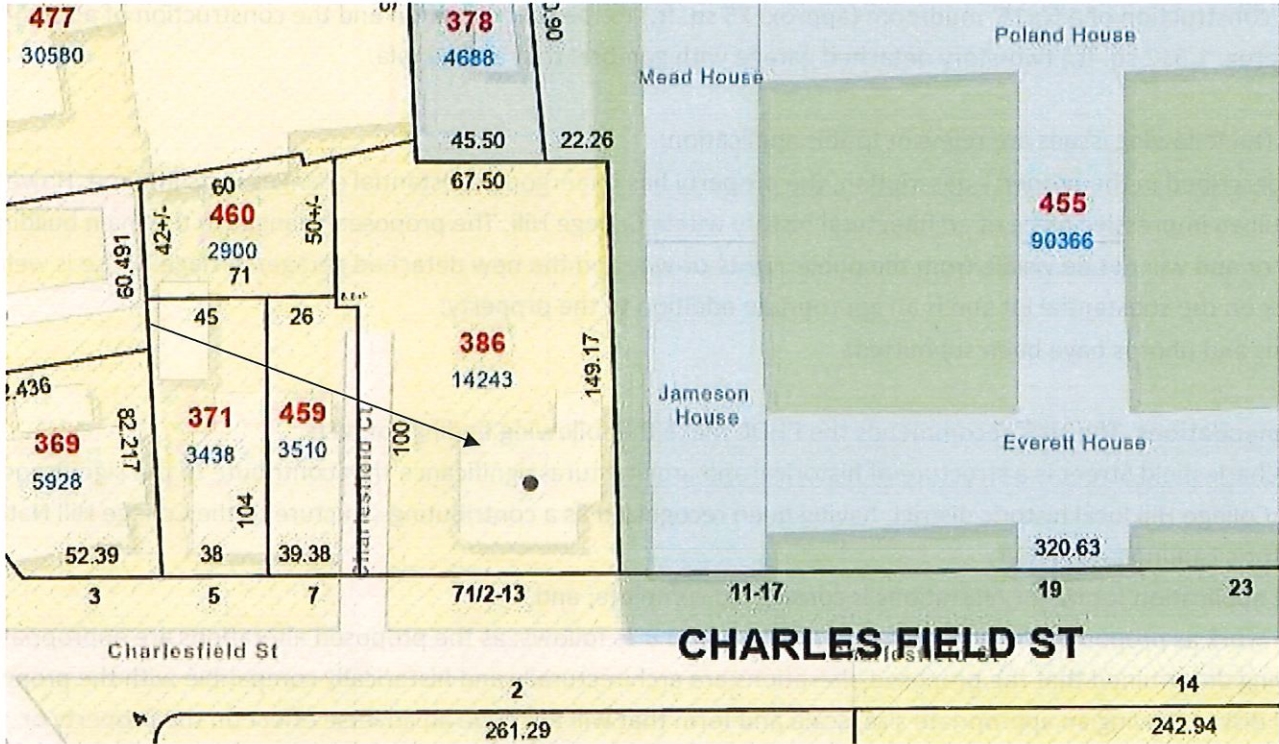
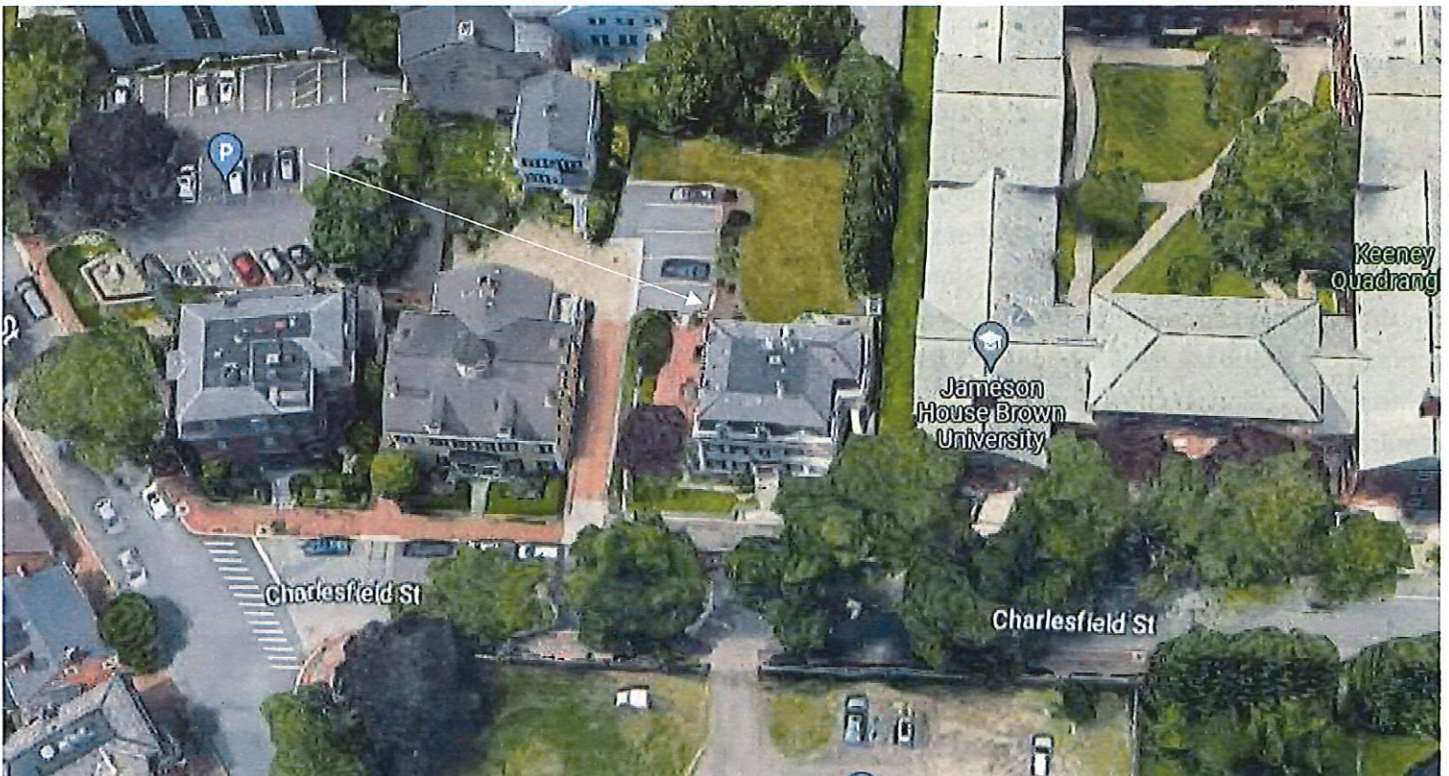


4. **CASE 23.046, 13 CHARLESFIELD STREET, William R. Watson House, 1847, altered c1870s and 1936. (COLLEGE HILL)**
Originally three Greek Revival rowhouses; 2 stories; corner pilasters; classical-portico entrances; mansard roof added 1870's and in 1936 the western-most house was removed and the structure was converted to a single house with a 5-bay facade and central Ionic entrance portico.

CONTRIBUTING



Arrow indicates 13 Charlesfield Street.



Arrow indicates project location, looking north.

Applicant/Owner: Frank Sousa III, 13 Charlesfield Street, Providence, RI 02906

Architect: Monika Kraemer, 12 Almy Street, Providence, RI 02909

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

- the construction of a 5'x15' mudroom (approx. 75 sq. ft.) to the rear elevation and the construction of a 28'x54' (approx. 1,512 sq. ft.) two-story detached garage with gambrel roof and cupola.

Issues: The following issues are relevant to this application:

- As described in the property description, the property has undergone substantial changes in its lifetime. However, it is still an impressive piece of architectural history within College Hill. The proposed changes to the main building are minor and will not be visible from the public rights-of-way and the new detached garage/carriage house is well set back on the substantial lot and is an appropriate addition to the property;
- Plans and photos have been submitted.

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

- a) 13 Charlesfield 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;
- 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 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 some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing.

Staff recommends a motion be made stating that: The application is considered complete. 13 Charlesfield 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 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 some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Providence Historic District Commission
Review Application
13 Charlesfield Street, Providence RI 02906
Plat 012, Lot 386

Exhibit 1
Part II- Description of Work

Purpose- Add mudroom to existing residence. Construct 3-car garage.

Mudroom General Scope of Work-

Add 5'x15' mudroom to rear façade of existing three-story 1847 (1870) mansard residence. Existing rear door and adjacent window inside new addition to remain in place. New door and windows to match existing. Lap siding and roofing to match existing. Replace French door and flanking window at kitchen with new French door and sidelights. New brick patio with slate steps and risers.

Mudroom Roof-

Slate roof to match existing at kitchen addition.

Note: All new mudroom windows to be Pella all wood Reserve Traditional double-hung windows with 6/6 divided lites (3/4" mullion). No storm windows. Window and trim colors to match existing.

Mudroom East Elevation-

Remove (1) 69"x92" dual-leaf French door and (2) 27"x72" double-hung windows at kitchen addition. Remove steps and handrail.

(1) new 34"x72" double-hung window at mudroom addition. New Pella 68"x92" dual-leaf wood French door and (2) 11"x72" wood sidelights. Wood lap siding to match existing residence. New raised patio with herringbone brick infill. Slate steps and risers. Patio foundation to be faced with stone to match foundation of existing residence.

Mudroom South Elevation- (rear of house)

(2) 36"x72" double-hung windows at mudroom addition. New Pella 36"x92" wood French door with 15 lites.

Residence East Elevation-

No modifications.

Residence South Elevation-

No modifications.

Mudroom Interior-

Built-in closet, bench, and cubbies at mudroom.

Garage General Scope of Work-

New 28'x45' two-story gambrel roof garage with cupola. Poured concrete foundation with stone facing to match residence. Wood lap siding at lower level; cedar shingles at upper level. Roll-down garage doors in the style of wood-framed swing doors with T&G infill panels with divided lite transom windows above.

