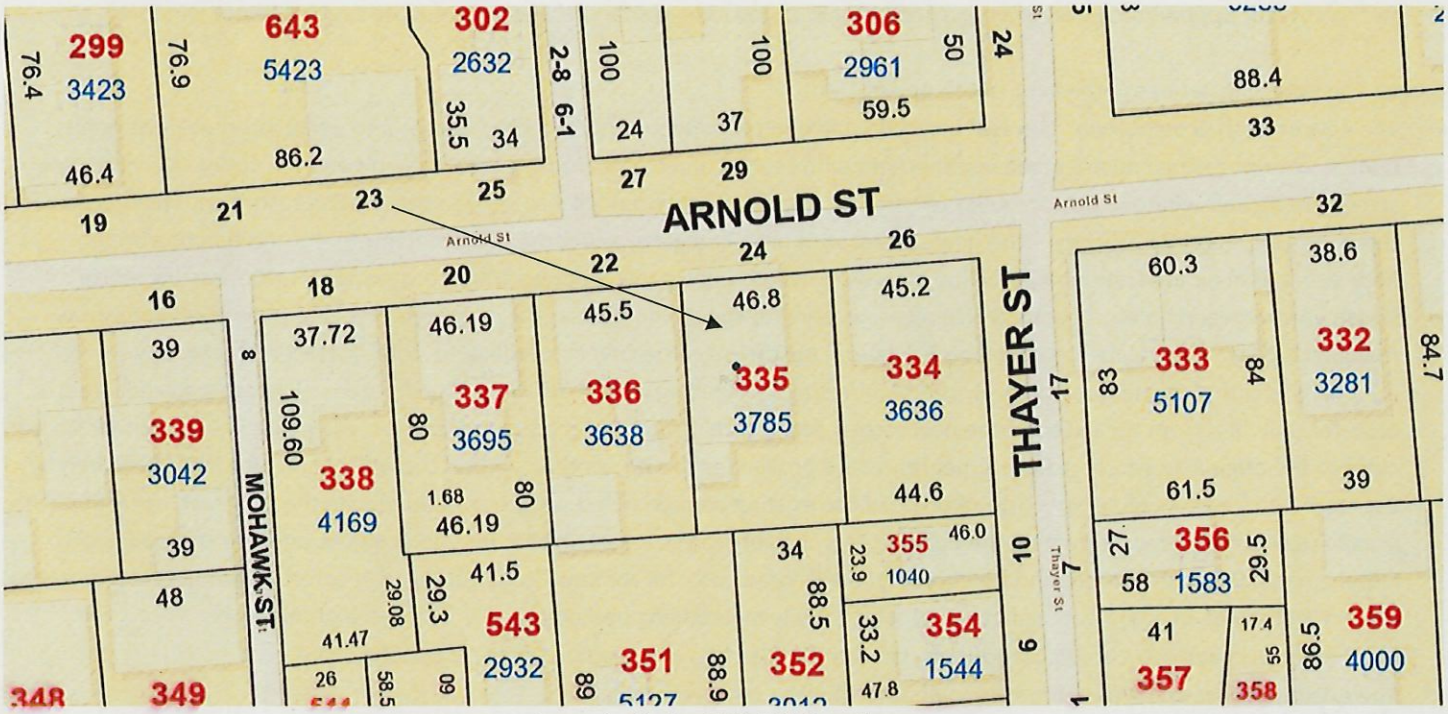
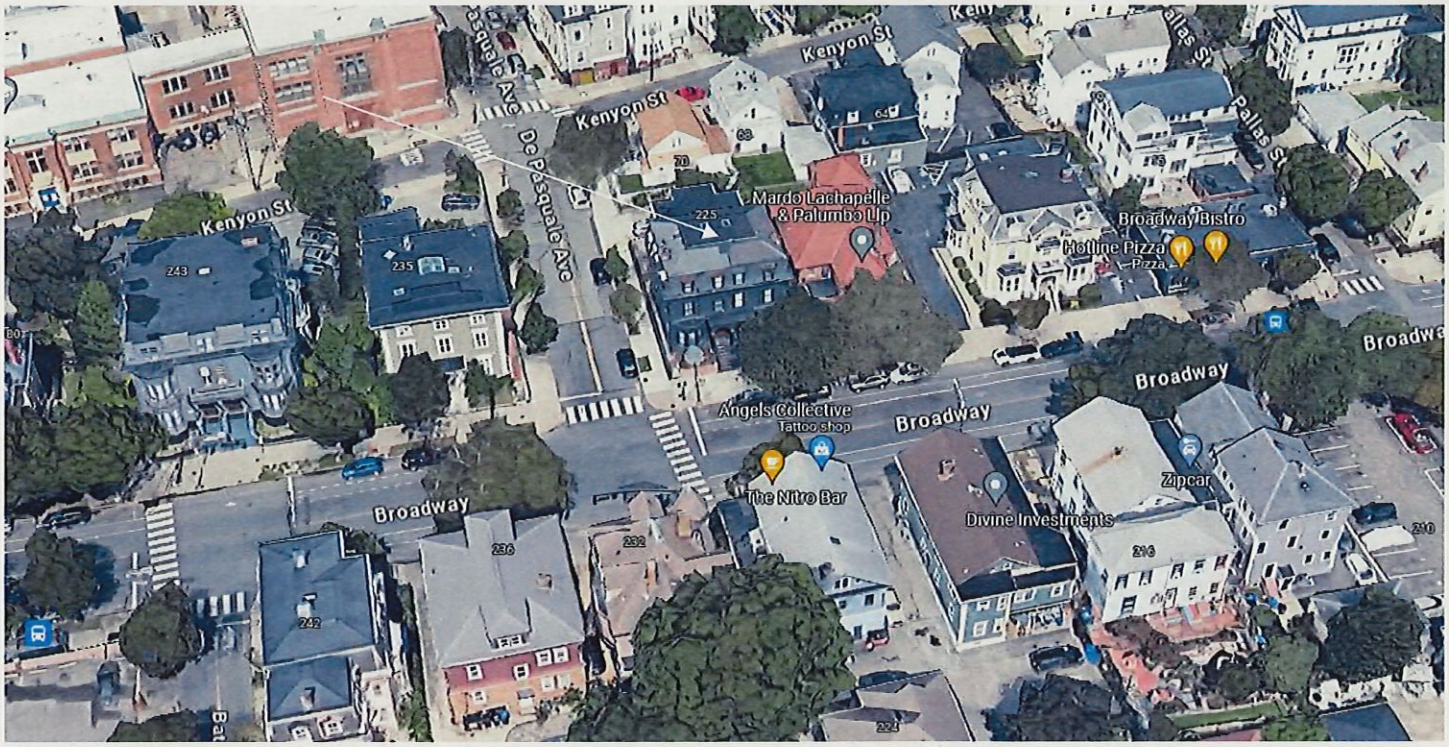
3. CASE 24.040, 225-227 BROADWAY, House, c1870 (BROADWAY)

