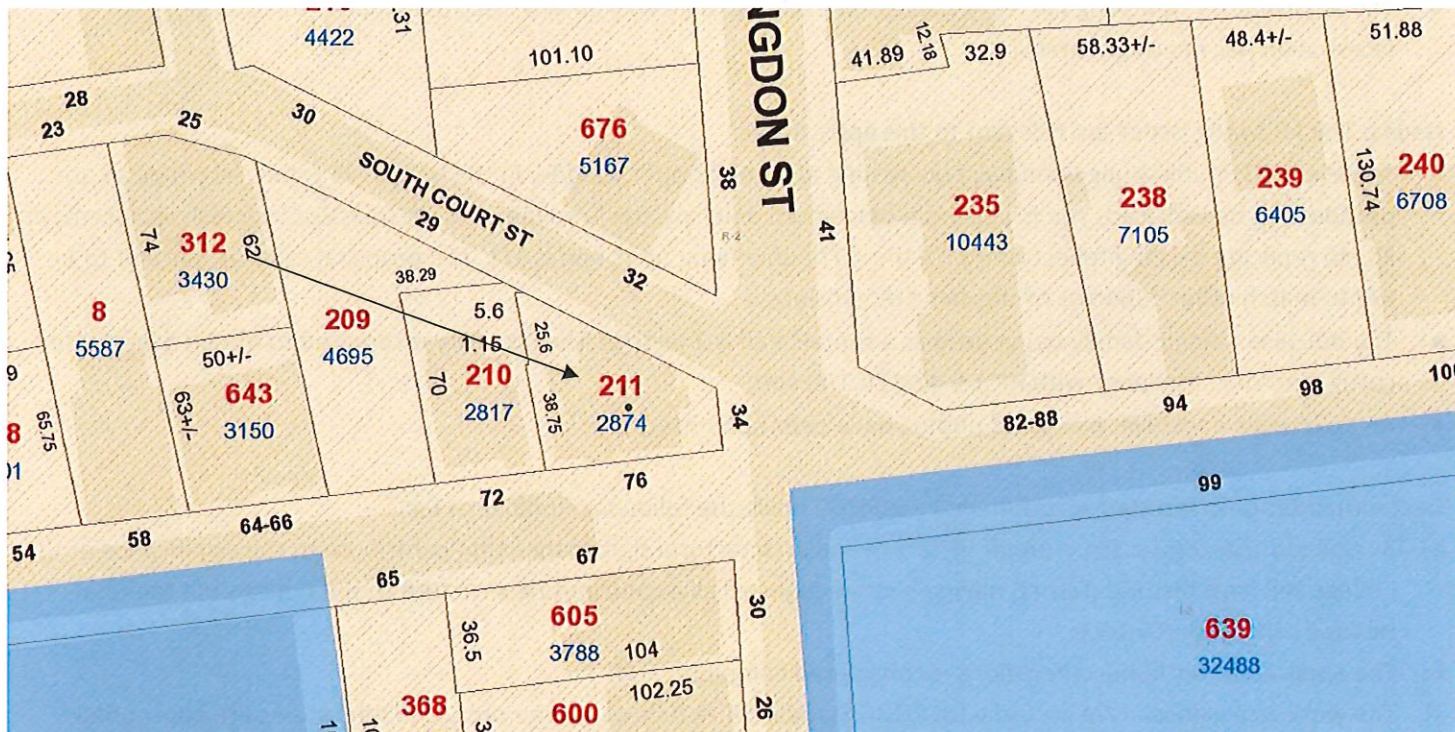


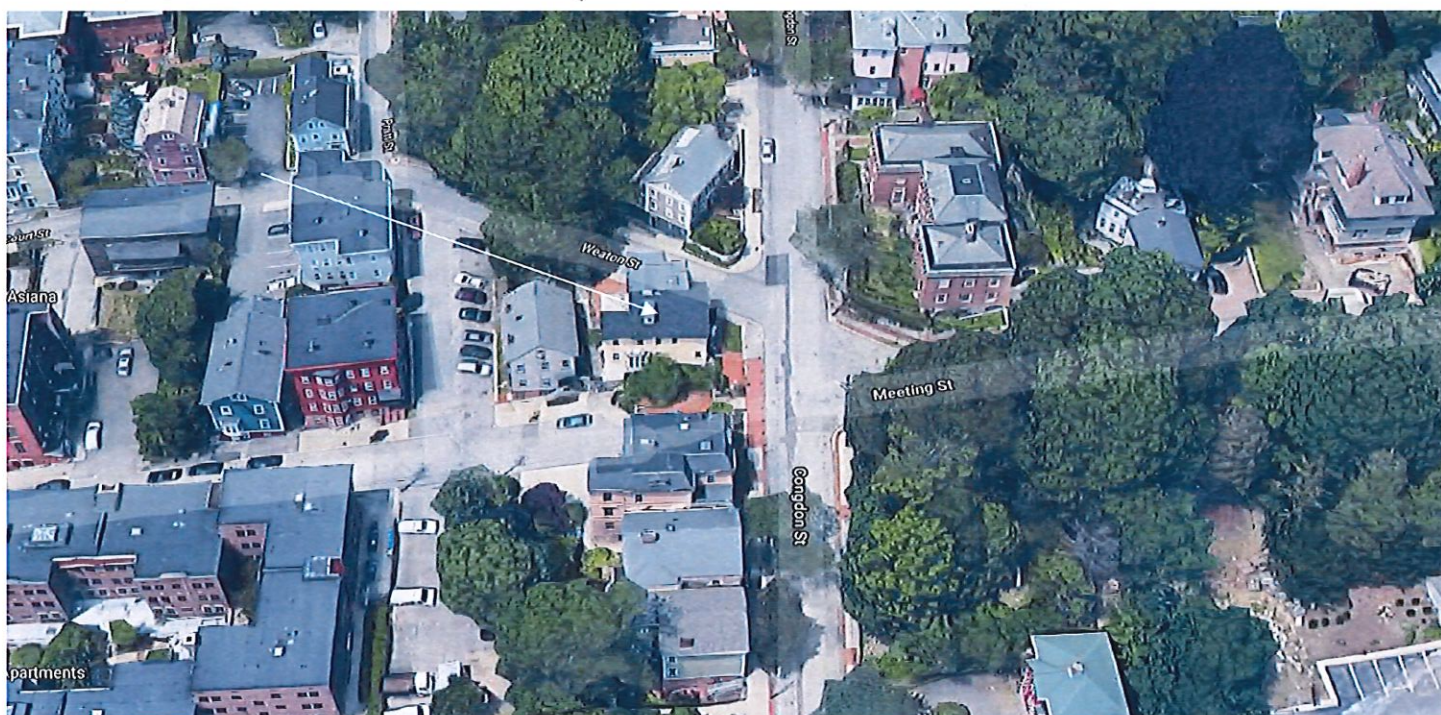
5. CASE 21.036, 34 CONGDON STREET, Samuel Morgan House, 1822-24 (COLLEGE HILL)

2 ½ stories; end gable; clapboard; Federal house with many additions; entrance under flat-topped portico; square oriel on south; many additions to north rear.

CONTRIBUTING



Arrow indicates 34 Congdon Street.



Arrow indicates project location, looking north.

Applicant/ Owner: Rui Rodrigues, P.O. Box 381, Newport, RI 02840

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02903

Proposal: The scope of work proposed consists of Major Alterations and includes:

- The applicant is requesting the replacement of the existing windows with new insulated windows to match original fenestration (see attached narrative).

