

51 PRAIRIE AVENUE

COA APPLICATION TO REPLACE 6 WINDOWS

ADDITIONAL MATERIAL IN RESPONSE TO JANUARY 19, 2021 MEETING

BIRDZELL

FEBRUARY 16, 2021

TOPIC

1. WINDOW INVENTORY-Pages 2-9
2. 90 RHODE ISLAND AVENUE-Pages 10, 11
3. NEIGHBORHOOD-Pages 12,13
4. Window manufacturers other than the one in the application
 - a. We considered and are actively considering manufacturers other than the one specified in the application.
 - b. The manufacturer in the application was selected based on product suitability and availability. Availability may have changed with time for both the specified and other manufacturers.

DESCRIPTION OF 51 PRAIRIE AVENUE (from January 19, 2018 National Register of Historic Places Registration Form, emphasis added)

51 (NC) Lansing Zabriskie Barn (1889-90 et seq.; J. D. Johnston, architect-builder): A much altered square-plan, 1½-story, deck-on-hip-roof building with clapboard on the east and south walls, random-course-cast-stone ashlar on north and west walls, asymmetrical fenestration, barrel-vault sunbonnet gables above east and west elevations, **round-head dormers above south, west, and north elevations**, and off-center chimney near the lower edge of roof's west slope. **This was originally the barn for the property at 90 Rhode Island Avenue** (q.v.).

Garage (ca 1985): A 2-stall, hip-roof garage near the property's northeast corner.

FEBRUARY 16, 2021						
51 PRAIRIE AVENUE						
BIRDZELL						
		WINDOW INVENTORY				
		LOCATION			DESCRIPTION	PICTURE PAGE #
	1	UPPER LEVEL NORTH EAST		Single hung, circle top window located in dormer; 4 panes in upper sash under circle top		3,4,5
				Top sash has been permanently closed with blocks in window jamb for at least 45 years		
				Lower sash has been modified so that it has two panes instead of 8		
	2	UPPER LEVEL NORTH WEST		Single hung, circle top window located in dormer; 4 panes in upper sash under circle top		6
				Top sash has been permanently closed with blocks in window jamb for at least 45 years		
				Lower sash has been modified so that it has two panes instead of 8		
				Lower sash has been further modified so that it opens inward on left side hinges; it can not be raised		
	3	UPPER LEVEL REAR		Single hung, circle top window located in dormer; 4 panes in upper sash under circle top		7
				Top sash has been permanently closed with blocks in window jamb for at least 45 years		
				Lower sash has 8 panes		
	4	UPPER LEVEL SOUTH		Single hung, circle top window located in dormer; 4 panes in upper sash under circle top		8
				Top sash has been permanently closed with blocks in window jamb for at least 45 years		
				Lower sash has 8 panes		
				Both upper and lower sash are very warped		
				The window is currently closed with duct tape		
	5 & 6	LOWER LEVEL NORTH EAST & NORTH WEST		Double hung rectangular window; 8 panes in lower sash; 8 panes in upper sash		9

