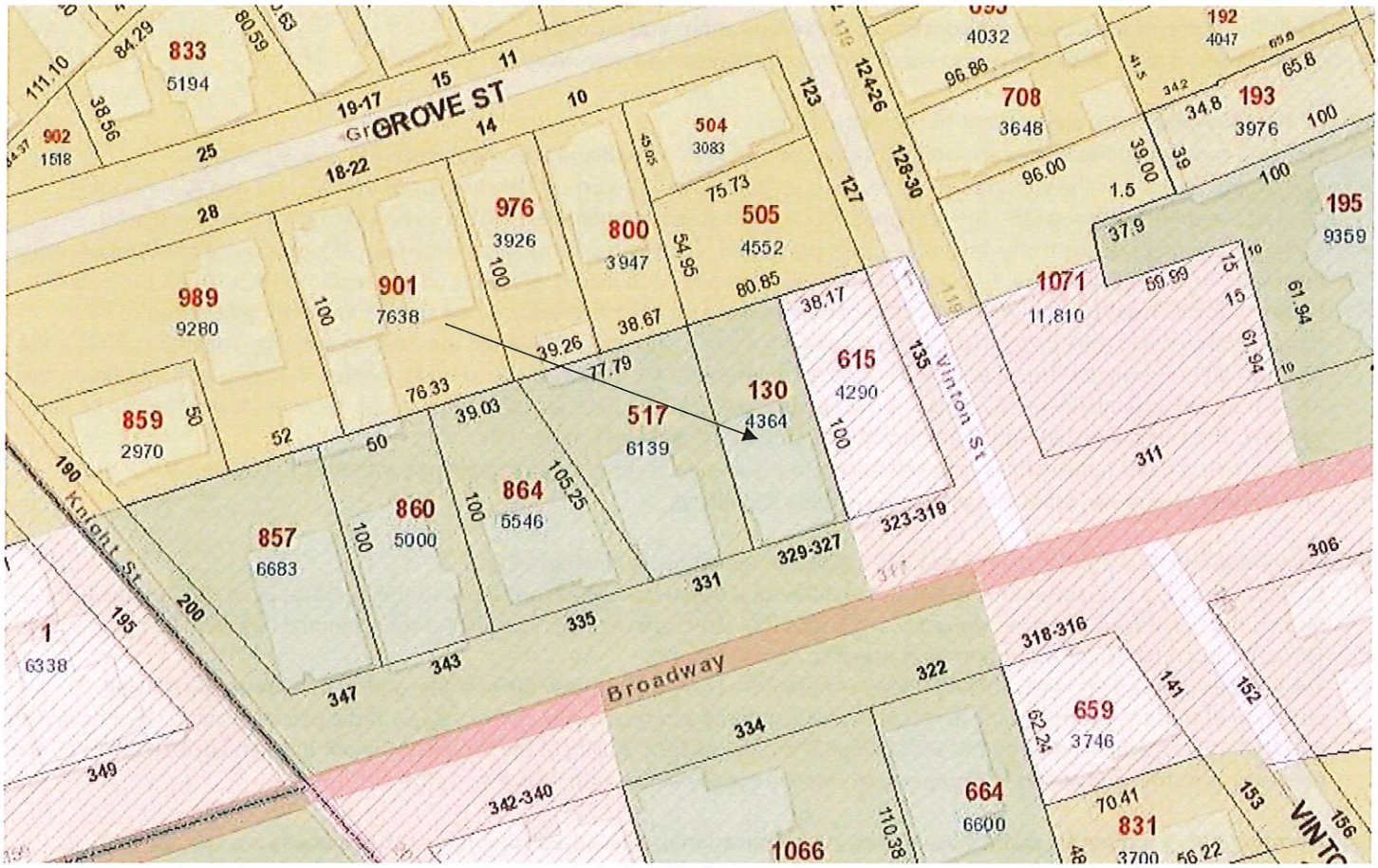
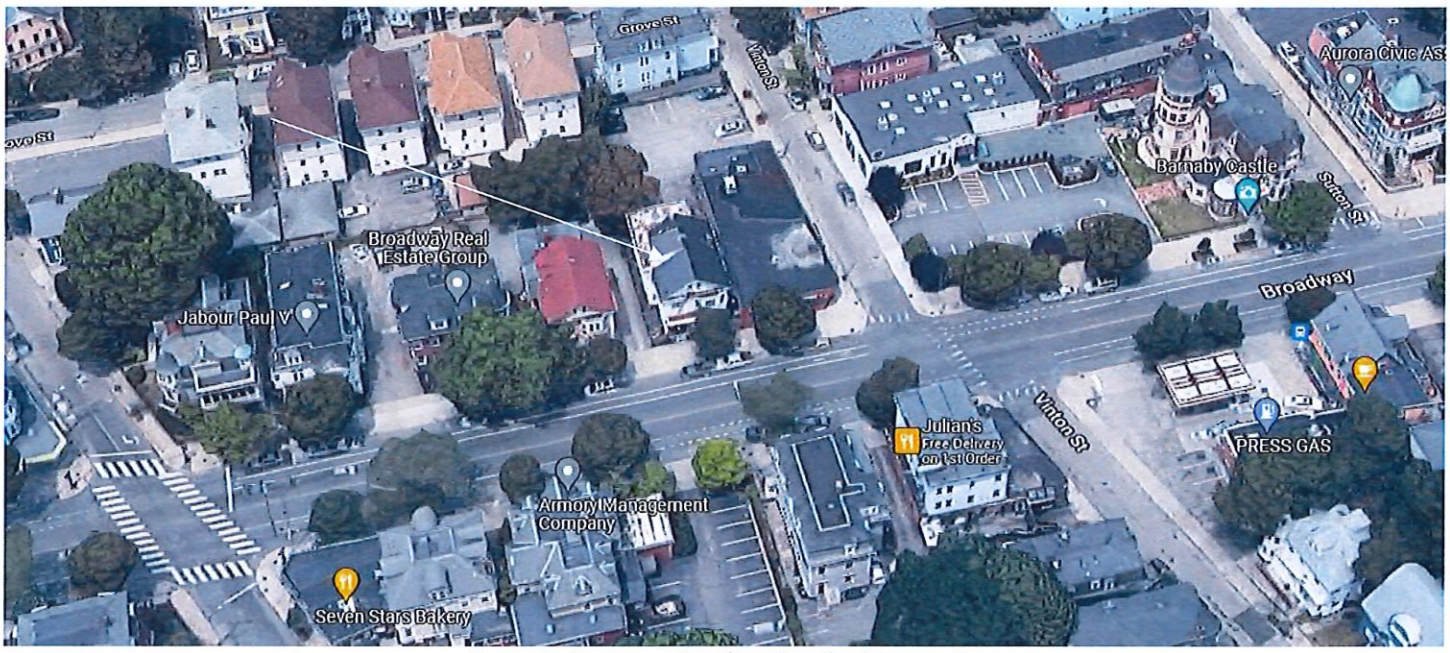
5. CASE 22.130, 327 BROADWAY, House, c1860 (BROADWAY)
2½-story; pedimented end-gable; house; with later 19th C. shallow window bay and entry porch.
CONTRIBUTING



