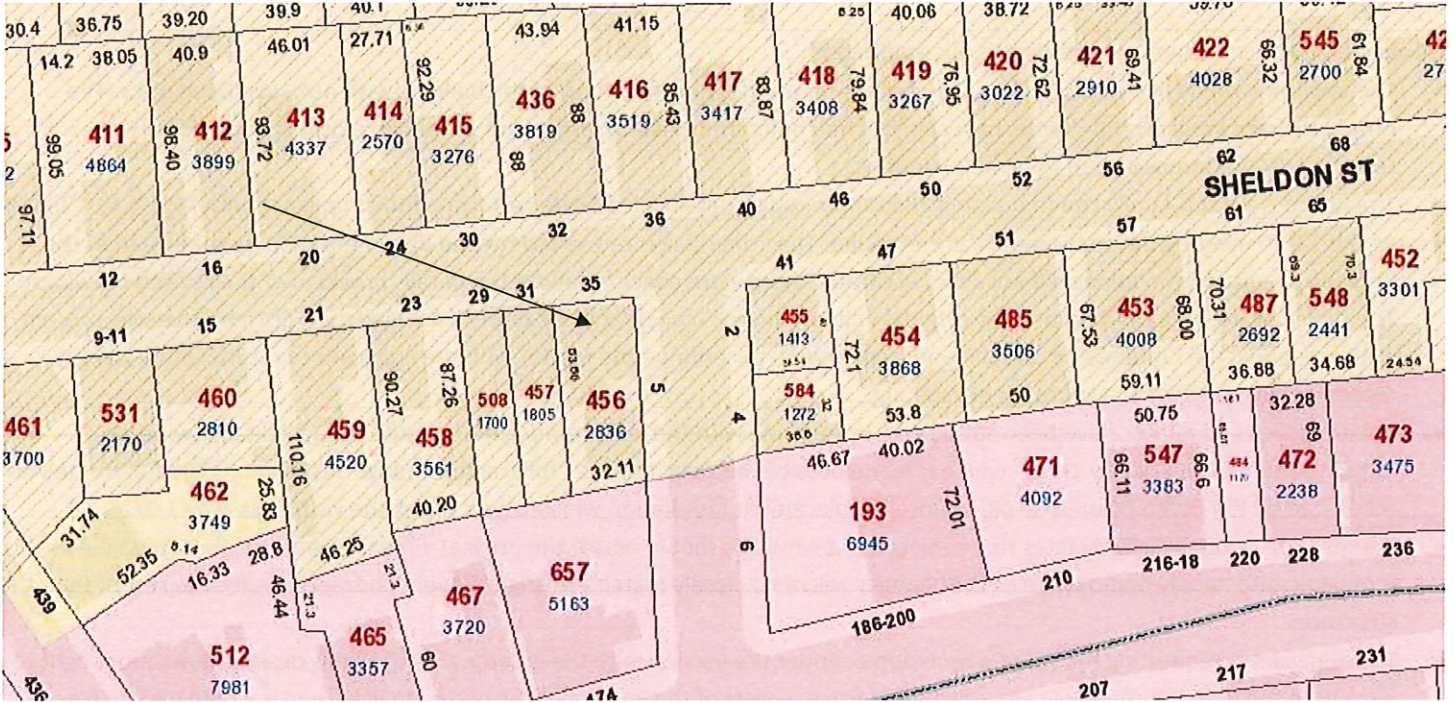


PROJECT REVIEW

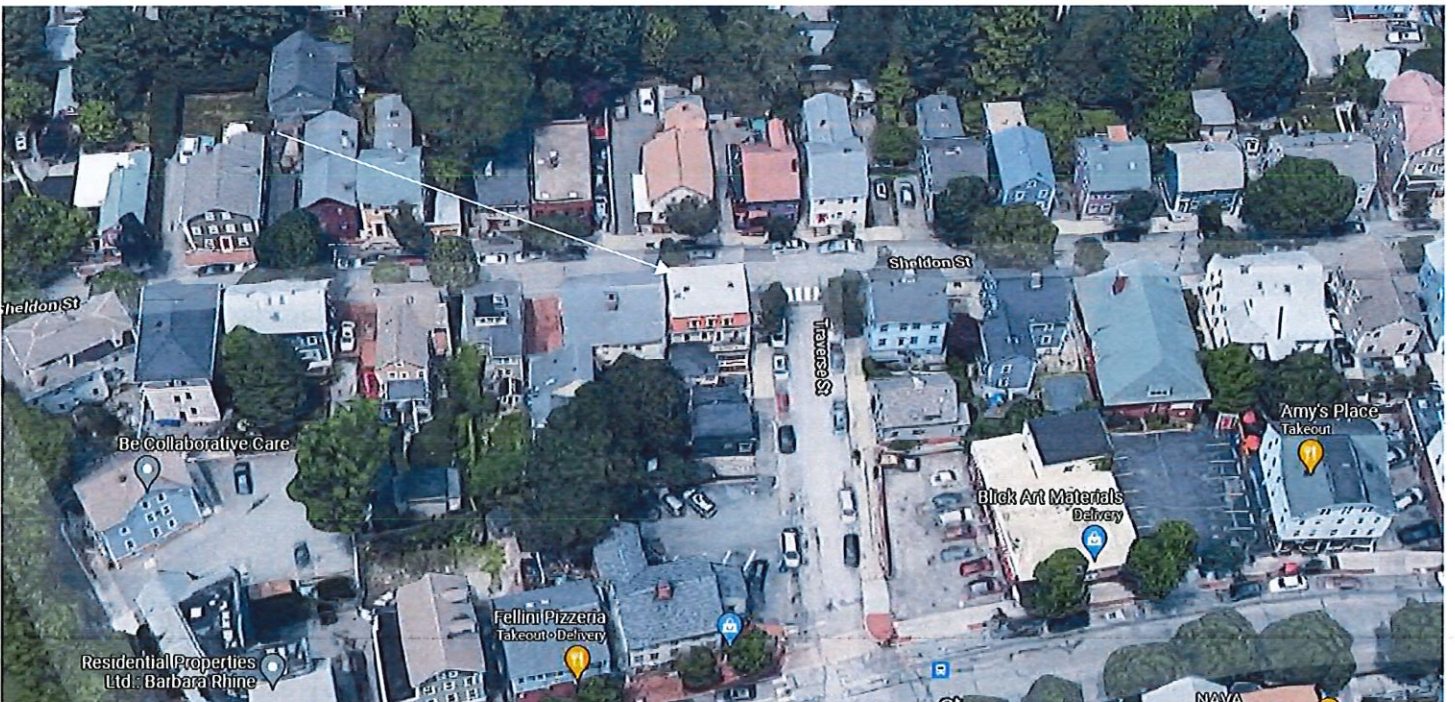
1. CASE 21.099, 35 SHELDON STREET, Charles A. Lake House, 1870s (COLLEGE HILL)

Vernacular Italianate. 2½ story, clapboarded, mansard-roof house, three-bays wide with a center entry under a heavy hood on brackets with a bracketed cornice.

