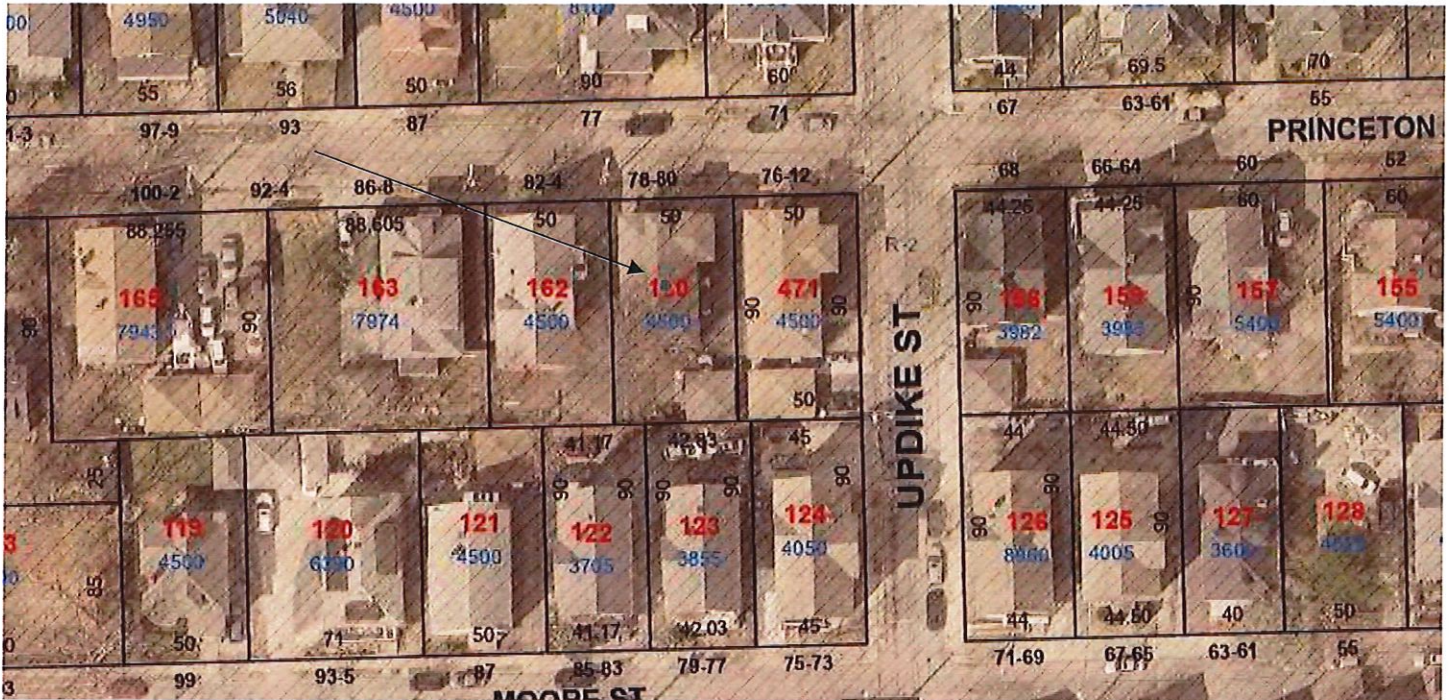


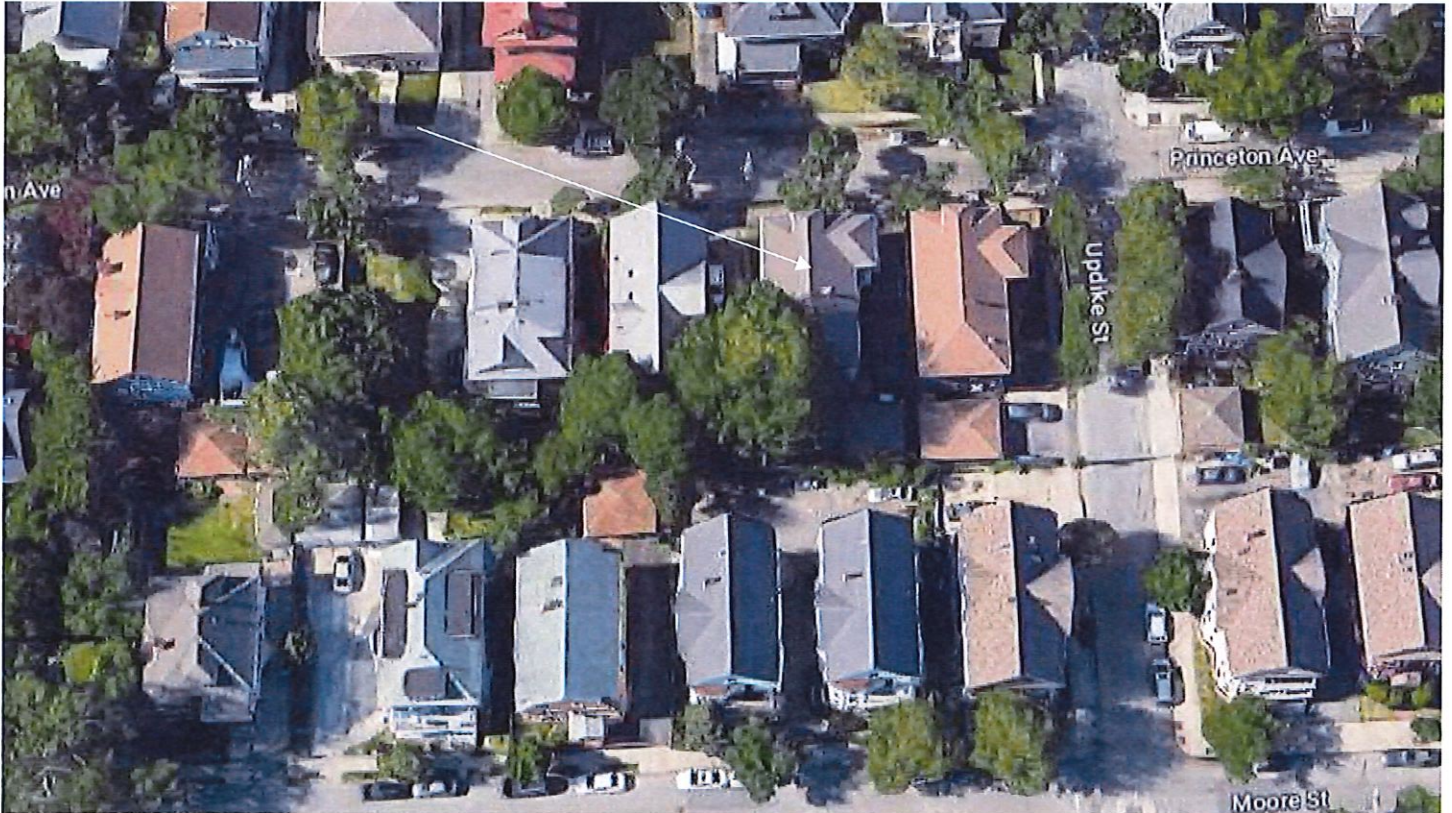
5. **CASE 23.083, 78 PRINCETON AVENUE, Two-Family House, 1927-29 (NORTH ELMWOOD)**

