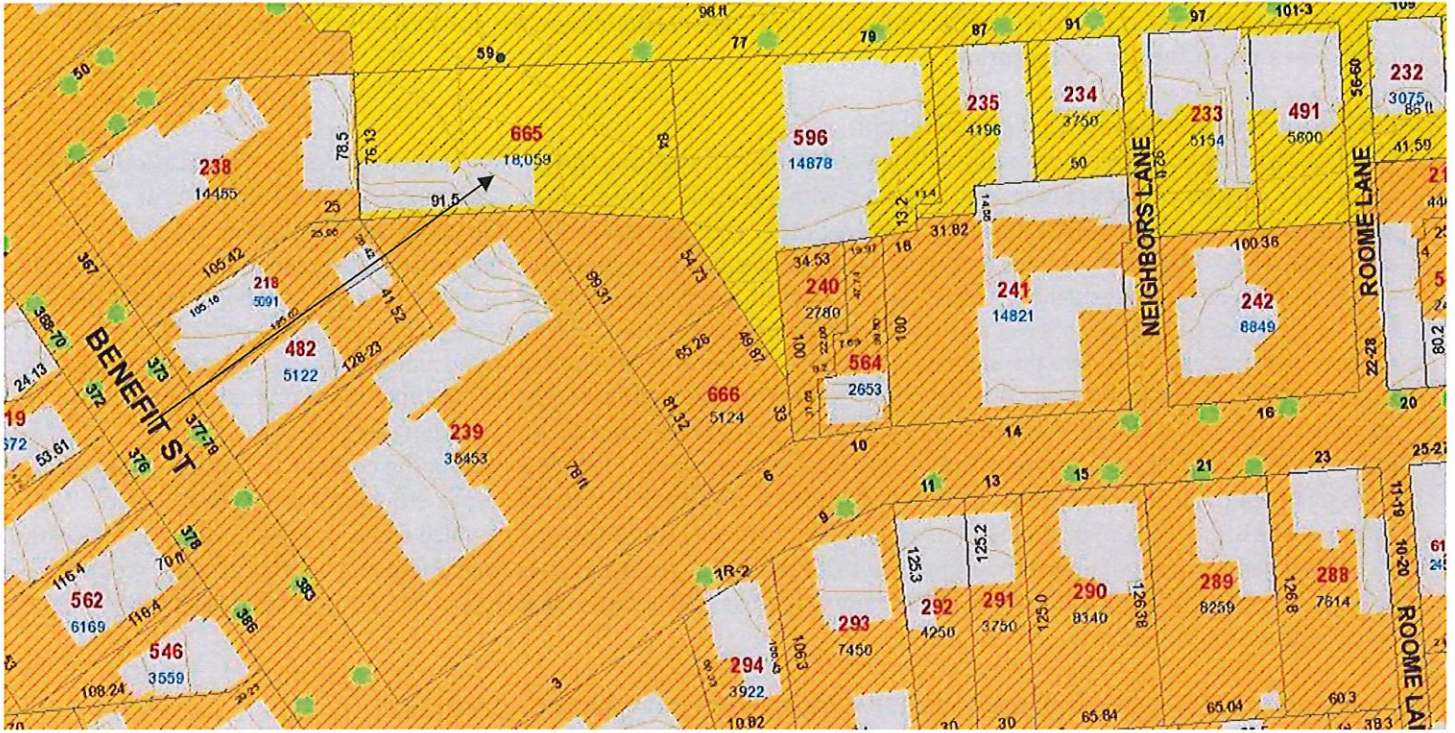


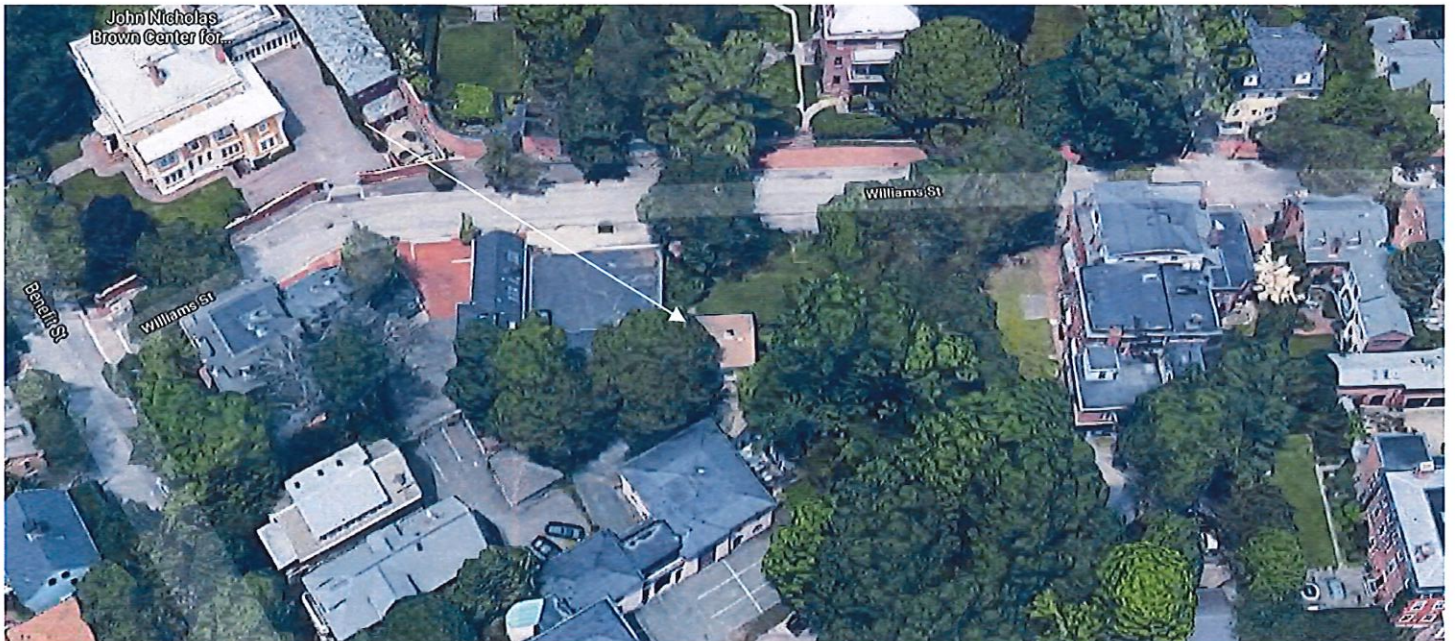
2. CASE 20.061, 59 WILLIAMS STREET, House, 1875-95 (COLLEGE HILL)

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 Major Alterations and includes: the modifications to the existing cottage to include the construction of a one-story addition on the garage footprint and the construction of a new addition to the north elevation of the garage footprint.

The following issues are relevant to this application:

- The application is for conceptual approval. At the October 5th meeting the Commission continued the application with the applicant's consent. The applicants had returned with a revised plan which the Commission commented was an improvement over the previous iteration, however other changes had been made which warranted concern and comment. These included concerns that the mass is too large, not subservient to the cottage; also potential zoning issue as the garage is attached to the residence; inconsistencies with the submitted plans were noted; the south elevation does not show existing conditions, making it difficult to evaluate proposed changes; there