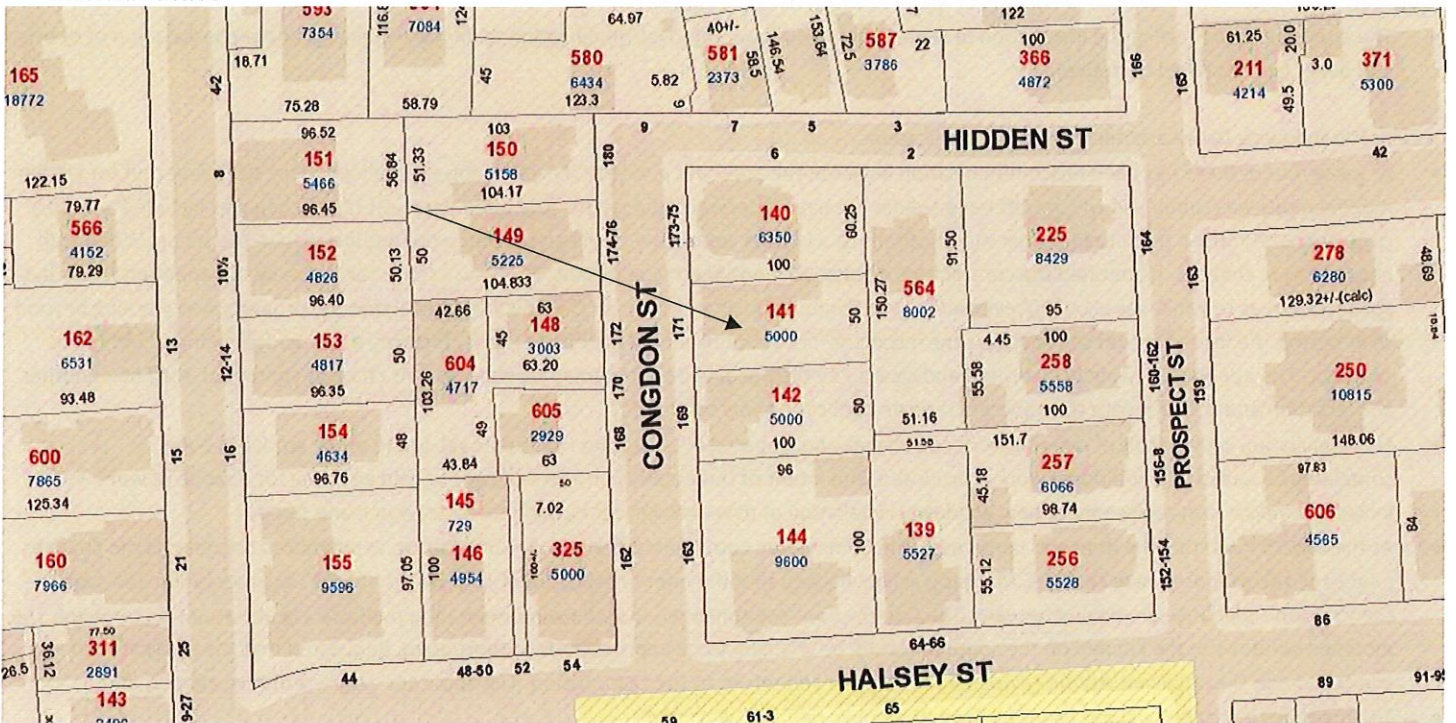


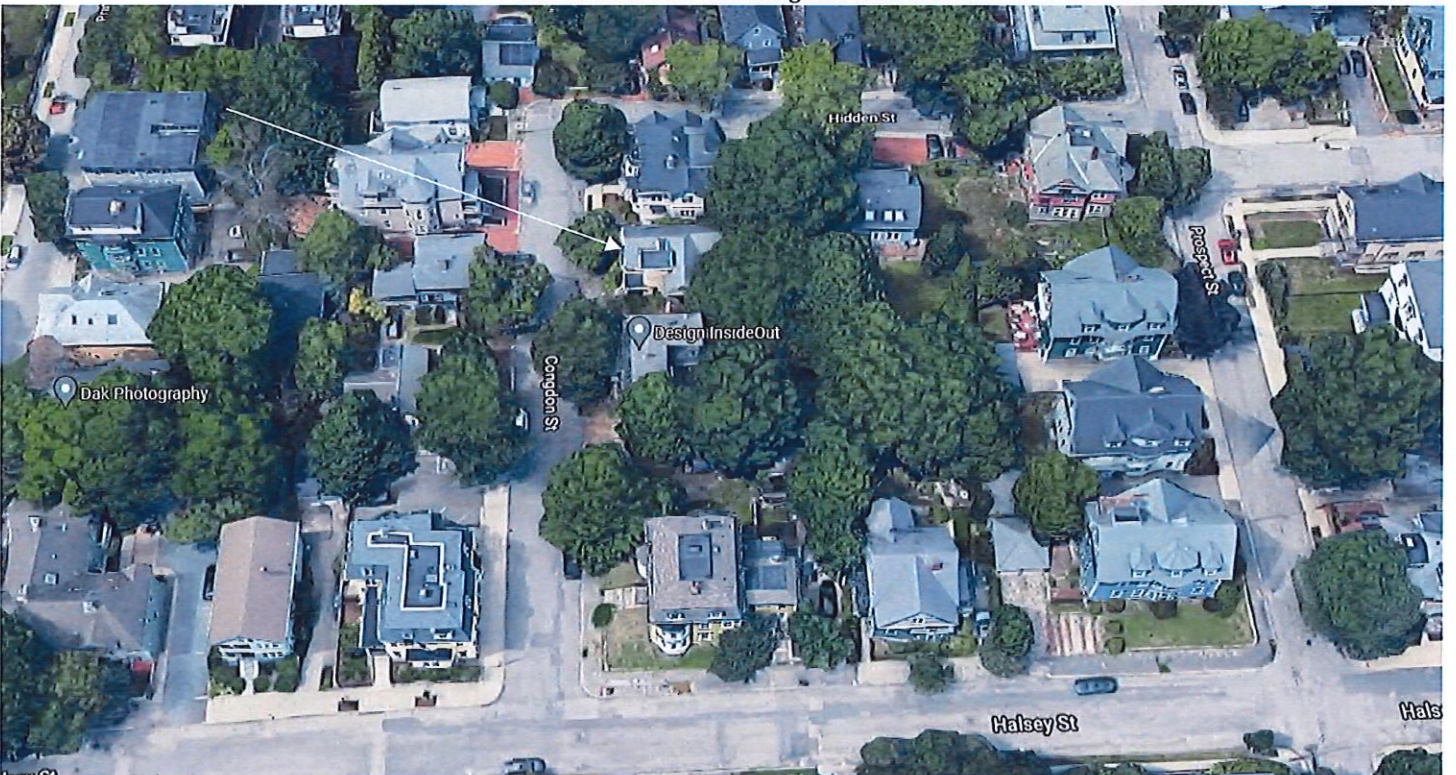
5. CASE 22. 092, 171 CONGDON STREET, Ephraim Martin House, 1856 (COLLEGE HILL)

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;
- At the July 25<sup>th</sup> meeting the item was continued. The Commission commented that the documentation as submitted documents the changes made and the proposed new changes. Mr. Rapp acknowledged that the intent of this submission was to submit documentation and seek the Commission's guidance on moving forward. The Commission recommended that the windows on the public facing elevations be retained. The modified windows in the kitchen on the south elevation be changed to be appropriately proportioned. Requested that the application be continued and the applicant submit revise documentation and return to the Commission. The applicant's representative agreed; and
- The majority of changes will not be visible from the public rights-of-way; and,
- A revised 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: 18 August 2022 - Revised  
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

### **No Changes**

Windows in the street bay, first floor (5) and tower, third floor (6) shall remain untouched. Wood units, single pane glazing with aluminum storm units on exterior.

### **Window Replacement**

The remaining window units are to be replaced with new units, sash replacements or new window in new locations. 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 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.

### **ACME Architect LLC**

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

### **New Units**

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

### **Window Sash Replacement**

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.

