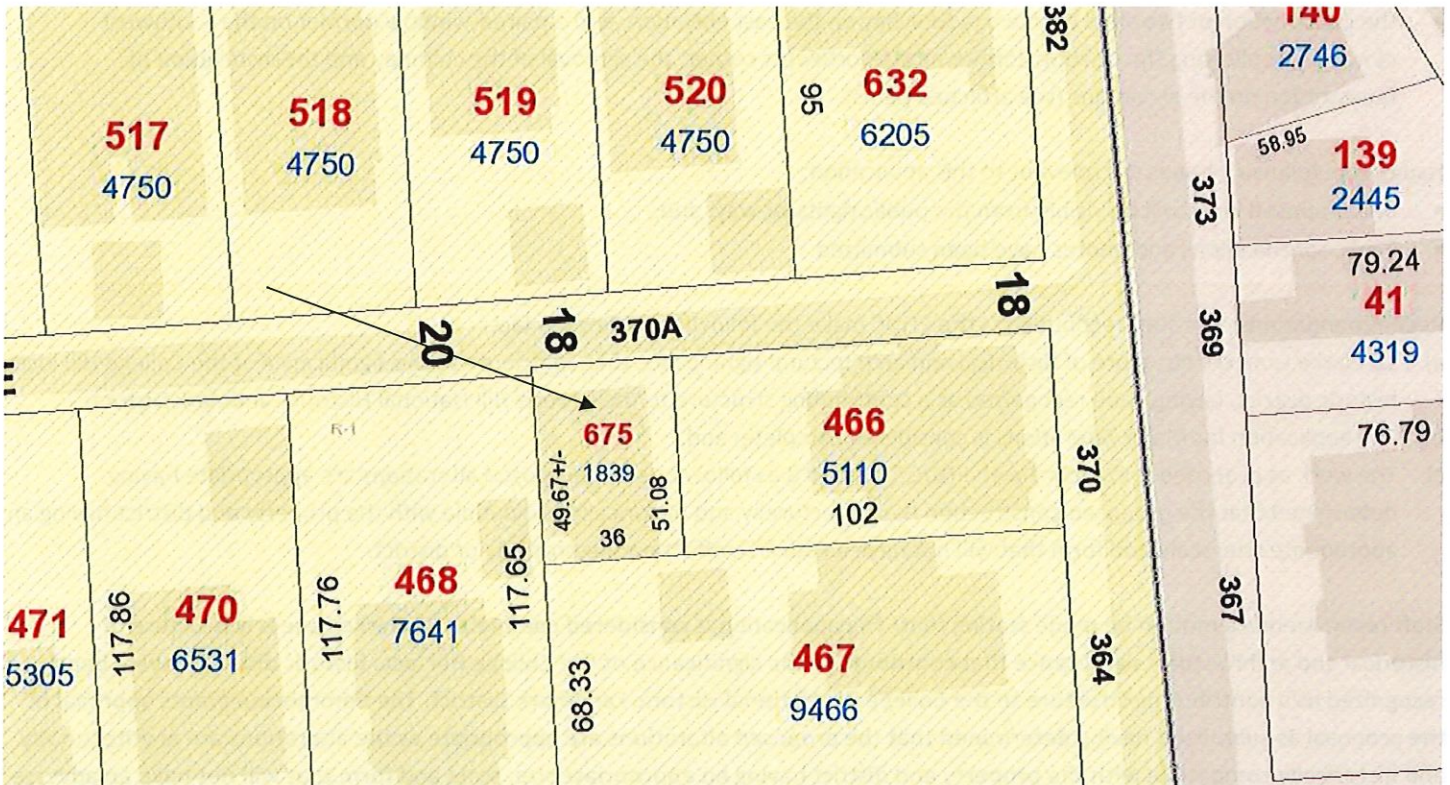


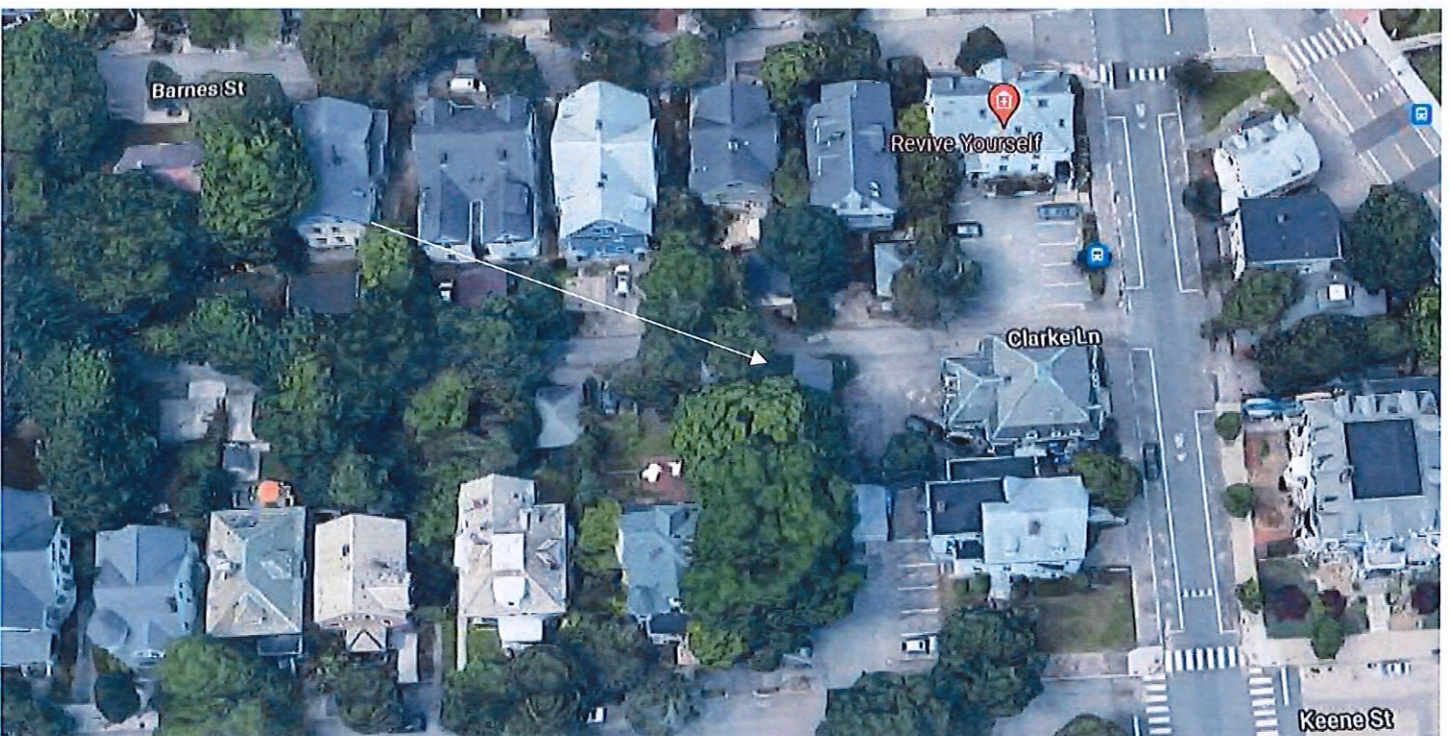
7. CASE 22.108, 16 CLARKE LANE, George L. Clarke, Carriage House, 1872 (COLLEGE HILL)

Italianate; 2 stories; brick; low hipped roof with square cupola and corbel; cornice; paired round-headed windows flank 2 story carriage entrance now glazed; flanking one story wings.

CONTRIBUTING



Arrow indicates 16 Clarke Lane.



Arrow indicates project location, looking north.

**Applicants/Owners:** Weston Stewart-Tennes & Jacob Lightman, 16 Clarke Lane, Providence, RI 02906  
**Architect:** Alexander Arango, AIA, In Situ Design & Build LLC, 171 Floral Park Blvd., Pawtucket, RI 02861

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

- the construction of two shed dormers: a four-bay on the east elevation, and a paired-window dormer on the southwest elevation, replicating the existing dormer at the northwest corner, the removal of the chimney and the installation of fenestration on the elevations (see attached plans).

**Issues:** The following issues are relevant to this application:

- The proposed work will be visible from the public rights-of-way; and,
- Plans, specifications and photos have been submitted.

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

- a) 16 Clarke Lane 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 Landmark 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.

