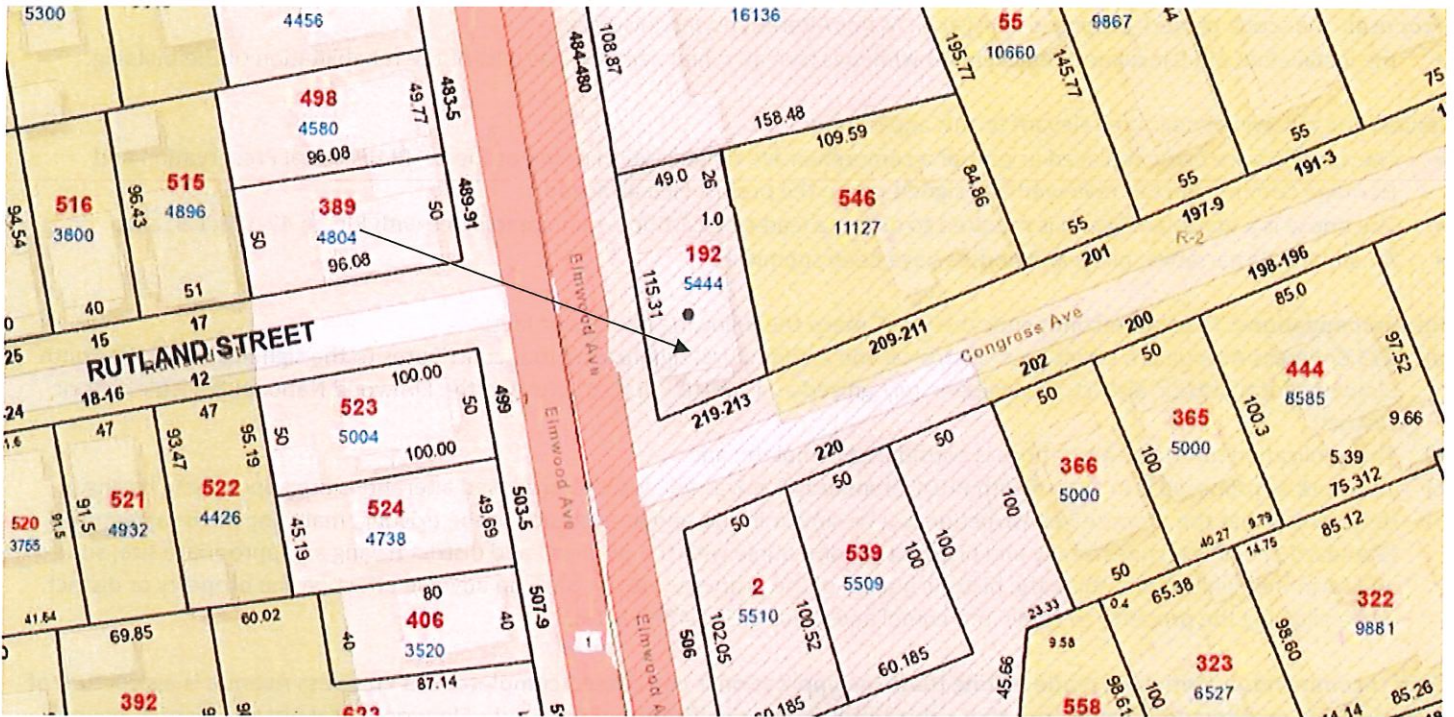
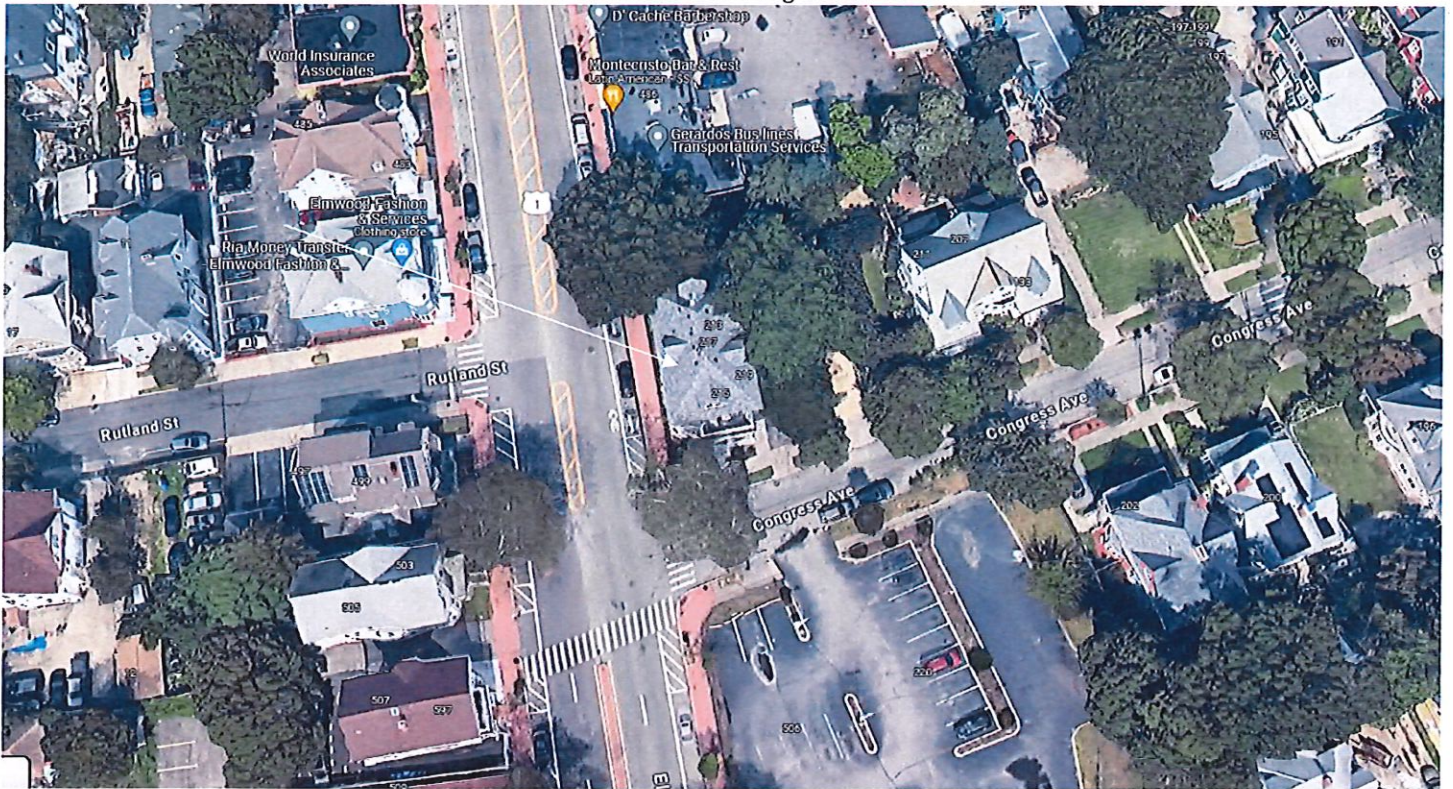


