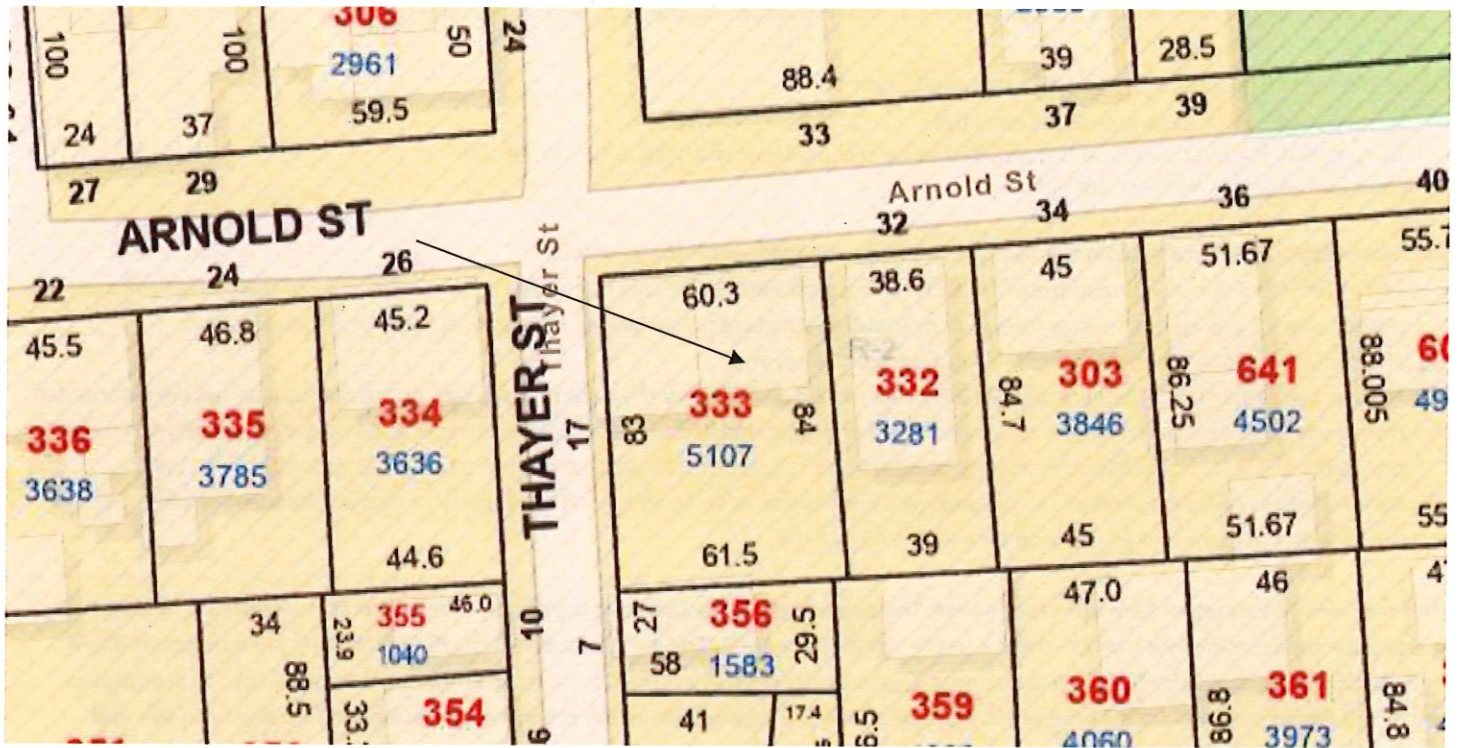


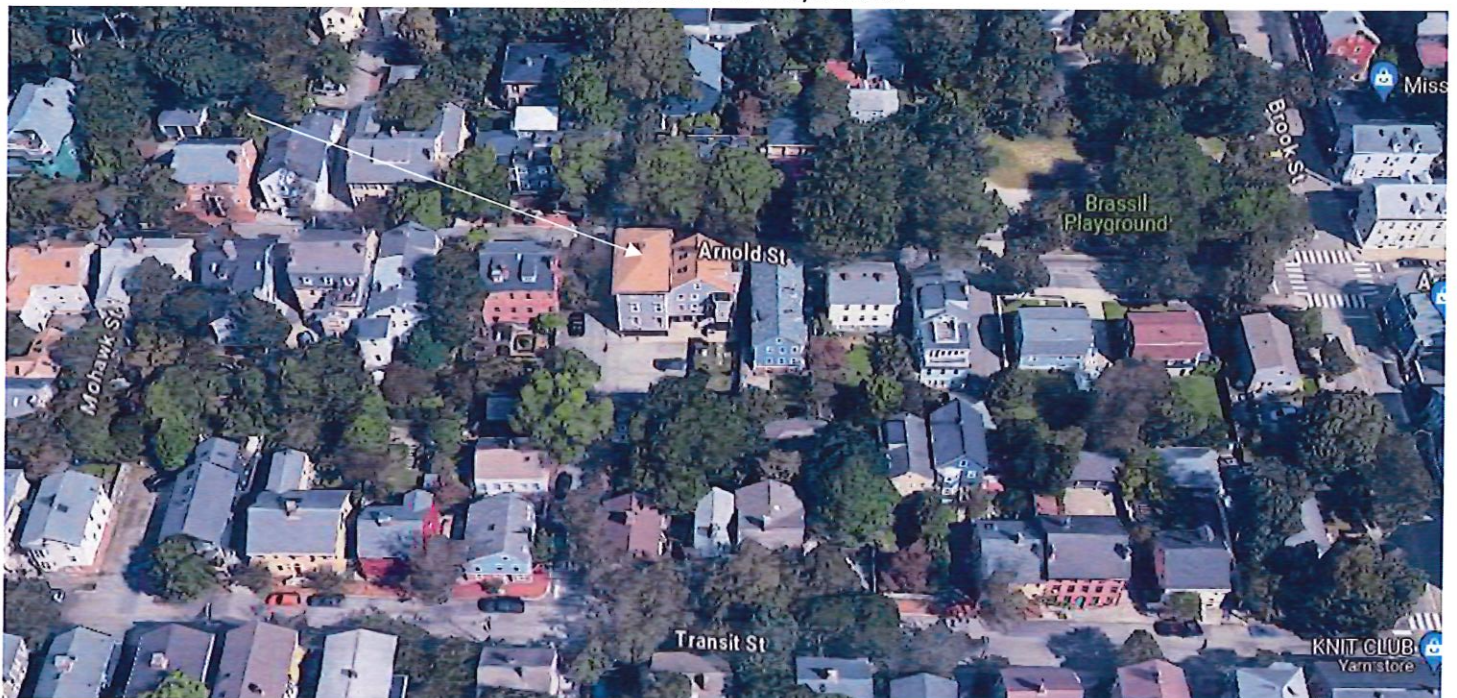
4. CASE 24.103, 17 THAYER STREET, Hiram S. Read/Thomas Northrup House, 1853 (COLLEGE HILL)

