

PROJECT REVIEW

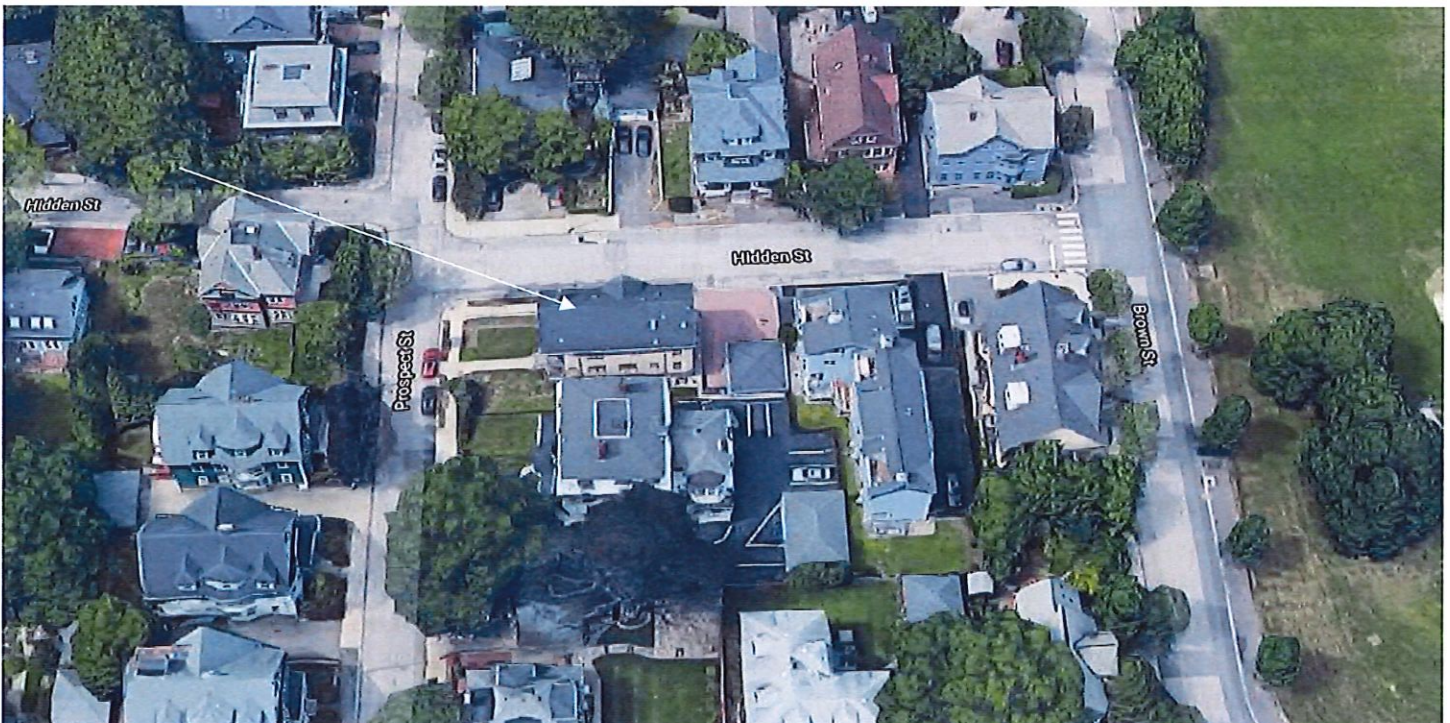
1. CASE 21.094, 163 PROSPECT STREET, House, post 1926 (COLLEGE HILL)

2-1/2 stories; end gable; clapboard; 2- family with recessed porches, side-lighted door; paired windows in gable end.

CONTRIBUTING



Arrow indicates 163 Prospect Street.



Arrow indicates project location, looking north.

Applicant/Owner: Washington Park Properties, Mani Kahn, 20 Carter Ave., Pawtucket, RI 02861

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837

Contractor: Venture Window, 33 Freeway Drive, Cranston, RI 02920

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

- the installation of 22 insulated replacement windows (see attached narrative).

