

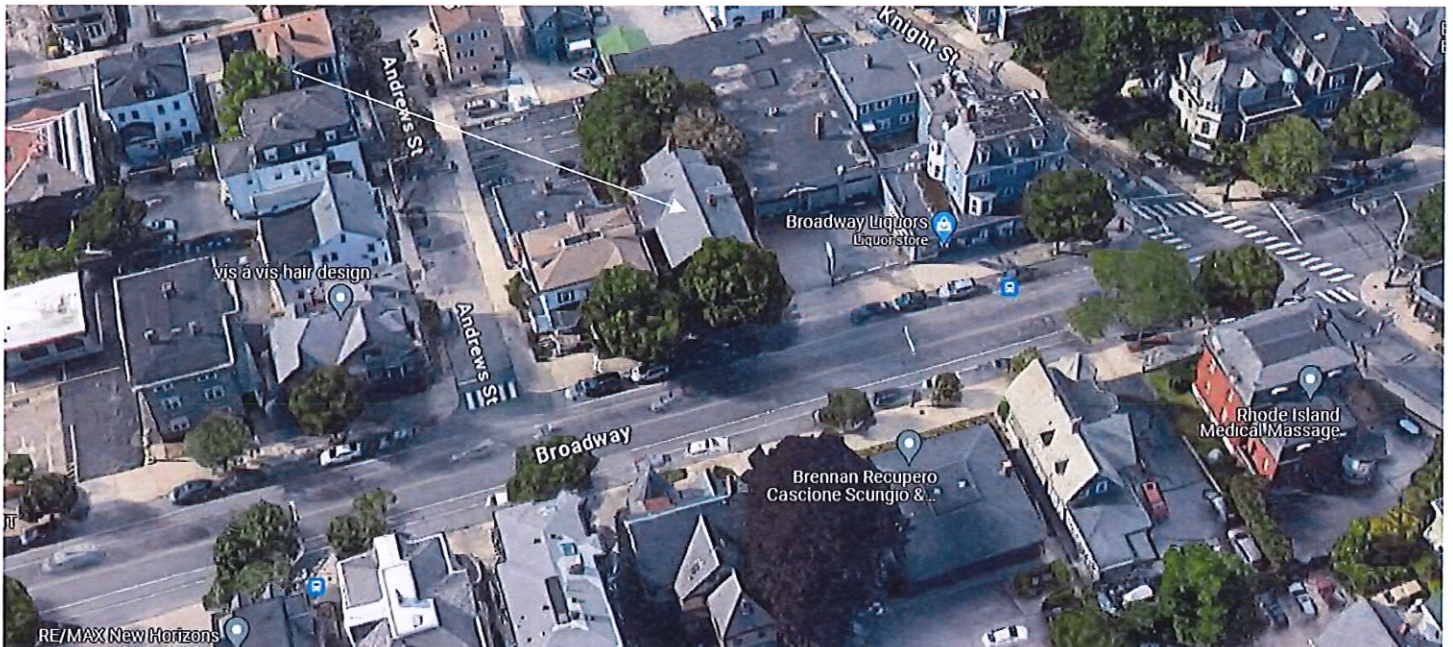
3. CASE 23.156, 369 BROADWAY, William D. Hilton House, 1872 (BROADWAY)

2½-story; cross-gable; clapboard house; with side-hall entry under bracketed hood, bracketed window sills and caps, one-story front and side bays, rope window molding, and ocular window.

CONTRIBUTING



Arrow indicates 369 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: Dustin Dezube, PVD LLC, 244 Westminster Street, L1, Providence, RI 02903

Architect: Kevin Diamond, Providence Architecture, 244 Westminster Street, L1, Providence, RI 02903

Proposal: The original scope of work proposed consisted of Major Alterations and included:

- the installation of 38 insulated replacement windows.

