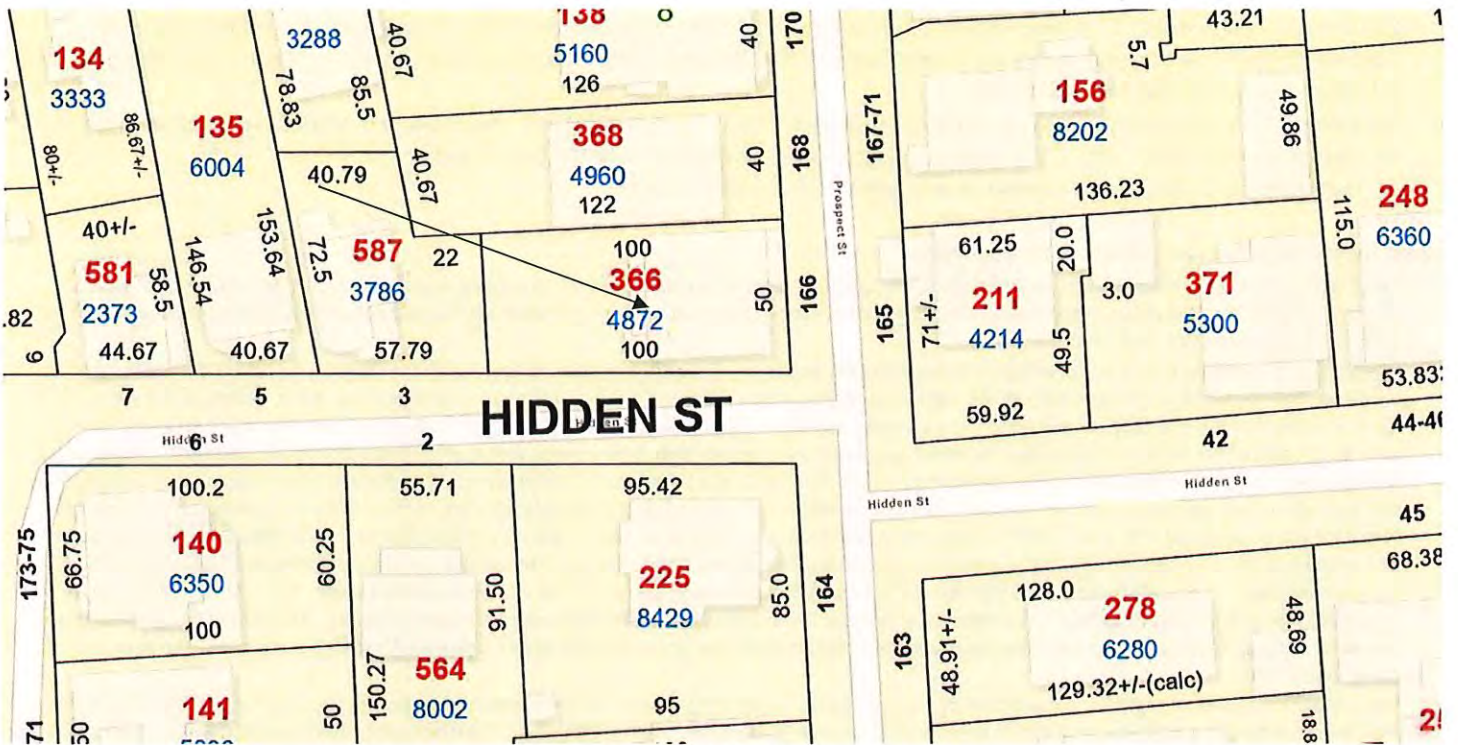


4. CASE 24.047, 166 PROSPECT STREET, House, 1857-75 (COLLEGE HILL)
Second Empire; 2½-stories; mansard; Three-bay with heavily hooded entrance; flat-capped dormers.
CONTRIBUTING



Arrow indicates 166 Prospect Street



Arrow indicates project location, looking north.

Applicants/Owners: Charlotte Lipschitz and Benjamin Wilson, 166 Prospect Street, Providence, RI 02906
Architect: Studio NDP, Charlotte Lipschitz, 166 Prospect Street, Providence, RI 02906

- Proposal: The scope of work proposed consists of Major Alterations and includes:
- the removal of approximately 27 existing windows and installation of insulated replacement windows on the first, second, and third floors. All windows will remain the same size as they are currently and will retain their grill configurations—current 6/6 windows will remain 6/6, while 2/2 and 1/1 units will remain 2/2 and 1/1 respectively;
 - The addition of one window on the east side of the house, facing Prospect St., which would infill what is currently detailed as an opening on the facade but covered over with wood shutters. This additional window would match all others on this facade; and,
 - The replacement of the glass in one porthole window on the north side of the building.