### **Window Removal**

Pair of awning windows on east elevation shall be removed and wall infilled

### **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.

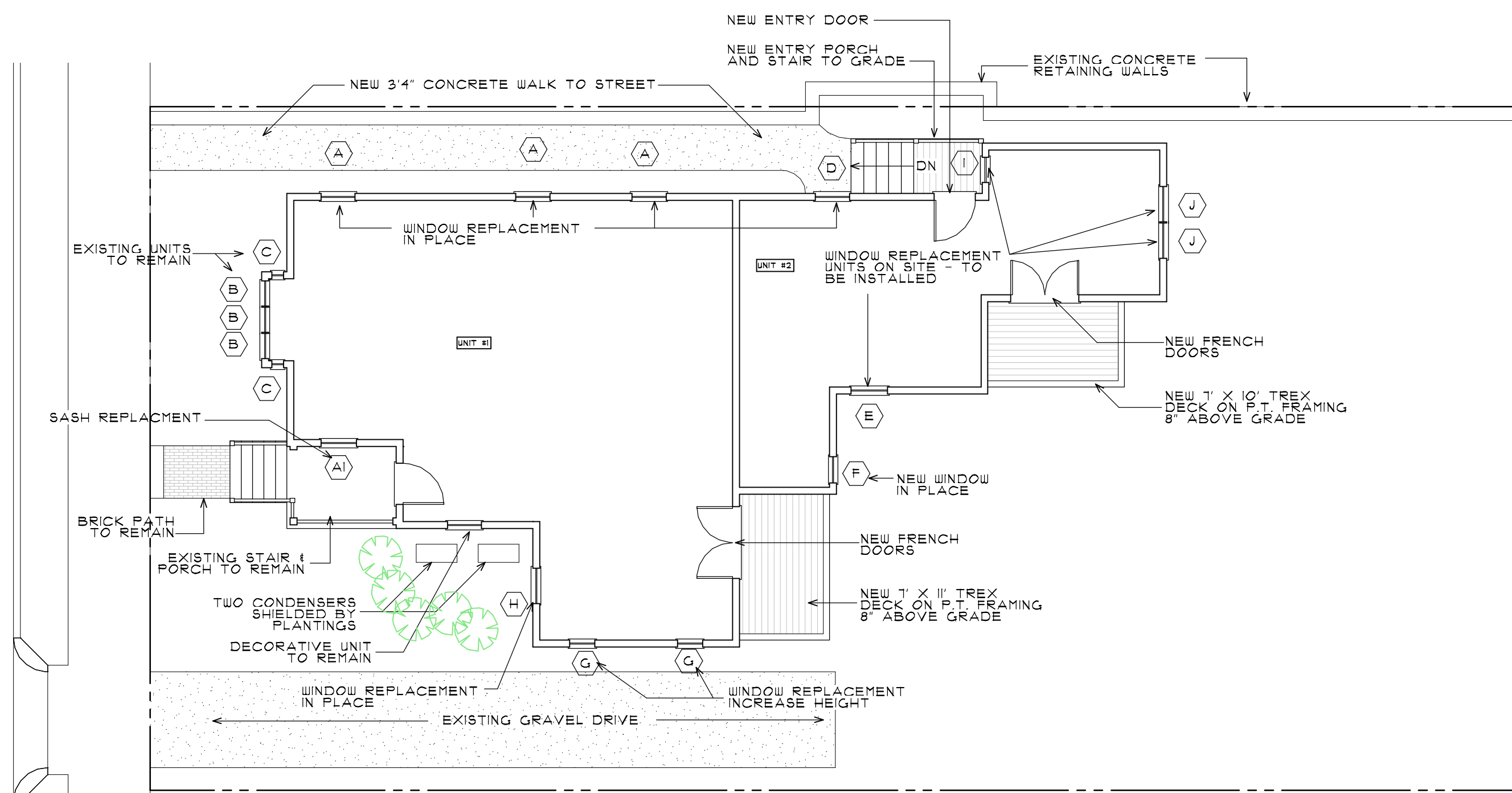
Southeast Area – Two new grade level decks are to be built to provide access to new patio doors. Each deck to be 1x6 Trex on P.T. framing of the size shown on the drawings.

