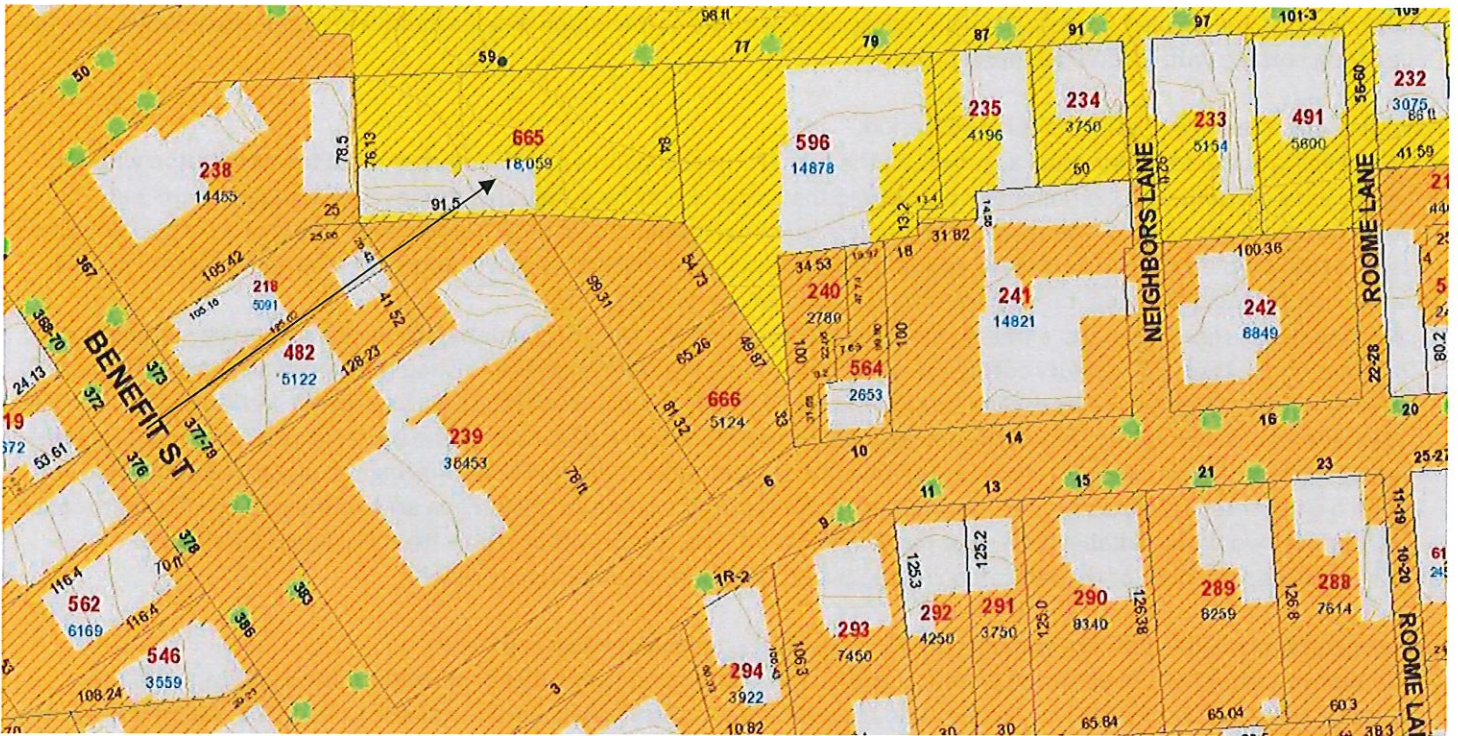


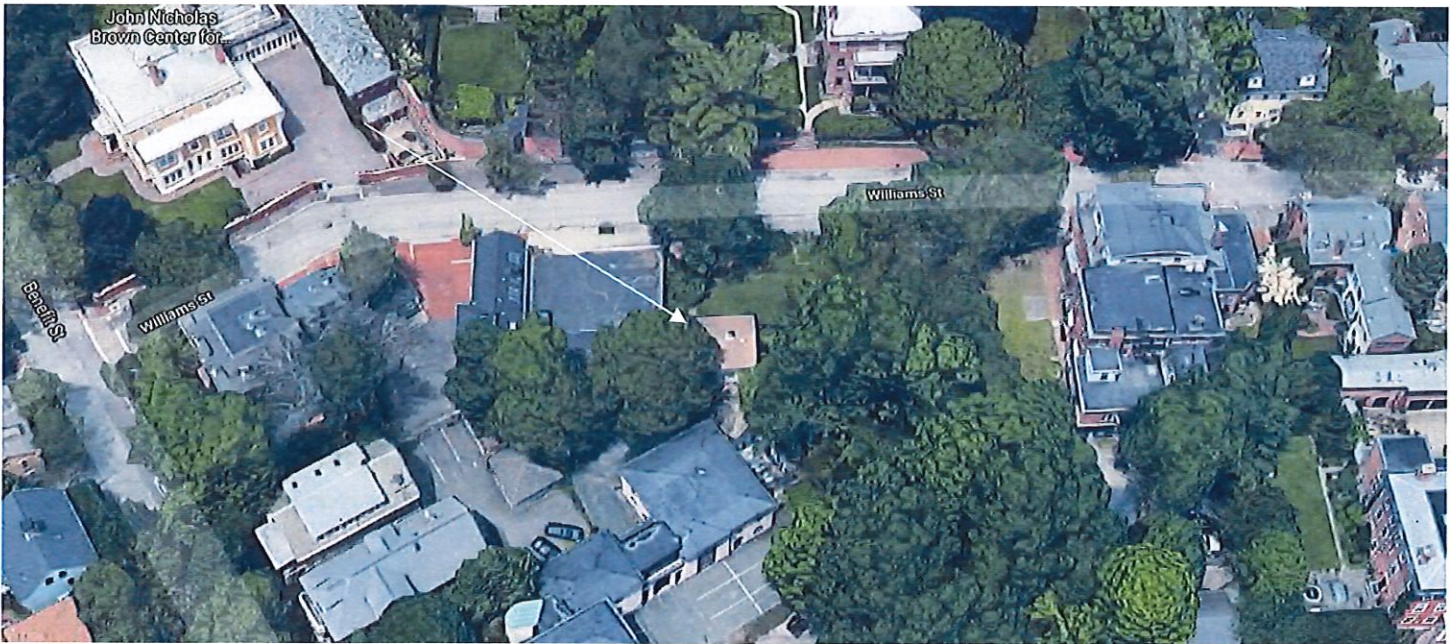
4. CASE 20.061, 59 WILLIAMS STREET, House, 1875-95 (COLLEGE HILL)

