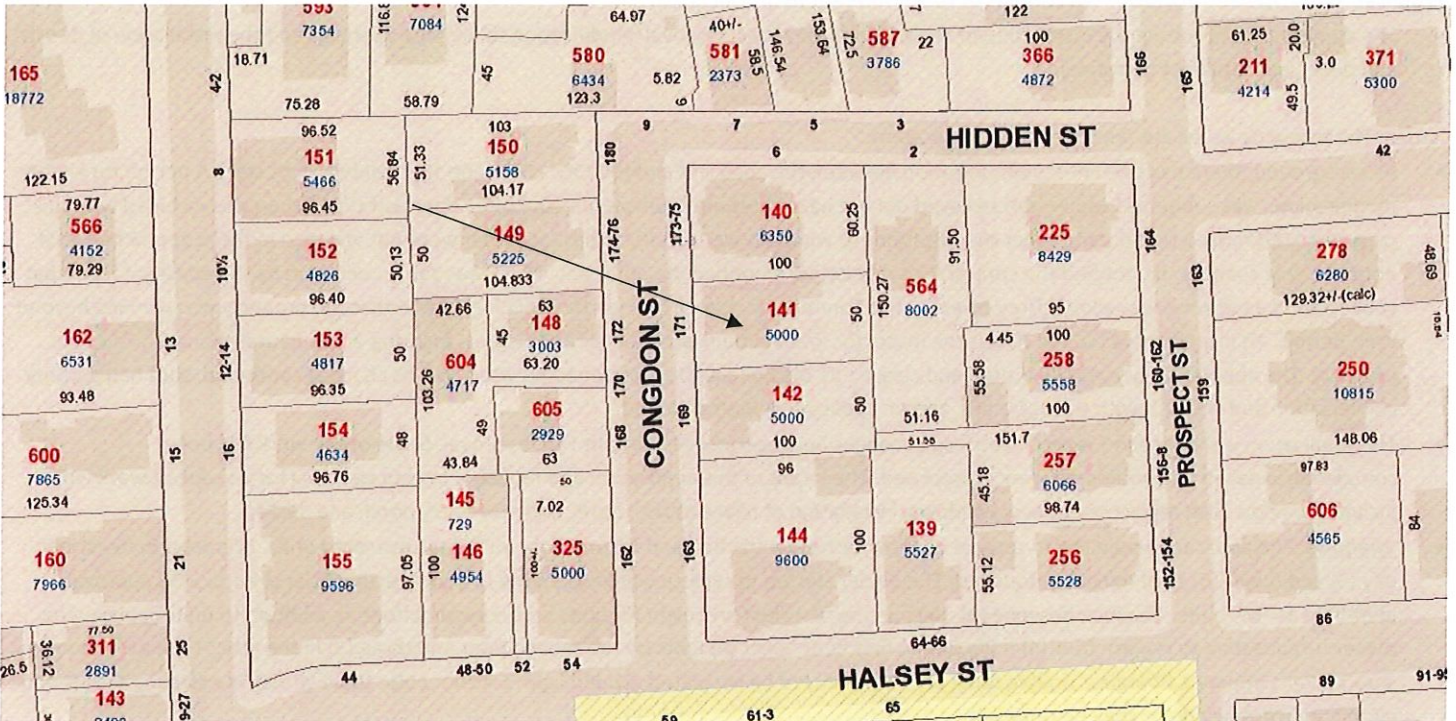


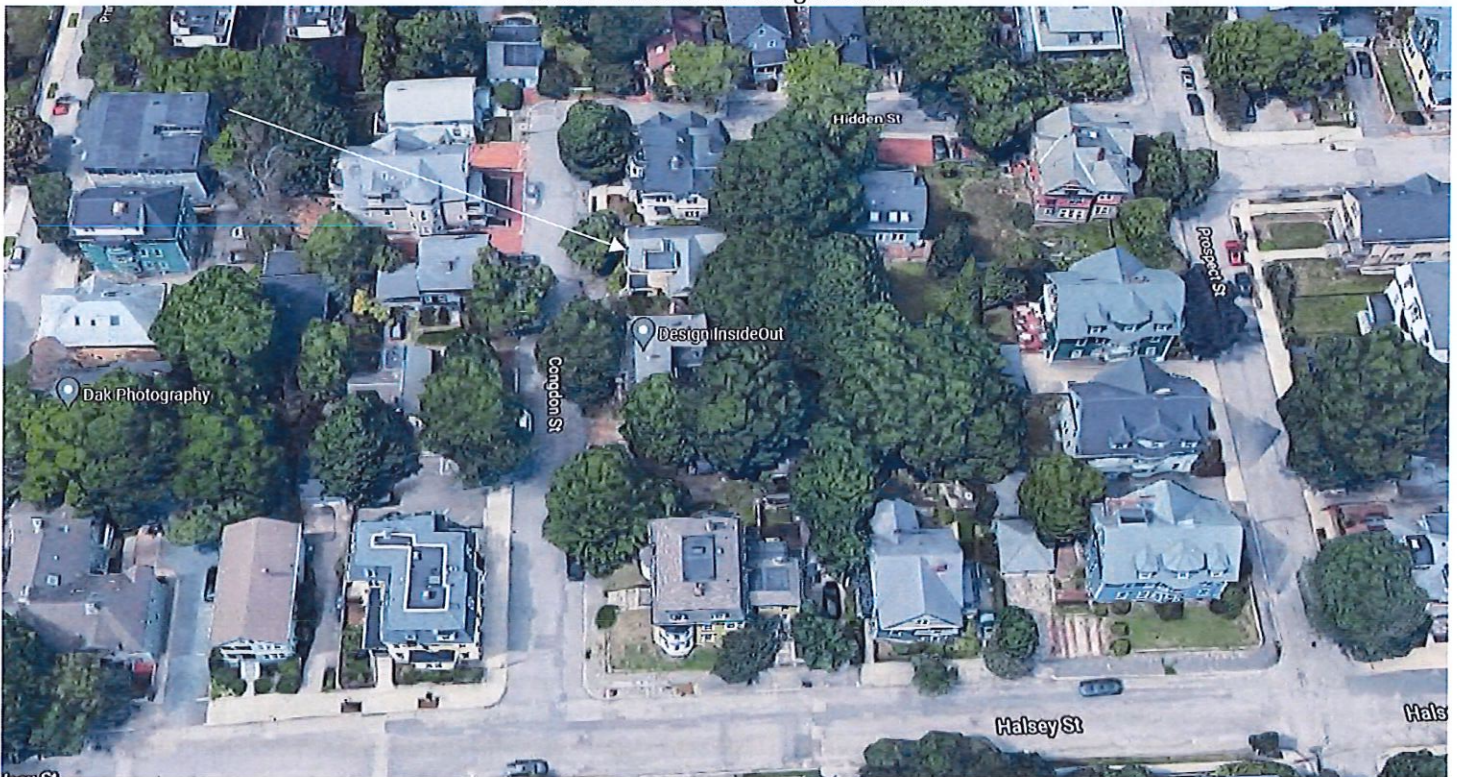
4. CASE 22. 092, 171 CONGDON STREET, Ephraim Martin House, 1856 (COLLEGE HILL)

Italianate villa; 2½ stories; three-story square tower set between arms of cross-gable roof; one-story pillared entrance porch projects from base of tower.

CONTRIBUTING



Arrow indicates 171 Congdon Street.



Arrow indicates project location, looking north.

Applicant/Owner: Richard Ross, PO Box 458, Little Compton, RI 02837

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837

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

- The applicant is requesting the installation of replacement windows, removal/modification to window openings and the installation of door(s) and decks (see attached narrative).

