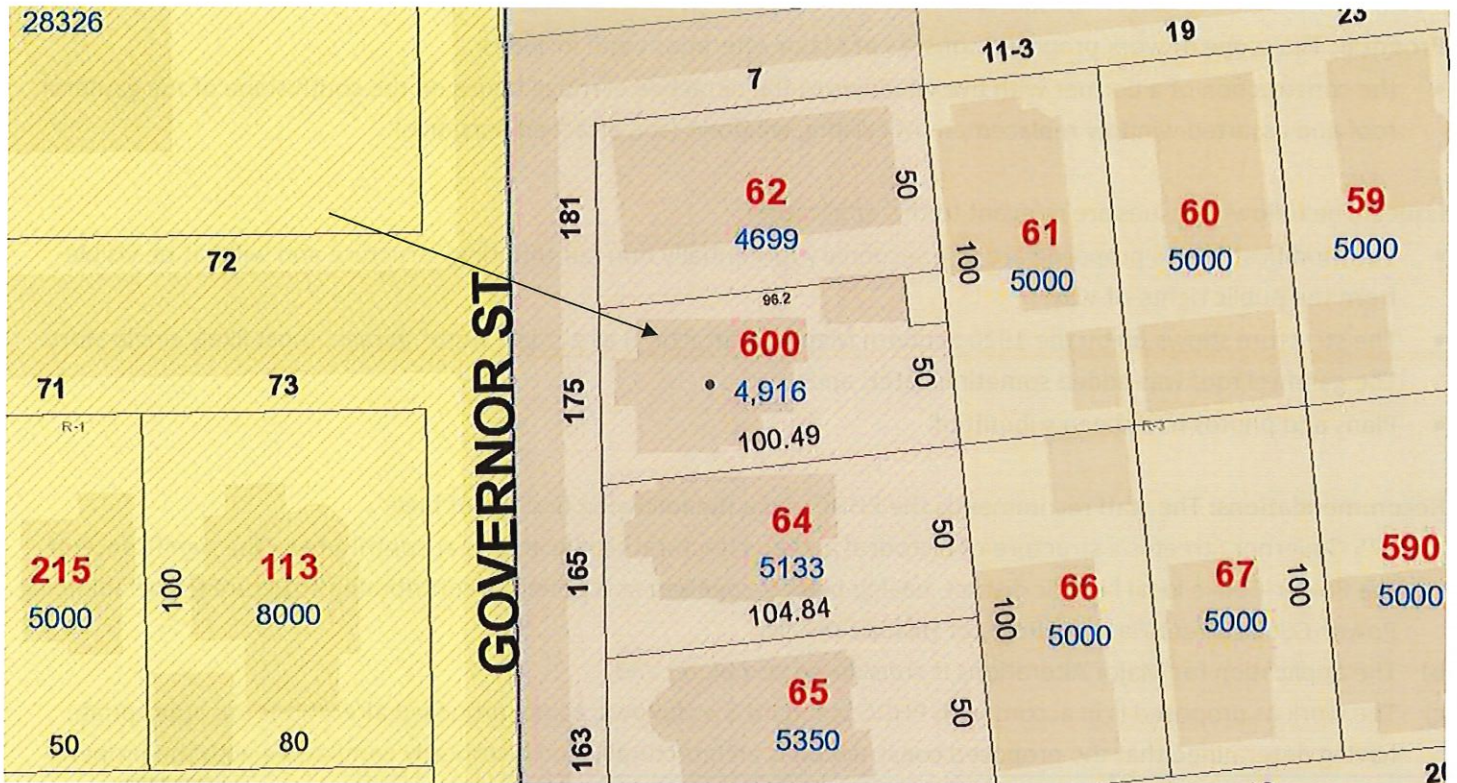
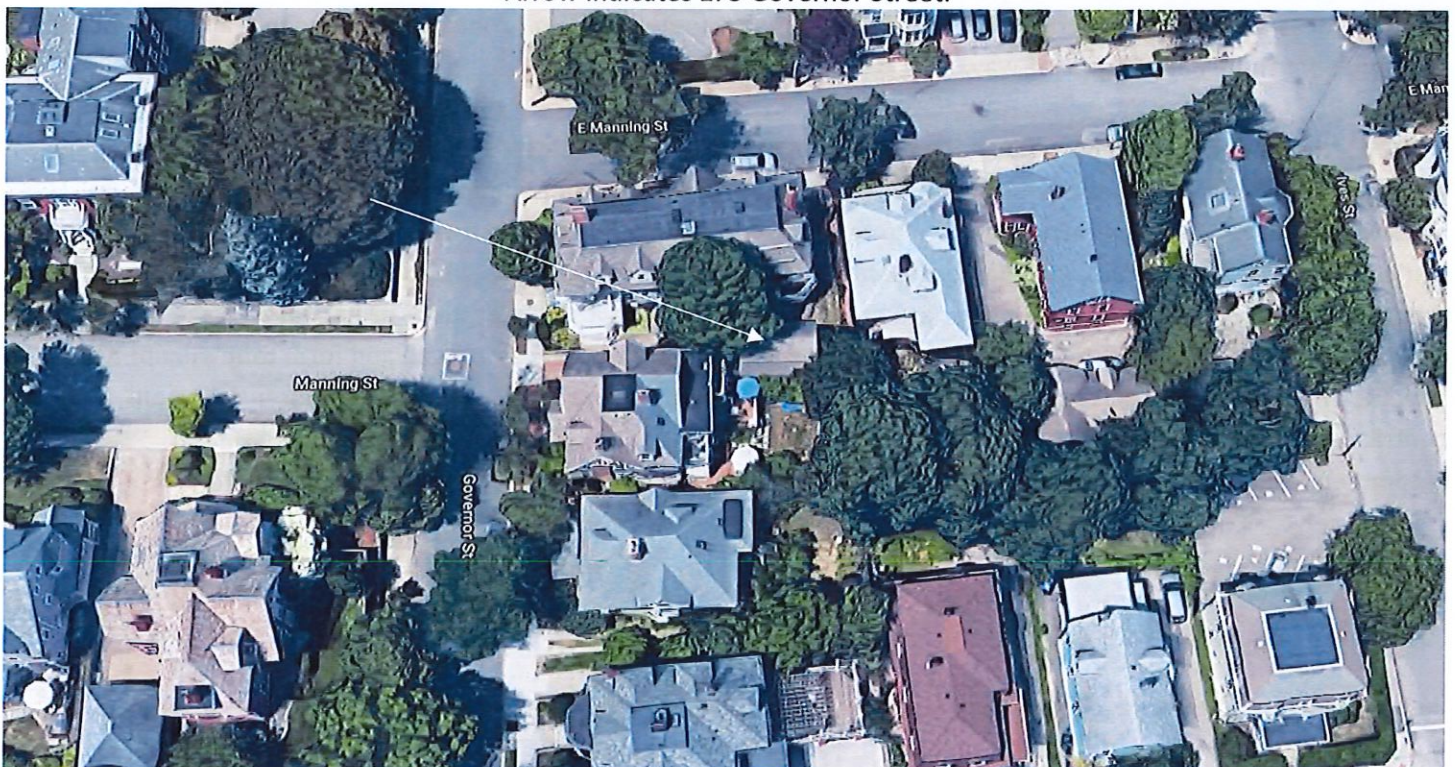


3. CASE 22.060, 175 GOVERNOR STREET, House, c1895 (POWER-COOKE)
CONTRIBUTING



Arrow indicates 175 Governor Street.