Garage Roof-

Architectural asphalt shingles. Color to be determined. Pre-made cupola with copper top.

Note: All garage windows to be Pella Reserve Traditional aluminum clad double-hung windows, transom windows and specialty shapes. Window and trim colors to match existing residence.

Garage North Elevation-

(1) 96"x90 fiberglass insulated roll-down garage door and (1) 216"x90 fiberglass insulated roll-down garage door. (1) 42"x90" six-panel wood door and (1) 36"x84" six-panel wood door. (4) 40"x46" D/H windows at second level dormers. Lap siding.

Garage East Elevation-

(1) 72"x84" fiberglass insulated dual-leaf swing door and (1) 36"x80" six-panel wood door. (1) 38"x32" fixed window at lower level. (2) 30"x54" D/H windows at second level with arched divided lite transom. (2) 38" quarter-round fixed windows at second level. Lap siding at lower level; cedar shingles at upper level.

Garage South Elevation-

(4) 40"x46" D/H windows at second level dormers. (3) 38"x32" fixed windows at lower level. (1) 16" diameter fixed round window. Lap siding.

Garage West Elevation-

(2) 38"x32" fixed windows at lower level. (1) 40"x46" D/H window at second level. Wood trellis.

Garage Interior-

Beadboard walls. Work bench, half bath, storage.



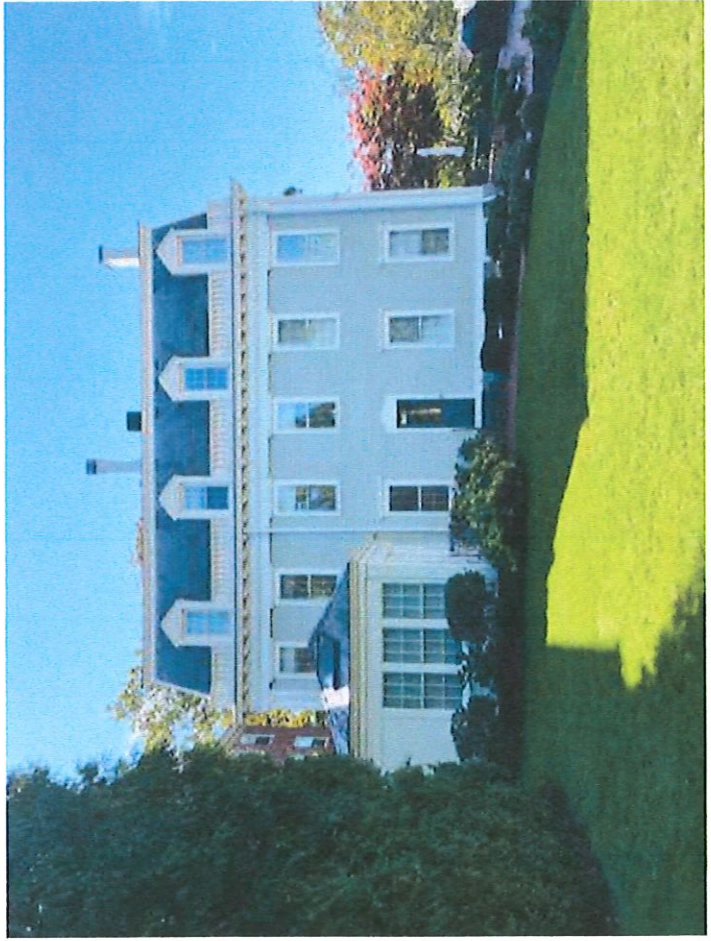
Residence - East Elevation



Residence - West Elevation



Residence - South Elevation



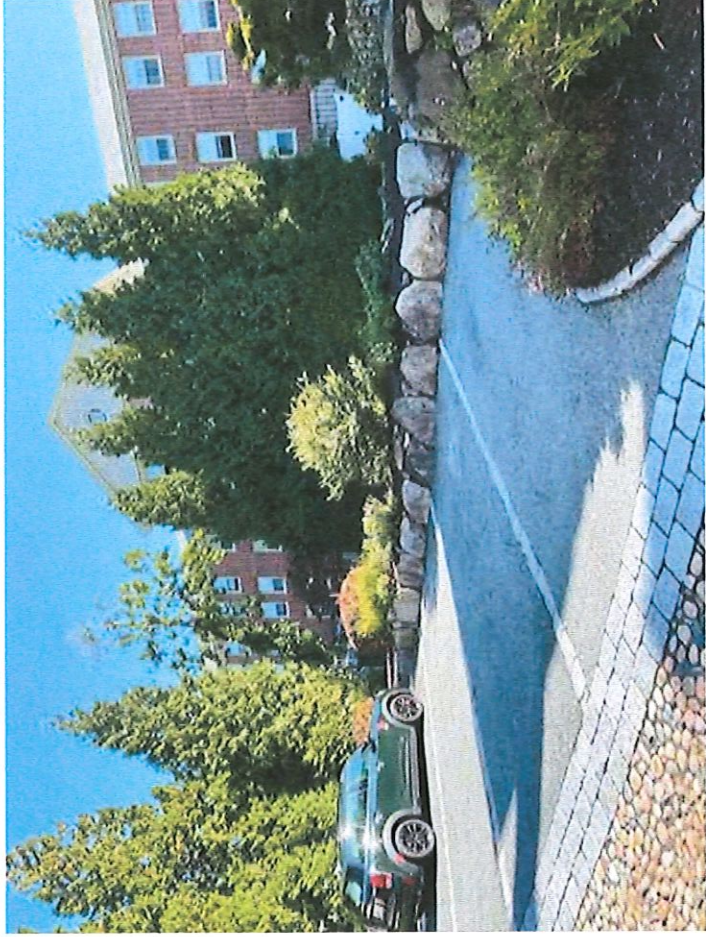
Residence - North Elevation



Residence - Rear Elevation at Kitchen Addition



Site - North View



Site - East View



Site - View From Street



Site - West View



HISTORIC MAP WORKS

Residential Genealogy™

EXHIBIT 9 A

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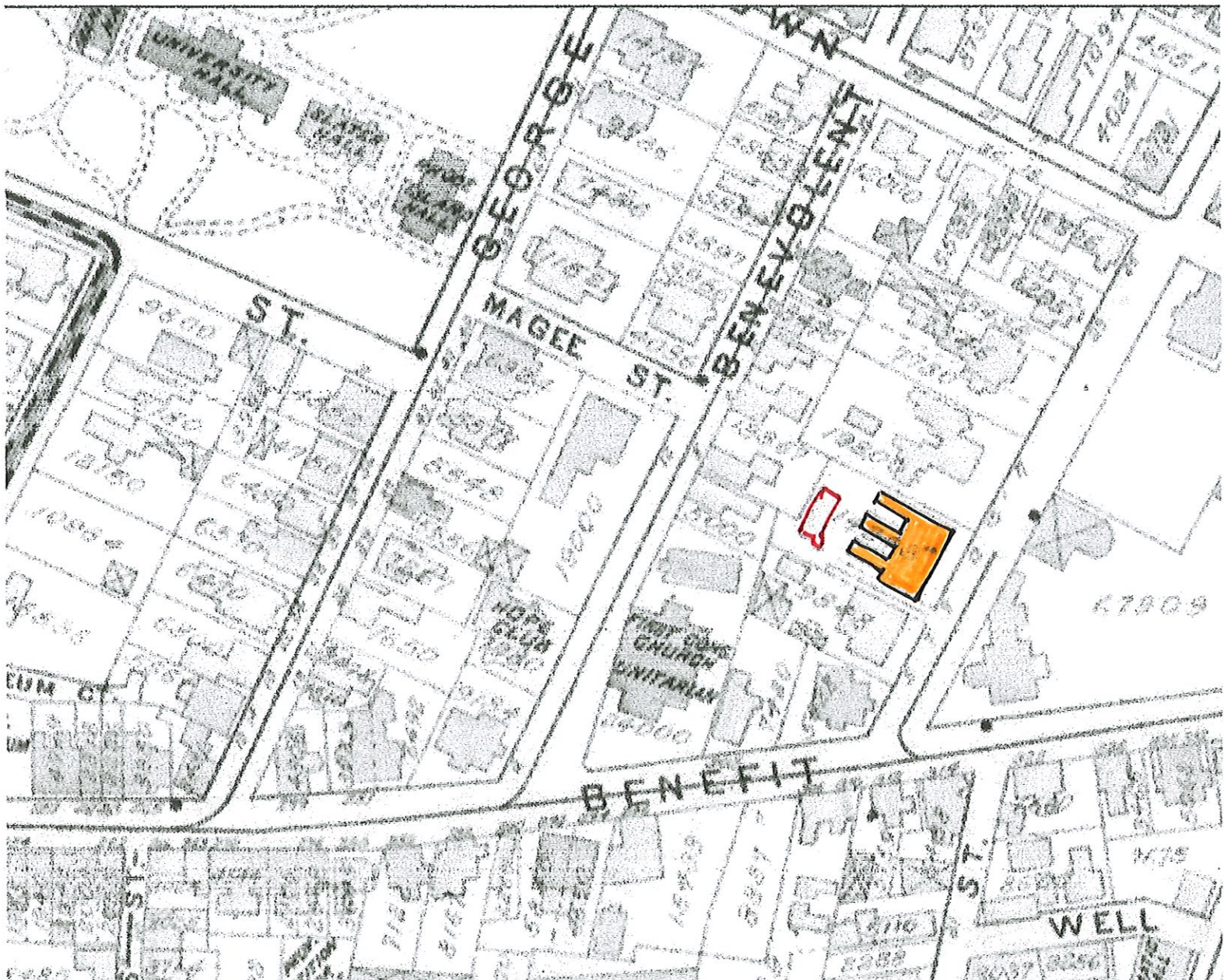
Pages 36 and 37 - Providence City

