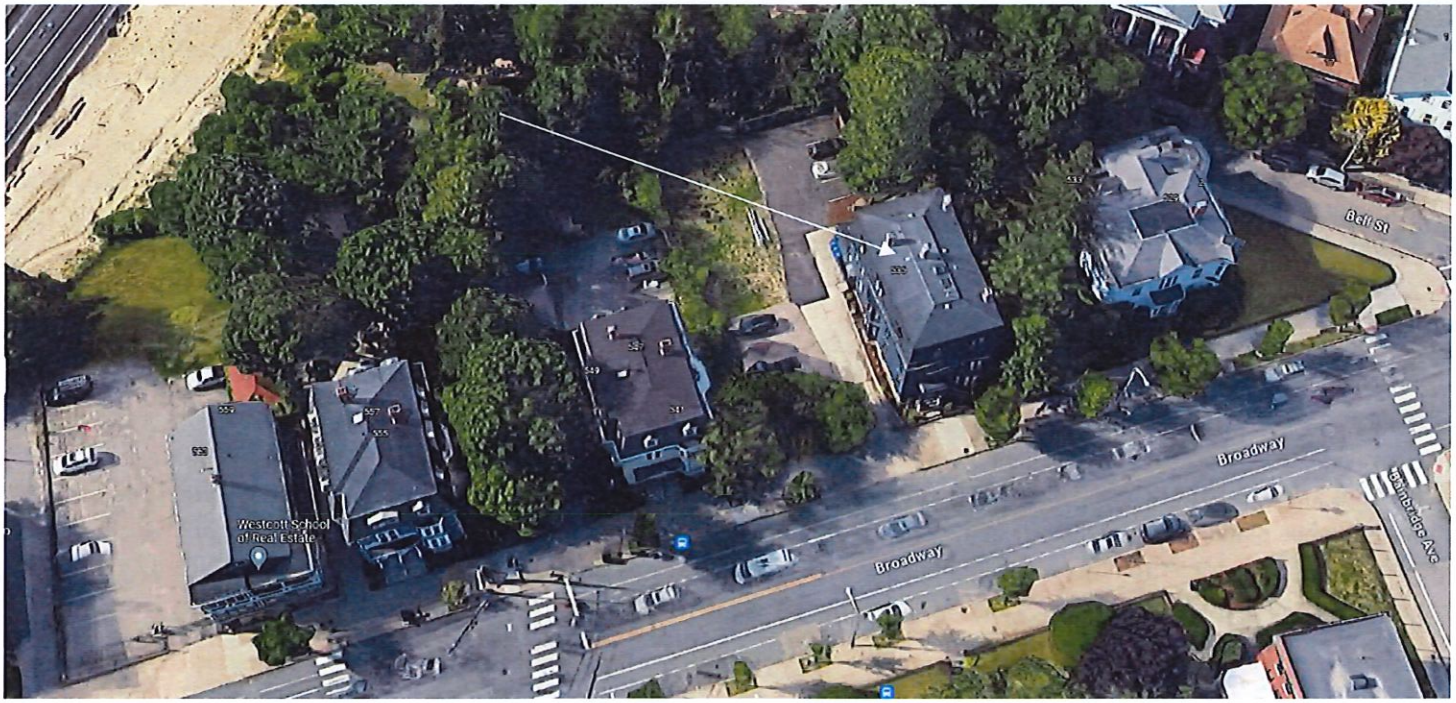
6. CASE 23.111, 535 BROADWAY, House, c1880 (BROADWAY)

House ca 1880: 2½-story; mansard; clapboard dwelling; with ornate Italianate portico, bracketed roof, and two-story front bay. CONTRIBUTING

Arrow indicates 535 Broadway.



Arrow indicates project location, looking north.

Applicants/Owners: Lacy Warner & Michael Nason, 535 Broadway Broadway, Providence, RI 02909
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 removal of seven sashes in a portion of the first floor to the side (west) and rear (north) side of the building and the installation of insulated replacement sashes (see attached narrative).

