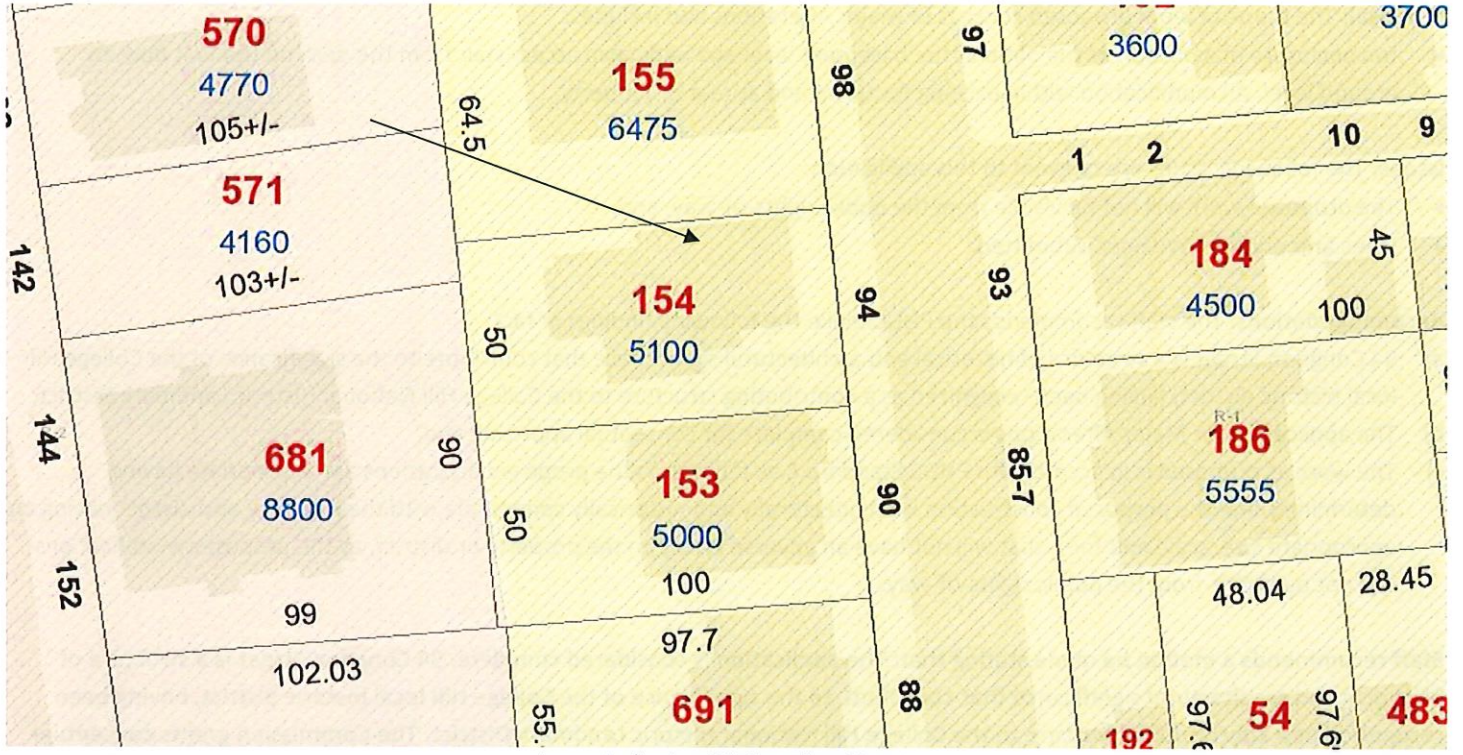


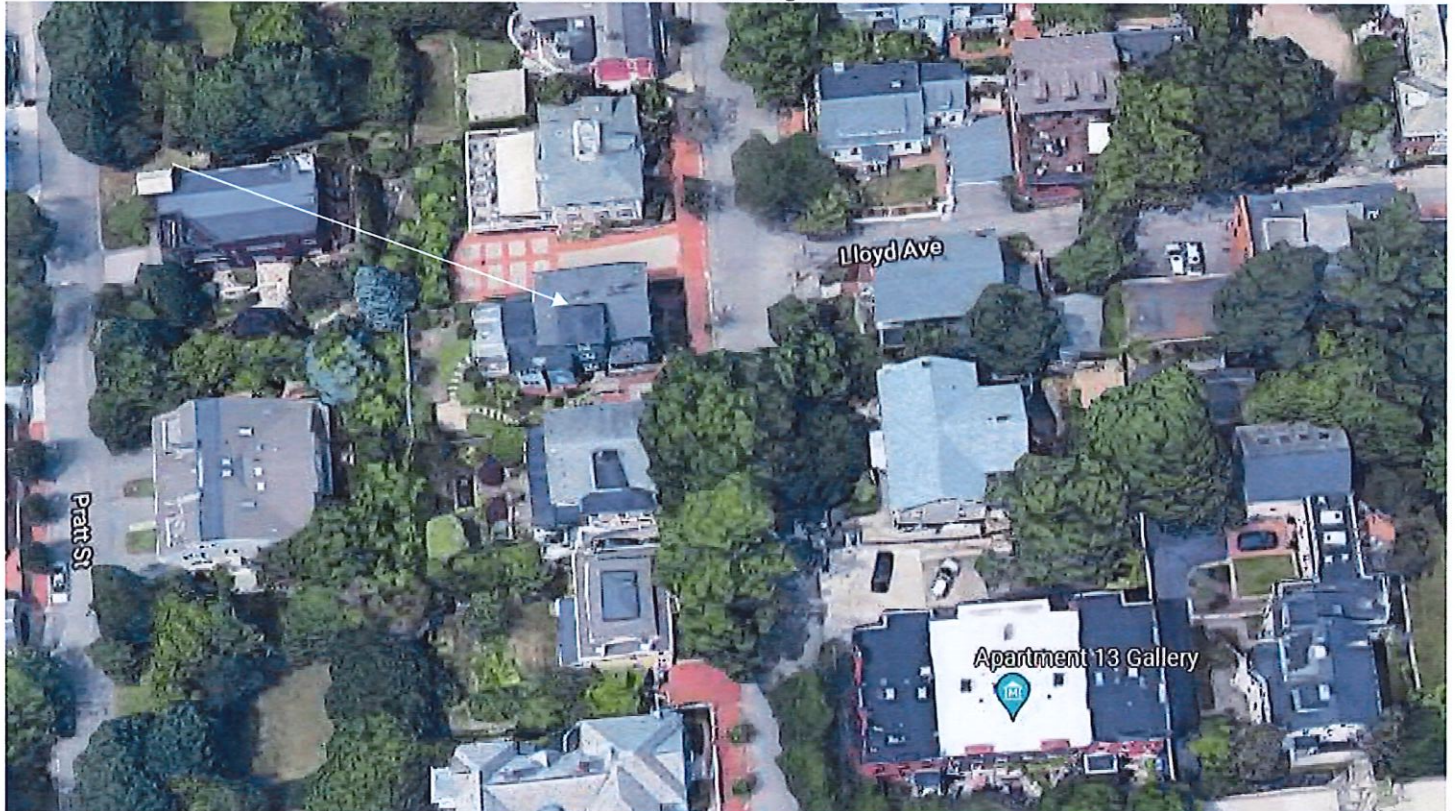
9. CASE 22.110, 94 CONGDON STREET, House, pre1857 (COLLEGE HILL)

House, before 1857. Greek Revival; 2 1/2 stories, shingle, pedimented gable roof set end to street, 3-bay façade with off center Italianate door hood. Rear addition and side entry porch 2001; mud-room entry to the existing side porch 2018.

