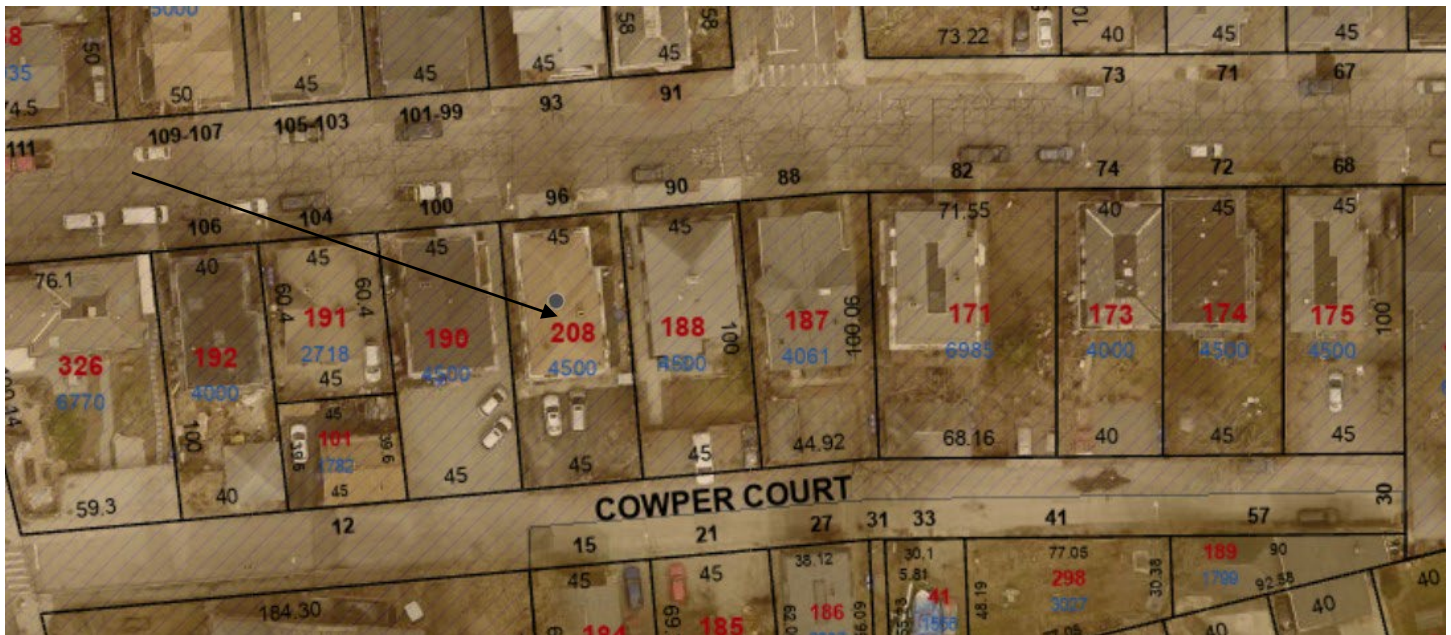


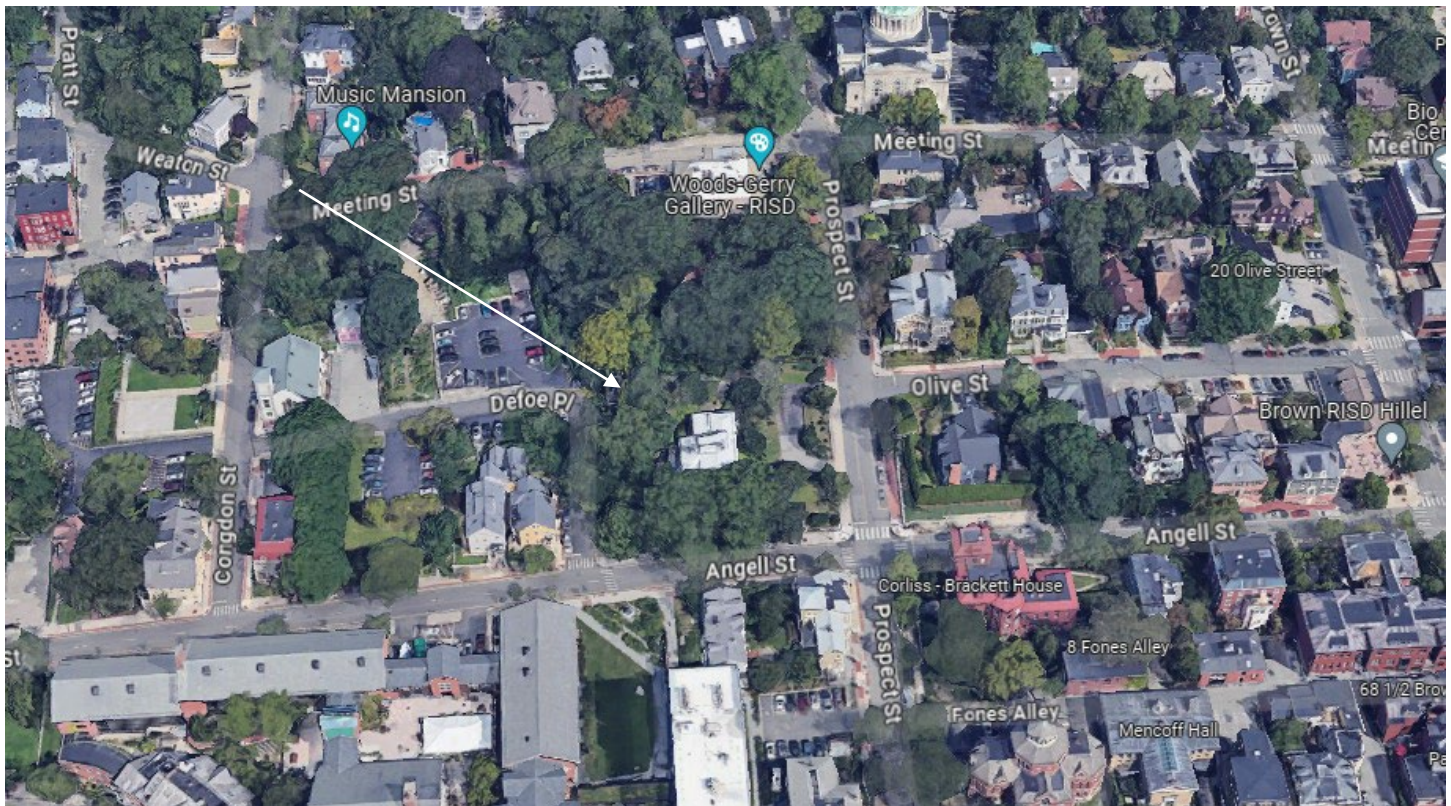
4. CASE 25.034, 96 CHAPIN AVENUE, Cyrus T. Eddy House, 1875 (ARMORY)

2½-story; mansard; typical house; with gable dormers and bracketed trim on cornice, 2-story bay, window caps and sidehall entry portico.

CONTRIBUTING



Arrow indicates 96 Chapin Avenue.



Arrow indicates project location, looking north.

Applicant/Owner: Stonehenge Partners LLC, PO Box 2332, Providence, RI 02906

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837

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

- the removal of existing windows and installation of insulated windows.

Issues: The following issues are relevant to this application:

- When the Commission amended its Standards & Guidelines to address RIGL § 42-128.1-8. [Lead Hazard Mitigation], the amendments streamlined the process for applicants applying for window replacement in the local historic districts. The new process requires documentation for the HDC or Staff to review. When requesting a new brand of window be approved, a comprehensive documentation package is required. HHS's Lead Hazard Reduction Demonstration Program (Program) currently has an applicant for 96 Chapin Avenue. There is not enough funding allocated for the Program to comply with the HDC's current Standards and be in compliance with RIGL § 42-128.1-8. This is often an issue when LHD applicants apply to the Program.

The solution proposed for 96 Chapin Ave to conform to the HDC's standards and RIGL is to propose a new brand of window for the Commission's approval, the United 9600 Series. Luis Almanzar, Lead and Healthy Housing Inspector, and staff evaluated the 9600 series at Venture Windows & Doors, the Program's distributor of replacement windows. The Program is applying to the HDC for window replacements at 96 Chapin Ave.

The HDC has not evaluated the 9600 series for conformity with the Standards, so a documentation package was required. The package requires an architectural evaluation of the existing windows at 96 Chapin Ave and compares them with the 9600 Series window. Mr. Rapp was hired by HHS to complete the documentation.