Issues: The following issues are relevant to this application:

- Window Replacement The applicants are submitting this application for the replacement of 28 existing wood windows at 166 Prospect St. with insulated double pane windows. Additionally, the applicants are proposing to add one (1) window-sash where an existing opening is detailed on the exterior of the house, but shuttered.

- Evaluation: The existing double hung wood windows are in fair condition. They are a mixture of types with the majority being 6/6 double hung wood windows. The bay window configuration at the north side of the 1st floor contains a mix of 1/1 and 2/2 double hung wood windows. The west side of the house also has a number of stained-glass fixed windows as well as two smaller arched single hung windows. All windows were recently repainted prior to the sale of the house in September; however, the paint continues to chip. This is made worse when the windows are operated. Replacement: the applicants are proposing to replace 28 windows on the first, second, and third floors. The windows will remain the same size as they are currently and will retain their grill configurations—current 6/6 windows will remain 6/6, while 2/2 and 1/1 units will remain 2/2 and 1/1 respectively. One stained glass unit will be replaced with a 6/6 double hung unit to match others of the same size on the west-facing facade. In addition, the applicants would like to add one window-sash on the east side of the house, facing Prospect St., which would infill what is currently detailed as an opening on the facade but covered over with wood shutters. This additional window would match adjacent 2nd floor windows on this facade. The new windows shall be 400 Series Woodwright Double Hung Insert Windows by Anderson. These units have a Fibrex exterior and a wood interior. At present, the applicants are intending to keep all existing storm windows in place. Staff recommends that the storm windows be removed and half-screens be used with the replacement units.

- The proposal for window replacement is driven by several factors: Lead Safety: The new replacement windows are part of a larger effort to provide a lead safe environment in the building and to comply with the new RI lead laws. Energy Efficiency: The new replacement windows will contain insulated glass and more efficient jamb liners, improving the U value for the overall assembly. The existing storm windows have weep holes in the sill, which allows for air to infiltrate the assembly. The intention is to fill the existing weight pockets with spray foam, further improving the air sealing at these window units. Aesthetics: The applicants have explored a number of window replacement product options in an effort to find windows that will be nearly identical to the existing windows in muntin width and configuration as well as overall size, function, appearance and depth. It is the applicant's belief that the specifications we have laid out for the replacement windows honor the existing character of this building and its place within the College Hill Historic District. These specifications closely follow the design and function of the existing windows and will allow for all existing trim to remain as is. Additionally, these new windows will improve energy efficiency and allow for a lead safe environment within the building; 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:

- 166 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College local historic district,
- having been recognized as a contributing structure to the College Hill National Register Historic District;
- The application for Major Alterations is considered complete; and,
- 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 its architectural 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. 166 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill 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.



Historic District Commission Application
Project: 166 Prospect St.
Address: 166 Prospect St., Providence RI 02906
Date: May 6, 2024

NARRATIVE SCOPE OF WORK

Window Replacement

We are submitting this application for the replacement of 28 existing wood windows at 166 Prospect St. with insulated double pane windows. See attached window survey, key plans, and schedule for details on the layout of units we wish to replace. In addition, we are proposing to add 1 window where an existing opening is detailed on the exterior of the house, but shuttered.

Evaluation

The existing double hung wood windows are in fair condition. They are a mixture of types with the majority being 6/6 double hung wood windows. The bay window configuration at the north side of the 1st floor contains a mix of 1/1 and 2/2 double hung wood windows. The west side of the house also has a number of stained glass fixed windows as well as 2 smaller arched single hung windows.

All windows were recently repainted prior to the sale of the house in September; however, the paint continues to chip. This is made worse when the windows are operated.

Replacement

We are proposing to replace 28 windows on the first, second, and third floors. The windows will remain the same size as they are currently and will retain their grill configurations—current 6/6 windows will remain 6/6, while 2/2 and 1/1 units will remain 2/2 and 1/1 respectively. One stained glass unit will be replaced with a 6/6 double hung unit to match others of the same size on the west-facing facade.

In addition, we would like to add one window on the east side of the house, facing Prospect St., which would infill what is currently detailed as an opening on the facade but covered over with wood shutters. This additional window would match adjacent 2nd floor windows on this facade.

