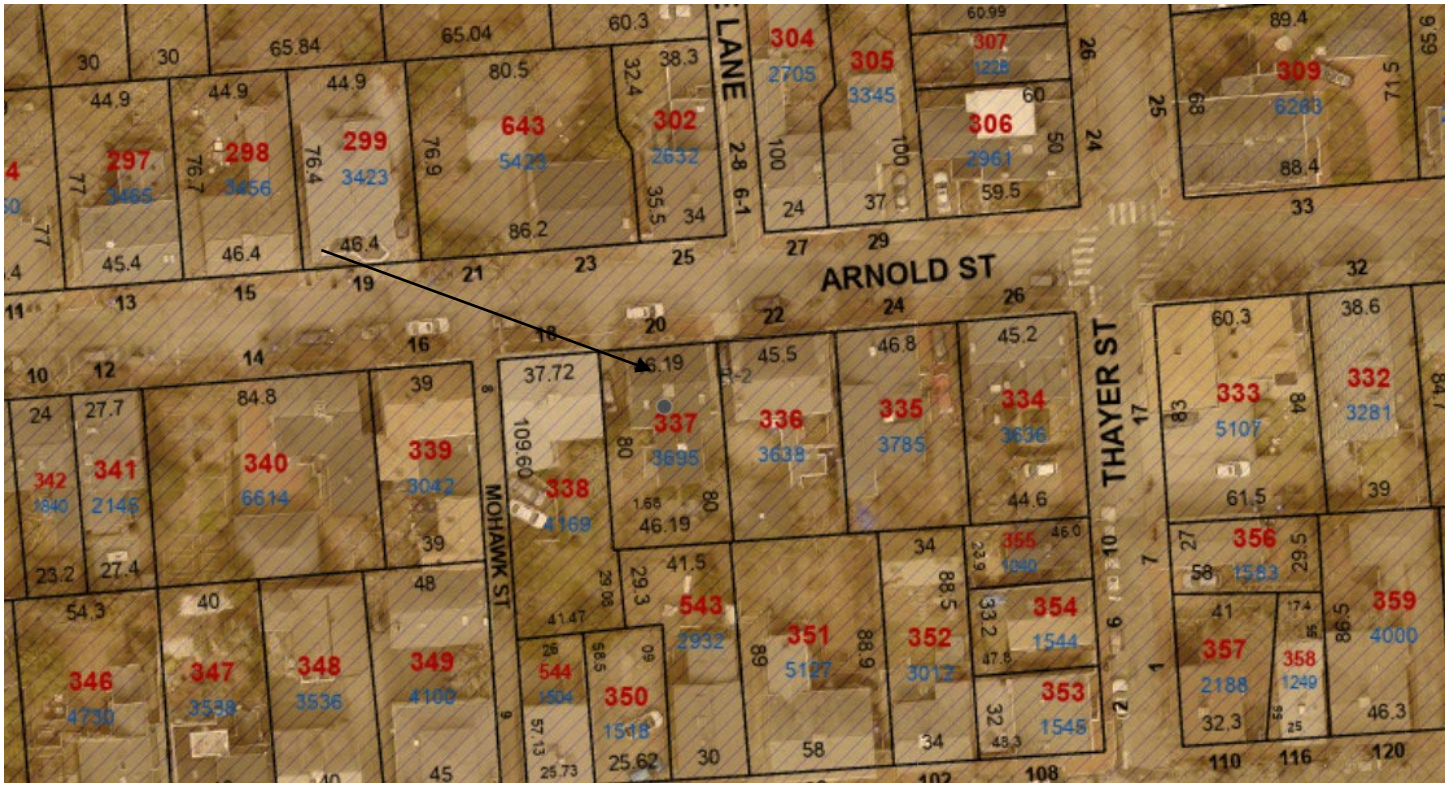
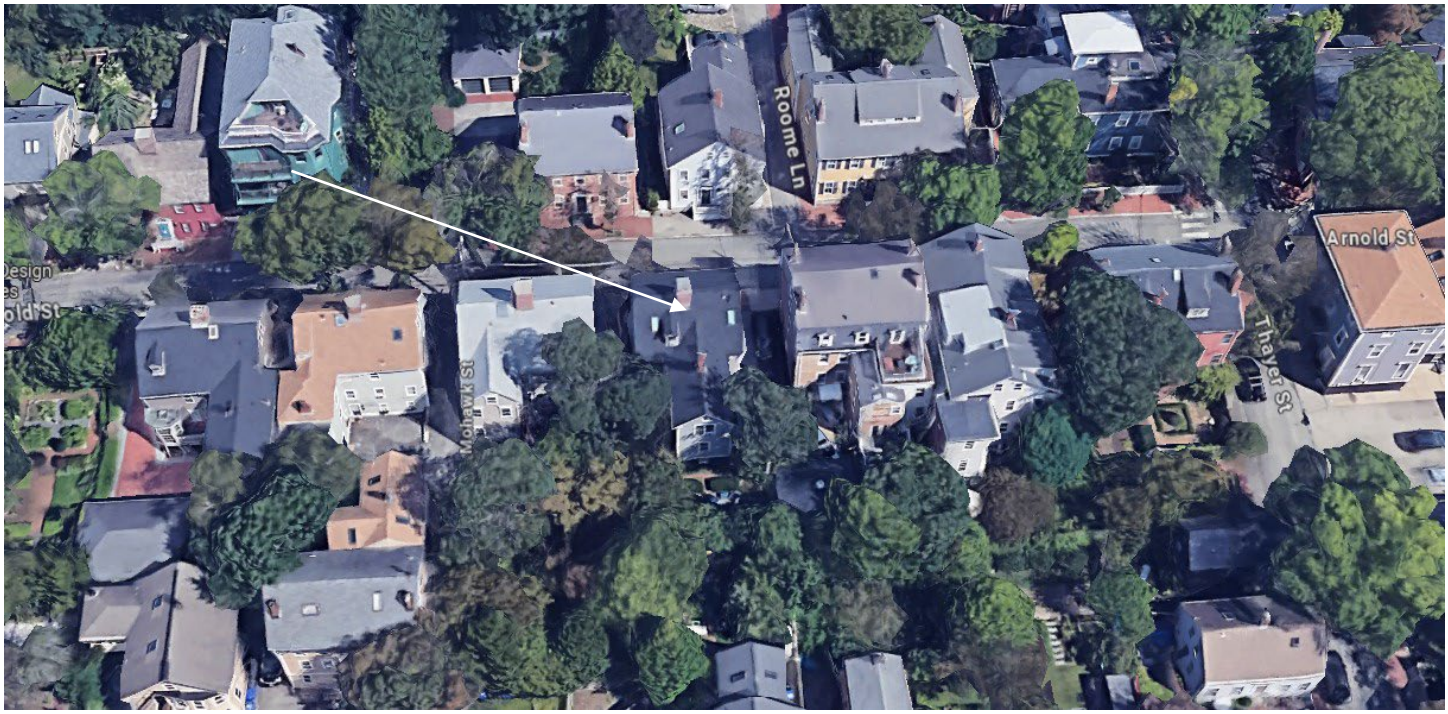
4. CASE 24.131, 20 ARNOLD STREET, Zachariah Carpenter House, 1795-96 (COLLEGE HILL)
Federal; 2-1/2 stories; gable roof; clapboard; 4-bay facade with pedimented fanlight doorway flanked by Ionic pilasters. CONTRIBUTING



Arrow indicates 20 Arnold Street



Arrow indicates project location, looking north.