Issues: The following issues are relevant to this application:

- The client would like to replace some window sashes on the ground level and first floor of the building with new, insulated units.
- Evaluation: At present the house contains sixty-seven (67) windows, primarily double hung units but also some fixed panels and hopper units. The owner is looking to replace some double hung units on the ground level and first floor. Twenty-two (22) double hung units on the ground floor and first floor are to be replaced. 12 are 6/1, 2 are 8/1, 2 are 4/1 and 6 are 3/3 glass configurations. The units are primarily original (wood) sash with some original (single pane) glass, maybe less than 30%. The original sashes and some glass are in fair to poor condition.
- Sash Replacement: The units to be replaced are twenty-two (22) units in the ground and first floor. On the attached window schedule, they are units B, C, D, E, F & H. We propose to replace the window sashes in their current sizes and configuration.

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 earth tone (chocolate brown). New window screens to be half-window. The existing sashes and aluminum storm windows shall be removed.

- The house is a multi-family and is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8.
- An architect's narrative, plans and photos have been submitted.

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

- a) 163 Prospect 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. 163 Prospect 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. 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: Three Family Residence
Address: 163 Prospect Street, Providence, RI 02906
Date: 24 August 2021
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

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

Evaluation

At present the house contains sixty seven (67) windows, primarily double hung units but also some fixed panels and hopper units. The owner is looking to replace some double hung units on the ground level and first floor.

Twenty two (22) double hung units on the ground floor and first floor are to be replaced. 12 are 6/1, 2 are 8/1, 2 are 4/1 and 6 are 3/3 glass configurations. The units are primarily original (wood) sash with some original (single pane) glass, maybe less than 30%. The original sashes and some glass are in fair to poor condition.

Sash Replacement

The units to be replaced are twenty two (22) units in the ground and first floor. On the attached window schedule they are units B, C, D, E, F & H. We propose to replace the window sashes in their current sizes and configuration.

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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 3% for unit "F". 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 will 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 Prospect Street (west)



2 - View from Hidden Street (North)



3 - View of rear (east)



4 - View of SE corner



5 - Exterior elevation of units "F"



6 - Interior of unit "B"



7 - Interior of units "E"