- Of the forty-three (43) windows on three floors, the owners are requesting sash replacement for forty-one (41) of those units. These are all double hung sashes, primarily 2/2 along with a mixture of 1/1. Of those, most are in fair condition with some as inoperable and damaged. They are mostly wood sashes within wood frames with weight pockets as the building is stick-framed. There are some vinyl (5) replacement sashes. The one (1) round window, on floor two, shall remain in place and unchanged. The replacement sashes shall be as follows: The new double hung sashes shall be United 9600 Series composite window replacement kits. These are composite units, insulated glazing with composite clad exterior. Muntins to be simulated divided light. Exterior color to be white. New window screens to be half-window. Most units will have a 1/1 configuration with others configured to match existing functions, window sizes shall remain the same. The existing sashes, wood and aluminum storm windows shall be removed.
- The proposed replacement windows for this building will 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;
- The property is a multi-family and is required to be in compliance with RIGL § 42-128.1-8; and
- Plans and photos have been submitted.

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

- a) 96 Chapin Avenue is a structure of historical and architectural significance that contributes 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 (Standard 8) 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. 96 Chapin Avenue is a structure of historical and architectural significance that contributes 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) while allowing 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.



Figure 1 - Street (North) Elevation



Figure 2 - NE corner



Figure 3 - Rear (South) Elevation



Figure 4 - West Elevation



Figure 5 - Unit "F" exterior



Figure 6 - Unit "E"



Figure 7 - Unit "A"



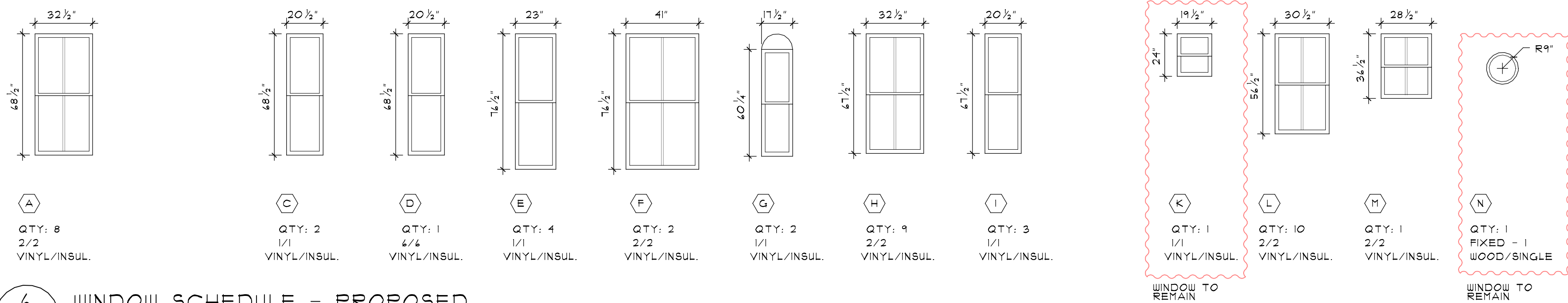
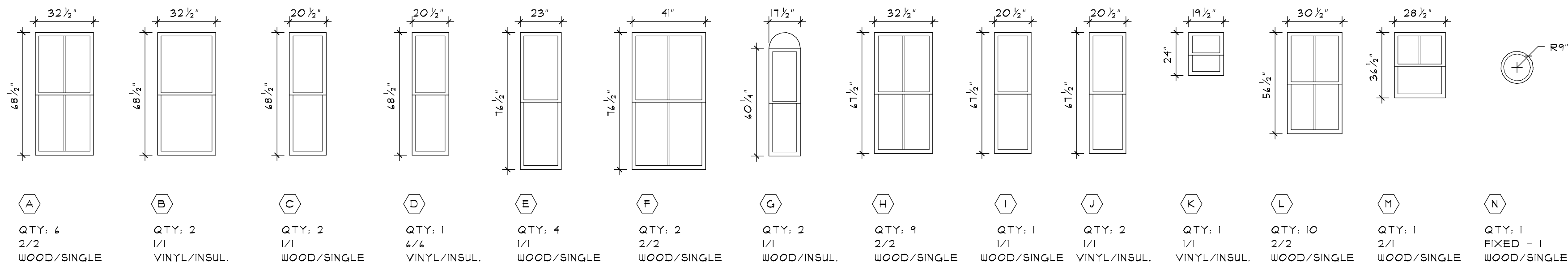
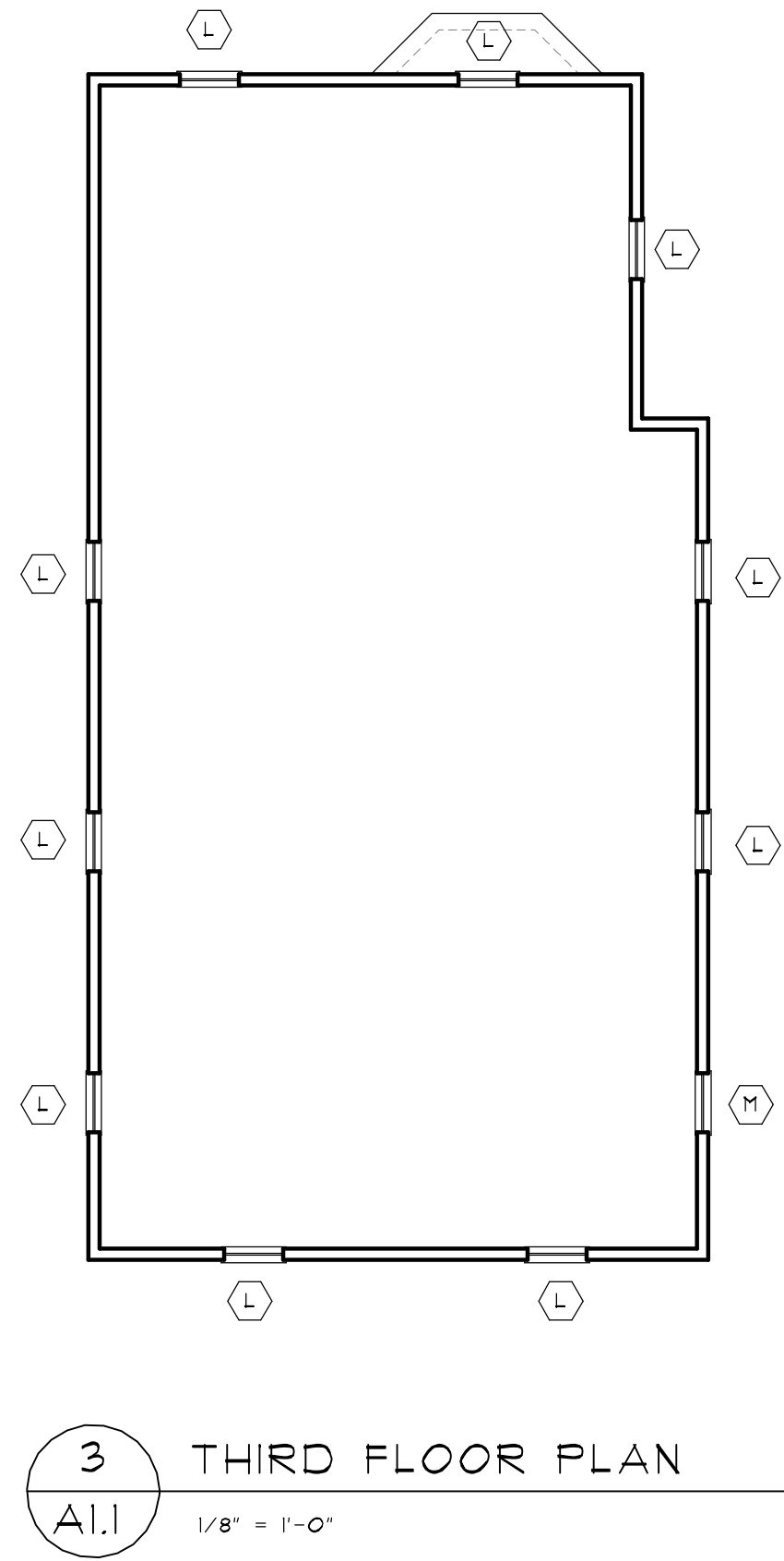
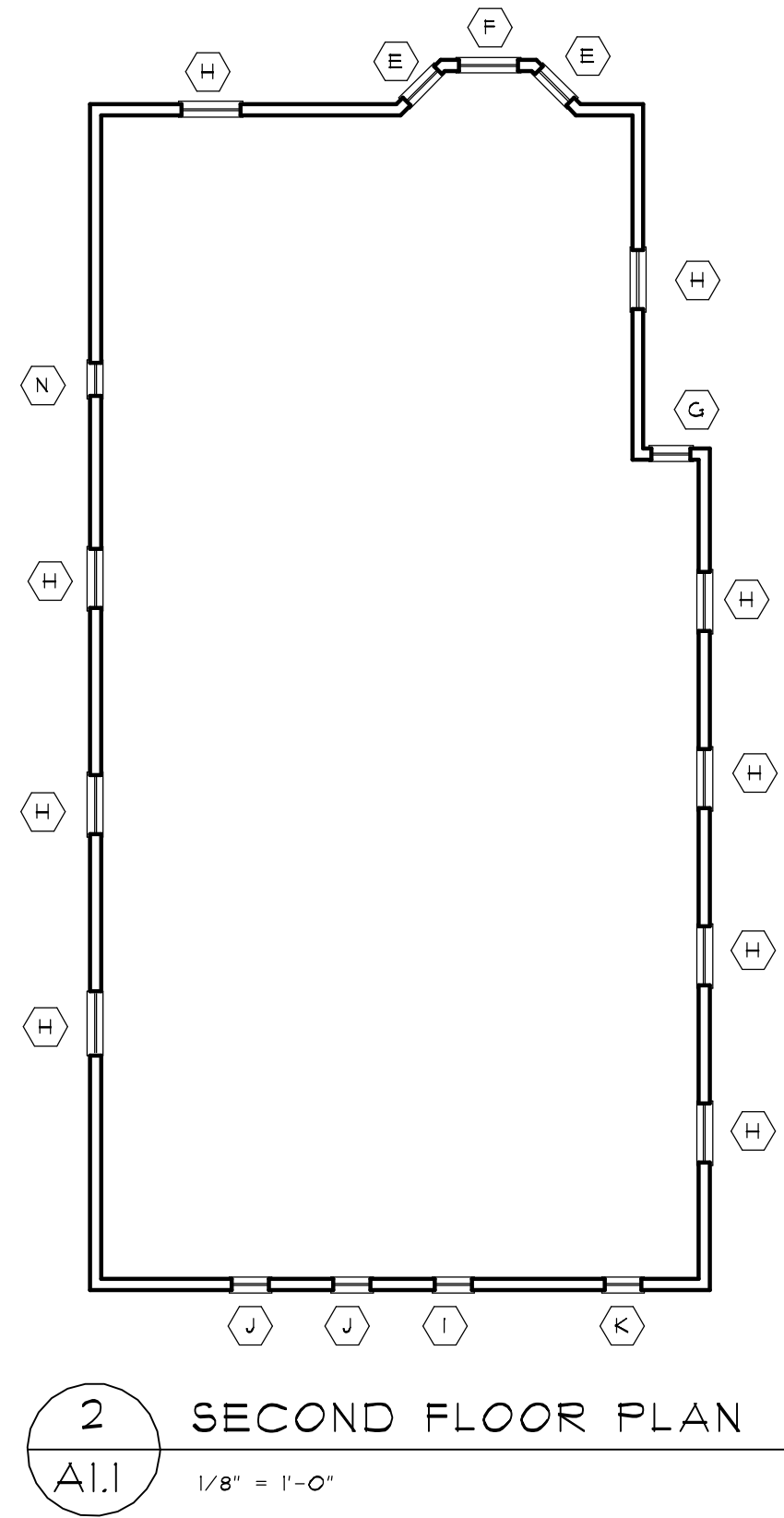
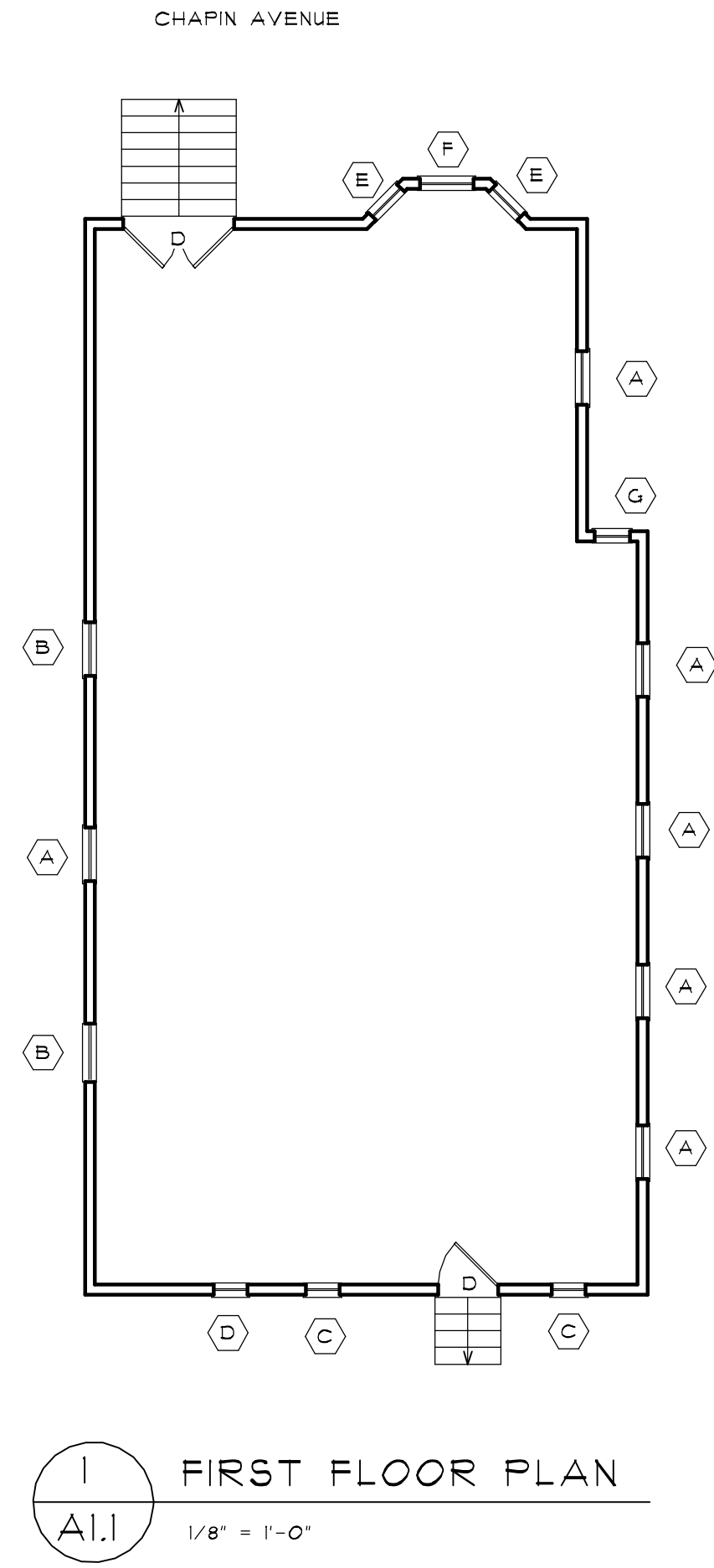
Figure 8 - Unit "G" w/false arch