Issues: The following issues are relevant to this application:

- The proposed window replacement is an Anderson 200 series unit, which is a frame-within-a-frame system and has previously been determined by the Commission to be inappropriate for installation in the local historic districts as the window does not meet the architectural standards for historic districts. The window reduces the area of visible lites to a percentage that is unacceptable to the Commission. If replacement of existing materials or features is necessary, the new features shall match the old in design, color, texture and other visual qualities (Standard 2);
- 369 Broadway is a contributing structure to the Broadway/Armory National Register Historic District and as such any proposed alterations or additions affecting the structure and its features shall be reviewed more stringently (Standard 7);
- The proposed window replacement work would destroy the historic character of the property or the district as the proposed replacement units inaccurately replicate the existing windows in appearance due to the frame-within-a-frame system, which reduces the area of visible lites in the units to an unacceptable architectural level (Standard 8); and,
- A narrative, plans, specifications and pictures have been submitted.

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

- a) 369 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway 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 not in accord with PHDC Standards 2 & 7 as follows: 2) the proposed replacement window is a frame-within-a-frame system and has previously been determined by the Commission to be inappropriate for installation with the local historic districts as the window does not meet the architectural standards for the districts. The window reduces the area of visible lite to a percentage that is unacceptable to the Commission. If replacement of existing materials or features is necessary, the new features shall match the old in design, color, texture and other visual qualities; 7) proposed alterations or additions affecting such features shall be reviewed more stringently; and, 8) the proposed work would destroy the historic character of the property or the district as the proposed replacement units inaccurately replicate the existing windows in appearance due to the frame-within-a-frame system, which reduces the area of visible lites in the units to an unacceptable architectural level.

Staff recommends a motion be made stating that: The application is considered complete. 369 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission denies approval of the proposal as submitted as the proposed alteration is inappropriate as it does not meet Standards 2, 7 & 8 in the following manner: 2) the proposed replacement window is a frame-within-a-frame system and has been previously been determined by the Commission to be inappropriate for installation within the local historic districts as the window does not meet the architectural standards for the districts as the window reduces the area of visible lite to a percentage that is unacceptable to the Commission. If replacement of existing materials or features is necessary, the new features shall match the old in design, color, texture and other visual qualities; 7) 369 Broadway is a contributing structure to the Broadway/Armory National Register Historic District and as such proposed alterations or additions affecting such features shall be reviewed more stringently; and, 8) the proposed work would destroy the historic character of the property or the district as the proposed replacement units inaccurately replicate the existing windows in appearance due to the frame-within-a-frame system, which reduces the area of visible lites in the units to an unacceptable architectural level, citing and agreeing to the recommendations in the staff report.

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369 Broadway, Providence RI 02909
December 2023

Scope of Work Window Replacement

The client would like to replace the window sashes on the first, second and third floors of the building and install new, insulated replacement units.

Evaluation

At present the house contains Thirty-Seven (37) double hung windows and One (1) Casement Window. All Thirty-Eight (38) windows are original sash and possibly glass. The original windows are in fair to poor condition. The current DH configurations: 2/2, 0/0, and decorative argyle pattern.

Sash Replacement

We propose to replace the windows in their current configuration with muntin patterns to match existing.

The new double hung windows shall be Andersen 200 Series Tilt Wash full replacement windows. These are wood units with insulated glazing. Muntins to be simulated divided light. Exterior color to be black.

The casement units shall also be Andersen 200 Series with interior screen.

The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new, full replacement windows for several reasons, safety being the primary goal. :

- **Lead Safety** – The removal of the existing painted wood sashes, combined with the new sash and frame/ jamb operation will greatly reduce lead exposure within the building.
- **Energy Efficiency** – The new windows, 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 windows which are nearly identical to the existing. The muntin size and spacing will be matched. 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 currently visually diminished by the storm windows.

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

Revision Schedule	
No.	Description

Project Name:
HISTORIC DISTRICT COMMISSION REVIEW
 369 BROADWAY, PROVIDENCE 02909

Sheet Name:
COVER SHEET

Stamp:

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Project No.: 0000.00

Checked By: Checker

Drawn By: Author

Scale:

Date: 12/04/2023

Current Issue: 00 JAN 2023

Drawing No.

