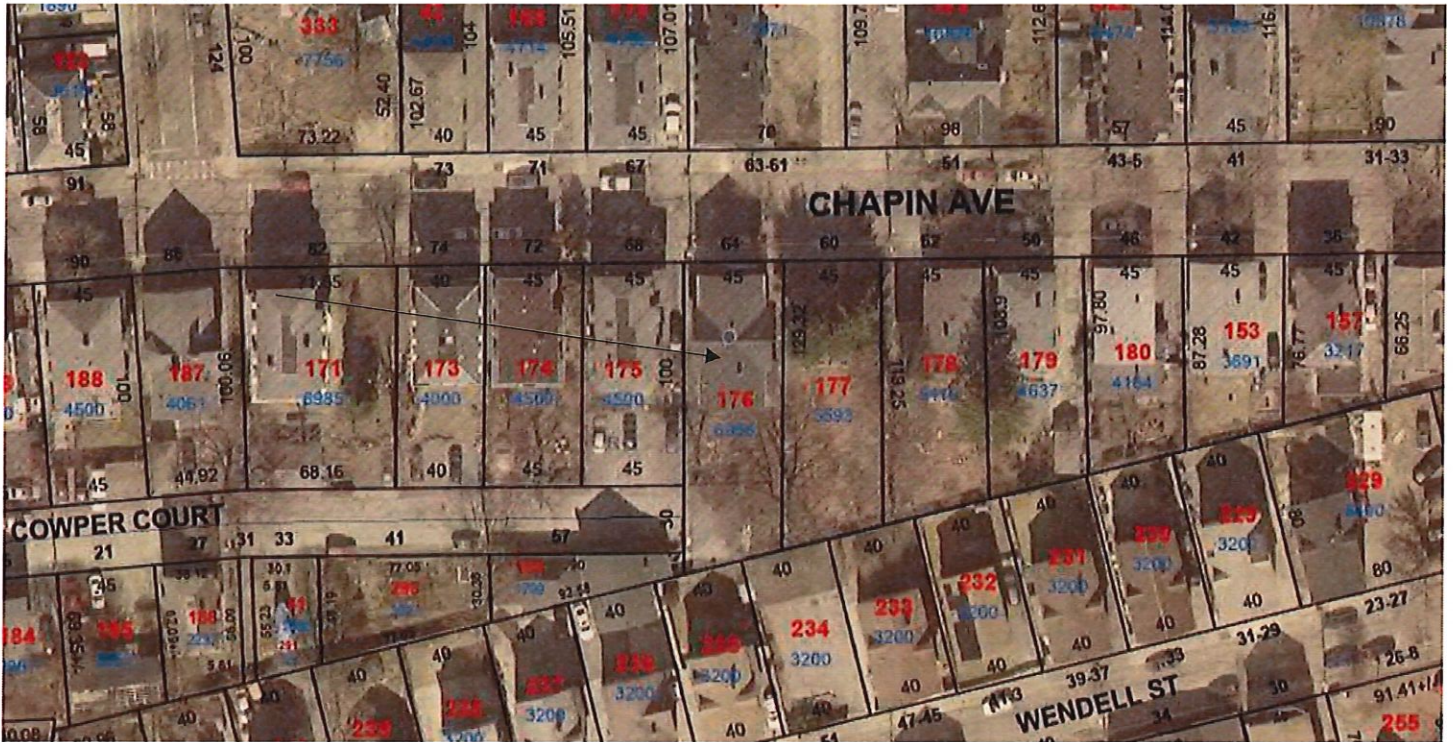


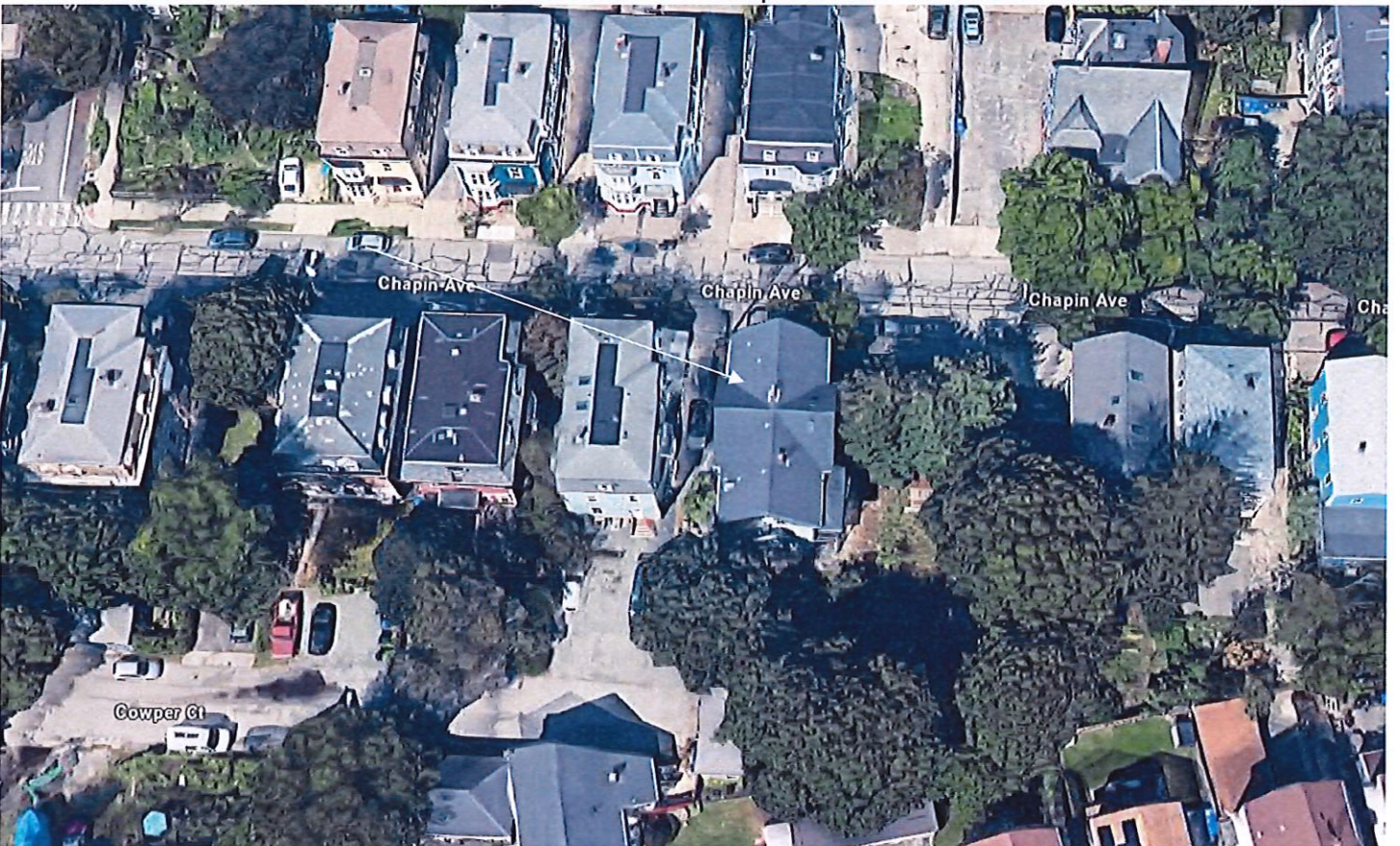
3. CASE 23.004, 64 CHAPIN AVENUE, House, c1890 (ARMORY)

