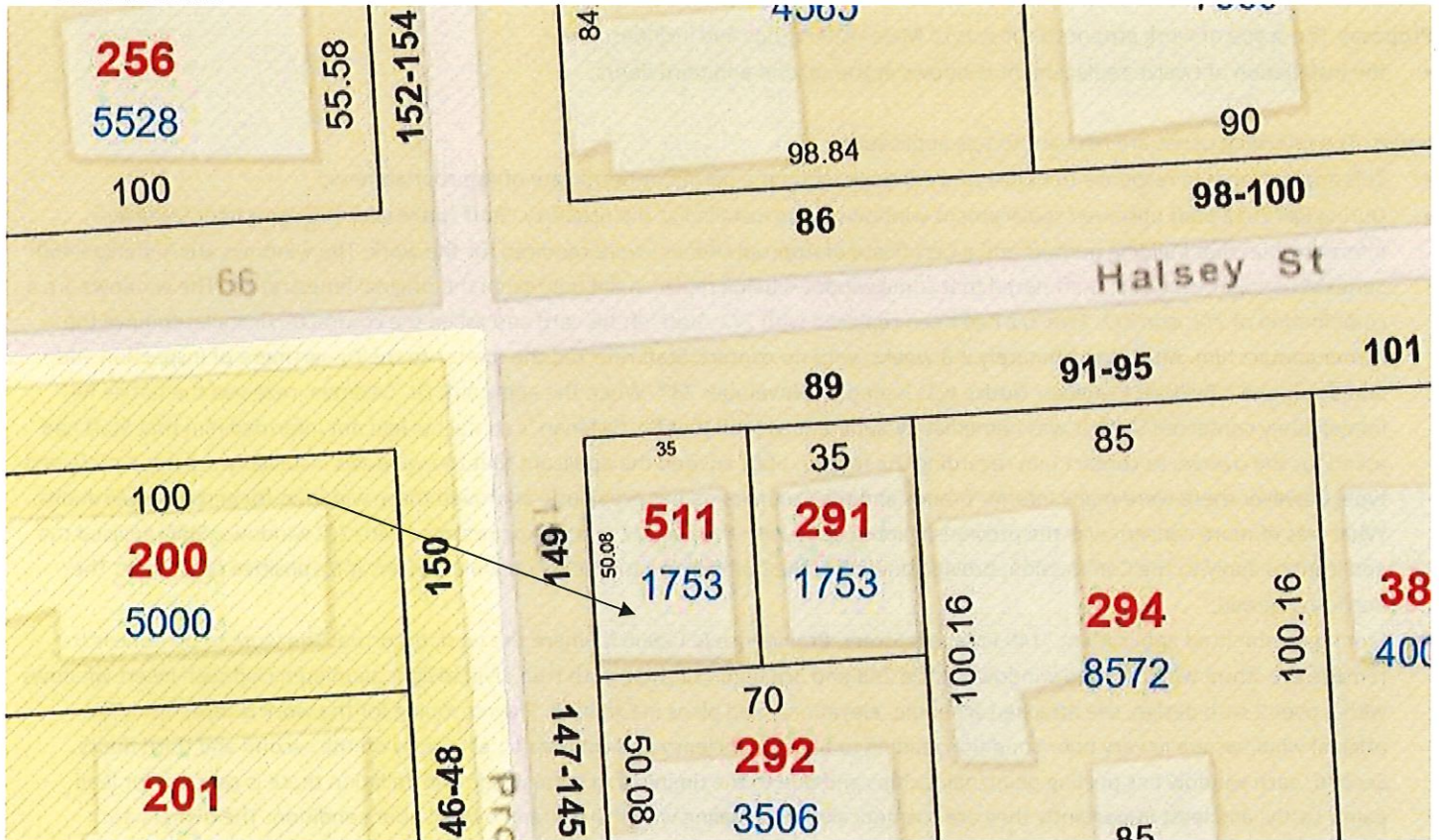
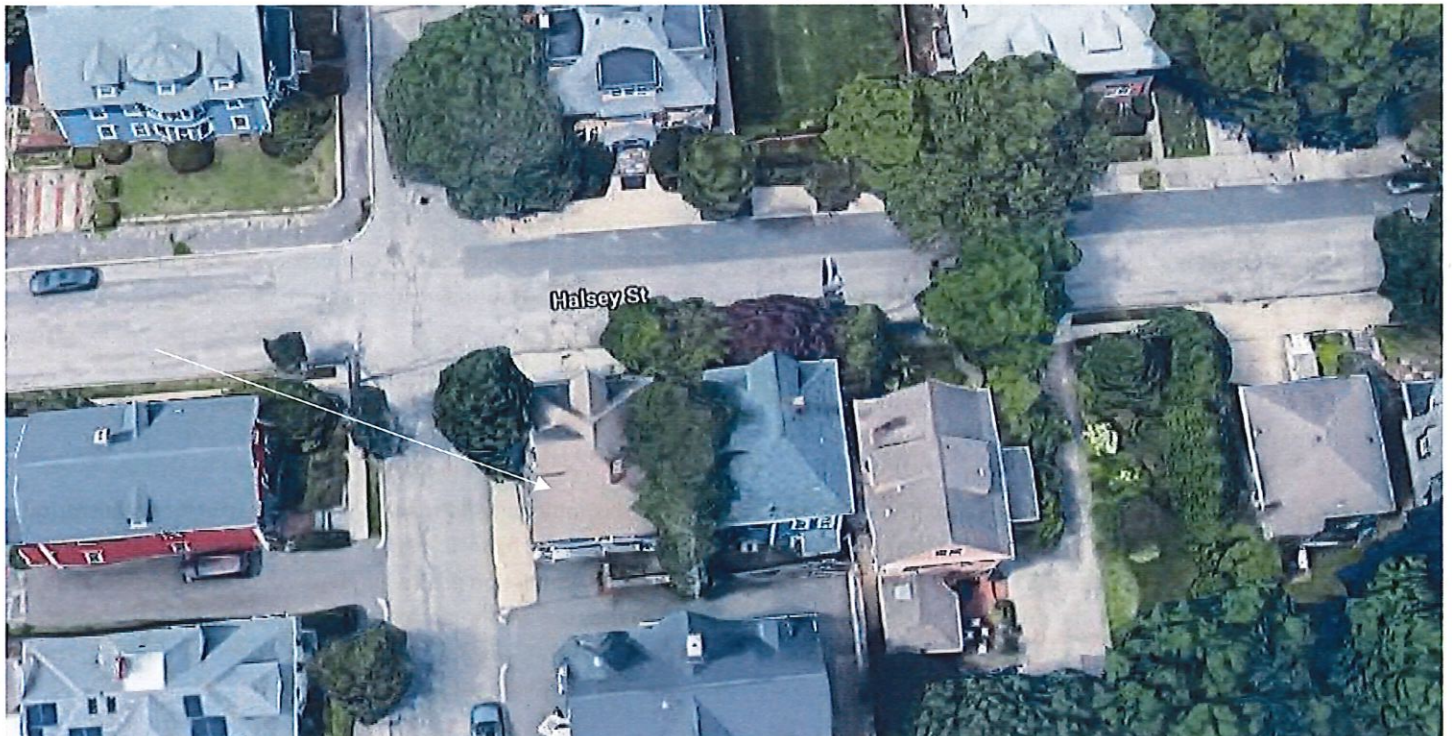