The new windows shall be 400 Series Woodwright Double Hung Insert Windows by Anderson. These units have a Fibrex exterior and a wood interior. At present, we are intending to keep all existing storm windows in place.

This proposal for window replacement is driven by several factors:

- Lead Safety - The new replacement windows are part of a larger effort to provide a lead safe environment in the building and to comply with the new RI lead laws, passed last summer.
- Energy Efficiency - The new replacement windows will contain insulated glass and more efficient jamb liners, improving the U value for the overall assembly. The existing storm windows have weep holes in the sill, which allows for air to infiltrate the assembly. We also intend to fill the existing weight pockets with spray foam, further improving the air sealing at these window units.
- Aesthetics - We have explored a number of window replacement product options in an effort to find windows that will be nearly identical to the existing windows in muntin width and configuration as well as overall size, function, appearance and depth.

We'd like to thank the commission for reviewing our application. We believe that the specifications we have laid out for the replacement windows honor the existing character of this building and its place within the College Hill Historic District. These specifications closely follow the design and function of the existing windows and will allow for all existing trim to remain as is. Additionally, these new windows will improve energy efficiency and allow for a lead safe environment within the building.

End of Narrative

EXHIBIT 2

Historic District Commission Application
Project: 166 Prospect St.
Address: 166 Prospect St., Providence RI 02906
Date: May 6, 2024

PHOTO SUMMARY



**ALL WINDOWS
VISIBLE IN PHOTO
TO BE REPLACED**

**MATCHING
WINDOW TO BE
ADDED IN PLACE
OF SHUTTERS**

Figure 1 - East Facade

EXHIBIT 2

Figure 2 - Northeast Corner, Viewed from Prospect St.



ALL WINDOWS VISIBLE IN PHOTO TO BE REPLACED

MATCHING WINDOW TO BE ADDED IN PLACE OF SHUTTERS

Figure 3 - South Facade, Viewed from Hidden St.



ALL WINDOWS VISIBLE IN PHOTO WITHIN MAIN VOLUME OF HOUSE, DASHED IN RED, TO BE REPLACED.

RECORDS HANDED OVER IN 2023 SALE SHOW THAT SUNROOM WINDOWS WERE REPLACED WITH A COMBINATION OF FIXED AND CASEMENT MARVIN DOUBLE PAINE WINDOWS IN 2001. THESE WINDOWS ARE TO REMAIN IN PLACE.

EXHIBIT 2

Figure 4 - Southwest Corner, Viewed from Hidden St.



SEE NOTES ON FIGURES 3 AND 5 FOR WHICH WINDOWS ARE BEING REPLACED

Figure 5 - West Facade, Viewed from Yard



WINDOWS TO BE REPLACED

FIXED STAINED GLASS WINDOWS TO REMAIN

RECORDS HANDED OVER IN 2023 SALE SHOW THAT SUNROOM WINDOWS (OBSCURED BY TREE) WERE REPLACED WITH A COMBINATION OF FIXED AND CASEMENT MARVIN DOUBLE PAINÉ WINDOWS IN 2001. THESE WINDOWS ARE TO REMAIN IN PLACE.

ARCHED DOUBLE HUNG WINDOWS TO REMAIN

EXHIBIT 2

Figure 6 - Northwest Corner, Viewed from corner of yard



Figure 7 - Detail shot of typical condition of exterior paint on old windows.



EXHIBIT 2

Figure 8 - Typical interior condition at first floor



Figure 9 - Typical paint condition at older windows.



EXHIBIT 2

Figure 10 - Typical paint condition at older windows.



Figure 11 - Typical paint condition at older windows.