CONTRIBUTING



Arrow indicates 35 Sheldon Street.



Arrow indicates project location, looking north.

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:

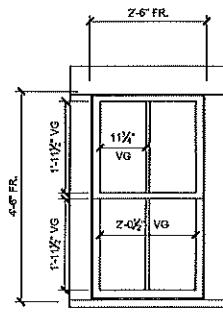
- The applicant would like to replace the window sashes on the third-floor unit of the building with new, insulated units. The proposed units are Pella, full-frame, new construction units. The existing sashes and aluminum storm windows shall be removed. New window screen to be half-window;
- The house is a multi-family condo building and is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8;
- At the 12/20 meeting the application was continued. The Commission requested revised documentation be submitted as the drawing of existing conditions did not seem accurate. There were concerns about the details provided of the revised drawings. The replacement unit is larger than the original unit and there is concern about that. As no window representative was present at the meeting, the Commission and the applicant agreed to continue the matter with the applicant to return with a window representative present at a subsequent meeting;
- Revised plans and photos have been submitted. In speaking with the Pella representatives, the proposed taller window increases the visible glass by 1-1/2" which is made possible because this is a "full frame window" installation. The full-frame was requested by the Commission to avoid an insert replacement installation which would shrink the visible glass by 1-1/2";
- Commission policy usually dictates that replacement windows should match the original dimensions as closely as possible as this is most architecturally appropriate as the changes will most closely match the original overall proportions for the rest of the structure;
- The applicant is requesting that the Commission consider the version with the greater glazing as this design allows more light to come into the unit. For the applicant, one of the great aspects of the location is the access to light, and it would ideally like to optimize this opportunity while still complying with the historic character of the building. Staff agrees that since the units are a 2/2 configuration the difference between the two proposals (1'¼" vs 11¼" original, a ½" difference) is negligible, the proposal will not affect the overall architectural proportions, and will not create an adverse effect on the historic character of the property or district.

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

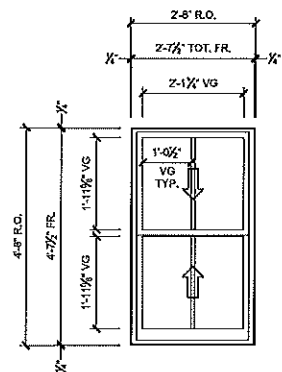
- a) 35 Sheldon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major 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.

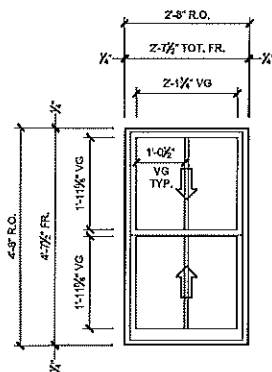
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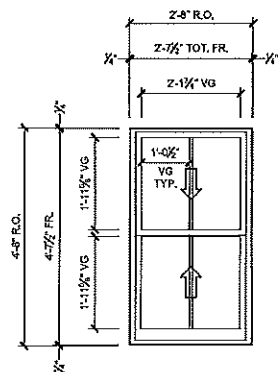
PROPOSED