Arrow indicates 327 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: 5 & 6 Trenton LLC, 16 Sachuest Drive, Middletown, RI 02842
Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837
Contractor: Venture Window, 33 Freeway Drive, Cranston, RI 02920

Proposal: The scope of work proposed consists of Major Alterations and includes:
- the installation of 35 insulated replacement windows (see attached narrative).

Issues: The following issues are relevant to this application:
- The applicant would like to replace window sashes on the first, second and third floor with new, insulated units.
- Evaluation: At present the windows are in fair to poor condition. The current DH configurations: 6/6, 1/1 and 4/4. Although most of the units are wood (25), the remainder (12) are vinyl replacement units. There is one sliding unit to be replaced.
- Sash Replacement: Of the thirty-seven (37) units presented, we propose to replace thirty-five (35) units as follows: Double hung units will remain the same size. 6/6 and 4/4 units will be replaced to match, 1/1 units will be replaced with 10/10, 6/6 and 4/4 units as shown. Two arch top unit's "F", shall remain in place and be restored as wood single pane glazing At the third floor, three (3) DH units in the Kitchen shall be replaced with a pair of awning units within the existing opening. 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 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) 327 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic 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. 327 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic 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: Multi-Family Residence
Address: 327 Broadway, Providence, RI 02909
Date: 5 October 2022
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace window sashes on the first, second and third floor with new, insulated units.

Evaluation

At present the windows are in fair to poor condition. The current DH configurations: 6/6, 1/1 and 4/4. Although most of the units are wood (25), the remainder (12) are vinyl replacement units. There is one sliding unit to be replaced.

Sash Replacement

Of the thirty-seven (37) units presented, we propose to replace thirty-five (35) units as follows:

Double hung units will remain the same size. 6/6 and 4/4 units will be replaced to match, 1/1 units will be replaced with 10/10, 6/6 and 4/4 units as shown.

Two arch top unit's "F", shall remain in place and be restored as wood single pane glazing

At the third floor, three (3) DH units in the Kitchen shall be replaced with a pair of awning units within the existing opening.