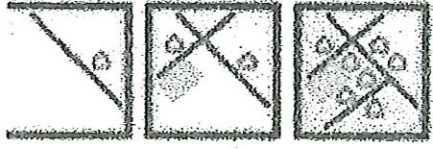
From Providence County 1895, Rhode Island

Published by Everts and Richards in 1895

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ITEM #US895476

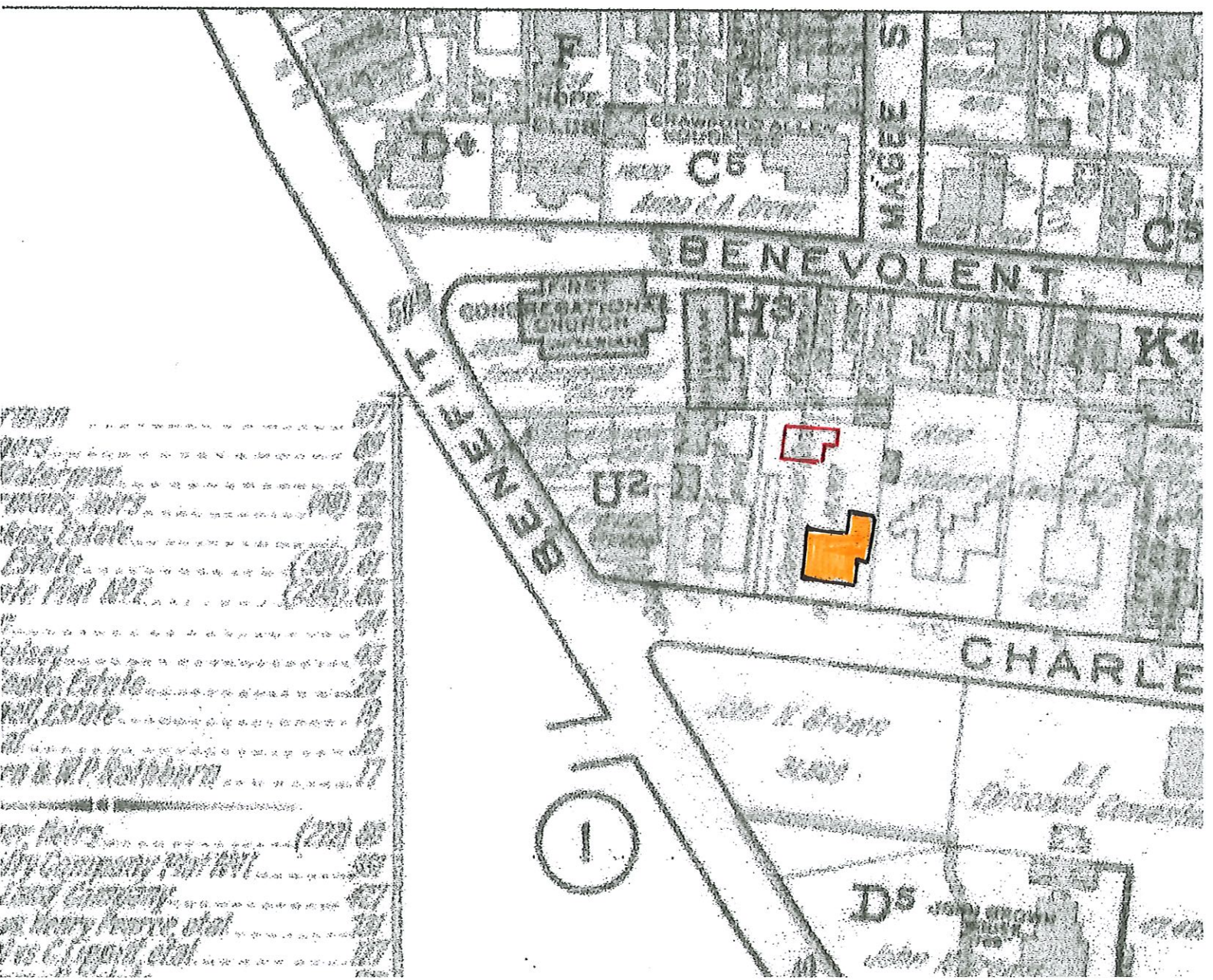
Plate 019

From Providence 1937, Rhode Island

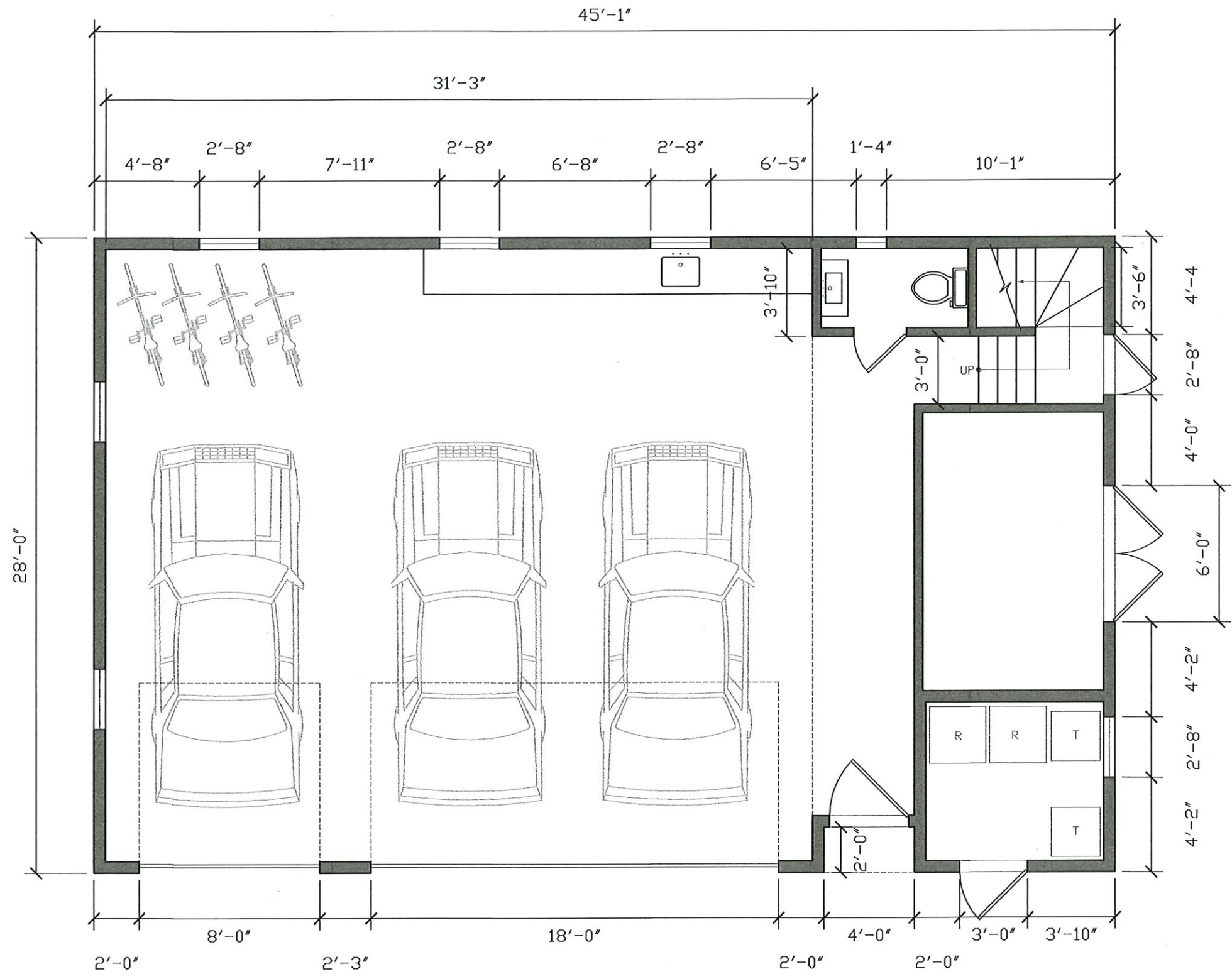
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GARAGE GROUND LEVEL PLAN

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

GARAGE GROUND LEVEL

REV:

DATE:

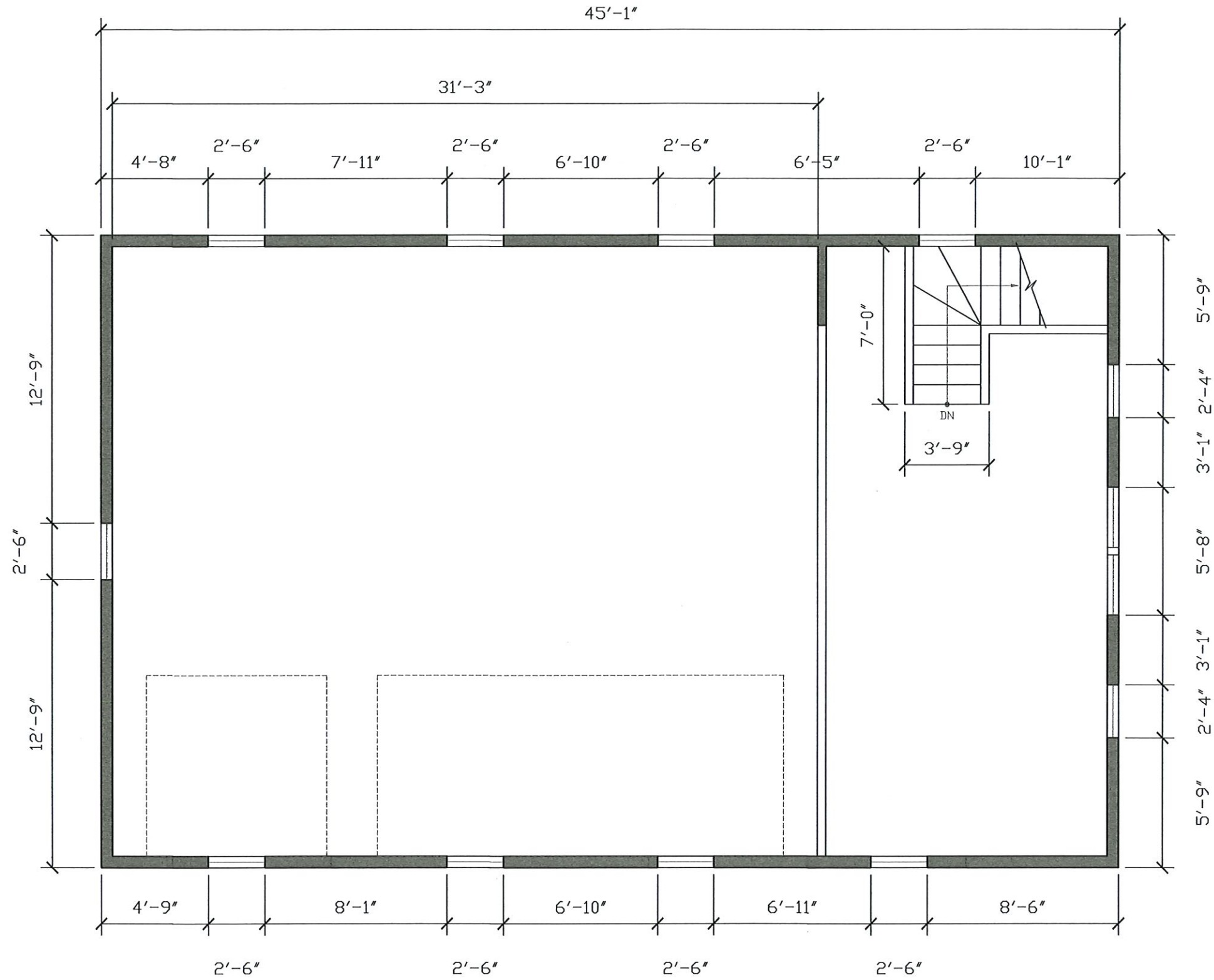
4/5/2023

SCALE:

3/16"=1'-0"

Exhibit
3A

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



GARAGE SECOND LEVEL PLAN

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

GARAGE SECOND LEVEL

REV:

DATE:

4/5/2023

SCALE:

3/16"=1'-0"

Exhibit
3B

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



○ FRONT ELEVATION

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

FRONT ELEVATION

REV:

DATE:

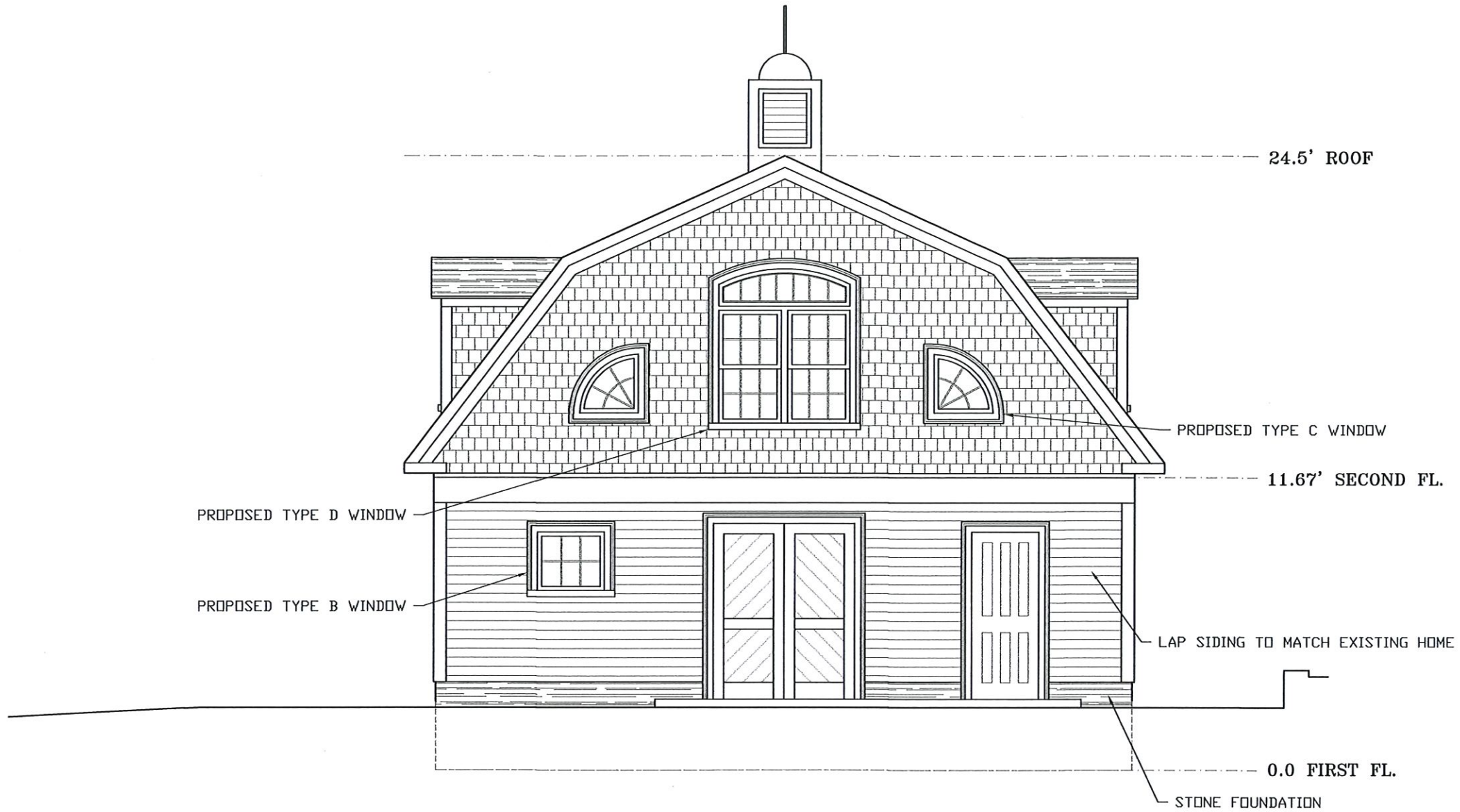
4/5/2023

SCALE:


3/16" = 1'-0"

Exhibit
3C

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



○ SIDE ELEVATION
FACING YARD


Monika P. Kraemer
 Architect
 401.241.5576
 12 Almy Street
 Providence, RI 02909

FOR: RENOVATION
 PROJECT:
SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

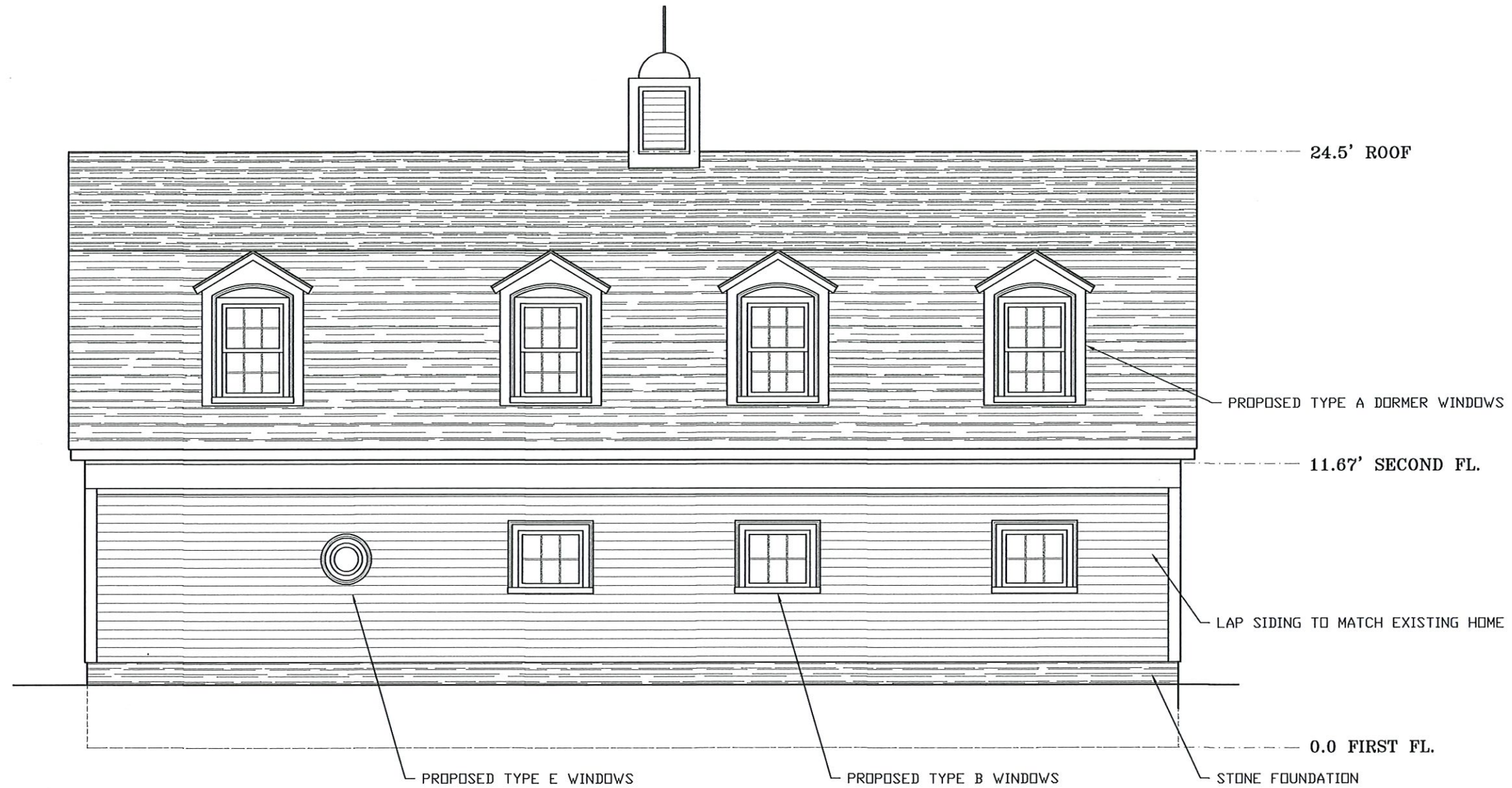
DRAWING TITLE:
SIDE ELEVATION
FACING YARD

