

PROJECT REVIEW

1. CASE 23.155, 144 BENEFIT STREET, St. John's Church Rectory, 1863-66 (COLLEGE HILL)

Alpheus Morse. Italianate; 3 stories; brick with brownstone trim; hip roof with bracket cornice; symmetrical 3-bay facade contains central entry with brownstone label mold.

CONTRIBUTING



Arrow indicates 144 Benefit Street.



Arrow indicates project location, looking north.

Applicant/Owner: Dustin Dezube, PVD LLC, 244 Westminster Street, L1, Providence, RI 02903

Architect: Kevin Diamond, Providence Architecture, 244 Westminster Street, L1, Providence, RI 02903

Proposal: The scope of work proposed consists of Major Alterations and includes:

- the installation of 44 insulated replacement windows.

Issues: The following issues are relevant to this application:

- The proposed modifications will be visible from the public rights-of-way;
- The proposed window replacement is an Anderson 400 woodwright series unit, which is a frame-within-a-frame system and has previously been determined by the Commission to be appropriate for installation in the local historic districts as the window meets the architectural standards for historic districts, as the window reduces the area of visible lites to a percentage that is acceptable to the Commission;
- 144 Benefit Street is a Landmark Structure due to its historical and architectural significance. The building is the former rectory for St. John's Church designed by Alpheus Morse, a recognized architect of importance to the evolution of Providence's architectural character, any proposed alterations or additions affecting the structure and its features shall be reviewed more stringently (Standard 7);
- The proposed window replacement work would not destroy the historic character of the property or the district as the proposed replacement units accurately replicate the existing windows to an acceptable architectural level (Standard 8);
- The property is a multi-family and is required to be in compliance with RIGL § 42-128.1-8; and,
- A narrative, plans, specifications and pictures have been submitted.

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

- a) 144 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. 144 Benefit Street is considered a Landmark Structure due to its historical and architectural significance, being the former rectory for St. John's Church and having been designed by Alpheus Morse, a recognized architect of importance to the evolution of Providence's architectural character;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standards 7 & 8 as follows: 7) 144 Benefit Street is a Landmark Structure due to its historical and architectural significance, being the former rectory for St. John's Church and having been designed by Alpheus Morse, a recognized architect of importance to the evolution of Providence's architectural character; thus, such proposed alterations or additions affecting such features shall be reviewed more stringently; and, 8) the proposed work would not destroy the historic character of the property or the district as the proposed replacement units accurately replicate the existing windows in appearance to an acceptable architectural level and allows the building to come into compliance with compliance with RIGL § 42-128.1-8.

Staff recommends a motion be made stating that: The application is considered complete. 144 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. 144 Benefit Street is a singular structure due to its historical and architectural significance, being the former rectory for St. John's Church and having been designed by Alpheus Morse, a recognized architect of importance to the evolution of Providence's architectural character. The Commission denies approval of the proposal as submitted as the proposed alteration is inappropriate as it does not meet Standards 7 & 8 in the following manner: 7) 144 Benefit Street is a singular structure due to its historical and architectural significance, being the former rectory for St. John's Church and having been designed by Alpheus Morse, a recognized architect of importance to the evolution of Providence's architectural character and as such proposed alterations or additions affecting such features shall be reviewed more stringently; and, 8) the proposed work would not destroy the historic character of the property or the district as the proposed replacement units accurately replicate the existing windows in appearance to an acceptable architectural level and allows the building to come into compliance with RIGL § 42-128.1-8, citing and agreeing to the recommendations in the staff report.

PROVIDENCE

ARCHITECTURE + BUILDING Co.

144 Benefit St, Providence RI 02903 October 2024

Scope of Work Window Replacement

The client would like to remove the existing window sashes on the first, second, third, and partial basement floors of the building and install new, insulated replacement 400 Series Woodright units.

Evaluation

At present the house contains Forty-Three (43) double hung, and One (1) awning. All Forty-Four (44) windows original sash and possibly glass. The original windows are in poor condition. The current DH configurations: 6/6, 6/3, and 4/4.

Sash Replacement

We propose to replace the windows in their current configuration with muntin patterns to match existing as closely as possible. Any sashes that are cottage style/ asymmetric in height will be matched accordingly as well.

The new double hung windows shall be Andersen 400 Series Woodright full replacement windows. These are wood units with insulated glazing. Muntins to be simulated divided light. Exterior color to be black.

The awning units shall also be Andersen 400 Series Woodright with interior screen. The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new, full replacement windows for several reasons, safety being the primary goal. :

- ● **Lead Safety** – The removal of the existing painted wood sashes, combined with the new sash and frame/ jamb operation will greatly reduce lead exposure within the building.
- ● **Energy Efficiency** – The new windows, 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
- ● **Aesthetics** – The Owner is willing to install replacement windows which are nearly identical to the existing. The muntin size and spacing will be matched. 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 currently visually diminished by the storm windows. In conclusion, we believe that the replacement windows for this building very closely follow the design intent and function of the existing units. The window frames along with interior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the overarching intent.

144 BENEFIT ST PROVIDENCE, RI HISTORIC DISTRICT COMMISSION REVIEW

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- DD.5 WINDOW TYPES
AND DETAILS



244 Weybosset St. Providence
Rhode Island 02906

ARCHITECT

FIRM: PROVIDENCE ARCHITECTURE
ARCHITECT: KEVIN DIAMOND, R.A. RI#5115



144 Benefit Street
Providence, RI 02903

REVISION SCHEDULE		DESCRIPTION
NO.	DATE	

COVER SHEET

DD.1



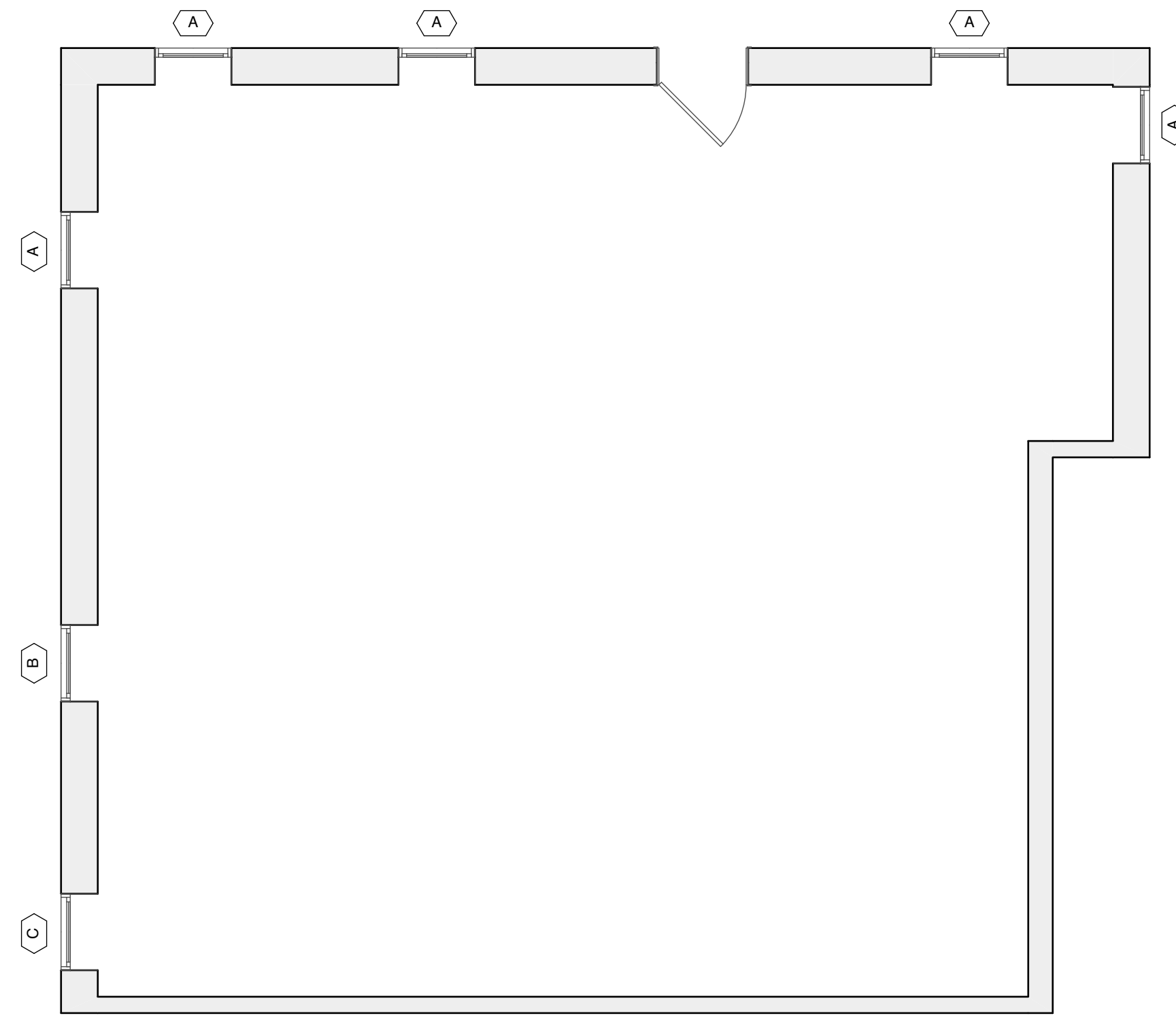
244 Weybosset St. Providence
Rhode Island 02906

