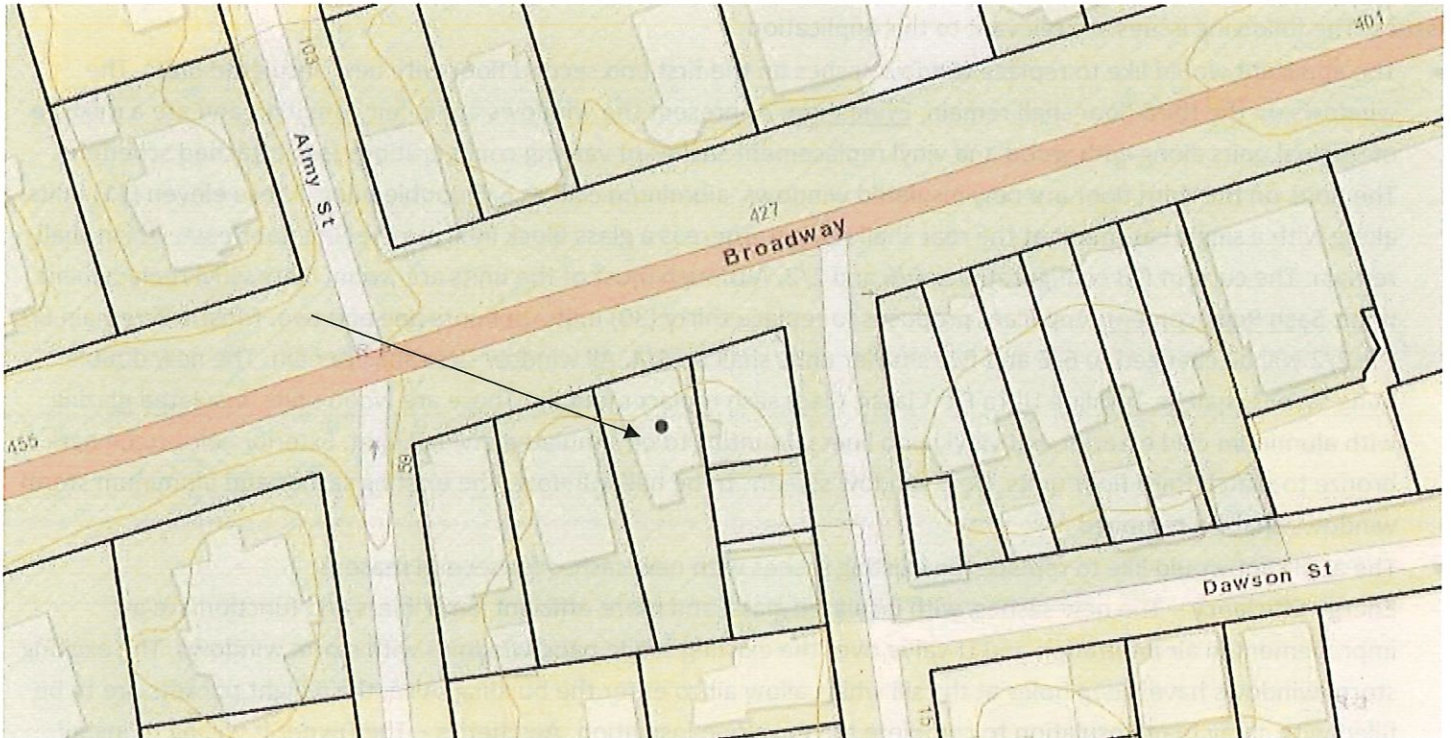


PROJECT REVIEW

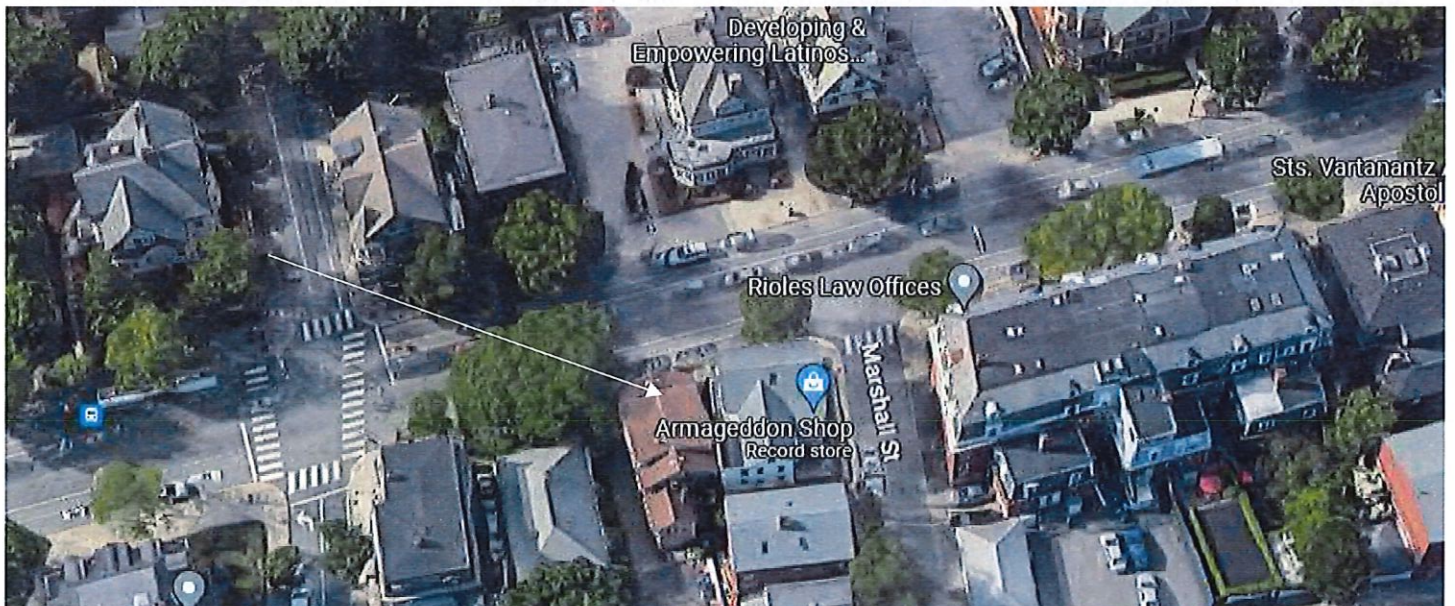
1. CASE 23.013, 438 BROADWAY, Pardon H. Brown House, c1845 (BROADWAY)

2½-story; pedimented end-gable; Greek Revival house; with paneled corner pilasters. Door treatment, shingling, shutters, and picture windows are modern alterations. C Brown, a carpenter and millwright, acquired house in 1856, and it remained in his family until 1901.

CONTRIBUTING



Arrow indicates 438 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: Ronald J. Gillis Jr. Trustee, 40 Shawmut Rd, Suite 200, Canton, MA 02021

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road. Little Compton, RI 02915

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

- the removal of 30 existing windows, first and second floors, and installation of insulated replacement windows.

Issues: The following issues are relevant to this application:

- The applicant would like to replace window sashes on the first and second floor with new, insulated units. The windows on the third floor shall remain. Evaluation: At present the windows are in fair condition and are a mixture of original units along with wood and vinyl replacement sashes of varying configurations (see attached schedule). The units on the third floor are new insulated windows, aluminum clad as 6/6 double hung. These eleven (11) units along with a single casement at the rear shall remain. There is a glass block infill, on the first floor east, which shall remain. The current DH configurations: 6/6 and 2/2. Although most of the units are wood, 6 are vinyl replacement units. Sash Replacement: Applicant proposes to replace thirty (30) units on floors one and two. Most will remain 6/6, the 2/2 will be changed to 6/6 and five smaller units shall be 4/4. All window sizes shall remain. 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 bark bronze to match third floor units. New window screens to be half-window. The existing sashes and aluminum storm windows shall be removed
- The applicant 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; and,
- A narrative, window survey, plans and photos have been submitted.