Arrow indicates project location, looking north.

Applicants/Owners: Maebeth Warner, 175 Governor Street, Providence, RI 02906

Architect: Jonathan F. Bell, 426 Washington Street, Providence, RI 02903

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

- the construction of a dormer with five windows to the detached carriage house on the south slope of the gambrel roof and assorted window replacement of existing windows (see attached narrative).

Issues: The following issues are relevant to this application:

- The modifications as proposed are to a secondary (potentially non-contributing) structure and will not be visible from the public rights-of-way;
- The structure shows up on the 1920 Sanborn Map (see attached) as a brick "Auto" garage, most likely single story. The gambrel roof was added sometime later; and,
- Plans and photos have been submitted.

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

- a) 175 Governor Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a potential contributing structure to the adjoining Power-Cooke Street National Register Historic 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: as the proposed alterations are appropriate having determined that the proposed 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, as the proposed modifications are to a secondary (potentially non-contributing) structure and will not be visible from the public rights-of-way.

Staff recommends a motion be made stating that: The application is considered complete. 175 Governor Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a potential contributing structure to the adjoining Power-Cooke Street National Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as 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, as the proposed modifications are to a secondary (potentially non-contributing) structure and will not be visible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

20-MAE
Letter to PHDC
23 May 2022

To: Providence Historic District Commission
Care of: Jason Martin *via email*

Project location: 175 Governor Street
Providence, RI 02906
Power-Cooke Historic District

To the members of the Providence Historic District Commission:

I am unable to attend this month's hearing, and in my absence submit this letter with notes on the design intent for the 175 Governor Street application.

EXISTING CONDITIONS

The carriage house at 175 Governor Street sits behind the main house, a late-19th century (1895) Queen Anne. The carriage house is at the northeast corner of the lot. The brick ground floor of the carriage house likely dates to this time, but the upper level appears to have been replaced later. Both levels are currently used for storage.

The ground floor footprint is trapezoidal, with the north wall running parallel with the lot line. The upper floor is a gambrel roof form with a rectangular footprint. It overhangs the lower floor on all sides. The overhang depth varies because of the irregular shape of the ground floor, and results in asymmetry on the east elevation.

All original windows and door openings have been replaced. There are currently two (2) aluminum or vinyl replacement windows with snap-in muntins, one (1) wood 1/1 replacement window, and custom wood infill door. The doors face the street on the west elevation, and will remain.

PROPOSED CHANGES

The exterior changes include a dormer with new windows on the south face of the gambrel facing the back yard, and window replacements on the east and south elevations. The addition will be largely invisible from the street, as shown by the photograph from the driveway on Governor Street (west) on PHDC.1.

The three (3) replacement windows on the east and south elevations will all be custom wood windows, single-glazed with true divided lites.

The new windows will be custom wood windows, single-glazed with true divided lites. Generally, they are designed to match the windows at the house, which vary but are predominantly double-hung windows with divided upper sash and single lower sash.

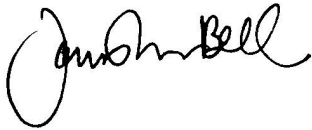
All of the window types are detailed on the window schedule PHDC.5, and will have either fixed storms or triple-track storm/screens, depending on the operation.

The dormer is dimensioned to allow the new windows to match the head and sill heights of the window on the east face. The elevations on PHDC.4 show this relationship. All materials of the dormer will match the existing materials on the carriage house: painted trim, painted cedar shingles for the vertical face of the dormer, and asphalt roof shingles. There will be no gutters or downspouts.

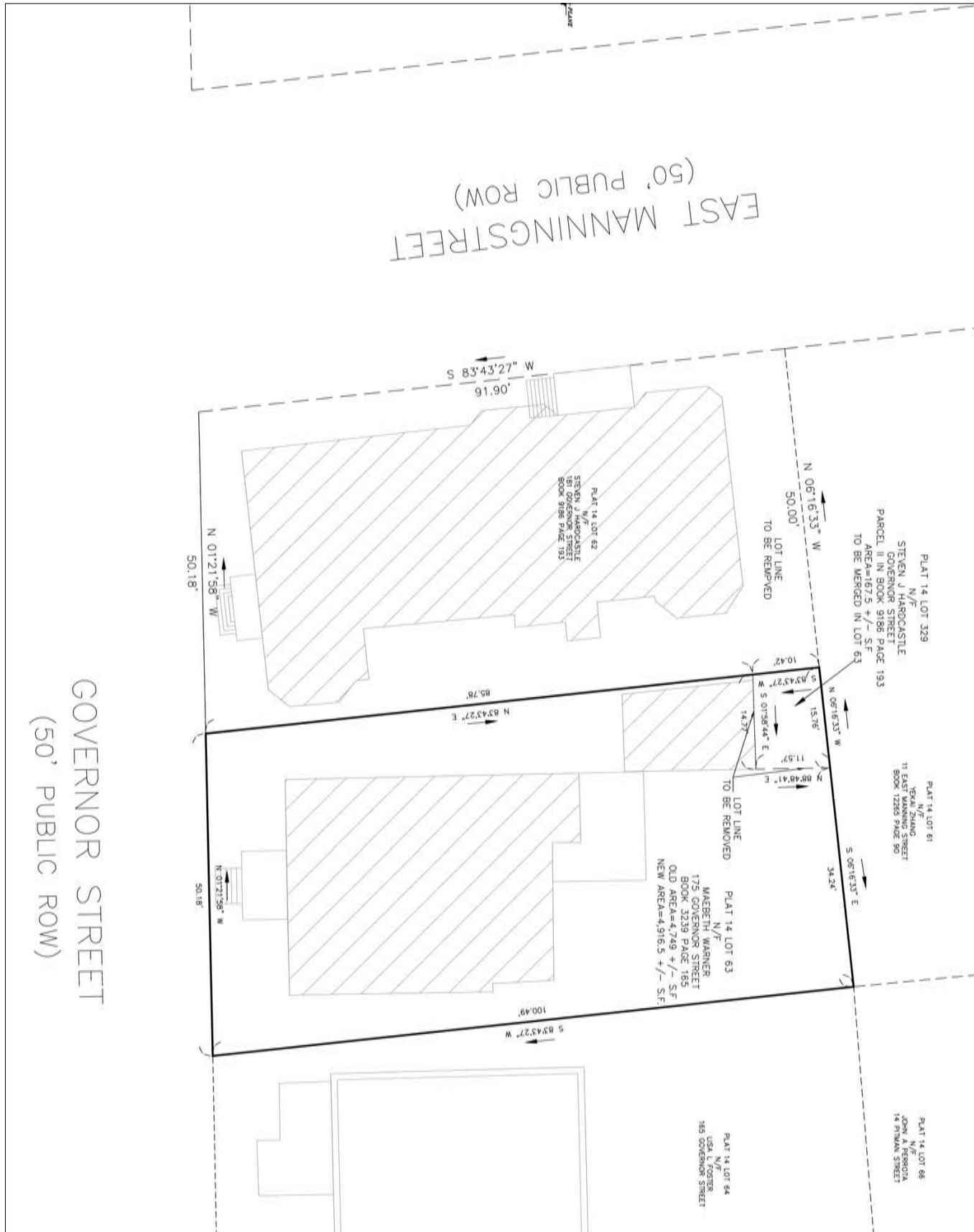
Conventionally, dormers align with the plane of the lower level wall, but this is not feasible with the gambrel roof break and deep overhang. The eclectic nature of this house—and most Queen Anne houses—invite or demand irregular geometries: the proposed dormer is more akin to the period detail of a dormer resting over a deep porch recess.