Palazzo; 3 stories; clapboard; hipped roof; bracket and dentil cornice; heavy window caps; recessed entrance with bracketed hood. The Read house adjoins the Thomas G. Northrup House 1837 to the east.

CONTRIBUTING



Arrow indicates 17 Thayer Street



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:

- installation of 36 Trimline Ultra Fit insulated replacement windows, to the first, second and third floors.

Issues: The following issues are relevant to this application:

- See attached owner's and architect's narrative
- 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) 17 Thayer 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;
- 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. 17 Thayer 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) 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: Multi-Family Residence – Read & Northrup House
Address: 17 Thayer Street, Providence, RI 02906
Date: 10 August 2024
Re: Application Information

Sash Replacement

The client would like to replace window sashes on the first, second and third floors of the main house.

We propose to replace thirty-six (36) of the thirty-nine (39) windows in total on floors one, two, and three. Of those, most are in fair condition with some as inoperable and damaged. The remaining three (3) units are non-original units which are a mix of vinyl and wood sash units and shall remain in place.

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 with 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 6.2% for unit “B”. 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.

End of Narrative



Figure 1 - View from Thayer Street



Figure 2 - view one from Arnold Street



Figure 3 - view 2 from Arnold Street



Figure 4 - View of rear



Figure 5 - Corner Thayer & Arnold



Figure 6 - South view



Figure 7 - detail unit "A"



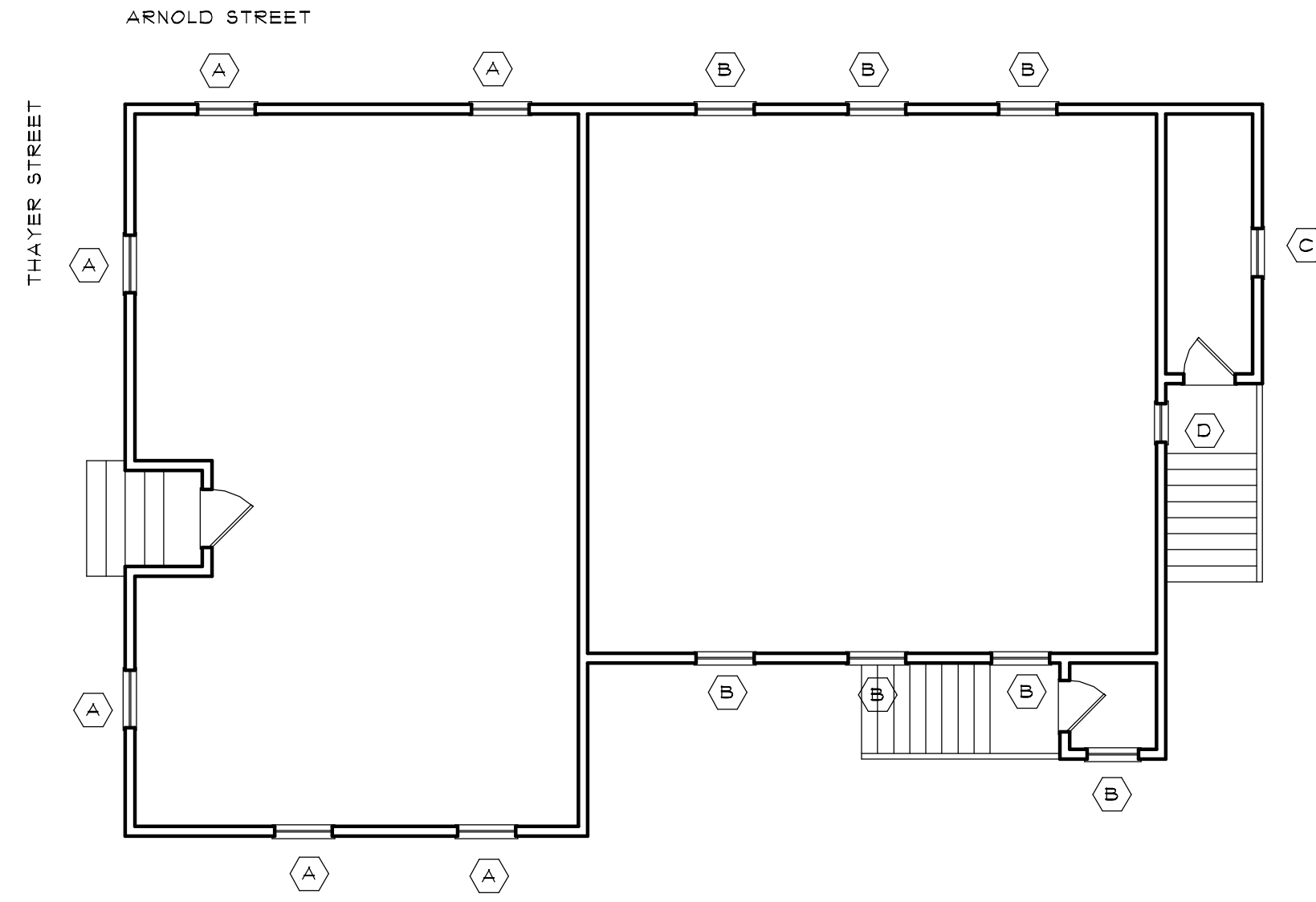
Figure 8 - interior unit "A"



