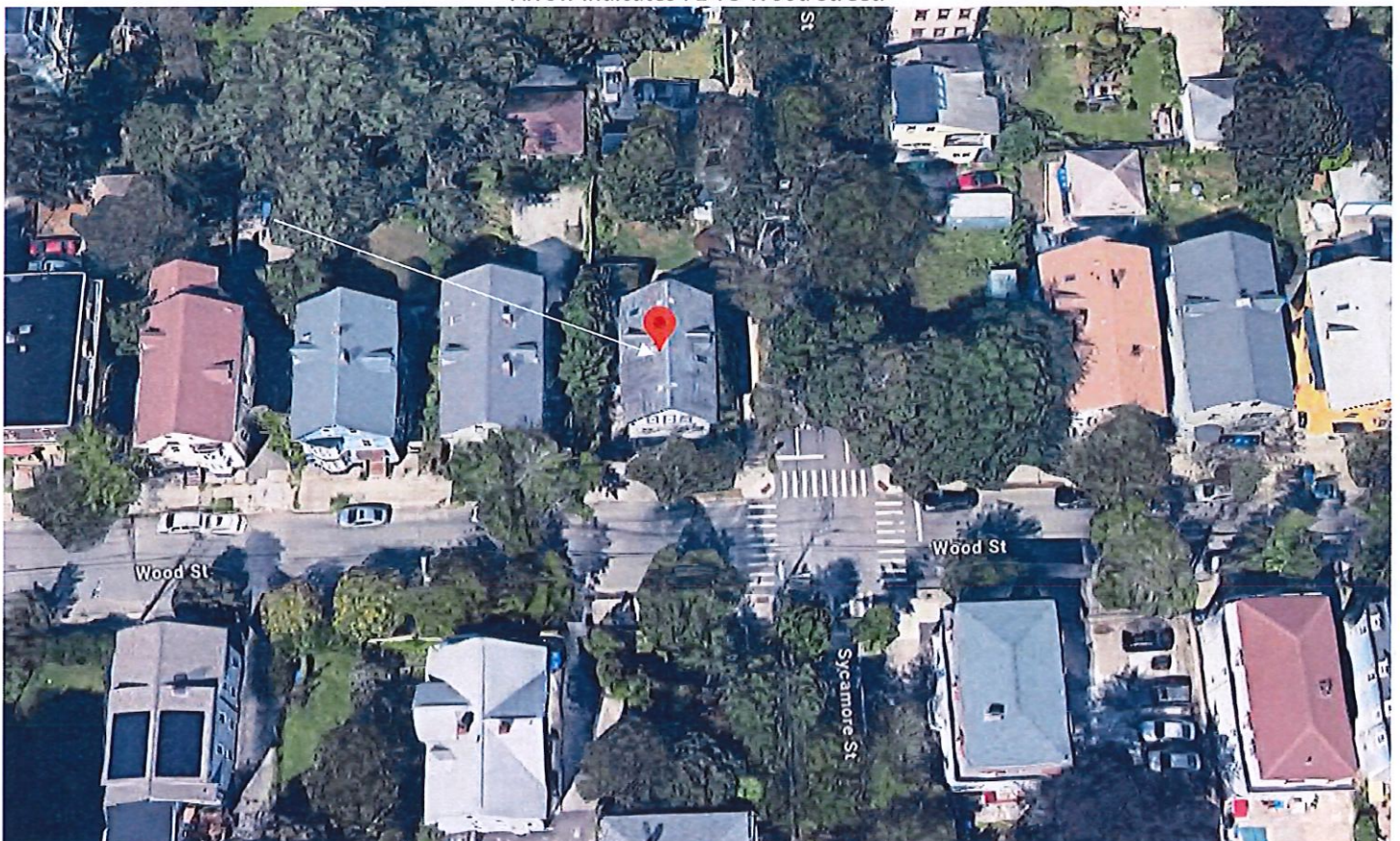


2) CASE 24.003, 71-73 WOOD STREET, House, 1885 (ARMORY)

2½-story; end-gable; three-bay with side-hall double-entry bracketed hood, clapboard dwelling; with gabled dormers.
CONTRIBUTING



Arrow indicates 71-73 Wood Street.



Arrow indicates project location, looking north.

