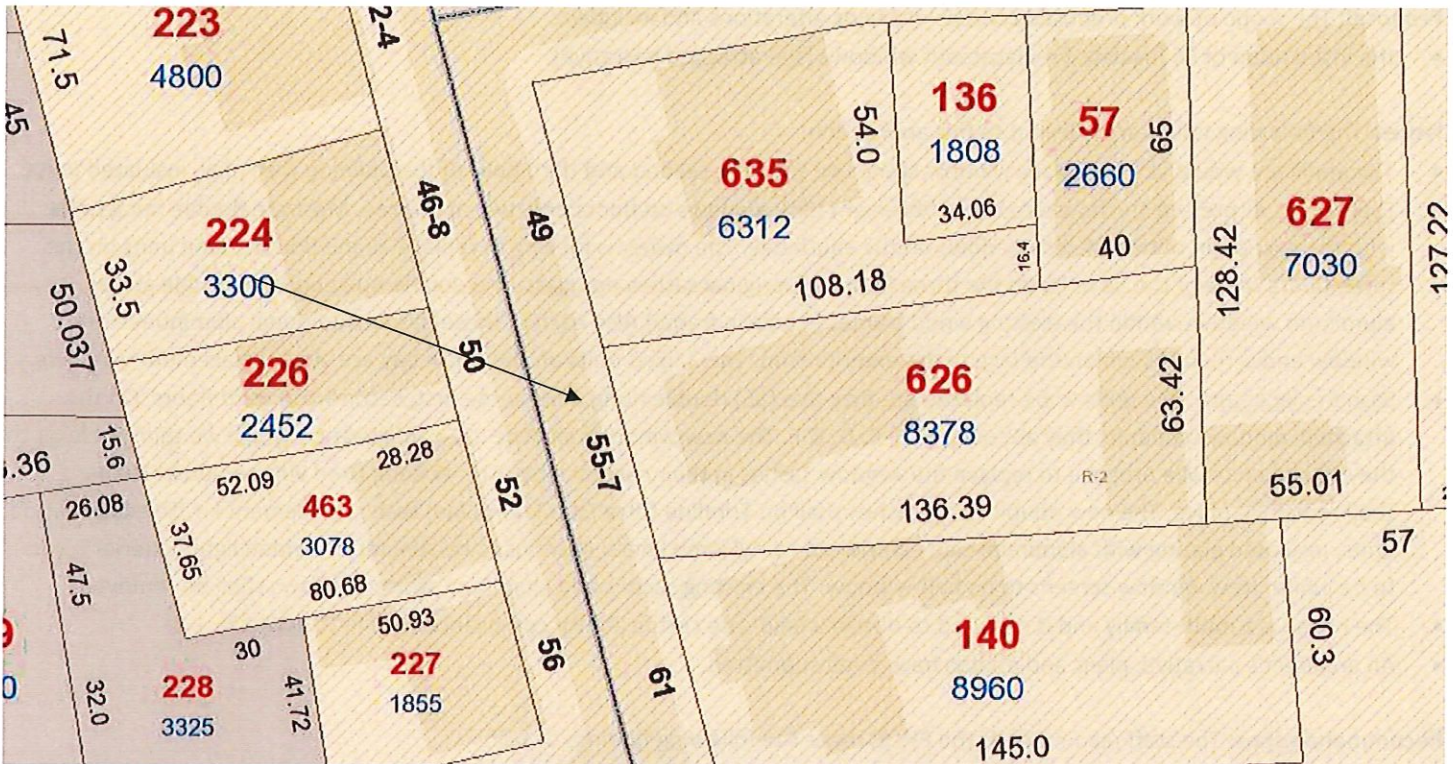


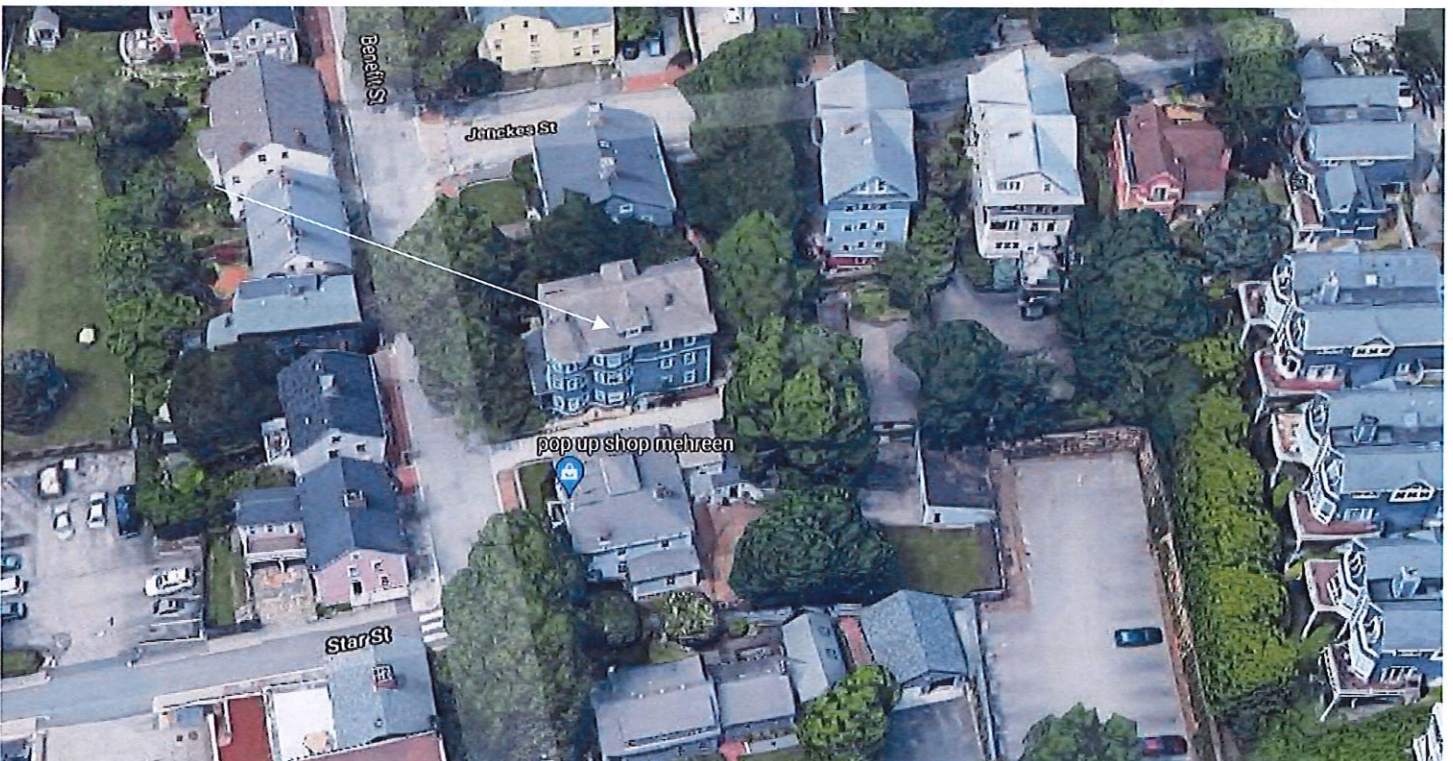
3. CASE 21.096, 55 BENEFIT STREET, Three-decker, post 1895 (COLLEGE HILL)

3½ stories; hip roof; clapboard and shingle; 3-decker with conical roofed tower on corner and porch with upper 2 stories missing.

CONTRIBUTING



Arrow indicates 55 Benefit Street.



Arrow indicates project location, looking north.

Applicant/Owner: David Borge, 39 Alger Ave., Providence, RI 02907

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 55 insulated replacement windows (see attached narrative).

Issues: The following issues are relevant to this application:

- The applicant would like to replace window sashes on the first, second and third floor of the building with new, insulated units.
- **Evaluation:** At present the house contains fifty-eight (58) windows on floors one, two and three. Most are double hung units with the exception of three fixed windows on the south bay. The owner is looking to replace all the double hung units on the three floors *None* of the 58 units on the three floors are original sashes nor glass. The double hung units are single glazed aluminum windows within the existing wood frames (frame in frame) Also each of these has an additional aluminum storm window and screen system on the face of the exterior trim. The 3 fixed units on the south bay are vinyl replacement windows.
- **Sash Replacement:** The units to be replaced are fifty-five (55) double hung units in the first, second and third floors. On the attached window schedule, they are units A, B, C, D, & F. The new windows shall be 2/2 configuration which we think is closer to the original units. We propose to replace the window sashes in their current sizes. The existing fixed vinyl windows (units "E") shall remain in place. 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 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) 55 Benefit 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 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. 55 Benefit 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 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: 55 Benefit Street, Providence, RI 02906
Date: 6 September 2021
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

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

Evaluation

At present the house contains fifty-eight (58) windows on floors one, two and three. Most are double hung units with the exception of three fixed windows on the south bay. The owner is looking to replace all the double hung units on the three floors

None of the 58 units on the three floors are original sashes nor glass. The double hung units are single glazed aluminum windows within the existing wood frames (frame in frame) Also each of these has an additional aluminum storm window and screen system on the face of the exterior trim.

The 3 fixed units on the south bay are vinyl replacement windows

Sash Replacement

The units to be replaced are fifty-five (55) double hung units in the first, second and third floors. On the attached window schedule they are units A, B, C, D, & F. The new windows shall be 2/2 configuration which we think is closer to the original units. We propose to replace the window sashes in their current sizes. The existing fixed vinyl windows (units "E") shall remain in place.

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.
- Aesthetics – The Owner is willing to install replacement window sashes which are closer in configuration to the original windows. The difference in

glass area reduction is less than 3% for unit "D". 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.