A characteristic hip-roofed shingled and weatherboarded structure, with a small door porch and sunrooms on the left side, now vinyl-sided.

CONTRIBUTING



Arrow indicates 78 Princeton Avenue.



Arrow indicates project location, looking north.

Applicant/Architect: Bryan Michie, 70 Kennedy Plaza, Unit 6, Providence, RI 02903

Owner: Manuel Ortiz, 78-80 Princeton Avenue, Providence, RI 02908

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

- the construction of hip-with-shed dormers to the east and west slopes of the hip roof.

Issues: The following issues are relevant to this application:

- The existing chimney duct and the portion of the roof facing the front façade will be maintained; The design of the new dormers will have similar detailing to the front façade, existing roof heights will be maintained, and windows will be added to follow the proportion of each existing window on all façades; The proposed dormers are architecturally appropriate and due to the closeness of the abutting properties will be minimally-to-not from the public rights-of-way; and,
- Plans and photos have been submitted.

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

- a) 78 Princeton Avenue is a structure of historical and architectural significance that contribute to the significance of the North Elmwood local historic district, having been recognized as a contributing structure to Elmwood 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 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, as some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing.

Staff recommends a motion be made stating that: The application is considered complete. 78 Princeton Avenue is a structure of historical and architectural significance that contribute to the significance of the North Elmwood local historic district, having been recognized as a contributing structure to Elmwood 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: Residential Building
Address: 78 Princeton Ave, Providence, RI 02907, EE. UU.
Date: 16 June 2023
Re: Application Information

NARRATIVE – Scope of Work

Addition of new windows for the new dormer raised on the existing roof.

The client is looking to make a room addition for their attic so a rear portion of the attic will be demolished and a dormer will be raised. The design of this will be similar to the classic style of the house.

Evaluation

At present the windows are in fair condition and are a mixture of original units. At present the attic structure and access stairs are somewhat deteriorated, for this, maintenance work will be done and the existing flooring will be replaced.

The existing windows throughout the house are in good condition, including the 2 windows in the attic. All windows will be maintained.

It is proposed to add 13 new windows (detailed in the PDFs attached to this application).

The original window design (double hung & gliding) will be maintained with the same colonial grid pattern on the top sash only. with similar widths to the existing windows.

The exterior color will be the same as the rest of the windows and will simulate the moldings that divide them.

The owner is willing to maintain the same aesthetics of his building so the design of the dormers and their windows will align with the existing facade.