Issues: The following issues are relevant to this application:

- There are 40 double-hung windows two awning and one hopper window in the house (43 total). All windows are proposed to be replaced. The proposed replacement units are the Trimline Ultra Fit (Classic Clad) sash replacement kits to replicate existing fenestration. Of the 40 double-hung units one is 1/1. The proposal calls for this unit to be 6/6 to match other windows of the same dimension;
- The house is a single-family being used as a rental in an R-2 district. The property is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8; and,
- An architect's narrative, plans and photos have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 34 Congdon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district and allows the property to come into compliance with RIGL § 42-128.1-8.

Staff recommends a motion be made stating that: The application is considered complete. 34 Congdon Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district and allows the property to come into compliance with RIGL § 42-128.1-8, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Project: Single Family Residence
Address: 34 Congdon Street, Providence, RI 02903
Date: 8 April 2021
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace the window sashes on the first, second and third floor of the building with new, insulated units.

Evaluation

At present the house contains forty (40) double hung, two (2) awning, and one (1) hopper window. Of these, forty (40) are mostly original sash and possibly glass. The original windows are in fair to poor condition. The current DH configurations: 6/6, 4/4 and 2/2

Sash Replacement

We propose to replace the window sashes in their current configuration. The one DH unit which is 1/1 will be replaced with a 6/6 to match the other units. The arch top will be recreated, and the awning and hopper windows will be matched.

The new double hung sashes shall be Trimline Ultra Fit (Classic Clad) sash replacement kit. These are wood units, insulated glazing with aluminum clad exterior and vinyl jamb liners. Muntins to be simulated divided light. Exterior color to be white. New window screen to be half-window.

The awning and hopper units shall also be Trimline Ultra Fit (Classic Clad) sash with interior screen.

The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new sashes for several reasons:

- Energy Efficiency – The new sashes, with insulated glass, and more efficient jamb liners and function are an improvement in air infiltration and U-value over the existing single pane windows with storm windows. The existing storm windows have weep holes at the sill which allow air to enter the building. Also, the weight pockets are to be filled with spray foam insulation to complete the envelope insulation
- Aesthetics – The Owner is willing to install replacement window sashes which are nearly identical to the existing. The muntin size and spacing will be matched. The difference in glass area reduction is 2.44%. From the exterior, the new sashes, along with removal of the storm windows, will

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result in windows which are close to the original in size, function, appearance and profile depth with windows within the wall plane, which is diminished by the storm windows.

- Lead Safety – The removal of the existing painted wood sashes, combined with the new sash operation with greatly reduce lead exposure within the building.

In conclusion, we believe that the replacement sashes for this building, closely follow the design intent and function of the existing units. The window frames along with interior and exterior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work.

End of Narrative

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1 - View from corner of Congdon & Weaton



2 - Corner Detail



3 - View from Weaton



4 - View from Weaton



5 - Rear (west) view



6 - View from Meeting Street stair



7 - Window detail



8 - Typical exterior view



9 - Typical unit type "A"



10 - "D" units in bay



11 - Arch sash in square frame - Unit "K"



12 - Hopper unit



13 - Typical unit



14 - typical unit



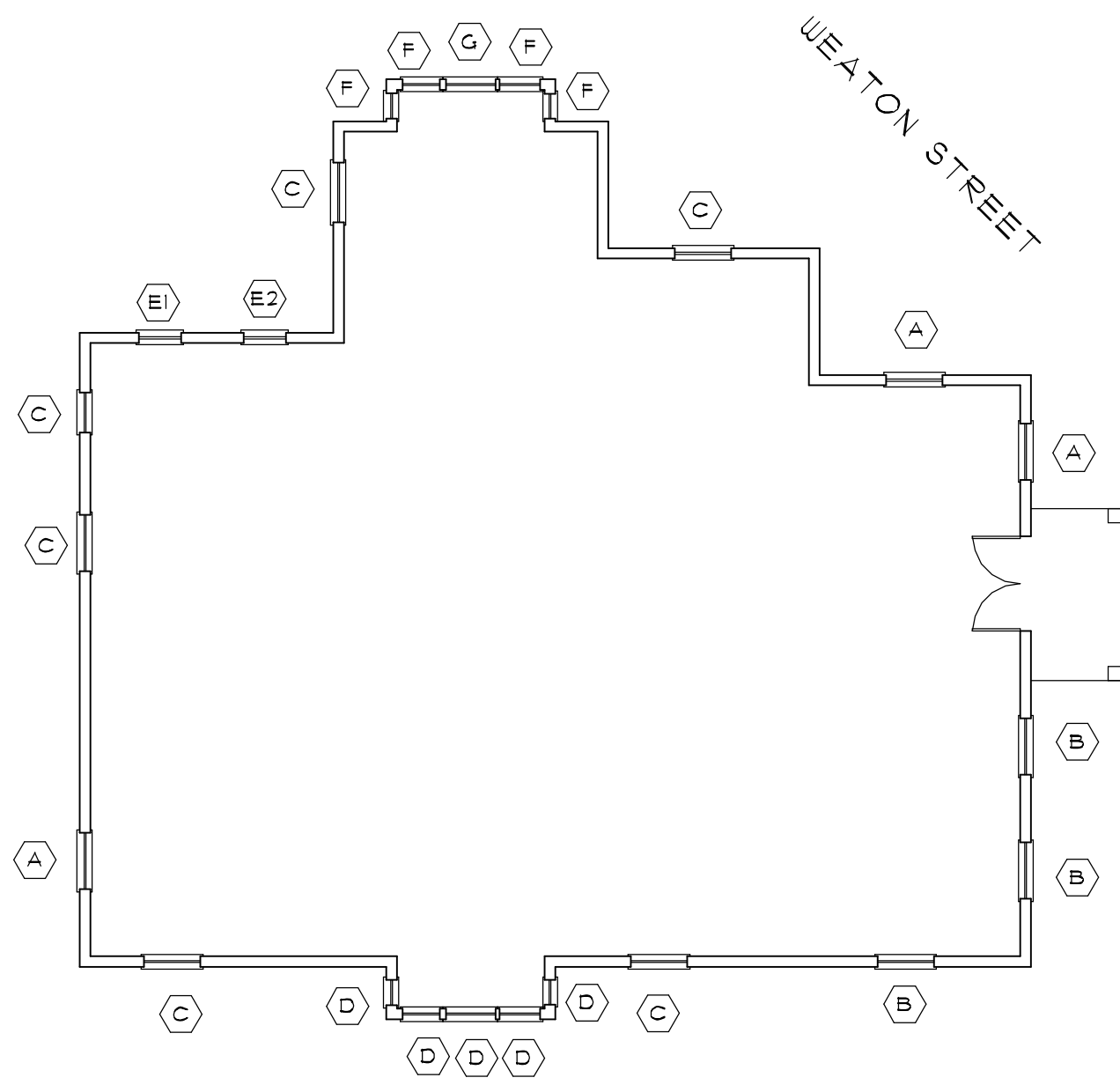
15 - Units "F" & "G"