Victorian Cottage; 1 story; clapboard; gabled roof with bracket cornice; 4 bays wide with bracketed pediments above windows and doorway.

CONTRIBUTING



Arrow indicates 59 Williams Street.



Arrow indicates project location, looking north.

**Applicant:** Joseph Furtado, 188 Pratt Street, Providence, RI 02906  
**Owner:** College Hill Realty Trust, 188 Pratt Street, Providence, RI 02906  
**Architect:** Friedrich St. Florian, FAIA, 146 Westminster Street, Providence, RI 02903

**Proposal:** The scope of work proposed consists of Moving/Relocation and Major Alterations and includes: the moving of the existing cottage set back approx. 21' from Williams St, and the construction of a new addition to the east elevation of the existing cottage with a detached open carport.

The following issues are relevant to this application:

- The application is for conceptual approval. At the July 27<sup>th</sup> meeting the Commission continued the application with the applicant's consent. The Commission commented that while it may be acceptable to move the cottage, there was concerns with the siting of the relocated cottage at the edge of the parcel on Williams Street and that a setback of some size would be preferable. There were additional comments with concern to the location of the proposed addition. The applicants agreed to review their proposal and submit alternate plans;
- Revised plans, renderings and a tree survey have been submitted; The revised design for a new residence continues to feature the historic 19<sup>th</sup> century cottage which is now set back 20 feet from the existing masonry wall along Williams Street in order to provide a landscape foreground that extends the parklike setting at the eastern section of the site. The new addition is now to the east of the cottage. It occupies the south east corner of the parcel. A patio area connects the great room of the cottage with the new addition at the south side of the buildings offering the privacy of outdoor living with a city garden facing south. An open carport is located to the south of the kitchen area of the cottage. The flat roof of the carport would be suitable for a solar panel installation. The carport is not visible from Williams Street; and,
- The proposed set-back of the relocated cottage may require dimensional zoning relief.

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

- a) 59 Williams 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 Historic Landmarks District; There is evidence that the structure was moved to its current location during the late 1880s;
- b) The application for Moving/Relocation, Major Alterations is considered complete for conceptual approval; and,
- c) The work as proposed is in accord with PHDC Standards 8 & 9 as follows: as the proposed alterations are appropriate having determined that the proposed relocation and construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (8), and whenever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired (9).

Staff recommends a motion be made stating that: The application is considered complete. 59 Williams 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 Historic Landmarks District. The Commission grants Conceptual Approval of the proposal as submitted as the proposed alterations are appropriate having determined that the proposed relocation and construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (8), and whenever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired (9), citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for final approval.

APPLICATION FOR 59 WILLIAMS STREET  
submitted to the  
PROVIDENCE HISTORIC DISTRICT COMMISSION  
August 24, 2020 Meeting

Friedrich StFlorian Architects

## 59 WILLIAMS STREET

Friedrich StFlorian Architects

The revised design for a new residence continues to feature the historic 19th century cottage which is now set back 20 feet from the existing masonry wall along Williams Street in order to provide a landscape foreground that extends the parklike setting at the eastern section of the site.

The new addition is now to the east of the cottage. It occupies the south east corner of the parcel.

A patio area connects the great room of the cottage with the new addition at the south side of the buildings offering the privacy of outdoor living with a city garden facing south.

An open carport is located to the south of the kitchen area of the cottage. The flat roof of the carport would be suitable for a solar panel installation. The carport is invisible from Williams Street.

We are pleased to have met the concerns and recommendations of the PHDC's members and look forward to discuss the new design.





