PROJECT REVIEW

1. **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
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 revised plans).

Issues: The following issues are relevant to this application:
- At the August 22nd meeting the item was continued. The Commission had the following comments: suggestion that the east dormer be constructed within the roof slope and that the window on the east elevation, first floor, to the north of the entry door be consistent in size with the other windows on the elevation. Suggestion regarding the front bay doors: recommended that the entry door be one panel (similar to the carriage house door). The other panel could be a clear plane of glass, to allow light into the area. Suggested continuing the item and the applicant to return with revised documentation. The applicant’s agreed; and,
- Revised 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.
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:
0.0 GENERAL NOTES
0.1 EXISTING CONDITIONS FLOOR PLANS
1.0 FLOOR PLANS
2.0 BUILDING ELEVATIONS
3.0 SECTIONS & DETAILS

CONSTRUCTION DOCUMENTS

IN SITU
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arin99@gmail.com
401-6037345

W. ALEXANDER ARANGO
BACHELOR IN ARCHITECTURE
MASTER IN URBAN DESIGN
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE
**FOYER**
1. **ANDERSEN E SERIES**
2. **48"x80"**
3. **26.0**
4. **FIXED**
5. **WOOD**
6. **U-0.32, 0.40 (SHGC), MAX. 0.30 CFM/SF**
7. **(Air Infiltration Rate)**
8. **Coordinate Manufacturer and Finish with Owner**

**LIVING/DINING, STAIR, BATHROOM, KITCHEN**
4. **ANDERSEN E SERIES**
5. **36"x70"**
6. **18.0**
7. **DOUBLE HUNG**
8. **WOOD**
9. **U-0.32, 0.40 (SHGC), MAX. 0.30 CFM/SF**
10. **(Air Infiltration Rate)**
11. **Coordinate Manufacturer and Finish with Owner**

**BEDROOM**
1. **ANDERSEN E SERIES**
2. **72"x70"**
3. **35.0**
4. **DOUBLE HUNG**
5. **WOOD**
6. **U-0.32, 0.40 (SHGC), MAX. 0.30 CFM/SF**
7. **(Air Infiltration Rate)**
8. **Coordinate Manufacturer and Finish with Owner**

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**DOOR SCHEDULE**

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**PROPOSED EXTERIOR WALL**

- PROPOSED 2"x4" WOOD STUDS @ 16" O.C. w/ 1 LAYER 5/8" GWB ON EACH SIDE (NON-FIRE RATED)
- PROPOSED 2"x4" WOOD STUDS @ 16" O.C. w/ 1 LAYER 5/8" MIN. GWB ON EACH SIDE (NON-FIRE RATED)

**EXISTING INTERIOR PARTITION**

- Coordinate Manufacturer and Finish with Owner

**EXISTING INTERIOR PARTITION TO REMAIN**

- ENSURE TO OUTSIDE w/ GRAVITY SHUTDOW D AMPER

**EXISTING INTERIOR PARTITION: EXISTING WOOD STUDS w/ PROPOSED 1 LAYER 5/8" GWB ON EACH SIDE**

**EXISTING INTERIOR PARTITION: EXISTING WOOD STUDS w/ PROPOSED 1 LAYER 5/8" GWB ON EACH SIDE**

**PROPOSED 1-HR INTERIOR PARTITION: 2"x4" WOOD STUDS @ 16" O.C. w/ 1 LAYER 5/8" GWB ON EACH SIDE**

**EXISTING INTERIOR PARTITION TO REMAIN**

- ENSURE TO OUTSIDE w/ GRAVITY SHUTDOW D AMPER

**EXISTING INTERIOR PARTITION: EXISTING WOOD STUDS w/ PROPOSED 1 LAYER 5/8" GWB ON EACH SIDE**

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**LEGEND**

- PROPOSED EXTERIOR WALL
- PROPOSED 2"x4" WOOD STUDS @ 16" O.C. w/ 1 LAYER 5/8" GWB ON EACH SIDE (NON-FIRE RATED)
- EXISTING INTERIOR PARTITION: EXISTING WOOD STUDS w/ PROPOSED 1 LAYER 5/8" GWB ON EACH SIDE
- EXISTING INTERIOR PARTITION TO REMAIN
- ENSURE TO OUTSIDE w/ GRAVITY SHUTDOW D AMPER
- FLOOR / AREA DRAIN
- BATTERY-OPERATED SMOKE / CARBON MONOXIDE DETECTOR
EXISTING CONDITIONS

EXISTING 4" Ø STEEL LALLY COLUMN
EXISTING 2"x10" WOOD JOISTS @ 16" O.C.
EXISTING 2"x10" WOOD JOISTS @ 16" O.C.
EXISTING 6"x8" WOOD GIRDER
EXISTING OIL TANK
EXISTING ELECTRIC BOX
EXISTING BOILER
EXISTING BARN DOOR
EXISTING BEDROOM CL.
EXISTING FOYER
EXISTING LAUNDRY/BOILER ROOM
EXISTING BATH
EXISTING BEDROOM
EXISTING LIVING/DINING ROOM
EXISTING EXTERIOR WOOD DECK
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EXISTING EXTERIOR WOOD DECK ABOVE
EXISTING LINE OF DORMER ABOVE
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EXISTING LINE OF EXISTING WALL
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