

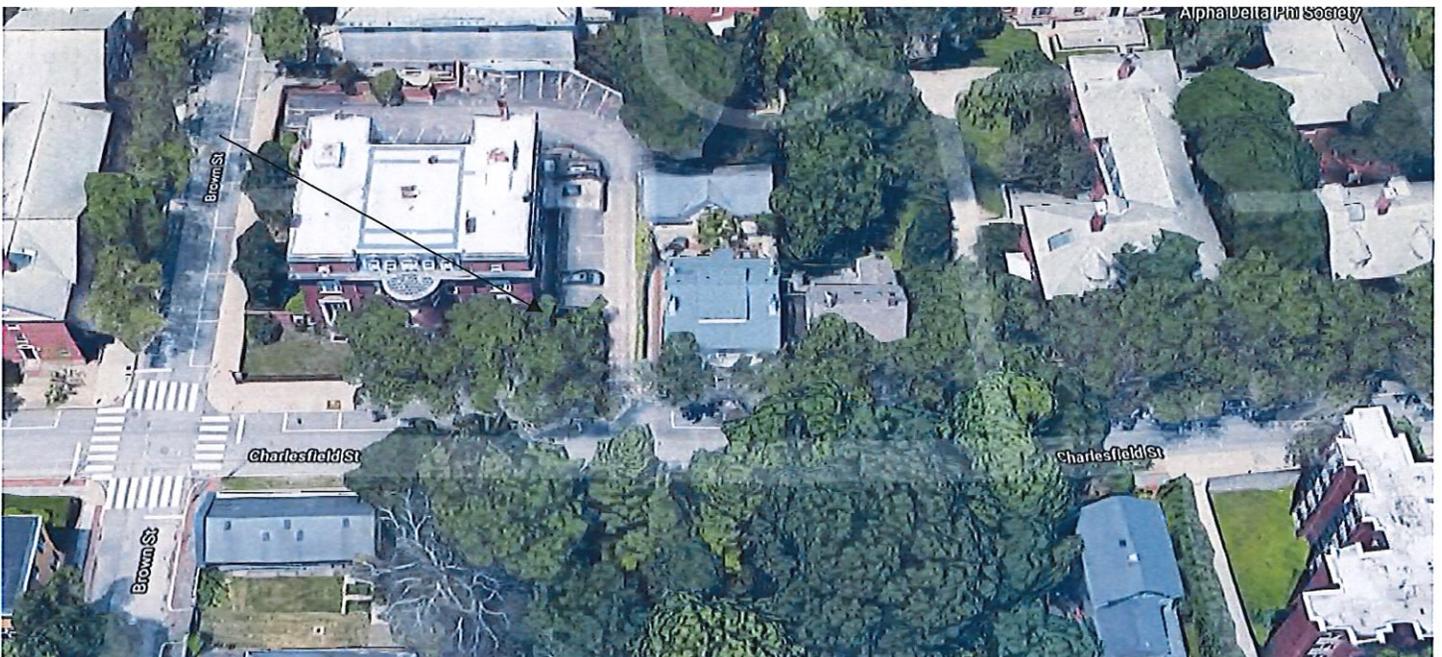
3. CASE 20.148, 35 CHARLESFIELD STREET, Solomon Townsend House, 1827 (COLLEGE HILL)

Federal, 2 ½ stories; clapboard; gable roof with low balustrade monitor; corner quoins; 5-bay façade with central doorway in iconic enframement with side lights.

CONTRIBUTING



Arrow indicates 5 Cooke Street.



Arrow indicates project location, looking north.

Applicants/Owners: James Watkins and Elizabeth Pannell, 35 Charlesfield Street, Providence, RI 02906

Architect: Lane Myer, 40 Cole Avenue, Providence, RI 02906

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

- The applicant is requesting modifications to the fenestration of the existing carriage house (see attached scope-of-work). The scope-of-work for the exterior includes:
 - South (front) elevation: an existing double hung window will be replaced and an additional matching one will be added toward the east;
 - East (side) elevation will have two existing windows removed and two new windows installed and centered on this façade;
 - North (rear) elevation: Four new skylights will be added to the areas between the existing joists.

Issues: The following issues are relevant to this application:

- On the east elevation the Commission may want to consider whether the southern removed window's trim should be retained and the removed sash area infilled with clapboards; and,
- Drawings, photos and a scope-of-work have been provided.

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

- a) 35 Charlesfield Street is a structure of 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;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposal as submitted is architecturally and historically compatible with the property and district as the proposed alterations are reversible, will not be visible from the public rights-of-way, and will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered incomplete. 5 Cooke Street is a structure of 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. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, will not be visible from the public rights-of-way, are reversible and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

November 13, 2020

Carriage House Renovation Project.

Project Location: 35 Charlesfield Street Providence, Rhode Island 02906
Clients: Elizabeth Panel and James Watkins.

Project Designer: Lane Myer (401) 861-5234 email: lanemyerjr@msn.com

Project Scope of Work:

Overview

The Carriage House is a detached structure that is in the back yard of the residence at 35 Charlesfield Street. Work has started by the owner installing new foundation sills and missing interior and exterior cladding. The focus of this renovation will be to fully finish the interior of the building, along with adding heat, insulation, water service, new skylights and windows. The completed project will be used as workshop and studio space.

Historic Review

The exterior renovations will have to be approved and reviewed by the Providence Preservation Board prior to starting any work. Efforts have been taken in the design to keep any changes appropriate to the original structure and diminish any visible altering to the building.

Please refer to the following renovation plans dated 11/13/20

A-1 Existing Carriage House Plans and Elevations

Refer to J/A-1

The existing building has a concrete floor and added structural steel columns and beams that add support to the second floor. There is an existing staircase to the second floor that sits on a concrete pad that will remain as it is.

The walls of the first floor are a variety of wooden boards that will remain certain areas of these wall's require finishing or patching in areas with new boards.

Refer to G, A-1

On the second floor The framing is currently all exposed with only a small finished room that will be removed. There are ares on the floor that need patching and large hatch doors that will remain and need refurbishing with flush hardware. There is an existing partition wall that divides the space that will remain but be altered during the renovation.

Project Scope of Work, continued

A-1 Existing Carriage House Plans and Elevations

Refer to B,C+D/A-1

The roof joists are all exposed many have wooden collar beams that were added later to the structure for reinforcement. These collar beams will be raised to create a 9ft high ceiling to the entire second floor.

The Carriage House exterior access is limited, only the Southern H/A-1 facade has easy full access to it from the backyard. Both the west and north sides of the building A,F/A-1 closely abut tall masonry walls for their entire lengths. The east facade E/A-1 is accessible only from the neighbor's back yard.