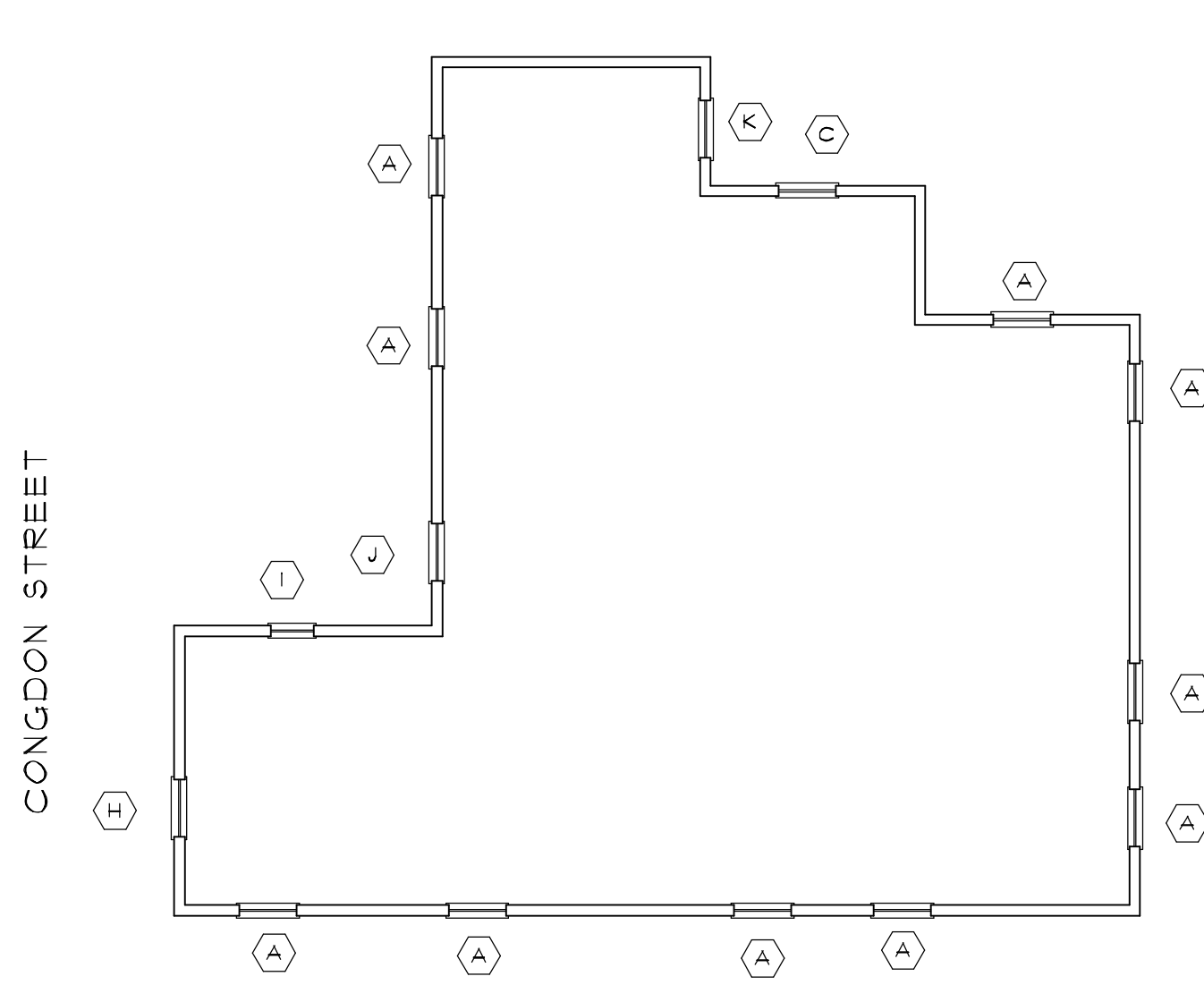
16 - Awning Units



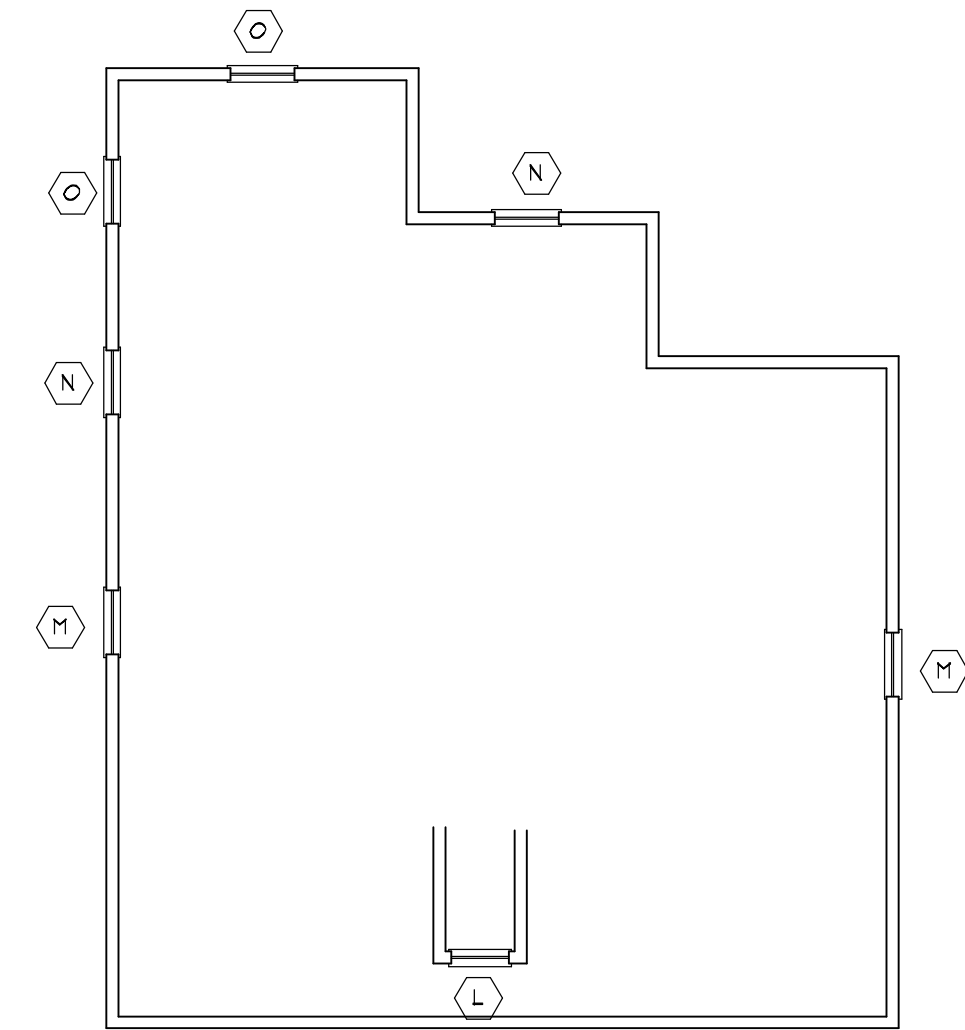
17 - Unit "L" in third floor dormer



1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A1.1 1/8" = 1'-0"



3 THIRD FLOOR PLAN
A1.1 1/8" = 1'-0"

QTY: 13	QTY: 3	QTY: 1	QTY: 5	AWNING QTY: 1	AWNING QTY: 1	QTY: 4	QTY: 2	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: 2

4 WINDOW SCHEDULE - EXISTING
A1.1 1/4" = 1'-0"

UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG

QTY: 14	QTY: 3	QTY: 1	QTY: 5	AWNING QTY: 1	AWNING QTY: 1	QTY: 4	QTY: 2	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: 2

5 WINDOW SCHEDULE - PROPOSED
A1.1 1/4" = 1'-0"

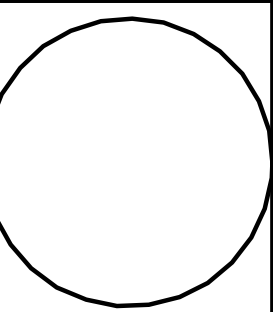
UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG

PROPOSED WINDOW SASH REPLACEMENT
ONE FAMILY BUILDING
34 CONGDON STREET
PROVIDENCE, RHODE ISLAND 02906

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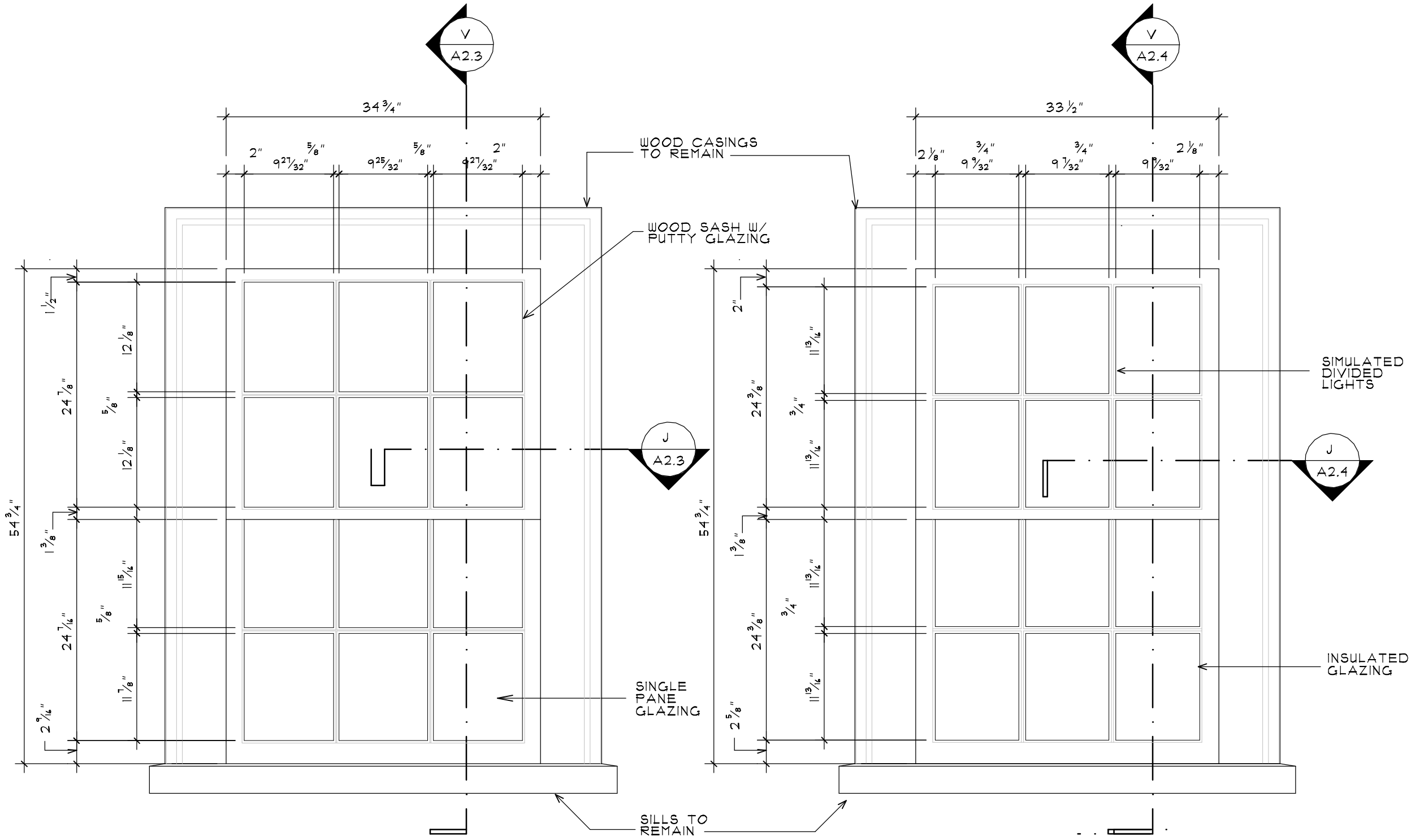
KEY PLANS, WINDOW SCHEDULE

REVISIONS:
DATE: 4/8/21
SCALE: AS NOTED

SHEET

A1.1

HDC SUBMISSION



GLASS AREA
1,418 in²

GLASS AREA
1,311 in²

1
A2.2
EXISTING WINDOW
1" = 1'-0"

2
A2.2
PROPOSED SASH REPLACEMENT
1" = 1'-0"

A2.2

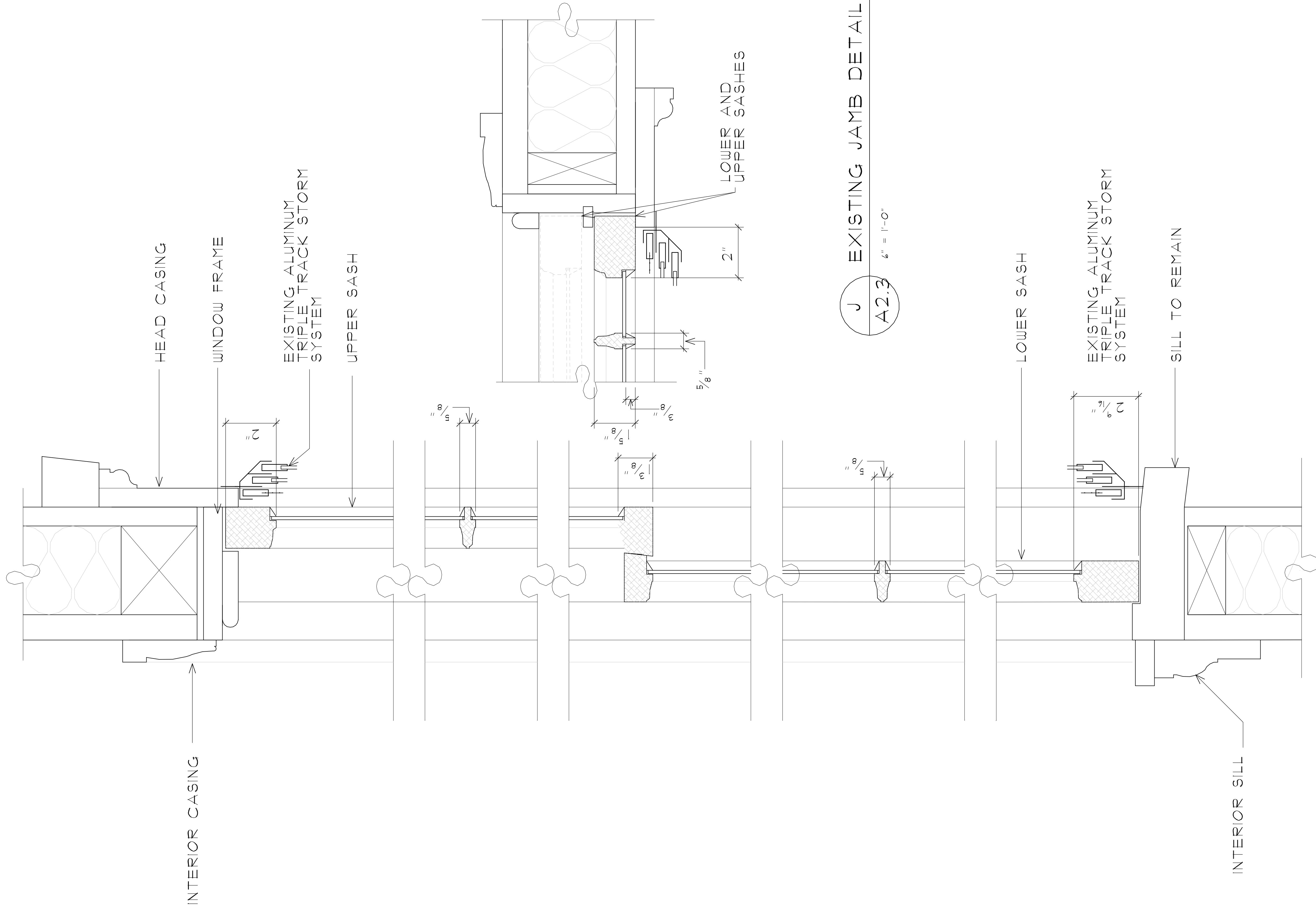
21-00

ONEO FAMILY BUILDING
34 CONGDON ST., PROVIDENCE, RI

WINDOW ELEVATIONS
4/8/21

1" = 1'-0"

