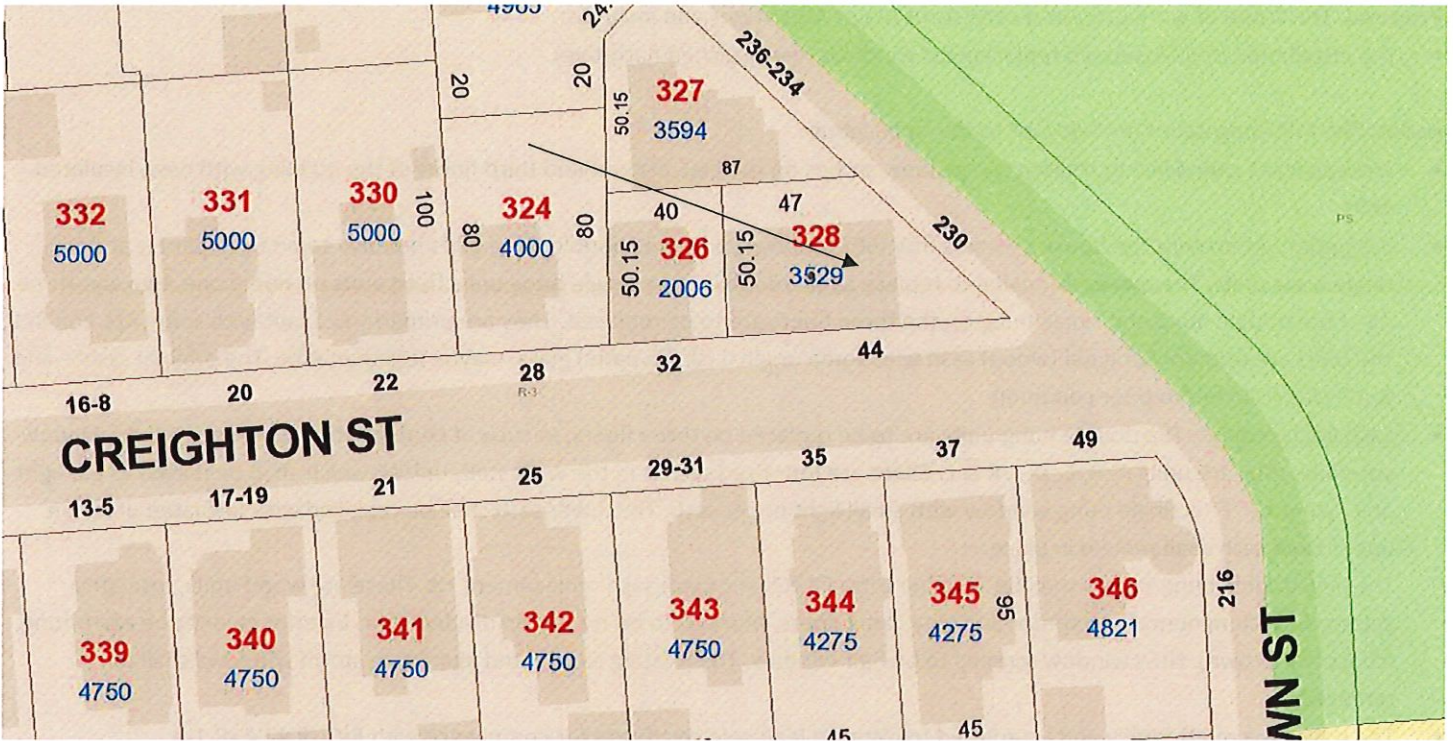


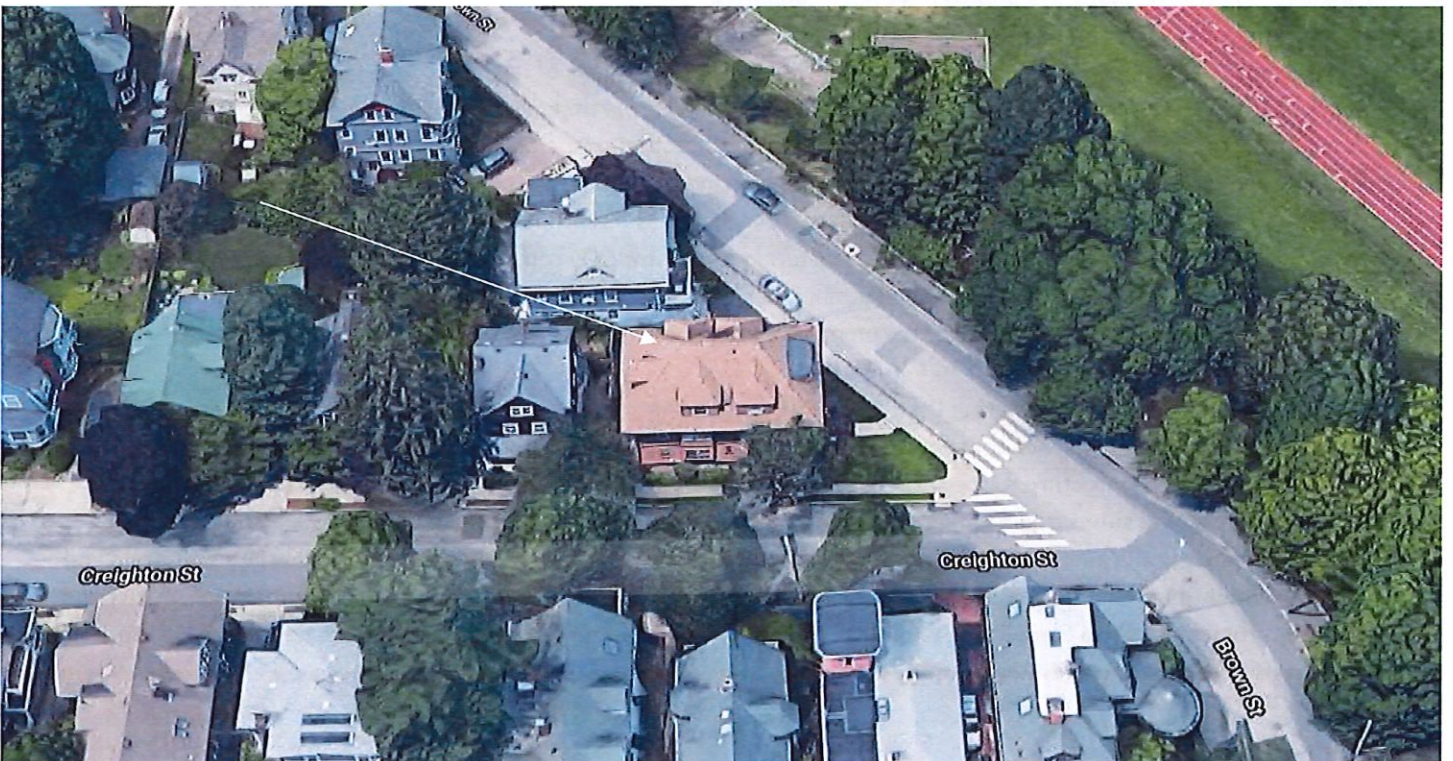
4. CASE 21.097, 230 BROWN STREET, House, post 1895 (COLLEGE HILL)

2½ stories; hip roof; clapboard and shingle; 2-family with roofless newer porch; Doric pilasters from original porch still in situ; 2-story bay on corner; deep eaves; broad dormer.

CONTRIBUTING



Arrow indicates 230 Brown Street.



Arrow indicates project location, looking north.

Applicant/Owner: Eric Greenberg, 56 Hulling Lane, East Greenwich, RI 02818

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 50 insulated replacement windows (see attached narrative).

Issues: The following issues are relevant to this application:

- The applicant would like to replace the window sashes on the first, second and third floors of the building with new, insulated units.
- **Evaluation:** At present the house contains fifty (50) windows, primarily double hung units but also some fixed panels and four single hung units. The owner is looking to replace all the double hung, single hung units fixed units on floors one, two and three. All of the double hung and single hung on the three floors are to be replaced. They are primarily 6/1 unit with some 4/1 and 8/1. The units are primarily original (wood) sash with some original (single pane) glass, maybe less than 40%. The original sashes and some glass is in fair to poor condition.
- **Sash Replacement:** The double hung units are to be replaced on three floors, in current configuration. On the attached window schedule, they are units A, B, C, D, I, K & L. There are four fixed sashes in the west stair, unit H, which shall be placed as a 6-light unit. Window "F" is single hung window with small light upper sash. The lower sash shall be replaced with insulated unit, the upper fixed sash 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 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) 230 Brown 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. 230 Brown 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: 230 Brown Street, Providence, RI 02906
Date: 12 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 floors of the building with new, insulated units.

Evaluation

At present the house contains fifty (50) windows, primarily double hung units but also some fixed panels and four single hung units. The owner is looking to replace all the double hung, single hung units fixed units on floors one, two and three.

All of the double hung and single hung on the three floors are to be replaced. They are primarily 6/1 unit with some 4/1 and 8/1. The units are primarily original (wood) sash with some original (single pane) glass, maybe less than 40%. The original sashes and some glass is in fair to poor condition.

Sash Replacement

The double hung units are to be replaced on three floors, in current configuration. On the attached window schedule they are units A, B, C, D, I, K & L. There are four fixed sashes in the west stair, unit H, which shall be placed as a 6 light unit. Window "F" is single hung window with small light upper sash. The lower sash shall be replaced with insulated unit, the upper fixed shas shall remain in place.

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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 about 3% for unit “C”. 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 - West (rear) elevation



