





**Applicant/Owner:** Jason Gazzolo-Clark, 13 Pratt Street, Providence, RI 02906  
**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 30 insulated replacement windows (see attached narrative).

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

- **Evaluation:** At present the windows are in fair condition and are a mixture of three original units along with wood replacement sashes of varying dates and construction (see schedule). The current DH configurations: 6/6 and 3/3, all of the units are wood.  
**Sash Replacement:** Of the thirty-eight (38) units, we propose to replace thirty (30) units on floors basement through three. The following units shall remain in place unchanged: Basement – two (2) hopper windows, unit “D”; First Floor - five (5) Boston sash units “B” w/ storm windows; Third Floor – one (1) bay window, unit “G” to the west. The replacement sashes shall be as follows: 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 screens to be half-window. All will remain in their original 6/6 or 3/3 configuration and all window sizes shall remain. The existing sashes and aluminum storm windows shall be removed
- The Owner would like to replace the existing sashes with new sashes for three 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 in 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 ones. The muntin size and spacing will be matched. The difference in glass area reduction is 6.2% 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
- The house is a multi-family and is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8; and,
- An architect’s narrative, plans and photos have been submitted.

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

- a) 13 Pratt 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 Landmarks 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. 13 Pratt 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 Landmarks 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: Three-Family Residence  
Address: 13 Pratt Street, Providence, RI 02906  
Date: 13 April 2023  
Re: Application Information

## **NARRATIVE – Scope of Work**

### **Window Replacement**

The client would like to replace most of the window sashes throughout the building.

### **Evaluation**

At present the windows are in fair condition and are a mixture of three original units along with wood replacement sashes of varying dates and construction (see schedule). The current DH configurations: 6/6 and 3/3, all of the units are wood,

### **Sash Replacement**

Of the thirty-eight (38) units, we propose to replace thirty (30) units on floors basement through three.

The following units shall remain in place unchanged:

- Basement – two (2) hopper windows, unit “D”
- First Floor - five (5) Boston sash units “B” w/ storm windows
- Third Floor – one (1) bay window, unit “G” to the west

The replacement sashes shall be as follows:

- 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 screens to be half-window.
- All will remain in their original 6/6 or 3/3 configuration and all window sizes shall remain
- The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new sashes for three reasons:

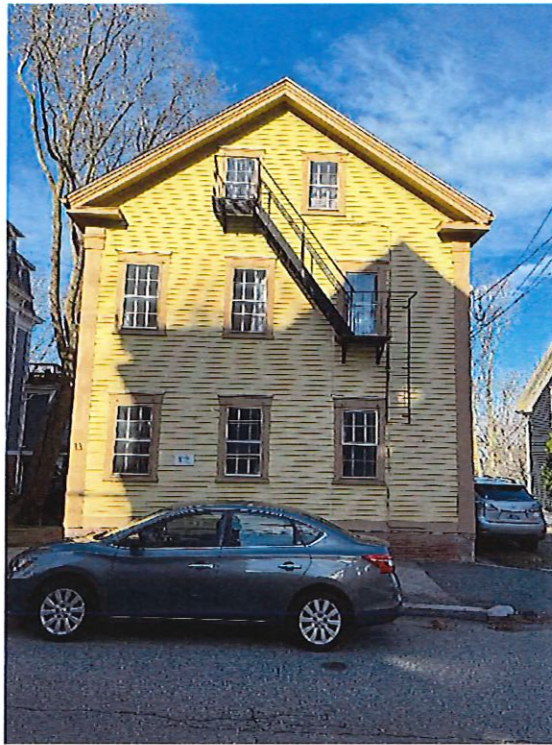
- Energy Efficiency – The new sashes, with insulated glass, and more efficient jamb liners and function are an improvement in air infiltration and U-value over the existing single pane windows with storm windows. The existing storm windows have weep holes in the sill which allow air to enter the building. 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 ones. The muntin size and spacing will be matched. The difference in glass area reduction is 6.2% 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.

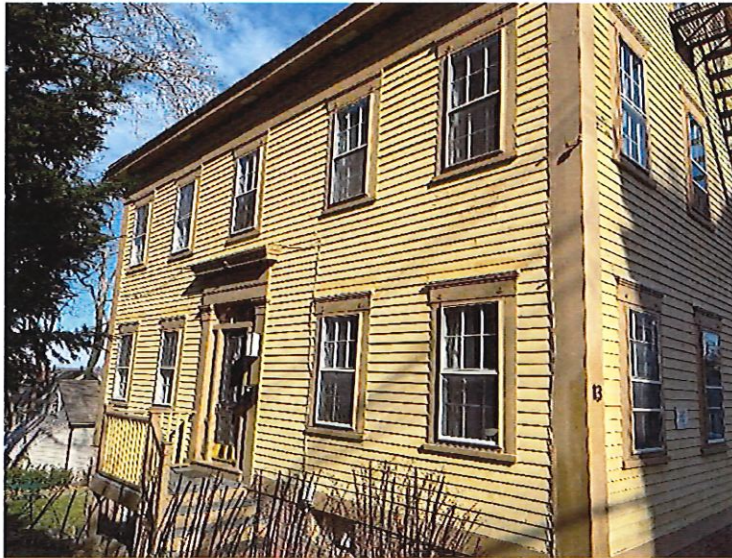
In conclusion, we believe that the replacement sashes for this building closely follow the design intent and function of the existing units. The window frames along with interior and exterior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work.