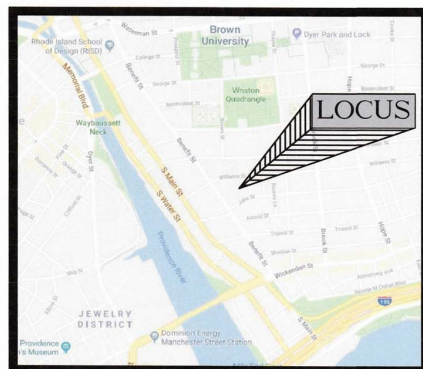
### CROSSMAN ENGINEERING

Rhode Island  
151 Centerville Road  
Warwick, RI 02886  
Phone: (401) 738-5660

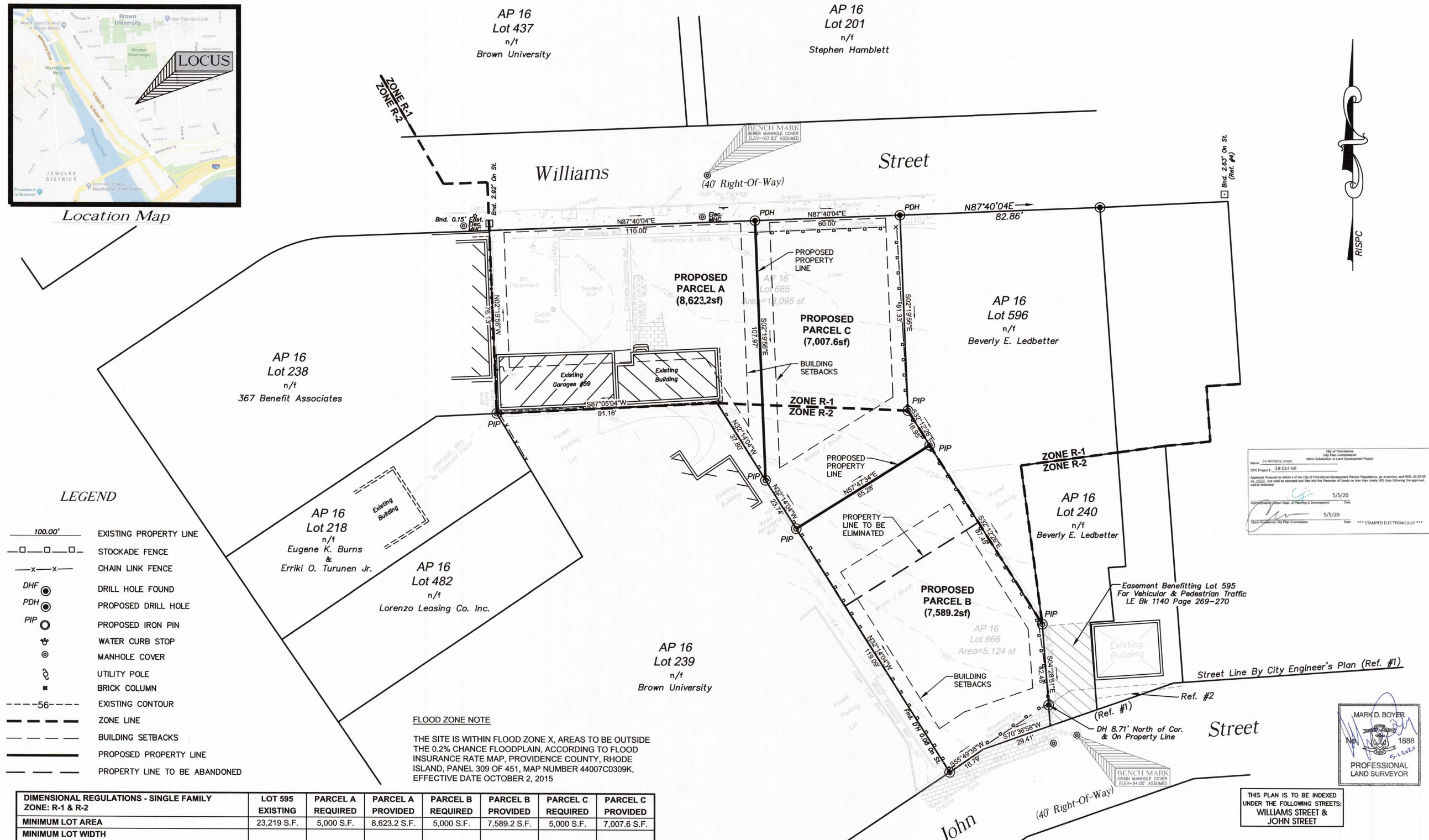
Massachusetts  
103 Commonwealth Avenue  
North Attleboro, MA 02763  
Phone: (508) 695-1700

Email: ce@crosmaneng.com

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Location Map



City of Providence  
Official Subdivision or Land Development Project  
Name: 59 Williams Street  
CPC Project #: 39-024 MI  
Date: 5/5/20  
Professional Land Surveyor: Mark D. Boyer #1888  
Date: 5/5/20  
\*\*\* STAMPED ELECTRONICALLY \*\*\*

**PROJECT TITLE:**  
**PROPOSED SUBDIVISION PLAN**  
**PLAT 16, LOTS 665 and 666**  
**(FORMERLY LOT 595)**  
**ZONING DISTRICTS R-1 and R-2**  
**RESIDENTIAL DISTRICTS**  
**HISTORIC DISTRICT**  
**59 WILLIAMS STREET**  
**PROVIDENCE, RI 02906**

**APPLICANT:**  
**ALLEN and ANN PIPKIN**  
**59 WILLIAMS STREET**  
**PROVIDENCE, RI 02906**

**DRAWING TITLE:**  
**FINAL SUBDIVISION PLAN**

**DATE:** APRIL 2020 **SCALE:** 1"=20'

**DWG. NAME:** 59 Williams St - Proposed Subdivision

**REVISIONS**

NUMBER	REMARKS	DATE

**DRAWING NUMBER**  
**C1**  
**SHEET: 1 OF 1**

### LEGEND

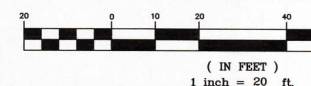
- 100.00' EXISTING PROPERTY LINE
- □ □ STOCKADE FENCE
- x-x- CHAIN LINK FENCE
- DHF ● DRILL HOLE FOUND
- PDH ● PROPOSED DRILL HOLE
- PIP ○ PROPOSED IRON PIN
- ⊕ WATER CURB STOP
- ⊙ MANHOLE COVER
- ⊚ UTILITY POLE
- BRICK COLUMN
- - - -56- EXISTING CONTOUR
- - - ZONE LINE
- - - BUILDING SETBACKS
- - - PROPOSED PROPERTY LINE
- - - PROPERTY LINE TO BE ABANDONED

**FLOOD ZONE NOTE**  
THE SITE IS WITHIN FLOOD ZONE X, AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, PANEL 309 OF 451, MAP NUMBER 44007C0309K, EFFECTIVE DATE OCTOBER 2, 2015