**Staff recommends a motion be made stating that:** The application is considered complete. 16 Clarke Lane 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 Landmark District. The Commission grants approval of the proposal as submitted having determined that the proposed alterations are appropriate as the 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, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

# Carriage House

16 Clarke Lane



Photo: Street View

# Carriage House

16 Clarke Lane



Photo: Street View



Photo: Alley View

# Carriage House

16 Clarke Lane



Photo: Street View

# Carriage House

16 Clarke Lane



Photo: Chimney Unstable



Photo: Chimney Base on Porch

# Carriage House

16 Clarke Lane



Model: Street View

# Carriage House

16 Clarke Lane



Model: Carriage Doors



PROJECT:  
16 CLARKE LANE,  
PROVIDENCE RI 02906

PROPOSED INTERIOR RENOVATION  
TO EXISTING ONE FAMILY DWELLING

OWNERS:  
JACOB LIGHTMAN & WESTON STEWART-TENNES

DRAWING LIST:

COVER SHEET

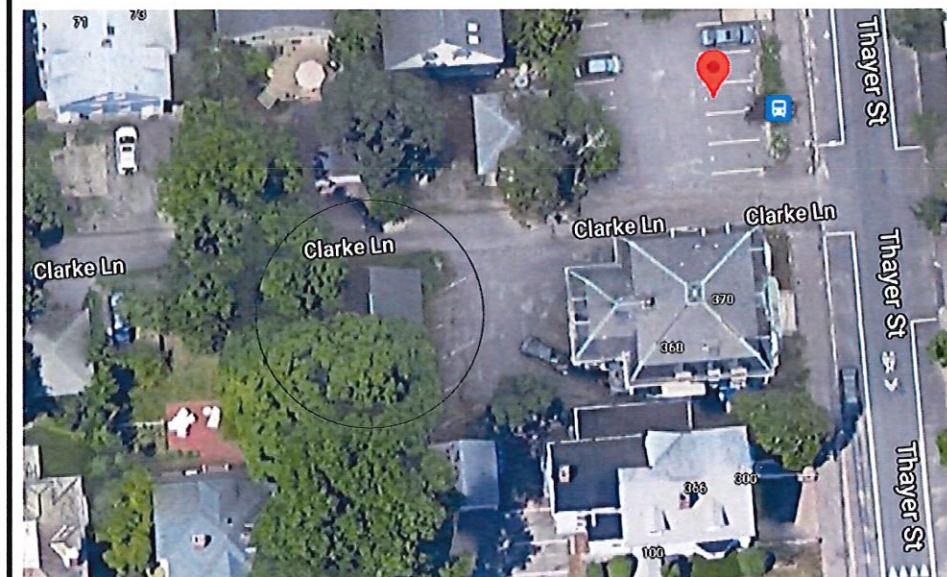
ARCHITECTURAL:

- GN GENERAL NOTES
- 0.0 EXISTING CONDITIONS FLOOR PLANS
- 0.1 EXISTING CONDITIONS ELEVATIONS
- 1.0 FLOOR PLANS
- 2.0 BUILDING ELEVATIONS
- 3.0 SECTIONS & DETAILS

CONSTRUCTION  
DOCUMENTS

SHEET 1 OF 10

LOCUS:



DRAWINGS PREPARED BY:

**IN SITU**

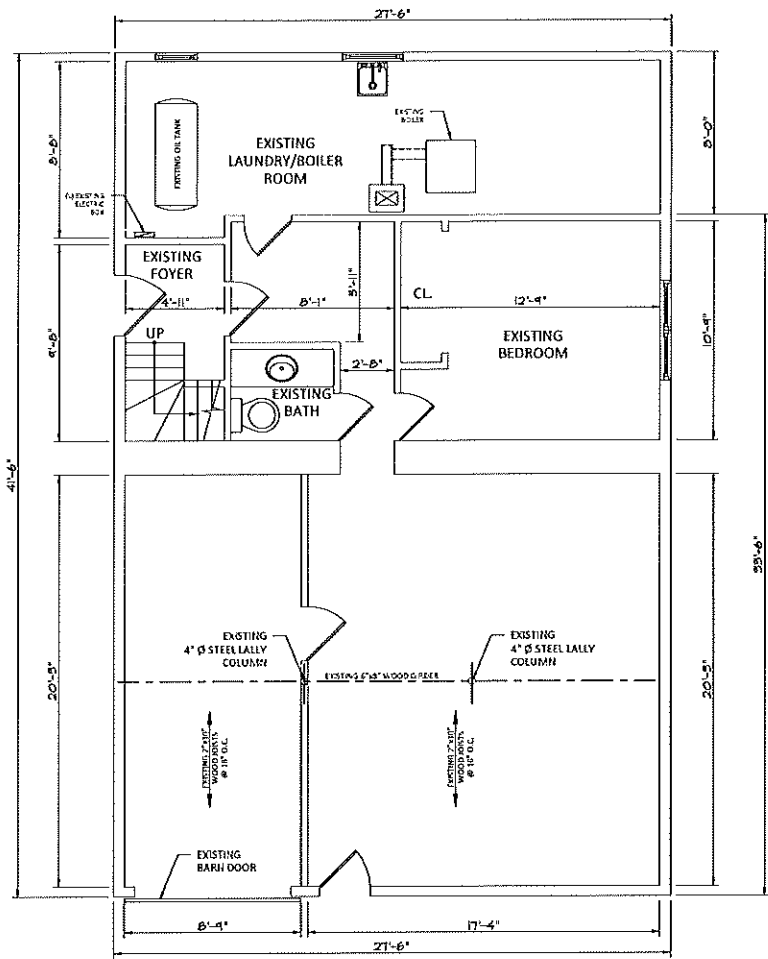
DESIGN & BUILD LLC.  
arqinsitu99@gmail.com  
401-6037345

W. ALEXANDER ARANZO  
BACHELOR IN ARCHITECTURE  
MASTER IN URBAN DESIGN  
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

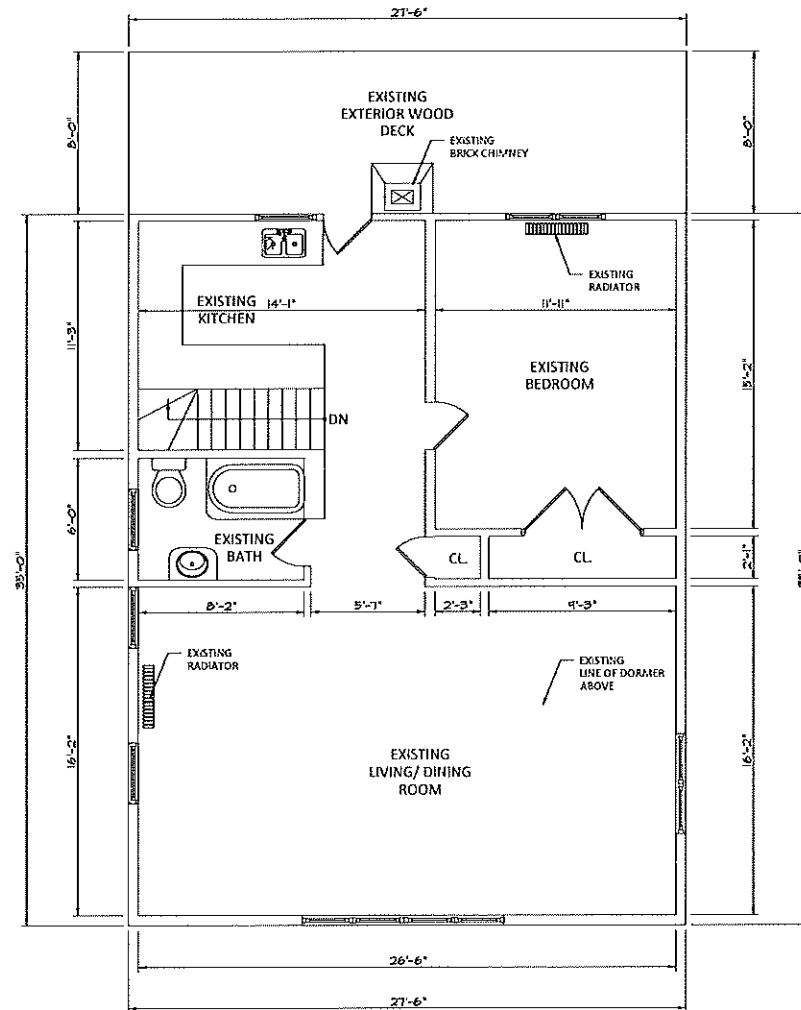
CONSULTANTS:



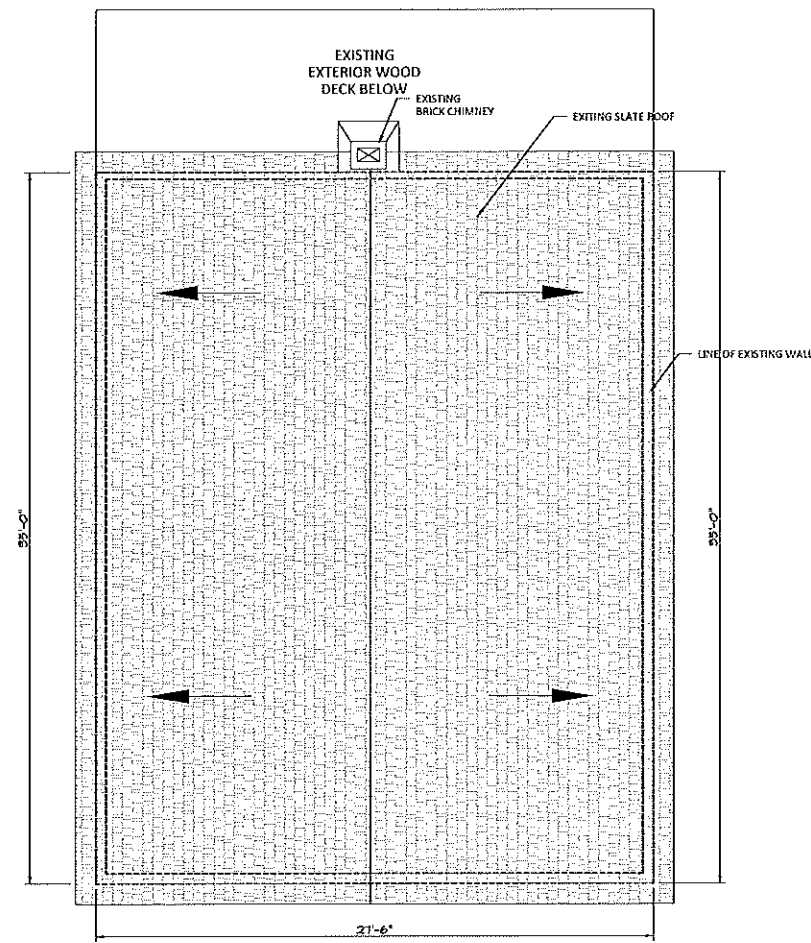
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EXISTING FIRST FLOOR PLAN  
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2  
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EXISTING SECOND FLOOR PLAN  
Scale: 1/4"=1'-0"



3  
0.0  
EXISTING ROOF PLAN  
Scale: 1/4"=1'-0"

OWNER:  
JACOB LIGHTMAN  
&  
WESTON STEWART-TENNES  
16 CLARKE LANE,  
PROVIDENCE R.I.  
02906

PROJECT:  
PROPOSED INTERIOR  
RENOVATION  
TO EXISTING 1 FAMILY  
DWELLING

CONTENT:  
EXISTING CONDITIONS  
FLOOR PLANS

CONSULTANT:

DRAWINGS PREPARED BY:

**IN SITU**  
DESIGN & BUILD LLC.  
arqinsitu99@gmail.com  
401-6037345  
W. ALEXANDER ARANGO  
BACHELOR IN ARCHITECTURE  
MASTER IN URBAN DESIGN  
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

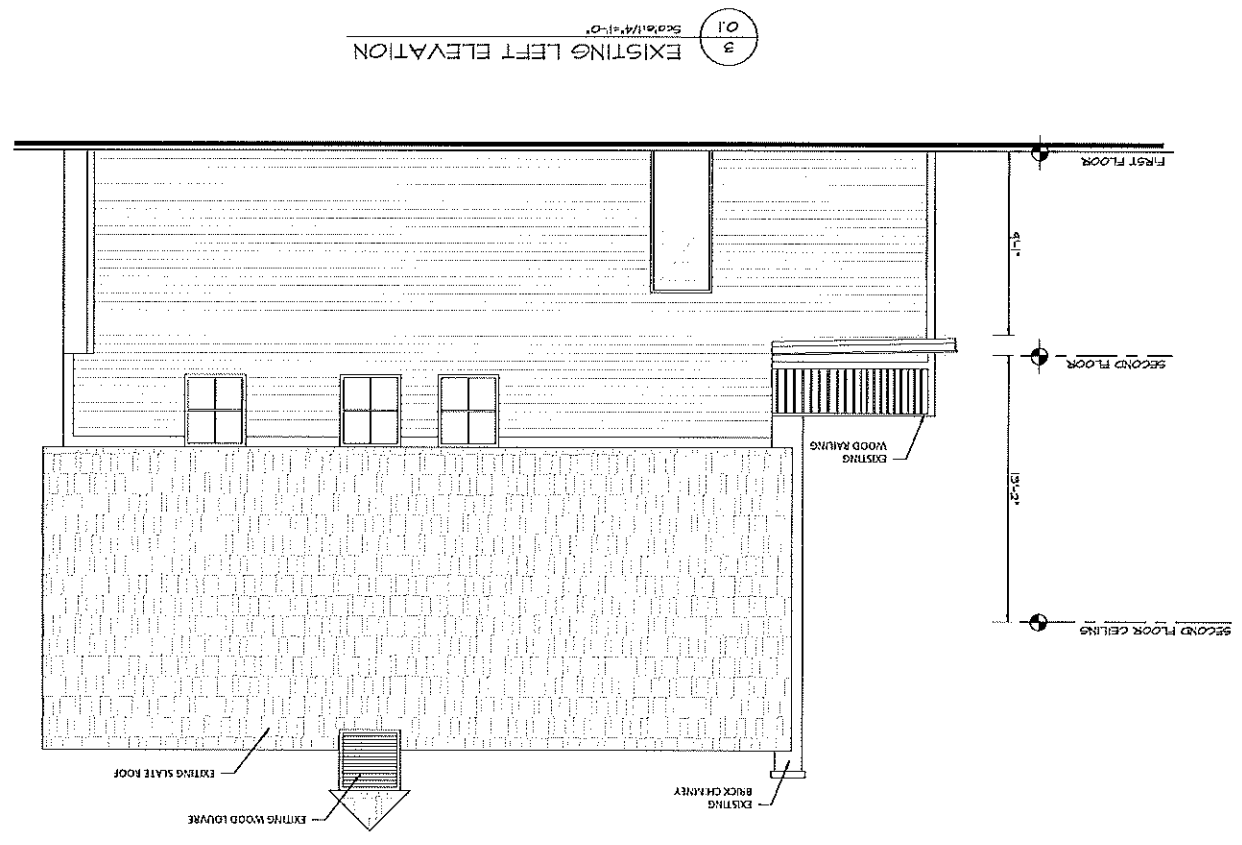
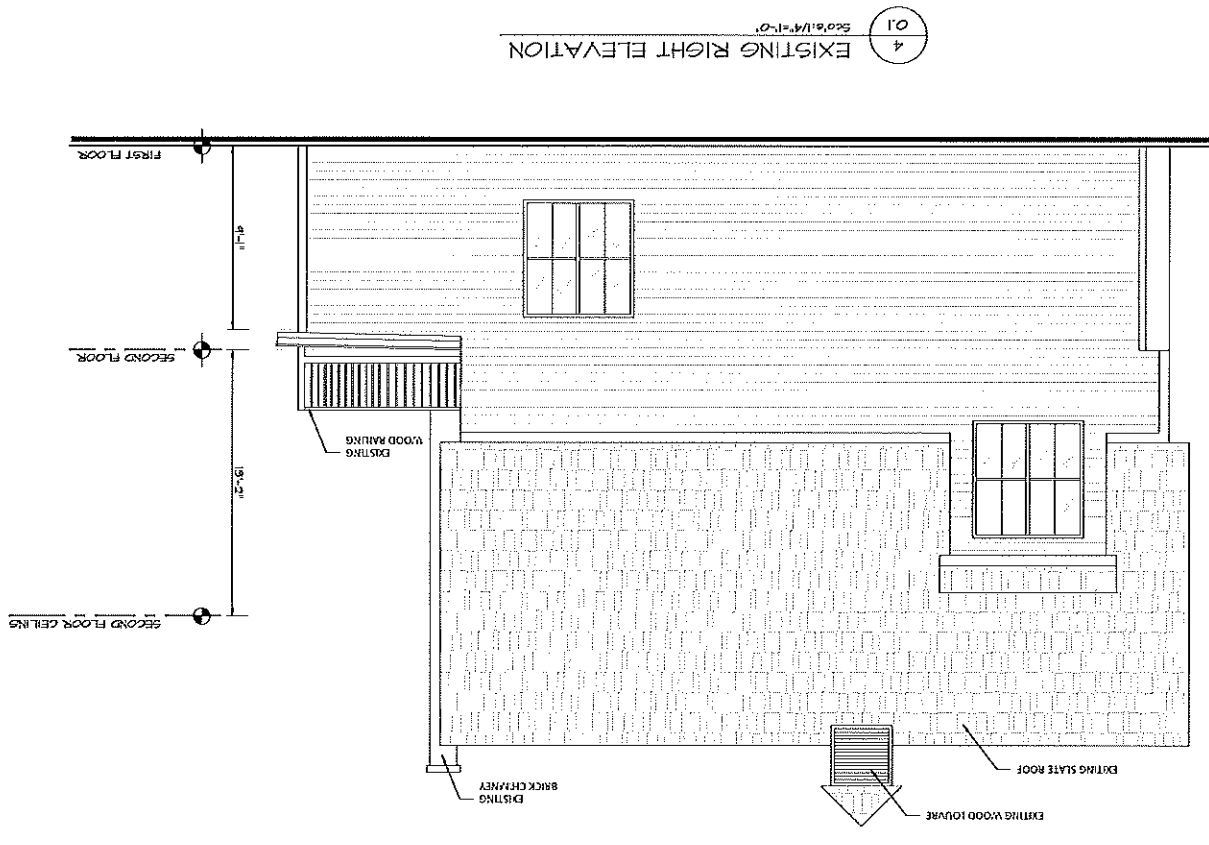
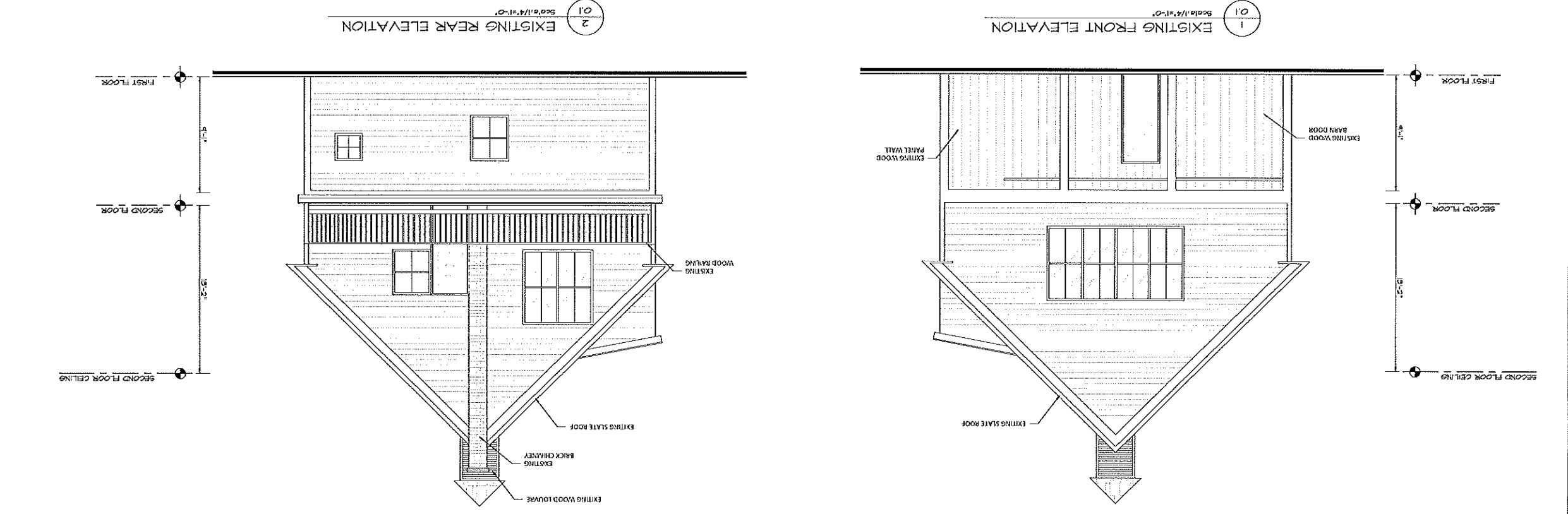
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DATE: REV. # DESCRIPTION  
REVISIONS:

DATE: MARCH 24, 2022  
JOB#: 003-2020  
DRAWN: H. ALEXANDER ARANGO  
ASSOCIATE A.I.A.  
SCALE: AS NOTED  
CHECKED BY:

0.0

# EXISTING CONDITIONS



DATE: AUGUST 5, 2022  
 JOB: 22-11  
 DRN: M. ALEXANDER ASSOCIATE AIA  
 SCALE: AS NOTED  
 CHECKED BY:

DATE	REV. #	DESCRIPTION

STATUS:  
 DESIGN BUILD

DRAWINGS PREPARED BY:  
**IN SITU**  
 DESIGN & BUILD LLC  
 argustinu99@gmail.com  
 401-6037345  
 REGISTERED ARCHITECT  
 W. ALEXANDER ASSOCIATE  
 ARCHITECTS ASSOCIATE

CONSULTANT:

EXISTING CONDITIONS  
 BUILDING ELEVATIONS

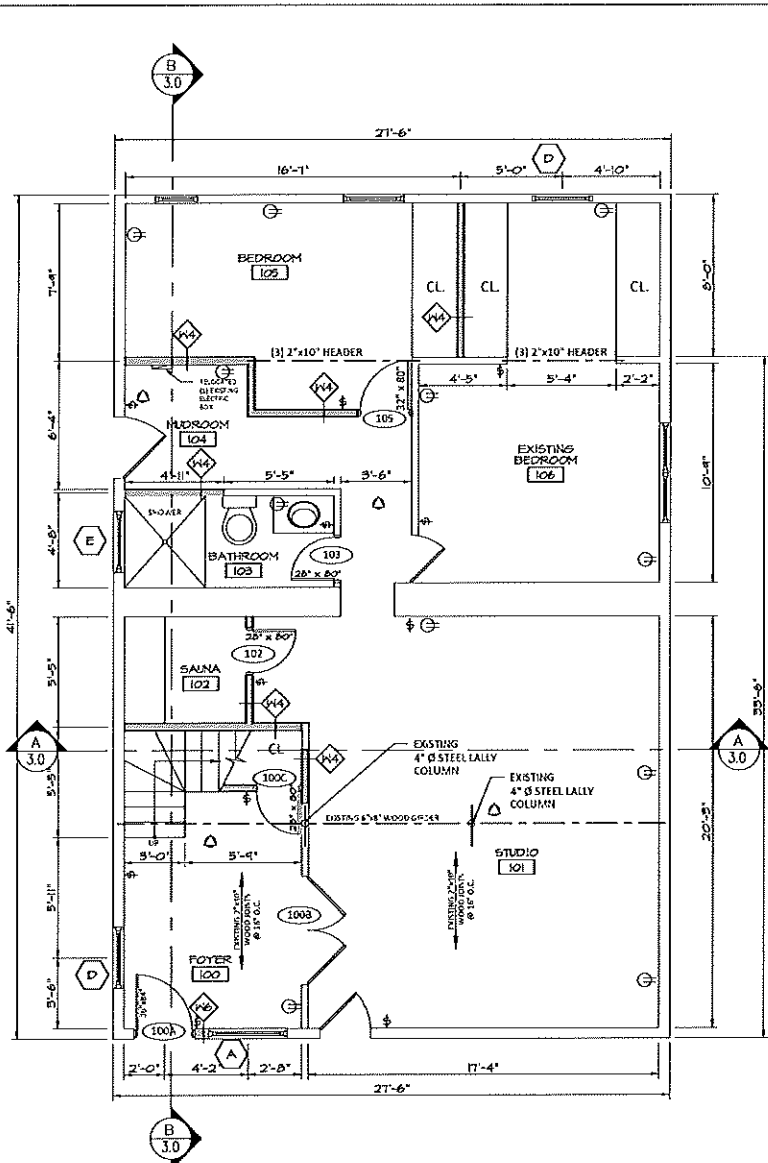
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PROPOSED INTERIOR  
 RENOVATION  
 TO EXISTING 1 FAMILY  
 DWELLING

