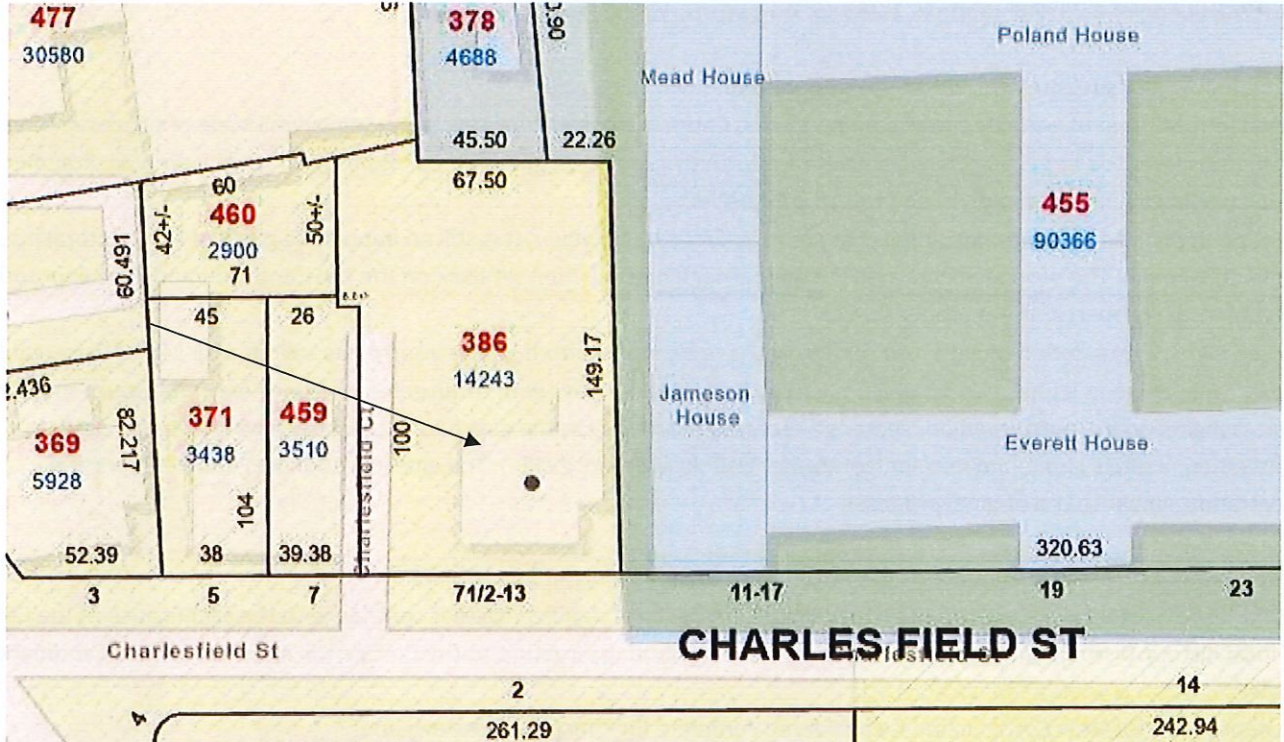
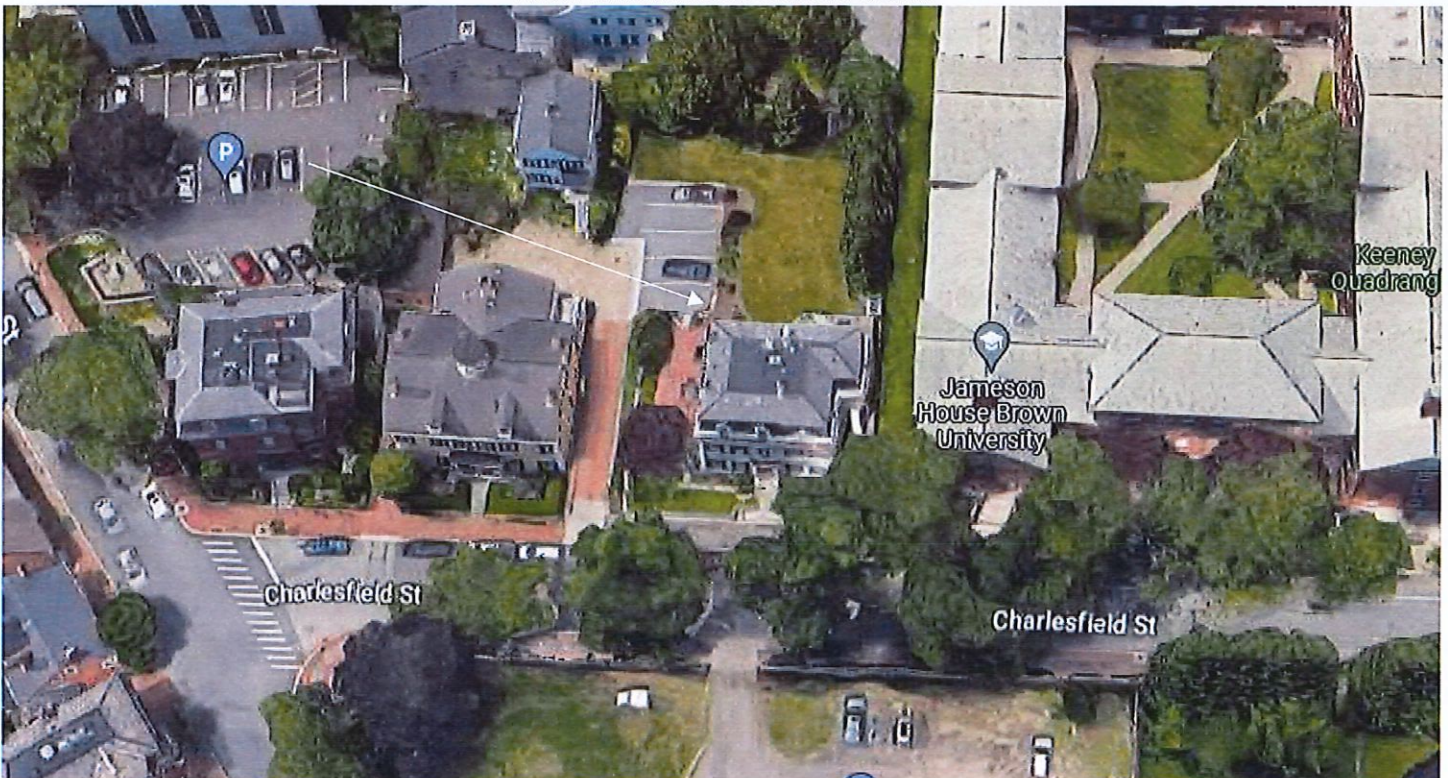