DIMENSIONAL REGULATIONS - SINGLE FAMILY ZONE: R-1 & R-2	LOT 595 EXISTING	PARCEL A REQUIRED	PARCEL A PROVIDED	PARCEL B REQUIRED	PARCEL B PROVIDED	PARCEL C REQUIRED	PARCEL C PROVIDED
<b>MINIMUM LOT AREA</b>	23,219 S.F.	5,000 S.F.	8,623.2 S.F.	5,000 S.F.	7,589.2 S.F.	5,000 S.F.	7,007.6 S.F.
<b>MINIMUM LOT WIDTH</b>							
MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	60'
<b>MINIMUM SIDE YARD SETBACK</b>							
LOT WIDTH LESS THAN 40'		4'	1.0'	4'	4'	4'	4'
LOT WIDTH MORE THAN 40'	1.0'	6'	(EXISTING)	6'	>6'	6'	>6'
<b>MINIMUM REAR YARD SETBACK</b>							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2'	18.83' (75.3' x 25%)	1.2' (EXISTING)	25'	>25'	25'	>25'
<b>MINIMUM FRONT YARD SETBACK</b>							
AVERAGE OF FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET (SECTION 402.B.1)	51.6'	1'	51.6' (EXISTING)	17.25'	>17.25'	1'	>1'
<b>MAXIMUM BUILDING HEIGHT</b>							
	<40'	40' AND	<40'	40' AND	--	40' AND	--
	1.5 STORIES	3 STORIES	1.5 STORIES	3 STORIES		3 STORIES	
<b>MAXIMUM BUILDING COVERAGE</b>							
	8.5%	45%	23.0%	45%	0%	45%	0%
<b>MAXIMUM IMPERVIOUS SURFACE COVERAGE</b>							
FRONT YARD	30%	33%	33%	33%	0%	33%	0%
REAR YARD	0%	50%	0%	50%	0%	50%	0%
<b>TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE</b>							
	20%	65%	45.0%	65%	0%	65%	0%

### REFERENCES:

- MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS. CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- MAP OF LAND IN PROVIDENCE, R.I., BELONGING TO DONALD WALLACE O'LEARY REALTY CORPORATION BY WATERMAN ENGINEERING CO. SEPT. 1946 RESURVEYED SEPT 13, 1966 SCALE: 1"=30'
- PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- PROPOSED SUBDIVISION PLAN, PLAT 16 LOT 595, 59 WILLIAMS STREET, PROVIDENCE RI, BY BOYER ASSOCIATES & CROSSMAN ENGINEERING. APRIL 2018 SCALE: 1"=20'. GRAPHIC SCALE

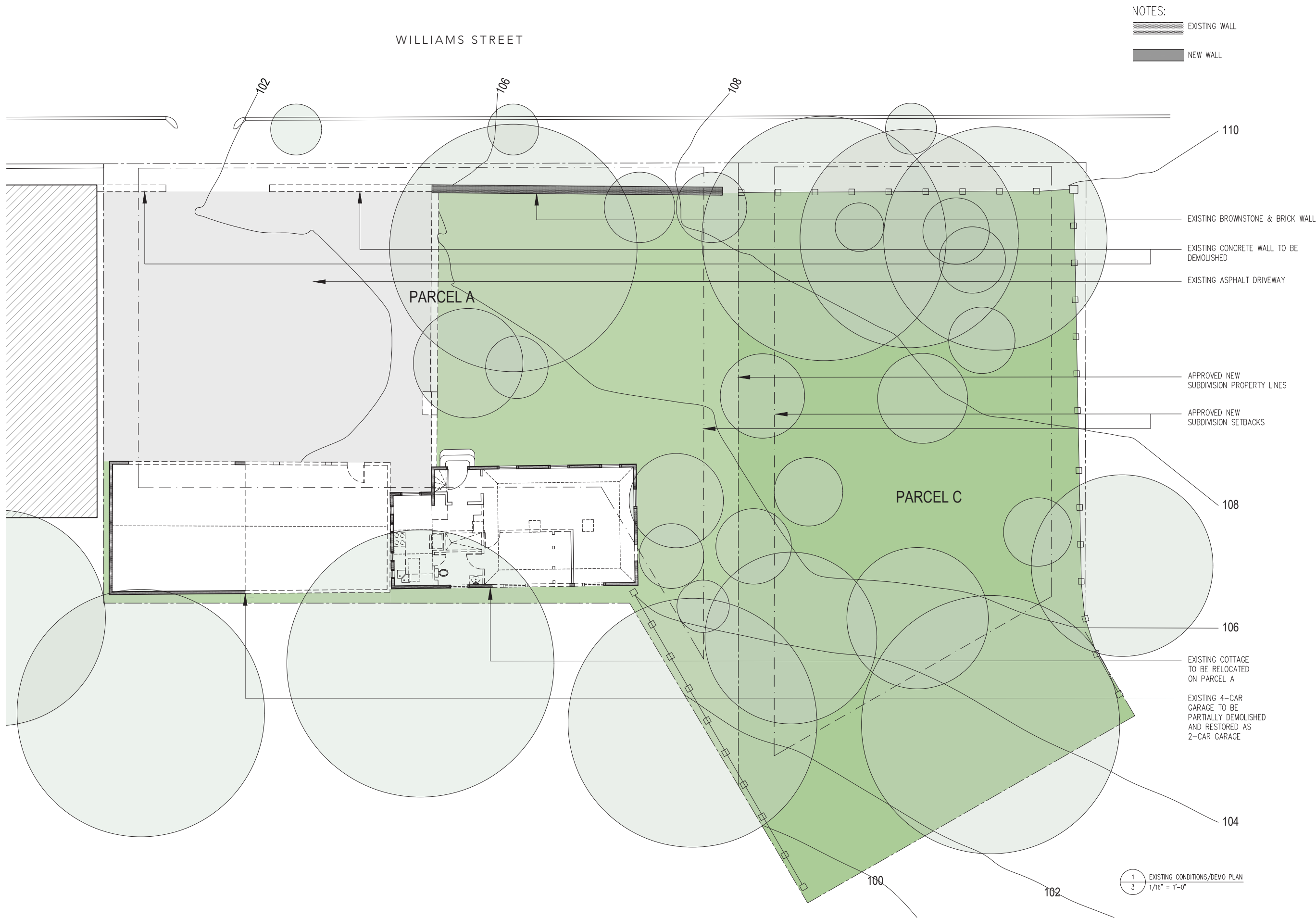


This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors effective as of November 25, 2015 as follows:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	III
Data Accumulation Survey	T-2
Topographic Survey Accuracy	

The purpose for the conduct of this survey and for the preparation of the plan is to establish the deeded property lines, depict the existing conditions of the subject parcel and delineate the proposed property lines for a minor subdivision to the City of Providence Planning Department.