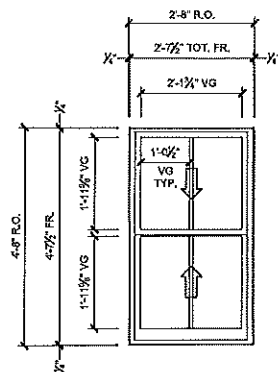
Kitchen 2
LINE # 10 QTY



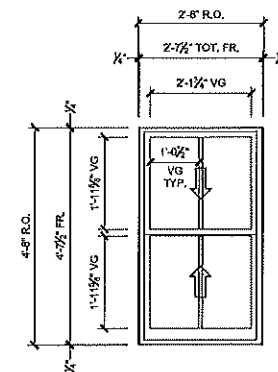
Living Room 2
LINE # 15 QTY



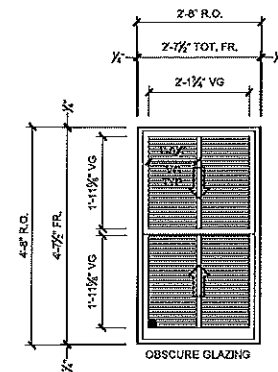
Bedroom 2
LINE # 20 QTY



Closet 1
LINE # 25 QTY



Office 2
LINE # 30 QTY



Bathroom 1
LINE # 35 QTY

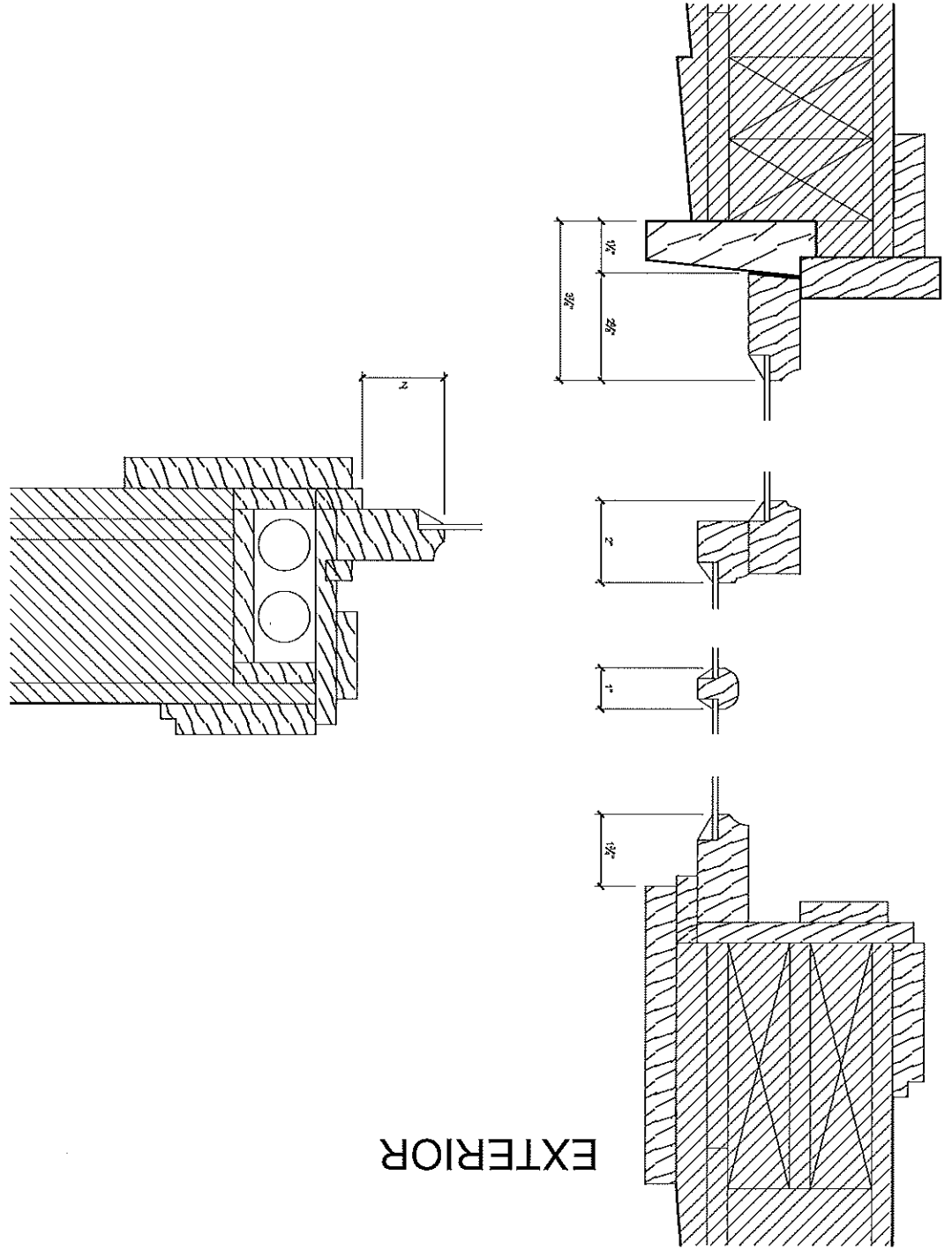
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PRELIMINARY DRAWING FOR
85 Power St.
LOCATION: PROVIDENCE, RI
ARCHITECT: ---

ORIGINAL: 6-25-21
DRAWN BY: TJT
Project No.: 14349128
SHEET: 1 of 2

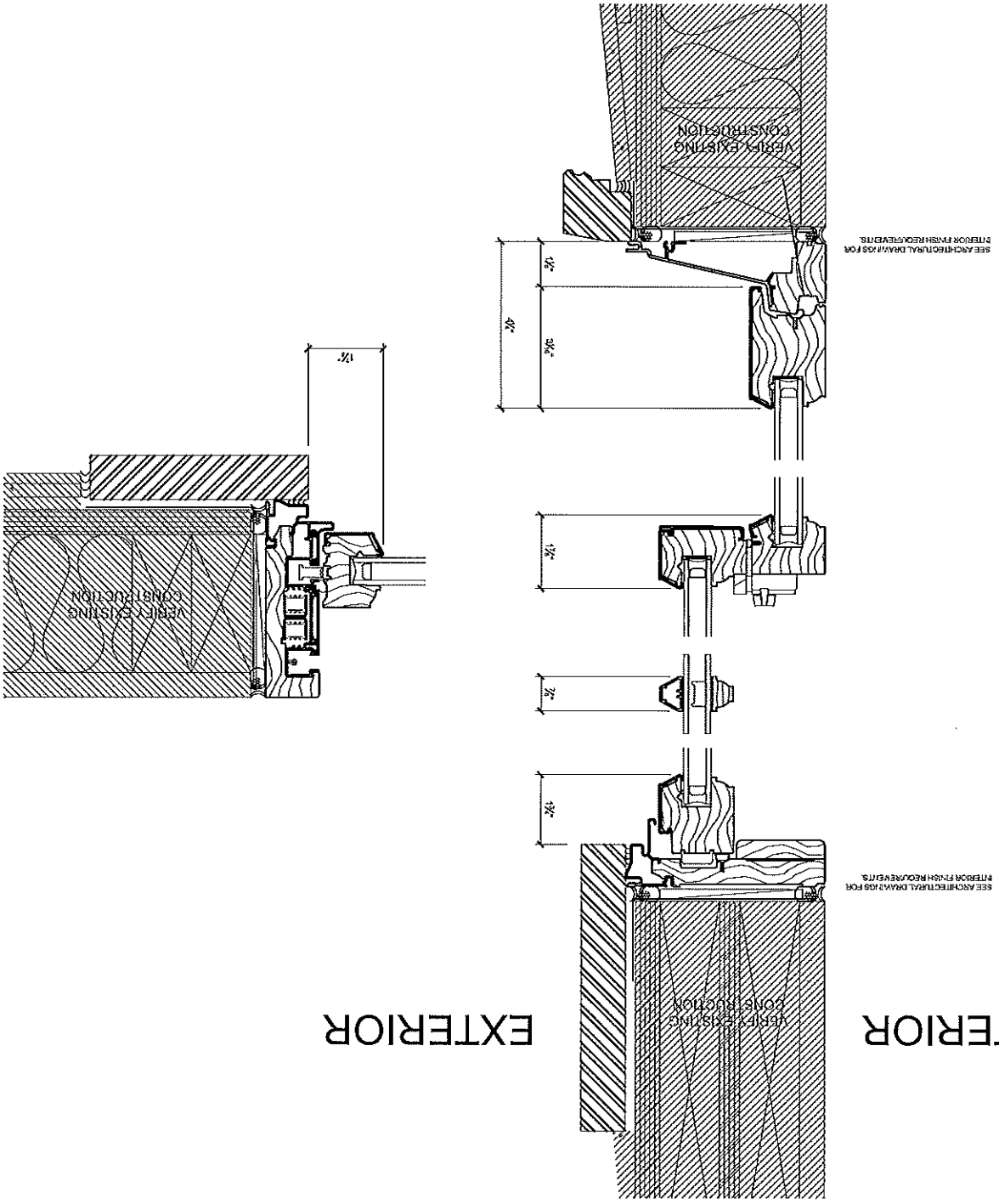
EXISTING

INTERIOR
EXTERIOR



PROPOSED

INTERIOR
EXTERIOR



SEE ARCHITECTURAL DRAWINGS FOR
INTERIOR FINISH REQUIREMENTS.

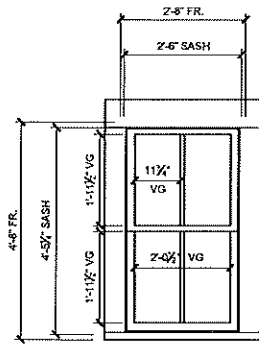
SEE ARCHITECTURAL DRAWINGS FOR
EXTERIOR FINISH REQUIREMENTS.

