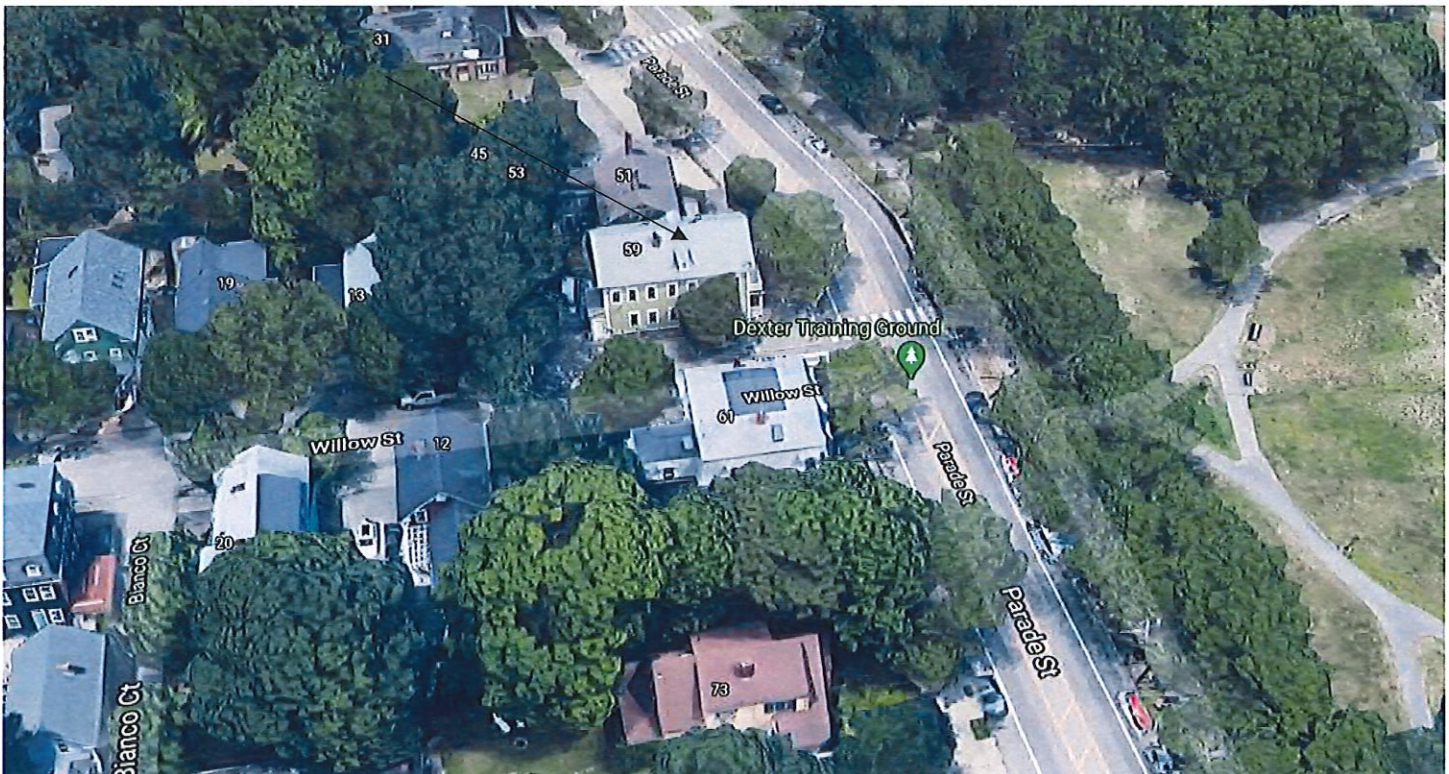


- 4. CASE 21.009, 59 PARADE STREET, House, c1870 (ARMORY)
2½-story; end-gable; shingle typical double house; with eave returns and full 2-story porch.
CONTRIBUTING



Arrow indicates 59 Parade Street.



Arrow indicates project location, looking north.

Applicant/Owner: Douglas Harvey, 59 Parade Street, Providence, RI 02909

Window Contractors: Venture Windows, 33 Freeway Drive, Cranston, RI 02920

Architect: ACME Architects, LLC, 9 Simmons Rd, Little Compton, RI 02837

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

- The applicant is requesting the removal of 28 existing windows and the installation of insulated replacement units. See attached narrative.

Issues: The following issues are relevant to this application:

- There are 31 windows in the house, 28 are proposed to be replaced. Of the 28 windows to be replaced, 13 are original. The proposed replacement units are the Trimline Ultra Fit (Classic Clad) sash replacement kits;
- The property is a multi-family and as such requires a lead-safe certificate. The proposed work allows the property to come into 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) 59 Parade Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register 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. 59 Parade Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register 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: Two Family Residence
Address: 59 Parade Street, Providence, RI 02909
Date: 5 February 2021
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

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

Evaluation

At present the house contains twenty-seven (27) double hung, one (1) awning, two (2) fixed and one (1) sliding window. Of these, fifteen (15) are original sash and possibly glass. The original windows are in fair to poor condition. Here are the current DH configurations: 6/1 (2), 4/4 (4), 6/6 (4), 2/2 (2) and the awning is 4 panes.