Issues: The following issues are relevant to this application:

- As background, there has been miscommunication between the applicant and the City's Planning and Building Dept staff. A permit for kitchen modifications was submitted which staff believed did not have exterior modifications (the patio doors off the kitchen was included with this cope, but staff missed that detail); other modifications to windows were done to that scope but were not included in the scope. When staff noticed these changes, he notified the contractor's on-site, who notified the applicant. There was some confusion by the applicant from that conversation as to what was allowed/reviewed by the Commission. Staff informed the Building Official that the property was working beyond their permit. An inspector was sent out, but the inspector miscommunicated the exterior issues, focusing on structural changes within the property. The applicant, having been visited and cleared by the Building Dept assumed he was okay. As changes continued, staff had another conversation and site visit with the applicant, and an application was submitted;
- This application is the result of exterior work and changes being performed without HDC approval. Some of the work has been completed/installed and additional work is proposed. The intent of this application and review is to gain approval for a scope of work which includes window sash replacement, new windows, installation of new exterior doors, and new entry porch and decks;
- Windows: The applicant would like to replace window sashes on the first and second floor with new, insulated units. Windows in the street bay (5) and tower (6) shall remain untouched; The owner started to replace windows on the first and second floor prior to HDC approval, identified as "M" units. This includes nine (9) units on the first floor and eight (8) units on the second floor. In addition to units in place, the owner is requesting to replace four (4) units on the first floor, eight (8) units on the second floor and three (3) in the attic; The new windows shall be Pella Impervia fiberglass double hung units. Muntins to be simulated divided light. Exterior color to be white. The existing sashes and aluminum storm windows shall be removed;
- New Exterior Doors: North Elevation – New 6 panel fiberglass door. w/ two lights, has been installed to provide entry access to rear unit. Painted wood casings to match house casings. Southeast Area – New Marvin patio doors (2) have been installed to provide access from each unit to rear yard. Doors are ¾ lights w/ flat panels, Marvin Ultimate swinging door, aluminum clad wood door. Painted wood casings to match house casings
- New Entry Porch and Decks: North Elevation – New entry porch 4' x 5' shall be 1x6 Trex on P.T. framing. Rails to be painted wood as shown. Southeast Area – Two new grade level decks are to be built to provide access to new patio doors. Each deck to be 1x6 Trex on P.T. framing of the size shown on the drawings;
- The majority of changes will not be visible from the public rights-of-way; and,
- An architect's narrative, plans and photos have been submitted.

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

- a) 171 Congdon 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 Landmark District;
- b) The application for Major Alterations is considered complete for approval; and,
- c) The work as proposed may be 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.

Staff recommends a motion be made stating that: The application is considered complete. 171 Congdon 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 Landmark 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, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Project: Three Family Residence
Address: 171 Congdon Street, Providence, RI 02906
Date: 7 July 2022
Re: Application Information

NARRATIVE – Scope of Work

This application is the result of exterior work and changes being performed without HDC approval. Some of the work has been completed/installed and additional work is proposed. The intent of this application and review is to gain approval for a scope of work which includes window sash replacement, new windows, installation of new exterior doors, and new entry porch and decks

Window Sash Replacement

The client would like to replace window sashes on the first and second floor with new, insulated units. Windows in the street bay (5) and tower (6) shall remain untouched.

The owner started to replace windows on the first and second floor prior to HDC approval. This includes nine (9) units on the first floor and eight (8) units on the second floor. In addition to units in place, the owner is requesting to replace four (4) units on the first floor, eight (8) units on the second floor and three (3) in the attic.

The new windows shall be Pella Impervia fiberglass double hung units. Muntins to be simulated divided light. Exterior color to be white.

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 windows, with insulated glass, 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 new windows which are similar to the existing. The muntin size and spacing will be matched. The difference in glass area reduction is 12% 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.

New Windows

New units shall be Pella Impervia fiberglass double hung units. Muntins to be simulated divided light. Exterior color to be white. "M" units have been installed.

New Exterior Doors

North Elevation – New 6 panel fiberglass door. w/ two lights, has been installed to provide entry access to rear unit. Painted wood casings to match house casings.

Southeast Area – New Marvin patio doors (2) have been installed to provide access from each unit to rear yard. Doors are $\frac{3}{4}$ lights w/ flat panels, Marvin Ultimate swinging door, aluminum clad wood door. Painted wood casings to match house casings

New Entry Porch and Decks

North Elevation – New entry porch 4' x 5' shall be 1x6 Trex on P.T. framing. Rails to be painted wood as shown.

Southeast Area – Two new grade level decks are to be built to provide access to new patio doors. Each deck to be 1x6 Trex on P.T. framing of the size shown on the drawings.

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 - View from Congdon



Figure 2 - View of tower



New shorter windows

Figure 3 - detail at new "G" units



Figure 4 - View from SE corner prior to work



Figure 5 - View of ne door on east



Figure 6 - new and infilled units



Figure 7 - new doors and window - south



Figure 8 - New unit "M"