### **End of Narrative**

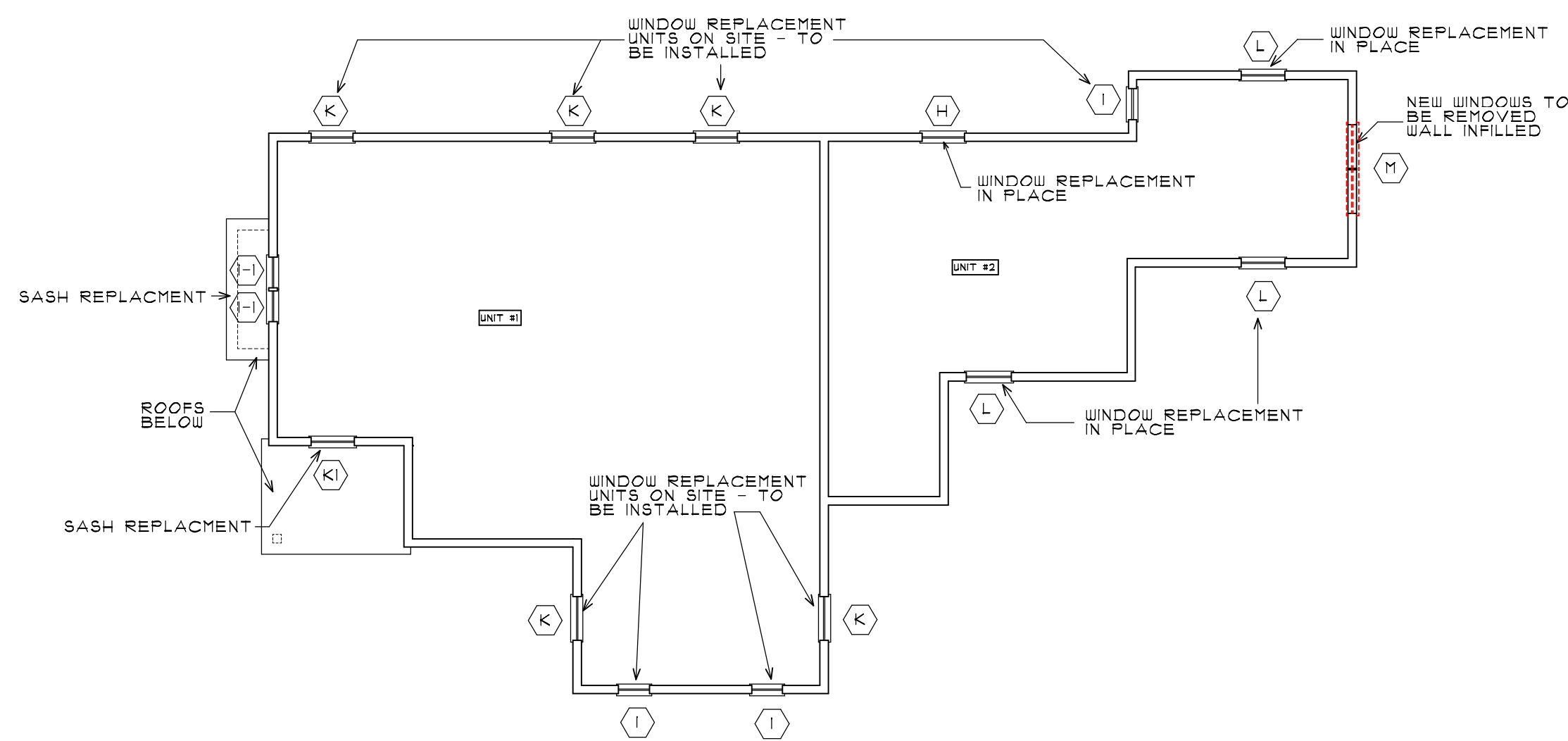
**ACME Architect LLC**

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

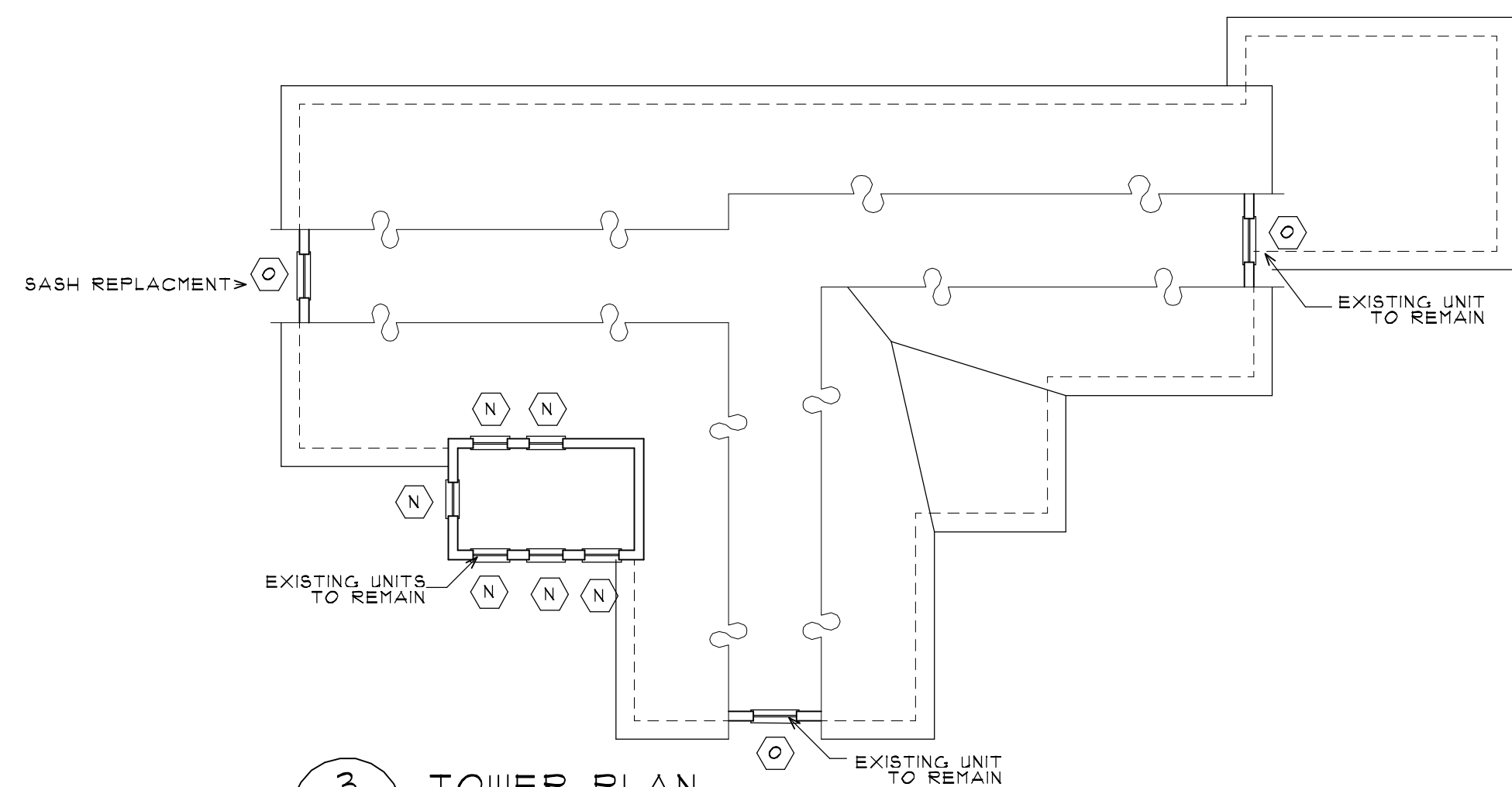
**ACME Architect LLC**  
9 Simmons Road Little Compton Rhode Island 02837  
**MarkRappArchitect.com** Tel 401.465.5247 Fax 401.635.8662



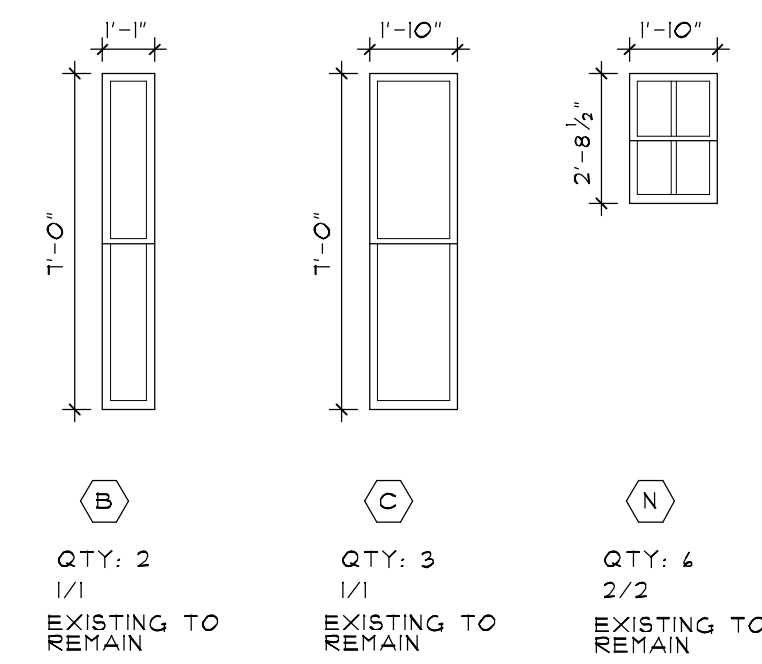
1 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"



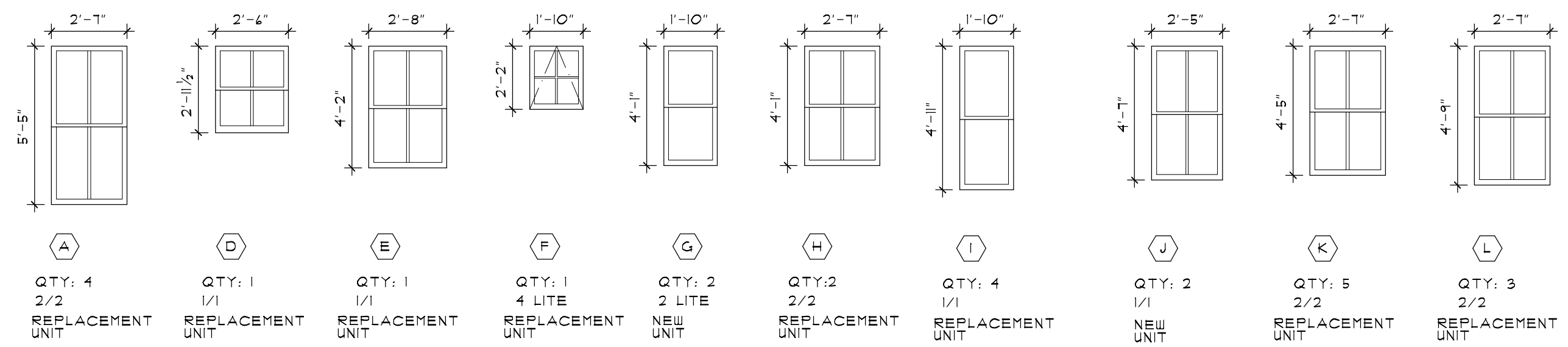
2 SECOND FLOOR PLAN  
A1.1 1/8" = 1'-0"



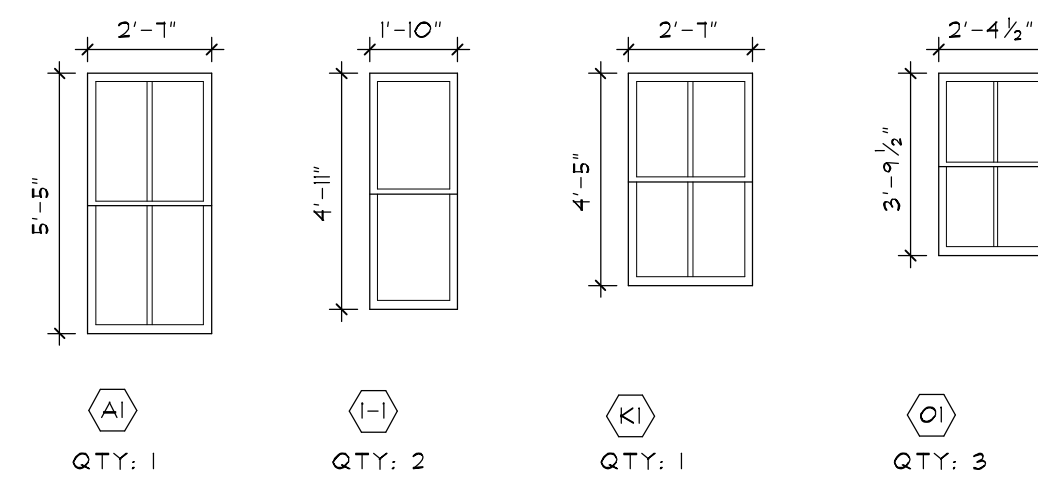
3 TOWER PLAN  
A1.1 1/8" = 1'-0"