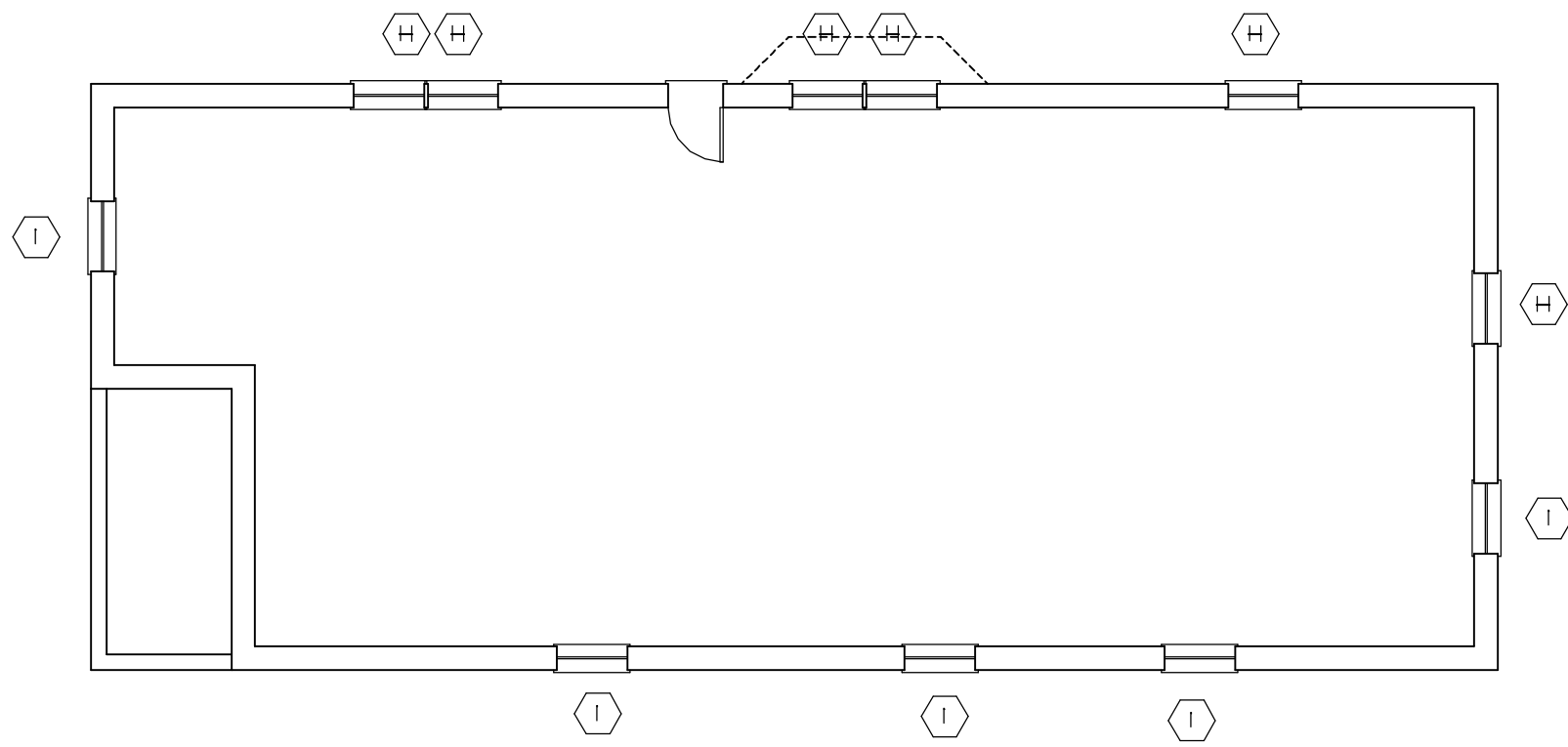
8 - Detail at unit "B"



9 - Interior detail at unit "H"



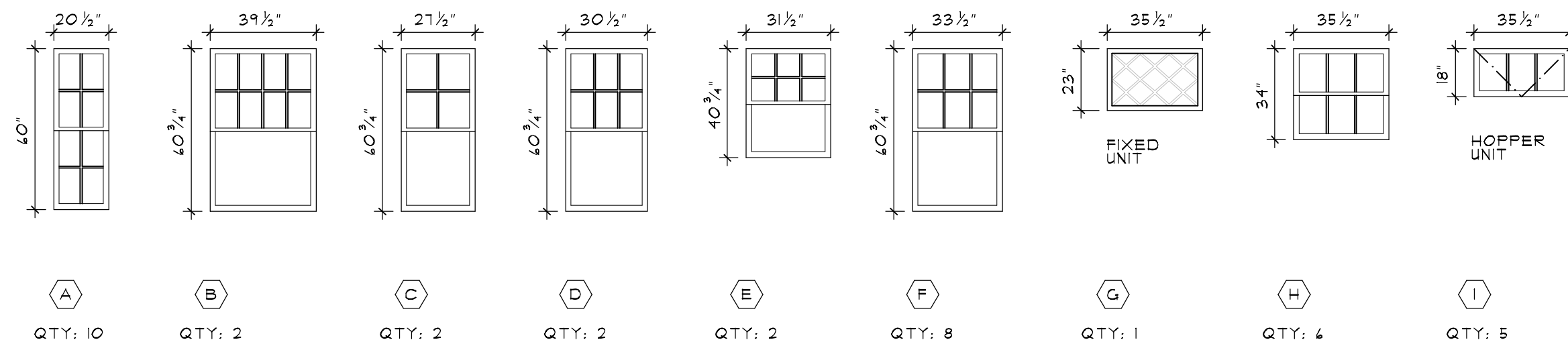
10 - Interior of unit "H"