2½-story; cross-gable; clapboard house with square two-story bay and bracketed side-hall entry hood.

CONTRIBUTING



Arrow indicates 64 Chapin Avenue.



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 52 insulated replacement windows (see attached narrative).

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

- **Evaluation:** At present the house contains fifty-two (52) double hung windows. Of the fifty-two (52) windows, forty-three (43) are original sash and possibly glass and nine (9) are modern replacement vinyl, closely matching the original wood windows. All original wood windows are in fair to poor condition. All Vinyl windows are in fair condition. The current DH configurations are: 0/0;
- **Sash Replacement:** applicant proposes new replacement windows to match the existing in their current configurations. The new double hung windows shall be Andersen 200 Series Tilt Wash full replacement windows. These are wood units with insulated glazing. Exterior color to be black. The existing sashes on all fifty-two (52) windows, and storm windows on all forty-three (43) wood 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 and existing vinyl 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. 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, the applicants 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;
- In speaking with Renewal by Anderson, staff discovered that there is an equivalent window to the Anderson 200, which can be custom sized; Renewal by Anderson is currently working on applying for a property where this window would be proposed; and,
- A narrative, plans, specifications and pictures have been submitted.

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

- a) 64 Chapin Avenue 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 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. 64 Chapin Avenue 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.

# PROVIDENCE

ARCHITECTURE + BUILDING Co.

64 Chapin Ave, Providence RI 02909  
January 2024

## 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 Fifty-Two (52) double hung windows. Of the Fifty-Two (52) windows, Forty-Three (43) are original sash and possibly glass and Nine (9) are modern replacement vinyl, closely matching the original wood windows. All original wood windows are in fair to poor condition. All Vinyl windows are in fair condition. The current DH configurations are: 0/0.

## Sash Replacement

We propose the new replacement windows to match the existing in their current configurations

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

The existing sashes on all Fifty-Two (52) windows, and storm windows on all Forty-Three (43) wood 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 and existing vinyl 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. 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.

# 64 CHAPIN AVE PROVIDENCE, RI

## HISTORIC DISTRICT COMMISSION REVIEW

### SHEET INDEX

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



Revision Schedule	
No.	Description

Project Name:  
**HISTORIC DISTRICT COMMISSION REVIEW**  
64 CHAPIN AVENUE, PROVIDENCE, RI 02909

Sheet Name:  
**COVER SHEET**

Stamp:

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Project No.: -

Checked By: KB

Drawn By: KB

Scale: AS NOTED

Date: 01-08-2024

Current Issue: -

Drawing No.