Applicant/Owner: Kyla Davidoff & Matthew Fuxjager, 20 Arnold 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:

- installation of 28 Trimline Ultra Fit insulated replacement windows, to the first, second and third floors.

Issues: The following issues are relevant to this application:

- Of the thirty-three (33) windows on three floors, the owners are requesting sash replacement for twenty-eight (28) of those units. These are all double hung sashes, primarily 6/6 along with a mixture of 1/1, 2/2, 8/8 and one 6/3 unit. Of those, most are in fair condition with some as inoperable and damaged. They all are wood sashes within wood frames w/o weight pockets as the building is a post & beam structure with plank walls. There are three (3) replacement sashes in the Kitchen on the first floor, which are Trimline Ultra Fit sashes which were installed a few years ago. The two (2) round windows, on floors two and three, shall remain in place and unchanged. 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 white. 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, wood 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 9.2% for unit "A". 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.
- 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;
- The property is a multi-family and is required to be in 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) 20 Arnold 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 four-bay ci
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: Single Family Residence – Zachariah Carpenter House
Address: 20 Arnold Street, Providence, RI 02906
Date: 9 September 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.

Of the thirty three (33) windows on three floors, the owners are requesting sash replacement for twenty eight (28) of those units. These are all double hung sashes, primarily 6/6 along with a mixture of 1/1, 2/2, 8/8 and one 6/3 unit. Of those, most are in fair condition with some as inoperable and damaged. They all are wood sashes within wood frames w/o weight pockets as the building is a post & beam structure with plank walls. There are three (3) replacement sashes in the Kitchen on the first floor, which are Trimline Ultra Fit sashes which were installed a few years ago. The two (2) round windows, on floors two and three, shall remain in place and unchanged.

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- 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.
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- 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.