A-2 Carriage House Renovation Plans and Elevations

The A/A-2 shows that The existing double hung window will be replaced and an additional matching one will be added toward the east.

On B/A-2 the eastern exterior elevation will have two existing windows removed and two new windows installed and centered on this facade. (compare this view with E/A-1)

Plan Z/A-2 shows the location of a new partition wall that has a 4 foot wide pocket door. The existing passage door to the outside will be re-hinged. Rough plumbing for water and drainage will be stubbed out in the sink location near the entry.

The garage ceiling and walls of the first floor work room will need to be insulated to support a new heating system.

P/A-2 On the second floor the small room in the southwest corner will be removed. A new room will be built to house the building's mechanical system. The existing wall dividing the space will be framed out to contain two new 3ft. wide sliding french doors. Four new skylights will be added to the areas between the existing joists on the northern ceiling. The ceiling will be reframed to have a continuous 9ft finished ceiling. The entire floor will be drywalled and insulated. The floor will remain and be patched as required, along with refurbishing the existing hatch doors. Plumbing and drainage will be provided to the location indicated on the pocket door wall.

K,Q/A-2 The windows and doors are all primed out with 4" wide trim and the window aprons are 3" with extended sills. There is a 6"1/2 painted baseboard that goes around the base of most walls except the first floor north wall and garage west and south walls.

Project Scope of Work, continued

A-3 Carriage House Electrical Plans and Details

C/A-3 The partition wall in the garage has a wood finish on it to a height of 6ft. The pocket for the 4ft door will leave a narrow shelf on the garage side toward the north.

Electrical Needs

F,Z/A-3 Up grade the electricity to the building with service to accommodate the renovation needs. Currently, there is an operating electrical garage door opener which will remain.

(Check with the owners about adding and special special needs services for workshop equipment, internet services, communication or exterior lights or outlets.) This new electrical service will need to include the support of a mechanical system that supports both HVAC and potential on demand water heater service.

The clients will purchase and supply all the lighting fixtures.

For outlets and switches use traditional Leviton brown toggle switches and standard outlets. The dimmers should be small sliders abutting the toggle switch sides. The track lighting will be purchased by the installer and specified by the owners.

Electrical installation should follow all codes and safe practices.

Heating and Ventilation

The garage space will not be temperature controlled. The first floor Workshop, Studio and Storage Area should be three different zones. The heating system should support both a consistent low idle temperature for these spaces and be responsive enough to warm up any of these spaces individually on demand. It's an option to consider AC depending on its cost and the system that is used for heating.

Finishes

Existing surfaces that remain will be cleaned and repainted. A full finish schedule will be provided and issued later. All new walls and drywalled areas and trim will be prepped and painted with water based latex or acrylic paint. The first floor garage and workroom floor will be cleaned and painted. The second floor will remain as a wood finish and be cleaned. Portions of the exterior that are replaced or changed due to adding windows or changing their locations will have to be restored to match the outside finishes.

Doors and Windows

The contractor will purchase all the doors, operational hardware and windows with screens, based on the brand selections of the owners.

3 of 4 continued...

Project Scope of Work, continued

Cabinetry

The cabinetry indicated will be purchased or supplied separately by the owners. They are drawn only for planning purposes.

Questions and Costing Factors

Factors to consider regarding the final design and selections...

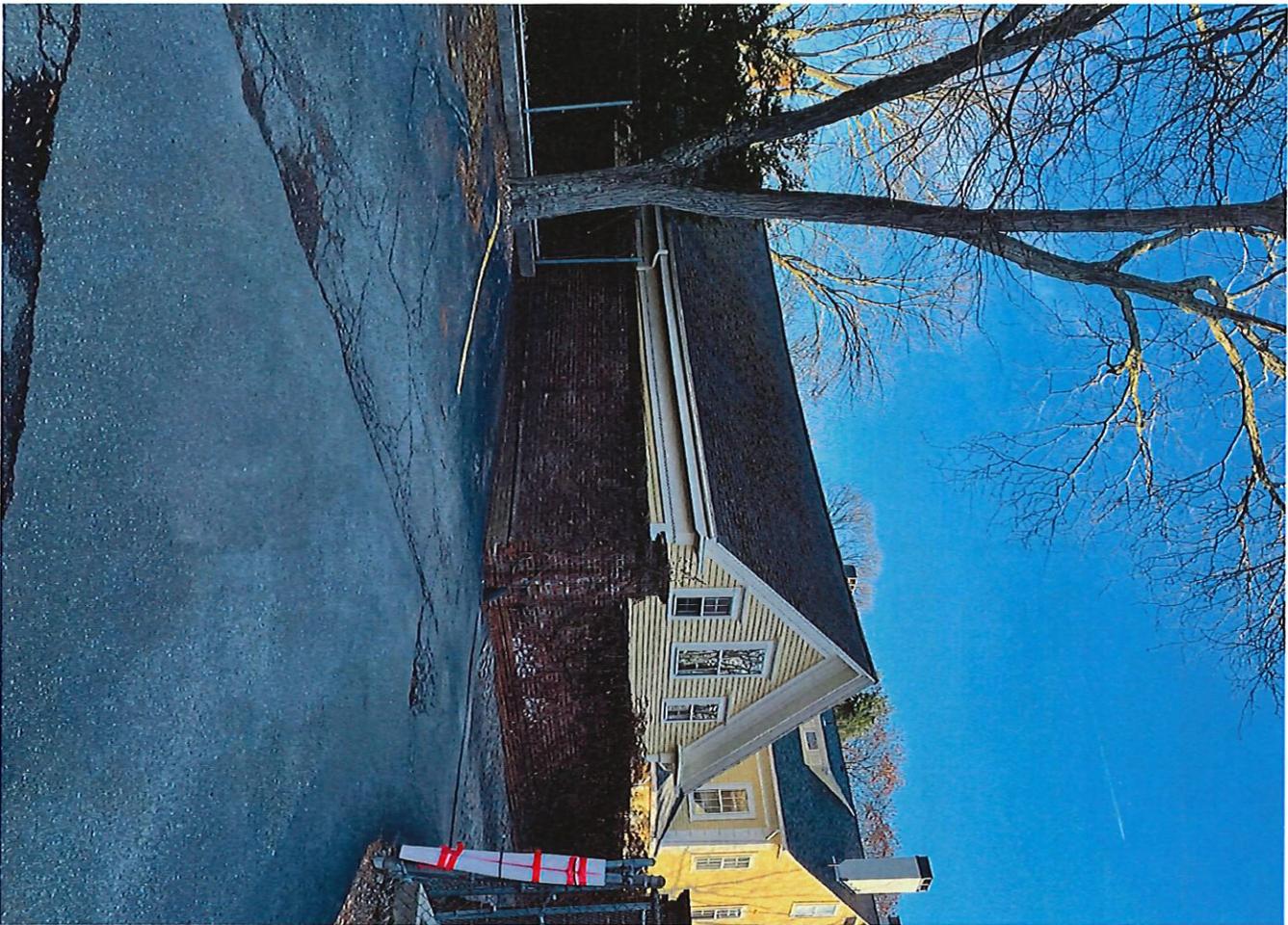
What type of heating system is most adaptable to the carriage house needs?