Figure 1 - View from Princeton Ave



Figure 2 - View from Princeton Ave

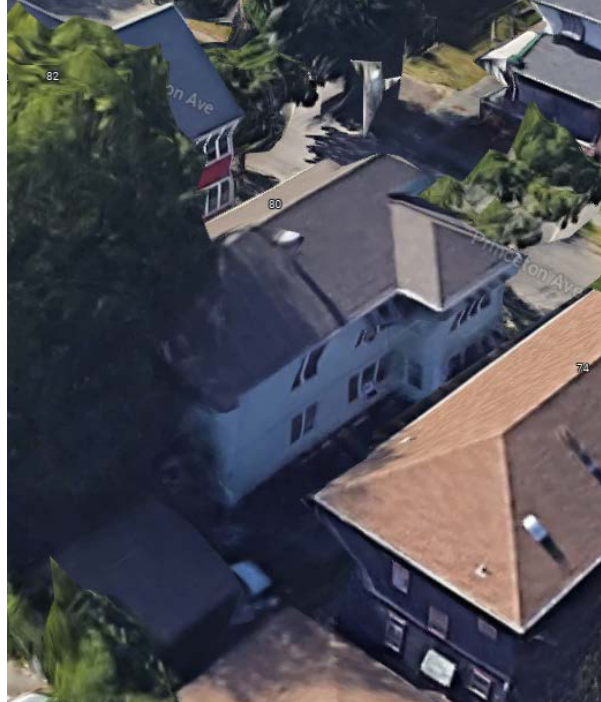


Figure 3 - View of the side facade

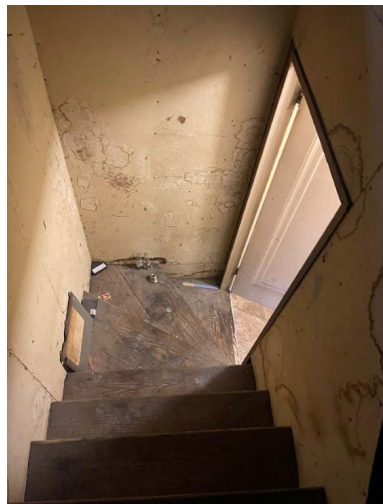
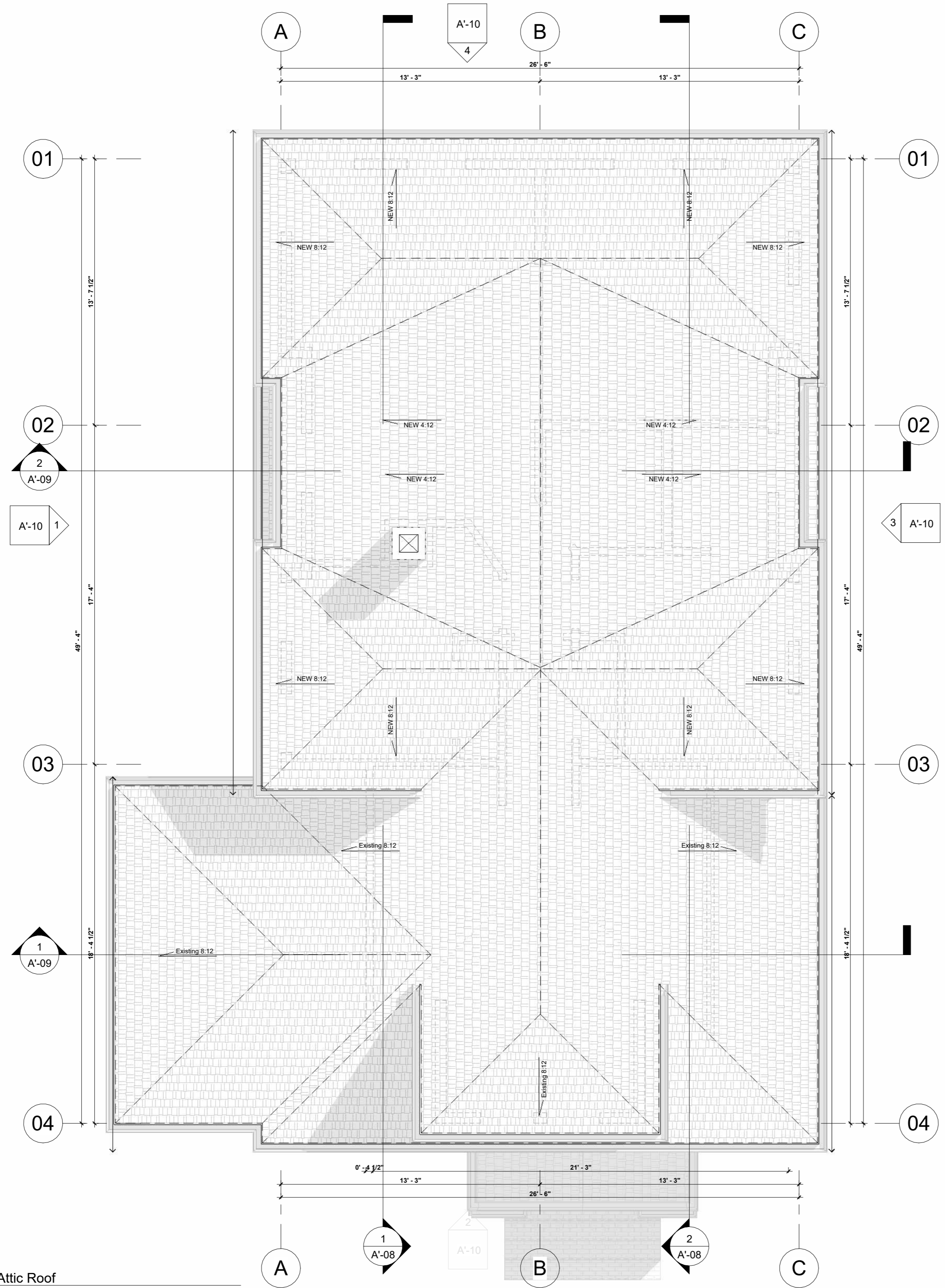
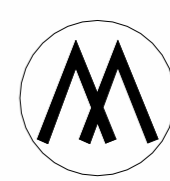


Figure 4 - Interior



1 Attic Roof
1/4" = 1'-0"



MICHIE DESIGN & BUILD
PERUNOVO LLC
GC - 44956
70 KENNEDY PLAZA, SUITE 6,
PROVIDENCE, RI 02903

Team

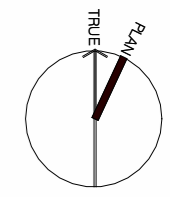
Designer
Bryan Michie

78 PRINCETON ST

PROVIDENCE

Client
Manuel Ortiz

78 Princeton St.
Providence
RI 02907, EE. UU



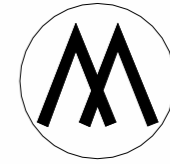
PROJECT:

No.	Description	Date

DATE: JUN. 2023
SCALE: 1/4" = 1'-0"

ATTIC - ROOF PLAN

A'-06



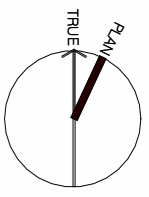
MICHIE DESIGN & BUILD
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 PROVIDENCE, RI 02903