ARCHITECT

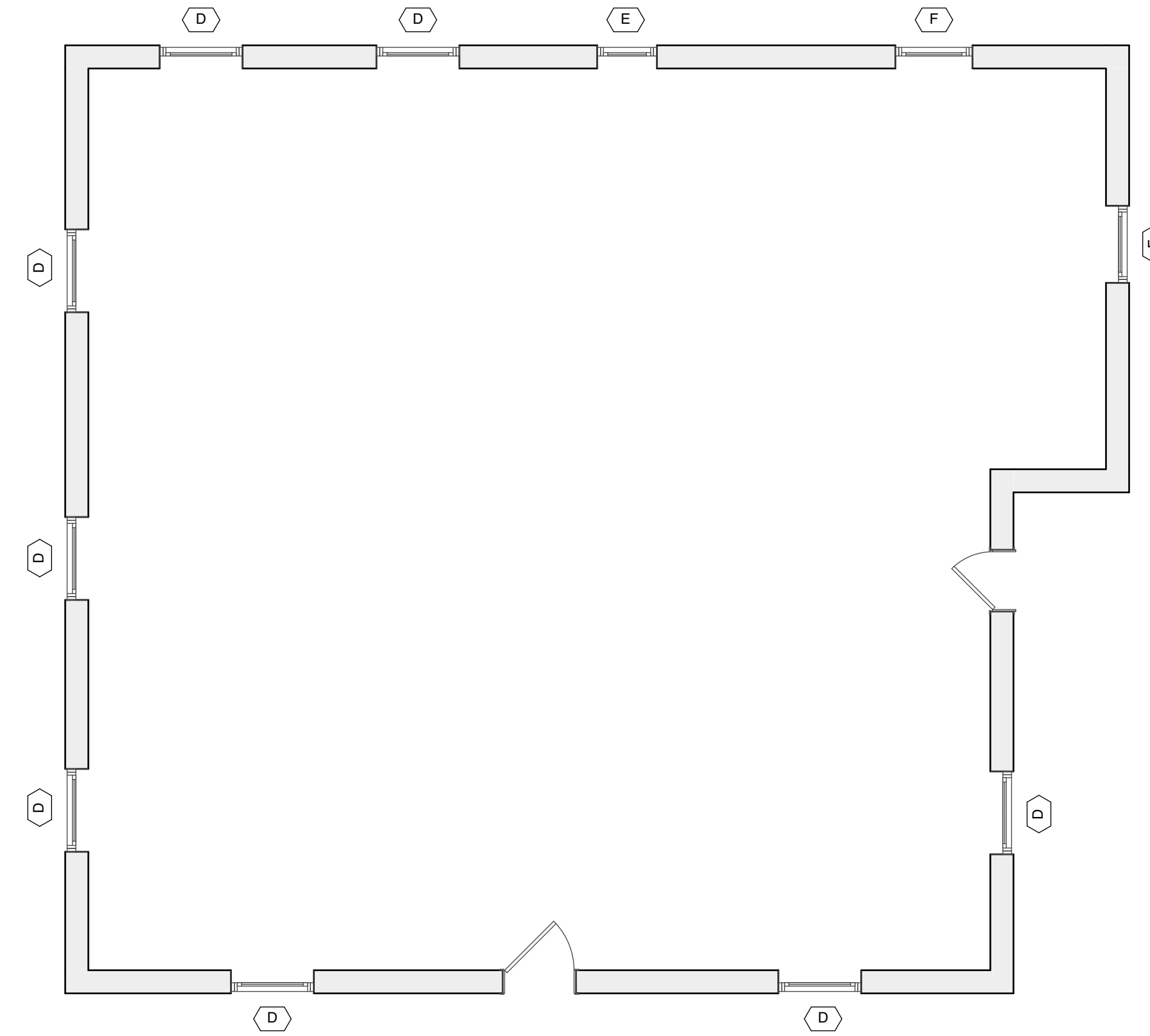
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ARCHITECT: KEVIN DIAMOND, R.A. RI#51155