2 - Creighton (south) elevation



3 - Brown Street (east) elevation



4 - Turret on NE corner



5 - North elevation



6 - Unit "B" from exterior



7 - upper sash of unit "F" to remain



8 - interior detail



9 - interior detail



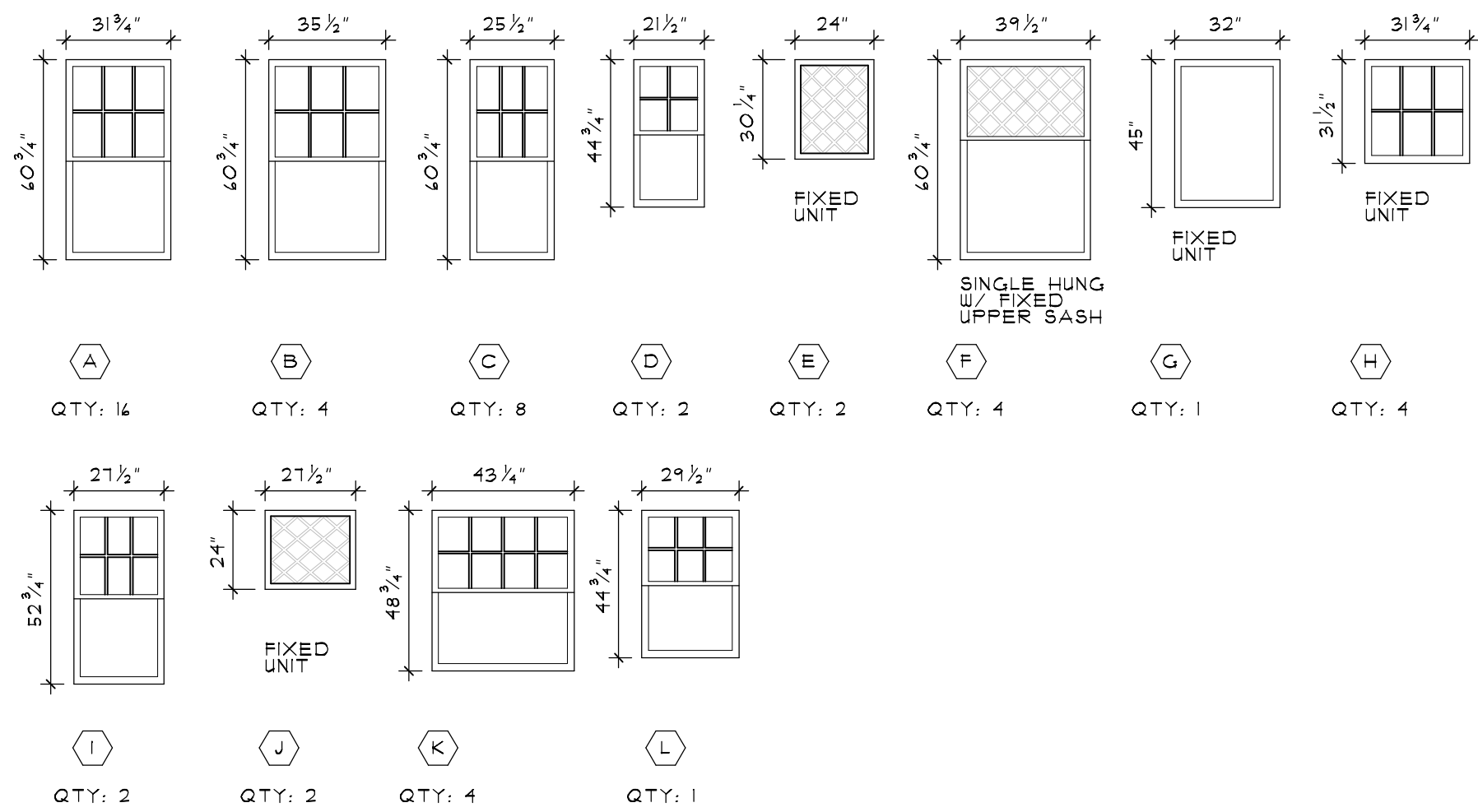
