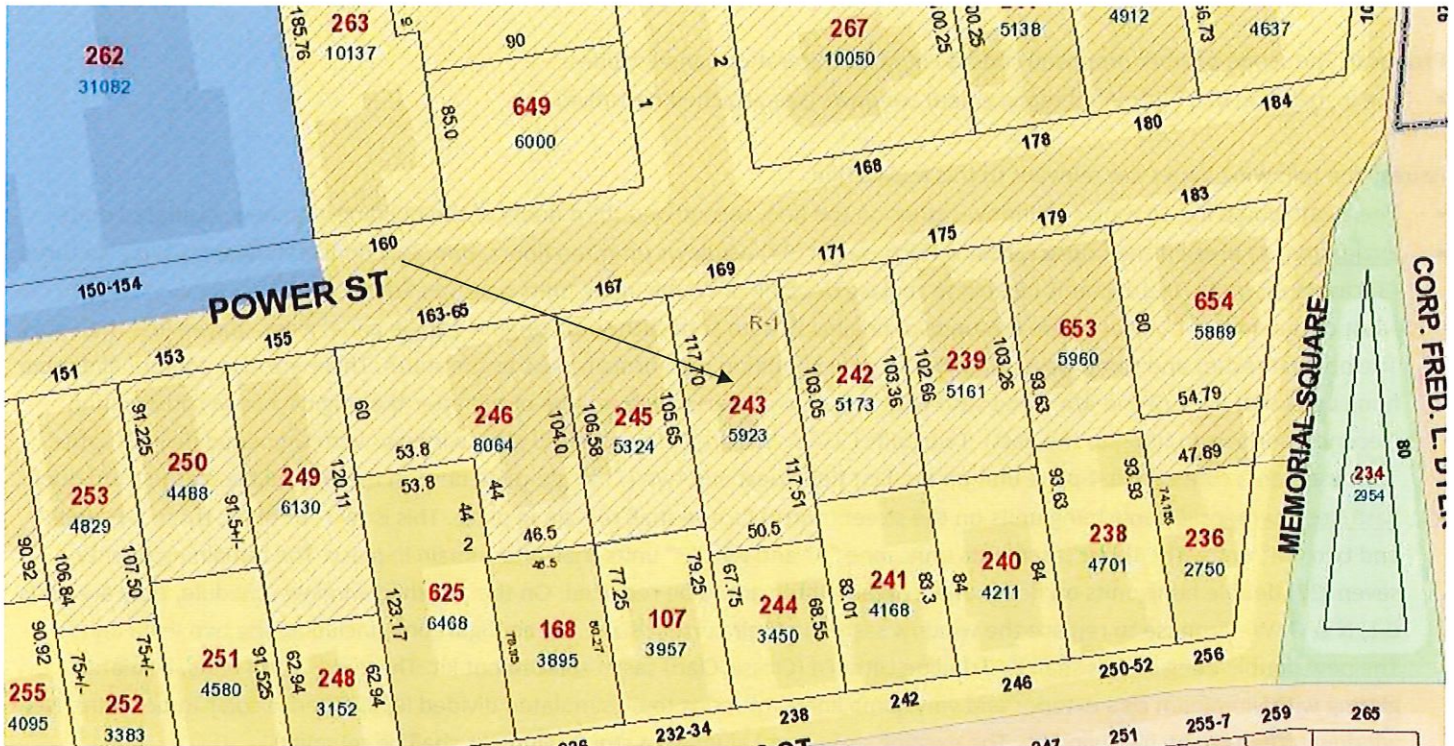


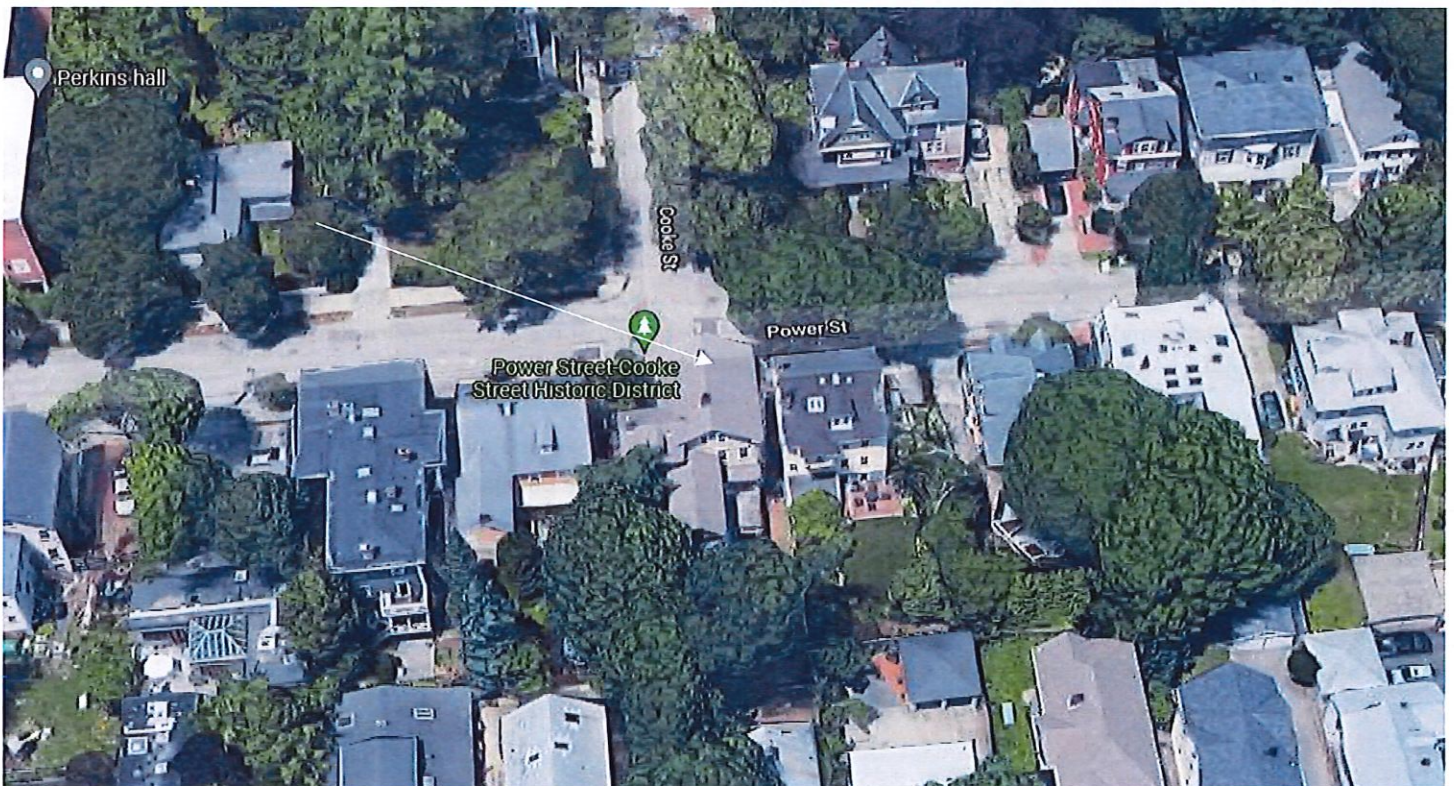
2. CASE 21.095, 169 POWER STREET, Samuel Gerald House, 1837 (COLLEGE HILL)