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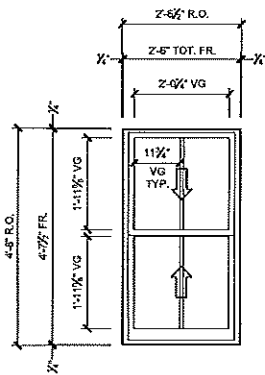
PRELIMINARY DRAWING FOR
35 Sheldon St.
 LOCATION: Providence, RI
 ARCHITECT: —

ORIGINAL: 08-25-21
 DRAWN BY: TJT
 Project No.: 14349128
 SHEET: 2 of 2

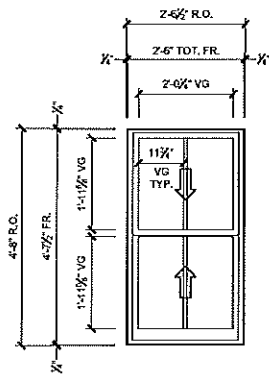
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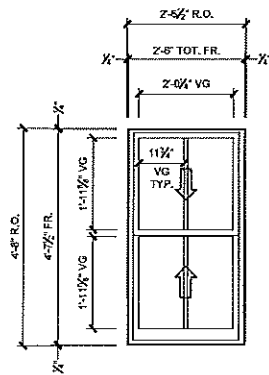
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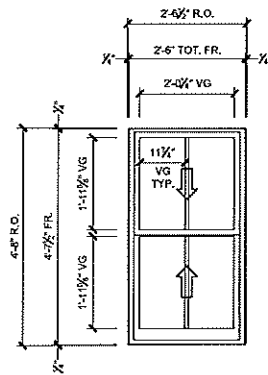
Kitchen 2
LINE # 10 QTY



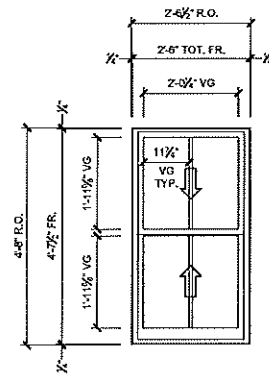
Living Room 2
LINE # 15 QTY



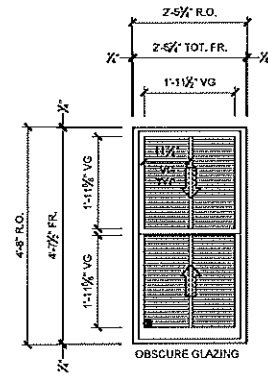
Bedroom 2
LINE # 20 QTY



Closet 1
LINE # 25 QTY



Office 2
LINE # 30 QTY



Bathroom 1
LINE # 35 QTY

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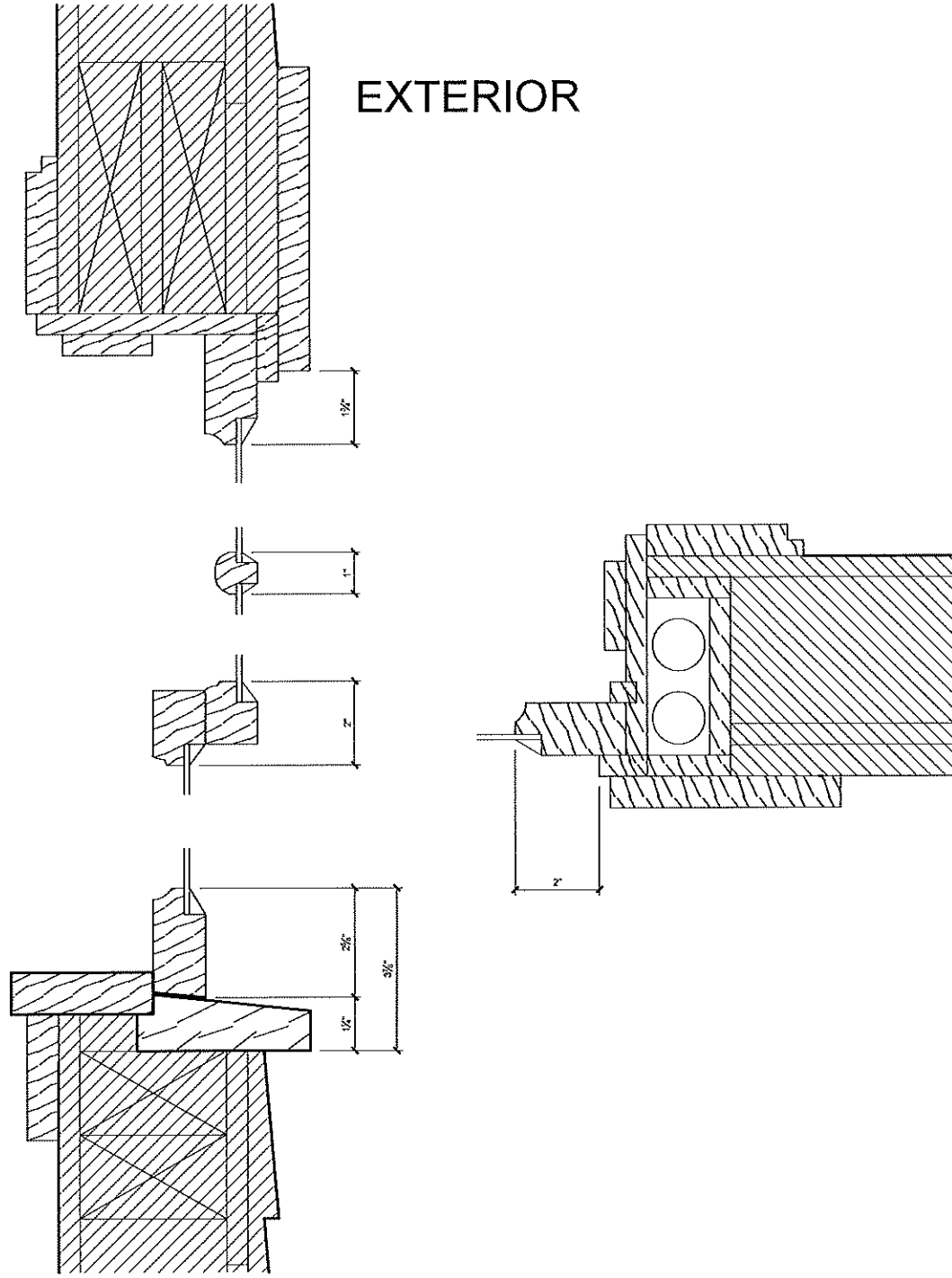
PRELIMINARY DRAWING FOR
85 Power St.
LOCATION: PROVIDENCE, RI
ARCHITECT: —