Figure 9 - Unit "N"



Figure 10 - Unit "L"



PROPOSED WINDOW SASH REPLACEMENT
CYRUS EDDY HOUSE
96 CHAPIN AVENUE
PROVIDENCE, RHODE ISLAND 02909

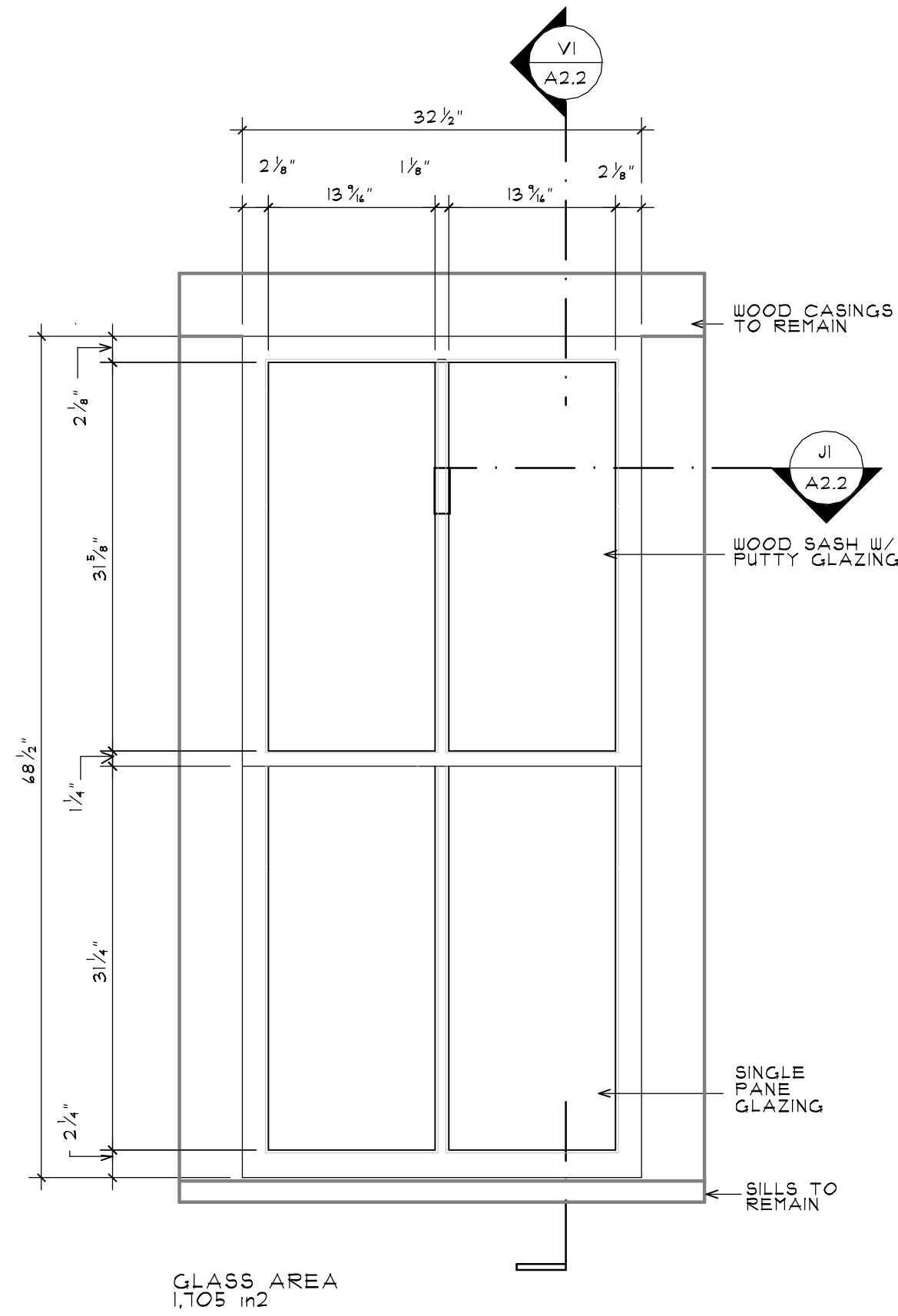
ACME
ARCHITECT
L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com