8. CASE 23.022, 213 CONGRESS AVENUE, Triple-Decker House, 1897 (SOUTH ELMWOOD)
CONTRIBUTING



Arrow indicates 213 Congress Avenue.



Arrow indicates project location, looking north.

Applicants/Owners: ONE Neighborhood Builders, 66 Chafee Street, Providence, RI 02908

Architect: DBVM, 111 Chestnut Street, RI 02903

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

- the installation of 69 insulated replacement windows (see attached narrative) as part of the rehabilitation of the building.

Issues: The following issues are relevant to this application:

- The windows are being replaced as part of a comprehensive rehabilitation of the property. RI Historical Preservation and Heritage Commission has reviewed and signed-off on the project (see attached);
- 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) 213 Congress Avenue is a structure of historical and architectural significance that contributes to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the 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 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. 213 Congress Avenue is a structure of historical and architectural significance that contributes to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the 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 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.



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

October 4, 2023

Via email: bcianciolo@rhodeislandhousing.org

Brenda Cianciolo
Rhode Island Housing
44 Washington Street
Providence, Rhode Island 02903-1721

Re: RIHPHC Project Nos. 16483-16495
One Neighborhood Builder – Elmwood Neighborhood, Providence

Dear Ms. Cianciolo:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the additional information provided for the above-referenced projects in response to our initial letter of March 31, 2022. Rhode Island Housing proposes to administer State Housing Bond funds for a scattered site rehabilitation in Providence's Elmwood Neighborhood by One Neighborhood Builders (ONB).