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

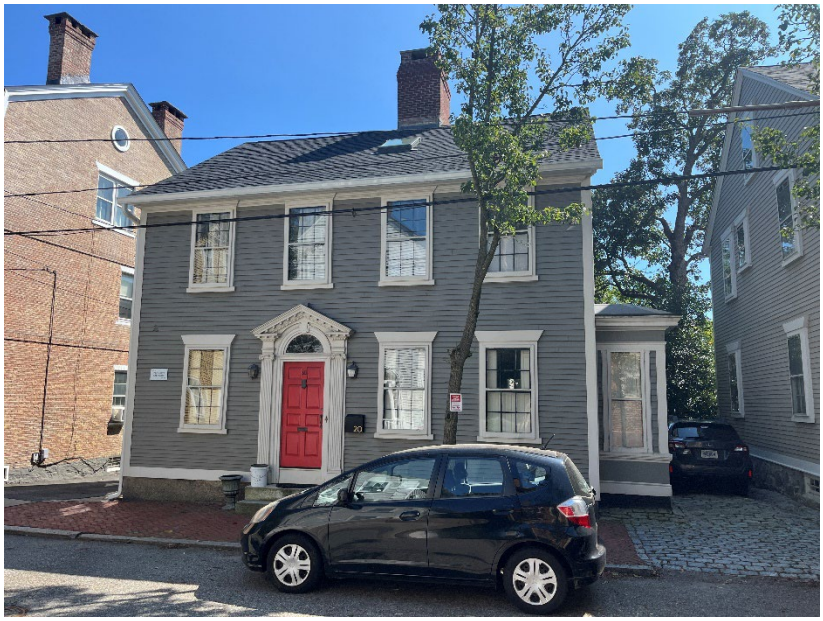

Figure 1 - North elevation - Arnold Street

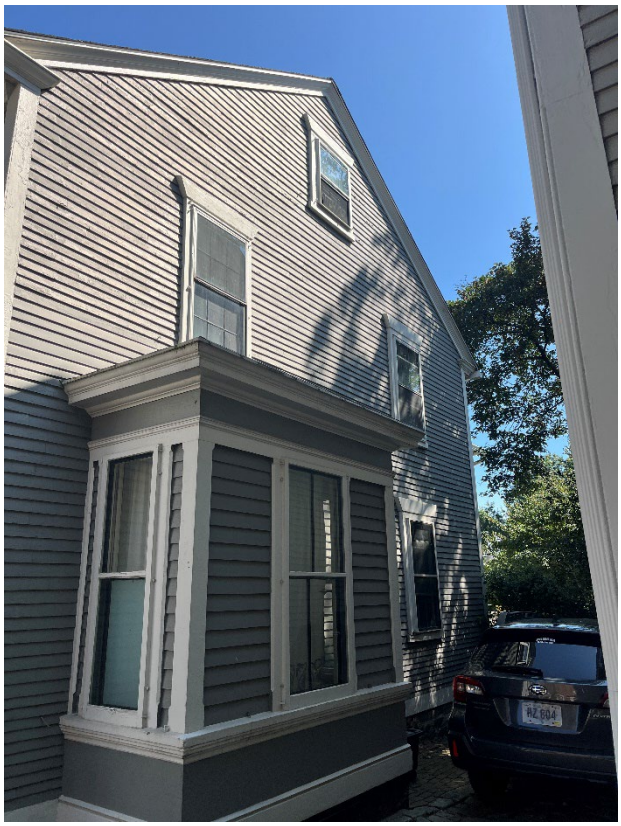

Figure 2 - West elevation

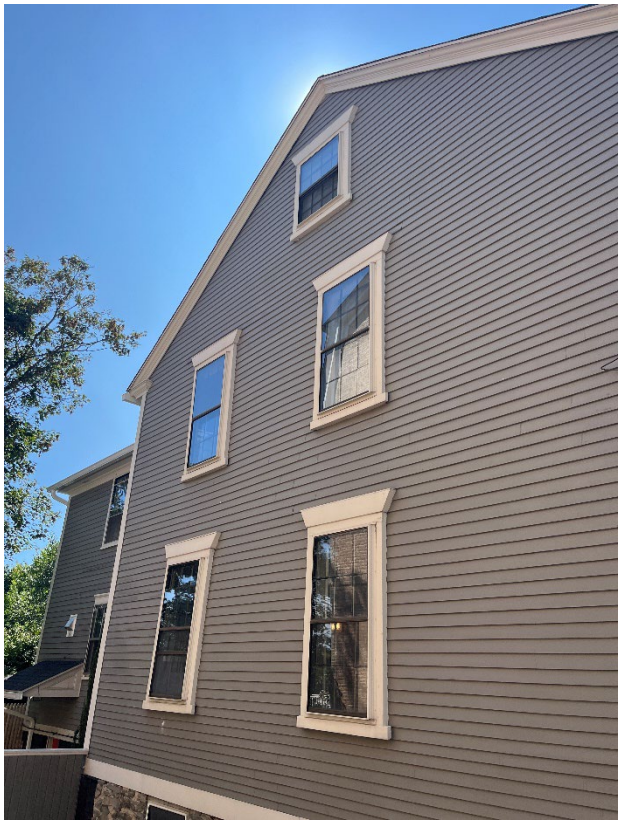

Figure 3 - East elevation

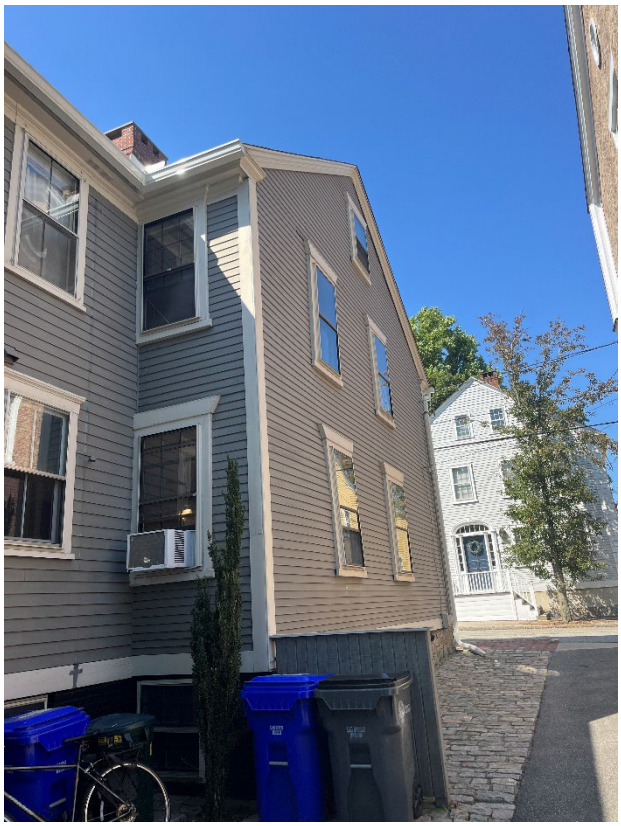

Figure 4 - East elevation