were questions related to the justification for relocating the cottage, what are the alternatives; additional concern that not enough documentation has been provided to evaluate for conceptual approval; Commission suggested that the applicants continue the application and return with revised documentation. The applicant's agreed to reevaluate the design and return to a subsequent meeting;
- Revised plans have been submitted. The revised design for no longer involves moving the cottage. The existing garage's walls and footprints are being retained and this area is being rehabilitated into a one-story volume for living space. Another one-story volume is proposed to extend from this volume to the north, which contains additional living space and a two-bay garage; Overall the new design allows the cottage to retain its park-like setting and creates a "villa" for the cottage framed by the historic brick wall and new wing. The new wing is located in an area that previously has been a site for structures on the lot; and,

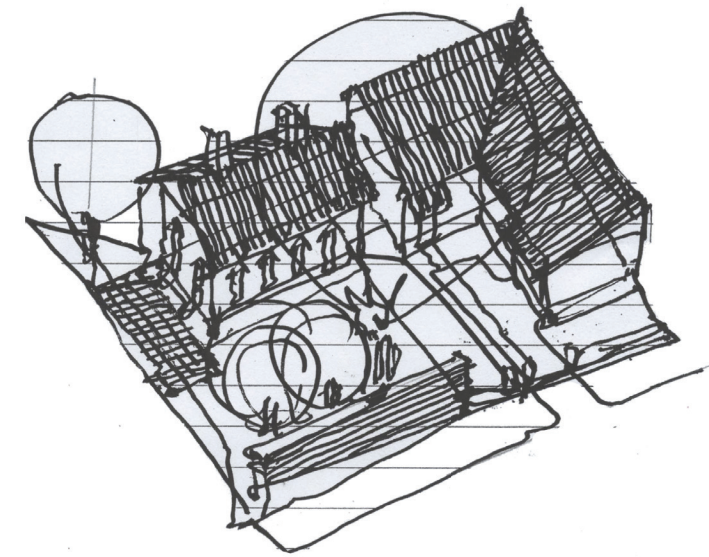
Recommendations: The staff recommends the PHDC make the following findings of fact:

- 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;
- b) The application for 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 alterations are 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
December 14, 2020 Meeting

Friedrich StFlorian Architects



59 WILLIAMS STREET

Friedrich StFlorian Architects

We are pleased to present our latest design for 59 Williams street. Reflecting upon the recommendations of Commission members and feedback from neighbors, we decided to keep the historic cottage at its current location, build the addition into the shell of the existing garage and add a new wing towards Williams Street at the western edge of the site.

This allows us to maintain the park-like setting of the cottage. As a matter of fact, the spatial composition gives new meaning to the historic brick wall as it assists in framing the outdoor landscaped space.

A new entrance lobby connects the cottage with the residential areas in the addition. The great room in the cottage will be restored to its original splendor. The two windows facing east will be converted into french doors leading to an outdoor patio.

The remodeled former garage will feature a home office next to the lobby and the master bedroom suite. Another bedroom with bathroom and a two car garage facing a courtyard are housed in the wing area. The garage is now an integral part of the structure.

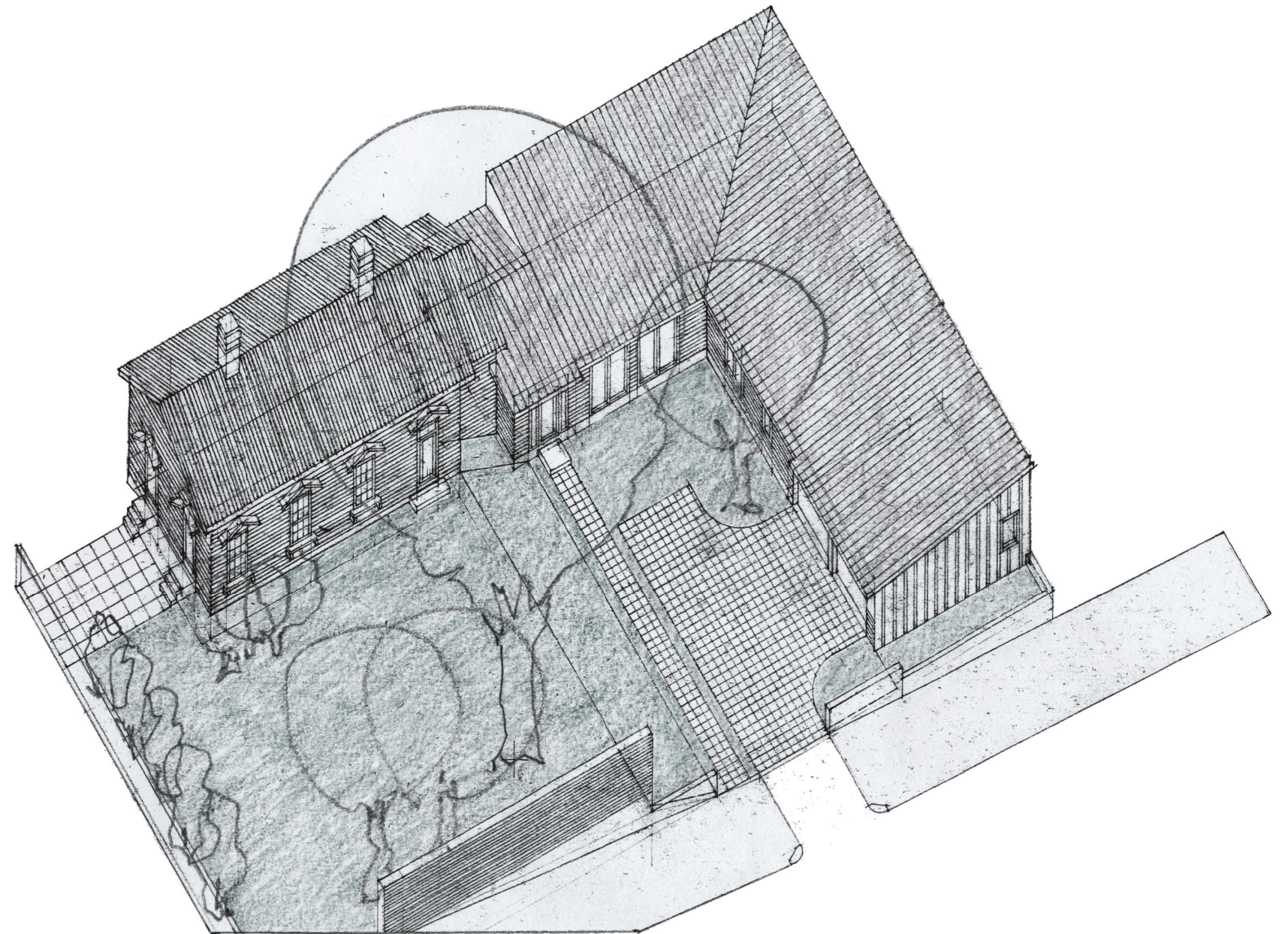
Exterior cladding materials for the former garage and the new wing will be painted Hardie Boards and Batten.