In 2006 the building underwent substantial exterior repairs and restoration including roof work, siding & trim, door repair and replacement, masonry repair, porch repair and painting. The scope of this work, under the guidance of the Providence Revolving Fund, is described in the attached document.

Sash Replacement

We propose to replace the window sashes in 28 units (27 DH, 1 Awning). Three of the windows shall remain untouched. Of the 28 sashes to be replaced 13 are original.

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 unit 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 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



1 - View from Parade Street



2 - View from Willow Street



3 - Rear of building



4- Side of building

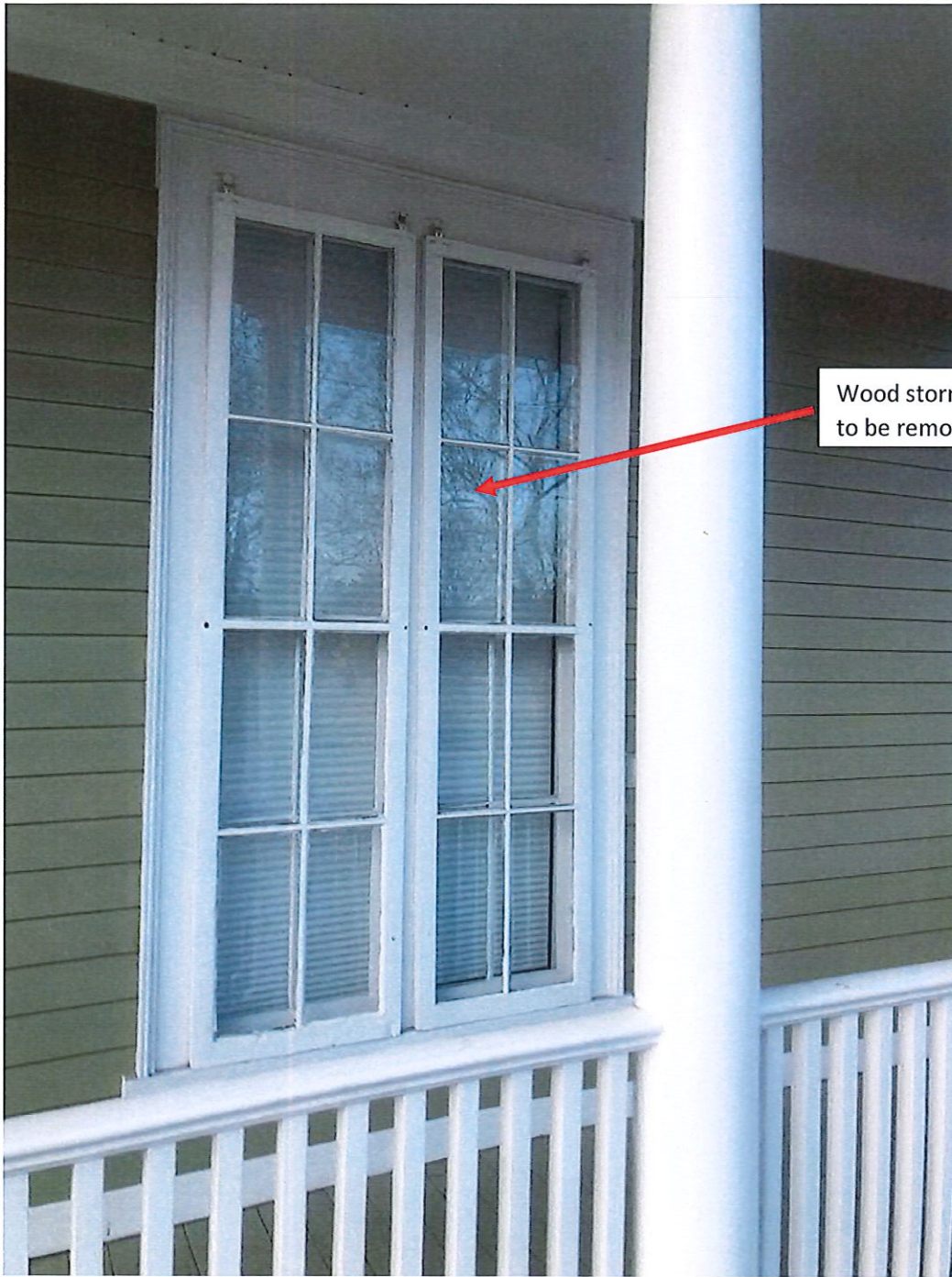


Aluminum storm window to be removed

5 - Typical exterior trim

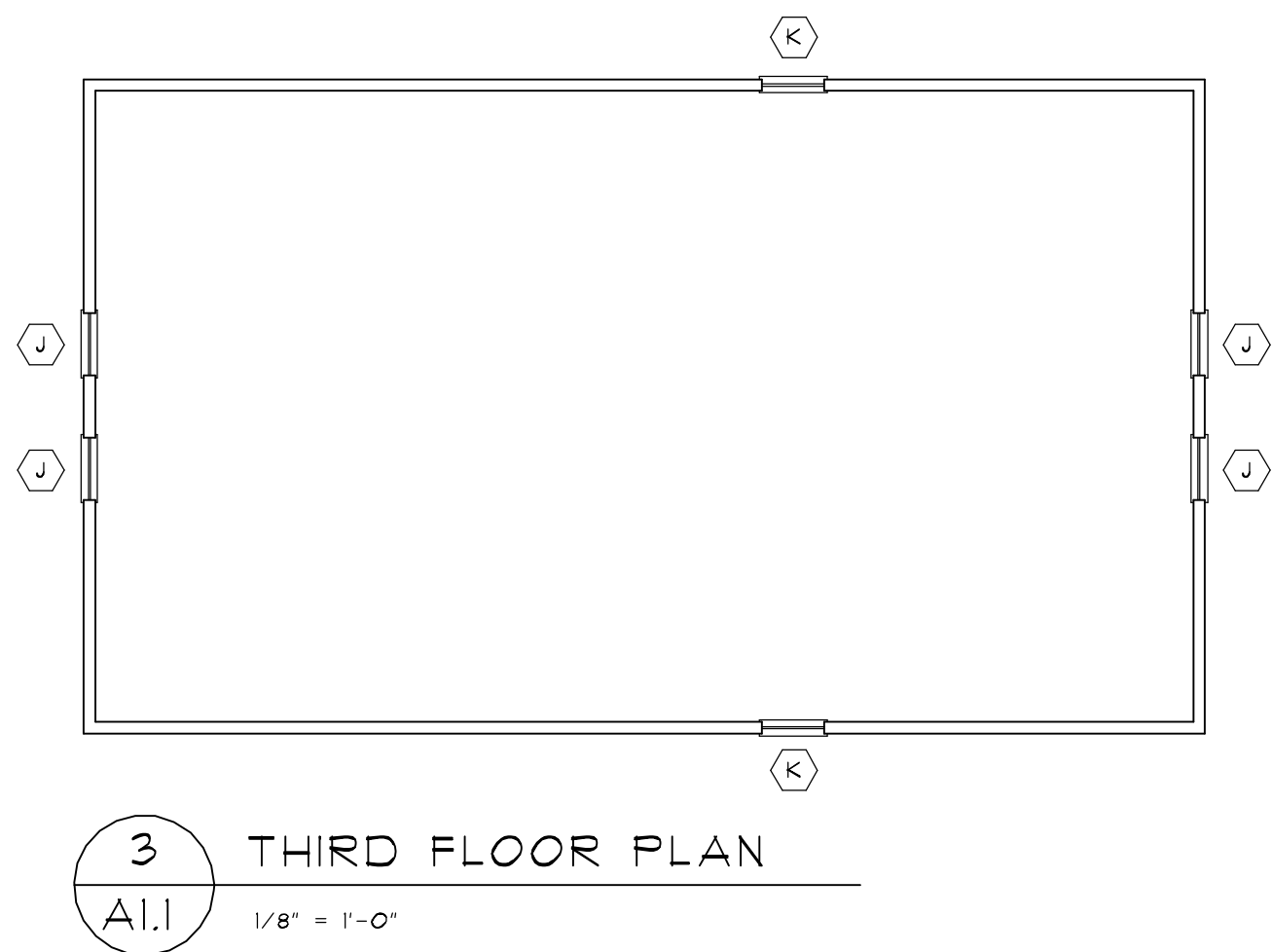
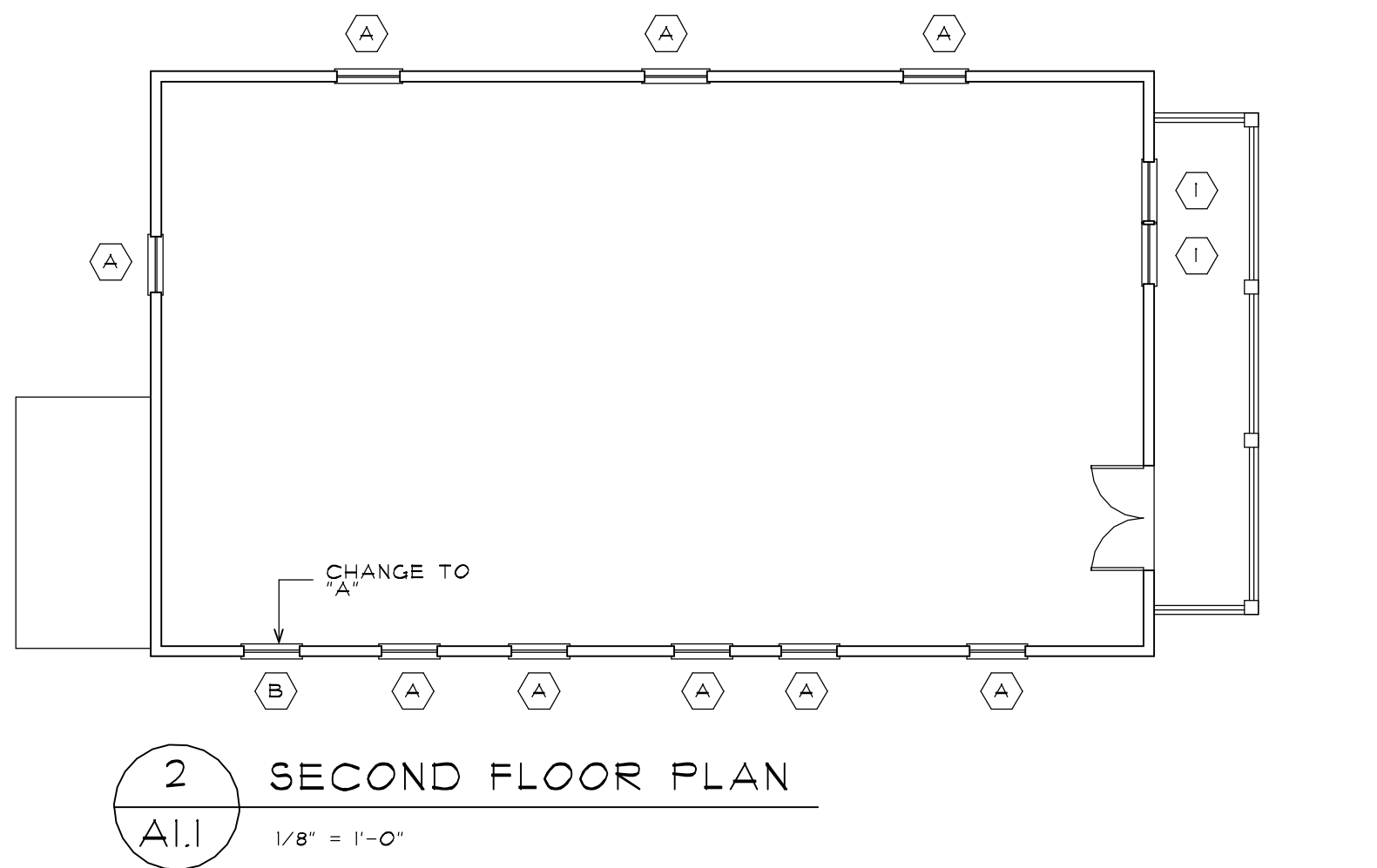
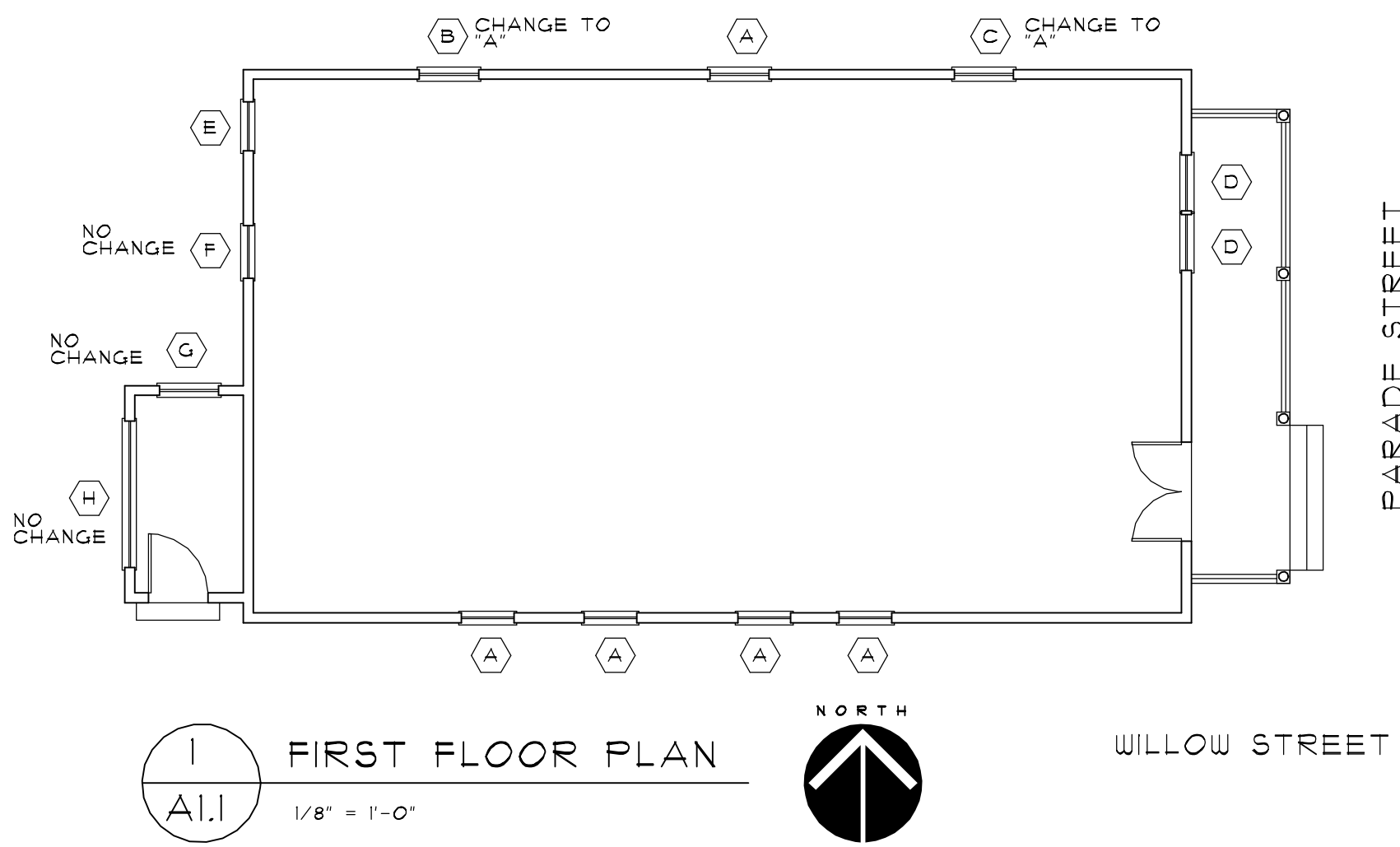