4. CASE 23.002, 149 PROSPECT STREET, House, post 1895 (COLLEGE HILL)

After 1895. 2 1/2 stories; hip; clapboard; porch with flanking bay and bay above; square block; deep eaves; pedimented central dormer.
CONTRIBUTING



Arrow indicates 149 Prospect Street.



Arrow indicates project location, looking north.

Applicant: Tucker Callanan, MD, 149 Prospect Street, Providence, RI 02906

Owner: Katherine Pell Bermingham Callanan, 149 Prospect Street, Providence, RI 02906

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

- the installation of twelve replacement windows at the second and third floors.

Issues: The following issues are relevant to this application:

- This application is in response to notice of work done without a permit or Certificate of Appropriateness;
- During Fall 2022 Staff observed replacement windows being installed at the property. Staff spoke with the contractor/installer, informing him that building permits and a Certificate of Appropriateness were required for the work. The windows are Anderson 400 Series Woodright windows. Staff noted that some windows being replaced did not match the original fenestration. The windows are a combination of 2/2, and 3/2. Five 3/2 had been replaced with 2/2. Staff left his card and asked the contractor/installer to have the owner contact him. After approximately 2-3 weeks, with no contact, Staff referred the matter to the Department of Inspection and Standards and a Building Inspector Notice was issued on November 23rd. When the applicant, Dr. Callanan, received the notice he immediately contacted Staff. It was immediately apparent to Staff that Dr. Callanan 's contractor had not informed him that Staff had asked for the owners to contact him regarding the matter. Staff advised the applicant that the windows installed were not a preferred type, however there were many inferior brands and the Commission has previously approved these windows for certain applications. What was of more concern was the previously noted issue with the five 3/2 units being replaced with 2/2 windows. Staff advised the applicant to apply to the Commission, provide and allow the Commission to discuss possible options for a positive resolution. The applicant agreed;
- From the submitted application: "149 Prospect Street, Providence RI 02906 is where the work occurred. The work to be done is to remove the storm windows and windows at the 2nd and 3rd floor (12 total) with true divided light aluminum clad sash insert windows with 2 over 2 sash design, see attached schedule, elevations, and plans in Exhibit 3. The reasoning for the work is three-fold. The original windows are in very poor condition leading to energy efficiency and cold drafts, especially on the second and third floors. Second, each window has peeling paint/paint chips and due to the timing of original window installation there is concern for lead paint. Lastly, and least importantly they are cosmetically unappealing with the rust and overall poor condition. The owners are expecting their first child this upcoming spring/summer, and due to the reasoning and concerns described above they believed replacing the windows was a reasonable next step."
- Staff's recommendation is that the installed replacement windows whose fenestration matches the original be kept. In the cases where the five 3/2 units were replaced with 2/2 units, the applicant should investigate the feasibility of having the upper sashes replaced with a 3-lite sash and if feasible replaces those sashes. The applicant would need to amend the application; and,
- Plans and photos have been submitted.

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

- a) 149 Prospect Street is a structure of historical and architectural significance that contributes 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; and,
- c) The work as amended is in accord with PHDC Standard 8 as follows: 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. 149 Prospect Street is a structure of historical and architectural significance that contributes 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 amended having determined that the proposed alterations are appropriate as they 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.