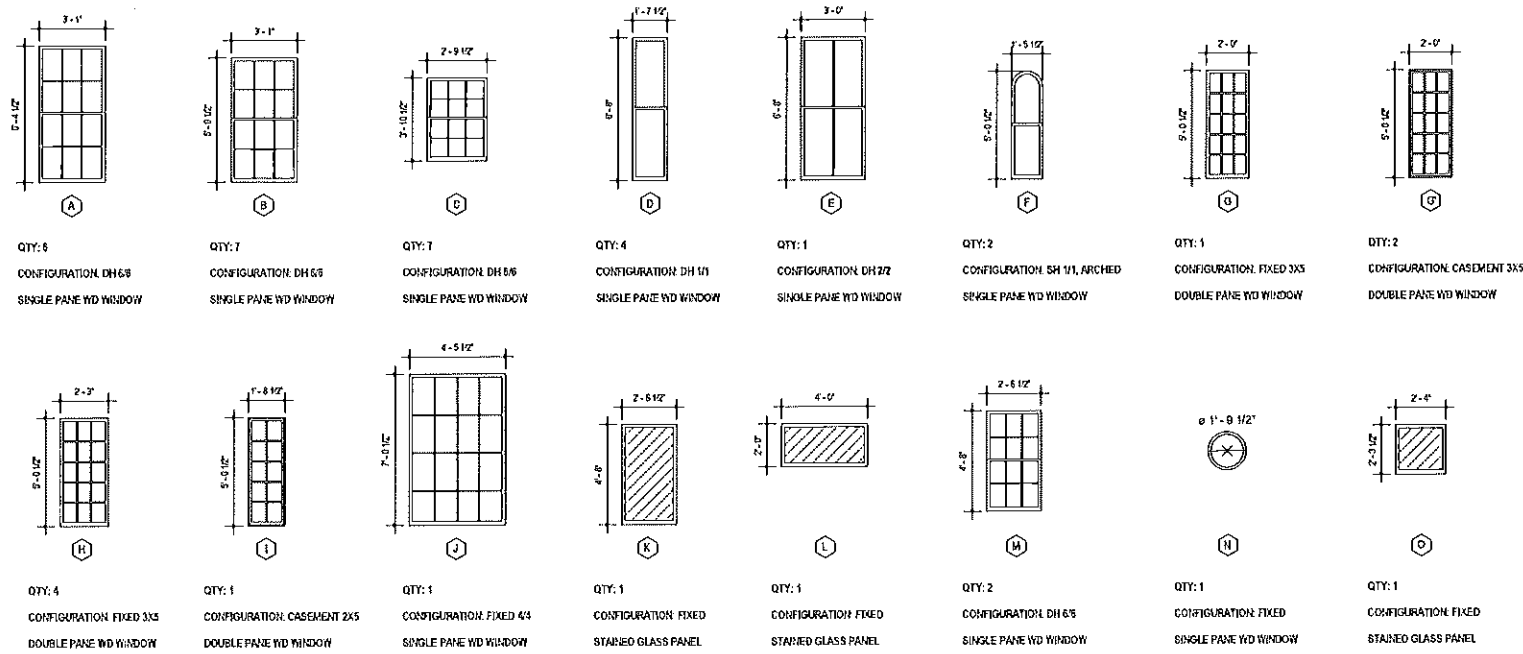
166 Prospect Street
Providence, RI 02908

Owner

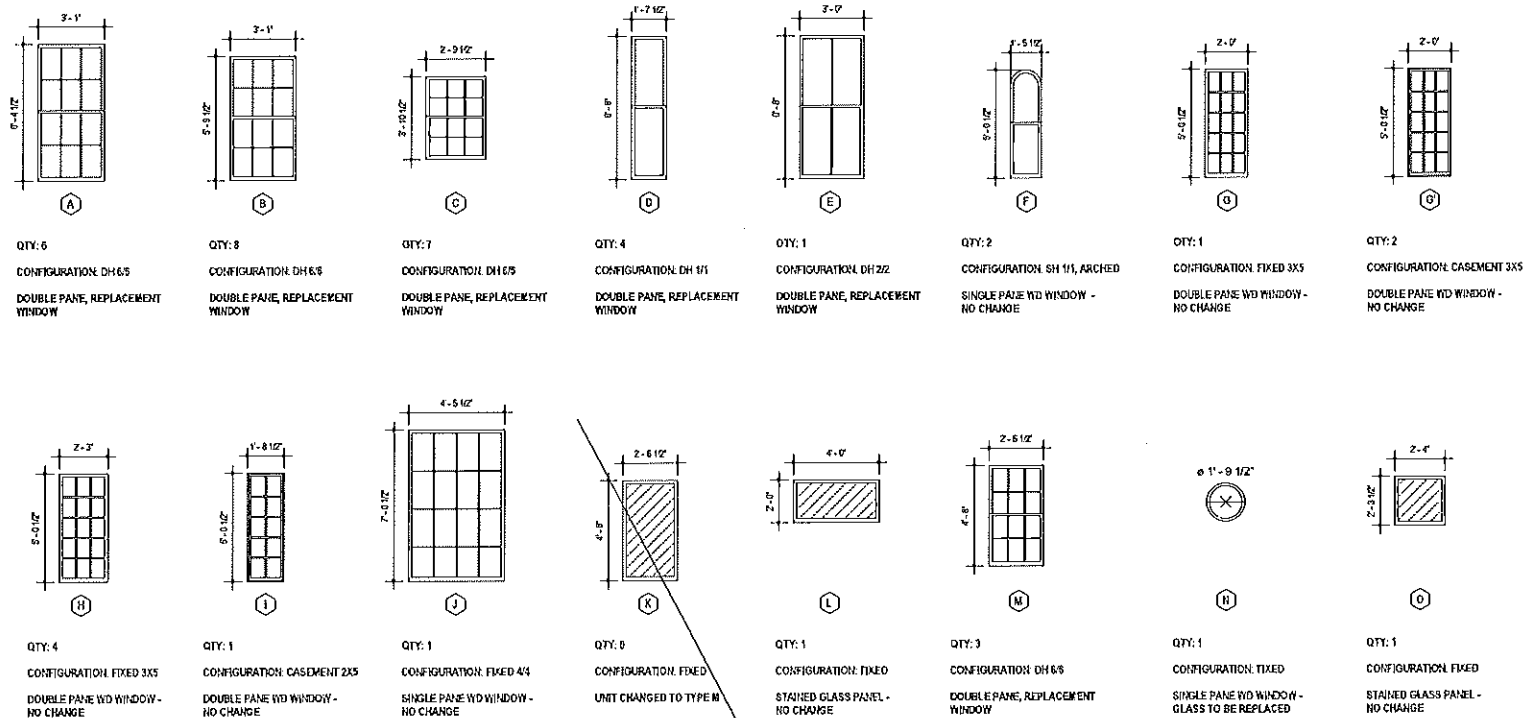
Charlotte Lipschutz & Ben Wilson
166 Prospect Street
Providence, RI 02908 301.704.2400