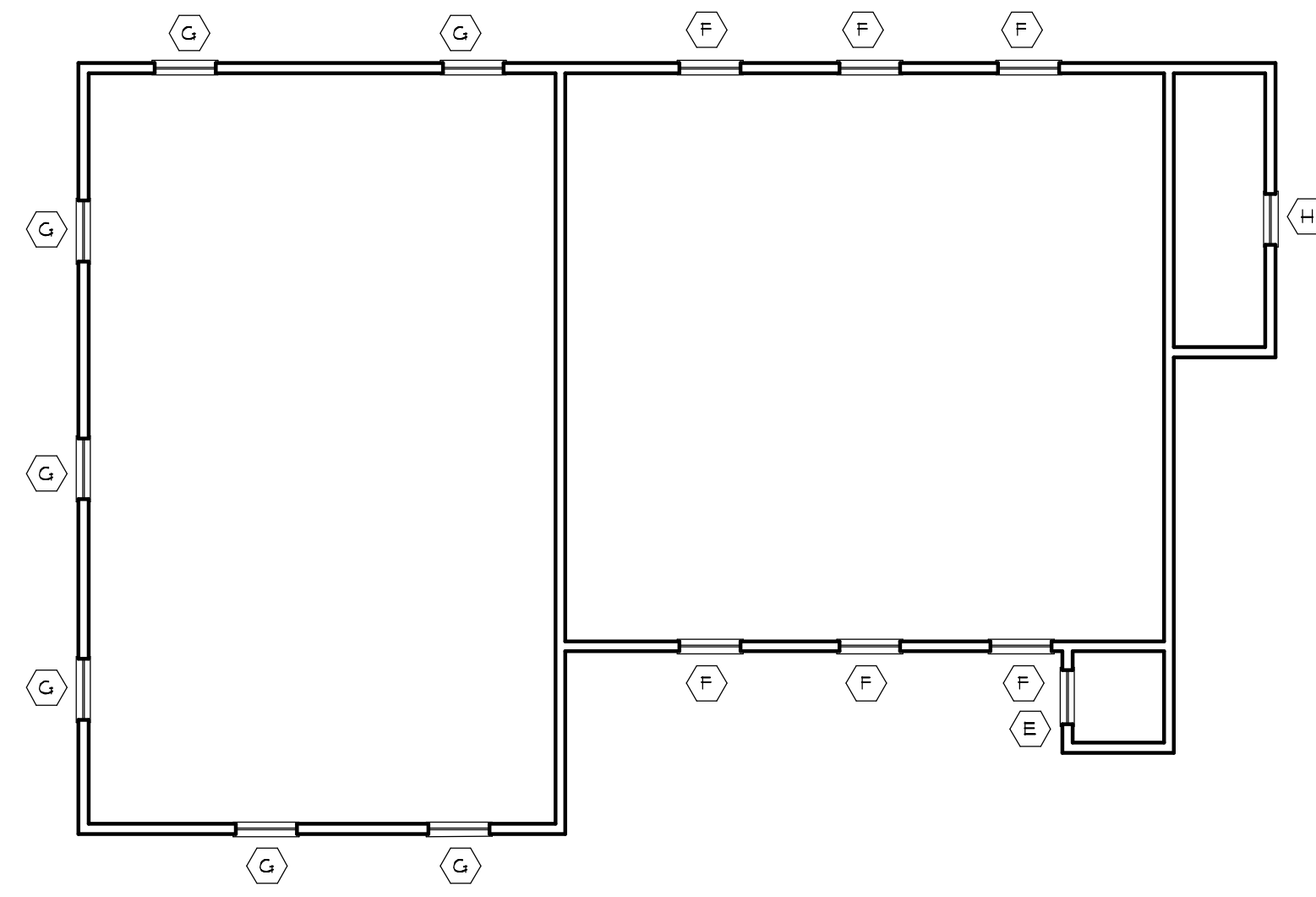
Figure 9 - Interior unit "B"