ORIGINAL: 8-25-21
DRAWN BY: T.JT
Project No.: 14349128
SHEET: 1 of 2

EXISTING

INTERIOR

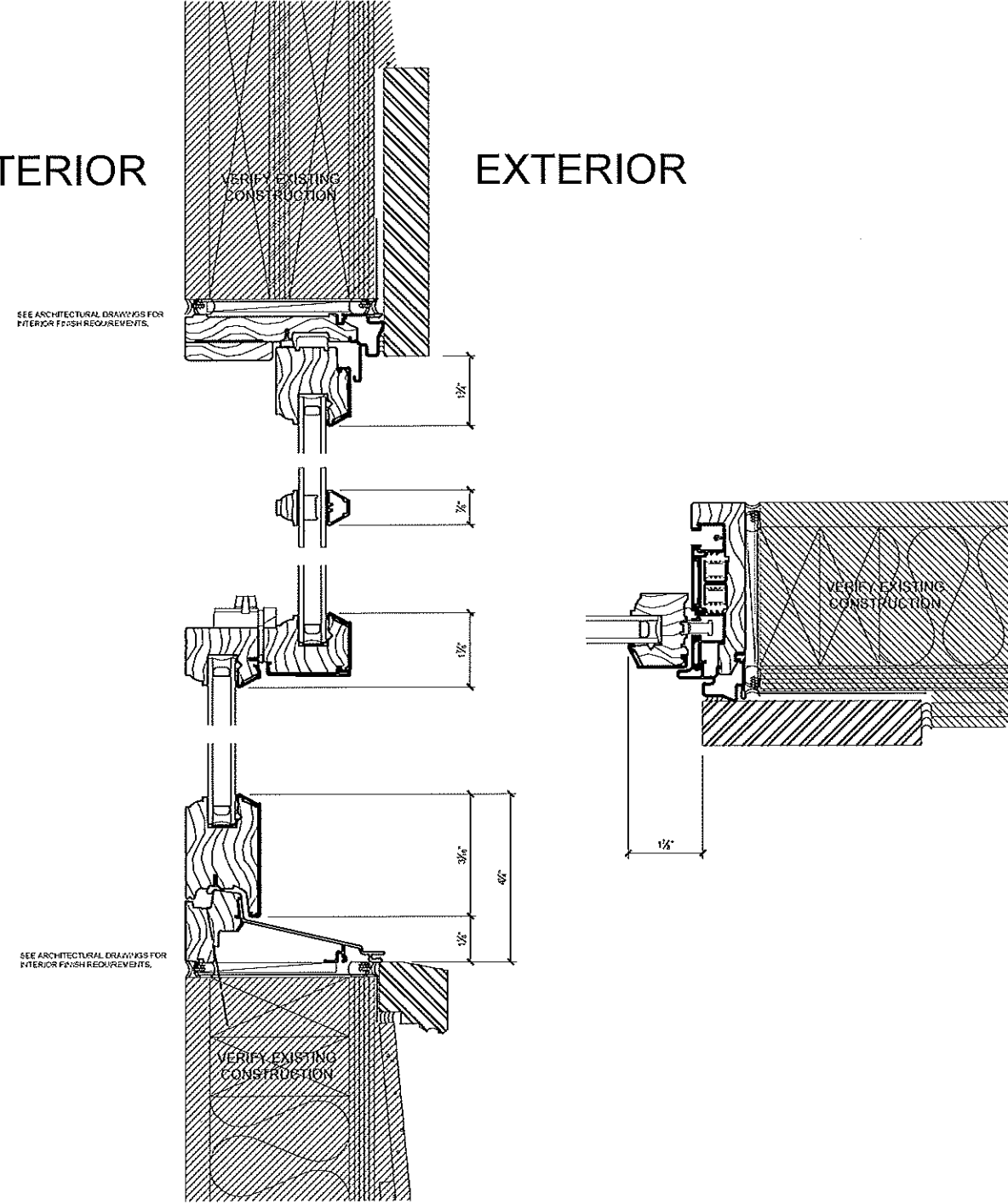
EXTERIOR



PROPOSED

INTERIOR

EXTERIOR

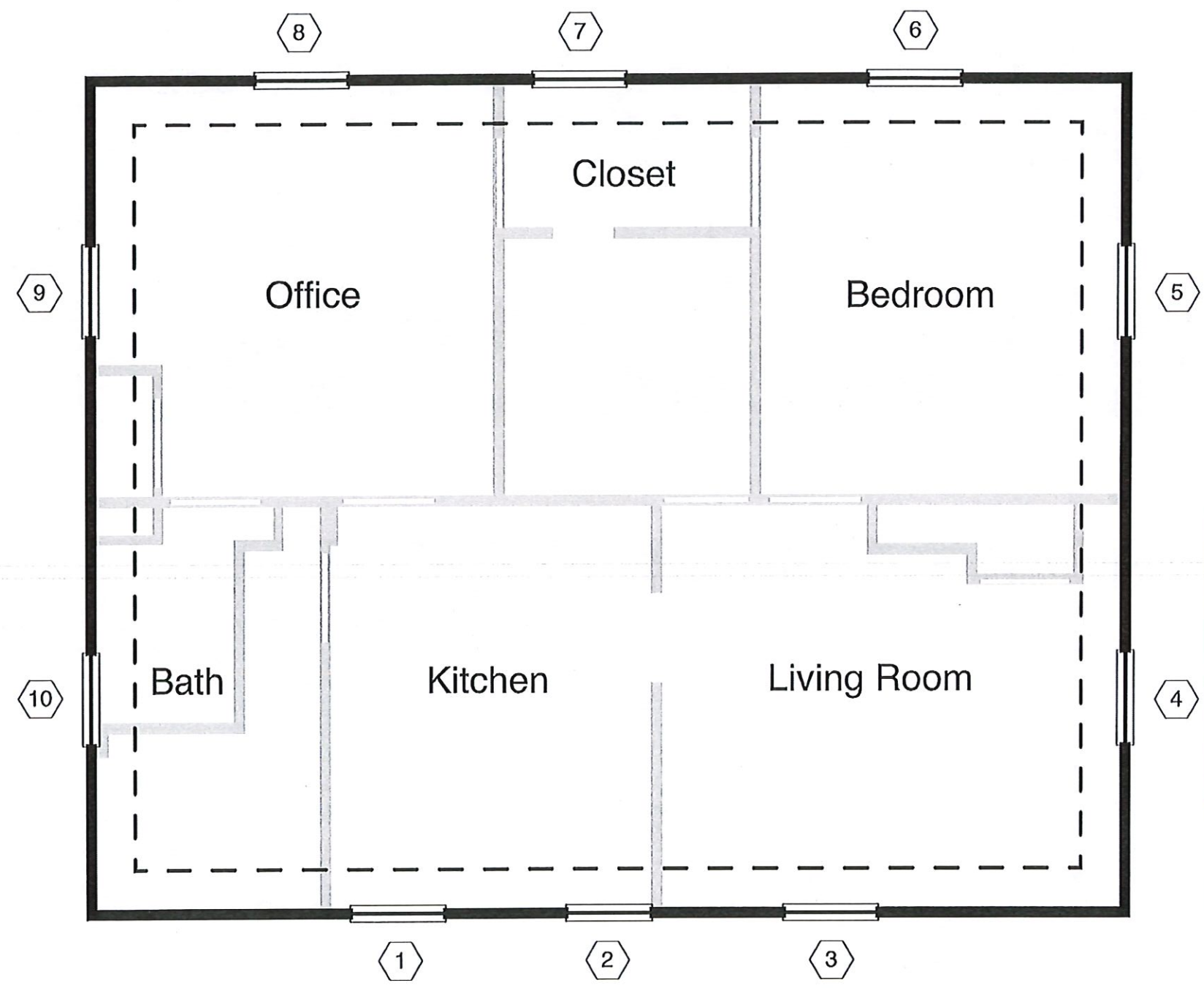


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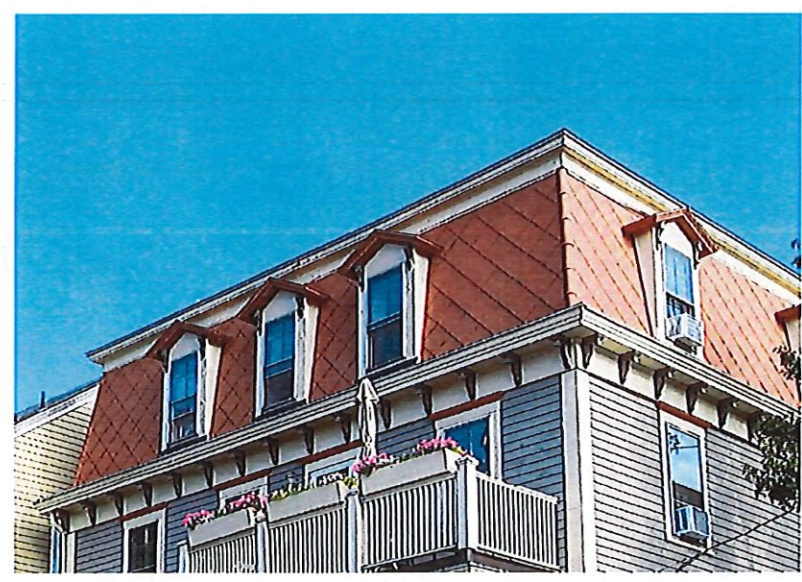
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35 Sheldon St.
 LOCATION: Providence, RI
 ARCHITECT: —

ORIGINAL: 08-25-21
 DRAWN BY: TJT
 Project No.:
14349128
 SHEET:
2 of 2

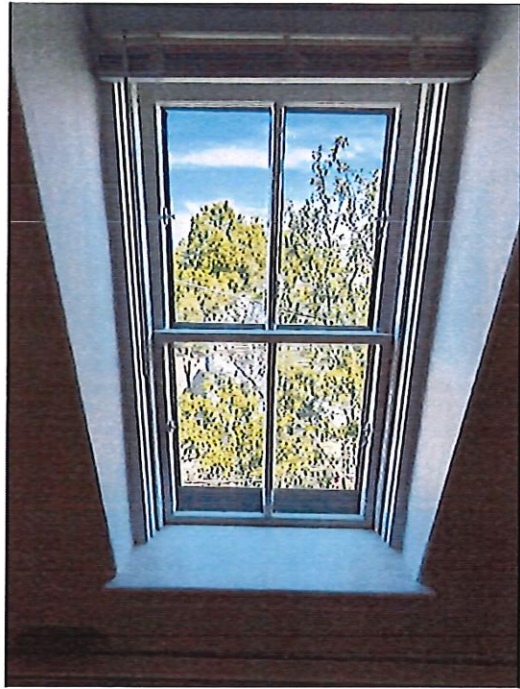
REV	DATE	BY	CHK



1/2" = 1'