We trust that the Commission will find these proposed alterations appropriate.

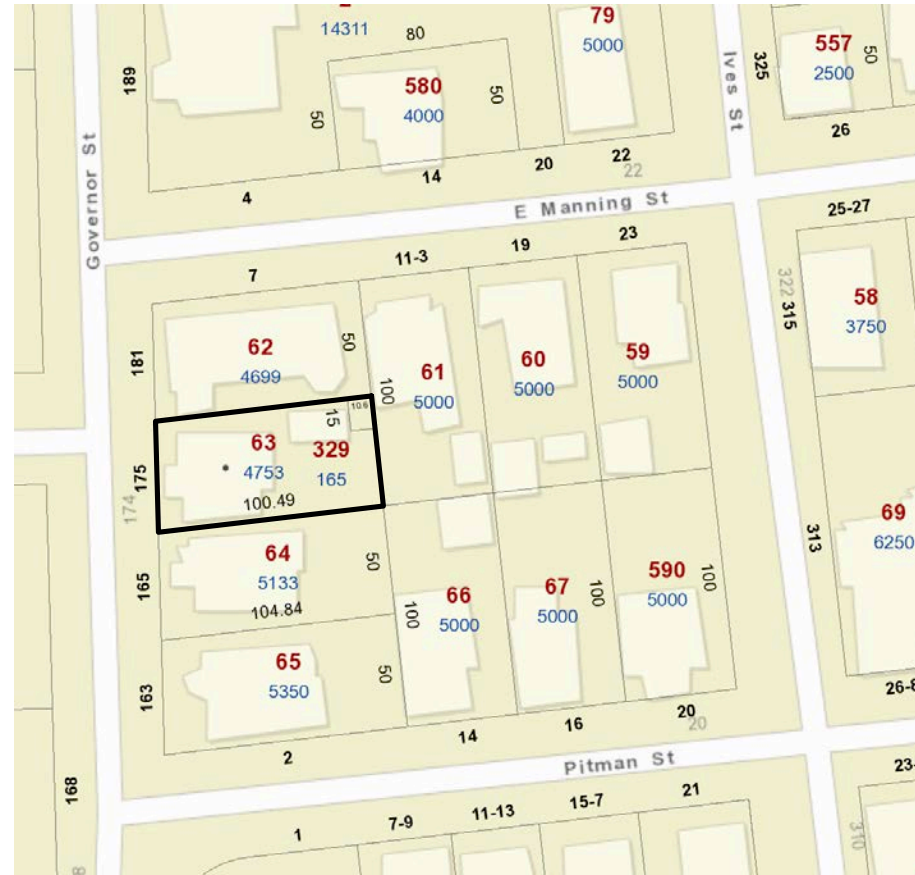
Sincerely,

A handwritten signature in black ink that reads "Jonathan Bell". The signature is written in a cursive, flowing style with a large initial "J" and a prominent "B".

Jonathan Bell, AIA LEED-AP



1 PARTIAL SURVEY: 175 Governor St.
SCALE as indicated



2 LOCUS PLAN 175 Governor St.
NOT TO SCALE

LIST OF DRAWINGS

- PHDC.0 COVER SHEET, PROJECT INFORMATION
- PHDC.1 EXISTING PHOTOGRAPHS
- PHDC.2 ELEVATIONS: EXISTING
- PHDC.3 ELEVATIONS: PROPOSED DEMOLITION
- PHDC.4 ELEVATIONS: PROPOSED
- PHDC.5 WINDOW SCHEDULE AND DETAILS

PROJECT INFORMATION

Owners:
Maebeth Warner

Address:
175 Governor St.
Providence, RI 02906

PLAT/LOT: 14/63
Zone: R3
Historic Overlay District: Power-Cooke

PROJECT DESCRIPTION

This project proposes finishing the upper floor of a former carriage house and adding a dormer to the south face of the gambrel roof.

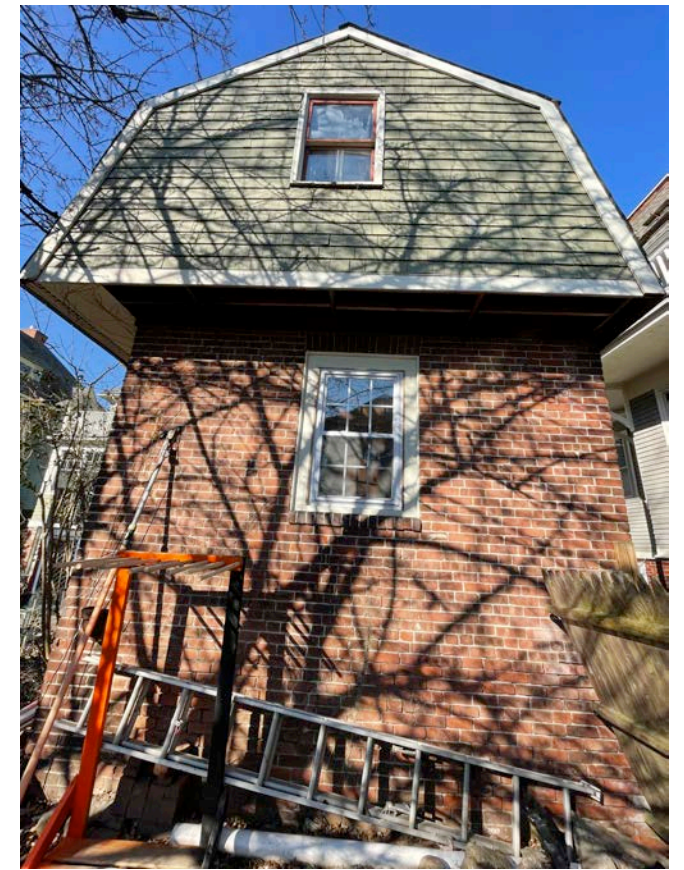
- Exterior modifications include:
- A 20'L shed dormer on the south face of the gambrel roof, with five (5) new wood windows in the dormer;
 - Replacement of (2) aluminum replacement windows on the lower floor with (2) double-hung 6-over-1 wood windows, to fit existing masonry openings on the first floor.
 - Replacement of one (1) wood double-hung 1-over-1 window with one (1) wood double-hung 6-over-1 window.
 - Add triple-track aluminum storm/screens to (4) windows, and fixed storms to (4) windows.