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

- a) 438 Broadway is a structure of historical and architectural significance that contributes to the significance of the Armory 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 will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 438 Broadway is a structure of historical and architectural significance that contributes to the significance of the Armory 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 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: Mixed Use Building
Address: 438 Broadway, Providence, RI 02909
Date: 1 February 2023
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

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

Evaluation

At present the windows are in fair condition and are a mixture of original units along with wood and vinyl replacement sashes of varying configurations (see schedule).

The units on the third floor are new insulated windows, aluminum clad as 6/6 double hung. These eleven (11) units along with a single casement at the rear shall remain.

There is a glass block infill, on the first floor east, which shall remain.

The current DH configurations: 6/6 and 2/2. Although most of the units are wood, 6 are vinyl replacement units.

Sash Replacement

We propose to replace thirty (30) units on floors one and two. Most will remain 6/6, the 2/2 will be changed to 6/6 and five smaller units shall be 4/4. All window sizes shall remain.

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 bark bronze to match third floor units. New window screens 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

ACME Architect LLC

9 Simmons Road Little Compton Rhode Island 02837
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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

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Figure 1 - View from Broadway



Figure 2 - Side view west



Figure 3 - view from back (south)



Figure 4 - detail view from south



Figure 5 - detail view from south



Figure 6 - interior Unit "E" - oldest units



Figure 7 - detail @ unit "E"



Figure 8 - Detail Unit "E"