Issues: The following issues are relevant to this application:

- Evaluation: At present the windows are in fair condition and are wood frame with single pane glazing. The current DH configurations: 2/2 and 1/1. (see schedule). Sash Replacement: We propose to replace seven (7) units on the first floor in a Kitchen, Bathroom and Bedroom. 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 black. New window screens to be half-window. All will remain in their original 2/2 or 1/1 configuration and all window sizes shall remain the same. 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 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 alterations are not visible from the public rights-of-way;
- 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) 535 Broadway is a structure of historical and architectural significance that contribute 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 while diminishing the historic quality of the property will not have an adverse effect on the property or district as the alterations are not visible from the public rights-of-way 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. 535 Broadway is a structure of historical and architectural significance that contribute 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 while diminishing the historic quality of the property will not have an adverse effect on the property or district as the alterations are not visible from the public rights-of-way 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: 535 Broadway, Providence, RI 02909
Date: 28 August 2023
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace window sashes in a portion of the first floor to the side (west) and rear (north) side of the building.

Evaluation

At present the windows are in fair condition and are wood frame with single pane glazing. The current DH configurations: 2/2 and 1/1.

Sash Replacement

We propose to replace seven (7) units on the first floor in a Kitchen, Bathroom and Bedroom.

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 black. New window screens to be half-window.
- All will remain in their original 2/2 or 1/1 configuration and all window sizes shall remain the same
- 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 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

ACME Architect LLC
9 Simmons Road Little Compton Rhode Island 02837
MarkRappArchitect.com Tel 401.465.5247 **Fax** 401.635.8662

Figure 1 - Unit "C"

Figure 2 - Bay with units "A" & "B"

Figure 3 - Unit "B"

Figure 4 - Unit "C" on side (West)

Figure 5 - Unit "D"

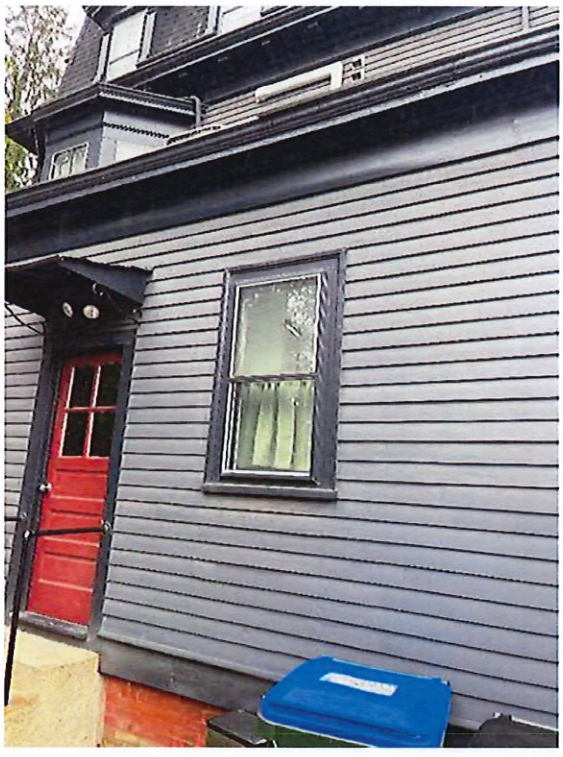


Figure 6 - Unit "E"

