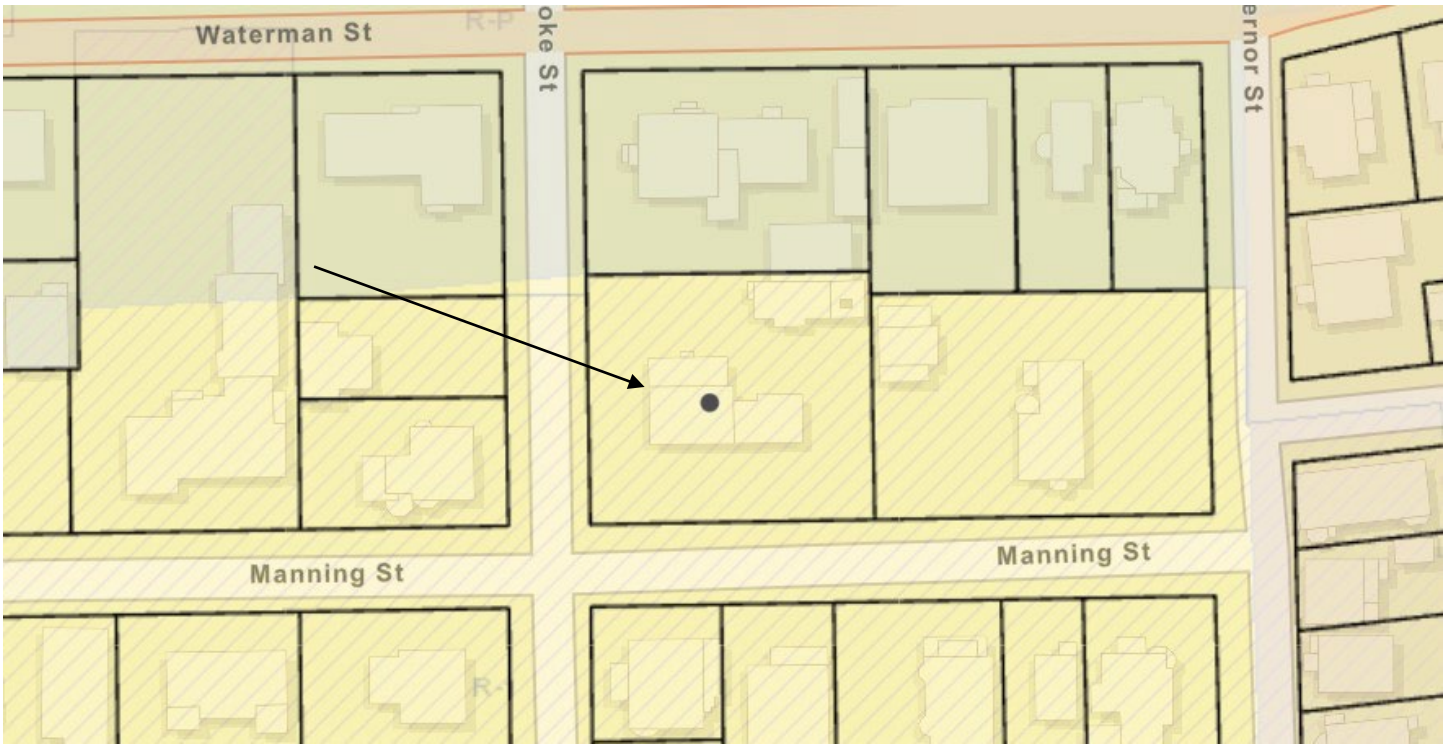
6. CASE 24.078, 66 COOKE STREET, Donald E. Jackson House, c1925-35 (POWER-COOKE)

Georgian Revival, "Adamesque," two storys, brick, low roof concealed behind brick parapet, side entrance on driveway with porch having attenuated classical columns.

CONTRIBUTING



Arrow indicates 66 Cooke Street

Arrow indicates project location, looking north.

Applicant: William Brown, 66 Cooke Street, Providence, RI 02906
Owner: 66 Cooke LLC - William Brown, Manager, OND Royal Palm 8103 Vega Alta, PR 00692
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 installation of 81 insulated replacement windows.

Issues: The following issues are relevant to this application:

- See attached owner's and architect's narrative; and.
- Plans and photos have been submitted.

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

a) 66 Cooke Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Power-Cooke Streets 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. 66 Cooke Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Power-Cooke Streets 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.