What are the options for the floor on the ground level workroom floor, Should it be leveled or raised and insulated in anyway? Would radiant heat be a consideration in this area?

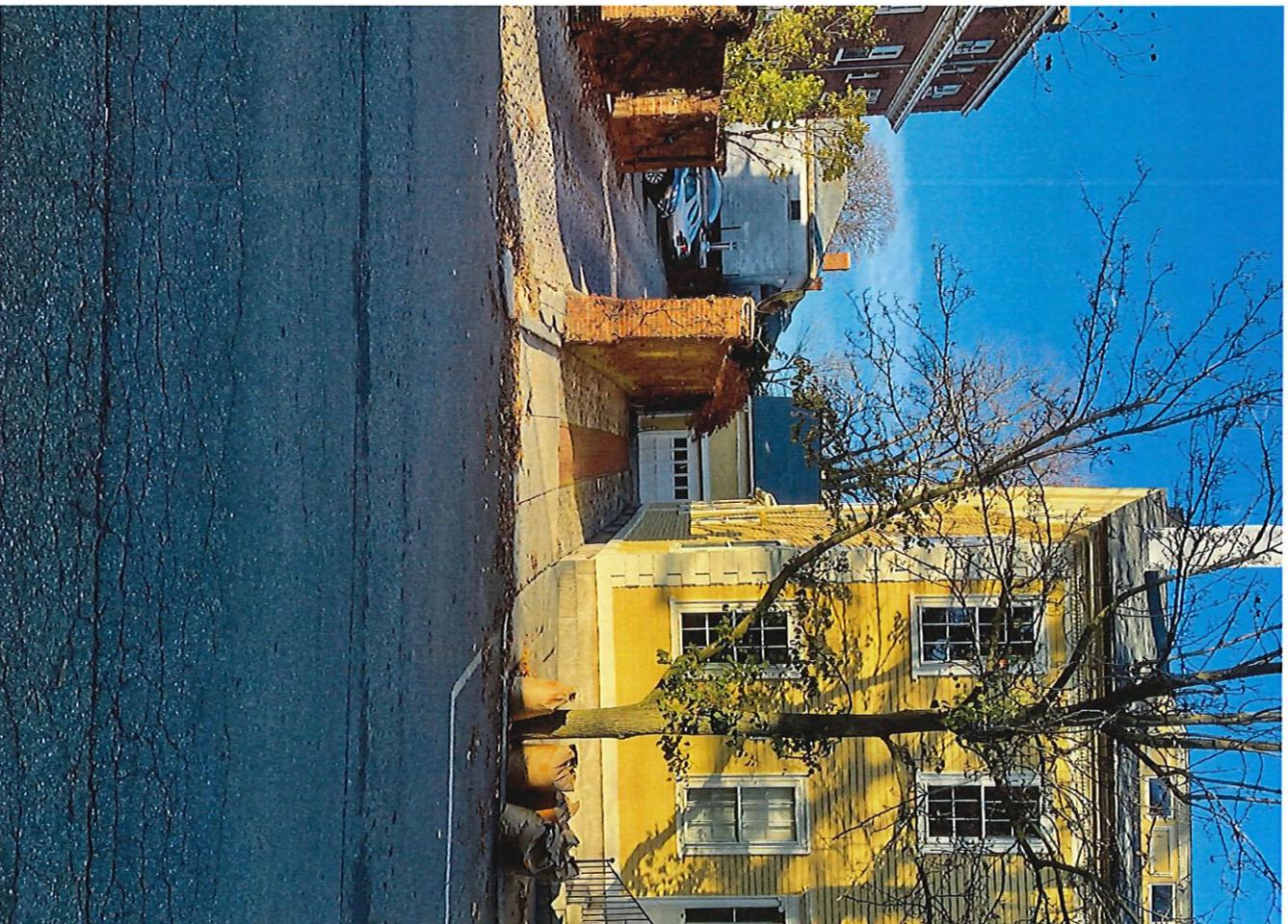
What are the options for insulating the garage ceiling, existing work room walls and the entire second floor?

Notes recorded by Lane Myer feel free to contact me with any questions or concerns you might have. (401) 861-5234
11/13/20