Applicants/Owners: Nidal & Sameh Fakouri, 71 Wood Street, 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 installation of 31 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 wood frame with single pane glazing. Of the 31 windows to be replaced, two (2) are wood sash replacements by Heritage Restoration, three (3) are earlier wood sash replacement and the remaining 26 units are most likely original windows. All current DH configurations are 2/2. **Sash Replacement:** The proposal is to replace all thirty one (31) units on all three floors. 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 *bronze* or *hunter green*. New window screens to be half-window. All will remain in their original 2/2 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 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) 71-73 Wood Street 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 Standards 2 & 8 as follows: the proposed alterations are appropriate having determined that the proposed construction will be similar in size and appearance to the existing, matching in visual features (Standard 2) and 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 while allowing 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. 71-73 Wood Street 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 will be similar in size and appearance to the existing, matching in visual features (Standard 2) and 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 (Standard 8) 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: Two-Family Residence
Address: 71-73 Wood Street, Providence, RI 02909
Date: 1 January 2024
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace window sashes in a portion of the first, second and third floors of the building. The building is an Owner occupied two family residence.

Evaluation

At present the windows are in fair condition and are wood frame with single pane glazing. Of the 31 windows to be replaced, two (2) are wood sash replacements by Heritage Restoration, three (3) are earlier wood sash replacement and the remaining 26 units are most likely original windows. All current DH configurations are 2/2.

Sash Replacement

We propose to replace all thirty one (31) units on all three floors

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 *bronze* or *hunter green*. New window screens to be half-window.
- All will remain in their original 2/2 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 2.5% 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

ACME Architect LLC

9 Simmons Road Little Compton Rhode Island 02837
MarkRappArchitect.com Tel 401.465.5247 Fax 401.635.8662

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 match 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 - Wood Street



Figure 2 - Corner of Wood & Sycamore



Figure 3 - Sycamore Street



Figure 4 - Rear of house



Figure 5 - West side



Figure 6 - Dormer window "D"



Figure 7 - Window "A" Sycamore Street



Figure 8 - Window "A" – Rear



Figure 9 - Unit "A"



Figure 10 - Detail with stick support



Figure 11 - detail of original unit



Figure 12 - sash replacement - Heritage



Figure 13 - Sash replacement – 5/8" muntin

List of Abutters

71 - 73 Wood Street

| Plat | Lot | Address | Owner & Address |
|------|-----|--------------------|---|
| 36 | 150 | 75 Wood Street | Elmwood Capital LLC 234 Wst Canton St., No.3 Boston, MA 02116 |
| 36 | 76 | 99 Sycamore Street | Silver Bolt LLC 68 Hudson Street Providence, RI 02909 |
| 36 | 327 | 96 Sycamore Street | Jeffery Ward 100 Sycamore Street Providence, RI 02909 - 1931 |
| 36 | 316 | 76 Wood Street | Abigail & John Phillips 76 Wood Street Providence, RI 02909 |

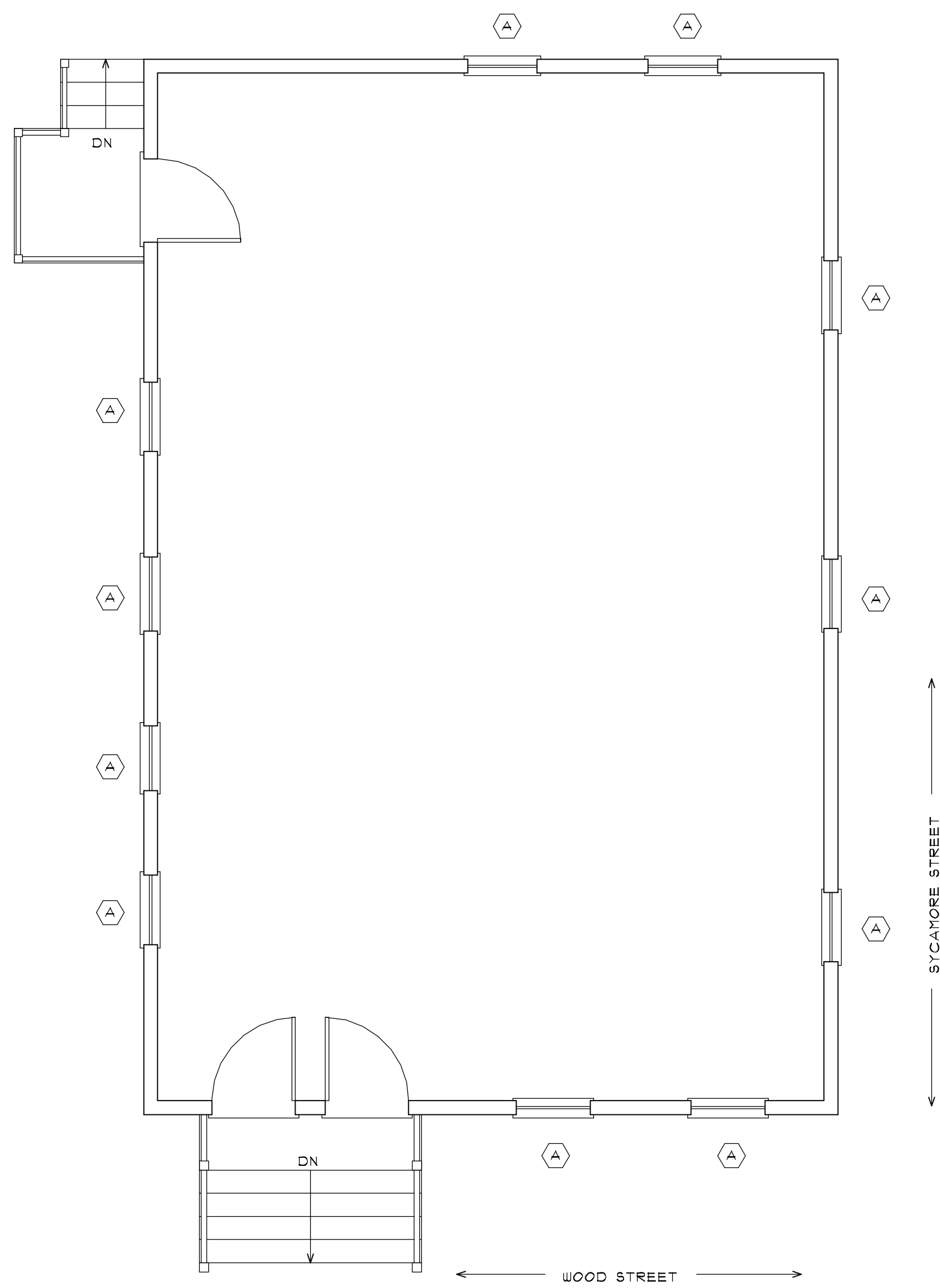
Project: Two-Family Residence
Address: 71-73 Wood Street, Providence, RI 02909
Date: 1 January 2024
Re: Application Information