4. **CASE 23.046, 13 CHARLESFIELD STREET, William R. Watson House, 1847, altered c1870s and 1936. (COLLEGE HILL)**
Originally three Greek Revival rowhouses; 2 stories; corner pilasters; classical-portico entrances; mansard roof added 1870's and in 1936 the western-most house was removed and the structure 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 28'x46' (approx. 1,288 sq. ft.) two-story detached garage.

Issues: The following issues are relevant to this application:

- At the April 24th meeting the item was continued. The Commission had concerns regarding overall scale of proposal. Members stated that it was too large. Suggested evaluating alternative rooflines, gambrel makes proposal seem large. Ms. Kraemer agreed would evaluate alternatives and return with options;
- The property has undergone substantial changes in its lifetime. However, it is still an impressive piece of architectural history within College Hill. The proposed detached garage/carriage house is well set back on the substantial lot and is an appropriate addition to the property, at the proper scale;
- Revised plans, a description of work and renderings have been submitted. The revised plans call for a 28'x46' 2-story, gable-end garage. The garage mass has two sections: the main body is three-bays with three gable-end dormers in the south roofline and three skylights on the north roofline. There is a recessed fourth bay at the east end of the garage with an entry door, fenestration, a single gable-end dormer (southside) and skylight (northside). The east elevation has double doors and fenestration similar to the original proposal.

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 New Construction is considered complete for conceptual review; 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.

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 Conceptual Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed new 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, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for final approval.

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 gable roof garage. 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.

Garage Roof-

Architectural asphalt shingles. Color to be determined. Copper weathervane.

Note: All garage windows to be Pella Reserve Traditional aluminum clad double-hung windows and specialty shapes. Window and trim colors to match existing residence. Vellux 3660 skylights with integral shade.

Garage North Elevation-

(1) 96"x90 fiberglass insulated roll-down garage door and (1) 216"x90 fiberglass insulated roll-down garage door. (1) 36"x84" four-panel wood door. (1) 38"x32" fixed window at lower level. (4) 40"x46" D/H windows at second level dormers. Lap siding.

Garage East Elevation-

(1) 60"x84" four-panel dual-leaf swing wood door. (1) 38"x32" fixed window at lower level. (1) 32"x54" D/H windows at second level. (2) 20" quarter-round fixed windows at second level. Lap siding at lower level; cedar shingles at upper level.

Garage South Elevation-

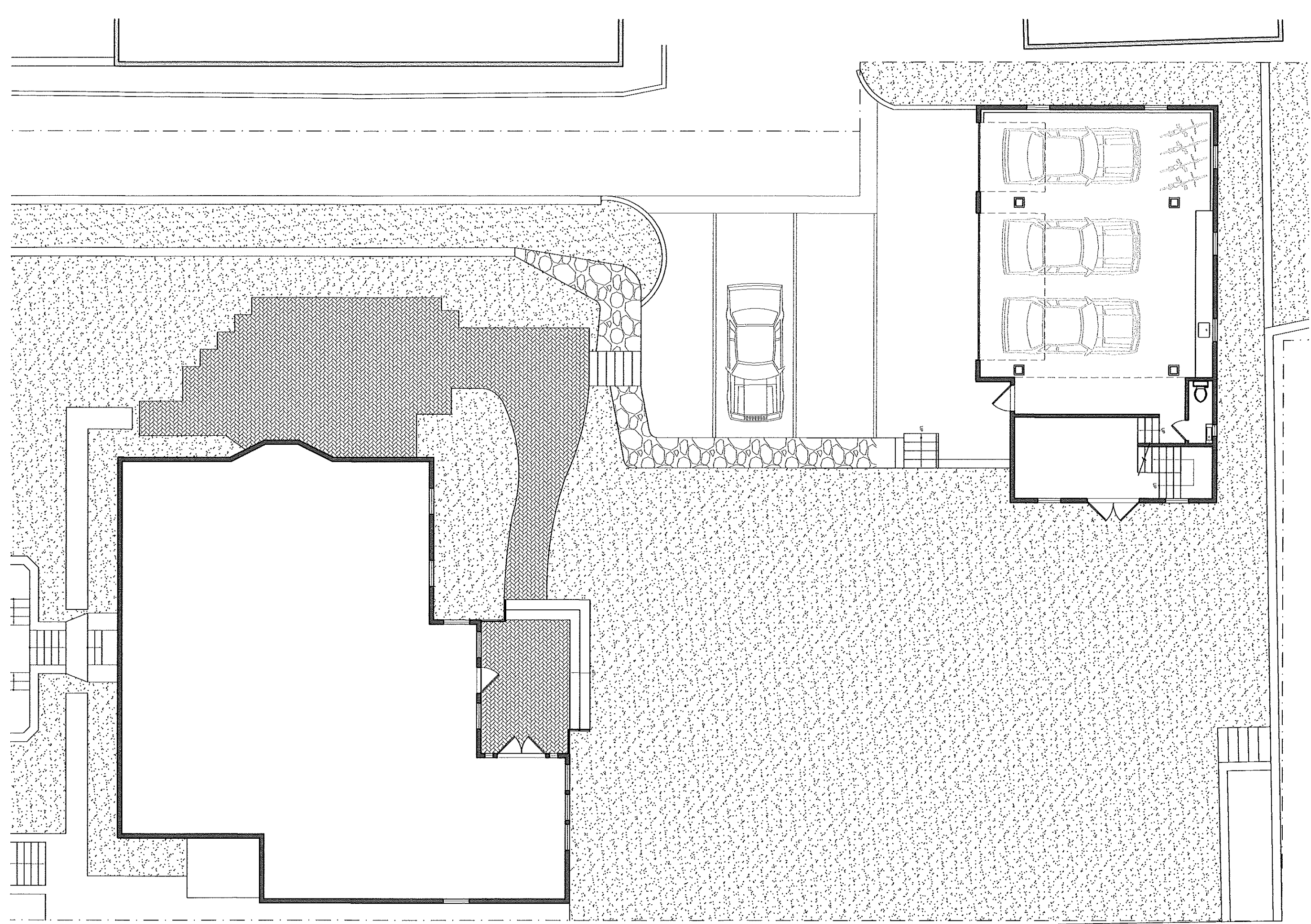
(4) 36"x60" skylights at roof. (3) 38"x32" fixed windows at lower level. (1) 16" diameter fixed round window. Lap siding.