Figure 7 - Window detail

Figure 8 - Window detail

Figure 9 - Window detail

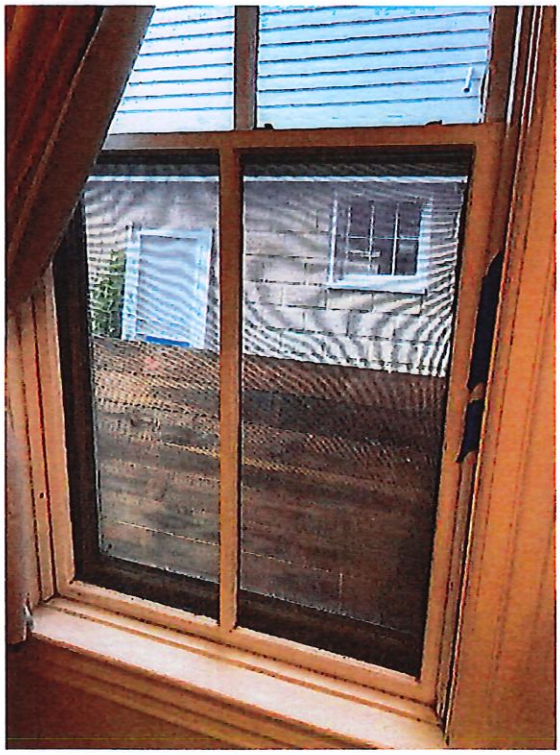
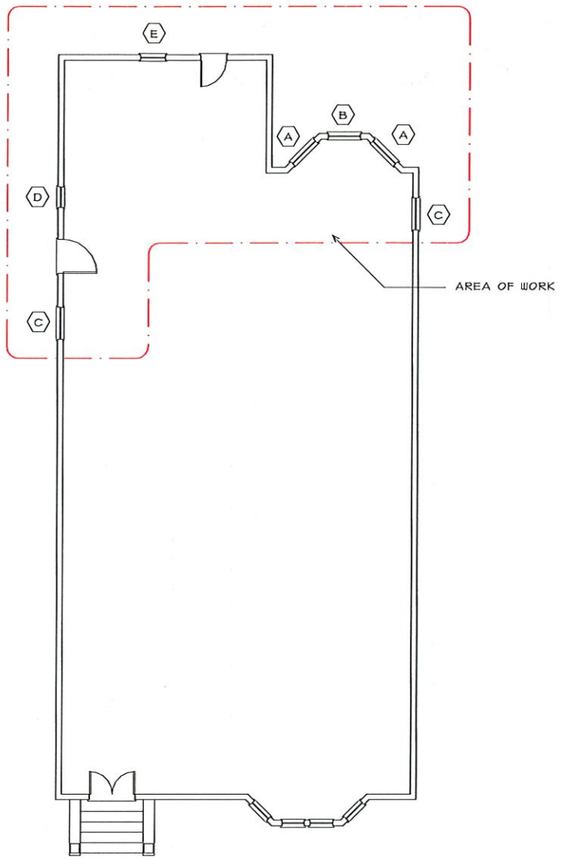


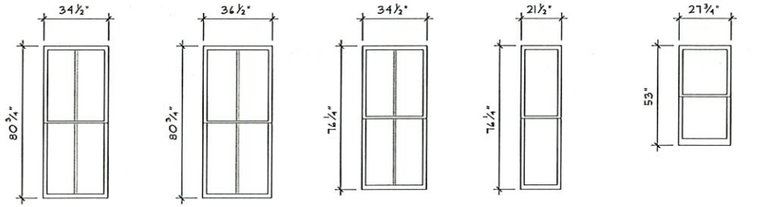
Figure 10 - Detail Unit "C"



1 / A1.1 FIRST FLOOR PLAN

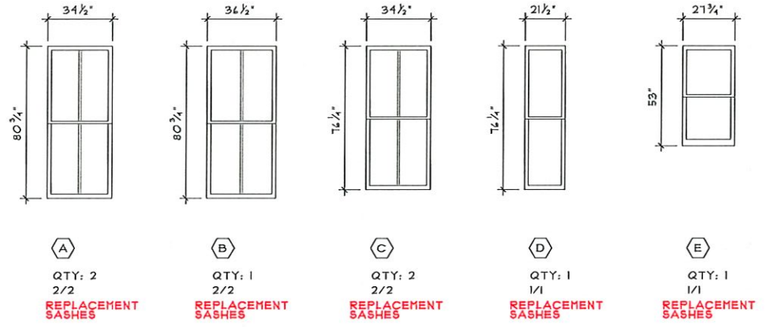
1/8" = 1'-0"

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



2 / A1.1 WINDOW SCHEDULE - EXISTING

1/4" = 1'-0"



3 / A1.1 WINDOW SCHEDULE - PROPOSED

1/4" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT

THREE FAMILY BUILDING

535 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

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

KEY PLANS, WINDOW SCHEDULE

REVISIONS:

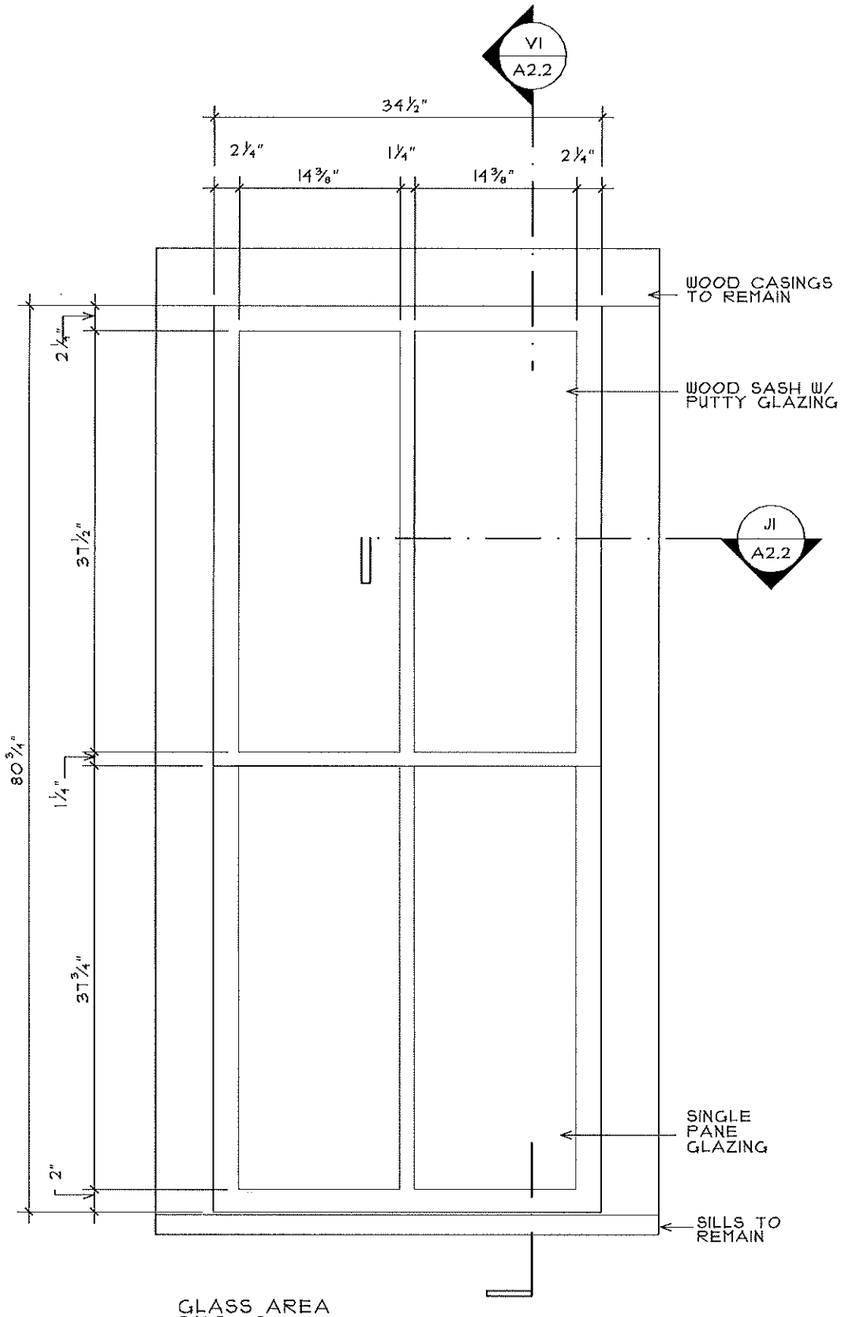
DATE: 8/28/23

SCALE: AS NOTED

SHEET

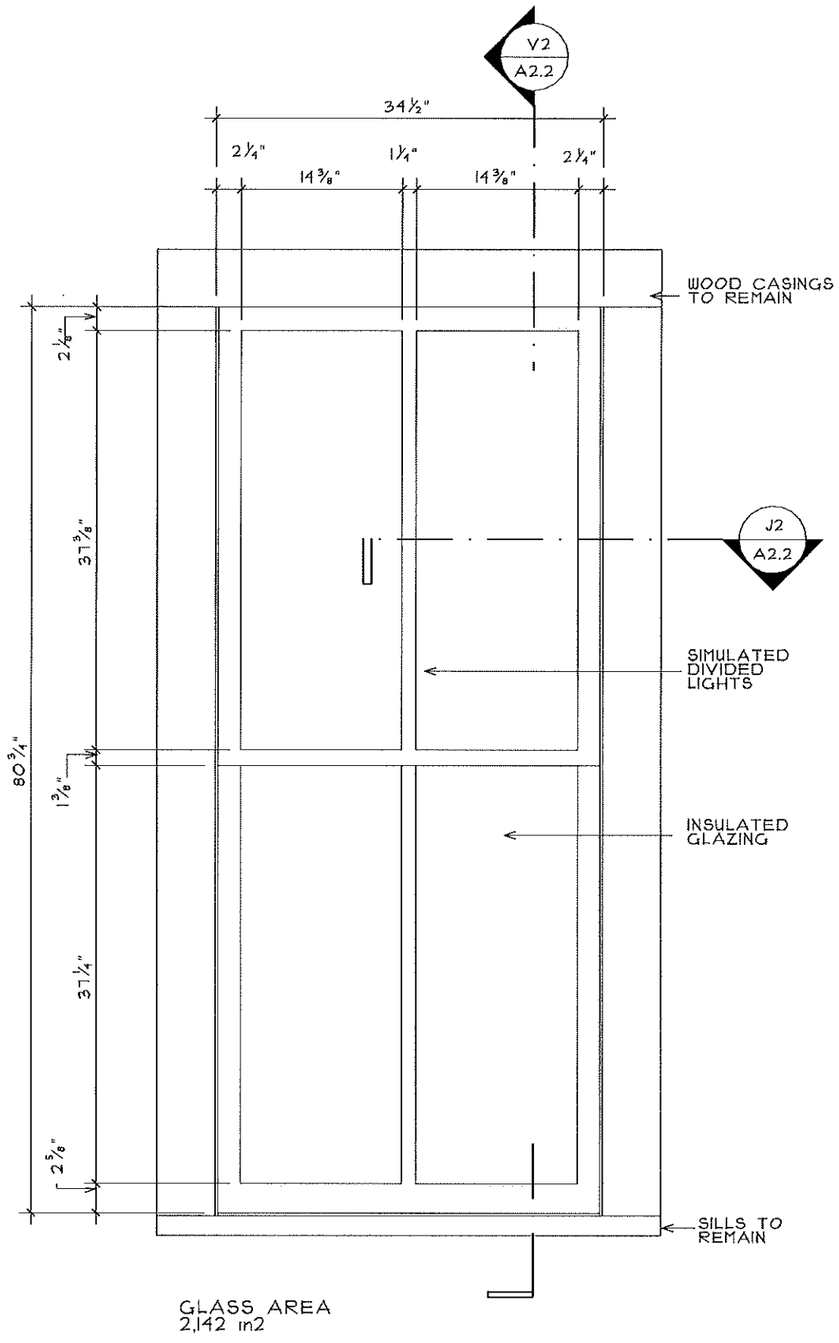
A1.1

23-00



1 A2.1 EXISTING WINDOW

1" = 1'-0" UNIT "A"



2 A2.1 PROPOSED SASH REPLACEMENT

1" = 1'-0" UNIT "A"