2½-story; mansard; double house; symmetrical with center entry portico rebuilt, 21 flanking 1-story bays, bracket and dentil trim. Now clad in aluminum siding. 20th C. garage, rear.

CONTRIBUTING



Arrow indicates 225-227 Broadway.



Arrow indicates project location, looking north.

Applicant/ Owner: Street, 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 approximately 65 existing windows and installation of Marvin "Elevate" insulated replacement windows.

Issues: The following issues are relevant to this application:

- The new units shall be Marvin "Elevate" insert double hung windows with fiberglass exterior and wood interior. Units fit just behind exterior casing and are made weathertight with sealant and backer rod between the unit and the casing. New window screens to be half-window. Exterior color to be black. The applicant 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 windows which are nearly identical to the existing ones. The muntin size and spacing will be matched. The difference in glass area reduction is 6.5% for unit "B". 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. It is the applicant's assertion that the replacement units for this building closely match the design intent and function of the existing units. The window frames along with exterior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work.
- Most units will have a 2/2 configuration with thinner units as 1/1, window sizes shall remain the same
- The existing sashes and aluminum storm windows shall be removed; and,
- 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) 225-227 Broadway is a structure of historical and architectural significance that contribute 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 (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. 225-227 Broadway is a structure of historical and architectural significance that contribute 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 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: Multi-Family Residence
Address: 225 Broadway, Providence, RI 02903
Date: 1 April 2024
Re: Application Information

NARRATIVE – Scope of Work

Window Replacement

The client would like to replace windows on the first, second and third floors of the building. The building is multi-family residence containing nine (9) apartments.

Evaluation

At present three floors contain sixty-five (65) windows in eighteen (18) unique configurations, sizes and materials. Of the total, thirty one (31) are possibly original wood units with single pane glazing. Of those, most are in fair condition with some as inoperable and damaged. The remaining thirty four (34) are non-original units which are a mix of aluminum, vinyl and wood sash units with no regard to previous glazing configurations.