**End of Narrative**





*Figure 1 - East elevation - Pratt Street*



*Figure 2 - South elevation*



Figure 3 - view from NE



Unit "G" to remain

Figure 4 - west (rear) elevation





Figure 5 - Unit "A"

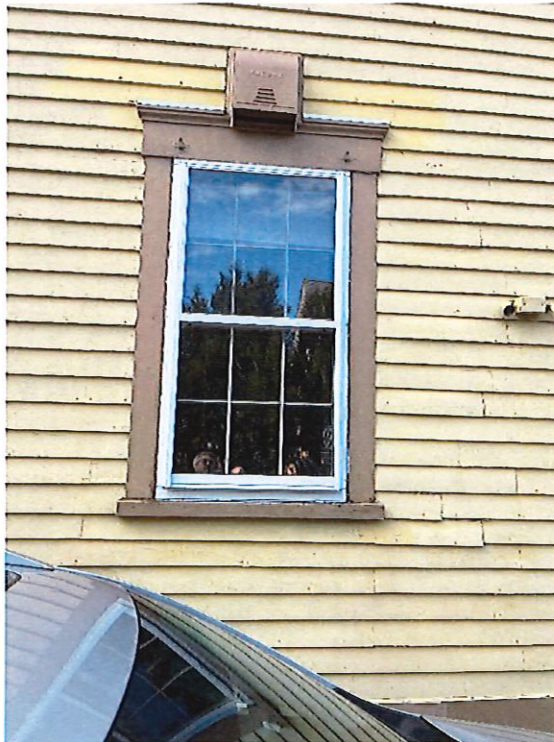


Figure 6 - Unit "B"



