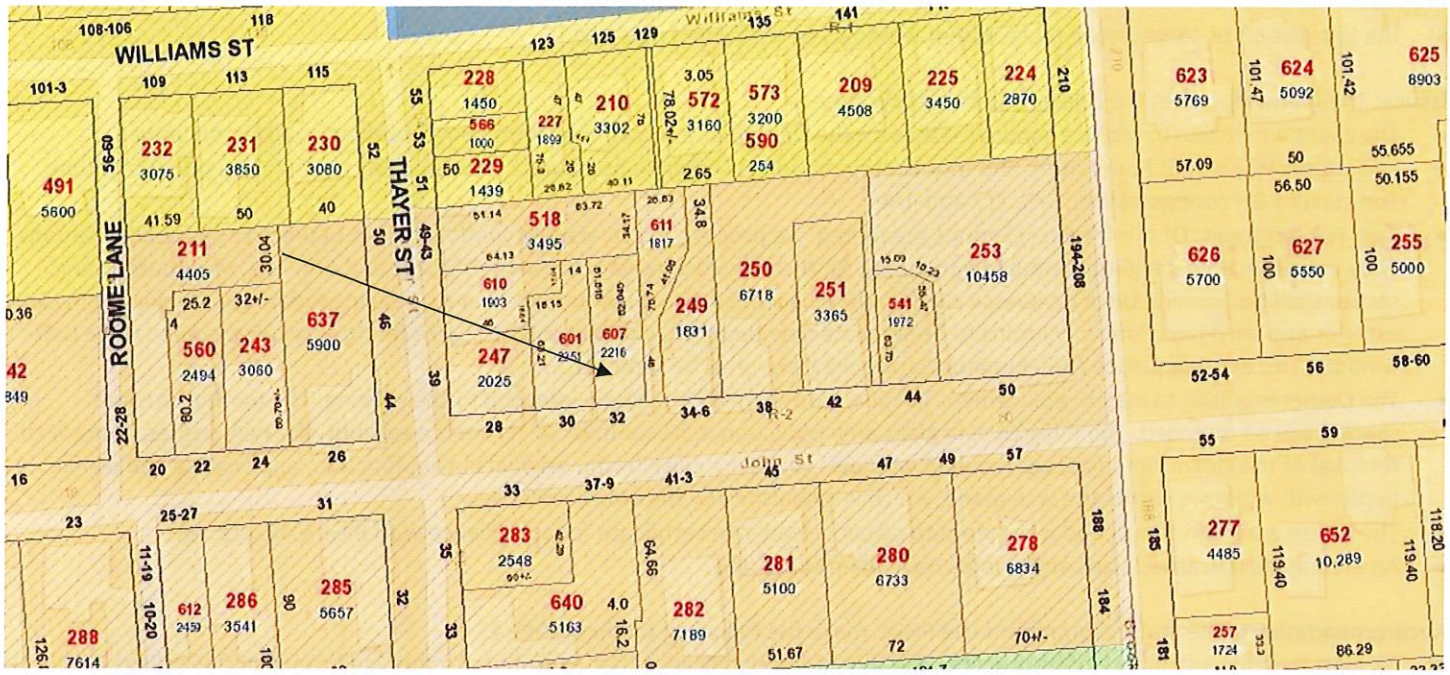
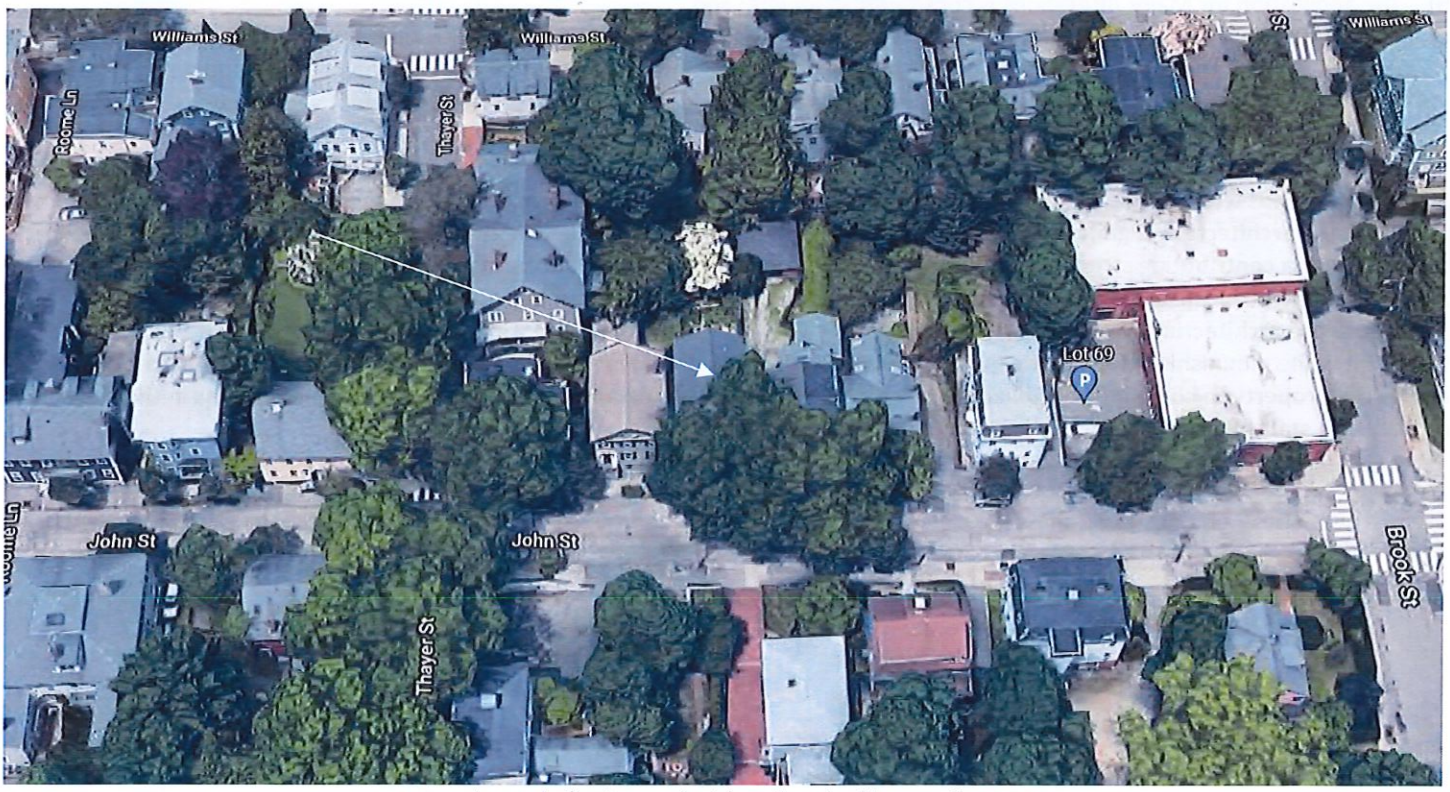
6. CASE 22.075, 32 JOHN STREET, Lucias Horton House, 1867 (COLLEGE HILL)