The subject properties underwent rehabilitation in the early 2000s. It appears at that time that the original windows were replaced as were some of the exterior doors. Windows were replaced based upon the historic configuration and are constructed of wood. ONB proposes to replace the doors and windows with fiberglass. In general, the RIHPHC feels that the replacement of the existing non-historic windows with a fiberglass window is appropriate as long as the new windows match the historic configuration and are a simulated divided light with a spacer bar and trapezoidal muntin for windows that were historically multiple lights. For the doors, extant historic doors must be retained unless they are deteriorated beyond repair in order to comply with the Secretary of the Interior's *Standards for Rehabilitation*. Replacement of a non-original door is acceptable as long as the replacement door matches the existing configuration and is painted. Additional information for each property is included below.

685-687 Broad Street (RIHPHC # 16483) – historic, potentially eligible for listing

Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows must not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match.

691-697 Broad Street (16484) – not historic, but within the Elmwood Historic District

It is our understanding that no exterior work is proposed at this property.

11-13 Moore Street (16485) – historic, within Providence North Elmwood Historic District
Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: (1) the new windows must closely match the existing in size, dimension, and should not be a bright white and (2) the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match.

213-219 Congress Ave. (16486) – historic, within Elmwood National Register Historic District
Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing front doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows may not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match. For the side door, a four-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

50-52 Moore Street (16487) – historic, within Providence North Elmwood Historic District
Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows may not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match.

54-56 Moore Street (16488) – historic, within Providence North Elmwood Historic District
Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing front doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows should not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match. For the side door, a four-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

58-60 Moore Street (16489) – historic, within Providence North Elmwood Historic District
Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass.

The existing doors consist of historically appropriate four-panel wood doors, which are proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows may not be a bright white. The second condition is that the new doors must closely match the existing. A four-panel door is appropriate – a fiberglass door must be painted and may not remain white. Our records indicate that historically, this building had the same door configuration as 50-52 and 54-56 Moore Street, so a configuration similar to this would be appropriate. Any other configuration must be submitted to RIHPHC for review and approval.

17 Mawney Street (16490) – historic, within Elmwood National Register Historic District Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing doors consist of historically appropriate four-panel wood doors, which are proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size with a 1/1 window as depicted in our records. Windows may not be a bright white. The second condition is that the new doors must closely match the existing. A four-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

34 Mawney Street (16491) – historic, within Elmwood National Register Historic District Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing doors consist of historically appropriate paired two-panel wood doors and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows may not be a bright white. The second condition is that the new doors must closely match the existing. Paired two-panel doors are appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

40-42 Mawney Street (16492) – historic, within Elmwood National Register Historic District Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing front doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows should not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match.

44-46 Mawney Street (16493) – historic, within Elmwood National Register Historic District Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing front doors are historic and proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following

conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows may not be a bright white. The second condition is that the existing wood doors must be retained unless they are demonstrated to be deteriorated beyond repair. If this can be demonstrated, then they must be replaced in-kind to match. For the side door, a four-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

316-320 Elmwood Ave. (16494) – historic, within Elmwood NR Historic District


Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing door consists of historically appropriate six-panel wood door, which is proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows should not be a bright white. The second condition is that new doors must closely match the existing and must fit the existing opening. A six-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

75-77 Congress Ave. (16495) – historic, potentially eligible for listing

Exterior work is generally limited to repair of wood features and repainting with the exception of doors and windows. The existing windows are non-historic and proposed to be replaced in fiberglass. The existing door consist of historically appropriate six-panel wood door, which is proposed to be replaced with fiberglass. The RIHPHC finds that the proposed work will have no adverse effect upon historic properties if the following conditions are met: first, the new windows must closely match the existing in size, dimension, and configuration. The new windows must have a simulated divided light with a spacer bar and trapezoidal muntin; windows should not be a bright white. The second condition is that the new doors must closely match the existing and must fit the existing openings. A six-panel door is appropriate – a fiberglass door must be painted and may not remain white. Any other configuration must be submitted to RIHPHC for review and approval.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,


FOR

Jeffrey Emidy
Executive Director
Interim State Historic Preservation Officer

Copy via email: Eric Watne, ONB, watne@onenb.org

February 21, 2024

Jason Martin
Preservation Planner
Department of Planning and Development
Joseph A. Doorley Municipal Building
444 Westminster Street
Providence, RI 02903