CONTRIBUTING



Arrow indicates 94 Congdon Street.



Arrow indicates project location, looking north.

**Applicant/Owner:** 94 Congdon Street, Providence, RI 02906

**Architect:** Jon-Paul Couture Architect, 26 Arnold Street, Providence, RI 02906

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

- the enclosure of a portion of the patio at the basement level and adding an access stair from the deck on the first floor to ground level. All modification within existing footprint and at rear of property.

**Issues:** The following issues are relevant to this application:

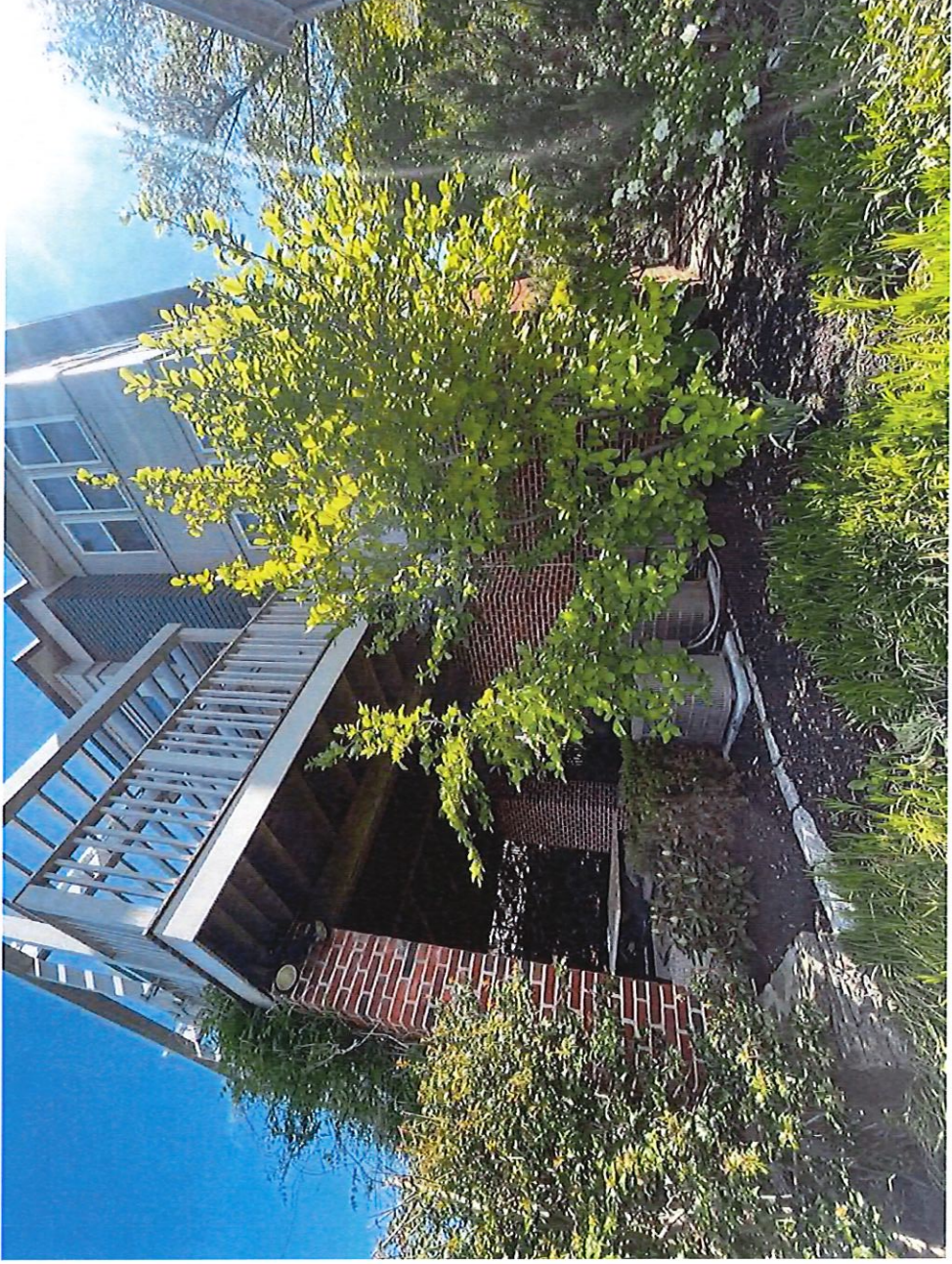
- The proposed work will not be visible from the public rights-of-way; and,
- Plans and photos have been submitted.

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

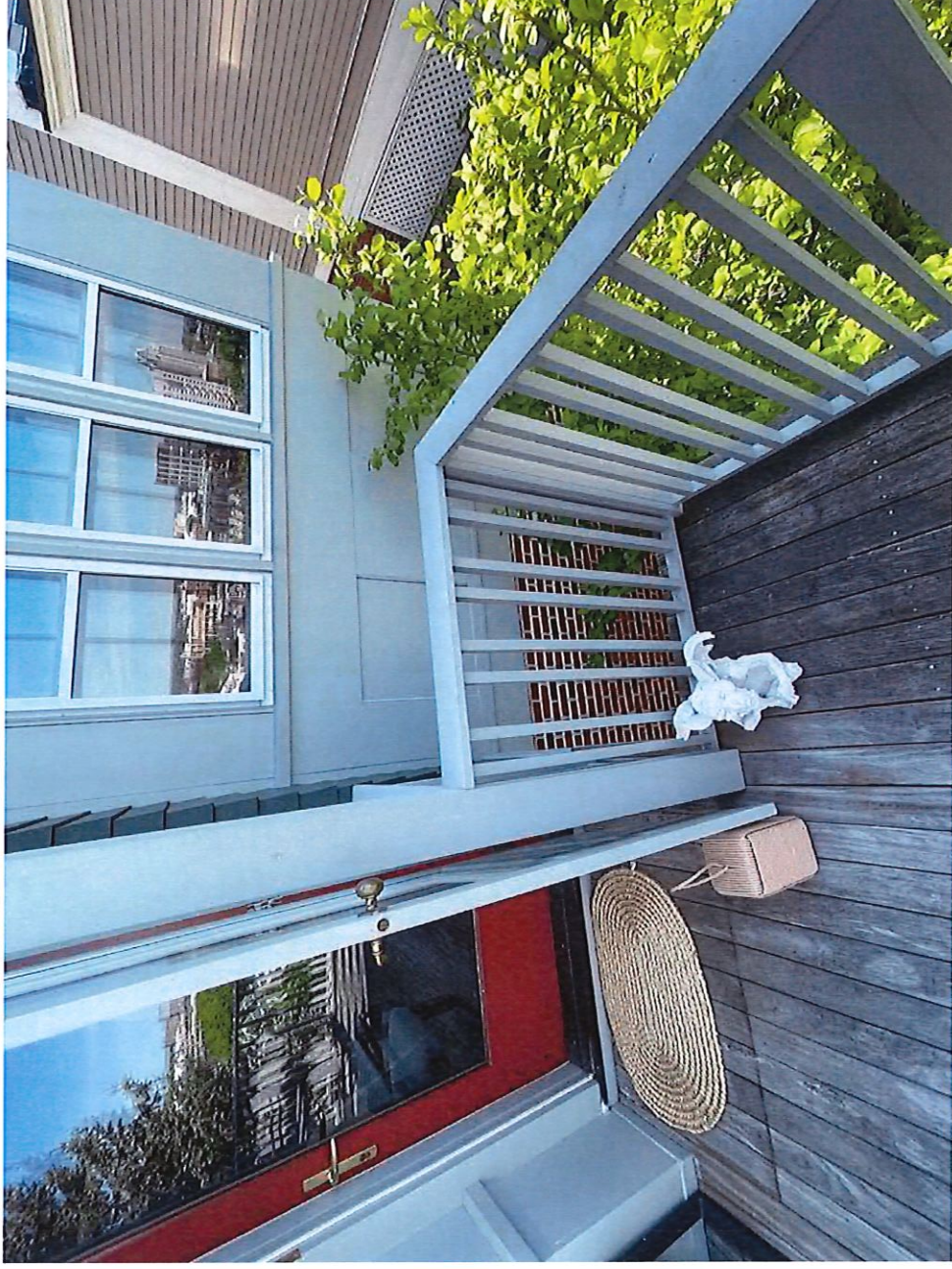
- a) 94 Congdon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmark District;
- b) The application for Major Alterations is considered complete for conceptual approval; 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 will not have an adverse effect on the property or district, as the proposed modifications will not be visible from the public rights-of-way.