BY: 5-1-2020  
PLS: CROSSMAN ENGINEERING Mark D. Boyer #1888  
COA: CROSSMAN ENGINEERING # A257



NOTES:  
 EXISTING WALL  
 NEW WALL

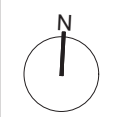
**59 WILLIAMS STREET  
 PROVIDENCE, RI 02906**

**OWNER / DEVELOPER  
 COLLEGE HILL REALTY TRUST**  
 188 PRATT STREET  
 PROVIDENCE, RI 02906  
 T: 401-683-8894  
 email: jmfurtadoinc@verizon.net

**FRIEDRICH ST.FLORIAN  
 ARCHITECT**  
 146 WESTMINSTER STREET  
 PROVIDENCE, RI 02903  
 T: 401-831-8400  
 F: 401-831-8688  
 email: info@fstflorian.com

EXISTING BROWNSTONE & BRICK WALL  
 EXISTING CONCRETE WALL TO BE DEMOLISHED  
 EXISTING ASPHALT DRIVEWAY  
 APPROVED NEW SUBDIVISION PROPERTY LINES  
 APPROVED NEW SUBDIVISION SETBACKS

NOT FOR CONSTRUCTION



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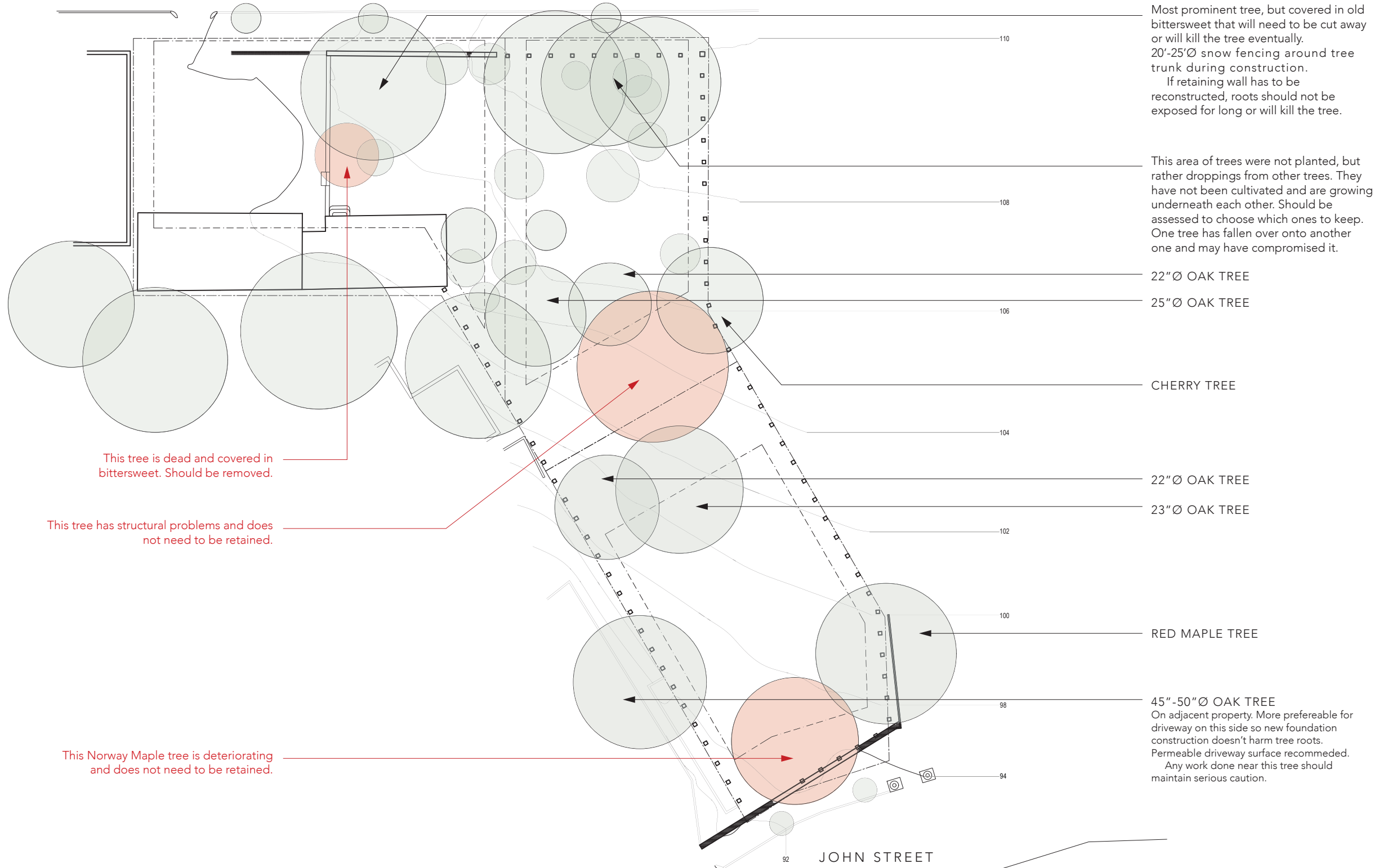

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 DRAWING TITLE:  
**EXISTING  
 CONDITIONS/DEMO  
 PLAN**  
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 Scale:  
 1/16" = 1'-0"  
 Drawn By: AL  
 Checked By: FSF

1 EXISTING CONDITIONS/DEMO PLAN  
 3 1/16" = 1'-0"

Sheet:  
**3**

UPDATED ON 08/12/20  
AFTER MEETING WITH CITY FORESTER

WILLIAMS STREET



This tree is dead and covered in bittersweet. Should be removed.