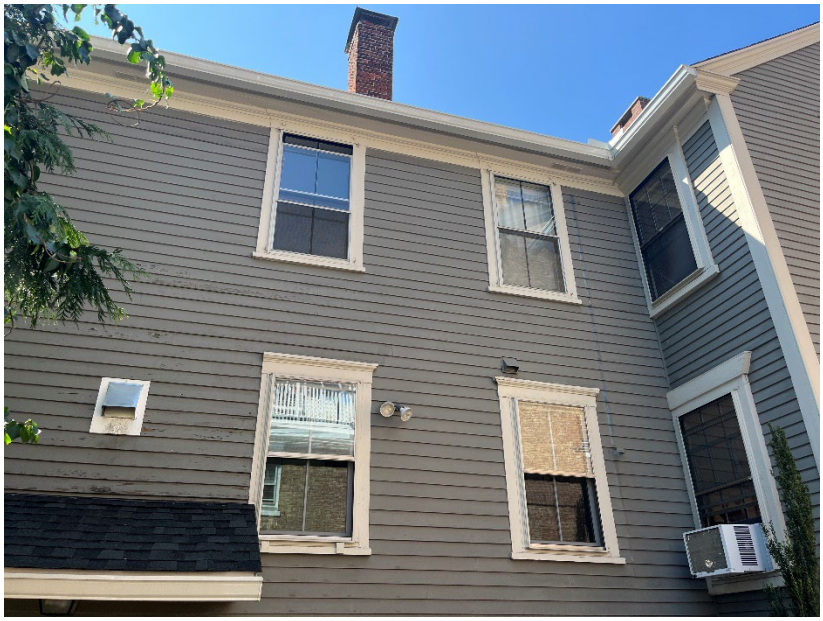

Figure 5 - East elevation

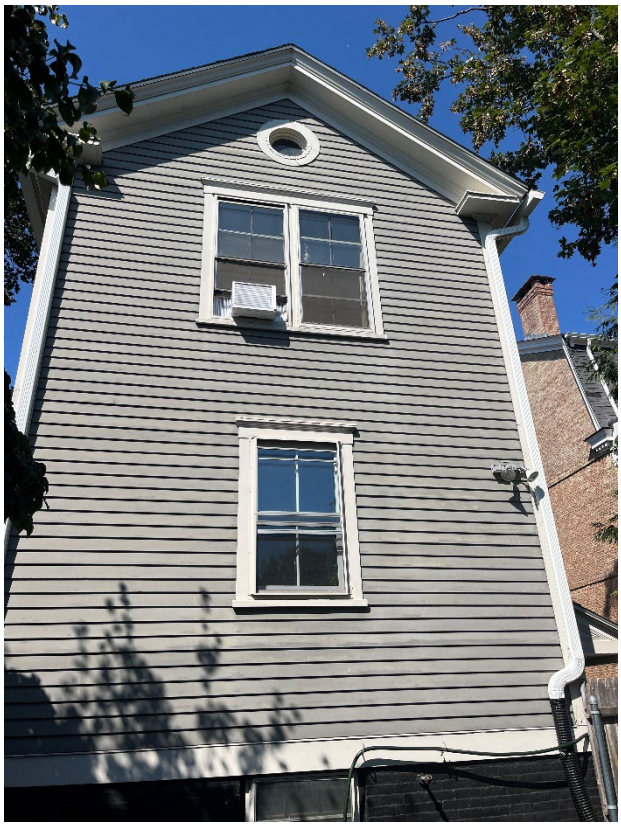

Figure 6 - South (rear) elevation

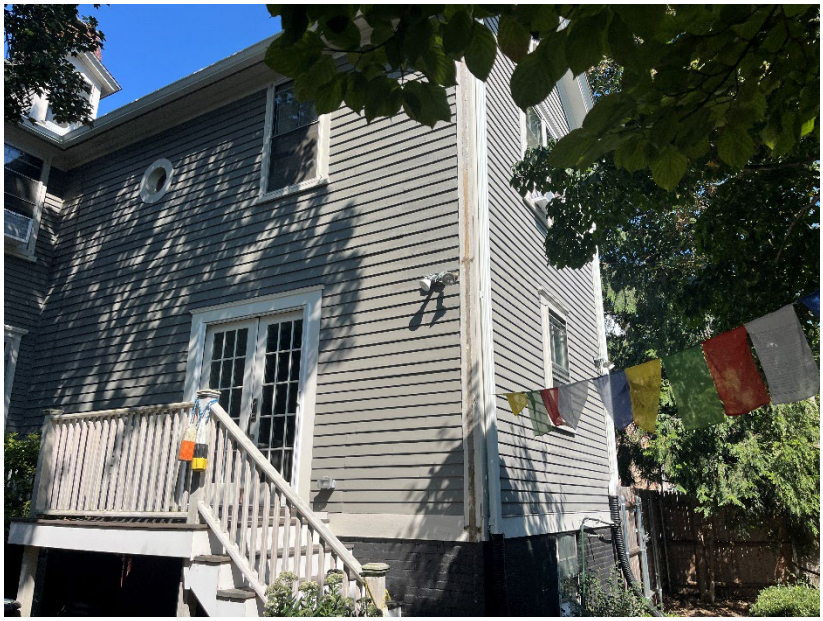

Figure 7 - SW corner

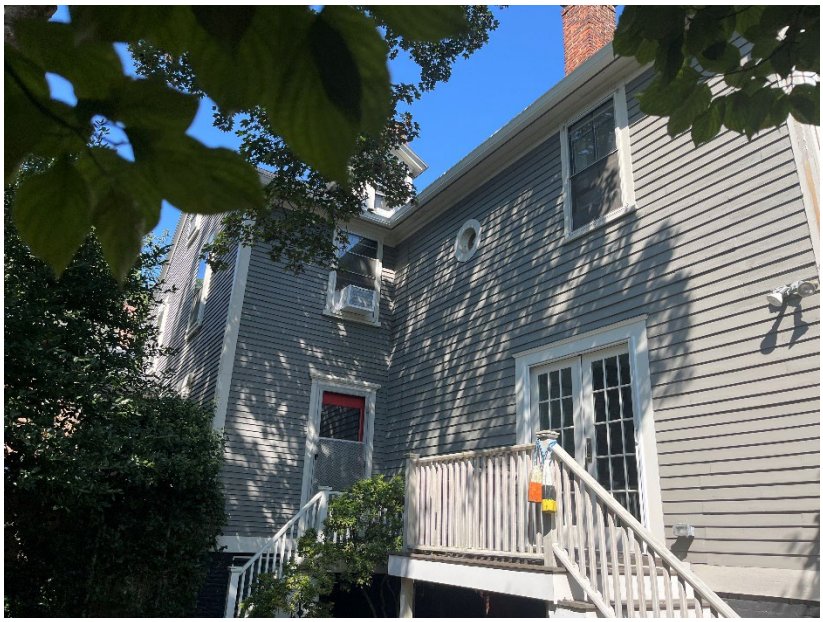

Figure 8 - West elevation

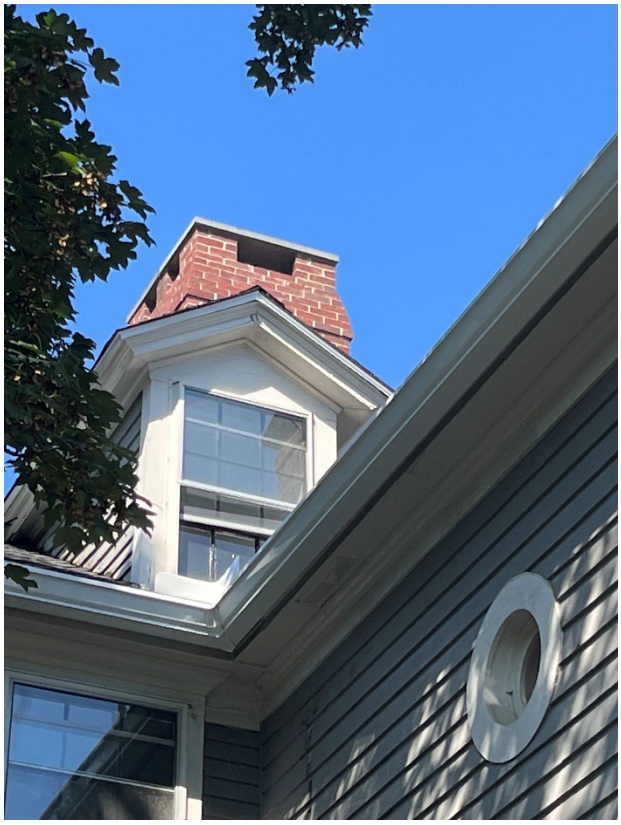

Figure 9 - View of dormer window