2 ½ stories, clapboarded frame, end-gable-roof house, three bays wide with a side entry with a late Georgian pedimented surround framing a slightly recessed vestibule. Vernacular Italianate with doorway apparently from an earlier house.
CONTRIBUTING



Arrow indicates 32 John Street.



Arrow indicates project location, looking north.

Applicant/Owner: 32 John Street, LLC, 2022 East York Street, Philadelphia, PA 19125
Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837
Contractor: S & S Construction Solutions, 1528 Mineral Spring Ave, North Providence, RI 02911

Proposal: The scope of work proposed consists of Major Alterations and includes:
- the installation of 15 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 third floor and loft floor (4th) above, with new, insulated units.
- Evaluation: At present floors three and four contain fifteen (15) double hung units. The windows are in fair to poor condition. The current DH configurations: 9/9, 2/2 and 4/4.
- Sash Replacement: Of the fifteen (15) units presented, we propose to replace the window sashes in their current configurations. They are all single pane glazed, double hung units. Sash configurations vary between 9/9, 2/2 and 4/4. 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 screen to be half-window. The existing sashes and aluminum storm windows shall be removed.
- 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 3% for unit "A". 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.
- 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) 32 John 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. 32 John 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: 32 John Street, Providence, RI 02906
Date: 6 June 2022
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace window sashes on the third floor and loft floor (4th) above, with new, insulated units.

Evaluation

At present floors three and four contain fifteen (15) double hung units. The windows are in fair to poor condition. The current DH configurations: 9/9, 2/2 and 4/4.

Sash Replacement

Of the fifteen (15) units presented, we propose to replace the window sashes in their current configurations. They are all single pane glazed, double hung units. Sash configurations vary between 9/9, 2/2 and 4/4.