EXHIBIT 10

Mark Rapp, Architect, will appear on behalf of the applicant

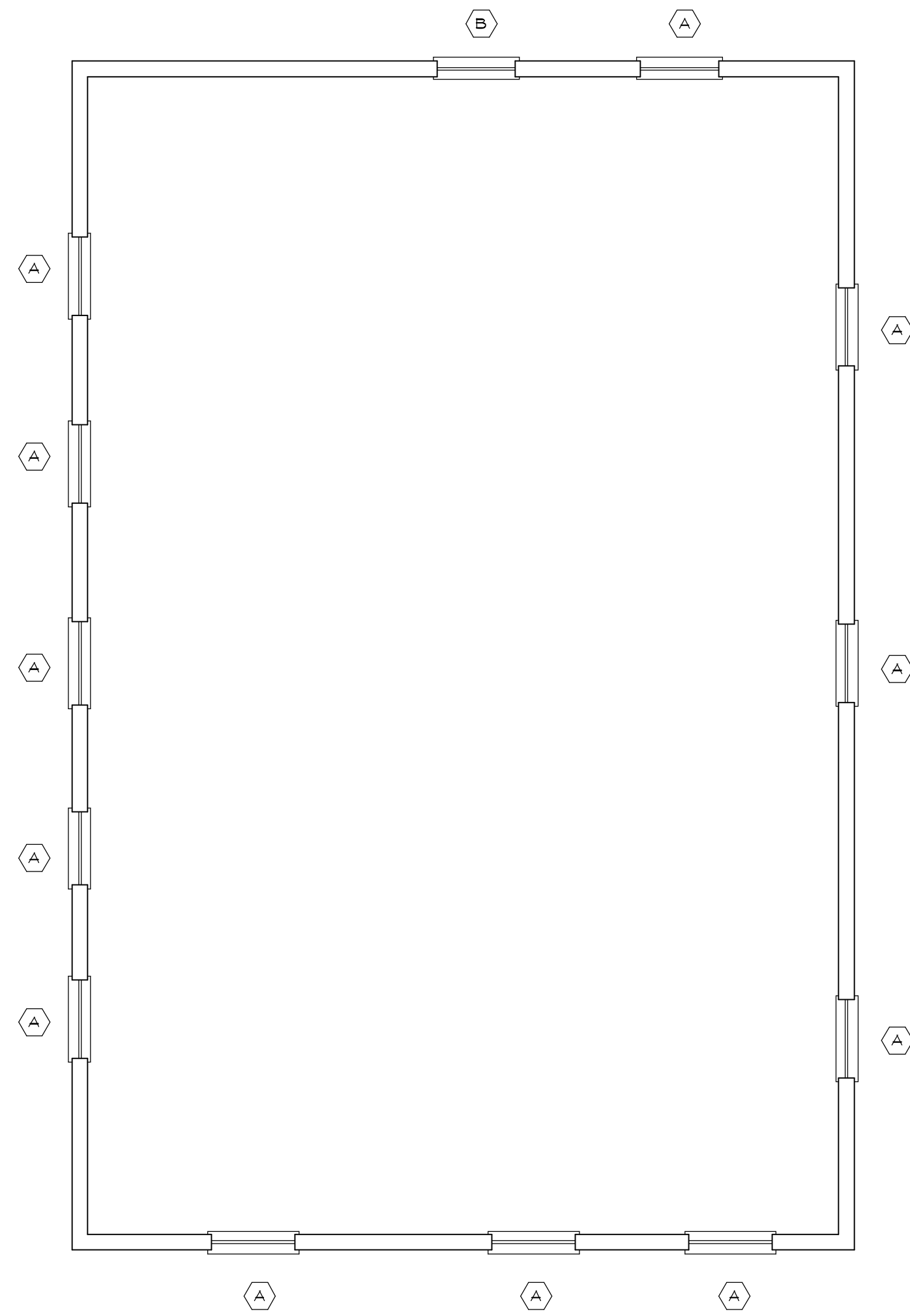
ACME Architect LLC
9 Simmons Road, Little Compton, RI 02837
401 465 5247 mark@markrapparchitect.com