KEY PLANS, WINDOW
SCHEDULE
DATE: 3/6/25
SCALE: AS NOTED
REVISIONS:

SHEET
A1.1

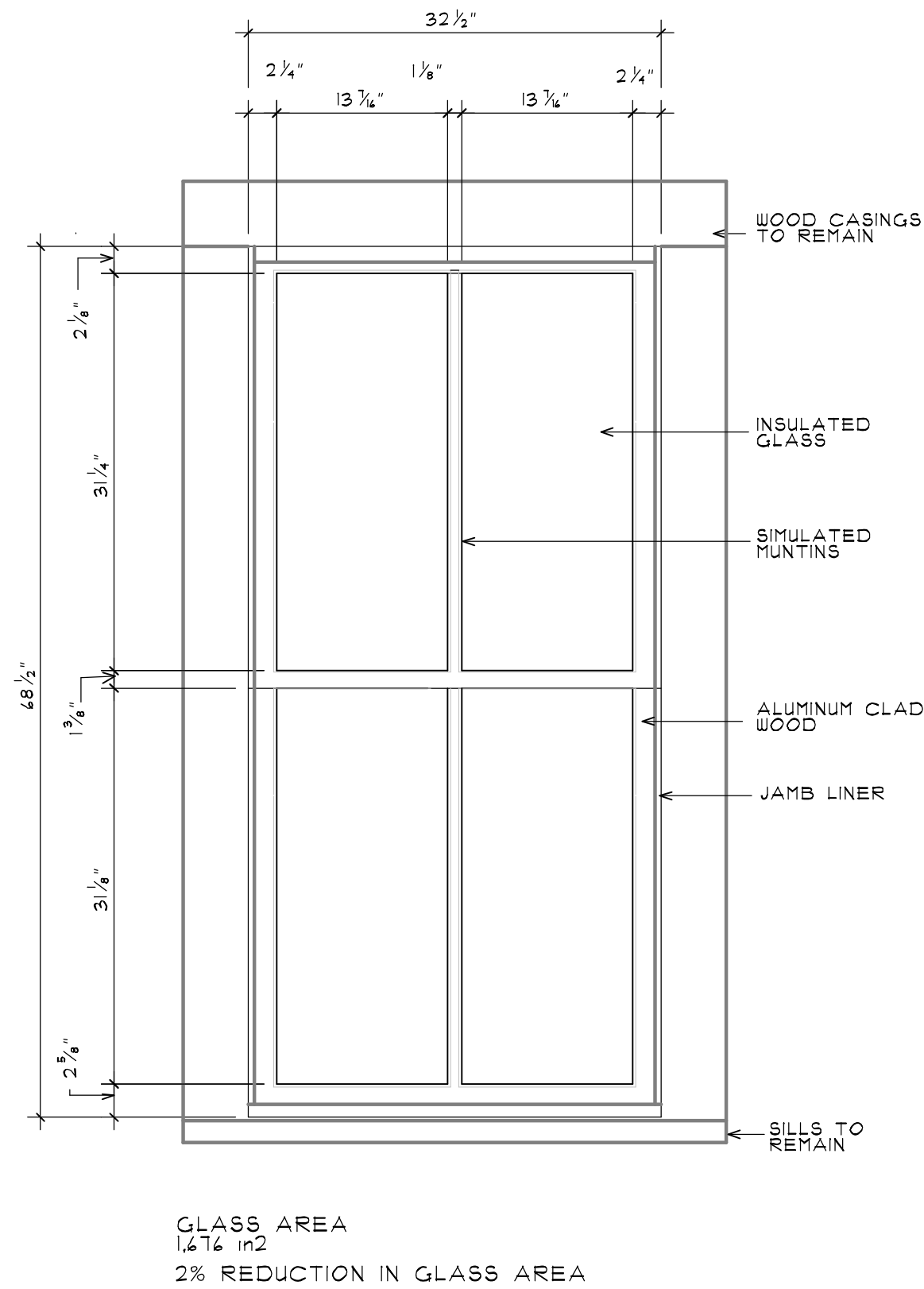


1
A2.1

EXISTING WINDOW

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

WOOD SASH, SINGLE PANE GLAZING

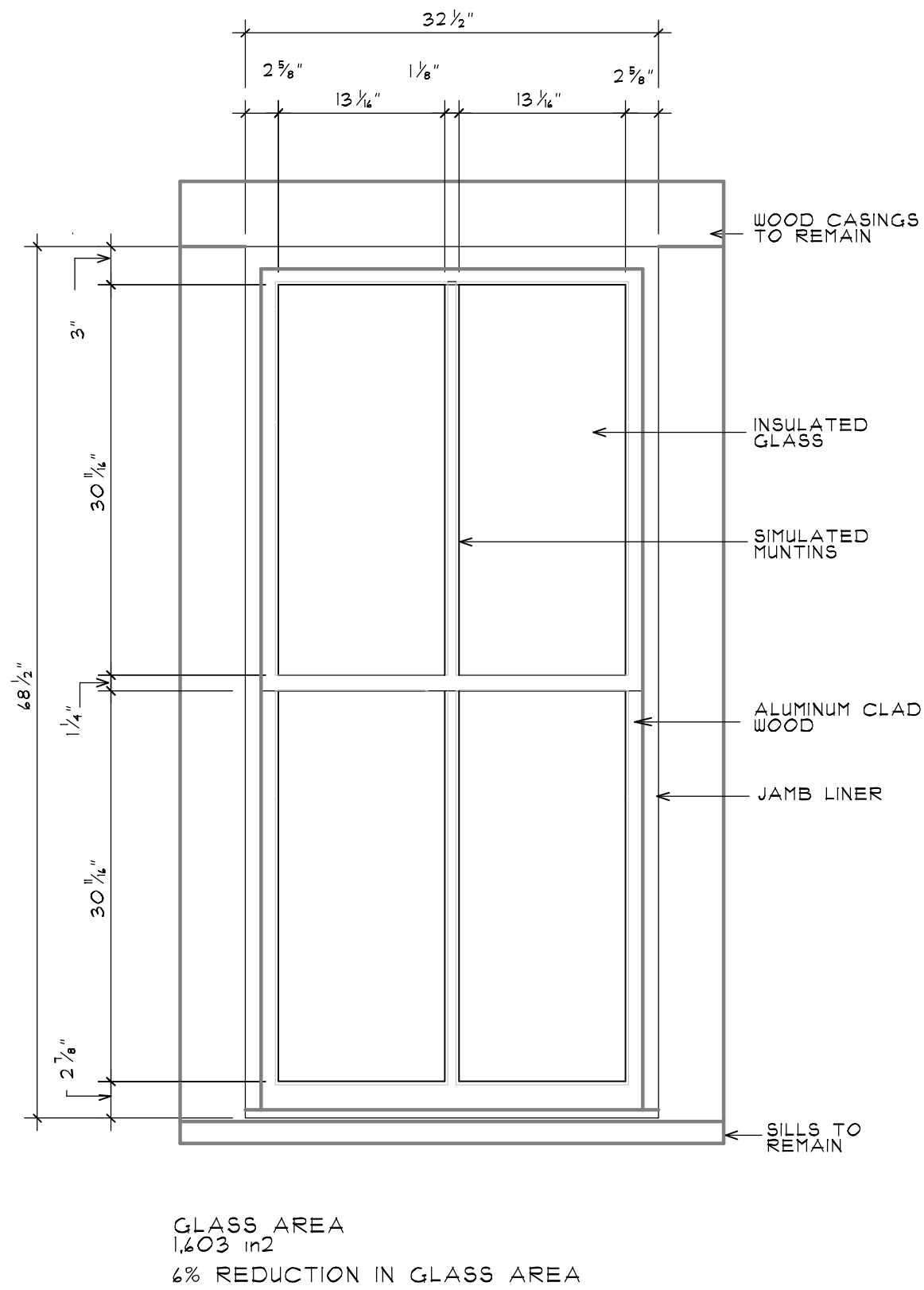


2
A2.1

PROPOSED SASH REPLACEMENT

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

TRIMLINE SASH REPLACEMENT,
ALUMINUM CLAD WOOD, INSULATED GLASS

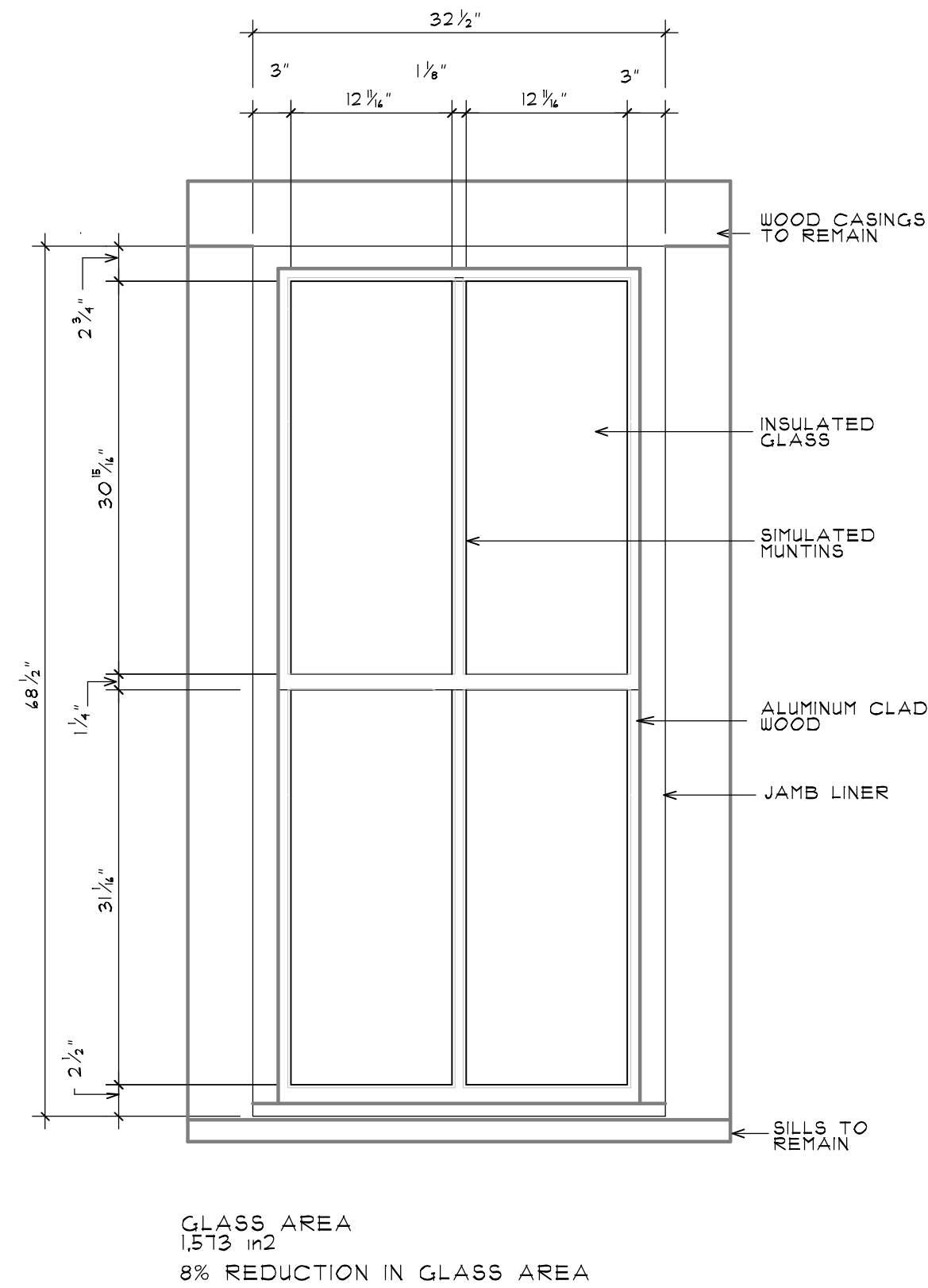


3
A2.1

PROPOSED WINDOW REPLACEMENT