VIEW FROM WEST



VIEW FROM SOUTH



VIEW FROM EAST



VIEW FROM WEST (GOVERNOR STREET)



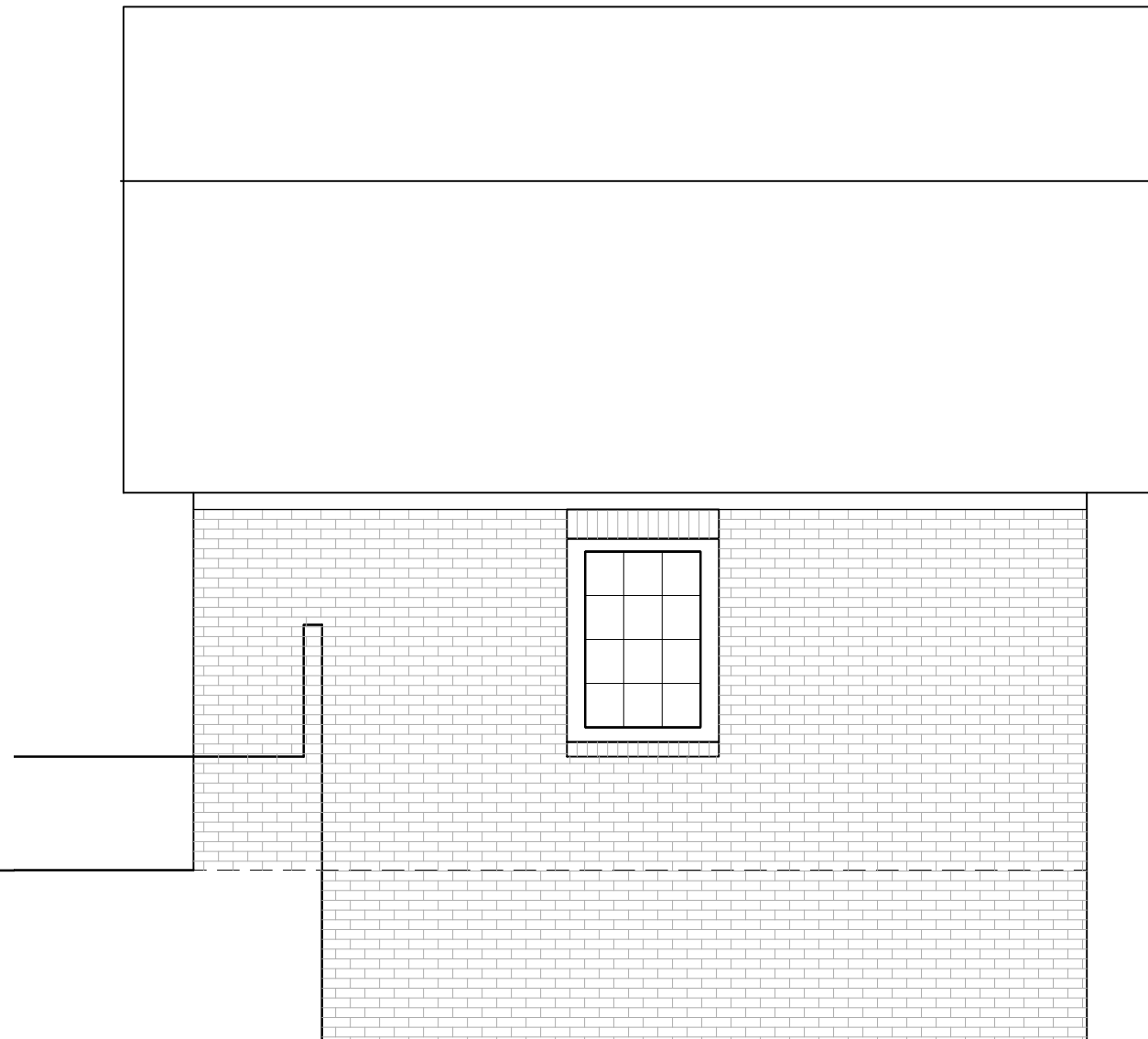
VIEW FROM BACK DECK (SOUTHWEST)



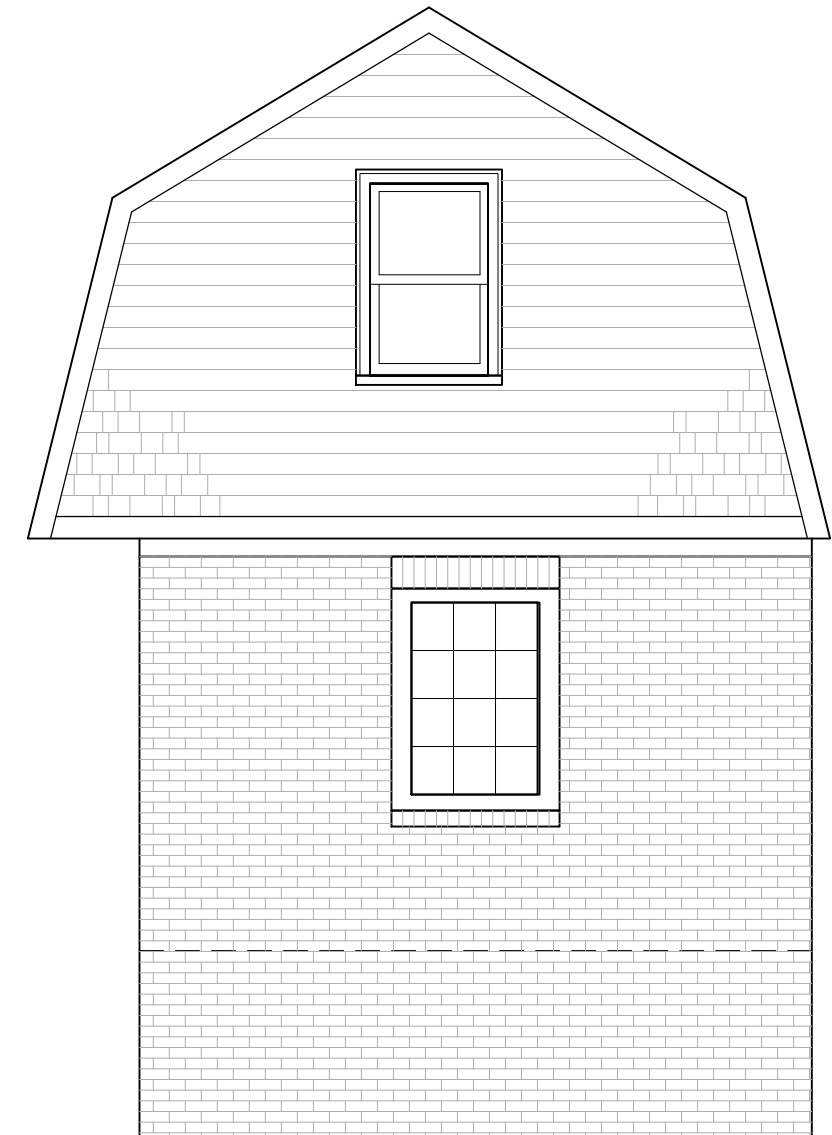
VIEW FROM SOUTHEAST SHOWING REAR OF HOUSE