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.

For the Owner, this is first step in a whole building rehab and restoration. Selective demo has begun to reveal what remains below the vinyl siding and gives us some direction as to restore the entry porch.

End of Narrative

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

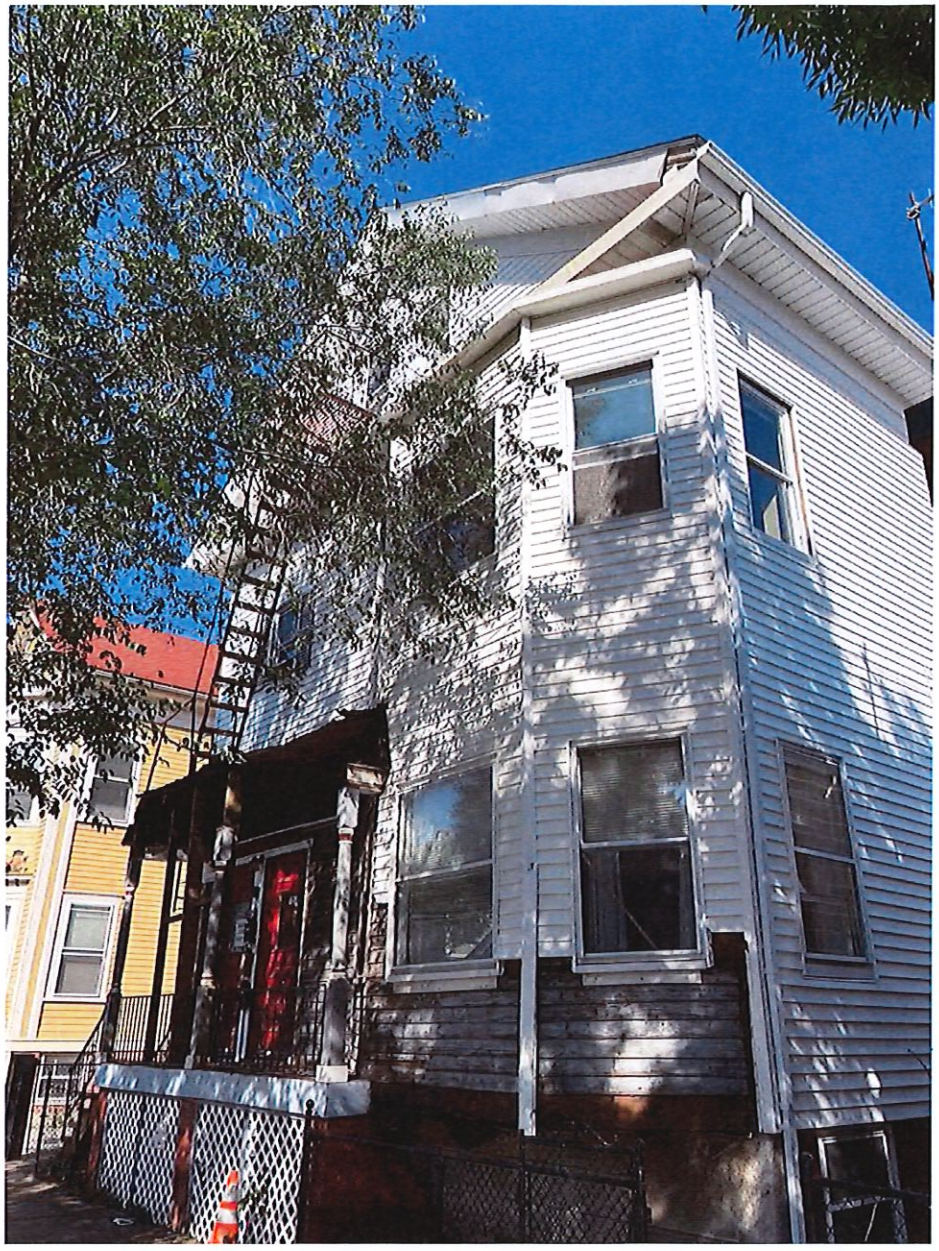


Figure 1 - SE corner - Broadway

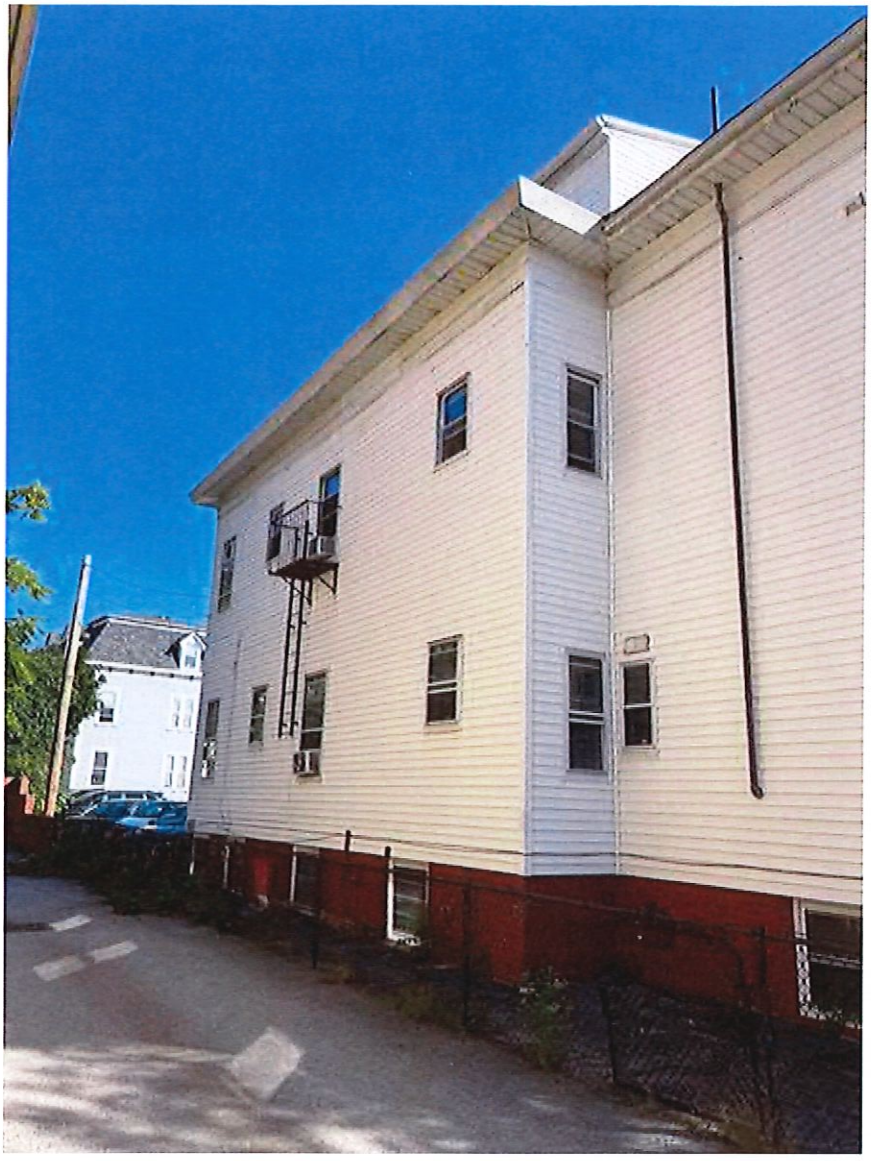


Figure 2 - East side