Garage West Elevation-

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

Garage Interior-

Beadboard walls. Work bench, half bath, storage.



FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

SITE PLAN

REV:

5/17/2023

DATE:


5/4/2023

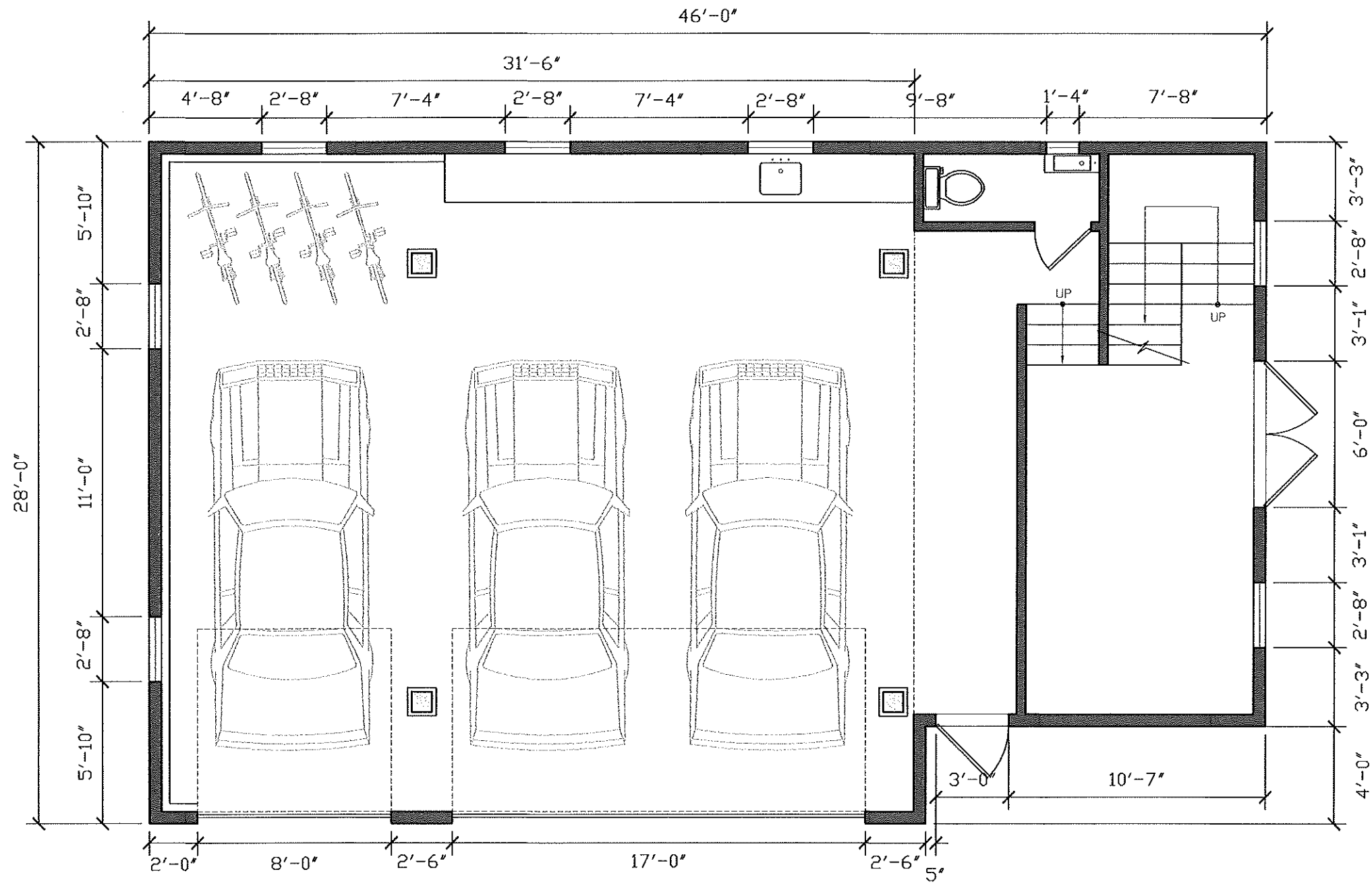
SCALE:

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Exhibit
3L

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





GARAGE GROUND LEVEL PLAN

FOR: NEW CONSTRUCTION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

GARAGE GROUND LEVEL

REV:

5/17/2023

DATE:

5/4/2023

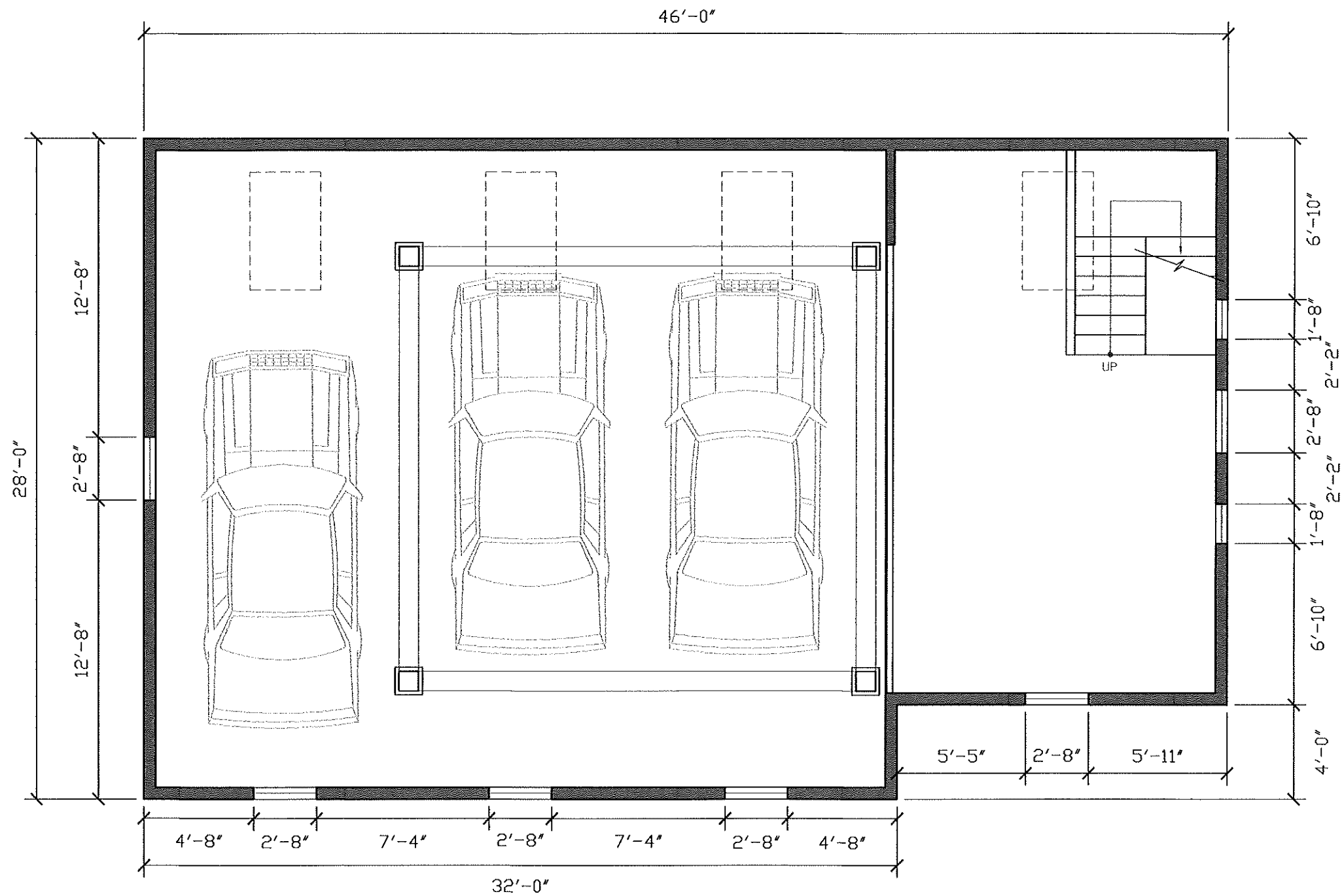
SCALE:

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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:

5/17/2023

DATE:

5/4/2023

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:

5/17/2023

DATE:

5/5/2023

SCALE:

3/16" = 1'-0"

Exhibit
3C

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:

5/17/2023

DATE:

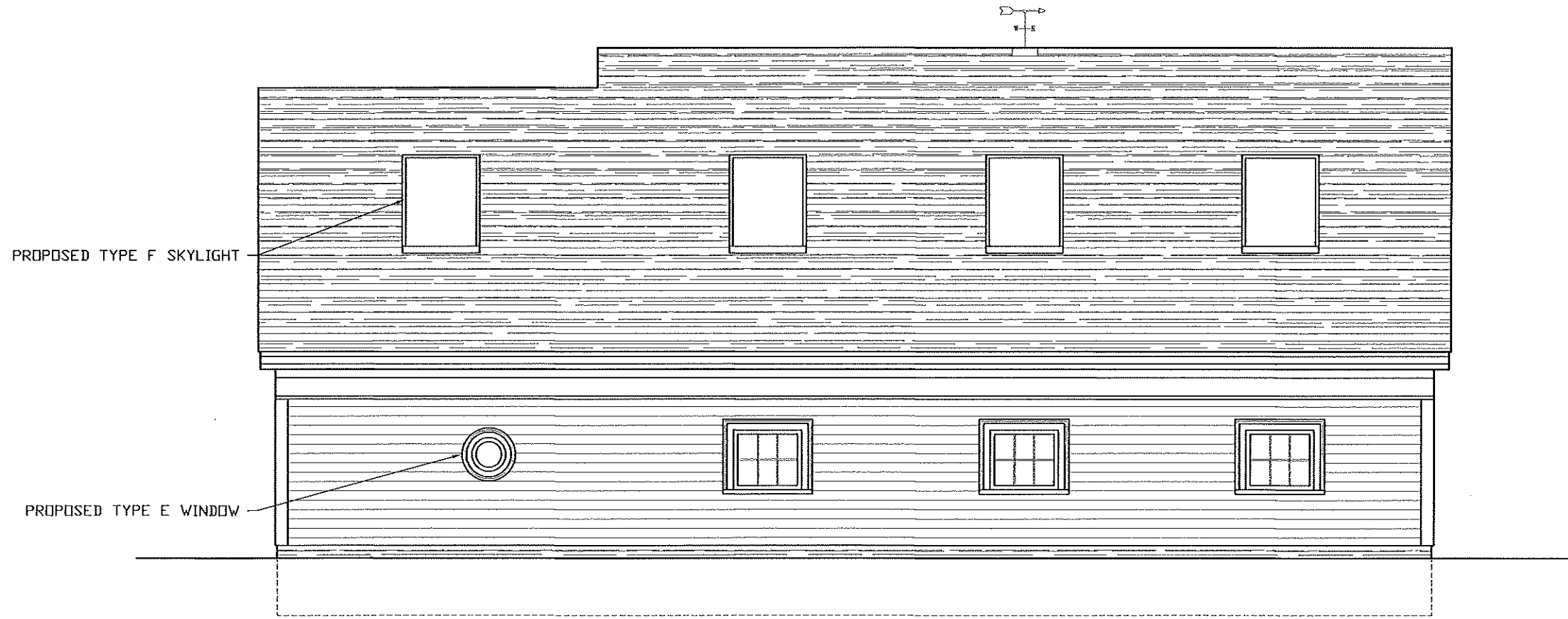
5/5/2023

SCALE:

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Exhibit
3D

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:

REAR ELEVATION

REV:

5/17/2023


DATE:

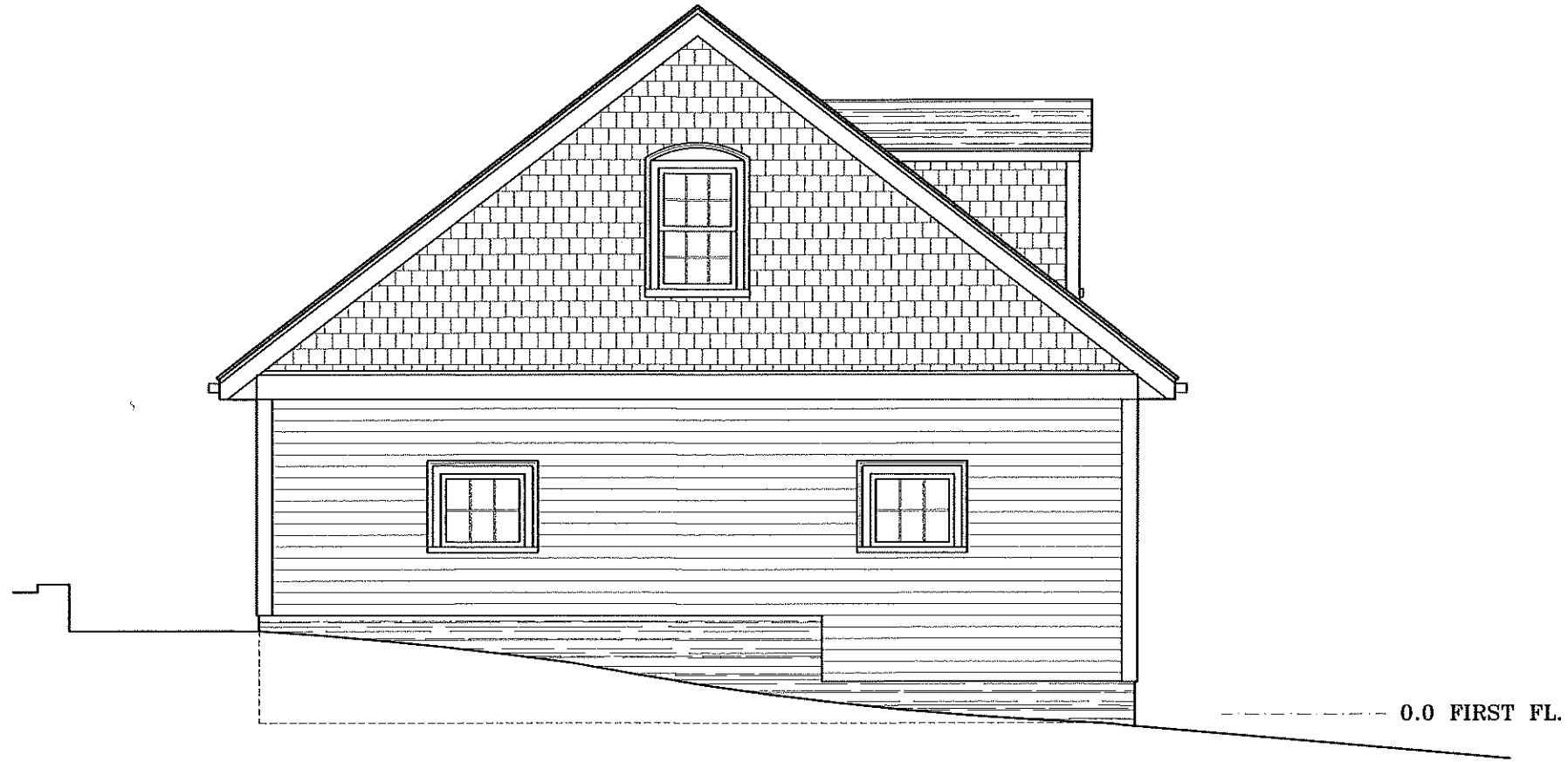
5/5/2023

SCALE:

3/16"=1'-0"

Exhibit
3E


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



○ SIDE ELEVATION
FACING NEIGHBOR

FOR: RENOVATION

DRAWING TITLE:
SIDE ELEVATION FACING
NEIGHBOR HOUSE

PROJECT:
SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

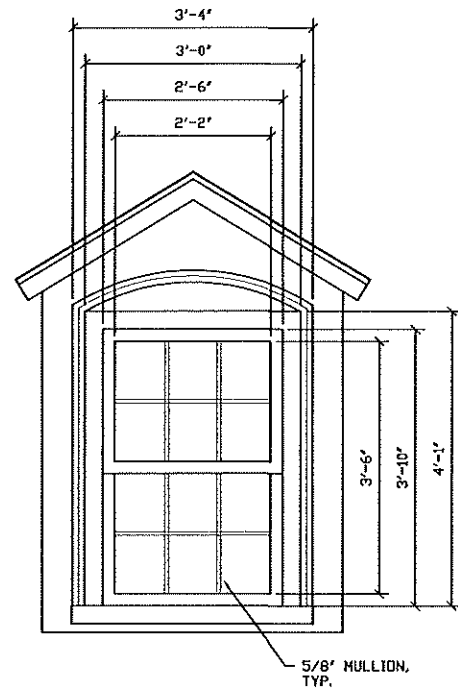
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5/17/2023

DATE:
5/5/2023

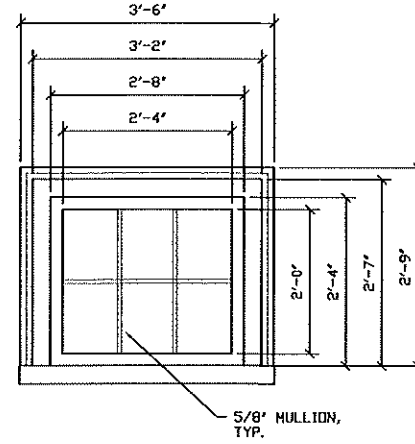
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Exhibit
3F

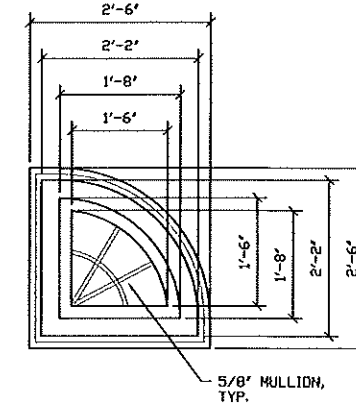
Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



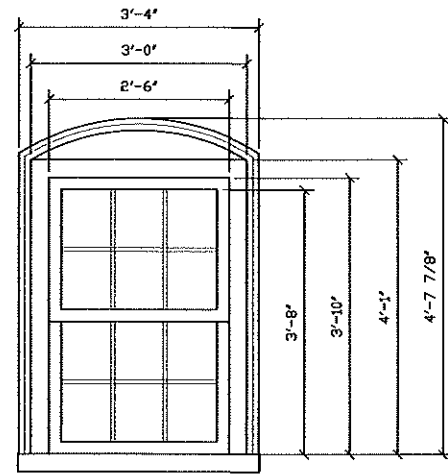
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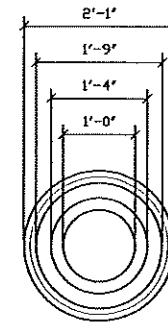
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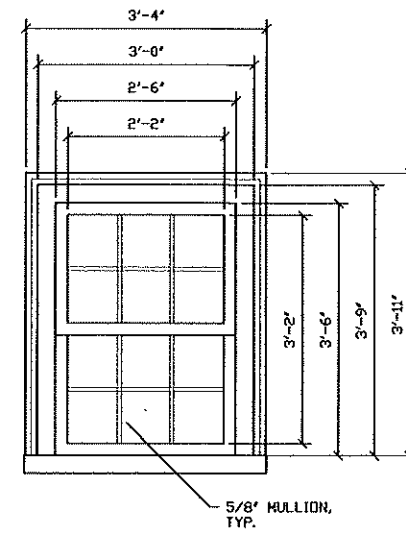
PROPOSED TYPE C



PROPOSED TYPE D



PROPOSED TYPE E



PROPOSED TYPE F

FOR: NEW CONSTRUCTION

PROJECT:

SOSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:
WINDOW ELEVATIONS

REV:

4/17/2023

DATE:

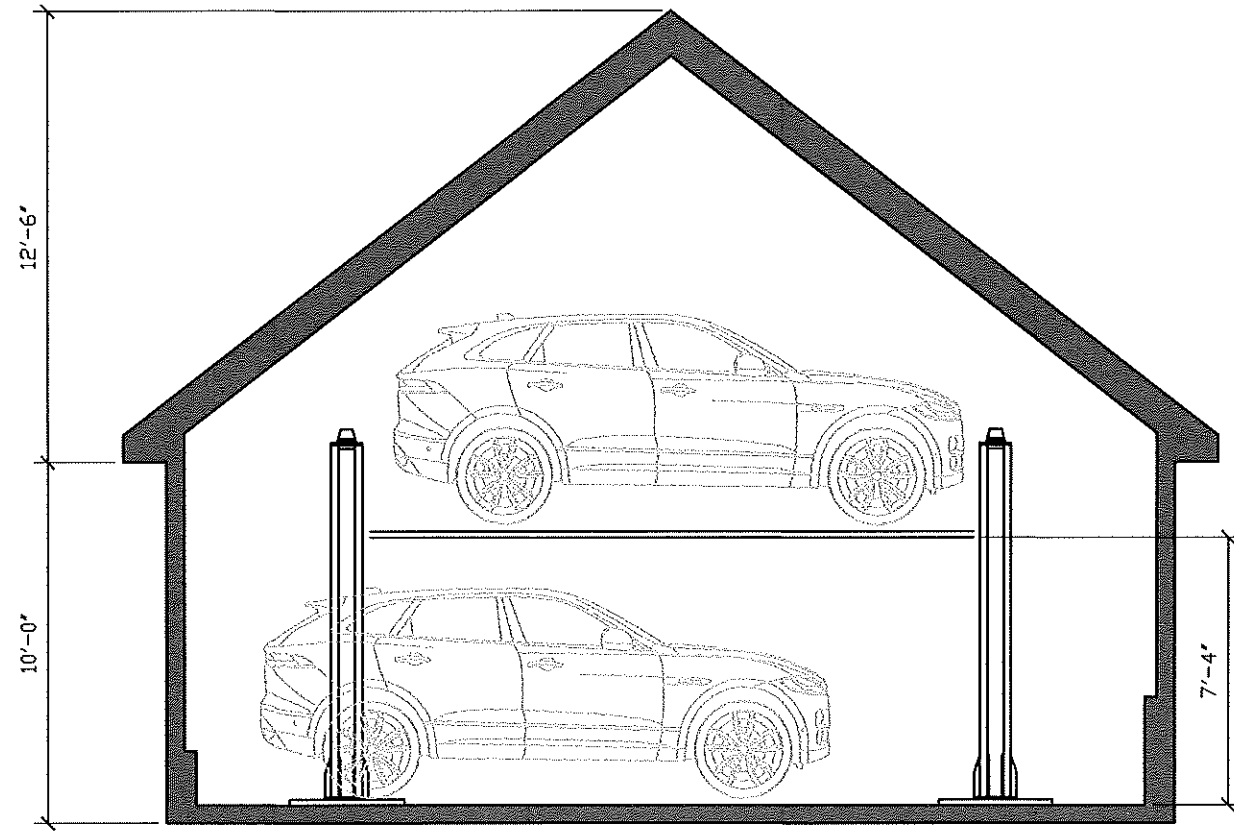
4/5/2023

SCALE:

3/8" = 1'-0"

Exhibit
3I

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



SECTION W/ CAR LIFT

FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

SECTION AT GARAGE

REV:

DATE:

5/17/2023

SCALE:

3/16" = 1'-0"

Exhibit
3M

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:

PERSPECTIVE

REV:

5/17/2023

DATE:

5/16/2023

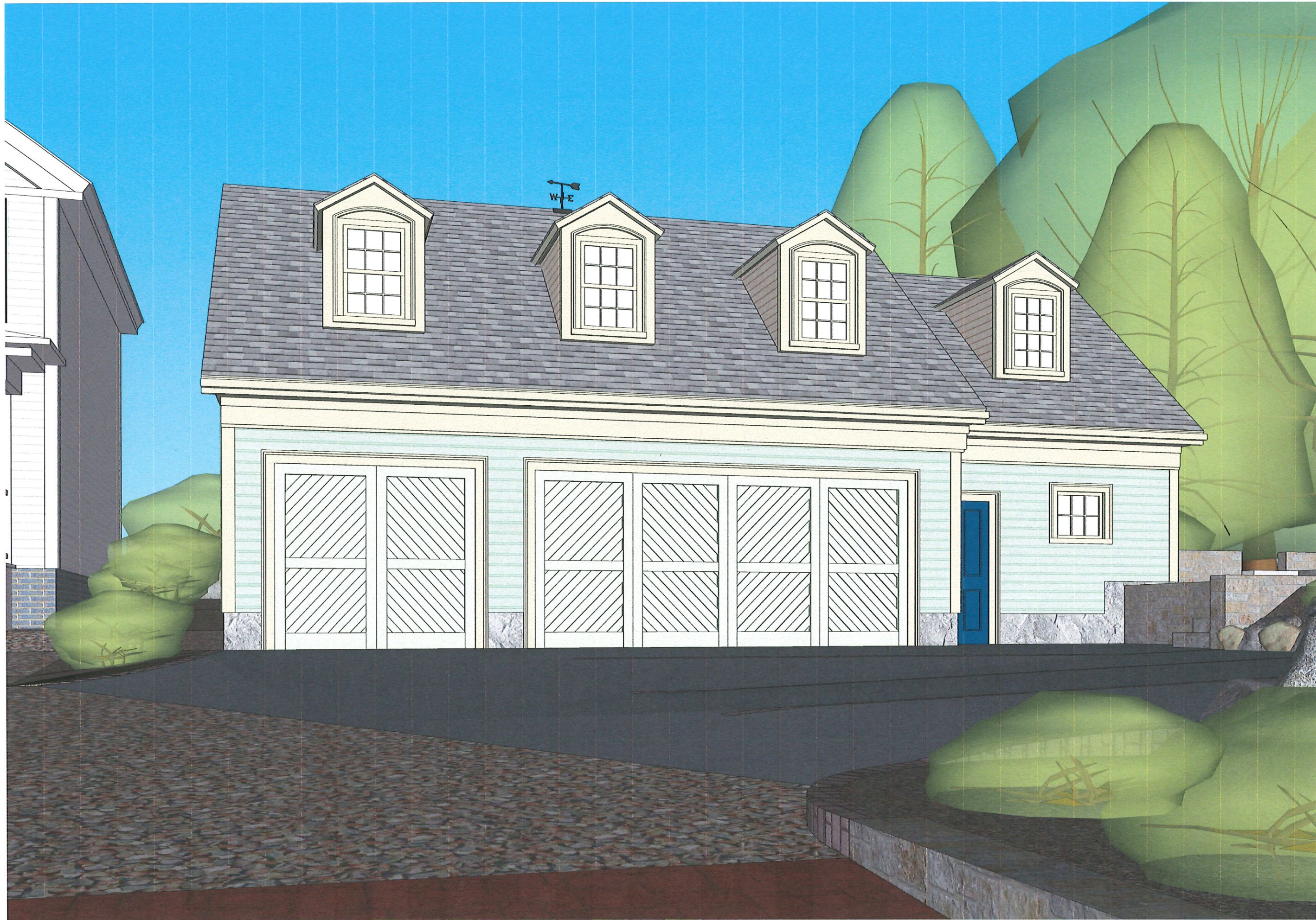
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Monika P. Kraemer
Architect