Sash Replacement

We propose to replace all sixty-five (65) units on three floors

The replacement windows shall be:

- The new units shall be Marvin “Elevate” insert double hung windows with fiberglass exterior and wood interior. Units fit just behind exterior casing and are made weathertight with sealant and backer rod between the unit and the casing. New window screens to be half-window. Exterior color to be black.
- Most units will have a 2/2 configuration with thinner units as 1/1, 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 windows which are nearly identical to the existing ones. The muntin size and spacing will be matched. The difference in glass area reduction is 6.5% for unit “B”. 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.

In conclusion, we believe that the replacement units for this building closely match the design intent and function of the existing units. The window frames along with 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 - view from corner of Broadway & DePasquale

Figure 2 - West elevation - DePasquale

Figure 3 - NW corner

Figure 4 - North elevation

Figure 5 - NE corner

Figure 6 - Unit "B" - wood, single glazed w/ storm window

Figure 7 - Units "B" & "C" - wood vs. aluminum

Figure 8 - paired units "G"

Figure 9 - Unit "B" interior'

Figure 10 - detail Unit "B"

Figure 11 - detail unit "B"

Figure 12 - detail unit "B"

Figure 13 - detail unit "B"

Figure 14 - interior at unit's "B" & "C"

Figure 15 - units "G"

Figure 16 - Unit "H"

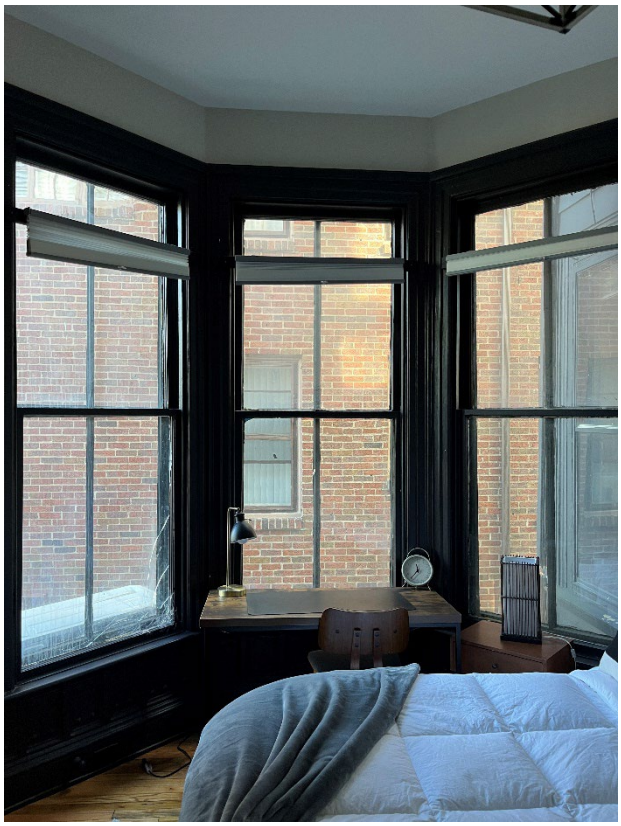
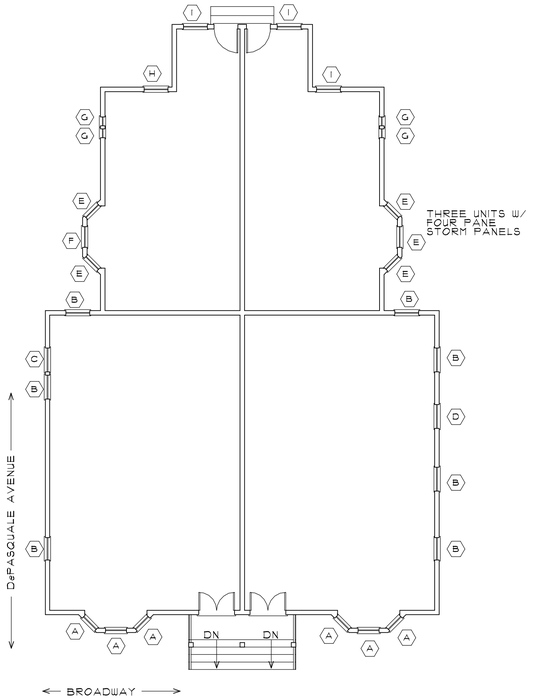
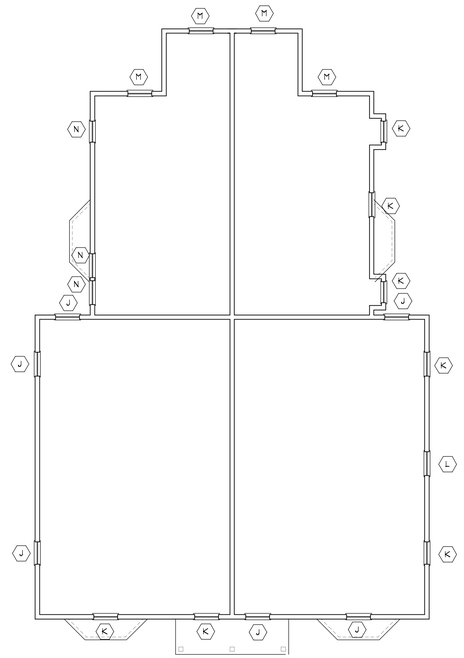


