

Applicant/Owner: Ian Foraker, 1969 A Pine St., San Francisco, CA 94109

Contractor: Pella Windows, 20 Commerce Way Suite 11, Seekonk, MA 02771

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

- the installation of 10 insulated replacement windows to the third floor of the mansard roof.

Issues: The following issues are relevant to this application:

- The applicant would like to replace the window sashes on the third-floor unit of the building with new, insulated units. The proposed units are Pella, full-frame, new construction units. The existing sashes and aluminum storm windows shall be removed. New window screen to be half-window.
- The house is a multi-family condo building and is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8; and,
- Plans and photos have been submitted.

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

- a) 35 Sheldon 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. 35 Sheldon 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.