**DD.1**



1 NORTH-EAST ELEVATION  
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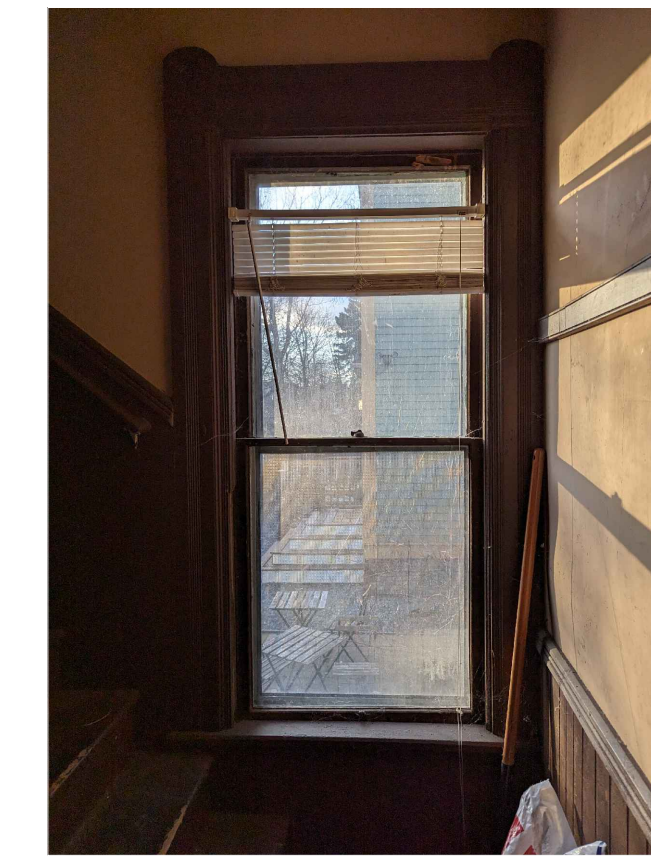
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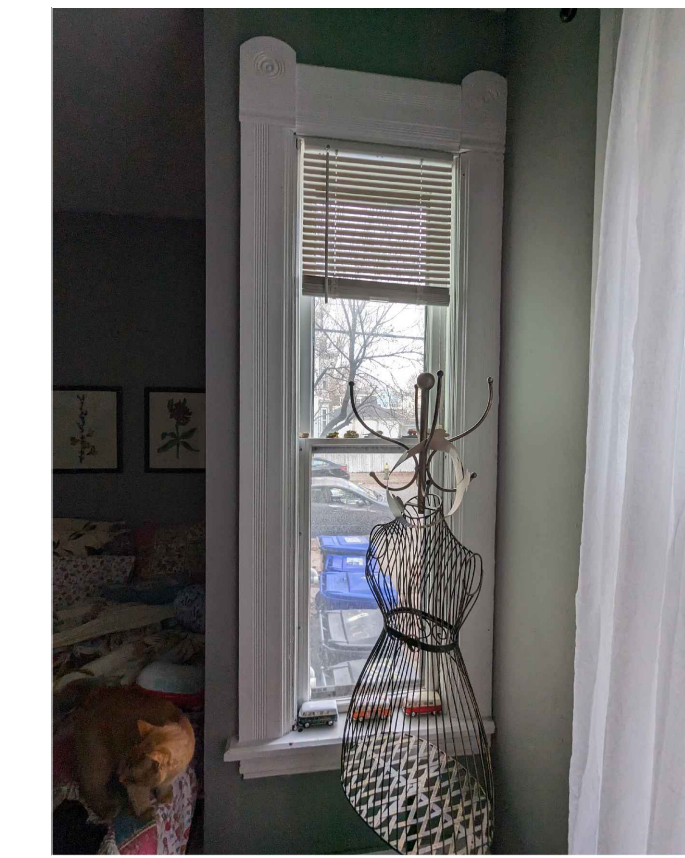
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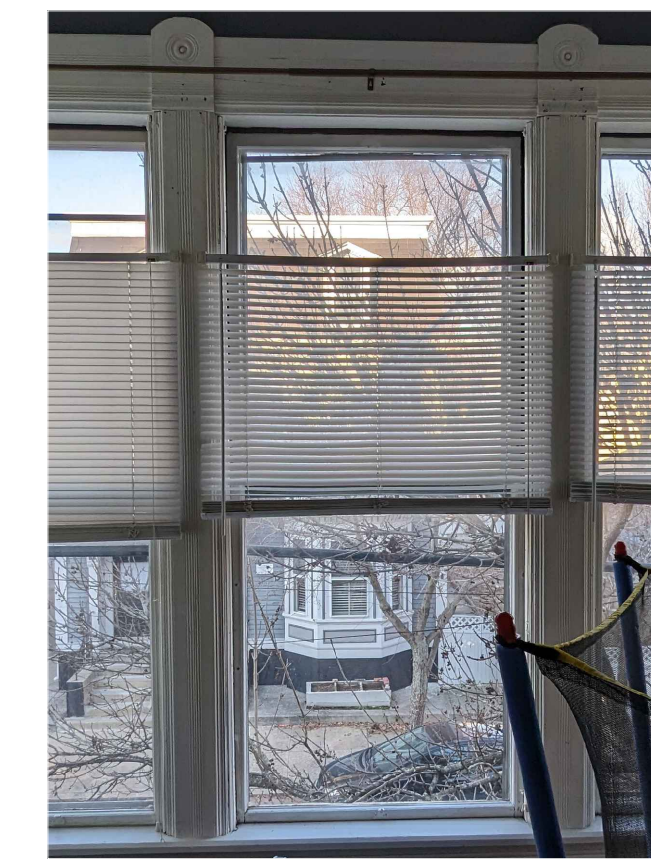