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



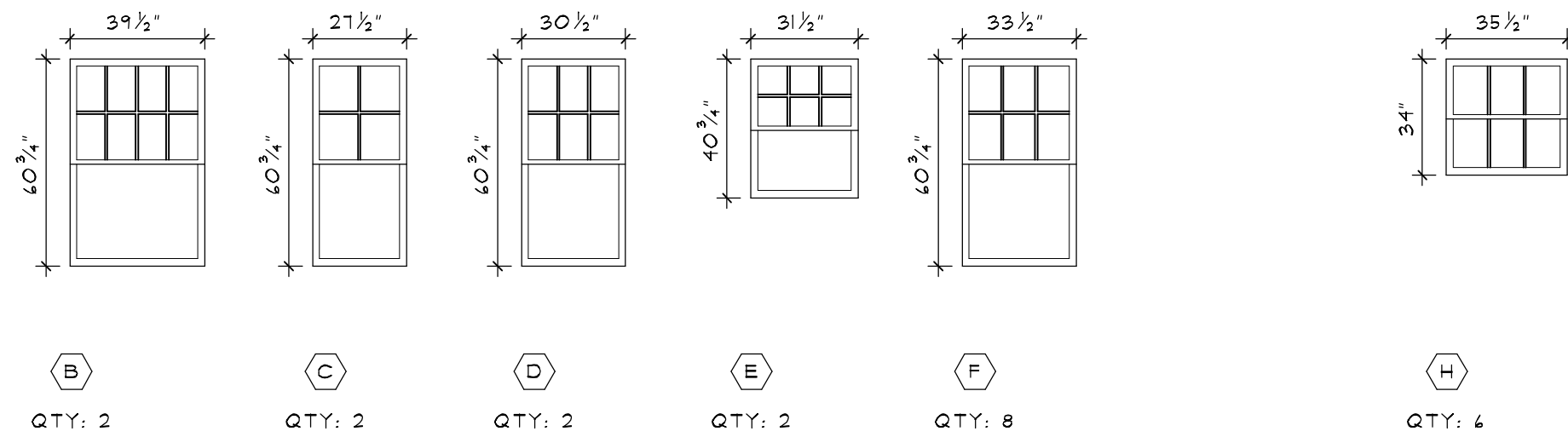
2 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



A QTY: 10 B QTY: 2 C QTY: 2 D QTY: 2 E QTY: 2 F QTY: 8 G QTY: 1 H QTY: 4 I QTY: 5

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

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



B QTY: 2 C QTY: 2 D QTY: 2 E QTY: 2 F QTY: 8 H QTY: 4

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

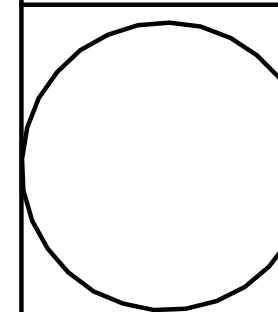
5 WINDOW SCHEDULE - PROPOSED
A1.1 1/4" = 1'-0"

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

PROPOSED WINDOW SASH REPLACEMENT
THREE-FAMILY BUILDING
143 PROSPECT STREET
PROVIDENCE, RHODE ISLAND 02906

ACME
ARCHITECT
L.L.C.