EXHIBIT 2A

Condition of Original Windows



EXHIBIT 2B



EXHIBIT 2C

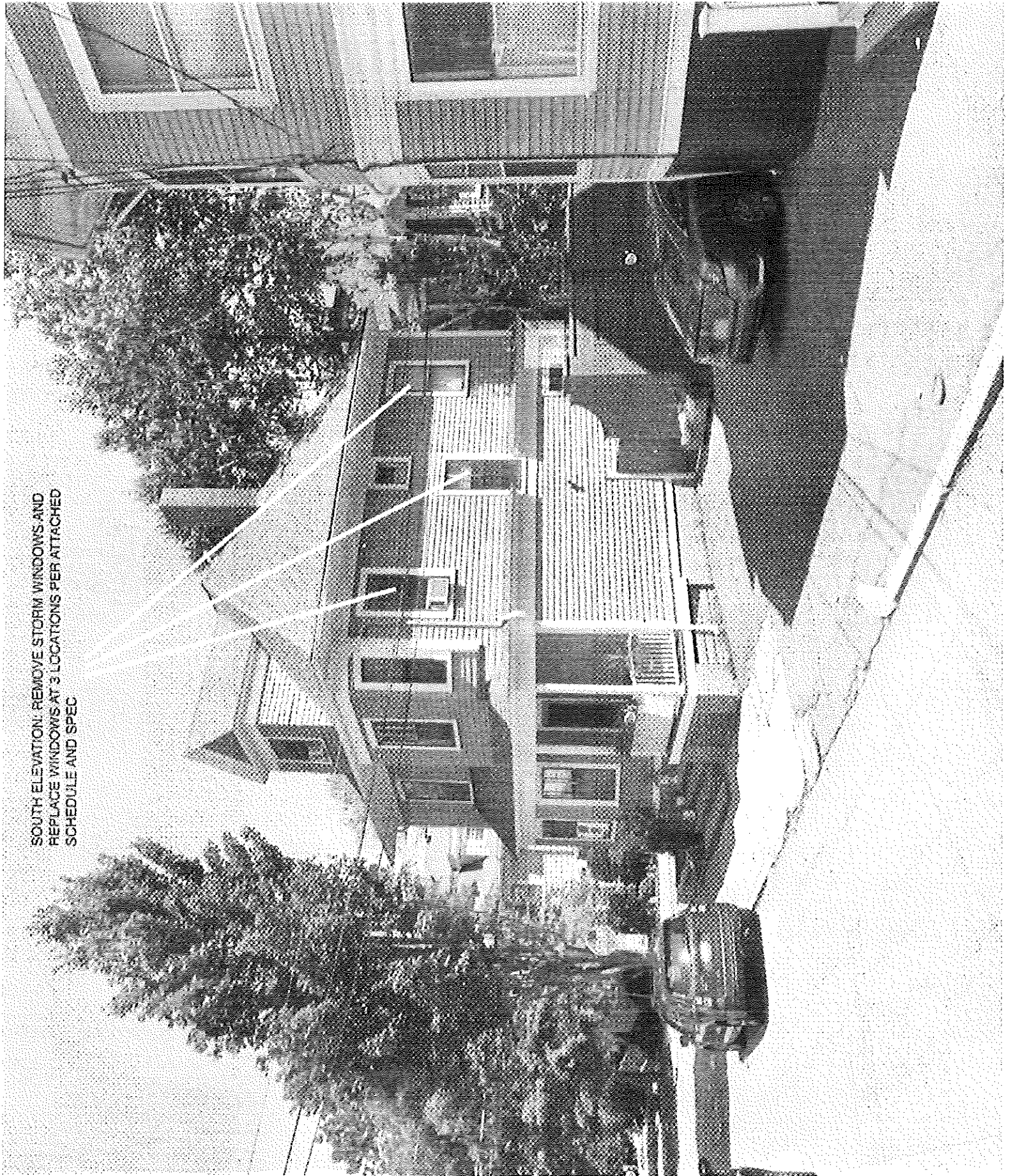


Window Schedule

149 Prospect St., Providence, RI

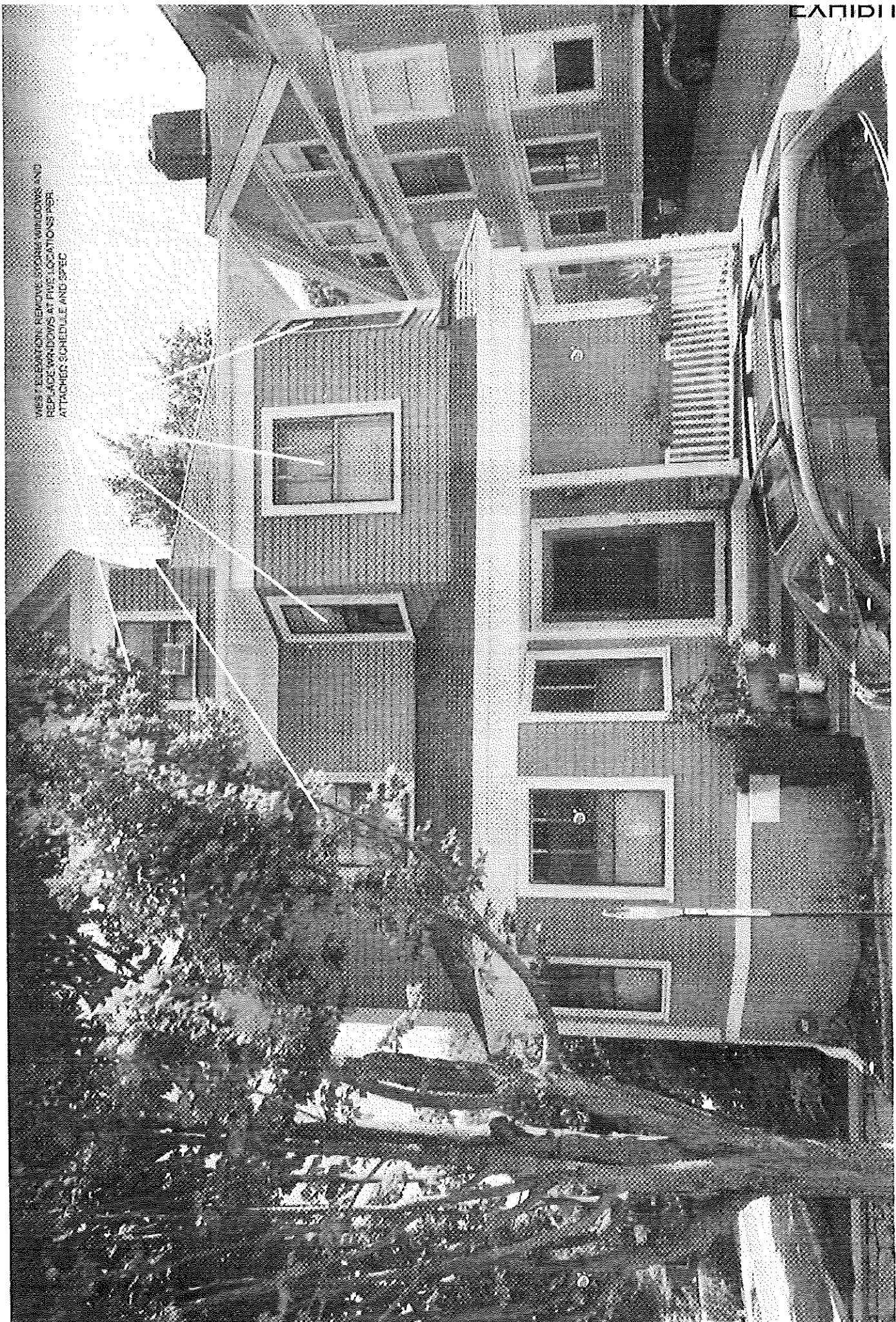
SCOPE HIGHLIGHTED

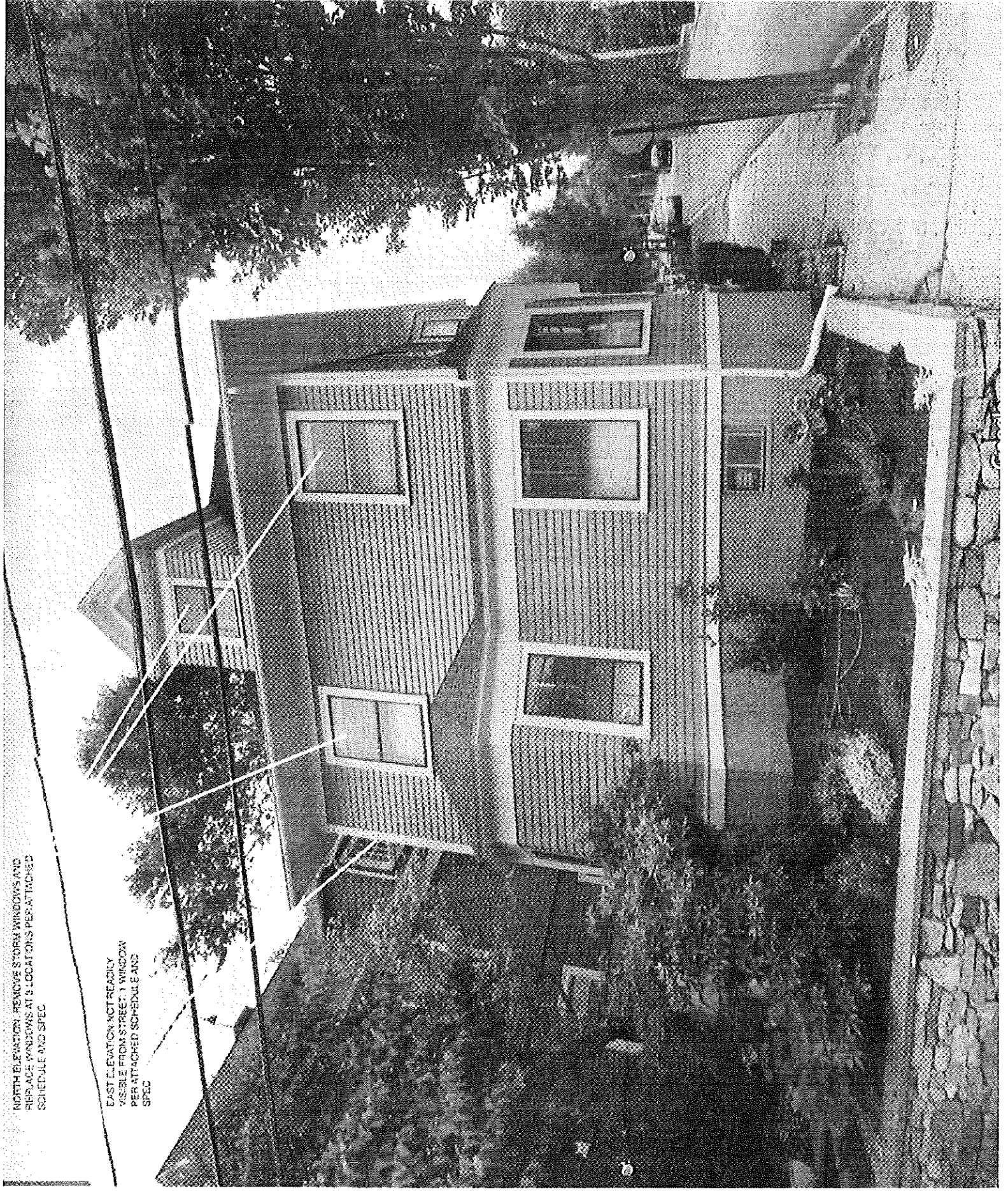
LINE	Description	Width (opening)	Height (opening)	Depth	Pattern (original)	Pattern (replacement)
	3rd			3-1/4" Unless Noted		6 over 1 unless noted
	North Bed	33-5/8	44-3/4		1 over 1, (not original)	2 over 2