Greek Revival, 2 ½ stories, gable-end to the street, clapboarded, Ionic entrance porch.

CONTRIBUTING



Arrow indicates 169 Power Street.



Arrow indicates project location, looking north.

Applicant/Owner: Mark Woods, 169 Power Street, Providence, RI, 02906

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 27 insulated replacement windows (see attached narrative).

Issues: The following issues are relevant to this application:

- The client would like to replace window sashes on the first, second and third floors of the building with new, insulated units.
- Evaluation: At present the house contains thirty-seven (37) windows on three floors, primarily double hung units but also three (3) casement units. The owner is looking to replace the bulk of double hung units on three floors. Most of the double hung units are 6/6 units of original (wood) sash with some original (single pane) glass, maybe less than 40%. The original sashes and some glass are in fair to poor condition with broken glass to the south. There are also additional double hung units that are 2/2 and 4/4 wood sash with single pane glass which may be of era after the original house construction (second floor bay addition to the east). Two units ("G" & "K") are Pella insulated glass windows with simulated divided lights. The casements consist of a 4-pane unit on the first floor west and two (2) single-pane units in the west gable on the third floor.
- Sash Replacement: Double hung units on the street (north) façade shall remain in place. This is two "B" units, three "H" units and two "M" units. The three casements units, one "A" and two "P" units shall also remain in place. The remaining twenty-seven (27) double hung units on floors one, two and three are to be replaced. On the attached window schedule, they are units B-L, N & O. We propose to replace the window sashes in their current sizes and configuration, including the two Pella units. 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 screens to be half-window. The existing sashes and aluminum storm windows shall be removed
- An architect's narrative, plans and photos have been submitted.

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

- a) 169 Power 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 Power-Cooke Streets National Register Historic 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.

Staff recommends a motion be made stating that: The application is considered complete. 169 Power 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 Power-Cooke Streets National Register Historic 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, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Project: Single Family Residence
Address: 169 Power Street, Providence, RI 02906
Date: 30 August 2021
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

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

Evaluation

At present the house contains thirty seven (37) windows on three floors, primarily double hung units but also three (3) casement units. The owner is looking to replace the bulk of double hung units on three floors.

Most of the double hung units are 6/6 units of original (wood) sash with some original (single pane) glass, maybe less than 40%. The original sashes and some glass are in fair to poor condition with broken glass to the south. There are also additional double hung units that are 2/2 and 4/4 wood sash with single pane glass which may be of era after the original house construction (second floor bay addition to the east). Two units ("G" & "K") are Pella insulated glass windows with simulated divided lights. The casements consist of a 4 pane unit on the first floor west and two (2) single pane units in the west gable on the third floor.

Sash Replacement

The Owner is requesting approval as follows:

- Double hung units on the street (north) façade shall remain in place. This is two "B" units, three "H" units and two "M" units
- The three casements units, one "A" and two "P" units shall also remain in place
- The remaining twenty seven (27) double hung units on floors one, two and three are to be replaced. On the attached window schedule they are units B - L, N & O. We propose to replace the window sashes in their current sizes and configuration, including the two Pella units

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 screens to be half-window.