**Staff recommends a motion be made stating that:** The application is considered complete. 94 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 conceptual 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 as the proposed modifications will not be visible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

**JP Couture, Architect, Inc.**



LOCATION OF NEW DECK STAIR



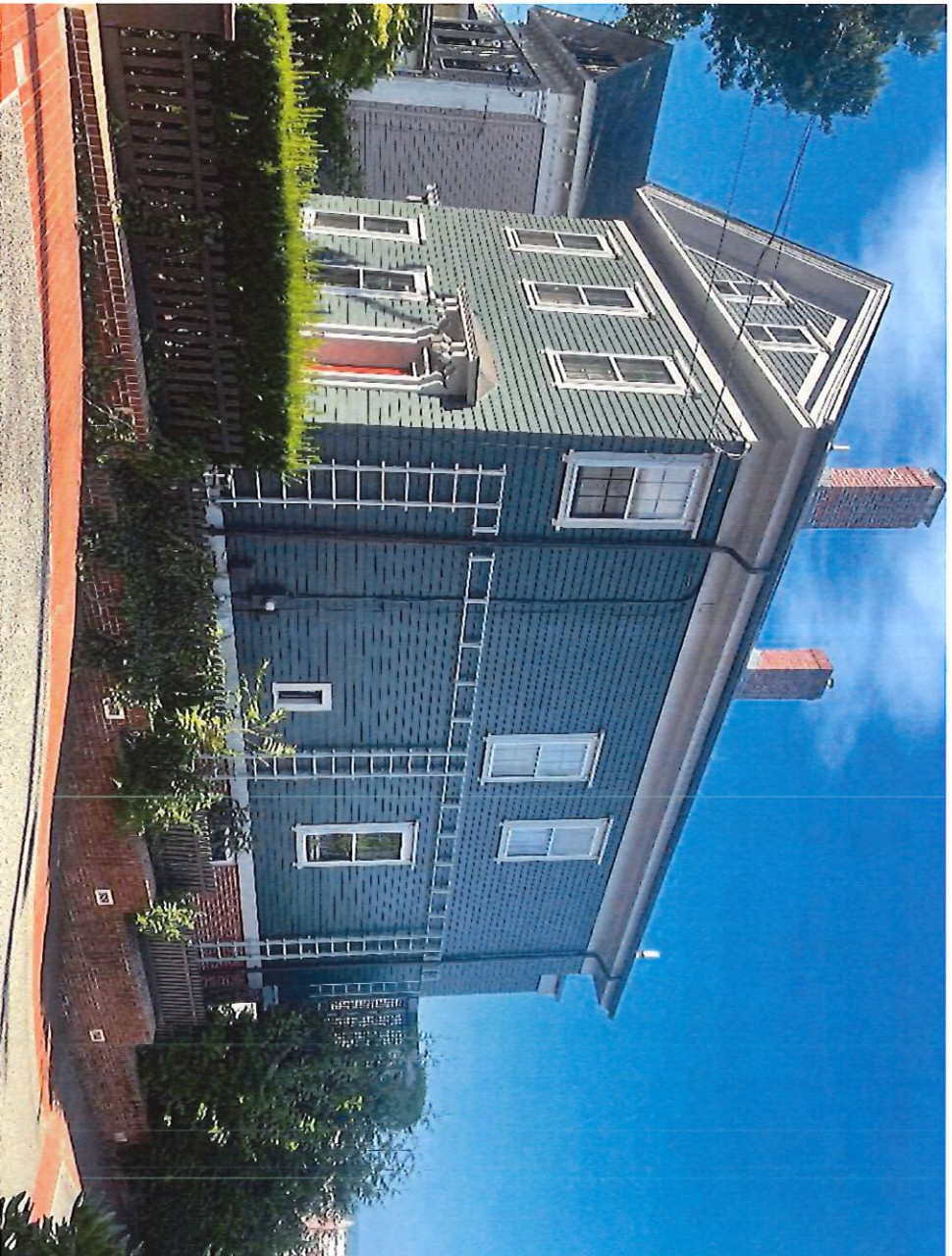
AUGUST 8, 2022

94 CONGDON STREET

**JP Couture, Architect, Inc.**



MAIN EAST ELEVATION



NORTH ELEVATION

AUGUST 8, 2022

94 CONGDON STREET

**JP Couture, Architect, Inc.**



PARTIAL VIEW OF SOUTH ELEVATION



PARTIAL VIEW OF WEST ELEVATION

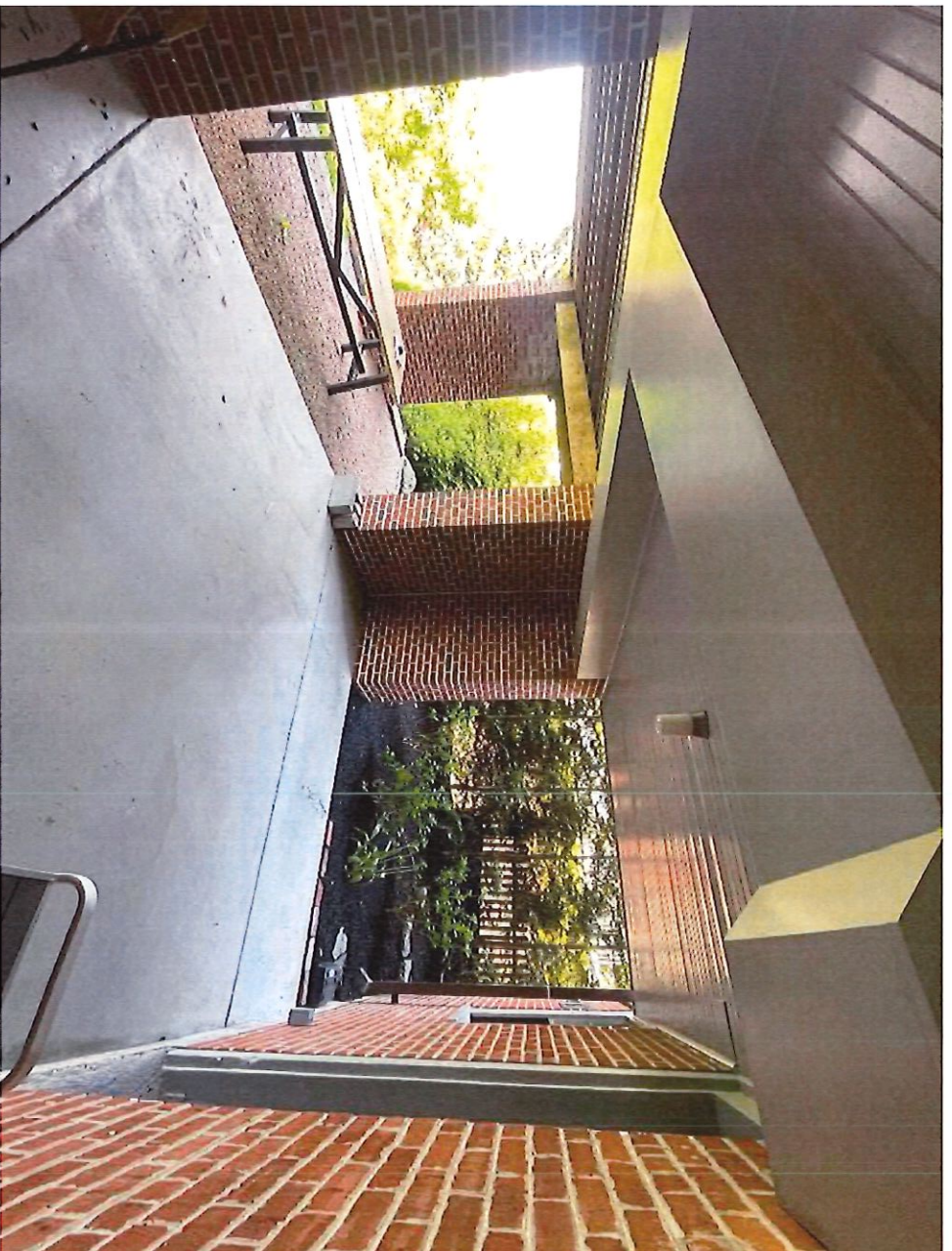
AUGUST 8, 2022

94 CONGDON STREET

**JP Couture, Architect, Inc.**



VIEW OF ENCLOSED PATIO LOCATION

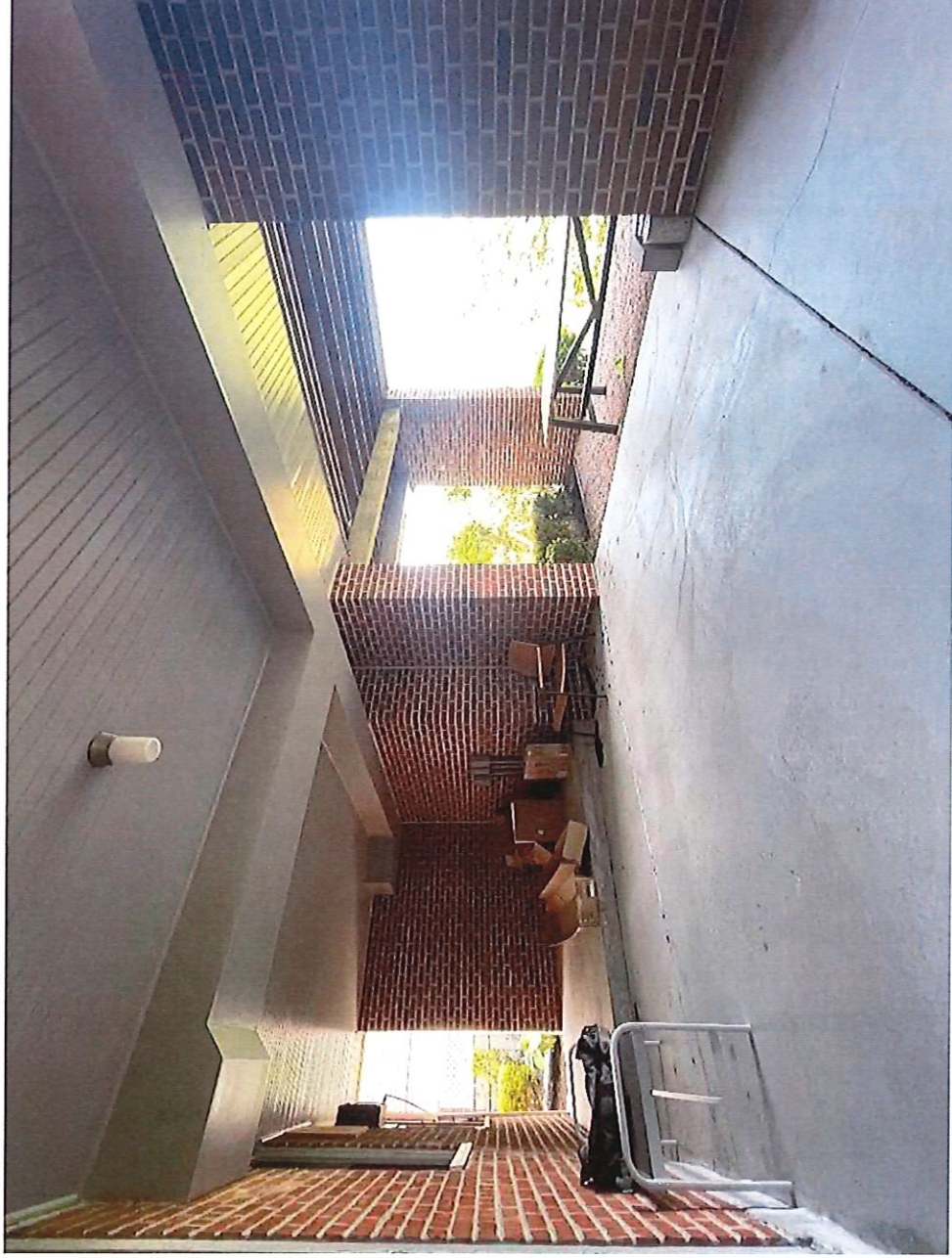


LOCATION OF ENCLOSED PATIO LOOKING NORTH

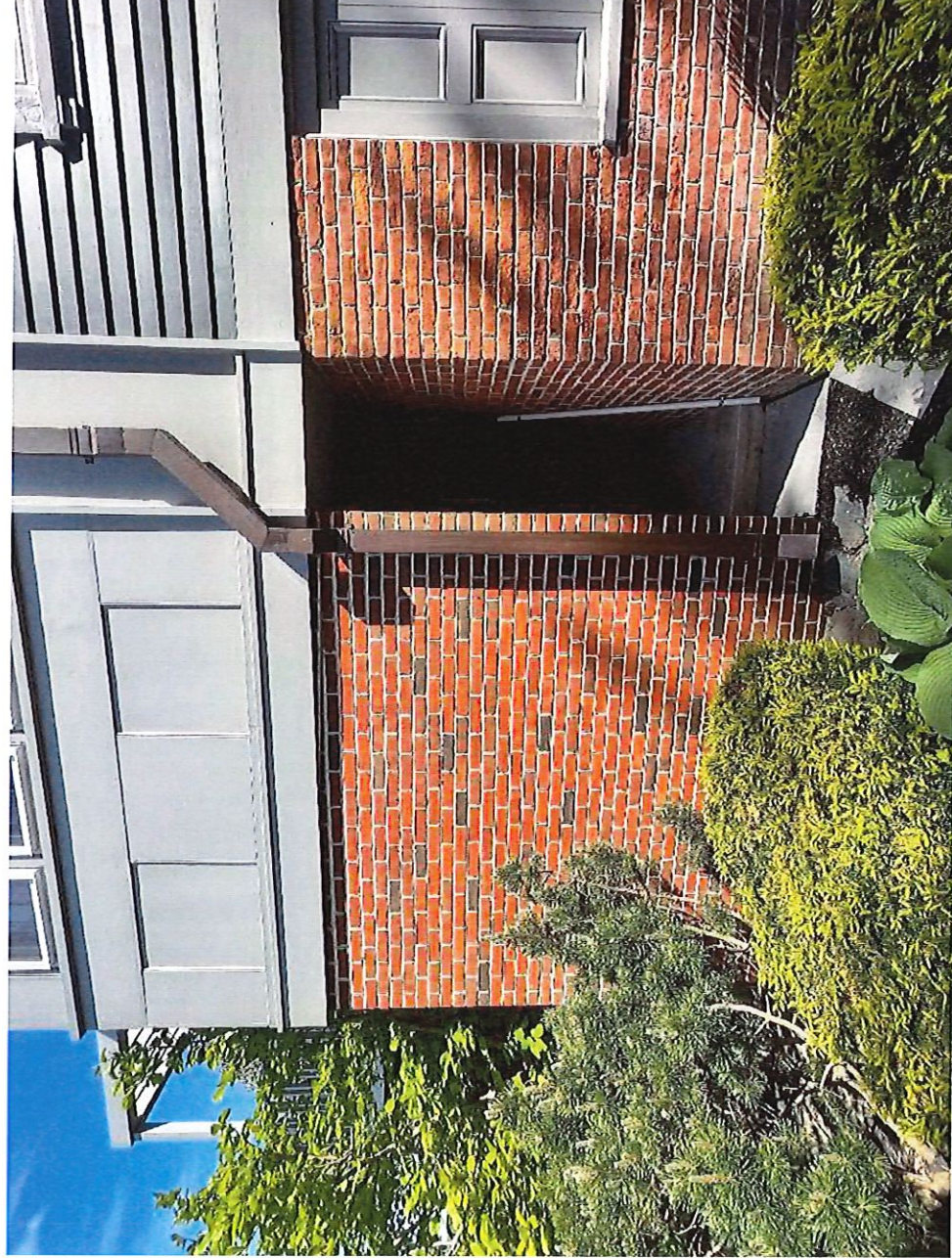
