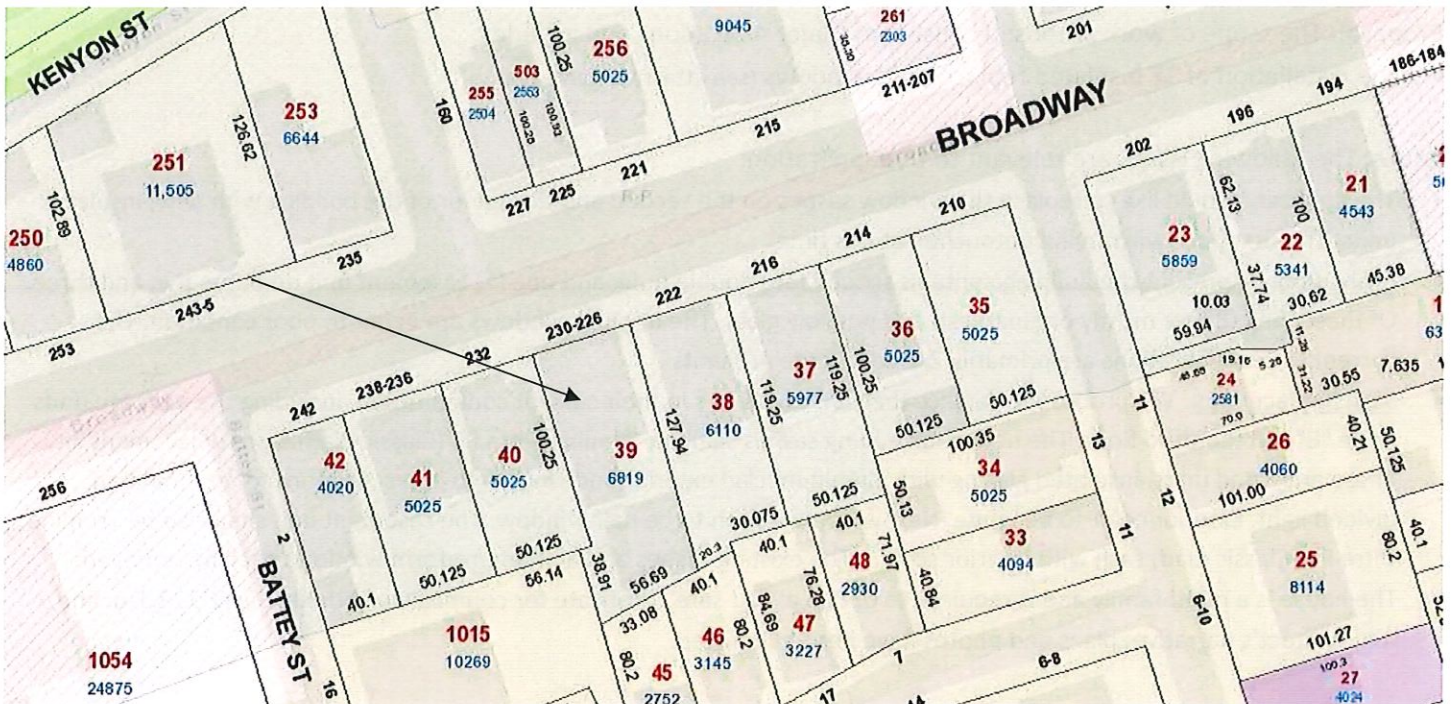


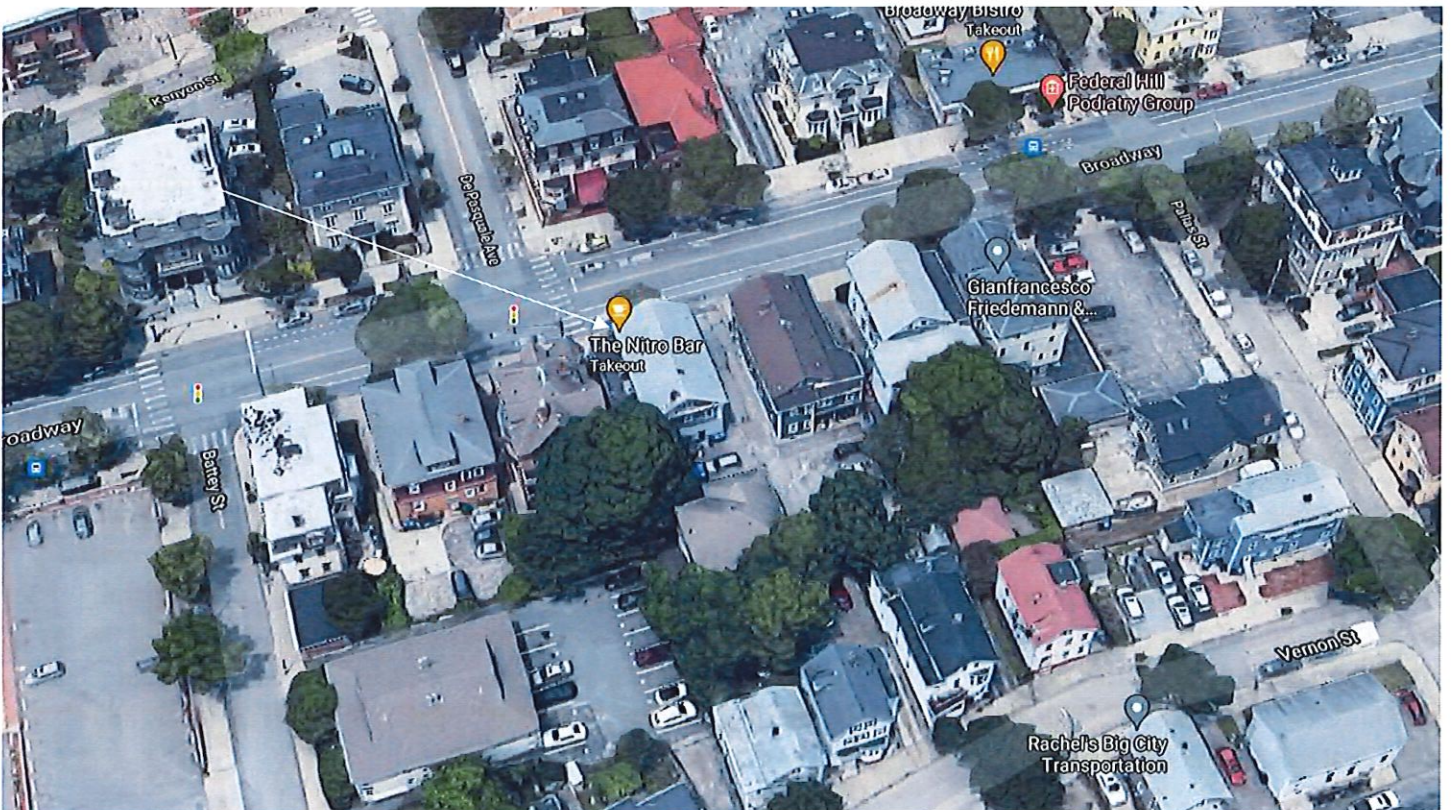
5. CASE 21.083, 228 BROADWAY, Residential and Commercial Building ca 1855, early 20th C. (BROADWAY)