401.241.5576
12 Almy Street
Providence, RI 02909





FOR: RENOVATION

PROJECT:

SOUSA GARAGE
13 CHARLESFIELD ST
PROVIDENCE, RI 02906

DRAWING TITLE:

PERSPECTIVE

REV:

5/17/2023

DATE:

5/16/2023

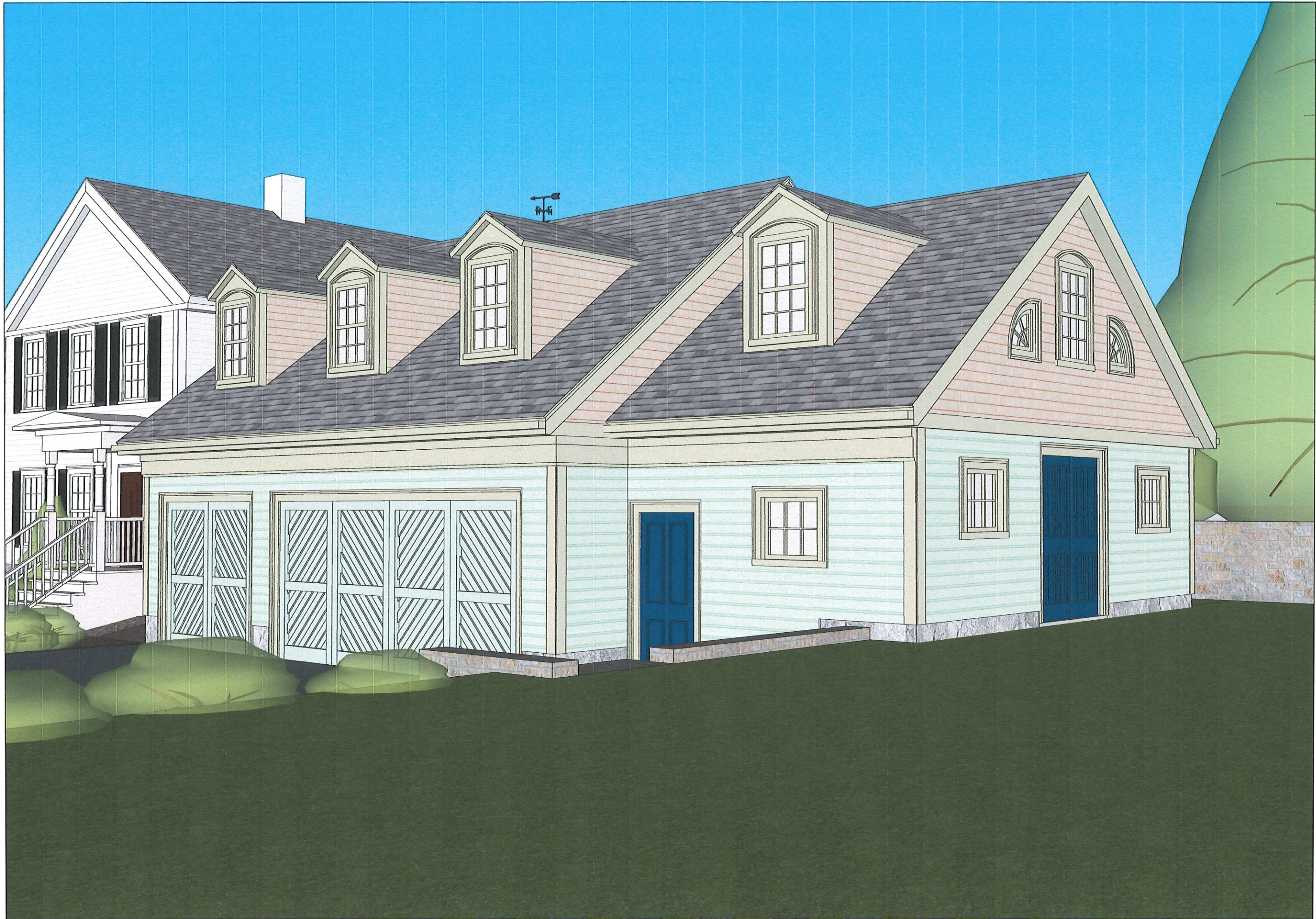
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Monika P. Kraemer
Architect

401.241.5576
12 Almy Street
Providence, RI 02909





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:
PERSPECTIVE

REV:
5/17/2023

DATE:
5/16/2023

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