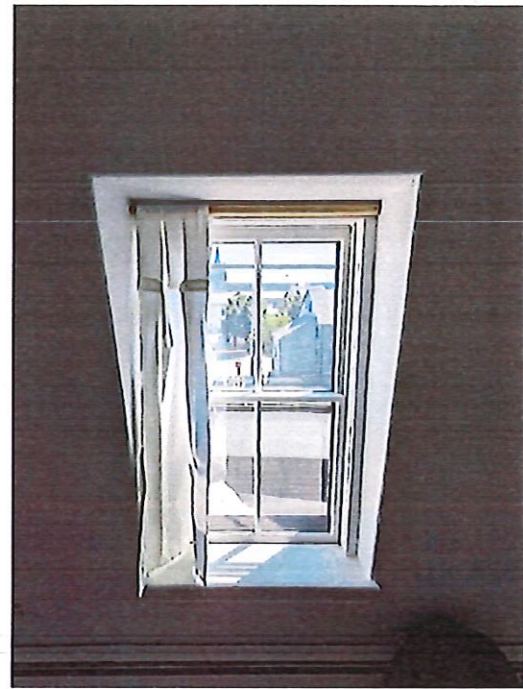
Existing View SW



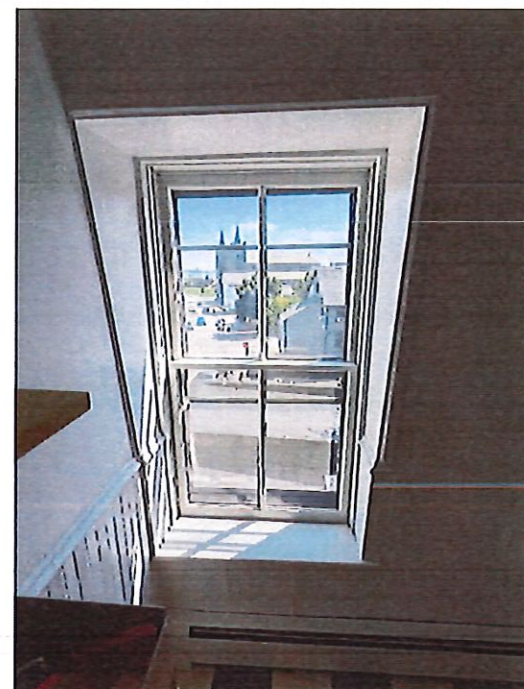
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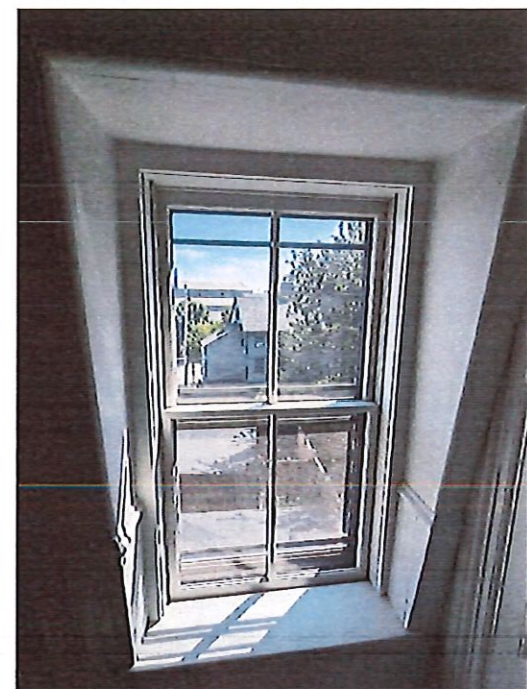
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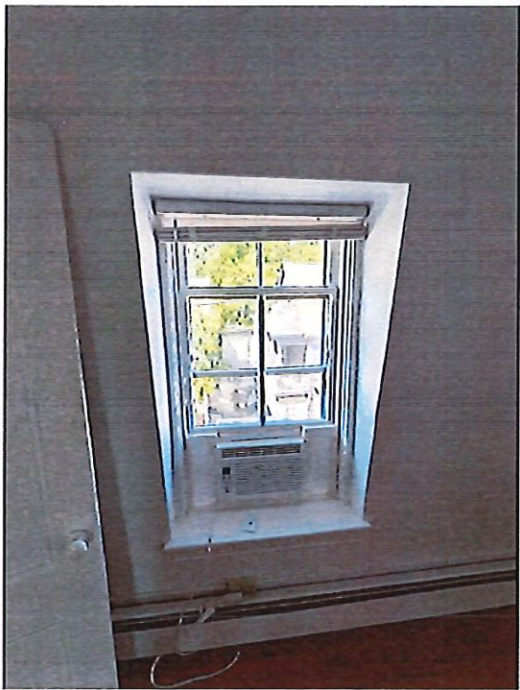
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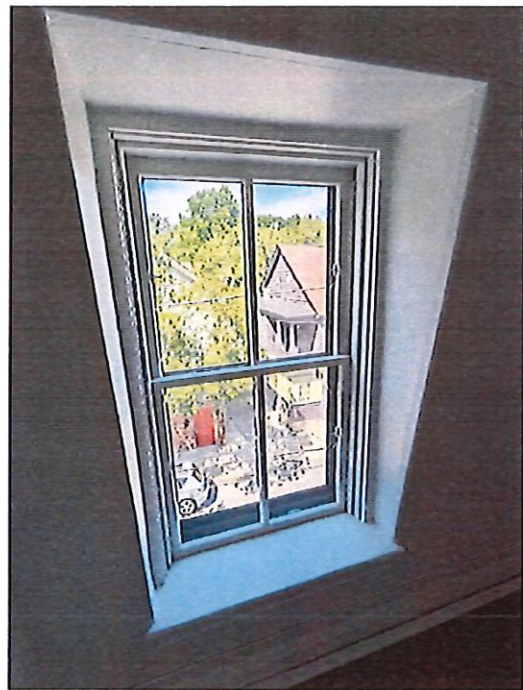