REV:

DATE:
 4/5/2023

SCALE:
 3/16"=1'-0"

Exhibit
3D



○ REAR ELEVATION

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

REAR ELEVATION

REV:

DATE:

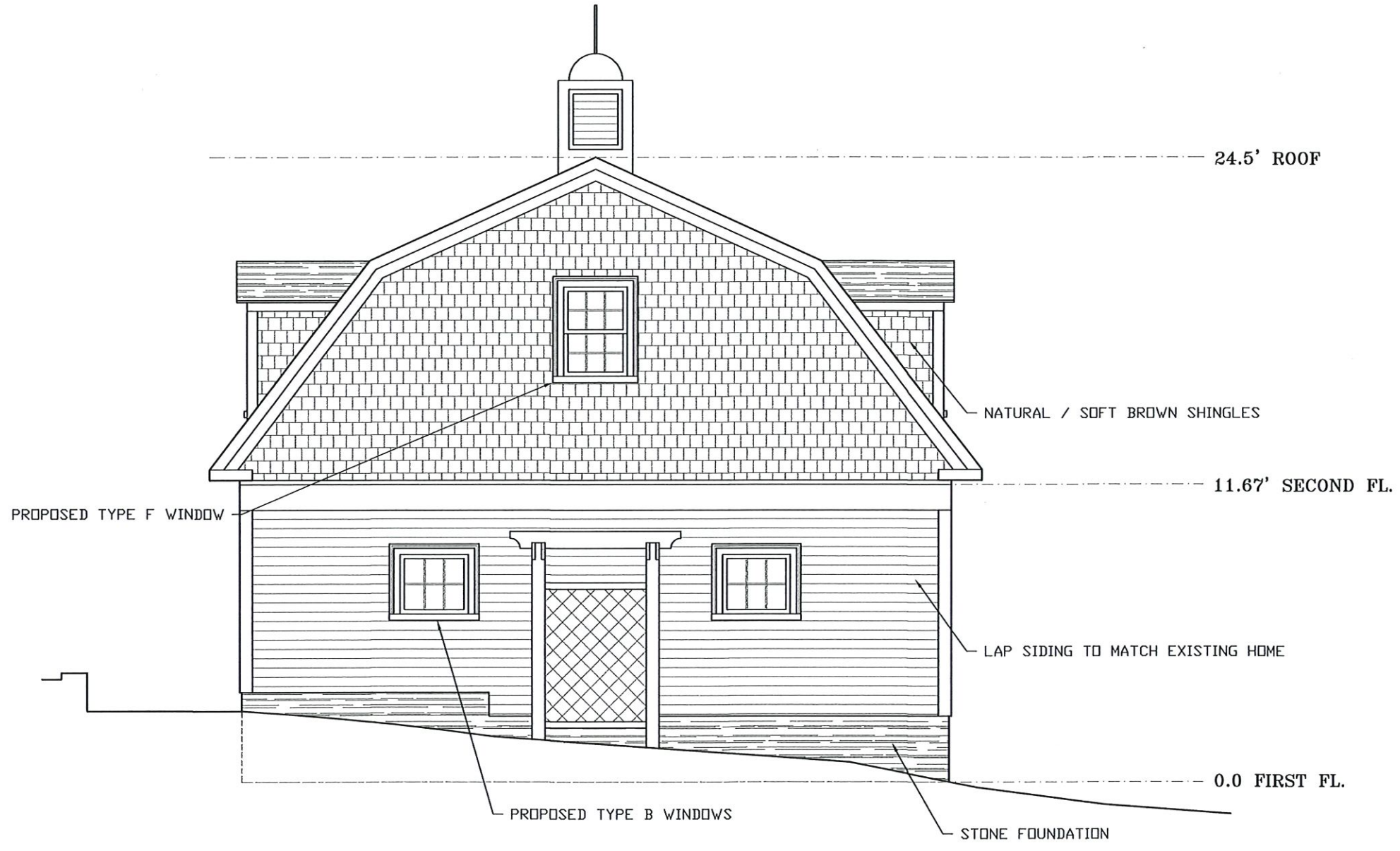
4/5/2023

SCALE:

3/16" = 1'-0"

Exhibit
3E

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



○ SIDE ELEVATION
FACING NEIGHBOR HOUSE

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

SIDE ELEVATION FACING
NEIGHBOR HOUSE

REV:

DATE:

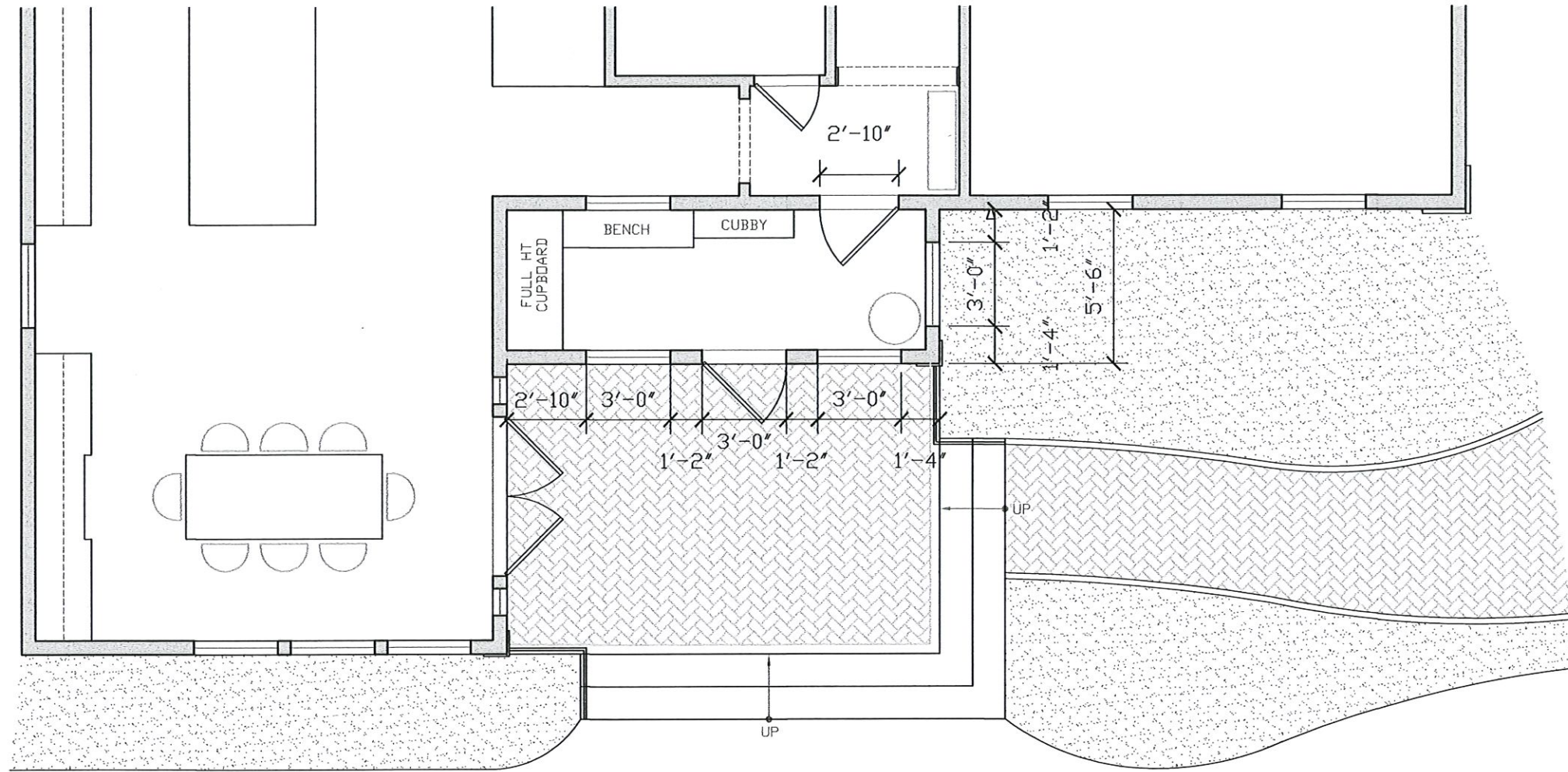
4/5/2023

SCALE:

3/16"=1'-0"

Exhibit
3F

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Providence, RI 02909



○ MUDROOM & PATIO PLAN

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

MUDROOM PLAN

REV:

DATE:

4/5/2023

SCALE:

3/16"=1'-0"

Exhibit
3G

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Architect
 401.241.5576
 12 Almy Street
 Providence, RI 02909



EAST ELEVATION



SOUTH ELEVATION

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

MUDROOM ELEVATIONS

REV:

DATE:

4/5/2023

SCALE:

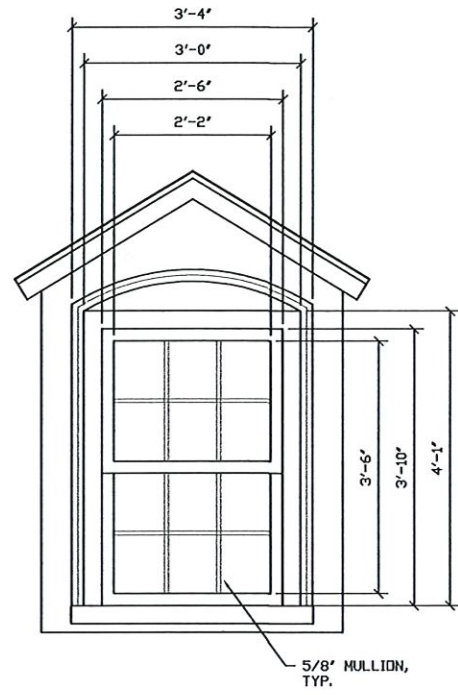
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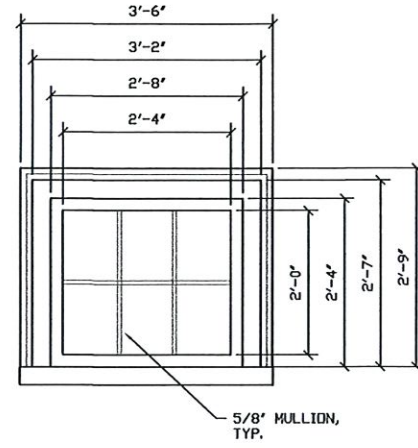
Monika P. Kraemer
Architect



