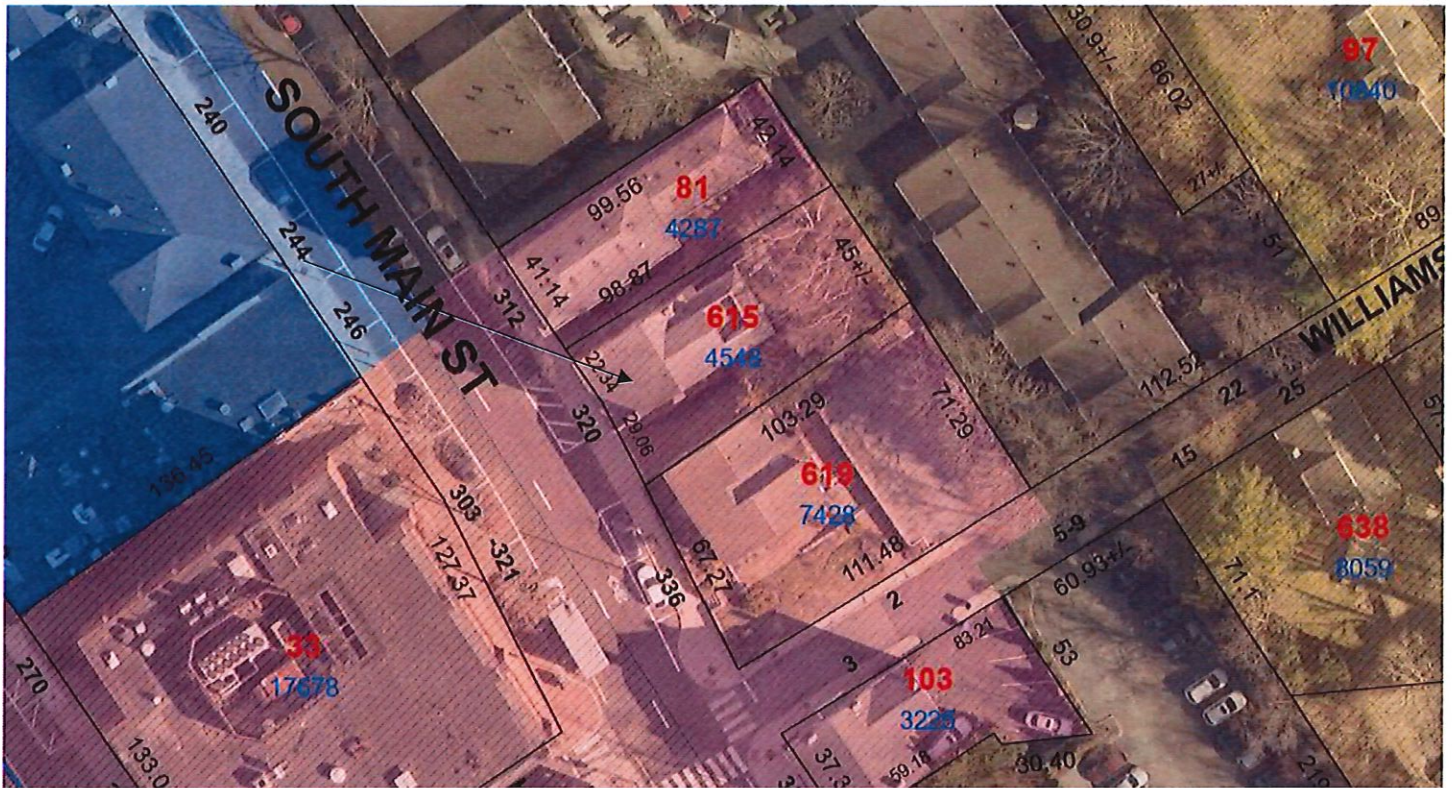