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 screen 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 3% for unit "A". 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

ACME Architect LLC
9 Simmons Road Little Compton Rhode Island 02837
MarkRappArchitect.com Tel 401.465.5247 **Fax** 401.635.8662

Figure 1 - South (street) Elevation

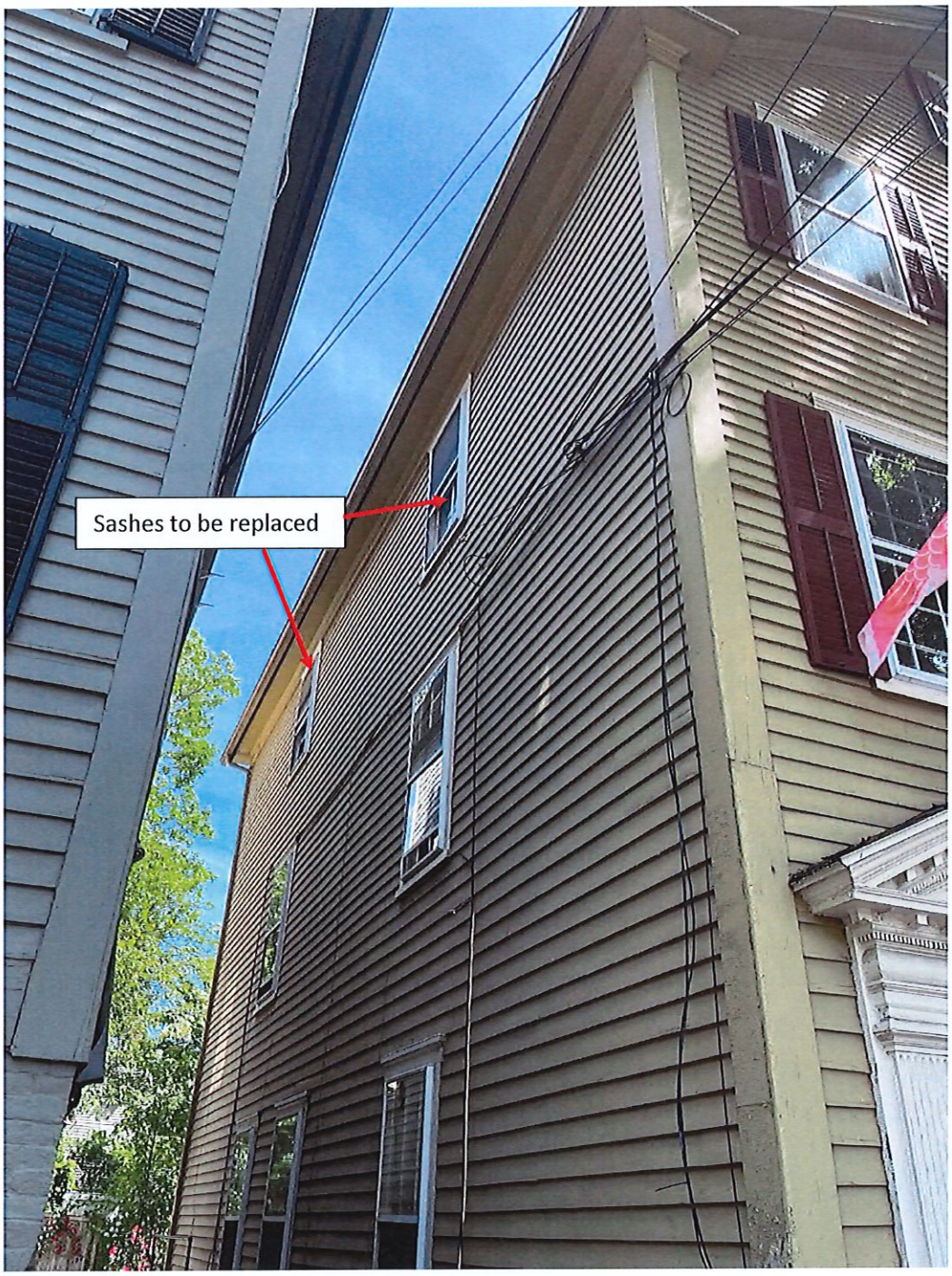


Figure 2 - West Elevation

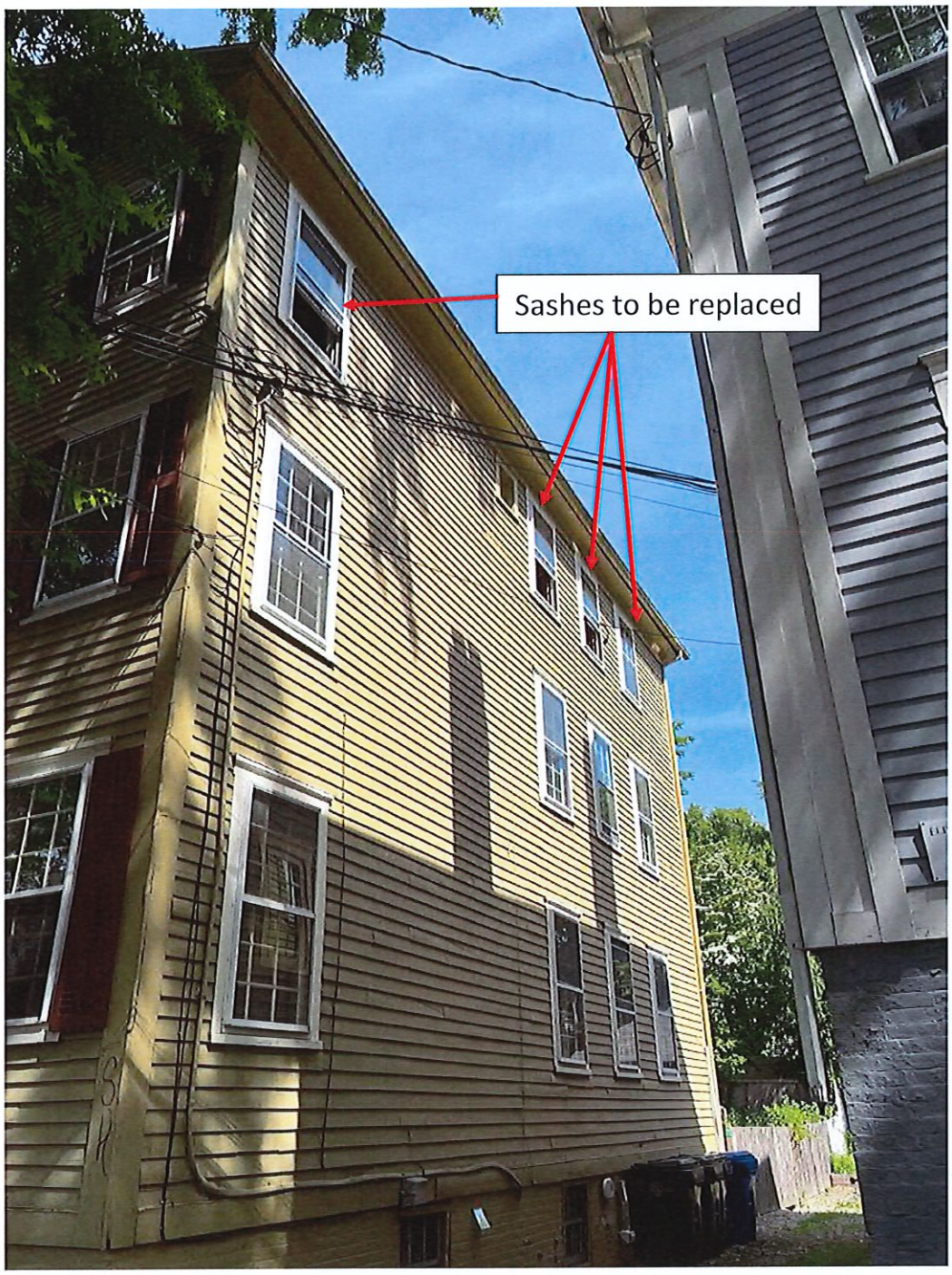


Figure 3 - East Elevation

Figure 4 - North Elevation

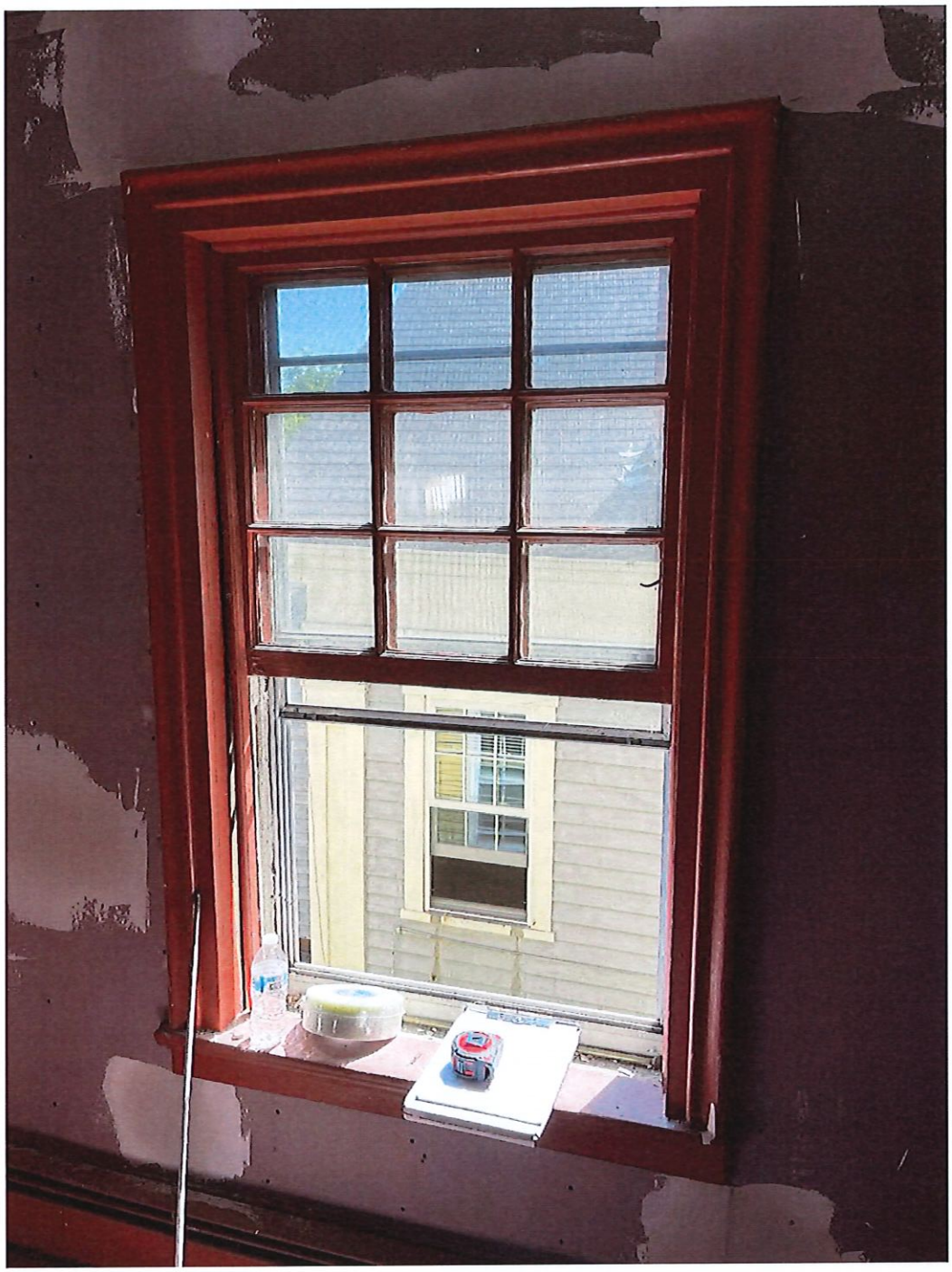
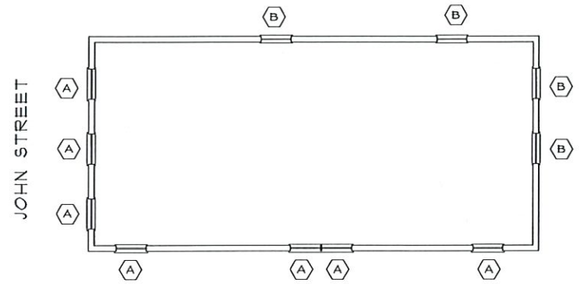


Figure 5 - Intertiot of 9/9, type "A" unit

Figure 6 - Interior of 2/2, type "B" unit