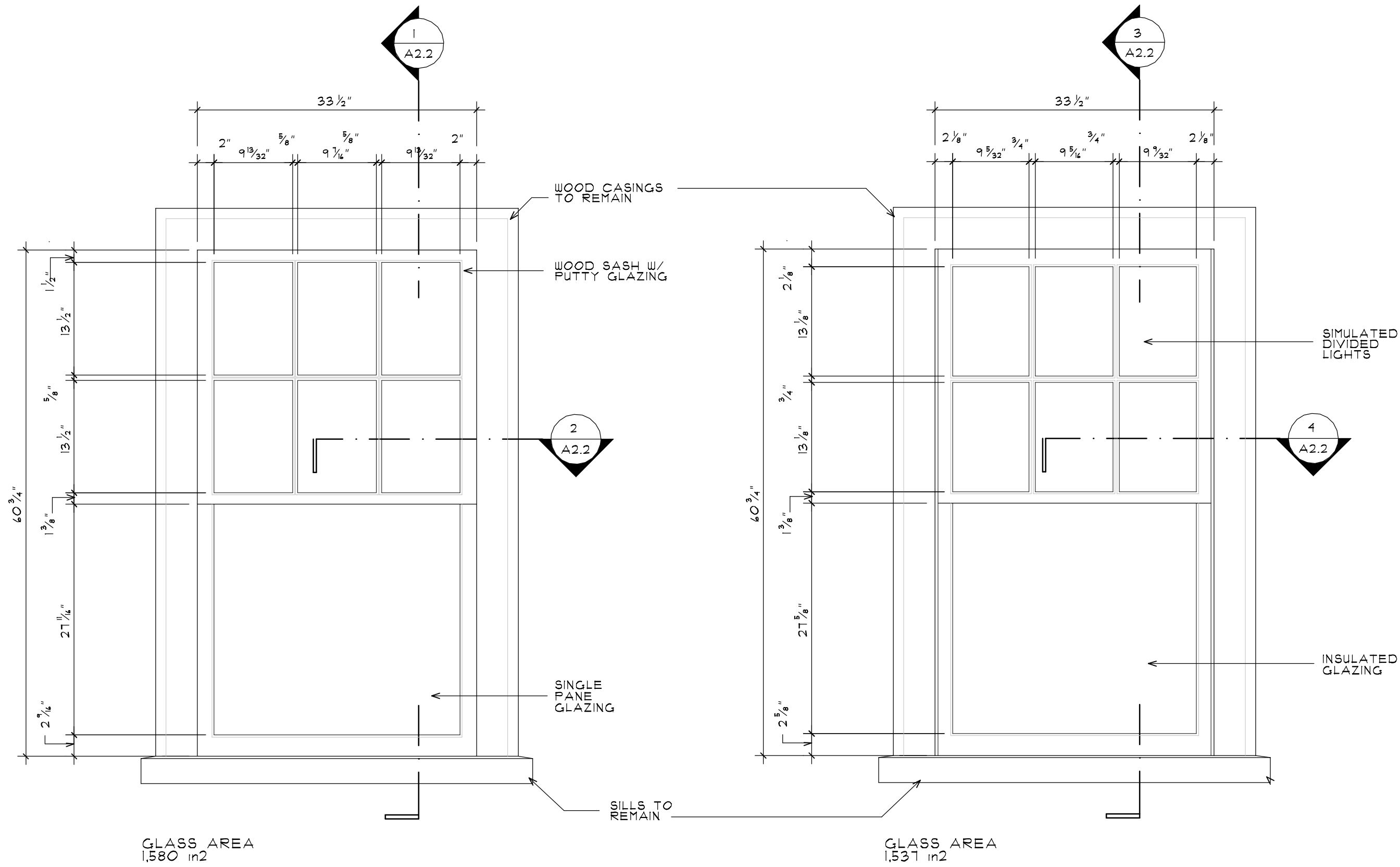
9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
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MarkRappArchitect.com



KEY PLANS, WINDOW
SCHEDULE
DATE: 8/24/21
SCALE: AS NOTED
REVISIONS:

SHEET
A1.1

HDC SUBMISSION



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

UNIT "F"

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

UNIT "F"