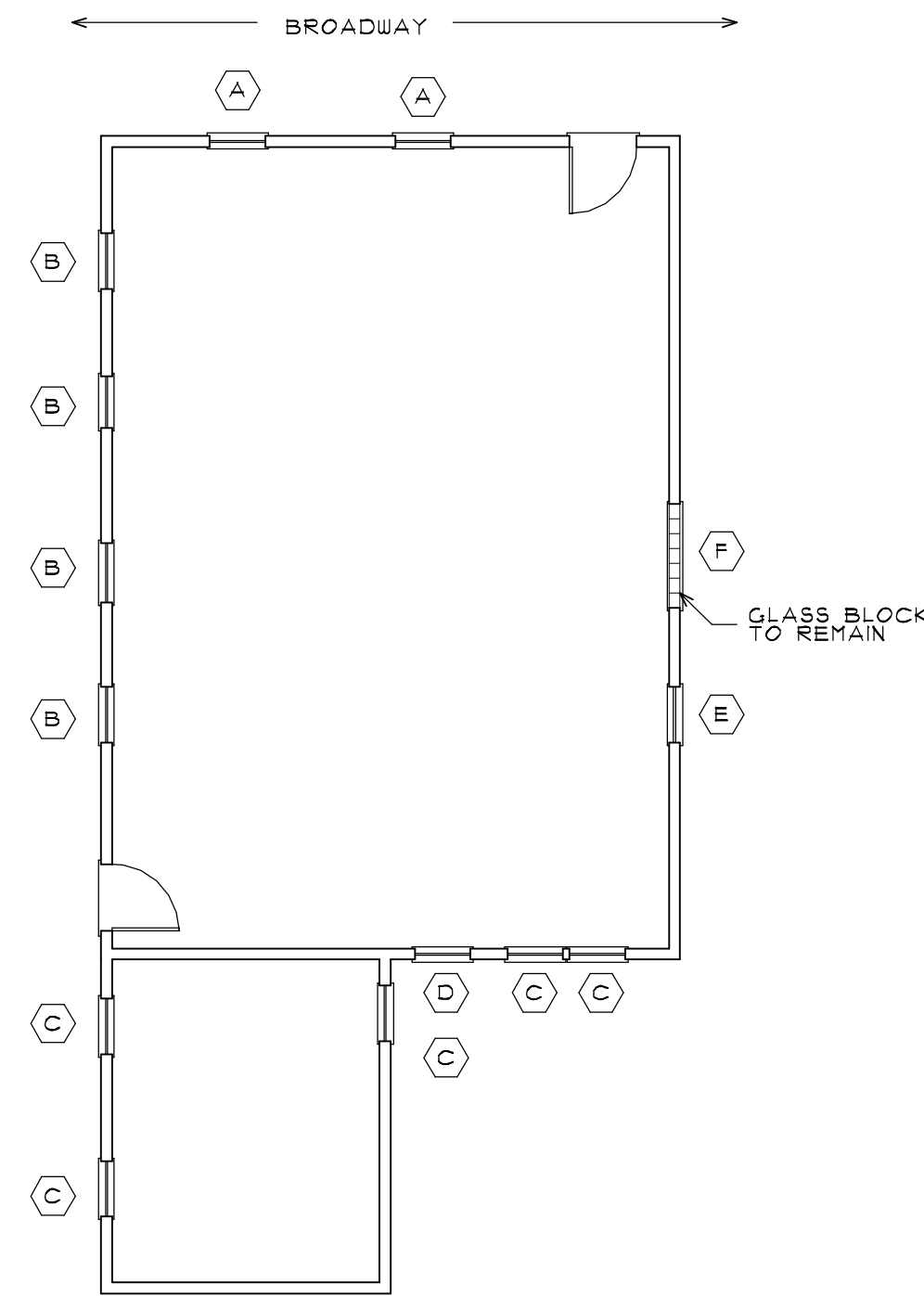
Figure 9 - Detail Unit "E"



Figure 10 - Detail Unit "E"