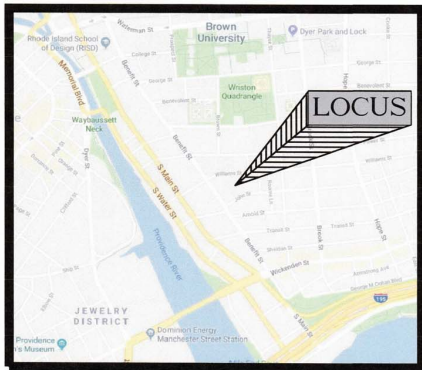
The gentle sloped roof of the former garage and the wing area will be standing seam metal roofing.

The concrete retaining wall that currently separates the upper landscaped garden and the parking lot will be shaved down to 24" and buried in a sloped grass covered transition between the upper and lower levels.

(Note: We cannot remove the concrete wall entirely in order to save the large tree.)

In conclusion, we are enthusiastic about this latest design. We think it is a sensitive and practical solution that is highly respectful of the historic attributes of the current setting.





Location Map



CROSSMAN ENGINEERING
 Rhode Island: 151 Centerville Road, Warwick, RI 02886
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763
 Phone: (401) 738-5660
 Email: ce@crosmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

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
- CHAIN LINK FENCE
- DHF DRILL HOLE FOUND
- PDH PROPOSED DRILL HOLE
- PIP PROPOSED IRON PIN
- WATER CURB STOP
- MANHOLE COVER
- UTILITY POLE
- BRICK COLUMN
- EXISTING CONTOUR
- 56' 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
MINIMUM LOT AREA	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.
MINIMUM LOT WIDTH							
MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	60'
MINIMUM SIDE YARD SETBACK							
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'
MINIMUM REAR YARD SETBACK							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2'	18.83' (75.3' x 25%)	1.2' (EXISTING)	25'	>25'	25'	>25'
MINIMUM FRONT YARD SETBACK							
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'
MAXIMUM BUILDING HEIGHT							
	<40'	40' AND 1.5 STORIES	<40'	40' AND 3 STORIES	--	40' AND 3 STORIES	--
MAXIMUM BUILDING COVERAGE	8.5%	45%	23.0%	45%	0%	45%	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE							
FRONT YARD	30%	33%	33%	33%	0%	33%	0%
REAR YARD	0%	50%	0%	50%	0%	50%	0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

REFERENCES:

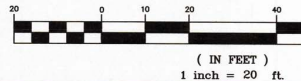
- MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS. CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- MAP OF LAND IN PROVIDENCE, R.I., BELONGING 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:

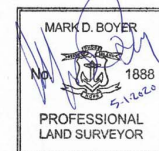
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	III
Data Accumulation Survey	T-2
Topographic Survey Accuracy	