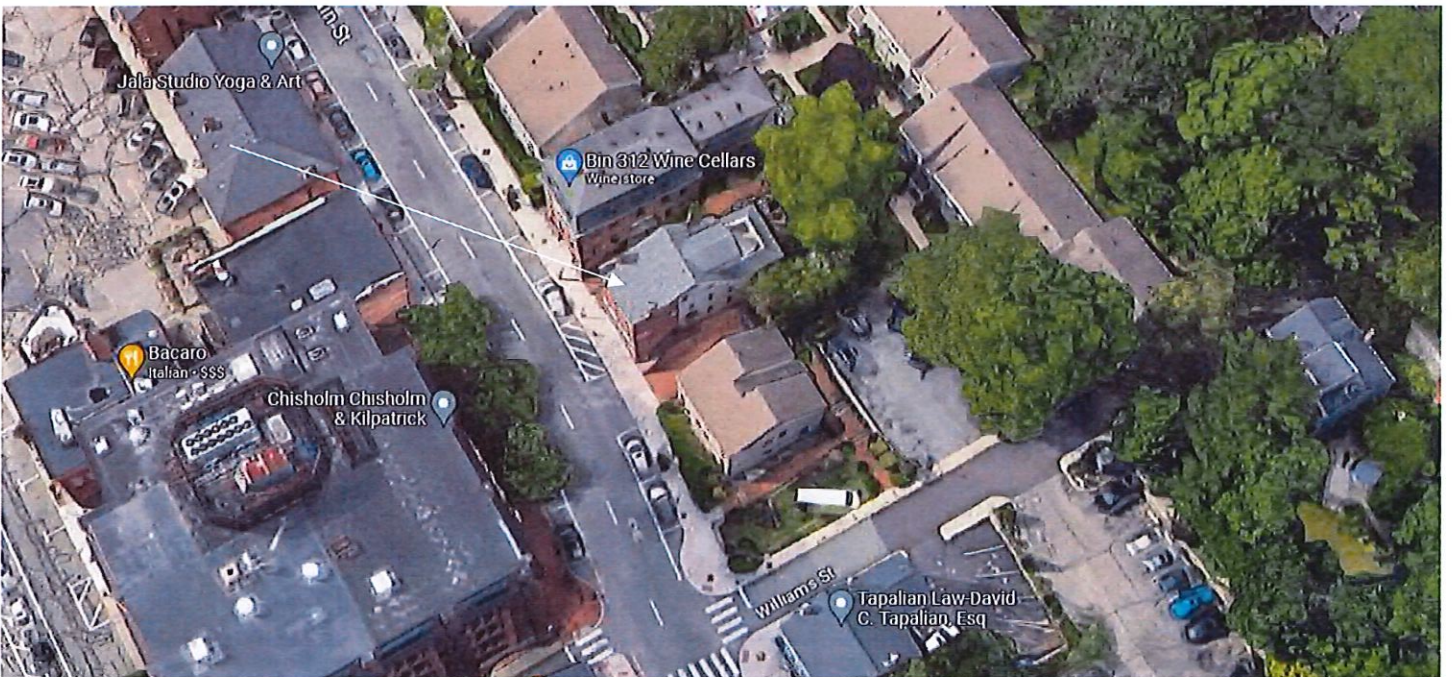