DD.1

369 BROADWAY PROVIDENCE, RI

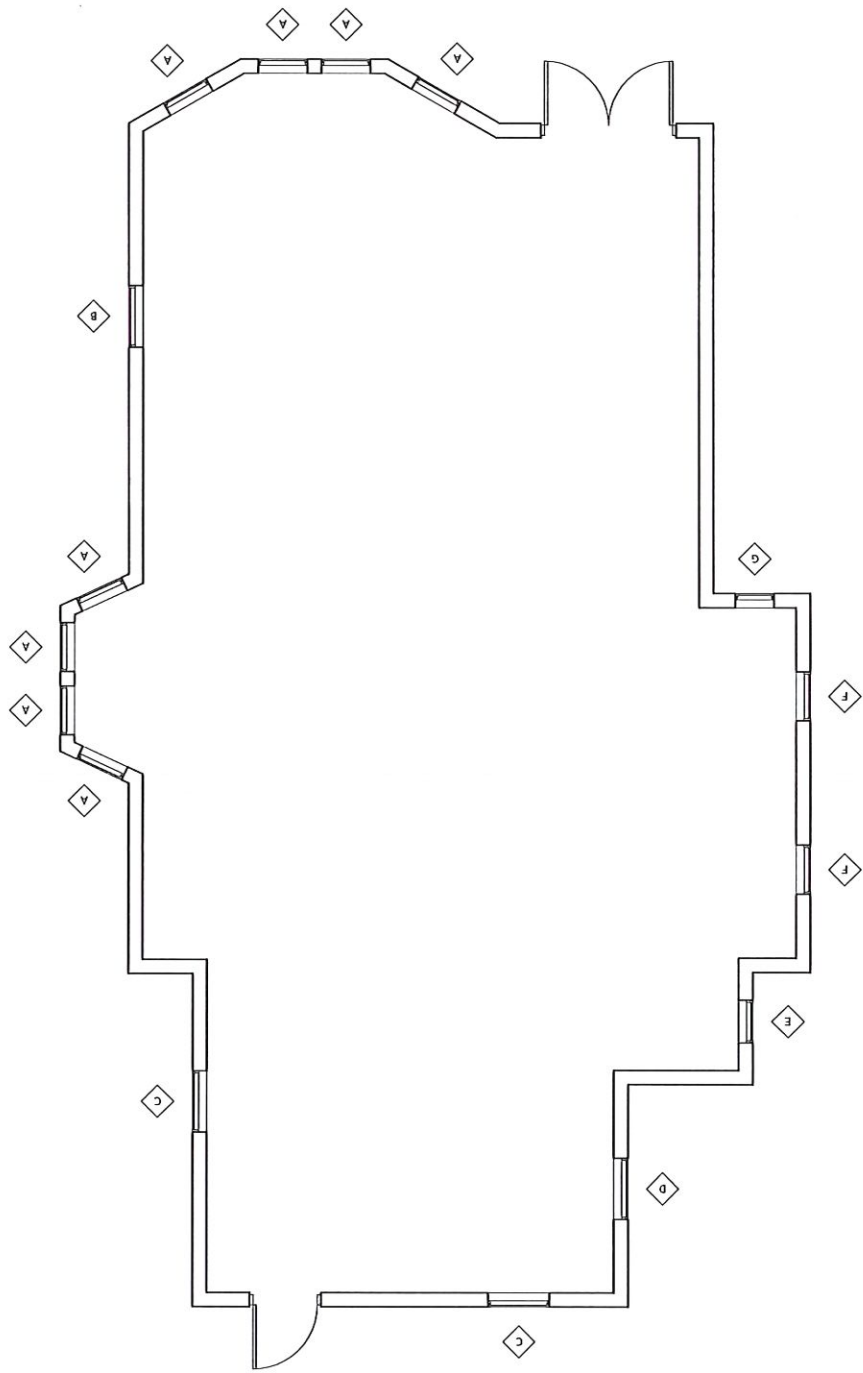
HISTORIC DISTRICT COMMISSION REVIEW

SHEET INDEX