Project: Single Family Residence
Address: 66 Cooke Street, Providence, RI 02906
Date: 8 July 2024
Re: Application Information

NARRATIVE – Scope of Work
Property Owner Narrative

Lead Abatement - Window and Frame Component Replacement

The lot at 66 Cooke St, Providence RI 02906 falls within the Providence College Hill Historic District. The owner, 66 Cooke LLC, is a RI LLC that purchased the lot at 66 Cooke St on May 28, 2024 with the intent using the property for rental income and long-term investment returns. The lot contains two buildings, both built prior to 1978 and each registered and permitted for use as a single-family residential dwelling.

As an LLC owner with a rental property in Rhode Island, the owner must obtain a RI certificate of lead conformance ("CLC") and register the property in the rental registry to rent the property. The owner obtained a lead inspection of the property, conducted May 18, 2024 with a report delivered on May 21, 2024, just prior to closing but after inspection contingencies had lapsed. The report revealed, based on a subsample of windows, hazardous lead conditions in window sashes, sills, and wells throughout the property. The inspection report also identified lead-containing dust on the floors of living spaces, most likely originating from these windows. These hazardous lead conditions need to be remediated in order to get a CLC and enable utilization of the property. There are 81 windows between the two building on the property.

The "rental registry" law, R.I. Gen. Laws § 34-18-58 establishes a statewide rental registry to be established and managed by the Rhode Island Department of Health and mandates that all landlords register their rental units by October 1, 2024. Additionally, landlords who rent properties built before 1978 are required to file lead conformance certificates – which are already required by law – through the registry.

To best remediate lead hazards to receive a RI CLC, to comply with R.I. Gen. Law, and to provide a consistent aesthetic that matches the goals for the Providence Historic District Commission, the owner would like to replace 61 window sashes and select interior frame components for all older wooden windows within living areas of both structures on the property as expeditiously as possible while complying with all PHCD requirements.

The owner believes that additional benefits of this project will be improved aesthetics through the removal of aluminum storm windows, enabled through the selection of insulated windows with aluminum clad wooden exterior components that provide protection without a separate storm window. To provide a consistent look for the entire property and enable removal of

aluminum storm windows, the owner wishes to replace virtually all visible windows that cannot be restored in place.

Due to the large number of windows the project entails, the owner does not believe a restoration effort can be completed in a reasonable timeframe and will result in loss of use of the property for several months. The owner also wishes to not have a mix of original restored windows maintained behind aluminum storm windows and replacement wood-clad exterior windows.

The owner requests that the PHDC grants Final Approval for the project for the window models specified, or equivalent alternatives as approved by PHDC staff if needed.

End of Property Owner Narrative

Architect Evaluation

ACME Architect LLC
9 Simmons Road Little Compton Rhode Island 02837
MarkRappArchitect.com
Tel 401.465.5247 Fax 401.635.8662

Sash Replacement

The client would like to replace windows on the first, second and third floors of the main house (single family) and units in the carriage house (garage and apartment).

We propose to replace sixty-one (61) windows in total, with fifty-two (52) units replaced on floors one, two, and three of the main building and nine (9) units replaced on floors one and two of the 2nd building ("Carriage House").

The new double hung sashes shall be the following brands and model, or, upon PHDC staff approval, an alternative manufacturer and model that is substantially similar and meets PHDC specifications:

The replacement sashes shall be as follows:

- The new double hung sashes shall be Trimline Ultra Fit (Classic Clad) sash replacement kit. These are wood units, insulated glazing with aluminum clad exterior and vinyl jamb liners. Muntins to be simulated divided light. Exterior color to be black. New window screens to be half-window
- Most units will have a 6/6 configuration with others configured to match existing functions, 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 several reasons:

- Lead Safety – The removal of the existing painted wood sashes, combined with the new sash operation will greatly reduce lead exposure within the building and enable the client to get a certification of lead compliance.

- Aesthetics – The Owner is willing to install replacement window sashes which are nearly identical to the existing. The muntin size and spacing will be matched. The difference in glass area reduction is 7% for unit “A”. 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.
- 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 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

In conclusion, we believe that the replacement sashes 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.

For the Owner, this is first step in a whole building rehab and restoration.