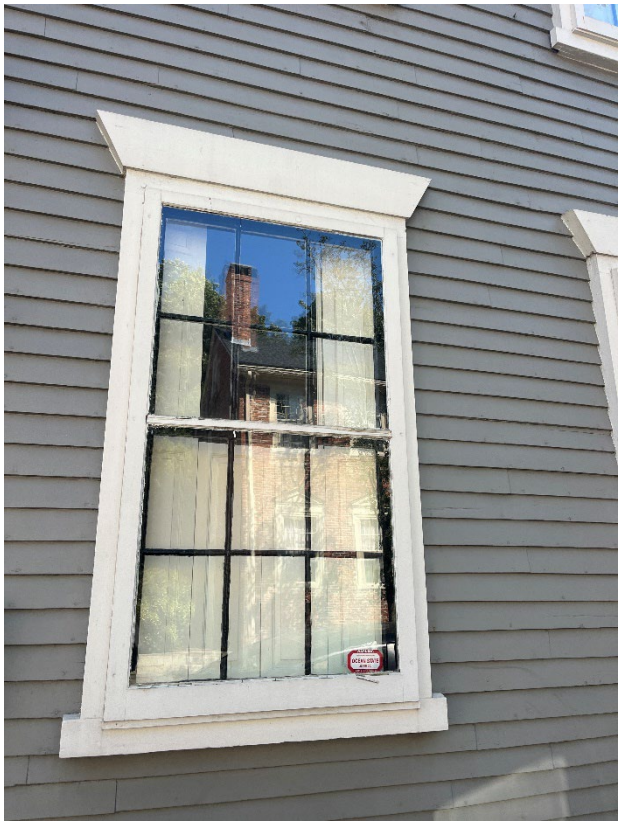

Figure 10 - Window "A" on street

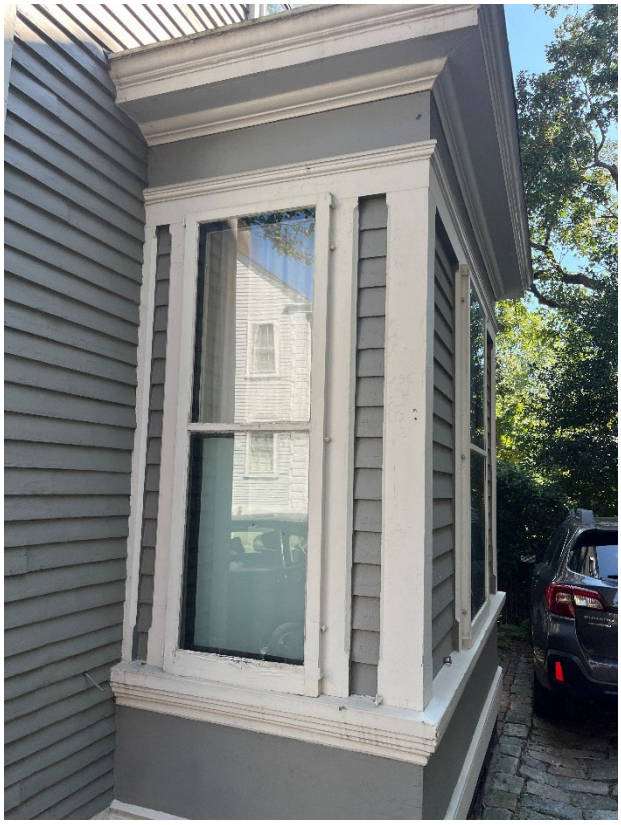

Figure 11 - Window "B" facing street

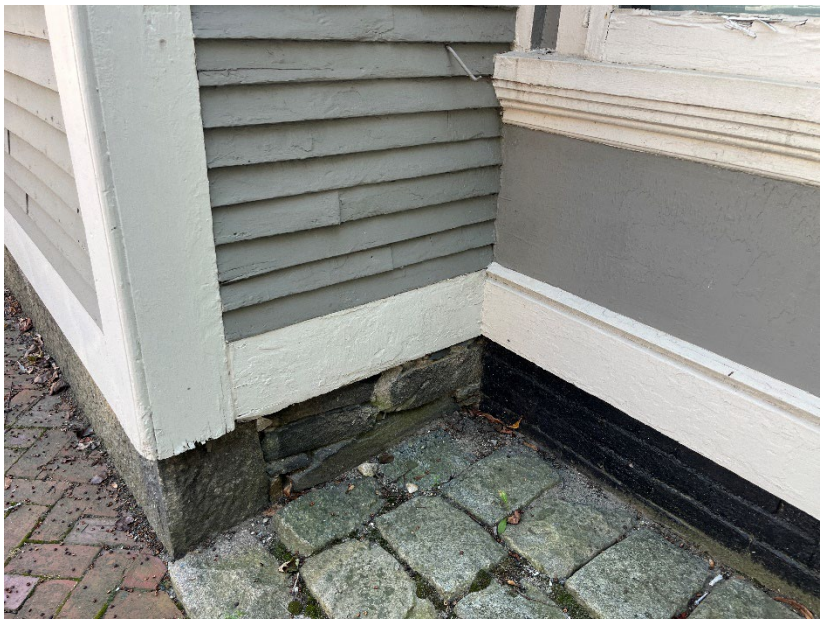

Figure 12 - Detail at bay addition

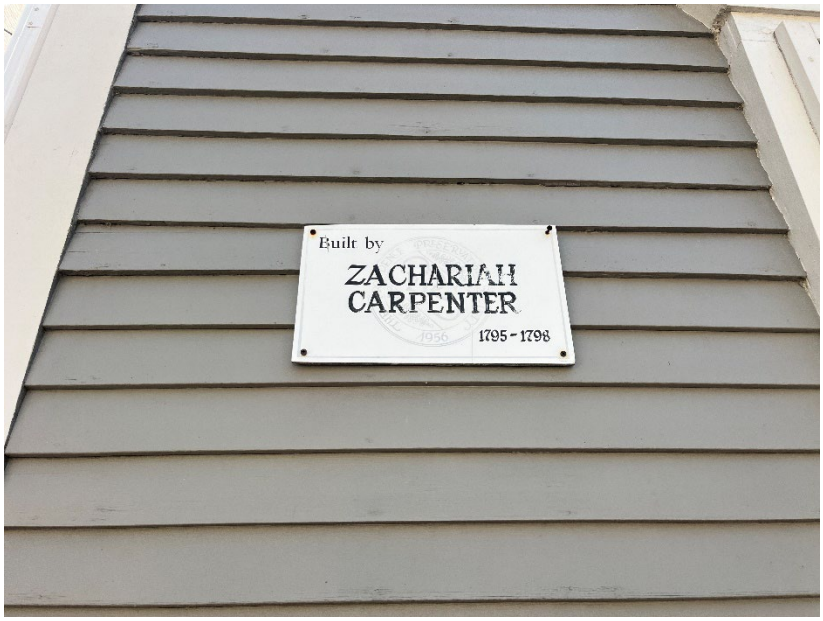

Figure 13 - Plaque

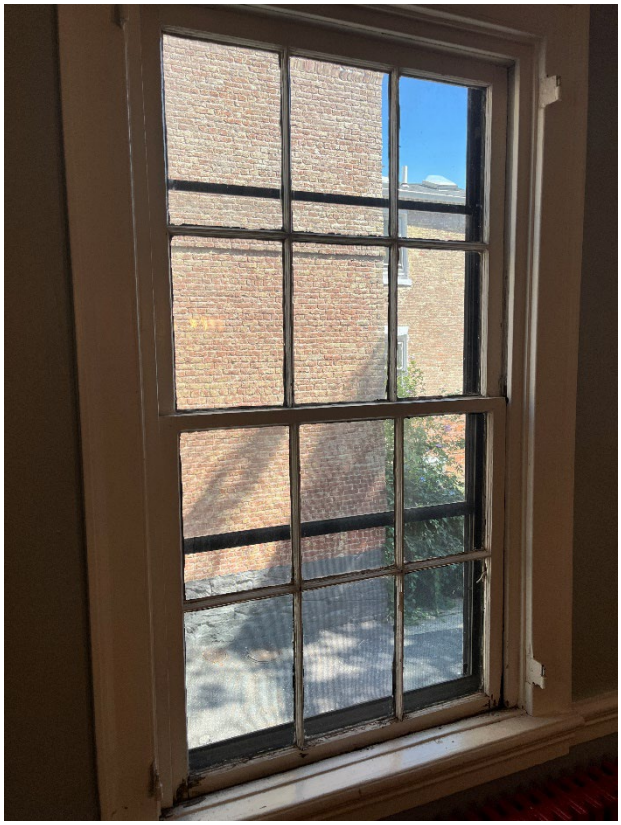

Figure 14 - Interior at window "A"