1 EXISTING CONDITIONS: WEST



2 EXISTING CONDITIONS: SOUTH

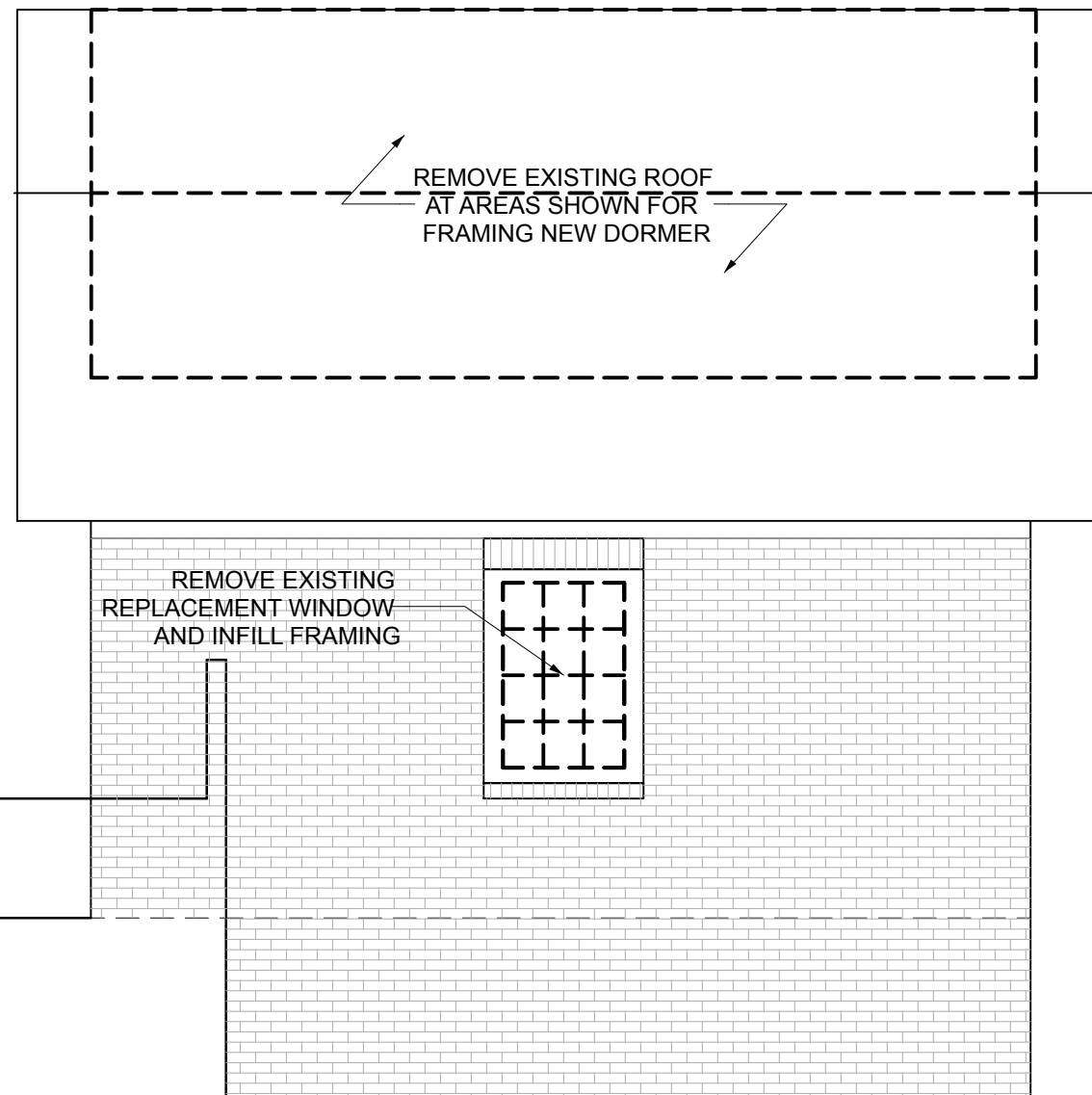


3 EXISTING CONDITIONS: EAST

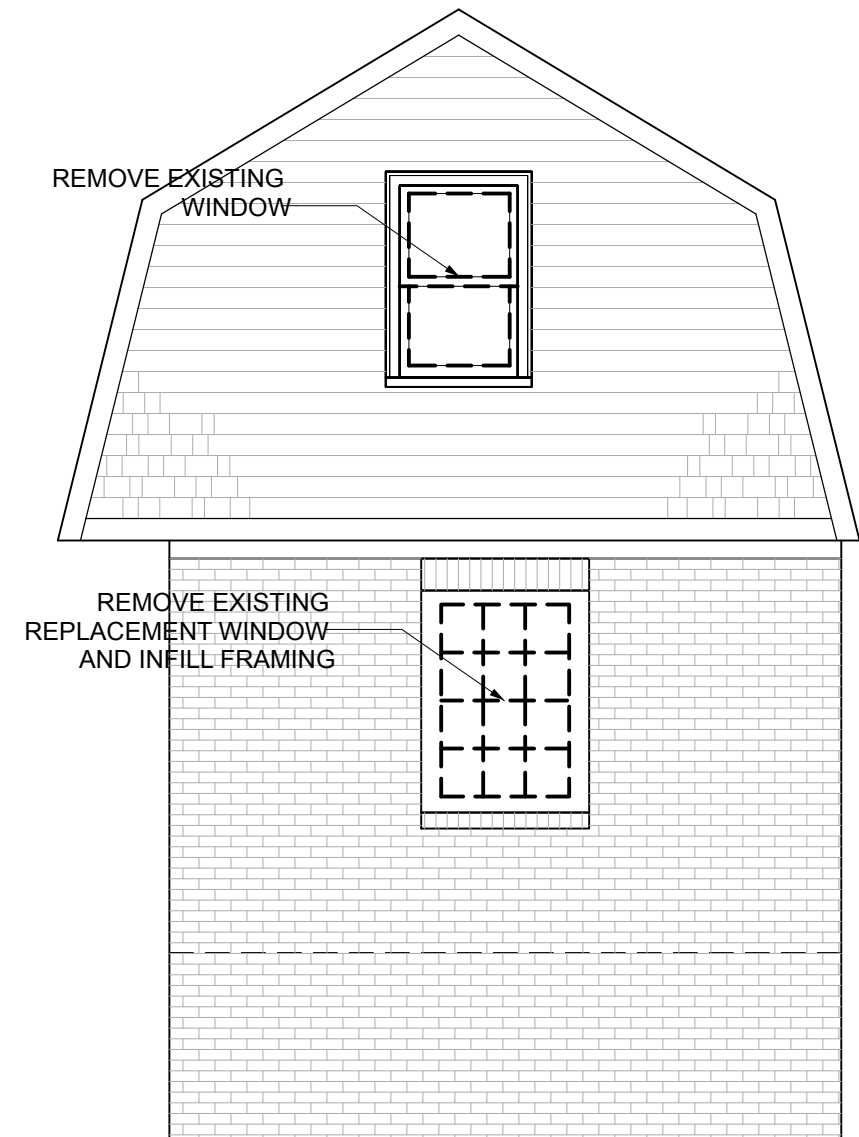


(NOTE: no demolition proposed on west elevation)