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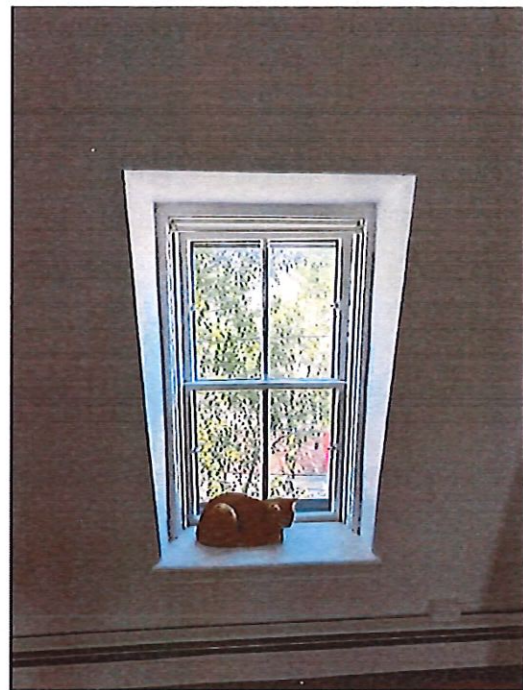
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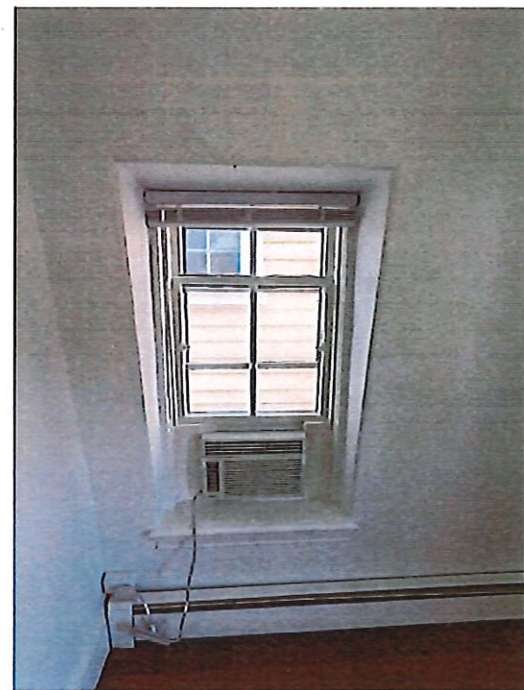
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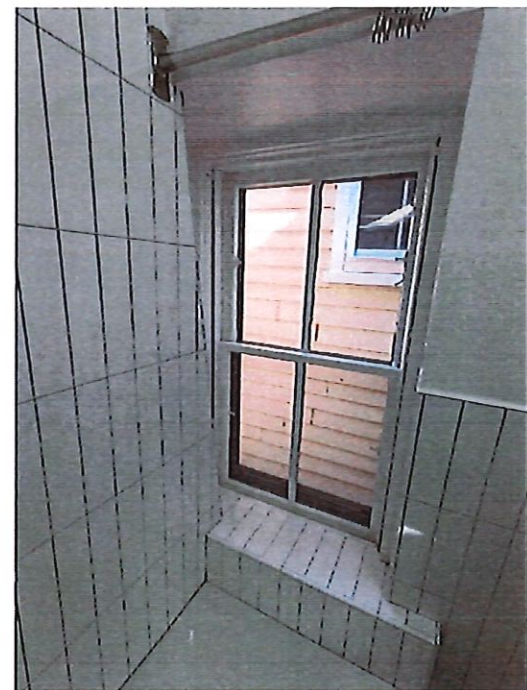
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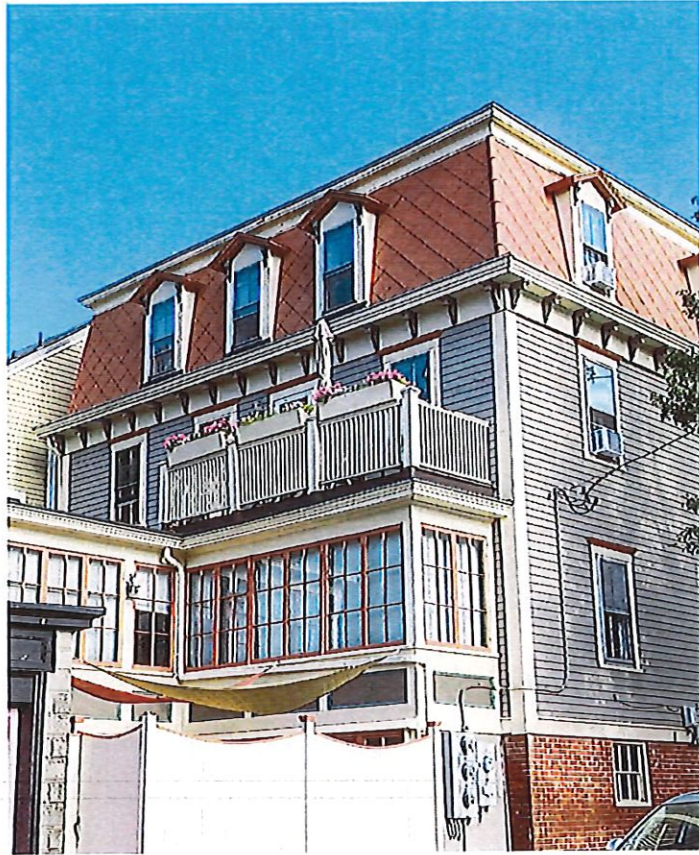