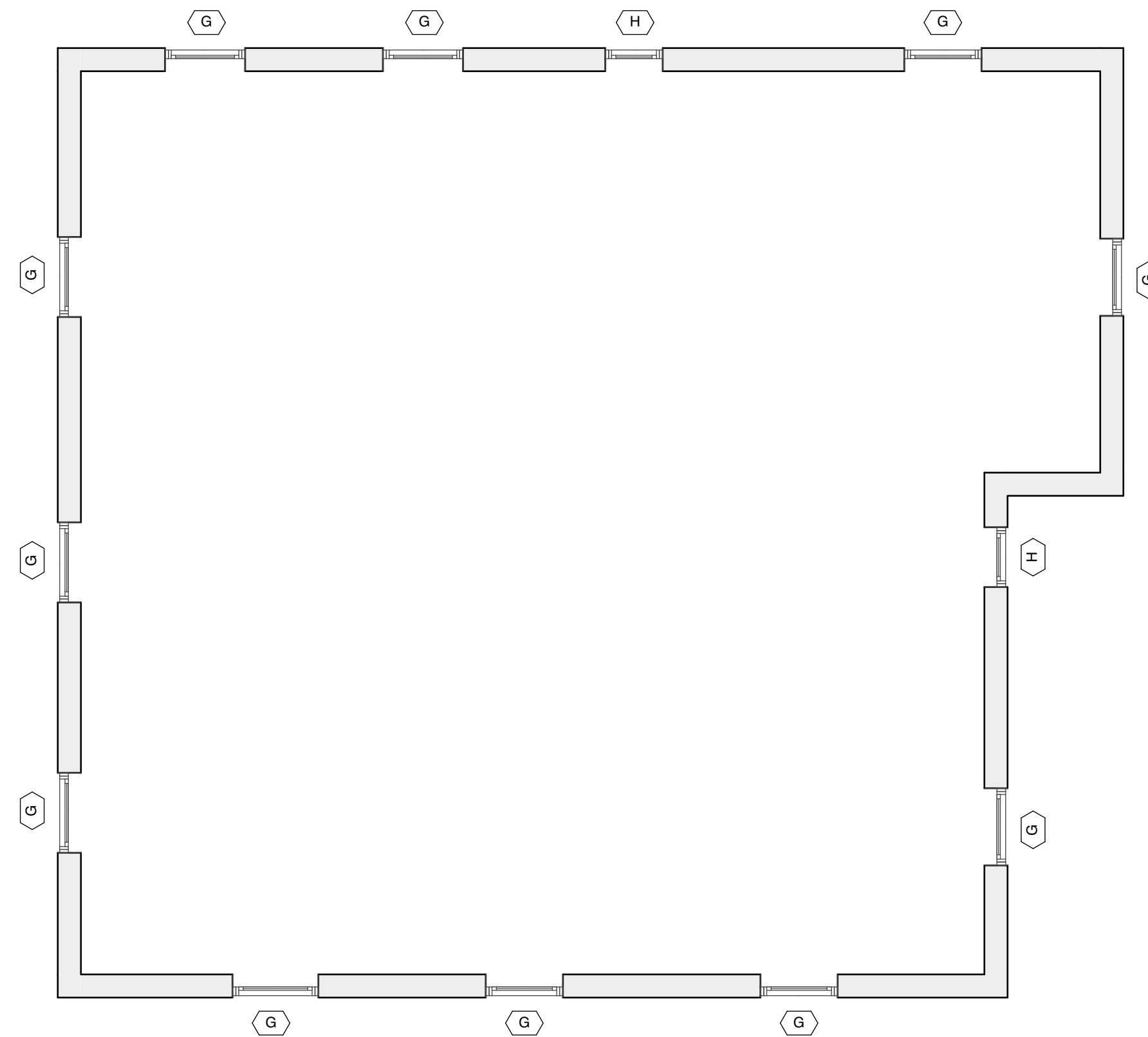
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Providence, RI 02903**



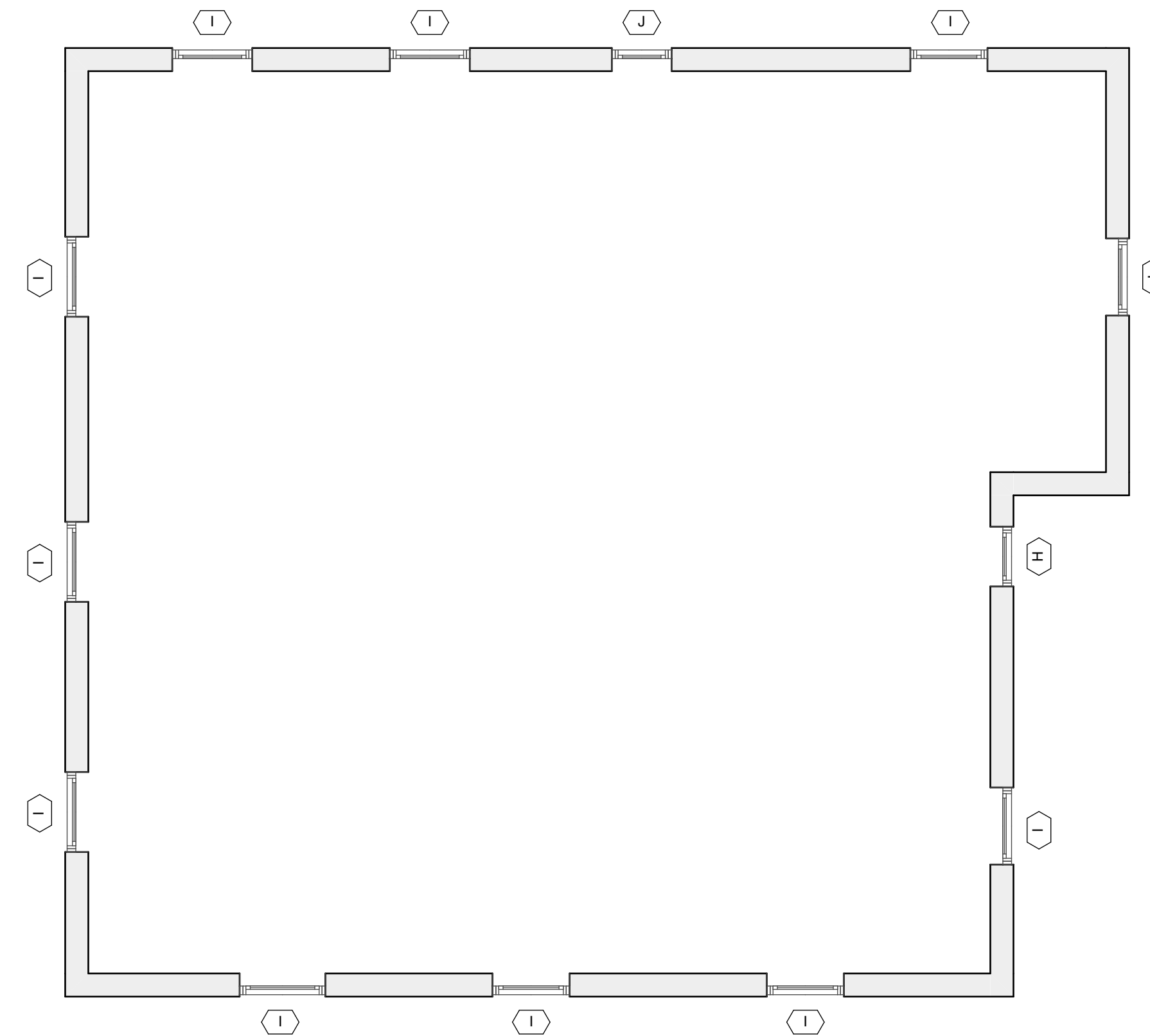
1
DD.2
BASEMENT WINDOW PLAN
SCALE: 3/16" = 1'-0"