*Figure 7 – Unit "A" at basement*

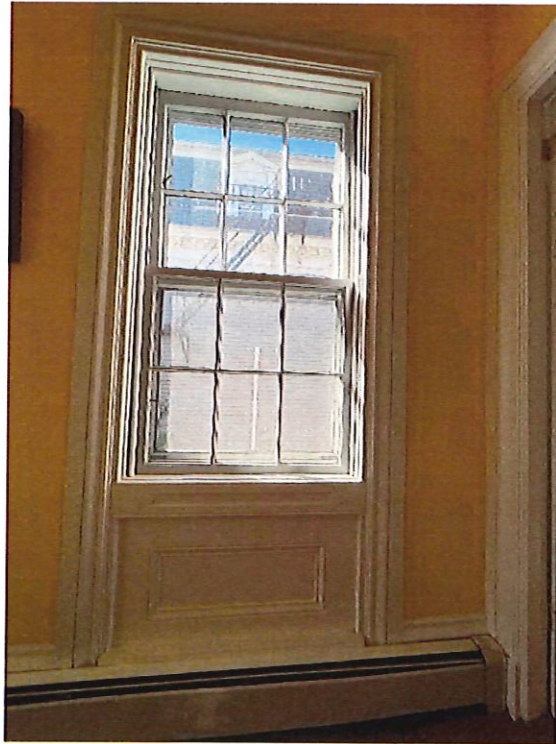


*Figure 8 - Unit "D" at basement*

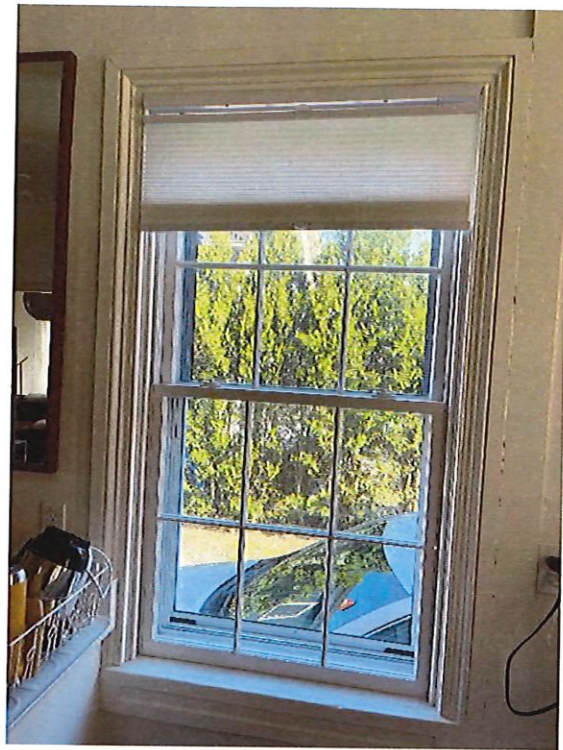




*Figure 9 - Unit "A"*



*Figure 10 - Unit "A" in context*



*Figure 11 - Unit "B"*



*Figure 12 - Unit "C"*

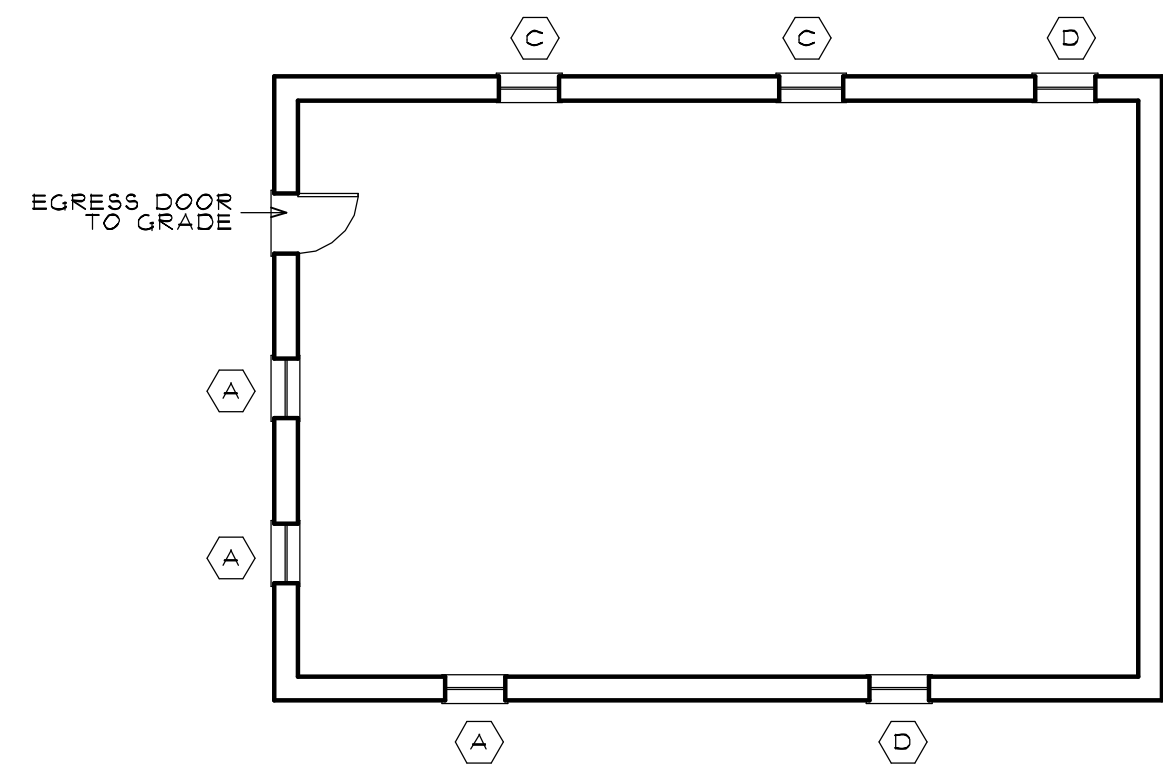




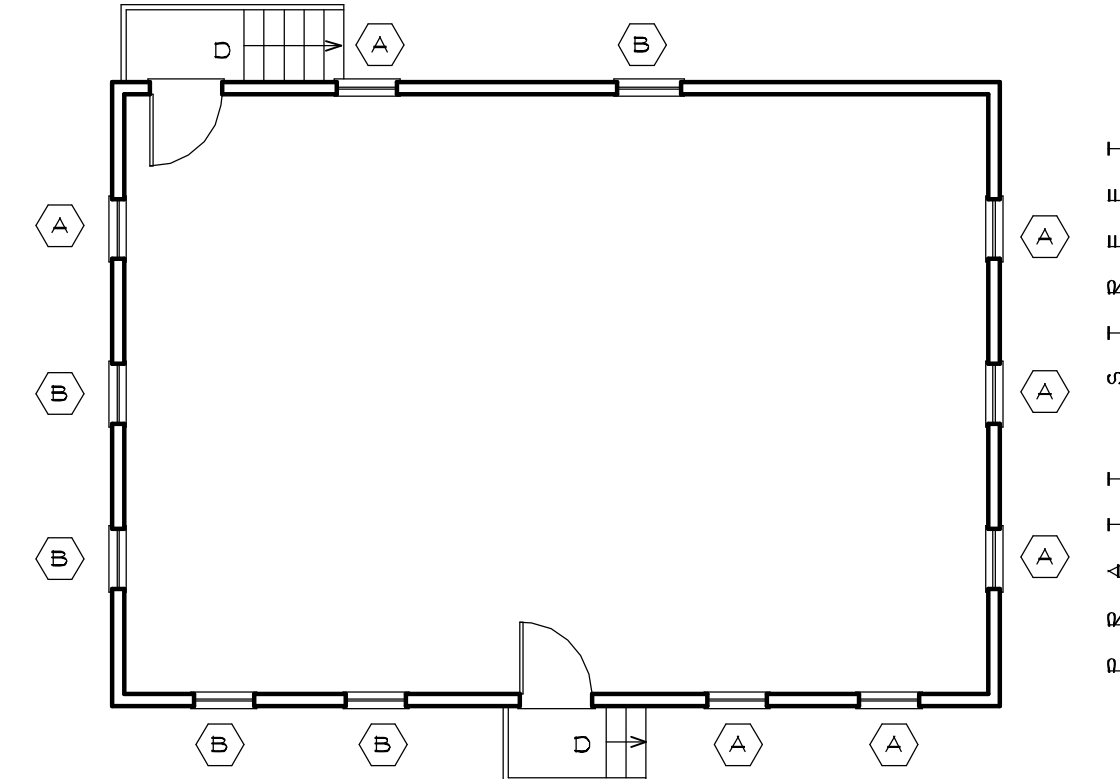
Figure 13 - Unit "D"