End of Architect Evaluation

End of Narrative

Figure 1 - North wall - Entry

Figure 2 - portion of east side

Figure 3 - portion of east side

Figure 4 - secondary entry - north

Figure 5 - portion of north wall

Figure 6 - end of east wing

Figure 7 - portion of south wall

Figure 8 - portion of south wall

Figure 9 - west end

Figure 10 - Typical unit "A"

Figure 11 - Unit "C"

Figure 12 - Carriage House NW corner

Figure 13 - Carriage House south

Figure 14 - Carriage House south

Figure 15 - Carriage House units "I" & "M"

Figure 16 - Carriage House unit "K"

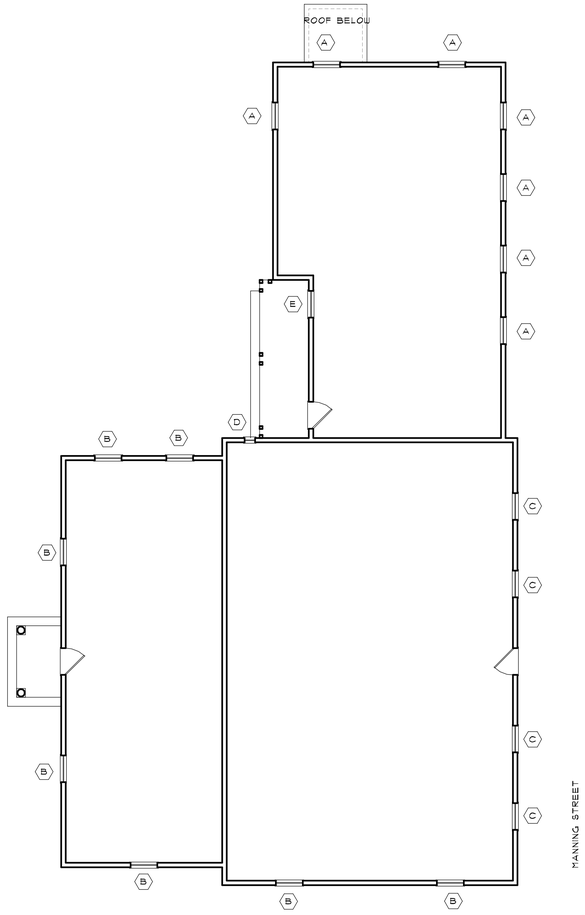
Figure 17 - Unit "A"

Figure 18 - Unit "F"

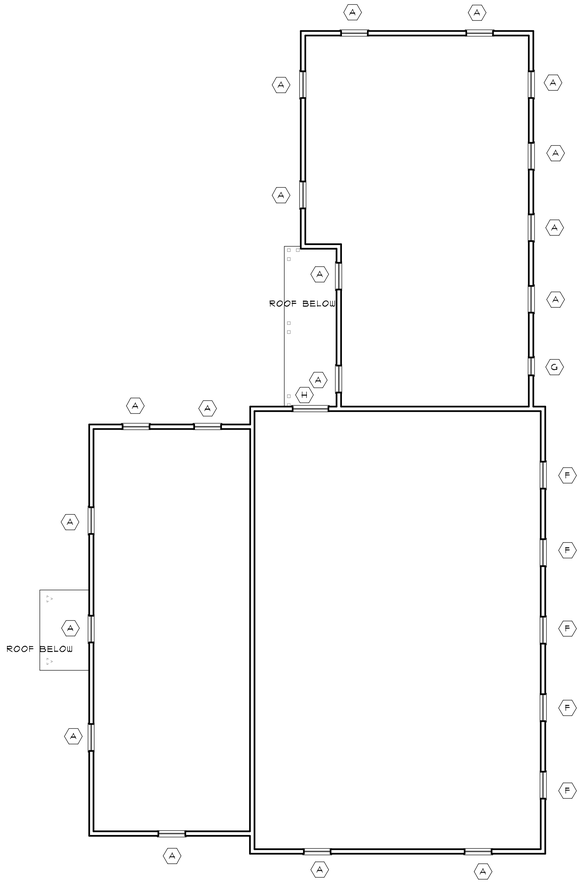
Figure 19 - Unit "I"

