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
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 27th 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 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 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
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.
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.

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.

On adjacent property. More preferable for driveway on this side so new foundation construction doesn’t harm the roots. Permeable driveway surface recommended. Any work done near this tree should maintain serious caution.

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

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