Team

Designer
 Bryan Michie

78 PRINCETON ST
 PROVIDENCE

Client
 Manuel Ortiz
 78 Princeton St.
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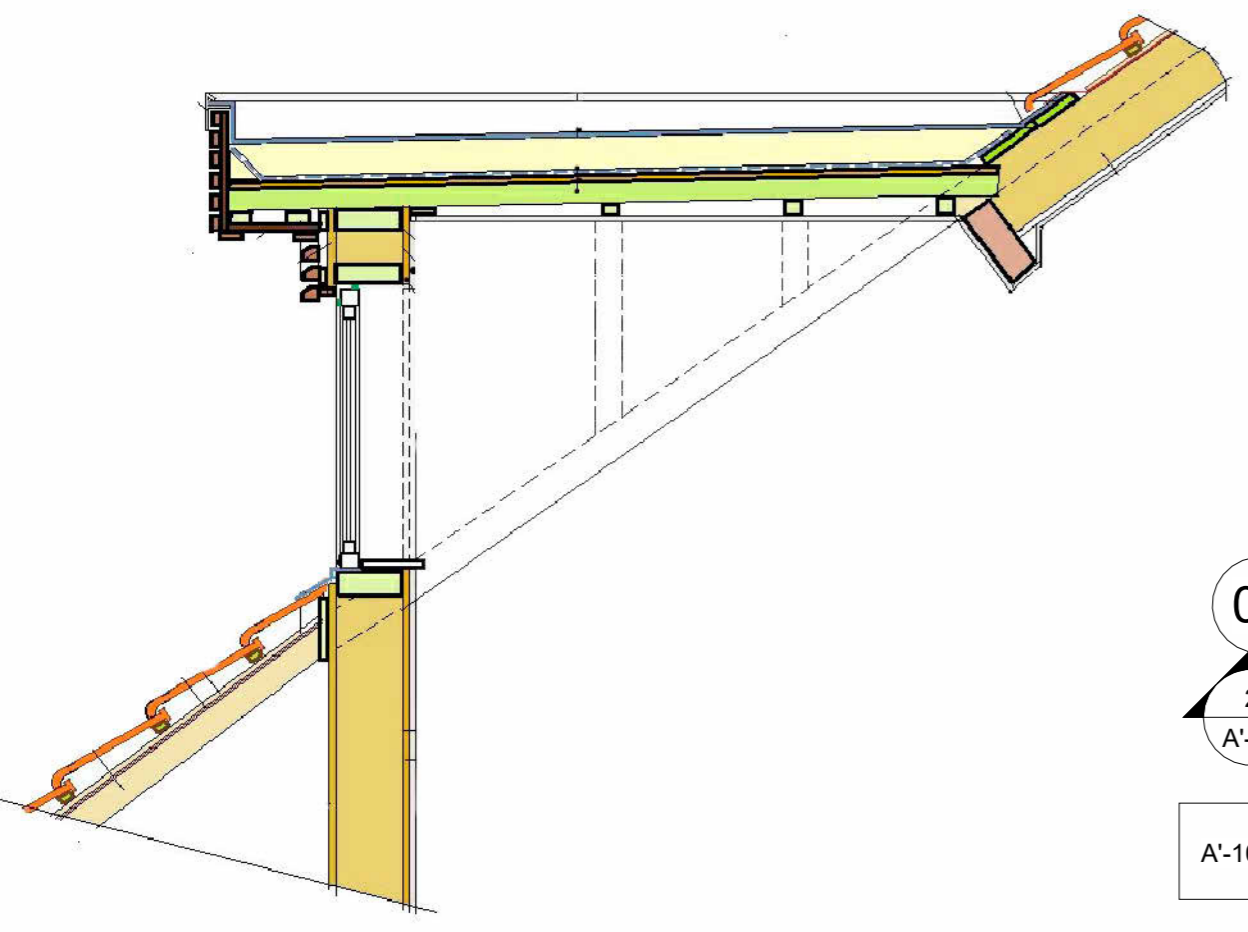
PROJECT:

No.	Description	Date

DATE: JUN. 2023
 SCALE: As indicated

ATTIC FRAMING - PROPOSAL (DORMERS)

A'-07



2 SECTION SCHEME
 1/8" = 1'-0"

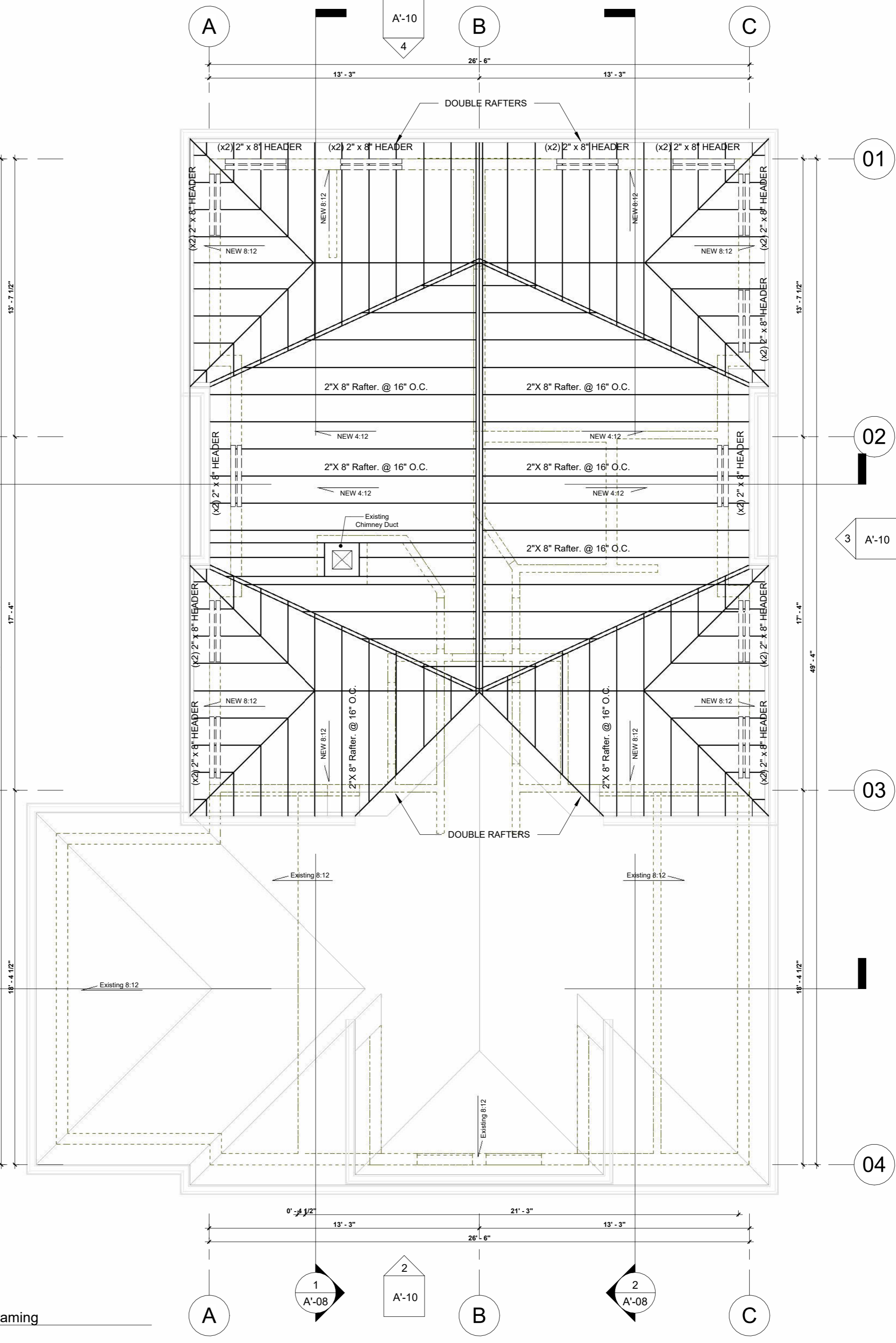


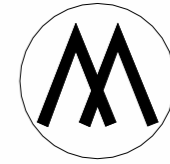
3 DORMER

FLOOR FRAMING NOTES
 ALL FRAMING MEMBERS (LVL OR I-JOIST) TO BE ENGINEERED BY THE SUPPLIER P&I SIMPSON STRONG TIES WD CONNECTORS @ EA JOIST PER LOCAL & STATE BLDG. CODE FASTENED PER MNFCTRR RECOMMENDATIONS.