A2.1

25-00

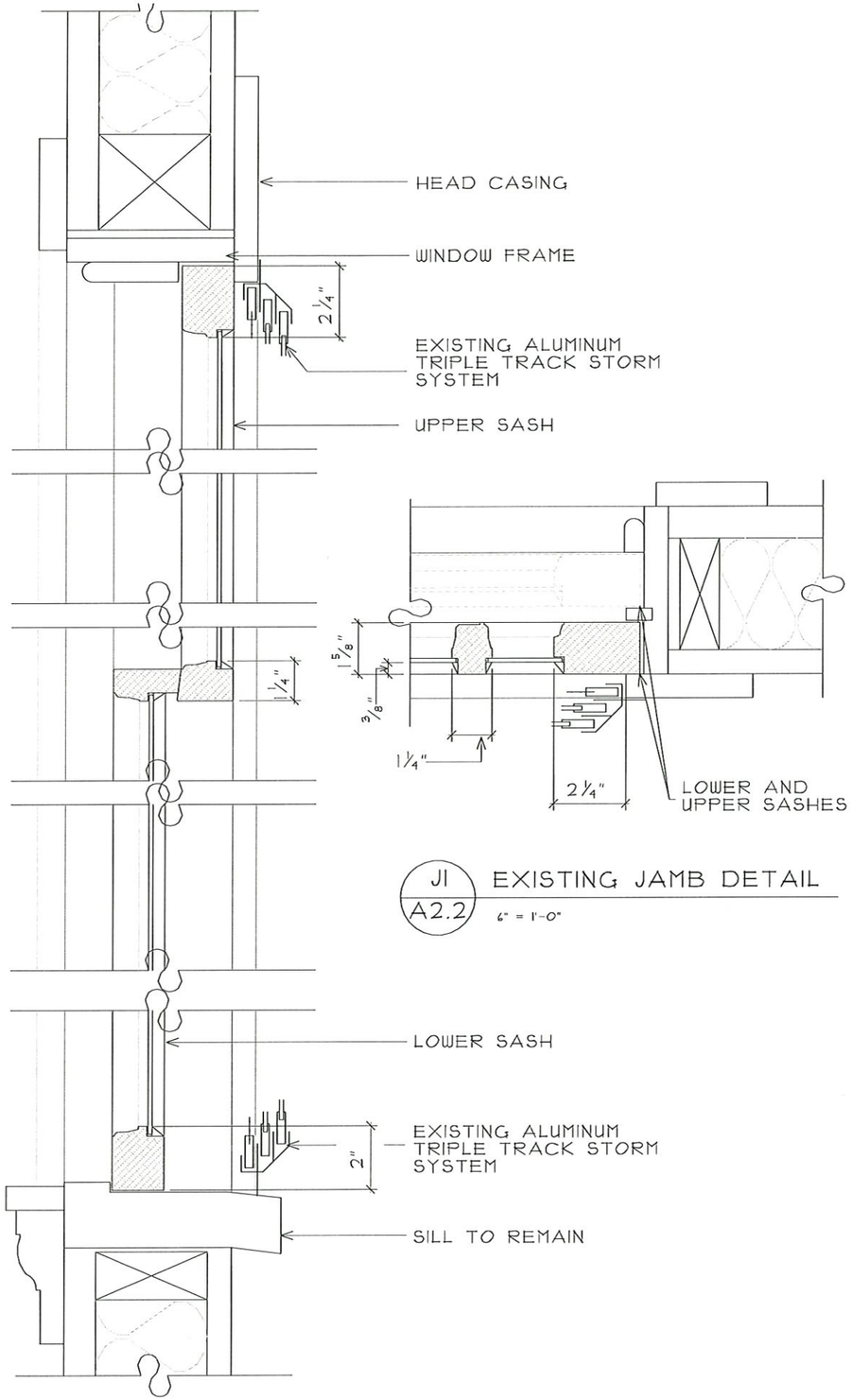
THREE FAMILY BUILDING

535 BROADWAY, PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

8/28/23

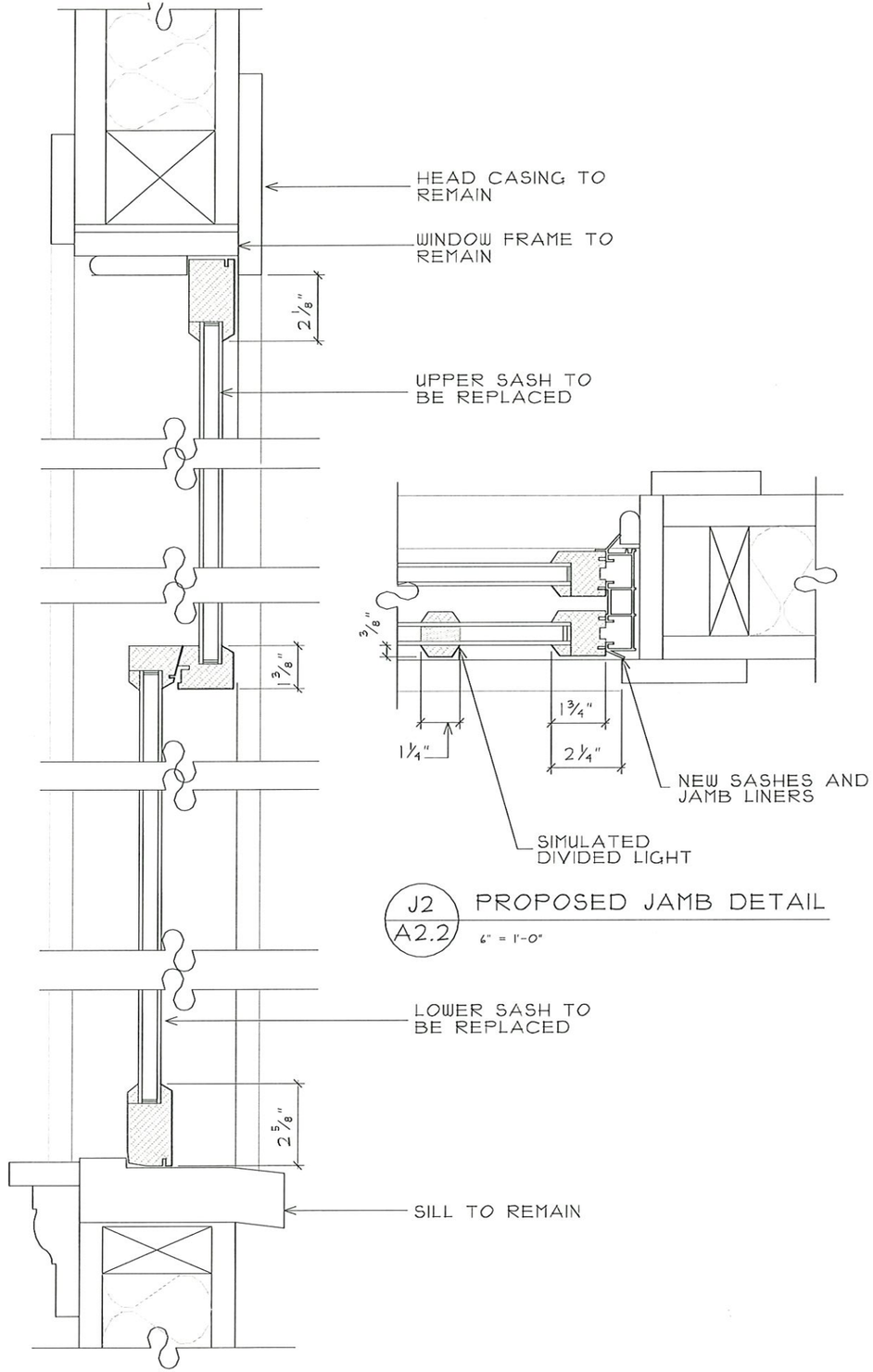


J1 / A2.2 EXISTING JAMB DETAIL

6" = 1'-0"

V1 / A2.2 EXISTING WINDOW SECTION - VERTICAL

6" = 1'-0"



J2 / A2.2 PROPOSED JAMB DETAIL

6" = 1'-0"

V2 / A2.2 PROPOSED WINDOW SECTION - VERTICAL

6" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT

THREE FAMILY BUILDING

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PHDC SUBMISSION

WINDOW DETAILS

REVISIONS:

DATE: 8/28/23
SCALE: 6" = 1'-0"

SHEET
A2.2

23-00