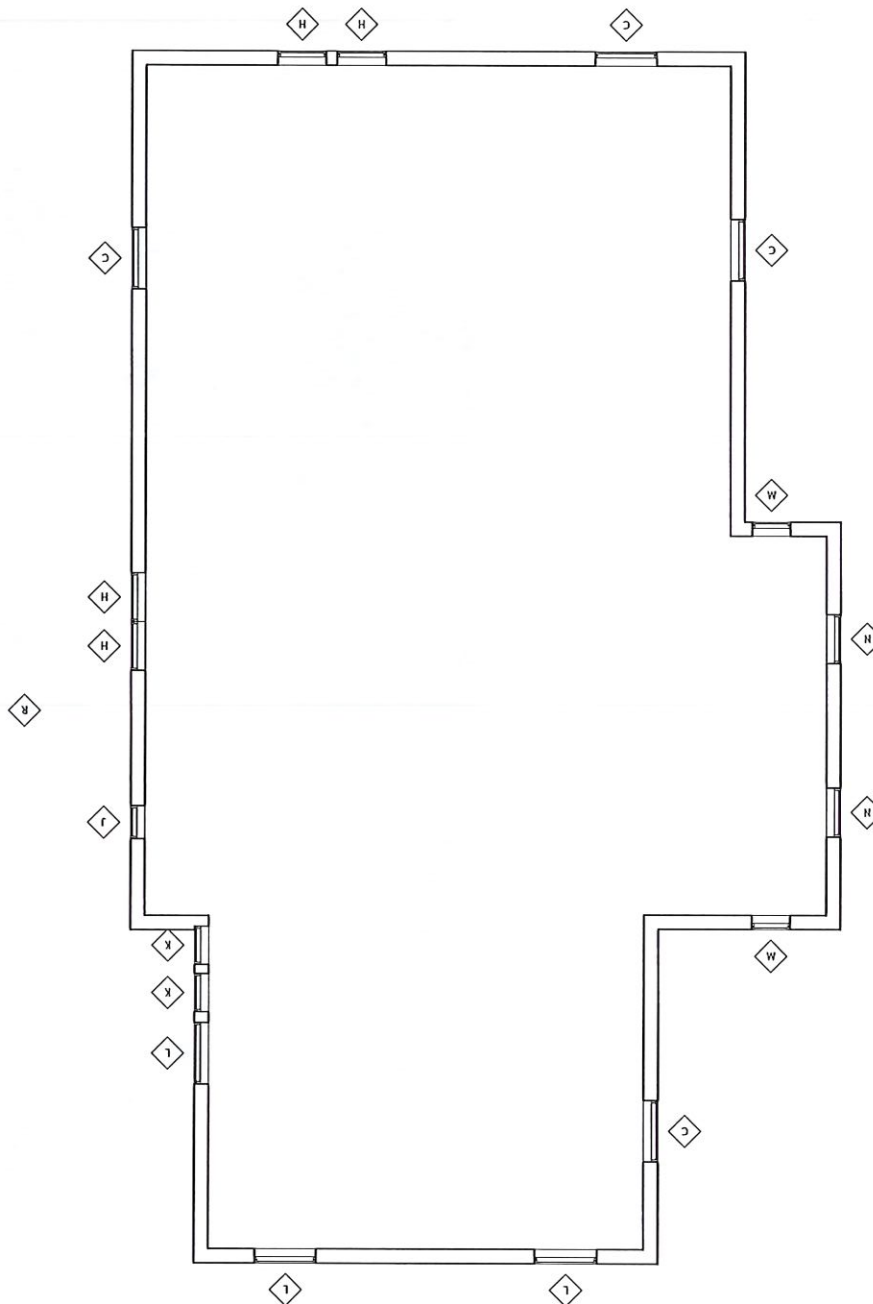
- DD.1 COVER SHEET
- DD.2 KEY PLANS
- DD.3 EXTERIOR AND INTERIOR WINDOW PHOTOS
- DD.4 WINDOW TYPES AND DETAILS