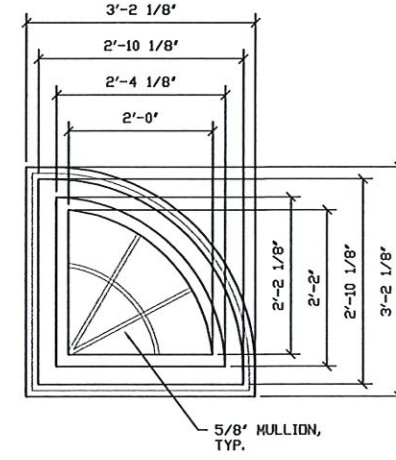
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12 Almy Street
Providence, RI 02909



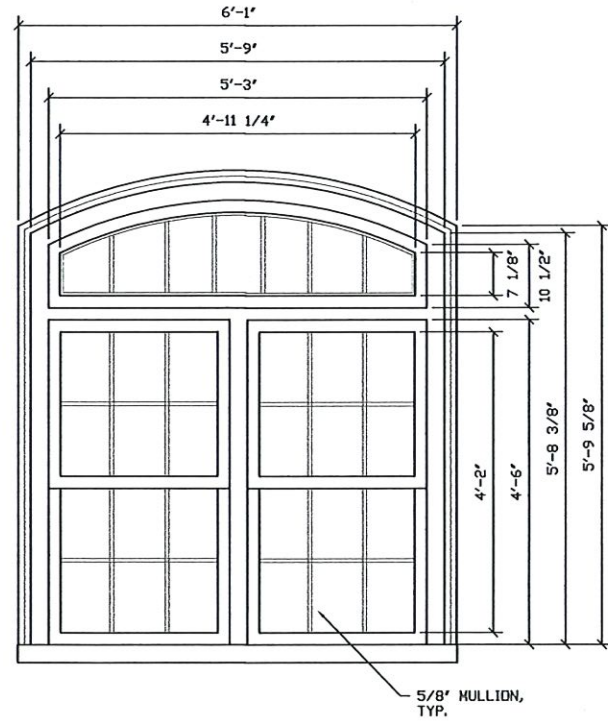
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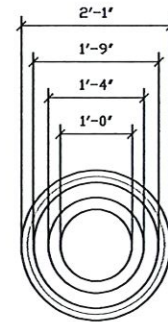
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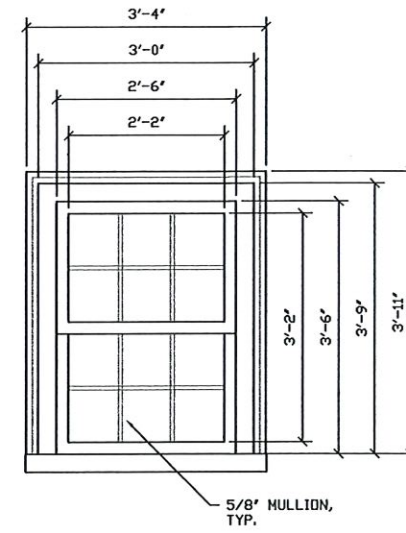
PROPOSED TYPE C



PROPOSED TYPE D



PROPOSED TYPE E



PROPOSED TYPE F

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:
WINDOW ELEVATIONS

REV:

DATE:

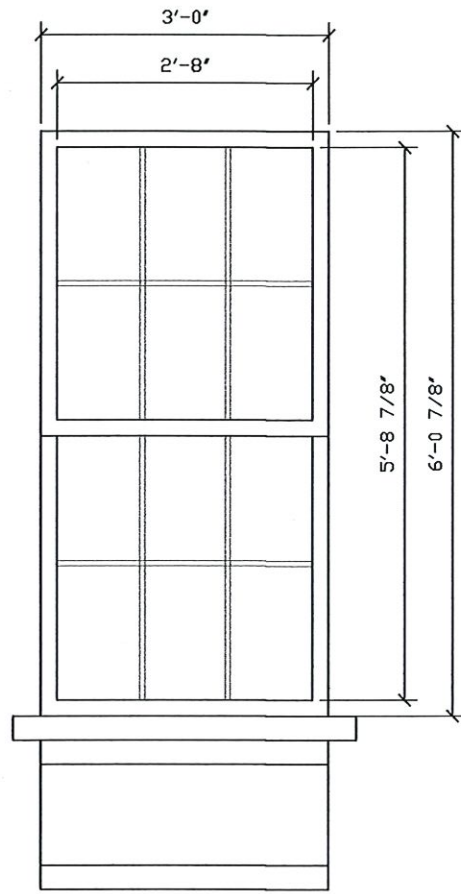
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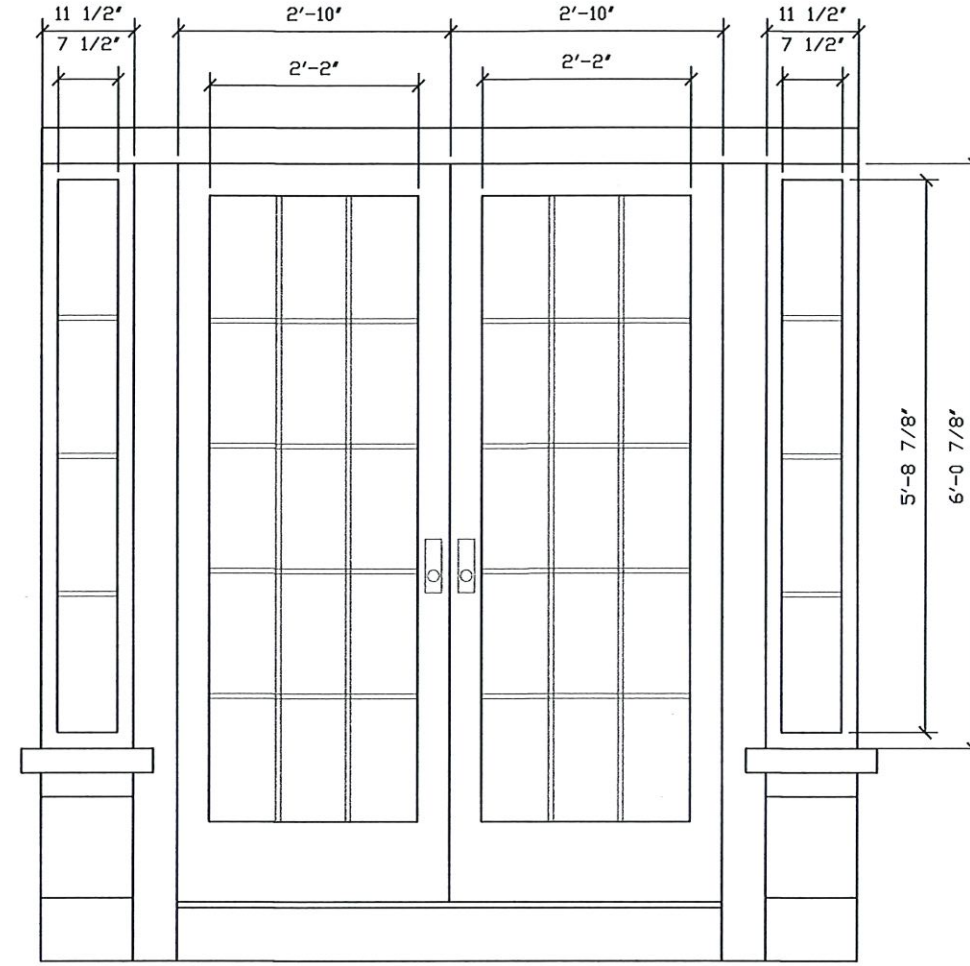
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Exhibit
3I

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Architect
401.241.5576
12 Almy Street
Providence, RI 02909



○ PROPOSED TYPE G



○ PROPOSED TYPE H

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

WINDOW ELEVATIONS

REV:

DATE:

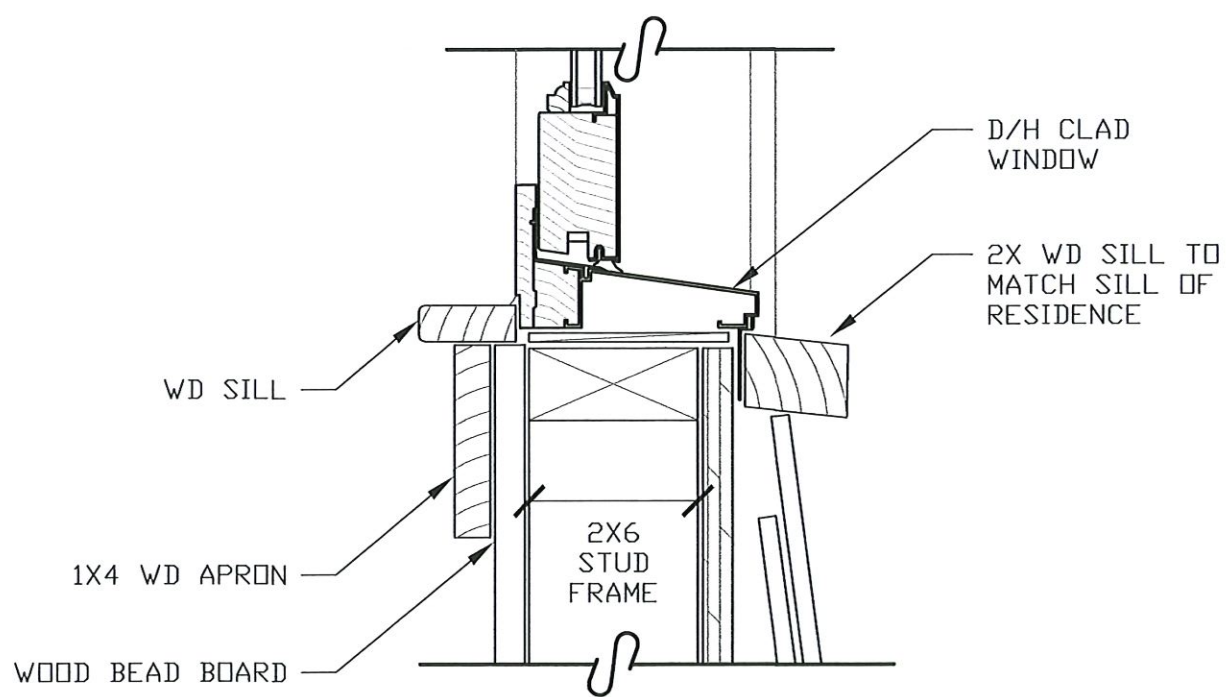
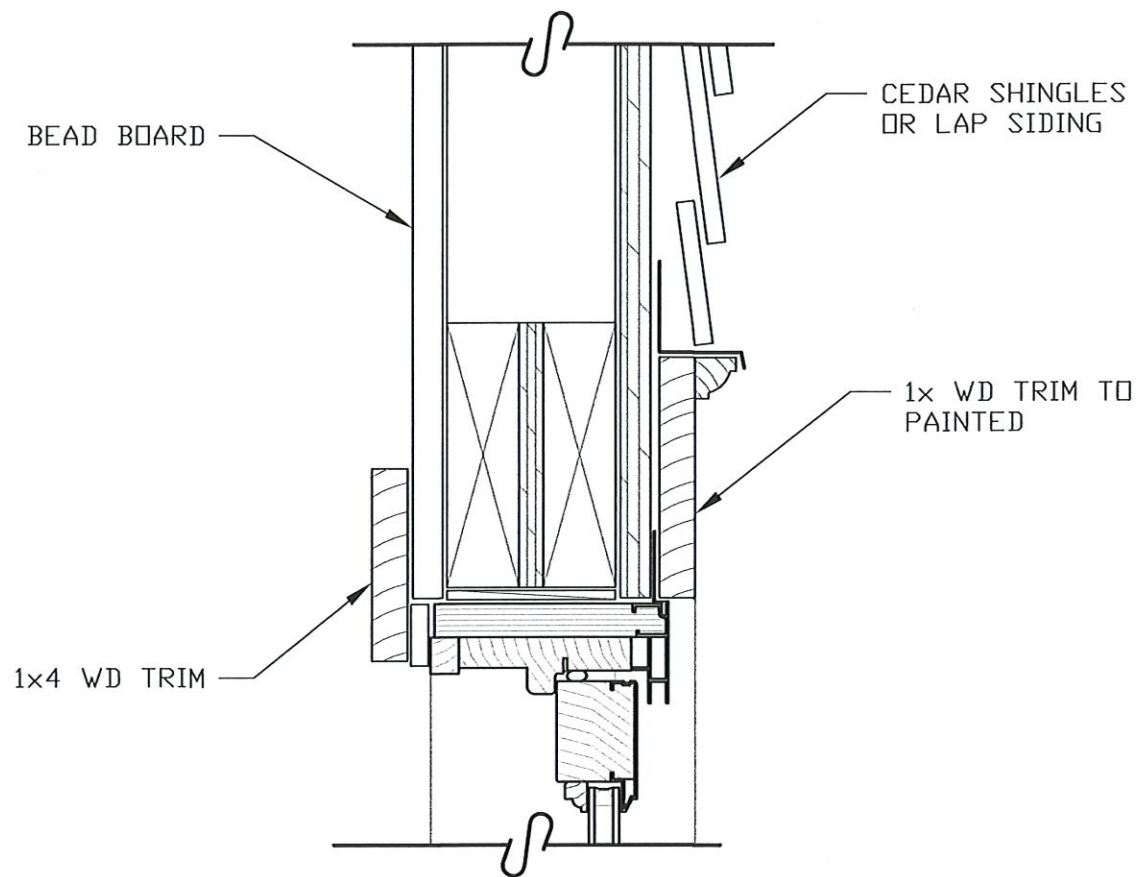
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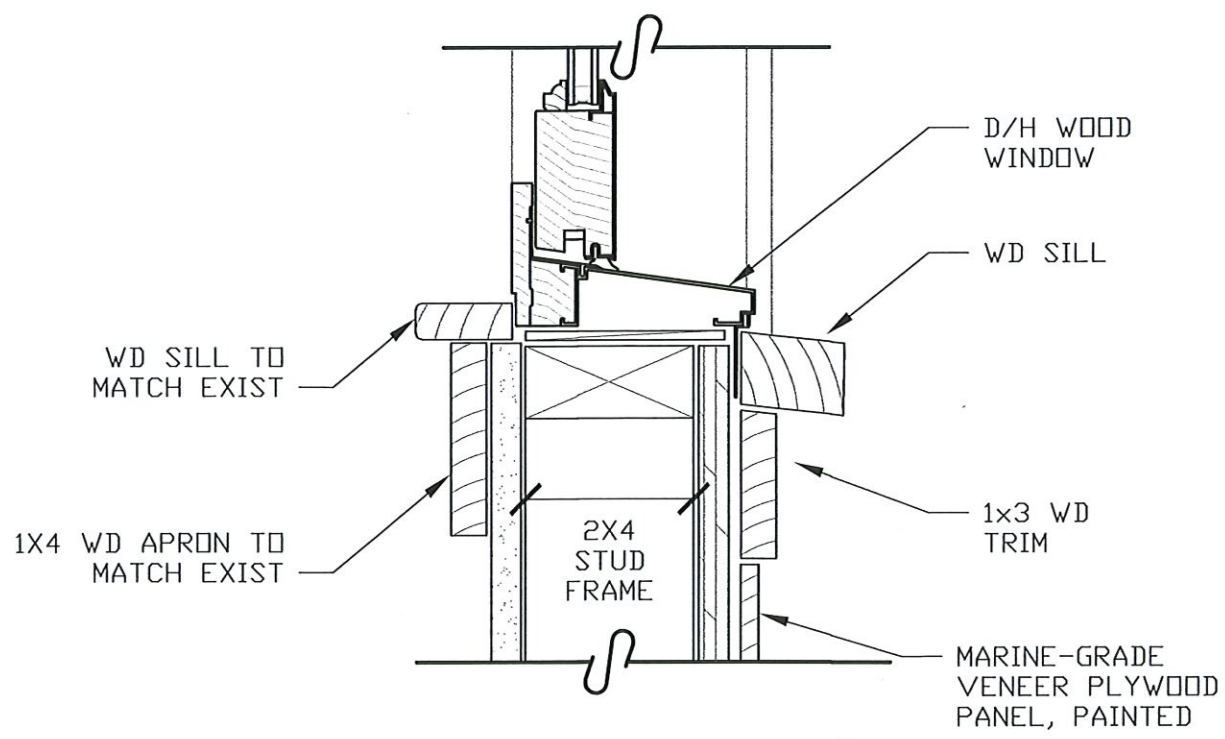
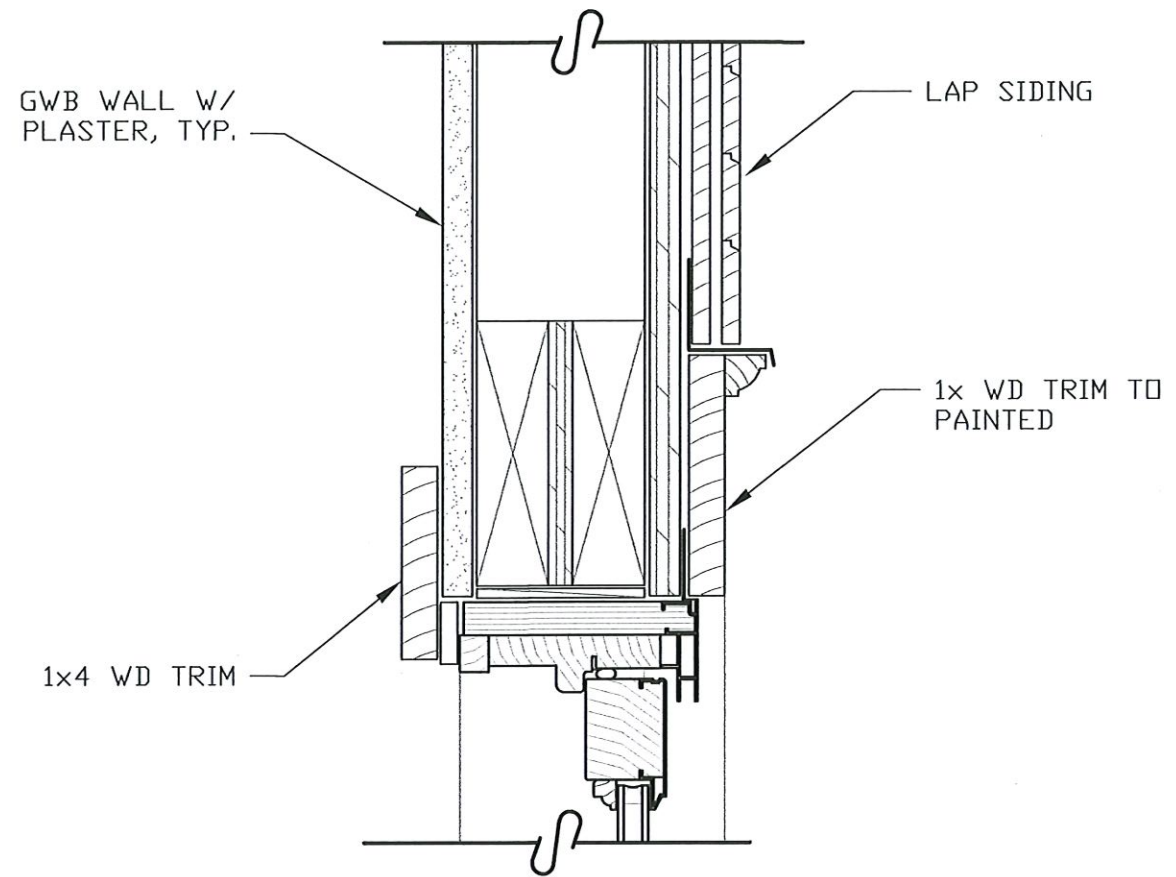
3/8" = 1'-0"