	West	43-5/8	44-3/4		2 over 1	2 over 2
temper	3rd stair landing	*	*			
	2nd floor					
	Parlor					
	South	32-5/8	60-7/16		2 over 1	2 over 2
	SW	19-5/8	60-7/8		1 over 1	1 over 1
	West	43-5/8	60-5/8		3 over 1	2 over 2
	NW	19-5/8	60-7/8		1 over 1	1 over 1
	Master					
	West	43-5/8	60-5/8		3 over 1	2 over 2
	North	43-5/8	60-5/8		3 over 1	2 over 2
	Closest					
	North	43-5/8	60-5/8		3 over 1	2 over 2
	East	43-3/8	60-1/2		3 over 1	2 over 2
	Bath					
temper	South	32-5/8	60-5/8		2 over 1	2 over 2
temper	2nd stair landing	32-3/4	60-3/4		2 over 1	2 over 2
	1st floor					
	Living Room					
	SW	32-5/8	60-5/8		2 over 1	2 over 2
	West	43-5/8	60-1/2		3 over 1	2 over 2
	NW	32-5/8	60-5/8		2 over 1	2 over 2
	N	43-5/8	60-7/8		3 over 1	2 over 2
	Dining Room					
	NW	32-3/4	60-5/8		2 over 1	2 over 2
	NE	32-5/8	60-7/8		2 over 1	2 over 2
	E	43-5/8	60-7/8		2 over 1	2 over 2
	Kitchen					
	South	32-5/8	60-7/8		2 over 1	2 over 2
	Sink Bay	*	*			