Architect

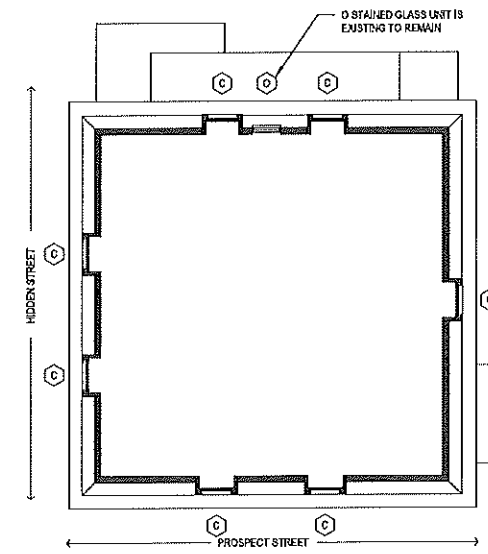
Studio NDP
230 Beacon St, #72
Boston, MA 02118 301.704.2400



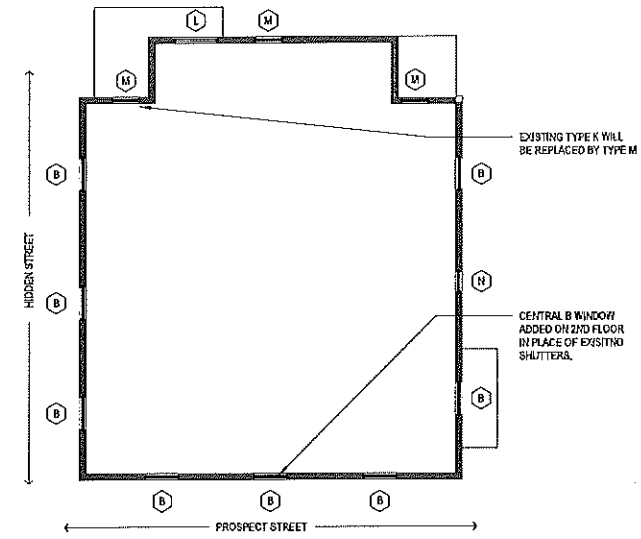
4 WINDOW SCHEDULE - EXISTING
1/4" = 1'-0"