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 1.5% for unit "H". 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 - Cooke Street (North) elevation



2 - East bay - second floor



3 - Southeast view



4 - South elevation



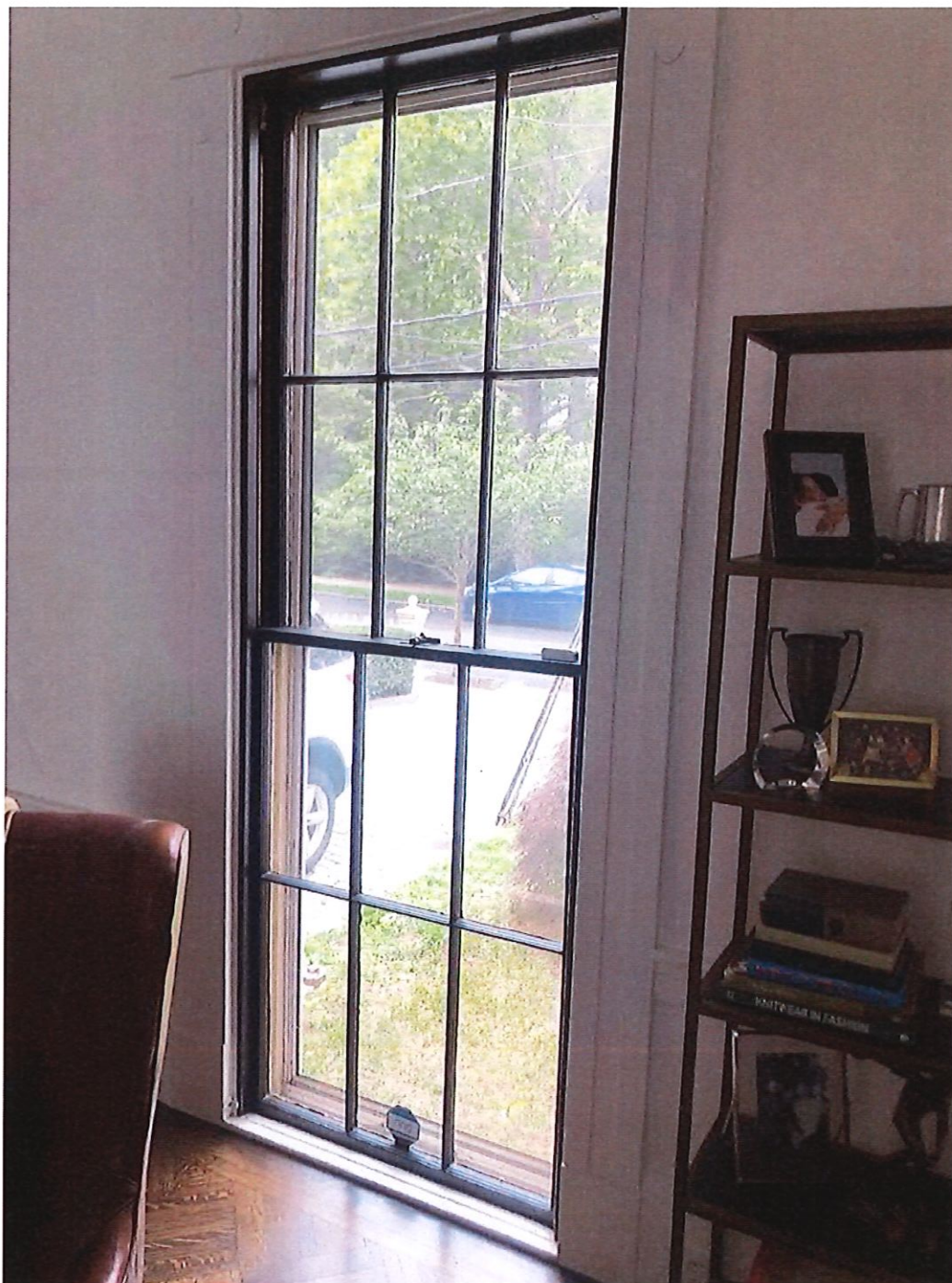
5 - portion of southwest corner showing 6/6 and 6/3