This tree has structural problems and does not need to be retained.

This Norway Maple tree is deteriorating and does not need to be retained.

**NOTES:**  
 EXISTING WALL  
 NEW WALL  
 Most prominent tree, but covered in old bittersweet that will need to be cut away or will kill the tree eventually. 20'-25'Ø snow fencing around tree trunk during construction. If retaining wall has to be reconstructed, roots should not be exposed for long or will kill the tree.

This area of trees were not planted, but rather droppings from other trees. They have not been cultivated and are growing underneath each other. Should be assessed to choose which ones to keep. One tree has fallen over onto another one and may have compromised it.

22" Ø OAK TREE  
 25" Ø OAK TREE

CHERRY TREE

22" Ø OAK TREE  
 23" Ø OAK TREE

RED MAPLE TREE

45"-50" Ø OAK TREE  
 On adjacent property. More preferable for driveway on this side so new foundation construction doesn't harm tree roots. Permeable driveway surface recommended. Any work done near this tree should maintain serious caution.

**6 JOHN STREET  
 PROVIDENCE, RI 02906**

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DESCRIPTION:	DATE:

PROJECT NUMBER:  
 DRAWING TITLE:  
**EXISTING  
 CONDITIONS PLAN**



Full sheet size: 11" x 17"  
 Scale: 1/32" = 1'-0"  
 Drawn By: AL  
 Checked By: FSF

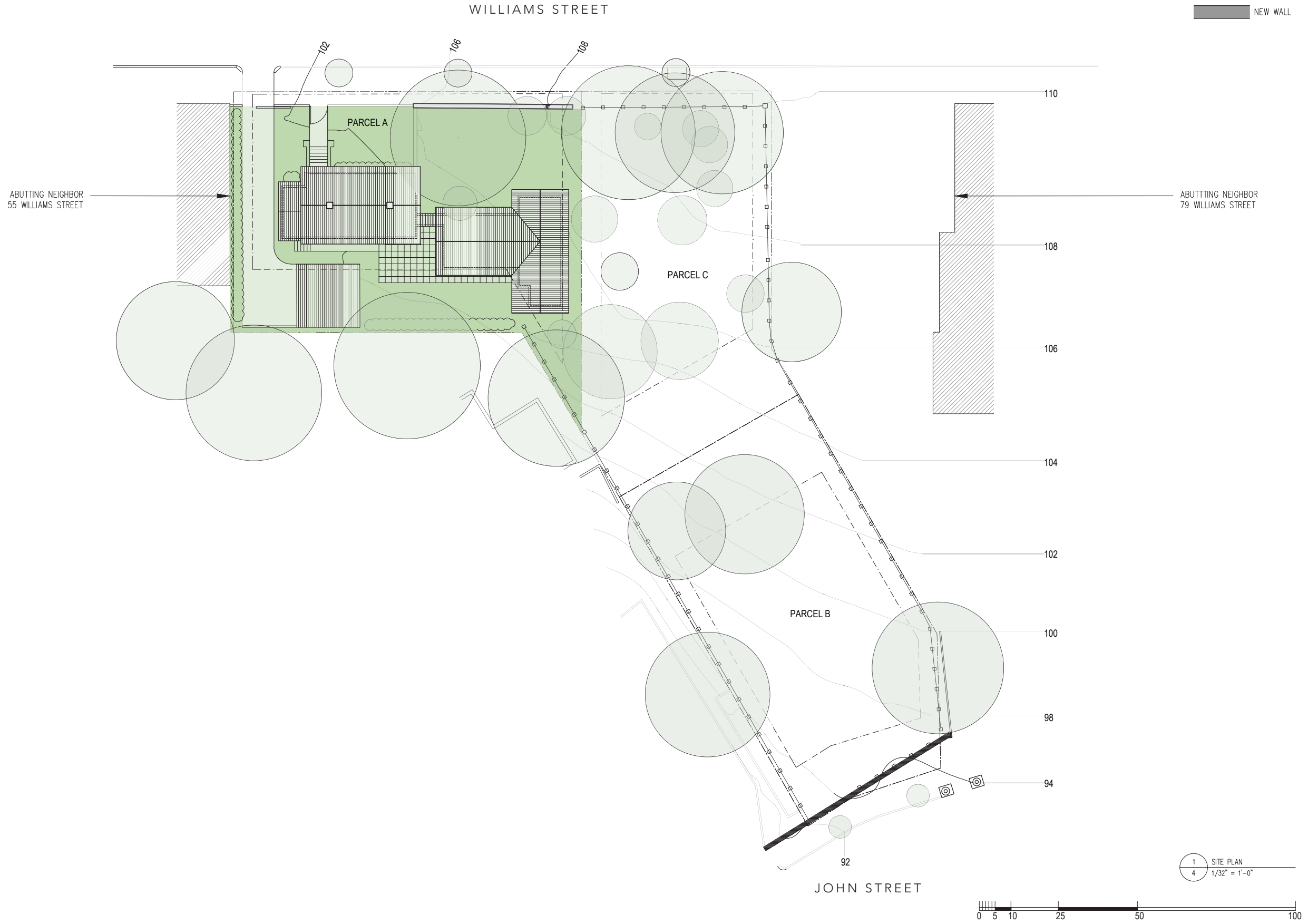
1 EXISTING CONDITIONS  
 3 1/32" = 1'-0"

**59 WILLIAMS STREET  
PROVIDENCE, RI 02906**

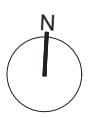
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F: 401-831-8688  
email: info@fstflorian.com