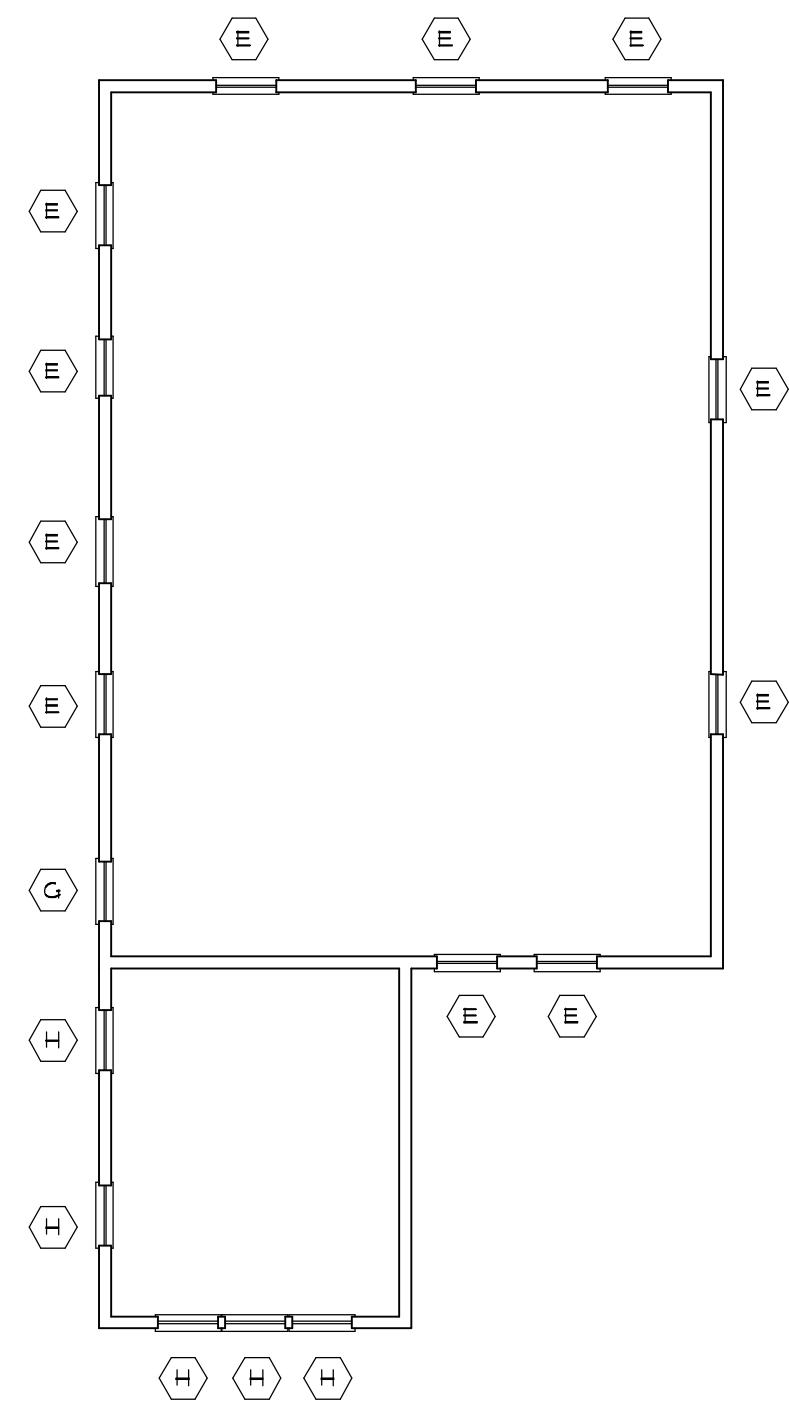


Figure 11 - Interior of "E" units, second floor, facing Broadway



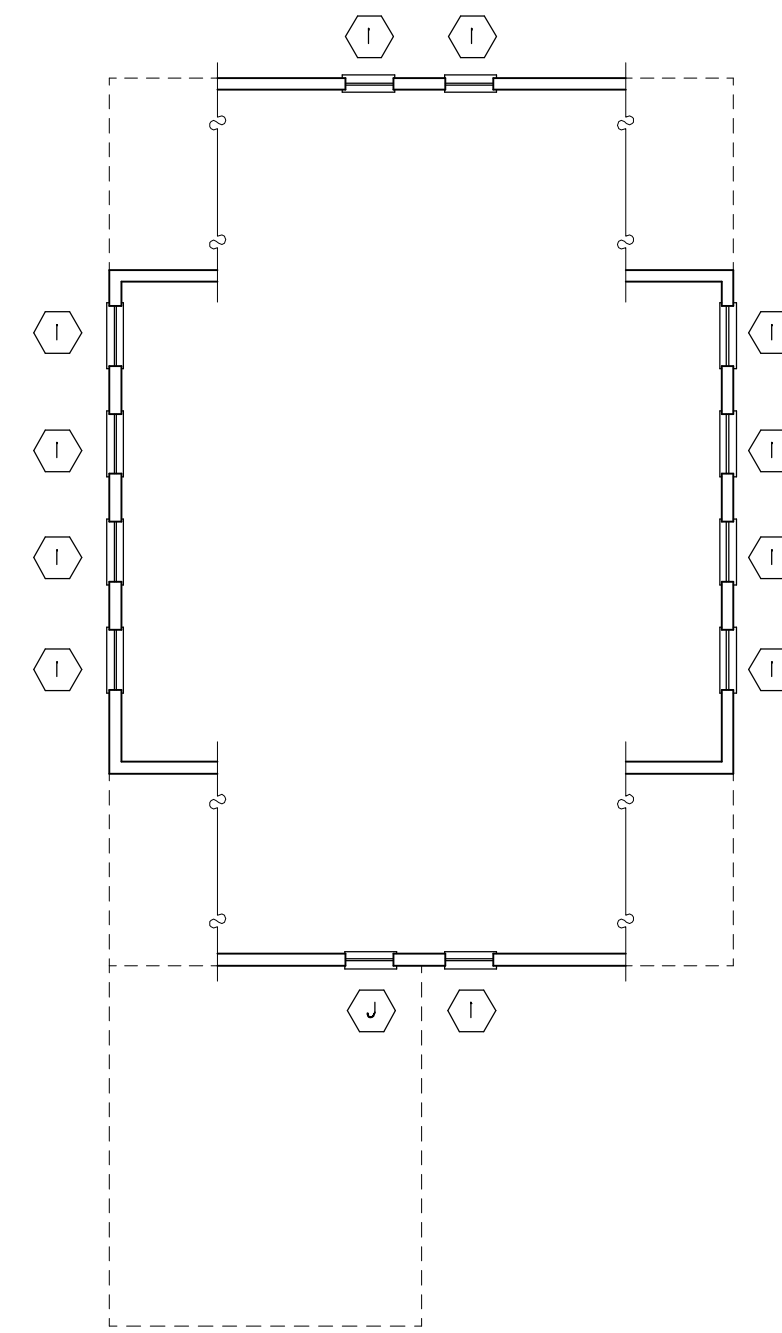
1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