FRAMING NOTES
 THE STRUCTURE OF EACH FLOOR WILL BE DETERMINED, CALCULATED AND/OR LAID OUT BY THE CONTRACTOR'S ENGINEER. ALL INFORMATION PRESENTED SHOULD BE CONSIDERED AS REPRESENTATIVE.

1 Attic Roof - Framing
 1/4" = 1'-0"





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 PROVIDENCE, RI 02903

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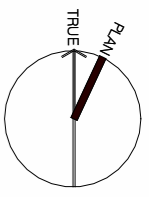
Designer
 Bryan Michie

78 PRINCETON ST

PROVIDENCE

Client
 Manuel Ortiz

78 Princeton St.
 Providence
 RI 02907, EE. UU



PROJECT:

No.	Description	Date

DATE: JUN. 2023

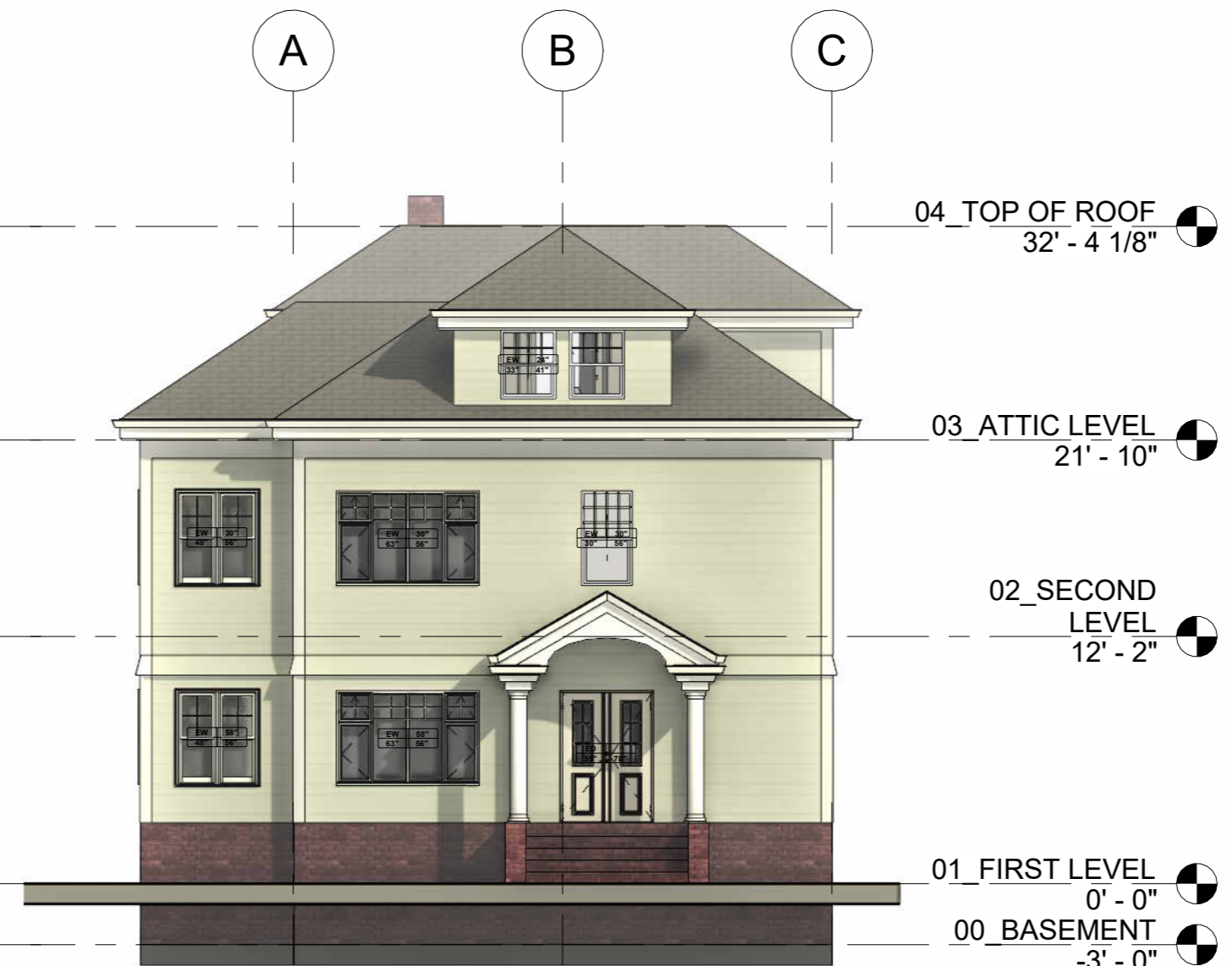
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ATTIC - ELEVATIONS