Figure 9 - Unit "A" north elevation

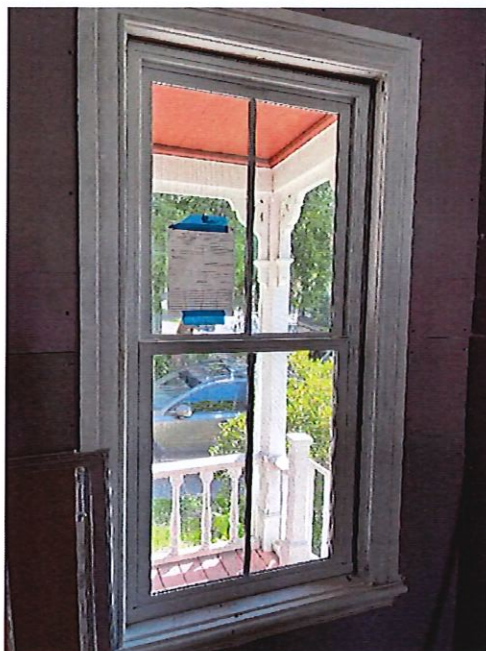


Figure 10 - Unit "A" from interior



Figure 11 - new window to be installed



Figure 12 - existing DH unit to be replaced

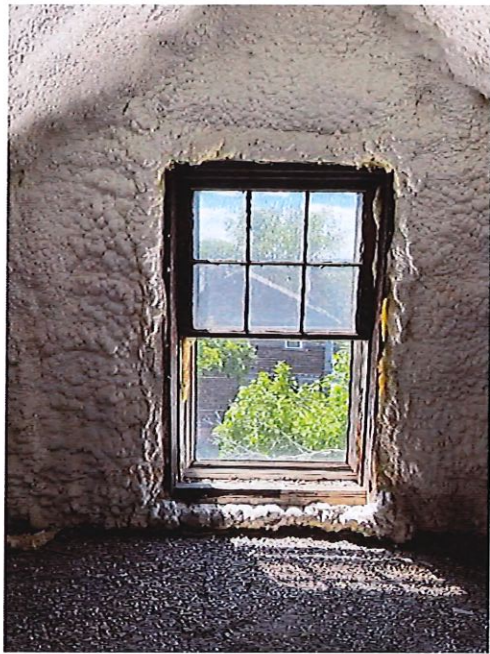
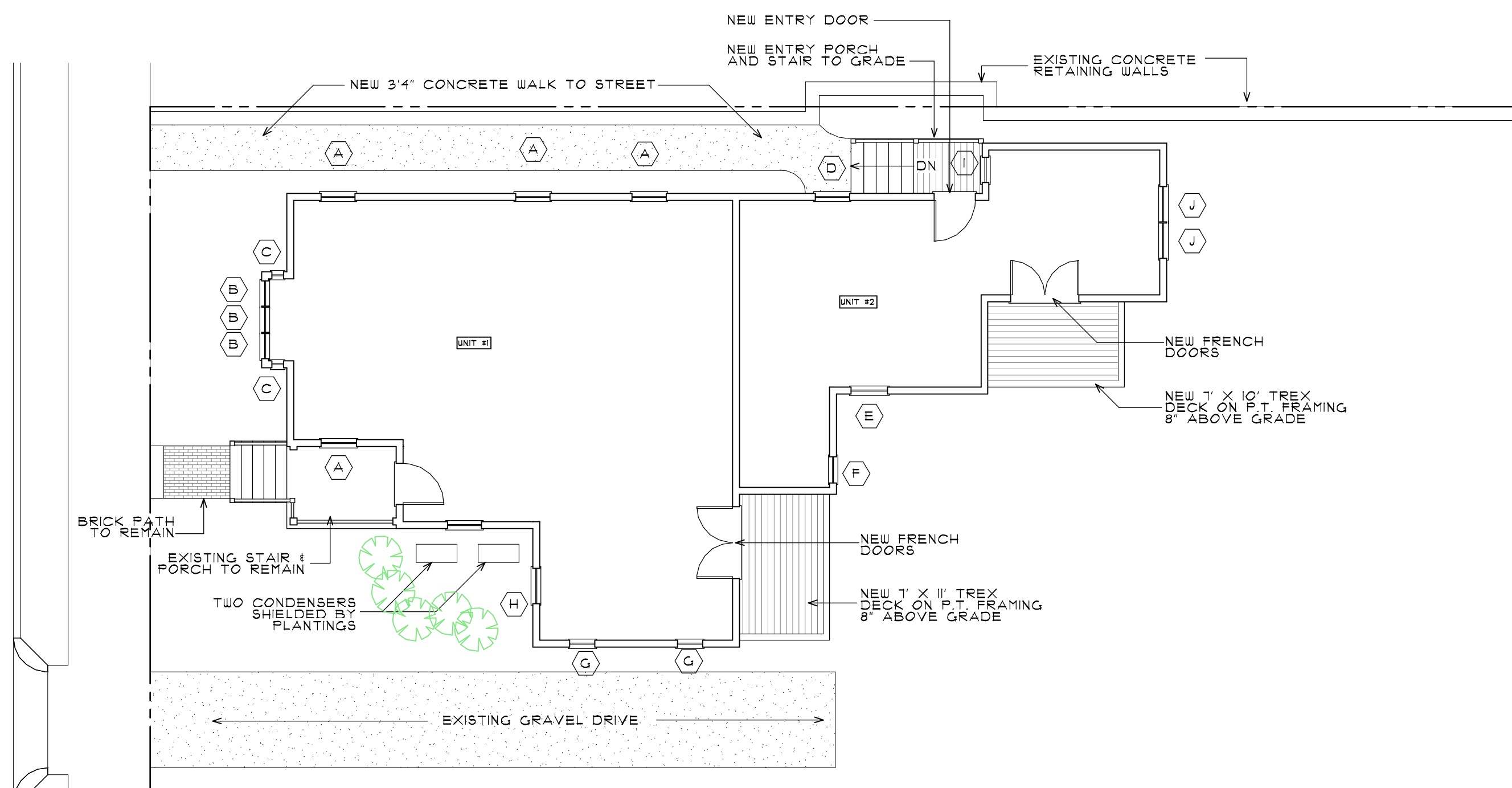


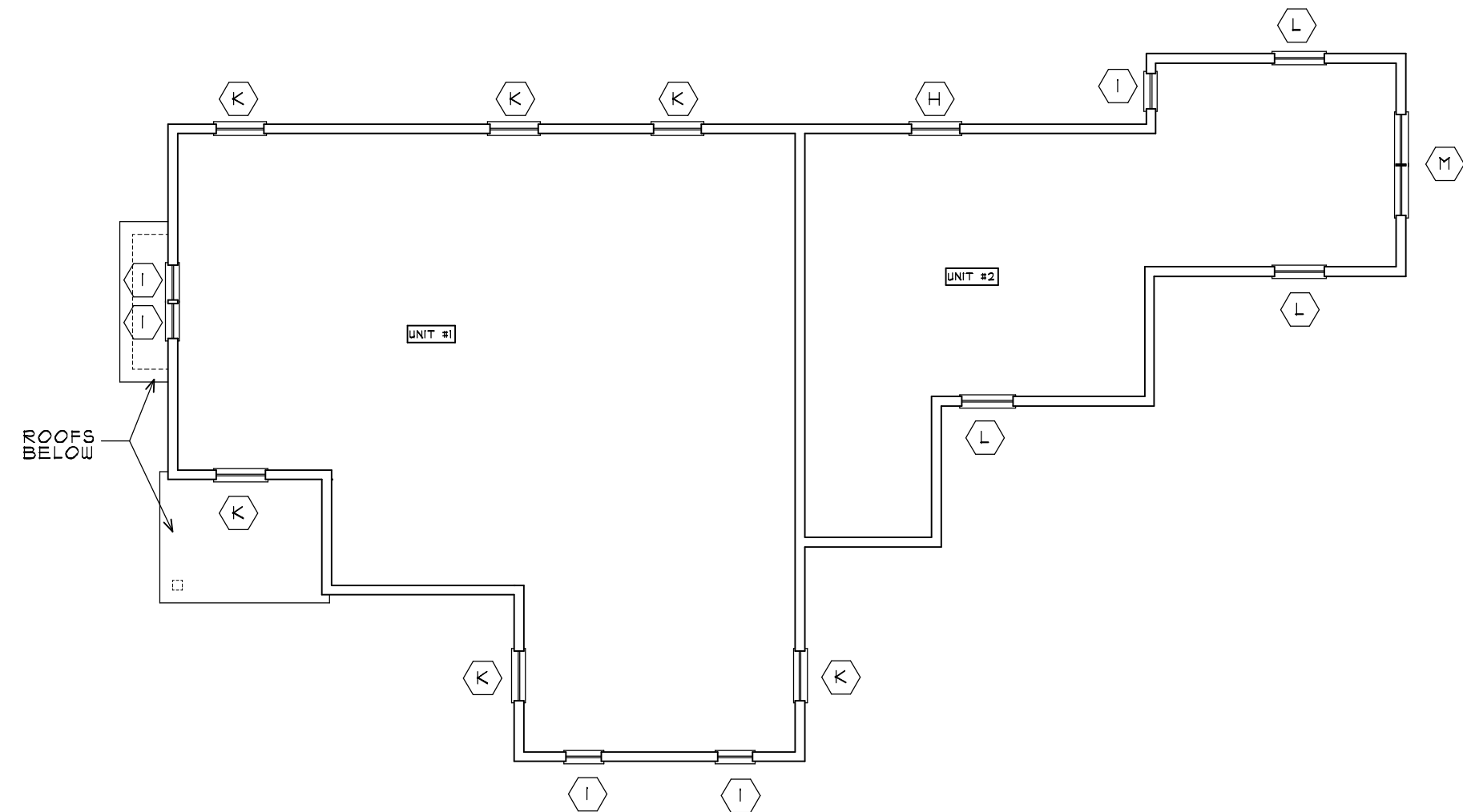
Figure 13 - gable unit "O" to be replaced