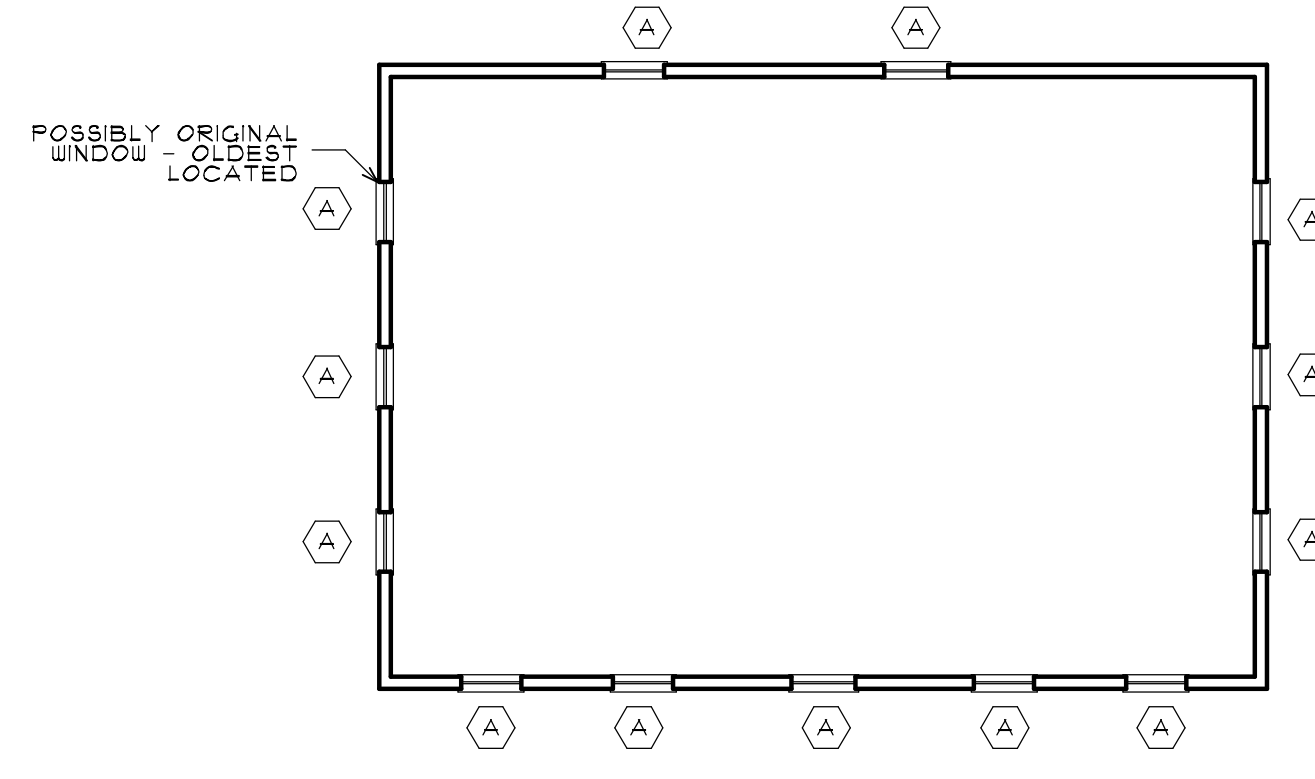
Figure 14 - Bonus photo - Stair



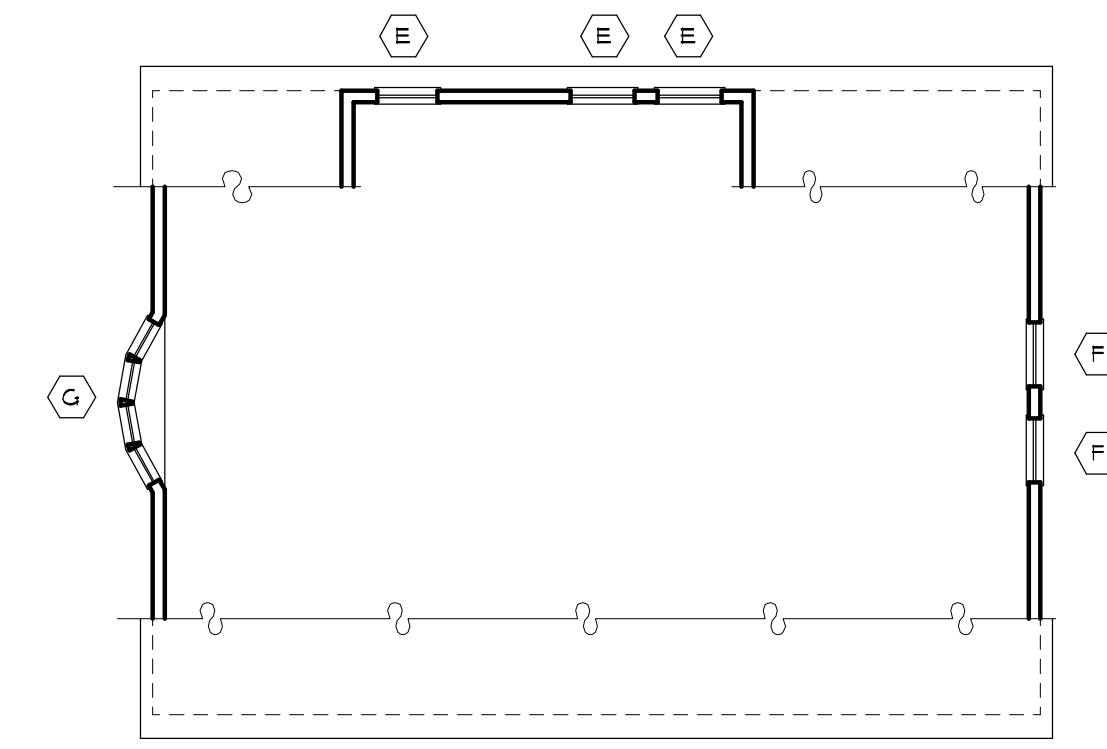
1 GROUND FLOOR PLAN  
A1.1 1/8" = 1'-0"