Figure 20 - Client photos

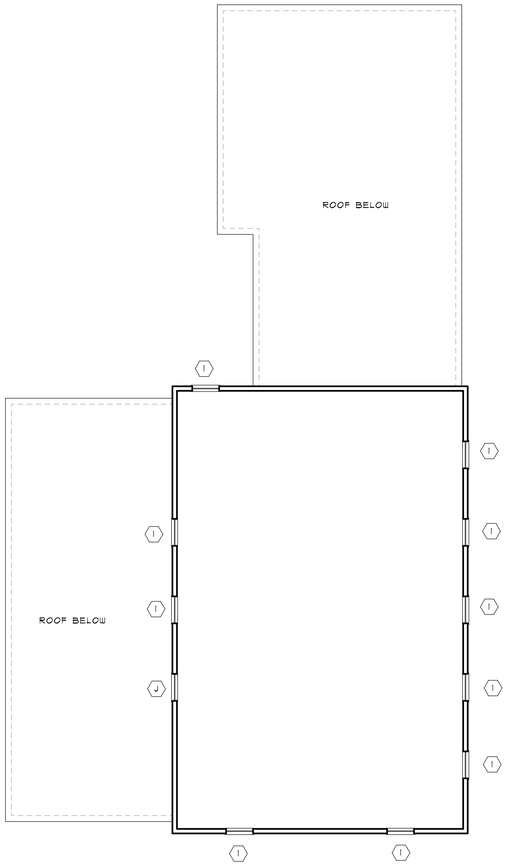
Figure 21 - client photos



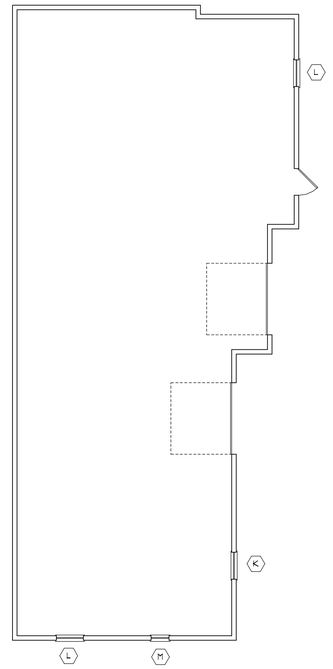
1 A1.1 FIRST FLOOR PLAN
1/8" = 1'-0"



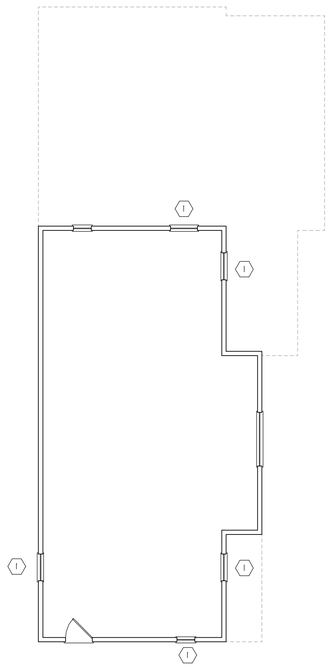
2 A1.1 SECOND FLOOR PLAN
1/8" = 1'-0"



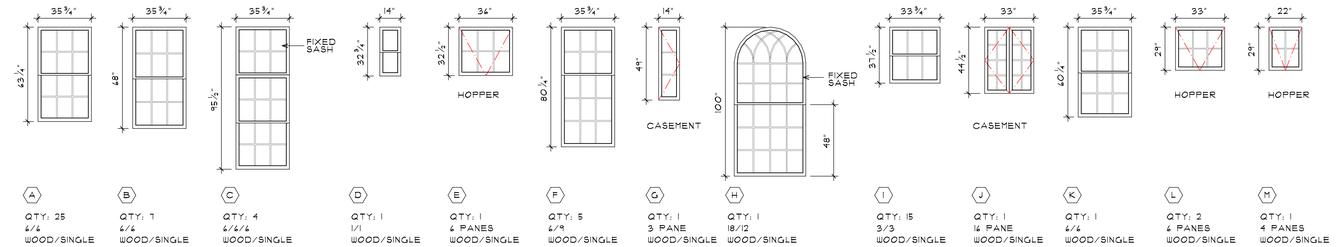
3 A1.1 THIRD FLOOR PLAN
1/8" = 1'-0"