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V EXISTING WINDOW SECTION - VERTICAL
 1/4" = 1'-0"

J EXISTING JAMB DETAIL
 1/4" = 1'-0"

EXISTING WINDOW
 DETAILS

DATE: 4/8/21
 SCALE: 1/4" = 1'-0"

REVISIONS:

SHEET

A2.3

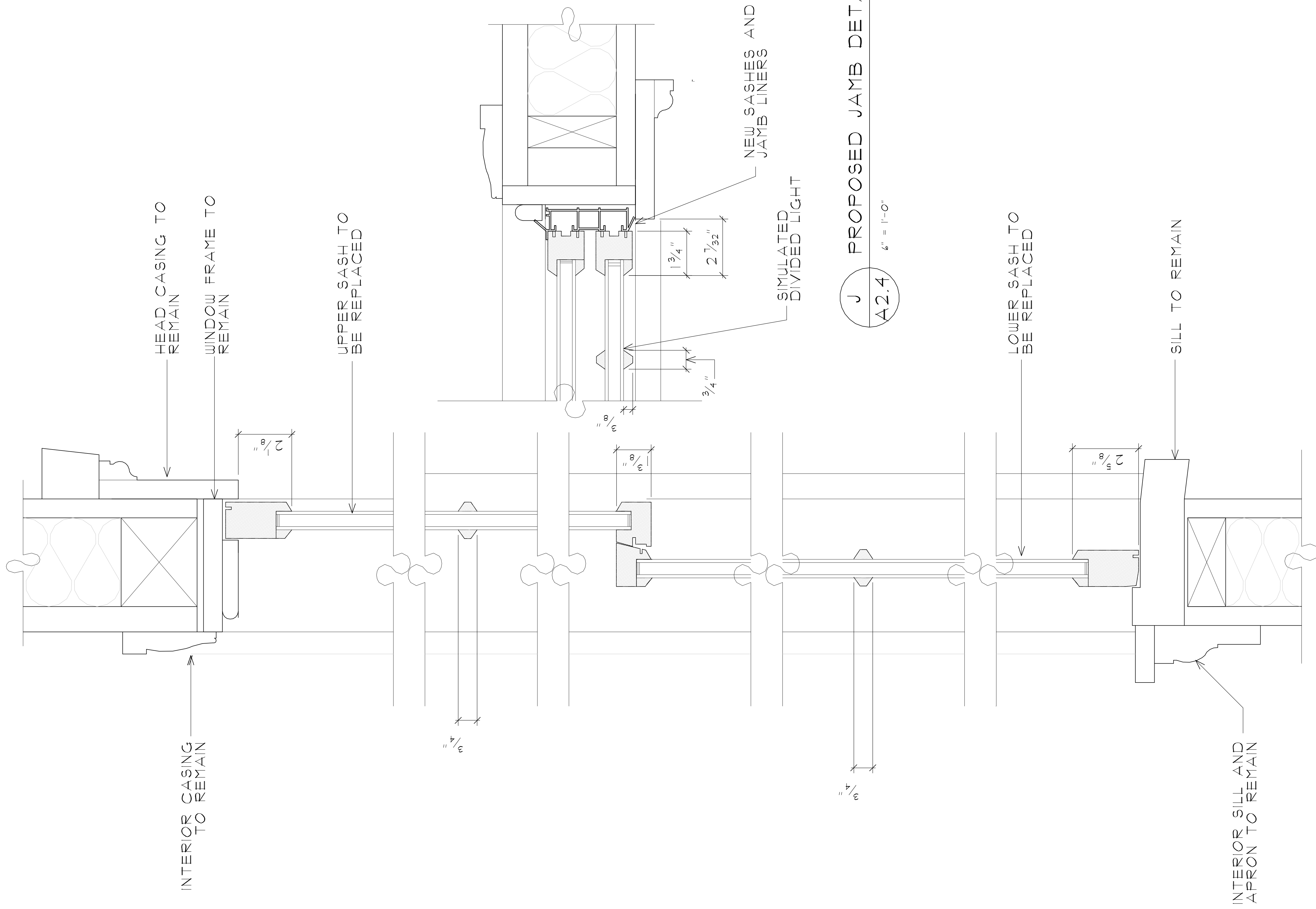
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PROPOSED WINDOW SASH REPLACEMENT
ONE FAMILY BUILDING

34 CONGDON STREET
 PROVIDENCE, RHODE ISLAND 02904



J PROPOSED JAMB DETAIL
 A2.4 6" = 1'-0"

V PROPOSED WINDOW SECTION - VERTICAL
 A2.4 6" = 1'-0"

PROPOSED WINDOW
 DETAILS

DATE: 4/8/21
 SCALE: 6" = 1'-0"

REVISIONS:

SHEET

A2.4

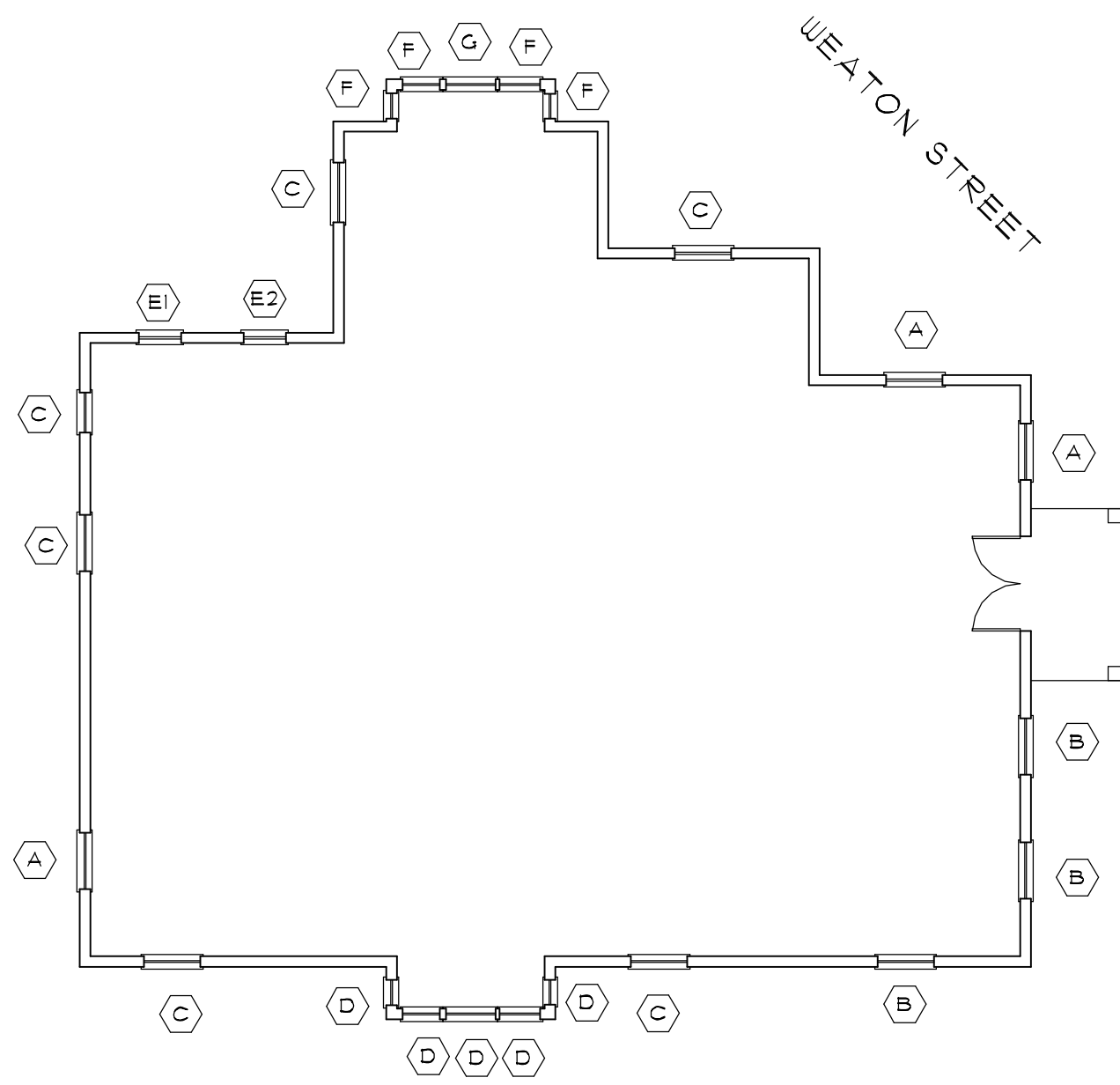
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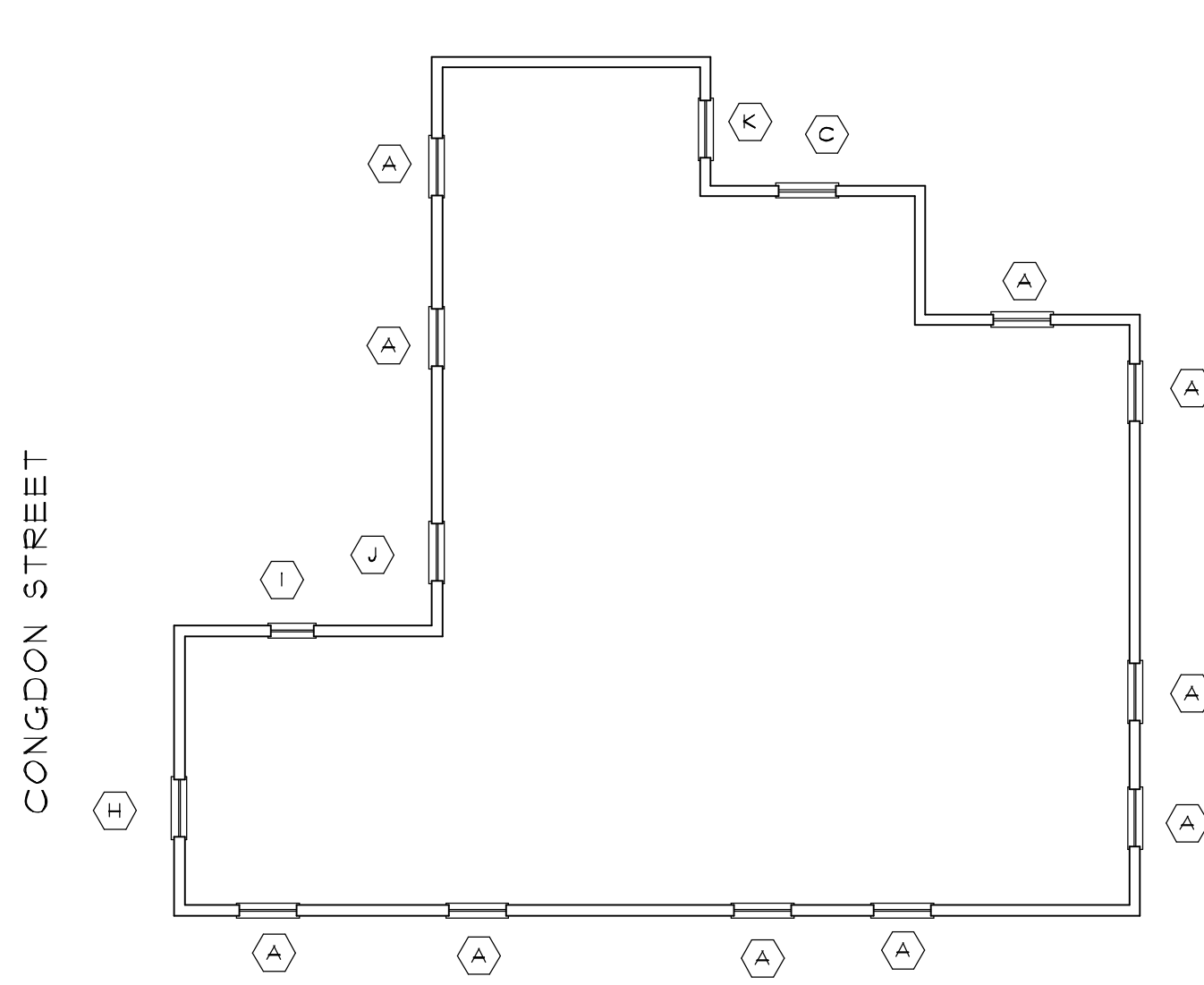
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PROPOSED WINDOW SASH REPLACEMENT
ONE FAMILY BUILDING

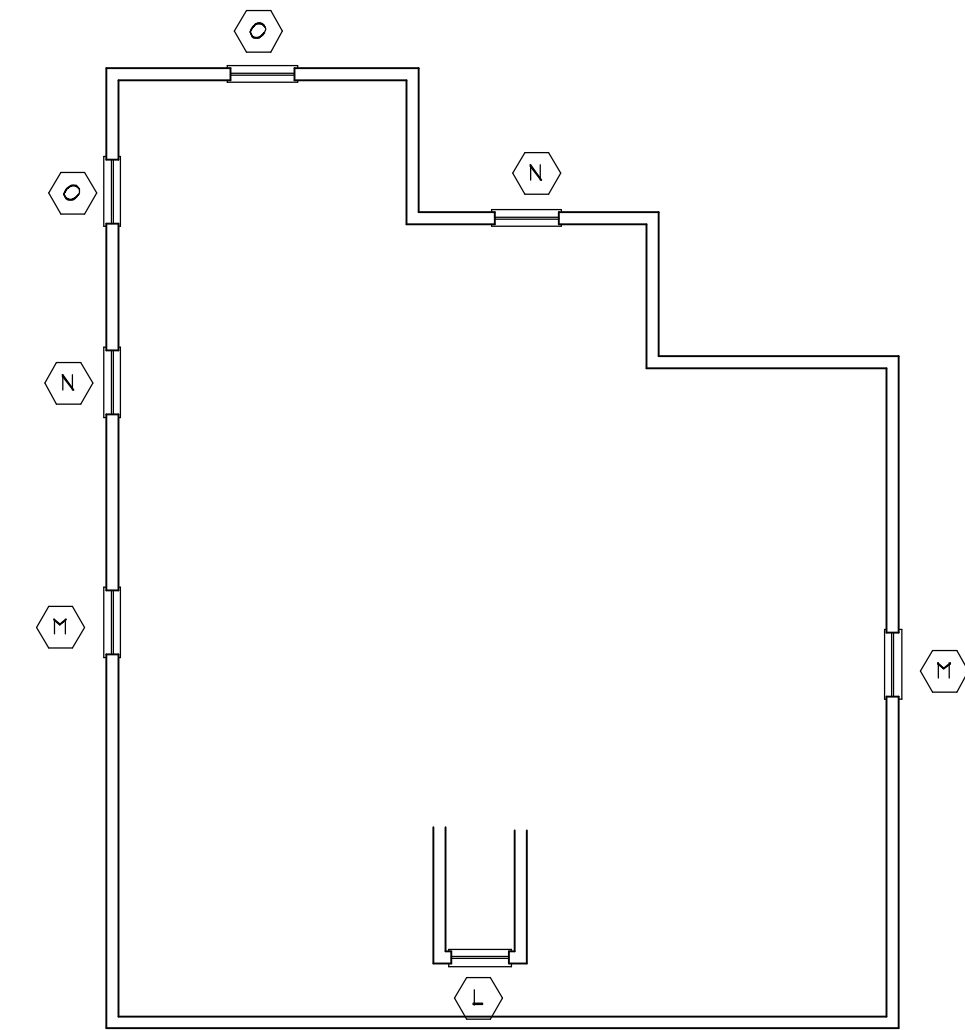
34 CONGDON STREET
 PROVIDENCE, RHODE ISLAND 02904