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

UNITED WINDOW & DOOR
WELDED VINYL, INSULATED GLASS



4
A2.1

PROPOSED WINDOW REPLACEMENT

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

SLOCUMB 500 SERIES
WELDED VINYL, INSULATED GLASS

PHDC SUBMISSION

ELEVATION COMPARISON

SHEET

A2.1

25-00



ACME
ARCHITECT
L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837

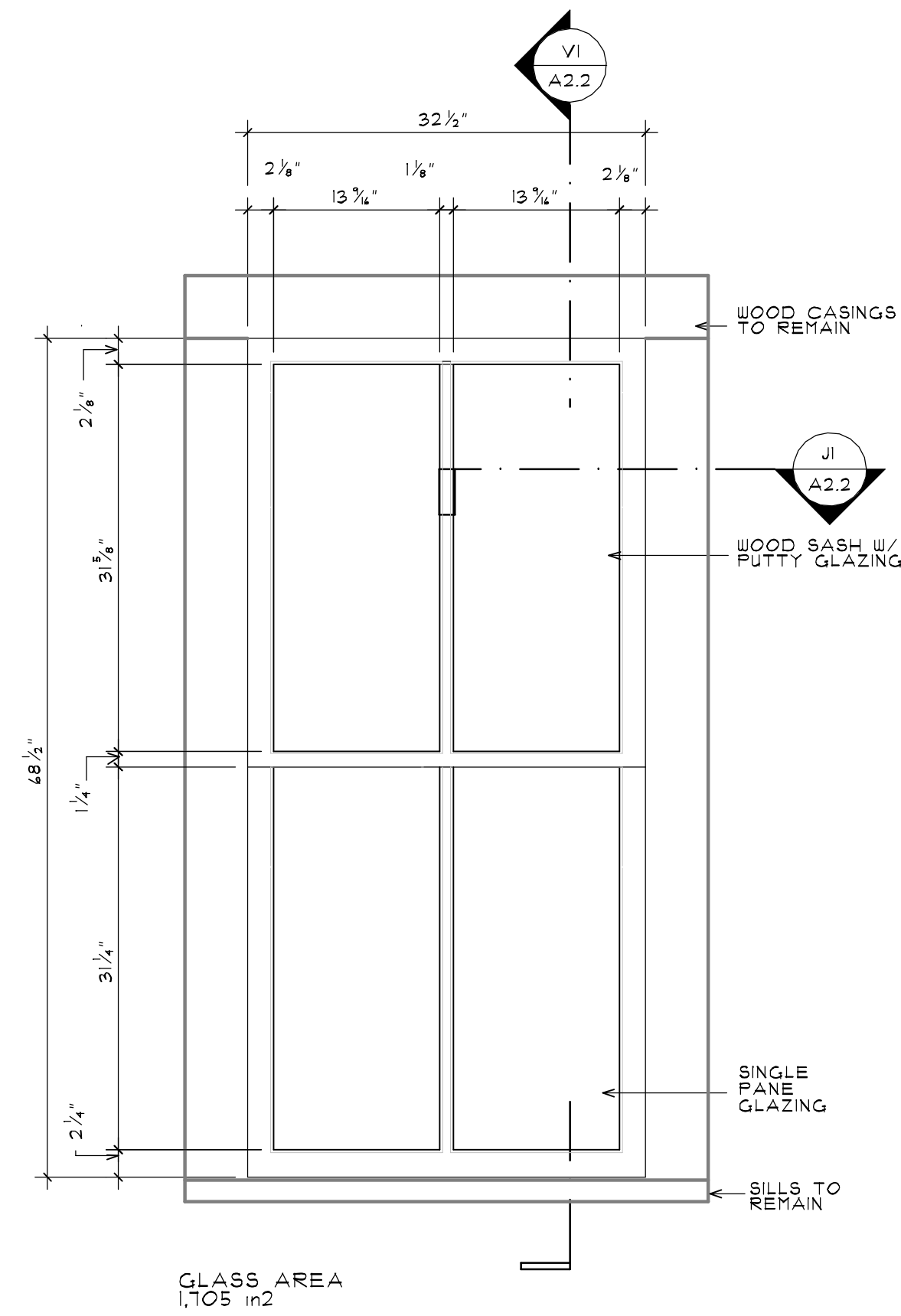
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F. 401 635 8662