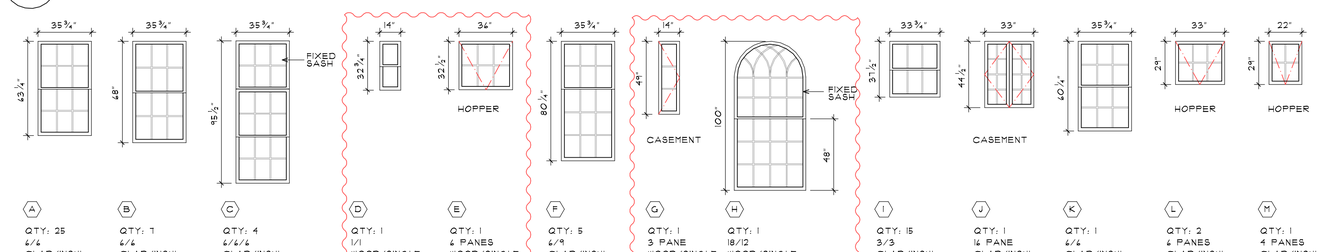
4 A1.1 FIRST FLOOR - CARRIAGE HOUSE
1/8" = 1'-0"



5 A1.1 SECOND FLOOR - CARRIAGE HOUSE
1/8" = 1'-0"



6 A1.1 WINDOW SCHEDULE - EXISTING



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

THESE NEW SASHES ARE TO BE WOOD CLAD., INSULATED GLASS WITH SIMULATED DIVIDED LIGHTS

PROPOSED WINDOW SASH REPLACEMENT
SINGLE FAMILY RESIDENCE
66 COOKE STREET