**NOTES:**  
 EXISTING WALL  
 NEW WALL



NOT FOR CONSTRUCTION



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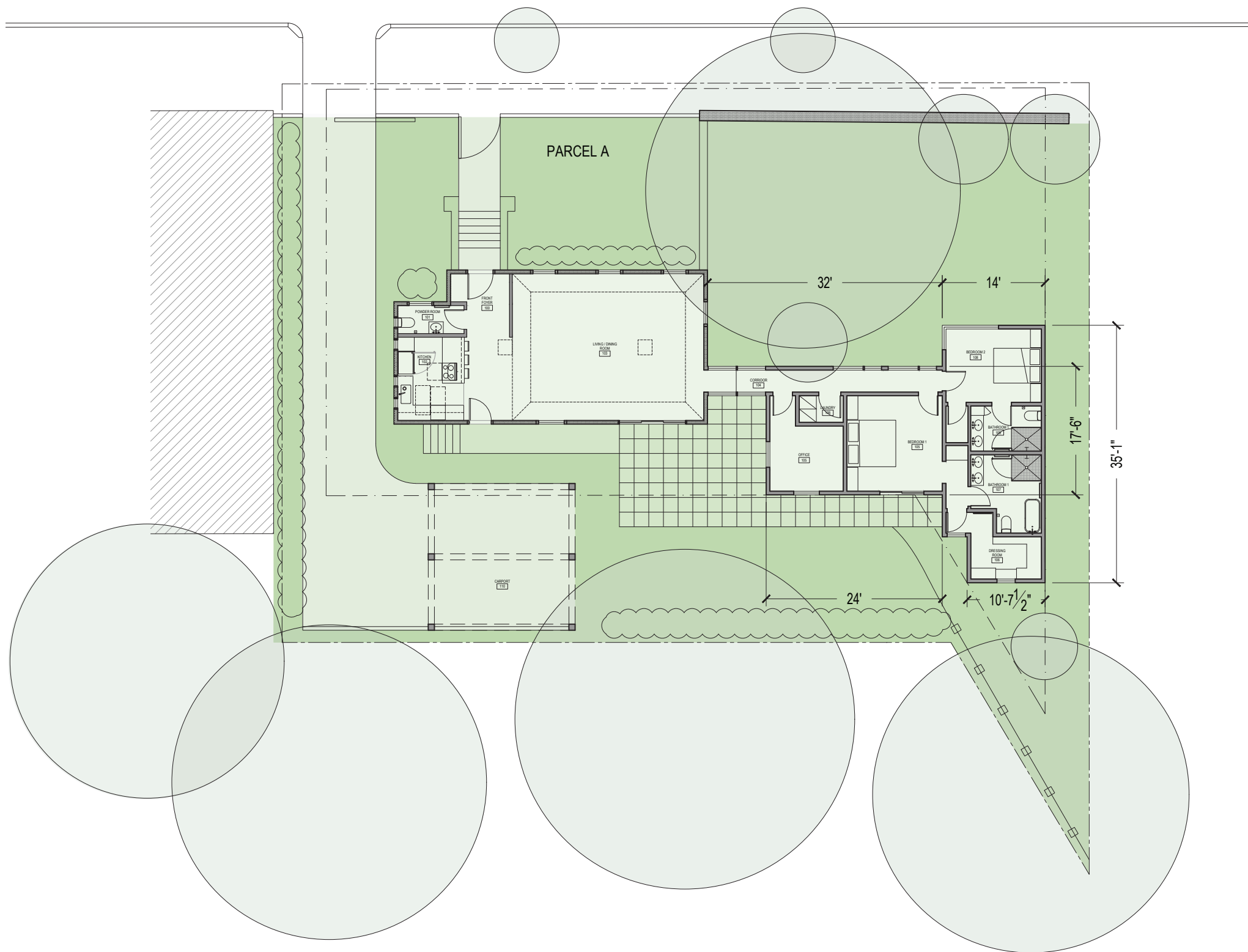
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 Drawn By: AL  
 Checked By: FSF  
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1 SITE PLAN  
 4 1/32" = 1'-0"



WILLIAMS STREET

NOTES:  
EXISTING WALL  
NEW WALL

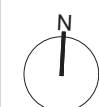


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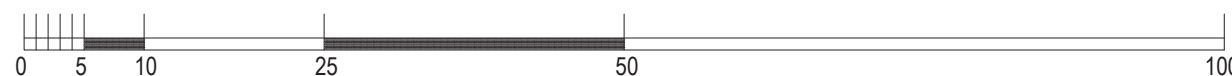
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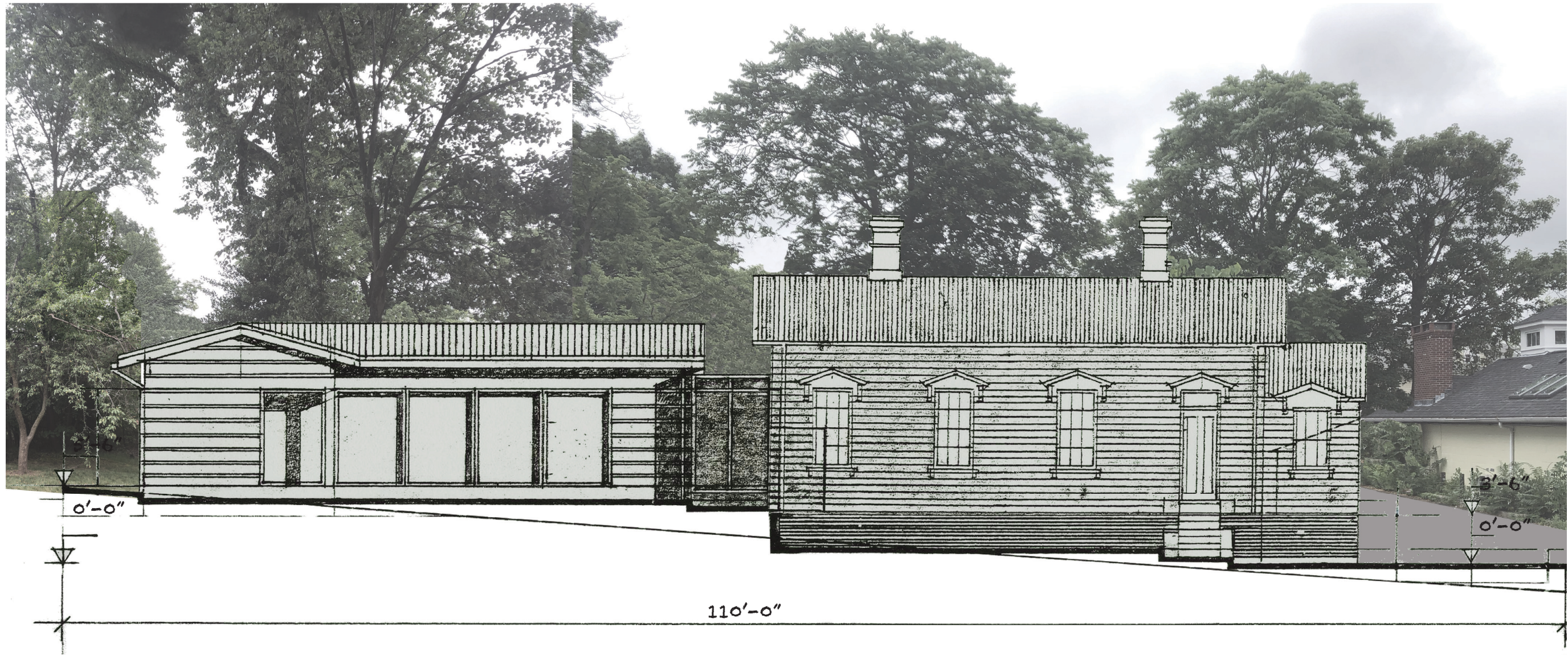
1 FLOOR PLAN  
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59 WILLIAMS STREET  
PROVIDENCE, RI 02906