SOUTH ELEVATION: REMOVE STORM WINDOWS AND REPLACE WINDOWS AT 3 LOCATIONS PER ATTACHED SCHEDULE AND SPEC

VIEWS 7 ELEVATIONS REMOVING STORM WINDOWS AND
REPLACE WINDOWS AT FIVE LOCATIONS PER
ATTACHED SCHEDULE AND SPEC





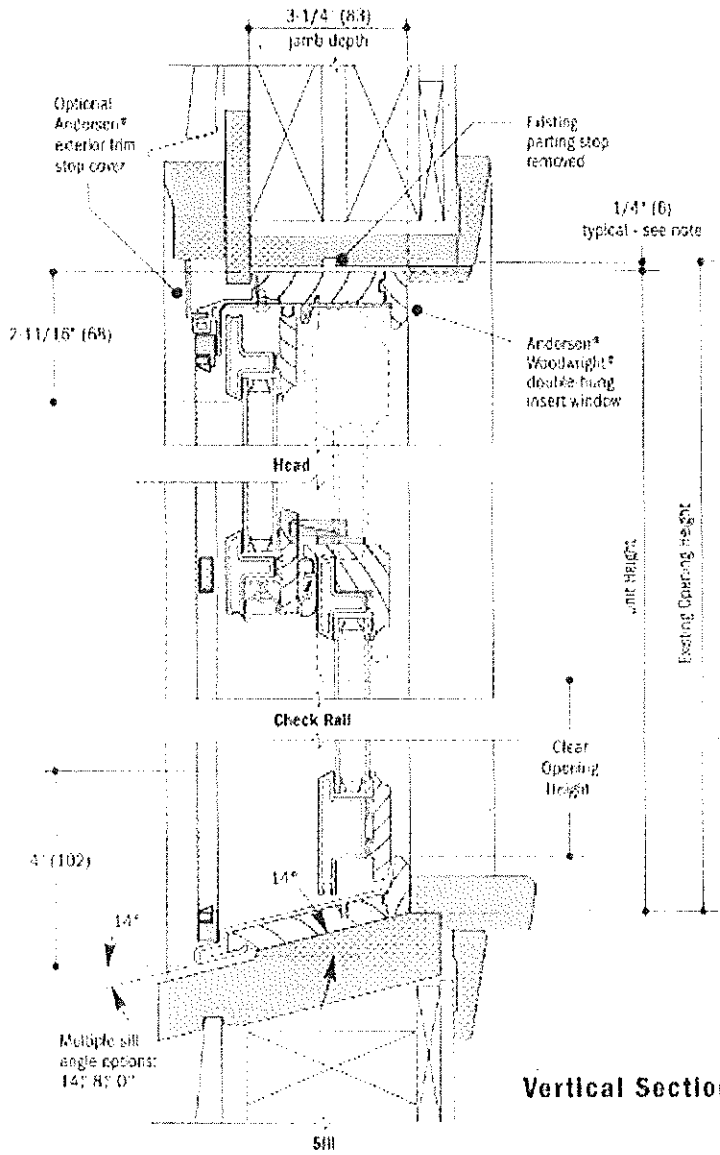
NORTH ELEVATION: REMOVE STORM WINDOWS AND
REPLACE WINDOWS AT S LOCATIONS PER ATTACHED
SCHEDULE AND SPEC

