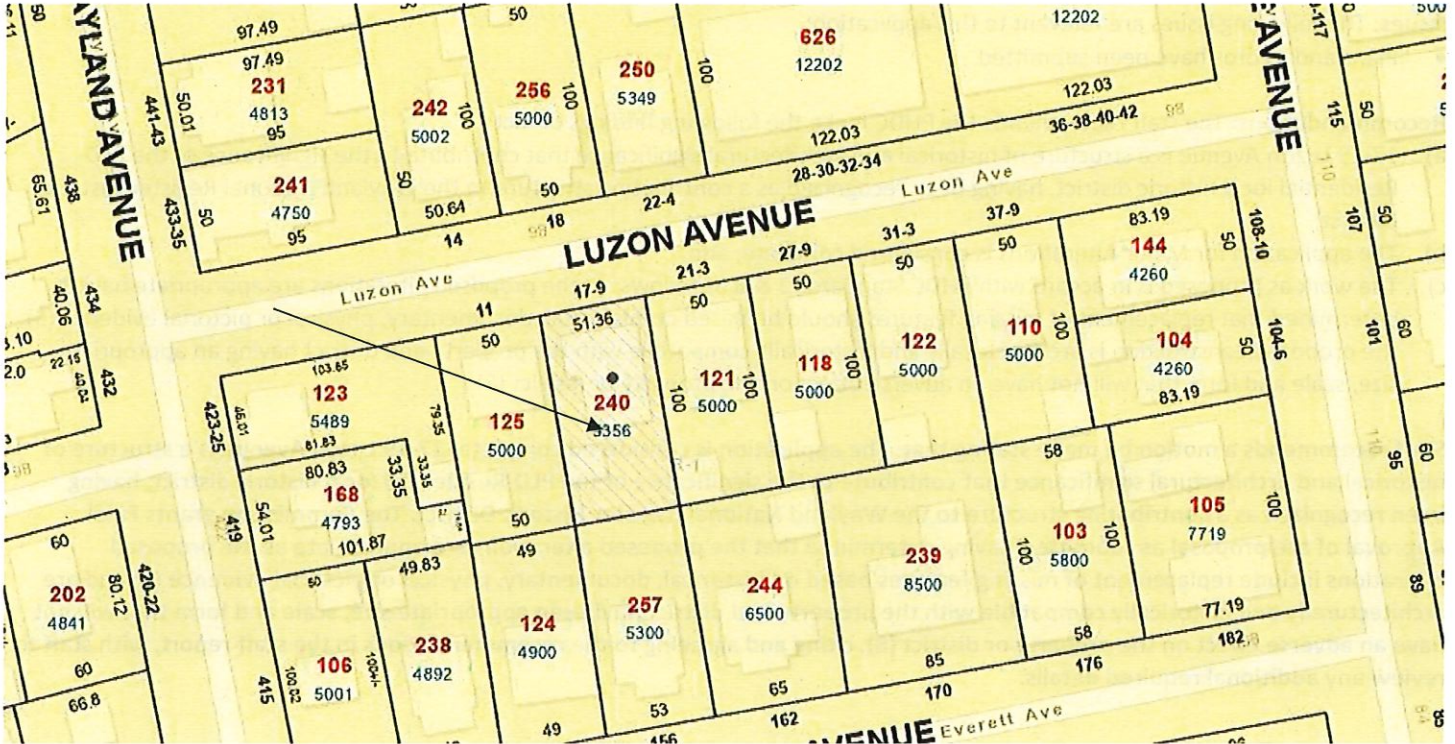


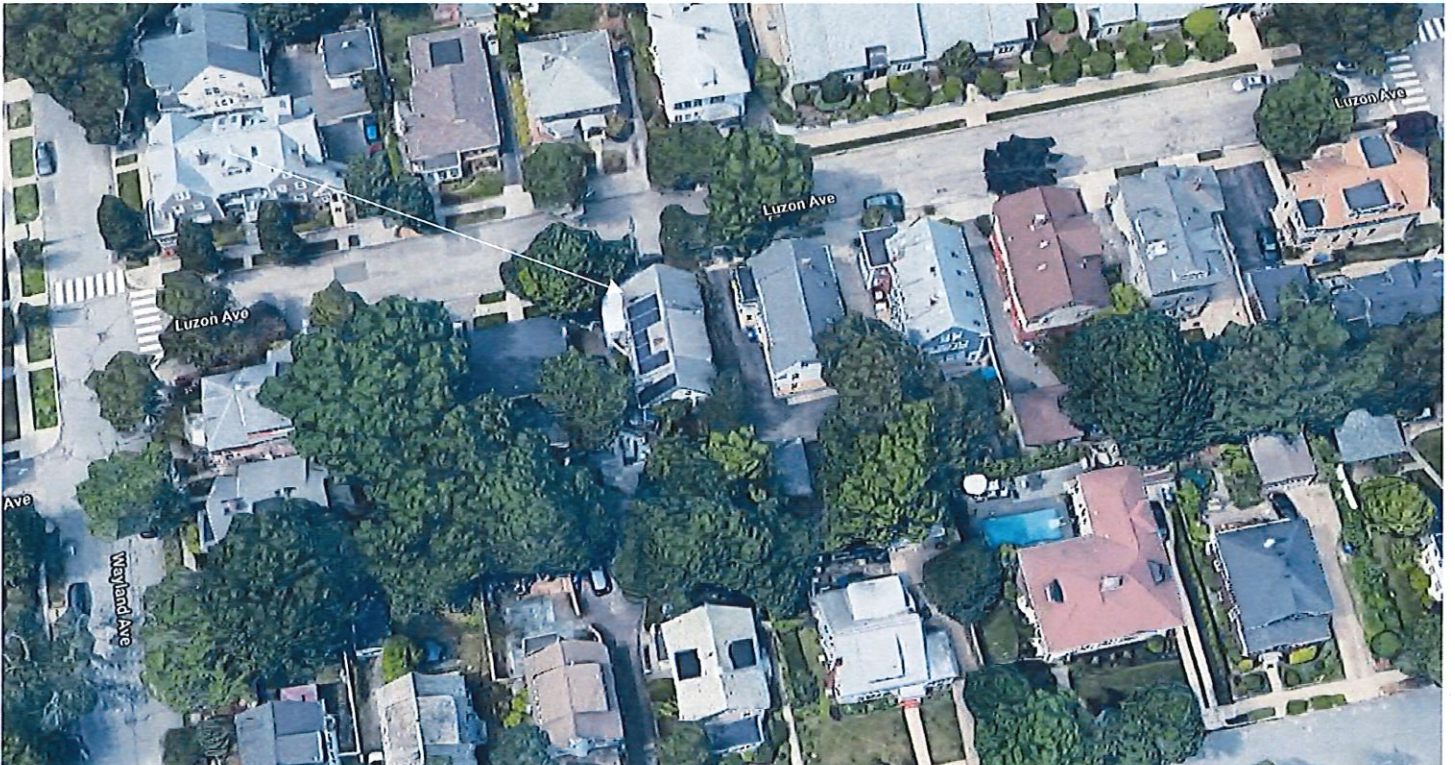
4. CASE 22.144, 17-19 LUZON AVENUE, Charles F Lockwood House, 1900 (PROV LANDMARKS DISTRICT-RESIDENTIAL)

A two-and-one-half-story, two-family house with a gable roof and shed dormers. The gable-roof portico has an entablature frieze and Doric columns and pilasters. The enclosed, rectangular side porch includes the first-floor unit's separate entrance, and a V-shaped oriel with pediment projects from the west elevation. Fenestration includes six- and eight-pane windows and double-hung sash; fixed four- and six-light wood sash, and casement windows. Architect Lockwood lived here briefly at number 19 then rented both units to a series of tenants.

CONTRIBUTING



Arrow indicates 17-19 Luzon Avenue.



Arrow indicates project location, looking north.