Exhibit
3J

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Architect
401.241.5576
12 Almy Street
Providence, RI 02909



A D/H WIN HEAD & SILL DETAILS
GARAGE



B D/H WIN HEAD & SILL DETAILS
MUD ROOM

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

GARAGE WINDOW
DETAILS AT
STUD & BRICK WALLS

REV:

DATE:

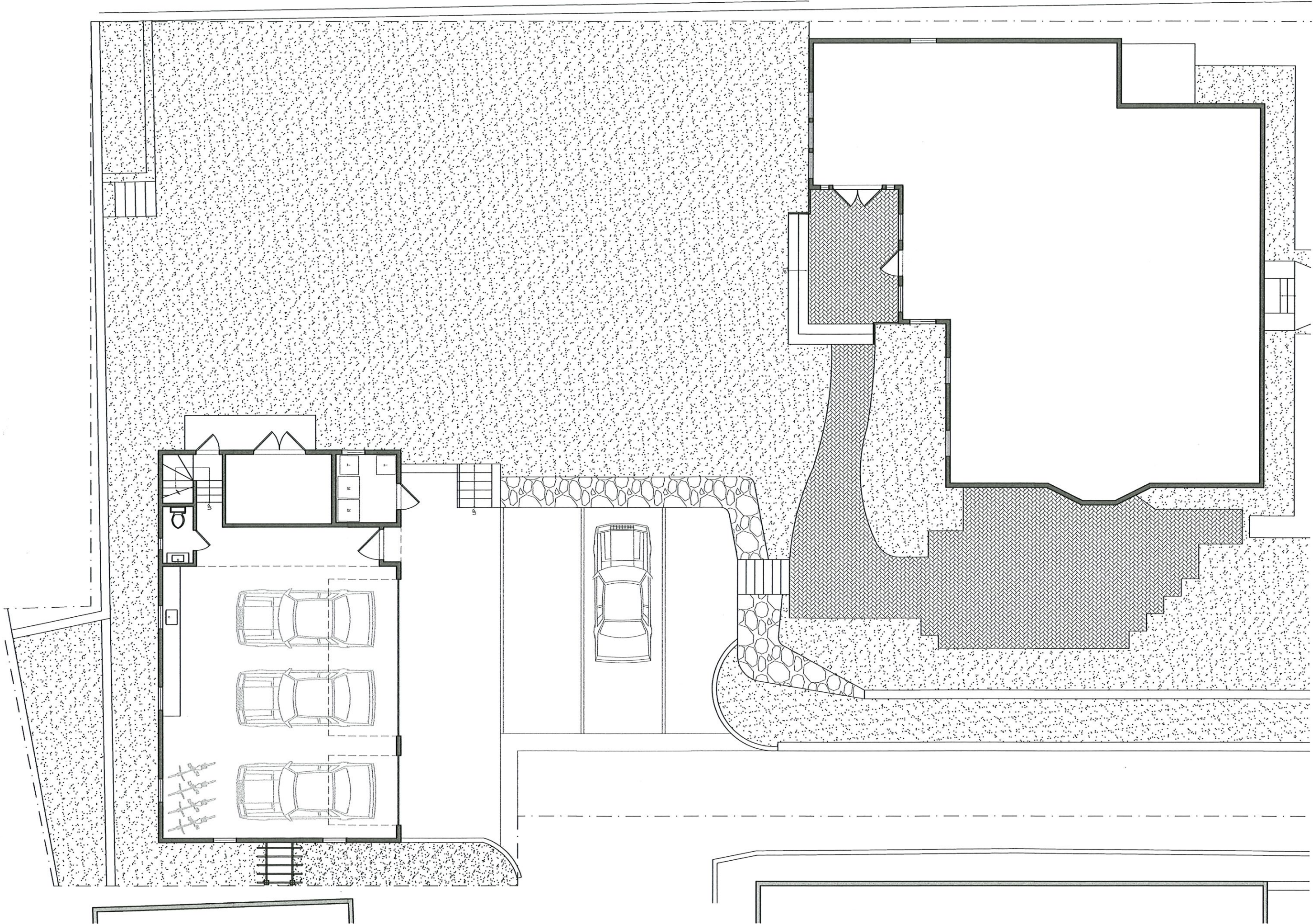
4/12/2023

SCALE:

3"=1'-0"

Exhibit
3K

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12 Almy Street
Providence, RI 02909



FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

SITE PLAN

REV:

DATE:

4/5/2023

SCALE:

1:10=1'-0"

Exhibit
3L

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Architect



401.241.5576
 12 Almy Street
 Providence, RI 02909



FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

PERSPECTIVE

REV:

DATE:

4/11/2023

SCALE:

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Architect
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12 Almy Street
Providence, RI 02909





FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

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REV:

DATE:

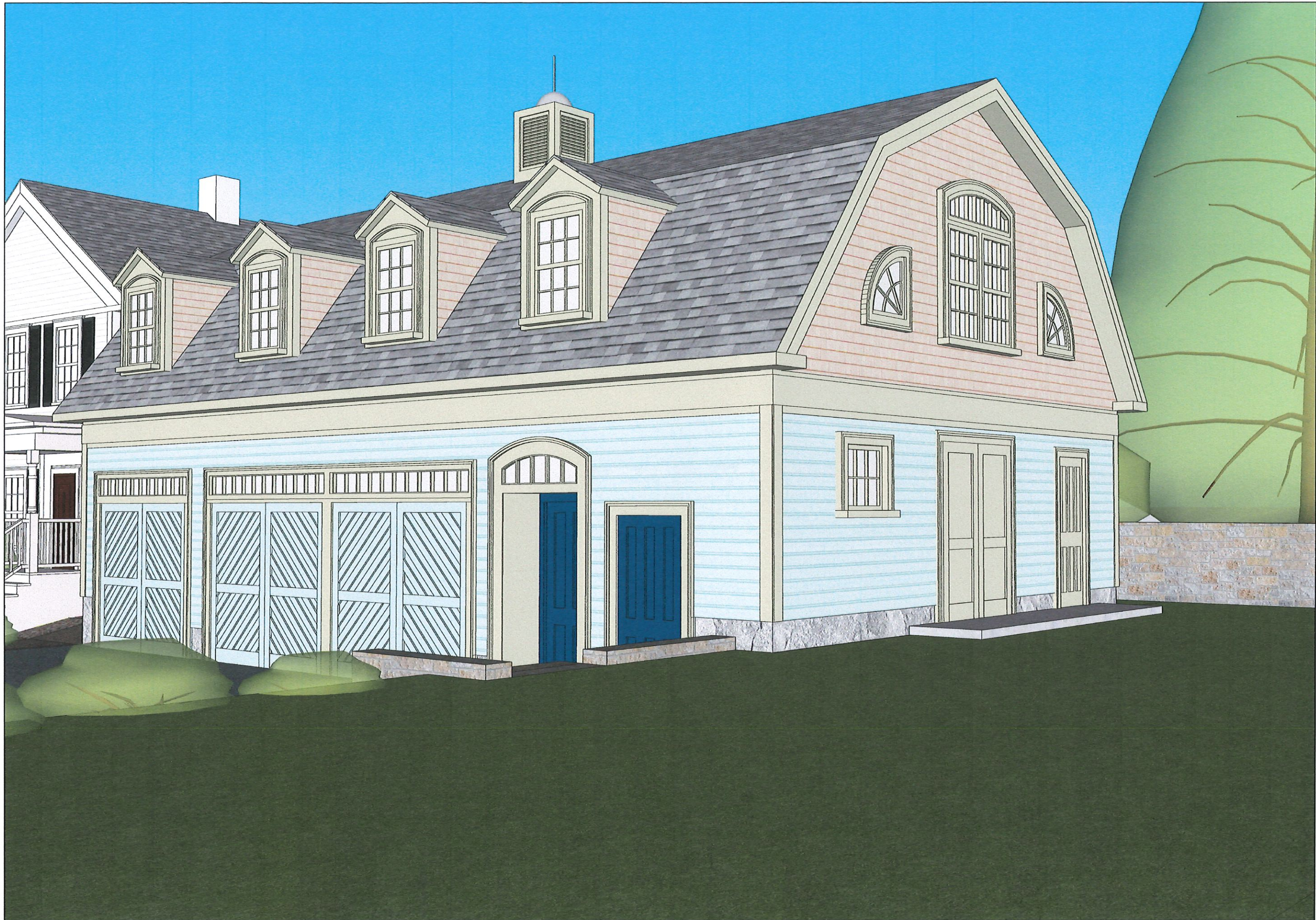
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Architect



401.241.5576
12 Almy Street
Providence, RI 02909



FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

PERSPECTIVE

REV:

DATE:

4/11/2023

SCALE:

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Architect



401.241.5576
12 Almy Street
Providence, RI 02909



FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

PERSPECTIVE

REV:

DATE:

4/11/2023

SCALE:

4

Monika P. Kraemer
Architect

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12 Almy Street
Providence, RI 02909