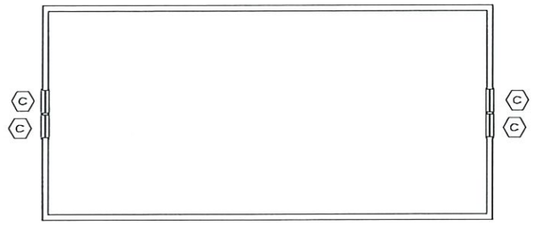
Figure 7 - interior of 4/4, type "C" unit at loft level



1 / A1.1 THIRD FLOOR PLAN

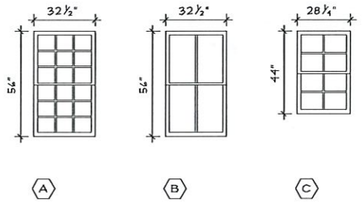
1/8" = 1'-0"

NORTH



2 / A1.1 LOFT FLOOR PLAN

1/8" = 1'-0"



A QTY: 7 9/9

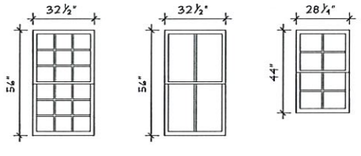
B QTY: 4 2/2

C QTY: 4 4/4

4 / A1.1 WINDOW SCHEDULE - EXISTING

1/4" = 1'-0"