35 Charlesfield St

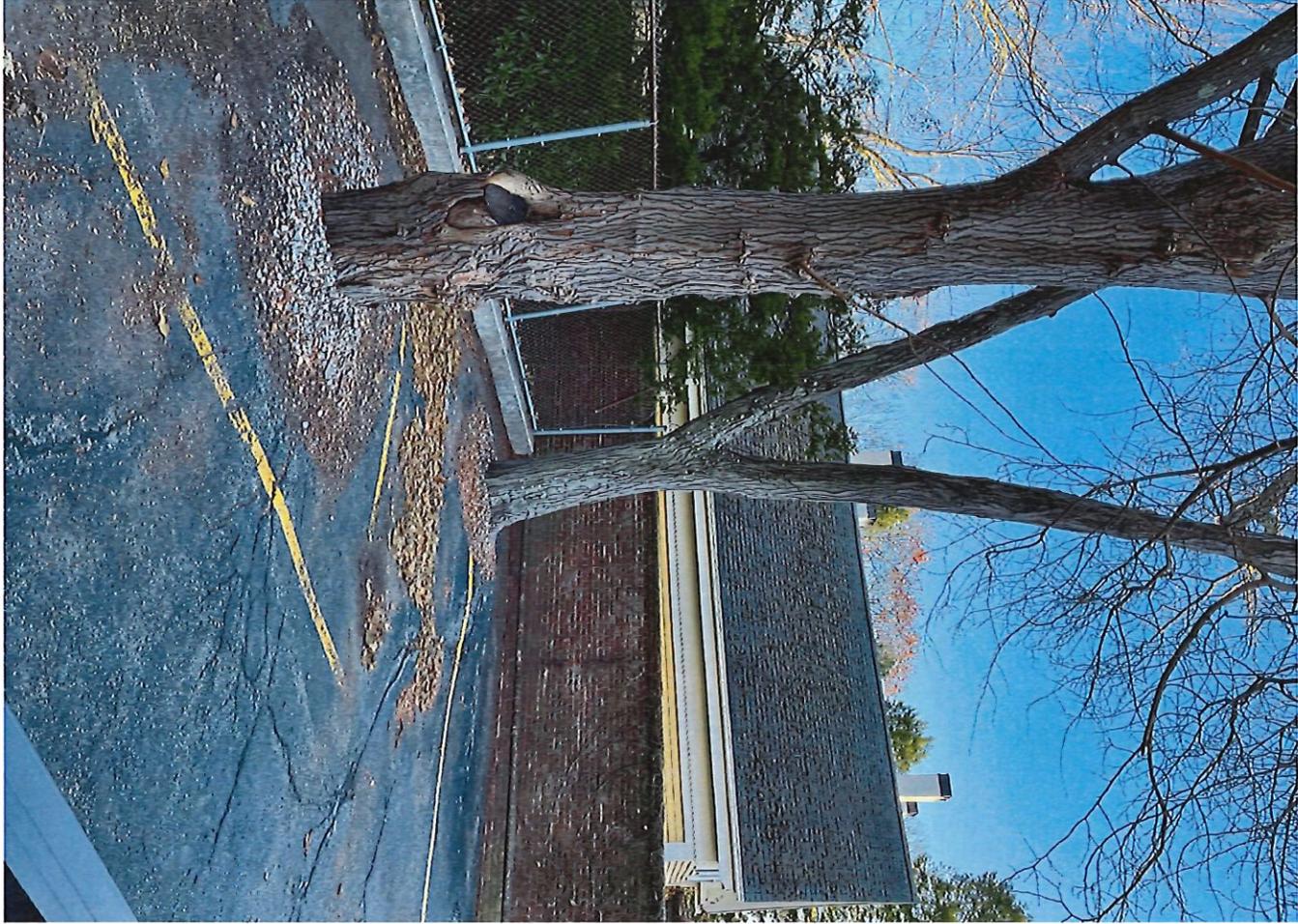


looking SE from adjoining parking lot



Front elevation, looking north

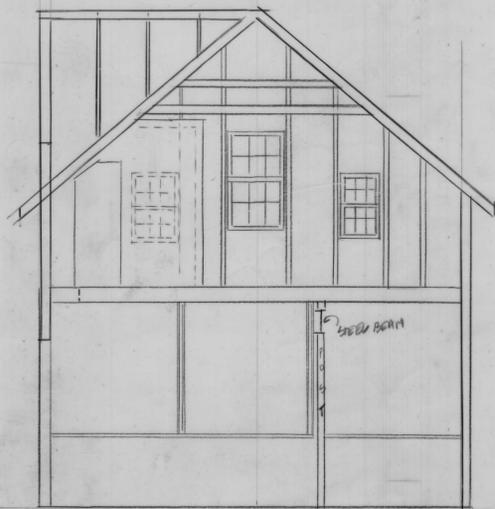
Carriage House



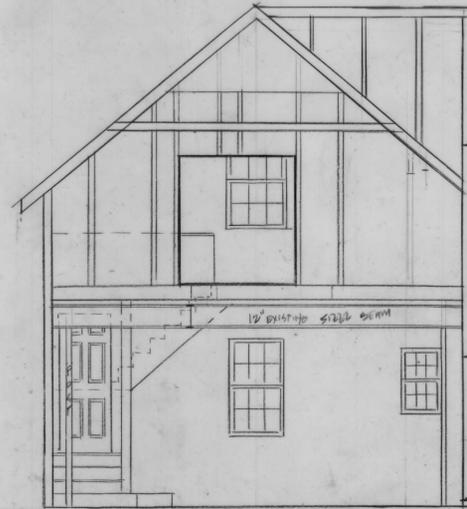
View from adjoining parking lot



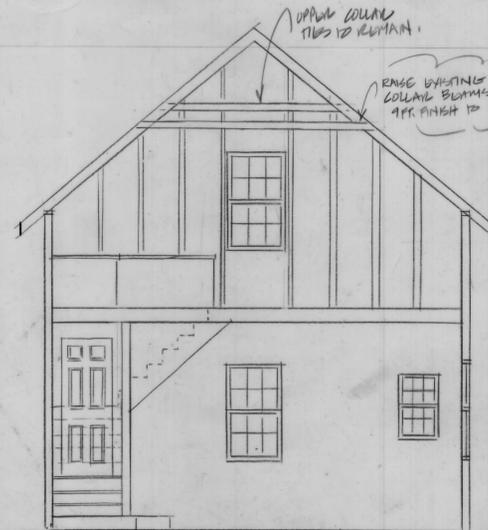
A EXISTING WESTERN ELEVATION SCALE 1/4"=1'-0"



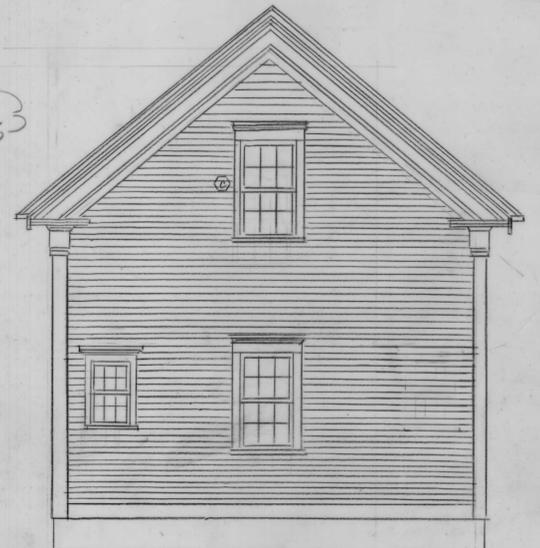
B EXISTING INTERIOR - WESTWARD SCALE 1/4"=1'-0"