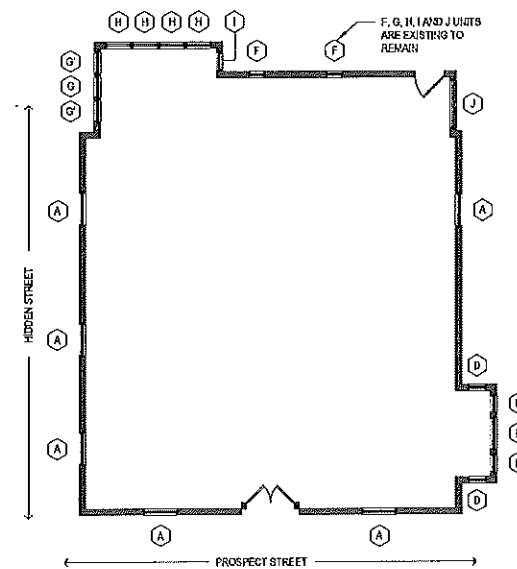
5 WINDOW SCHEDULE - PROPOSED
1/4" = 1'-0"



3 THIRD FLOOR WINDOW KEY PLAN
1/8" = 1'-0"



2 SECOND FLOOR WINDOW KEY PLAN
1/8" = 1'-0"



1 FIRST FLOOR WINDOW KEY PLAN
1/8" = 1'-0"

EXHIBIT 3

Architect Signature

Date: _____ Issue: _____

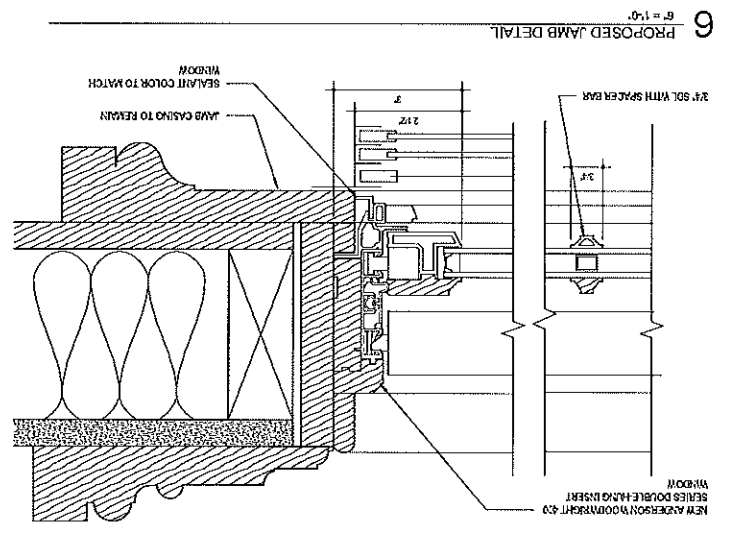