HDC SUBMISSION

WINDOW ELEVATIONS

SHEET

A2.1

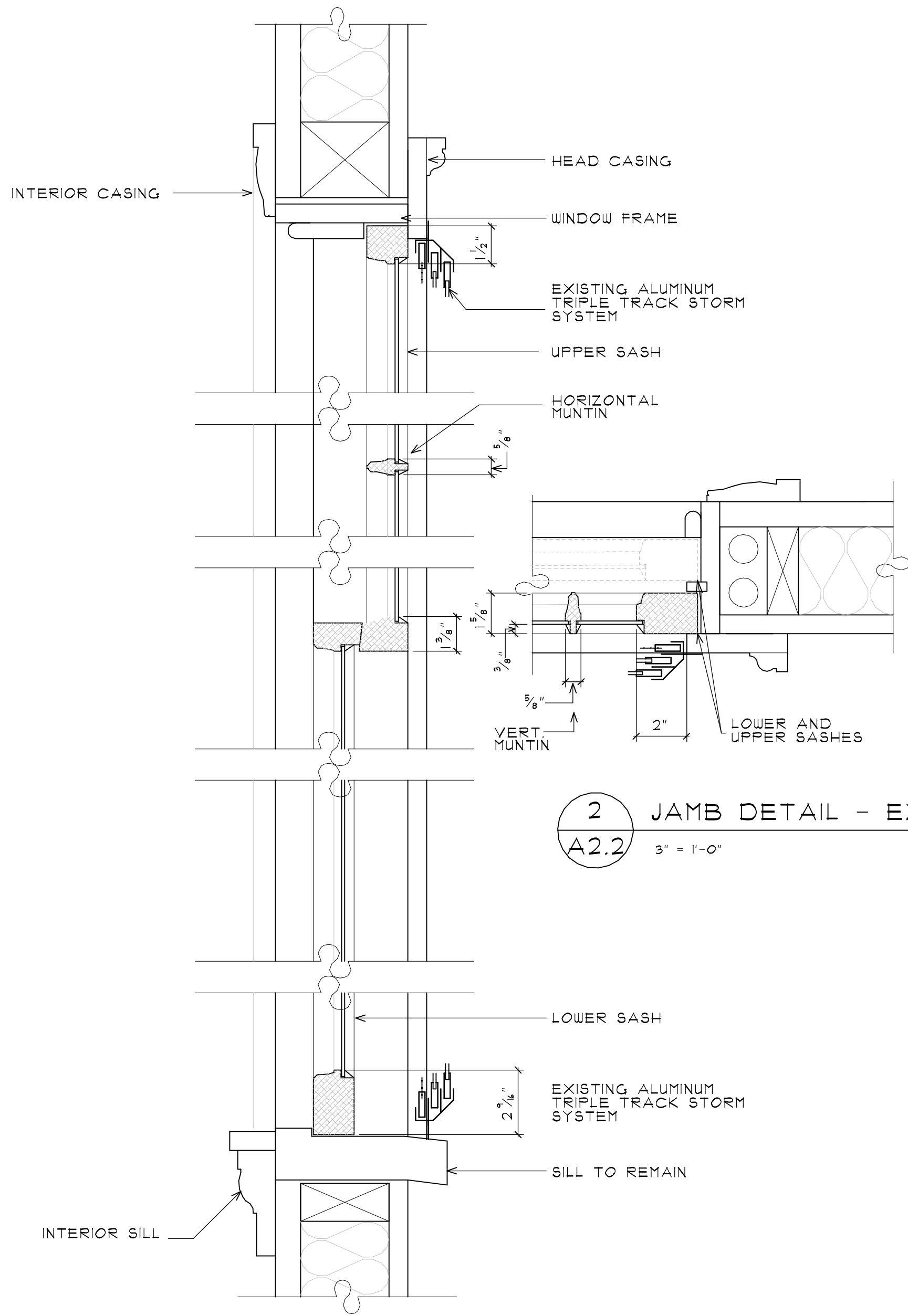
DATE: 8/24/21
SCALE: 1" = 1'-0"
REVISIONS:

ACME ARCHITECT L.L.C.