AUGUST 8, 2022

94 CONGDON STREET

**JP Couture, Architect, Inc.**



LOCATION OF ENCLOSED PATIO LOOKING SOUTHWEST



SOUTH ELEVATION – AREA OF ENCLOSED PATIO

AUGUST 8, 2022

94 CONGDON STREET





Project Number

**EX2.1**

Date: JUL. 1, 2022

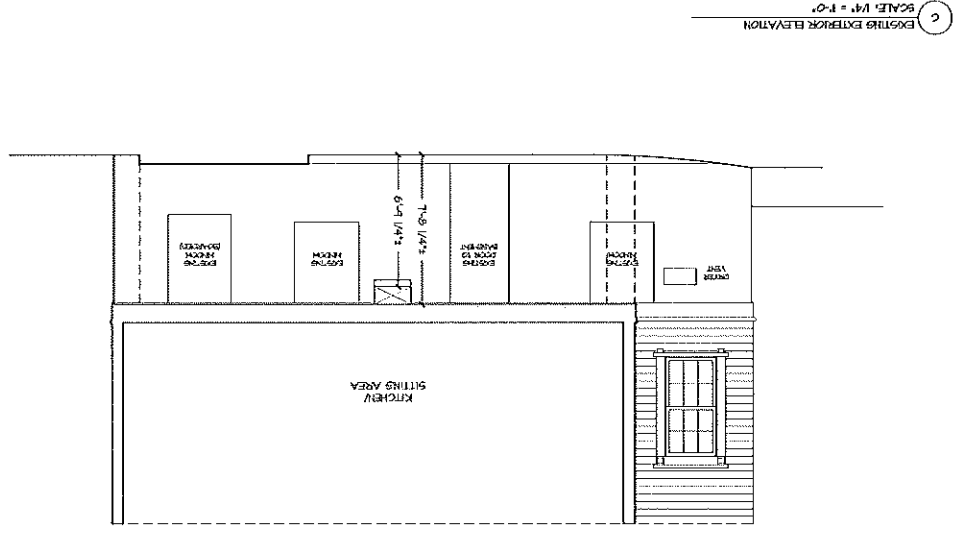
**94 CONGDON STREET  
PROVIDENCE, RHODE ISLAND**

No.	Date	Revisions

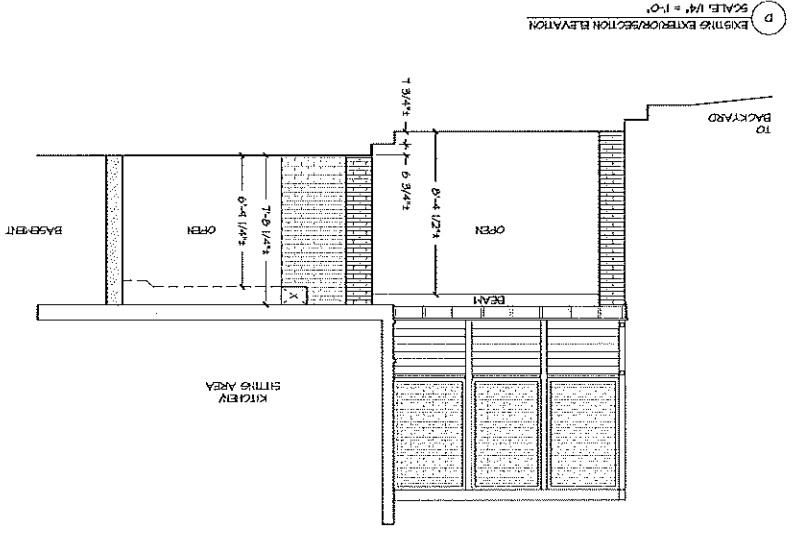
JP@courturedesignassociates.com  
12 Arnold Street  
Providence, RI 02906  
Tel. 401.621.1881

**JP COURTURE, ARCHITECT**  
CUSTOM HOMES • RENOVATION RESTORATION

GENERAL NOTES:  
1. DO NOT SCALE DRAWINGS.  
2. VERIFY ALL DIMENSIONS IN FIELD.  
3. REPORT ANY DISCREPANCIES TO JP COURTURE.



C EXISTING EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



D EXISTING EXTERIOR/ELEVATION  
SCALE: 1/4" = 1'-0"



A EXISTING EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



B EXISTING EXTERIOR/ELEVATION  
SCALE: 1/4" = 1'-0"