A'-10



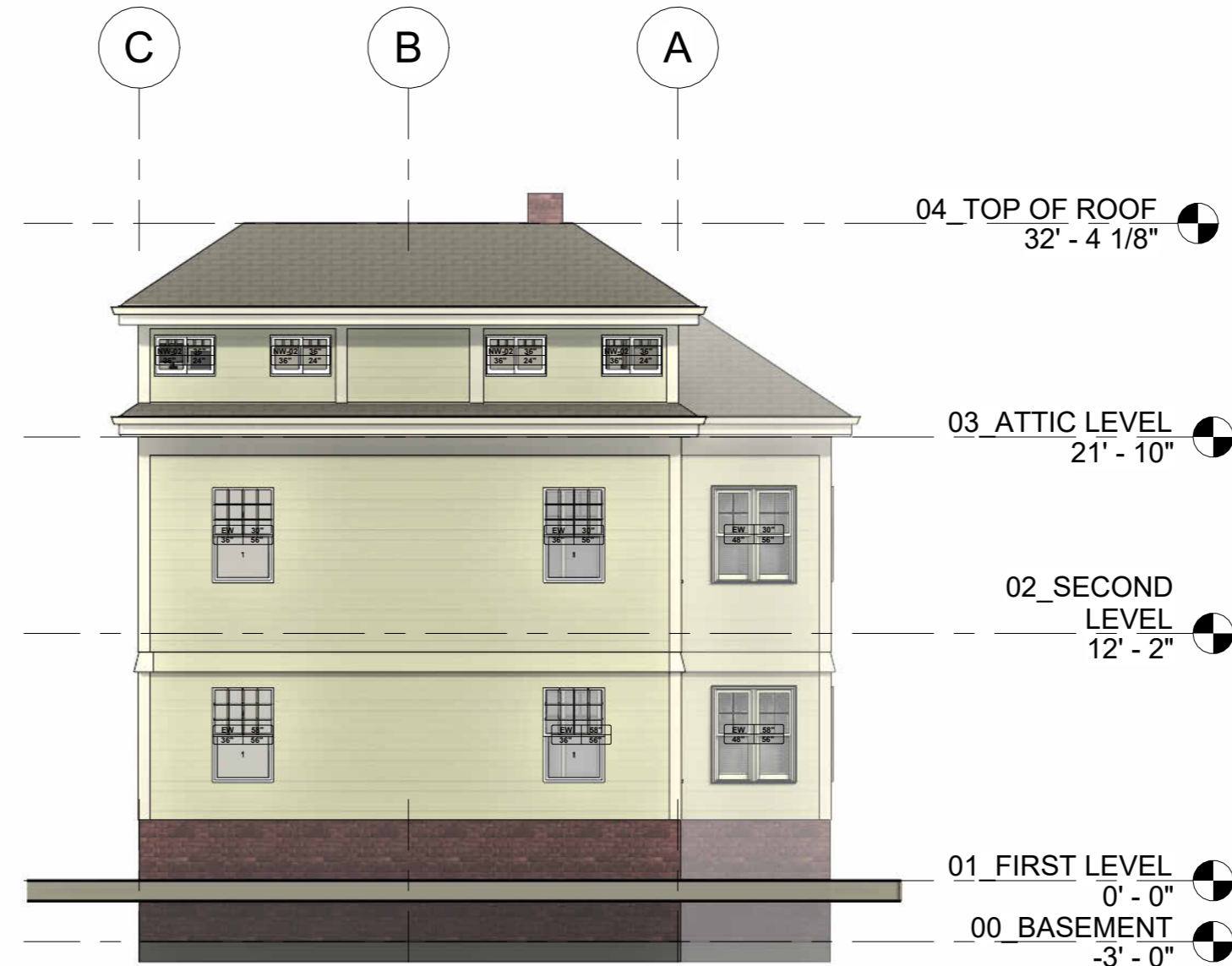
1 East Elevation
 1/8" = 1'-0"