Applicant/Owner/Architect: Glen Fontecchio, 19 Luzon Avenue, Providence, RI 02906

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

- the removal of an existing shortened, over-counter window, east elevation, first floor and the installation of a new window that matches typical units throughout house; installation of a 4-lite awning window, east elevation.

Issues: The following issues are relevant to this application:

- Plans and photos have been submitted.

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

- a) 17-19 Luzon Avenue is a structure of historical and architectural significance that contribute to the significance of the PLD-Residential local historic district, having been recognized as a contributing structure to the Wayland National Register Historic District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standards 3 & 8 as follows: as the proposed alterations are appropriate having determined that replacement of missing features should be based on historical, documentary, physical or pictorial evidence (3) 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 (8).

Staff recommends a motion be made stating that: The application is considered complete. 17-19 Luzon Avenue is a structure of historical and architectural significance that contribute to the significance of the PLD-Residential local historic district, having been recognized as a contributing structure to the Wayland 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 include replacement of missing features based on historical, documentary, physical or pictorial evidence (3) and 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 (8), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.





**MATCH
TYPICAL
WINDOW**



match casing

remove vent

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
001	Standard size	EA	(1)	9.94	\$1,365.28	\$1,365.28

*** Unit ***

UDH2826-1 (Assy 1)

Ultra Rectangle Double Hung

*** Unit ***

Unit 1.1: #1117 Vintage, Extruded Sash, Sterling, Square Basic Jamb Profile

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating, Ovolo Bead

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Ovolo Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Satin Nickel Hardware, Spoon Lock, Satin Nickel Curved Style Lift Handle, BetterVue Fiberglass Half Screen, Screen(s) Loose, 2 Per Bottom Sash Lift Handle

*** Species-Finish-Color ***

Unit 1.1: Pine Species, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Ultra Pure White Exterior, Primed Latex Interior Sash, Primed Latex Interior Frame, Wood Wrapped Jambliner

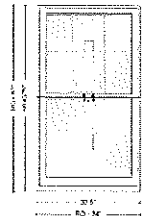
*** Casing-Jambs-Trim ***

Unit 1.1: No Casing, 6-5/16" Clips Installation Clips, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Stool Prep

Please be aware Retractable Screens and Sash Lifts (supplied by Kolbe or by others) when used together will interfere with unit/screen operation.

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
34" X 61"

Frame Size:
33 1/2" X 60 7/16"

Unit Dimension:
33 1/2" X 60 7/16"



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* Indicates Increased Rough Opening

2023 Pricing

Summary Page 2 of 4

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002	Fixed Awning	EA	(1)	1.23	\$582.45	\$582.45
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*** Unit ***

KU18181 (Assy 1)

Ultra Rectangle Awning

*** Unit ***

Unit 1.1: Extruded Sash, Crank Out, Stationary Hinging, Stepped Stop

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating, Ovolo Bead

Unit 1.1: Clear glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Ovolo Bars - Interior

*** Species-Finish-Color ***

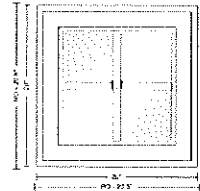
Unit 1.1: Pine Species, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Ultra Pure White Exterior, Primed Latex Interior Sash, Primed Latex Interior Frame

*** Casing-Jambs-Trim ***

Unit 1.1: No Casing, 6-5/16" Clips Installation Clips, No Sill Nosing, Nailing Fin, 2-3/4" Jambs

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.

AS VIEWED FROM EXTERIOR



Scaled to Fit

Rough Opening:
20 1/2" X 20 1/2"

Frame Size:
20" X 20"

Unit Dimension:
20" X 20"



Printed By: Peter Landolfi

Created: 11/4/2022

* Indicates Increased Rough Opening

2023 Pricing

Summary Page 3 of 4

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Existing West Elevation,
partial

$\frac{1}{4}'' = 1'-0''$

19 Luzon Ave



New kitchen window to match typical windows
Casing to match existing

Optional Additional window for light into stair

Proposed West Elevation,
partial

$\frac{1}{4}'' = 1'-0''$

19 Luzon Ave