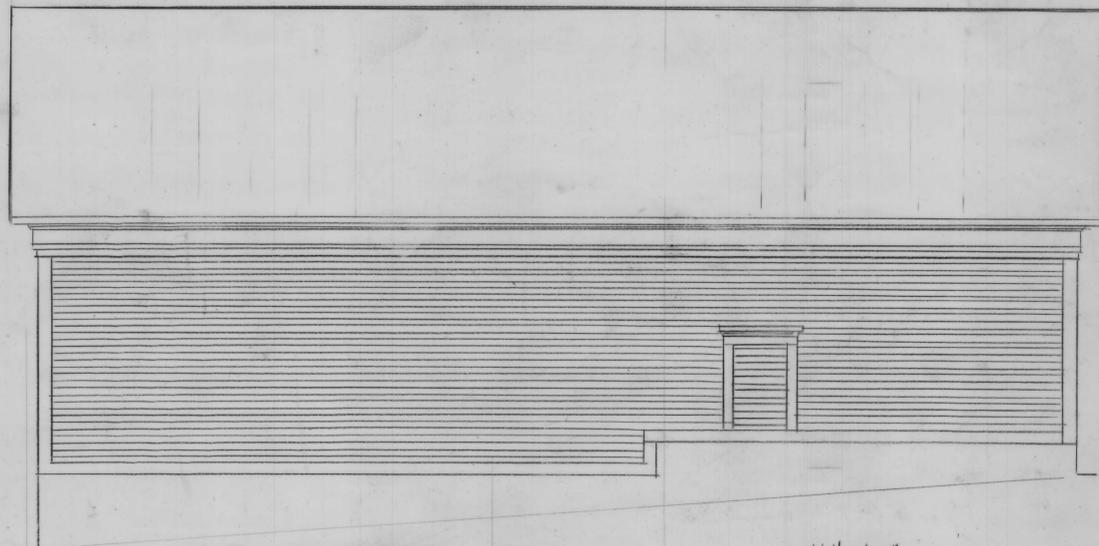
C EXISTING MID SECTION - EASTWARD SCALE 1/4"=1'-0"



D EXISTING INTERIOR EASTWARD SCALE 1/4"=1'-0"



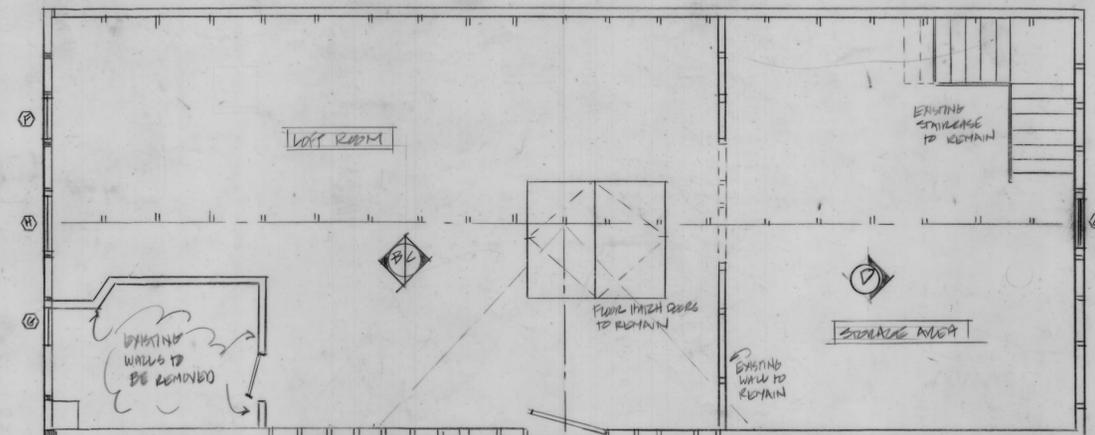
E EXISTING EASTERN EXTERIOR SCALE 1/4"=1'-0"



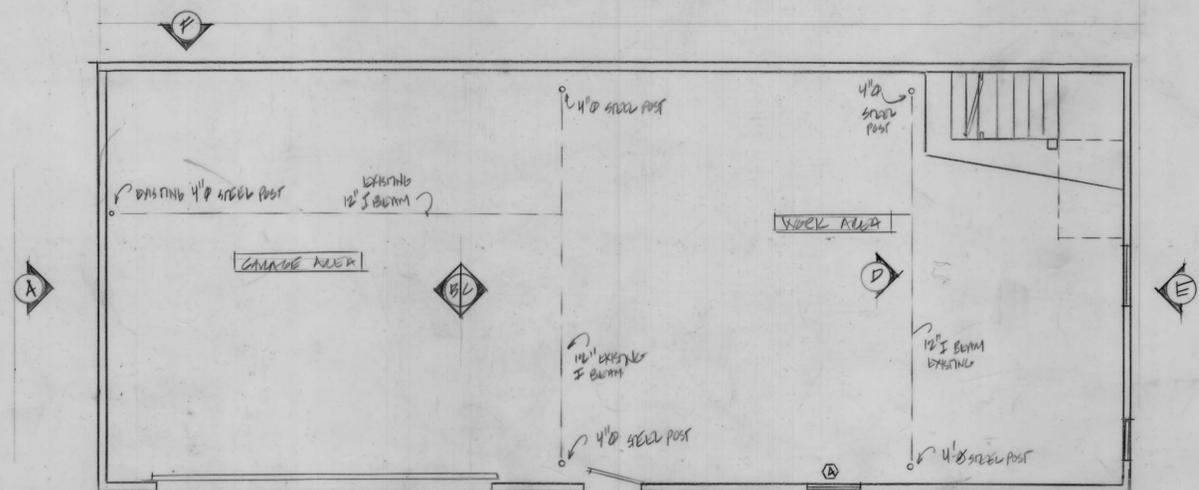
F EXISTING NORTHERN ELEVATION SCALE 1/4"=1'-0"



H EXISTING SOUTHERN ELEVATION SCALE 1/4"=1'-0"



G EXISTING SECOND FLOOR PLAN SCALE 1/4"=1'-0"



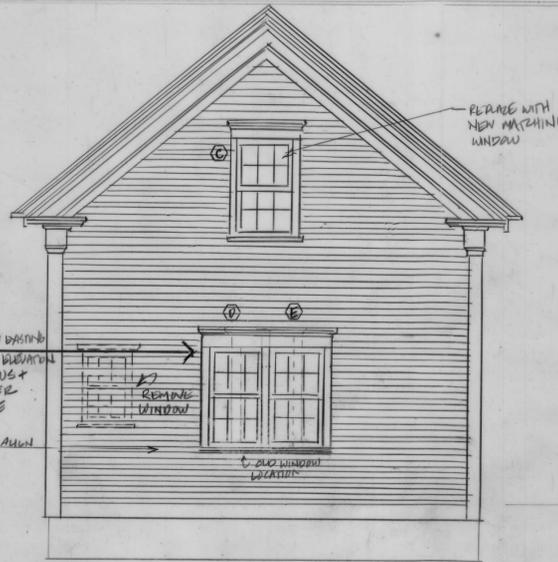
I EXISTING GROUND FLOOR PLAN SCALE 1/4"=1'-0"

DATE: 9/16/20
 DRAWN BY: JAMES WATKINS
 PROJECT: CARLINGE HOUSE
 PLAN AND ELEVATIONS
 35 CIRCLESFIELD STREET
 PROVIDENCE, R.I. 02106
 SCALE: 1/4"=1'-0"