PROVIDENCE, RHODE ISLAND 02906

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

MARK DOUGLAS RAPP No. 1930 REGISTERED ARCHITECT

PHDC SUBMISSION

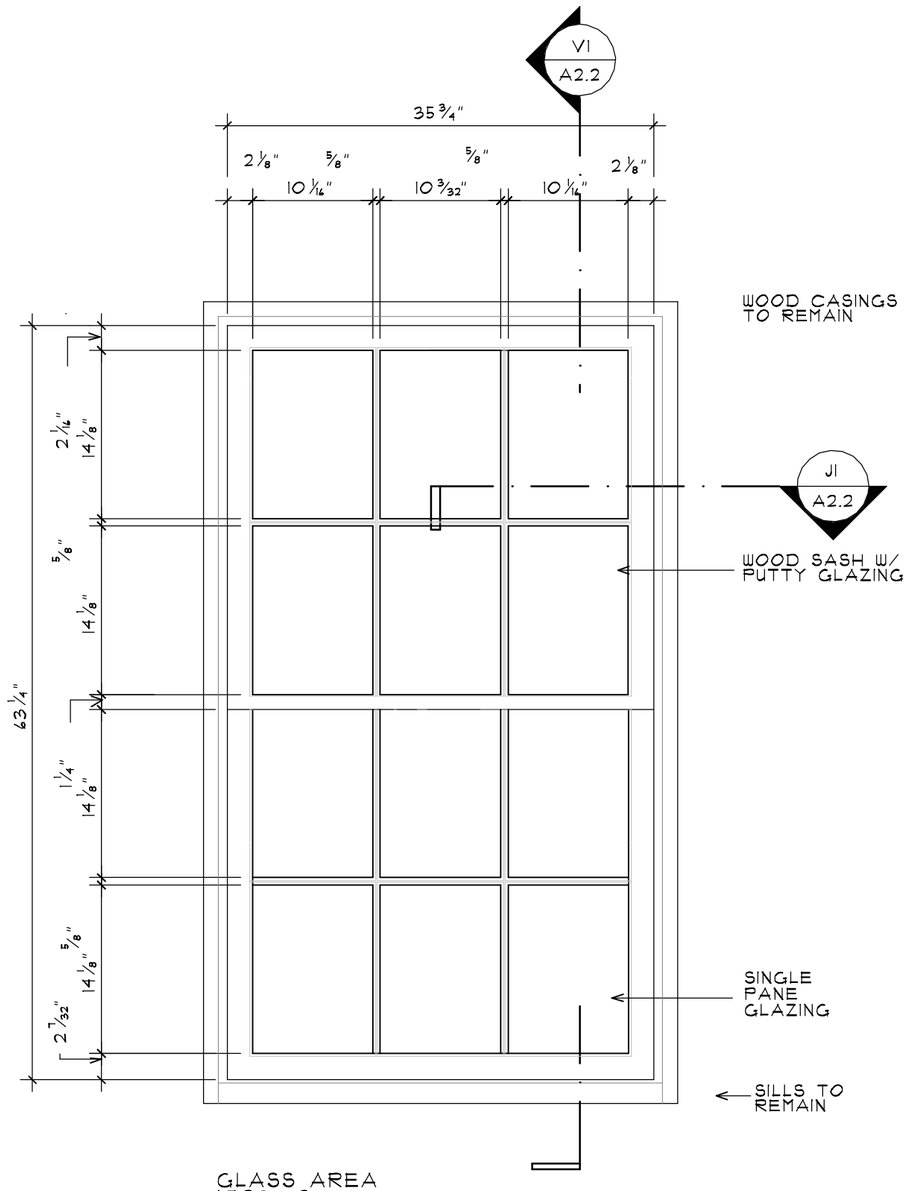
KEY PLANS, WINDOW SCHEDULE

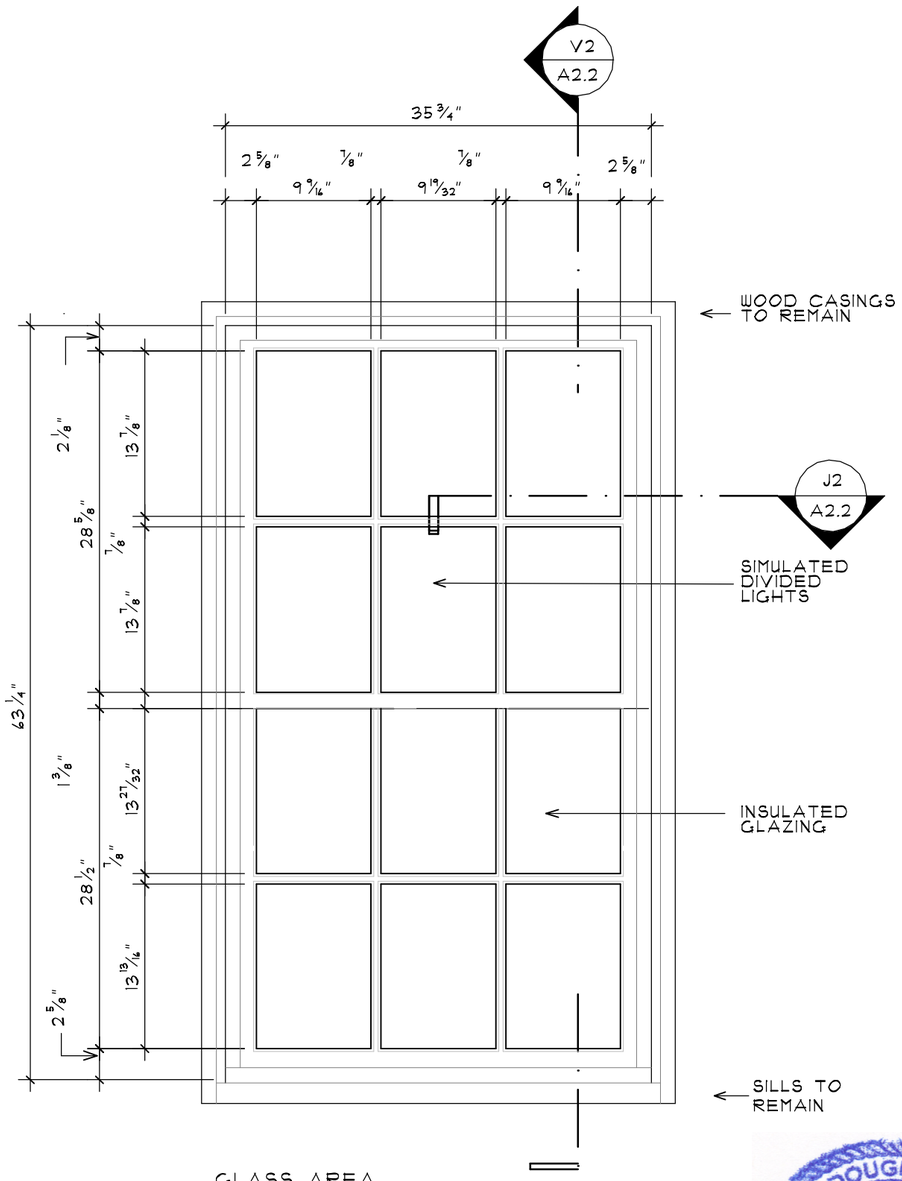
REVISIONS:

DATE: 1/8/24
SCALE: AS NOTED

SHEET
A1.1

24-00



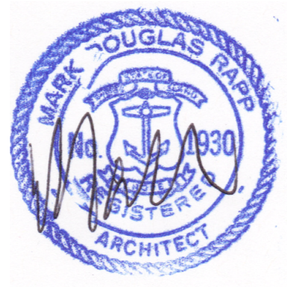


1 / A2.1 EXISTING WINDOW UNIT "A"