MarkRappArchitect.com

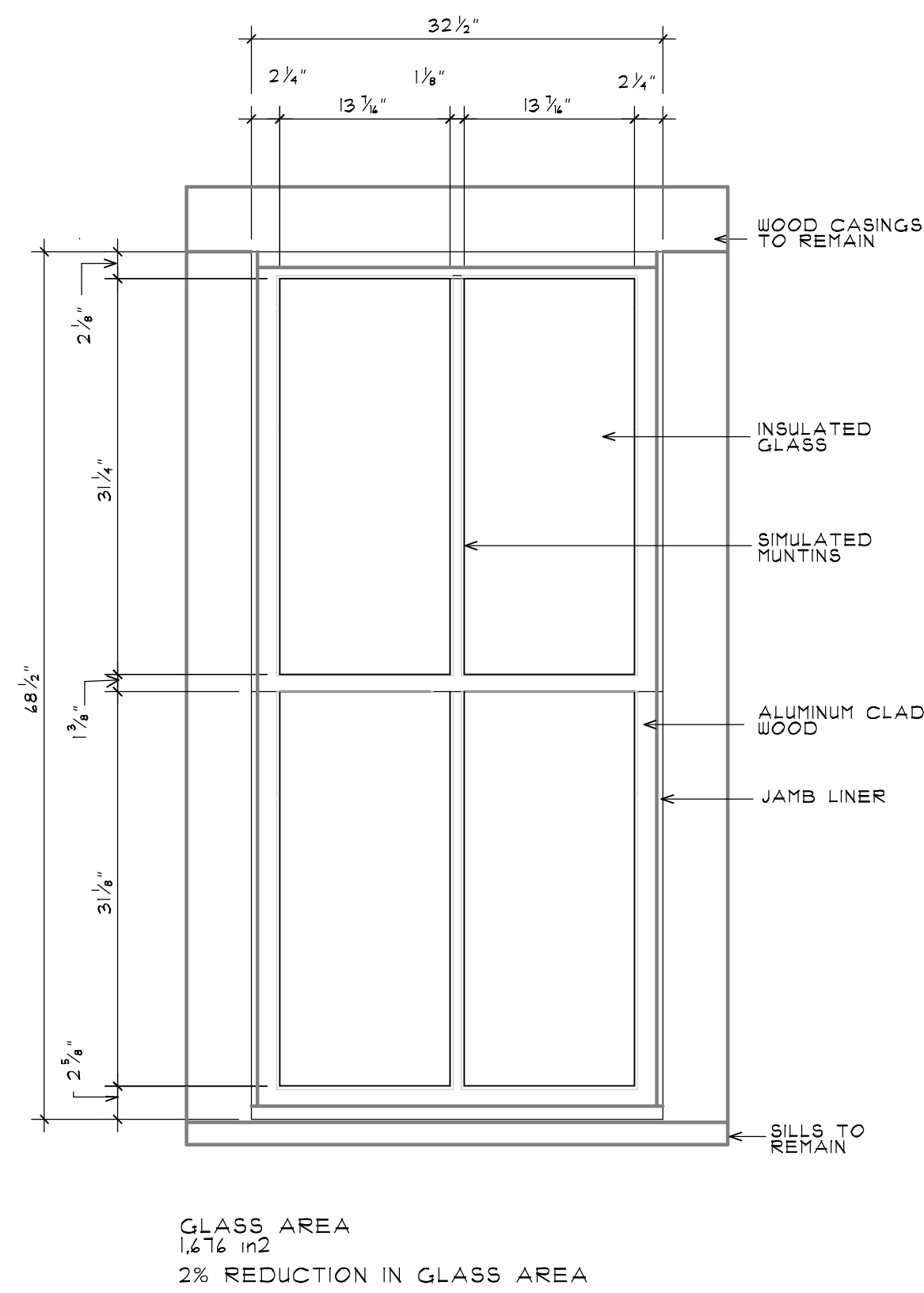
PROPOSED WINDOW SASH REPLACEMENT

CYRUS EDDY HOUSE

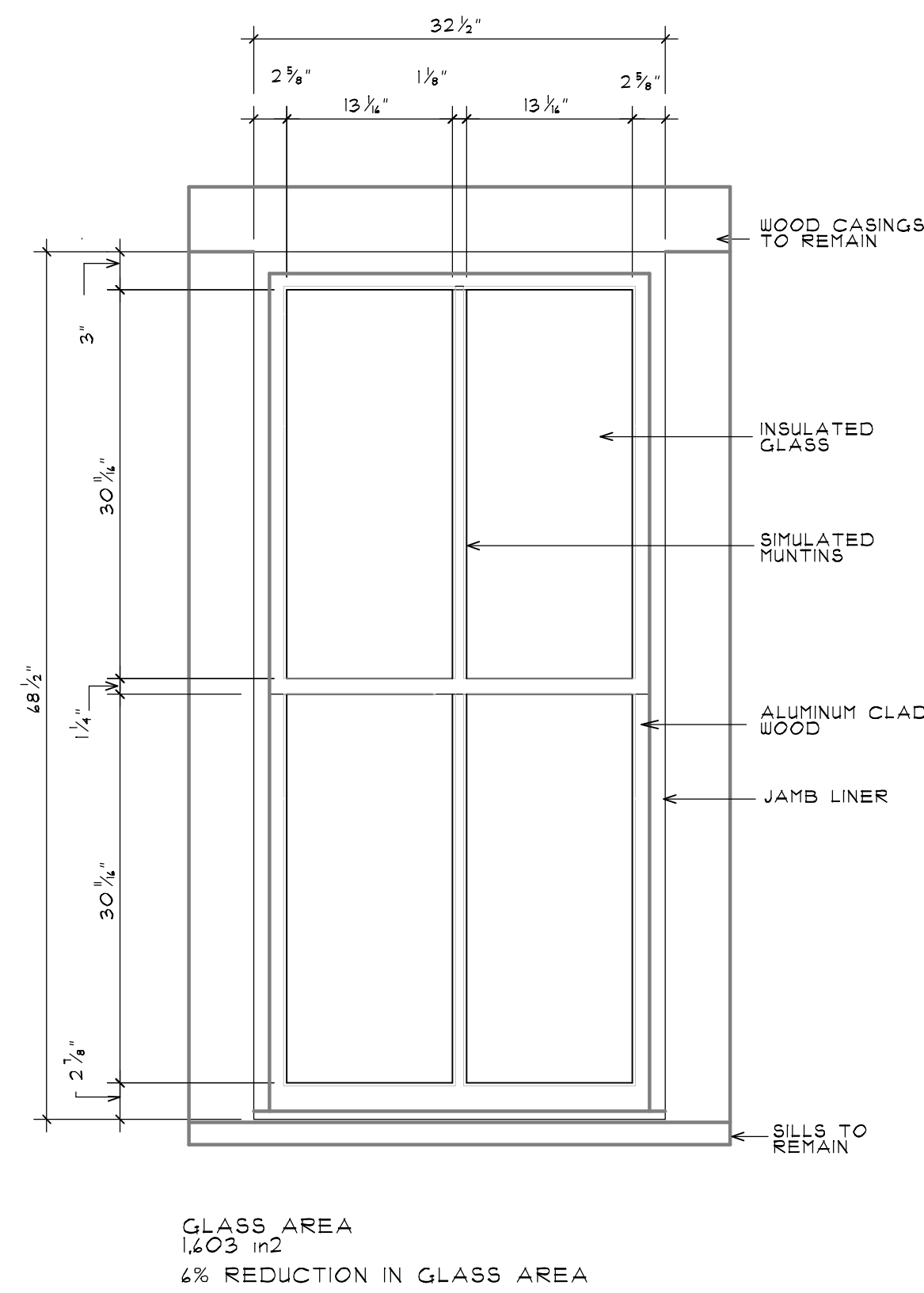
96 CHAPIN AVENUE
PROVIDENCE, RHODE ISLAND 02909