2. CASE 23.071, 320 SOUTH MAIN STREET, Oliver Earle House, c1800 (COLLEGE HILL)
CONTRIBUTING



Arrow indicates 320 South Main Street.



Arrow indicates project location, looking north.

Applicant/Architect: Jon Paul Couture, 12 Arnold Street, Providence, RI 02903

Owner: Adams S. Furtado & Katherine S. Dey, 320 South Main Street, Providence, RI 02903

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

- construction of a new, attached two-bay garage/carport at grade with 11" wide aluminum/frosted glass overhead door (Clopay Avante Series) & fibercement panel siding over the eastern end of the existing parking south of the building. A new composite-wood roof-deck living terrace with: outdoor kitchen consisting of grill & sink; planter boxes; and overhead shade trellis, will be constructed above atop the carport/garage; installation of new full-glazed door to terrace (Pella Architecture Series or equivalent) and replacement of existing 1980s era replacement windows with insulated replacement windows (Pella Architecture Series or equivalent).

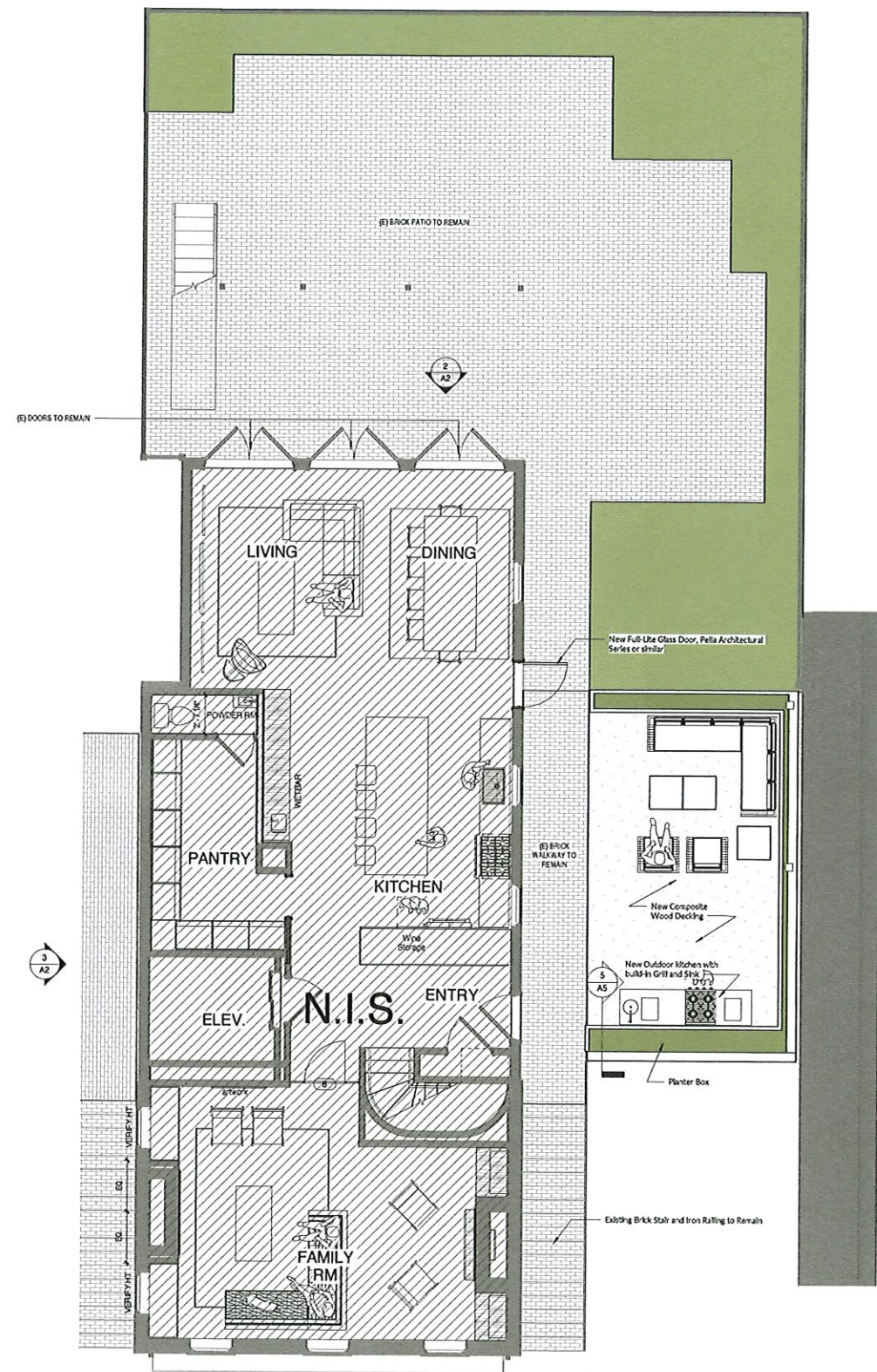
Issues: The following issues are relevant to this application:

- The rear portion of this property (22'10 x 15') was constructed in 1978; windows were replaced in 1980s.
- The new garage encloses the current open parking area;
- The new proposed door has no lites; Staff recommends the door have lites that approximate the size of a typical window pane;
- Plans, renderings and photos have been submitted.