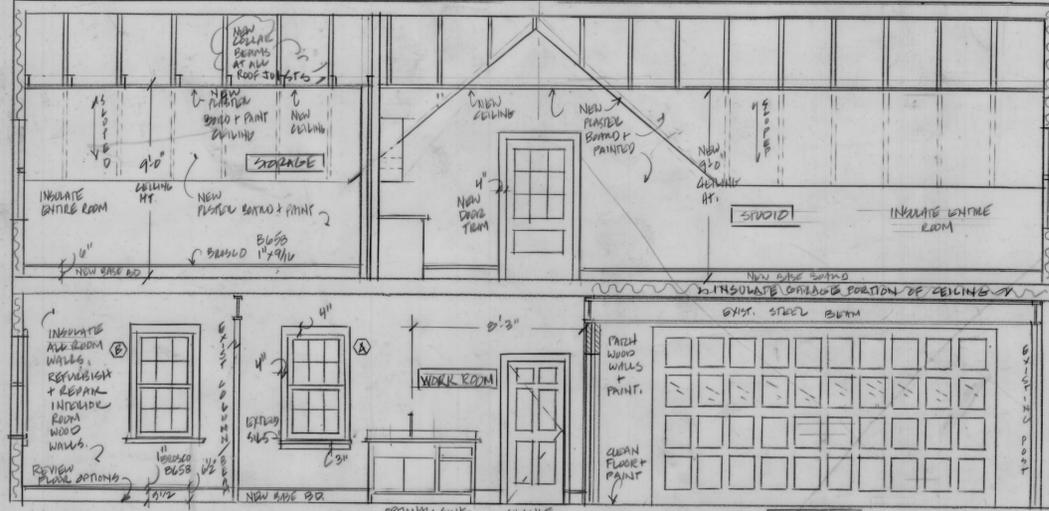
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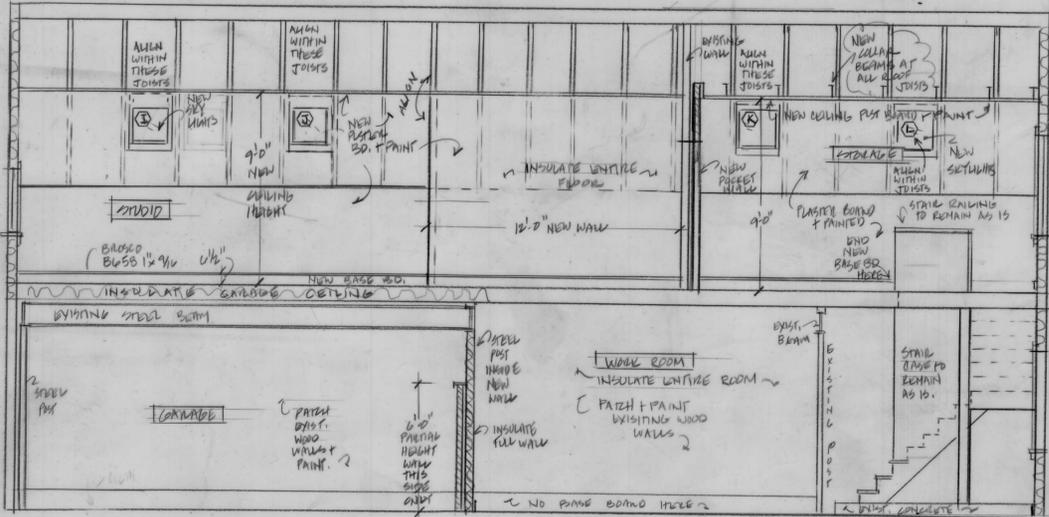
A NEW SOUTHERN ELEVATION RENOVATIONS SCALE 1/4"=1'-0"



B NEW EASTERN ELEVATION RENOVATIONS SCALE 1/4"=1'-0"

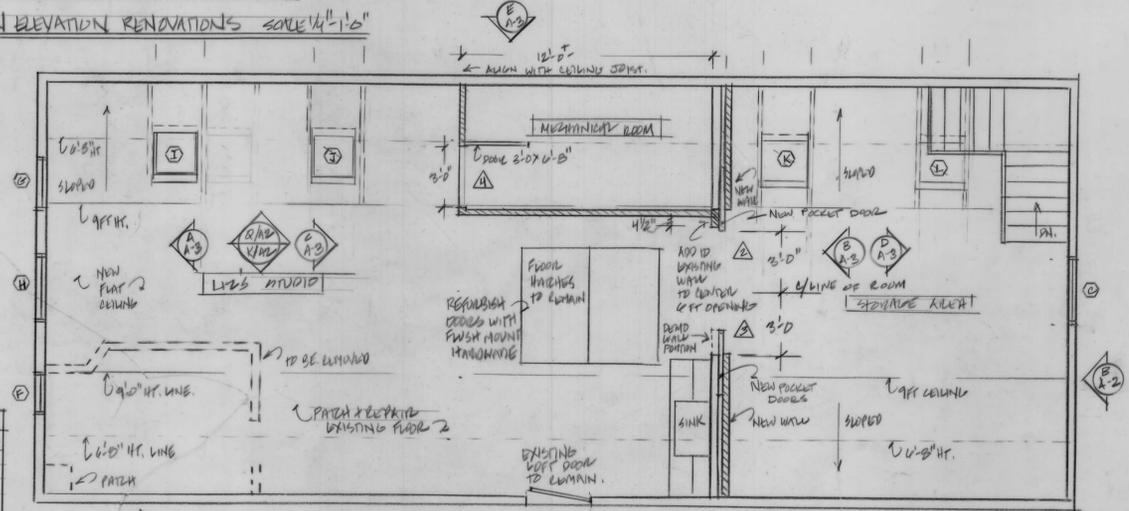


K SOUTHERN INTERIOR ELEVATIONS AND RENOVATIONS SCALE 1/4"=1'-0"