51 PRAIRIE AVE UPPER NORTH EAST WINDOW INTERIOR

LOWER SASH HAS 2 PANES VS ORIGINAL 8 PANES





BLOCK IN WINDOW JAMB HOLDING UPPER
SASH

51 PRAIRIE AVENUE UPPER NORTH EAST WINDOW IN



Block in window jamb holding upper sash closed

51 PRAIRIE AVENUE
UPPER NW
WINDOW



LOWER SASH OPENS INWARD BY
RELEASING LATCH
LOWER SASH CANNOT BE RAISED

51 PRAIRIE AVENUE NEWPORT RI 02840
OCTOBER 23, 2020
REAR SECOND LEVEL

SCREWS HOLDING
PROTECTIVE COVERING

EIGHT PANES IN LOWER SASH



51 PRAIRIE AVENUE NEWPORT RI 02840
OCTOBER 23, 2020
SOUTH SIDE UPPER LEVEL

UPPER AND LOWER RAILS
DO NOT MEET

EIGHT PANES IN LOWER SASH





51 PRAIRIE AVENUE
NEWPORT RI 02840
OCTOBER 23, 2020

WINDOWS HERE AND OTHER END
PROPOSED TO BE REPLACED

90 RHODE ISLAND AVENUE

DORMERS

51 PRAIRIE AVE



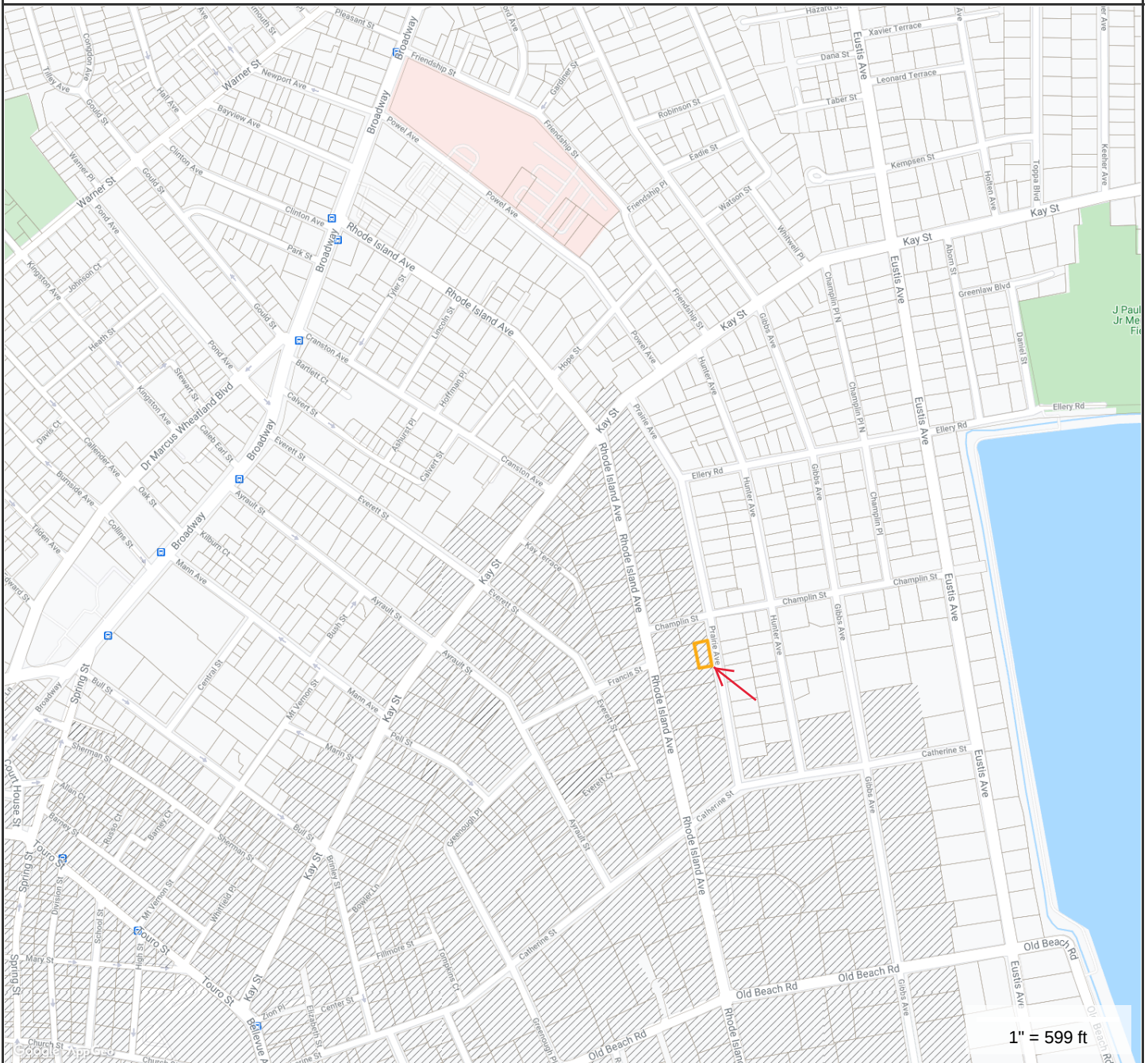
90 RHODE ISLAND AVENUE

CLOSE VIEW OF DORMERS

CONFIGURATION DIFFERENT FROM 51 PRAIRIE AVENUE



51 PRAIRIE AVENUE LOCATION

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Map Theme Legends

Historic District



Historic District