6 - Entry door - no work



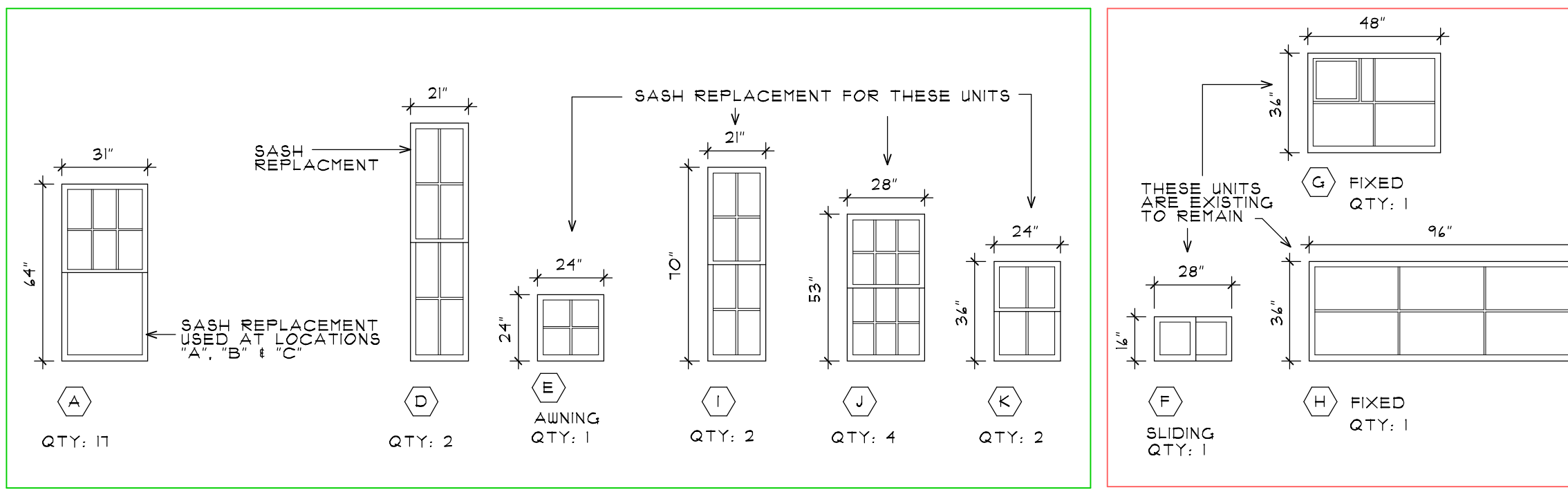
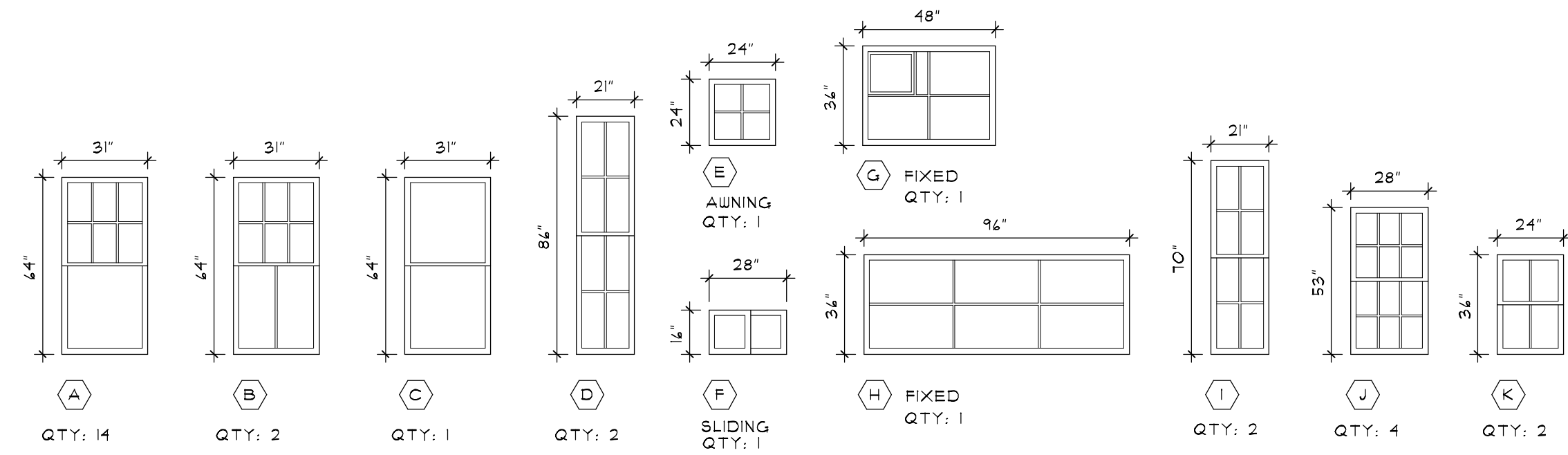
Wood storm windows
to be removed