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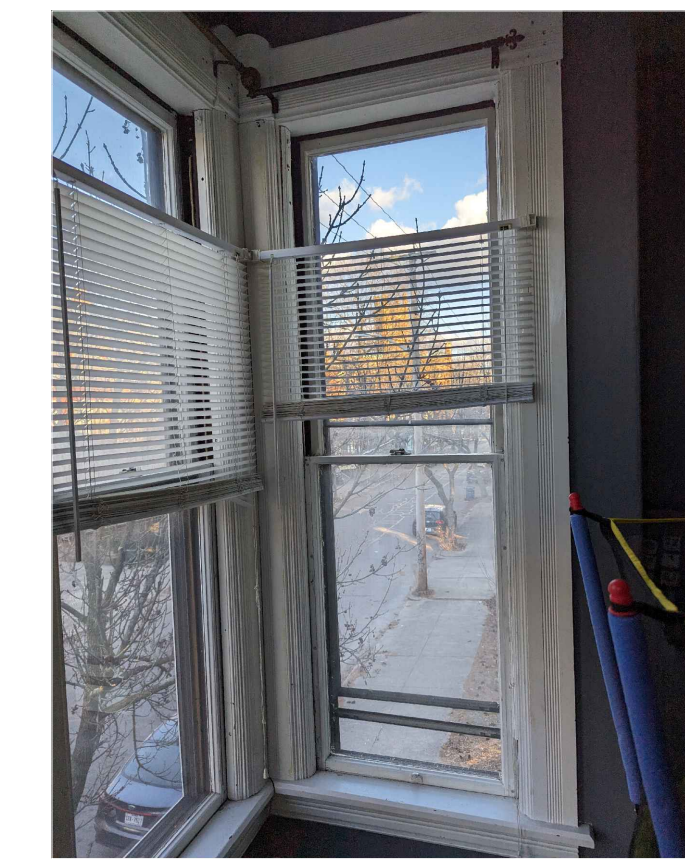
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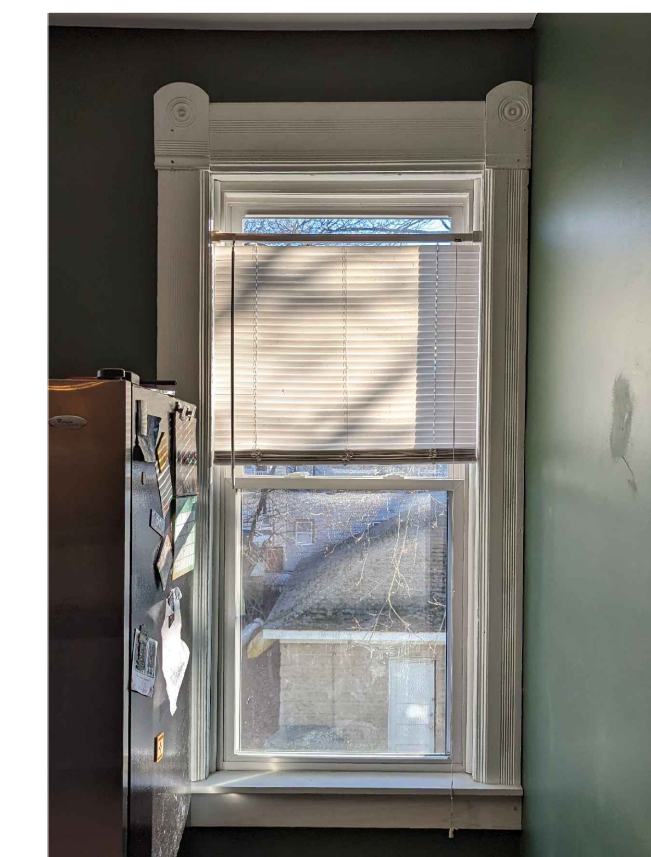
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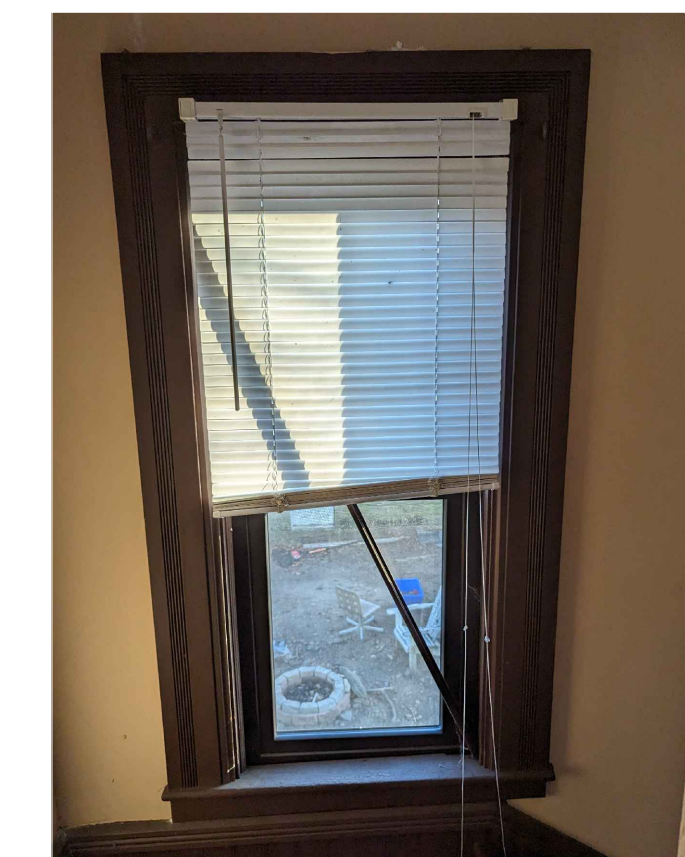
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D WINDOW TYPE D  
SCALE: 1:1