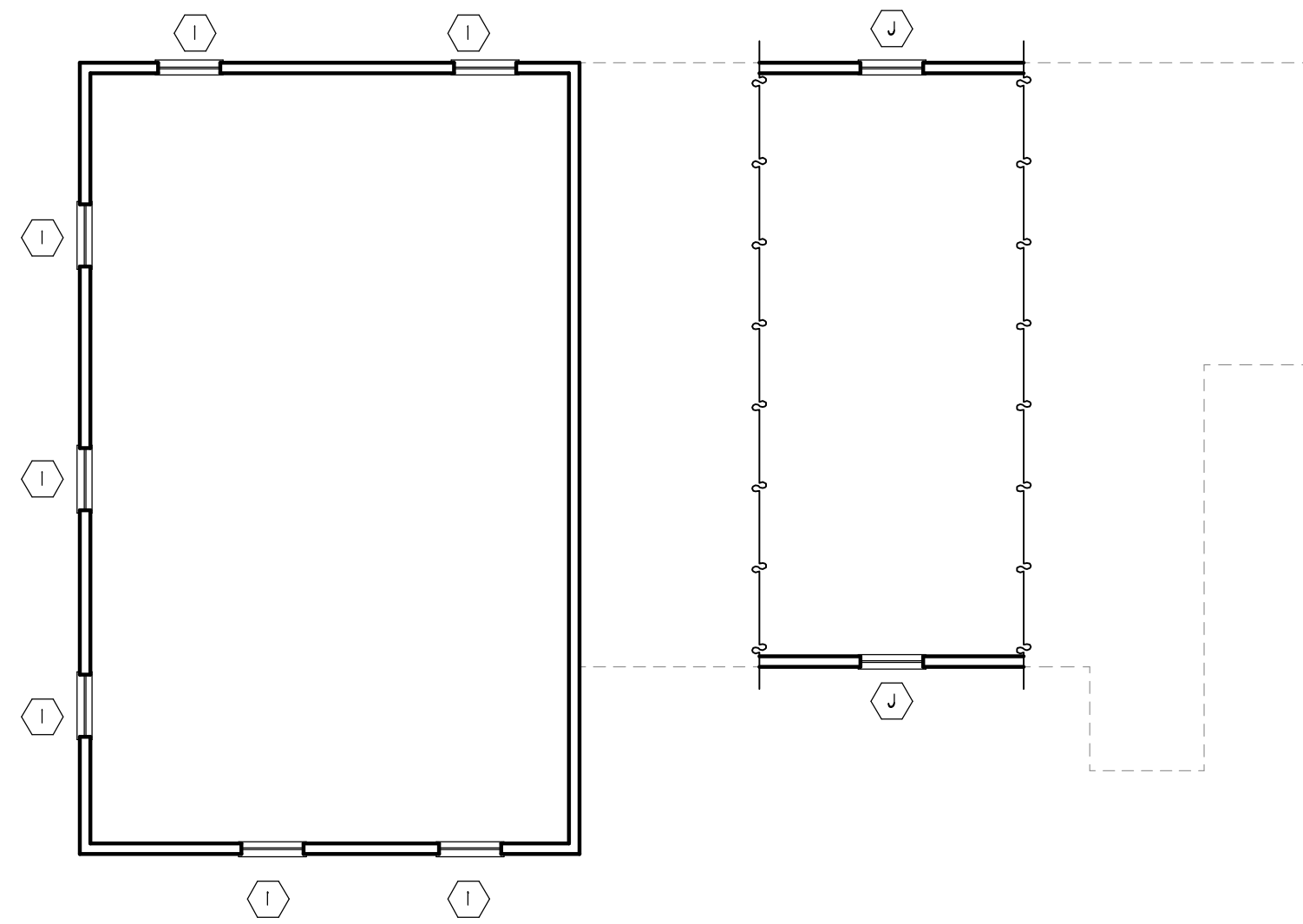
Figure 10 - interior unit "C"



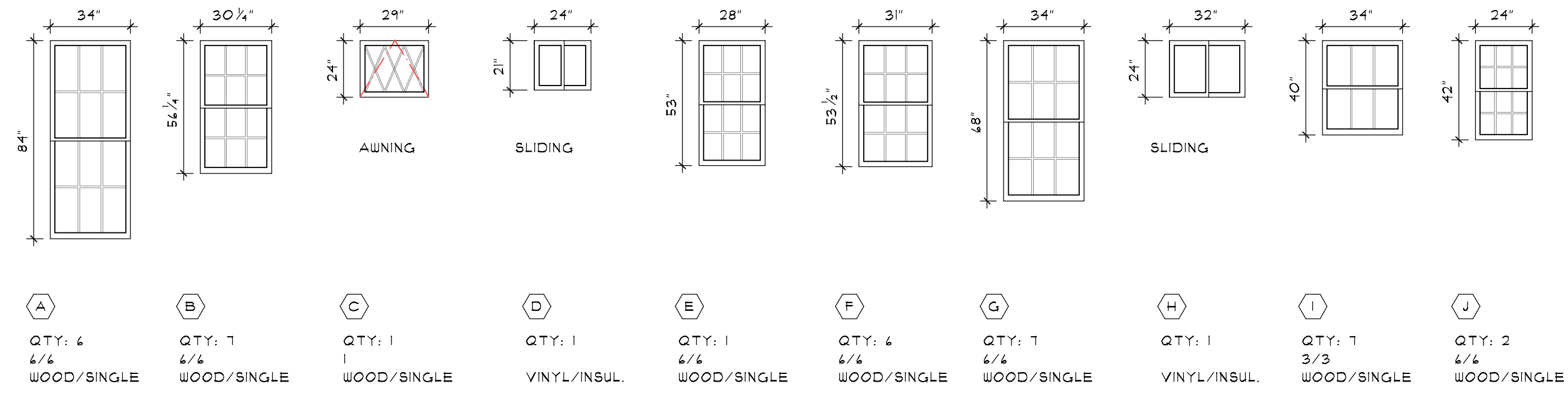
1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