Figure 3 - North (rear) side

Figure 4 - NW corner

Figure 5 - west side and entry porch

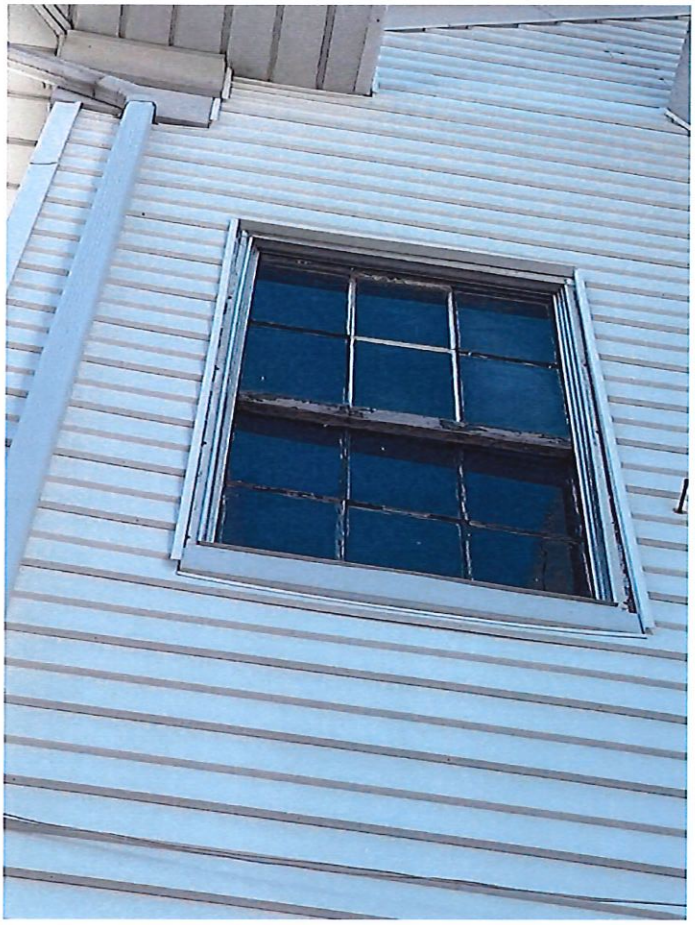


Figure 6 - "D" unit form exterior

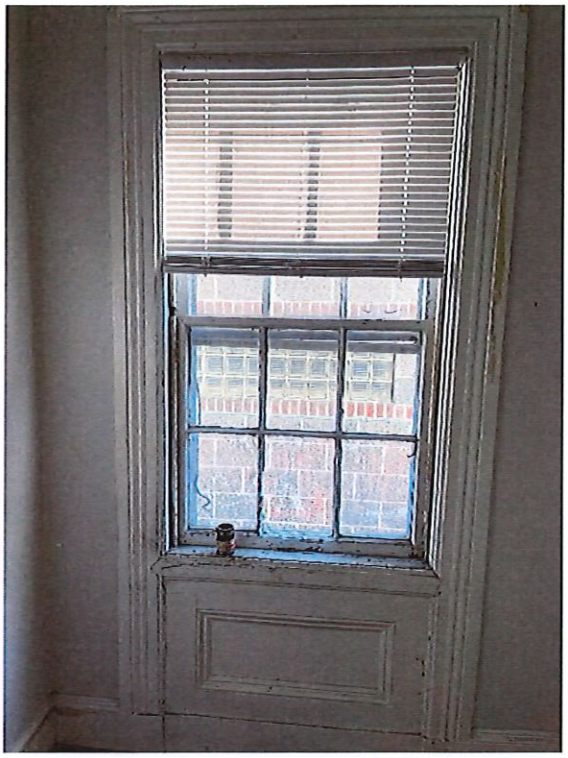


Figure 7 - "D" unit from interior

Figure 8 - "A" & "C" units at second floor

Figure 9 - window detail

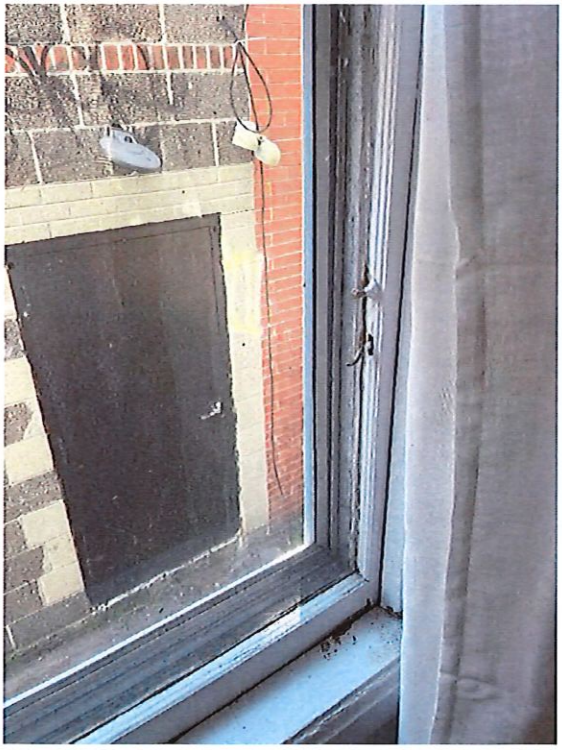


Figure 10 - window detail

Figure 11 - window detail

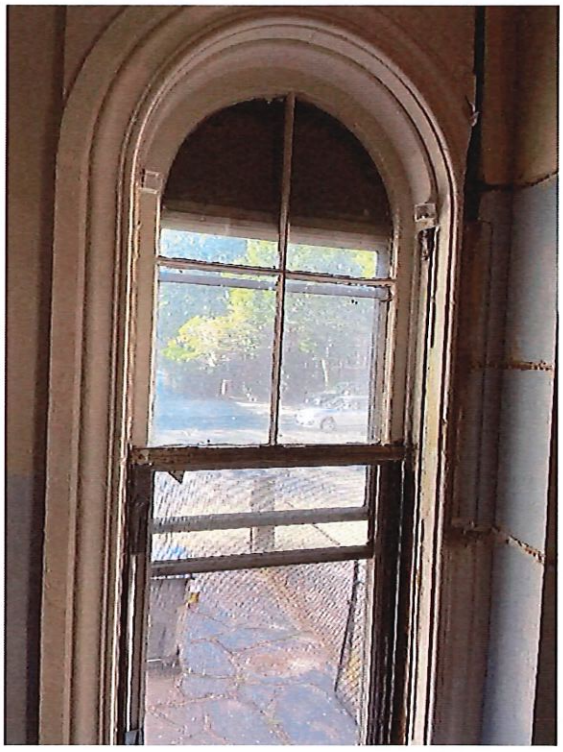