EAST ELEVATION: NOT READY
VISIBLE FROM STREET: 1 WINDOW
PER ATTACHED SCHEDULE AND
SPEC

Basic Unit Details - Woodwright® Double-Hung Insert Window

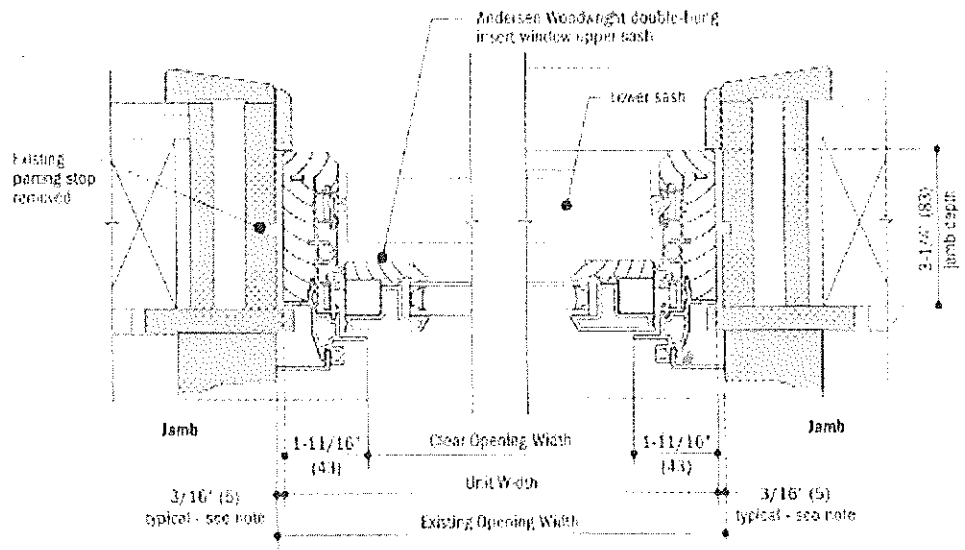
EXHIBIT 3E

Basic Unit Scale 3" = 1'-0" (1:4)



Vertical Section

Note:
Each new insert window must be downsized sufficiently to allow it to be shimmed, leveled and squared inside the original window frame. The condition of the existing window frame may require downsized dimensions different from those shown in these details.



Horizontal Section

- Existing window and trim

Item Qty Operation Location

100 1 AA Bath South

RO Size = 32 5/8" x 60 3/8" Unit Size = 32 1/4" x 60 1/8"

WDHI 2' 8 1/4"X5' 1/8" Unit: 8 Degrees - Moderate. 400 Series Woodwright Double-Hung-WWI. Equal Sash. White Exterior Frame. White Exterior Sash/Panel, Pine w/White - Painted Interior Frame. Pine w/White - Painted Interior Sash/Panel, AA. Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High. Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer. Traditional. 1 Sash Locks White. White/WhiteJamb Liner, White, Full Screen. Aluminum Insect Screen 1: 400 Series Woodwright Double-Hung-WWI. WDHI 32.25 x 60.125 & Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1 0.31 0.28 NO A1 0.00000 0.00000 0.00000