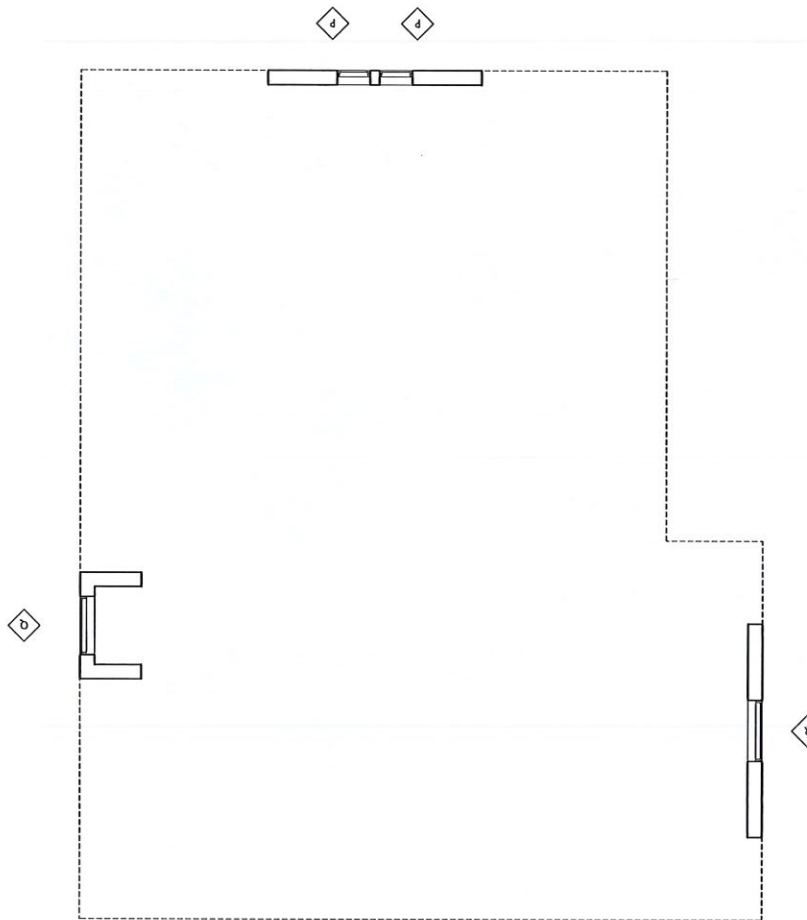
1
1/4" = 1'-0"
FIRST FLOOR PLAN



2
1/4" = 1'-0"
SECOND FLOOR PLAN



3
1/4" = 1'-0"
THIRD FLOOR PLAN



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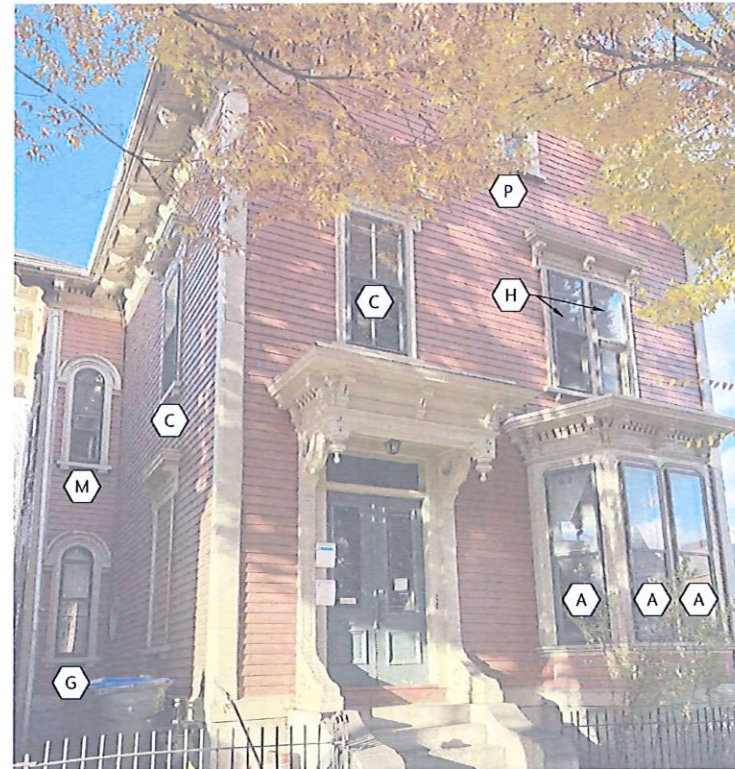
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KEY PLANS