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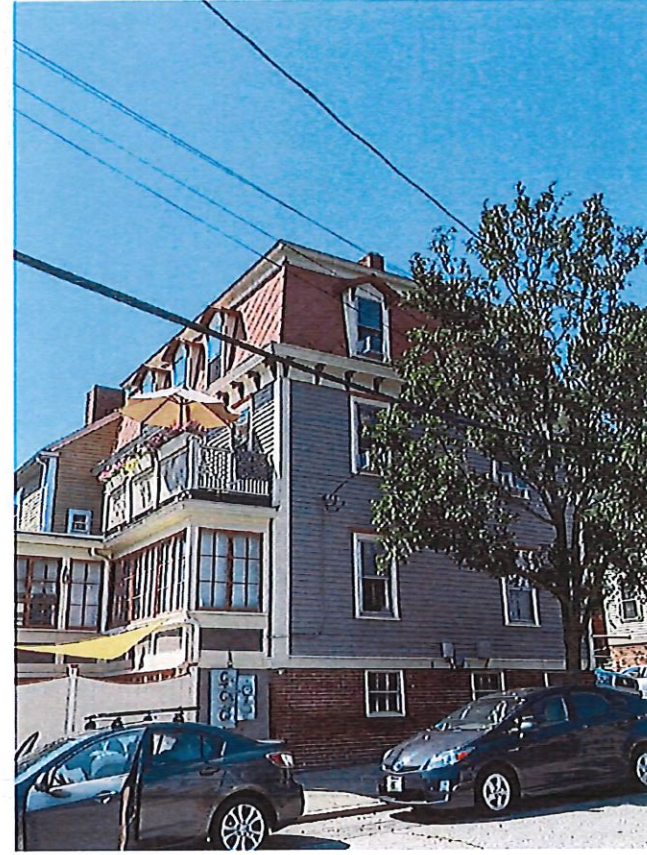


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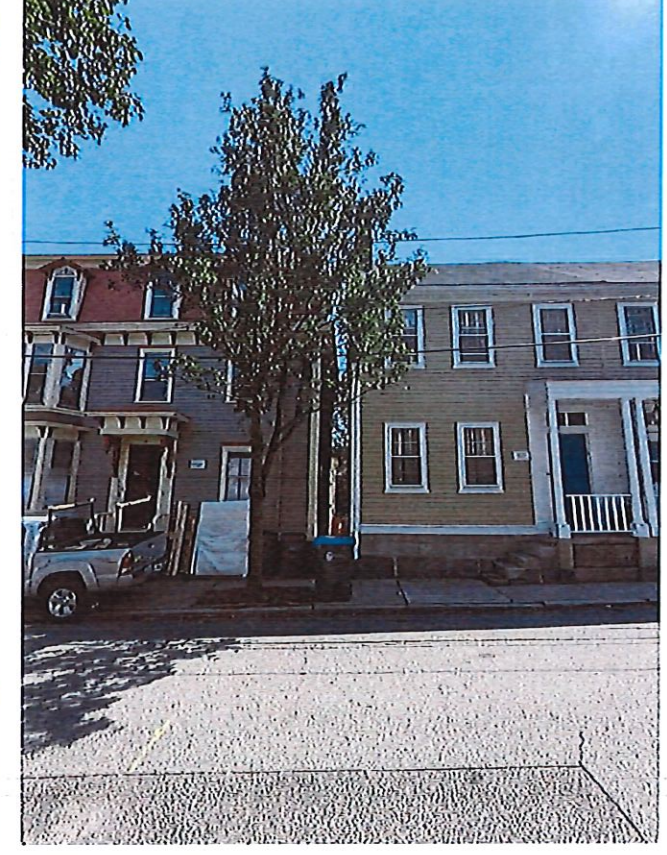
REV	DATE	REV	DATE	REV	DATE	REV	DATE
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Existing View Traverse Street



Existing View Sheldon Street



REV.	DATE	BY	CHK
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PRELIMINARY DRAWING FOR
35 Sheldon St.
 LOCATION: Providence, RI
 ARCHITECT: —

ORIGINAL: 03-22-2021
 DRAWN BY: TJT
 Project No:
14288496
 SHEET:
5 of 5