E WINDOW TYPE E  
SCALE: 1:1



F WINDOW TYPE F  
SCALE: 1:1

Revision Schedule	
No.	Description

Project Name:  
**HISTORIC DISTRICT COMMISSION REVIEW**  
64 CHAPIN AVENUE, PROVIDENCE, RI 02909

Sheet Name:  
**EXTERIOR AND INTERIOR WINDOW PHOTOS**

Stamp:

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Project No.: -

Checked By: KB

Drawn By: KB

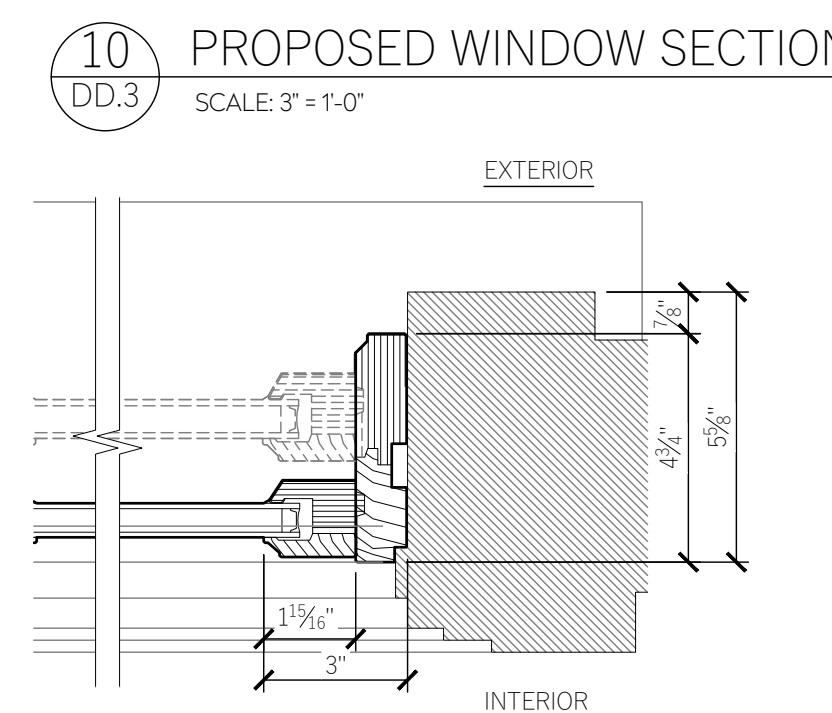
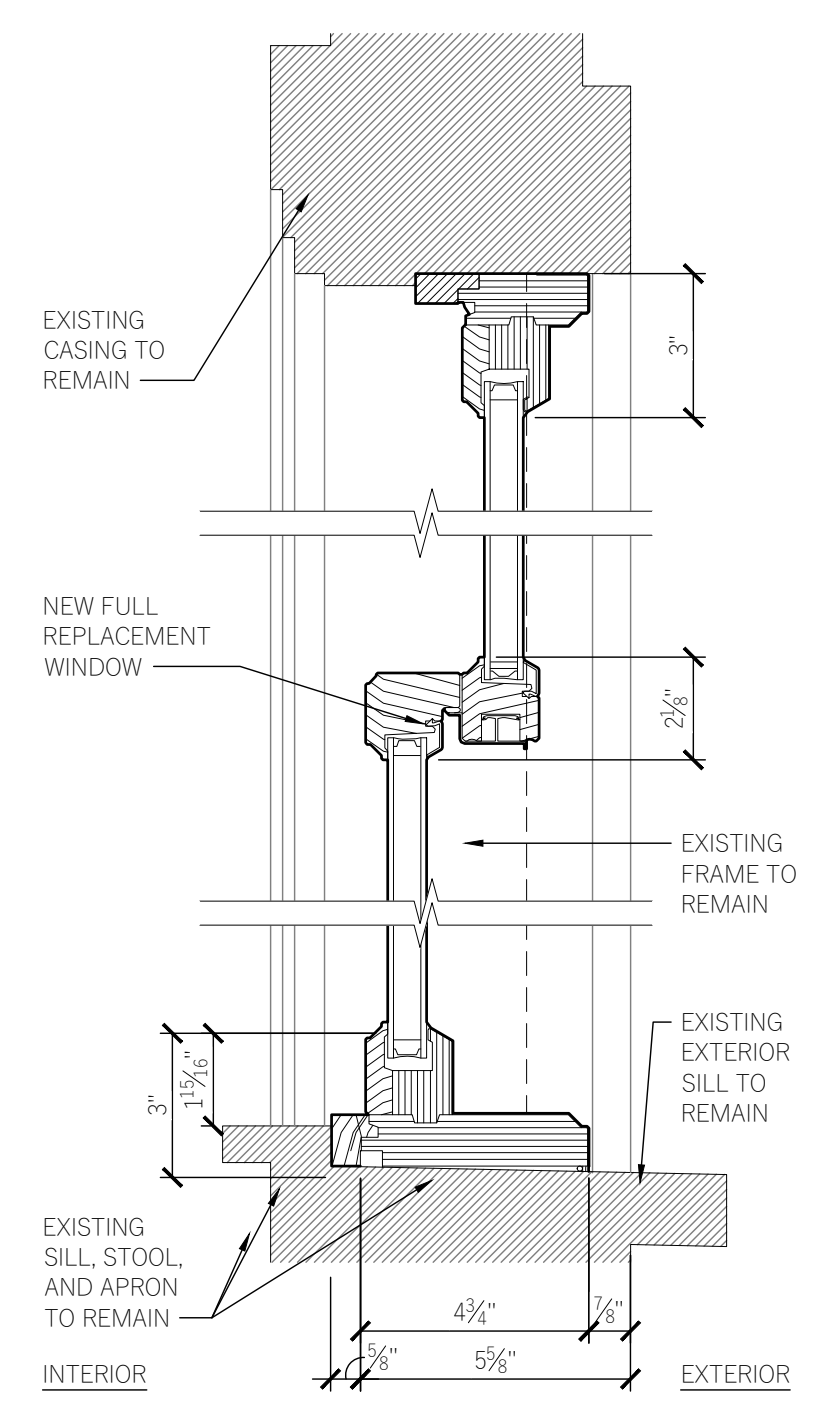
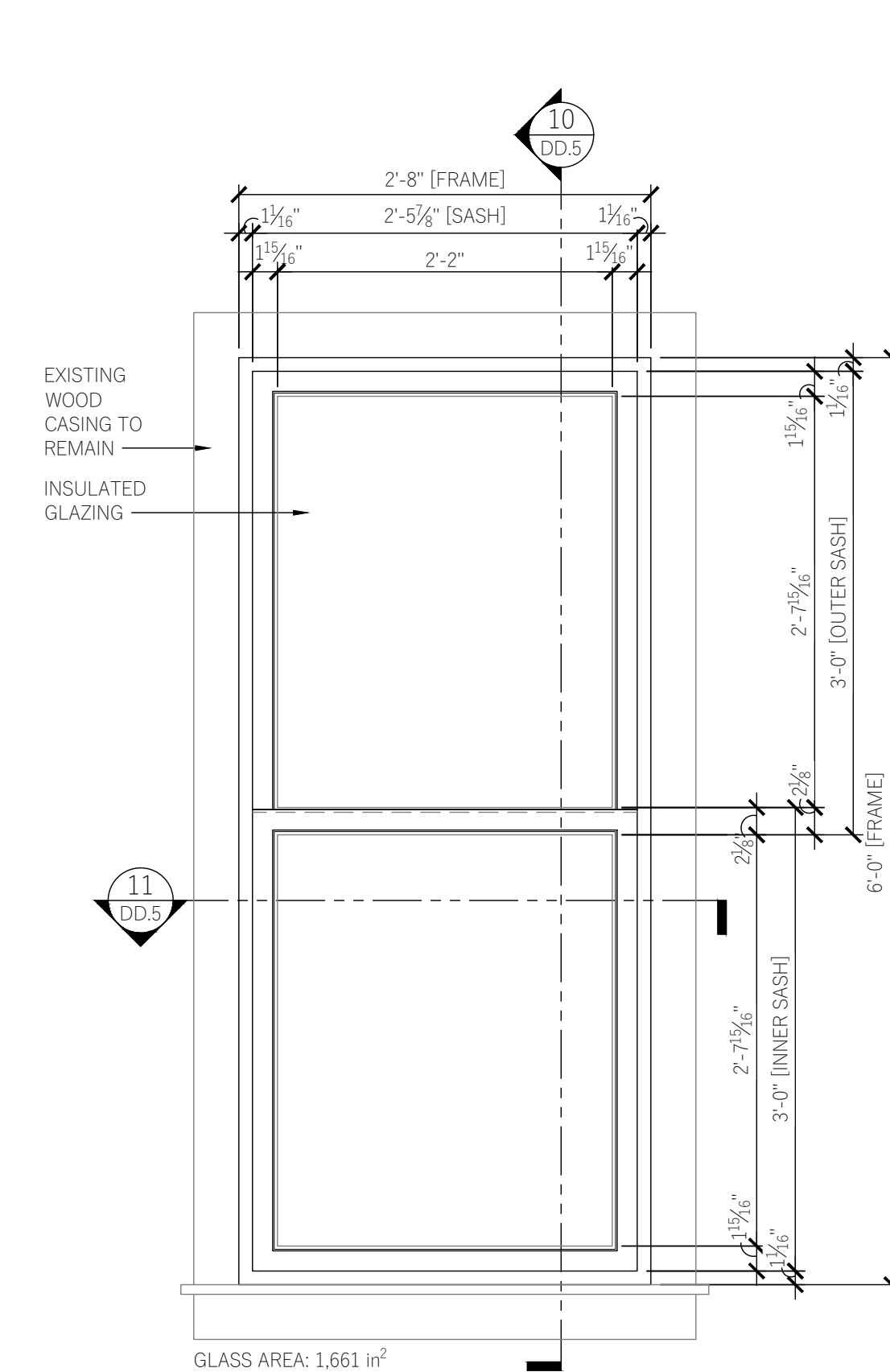
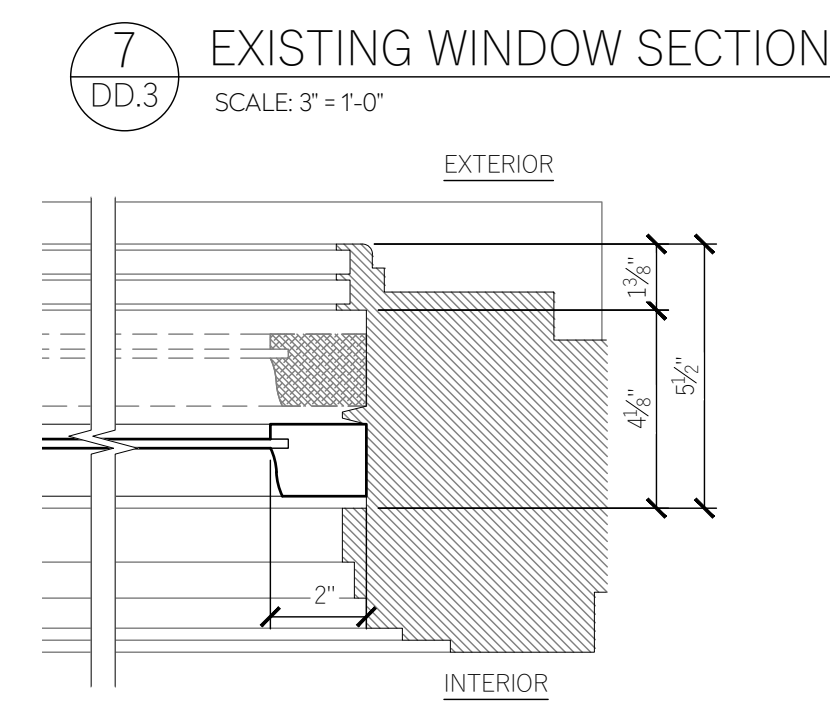
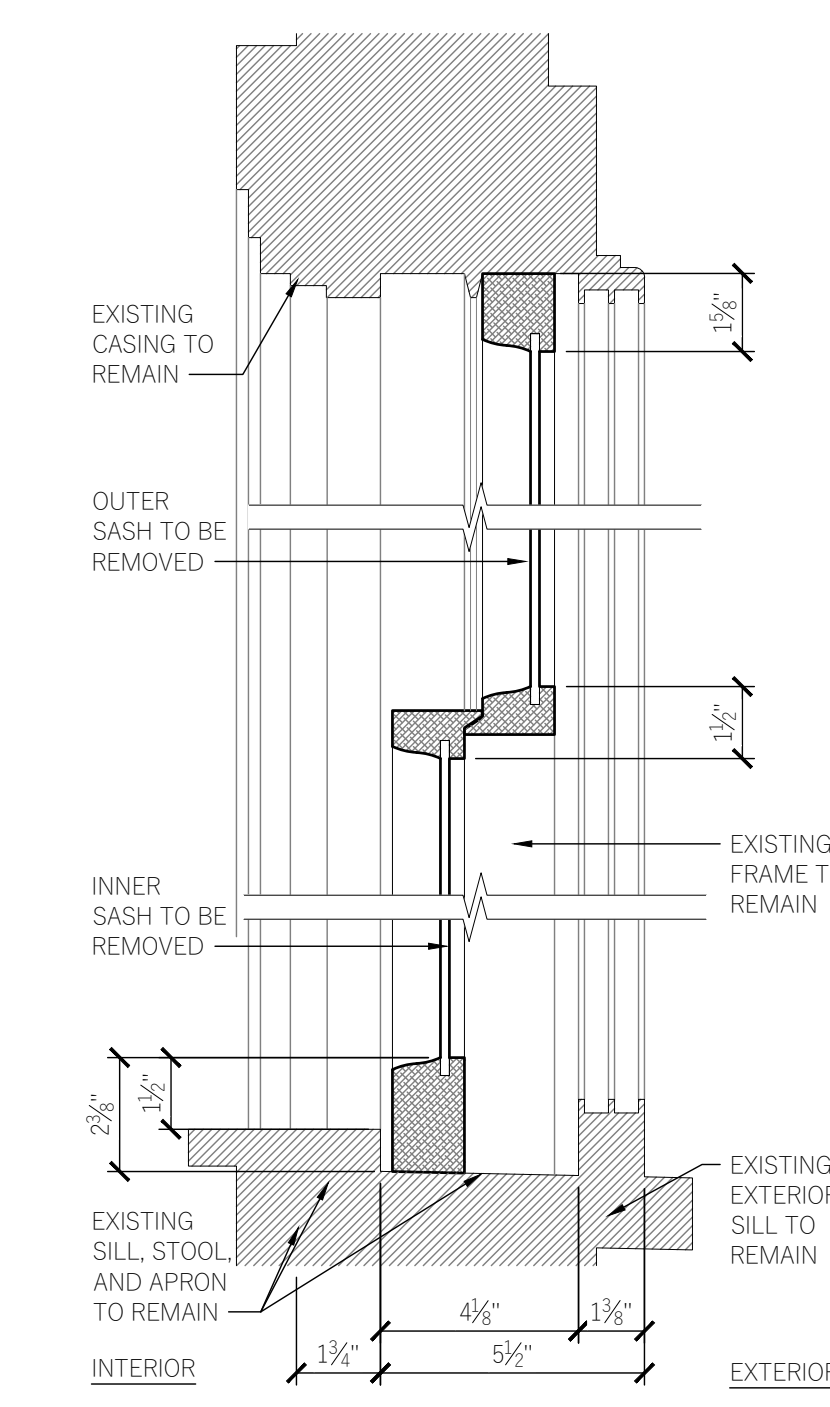
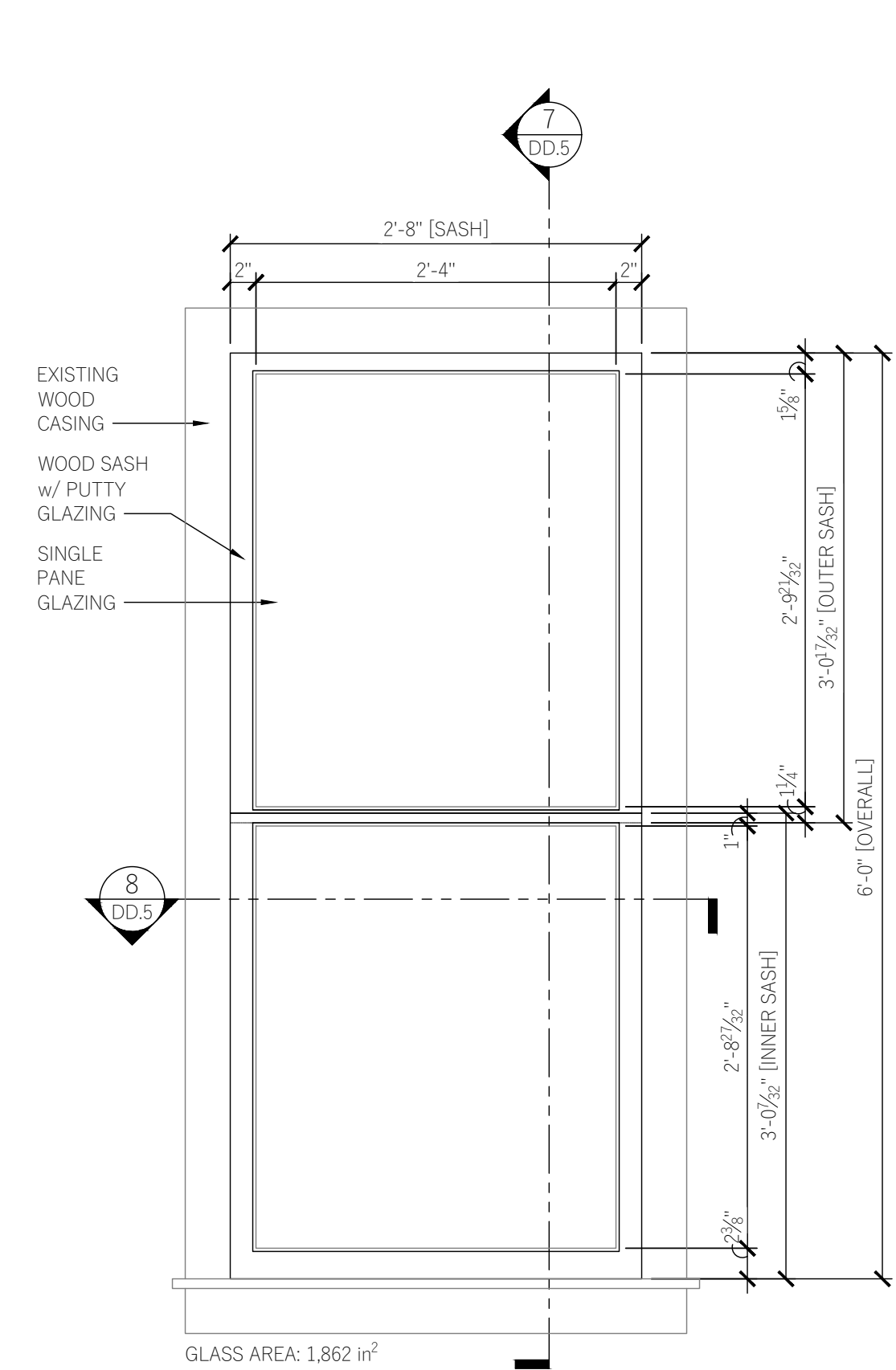
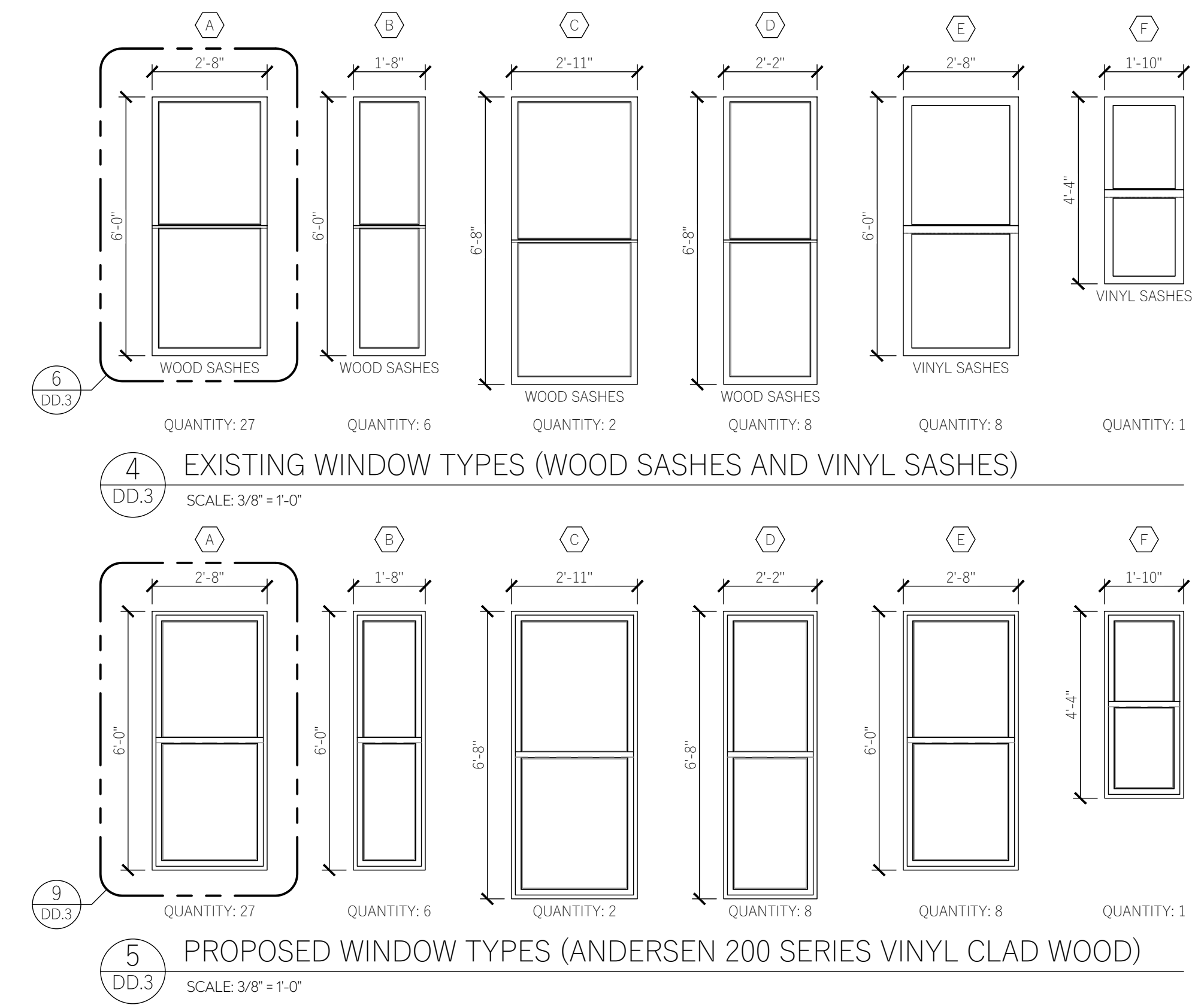