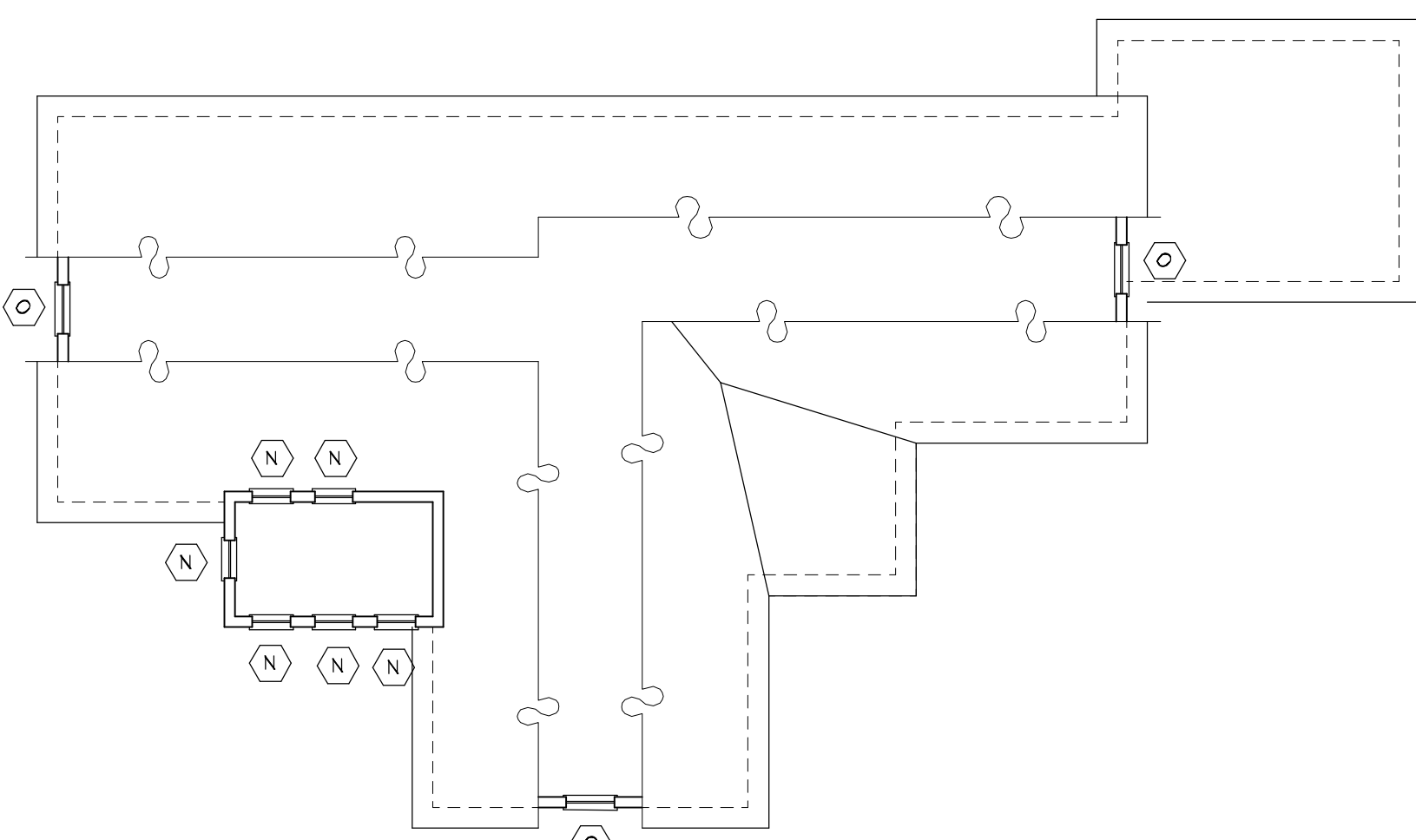
Figure 14 - unit "M" from interior



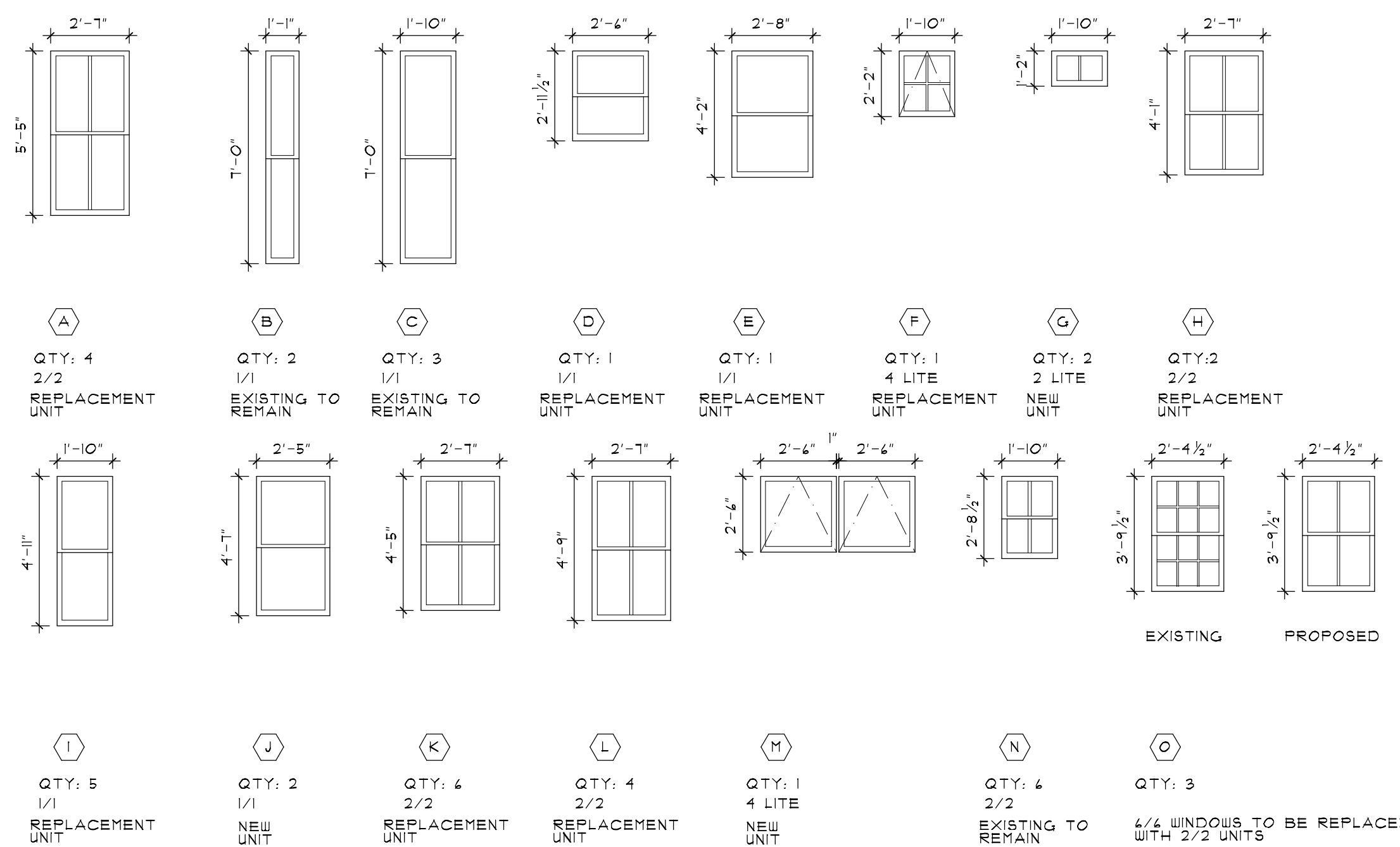
1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