Building Window Counts:

685 Broad Street:

- 1st Floor – 19 windows
- 2nd Floor – 19 windows
- 3rd Floor – 8 windows
- Total – 46 Windows

50 Moore Street:

- 1st Floor – 16 windows
- 2nd Floor – 16 windows
- 3rd Floor – 10 windows
- Total – 42 Windows

54 Moore Street:

- 1st Floor – 16 windows
- 2nd Floor – 17 windows
- 3rd Floor – 3 windows
- Total – 36 Windows

58 Moore Street:

- 1st Floor – 14 windows
- 2nd Floor - 18 windows
- 3rd Floor – 11 windows
- Total – 43 Windows

213 Congress Street:

- 1st Floor – 22 windows
- 2nd Floor - 23 windows
- 3rd Floor – 24 windows
- Total – 69 Windows

Sincerely,

A handwritten signature in black ink that reads "Kejon Sampson". The signature is stylized with a large, sweeping initial "K" and "S".

Kejon Sampson
Job Captain

111 CHESTNUT STREET
PROVIDENCE, RI 02903

T 401 831 1240

www.dbvw.com



14804 THOMAS J. BRENNAN
PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA

THE AVENUE - ENR

ONE NEIGHBORHOOD BUILDERS

NO.	DATE	DESCRIPTION

DATE: 09/27/2023
DRAWN BY: TJB, KJD
JOB NO.: 21083
SCALE: As Noted

PROJECT INFORMATION
PROJECT: THE AVENUE - ENR
PROJECT LOCATION: 219 CONGRESS AVE
DRAWN BY: TJB, KJD
JOB NO.: 21083
SCALE: As Noted

- 1. AT BRICK MASONRY FOUNDATION/FIRST FLOOR, POWER WASH TO REMOVE GRAYING MATERIAL, AND GRUNT IT.
- 2. REBUILD BRICK FOUNDATION AT BACK DOOR STAIR, (2 COURSES AT 6" WOOD JOINTS) AND REPAIR MASONRY ON BRICKEN STAIR BRICKS IN OLD WOOD SHEDS. PAINT TO MATCH EXISTING COLOR OF BUILDING.
- 3. AT ROOF JOINTS REPAIR JOINTS ON BRICKEN STAIR BRICKS IN OLD WOOD SHEDS. PAINT TO MATCH EXISTING COLOR OF BUILDING.
- 4. AT ROOF JOINTS REPAIR BRICKEN STAIR BRICKS IN OLD WOOD SHEDS. PAINT TO MATCH EXISTING COLOR OF BUILDING.
- 5. PAINT ROOF SCOFF, KERRICK BEAM, END PORCH IN ITS ENTRY AND REAR ENTRY CANOPY.
- 6. REPAIR ROOF SCOFF, KERRICK BEAM, END PORCH IN ITS ENTRY AND REAR ENTRY CANOPY. REPAIR 2 BAYS OF WINDOW/IRON FENCING TO MATCH EXISTING.

NOTE: EXISTING ELEVATION MARKERS ARE VISIBLE AT ALL CORNERS OF WORK FOR REPAIR AND/OR RE-CONSTRUCTION.
FOR TYPICAL GENERAL NOTES, REFER TO ATTACHED PLAN.

REPAIR / RESTORE 1/2 LITE FOUR (4) PANEL REAR SET (ON PANEL STAIR DOORS) (2) WITH SIX (6) PANEL, THERMA TRU DOOR.
FOR TYPICAL GENERAL NOTES, REFER TO ATTACHED PLAN.



4 FRONT PORCH
SCALE: NTS

PAINT ALL WINDOW/IRON FENCING



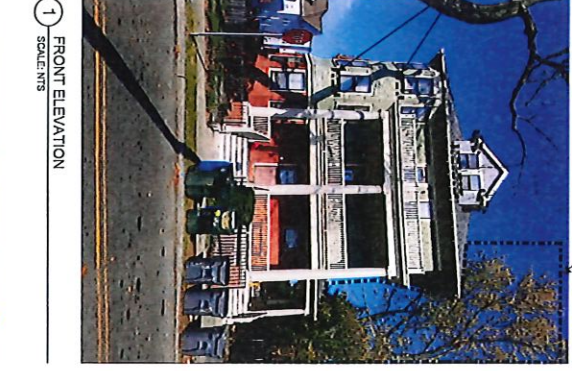
3 MASONRY CORNER
SCALE: NTS

REBUILD BRICK CORNER



2 REAR ELEVATION
SCALE: NTS

SCAFF, PRIME AND RE-PAIN ROOF SCOFF AND VERTICAL SOUN AT ROOF JOINTS TO MATCH EXISTING COLOR. COORDINATE WITH OWNER/ARCHITECT PRIOR TO PAINTING