6 - northwest view



7 - "A" unit to remain



8 - "E" unit to be replaced



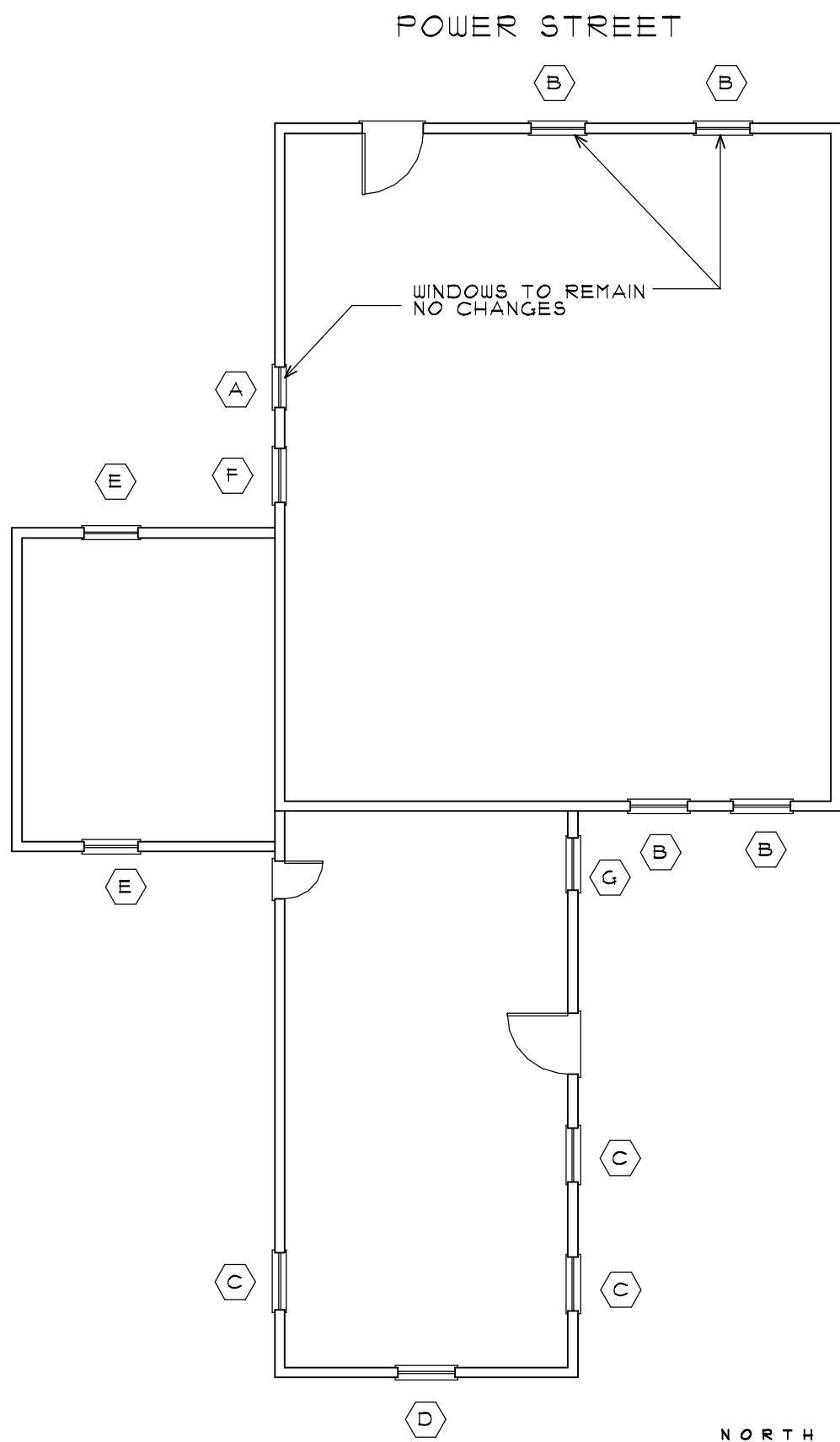
9 - "L" unit to be replaced



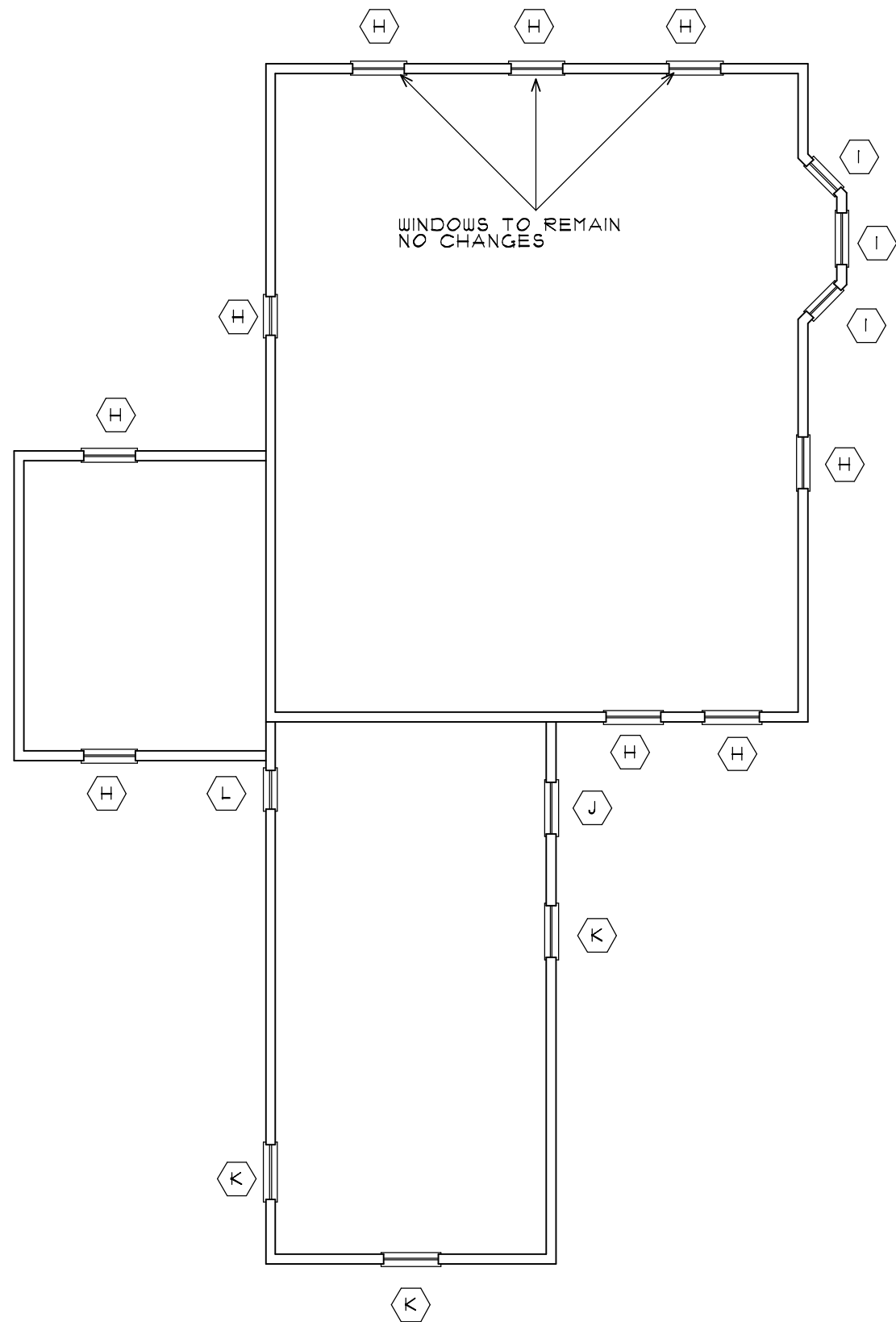
10 - 2/2 "I" units to be replaced in bay