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



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



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

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

HDC SUBMISSION

FLOOR PLANS
WINDOW SCHEDULE

DATE: 7/7/22
SCALE: AS NOTED

SHEET

A1.1

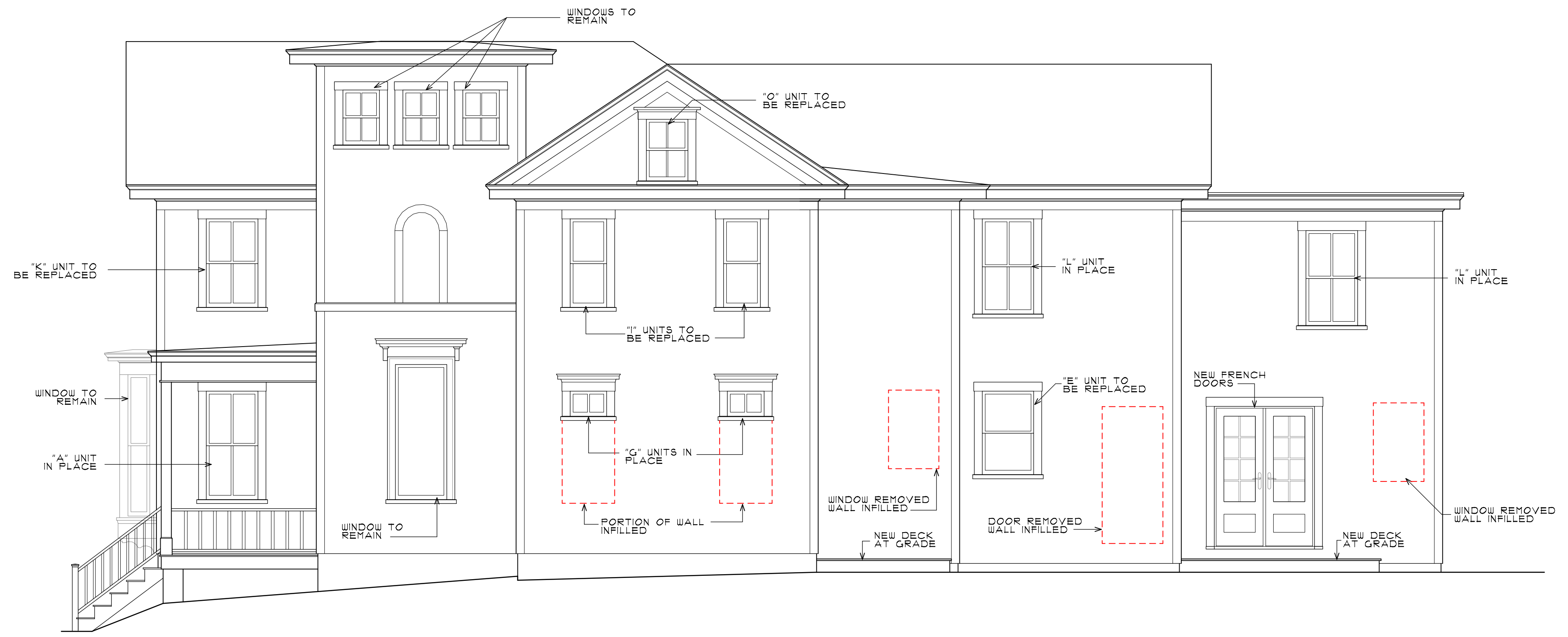
RENOVATIONS TO TWO-FAMILY BUILDING
ROSS RESIDENCE
171 CONGDON STREET
PROVIDENCE, RHODE ISLAND 02906

ACME ARCHITECT L.L.C.

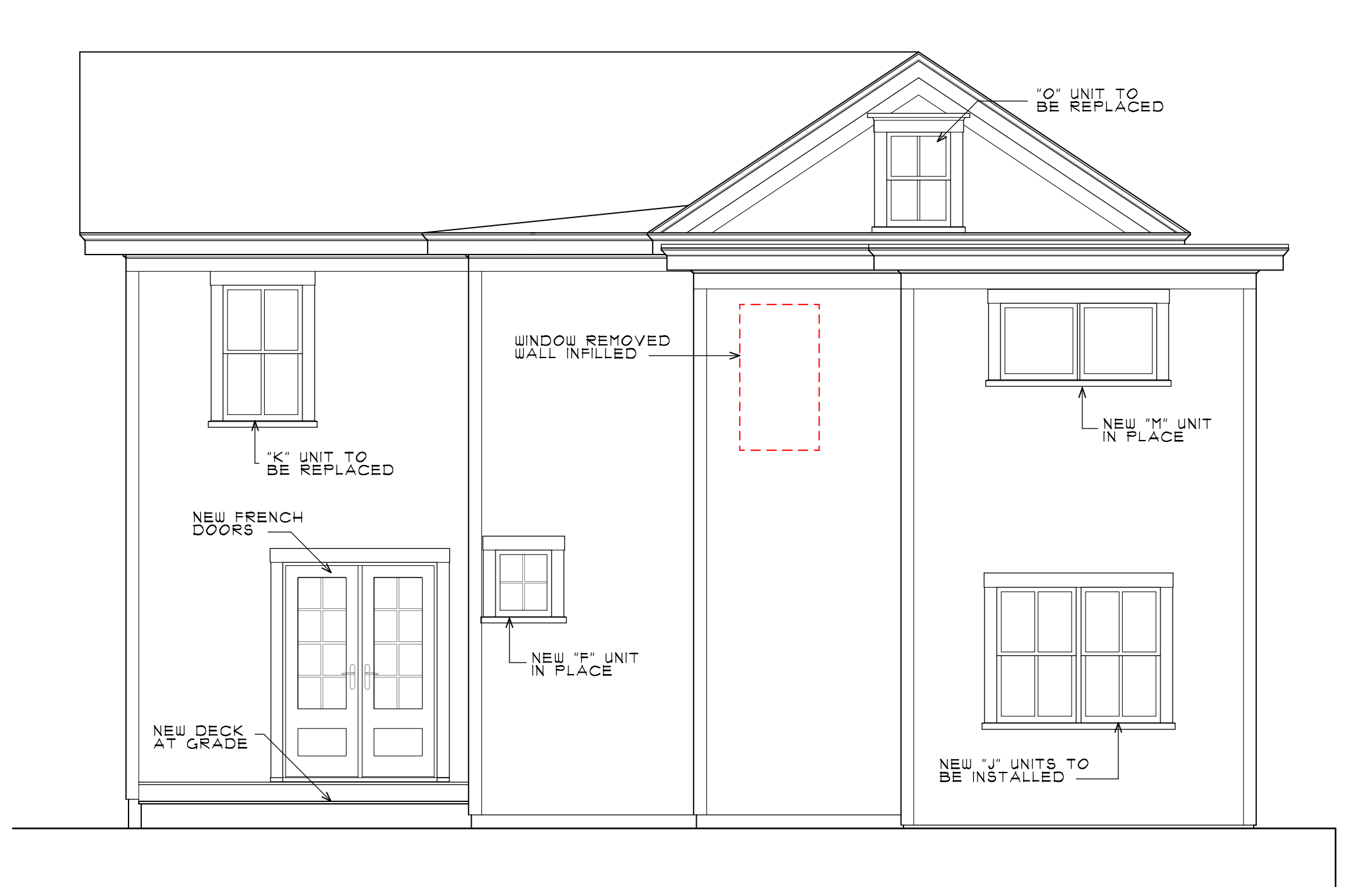
9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com