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

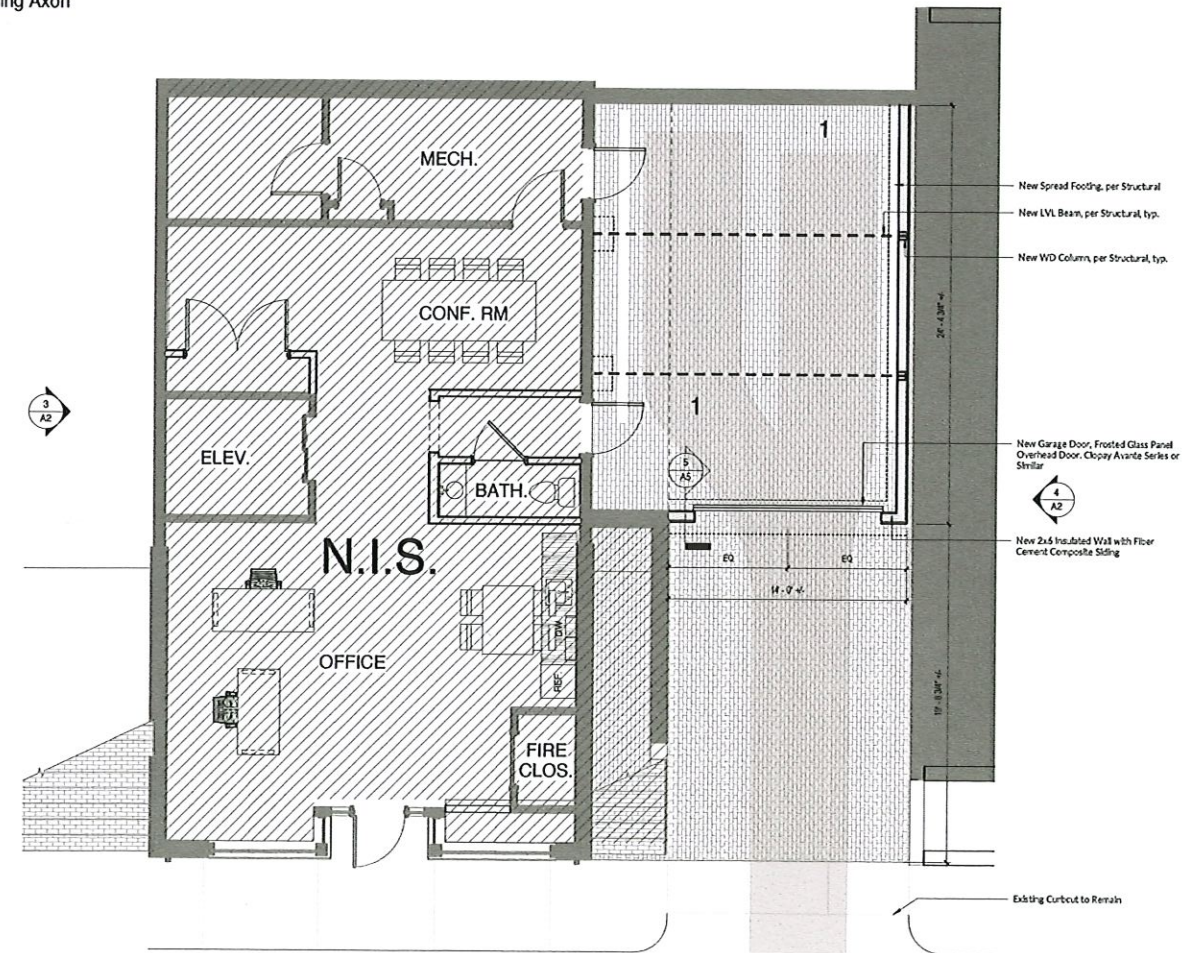
- a) 320 South Main Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for 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.