2
DD.2
FIRST FLOOR WINDOW PLAN
SCALE: 3/16" = 1'-0"



3
DD.2
SECOND FLOOR WINDOW PLAN
SCALE: 3/16" = 1'-0"



4
DD.2
THIRD FLOOR WINDOW PLAN
SCALE: 3/16" = 1'-0"



REVISION SCHEDULE		DESCRIPTION
NO.	DATE	

KEY PLANS

DD.2



1 DD.3 EAST ELEVATION (LOOKING NORTH EAST FROM BENEFIT ST)



2 DD.3 NORTH EAST CORNER (LOOKING SOUTH EAST FROM BENEFIT ST)



3 DD.3 NORTH ELEVATION (LOOKING SOUTH FROM ADJACENT LOT)



4 DD.3 NORTH WEST CORNER (LOOKING SOUTH EAST FROM PARKING LOT)



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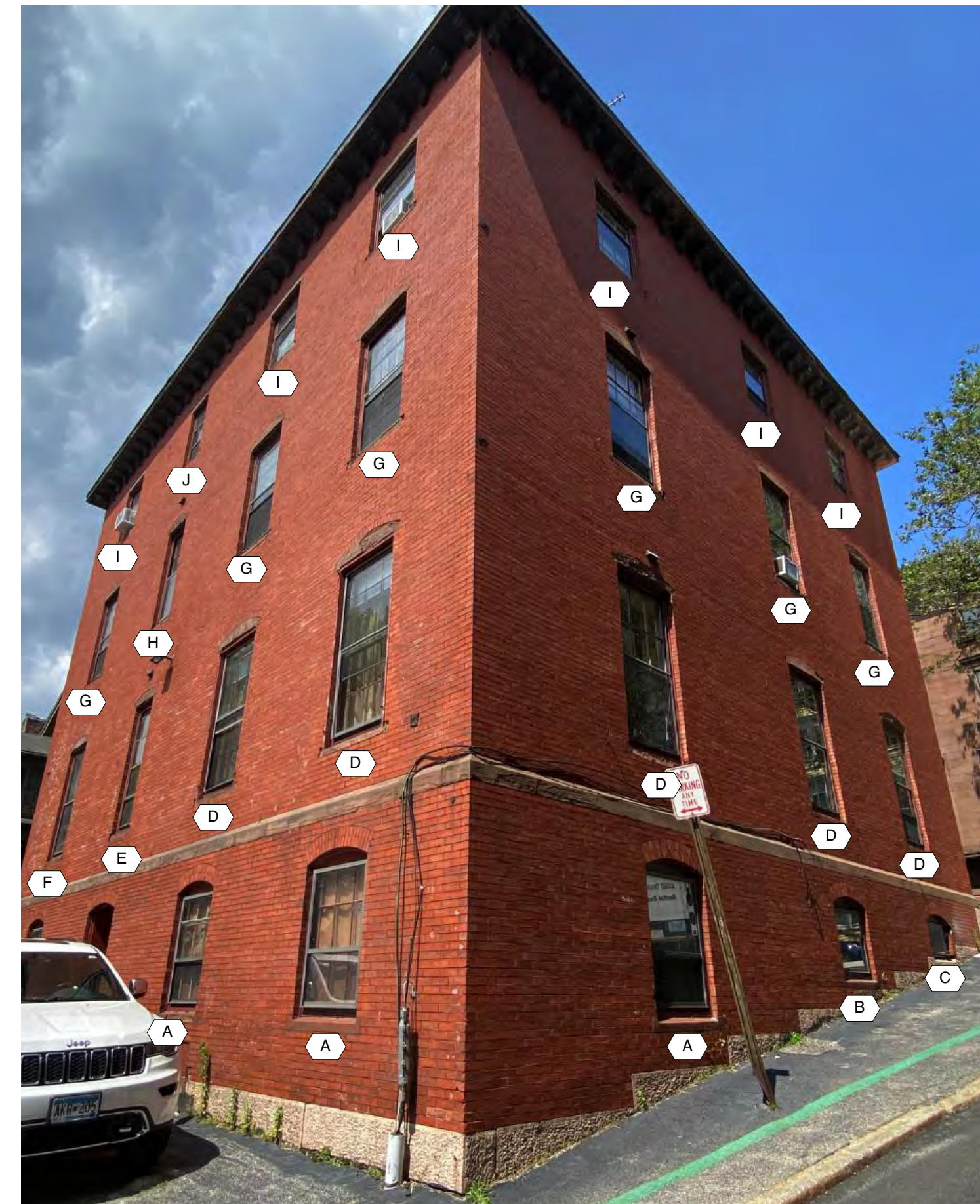
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EXTERIOR PHOTOS

DD.3



1
DD.4 WEST ELEVATION (LOOKING EAST FROM PARKING LOT)



2
DD.4 SOUTH WEST CORNER (LOOKING NORTH FROM PARKING LOT)



3
DD.4 SOUTH ELEVATION (LOOKING NORTH FROM N COURT ST)



4
DD.4 SOUTH EAST CORNER (LOOKING NORTH FROM N COURT ST)



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EXTERIOR PHOTOS

DD.4

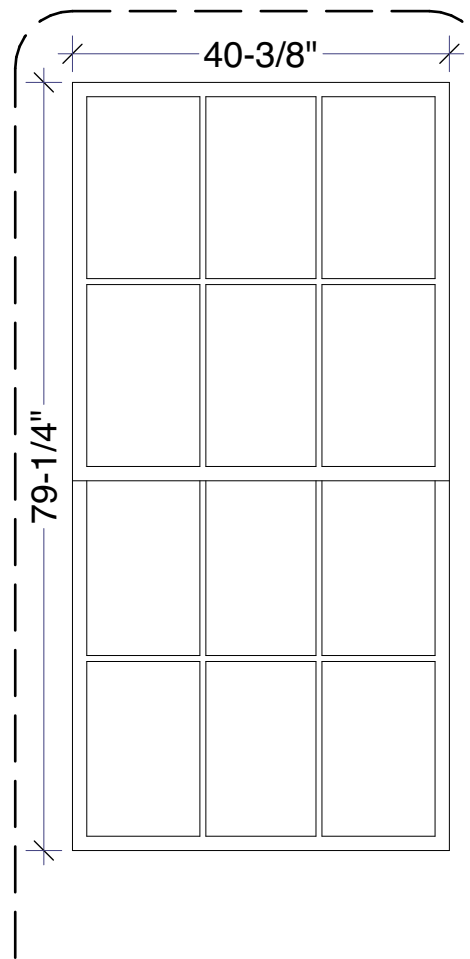
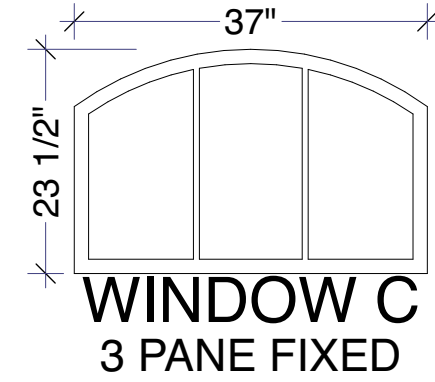
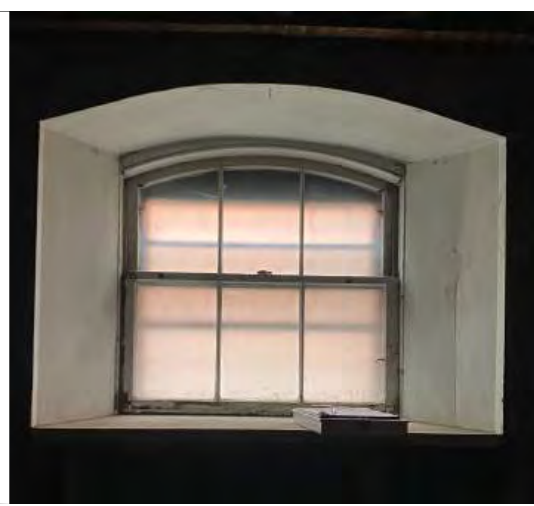
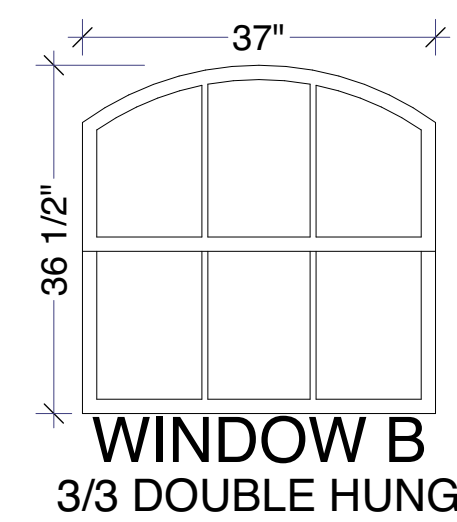
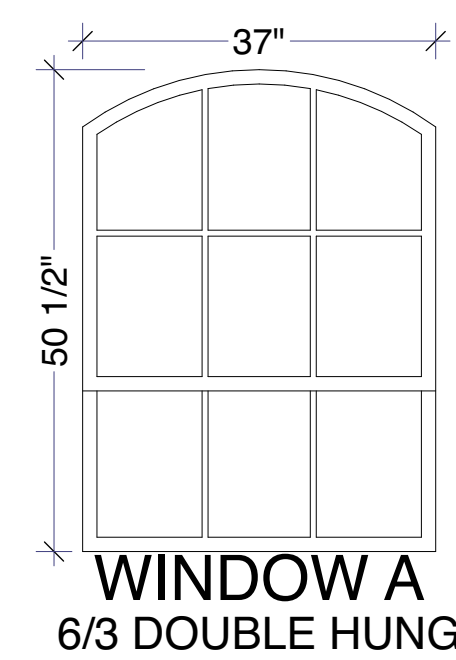