1 WEST ELEVATION - CONGDON STREET
A2.1 1/4" = 1'-0"



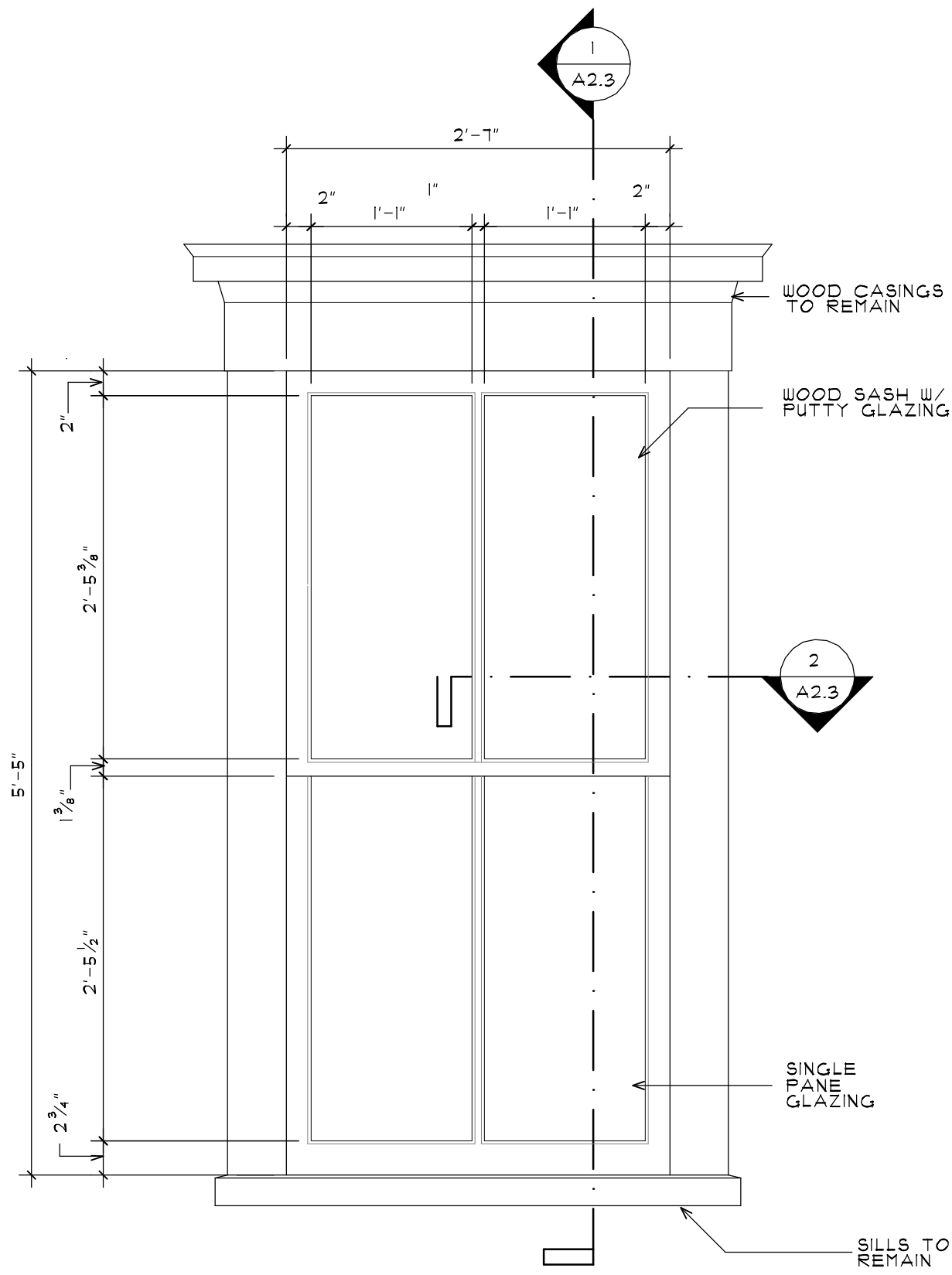
2 SOUTH ELEVATION
A2.1 1/4" = 1'-0"



3 EAST ELEVATION
A2.1 1/4" = 1'-0"



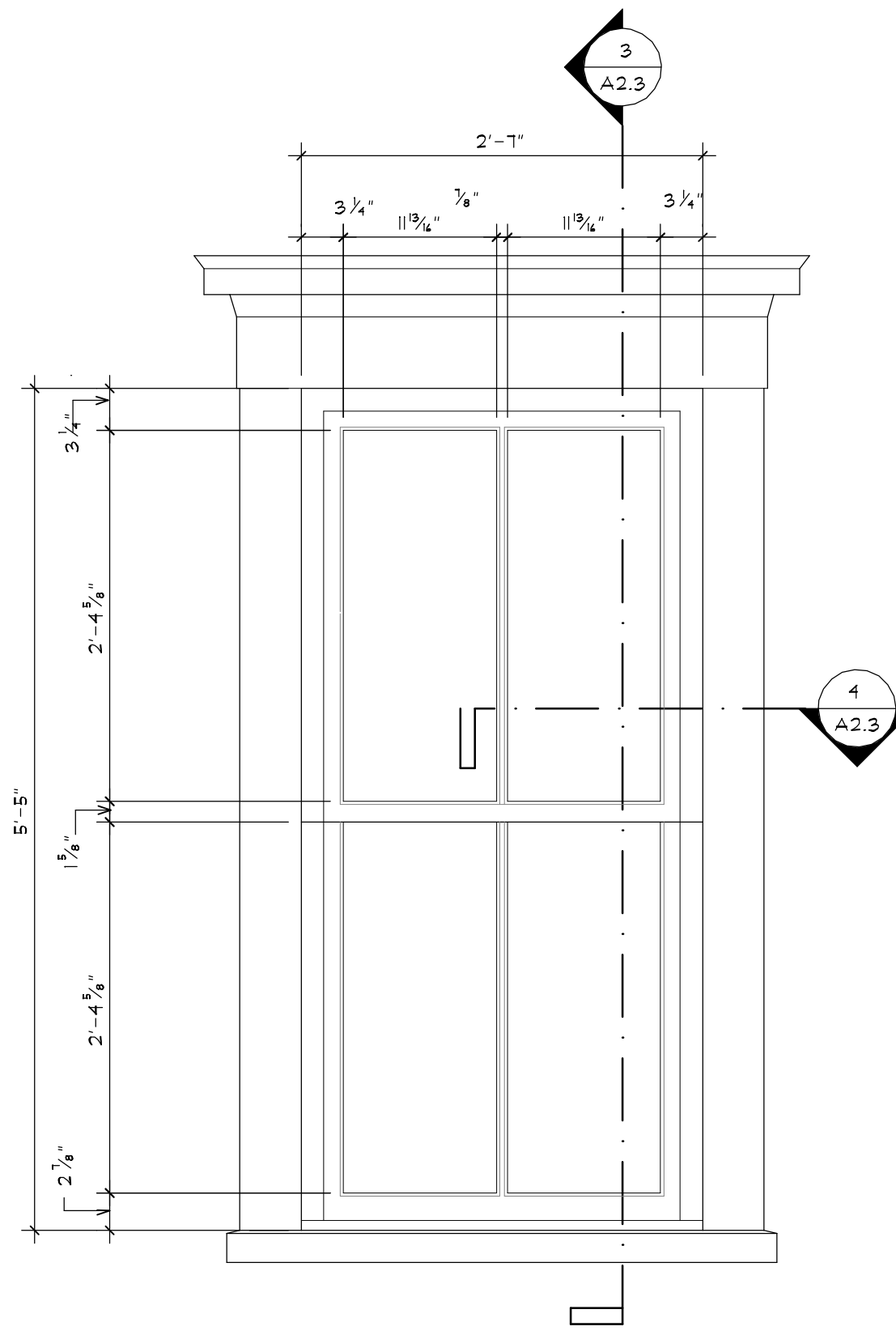
4 NORTH ELEVATION
A2.1 1/4" = 1'-0"



GLASS AREA
1,531 in²

1 EXISTING WINDOW
1" = 1'-0"

UNIT "A"



GLASS AREA
1,353 in²

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

UNIT "A"