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

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



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

ALL WINDOWS TO REMAIN AT HIS FLOOR

QTY: 2 4/4 WOOD/INSUL. SASH INSERT	QTY: 4 2/2 WOOD/SINGLE	QTY: 5 2/2 WOOD/SINGLE	QTY: 1 2/2 WOOD/SINGLE	QTY: 12 4/4 WOOD/SINGLE ORIGINAL?	QTY: 1 4/4 GLASS BLOCK	QTY: 1 4/4 VINYL/INSUL. SASH INSERT	QTY: 5 1/1 VINYL/INSUL. SASH INSERT	QTY: 11 4/4 VINYL/INSUL. SASH INSERT	QTY: 1 1/1 WOOD/INSUL. CASEMENT

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

REPLACEMENT SASHES QTY: 2 4/4	REPLACEMENT SASHES QTY: 4 4/4	REPLACEMENT SASHES QTY: 5 4/4	REPLACEMENT SASHES QTY: 1 4/4	REPLACEMENT SASHES QTY: 12 4/4	NO CHANGE GLASS BLOCK QTY: 1 4/4	REPLACEMENT SASHES QTY: 1 4/4	REPLACEMENT SASHES QTY: 5 4/4	NO CHANGE VINYL/INSUL. SASH INSERT QTY: 11 4/4	NO CHANGE WOOD/INSUL. CASEMENT QTY: 1 1/1