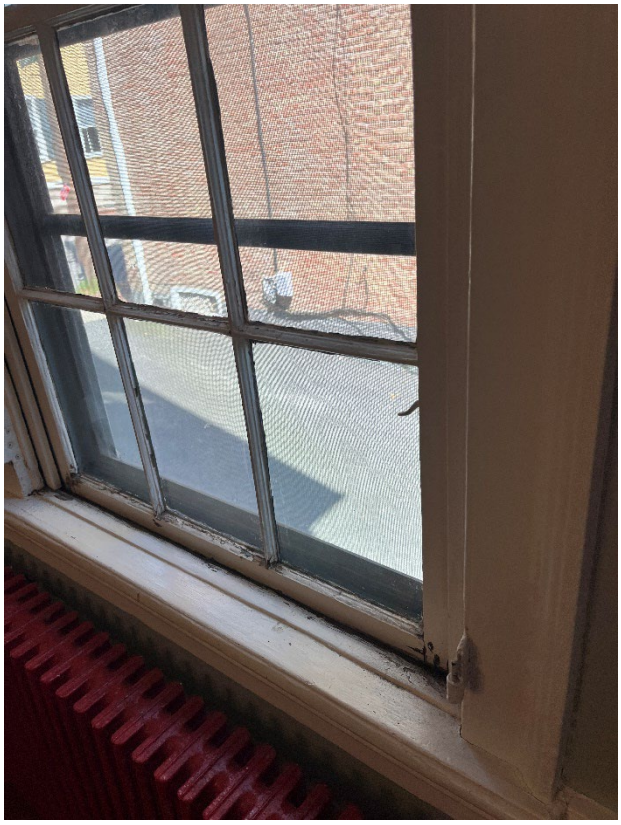

Figure 15- Detail window "A"

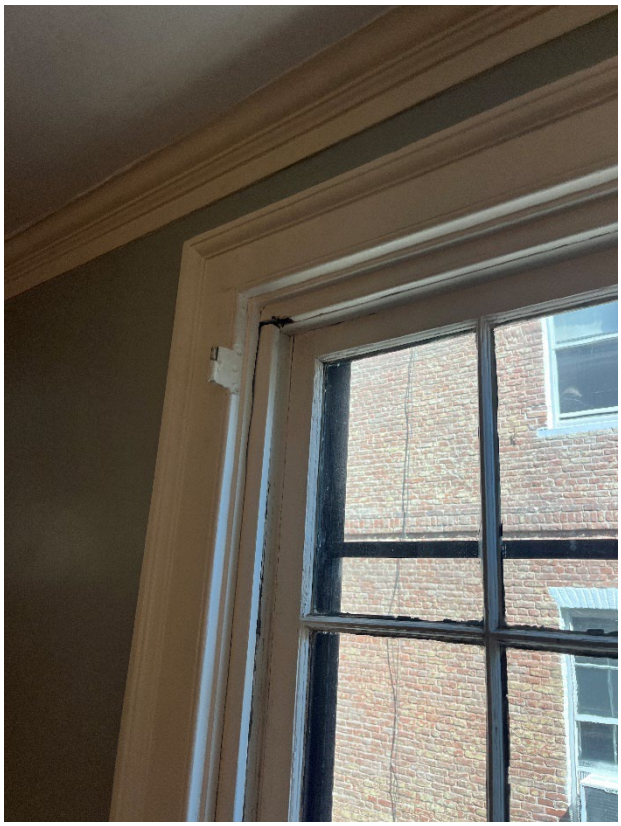

Figure 16 - Detail window "A"

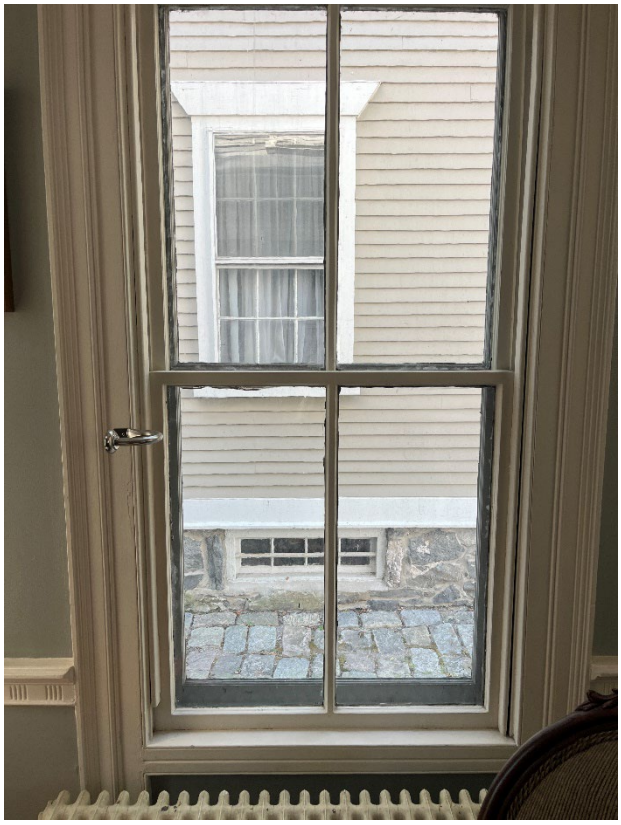

Figure 17 - Interior window "C"