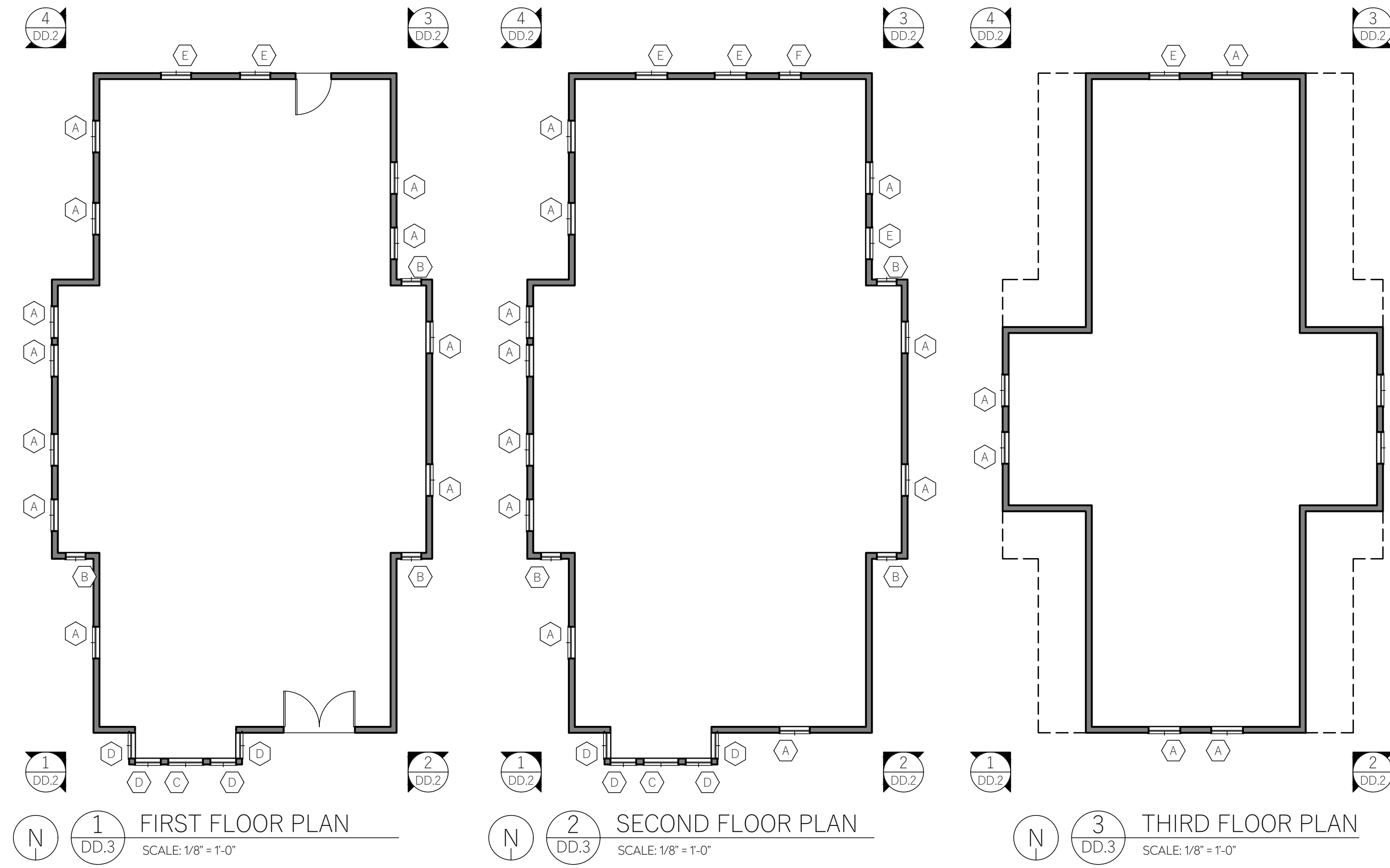
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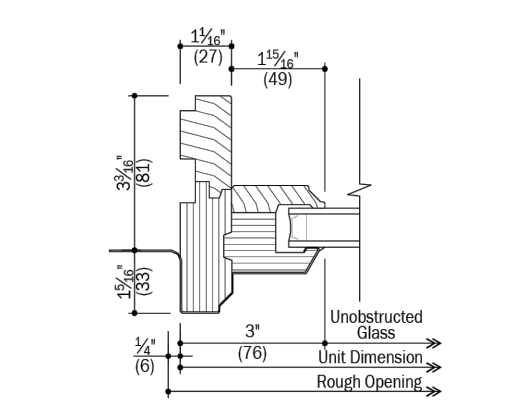
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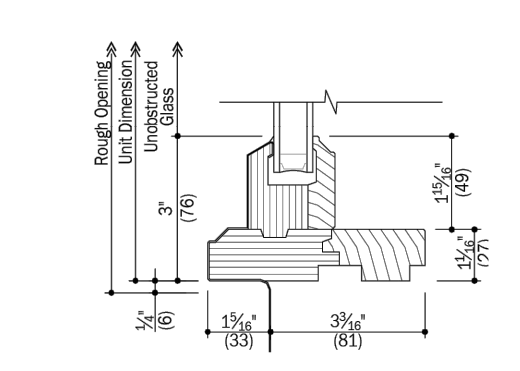
**DD.2**



**12 HEAD DETAIL**  
DD.3 SCALE: 1:1



**13 JAMB DETAIL**  
DD.3 SCALE: 1:1



**14 SILL DETAIL**  
DD.3 SCALE: 1:1

Revision Schedule	
No.	Description

Project Name:  
**HISTORIC DISTRICT COMMISSION REVIEW**  
64 CHAPIN AVENUE, PROVIDENCE, RI 02909

Sheet Name:  
**KEY PLANS, WINDOW TYPES, AND DETAILS**

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Date:	01-08-2024
Current Issue:	-
Drawing No.	

**DD.3**