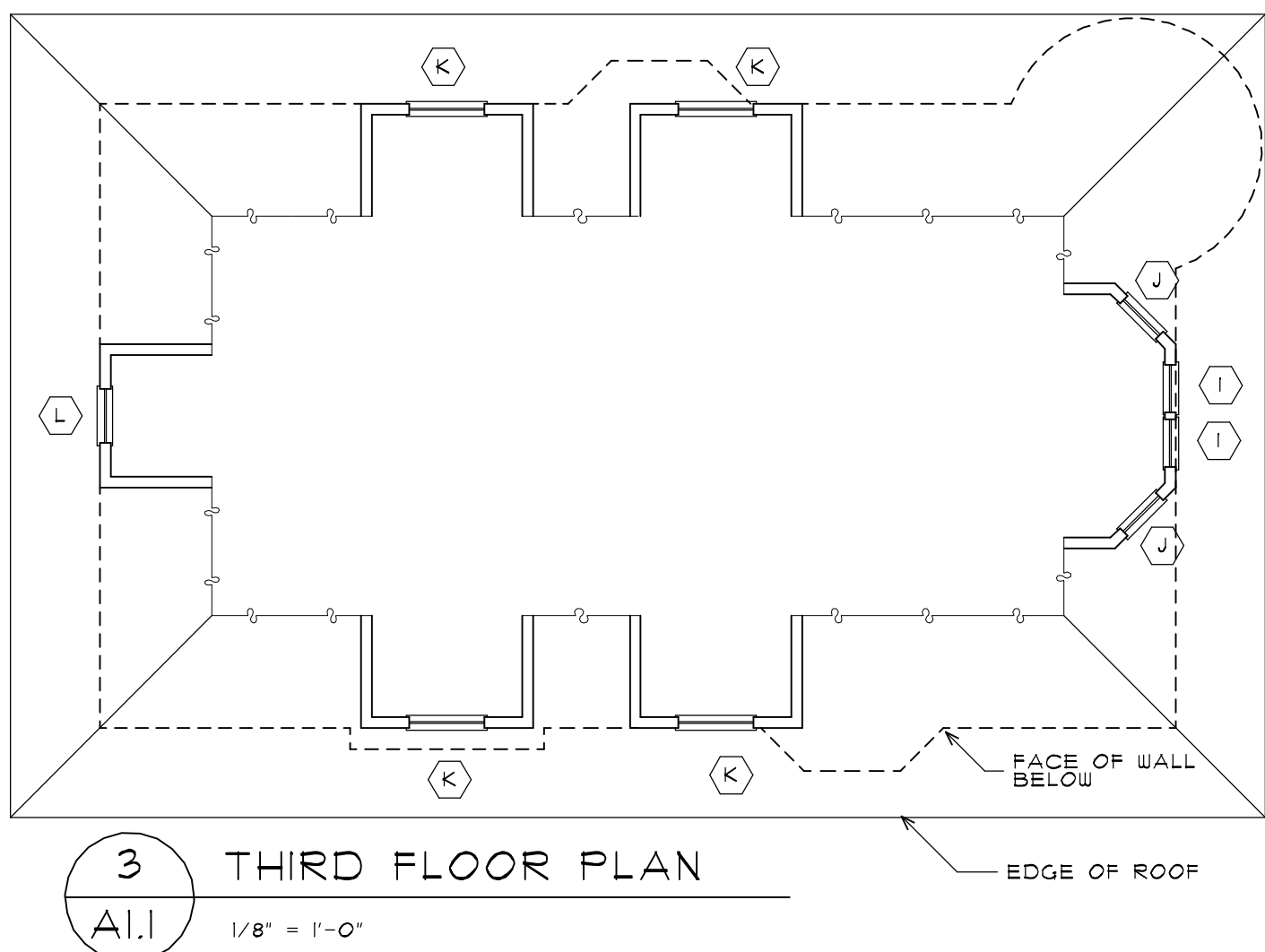
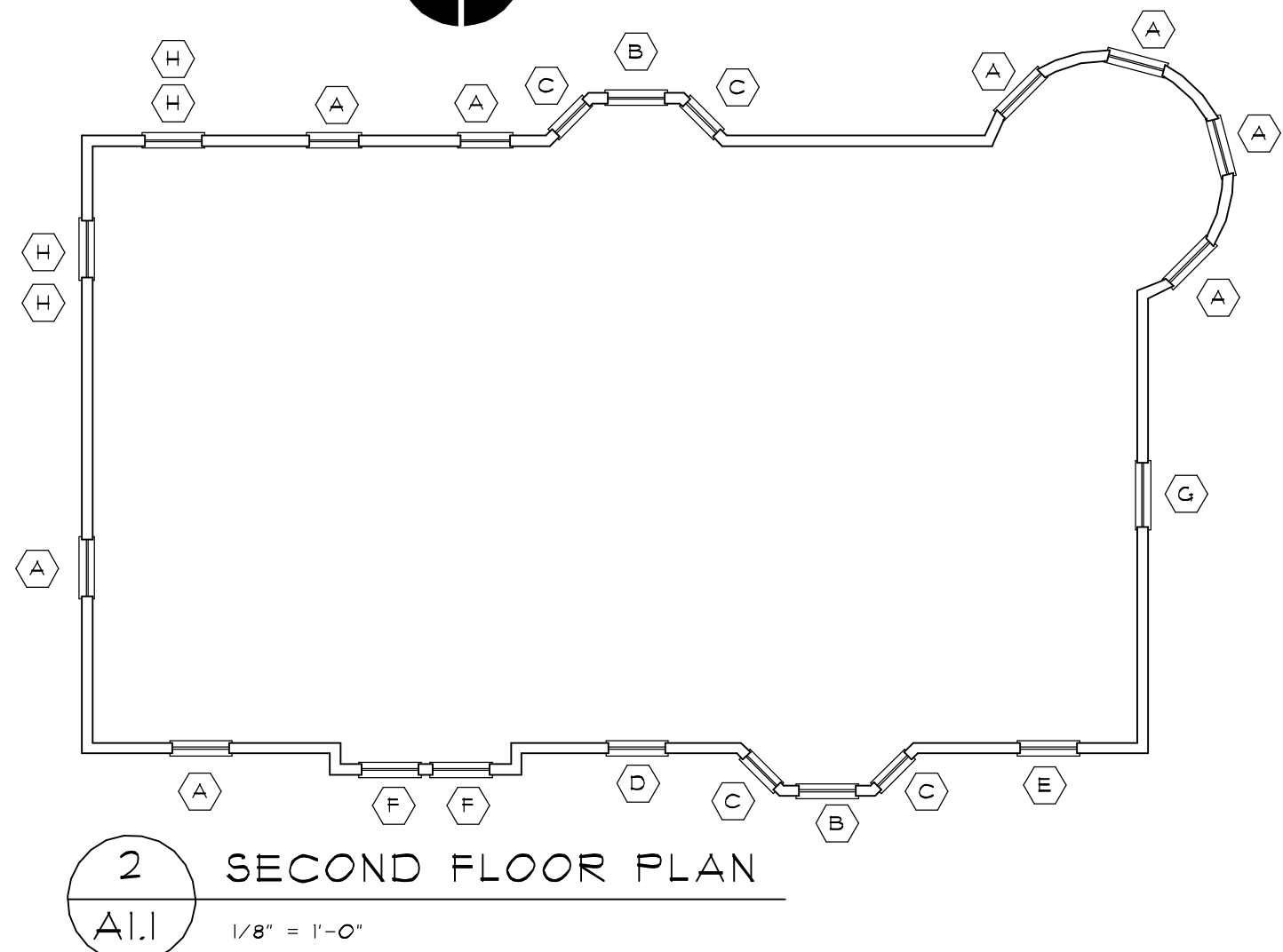
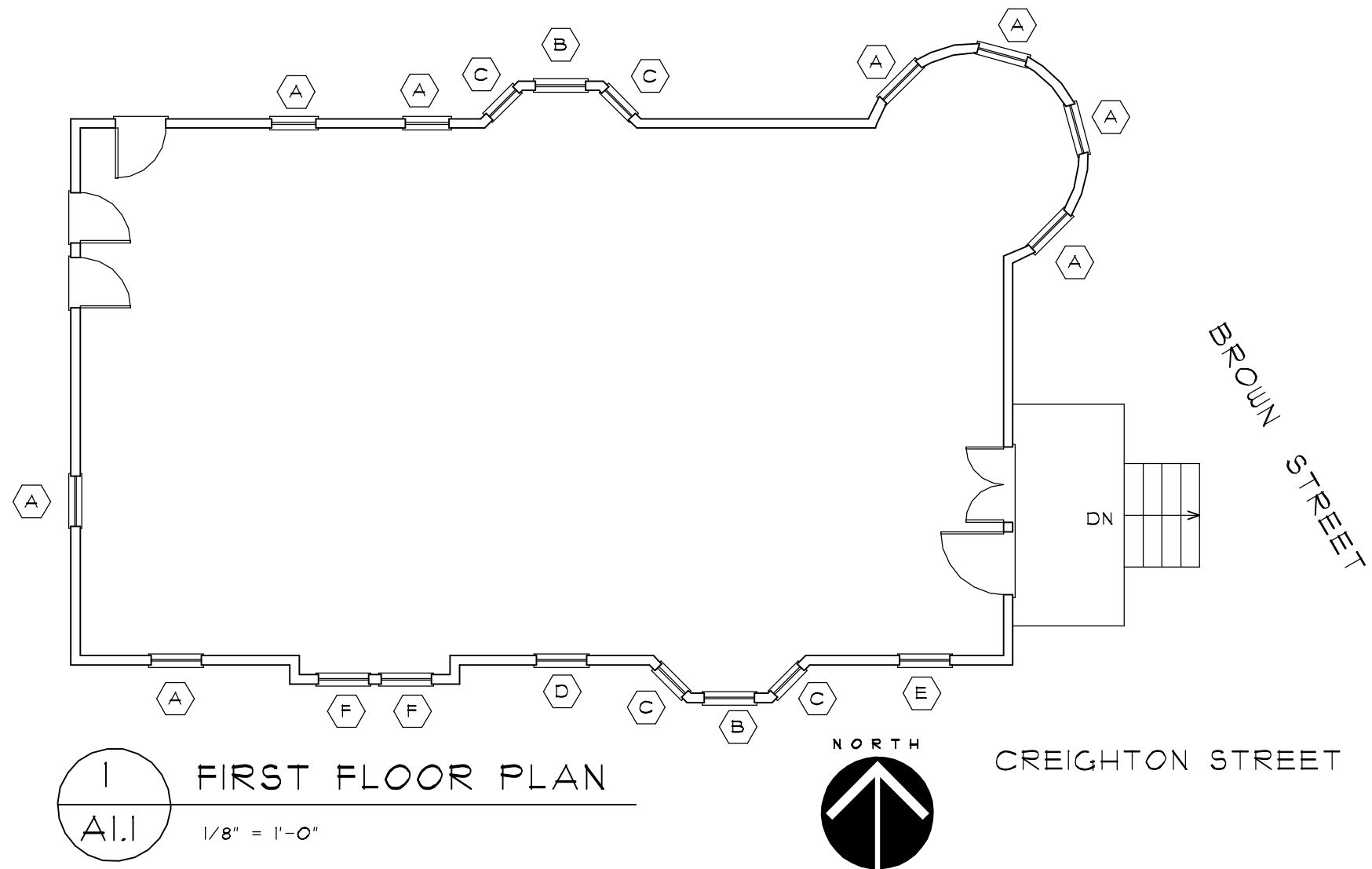
10 - unit "A" from interior