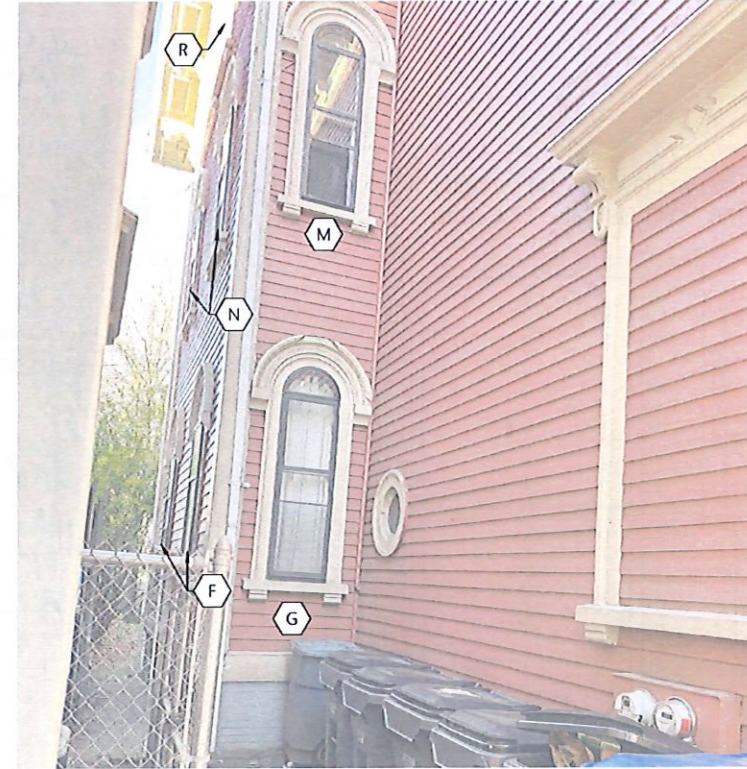
Revision Schedule		
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1 EXISTING SOUTH ELEVATION
NOT TO SCALE



2 EXISTING WEST ELEVATION
NOT TO SCALE



3 EXISTING EAST ELEVATION
NOT TO SCALE



4 EXISTING NORTH ELEVATION
NOT TO SCALE



WINDOW A



WINDOW B



WINDOW C



WINDOW D



WINDOW E



WINDOW F



WINDOW G



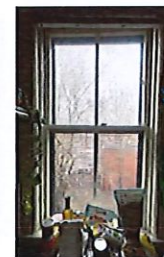
WINDOW H



WINDOW J



WINDOW K



WINDOW L



WINDOW M



WINDOW N



WINDOW P



WINDOW Q



WINDOW R

5 EXISTING WINDOW PHOTOS
NOT TO SCALE

Revision Schedule	
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EXTERIOR PHOTOS