1" = 1'-0"

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

1" = 1'-0"



A2.1

24-00

SINGLE FAMILY RESIDENCE

66 COOKE ST., PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

7/8/24

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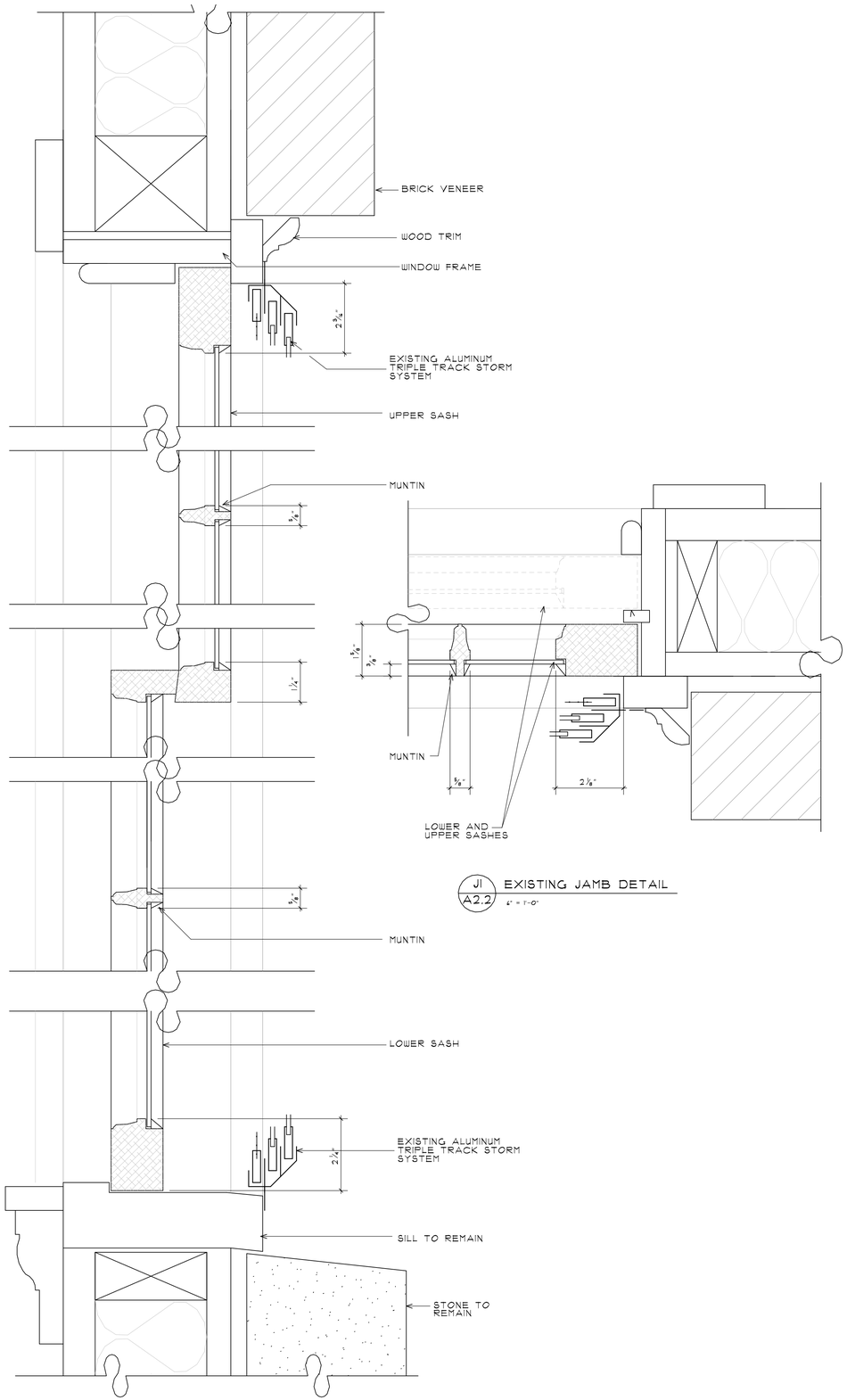
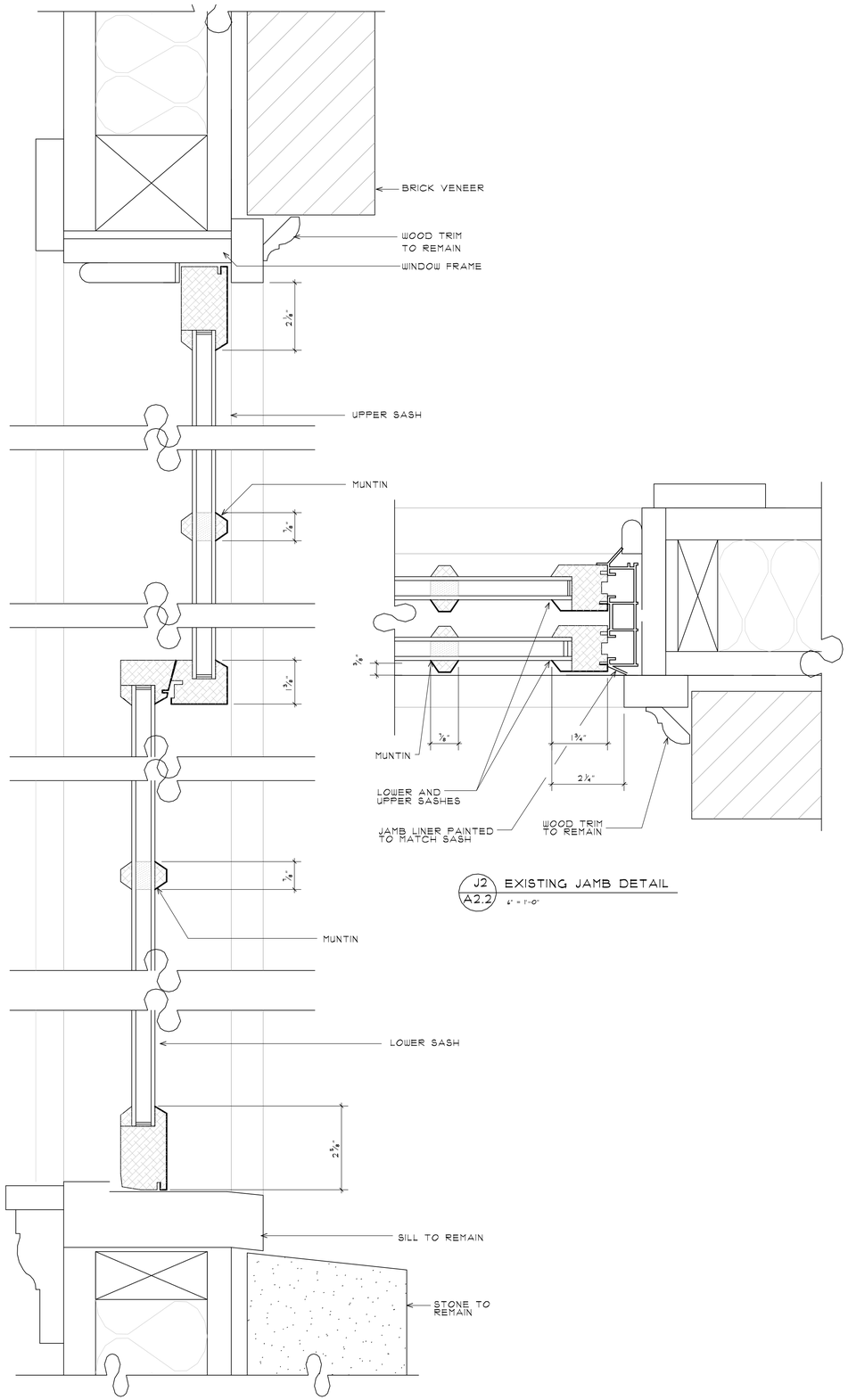


J1 A2.2 EXISTING JAMB DETAIL
6" = 1'-0"

V1 A2.2 EXISTING WINDOW SECTION - VERTICAL
6" = 1'-0"



J2 A2.2 EXISTING JAMB DETAIL
6" = 1'-0"

V2 A2.2 EXISTING WINDOW SECTION - VERTICAL
6" = 1'-0"

PROPOSED WINDOW SASH REPLACEMENT

SINGLE FMAILY RESIDENCE

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MARK DOUGLAS RAPP No. 1930 REGISTERED ARCHITECT

PHDC SUBMISSION

WINDOW DETAILS

REVISIONS:

DATE: 7/8/24
SCALE: 6" = 1'-0"

SHEET
A2.2

24-00