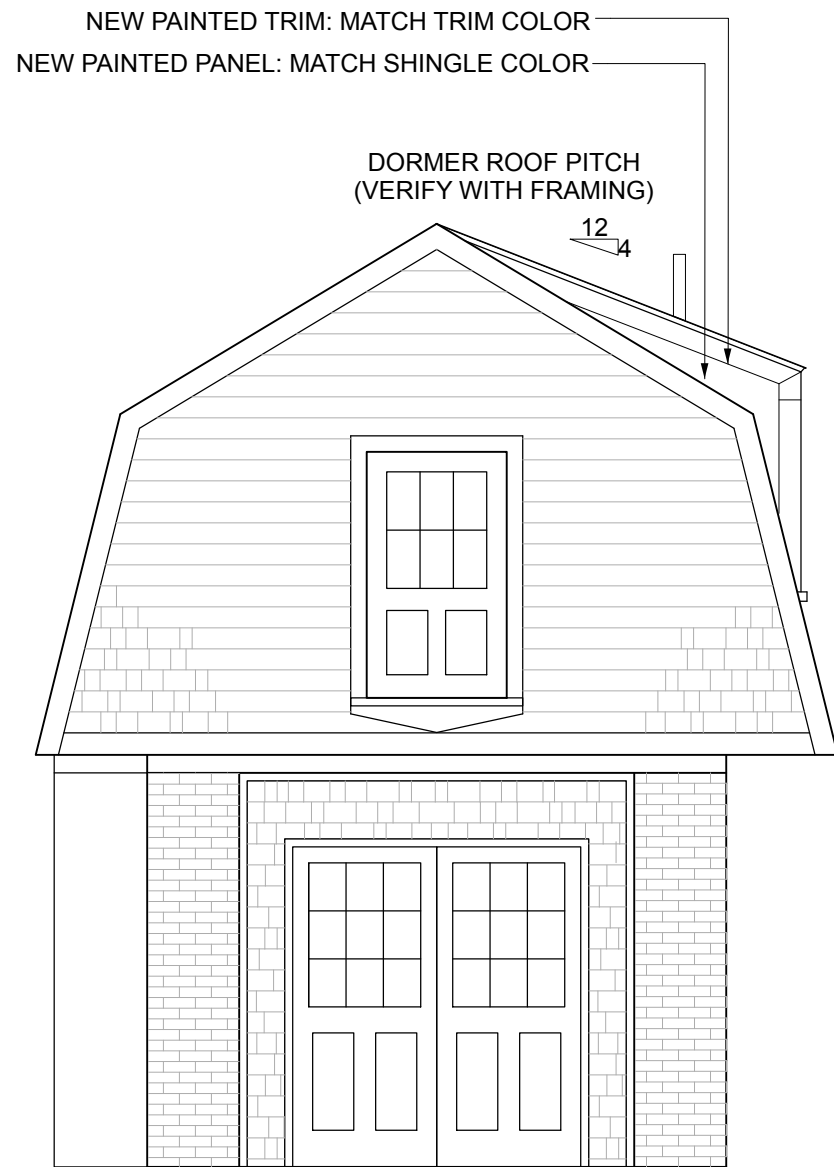
1 DEMOLITION: WEST



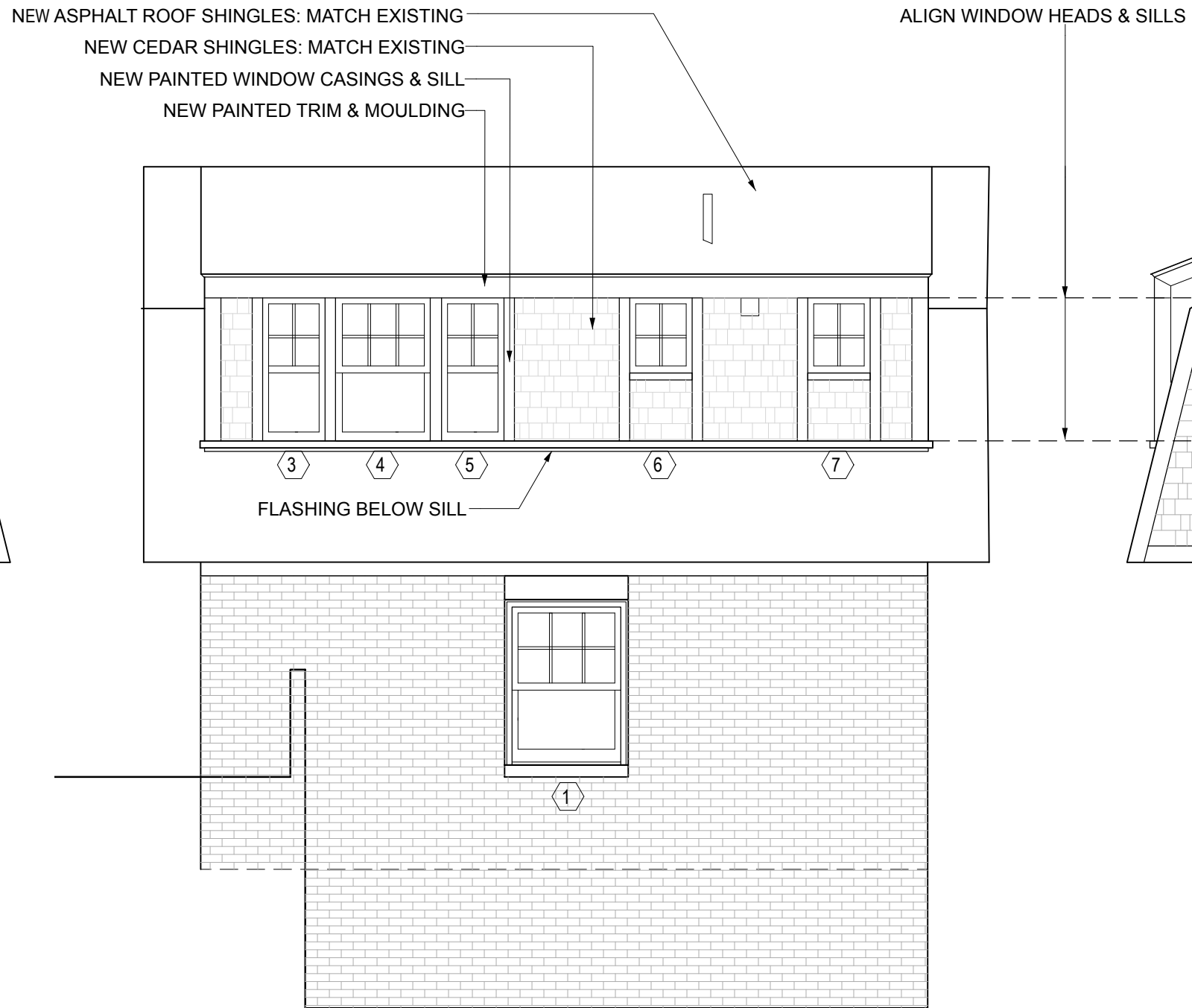
2 DEMOLITION: SOUTH



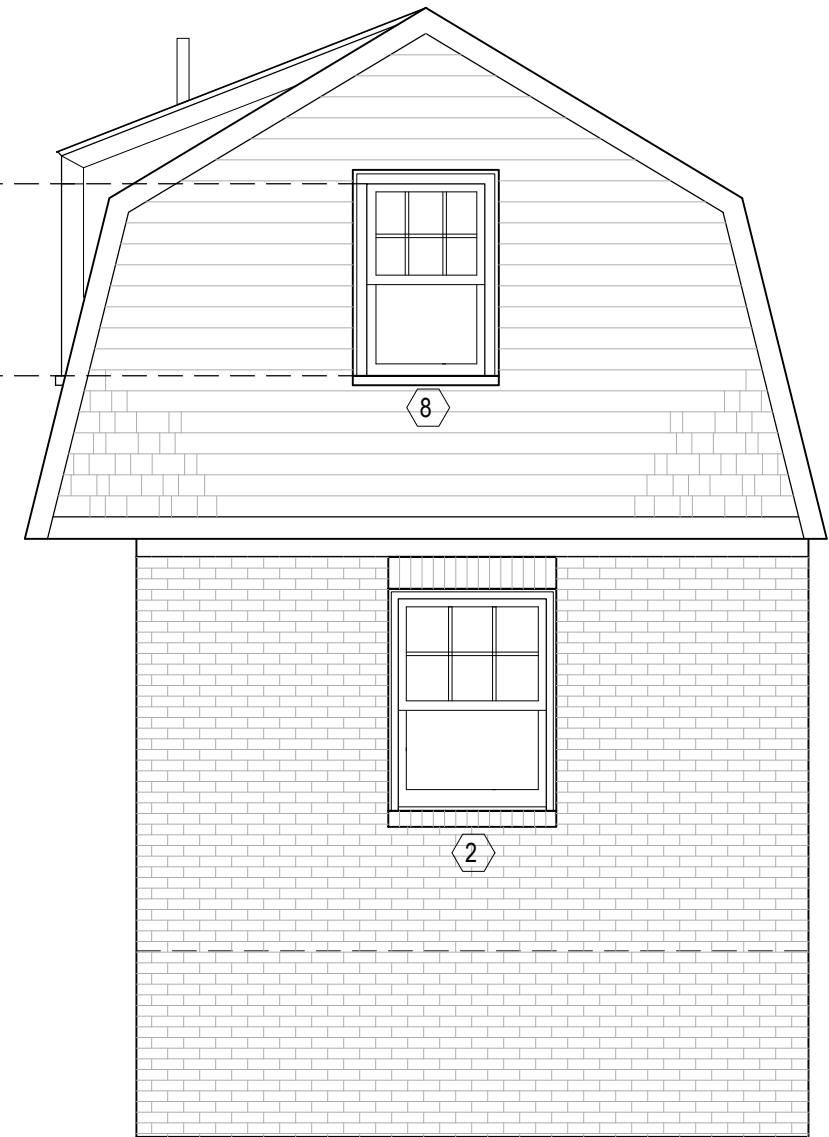
3 DEMOLITION: EAST



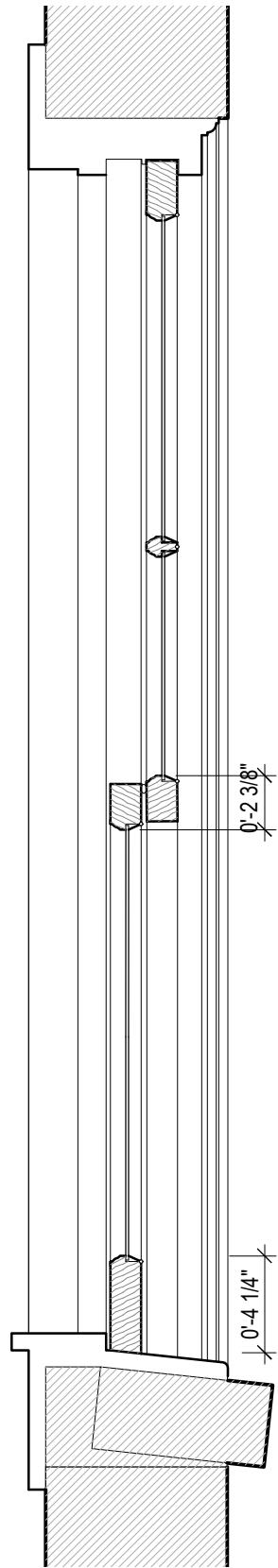
1 PROPOSED ELEVATION: WEST



2 PROPOSED ELEVATION: SOUTH



3 PROPOSED ELEVATION: EAST

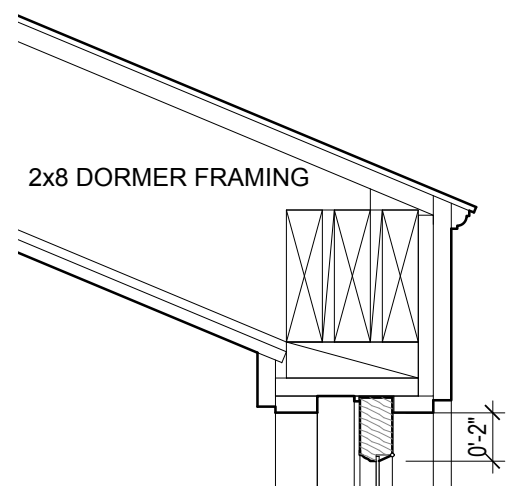


1 SECTION DETAIL
Windows 1 & 2
Scale: 1 1/2" = 1'-0"

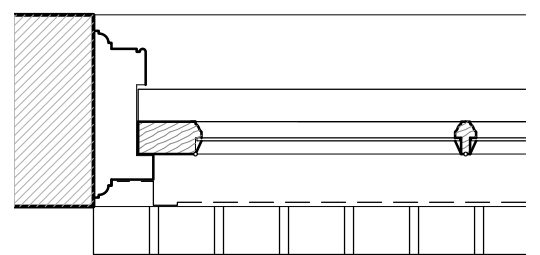
WINDOWS

TAG	LOCATION	FUNCTION/DESCRIPTION	QUANTITY	UNIT SIZES: W X H	R.O. SIZE (H x W)	NOTES
1	GROUND FLOOR SOUTH	DOUBLE HUNG 6/1	1	3'-1 1/4"W X 4'-4 3/8"H	3'-6"W X 4'-7 1/2"H	See details 1 & 2