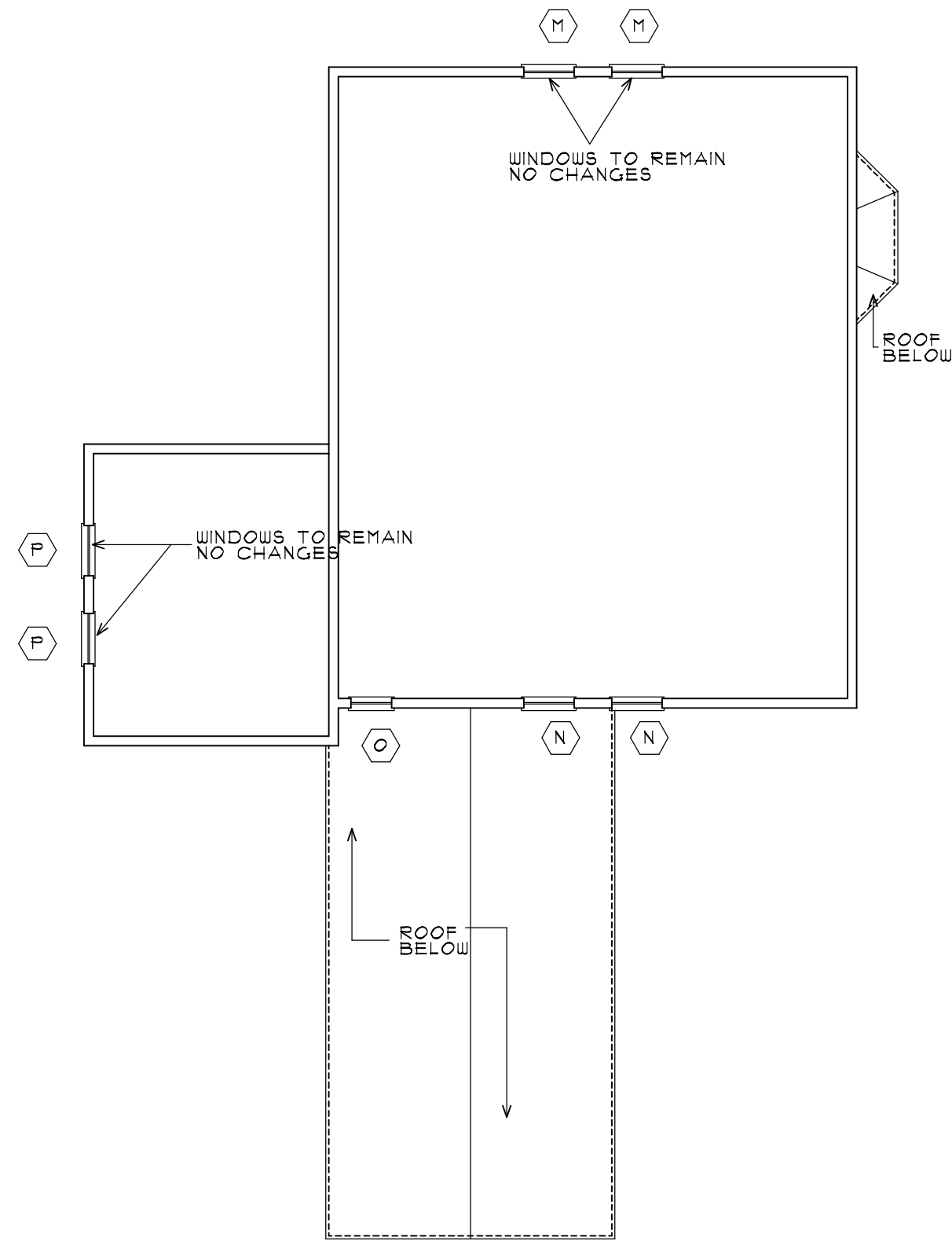
11 - unique "C" units, 6/3, to be replaced



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"

 CASEMENT SINGLE PANE GLAZING QTY: 1	 QTY: 4	 QTY: 3	 QTY: 1	 QTY: 2	 QTY: 1	 PELLA UNIT INSUL GLASS W/ 1/8" SDL QTY: 1	 QTY: 9	 1-1/4" MUNTIN QTY: 3	 QTY: 1	 PELLA UNIT INSUL GLASS W/ 1/8" SDL QTY: 3	 QTY: 1	 QTY: 2	 QTY: 2	 QTY: 1	 CASEMENT SINGLE PANE GLAZING QTY: 2
--	------------	------------	------------	------------	------------	--	------------	-----------------------------	------------	--	------------	------------	------------	------------	--

4 WINDOW SCHEDULE - EXISTING
A1.1
1/4" = 1'-0"
UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG, SINGLE GLAZED

 QTY: 2	 QTY: 3	 QTY: 1	 QTY: 2	 QTY: 1	 PELLA UNIT INSUL GLASS W/ 1/8" SDL QTY: 1	 QTY: 6	 1-1/4" MUNTIN QTY: 3	 QTY: 1	 PELLA UNIT INSUL GLASS W/ 1/8" SDL QTY: 3	 QTY: 1	 QTY: 2	 QTY: 1
------------	------------	------------	------------	------------	--	------------	-----------------------------	------------	--	------------	------------	------------

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
SINGLE FAMILY BUILDING
169 POWER STREET
PROVIDENCE, RHODE ISLAND 02906

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

REVISIONS:

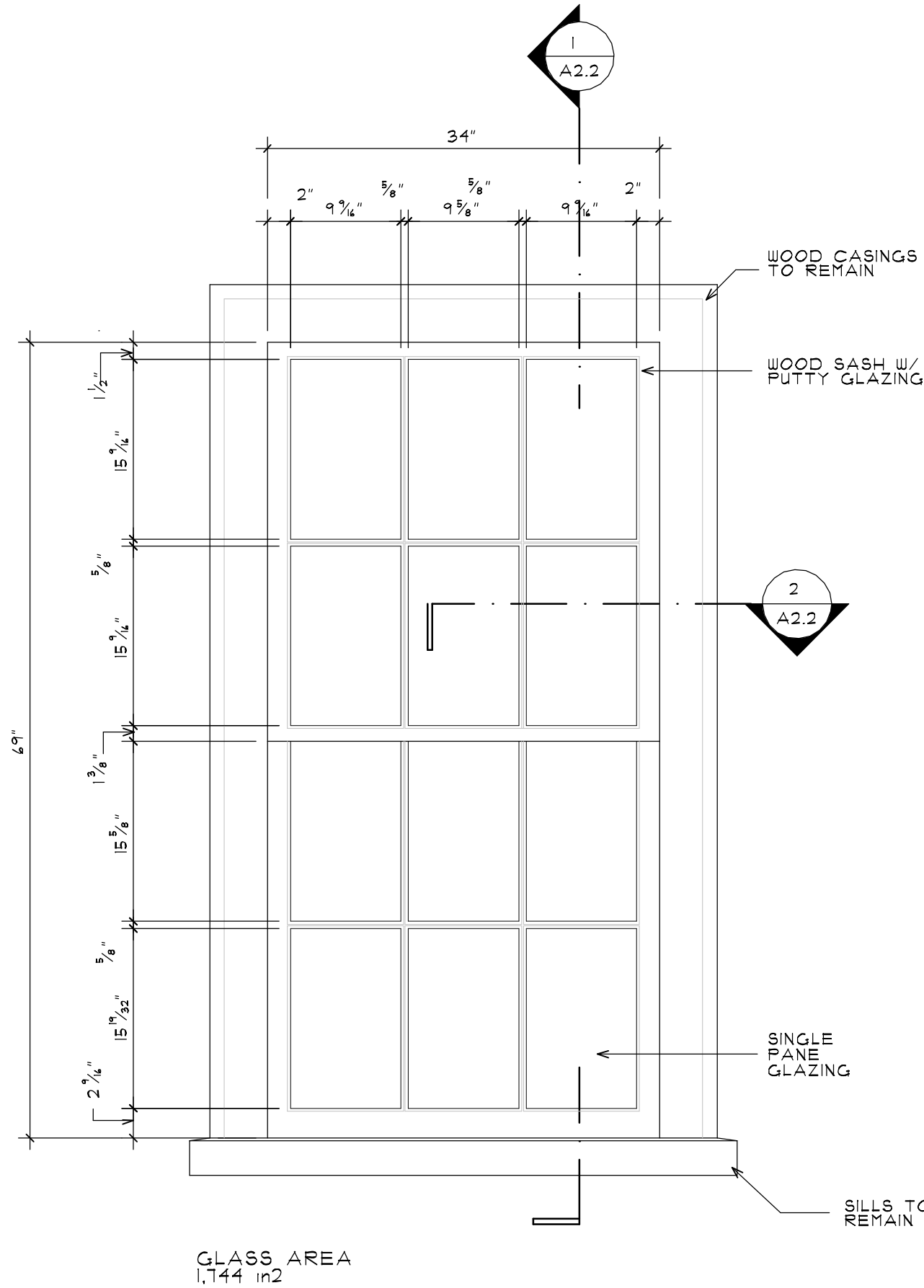
DATE: 8/30/21
SCALE: AS NOTED

SHEET

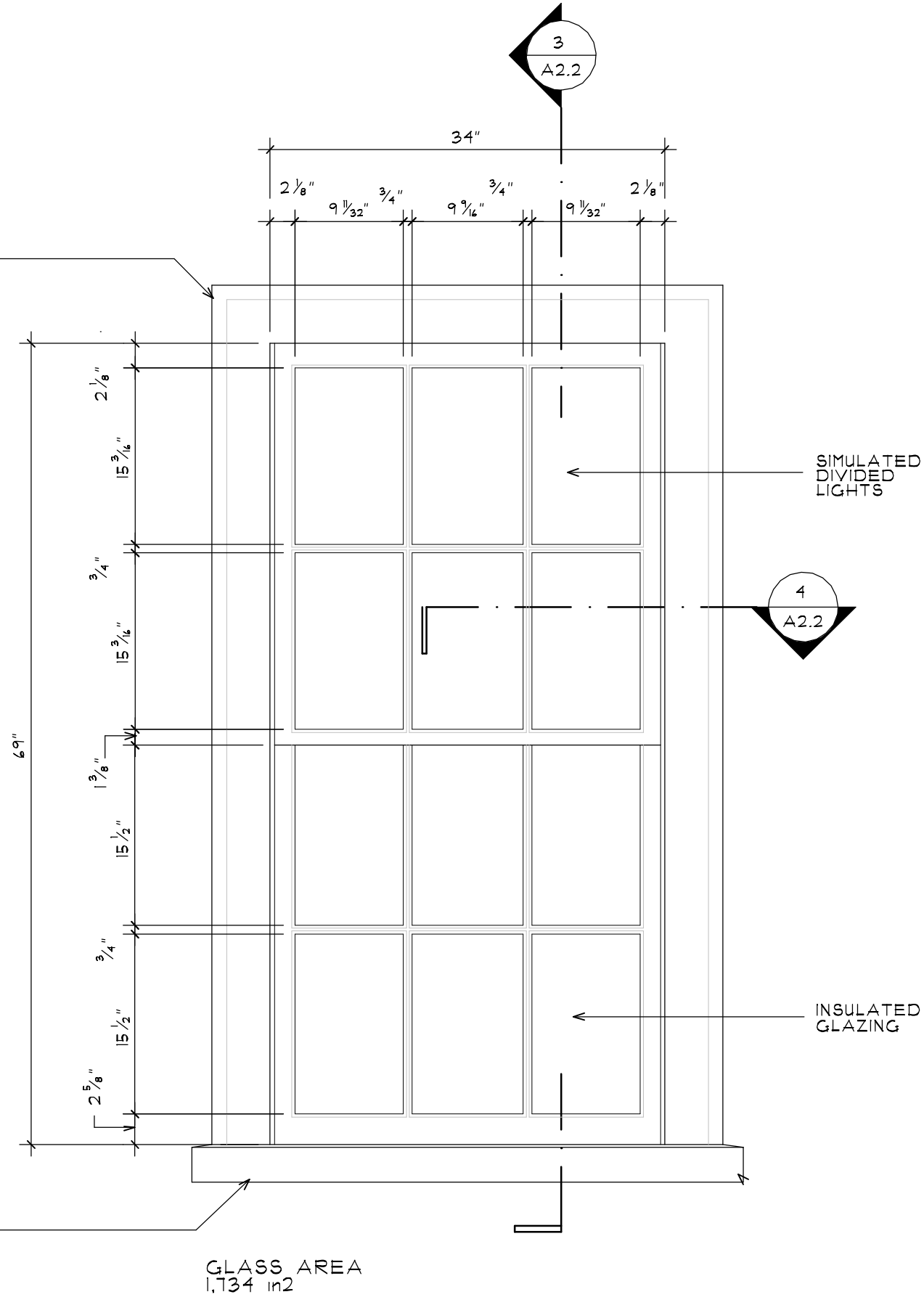
A1.1

21-00

HDC SUBMISSION



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



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

HDC SUBMISSION

WINDOW ELEVATIONS

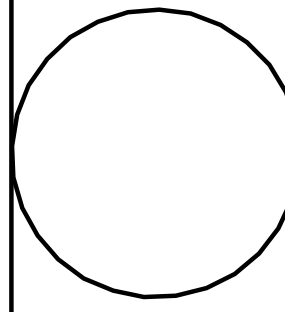
SHEET

A2.1

21-00