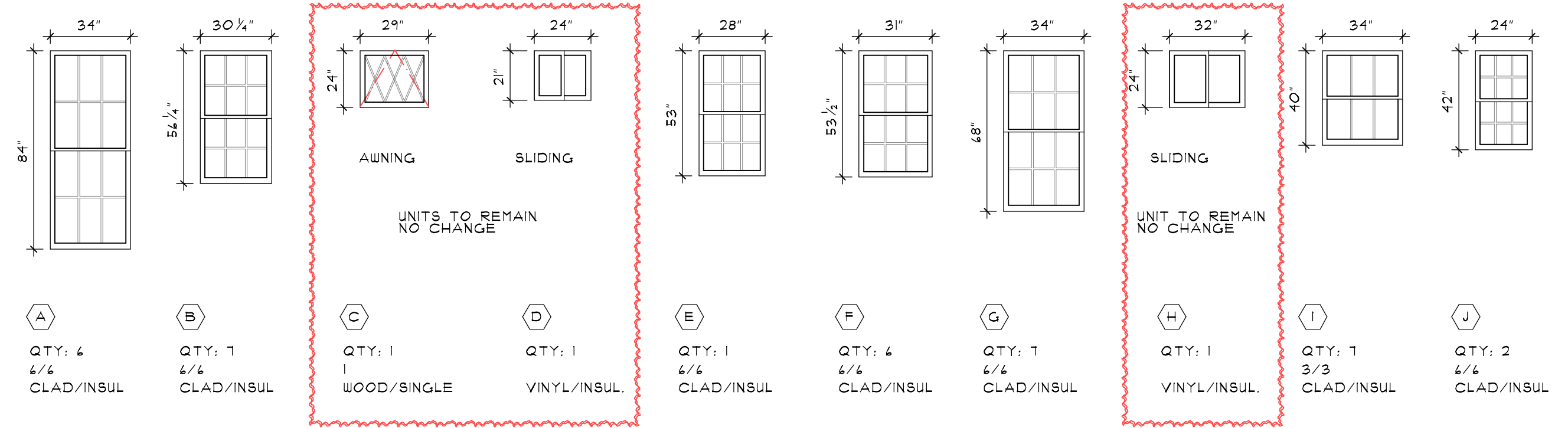
2 SECOND FLOOR PLAN
A1.1 1/8" = 1'-0"