1 FRONT ELEVATION
SCALE: NTS

LARGE TREE TO BE REMOVED - FROM DRIVEWAY

REPAIR/REPLACE WINDOW TRIM



7 FRONT ENTRY
SCALE: NTS

REPAIR 2 BAYS OF WINDOW/IRON FENCING
REPAIR BRICK AT SILL OF DOOR



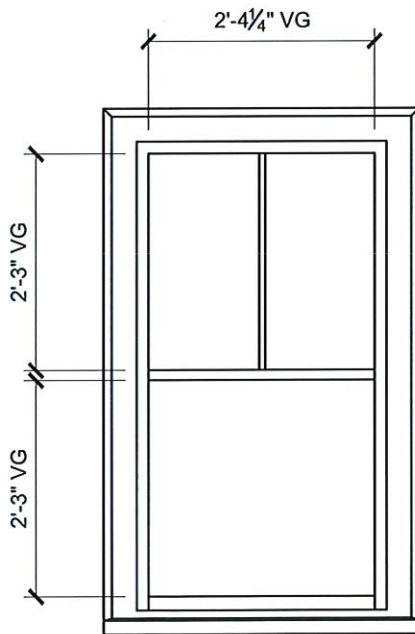
6 SIDE ELEVATION
SCALE: NTS



5 SIDE ELEVATION
SCALE: NTS

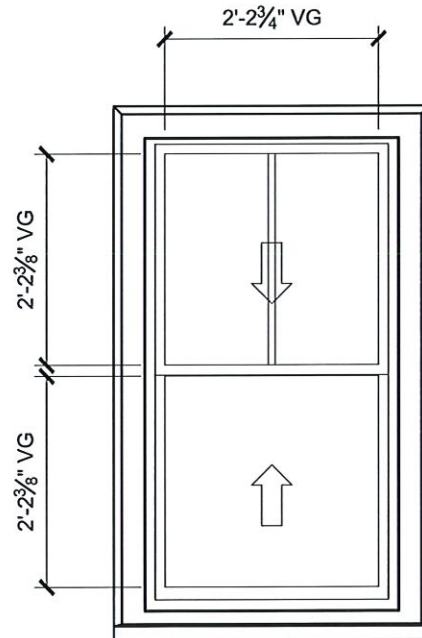
SCAFF, PRIME AND RE-PAIN SIDE PORCH AND REPAIR WINDOW TRIM TO MATCH EXISTING COLOR. COORDINATE WITH OWNER/ARCHITECT PRIOR TO PAINTING.

LIFESTYLE



EXISTING

LINE # _____ QTY _____



PROPOSED

LINE # _____ QTY _____

ORIGINAL: 2-16-24

DRAWN BY: TJT

SHEET:

5 OF 7

DRAWINGS FOR:

213 CONGRESS ST.

LOCATION: PROVIDENCE, RI

ARCHITECT: DBVW ARCHITECTS

REV:

DATE:

1

-

2

-

3

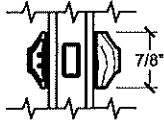
-



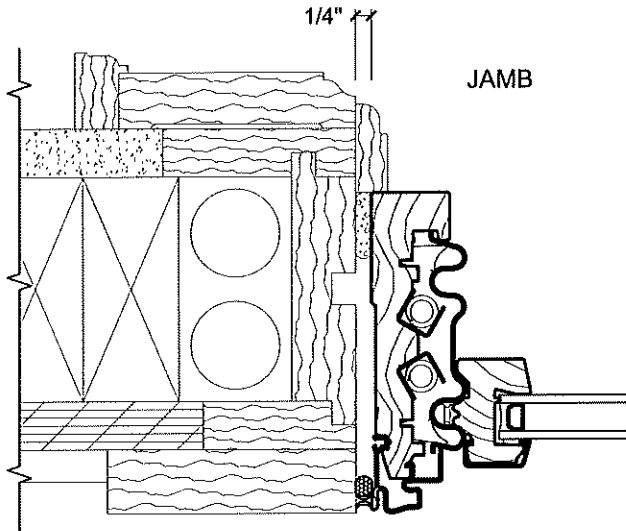
WINDOWS AND DOORS

Pella Windows Inc.
1325 Airport Road
Fall River, Massachusetts

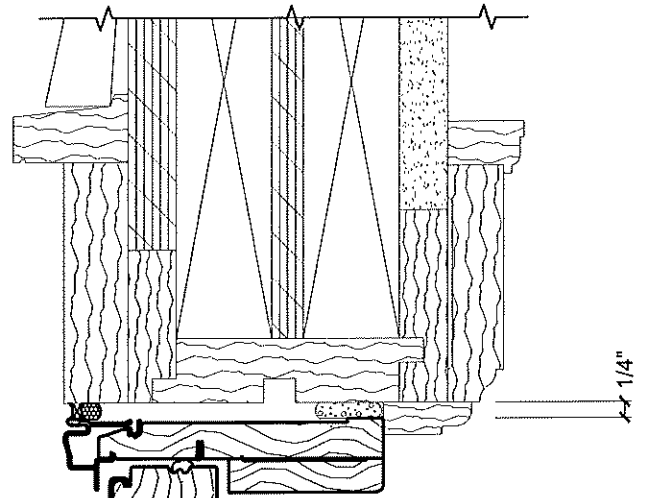
LIFESTYLE



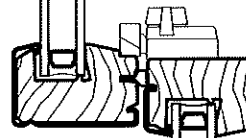
7/8" SDL
with Spacer



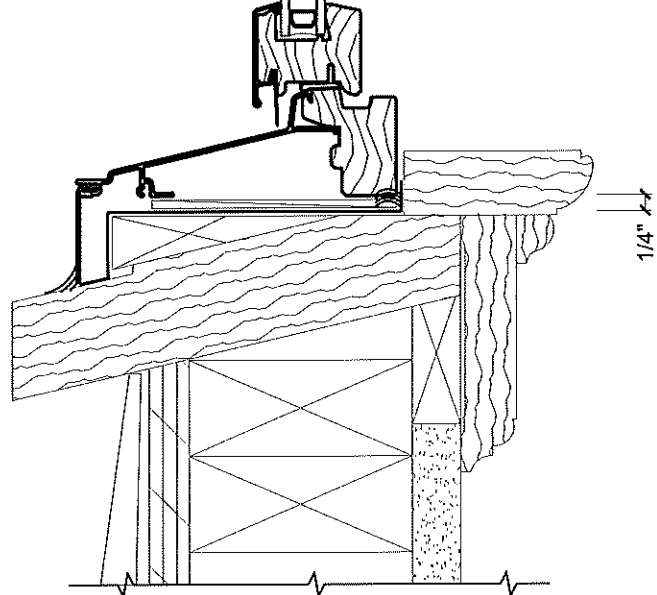
JAMB



HEAD



SILL



1/4"

TYPICAL INSTALLATION

TRIM PROFILES SHOWN DO NOT REFLECT EXISTING CONDITIONS
ORIGINAL EXISTING TRIM AND WINDOW FRAME TO REMAIN, STORM WINDOWS AND
REPLACEMENT SASH PACKS TO BE REMOVED.

ORIGINAL: 2-16-24

DRAWN BY: TJT

SHEET:

6 OF 7

DRAWINGS FOR:

ELMWOOD NEIGHBORHOOD REVITALIZATION

LOCATION: PROVIDENCE, RI

ARCHITECT: DBVW ARCHITECTS

REV:

DATE:

1

-

2

-

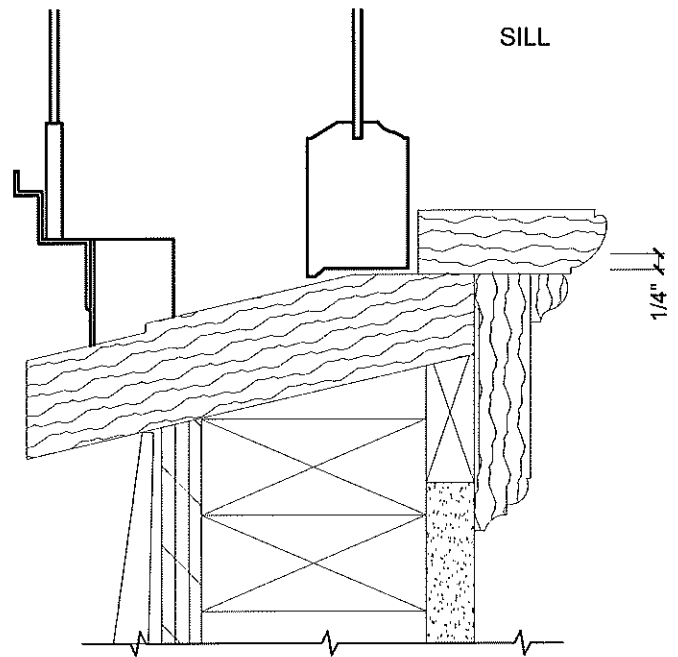
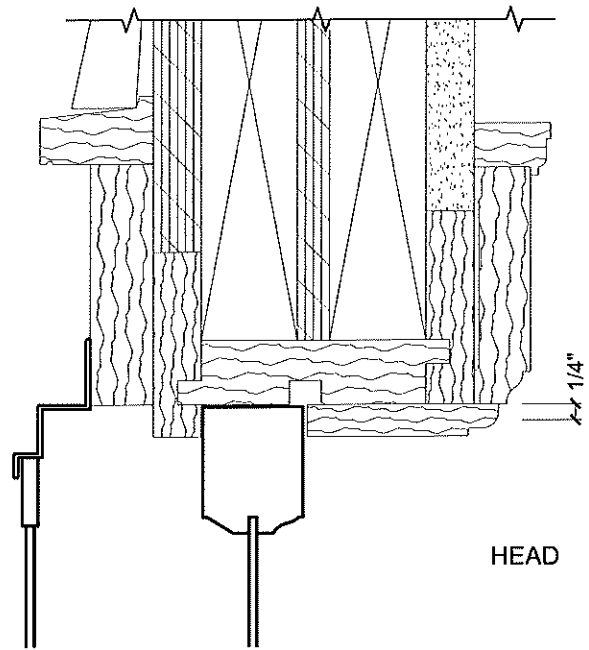
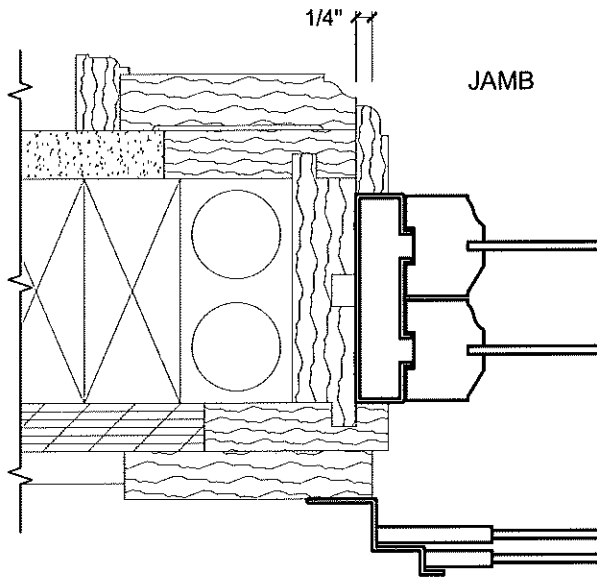
3

-



**WINDOWS
AND DOORS**

Pella Windows Inc.
1325 Airport Road
Fall River, Massachusetts



EXISTING INSTALLED WINDOWS

TRIM PROFILES SHOWN DO NOT REFLECT EXISTING CONDITIONS
 ORIGINAL EXISTING TRIM AND WINDOW FRAME TO REMAIN, STORM WINDOWS AND
 REPLACEMENT SASH PACKS TO BE REMOVED.

ORIGINAL: 2-16-24

DRAWN BY: TJT

SHEET:

7 OF 7

DRAWINGS FOR:

ELMWOOD NEIGHBORHOOD REVITALIZATION

LOCATION: PROVIDENCE, RI

ARCHITECT: DBVW ARCHITECTS

REV:

DATE:

1

-

2

-

3

-



**WINDOWS
AND DOORS**

Pella Windows Inc.
 1325 Airport Road
 Fall River, Massachusetts