2	GROUND FLOOR EAST	DOUBLE HUNG 6/1	1	3'-1 1/4"W X 4'-4 3/8"H	3'-6"W X 4'-7 1/2"H	See details 1 & 2
3	UPPER FLOOR SOUTH	FIXED SASH (5 LITES: SEE DRAWINGS)	1	1'-9"W X 3'-11 1/2"H	1'-9 1/2"W X 4'-0"H	See details 3 & 5
4	UPPER FLOOR SOUTH	DOUBLE HUNG 6/1	1	2'-7 3/4"W X 3'-11 1/2"H	2'-9 1/4"W X 4'-0"H	See details 3 & 5
5	UPPER FLOOR SOUTH	FIXED SASH (5 LITES: SEE DRAWINGS)	1	1'-9"W X 3'-11 1/2"H	1'-9 1/2"W X 4'-0"H	See details 3 & 5
6	UPPER FLOOR SOUTH	FIXED SASH (4 LITES)	1	1'-9"W X 2'-1 1/2"H	1'-9 1/2"W X 2'-2"H	See details 4 & 5
7	UPPER FLOOR SOUTH	FIXED SASH (4 LITES)	1	1'-9"W X 2'-1 1/2"H	1'-9 1/2"W X 2'-2"H	See details 4 & 5
8	UPPER FLOOR EAST	DOUBLE HUNG 6/1	1	2'-3 1/2"W X 3'-11 1/2"H	2'-5"W X 4'-0"H	