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 - West (Benefit Street) elevation



2 - SW corner facing Benefit Street



3 - South elevation



4 - East (rear) elevation



5 - Partial view of north elevation



6 - exterior view of window - typical



7 - Vinyl window unit "E" to remain



8 - Aluminum window from interior



9 - window detail



10 - window detail



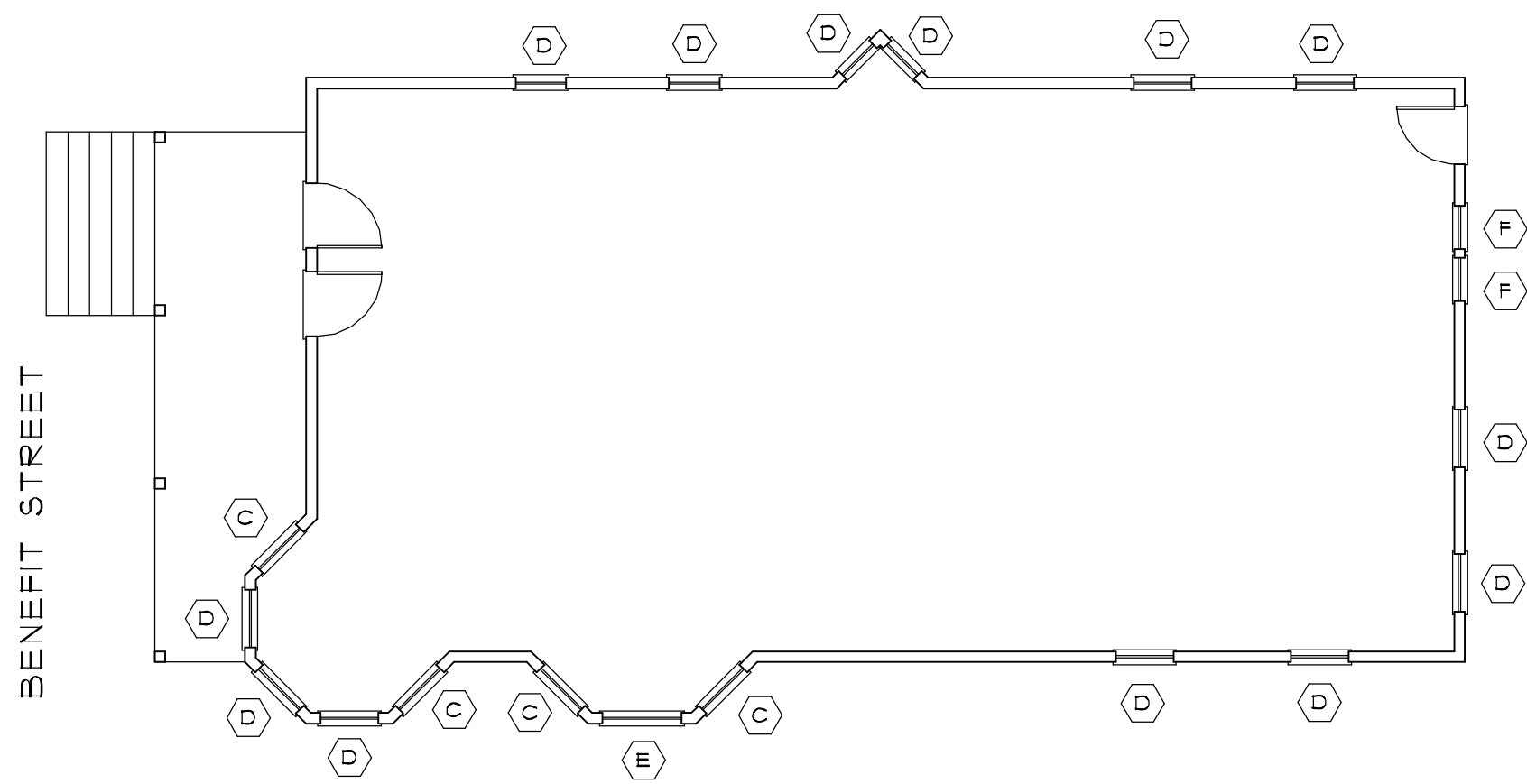
11 - window detail