Project Number: **A1.0**

Date: **AUG. 8, 2022**

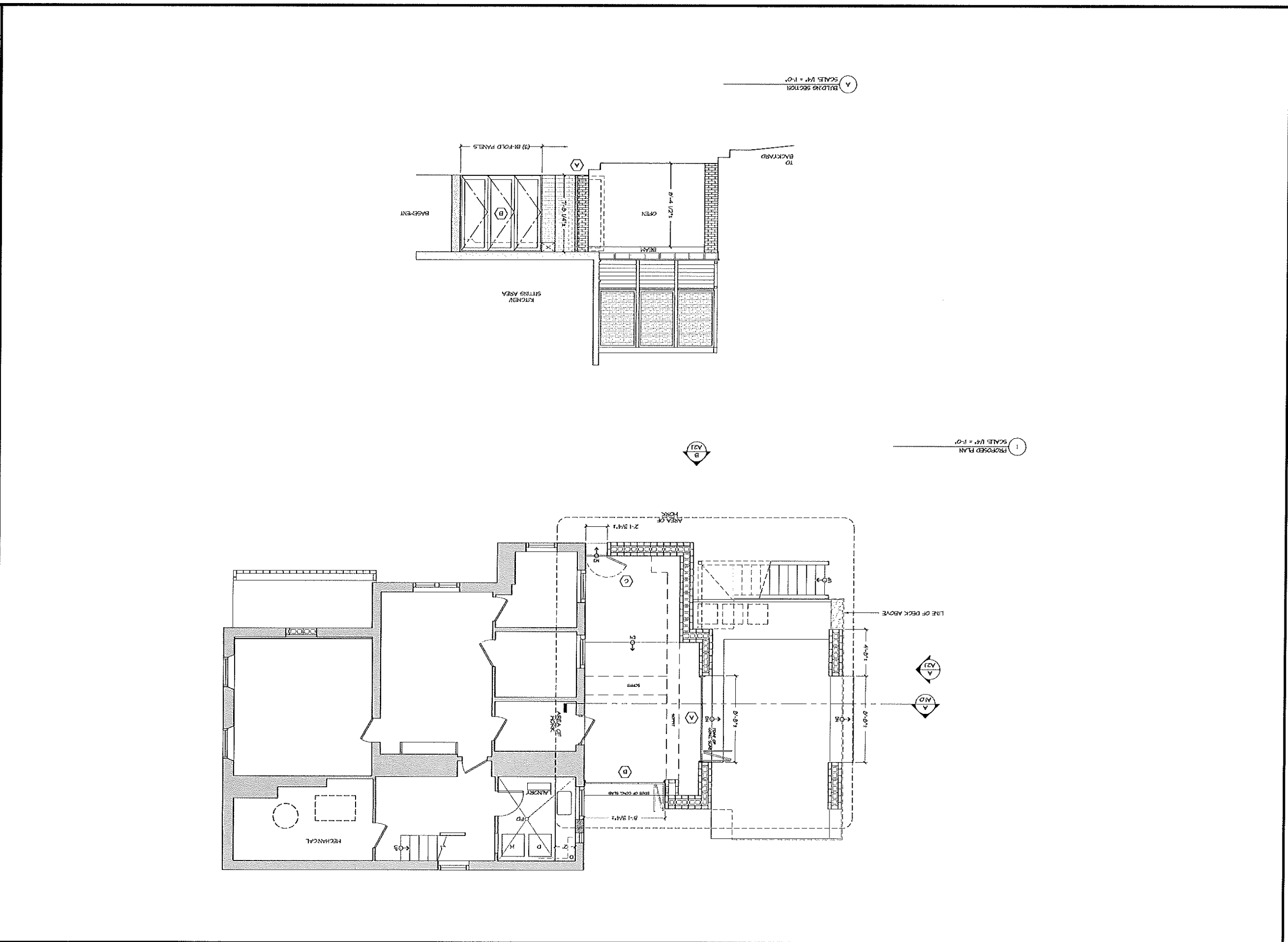
**94 CONGDON STREET  
PROVIDENCE, RHODE ISLAND**

No.	Date	Revisions

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**JP COURTRE, ARCHITECT**  
CUSTOM HOMES ■ RENOVATION RESTORATION

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Project Number:

EX2.2

Date: JUL 1, 2022

94 CONGDON STREET  
PROVIDENCE, RHODE ISLAND

No.	Date	Revisions

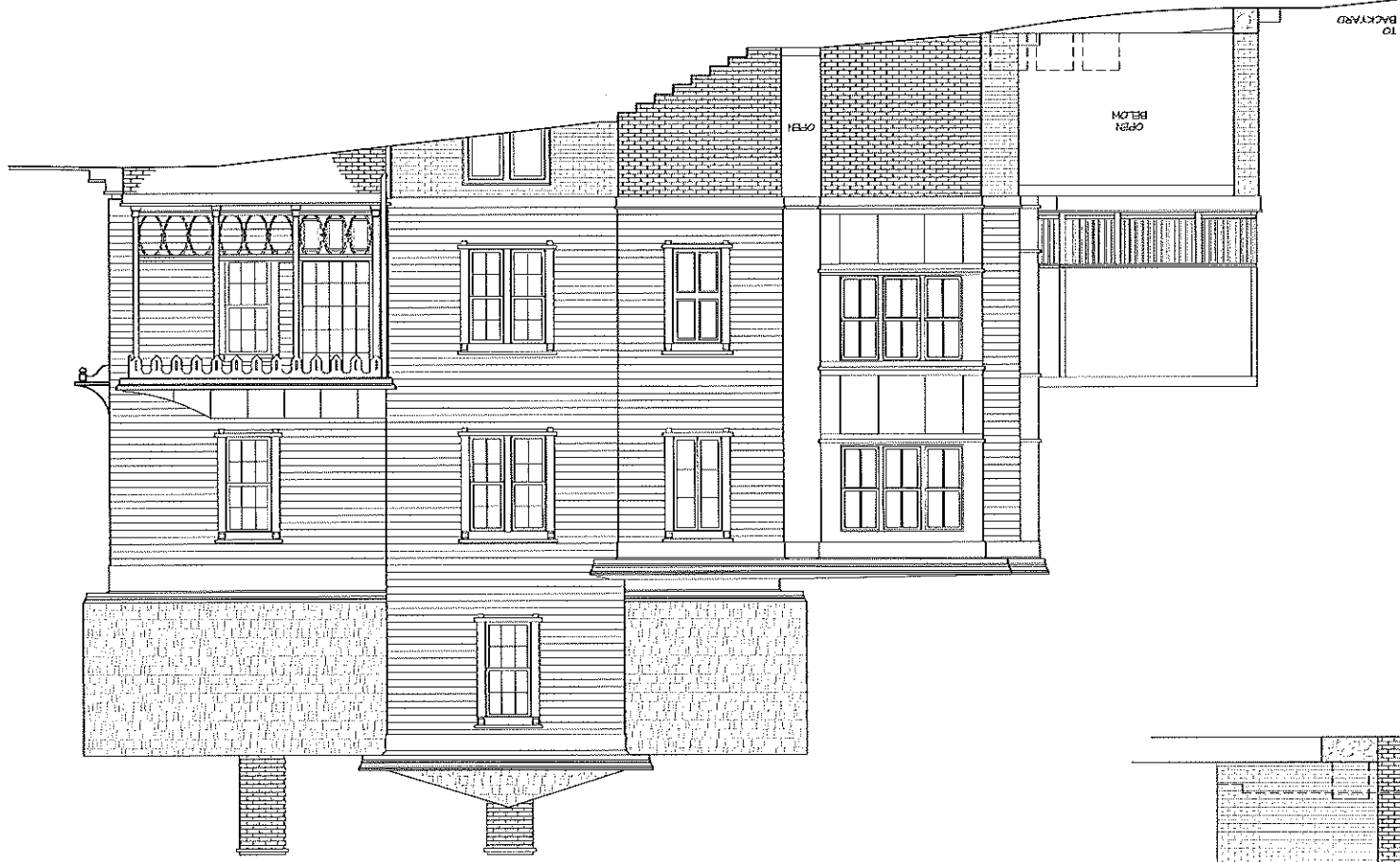
JP@couturedesignassociates.com

12 Arnold Street  
Providence, RI 02906  
Tel. 401.821.1881

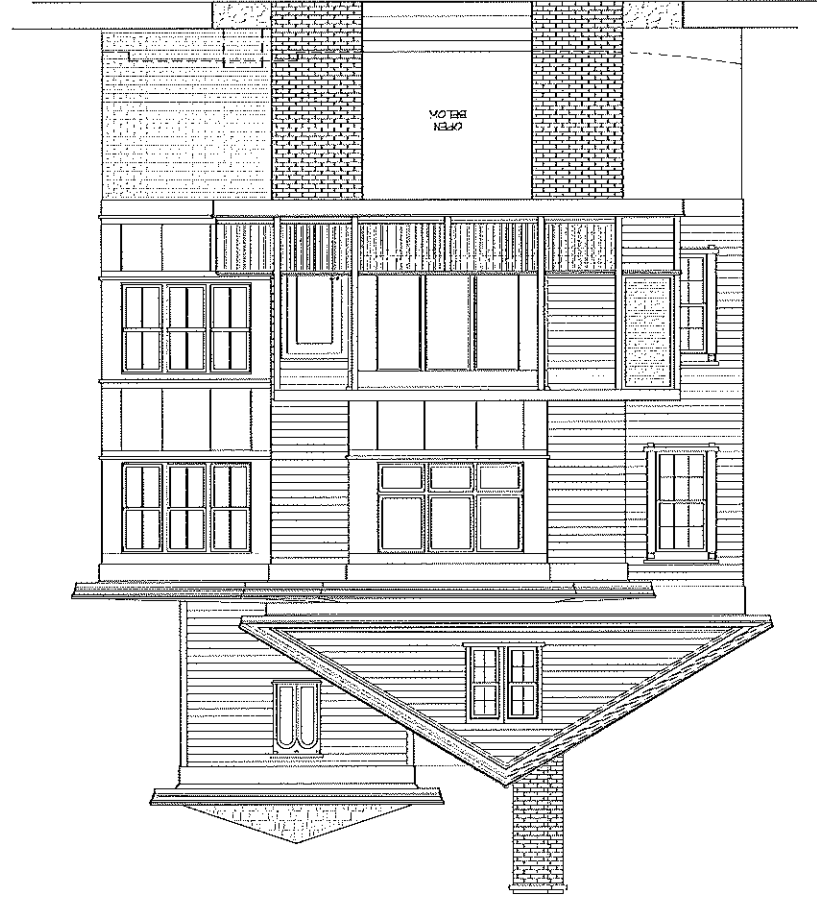
JP COUTURE,  
ARCHITECT  
RESTORATION  
CUSTOM HOMES • RENOVATION

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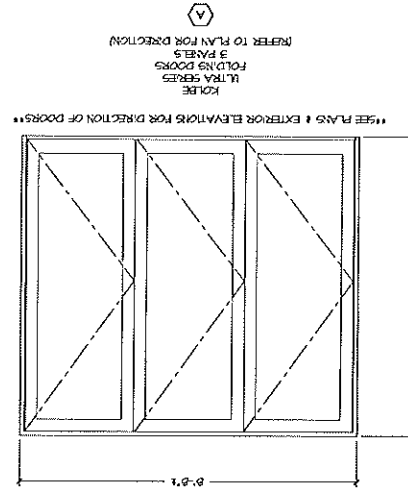