Staff recommends a motion be made stating that: The application is considered complete. 320 South Main 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, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



Level 2 - Patio
1/8" = 1'-0"

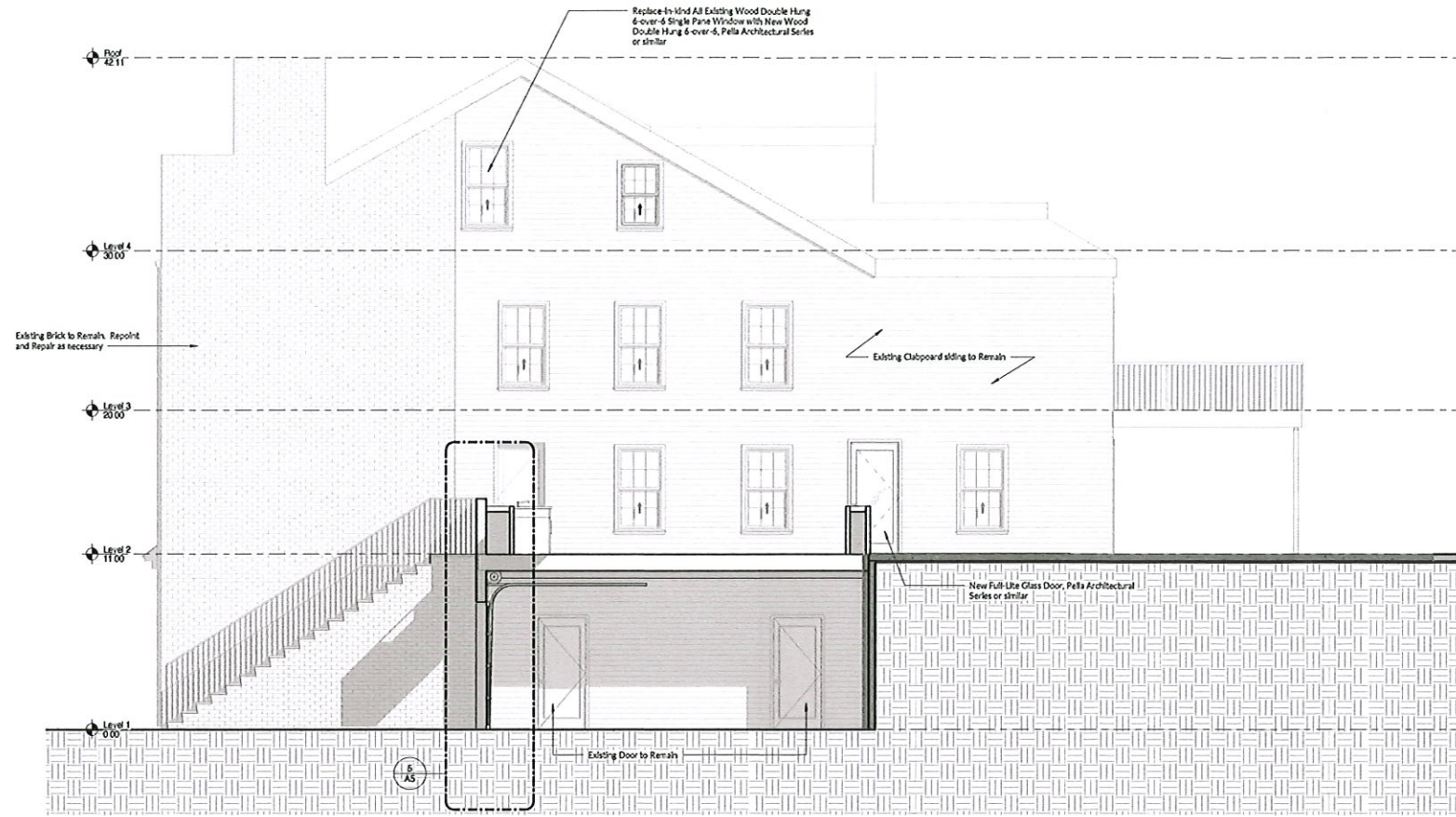
3 Building Axon



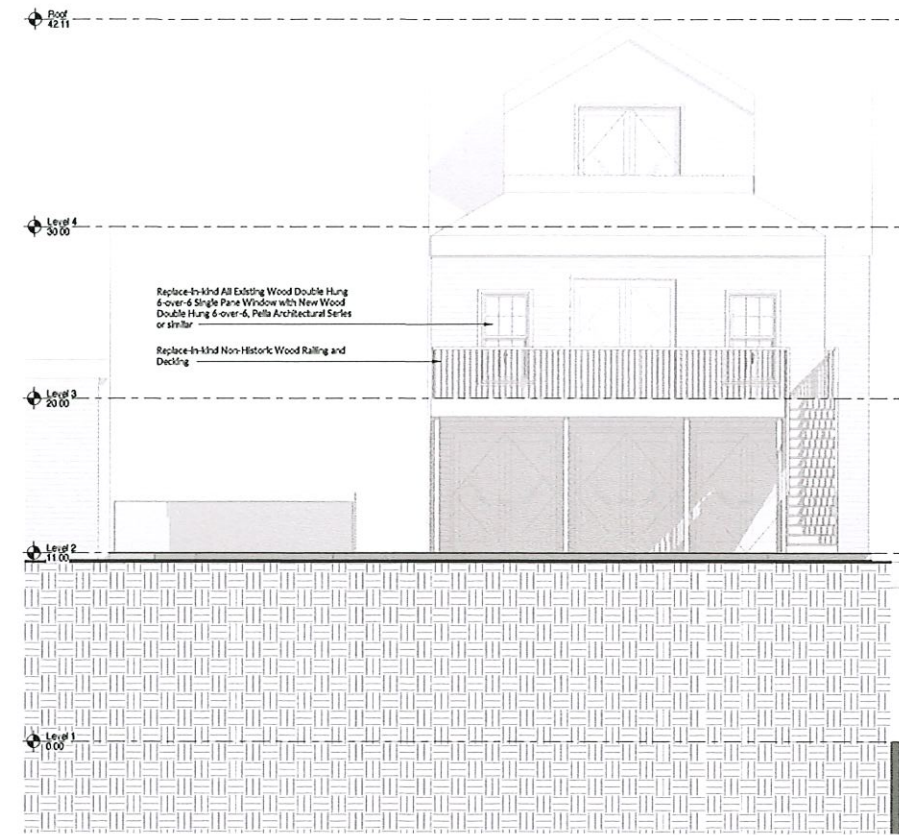
Level 1 - Garage
1/8" = 1'-0"