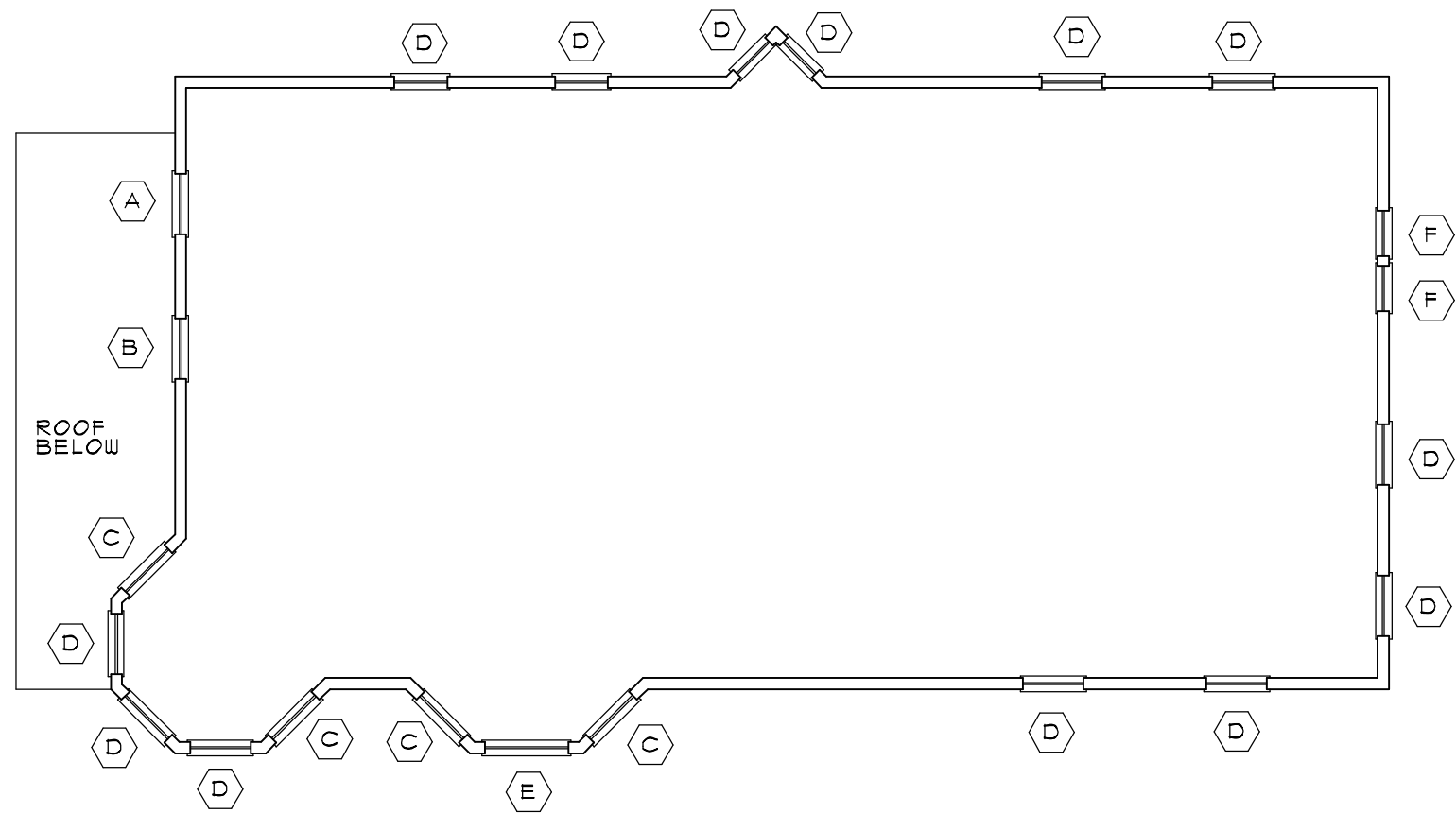
12 - window detail



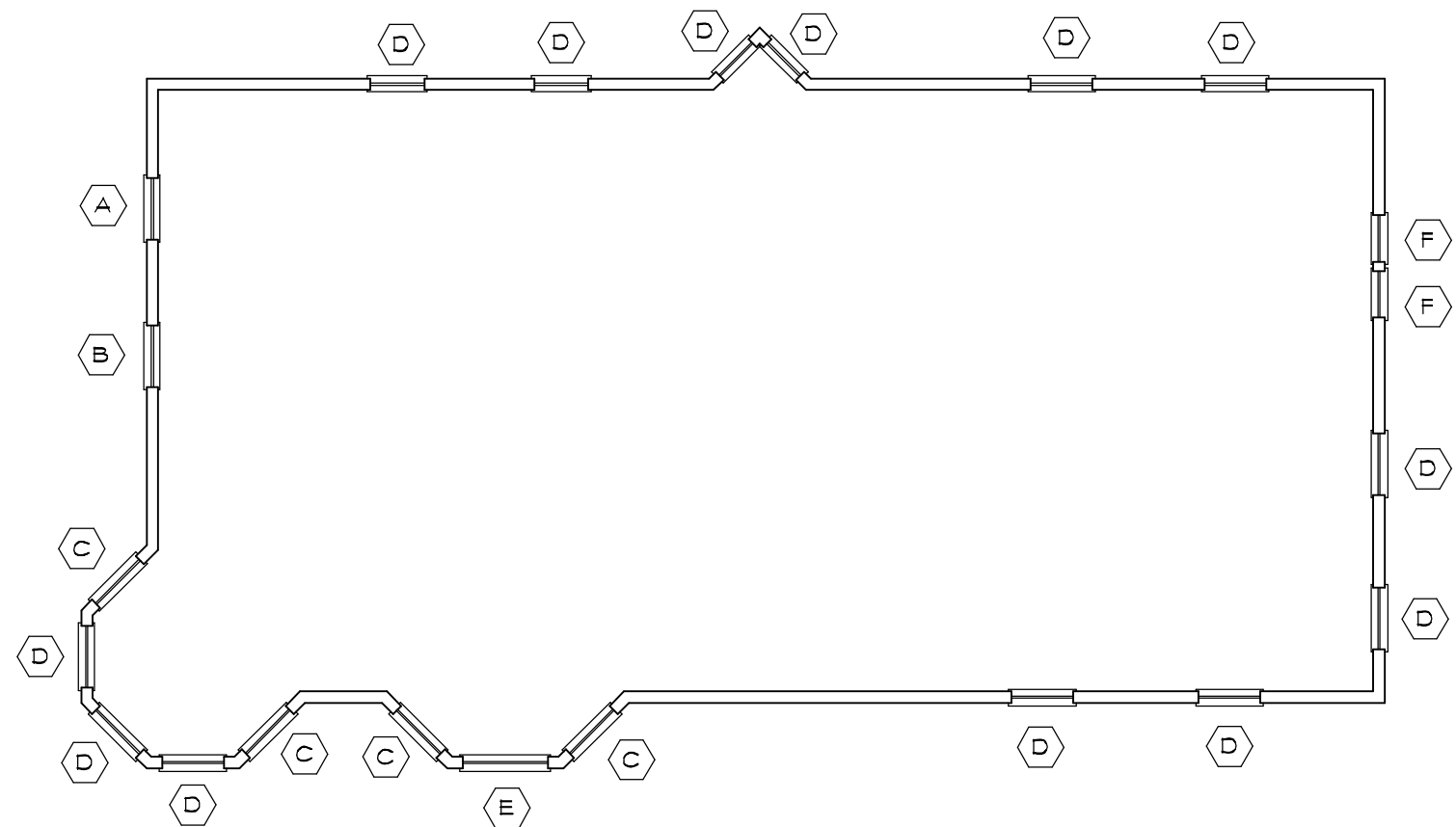
13 - vinyl window to remain unit "E"



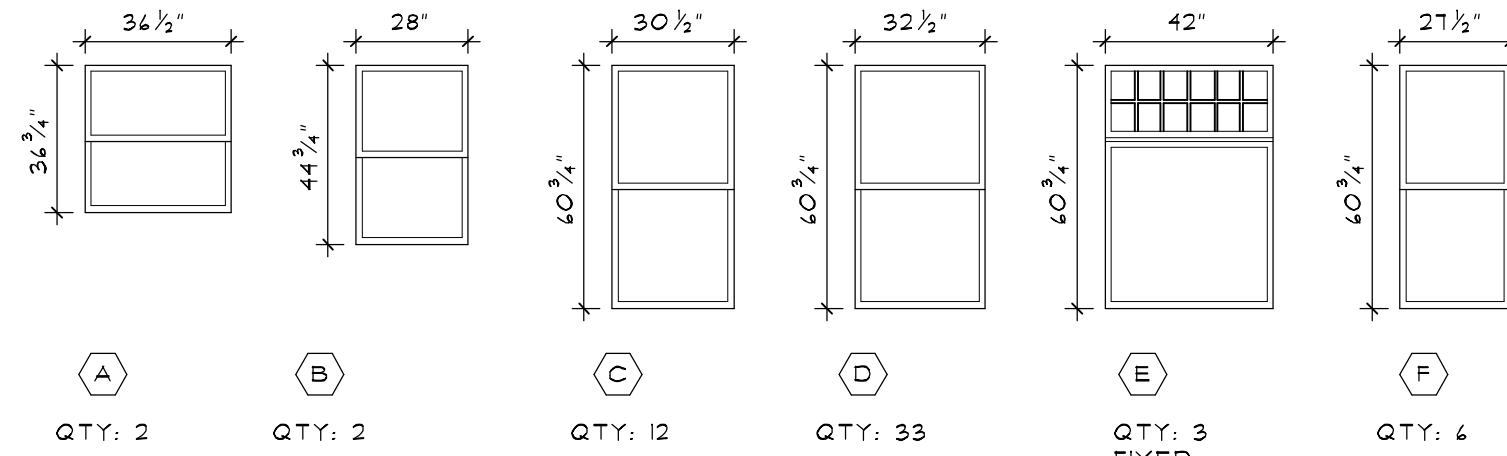
1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