HDC SUBMISSION

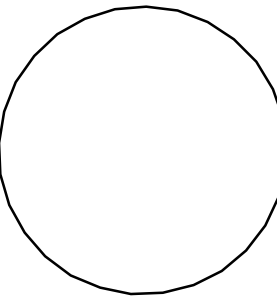
WINDOW ELEVATIONS

SHEET

A2.2

DATE: 1/17/22
SCALE: 1" = 1'-0"

REVISIONS:



**ACME
ARCHITECT
L.L.C.**

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837

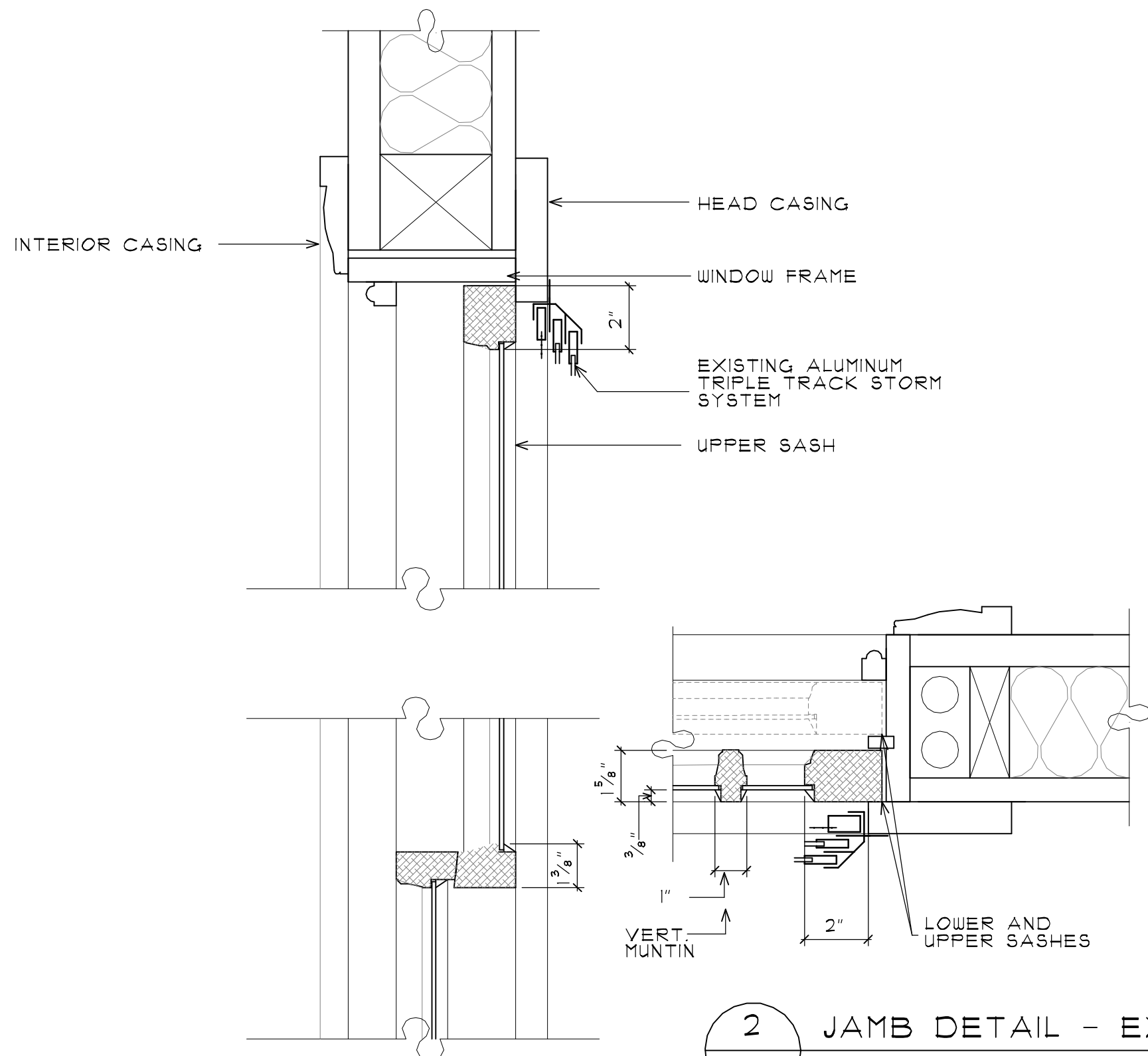
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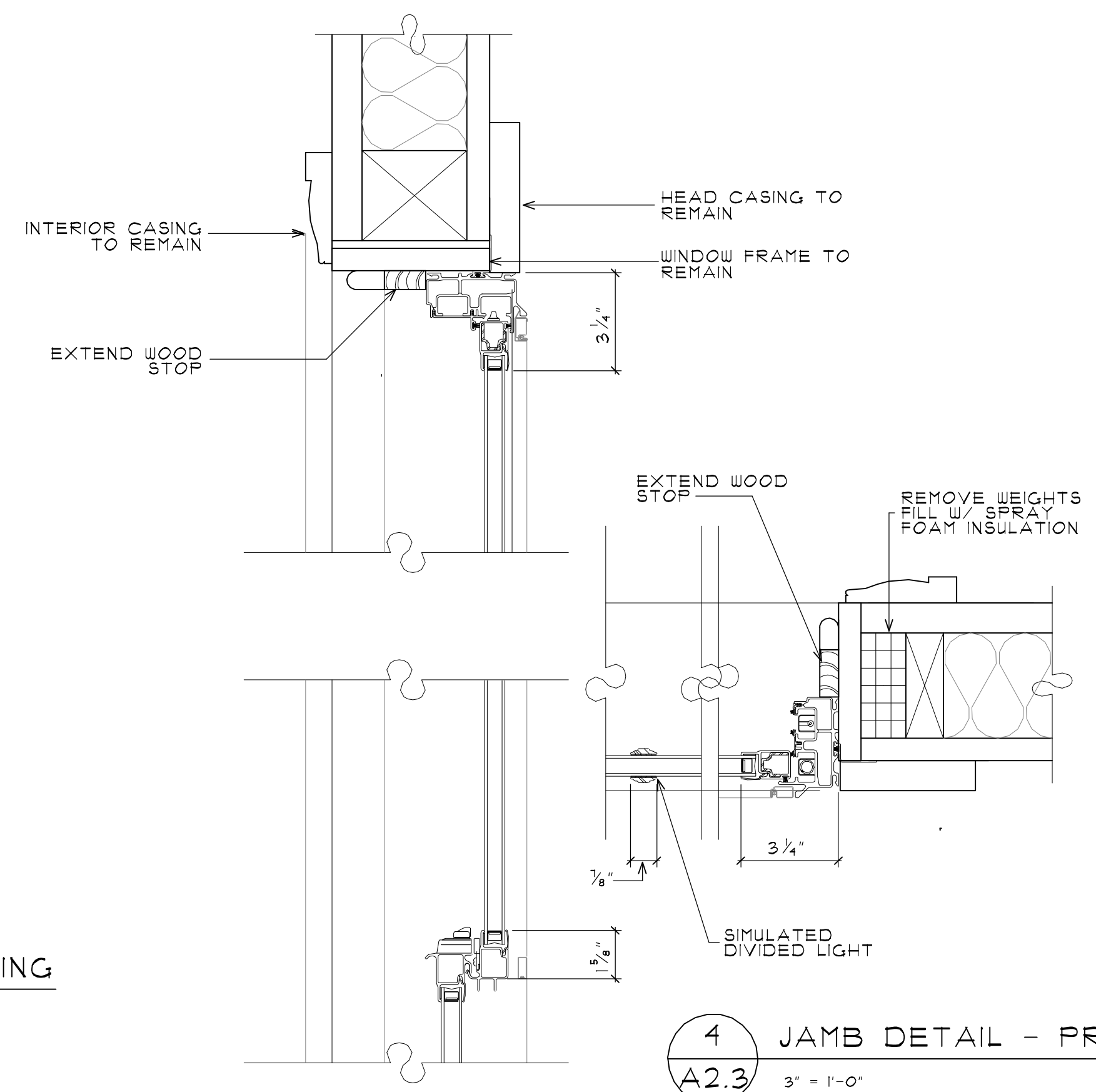
RENOVATIONS TO TWO-FAMILY BUILDING