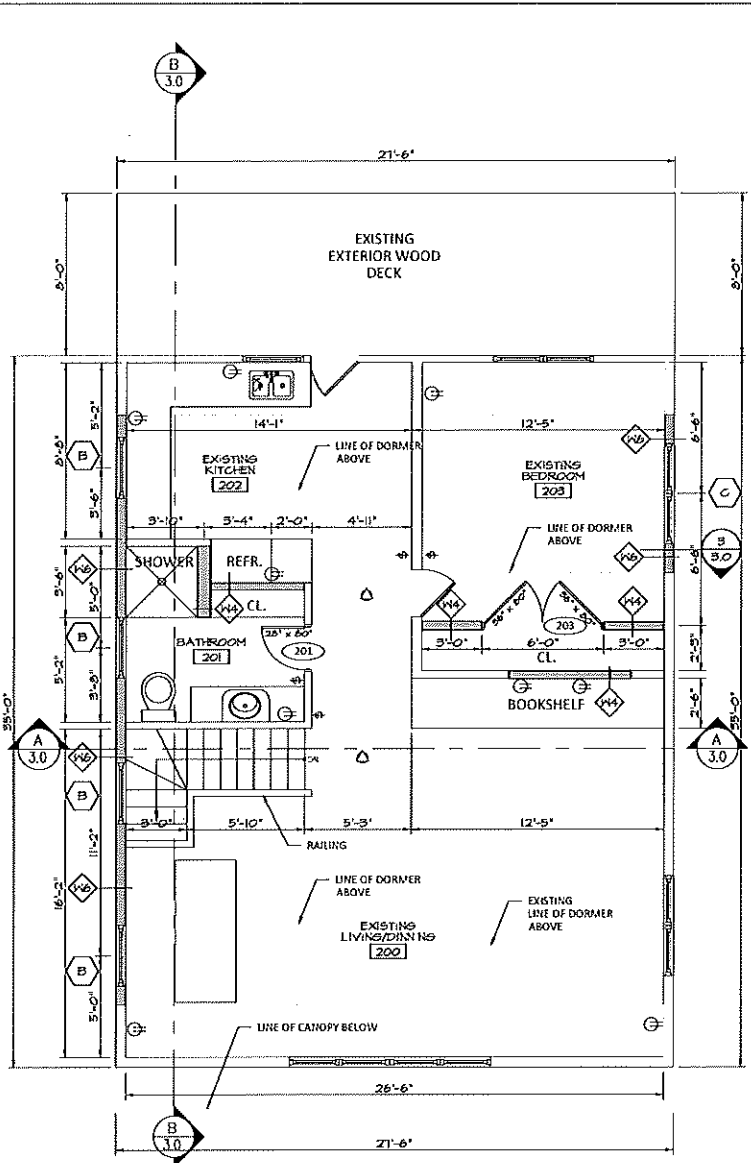
PROJECT:

WESTON STEWART-TENNESSEE  
 16 CLARKE LANE,  
 PROVIDENCE R.I.  
 02906

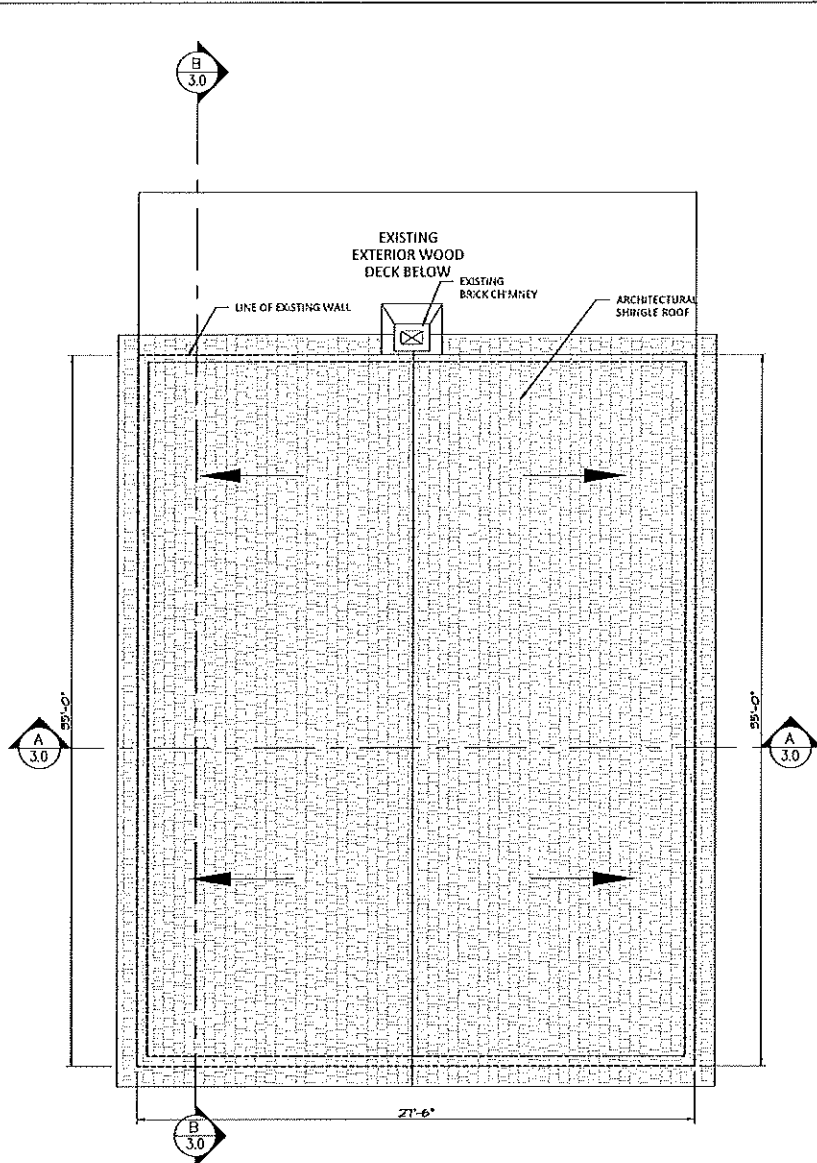
OWNER:  
 JACOB LIGHTMAN  
 &  
 WESTON STEWART-TENNESSEE



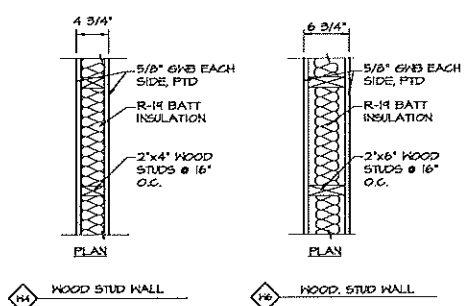
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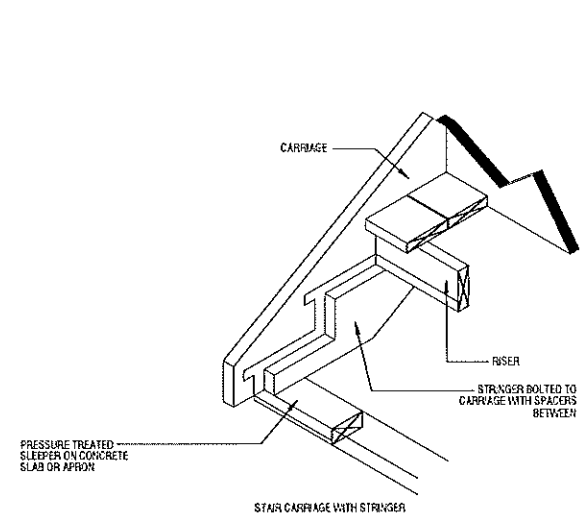
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Scale: 1/4"=1'-0"