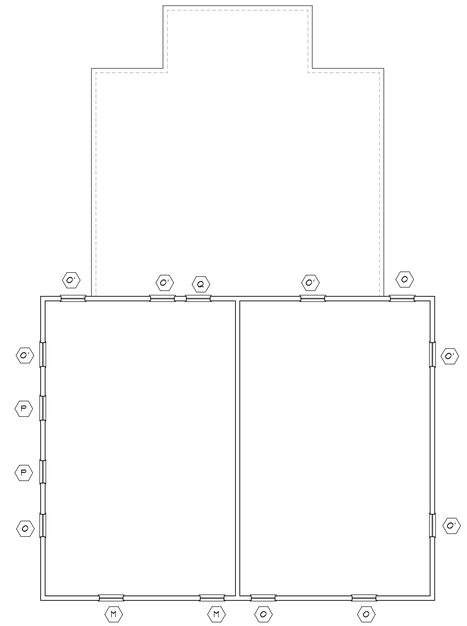
Figure 17 - units "E" with storm panels



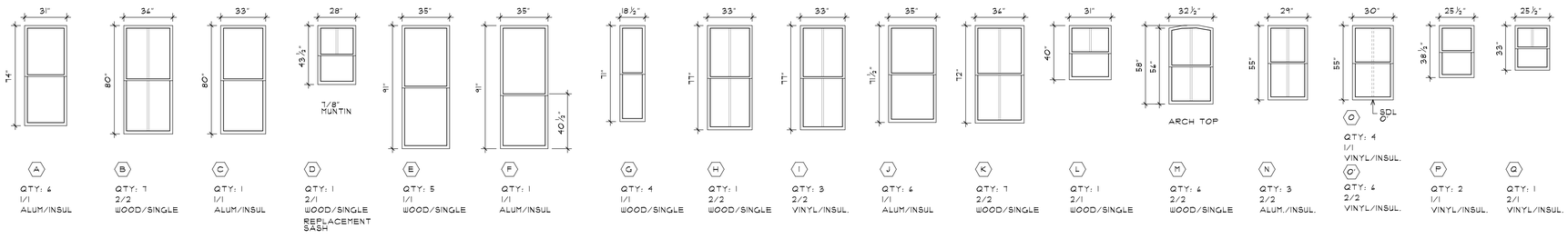
1 / A1.1 FIRST FLOOR PLAN
1/8" = 1'-0"



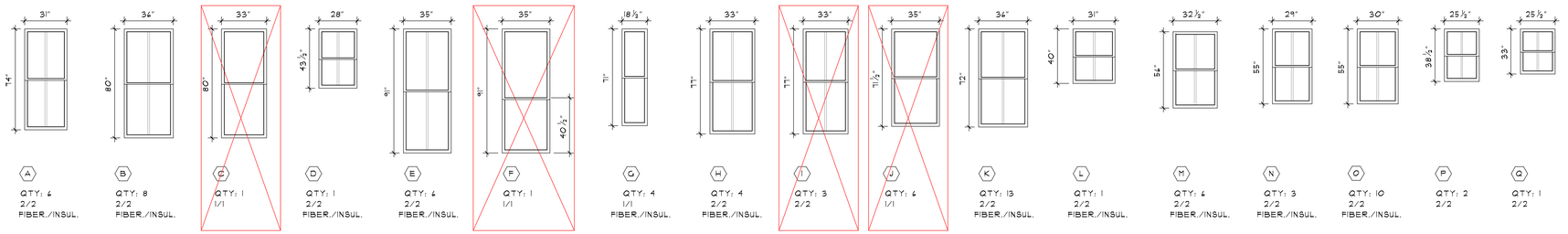
2 / A1.1 SECOND FLOOR PLAN
1/8" = 1'-0"