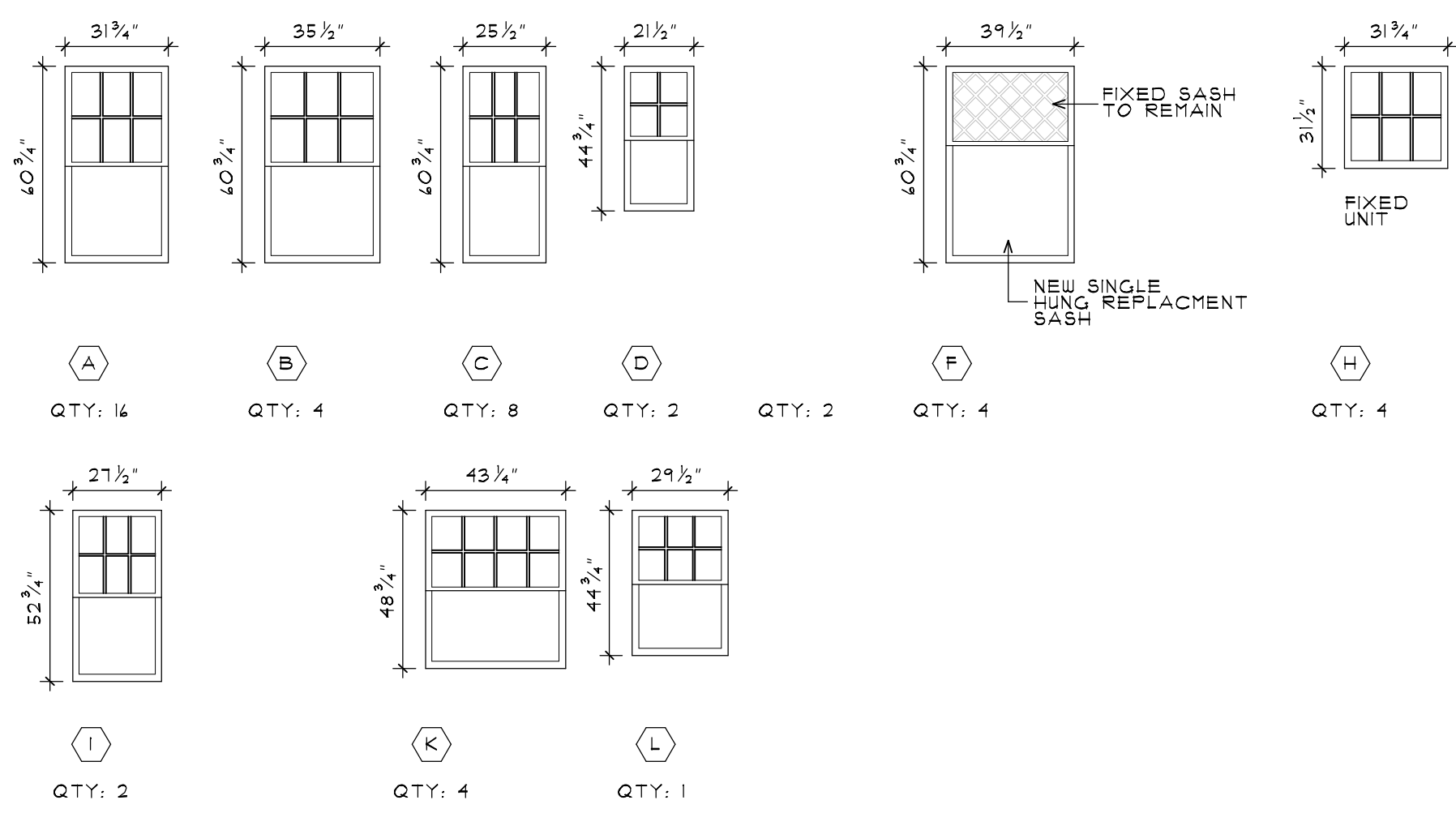
11 - unit "K" from interior



12 - unit "E" to remain in place



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



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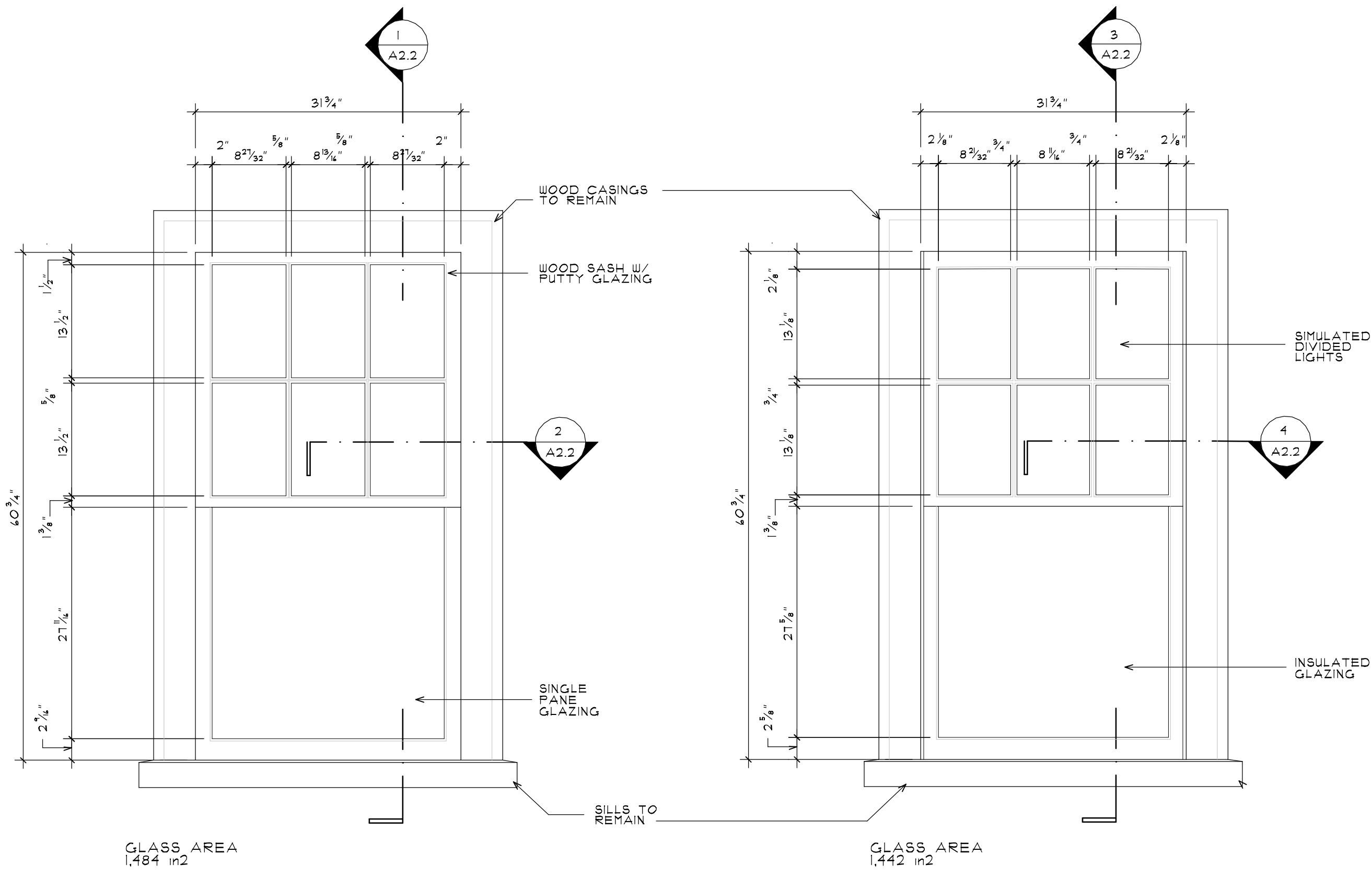
KEY PLANS, WINDOW SCHEDULE