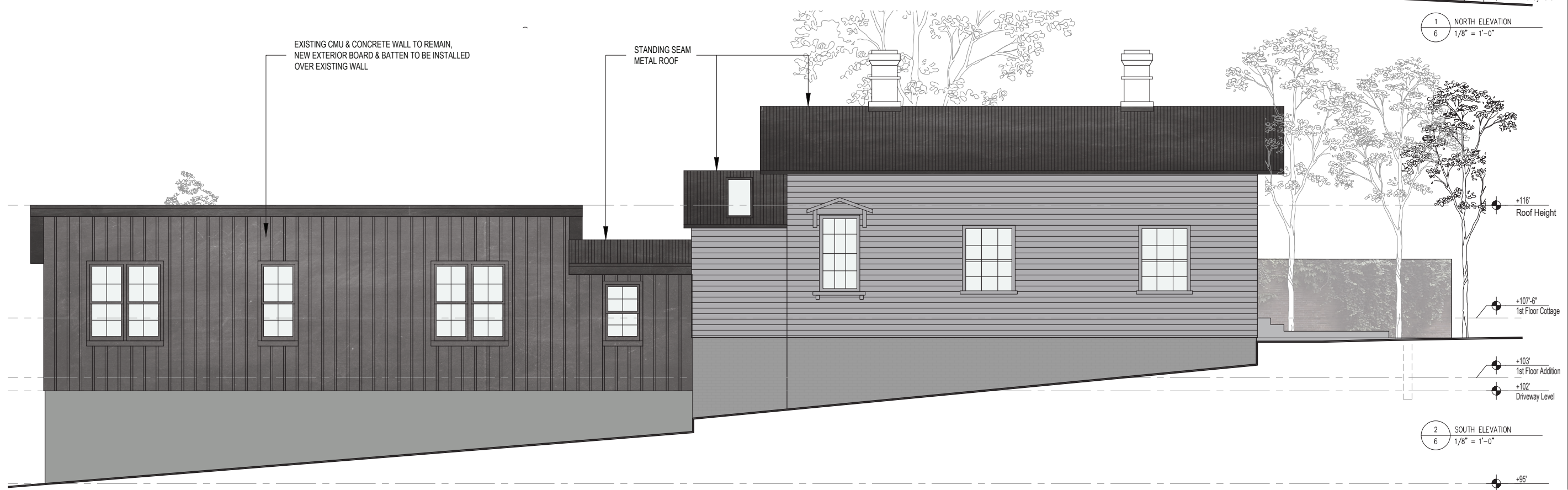
The purpose for the conduct of this survey and for the preparation of the plan is to establish the deeded property lines, depict the existing conditions of the subject parcel and delineate the proposed property lines for a minor subdivision to the City of Providence Planning Department.

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



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS: WILLIAMS STREET & JOHN STREET