End of Exhibit 10



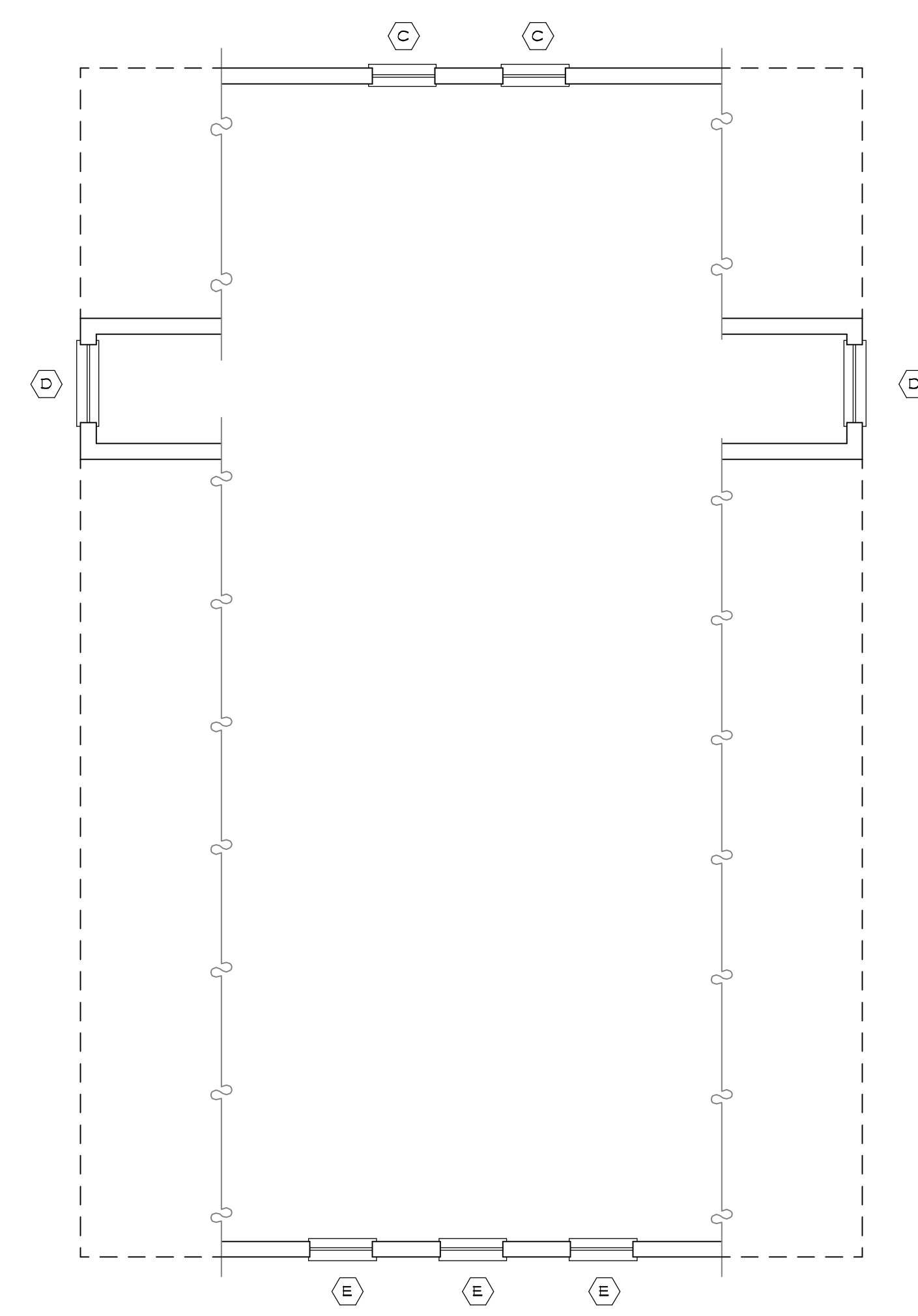
1 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