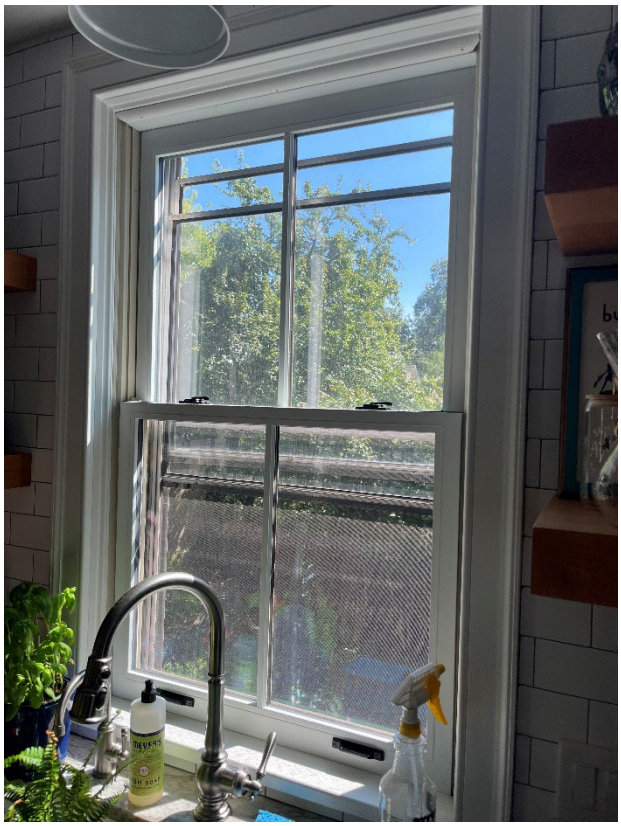

Figure 18 - Interior window "D" - Trimline unit

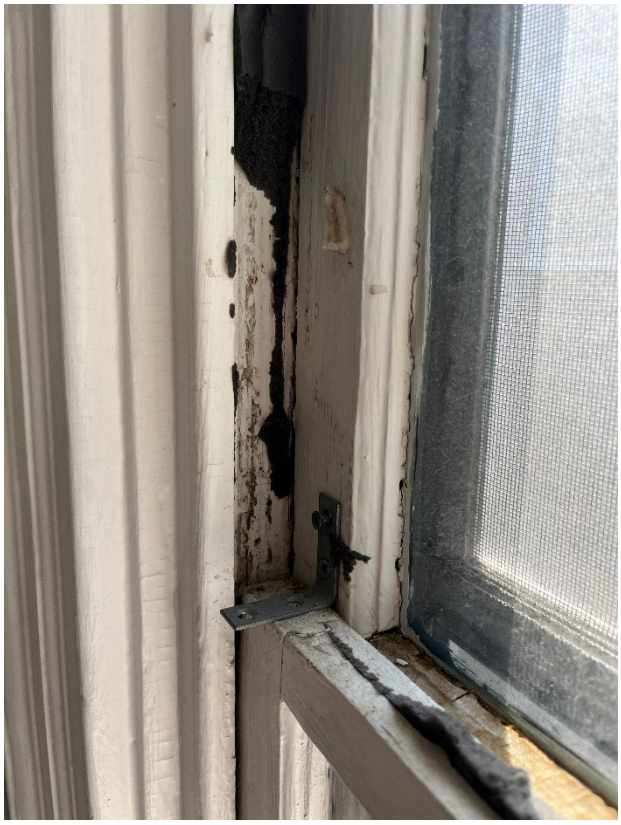

Figure 19 - Typical condition

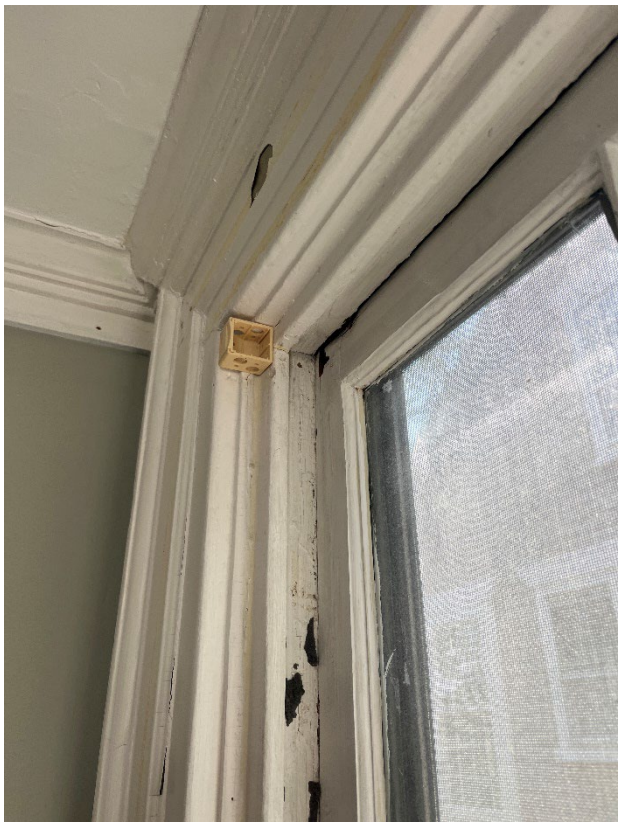

Figure 20 - detail of sash rubbing on frame

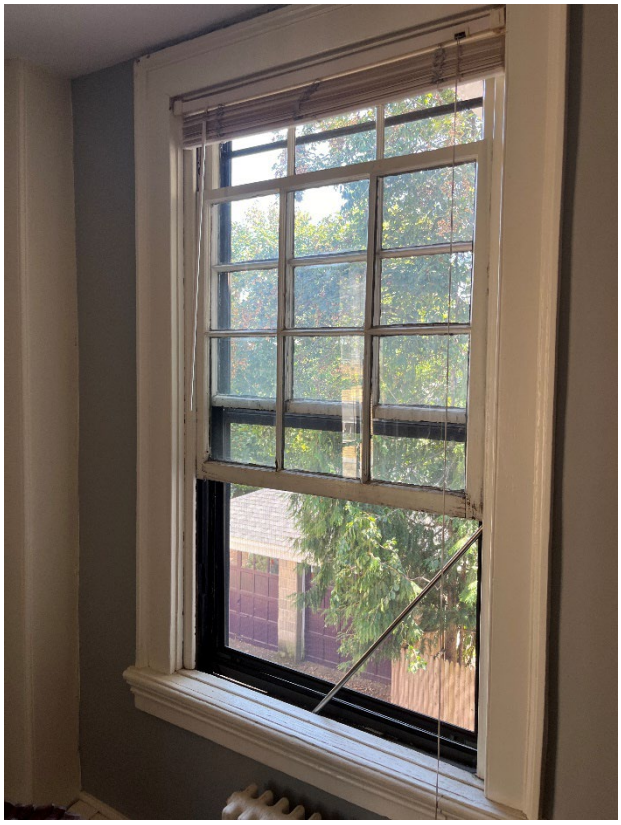

Figure 21 - Window "A" with stick to hold open