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

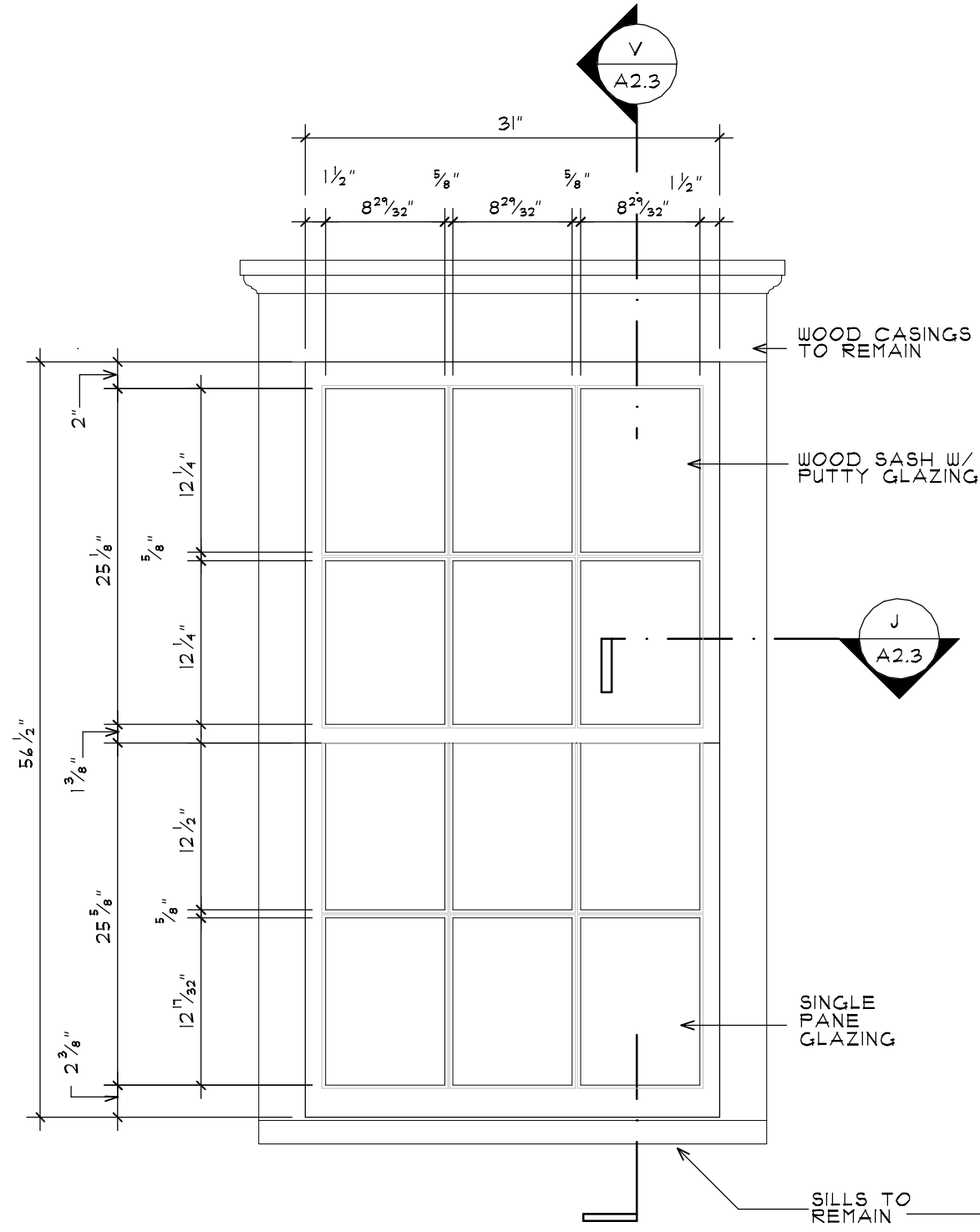
PHDC SUBMISSION

KEY PLANS, WINDOW SCHEDULE

DATE: 2/1/23
SCALE: AS NOTED
REVISIONS:

SHEET

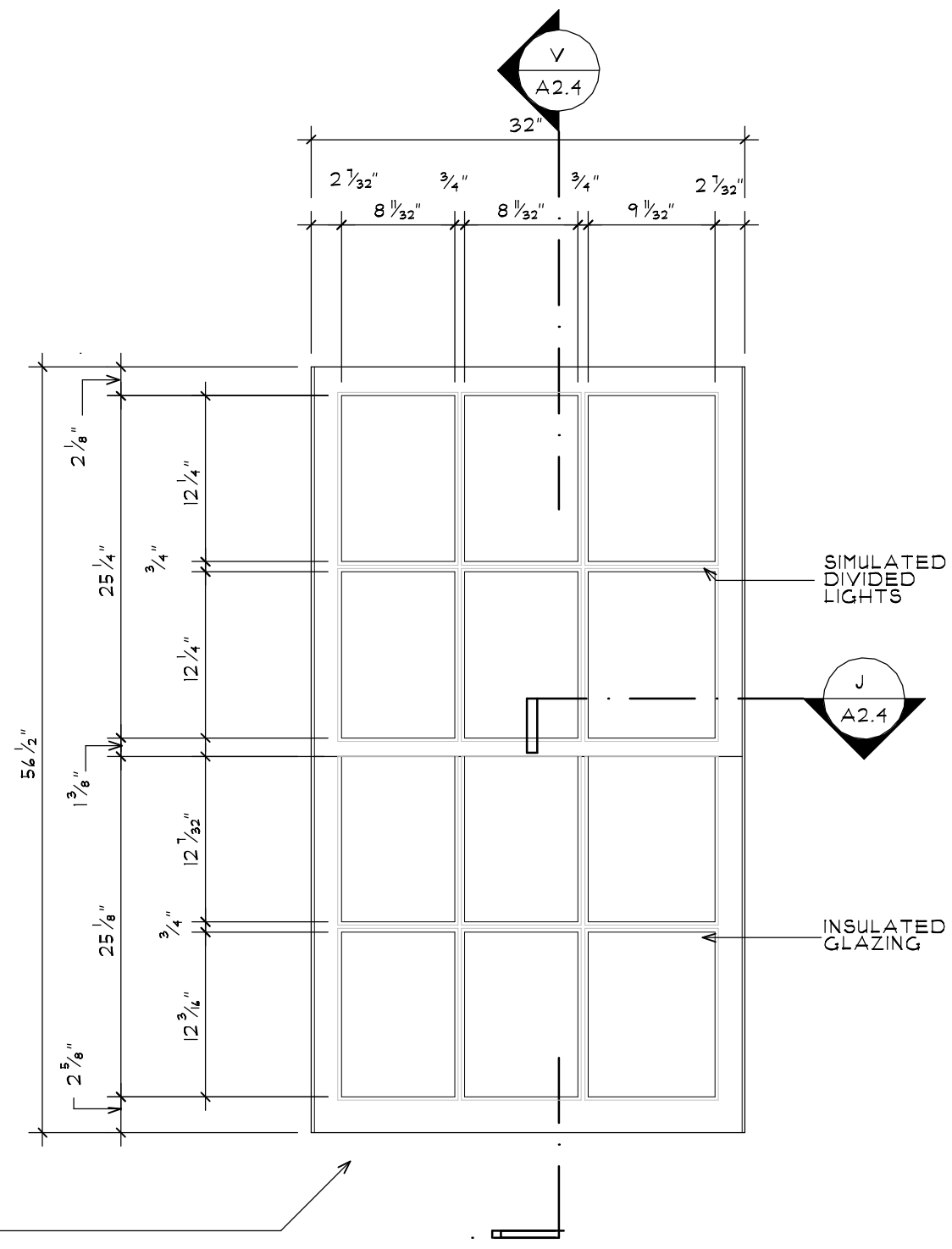
A1.1



GLASS AREA
1,324 in²

1
A2.2 EXISTING WINDOW
1" = 1'-0"

UNIT "E"