EXISTING TO REMAIN



NEW WINDOW UNITS



WINDOW SASH REPLACEMENTS W/1 EXISTING FRAMES  
INSULATED GLASS, SIMULATED DIVIDED LIGHTS  
CLAD EXTERIOR OR WOOD

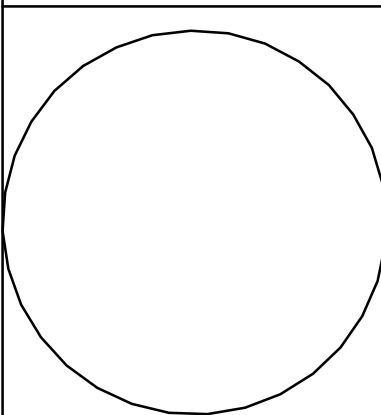
REPLACEMENT SASHES

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

**HDC SUBMISSION - REVISED**

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



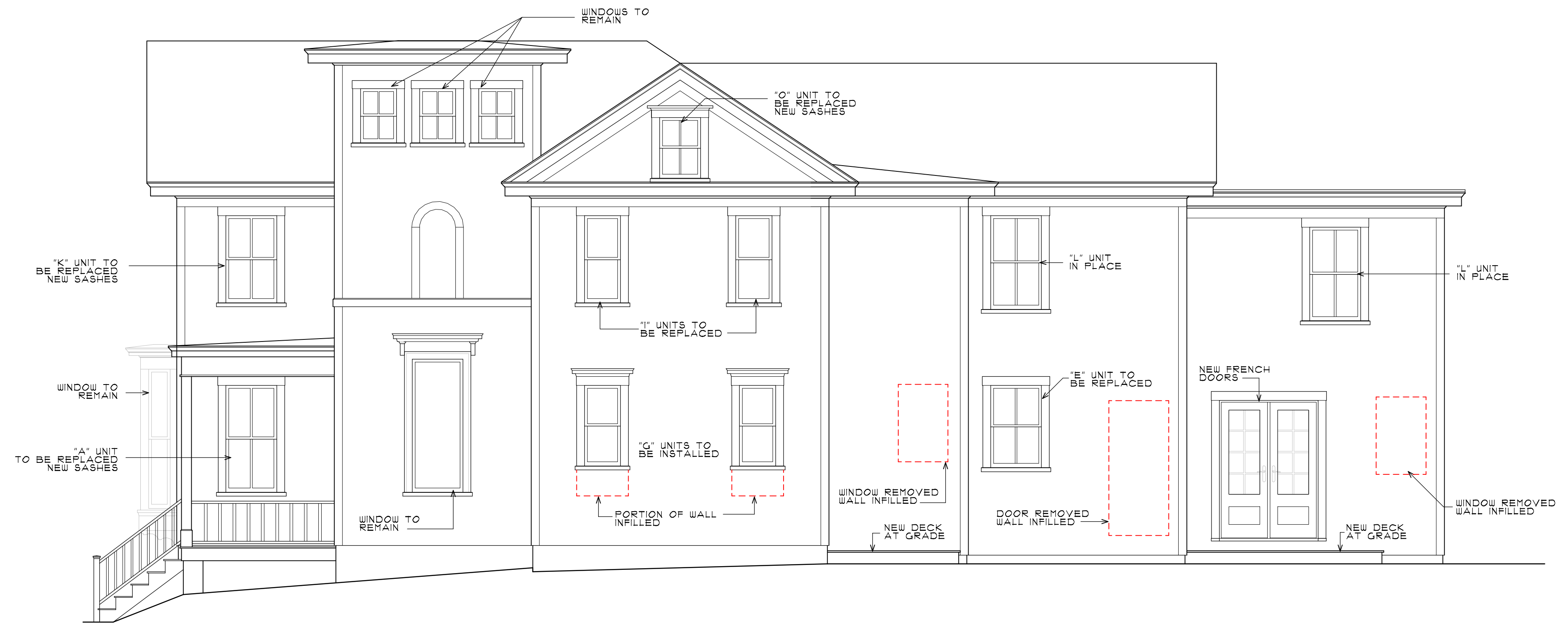
FLOOR PLANS  
WINDOW SCHEDULE  
DATE: 8/5/22  
SCALE: AS NOTED  
REVISIONS:

SHEET  
**A1.1**  
22-14

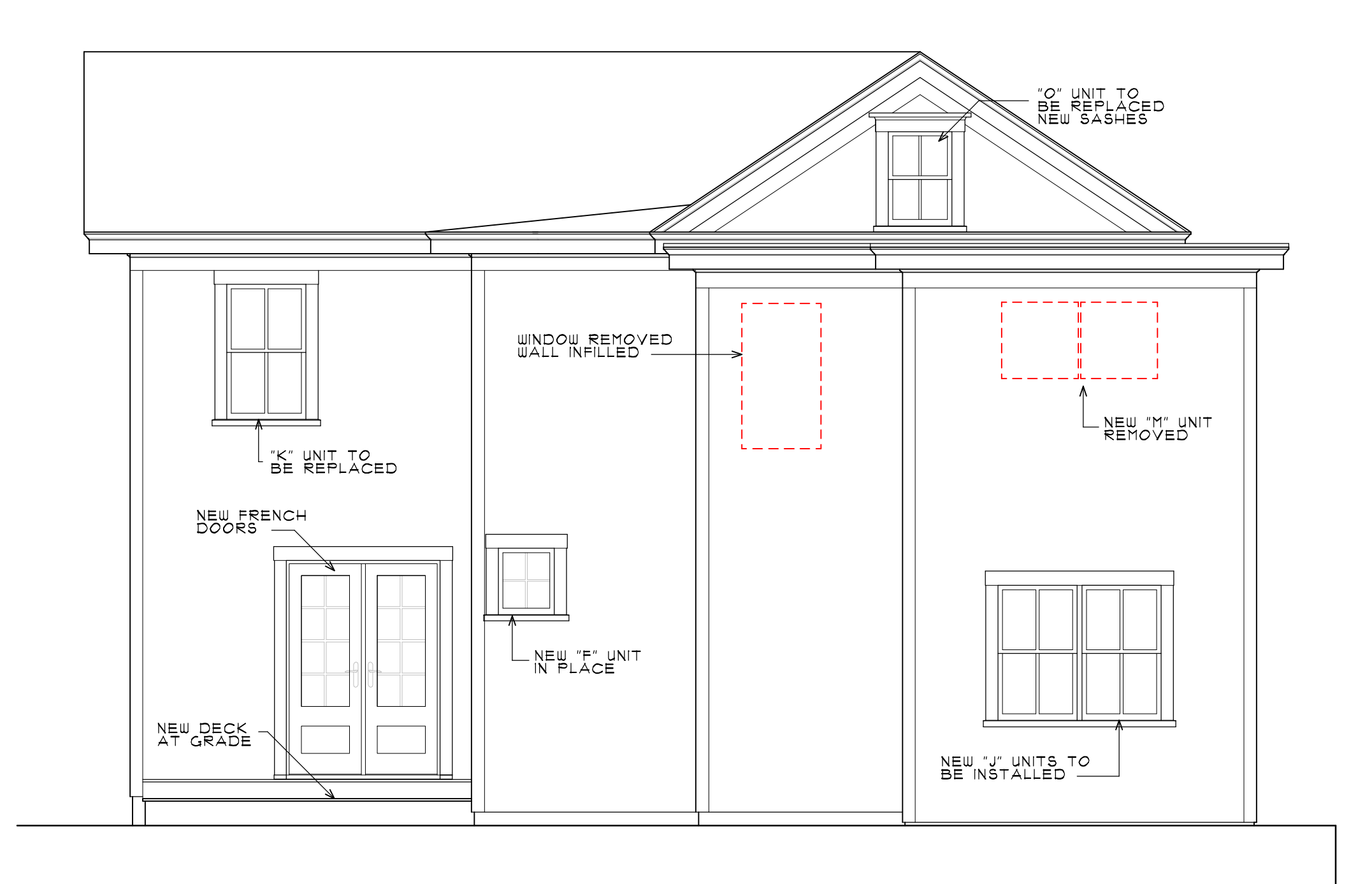




1 WEST ELEVATION - CONGDON STREET  
A2.1 1/4" = 1'-0"



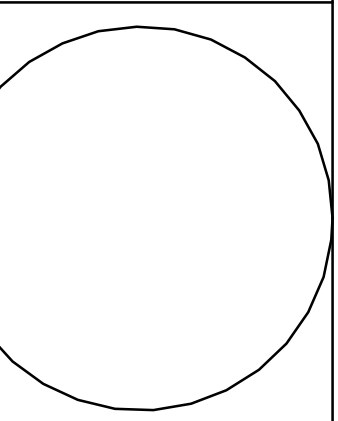
2 SOUTH ELEVATION  
A2.1 1/4" = 1'-0"