7 - First floor DH units, type "D", 4/4



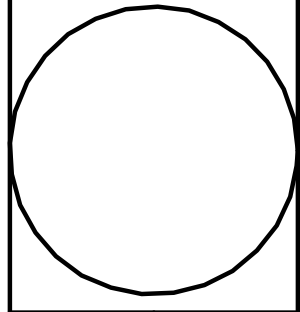
PARADE STREET

WILLOW STREET



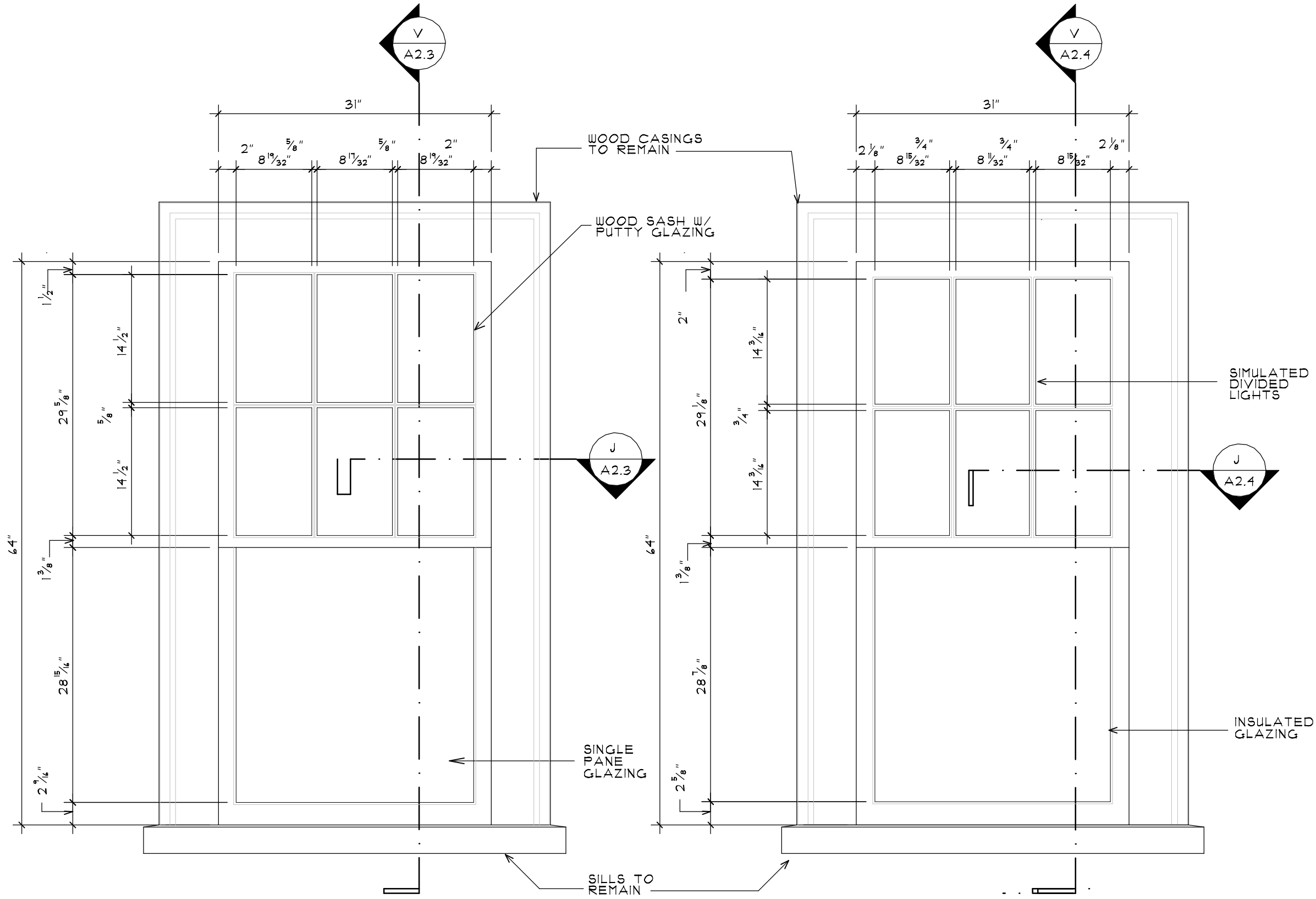
PROPOSED WINDOW SASH REPLACEMENT
TWO-FAMILY BUILDING
 59 PARADE STREET
 PROVIDENCE, RHODE ISLAND 02909