DATE: 9/12/21
SCALE: AS NOTED

REVISIONS:

SHEET **A1.1**

21-00



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

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

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WINDOW ELEVATIONS

SHEET
A2.1

DATE: 9/12/21
SCALE: 1" = 1'-0"
REVISIONS:

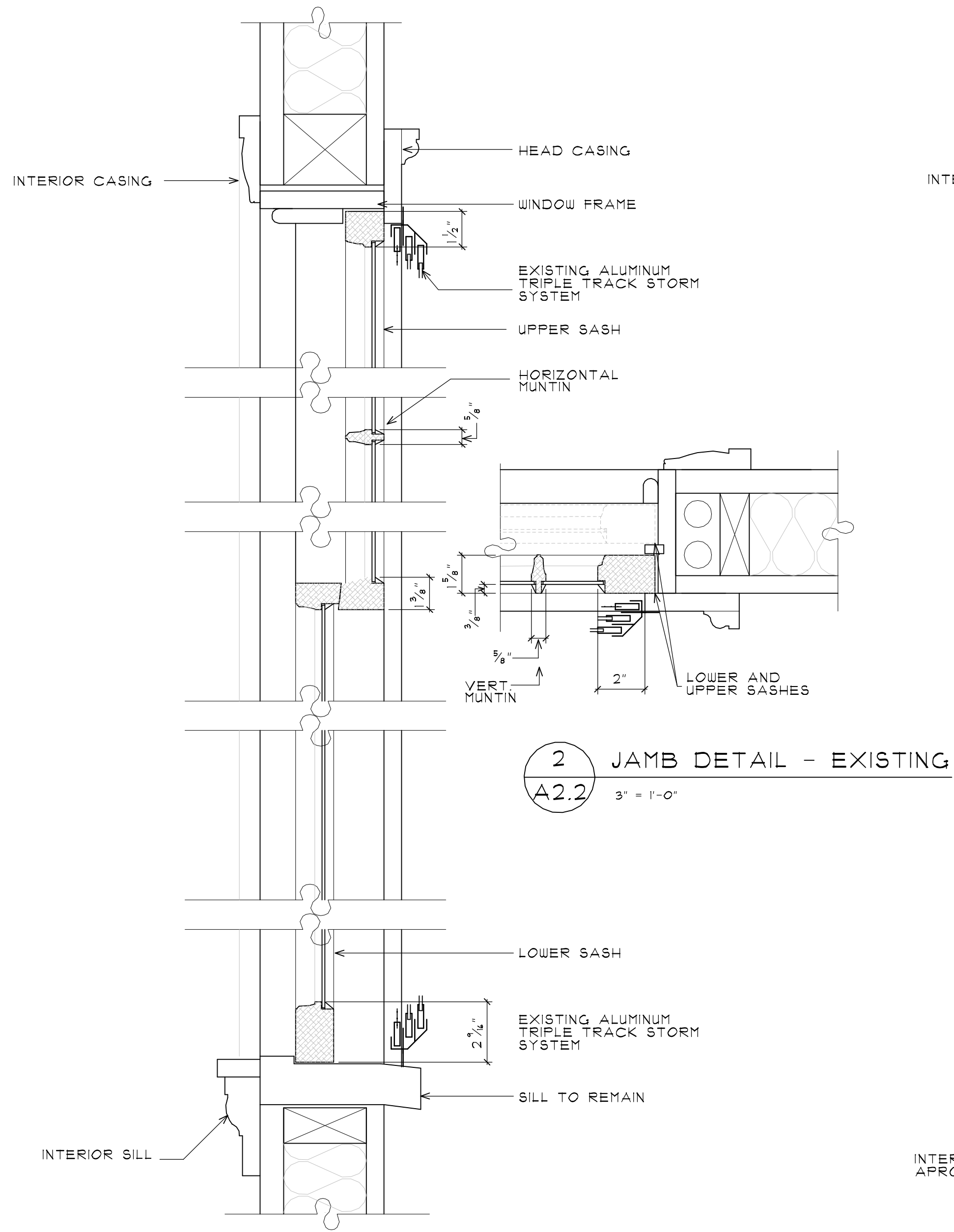


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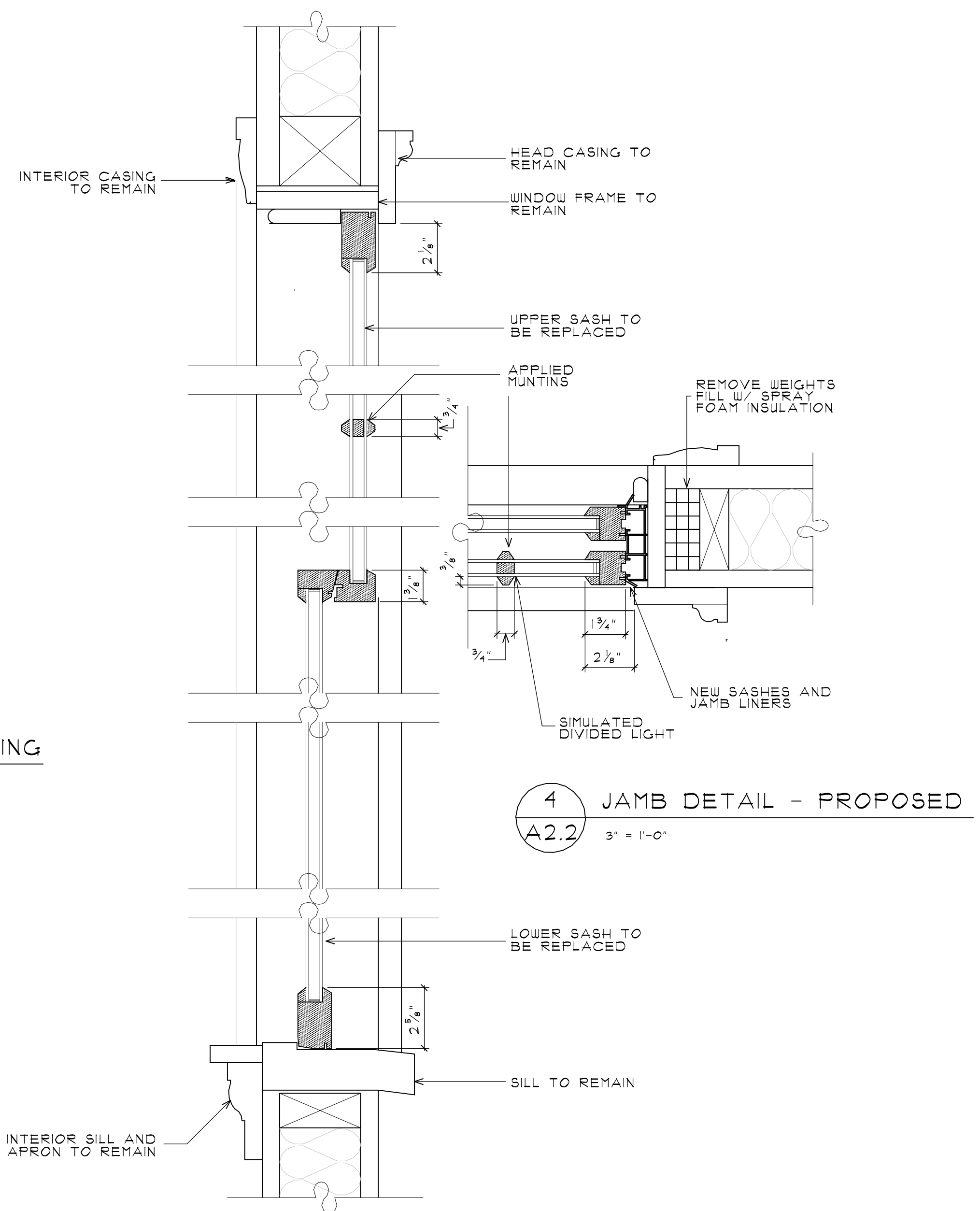
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RHODE ISLAND 02837

PROPOSED WINDOW SASH REPLACEMENT
THREE-FAMILY BUILDING
 230 BROWN STREET
 PROVIDENCE, RHODE ISLAND 02906



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



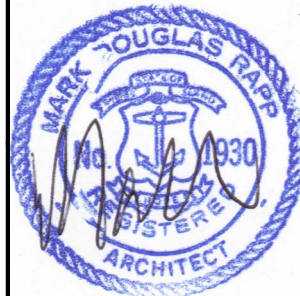
4 JAMB DETAIL - PROPOSED
A2.2 3" = 1'-0"

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
230 BROWN STREET
PROVIDENCE, RHODE ISLAND 02906

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WINDOW SECTIONS	REVISIONS:
	DATE: 9/12/21 SCALE: 3" = 1'-0"

SHEET
A2.2
21-00