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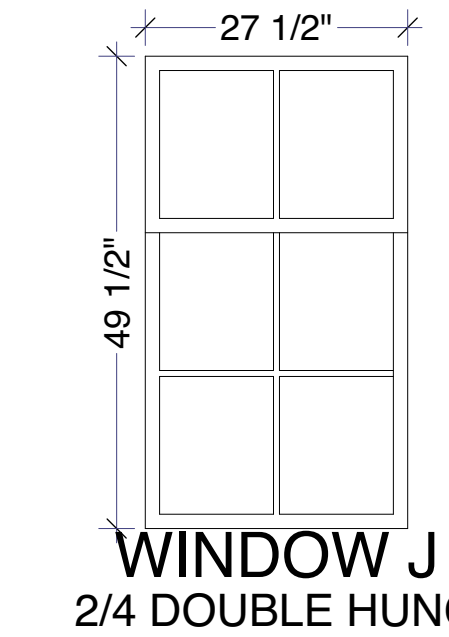
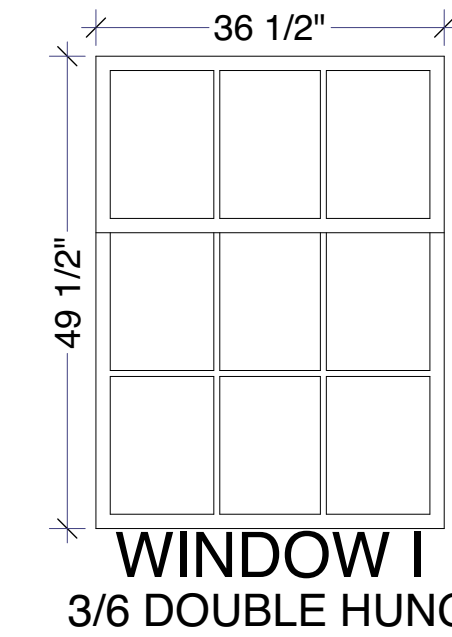
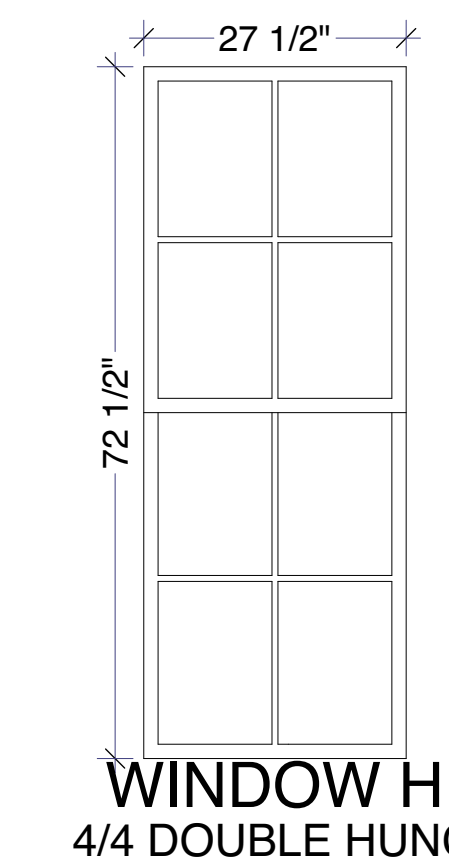
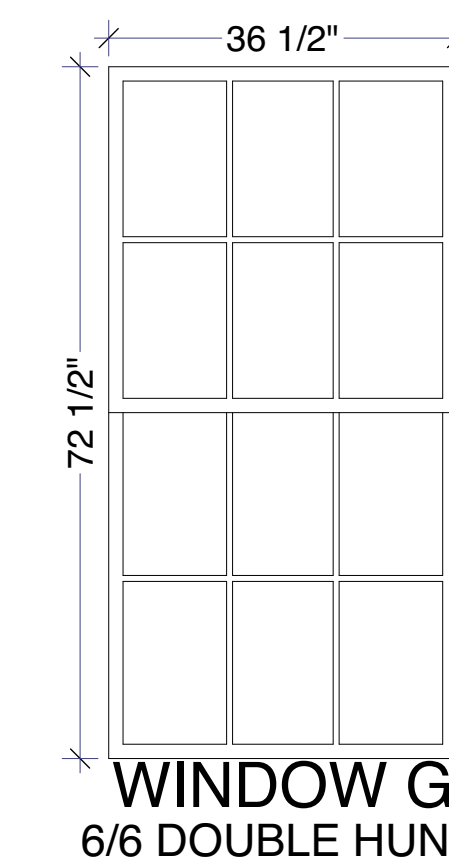
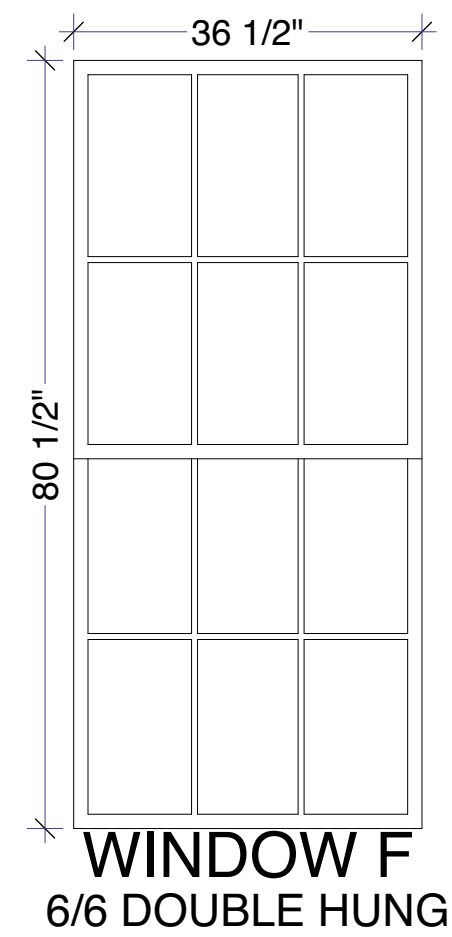
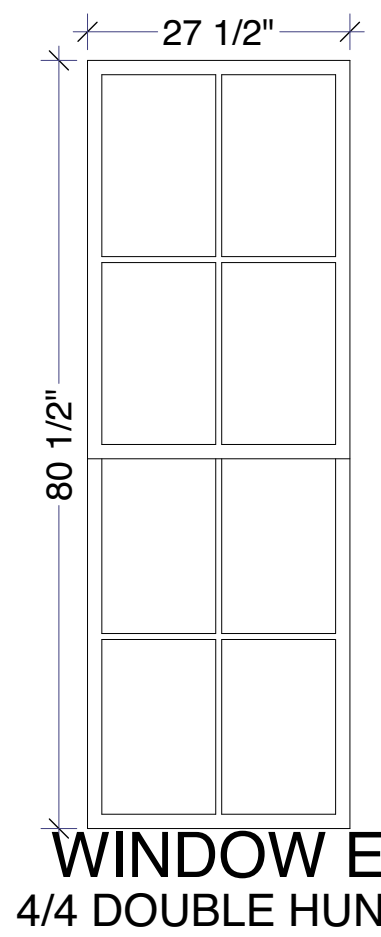
ARCHITECT