2½-story; pedimented end-gable; clapboard house; transitional Greek Revival/Bracketed with later projecting 1-story brick storefront addition. House has corner pilasters and round arch attic windows. Additional house at rear.

CONTRIBUTING



Arrow indicates 228 Broadway.



Arrow indicates project location, looking north.



Project: Mixed Use Building  
Address: 228 Broadway, Providence, RI 02909  
Date: 9 August 2021  
Re: Application Information

## **NARRATIVE – Scope of Work**

### **Window Replacement**

The client would like to replace the window sashes on the second and third floor of the building with new, insulated units. The first floor will remain untouched at this time.

### **Evaluation**

At present the building contains sixteen (16) double hung and one (1) casement unit on floors two and three. Of these, half (8) are mostly original sash and possibly glass. The original windows are in fair to poor condition. The current DH configurations are primarily 2/2 with some 4/2 units

### **Sash Replacement**

We propose to replace the window sashes in their current configuration, including the arch top units (type “E”) on the third floor.

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 casement 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:

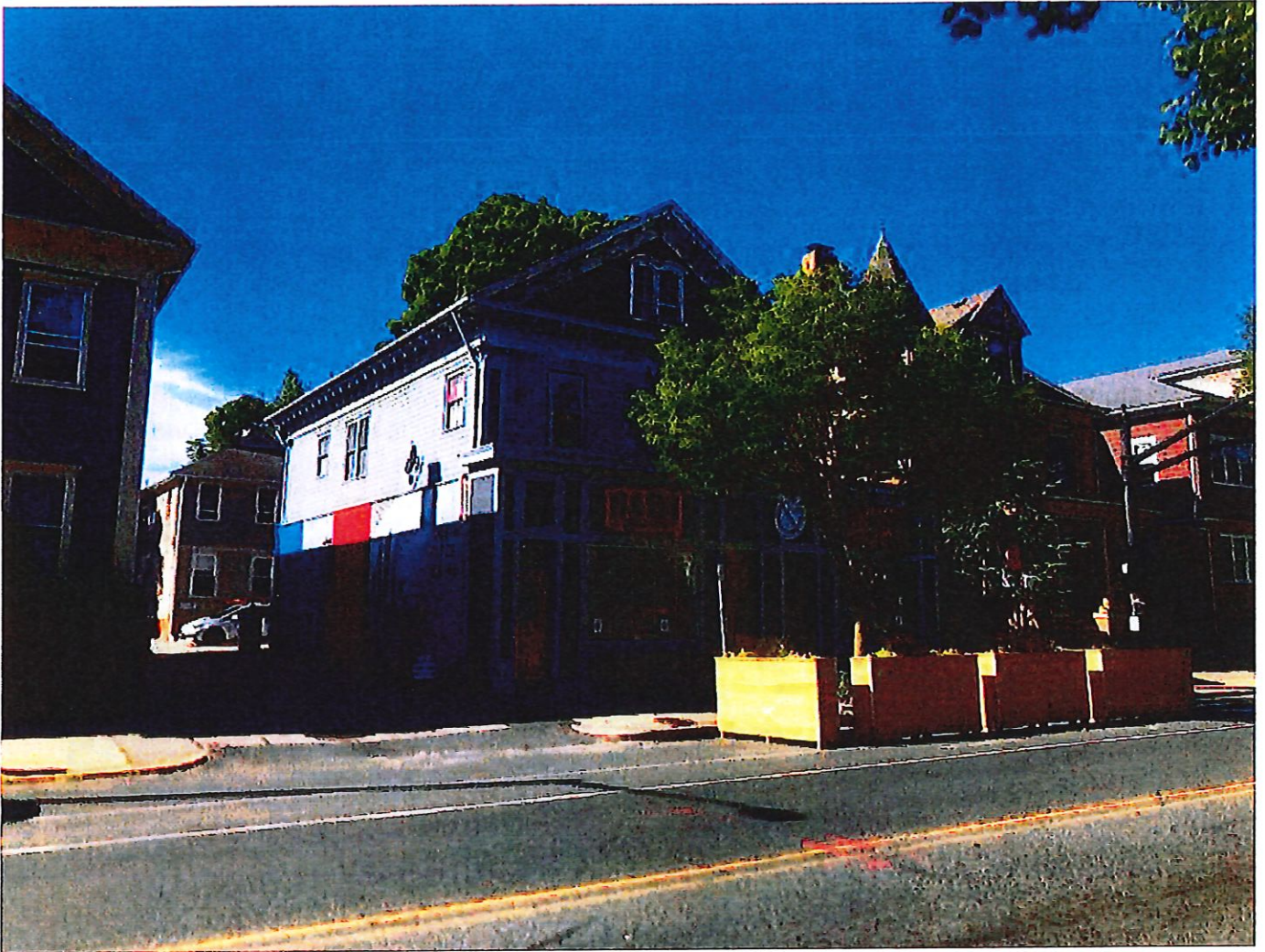
- Energy Efficiency – The new sashes, with insulated glass, and more efficient jamb liners and function are an improvement in air infiltration and U-value over the existing single pane windows with storm windows. The existing storm windows have weep holes at the sill which allow air to enter the building. 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 1.28%. 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 - Exterior from Broadway*