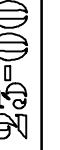


GLASS AREA
1,273 in²

2
A2.2 PROPOSED SASH REPLACEMENT
1" = 1'-0"

UNIT "E"

A2.2



MIXED USE BUILDING
438 BROADWAY, PROVIDENCE, RI

WINDOW ELEVATIONS

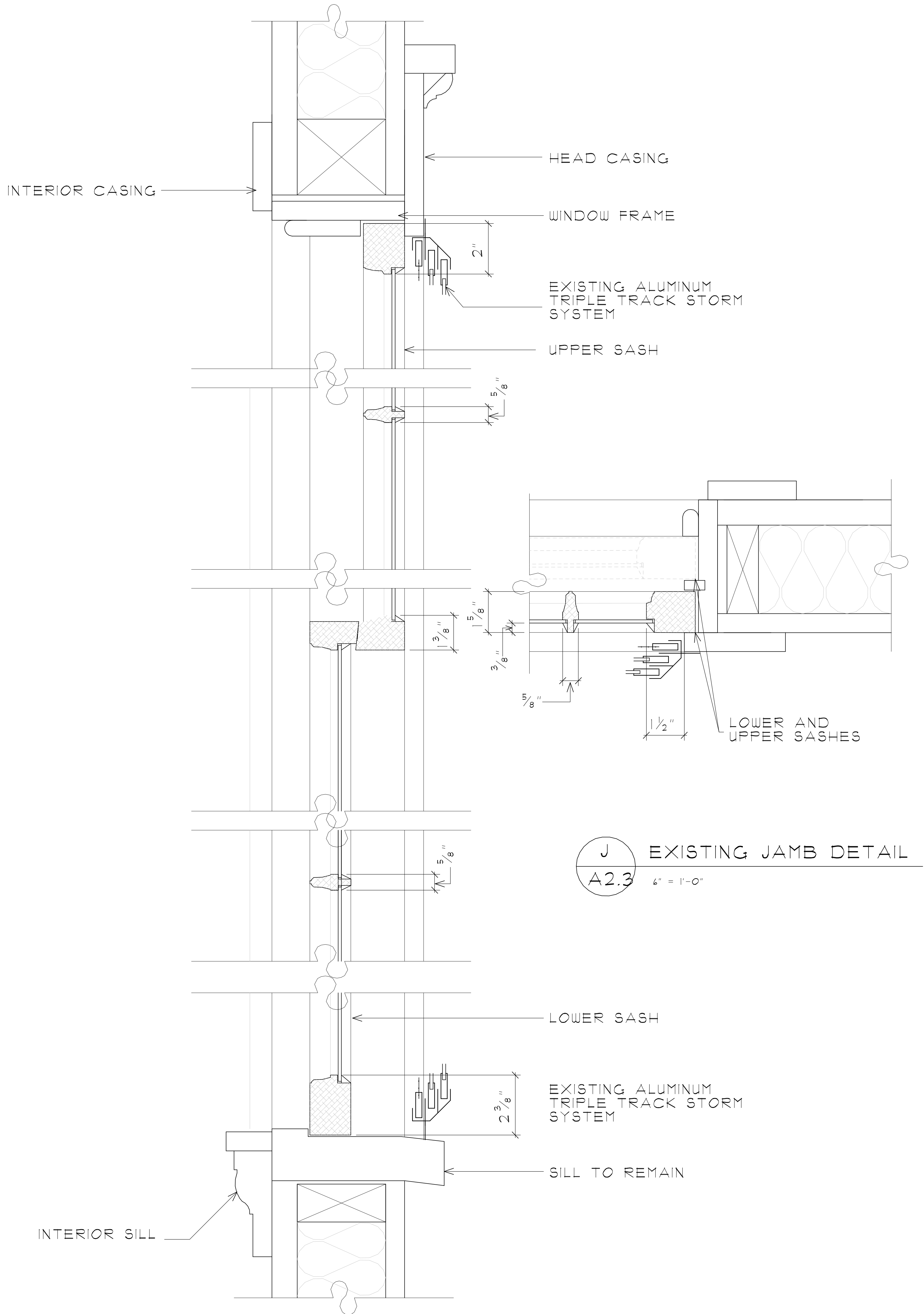
1" = 1'-0" 2/1/23

9 SIMMONS ROAD
LITTLE COMPTON, RI

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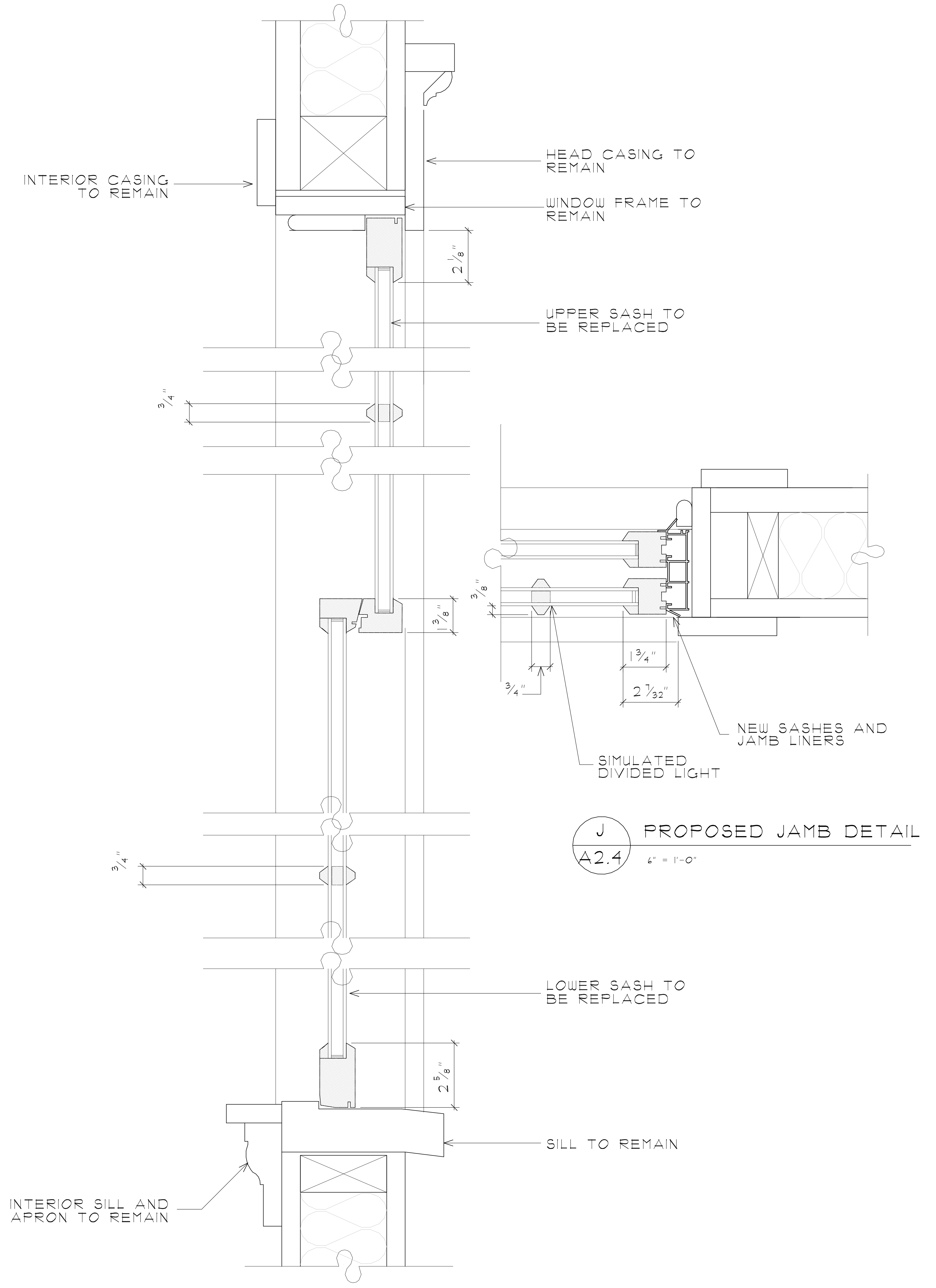
ACME
ARCHITECT
L.L.C.



J EXISTING JAMB DETAIL
A2.3 6" = 1'-0"

V EXISTING WINDOW SECTION - VERTICAL
A2.1 6" = 1'-0"

<p>A2.3</p> <p>23-00</p>	<p>EXISTING WINDOW DETAILS</p>			<p>ACME ARCHITECT L.L.C.</p> <p>9 SIMMONS ROAD LITTLE COMPTON RHODE ISLAND 02837 T. 401 465 5247 F. 401 635 8662 MarkRappArchitect.com</p>	<p>PROPOSED WINDOW SASH REPLACEMENT MIXED USE BUILDING</p>	
	<p>SHEET</p>	<p>DATE: 2/1/23</p> <p>SCALE: 6" = 1'-0"</p>			<p>REVISIONS:</p>	<p>438 BROADWAY PROVIDENCE, RHODE ISLAND 02909</p>



J PROPOSED JAMB DETAIL
 A2.4 6" = 1'-0"

V PROPOSED WINDOW SECTION - VERTICAL
 A2.4 6" = 1'-0"

A2.4 <small>23-00</small>	PROPOSED WINDOW DETAILS			ACME ARCHITECT L.L.C. <small>9 SIMMONS ROAD LITTLE COMPTON RHODE ISLAND 02837 T. 401 465 5247 F. 401 635 8662 MarkRappArchitect.com</small>	PROPOSED WINDOW SASH REPLACEMENT MIXED USE BUILDING
	DATE: 2/1/23 SCALE: 6" = 1'-0"	REVISIONS:			<small>438 BROADWAY PROVIDENCE, RHODE ISLAND 02909</small>