1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A1.1 1/8" = 1'-0"



3 THIRD FLOOR PLAN
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QTY: 13	QTY: 3	QTY: 1	QTY: 5	AWNING QTY: 1	AWNING QTY: 1	QTY: 4	QTY: 2	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: 2

4 WINDOW SCHEDULE - EXISTING
A1.1 1/4" = 1'-0"

UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG

QTY: 14	QTY: 3	QTY: 1	QTY: 5	AWNING QTY: 1	AWNING QTY: 1	QTY: 4	QTY: 2	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 2	QTY: 2	QTY: 2

5 WINDOW SCHEDULE - PROPOSED
A1.1 1/4" = 1'-0"

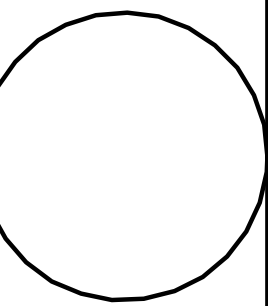
UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG

PROPOSED WINDOW SASH REPLACEMENT
ONE FAMILY BUILDING
34 CONGDON STREET
PROVIDENCE, RHODE ISLAND 02906

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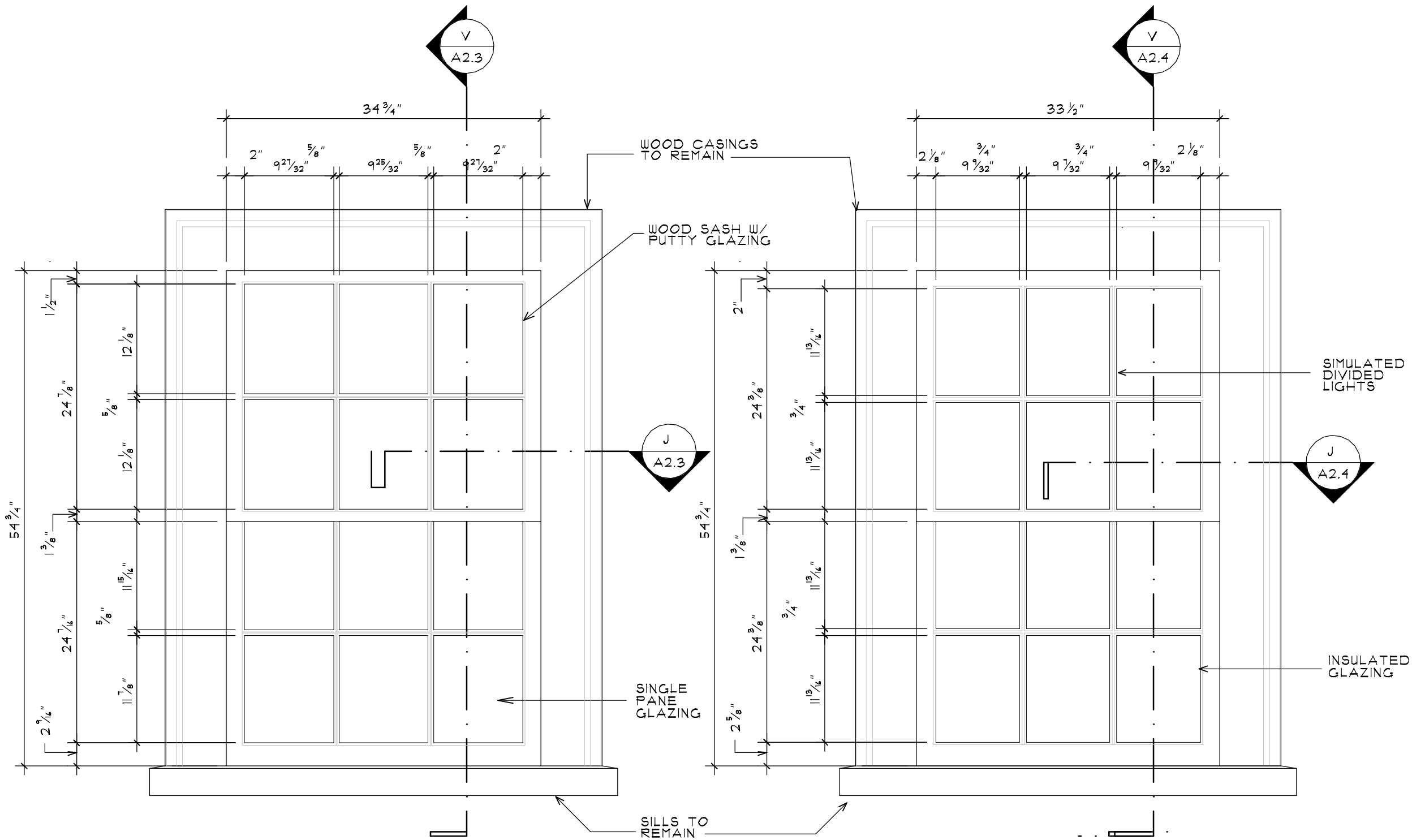
KEY PLANS, WINDOW SCHEDULE

REVISIONS:
DATE: 4/8/21
SCALE: AS NOTED

SHEET

A1.1

HDC SUBMISSION



GLASS AREA
1,418 in²

GLASS AREA
1,311 in²

1
A2.2
EXISTING WINDOW
1" = 1'-0"

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A2.2
PROPOSED SASH REPLACEMENT
1" = 1'-0"

A2.2

21-00

ONEO FAMILY BUILDING
34 CONGDON ST., PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