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

NOT FOR CONSTRUCTION

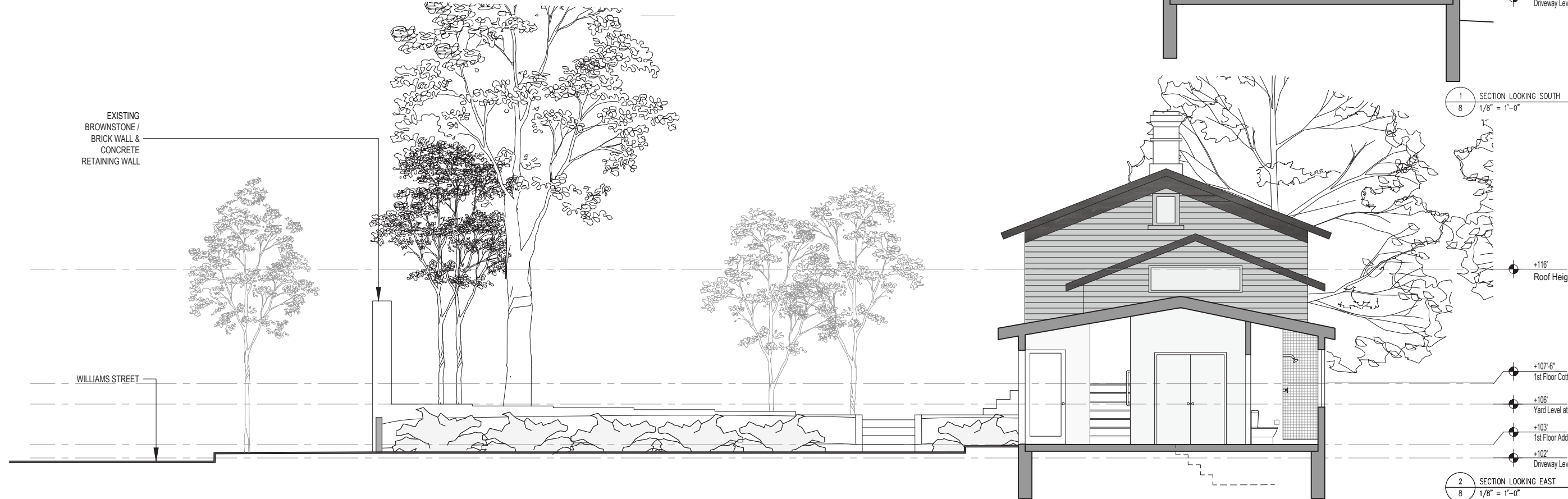
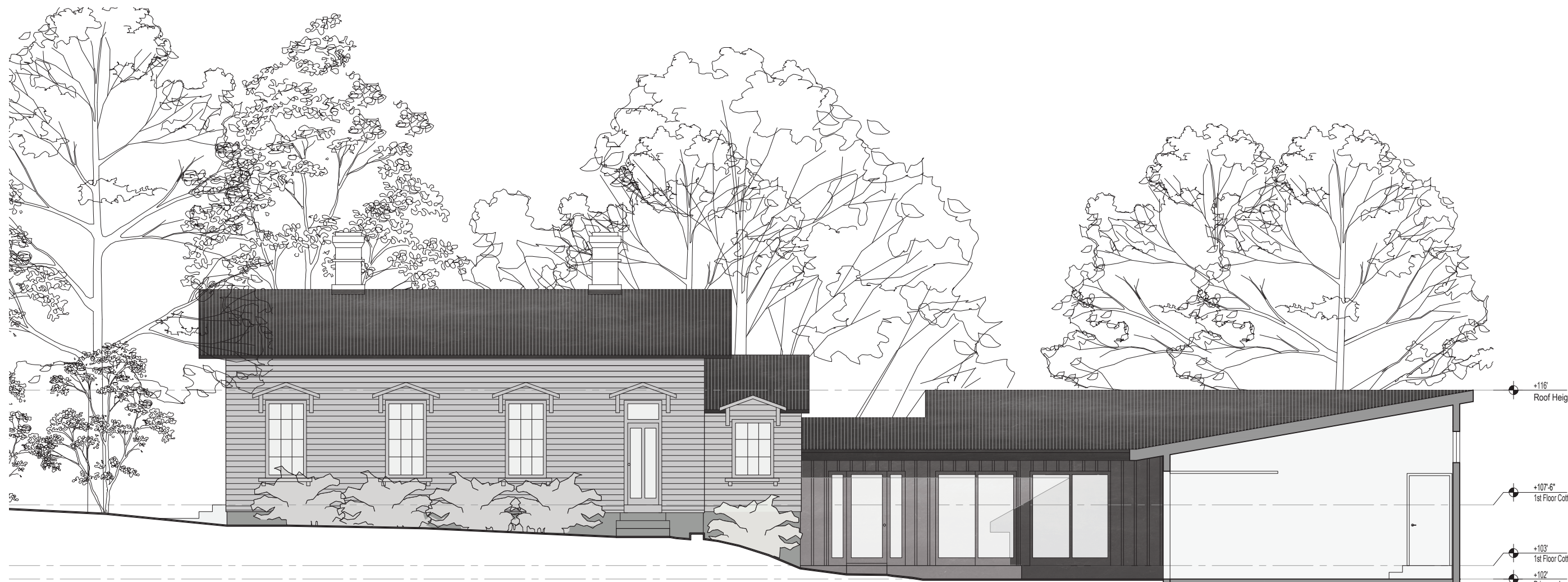
1 NORTH ELEVATION
6 1/8" = 1'-0"

2 SOUTH ELEVATION
6 1/8" = 1'-0"

DESCRIPTION:	DATE:

PROJECT NUMBER:
DRAWING TITLE:
EXTERIOR ELEVATIONS
Full sheet size: 11" x 17"
Scale: 1/8" = 1'-0"
Drawn By: AL
Checked By: FSF
Sheet:

6



EXISTING
BROWNSTONE /
BRICK WALL &
CONCRETE
RETAINING WALL

WILLIAMS STREET

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
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NOT FOR CONSTRUCTION

1 SECTION LOOKING SOUTH
1/8" = 1'-0"

2 SECTION LOOKING EAST
1/8" = 1'-0"

DESCRIPTION: DATE:

PROJECT NUMBER:
DRAWING TITLE:

EXTERIOR
ELEVATIONS

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

8

59 WILLIAMS STREET

Existing Conditions Photographs



Existing Cottage
North (Front) Elevation



Existing Brownstone & Brick Wall
on Williams Street



Existing CMU / Concrete Wall at Garage
South (Back) Elevation



Existing Brick / Wood Siding Wall at Cottage
South (Back) Elevation