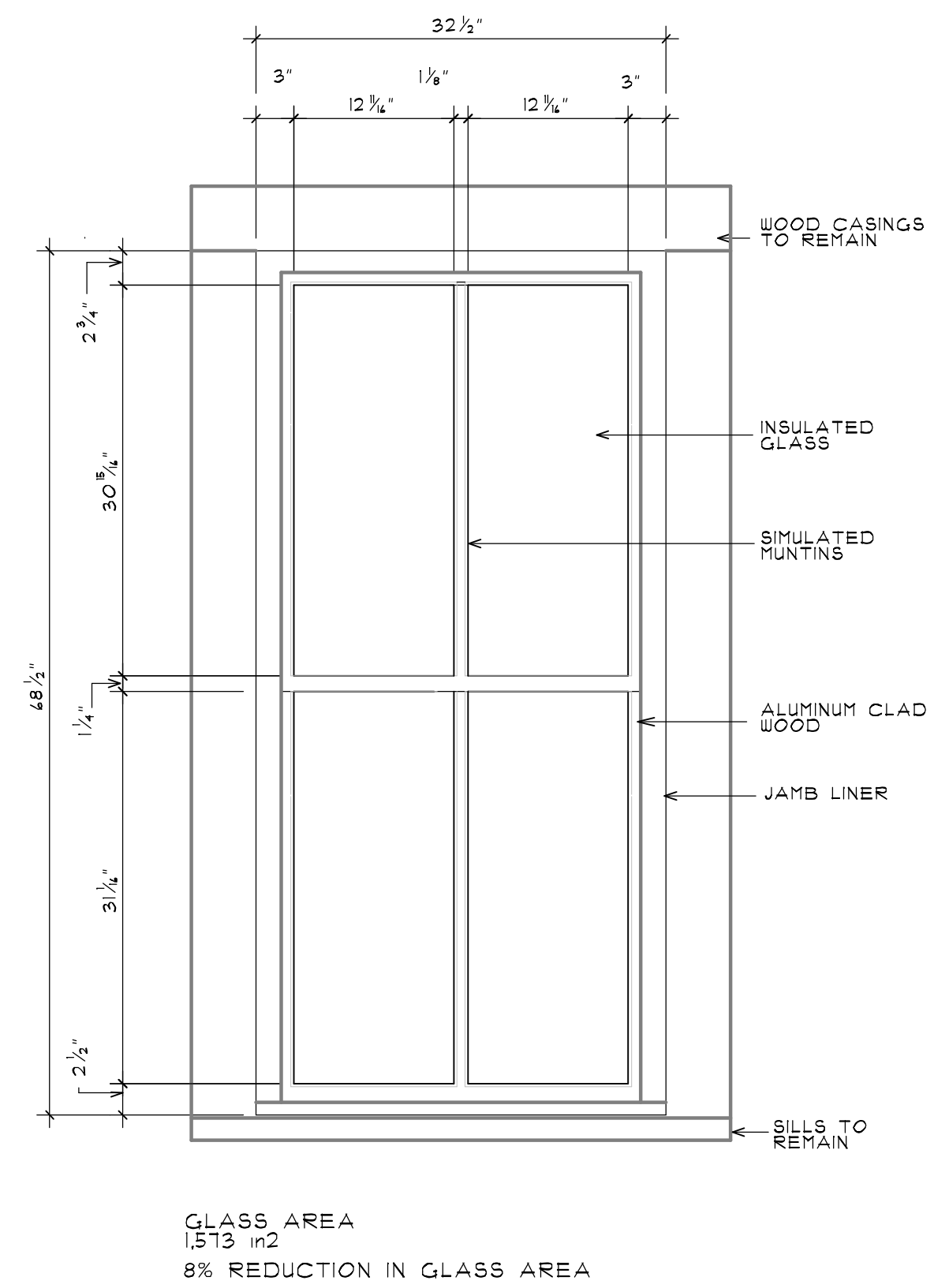
1 EXISTING WINDOW
A2.1 1" = 1'-0" UNIT "A"
WOOD SASH, SINGLE PANE GLAZING



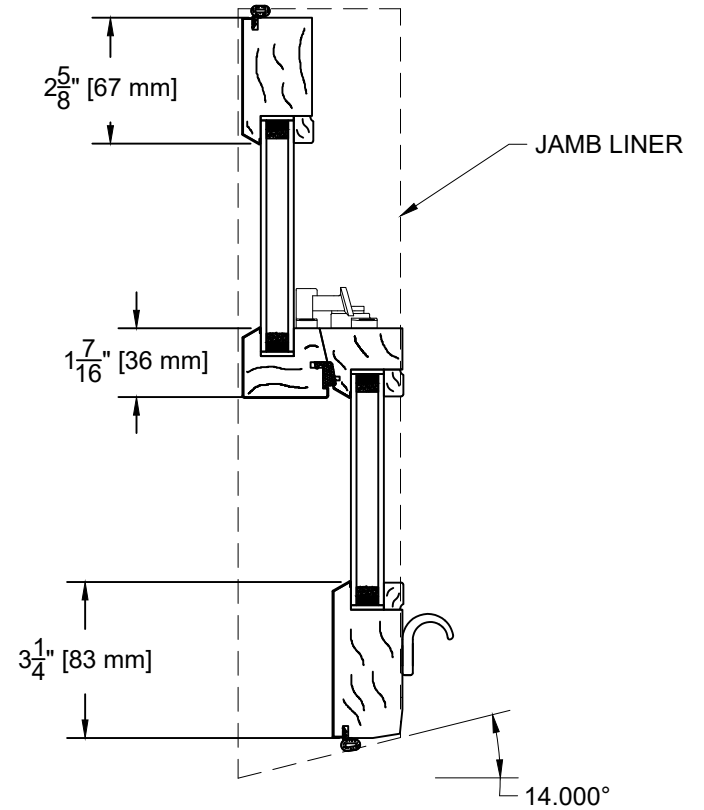
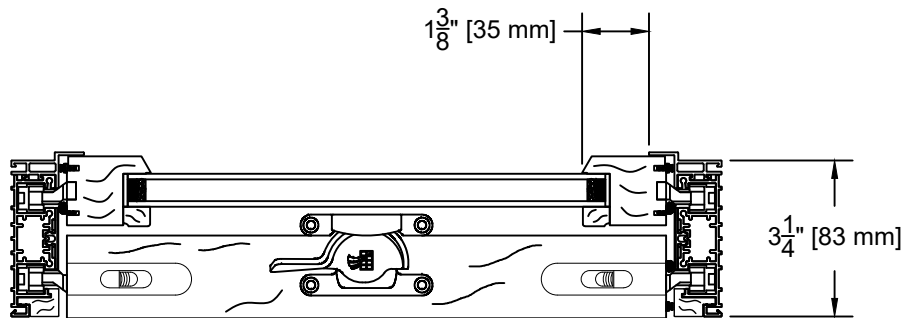
2 PROPOSED SASH REPLACEMENT
A2.1 1" = 1'-0" UNIT "A"
TRIMLINE SASH REPLACEMENT
ALUMINUM CLAD WOOD, INSULATED GLASS



3 PROPOSED WINDOW REPLACEMENT
A2.1 1" = 1'-0" UNIT "A"
UNITED WINDOW & DOOR
WELDED VINYL, INSULATED GLASS



4 PROPOSED WINDOW REPLACEMENT
A2.1 1" = 1'-0" UNIT "A"
SLOOMB 500 SERIES
WELDED VINYL, INSULATED GLASS



ULTRA-FIT | ECLIPSE | LEGENDS SERIES
ALUMINUM CLAD-WOOD
SASH REPLACEMENT KIT
JAMB LINERS ONLY

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PROHIBITED.



DESCRIPTION:

SKC150

CUSTOMER:

SIZE: A

SCALE: 3" = 1'-0"