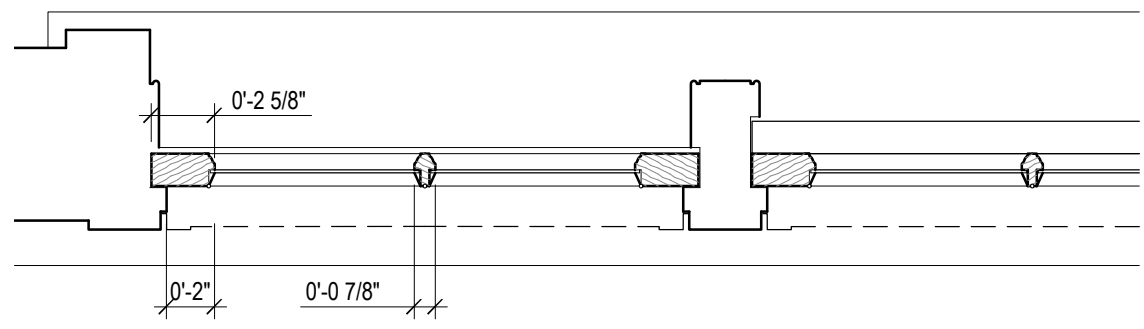
NOTES:
ALL WINDOWS ARE CUSTOM BUILT WOOD WINDOWS, SINGLE GLAZED WITH TRUE DIVIDED LIGHTS.
ON GROUND FLOOR MASONRY OPENINGS, ROUGH OPENING SIZES TO BE VERIFIED
FINISH ON ALL WINDOWS: CLEAR FINISH TO MATCH EXISTING CUSTOM DOORS ON WEST ELEVATION



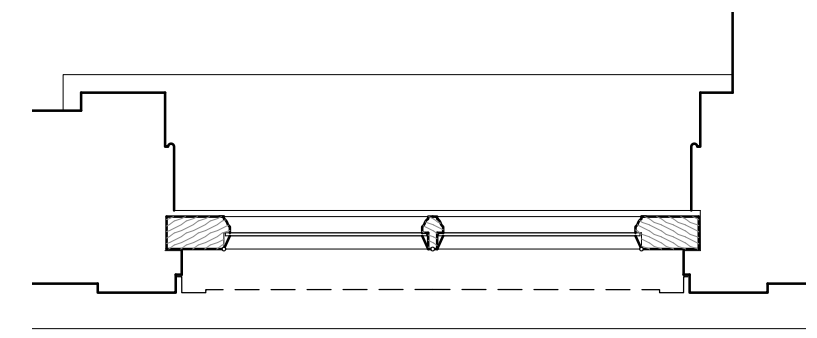
5 SECTION DETAIL
Windows 3-7, typical
Scale: 1 1/2" = 1'-0"



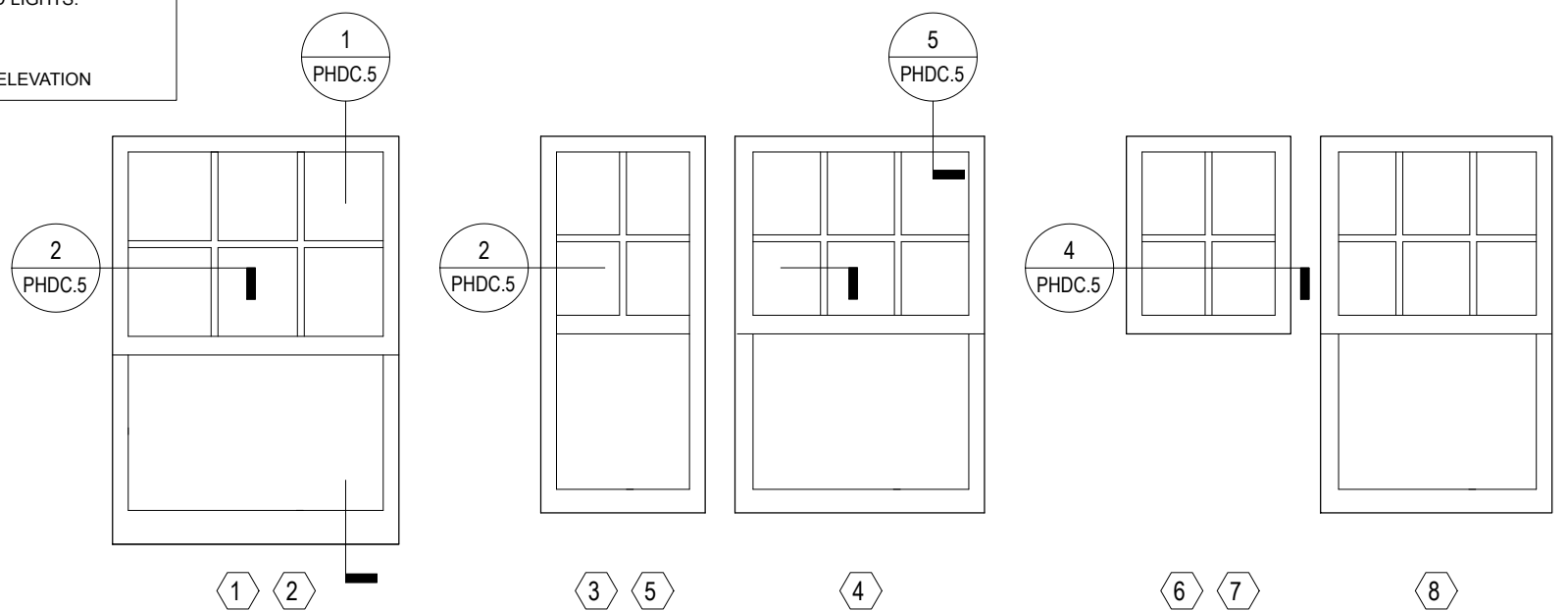
2 PLAN DETAIL
Windows 1 & 2
Scale: 1 1/2" = 1'-0"



3 PLAN DETAIL
Windows 3, 4, & 5
Scale: 1 1/2" = 1'-0"



4 PLAN DETAIL
Window 6 (Window 7 similar)
Scale: 1 1/2" = 1'-0"



6 WINDOW UNIT TYPES
Scale: 1/2" = 1'-0"