2 - East elevation

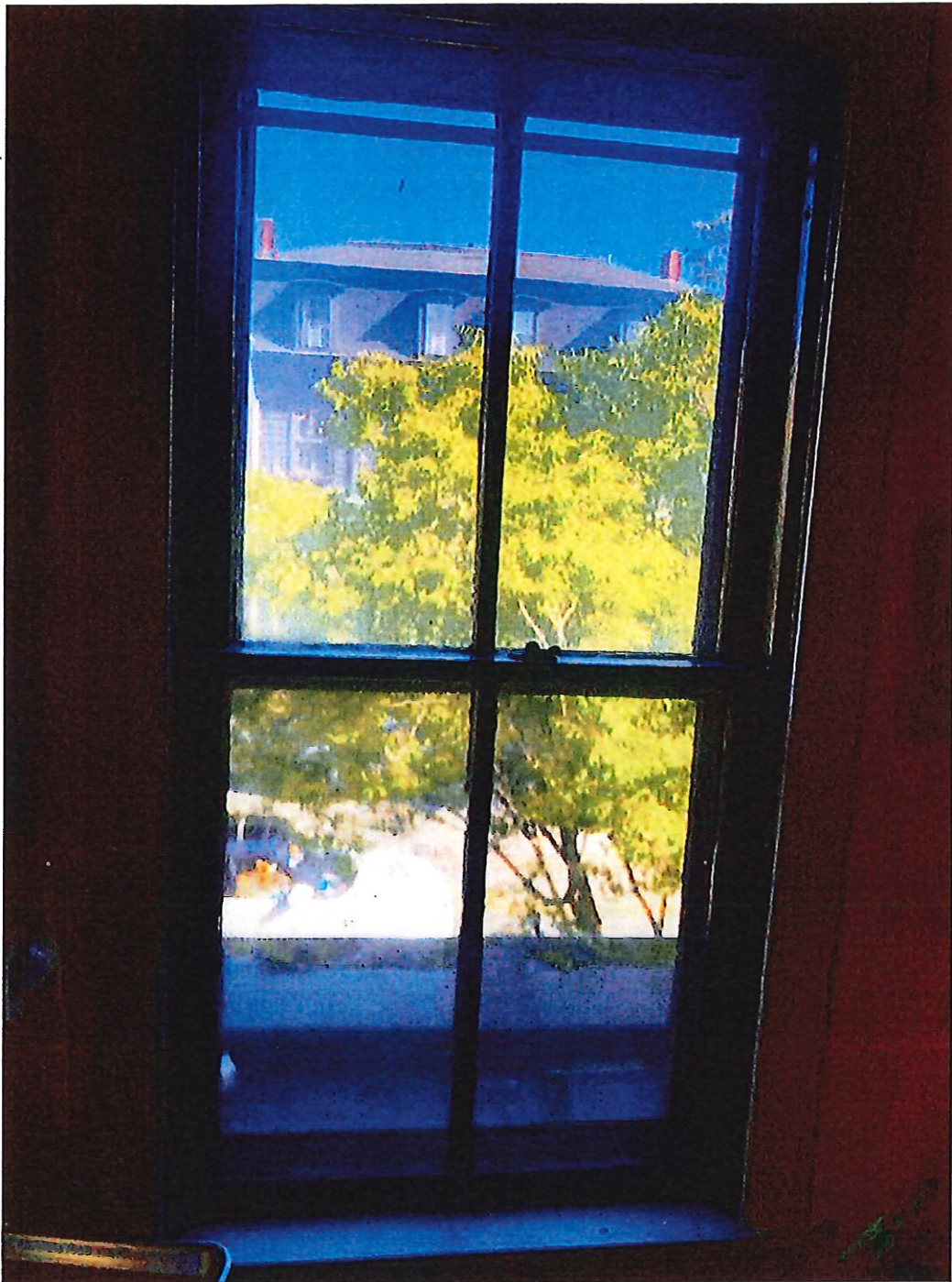


3 - View of SE corner



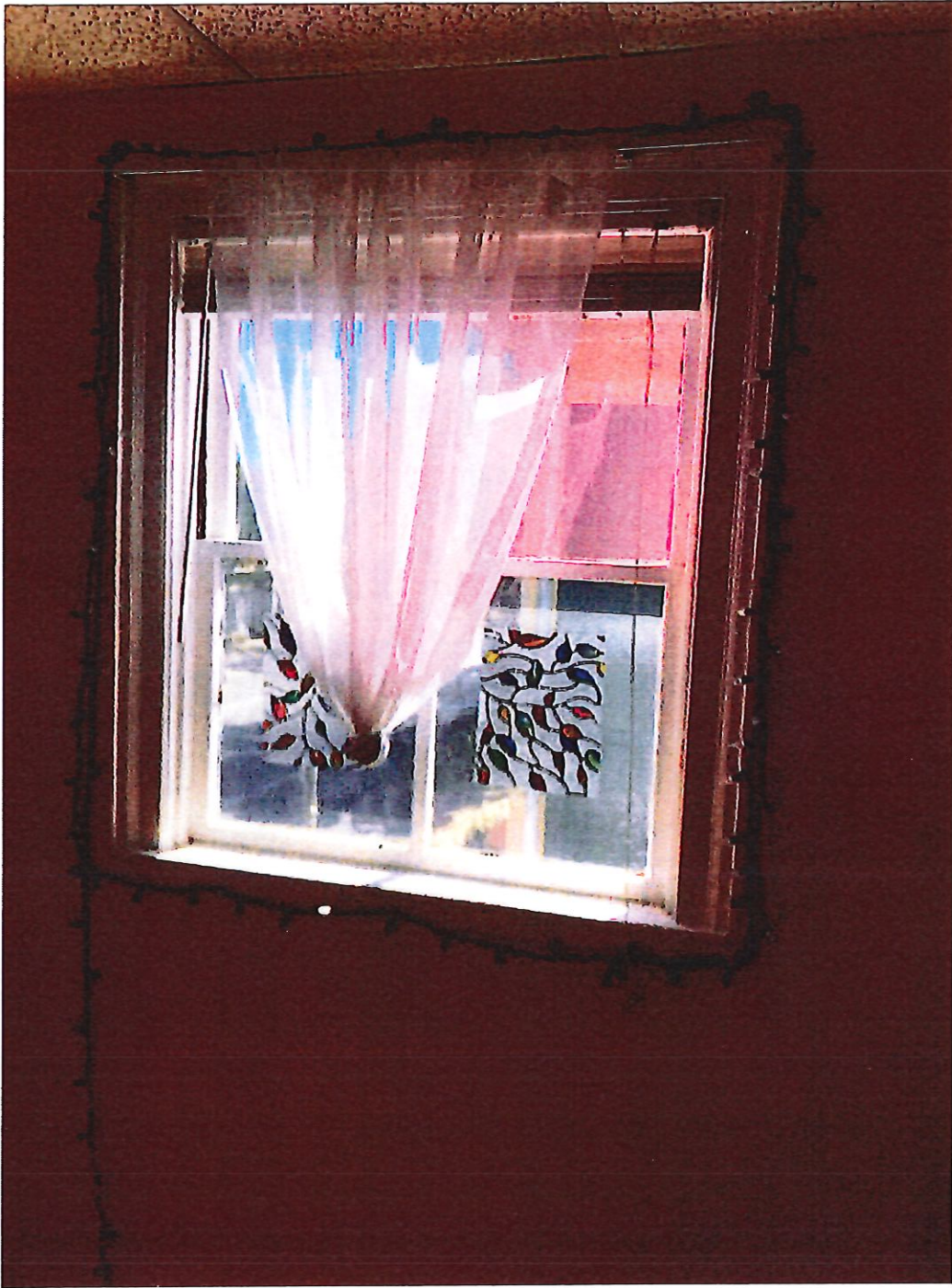