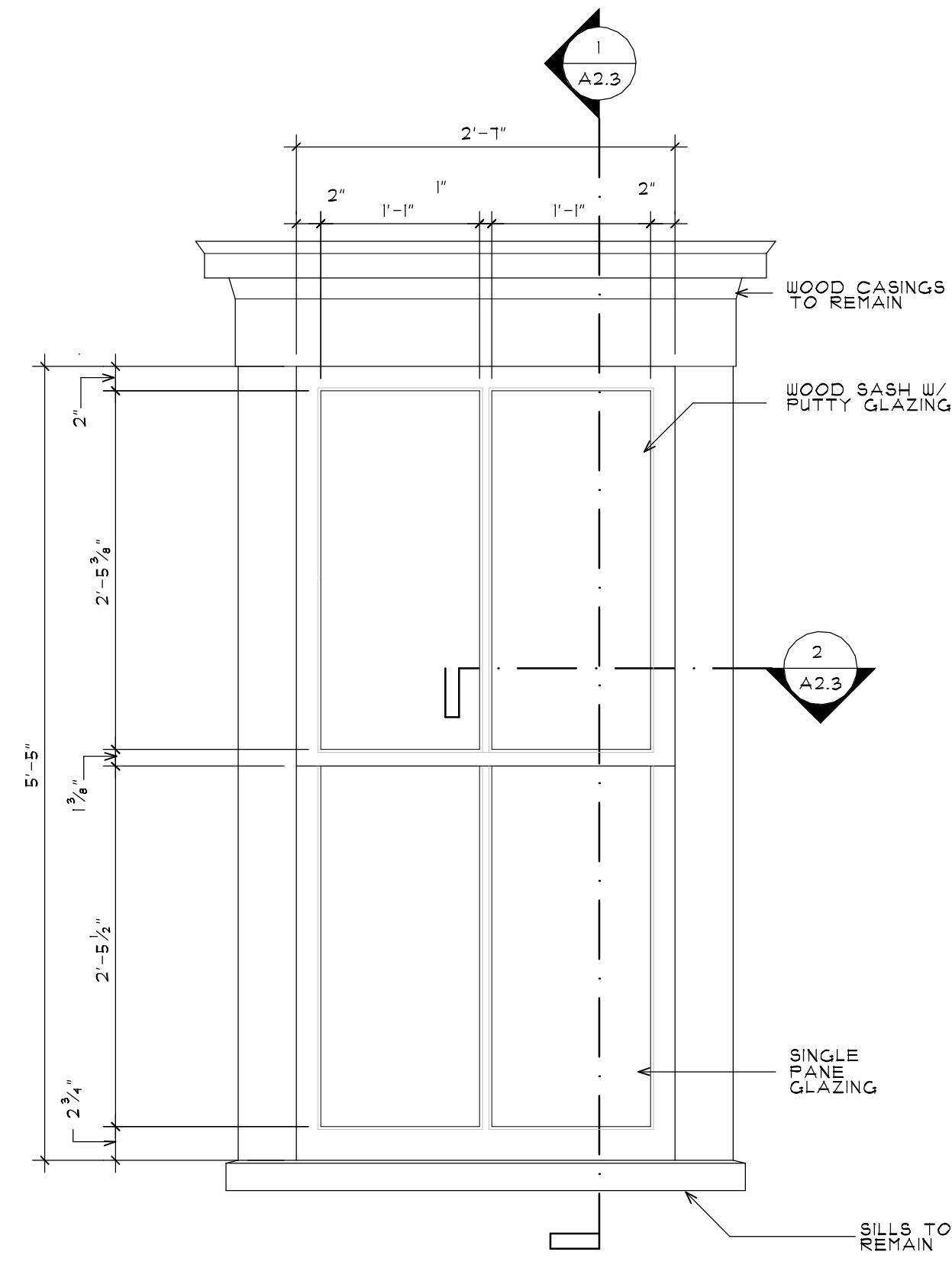
3 EAST ELEVATION  
A2.1 1/4" = 1'-0"