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



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



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

ALL PROPOSED UNITS SHALL BE MARVIN ELEVATE INSERT UNITS W/ INSULATED GLAZING AND HALF SCREENS

PROPOSED WINDOW SASH REPLACEMENT

MULTI-FAMILY RESIDENCE

225 BROADWAY
PROVIDENCE, RHODE ISLAND 02903

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

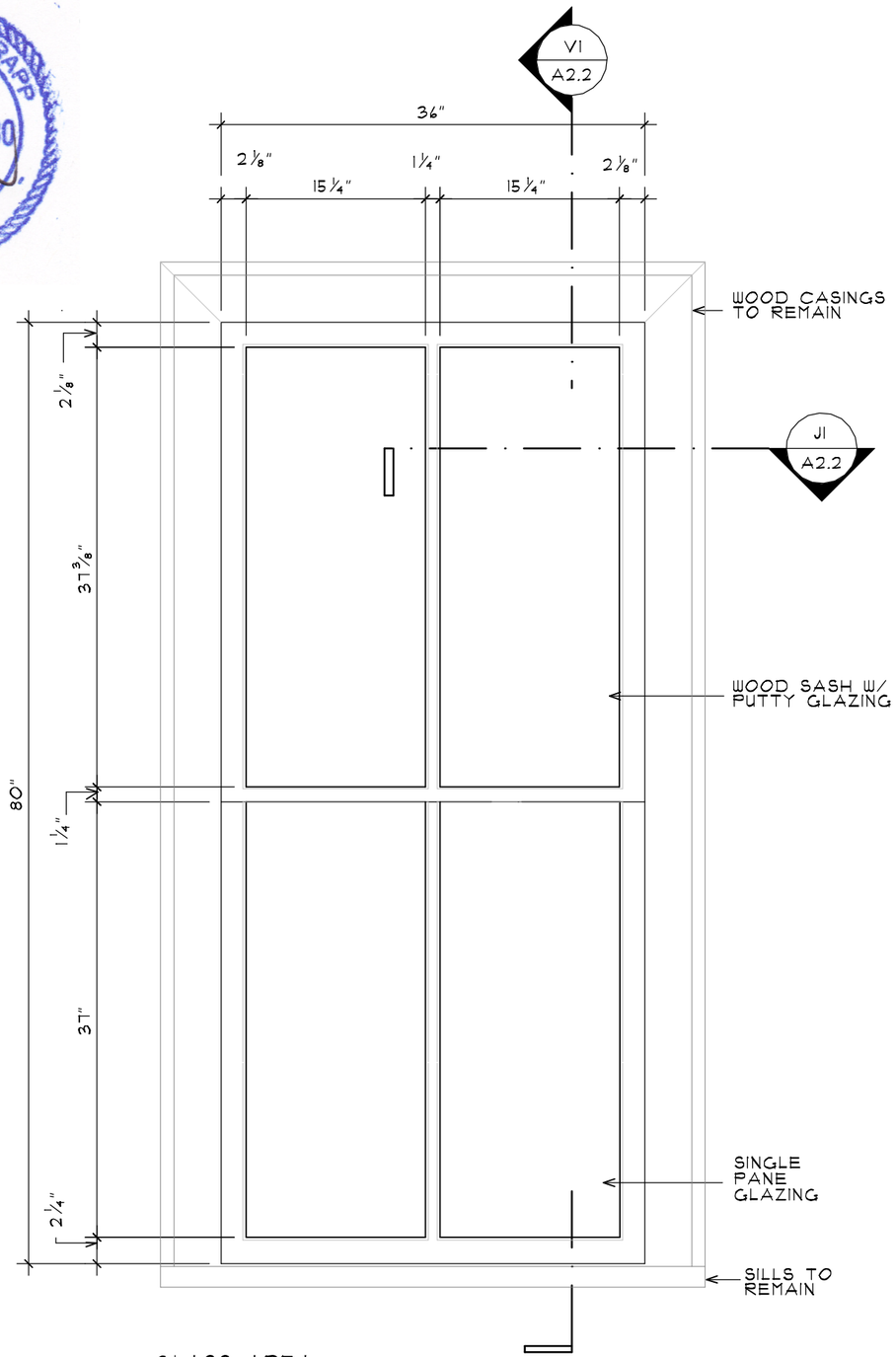
KEY PLANS, WINDOW SCHEDULE

REVISIONS:

DATE: 4/1/24
SCALE: AS NOTED

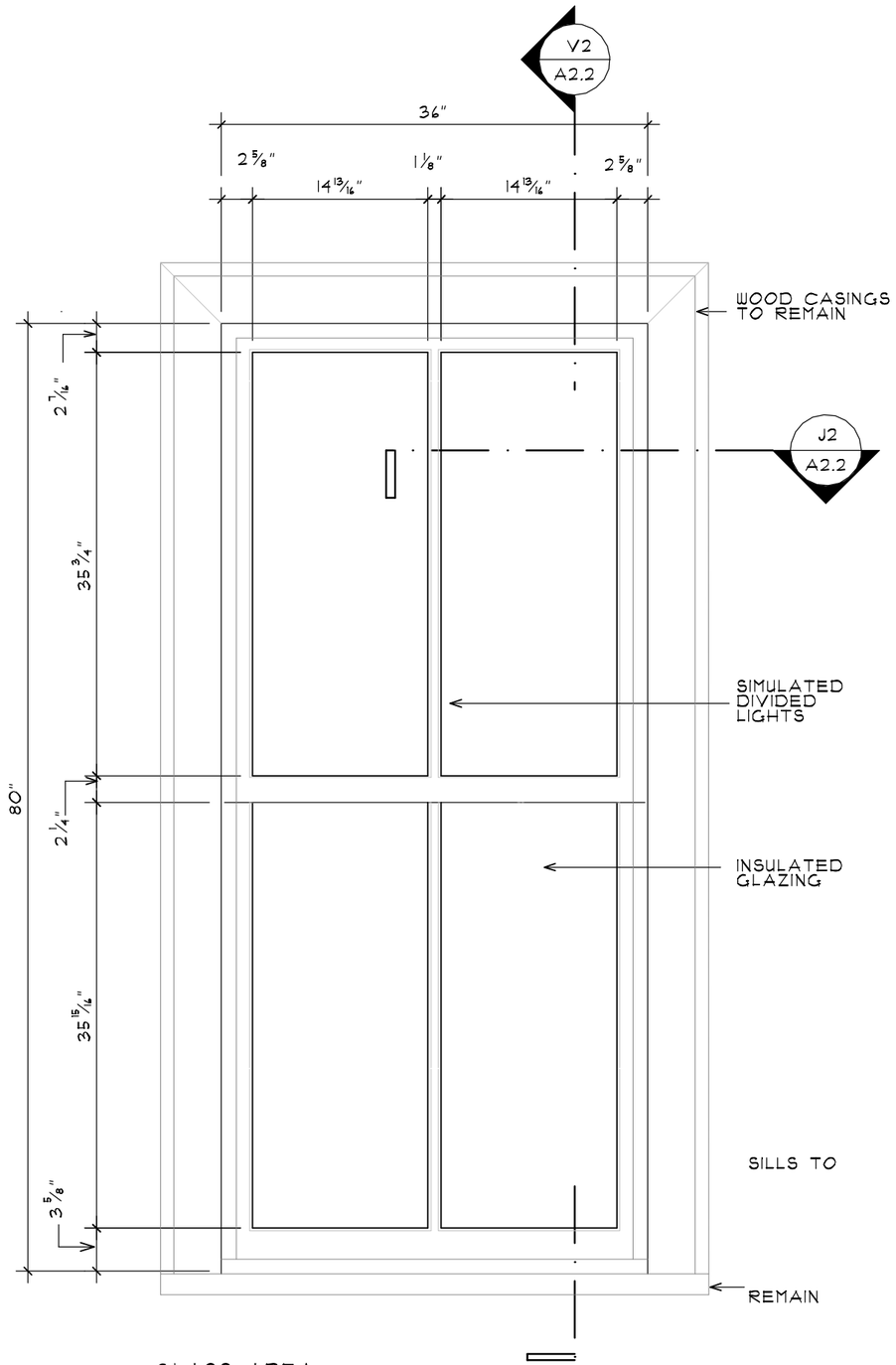
SHEET
A1.1

24-00



1 / A2.1 EXISTING WINDOW UNIT "B"

1" = 1'-0"



2 / A2.1 PROPOSED SASH REPLACEMENT UNIT "B"