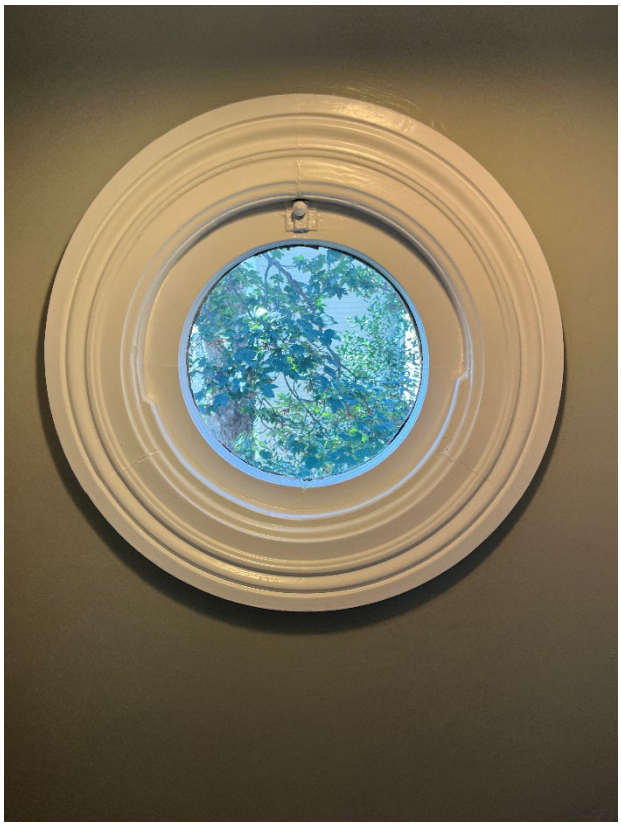

Figure 22 - Window "E" - no change

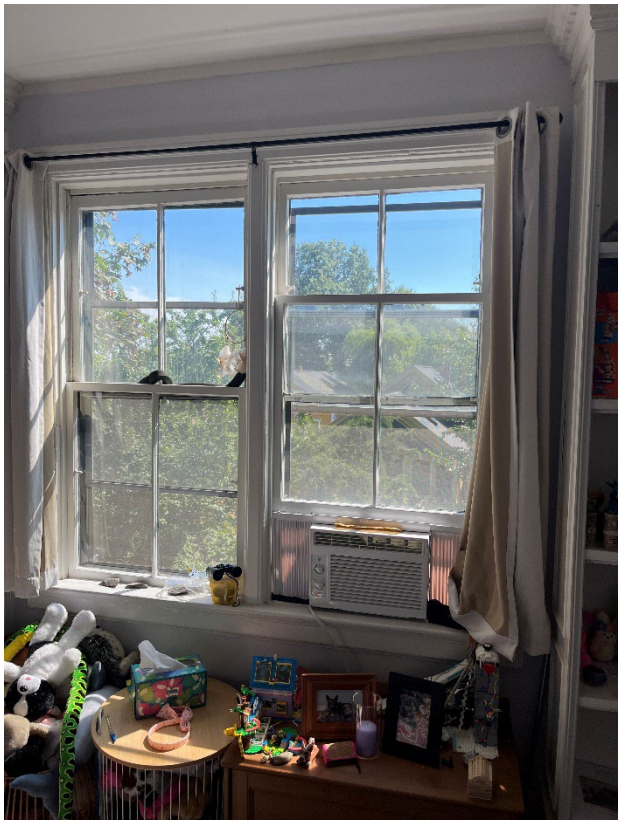

Figure 23 - Interior windows "F"

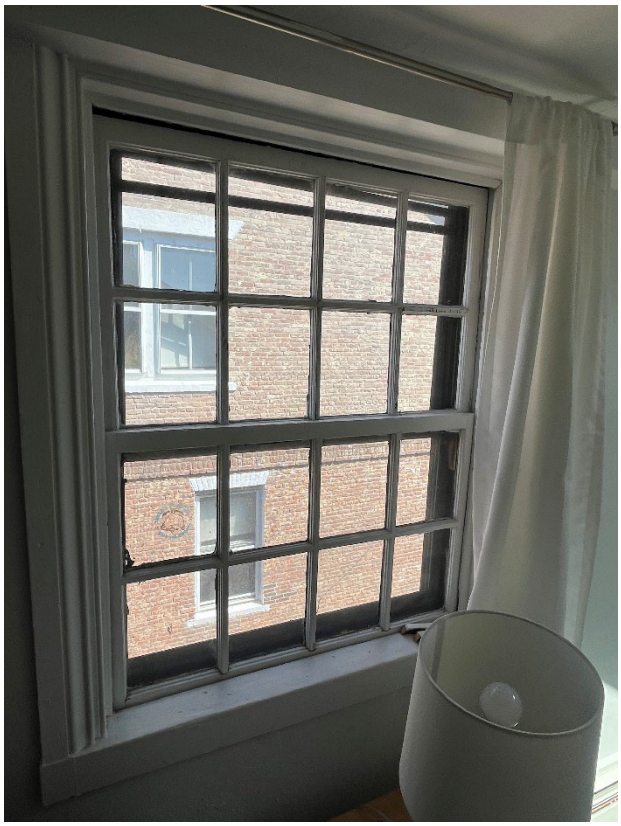

Figure 24 - Interior window "G"

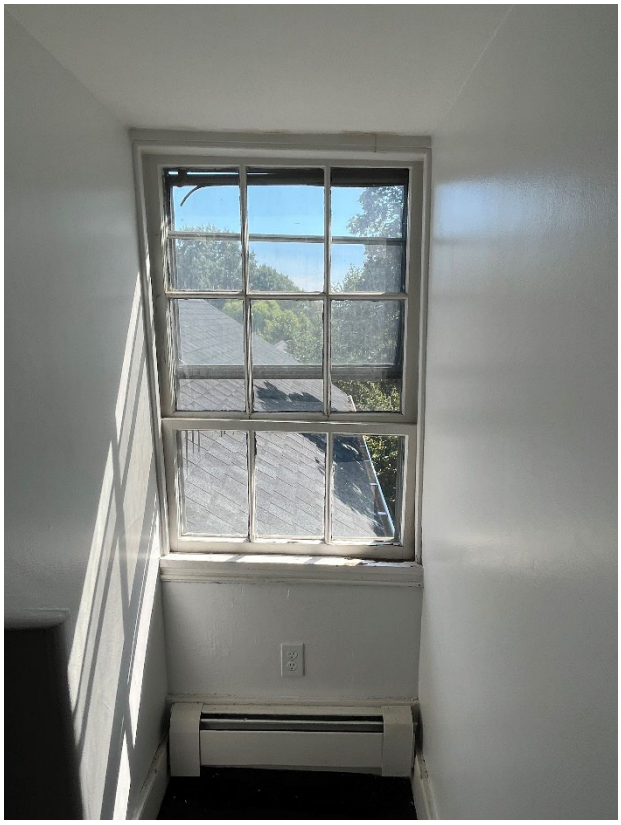

Figure 25 - Interior window "H" - 6/3