B EXISTING EXTERIOR ELEVATION SOUTH SCALE: 1/4" = 1'-0"



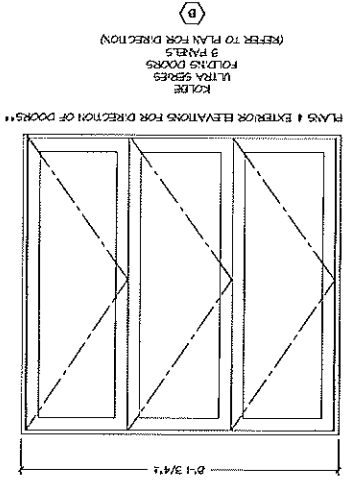
A EXISTING EXTERIOR ELEVATION WEST SCALE: 1/4" = 1'-0"



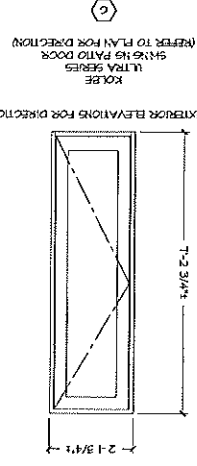
1 PROPOSED EXTERIOR DOOR SCHEDULE  
SCALE: 1/2" = 1'-0"



A PROPOSED EXTERIOR ELEVATION, WEST  
SCALE: 1/4" = 1'-0"

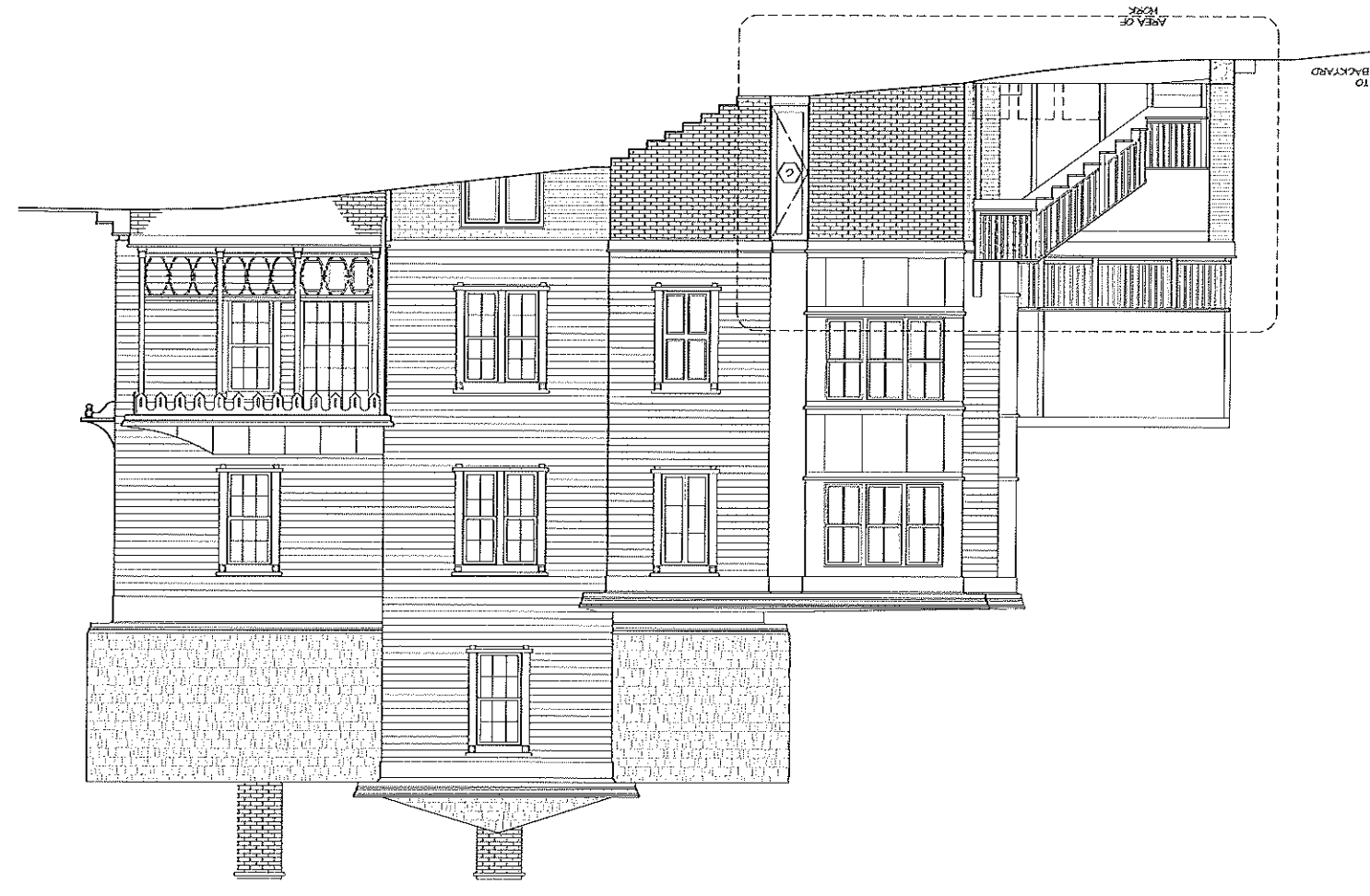
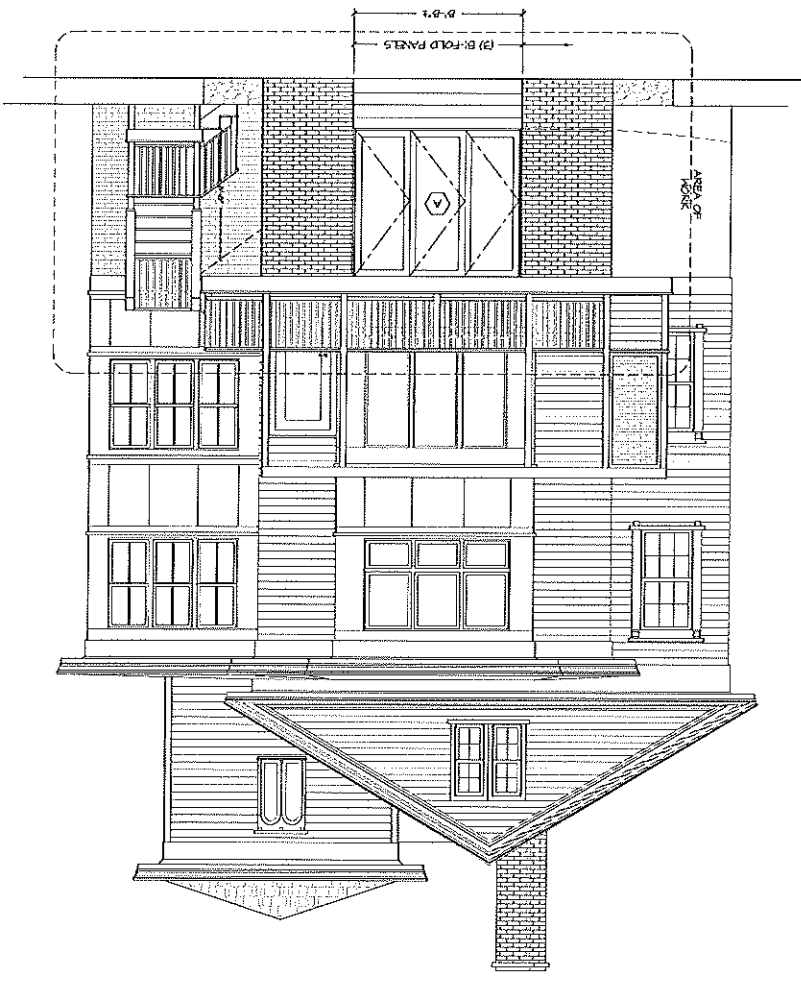