UNLESS NOTED OTHERWISE ALL WINDOW TYPES ARE DOUBLE HUNG, SINGLE GLAZED



A QTY: 7 9/9

B QTY: 4 2/2

C QTY: 4 4/4

5 / A1.1 WINDOW SCHEDULE - PROPOSED

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

32 JOHN STREET
PROVIDENCE, RHODE ISLAND 02906

ACME ARCHITECT L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837

T. 401 465 5247
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MarkRappArchitect.com

HDC SUBMISSION

KEY PLANS, WINDOW SCHEDULE

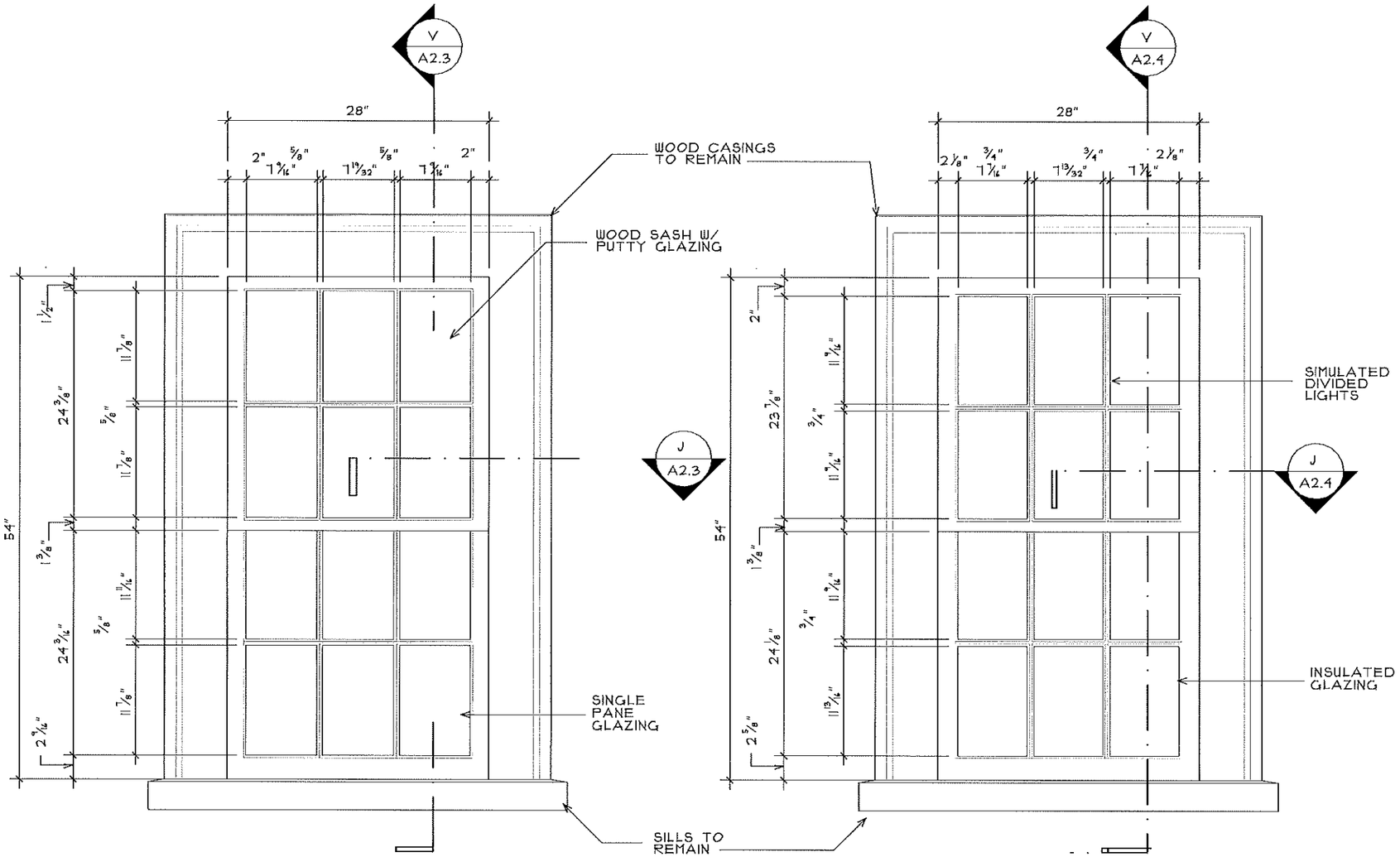
REVISIONS:

DATE: 6/9/22
SCALE: AS NOTED

SHEET

A1.1

22-00



GLASS AREA
1,076 in2

1 / A2.2 EXISTING WINDOW
1" = 1'-0"

UNIT "G"

GLASS AREA
1,035 in2

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

UNIT "G"

A-9.2

Ø1-00

THREE FAMILY BUILDING
34 JOHN ST., PROVIDENCE, RI

WINDOW ELEVATIONS

5/7/21

1" = 1'-0"

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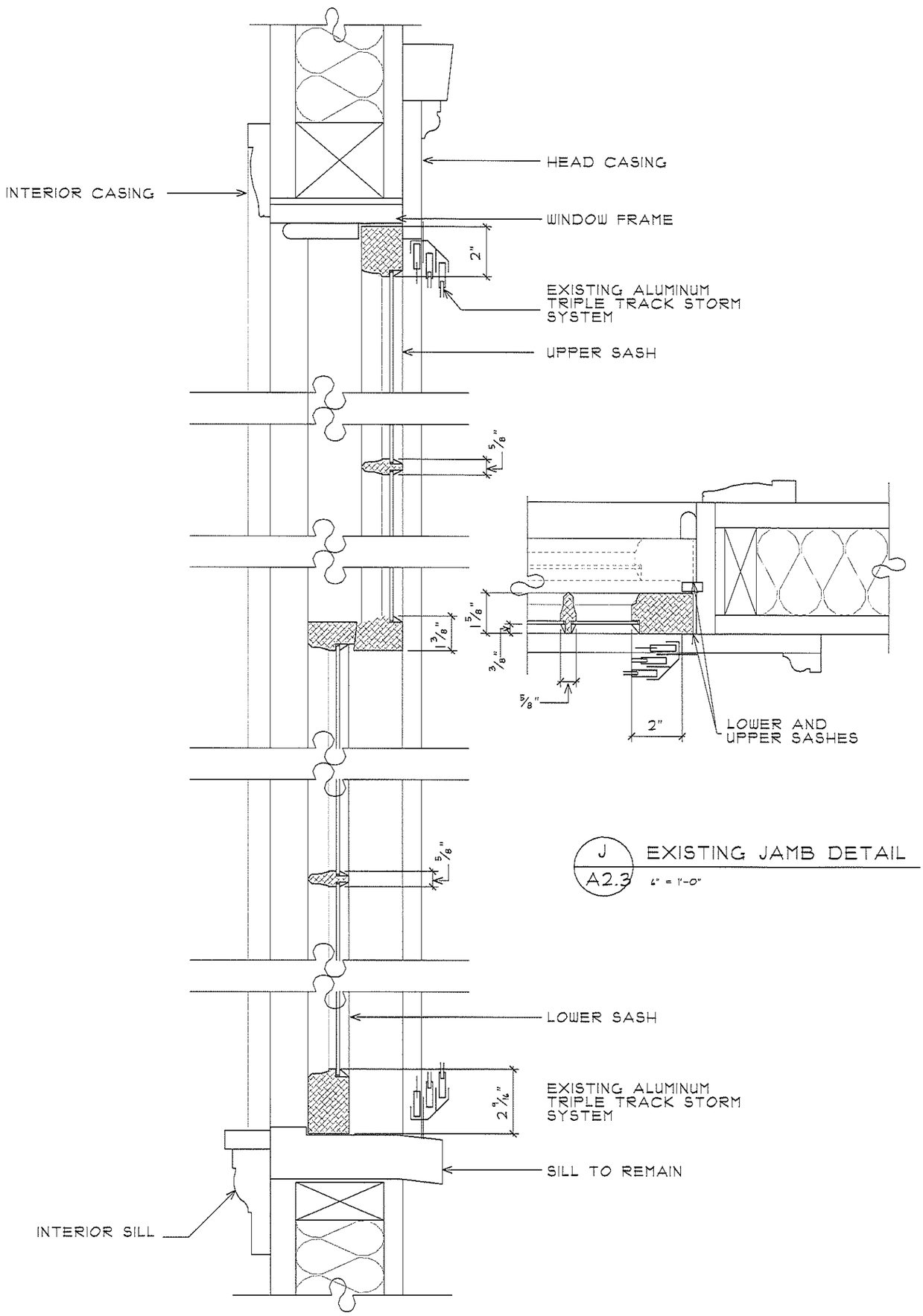

J / A2.3 EXISTING JAMB DETAIL
1" = 1'-0"

V / A2.1 EXISTING WINDOW SECTION - VERTICAL
1" = 1'-0"

SHEET A2.3

EXISTING WINDOW DETAILS

DATE: 5/7/21
SCALE: 1" = 1'-0"