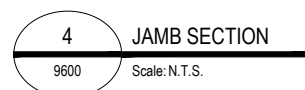
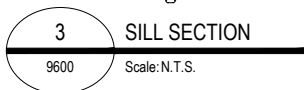
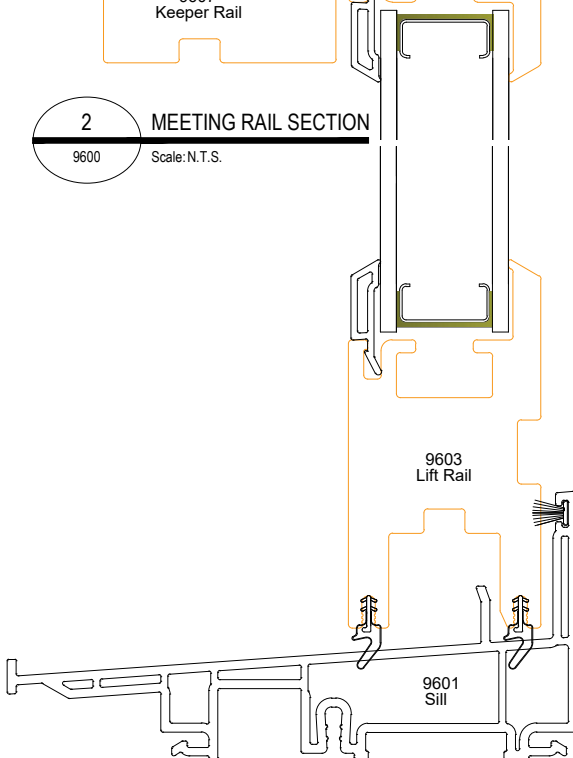
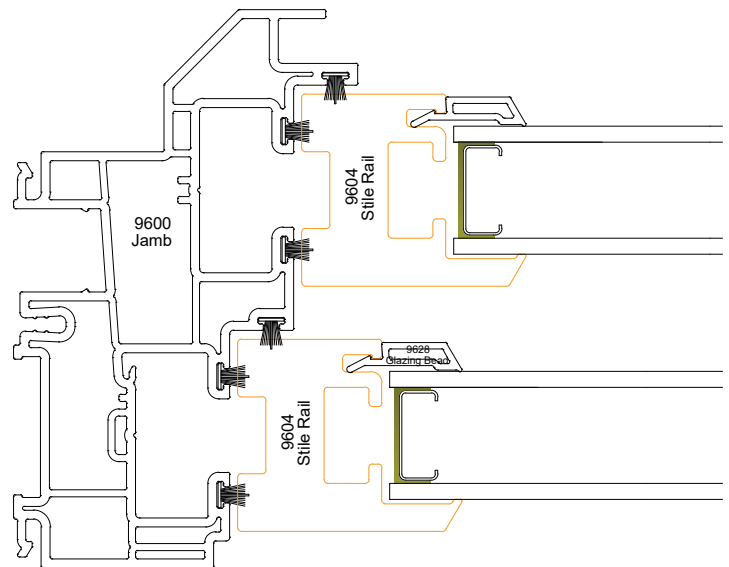
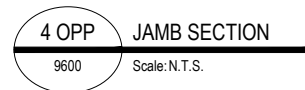
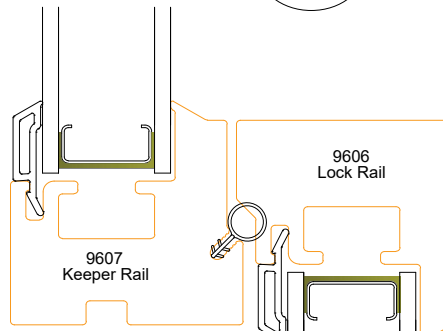
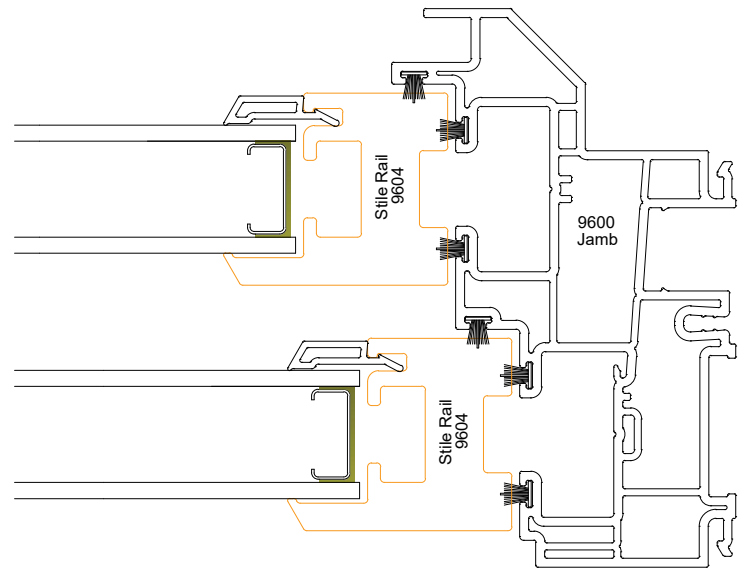
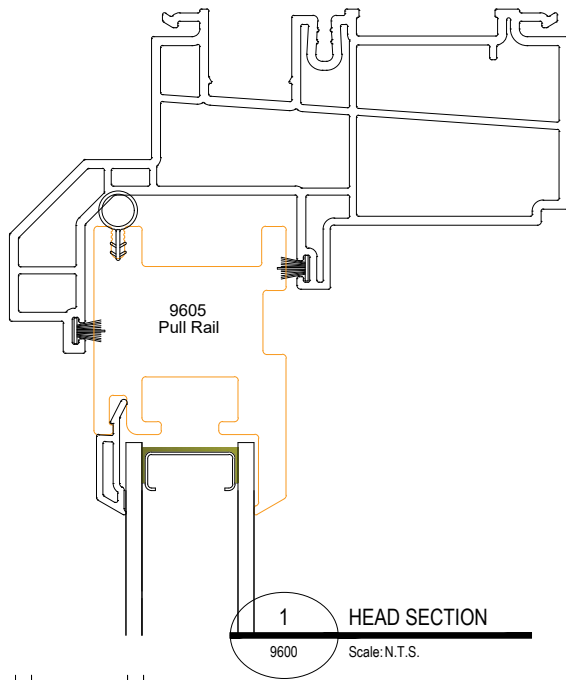
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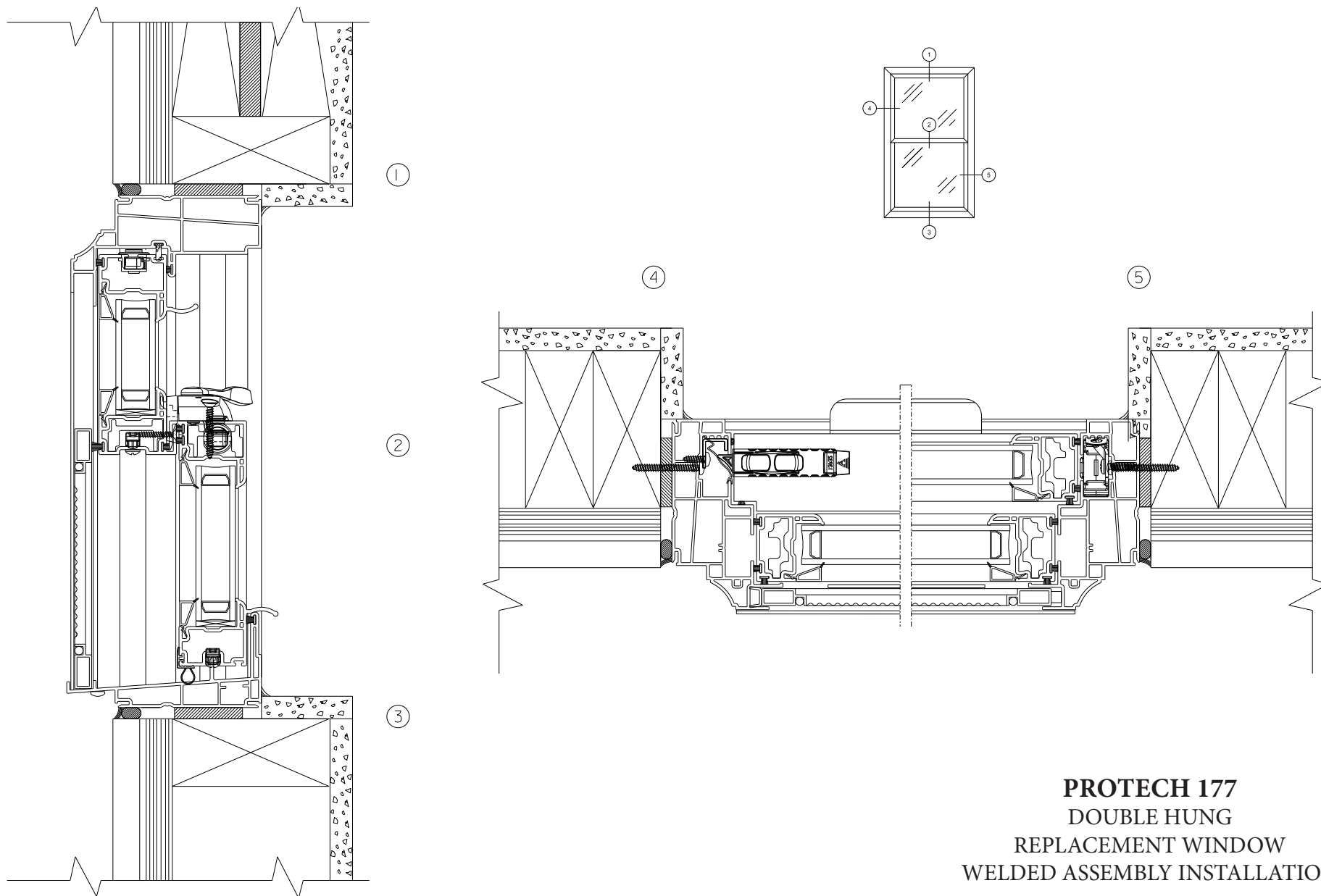
DRAWN BY: L.Z.

DATE: 4.3.24

DWG #:

United Window 9600 Series





PROTECH 177
DOUBLE HUNG
REPLACEMENT WINDOW
WELDED ASSEMBLY INSTALLATION

NOTE: WINDOW DESIGNS PROPERTY OF DECEUNINCK NORTH AMERICA

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Form: Slocomb 50. 2019