Item Qty Operation Location

200 1 AA 2nd Floor Stair Landing

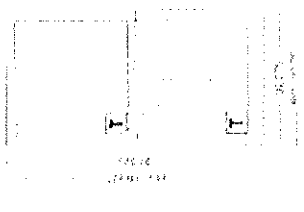
RO Size = 32 3/4" x 60 5/8"

WDHI 2' 8 3/8" X 5' 3/8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 32.375 x 60.375 8 Degrees - Moderate Full Screen Aluminum White

Comments:

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.26	NO	A1	0.00000	0.00000	0.00000	



Item Qty Operation Location

300 1 AA Closet North

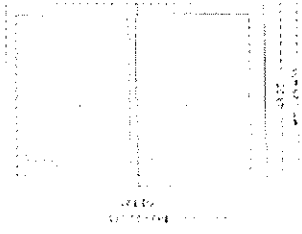
RO Size = 43 1/4" x 60 1/8"

WDHI 3' 7 1/4" X 5' 1/8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 60.125 8 Degrees - Moderate Full Screen Aluminum White

Comments:

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000	



Item Qty Operation Location

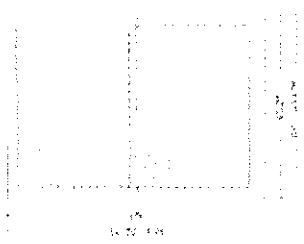
400 1 AA Closet East

RO Size = 43 1/4" x 60"

WDHI 3' 7 1/4"X5', Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 60 8 Degrees - Moderate Full Screen Aluminum White ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000	



Item Qty Operation Location

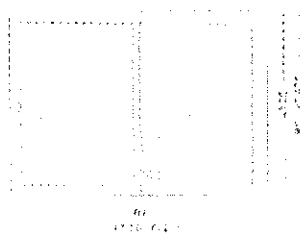
500 1 AA Master West

RO Size = 43 1/4" x 60"

WDHI 3' 7 1/4"X5', Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 60 8 Degrees - Moderate Full Screen Aluminum White ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000	



Item Qty Operation Location
 600 1 AA Master North

RO Size = 43 5/8" x 60 1/2" Unit Size = 43 1/4" x 60 1/4"

WDHI 3' 7 1/4"X5' 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 60.25 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1 0.31 0.28 NO A1 0.00000 0.00000 0.00000

Item Qty Operation Location
 700 1 AA Parlor South

RO Size = 32 5/8" x 59 7/8" Unit Size = 32 1/4" x 59 5/8"

WDHI 2' 8 1/4"X4' 11 5/8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 32.25 x 59.625 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1 0.31 0.28 NO A1 0.00000 0.00000 0.00000

Item	Qty	Operation	Location
800	1	AA	Parlor SW

RO Size = 19 5/8" x 60 5/8"

Unit Size = 19 1/4" x 60 3/8"

WDHI 1' 7 1/4"X5' 3/8"; Unit, 8 Degrees - Moderate; 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.25 x 60.375 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1	0.3	0.31	NO	A1	0.00000	0.00000	0.00000	
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Item	Qty	Operation	Location
900	1	AA	Parlor West

RO Size = 43 5/8" x 60 5/8"

Unit Size = 43 1/4" x 60 3/8"

WDHI 3' 7 1/4"X5' 3/8"; Unit, 8 Degrees - Moderate; 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 60.375 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000	
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Item Qty Operation Location
 1000 1 AA Parlor NW

RO Size = 19 5/8" x 60 5/8" Unit Size = 19 1/4" x 60 3/8"

WDHI 1'7 1/4"X5' 3/8", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 19.25 x 60.375 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1 0.3 0.31 NO A1 0.00000 0.00000 0.00000

Item Qty Operation Location
 1100 1 AA 3rd West

RO Size = 43 5/8" x 44 1/2" Unit Size = 43 1/4" x 44 1/4"

WDHI 3'7 1/4"X3' 8 1/4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 43.25 x 44.25 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1 0.31 0.28 NO A1 0.00000 0.00000 0.00000

Item Qty Operation Location

1200 1 AA 3rd North Bed

RO Size = 33 5/8" x 44 1/2" Unit Size = 33 1/4" x 44 1/4"

WDHI 2' 9 1/4" X 3' 8 1/4" Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/White/Jamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 33.25 x 44.25 8 Degrees - Moderate Full Screen Aluminum White

Unit # U-Factor SHGC ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

A1	0.31	0.28	NO	A1	0.00000	0.00000	0.00000	
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