320 S Main St

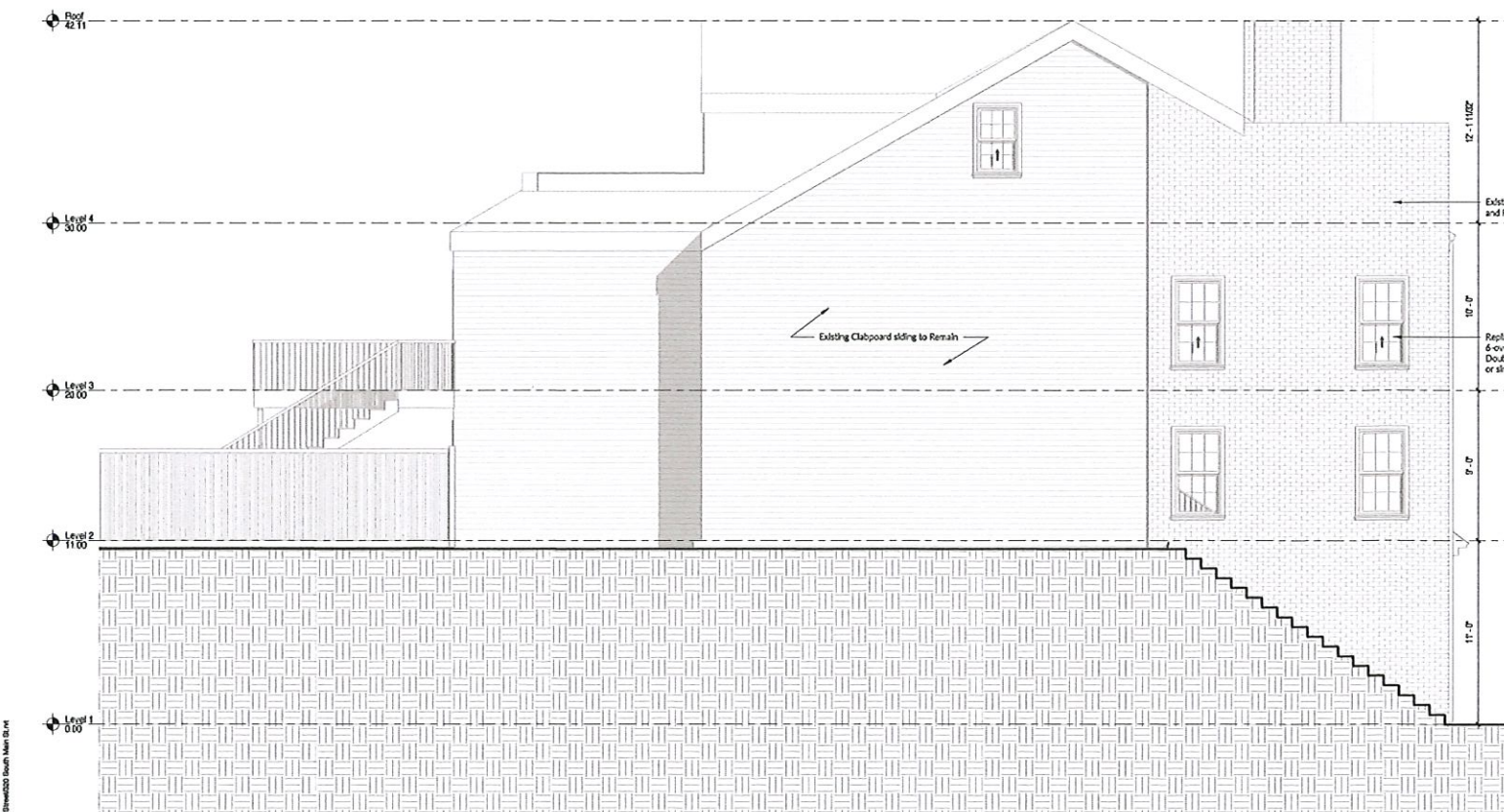




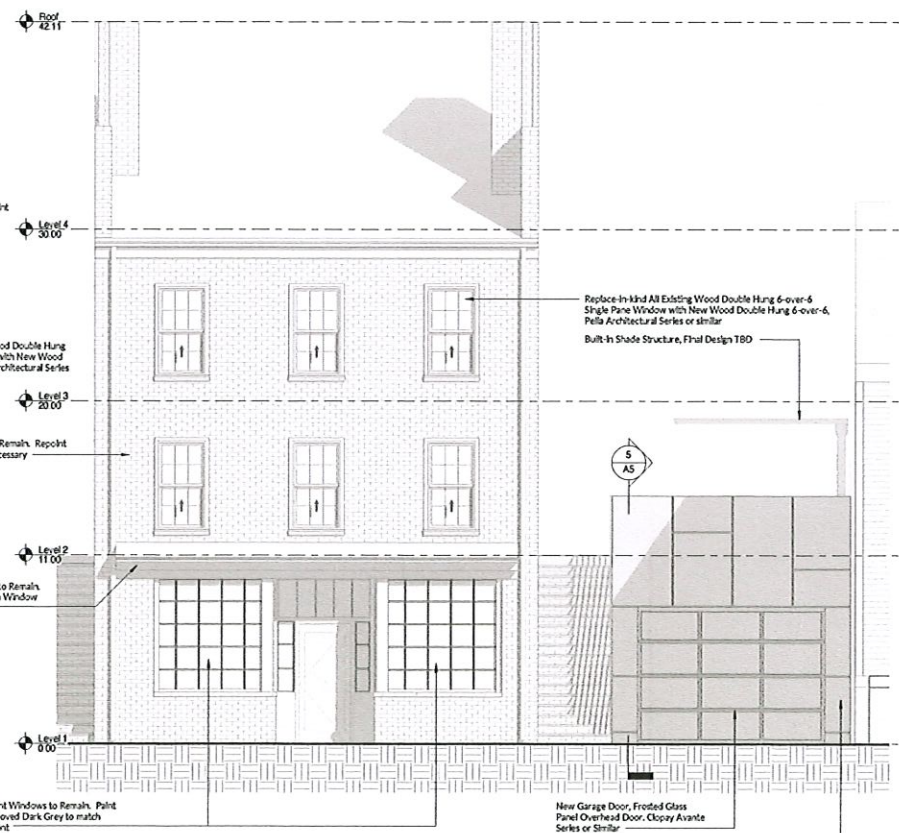
4 Side Elevation II - Proposed
1/4" = 1'-0"