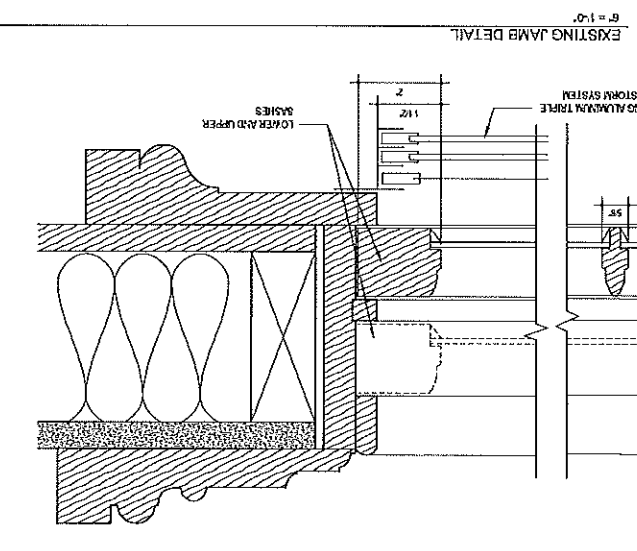
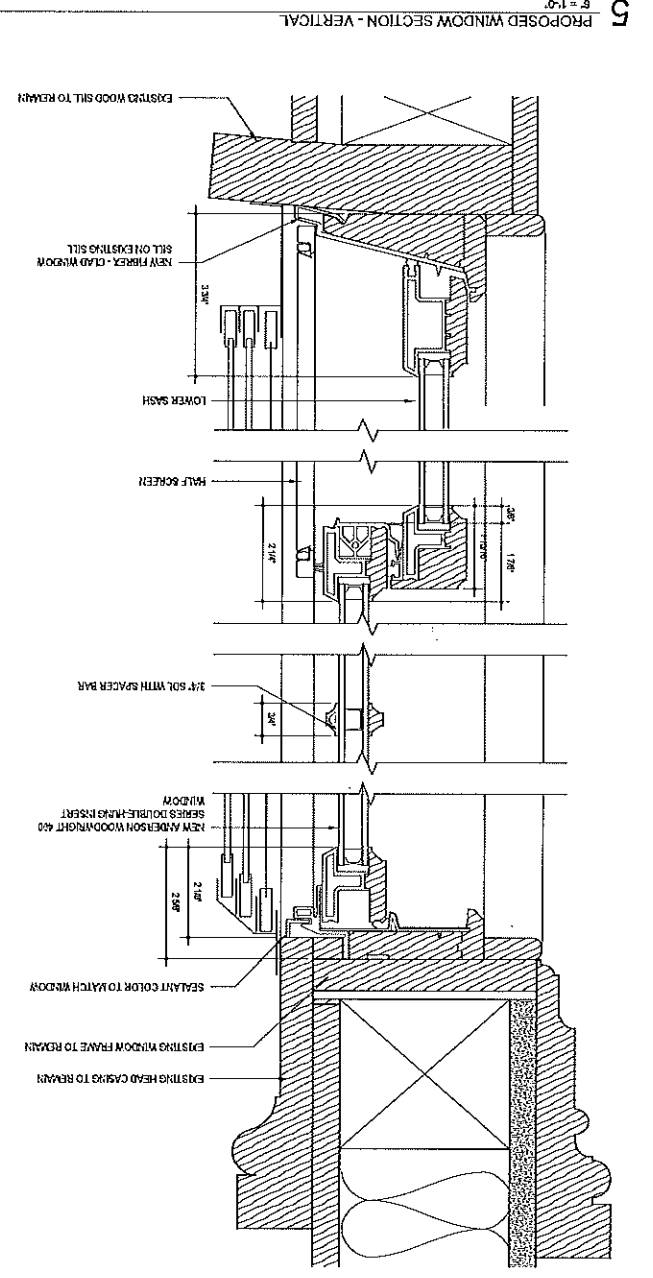
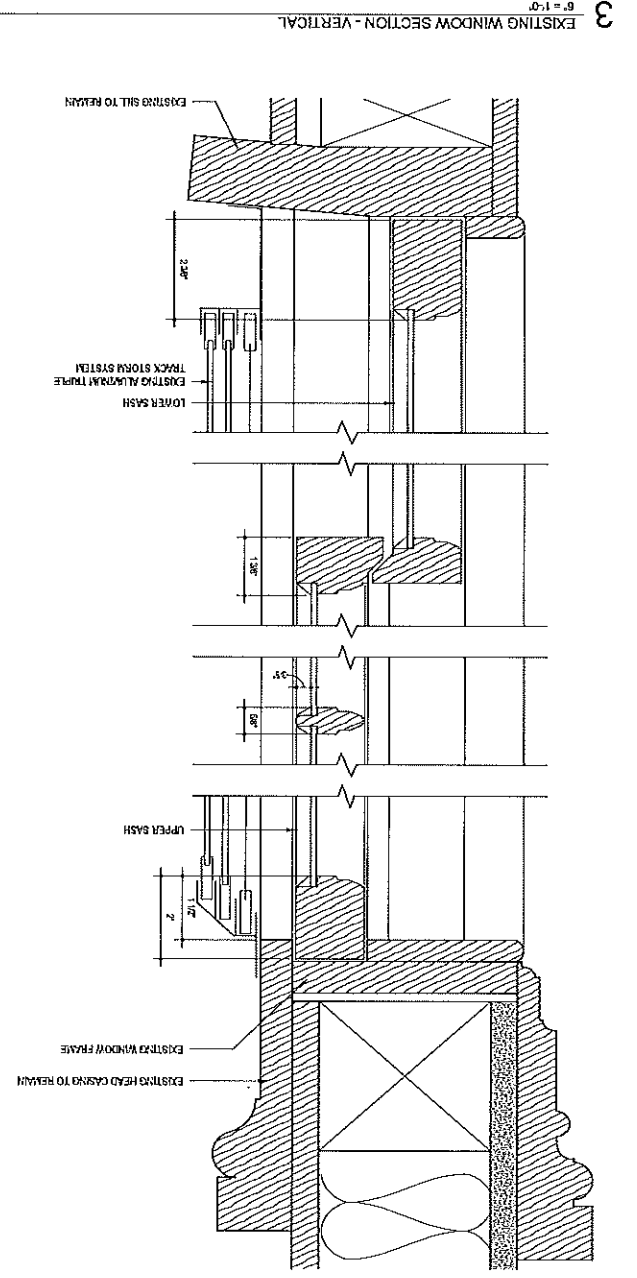
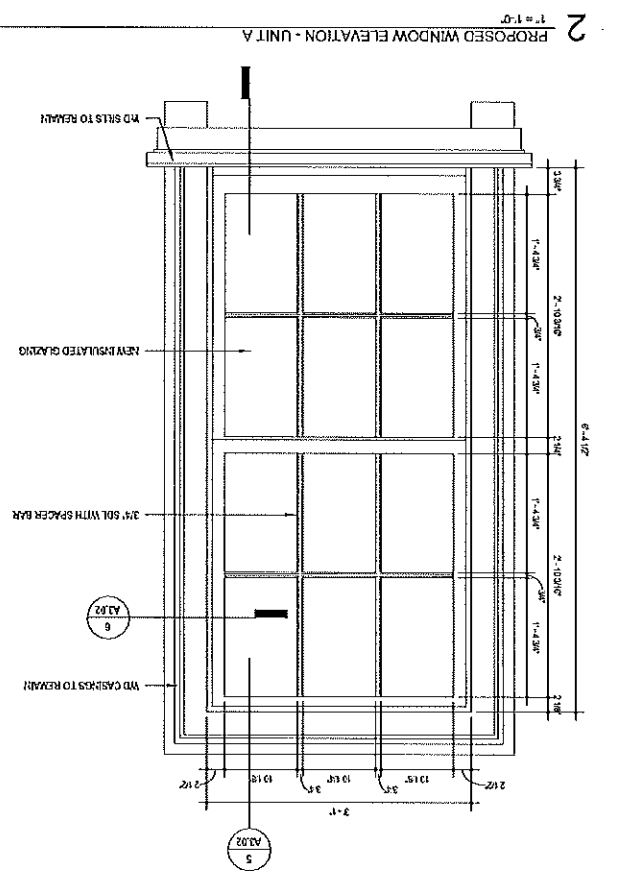
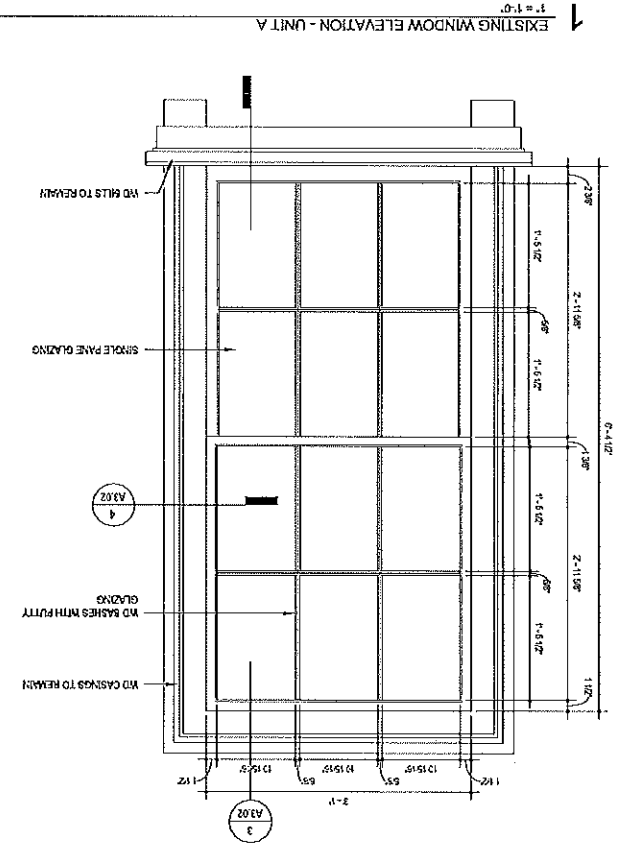
03/15/23 Ed: Ed

Revised: _____

Scale: As Indicated Project Number: 2303

WINDOW ELEVATIONS - EXISTING AND PROPOSED

A3.01



166 Prospect Street

155 Prospect Street
Providence, RI 02903
Owner
Charles L. White & Ben Mason
301 J.P. 2420
Architect
Studio RDP
250 Beacon St. #12
Boston, MA 02118
301.762.2420

Exhibit 3
Project System

Date: 10/18/22
Scale: 1/4" = 1'-0"

Sheet: A3.02
Project: 2533

WINDOW DETAILS - EXISTING AND PROPOSED
A3.02

000004-11/18/21.rvt