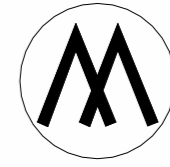
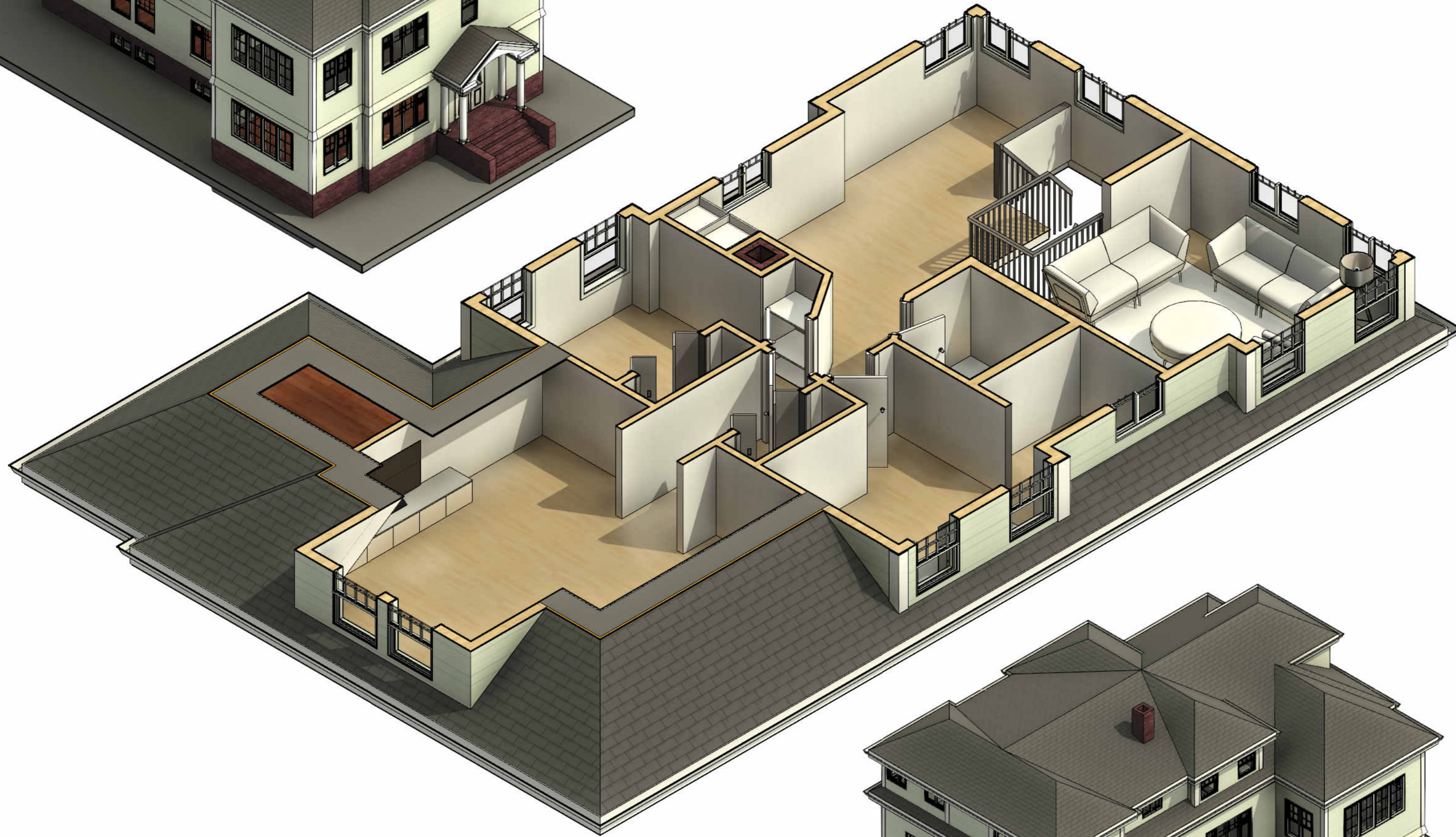
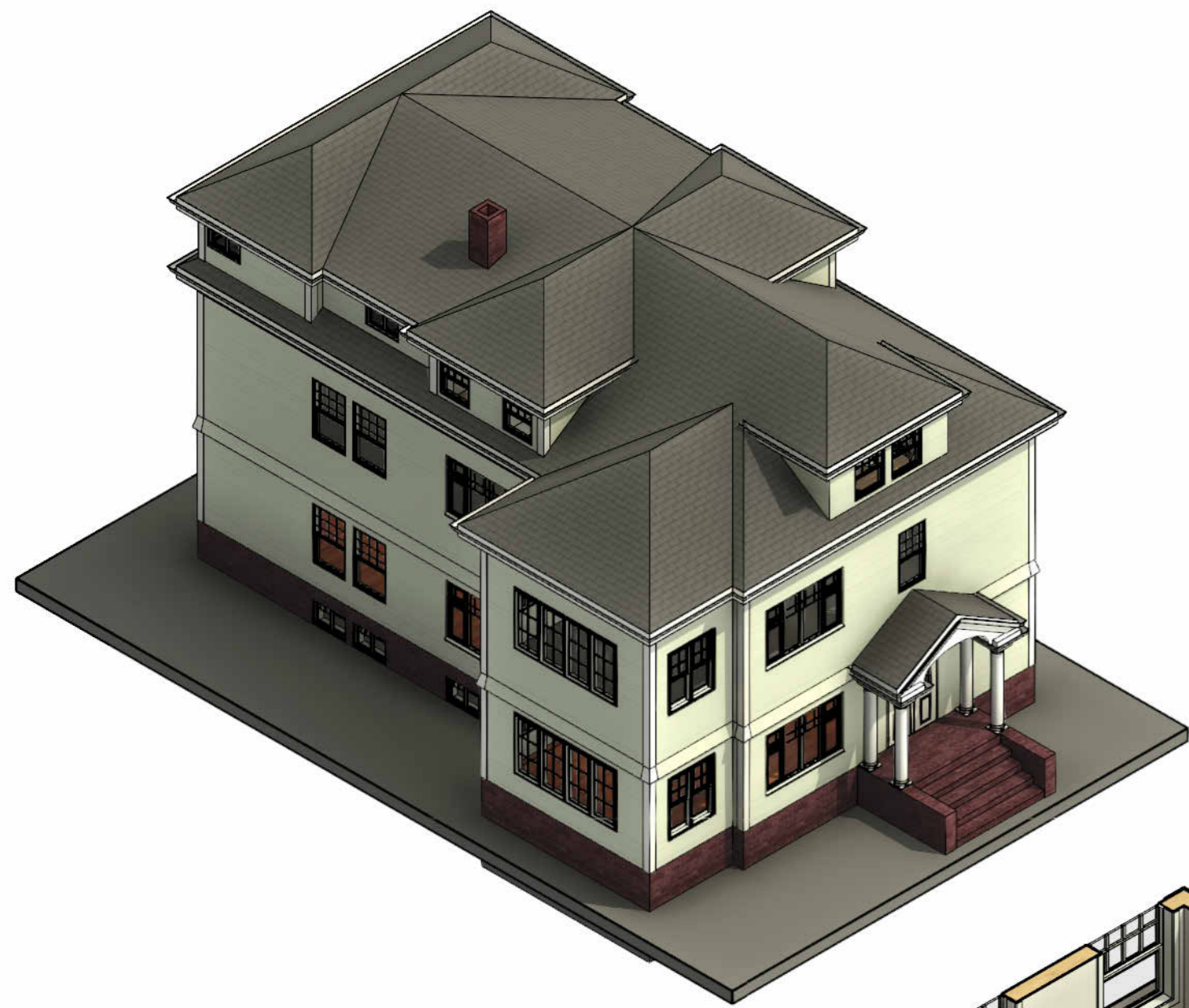
2 North Elevation
 1/8" = 1'-0"



3 West Elevation
 1/8" = 1'-0"



4 South Elevation
 1/8" = 1'-0"



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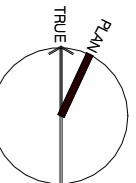
Designer
 Bryan Michie

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 Providence
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PROJECT:

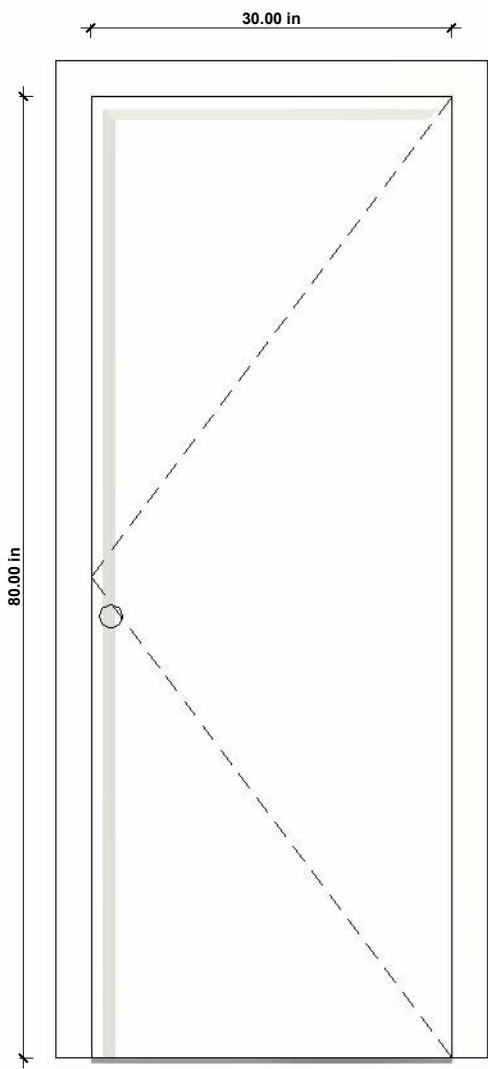
No.	Description	Date

DATE: JUN. 2023

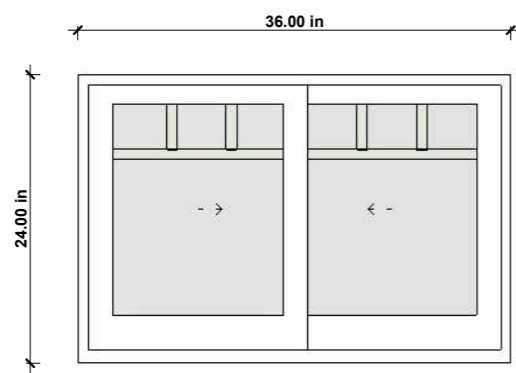
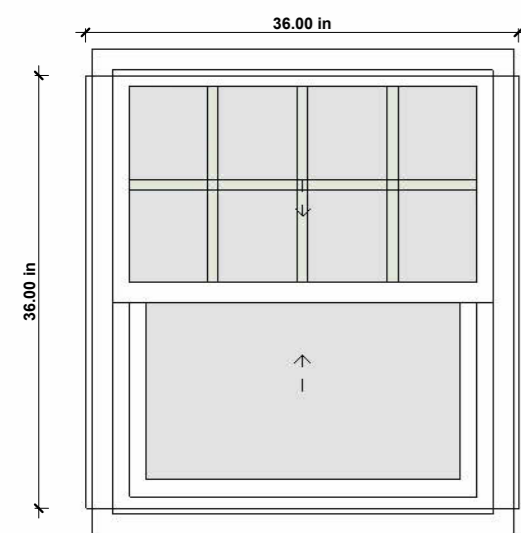
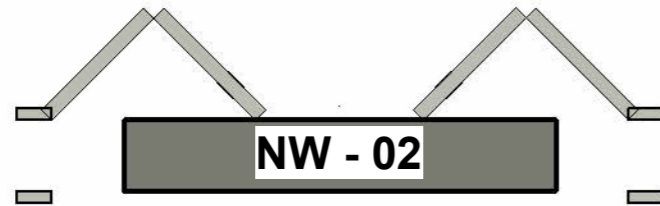
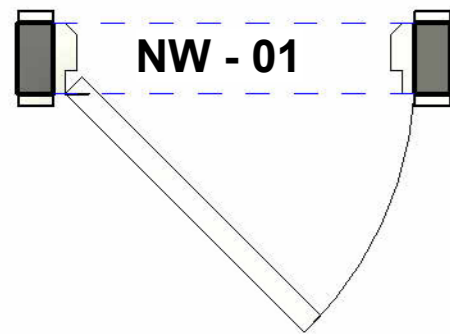
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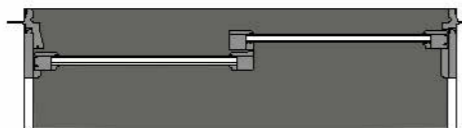
A'-11



DOOR SCHEDULE					
CODE	TYPE	WIDTH	HEIGHT	QTY.	
ND-01	30 in. x 80 in. 1 Panel Shaker Right-Hand Solid Core Primed Wood Single Prehung Interior Door	30.00 in	80.00 in	4	
ND-02	Bifold Mirror Closet Door 48 in. x 80 in. Polished Edge Mirror Solid Core MDF Interior Closet Bi-Fold Door with White Trim	48.00 in	80.00 in	2	

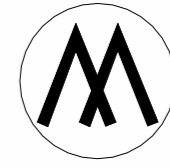


WINDOW SCHEDULE						
CODE	TYPE	SILL HEIGHT	WIDTH	HEIGHT	QTY.	
NW-01	400 SERIES DOUBLE-HUNG WINDOW 31 5/8" x 36 7/8"	24.00 in	31.63 in	36.88 in	6	
NW-02	400 SERIES GLIDING WINDOW 35 1/4" x 22 1/4"	36.00 in	36.00 in	24.00 in	7	



NW - 01

NW - 02



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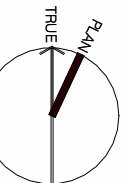
Designer
 Bryan Michie

78 PRINCETON ST

PROVIDENCE

Client
 Manuel Ortiz

78 Princeton St.
 Providence
 RI 02907, EE. UU



PROJECT:

No.	Description	Date

DATE: JUN. 2023

SCALE: 3/4" = 1'-0"

WINDOWS & DOORS

A¹-12

400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

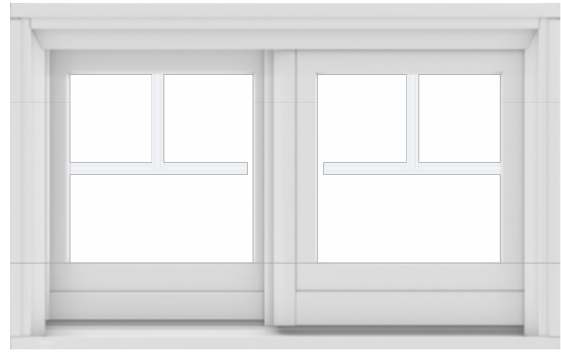
Product ID#	TW26210
Unit Width	31 5/8"
Unit Height	36 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, White
Optional Hardware	None
Grille Pattern	Colonial - Top Sash Only
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White



400 SERIES GLIDING WINDOW



Interior



Exterior

Summary

Product ID#	G32
Unit Width	35 1/4"
Unit Height	22 1/4"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Rotating Sash Handle, White
Grille Pattern	Modified Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None