1" = 1'-0"

A2.1

24-00

MULTI- FAMILY RESIDENCE
225 BROADWAY, PROVIDENCE, RI

WINDOW ELEVATIONS

4/1/24

1" = 1'-0"

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LITTLE COMPTON, RI
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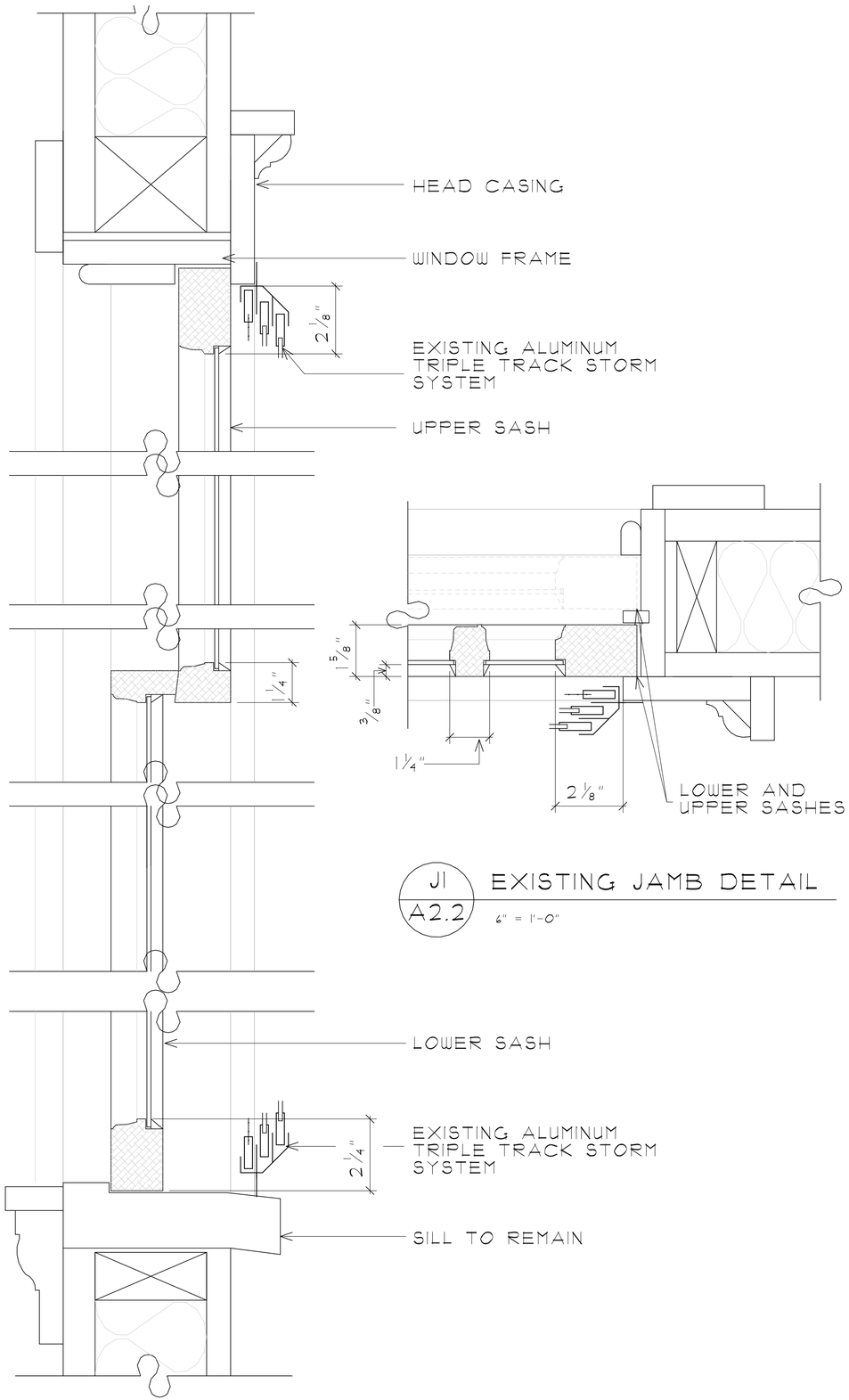
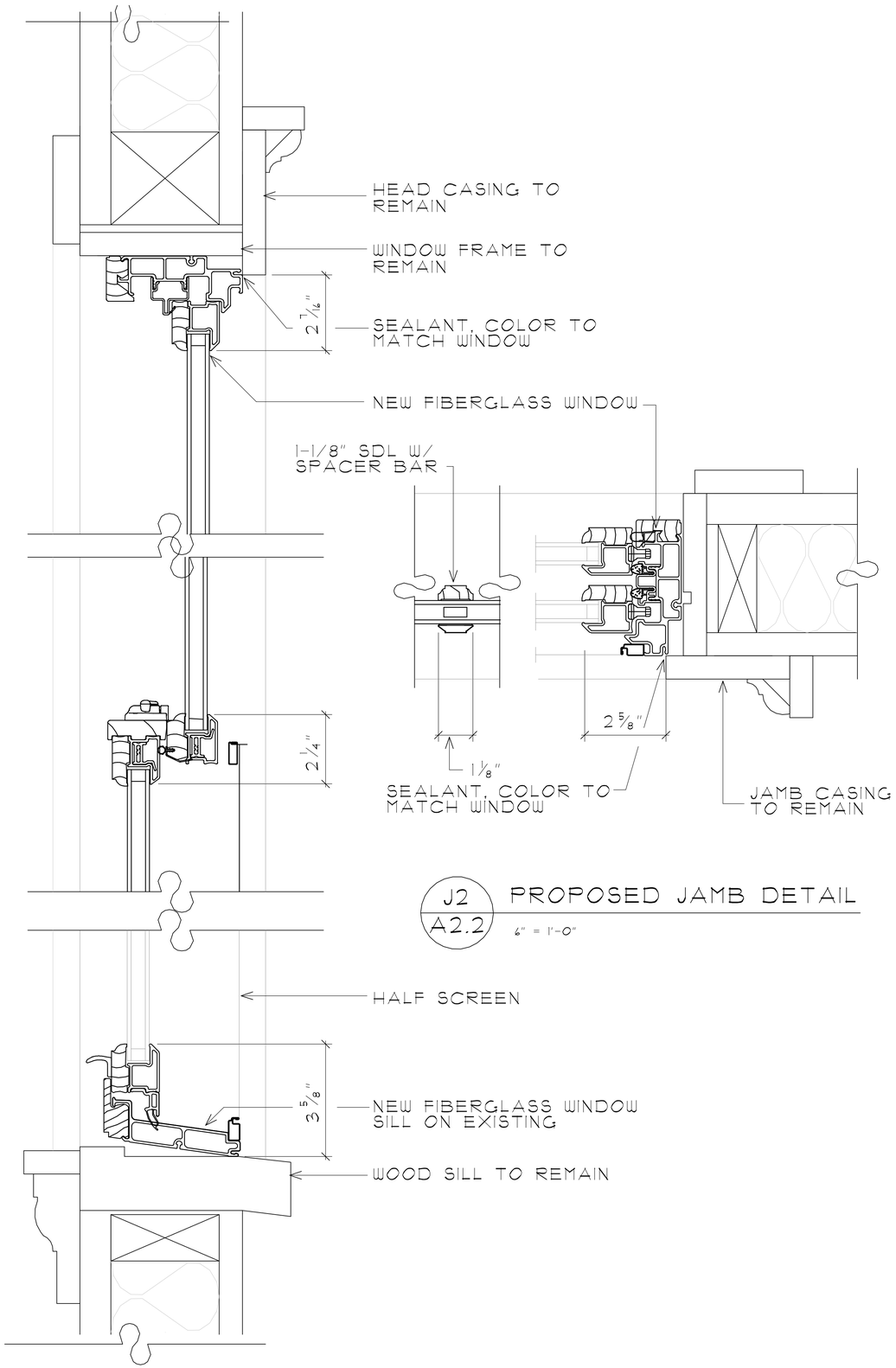


J1 / A2.2 EXISTING JAMB DETAIL

6" = 1'-0"

V1 / A2.2 EXISTING WINDOW SECTION - VERTICAL

6" = 1'-0"



J2 / A2.2 PROPOSED JAMB DETAIL

6" = 1'-0"

V2 / A2.2 PROPOSED WINDOW SECTION - VERTICAL

6" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT

MULTI-FAMILY RESIDENCE

225 BROADWAY
PROVIDENCE, RHODE ISLAND 02903

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MarkRappArchitect.com

MARK DOUGLAS RAPP No. 1930 REGISTERED ARCHITECT

PHDC SUBMISSION

WINDOW DETAILS

REVISIONS:

DATE: 4/1/24
SCALE: 6" = 1'-0"

SHEET
A2.2

24-00