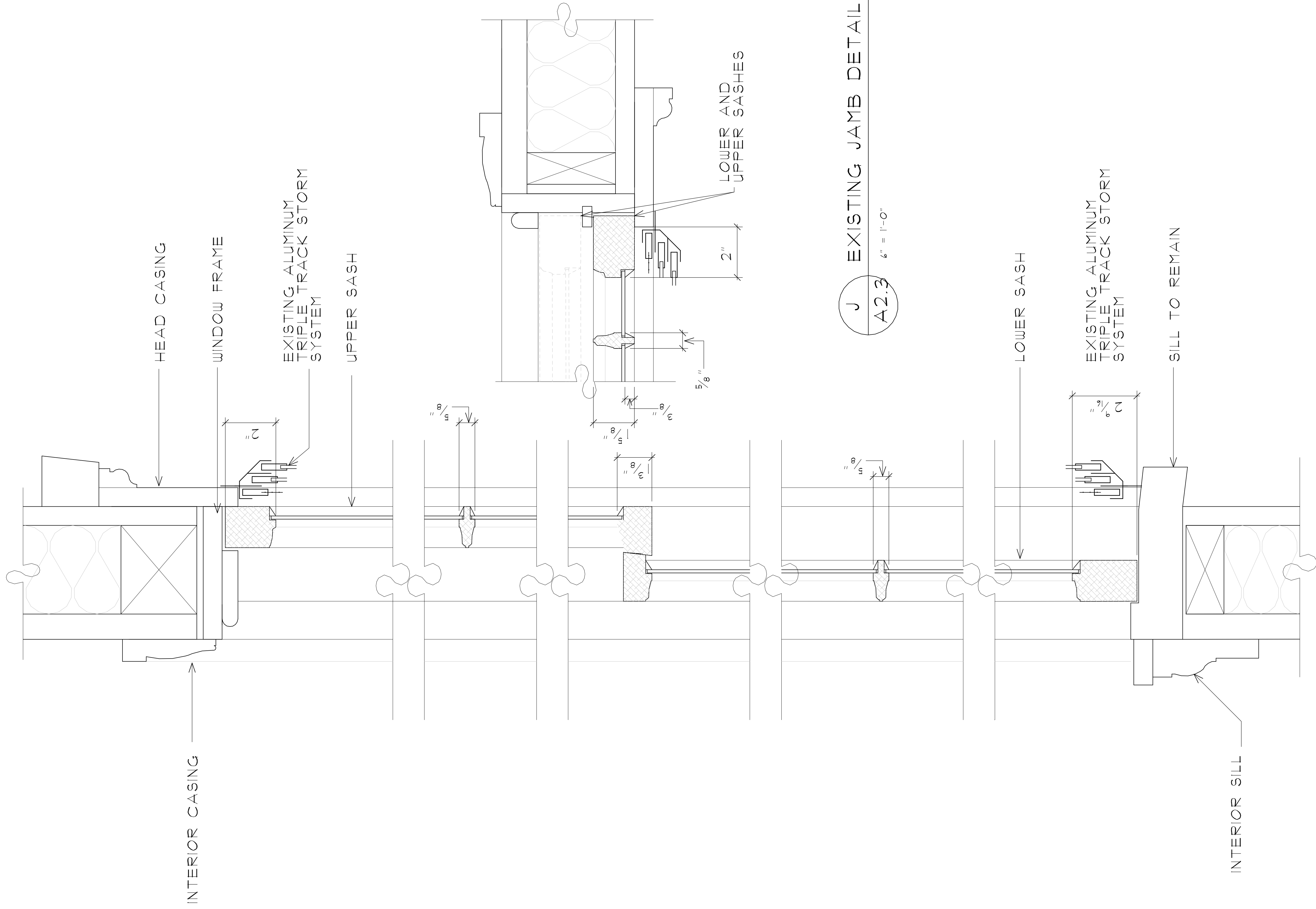
4/8/21

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V EXISTING WINDOW SECTION - VERTICAL
 1/4" = 1'-0"

J EXISTING JAMB DETAIL
 1/4" = 1'-0"

EXISTING WINDOW
 DETAILS

DATE: 4/8/21
 SCALE: 1/4" = 1'-0"

REVISIONS:

SHEET

A2.3

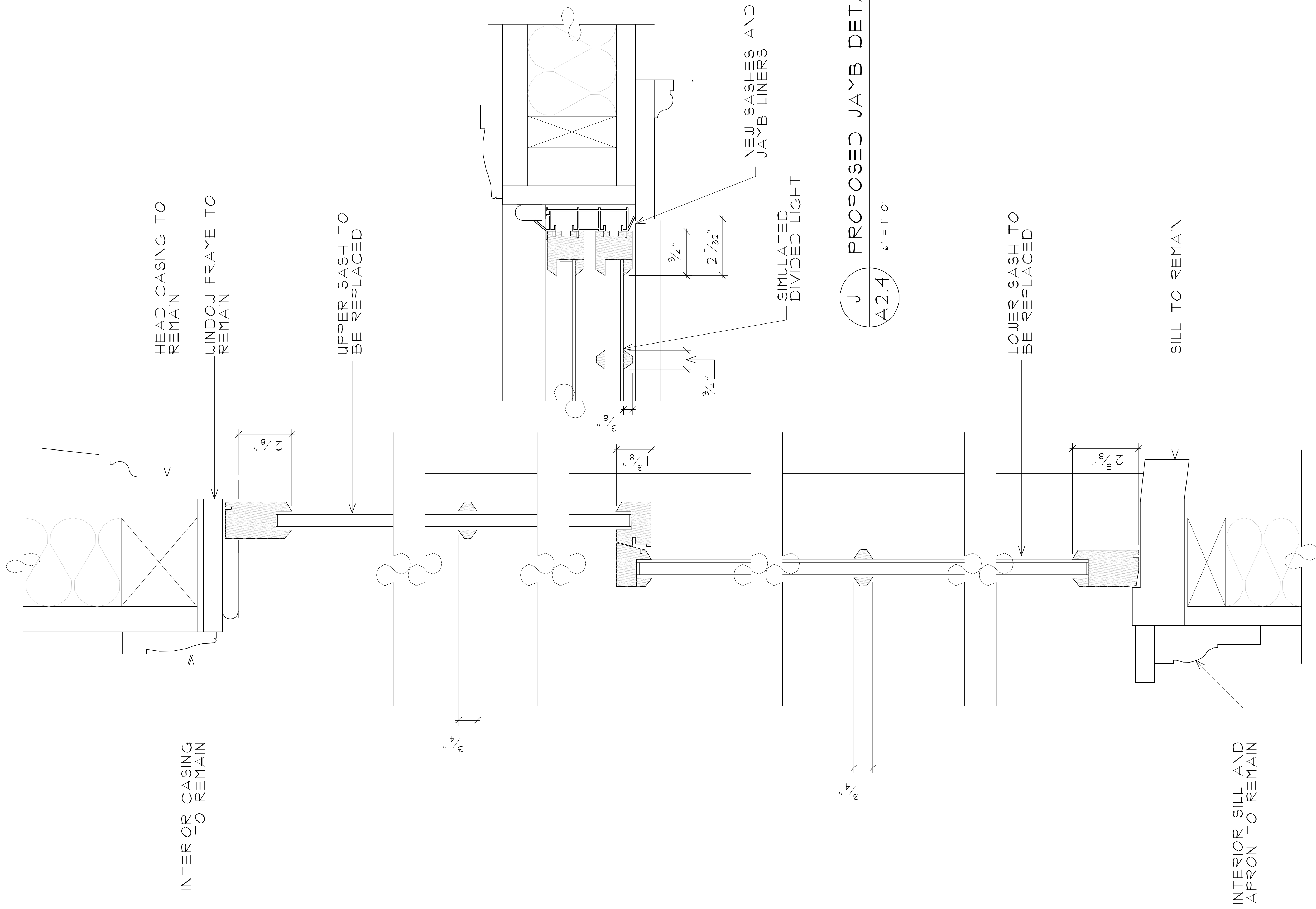
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PROPOSED WINDOW SASH REPLACEMENT
ONE FAMILY BUILDING

34 CONGDON STREET
 PROVIDENCE, RHODE ISLAND 02904



J PROPOSED JAMB DETAIL
 A2.4 6" = 1'-0"

V PROPOSED WINDOW SECTION - VERTICAL
 A2.4 6" = 1'-0"

PROPOSED WINDOW
 DETAILS

DATE: 4/8/21
 SCALE: 6" = 1'-0"

REVISIONS:

SHEET

A2.4

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