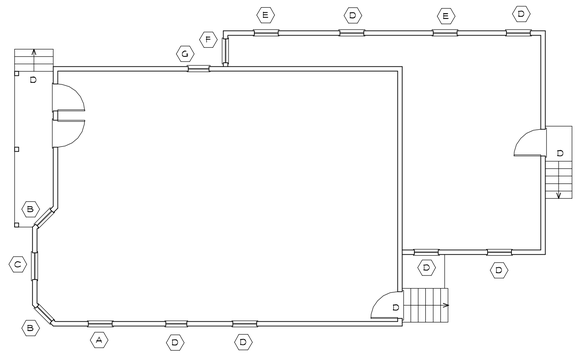


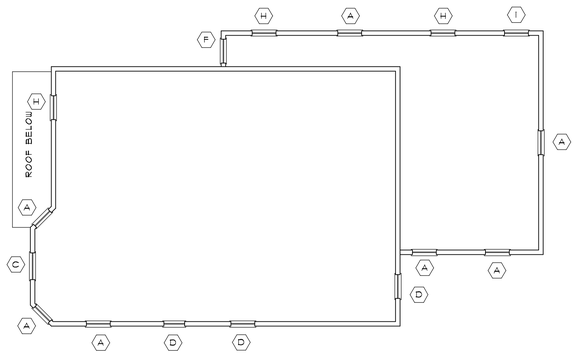
Figure 12 - Arch type "F" to be restored

Figure 13 - Triple DH units to be changed to pair of Awning



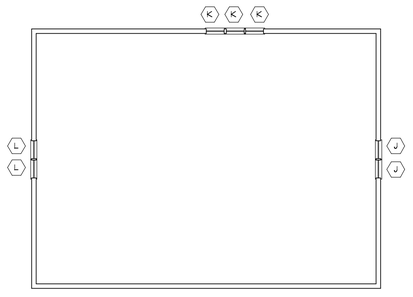
1 / A1.1 FIRST FLOOR PLAN

1/8" = 1'-0"



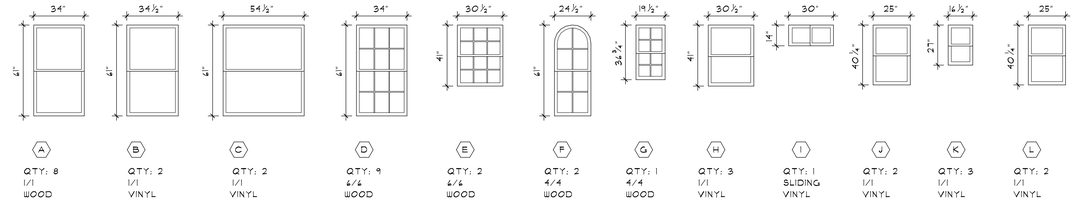
2 / A1.1 SECOND FLOOR PLAN

1/8" = 1'-0"



3 / A1.1 THIRD FLOOR PLAN

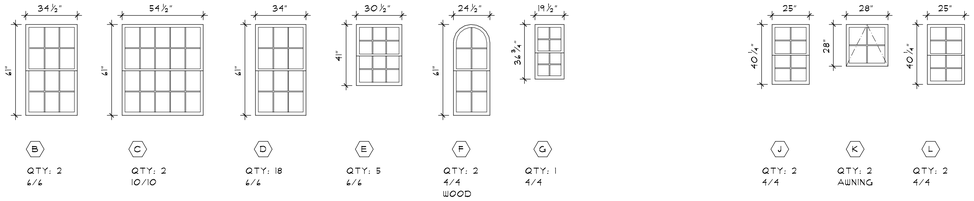
1/8" = 1'-0"



4 / A1.1 WINDOW SCHEDULE - EXISTING

1/4" = 1'-0"

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



5 / A1.1 WINDOW SCHEDULE - PROPOSED

1/4" = 1'-0"

THESE NEW SASHES ARE TO BE WOOD CLAD, INSULATED GLASS WITH SIMULATED DIVIDED LIGHTS

ARCH TOP "F" UNITS ARE TO REMAIN BE RESTORED

PROPOSED WINDOW SASH REPLACEMENT

MULTI-FAMILY BUILDING

327 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

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

HDC SUBMITTAL

KEY PLANS, WINDOW SCHEDULE

REVISIONS:

DATE: 10/5/22
SCALE: AS NOTED

SHEET
A1.1

22-00

1 A2.2 EXISTING WINDOW

1" = 1'-0"

UNIT "D"

2 A2.2 PROPOSED SASH REPLACEMENT

1" = 1'-0"

UNIT "D"

A2.2

22-00

MULTI-FAMILY BUILDING
327 BROADWAY, PROVIDENCE, RI

WINDOW ELEVATIONS

10/5/22

1" = 1'-0"

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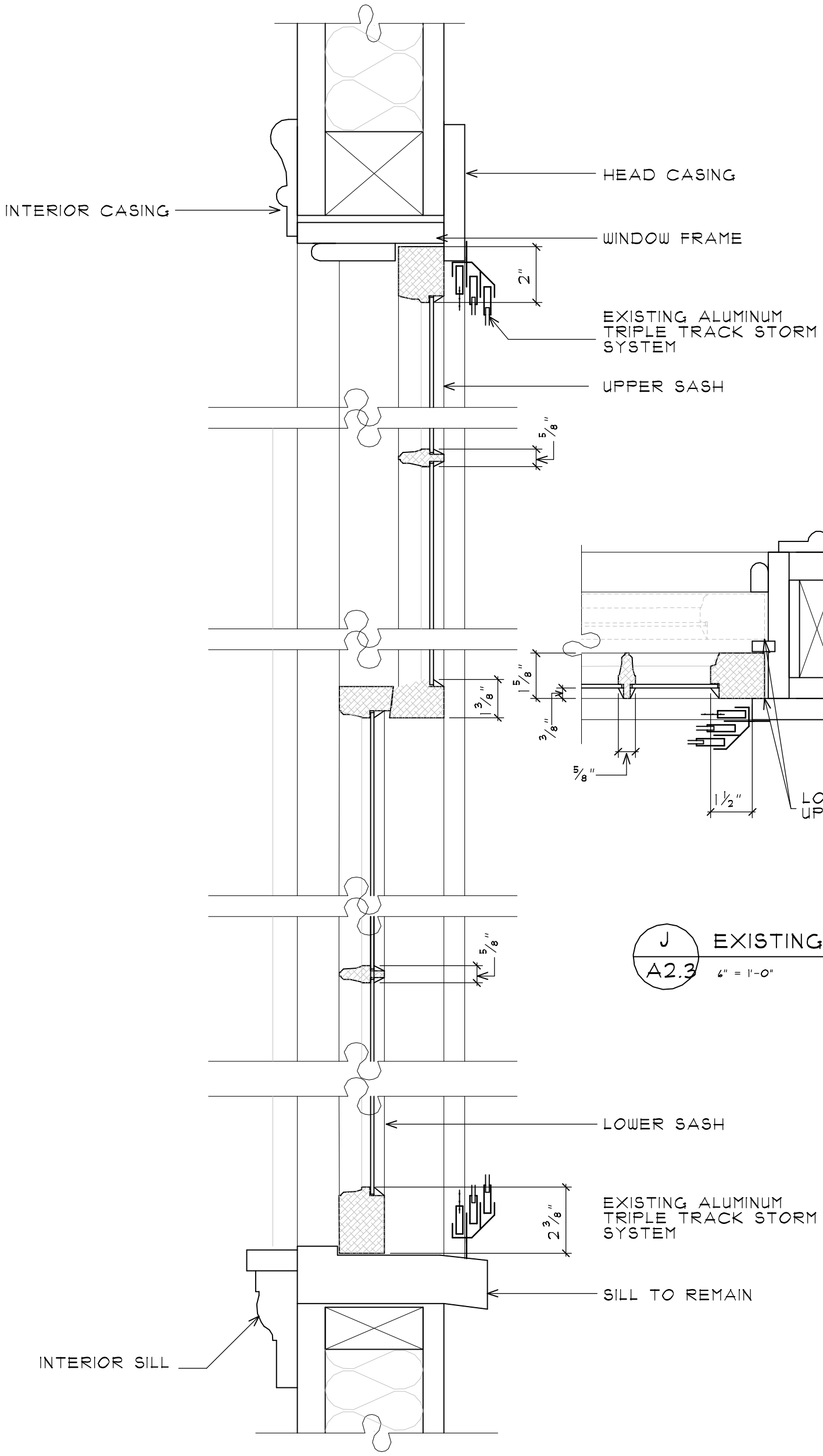

J / A2.3 EXISTING JAMB DETAIL

6" = 1'-0"

V / A2.1 EXISTING WINDOW SECTION - VERTICAL

6" = 1'-0"