ACME ARCHITECT L.L.C.
 9 SIMMONS ROAD
 LITTLE COMPTON
 RHODE ISLAND 02837
 T. 401 465 5247
 F. 401 635 8662
 MarkRappArchitect.com



KEY PLANS, WINDOW SCHEDULE
 DATE: 2/5/21
 SCALE: AS NOTED
 REVISIONS:

SHEET
A1.1
 21-00



GLASS AREA
1,528 in²

GLASS AREA
1,489 in²

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

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

A2.2

21-00

TWO FAMILY BUILDING
59 PARADE ST., PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

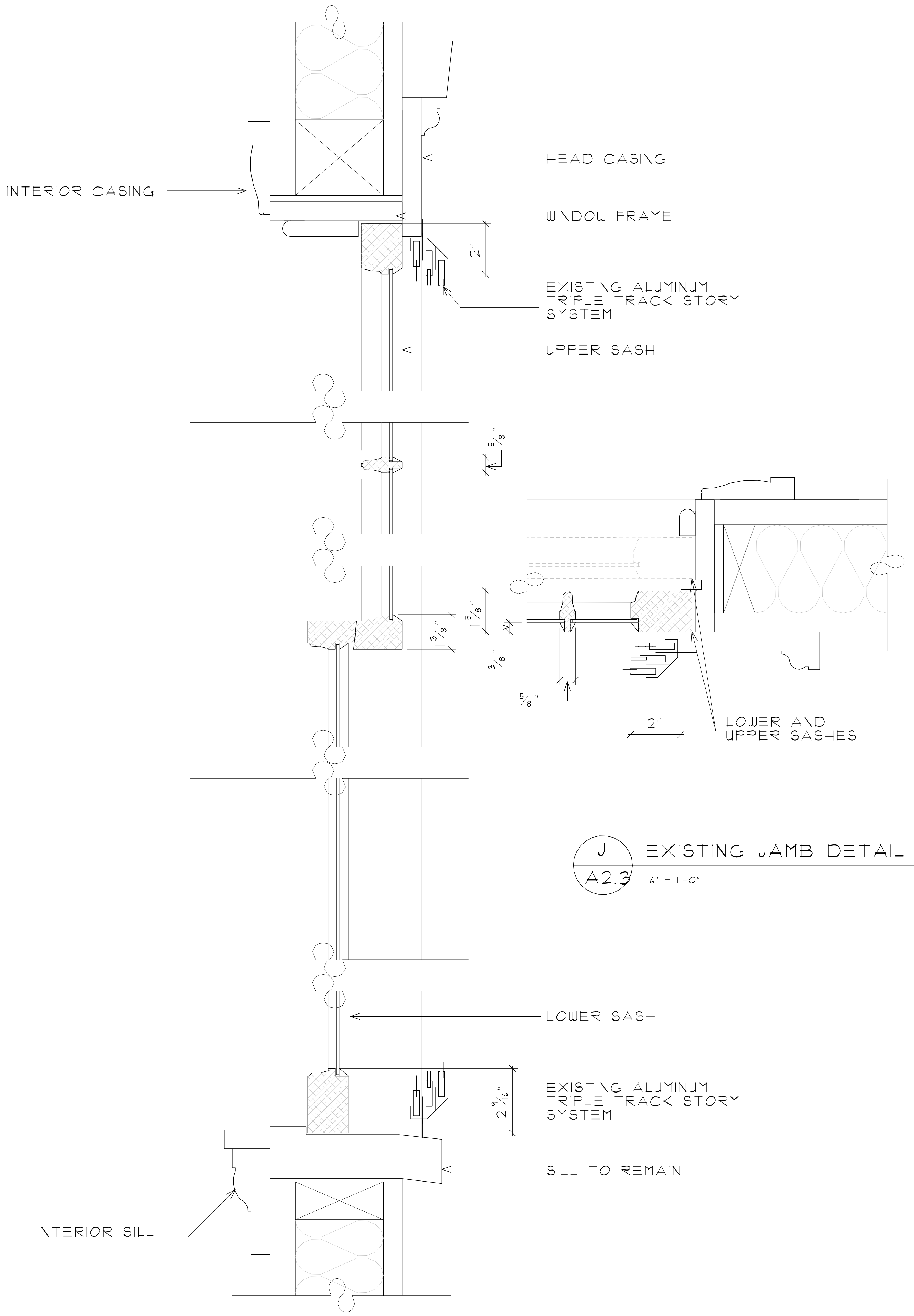
2/5/21

9 SIMMONS ROAD
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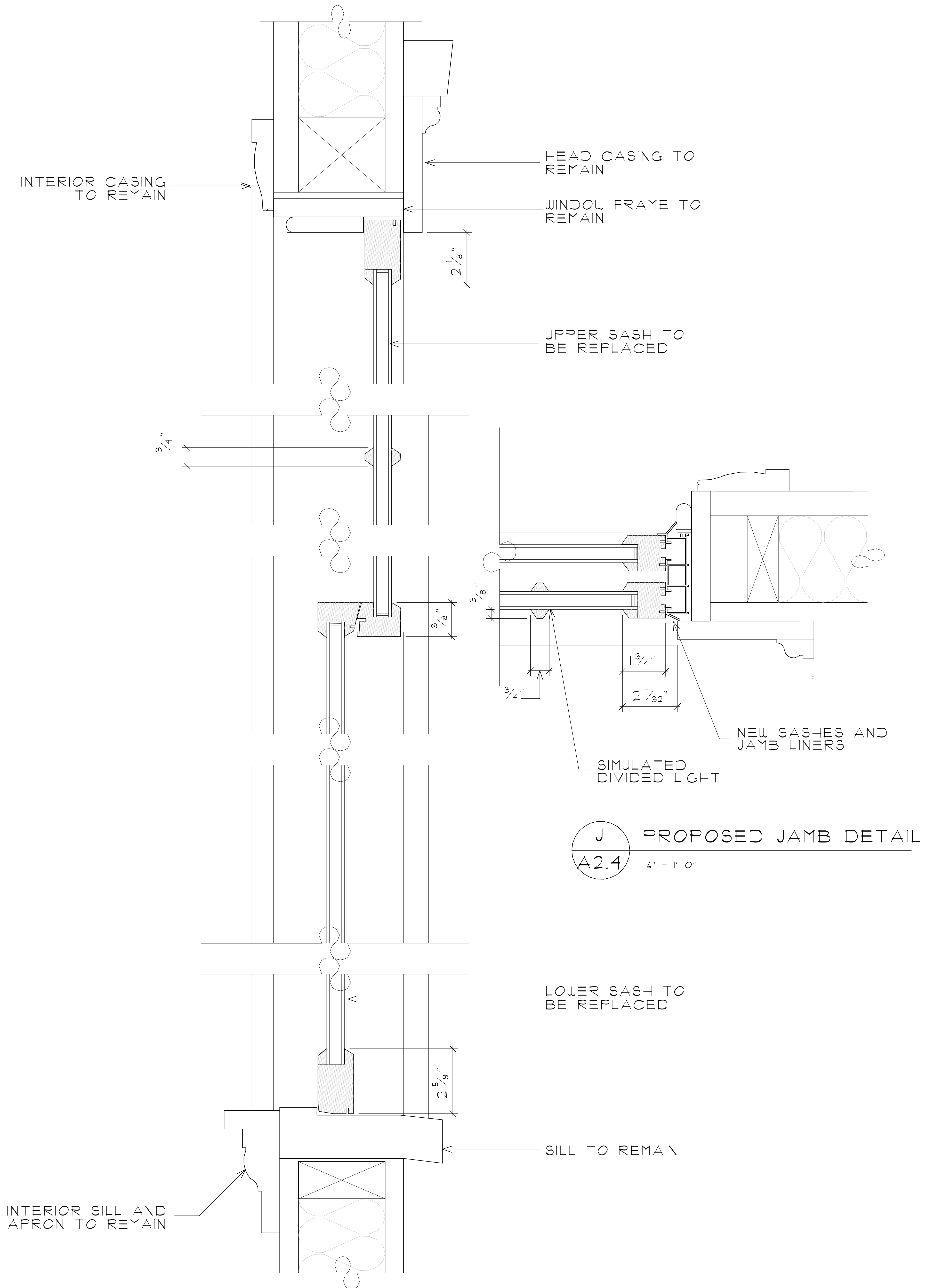
MarkRappArchitect.com

ACME
ARCHITECT
L.L.C.



J
A2.3
EXISTING JAMB DETAIL
6" = 1'-0"

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



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

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

A2.4 SHEET	PROPOSED WINDOW DETAILS			ACME ARCHITECT L.L.C. 9 SIMMONS ROAD LITTLE COMPTON RHODE ISLAND 02837 T. 401 465 5247 F. 401 635 8662 MarkRappArchitect.com	PROPOSED WINDOW SASH REPLACEMENT TWO FAMILY BUILDING 59 PARADE STREET PROVIDENCE, RHODE ISLAND 02909	
	DATE: 2/5/21 SCALE: 6" = 1'-0"	REVISIONS:				