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

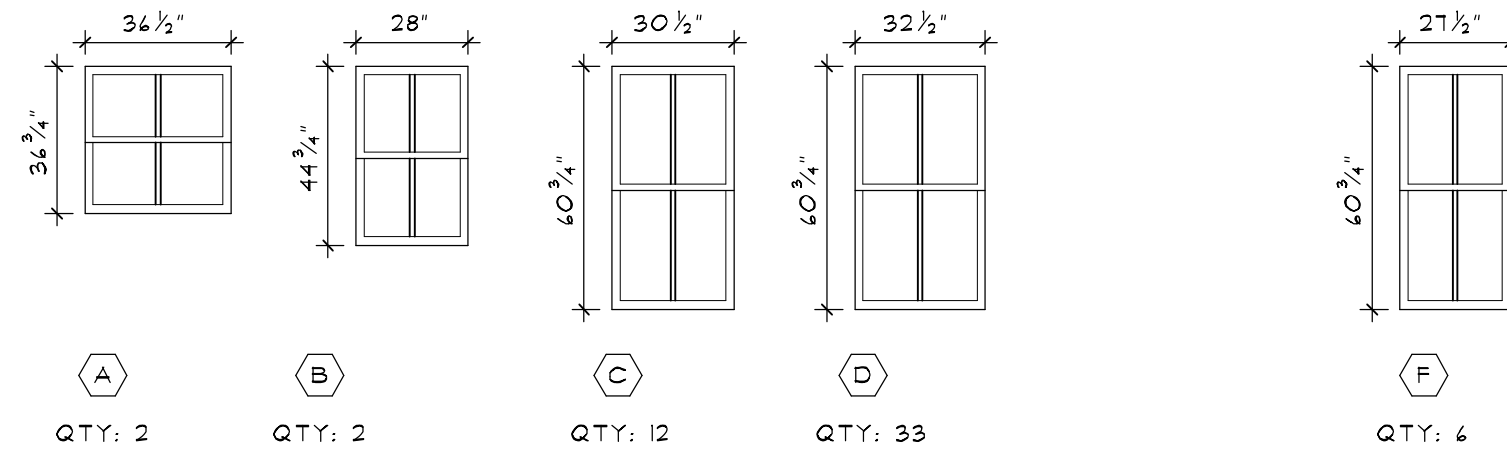


3 THIRD FLOOR PLAN
A1.1 1/8" = 1'-0"



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
THREE-FAMILY BUILDING
55 BENEFIT STREET
PROVIDENCE, RHODE ISLAND 02906

ACME ARCHITECT L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
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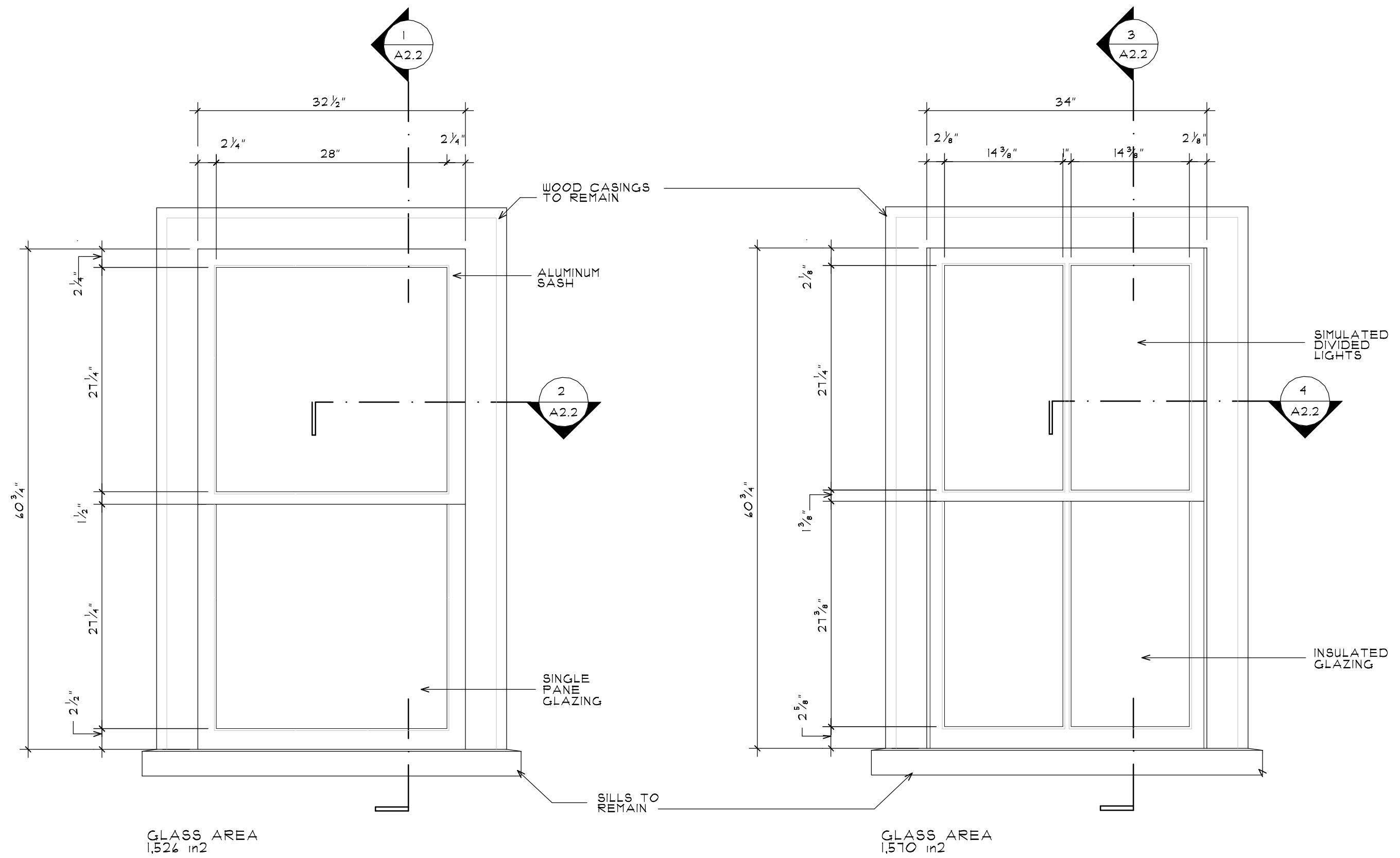
HDC SUBMISSION