SHEET A2.2

EXISTING WINDOW DETAILS

DATE: 10/5/22

SCALE: 6" = 1'-0"

REVISIONS:

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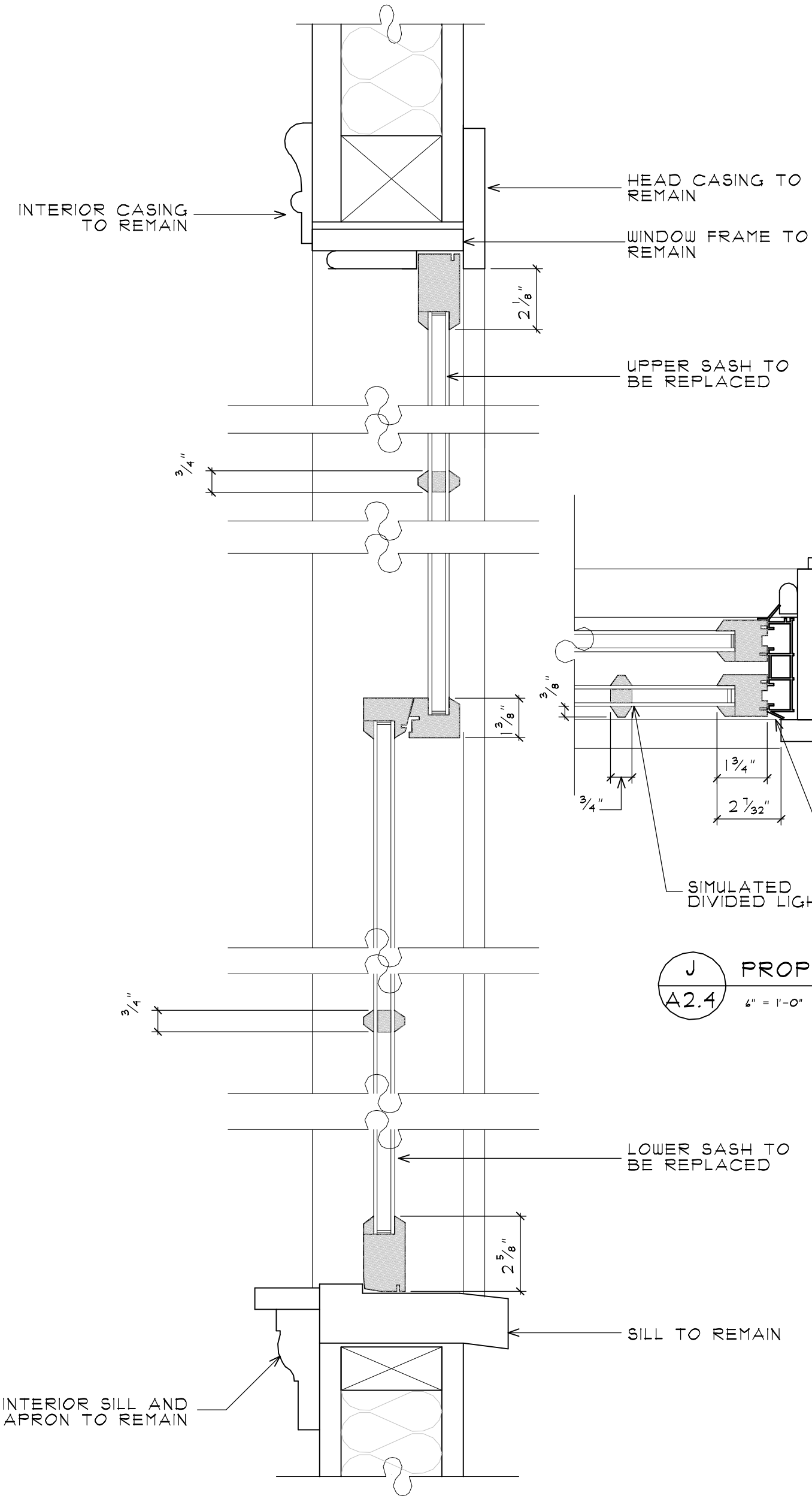
PROPOSED WINDOW SASH REPLACEMENT

MULTI-FAMILY BUILDING

327 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

22-00



J / A2.4 PROPOSED JAMB DETAIL

6" = 1'-0"

V / A2.4 PROPOSED WINDOW SECTION - VERTICAL

6" = 1'-0"

SHEET A2.4

22-00

PROPOSED WINDOW DETAILS

DATE: 10/5/22

SCALE: 6" = 1'-0"

REVISIONS:

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PROPOSED WINDOW SASH REPLACEMENT

MULTI-FAMILY BUILDING

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