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



4 WINDOW SCHEDULE - EXISTING
A1.1



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

THESE NEW SASHES ARE TO BE WOOD CLAD, TRIMLINE SASH PAC WITH 5/8" SIMULATED DIVIDED LIGHTS

PHDC SUBMISSION

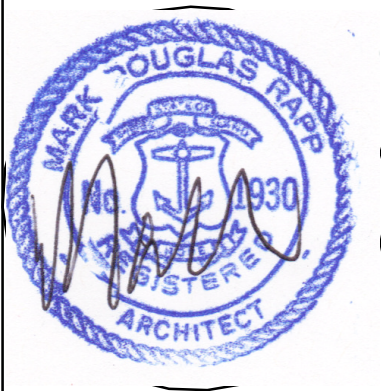
KEY PLANS, WINDOW SCHEDULE

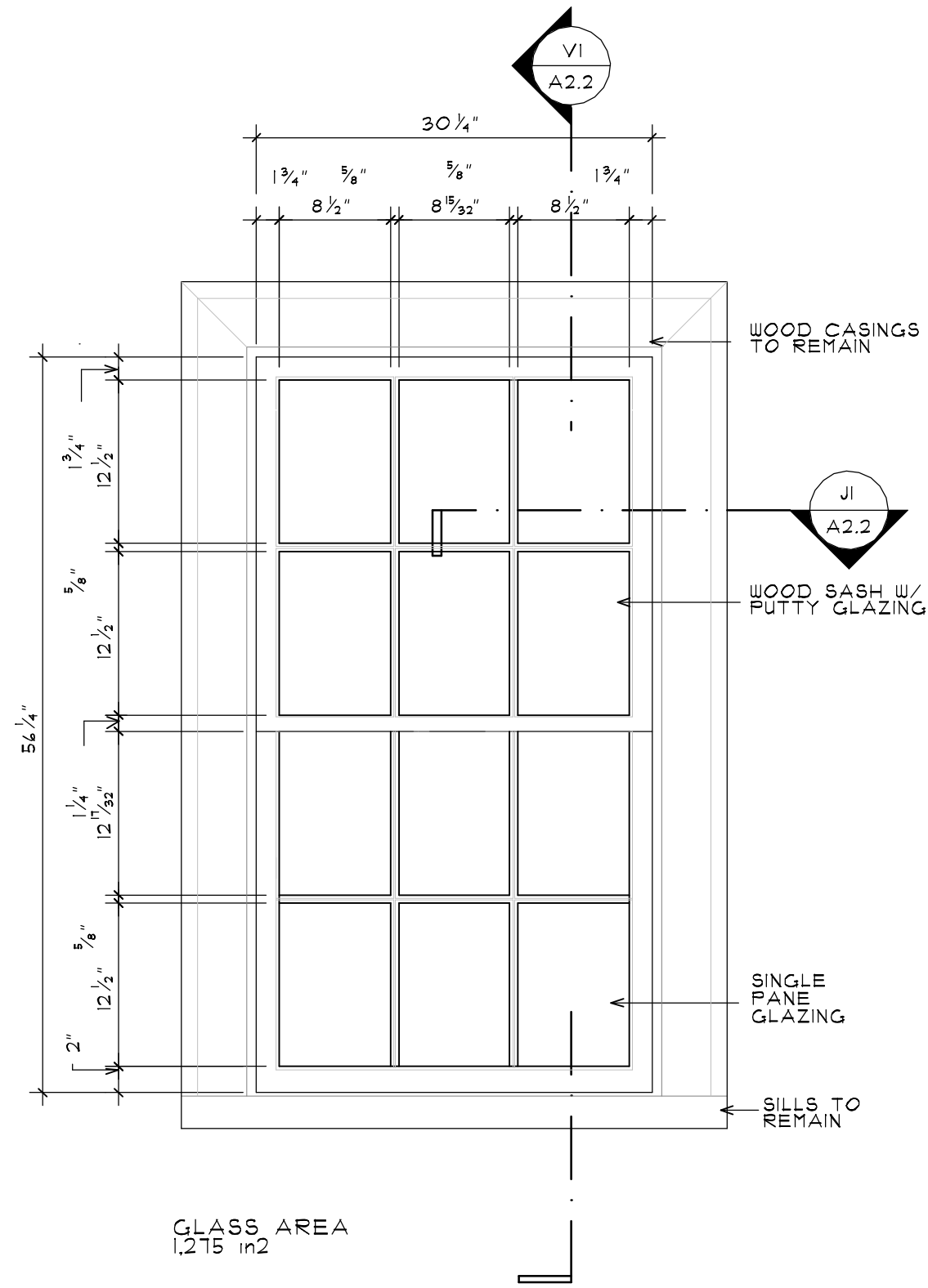
DATE: 8/10/24
SCALE: AS NOTED
REVISIONS:

SHEET
A1.1

PROPOSED WINDOW SASH REPLACEMENT
MULTI-FAMILY RESIDENCE
11 THAYER STREET
PROVIDENCE, RHODE ISLAND 02906

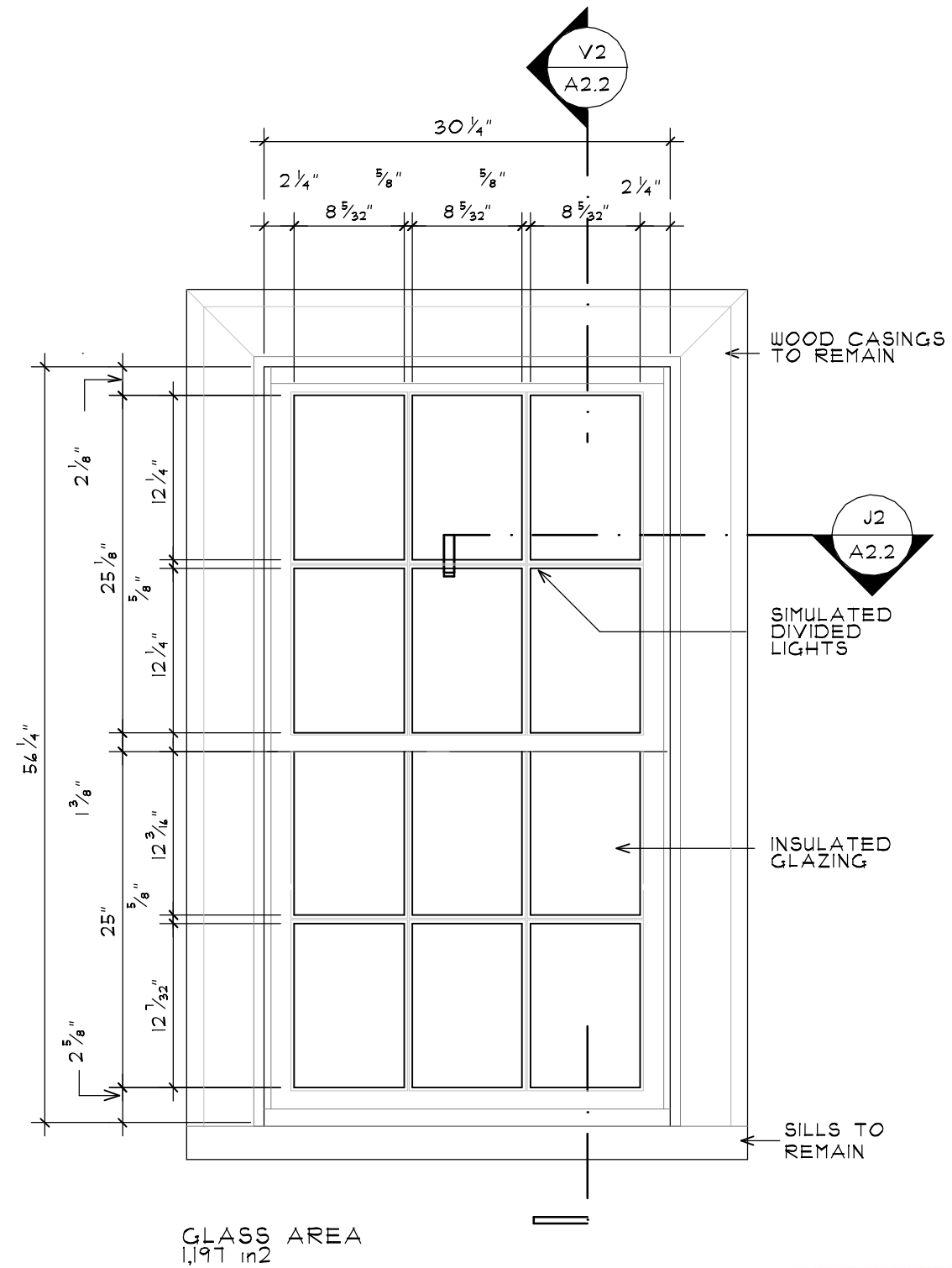
ACME ARCHITECT L.L.C.
9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com