REVISIONS:

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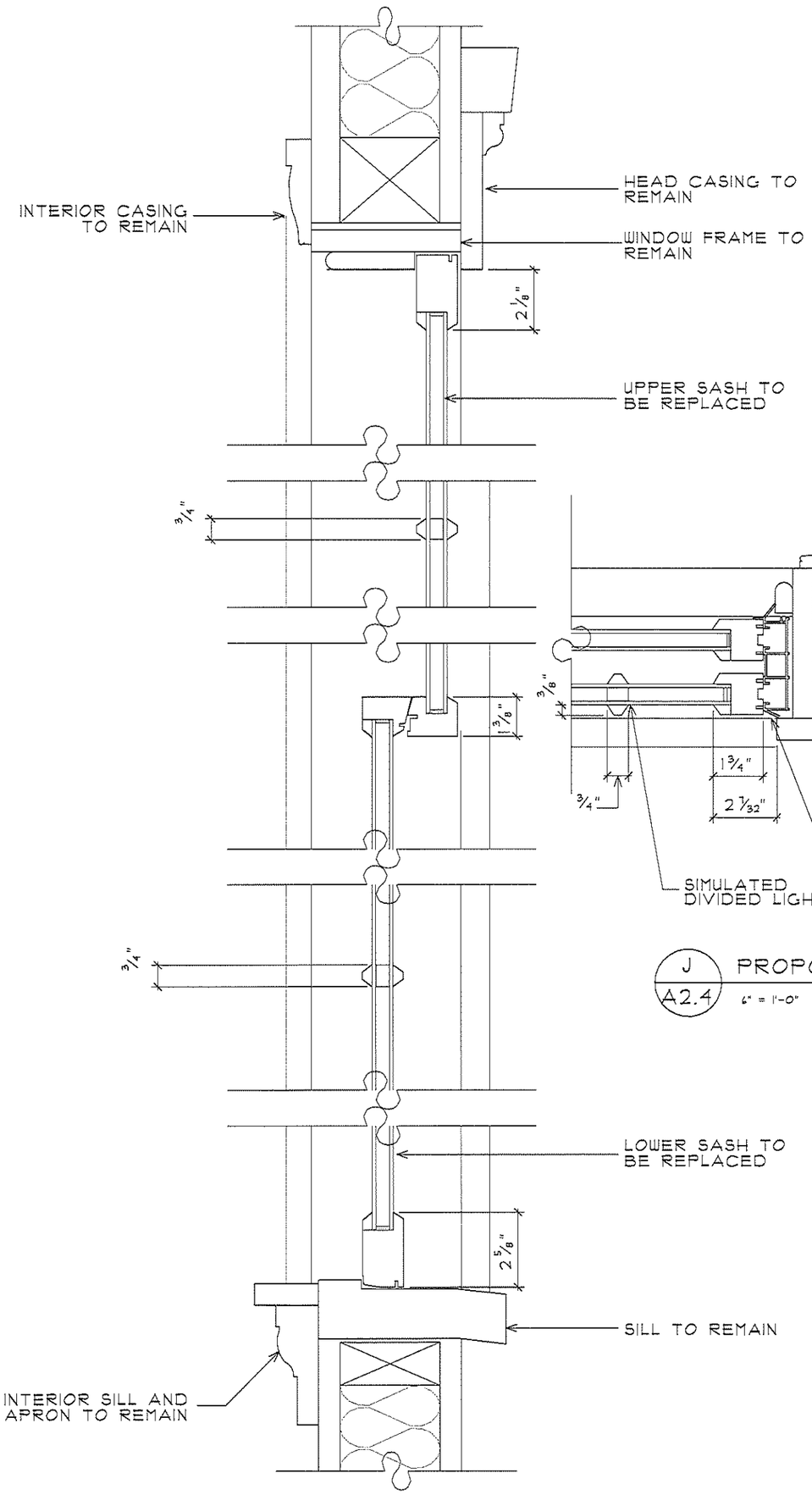
PROPOSED WINDOW SASH REPLACEMENT

THREE FAMILY BUILDING

34 JOHN STREET
PROVIDENCE, RHODE ISLAND 02906

21-00



J / A2.4 PROPOSED JAMB DETAIL
6" = 1'-0"

V / A2.4 PROPOSED WINDOW SECTION - VERTICAL
6" = 1'-0"

SHEET A2.4

PROPOSED WINDOW DETAILS

DATE: 5/7/21
SCALE: 6" = 1'-0"
REVISIONS:

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PROPOSED WINDOW SASH REPLACEMENT

THREE FAMILY BUILDING

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