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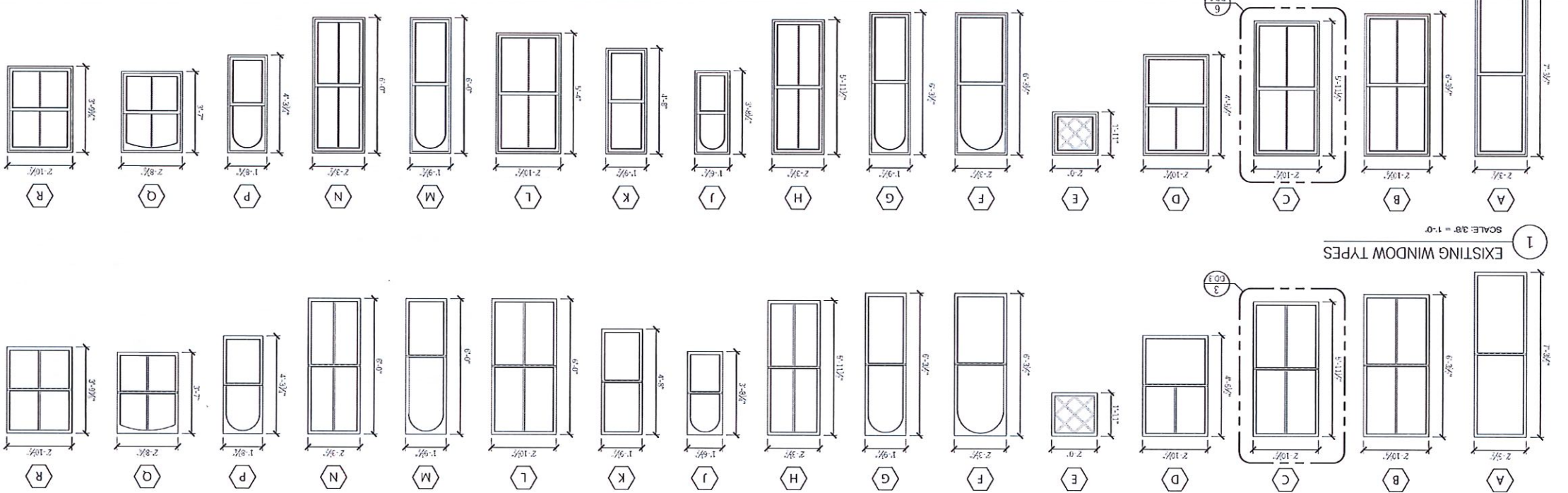
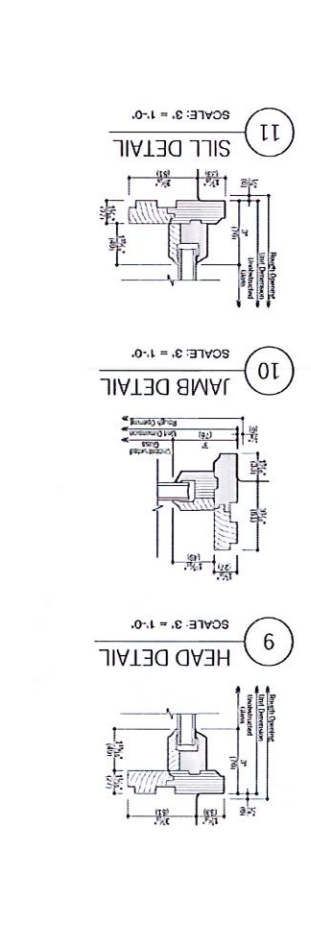
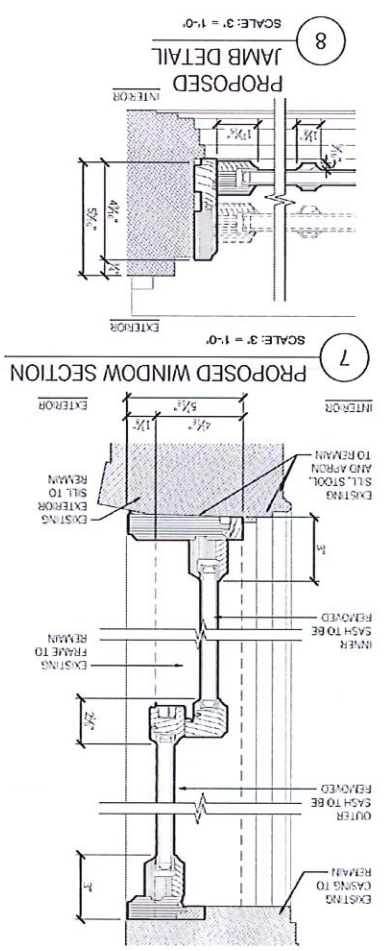
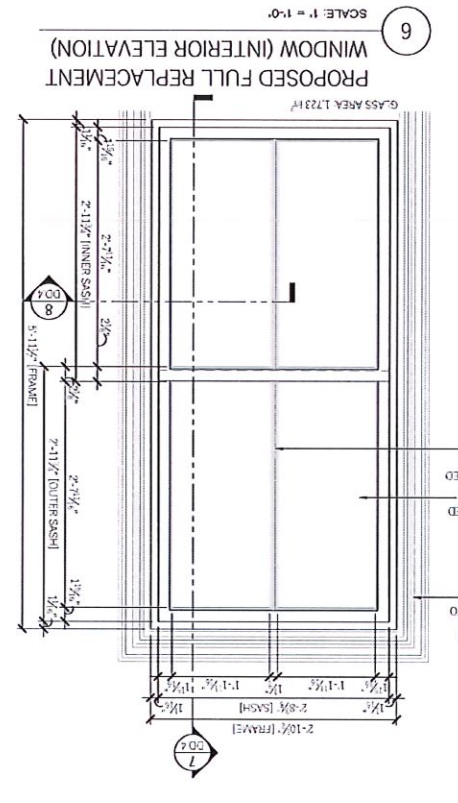
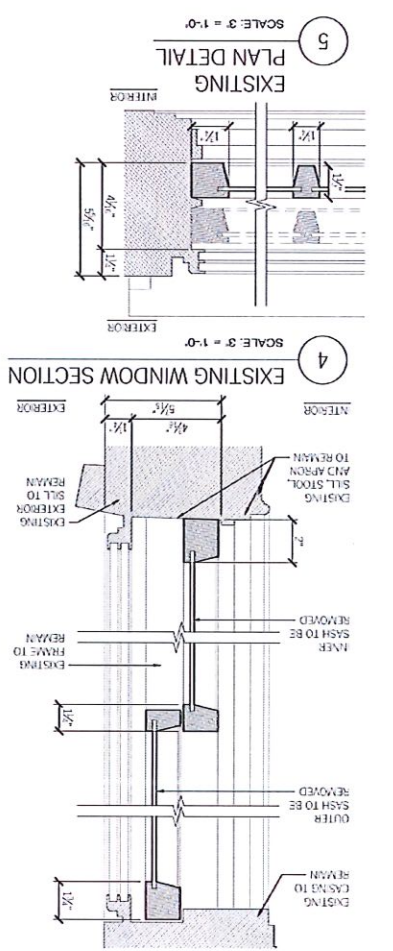
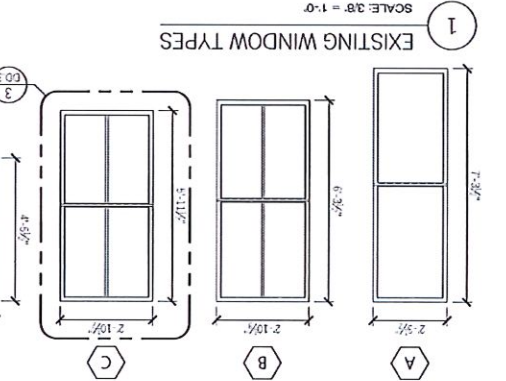