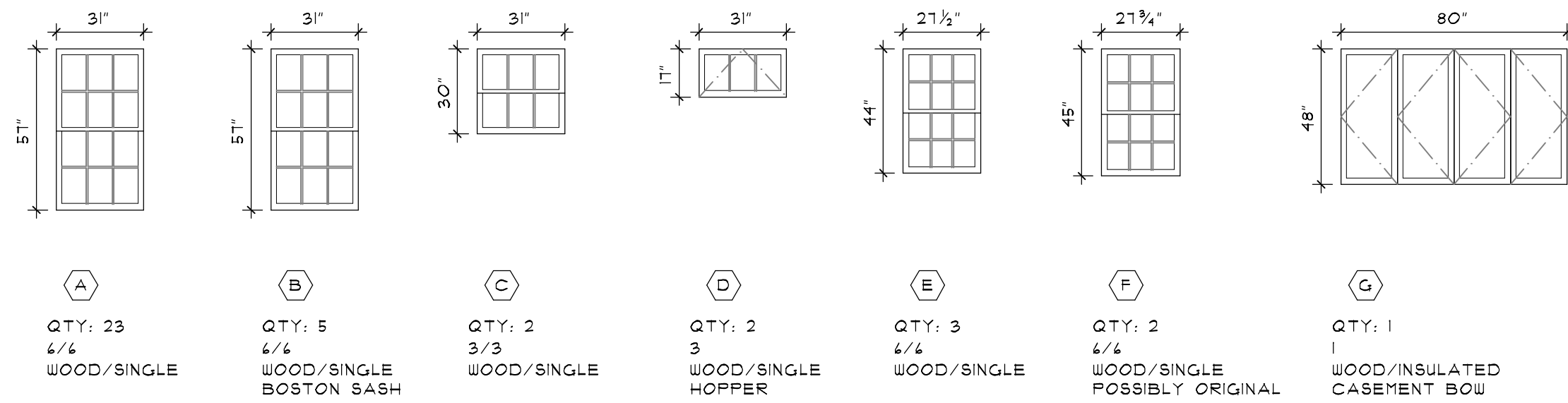
2 FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"  
ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



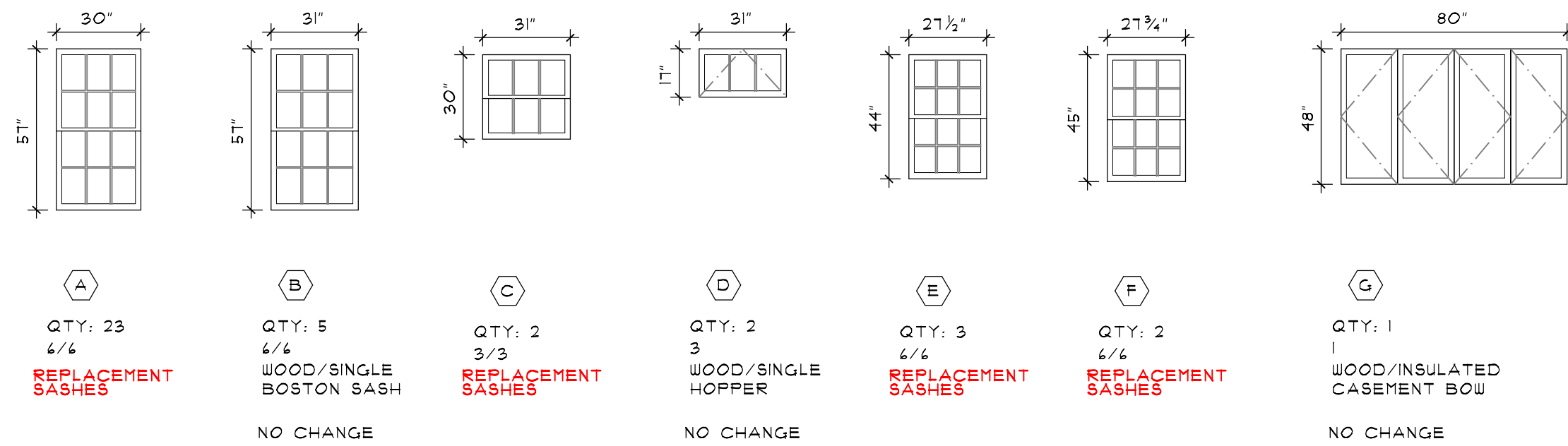
3 SECOND FLOOR PLAN  
A1.1 1/8" = 1'-0"  
ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



4 THIRD FLOOR PLAN  
A1.1 1/8" = 1'-0"  
ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



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



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

**PHDC - SUBMISSION**

KEY PLANS, WINDOW SCHEDULE

DATE: 4/13/23  
SCALE: AS NOTED  
REVISIONS:

SHEET

**A1.1**

**ACME ARCHITECT L.L.C.**

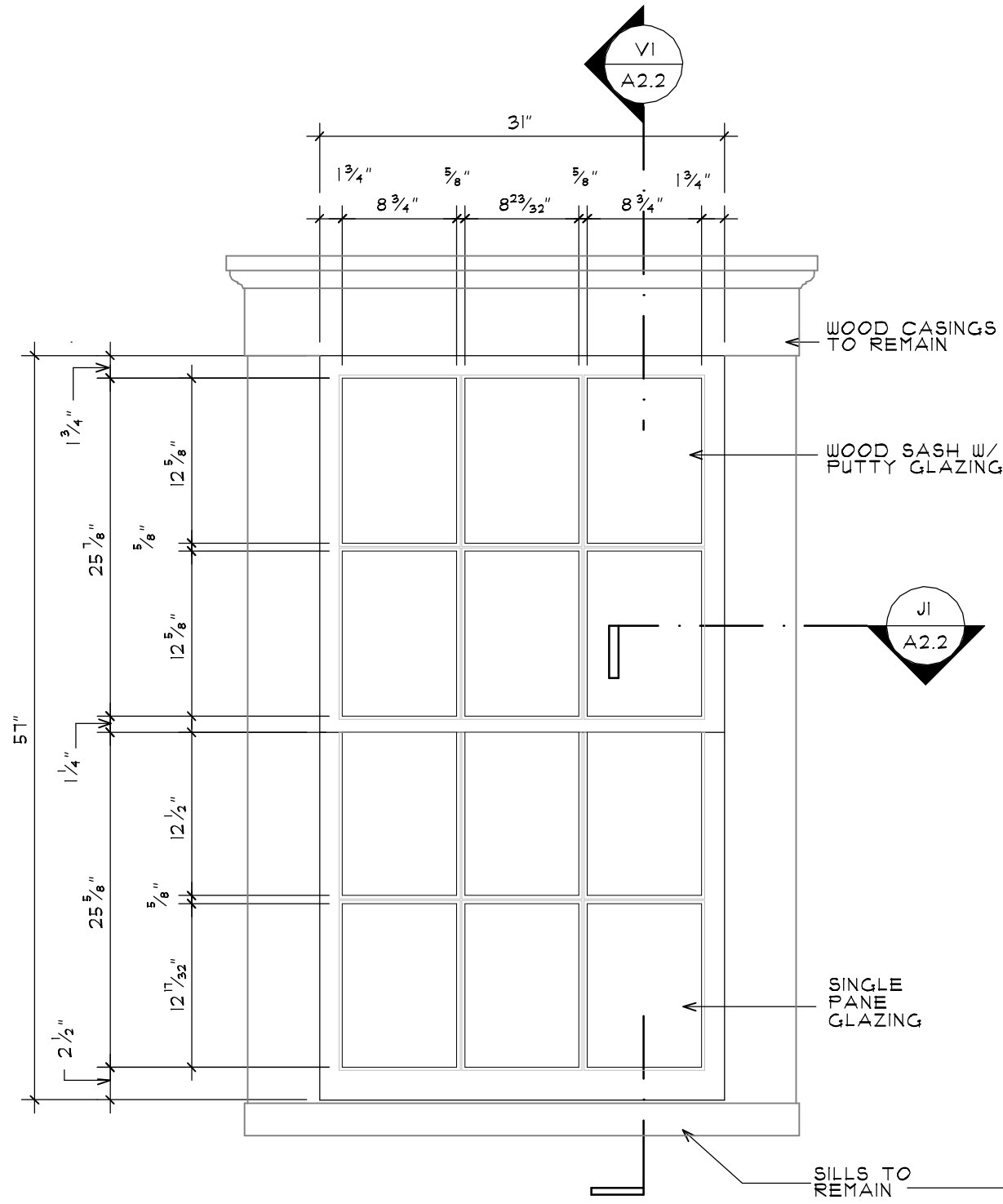
9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662