*4 - Pair of "A" units*



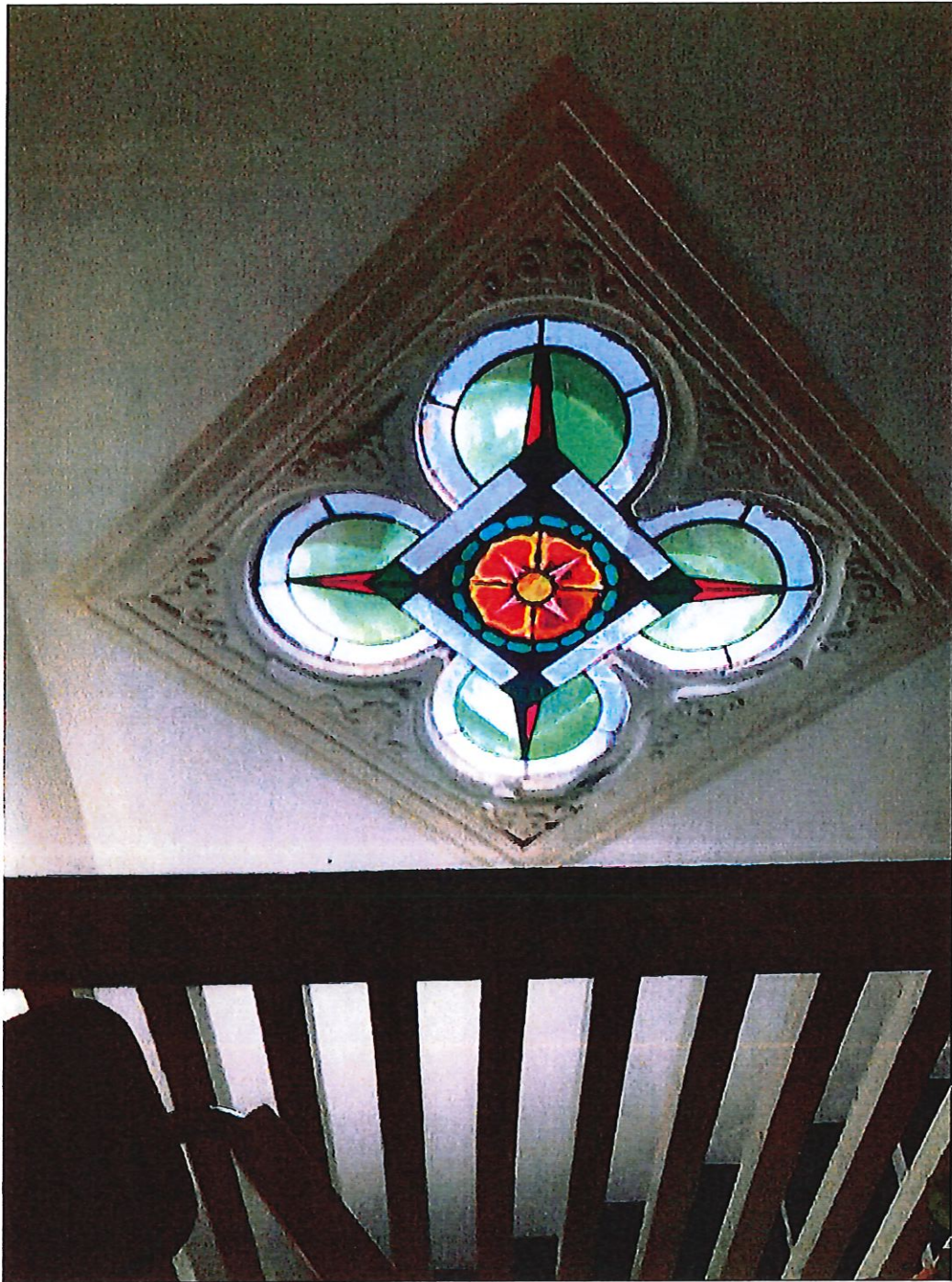
*5 - Detail of "A" unit facing Broadway*