KEY PLANS, WINDOW SCHEDULE

REVISIONS:
DATE: 9/16/21
SCALE: AS NOTED

SHEET

A1.1



GLASS AREA
1,524 in²

GLASS AREA
1,570 in²

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

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

UNIT "D"

UNIT "D"

HDC SUBMISSION

WINDOW ELEVATIONS

SHEET
A2.1

DATE: 9/16/21
SCALE: 1" = 1'-0"

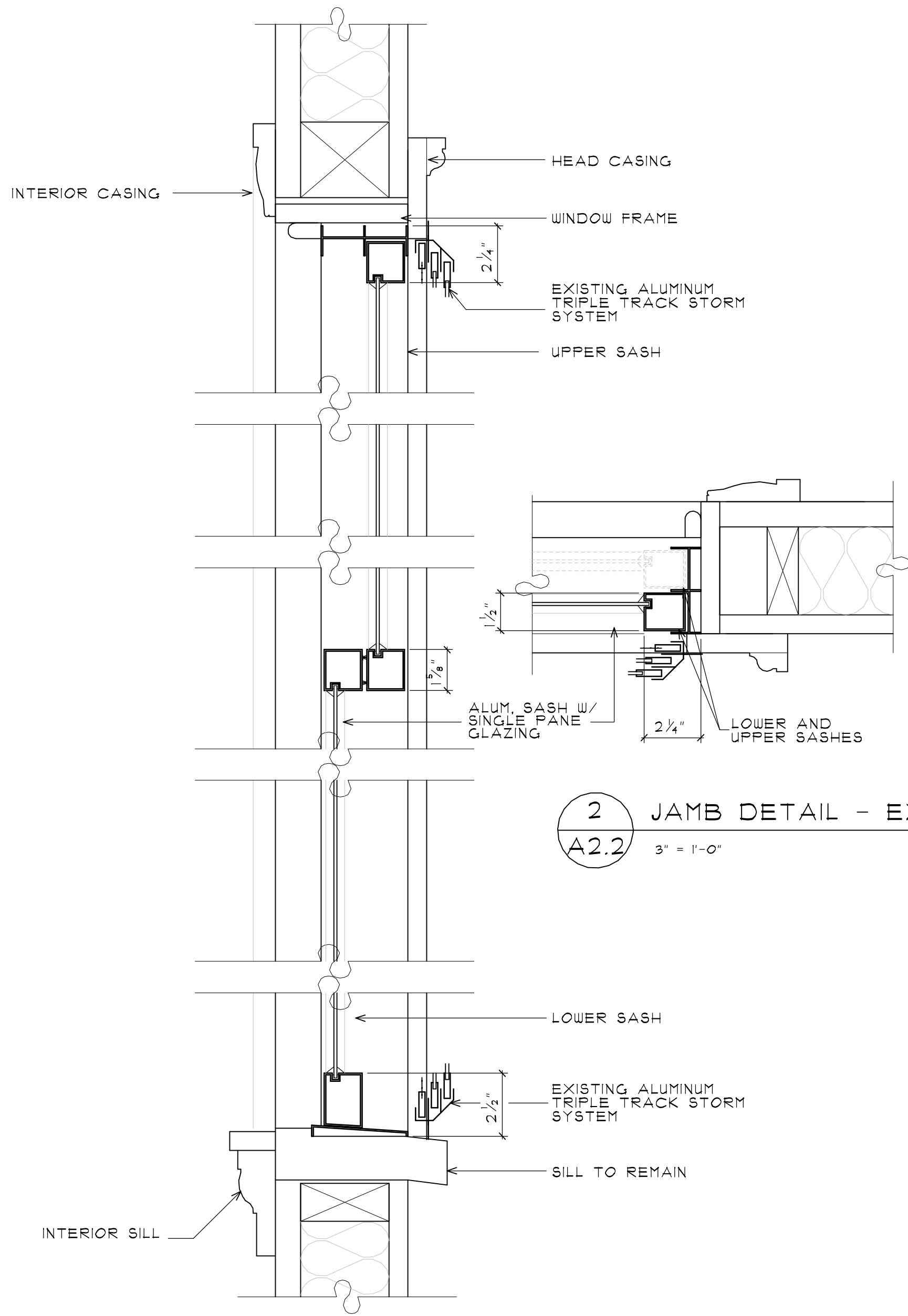
REVISIONS:



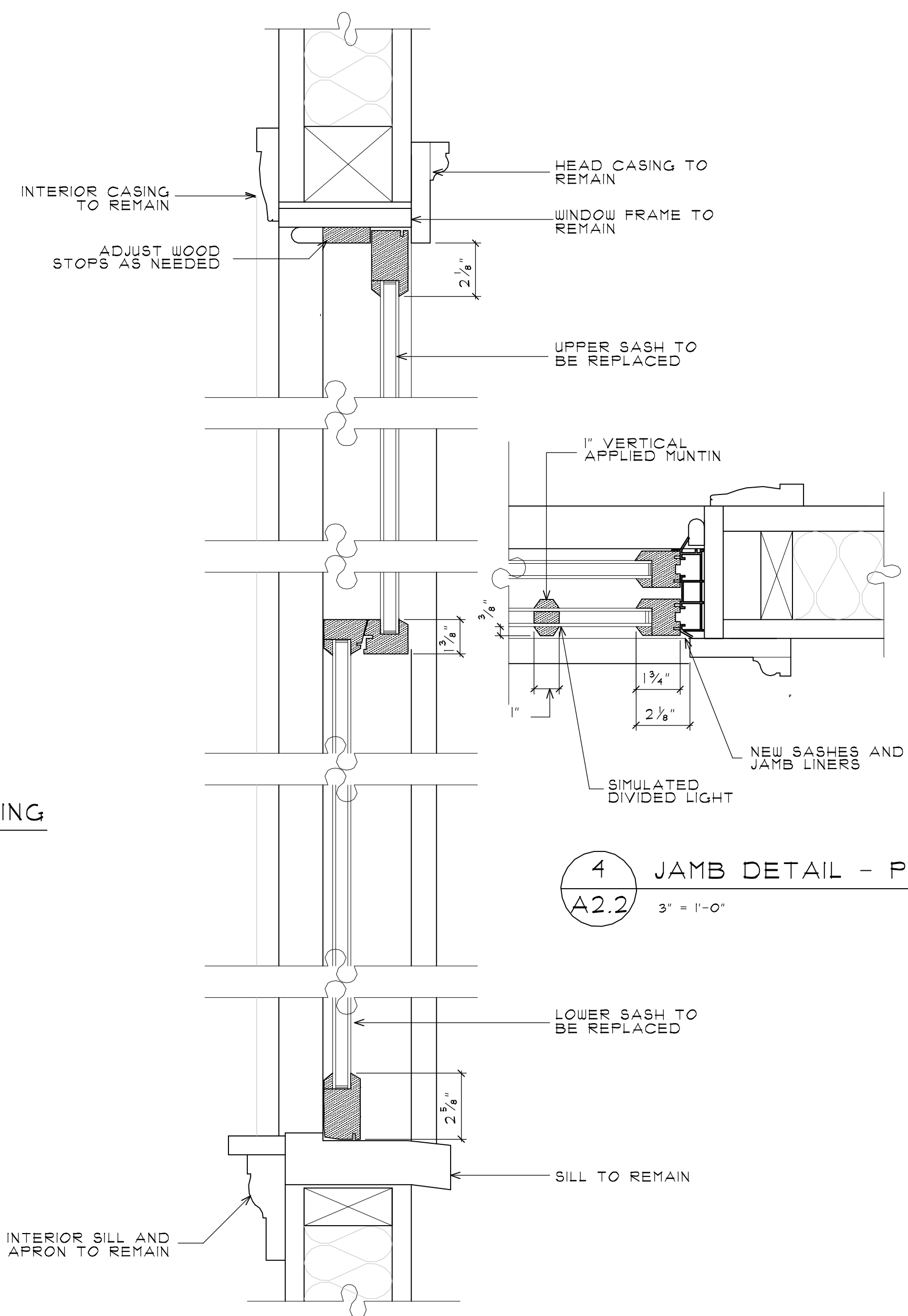
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ACME
ARCHITECT
L.L.C.

PROPOSED WINDOW SASH REPLACEMENT
THREE FAMILY BUILDING
55 BENEFIT STREET
PROVIDENCE, RHODE ISLAND 02906



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
55 BENEFIT STREET
PROVIDENCE, RHODE ISLAND 02906

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HDC SUBMISSION

WINDOW SECTIONS	REVISIONS:
	DATE: 9/6/21 SCALE: 3" = 1'-0"
SHEET	
A2.2	
21-00	