MarkRappArchitect.com



PROPOSED WINDOW SASH REPLACEMENT  
**THREE-FAMILY RESIDENCE**  
13 PRATT STREET  
PROVIDENCE, RHODE ISLAND 02906

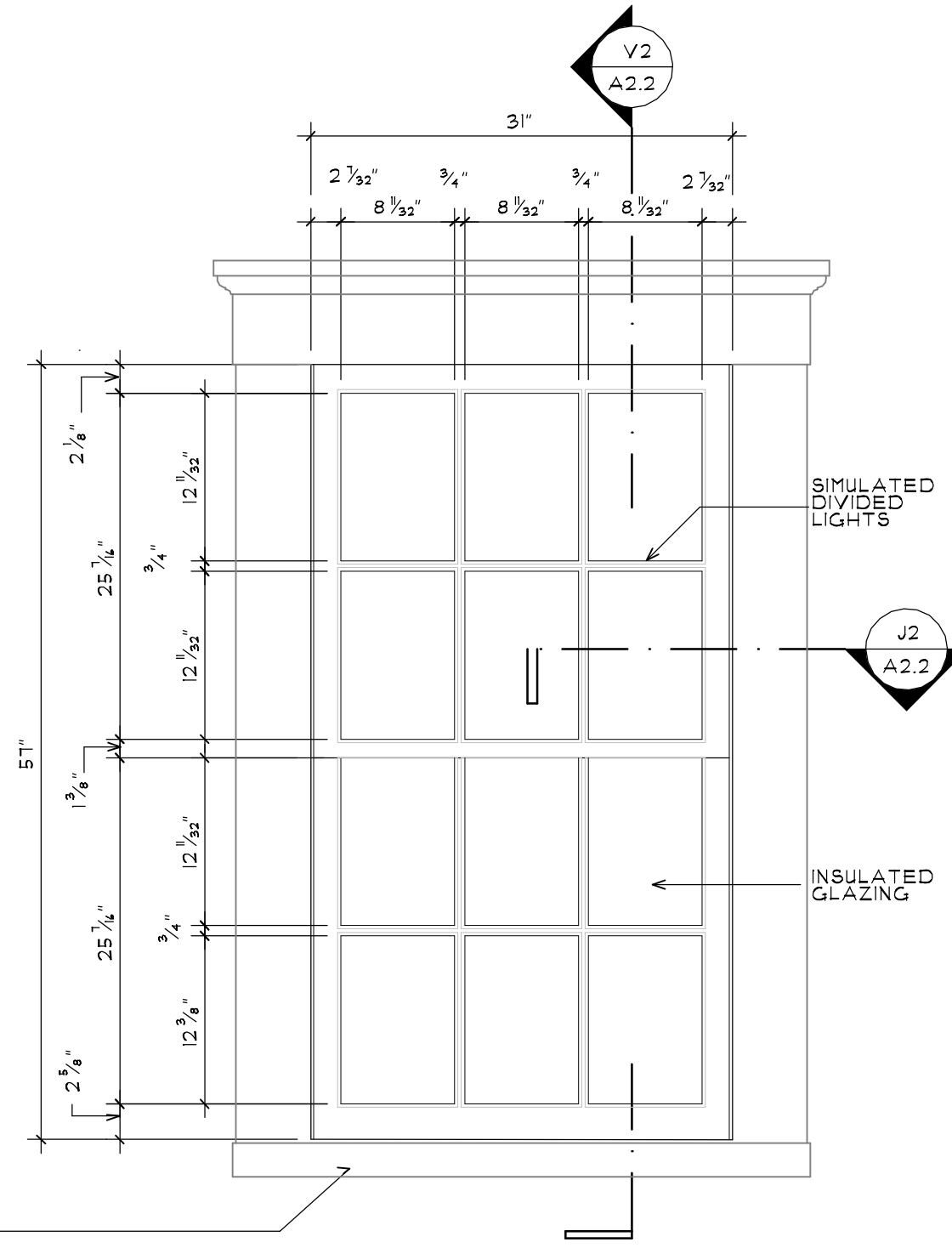




GLASS AREA  
1,318 in<sup>2</sup>

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

UNIT "A"



GLASS AREA  
1,231 in<sup>2</sup>

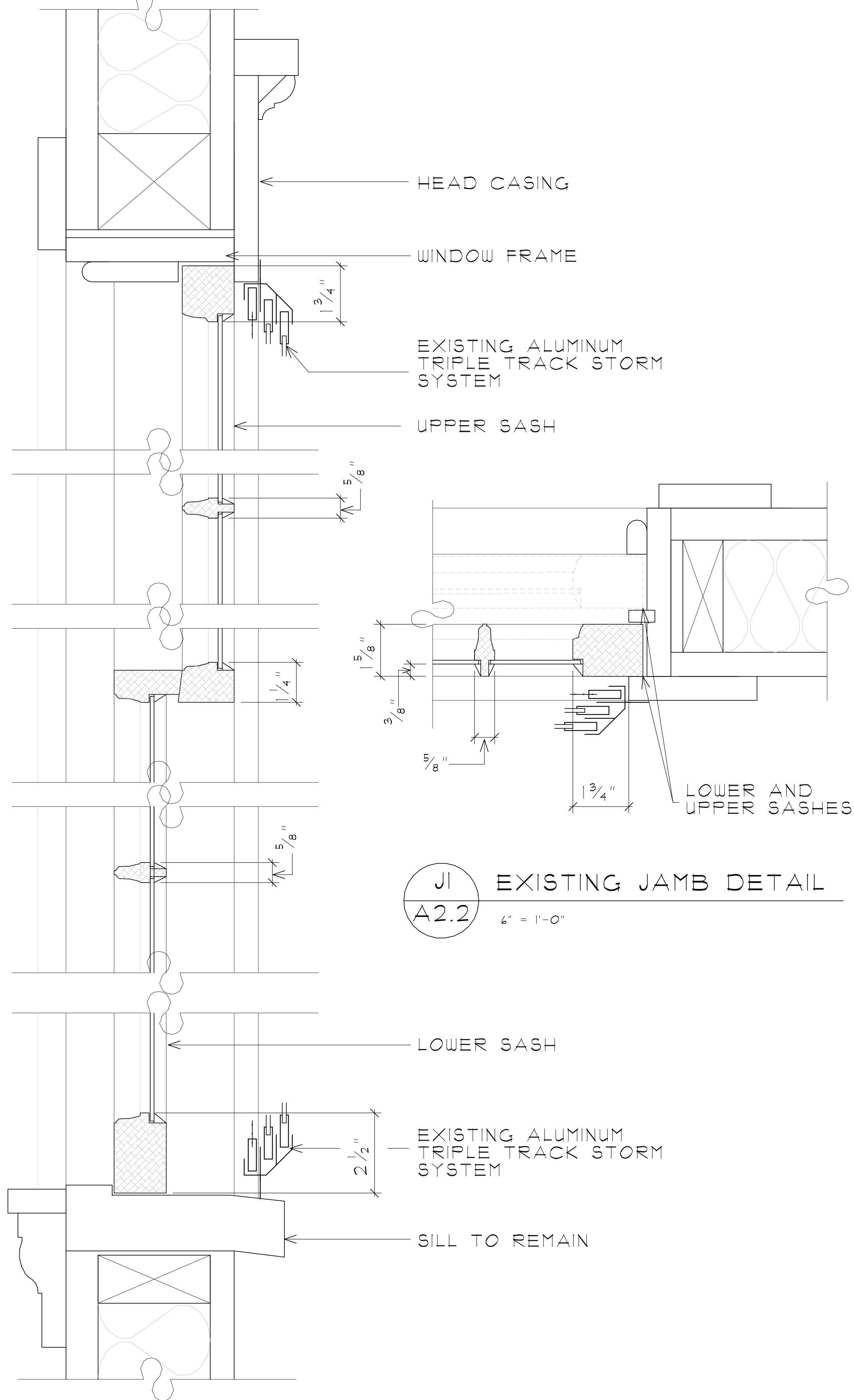
2 PROPOSED SASH REPLACEMENT  
A2.2 1" = 1'-0"