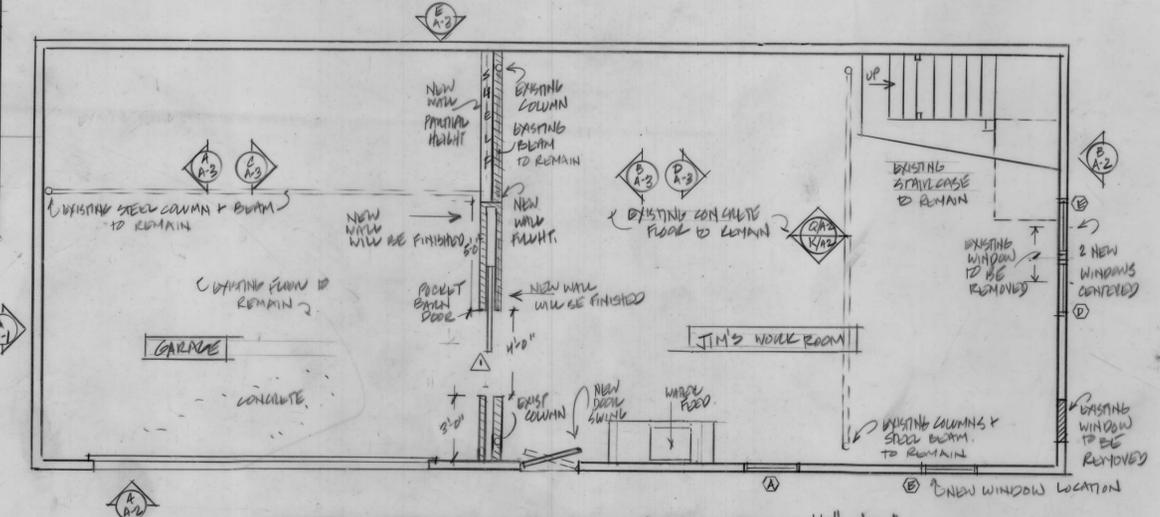


B NORTHERN INTERIOR ELEVATIONS AND RENOVATIONS SCALE 1/4"=1'-0"

LOCATION	ROUGH OPENINGS	TYPE
① ②	2'-0" W x 4'-0" H	DOUBLE HUNG THREE DIVIDE TRIMMED
③ ④	2'-0" W x 6'-0" H	DOUBLE HUNG FIVE DIVIDE TRIMMED
⑤ ⑥		SKYLIGHTS WITH TRIMMED MANUALLY OPERATING
⑦	4'-0" W x 3'-0" H	SLIDING POCKET
⑧	3'-0" W x 3'-0" H	SLIDING POCKET FRANCH DOORS
⑨	3'-0" W x 2'-0" W	SLIDING POCKET FRANCH DOORS
⑩	3'-0" W x 6'-0" H	MECHANICAL ROOM DOOR



F SECOND FLOOR RENOVATION PLAN SCALE 1/4"=1'-0"



Z GROUND FLOOR RENOVATION SCALE 1/4"=1'-0"

REVISIONS:
 OCTOBER 21, 2020
 FALCONING NOVEMBER 13, 2020

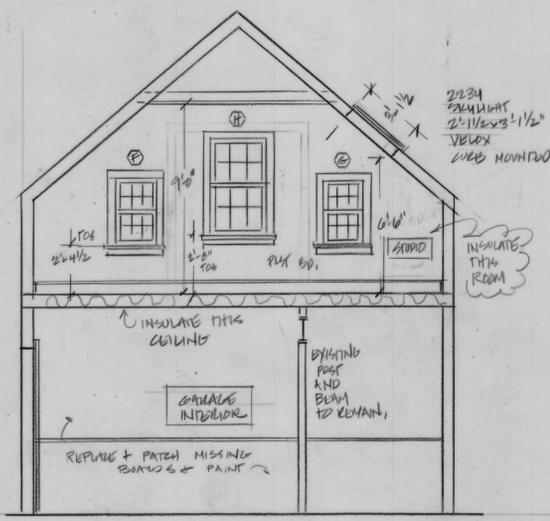
DESIGN/DATE LINE WILCOE (40) 501 5934 10ENR@GCI.COM SCALE 1/4"=1'-0"

CARRIAGE HOUSE RENOVATION
 PLANS AND ELEVATIONS

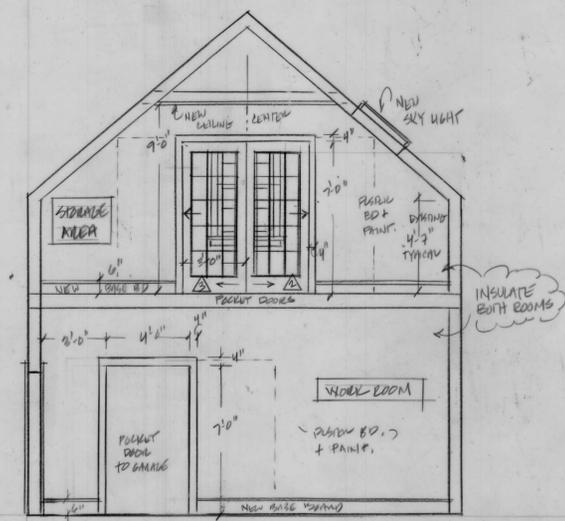
ELIZABETH FANDE + JAMES WATKINS
 35 CHARLESFIELD STREET
 PROVIDENCE, R.I. 02910

A-2

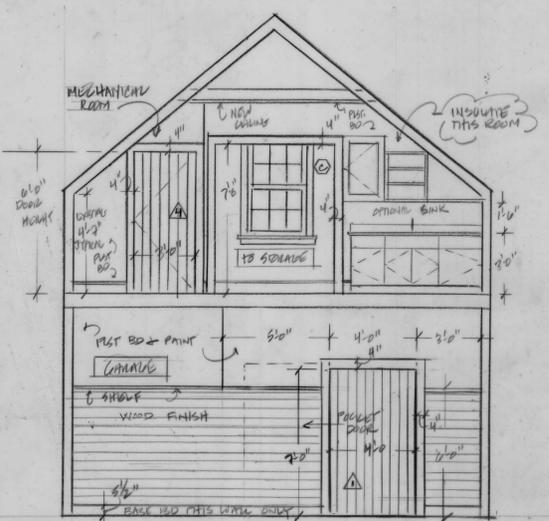
TWO OF THREE



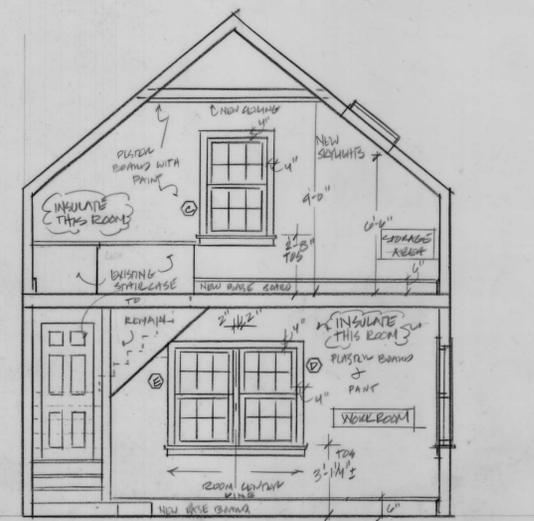
A INTERIOR WEST BUILDING END SCALE 1/4"=1'-0"