FIRM: PROVIDENCE ARCHITECTURE

ARCHITECT: KEVIN DIAMOND, R.A. RI#5185

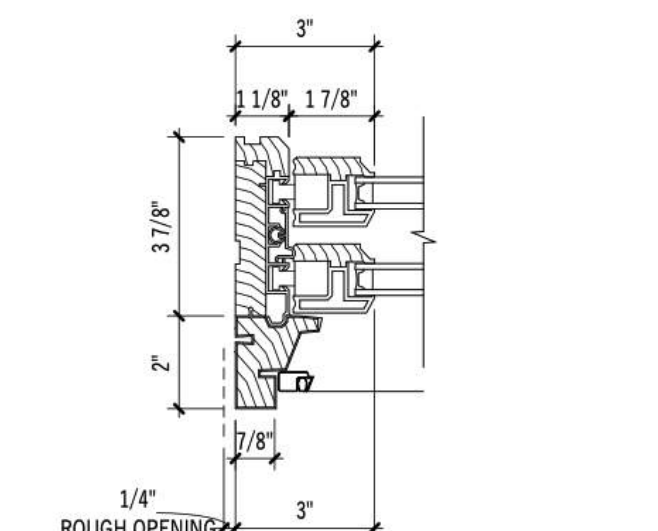
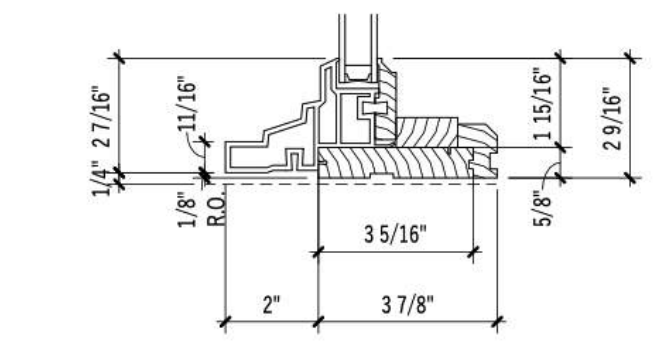
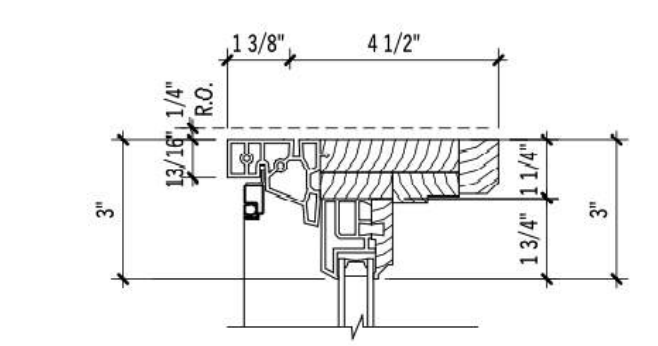