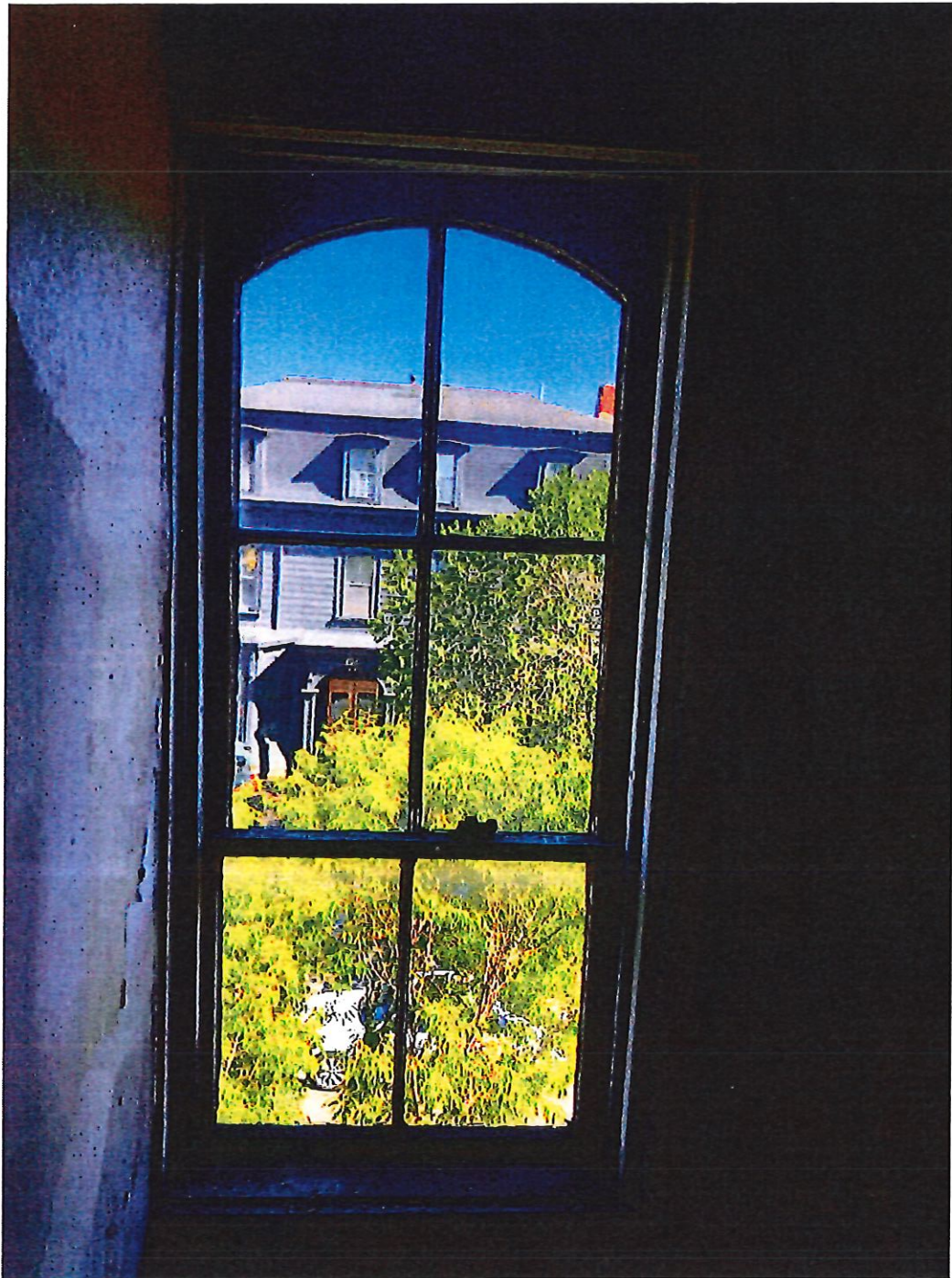
6 - "B" unit





*7 - Decorative window to remain*





*8 - Arch top "E" unit facing Broadway*

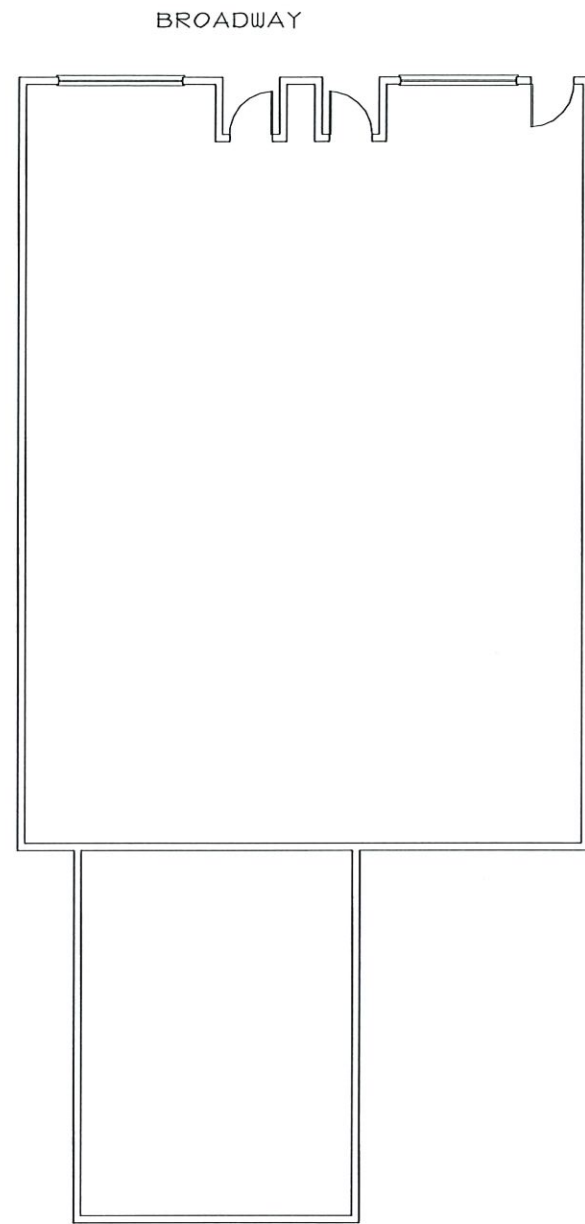




9 - Sashes of "E" units

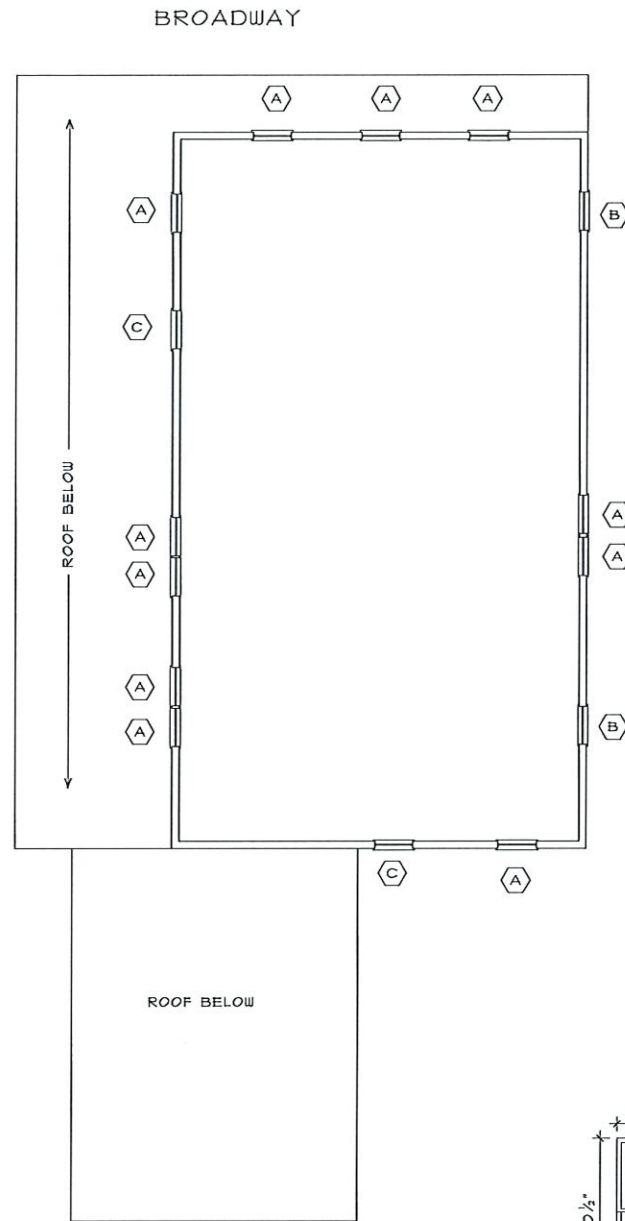






1 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"

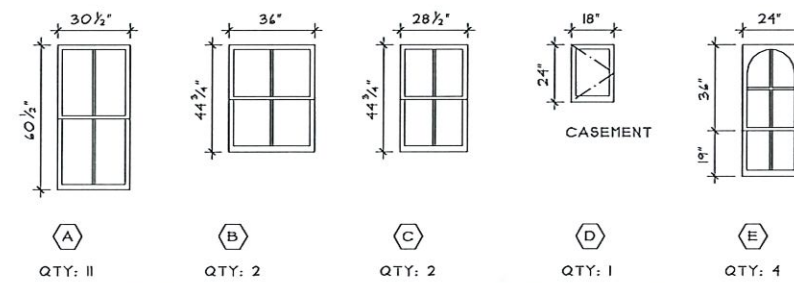
NO WORK ON THIS FLOOR



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

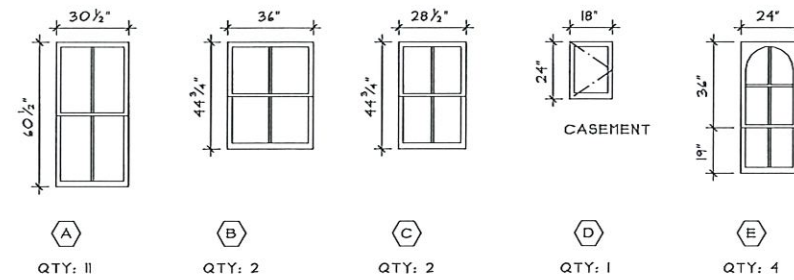


3 THIRD FLOOR PLAN  
A1.1 1/8" = 1'-0"



UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG, SINGLE GLAZED

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



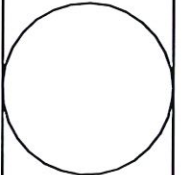
THESE NEW SASHES ARE TO BE WOOD CLAD., INSULATED GLASS WITH SIMULATED DIVIDED LIGHTS

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

PROPOSED WINDOW SASH REPLACEMENT  
MIXED USE BUILDING  
228 BROADWAY  
PROVIDENCE, RHODE ISLAND 02909

ACME  
ARCHITECT  
L.L.C.

9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02637  
T. 401 465 5247  
F. 401 635 8662  
MarkReppArchitect.com



KEY PLANS, WINDOW  
SCHEDULE  
DATE: 8/9/21  
SCALE: AS NOTED

REVISIONS:

SHEET

A1.1

HDC SUBMISSION



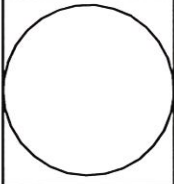
# HDC SUBMISSION

21-00  
**A2.1**  
 SHEET

WINDOW ELEVATIONS

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

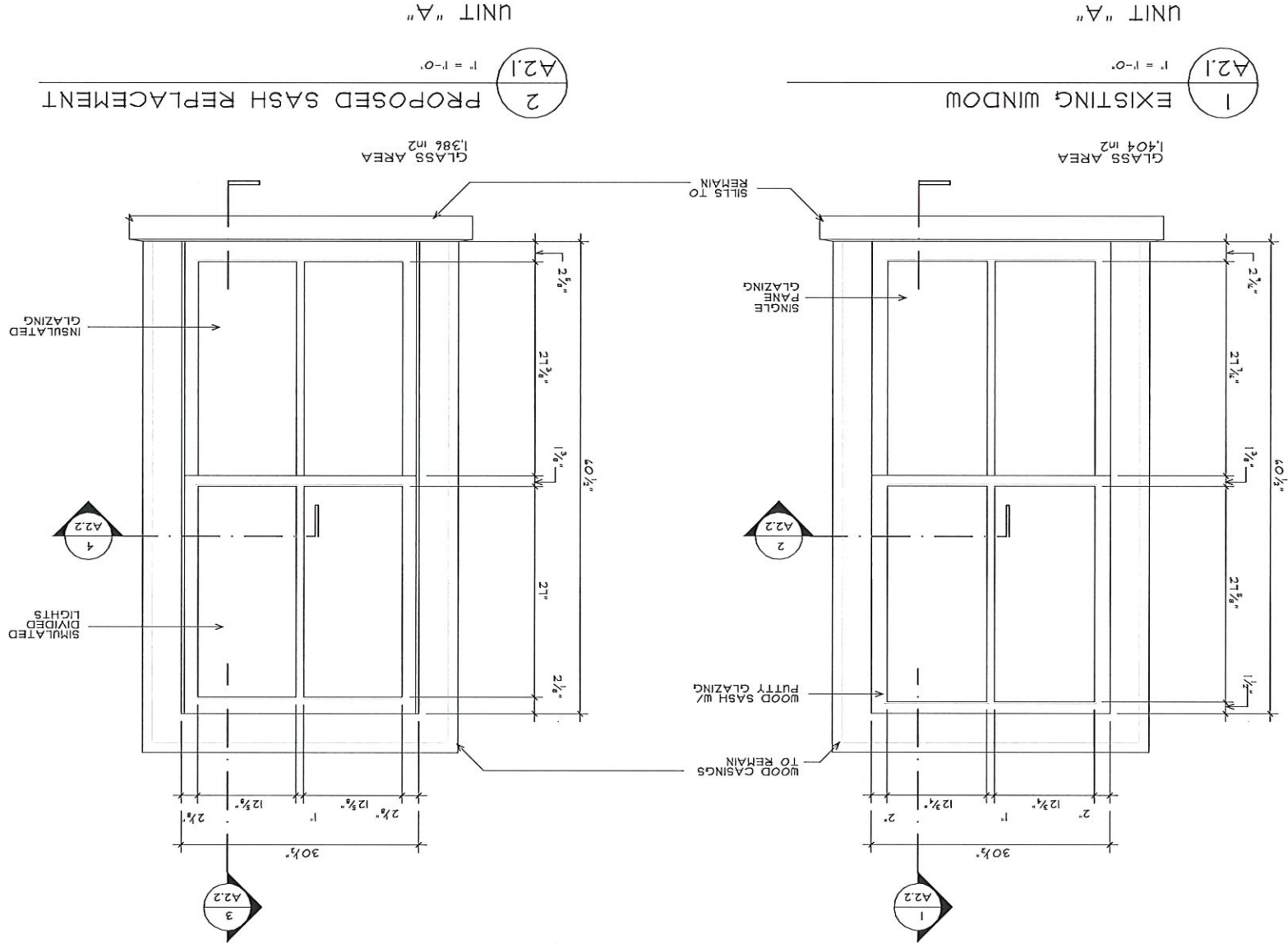
REVISIONS:

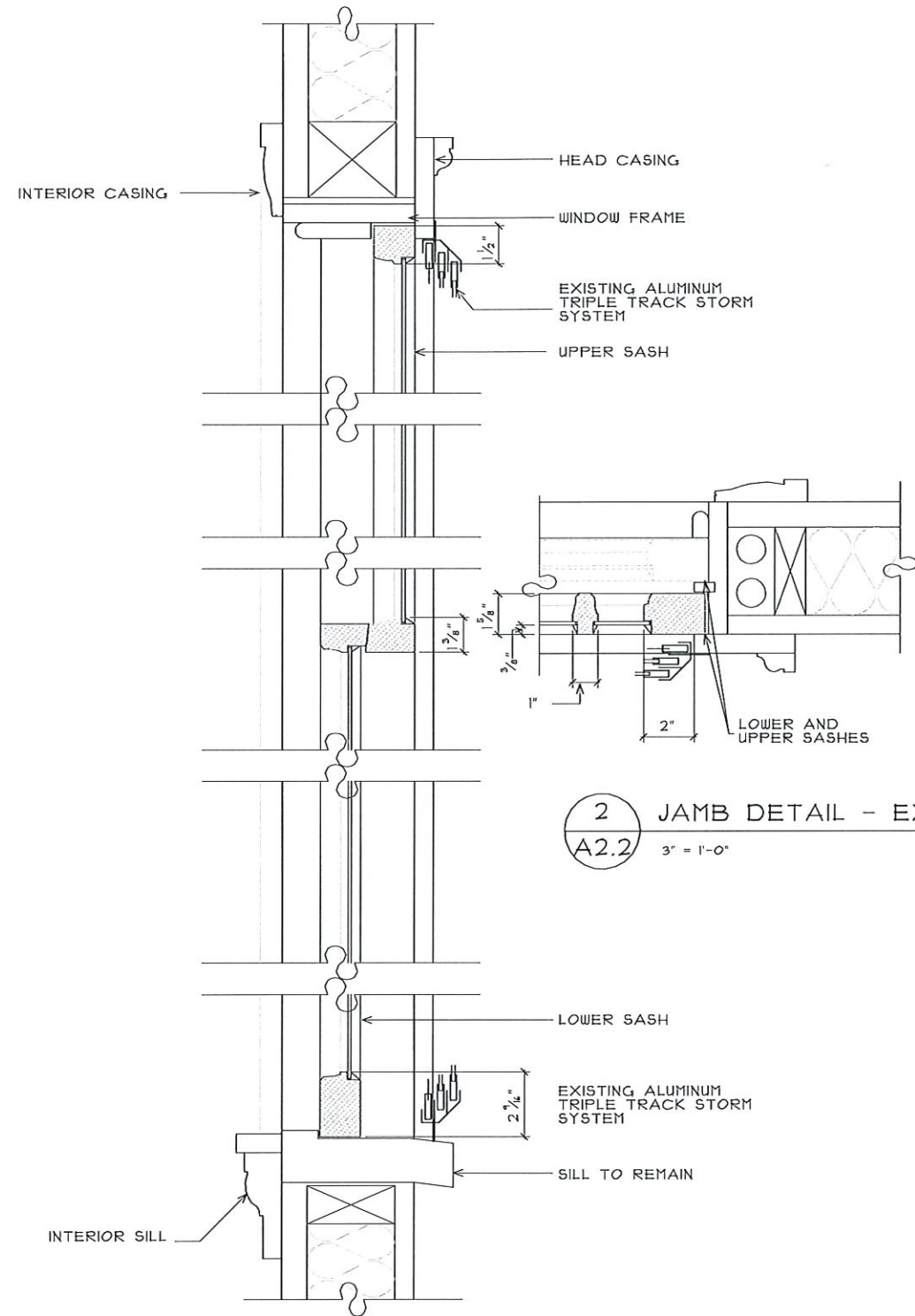


9 SIMMONS ROAD  
 LITTLE COMPTON  
 RHODE ISLAND 02837  
 T. 401 455 5247  
 F. 401 635 8562  
 MarReynoldsArchitect.com

ACME  
 ARCHITECT  
 L.L.C.

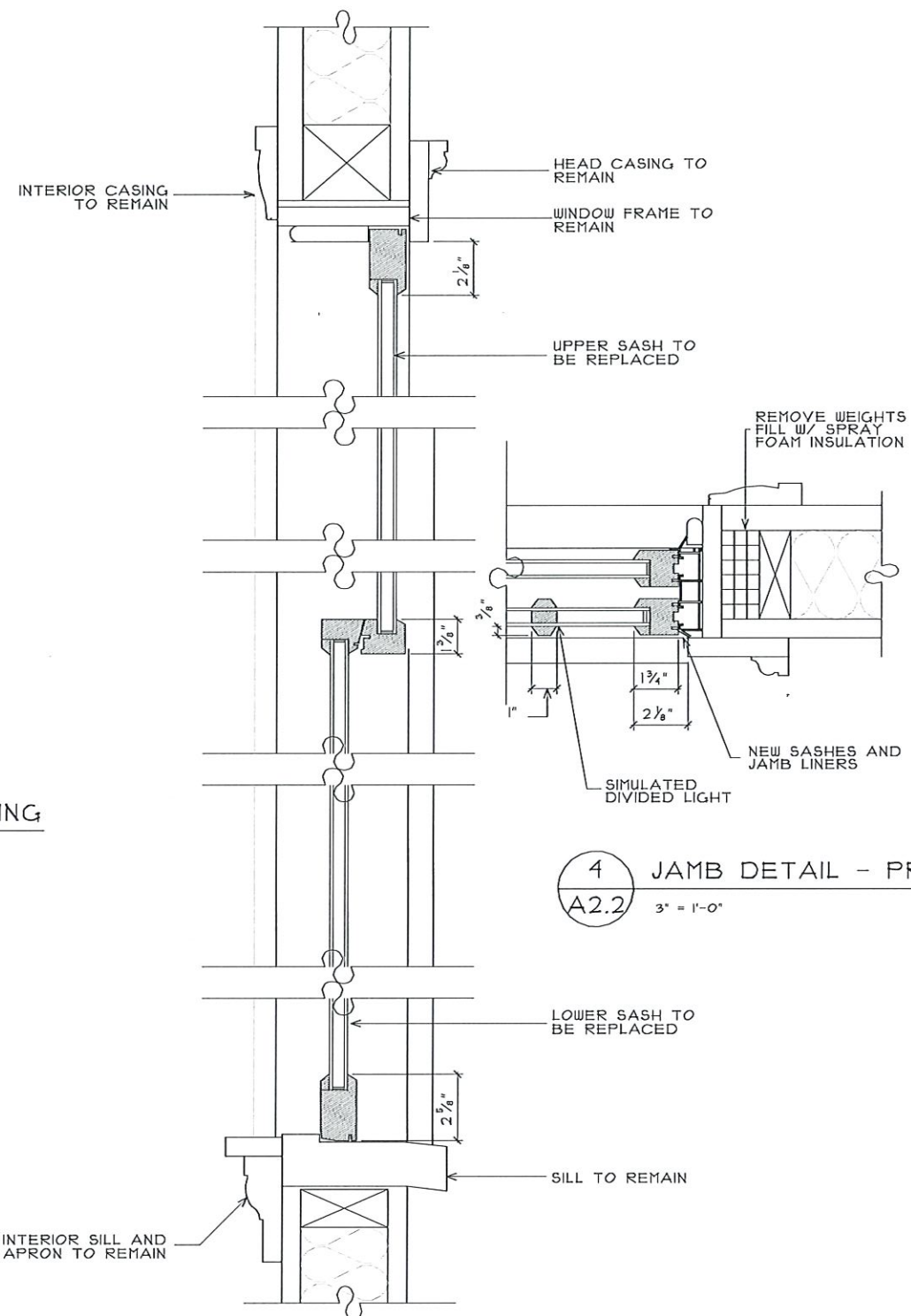
PROPOSED WINDOW SASH REPLACEMENT  
 MIXED USE BUILDING  
 228 BROADWAY  
 PROVIDENCE, RHODE ISLAND 02909





2 JAMB DETAIL - EXISTING  
A2.2 3" = 1'-0"

1 SECTION DETAIL - EXISTING  
A2.2 3" = 1'-0"



4 JAMB DETAIL - PROPOSED  
A2.2 3" = 1'-0"

3 SECTION DETAIL - PROPOSED  
A2.2 3" = 1'-0"

**HDC SUBMISSION**

<p>PROPOSED WINDOW SASH REPLACEMENT <b>MIXED USE BUILDING</b> 228 BROADWAY PROVIDENCE, RHODE ISLAND 02909</p>	<p><b>ACME ARCHITECT L.L.C.</b> 9 SIMMONS ROAD LITTLE COMPTON RH-ODE ISLAND 02837 T. 401 465 5247 F. 401 635 8562 MarkRappArchitect.com</p>
<p>WINDOW SECTIONS</p>	<p>REVISIONS:</p>
<p>DATE: 8/9/21 SCALE: 3" = 1'-0"</p>	<p>SHEET</p>
<p><b>A2.2</b></p>	
<p>2-00</p>	