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DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

Full sheet size: 11" x 17"  
Scale: 1/8" = 1'-0"  
Drawn By: AL  
Checked By: FSF

Sheet:  
**6**

1 NORTH ELEVATION  
6 1/8" = 1'-0"

59 WILLIAMS STREET  
PROVIDENCE, RI 02906

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ELEVATIONS**

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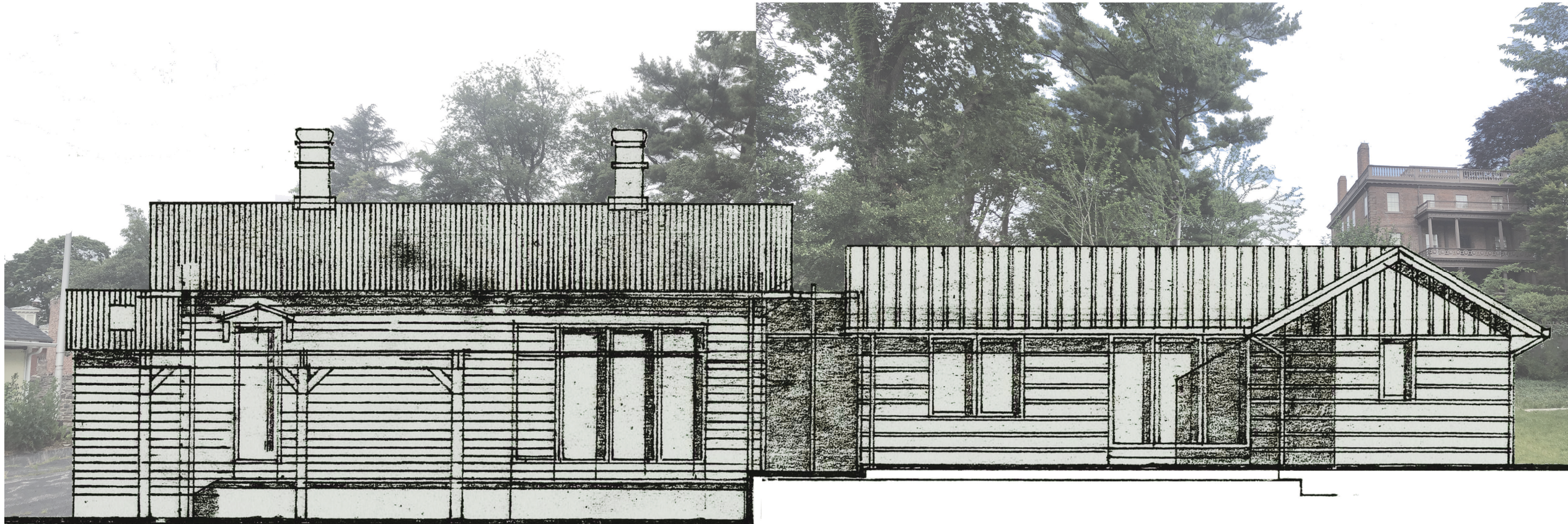
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1 WEST ELEVATION  
7 1/8" = 1'-0"

59 WILLIAMS STREET  
PROVIDENCE, RI 02906

OWNER / DEVELOPER  
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**EXTERIOR  
ELEVATIONS**

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Drawn By: AL  
Checked By: FSF  
Sheet:

1 SOUTH ELEVATION  
8 1/8" = 1'-0"



59 WILLIAMS STREET  
PROVIDENCE, RI 02906

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NOT FOR CONSTRUCTION

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PROJECT NUMBER:

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

Full sheet size: 11" x 17"

Scale: **NTS**

Drawn By: **AL**

Checked By: **FSF**

Sheet:

**59 WILLIAMS STREET  
PROVIDENCE, RI 02906**

**OWNER / DEVELOPER  
COLLEGE HILL REALTY TRUST**  
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email: info@fstflorian.com

NOT FOR CONSTRUCTION

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PROJECT NUMBER:

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

Full sheet size: 11" x 17"  
Scale: **NTS**  
Drawn By: **AL**  
Checked By: **FSF**  
Sheet:

1 WEST ELEVATION VIEW  
10

**10**