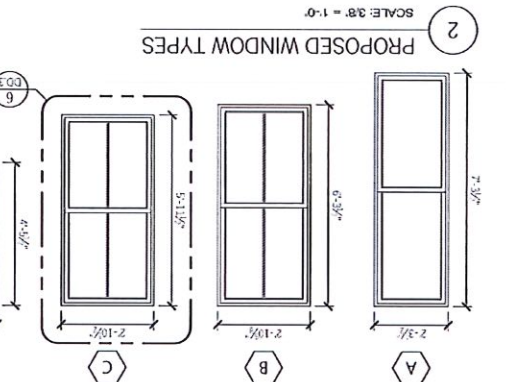
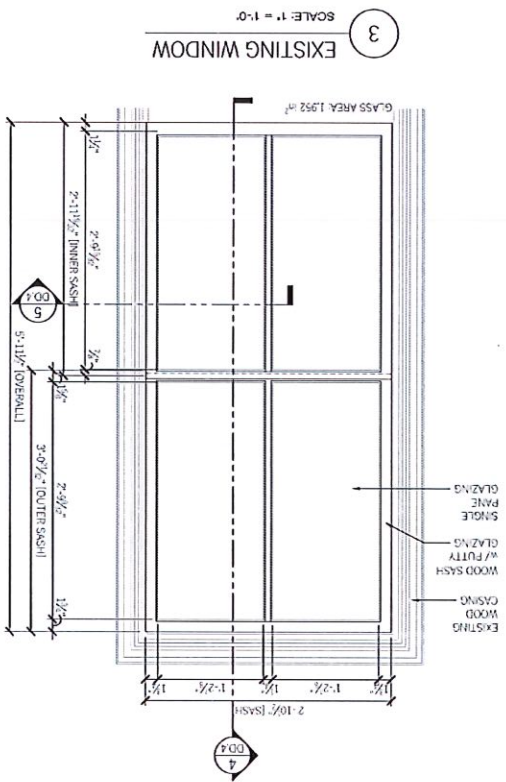
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Drawing No.:	DD.4

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WINDOW ELEVATIONS AND DETAILS

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