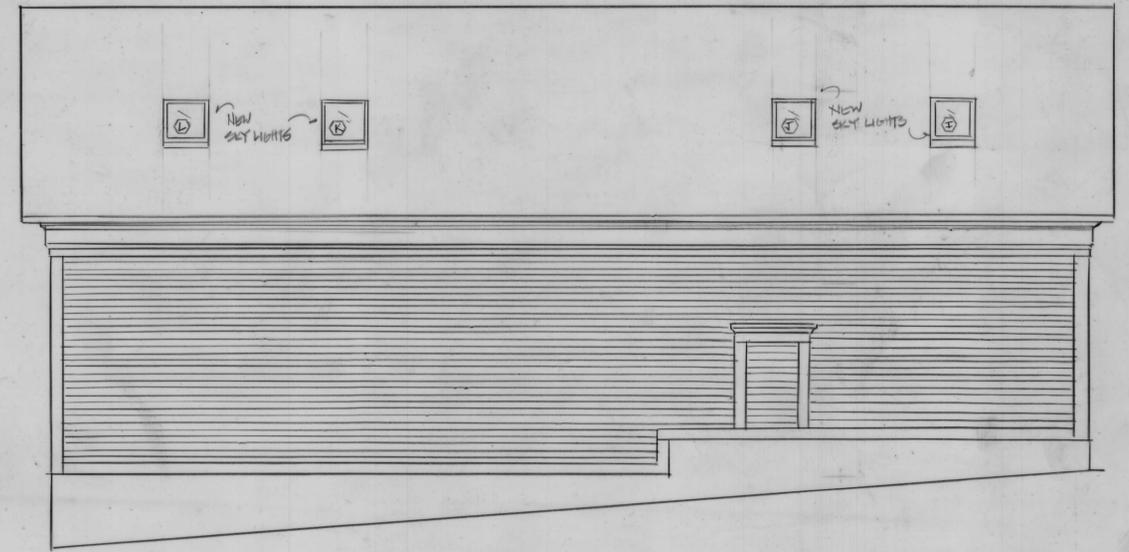
B INTERIOR WALL LOOKING WESTWARD SCALE 1/4"=1'-0"



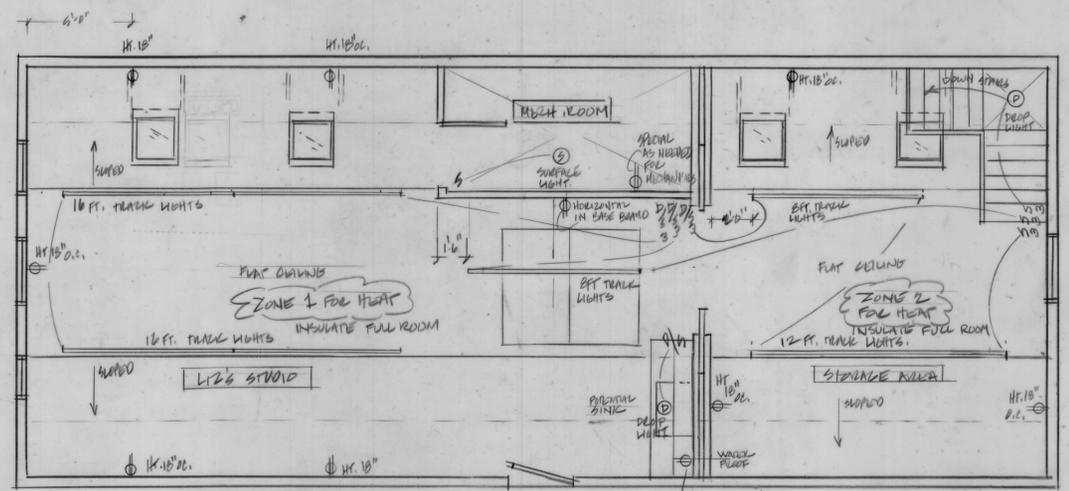
C INTERIOR WALL LOOKING EASTWARD SCALE 1/4"=1'-0"



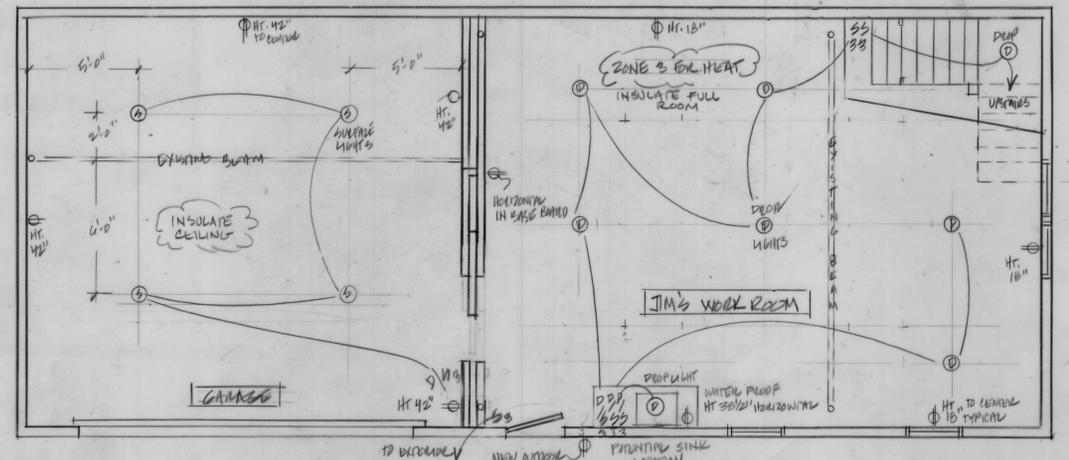
D INTERIOR EAST BUILDING END SCALE 1/4"=1'-0"



E NORTH ELEVATION EXTERIOR RENOVATIONS SCALE 1/4"=1'-0"



F SECOND FLOOR ELECTRICAL PLAN SCALE 1/4"=1'-0"



G GROUND FLOOR ELECTRICAL PLAN SCALE 1/4"=1'-0"

REVISIONS:
 DESIGN/DRAWN LANE WYDE (401) 801-5234 (0) 04/15/2020
 FOR PRICING - NOVEMBER 19, 2020
 SCALE AS NOTED

CARRIAGE HOUSE ELECTRICAL
 PLAN AND DETAILS

JAMES WATKINS + ELIZABETH PANNELL
 RESIDENCE
 35 CHALLENGER STREET
 PROVIDENCE, R.I. 02906