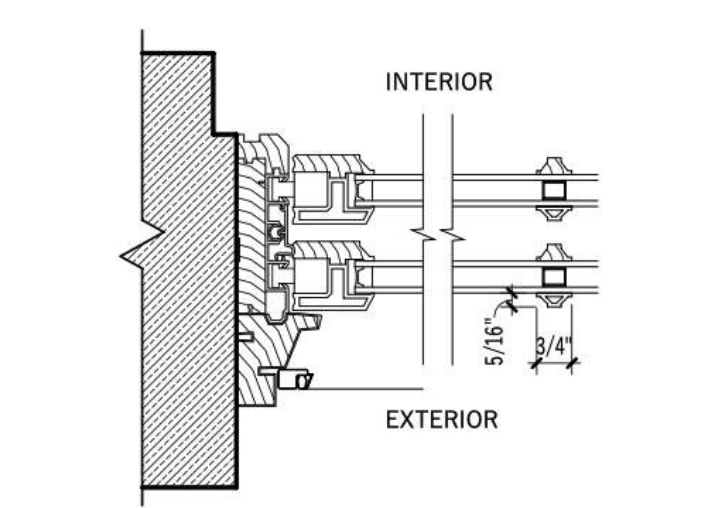
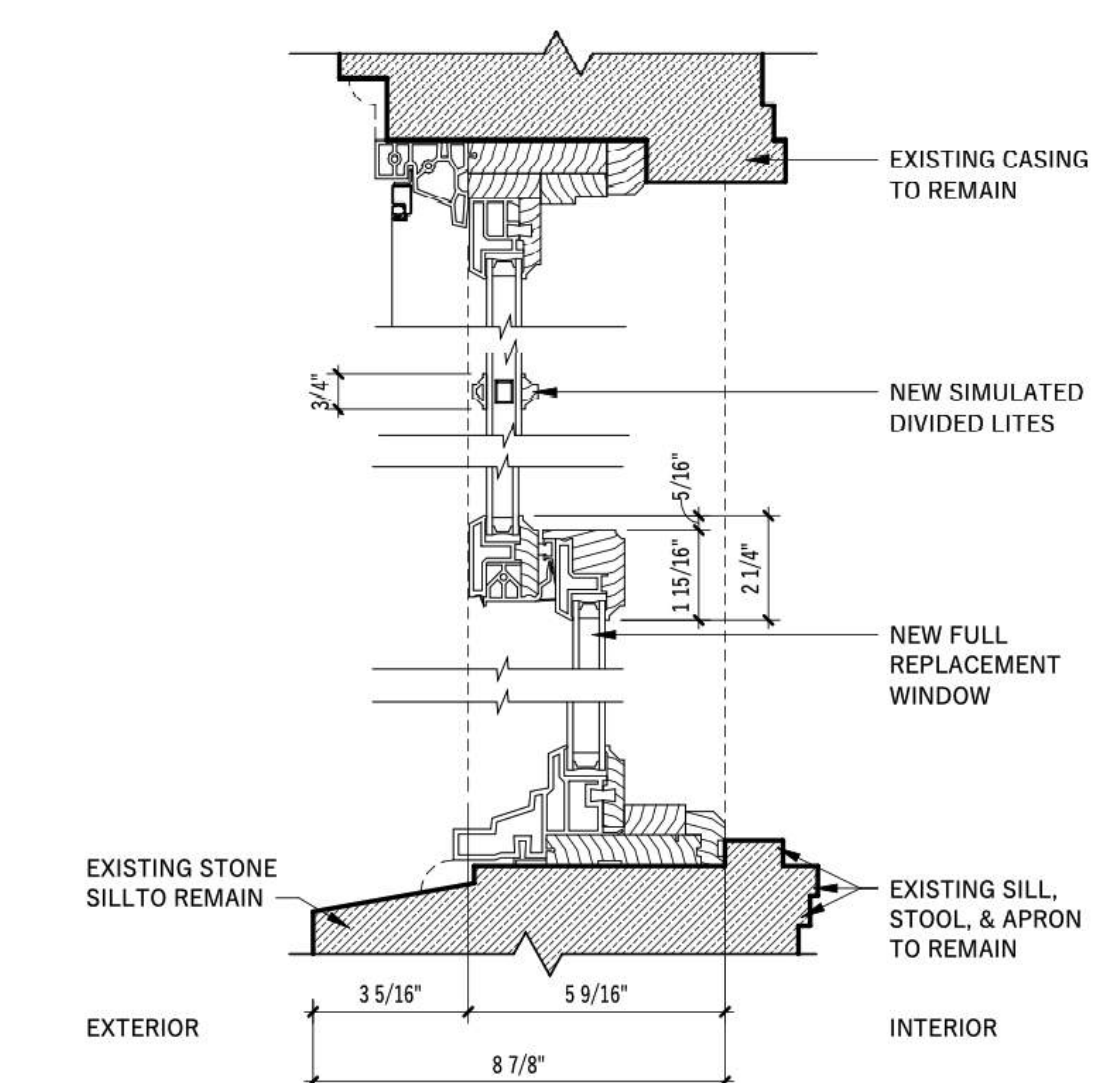
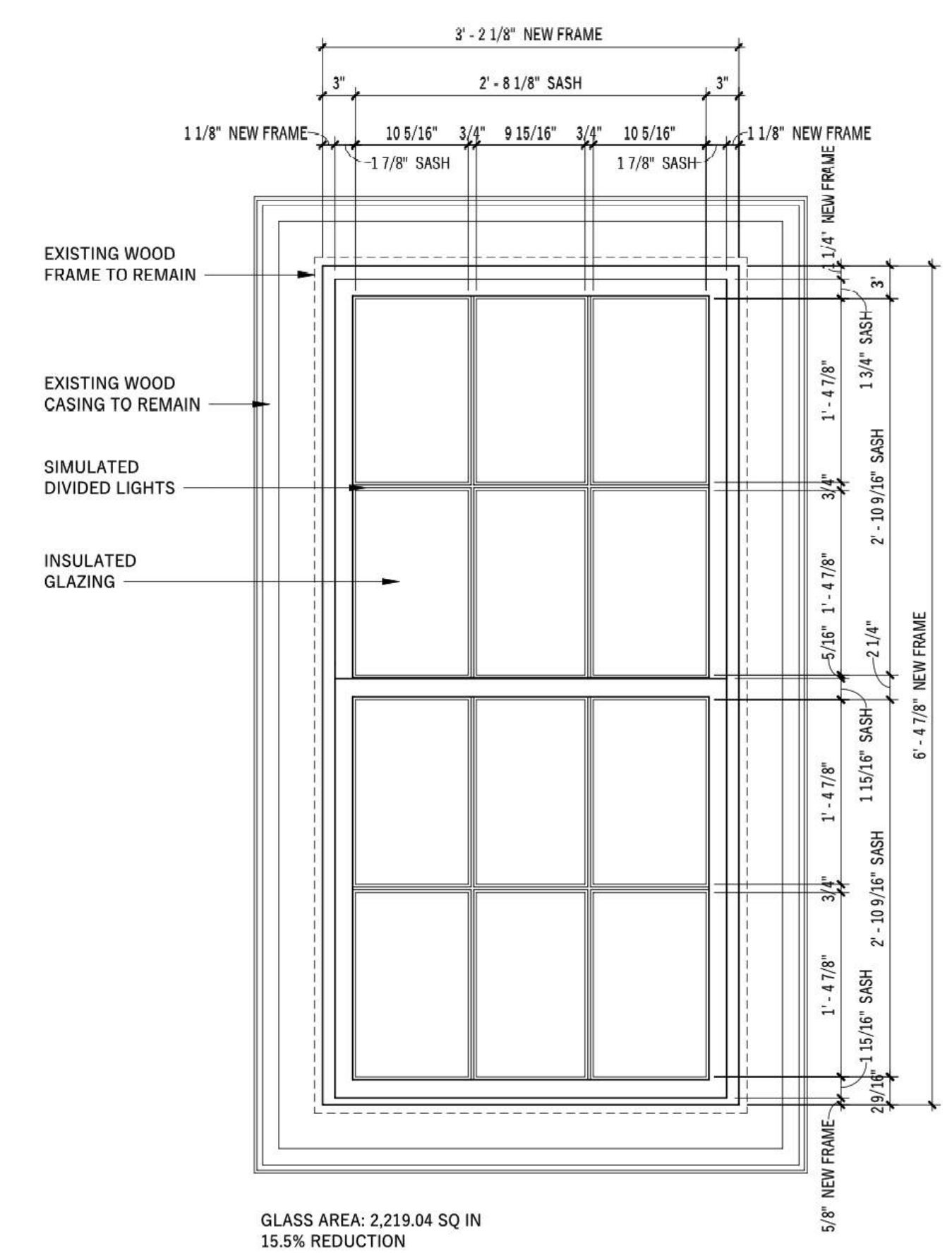
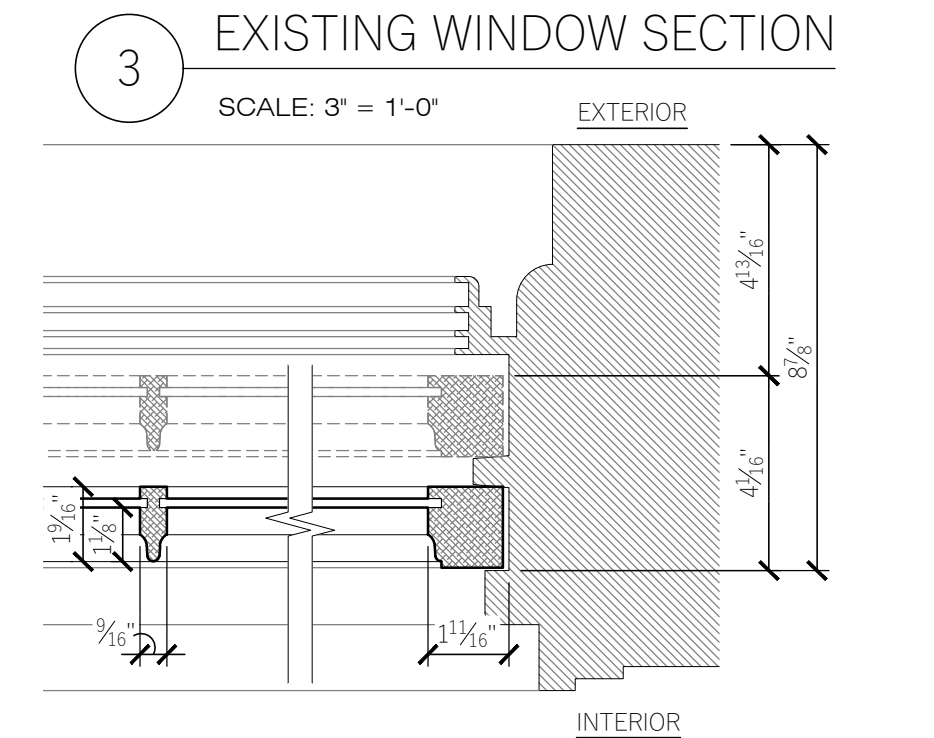
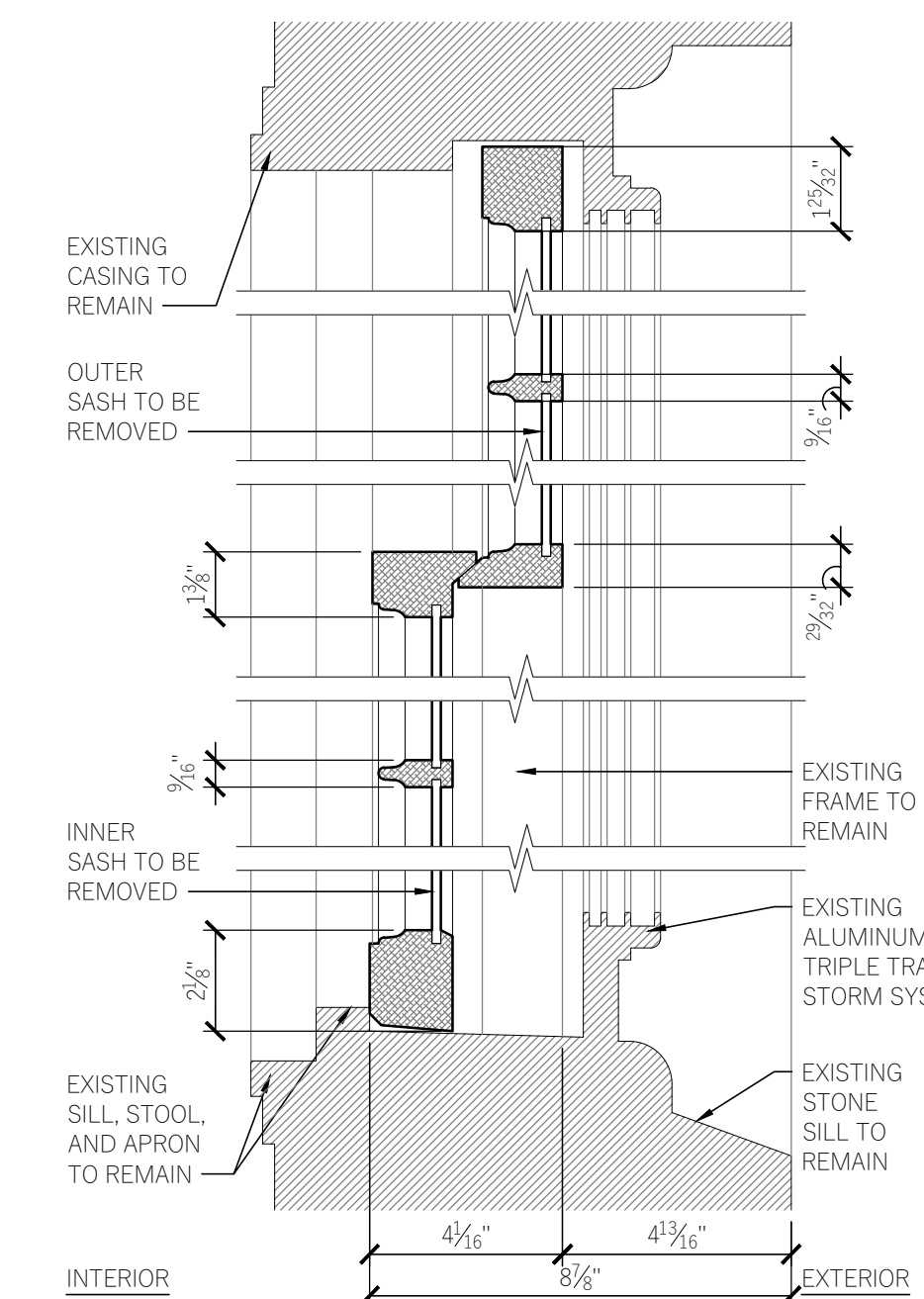
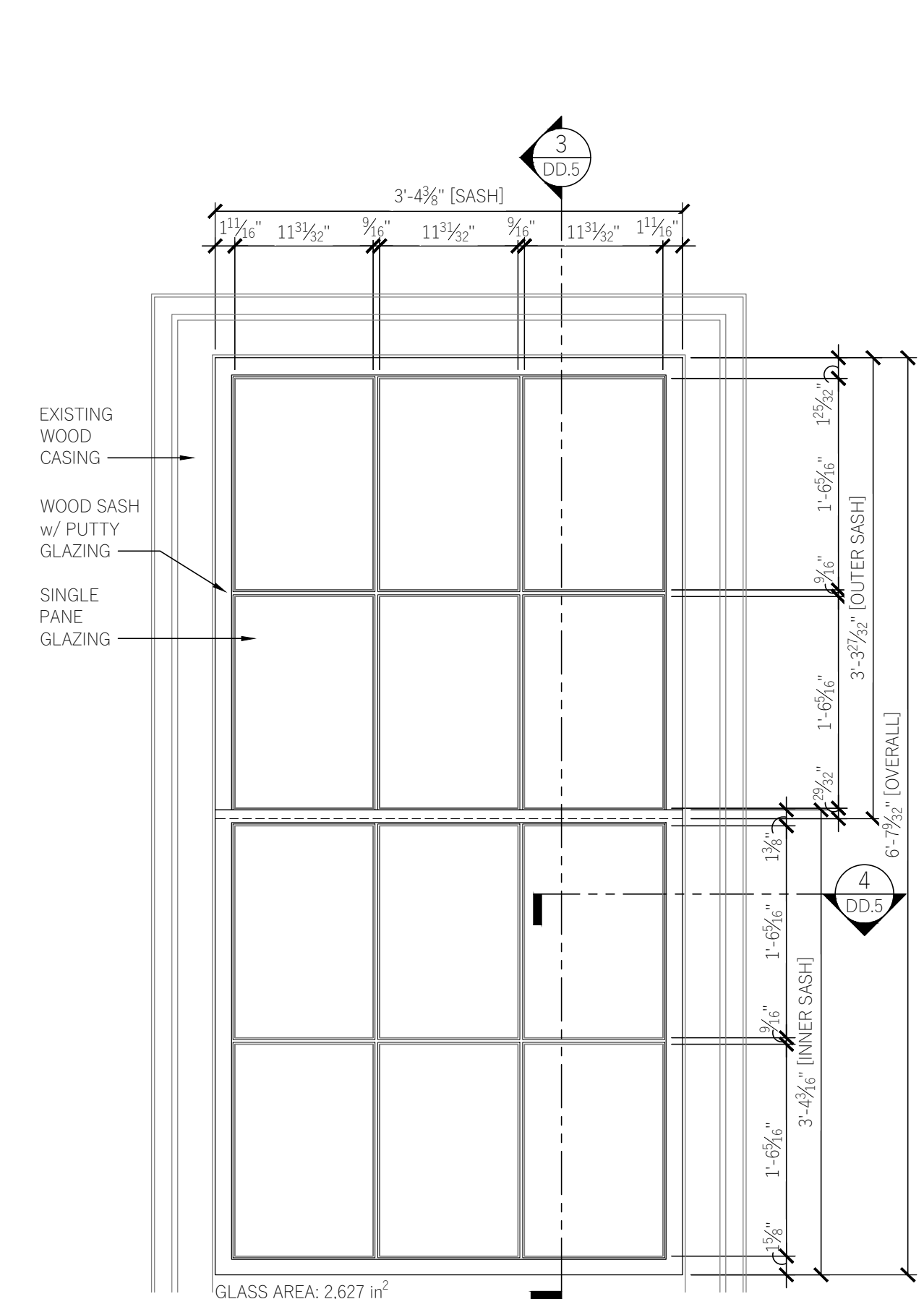


2
DD.5



NO INTERIOR
PHOTOS
AVAILABLE -
UNIT
CURRENTLY
OCCUPIED

1
DD.5 EXISTING WINDOW LEGEND



144 Benefit Street
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WINDOW TYPES AND DETAILS

DD.5