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



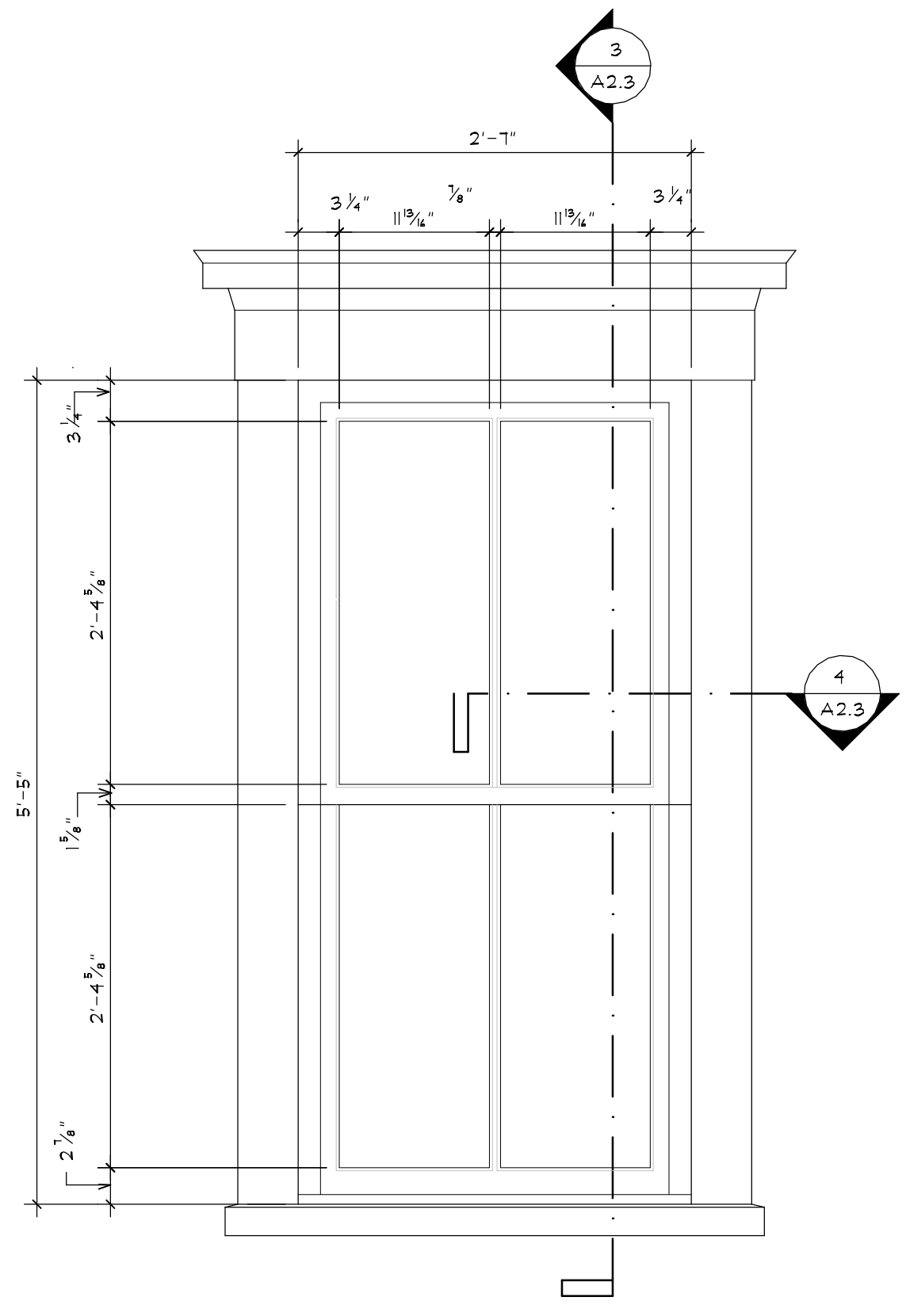
**HDC SUBMISSION - REVISED**



GLASS AREA  
1531 in<sup>2</sup>

**1** EXISTING WINDOW  
1" = 1'-0"

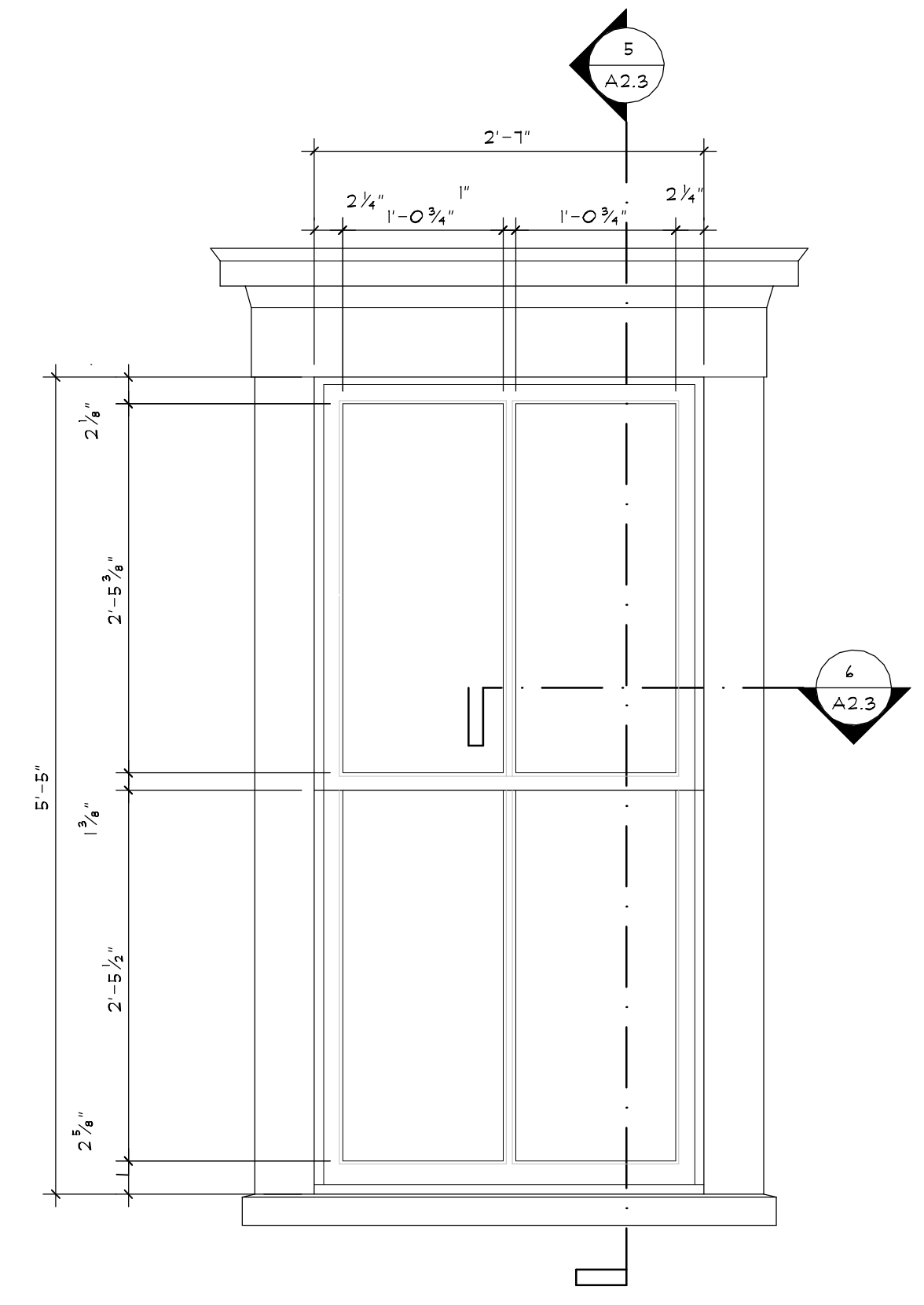
UNIT "A"



GLASS AREA  
1353 in<sup>2</sup>

**2** NEW WINDOW UNIT  
1" = 1'-0"

UNIT "A"  
PELLA IMPERVIA



GLASS AREA  
1502 in<sup>2</sup>

**3** PROPOSED SASH REPLACEMENT  
1" = 1'-0"

UNIT "A1"  
TRIMLINE ULTRAFIT

**HDC SUBMISSION - REVISED**

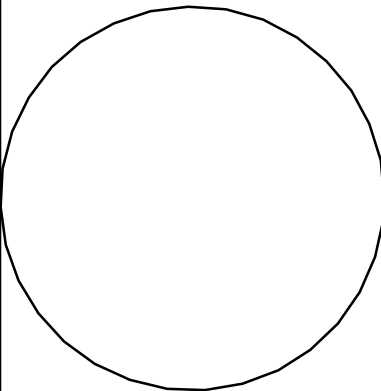
WINDOW ELEVATIONS

SHEET

**A2.2**

DATE: 8/5/22  
SCALE: 1" = 1'-0"

REVISIONS:

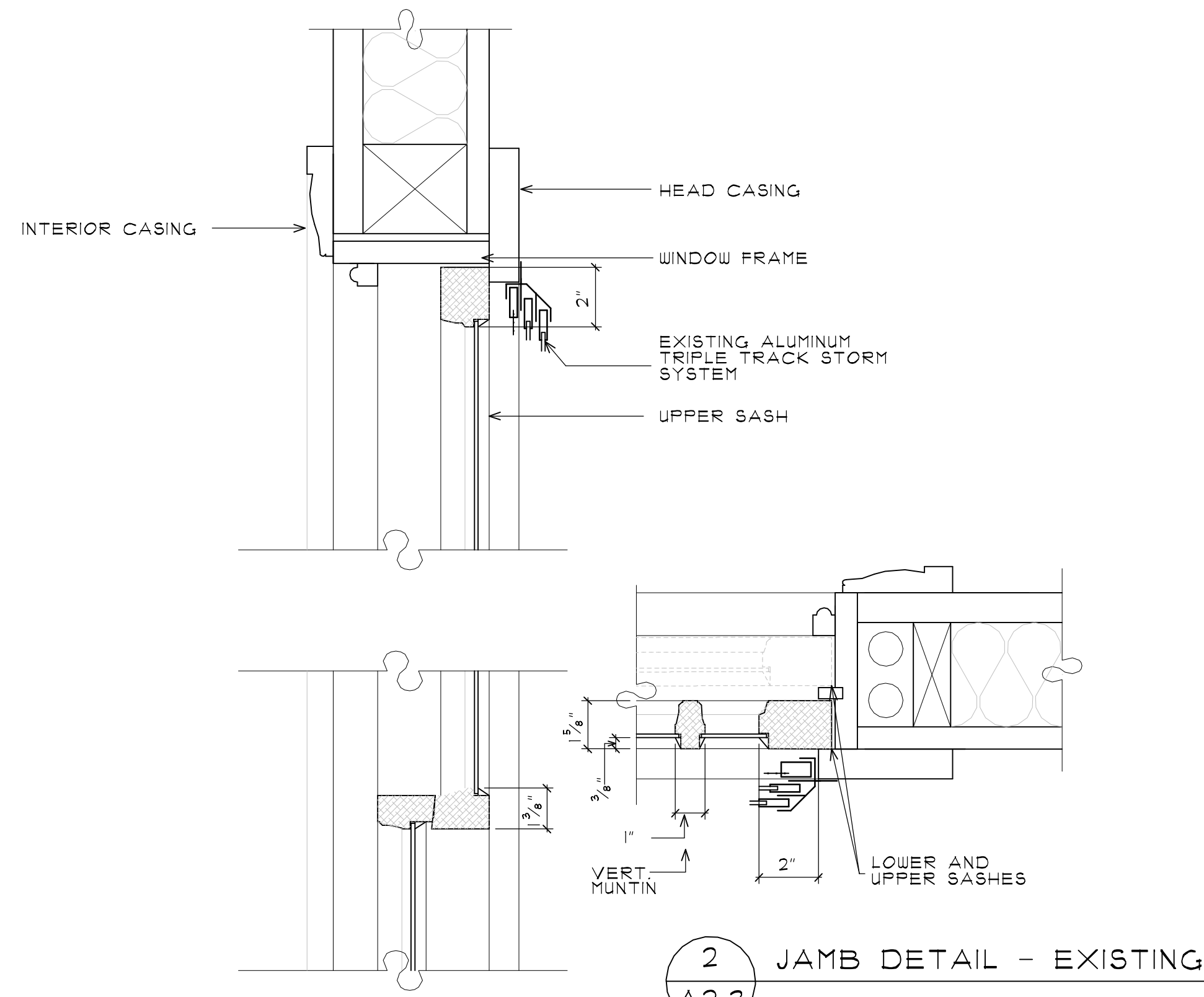


9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662  
MarkRappArchitect.com