B PROPOSED EXTERIOR ELEVATION, SOUTH  
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:
1. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER AND/OR MOLDINGS.
  2. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER AND/OR SUPPLIER ALL WINDOWS REQUIRED TO HAVE THERMOPANE GLASS.
  3. CONTRACTOR TO COORDINATE WITH WINDOW MANUFACTURER AND/OR SUPPLIER ALL WINDOWS REQUIRED TO BE REPAINT RATED.
  4. CONTRACTOR TO REVEAL WINDOW & DOOR SCHEDULE WITH ARCHITECT PRIOR TO ORDERING. SHOP DRAWINGS REQUIRED FOR ALL EXISTING WINDOWS ARE TO BE REPAIRED & REFINISHED AS NECESSARY. NOTIFY OWNER/JP/C OF ANY REPAIRS/REWORK READ OR EXISTING.
  5. REMOVE AND REPLACE ALL EXISTING STORM WINDOWS THROUGHOUT.
  6. REMOVE AND REPLACE ALL EXISTING STORM WINDOWS (COORDINATE WITH OWNER/JP/C BEFORE PLACING NEW WINDOW ORDER).
  7. ALL EXTERIOR CASINGS & MILL CASINGS SHALL BE 3/4" ABER FINISH. REVEAL ALL WINDOWS & CASINGS IN ARCHITECT FLOOR TO OPERINGS.
  8. LOWEAKS STILL IN LENGTHS TO RECEIVE CASINGS AS SHOWN. PROVIDE FIELD APPLIED CONTIGUOUS SILL UNDER MAIN FRAME UNITS WHERE SHOWN OR SCHEDULED.
  9. ALL SILLS TO BE CUSTOM 2" ABER HISTORIC SILL UNLESS NOTED OTHERWISE. REVEAL WHERE APPLICABLE.
  10. PROVIDE COPPER FINISH OR EQUAL AT ALL WINDOWS AND EXTERIOR DOORS.
  11. PROVIDE FERRASS BETTER WITH ALL INTERIOR SCHEDULES WHERE APPLICABLE. COLOR TO MATCH CLAD EXTERIOR.
  12. STAINLESS STEEL BRASS BEAD UNLESS NOTED OTHERWISE.
  13. BRASS HARDWARE FOR CABINET OPERATING HANDLES, ETC.

- EXHIBIT NOTES:
1. ALL WINDOWS & DOORS SHALL BE MANUFACTURED BY KOUBE ULTRA SERIES UNLESS OTHERWISE SUBSTITUTES MUST BE APPROVED BY ARCHITECT/OWNER.
  2. WINDOWS SHALL BE (COLOR TBD) ALUMINUM CLAD EXTERIOR & INTERIOR FINISH UNLESS OTHERWISE NOTED.
  3. LOWE INSULATION GLAZING TO MEET EGC 2007 WITH 1/2" POLY SPACER BAR. SHIELDING DIVIDER LIGHT IN ALUMINUM WILL FINISH SPACER BAR UNLESS OTHERWISE NOTED.
  4. PROVIDE SURFACE MOUNTED SASH LOCK HARDWARE. INTERIOR HARDWARE FINISH TBD BY TO AND OWNER.
  5. WHITE JAMB LINERS UNLESS OTHERWISE NOTED. REVEAL WHERE APPLICABLE.
  6. GC TO SUPPLY & INSTALL JAMB EXTENSIONS COORDINATE WITH ARCHITECT & INTERIOR FINISHES.
  7. ALL EXTERIOR CASINGS & MILL CASINGS SHALL BE 3/4" ABER ARCHITECT & INTERIOR FINISHES.
  8. LOWEAKS STILL IN LENGTHS TO RECEIVE CASINGS AS SHOWN. PROVIDE FIELD APPLIED CONTIGUOUS SILL UNDER MAIN FRAME UNITS WHERE SHOWN OR SCHEDULED.
  9. ALL SILLS TO BE CUSTOM 2" ABER HISTORIC SILL UNLESS NOTED OTHERWISE. REVEAL WHERE APPLICABLE.
  10. PROVIDE COPPER FINISH OR EQUAL AT ALL WINDOWS AND EXTERIOR DOORS.
  11. PROVIDE FERRASS BETTER WITH ALL INTERIOR SCHEDULES WHERE APPLICABLE. COLOR TO MATCH CLAD EXTERIOR.
  12. STAINLESS STEEL BRASS BEAD UNLESS NOTED OTHERWISE.
  13. BRASS HARDWARE FOR CABINET OPERATING HANDLES, ETC.



94 CONGDON STREET  
PROVIDENCE, RHODE ISLAND

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No.	Date	Revisions

Date: AUG. 8, 2022

Project Number: A2.1