2 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE



3 THIRD FLOOR PLAN
A1.1 1/4" = 1'-0"

ALL WINDOWS TO RECEIVE REPLACEMENT SASHES UNLESS NOTED OTHERWISE

| | | | | |
|-------------------------------|------------------------------|---|---|---|
| | | | | |
| QTY: 23 2/2 WOOD/SINGLE | QTY: 1 2/2 WOOD/SINGLE | QTY: 2 2/2 WOOD/SINGLE REPLACEMENT SASH | QTY: 2 2/2 WOOD/SINGLE REPLACEMENT SASH | QTY: 3 2/2 WOOD/SINGLE REPLACEMENT SASH |

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

| | | | | |
|---------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| | | | | |
| QTY: 23 2/2 REPLACEMENT SASH | QTY: 1 2/2 REPLACEMENT SASH | QTY: 2 2/2 REPLACEMENT SASH | QTY: 2 2/2 REPLACEMENT SASH | QTY: 3 2/2 REPLACEMENT SASH |

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

ALL PROPOSED UNITS SHALL BE ALUMINUM CLAD WOOD SASHES W/ INSULATED GLAZING

PHDC - SUBMISSION

KEY PLANS, WINDOW SCHEDULE

REVISIONS:
DATE: 1/1/24
SCALE: AS NOTED

SHEET

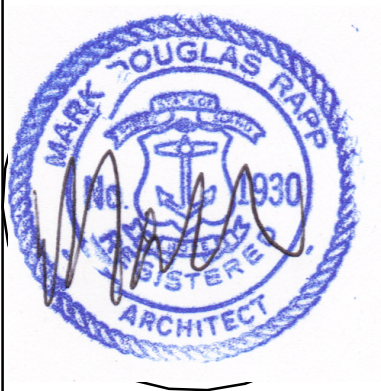
A1.1

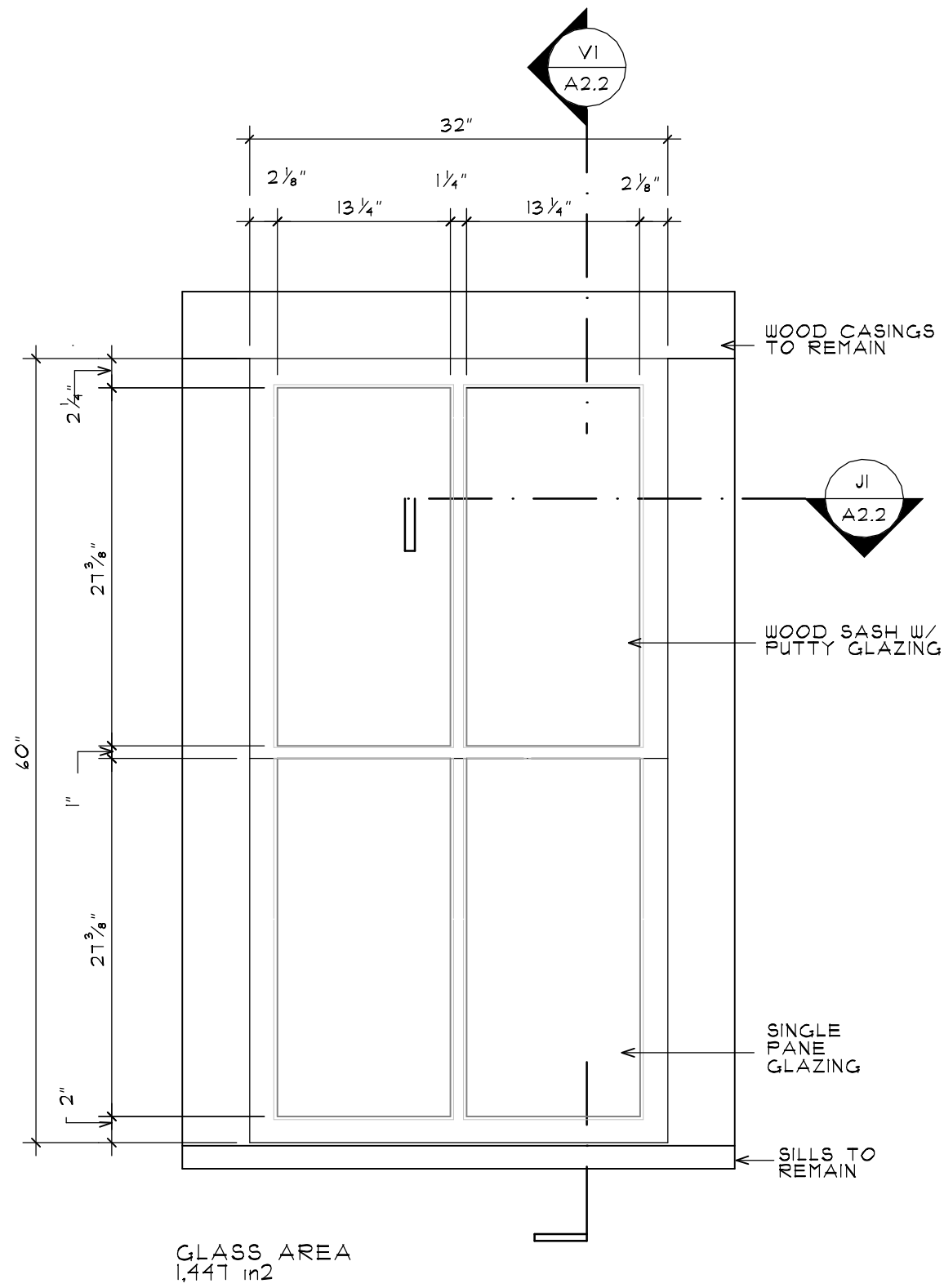
23-00

PROPOSED WINDOW SASH REPLACEMENT
TWO-FAMILY RESIDENCE
11-13 WOOD STREET
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



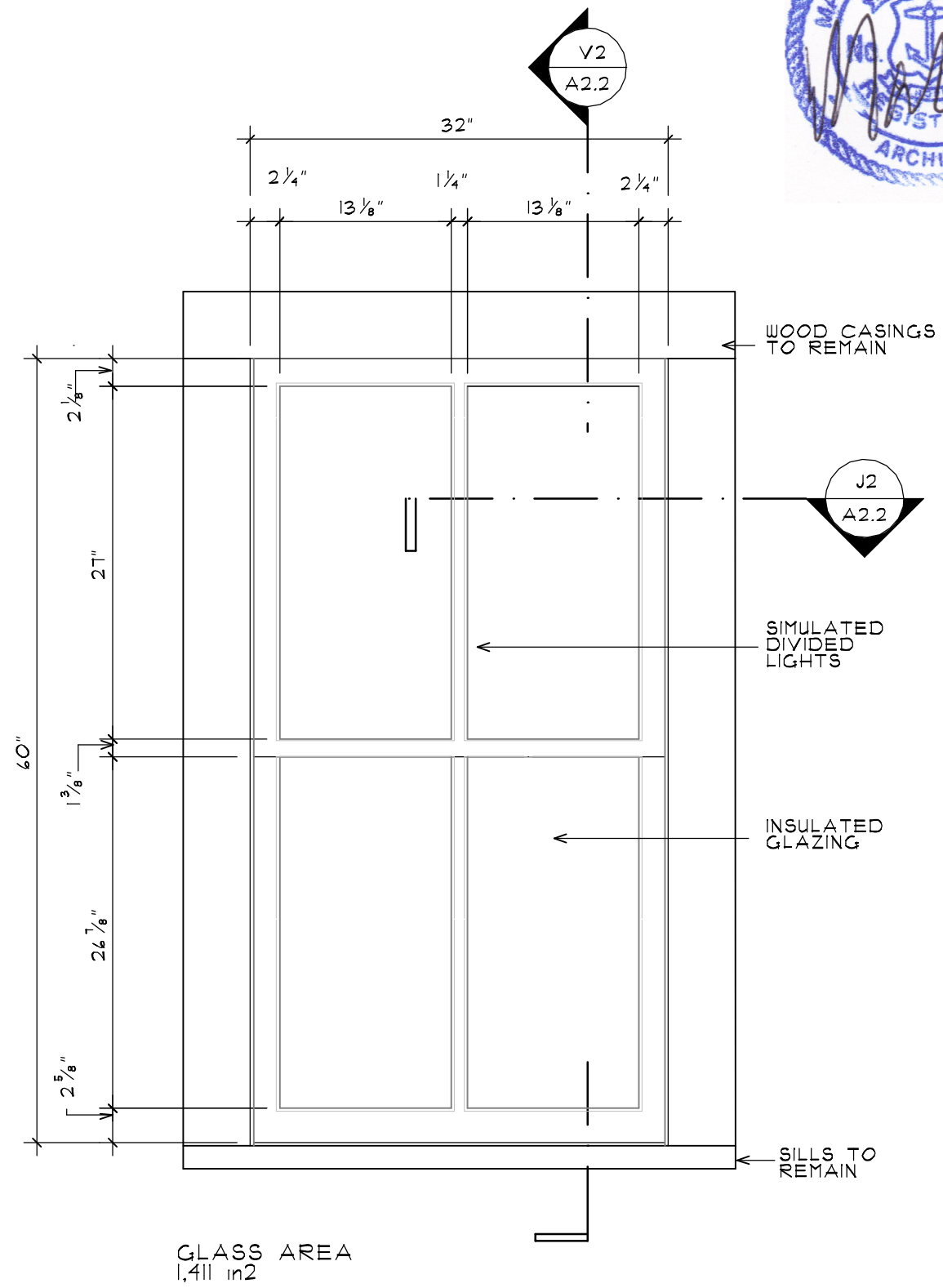


1
A2.1

EXISTING WINDOW

1" = 1'-0"