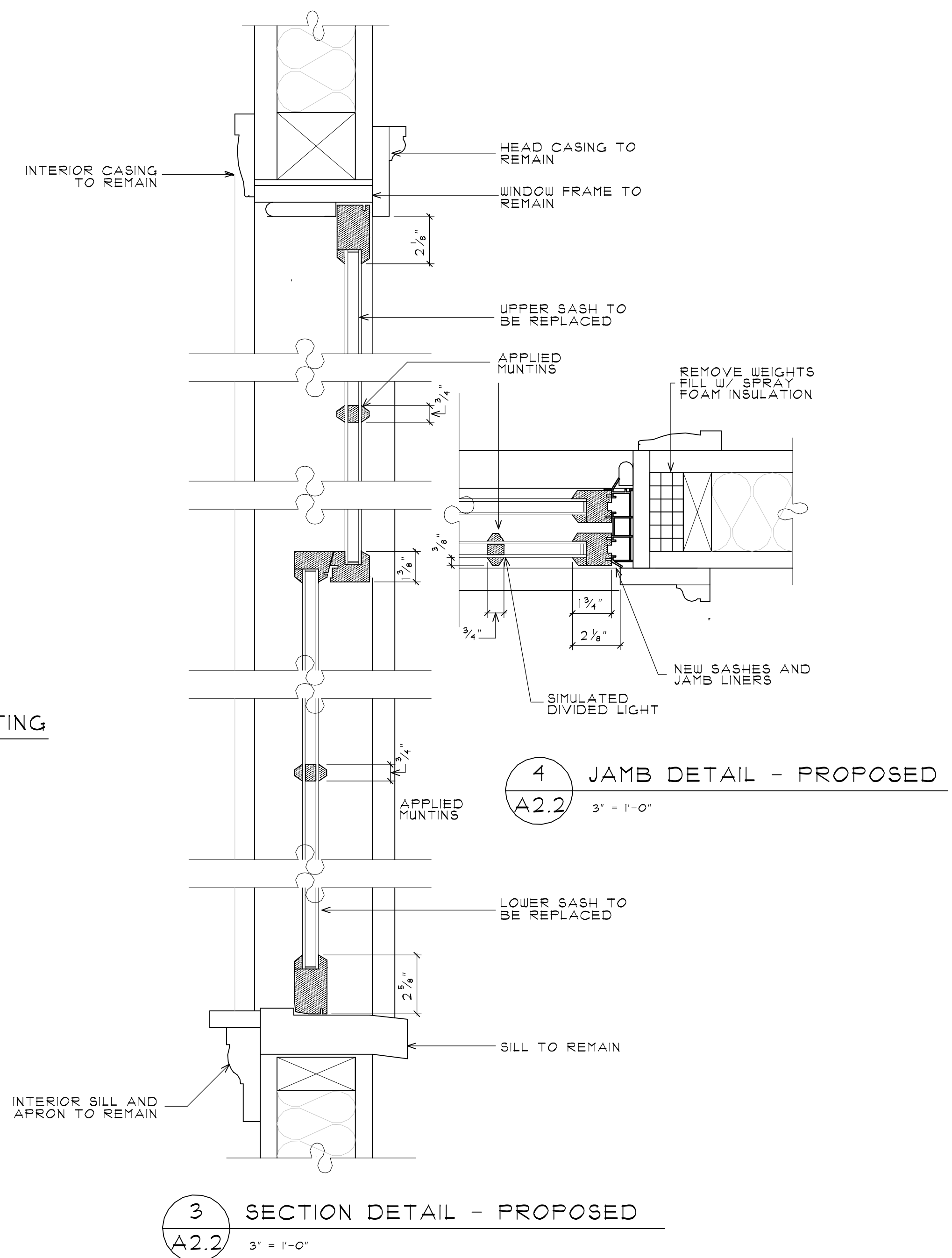
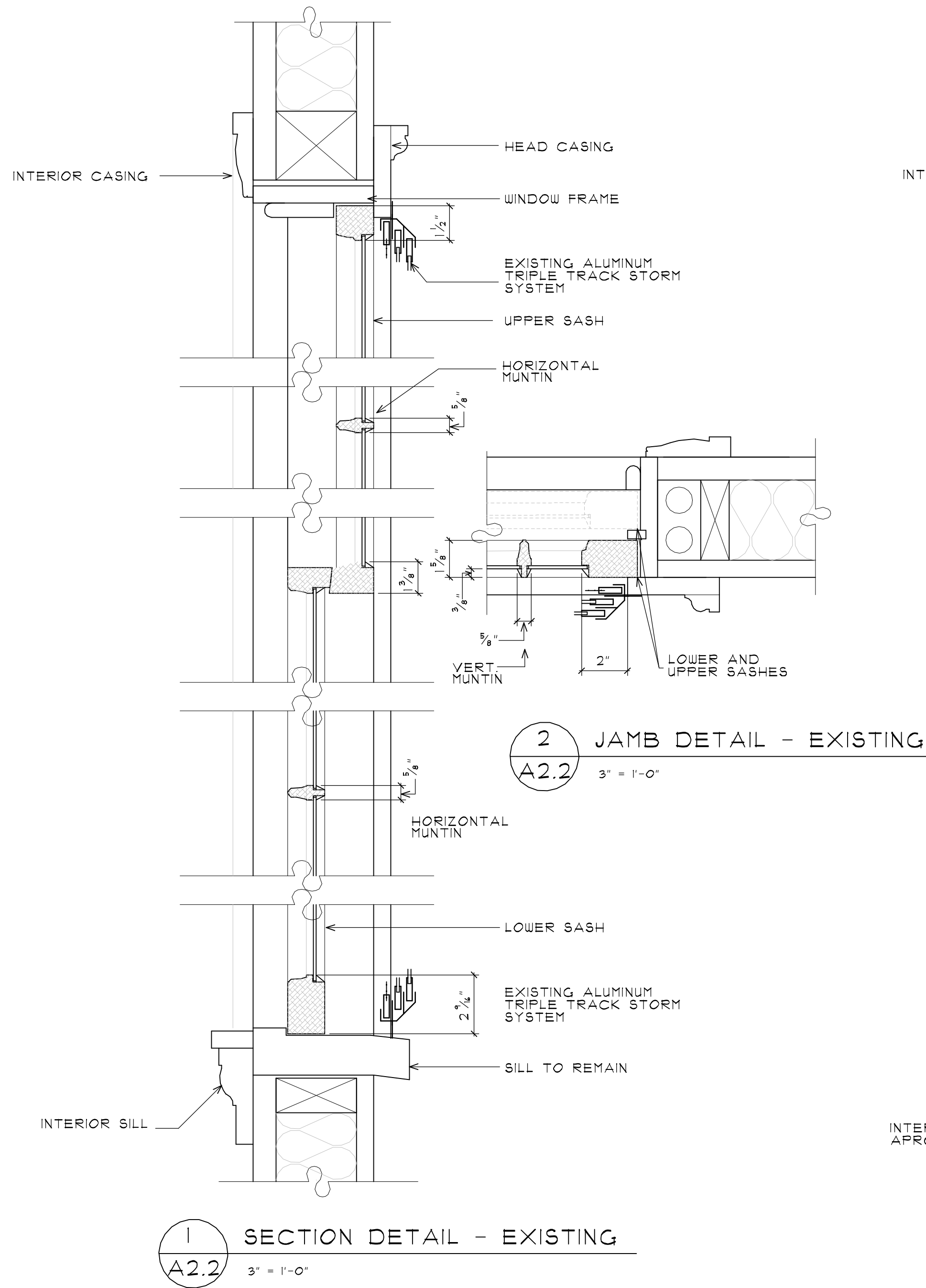
PROPOSED WINDOW SASH REPLACEMENT
SINGLE FAMILY BUILDING
169 POWER STREET
PROVIDENCE, RHODE ISLAND 02906

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



DATE: 8/30/21
SCALE: 1" = 1'-0"

REVISIONS:



1 SECTION DETAIL - EXISTING

A2.2 3" = 1'-0"

3 SECTION DETAIL - PROPOSED

A2.2 3" = 1'-0"

HDC SUBMISSION

PROPOSED WINDOW SASH REPLACEMENT SINGLE FAMILY BUILDING 169 POWER STREET PROVIDENCE, RHODE ISLAND 02906	
ACME ARCHITECT L.L.C. 9 SIMMONS ROAD LITTLE COMPTON RHODE ISLAND 02837 T. 401 465 5247 F. 401 635 8662 MarkRappArchitect.com	
<div></div>	
WINDOW SECTIONS	REVISIONS: DATE: 8/30/21 SCALE: 3" = 1'-0"
SHEET A2.2	
21-00	