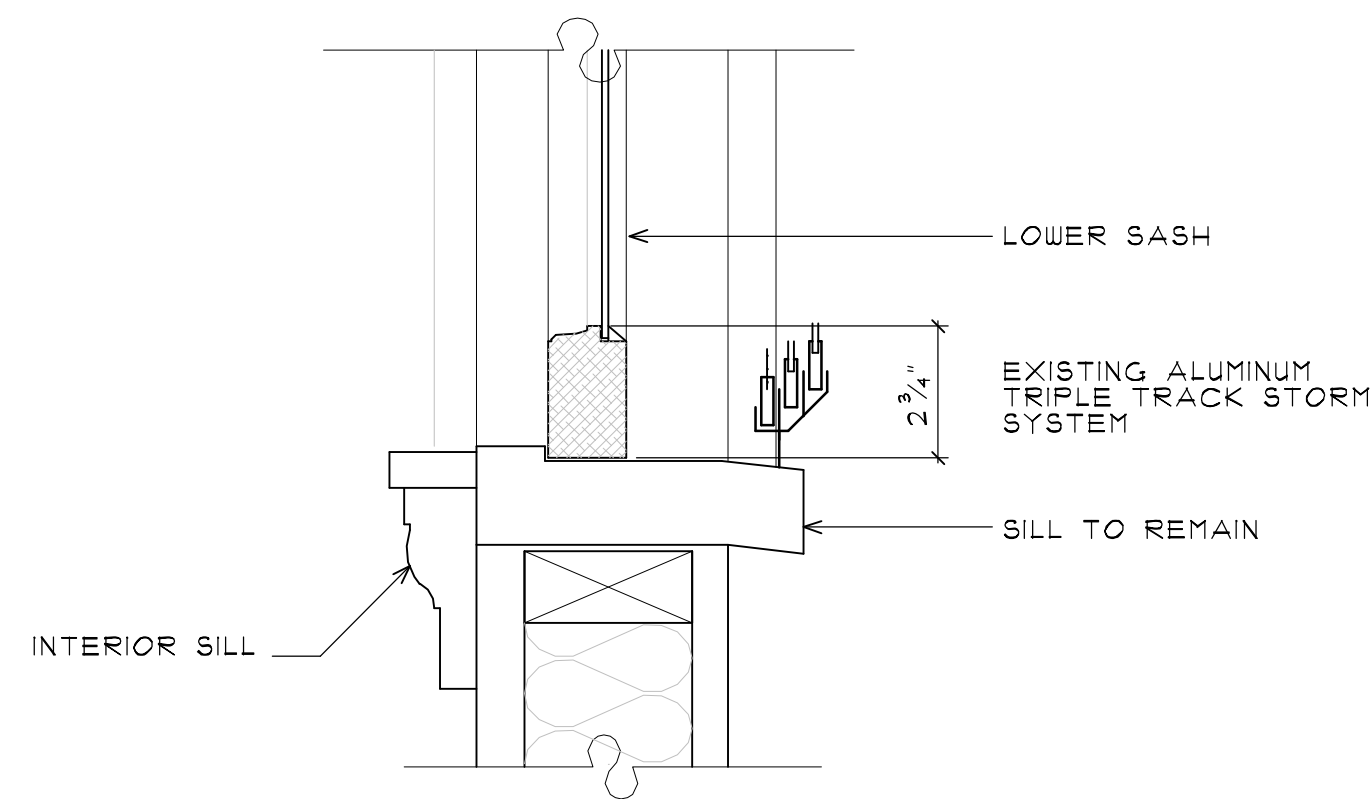
**ACME  
ARCHITECT  
L.L.C.**

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

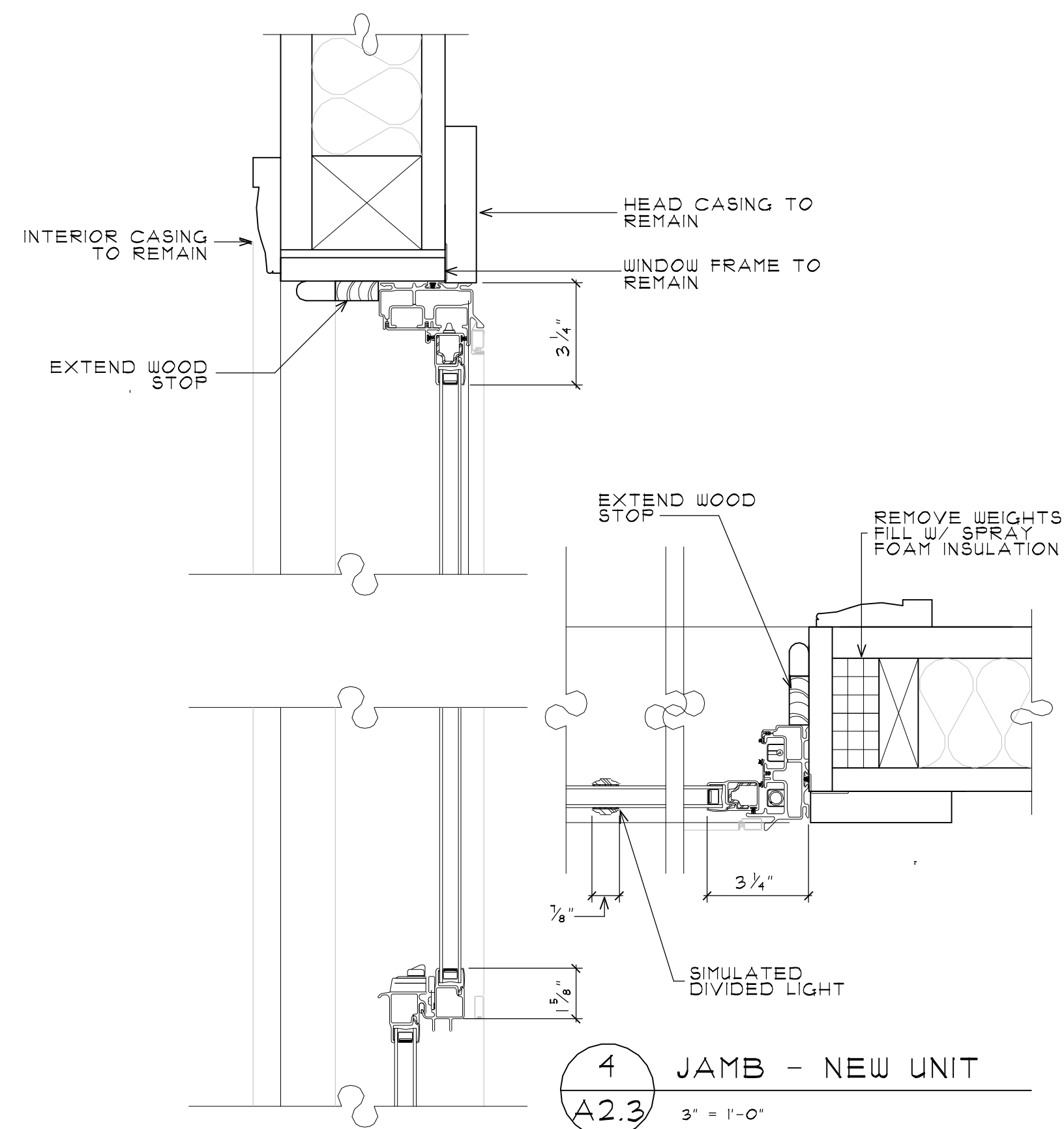




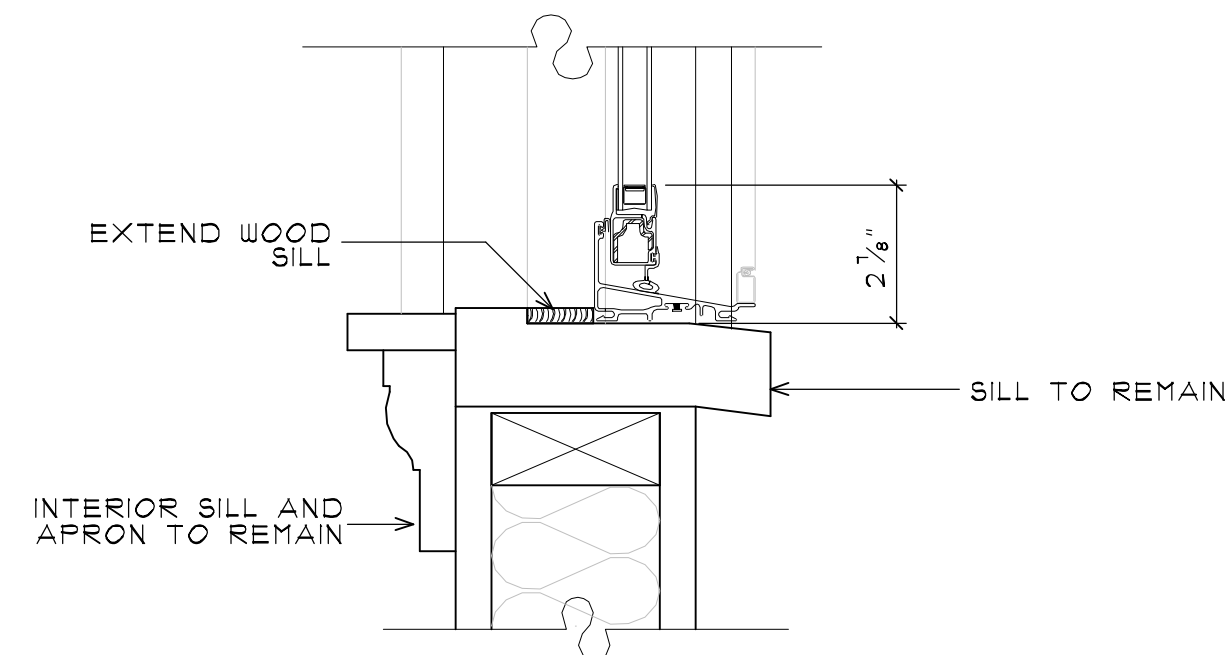
2 JAMB DETAIL - EXISTING  
A2.3 3" = 1'-0"



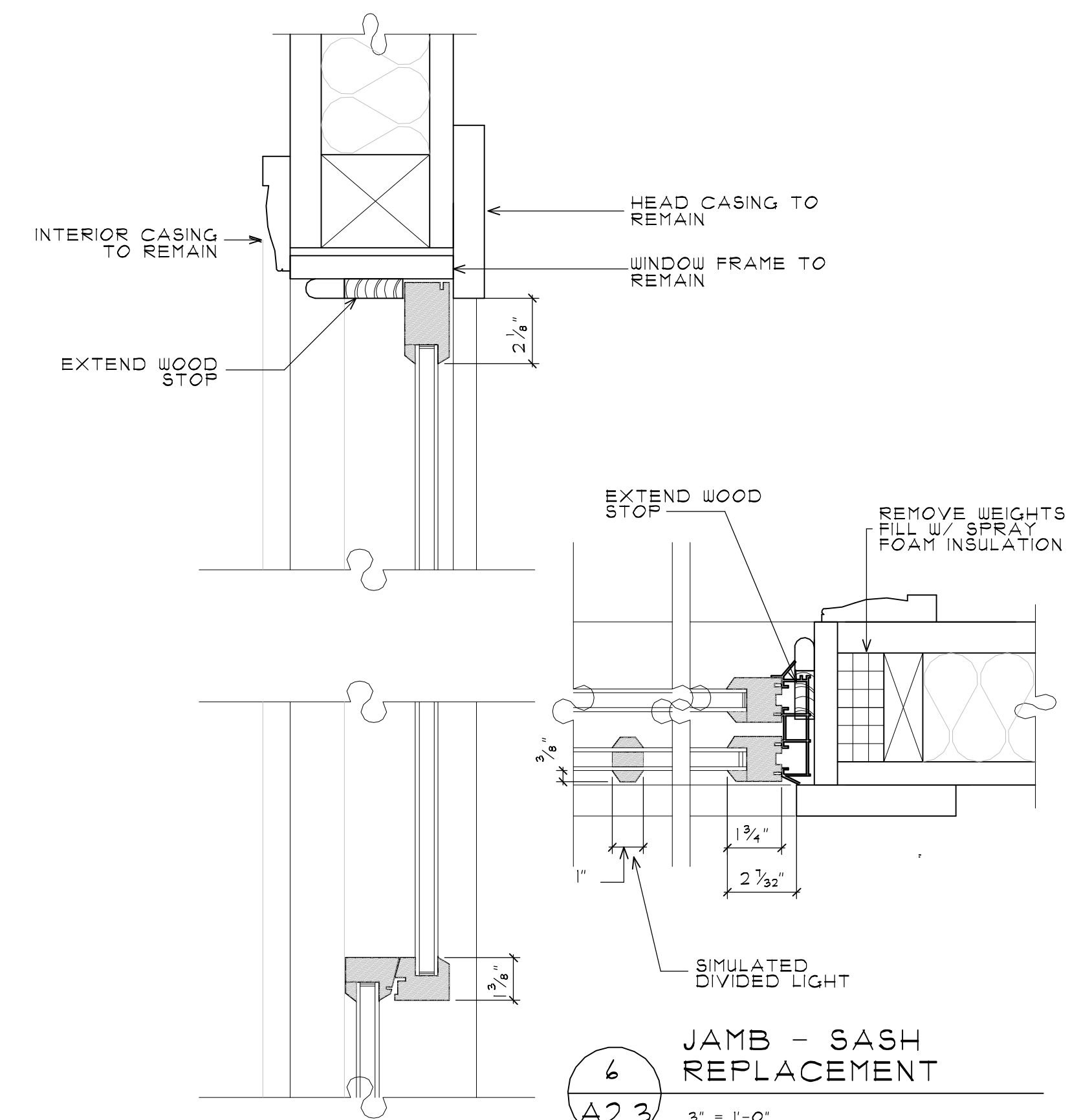
1 SECTION DETAIL - EXISTING  
A2.3 3" = 1'-0"



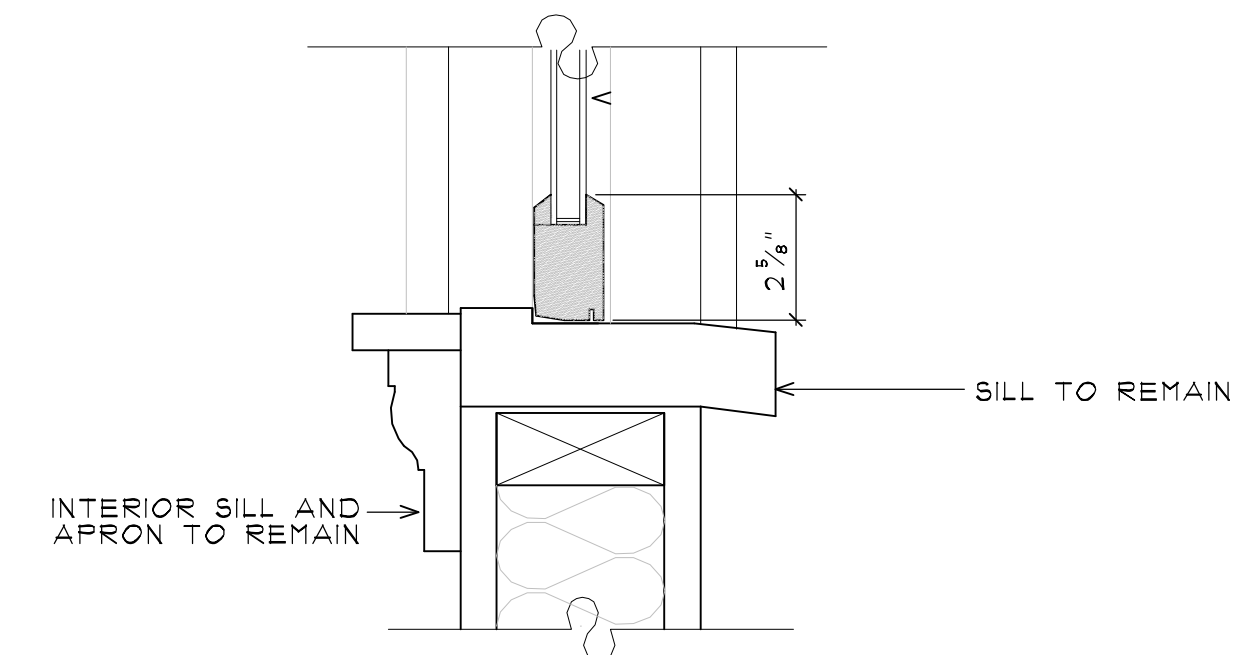
4 JAMB - NEW UNIT  
A2.3 3" = 1'-0"



3 SECTION DETAIL - NEW UNIT  
A2.3 3" = 1'-0"



6 JAMB - SASH REPLACEMENT  
A2.3 3" = 1'-0"



5 SECTION DETAIL - SASH REPLACEMENT  
A2.3 3" = 1'-0"

**HDC SUBMISSION - REVISED**

WINDOW SECTIONS

REVISIONS:

DATE: 8/5/22

SCALE: 3/8" = 1'-0"

SHEET

**A2.5**

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