ROSS RESIDENCE

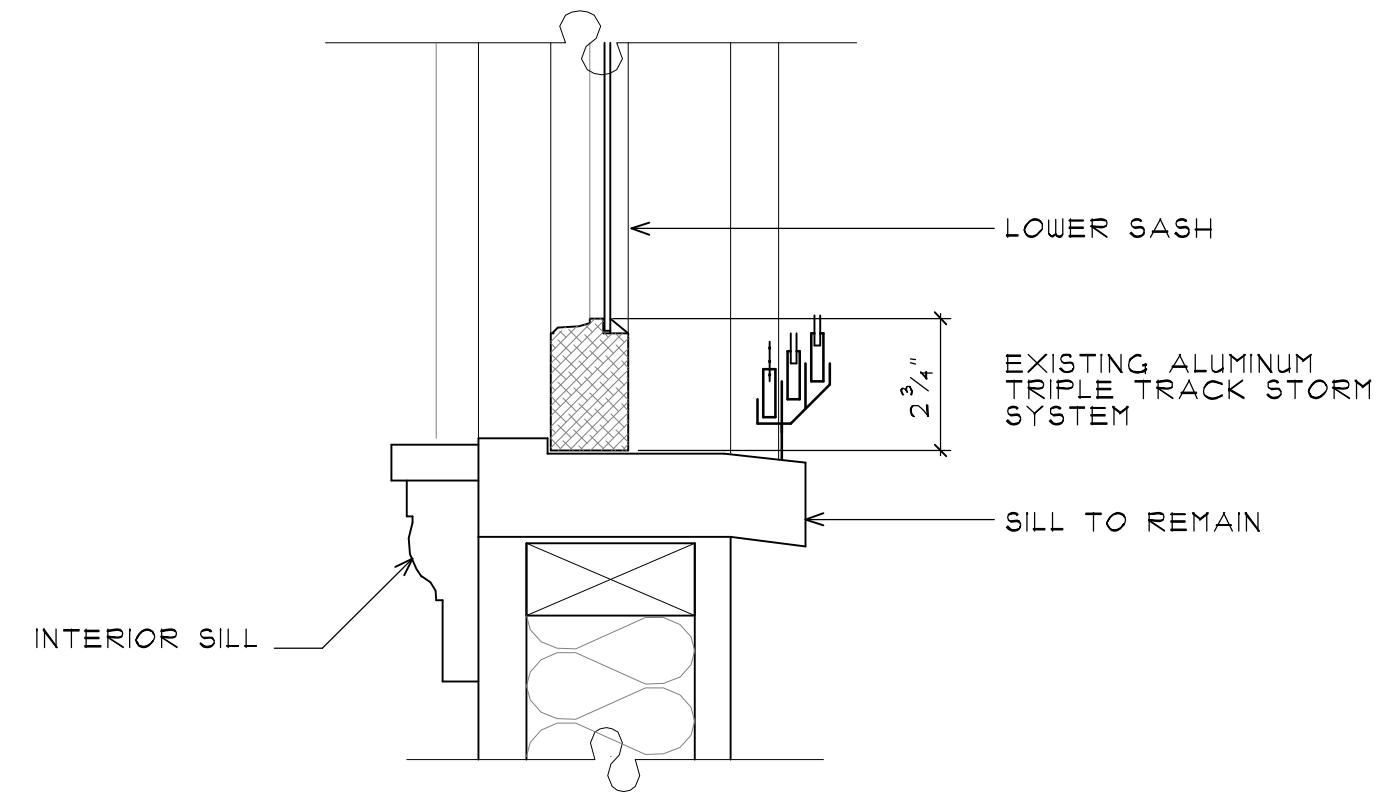
171 CONGDON STREET
PROVIDENCE, RHODE ISLAND 02904



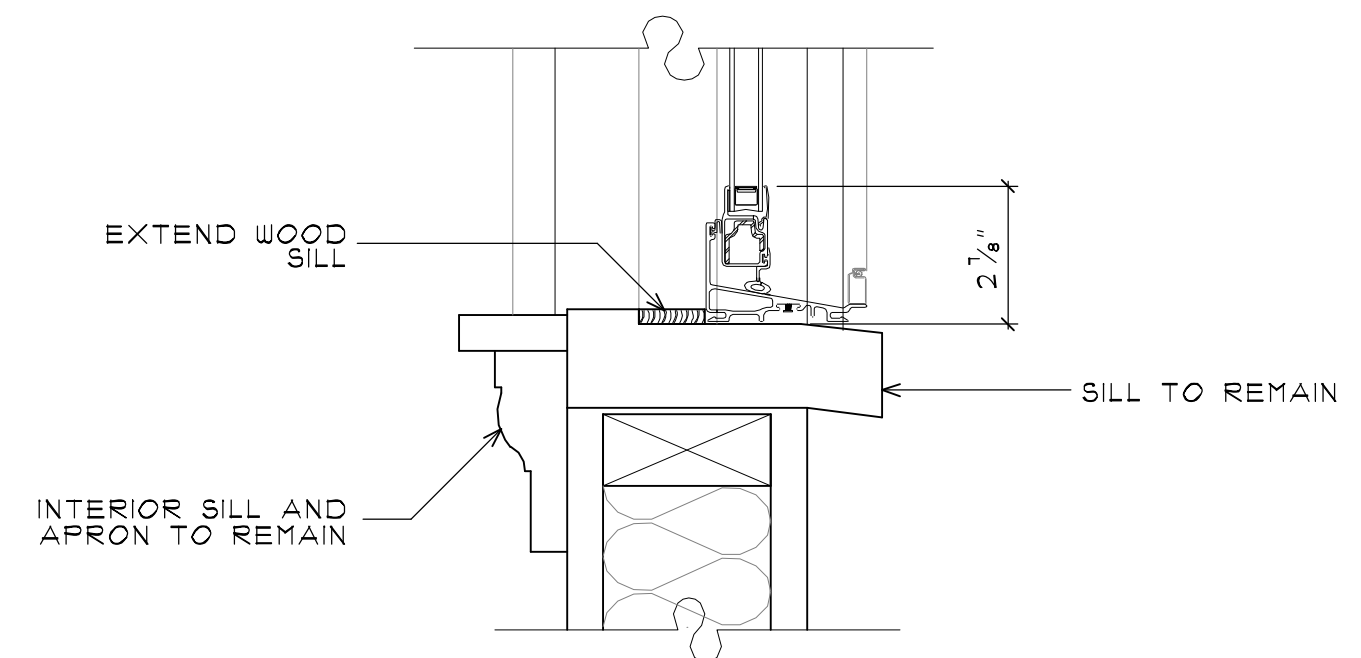
2 JAMB DETAIL - EXISTING
A2.3 3" = 1'-0"



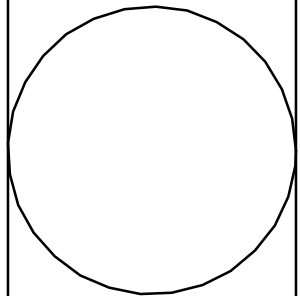
4 JAMB DETAIL - PROPOSED
A2.3 3" = 1'-0"



1 SECTION DETAIL - EXISTING
A2.3 3" = 1'-0"



3 SECTION DETAIL - PROPOSED
A2.3 3" = 1'-0"



HDC SUBMISSION