UNIT "A"



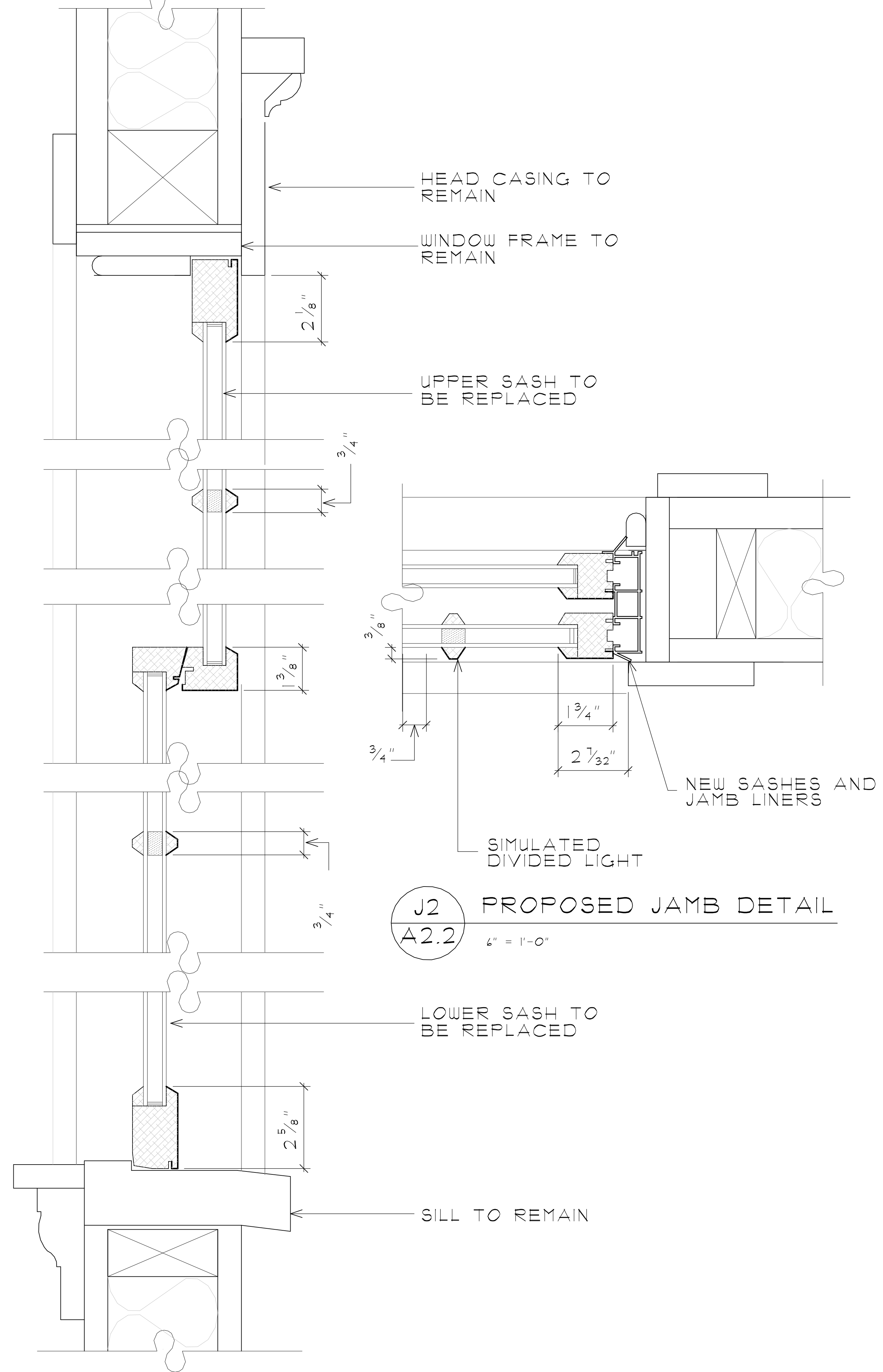
**PHDC - SUBMISSION**

<h1>A2.1</h1>		25-00
THREE-FAMILY RESIDENCE 13 PRATT ST., PROVIDENCE, RI		4/13/23
WINDOW ELEVATIONS 1" = 1'-0"		
ACME ARCHITECT L.L.C.	9 SIMMONS ROAD LITTLE COMPTON, RI T. 401 465 5247 F. 401 636 8662 MarkRappArchitect.com	



**J1** EXISTING JAMB DETAIL  
A2.2 6" = 1'-0"

**VI** EXISTING WINDOW SECTION - VERTICAL  
A2.2 6" = 1'-0"



**J2** PROPOSED JAMB DETAIL  
A2.2 6" = 1'-0"

**V2** PROPOSED WINDOW SECTION - VERTICAL  
A2.2 6" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT  
**THREE-FAMILY RESIDENCE**  
13 PRATT STREET  
PROVIDENCE, RHODE ISLAND 02906

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



**PHDC - SUBMISSION**

WINDOW DETAILS	REVISIONS:
DATE: 4/13/23	
SCALE: 6" = 1'-0"	
SHEET	
<b>A2.2</b>	
23-00	