GLASS AREA
1,215 in²

1 EXISTING WINDOW
A2.1 1" = 1'-0" UNIT "B"



GLASS AREA
1,191 in²

2 PROPOSED SASH REPLACEMENT
A2.1 1" = 1'-0" UNIT "B"

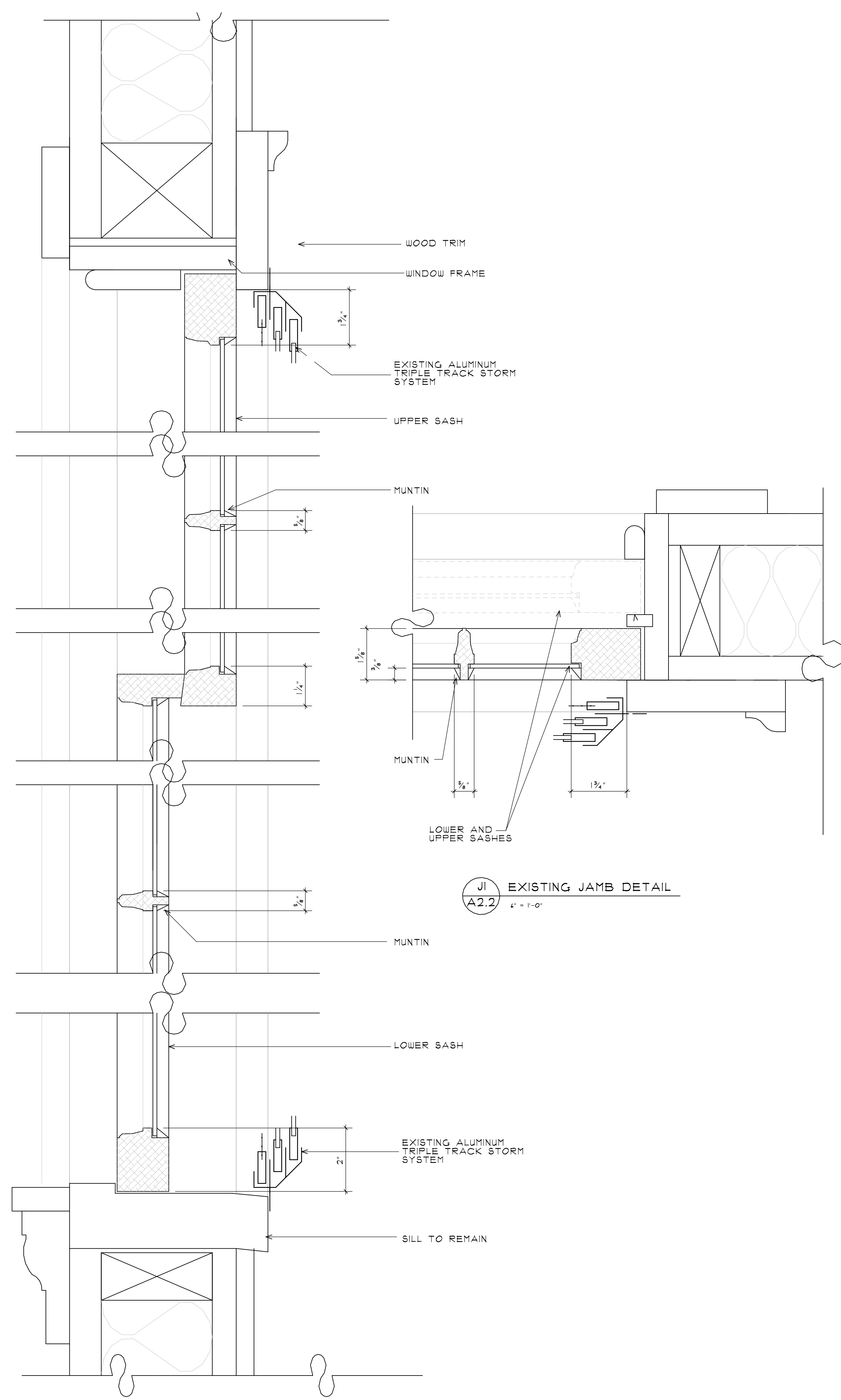


A2.1

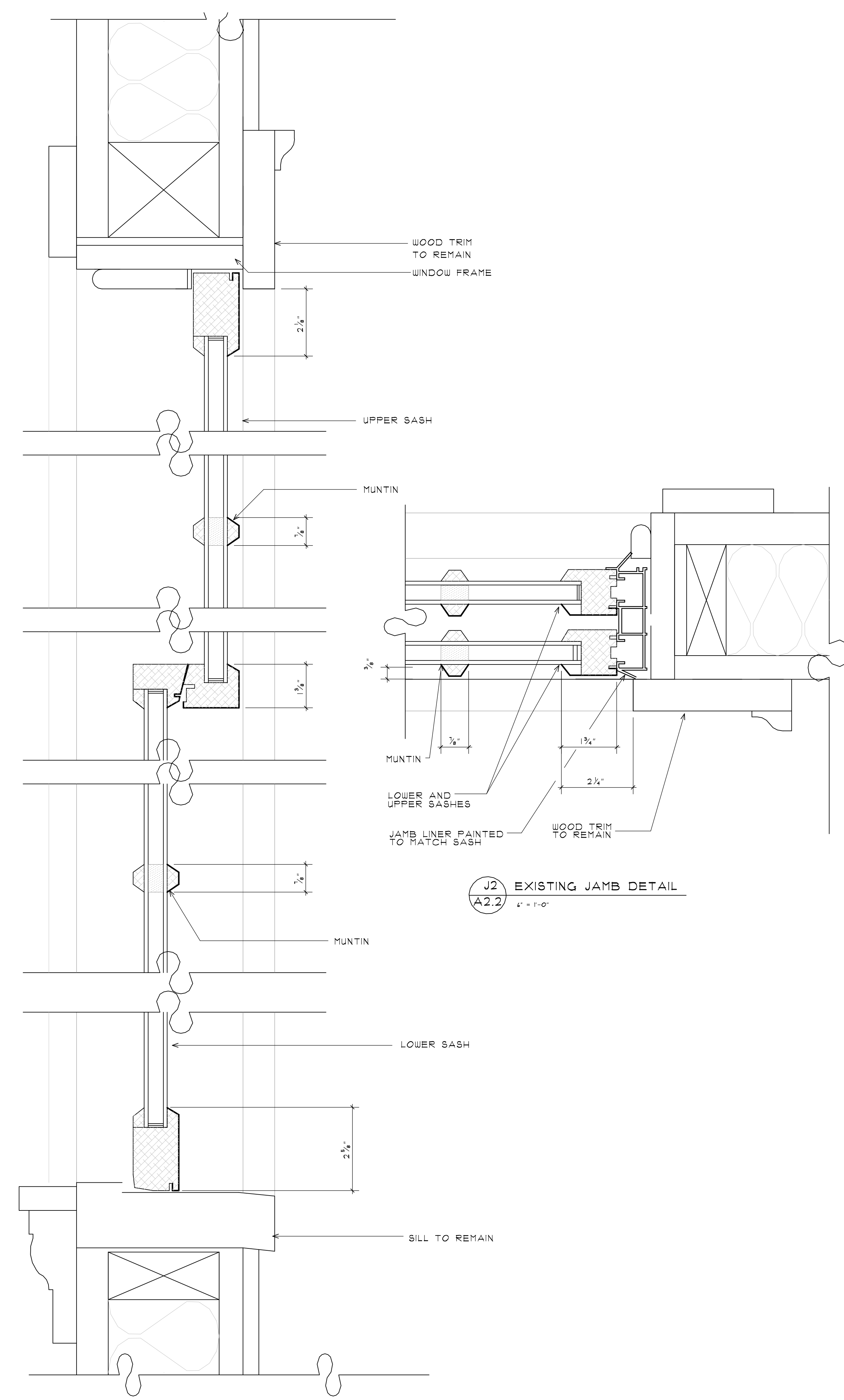
241-00

MULTI-FAMILY RESIDENCE
17 THAYER ST., PROVIDENCE, RI
WINDOW ELEVATIONS
8/10/24
1" = 1'-0"

ACME ARCHITECT L.L.C.
9 SIMMONS ROAD
LITTLE COMPTON, RI
T: 401 465 5247
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MarkRappArchitect.com



VI
A2.2
EXISTING WINDOW SECTION - VERTICAL
1/8" = 1'-0"



V2
A2.2
EXISTING WINDOW SECTION - VERTICAL
1/8" = 1'-0"

J1
A2.2
EXISTING JAMB DETAIL
1/8" = 1'-0"

J2
A2.2
EXISTING JAMB DETAIL
1/8" = 1'-0"

PHDC SUBMISSION

PROPOSED WINDOW SASH REPLACEMENT
MULTI-FAMILY RESIDENCE
 17 THAYER STREET
 PROVIDENCE, RHODE ISLAND 02906

ACME ARCHITECT L.L.C.
 9 SIMMONS ROAD
 LITTLE COMPTON
 RHODE ISLAND 02837
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 MarkRappArchitect.com



WINDOW DETAILS	REVISIONS:
DATE: 8/10/24	SCALE: 1/8" = 1'-0"
SHEET	
A2.2	
24-00	