UNIT "A"



2
A2.1

PROPOSED SASH REPLACEMENT

1" = 1'-0"

UNIT "A"



A2.1

25-000

TWO-FAMILY RESIDENCE
71-73 WOOD ST., PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

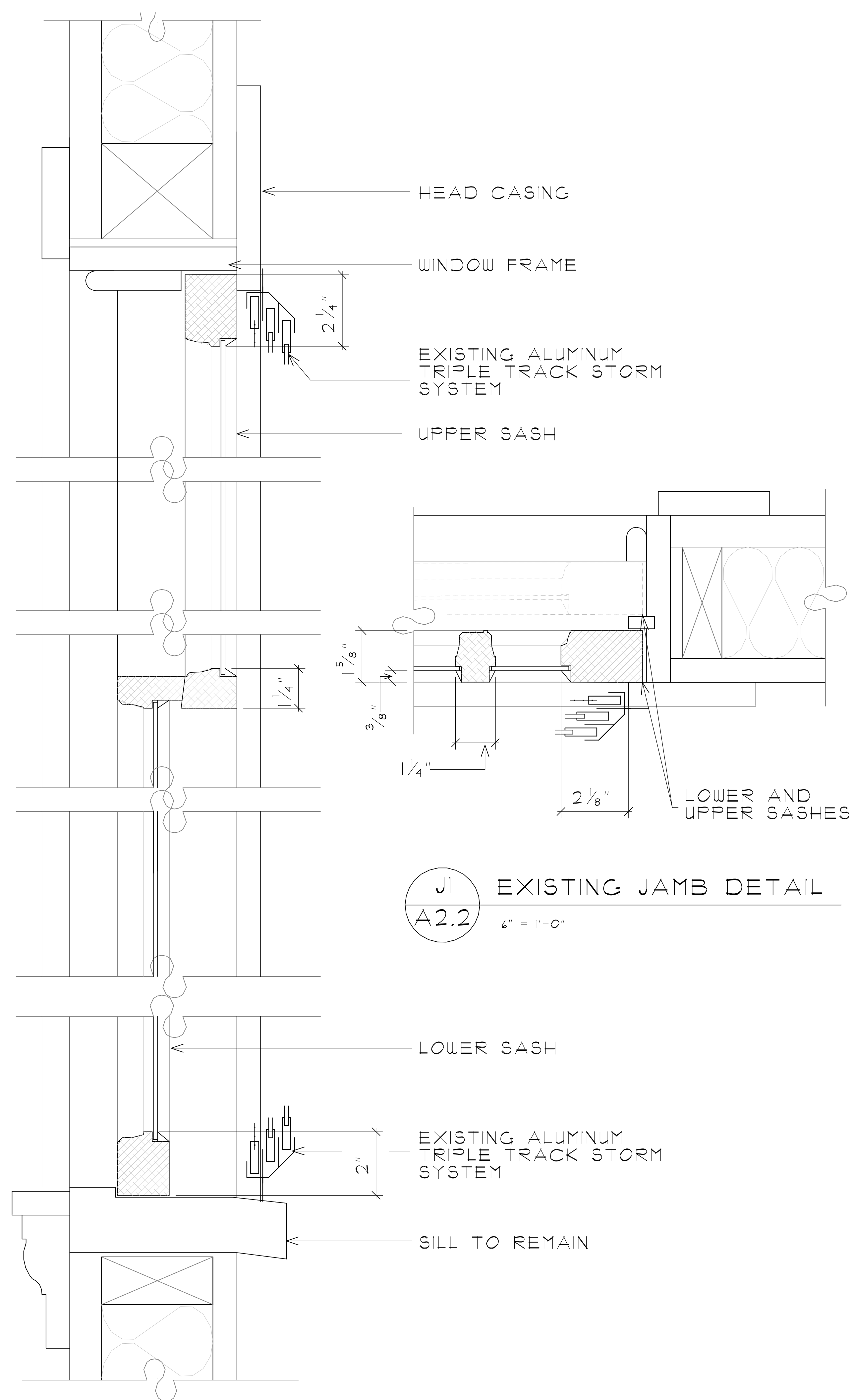
1/1/24

9 SIMMONS ROAD
LITTLE COMPTON, RI

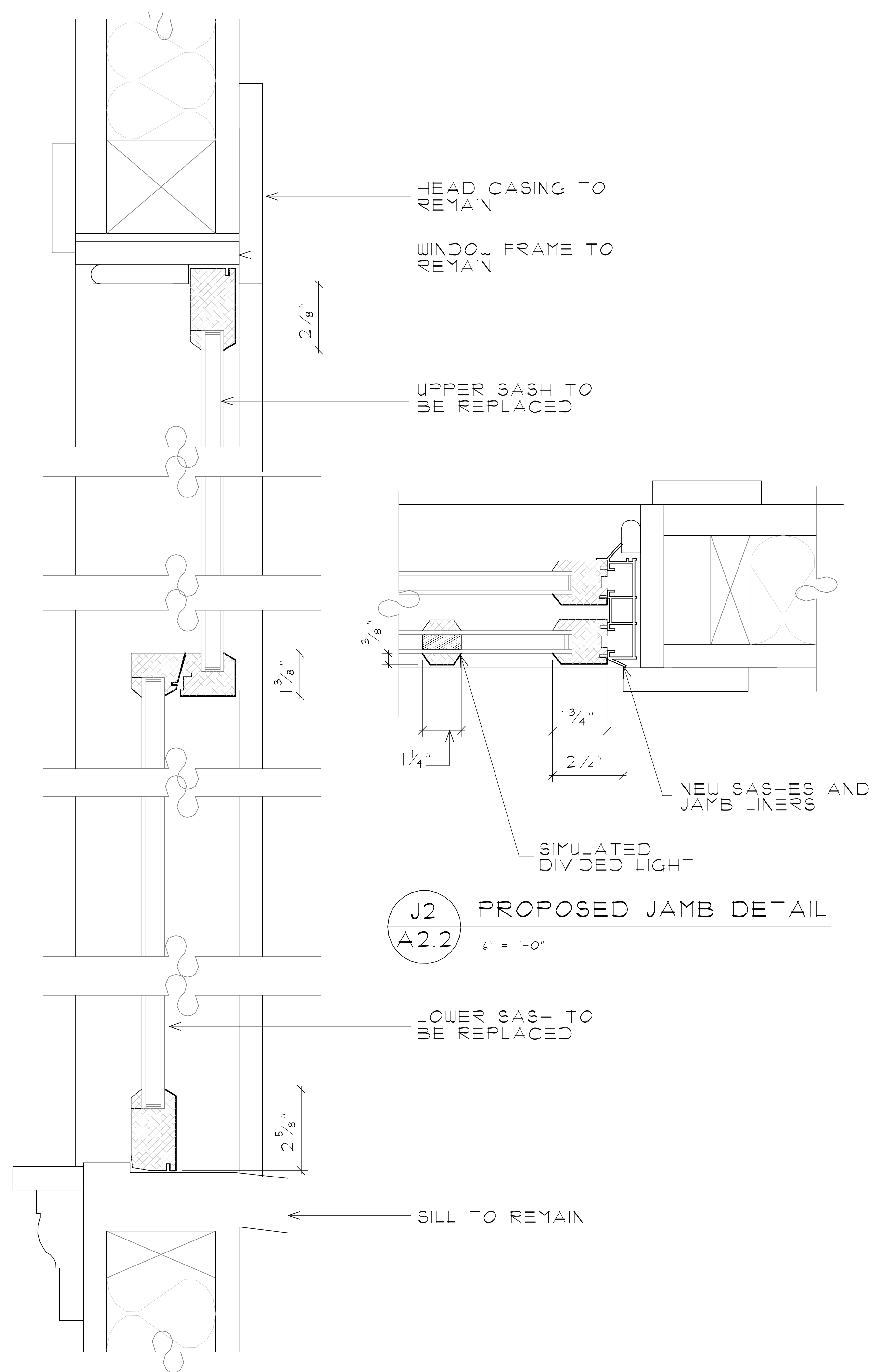
T. 401 465 5247
F. 401 636 8662

MarkRappArchitect.com

ACME
ARCHITECT
L.L.C.



J1 EXISTING JAMB DETAIL
A2.2 1/8" = 1'-0"



J2 PROPOSED JAMB DETAIL
A2.2 1/8" = 1'-0"

V2 PROPOSED WINDOW SECTION - VERTICAL
A2.2 1/8" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT
TWO-FAMILY RESIDENCE
71 WOOD STREET
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

WINDOW DETAILS
DATE: 1/1/24
SCALE: 1/8" = 1'-0"
REVISIONS:

SHEET
A2.2
23-00