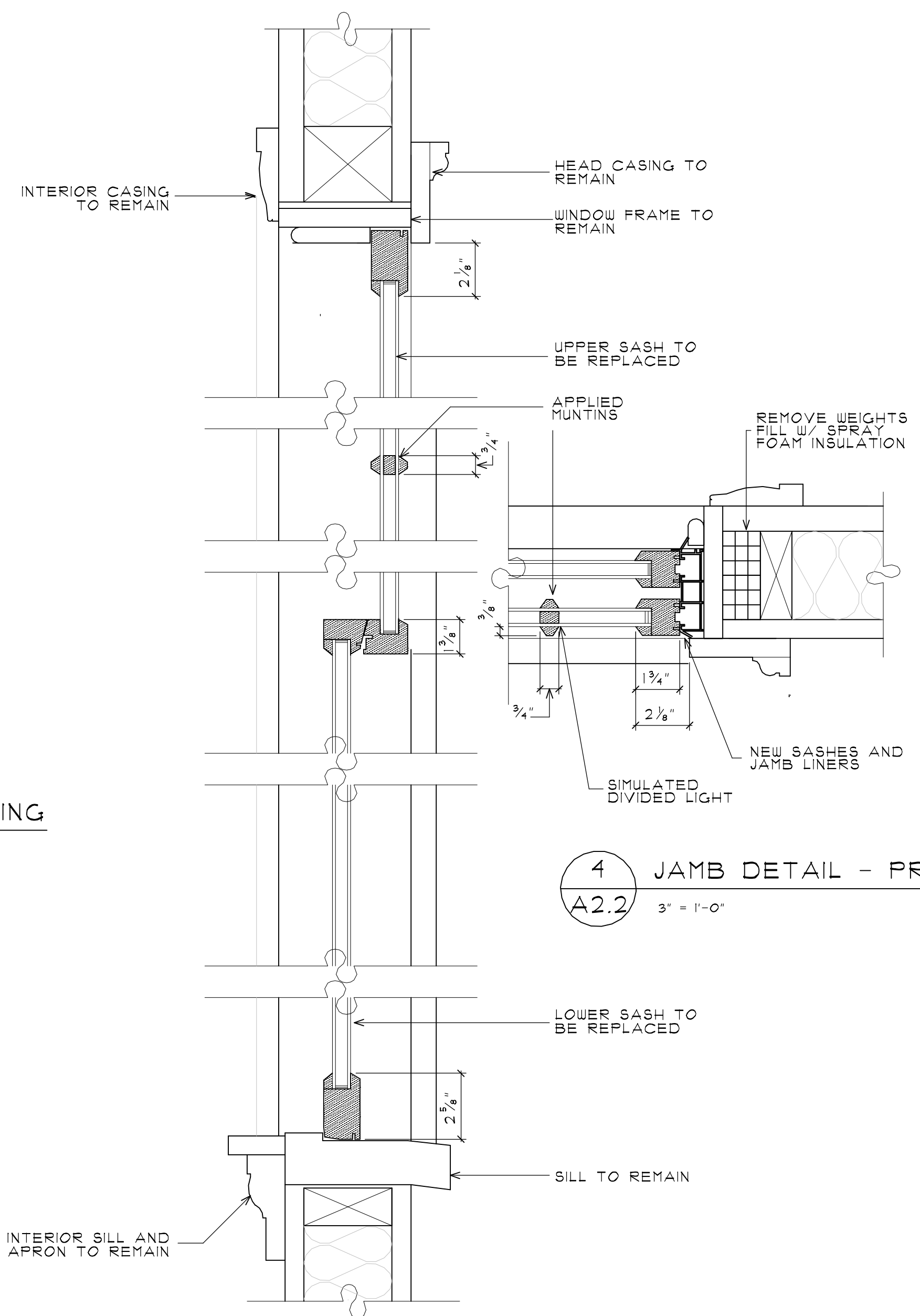
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PROPOSED WINDOW SASH REPLACEMENT
THREE-FAMILY BUILDING
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2 JAMB DETAIL - EXISTING
 A2.2 3" = 1'-0"



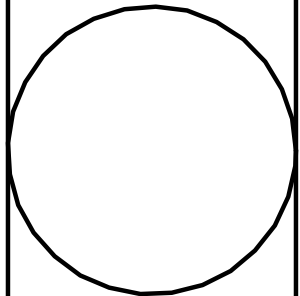
4 JAMB DETAIL - PROPOSED
 A2.2 3" = 1'-0"

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

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

PROPOSED WINDOW SASH REPLACEMENT
THREE-FAMILY BUILDING
 143 PROSPECT STREET
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WINDOW SECTIONS
 REVISIONS:
 DATE: 8/24/21
 SCALE: 3" = 1'-0"

SHEET
A2.2

HDC SUBMISSION