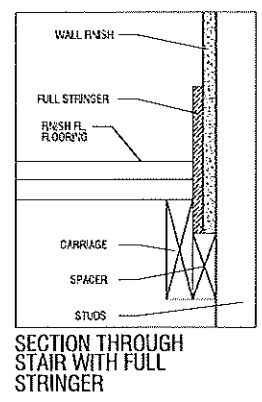
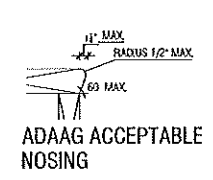
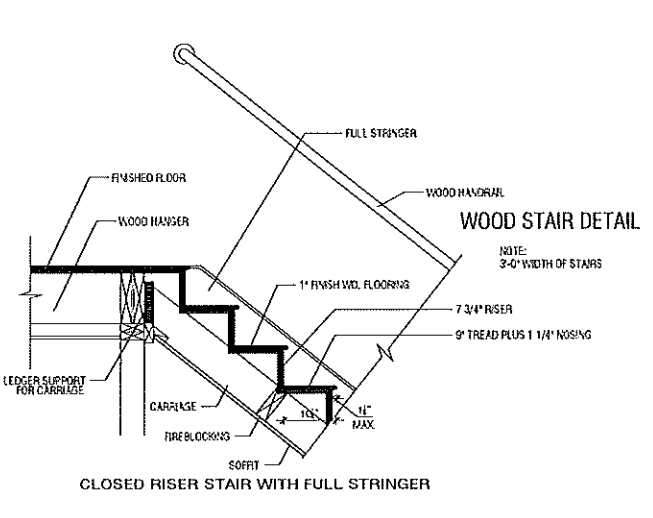
3 ROOF PLAN  
Scale: 1/4"=1'-0"



4 WALL TYPES  
Scale: 1/4"=1'-0"



5 STAIR SECTION -DETAIL  
Scale: 1/4"=1'-0"



OWNER:  
**JACOB LIGHTMAN & WESTON STEWART-TENNES**  
16 CLARKE LANE,  
PROVIDENCE R.I.  
02906

PROJECT:  
**PROPOSED INTERIOR RENOVATION TO EXISTING 1 FAMILY DWELLING**

CONTENT:  
FIRST FLOOR PLAN  
SECOND FLOOR PLAN  
ROOF PLAN  
WINDOW SCHEDULE  
DOOR SCHEDULE  
FINISH SCHEDULE

CONSULTANT:

DRAWINGS PREPARED BY:

**IN SITU**  
DESIGN & BUILD LLC.  
arqinsitu99@gmail.com  
401-6037345  
W. ALEXANDER ARANCO  
BACHELOR IN ARCHITECTURE  
MASTER IN ENV. DESIGN  
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

STATUS:  
DESIGN BUILD

DATE: REV. # DESCRIPTION  
REVISIONS:

DATE: AUGUST 5, 2022  
JOB#: 22-3  
DRGN: W. ALEXANDER ARANCO ASSOCIATE A.J.A.  
SCALE: AS NOTED  
CHECKED BY:

**1.0**

OWNER:

JACOB LIGHTMAN &  
WESTON STEWART-TENNES  
16 CLARKE LANE,  
PROVIDENCE R.I.  
02906

PROJECT:

PROPOSED INTERIOR  
RENOVATION  
TO EXISTING 1 FAMILY  
DWELLING

CONTENT:

BUILDING ELEVATIONS

CONSULTANT:

DRAWINGS PREPARED BY:

**IN SITU**  
DESIGN & BUILD LLC.  
arqinstit99@gmail.com  
401-6037345  
W. ALLENDALE AVENUE  
BOSTON, MASSACHUSETTS  
ARCHITECTS ASSOCIATE  
MEMBER ARCHITECTS ASSOCIATE

STATUS:

DESIGN BUILD

DATE: REV. # DESCRIPTION

REVISIONS:

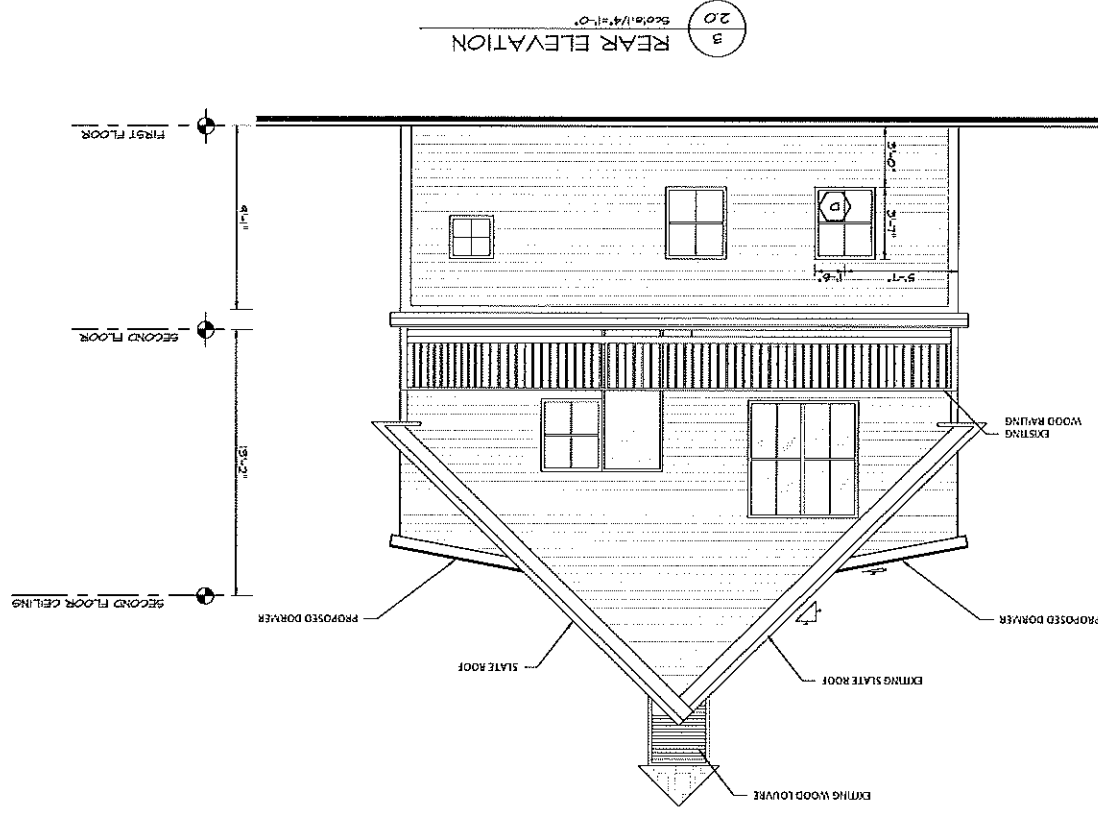
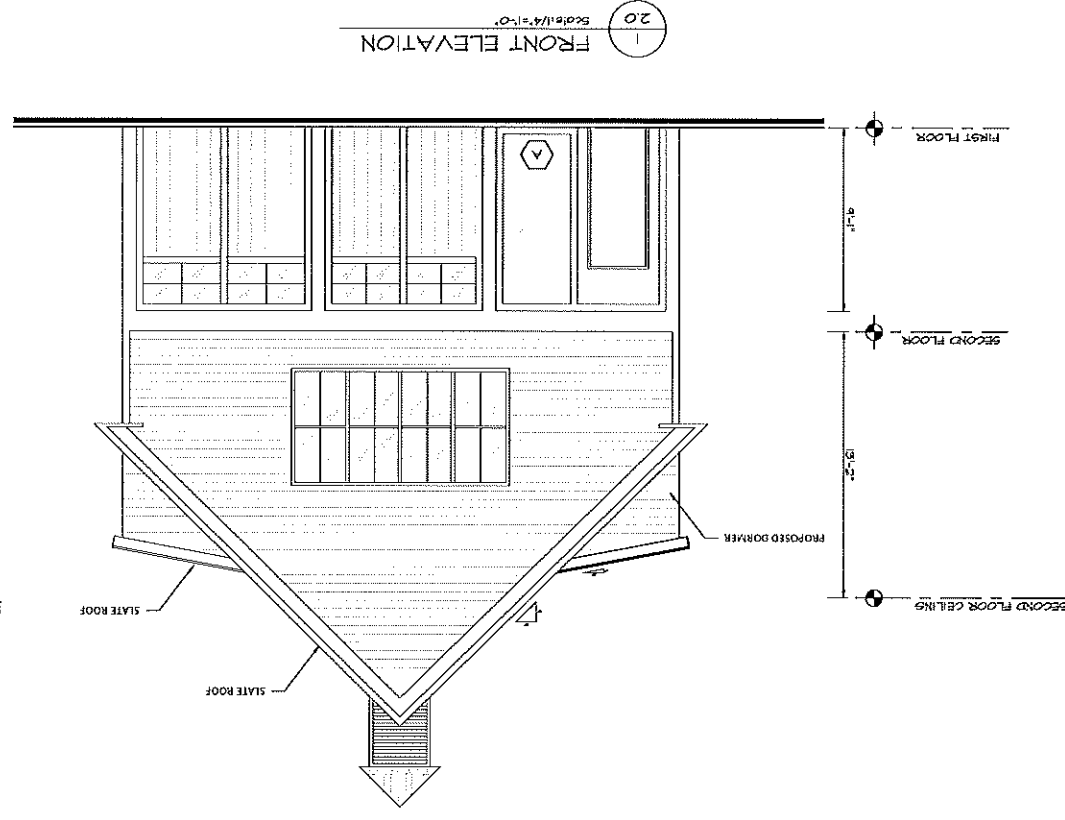
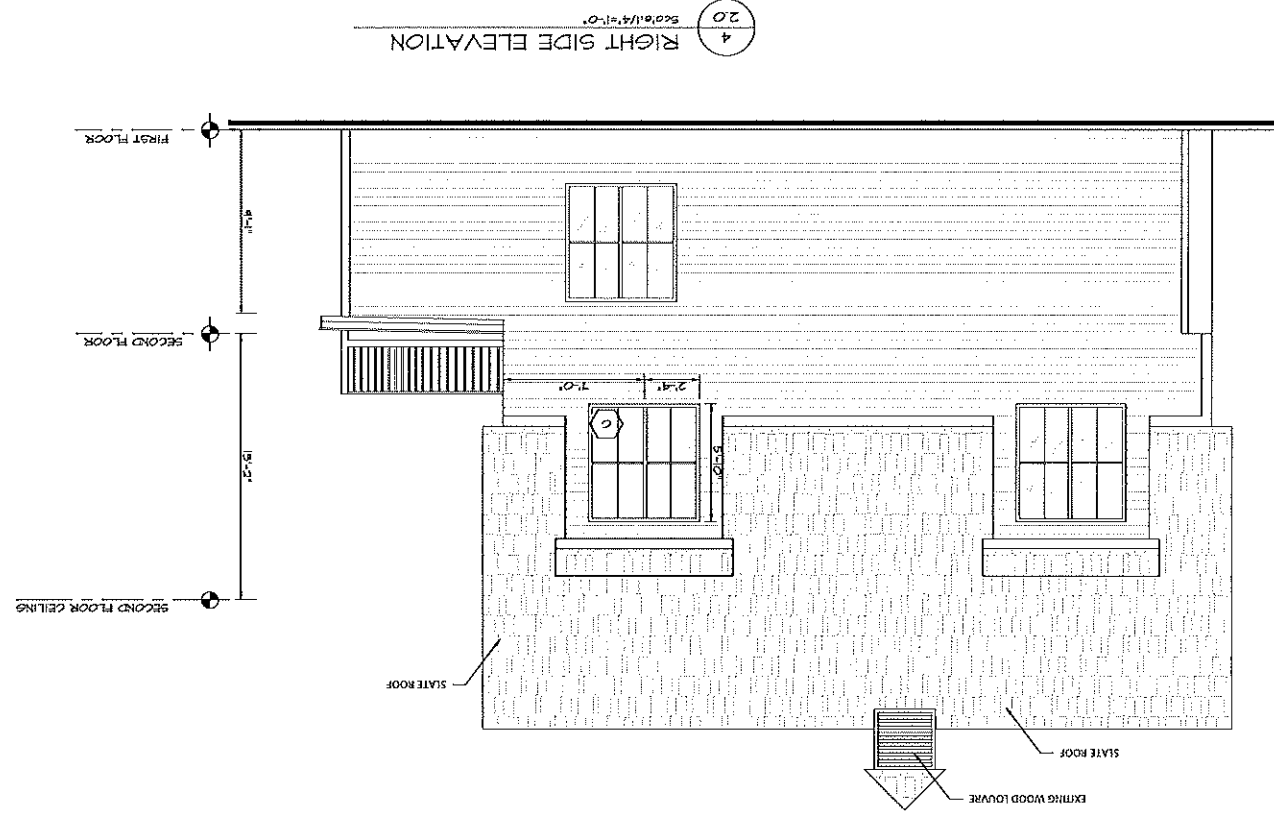
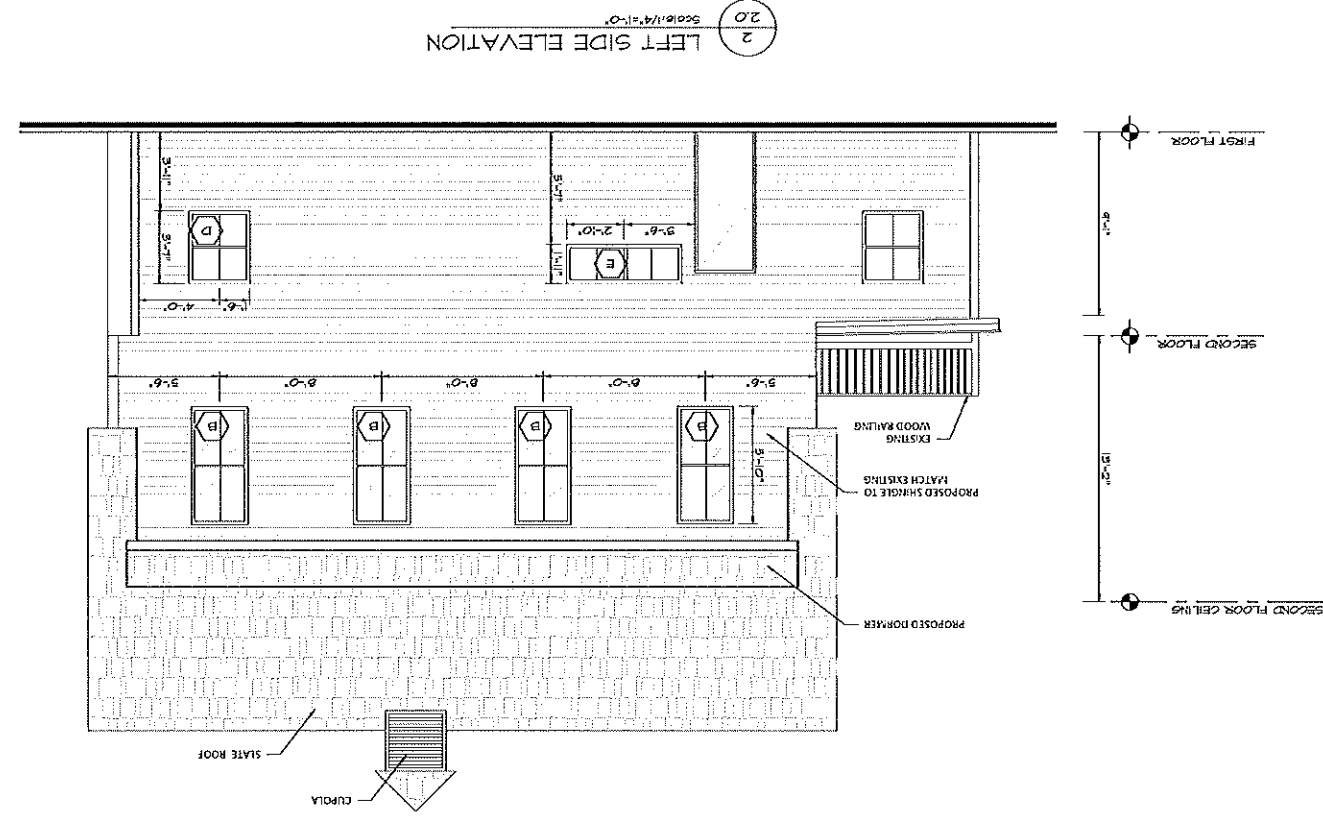
DATE: AUGUST 5, 2023

DRN: M. ALEXANDER ARANGO

SCALE: AS NOTED

CHECKED BY:

**2.0**



OWNER:  
**JACOB LIGHTMAN**  
 &  
**WESTON STEWART-TENNES**  
 16 CLARKE LANE,  
 PROVIDENCE R.I.  
 02906

PROJECT:  
**PROPOSED INTERIOR  
 RENOVATION  
 TO EXISTING 1 FAMILY  
 DWELLING**

CONTENT:  
**BUILDING SECTIONS  
 ELECTRICAL FLOOR PLAN**

CONSULTANT:

DRAWINGS PREPARED BY:

**IN SITU**  
 DESIGN & BUILD LLC.  
 arqinsitu99@gmail.com  
 401-6037345

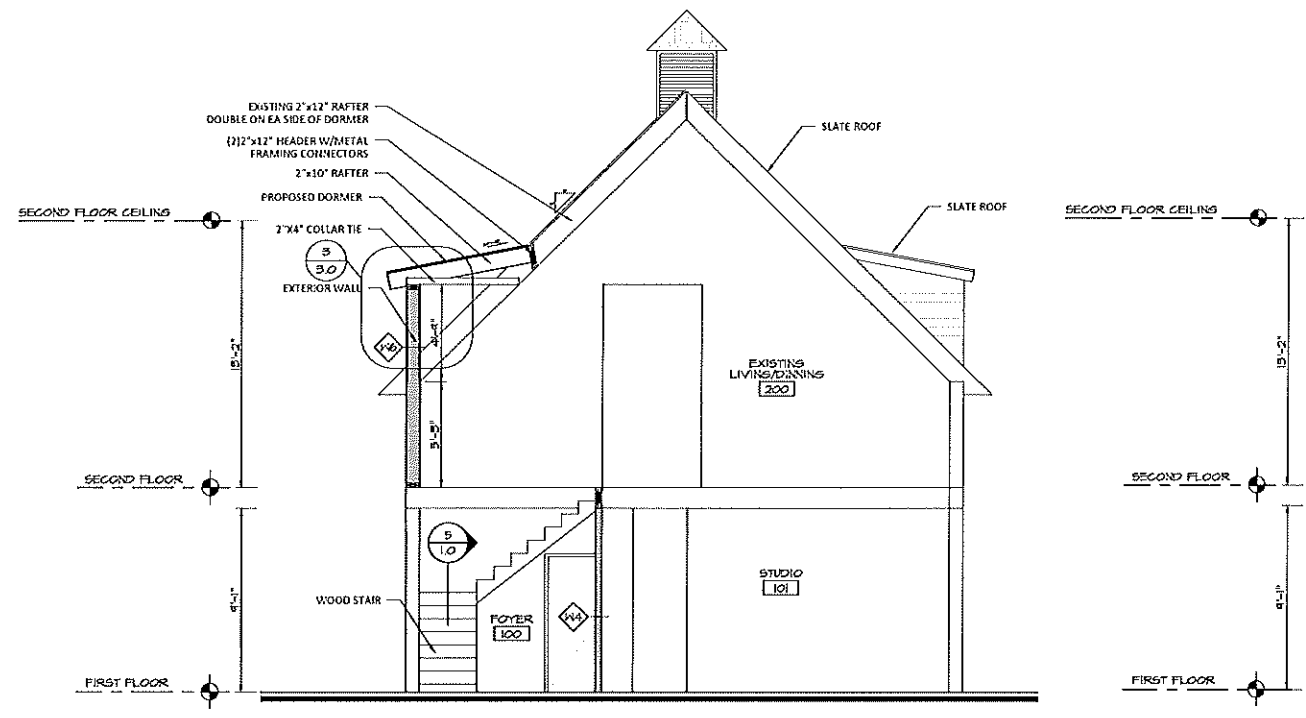
W. ALEXANDER ARANGO  
 BACHELOR IN ARCHITECTURE  
 MASTER IN URBAN DESIGN  
 AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

STATUS:  
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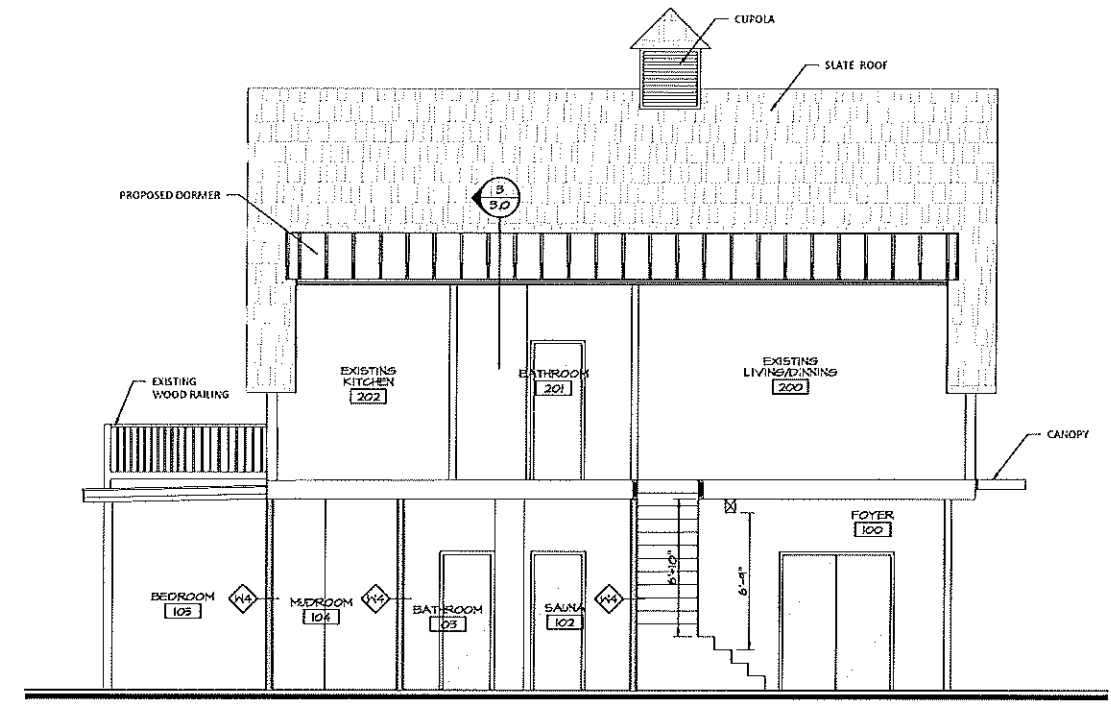
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REVISIONS:		

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 JOB#: 22-11  
 DRAWN: W. ALEXANDER ARANGO  
 ASSOCIATE AIA  
 SCALE: AS NOTED  
 CHECKED BY:

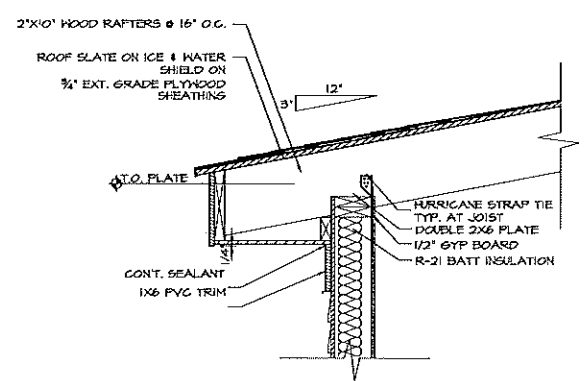
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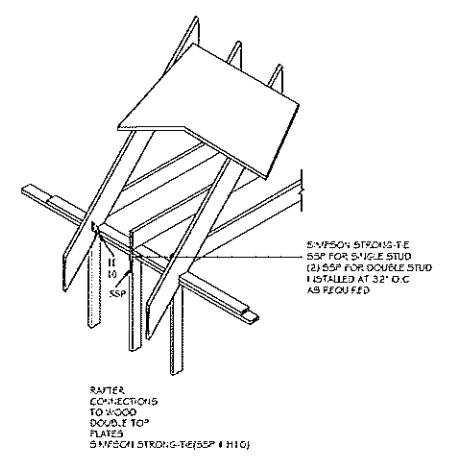
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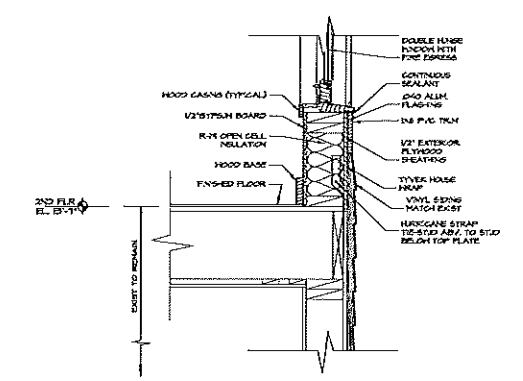
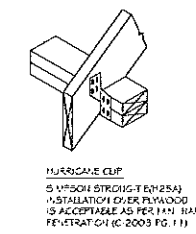
2 B-B LONGITUDINAL SECTION  
 Scale: 1/4"=1'-0"



3 EDGE @ DORMER DETAIL  
 Scale: 1"=1'-0"



4 RAFTER CONNECTION @ DORMER DETAIL  
 Scale: 1/4"=1'-0"



5 WALL CONNECTION @ SECOND FLOOR  
 Scale: 1"=1'-0"

# 400 SERIES TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS



## Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