2 Rear Elevation - Proposed
1/4" = 1'-0"



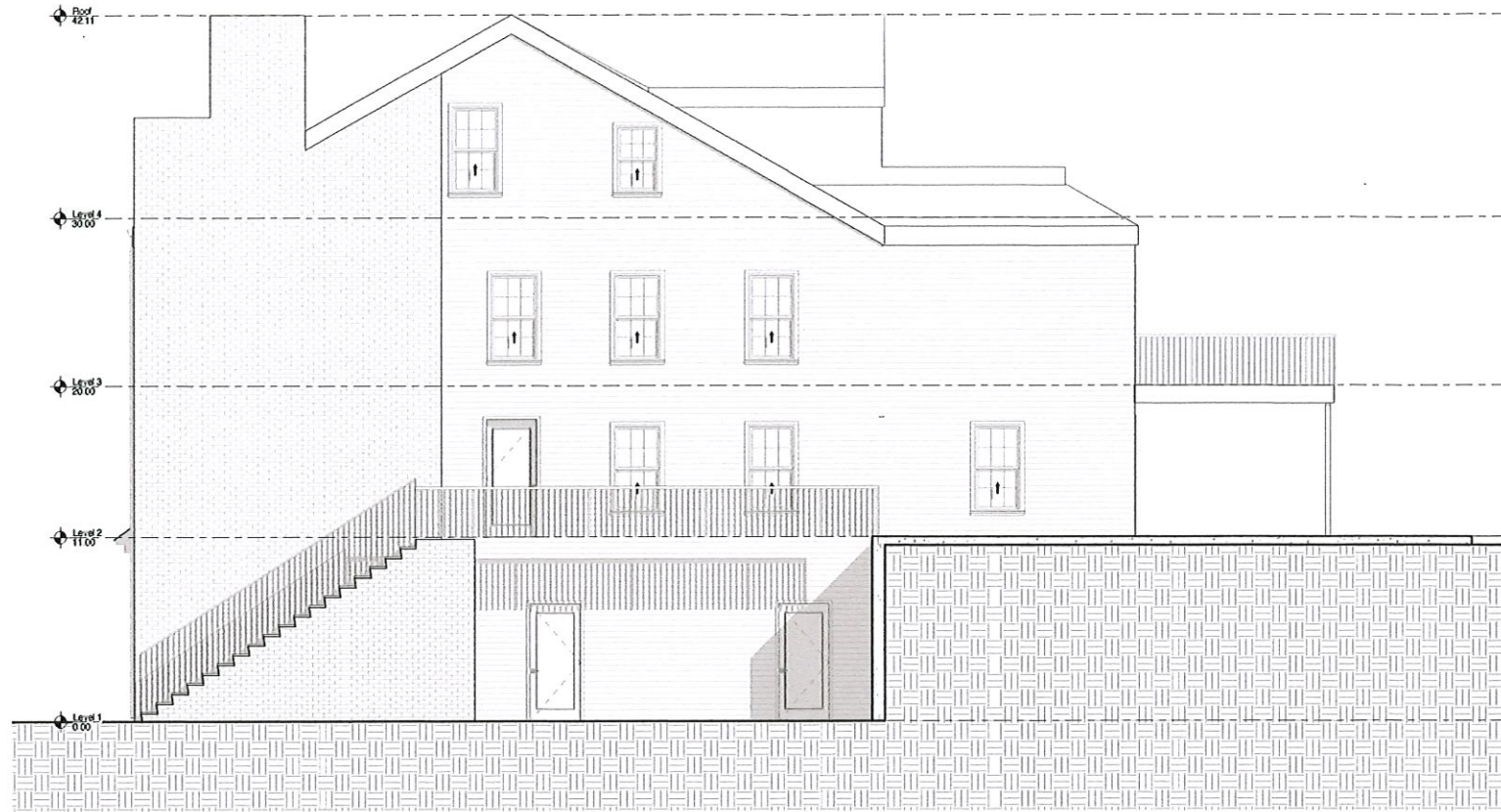
3 Side Elevation I - Proposed
1/4" = 1'-0"



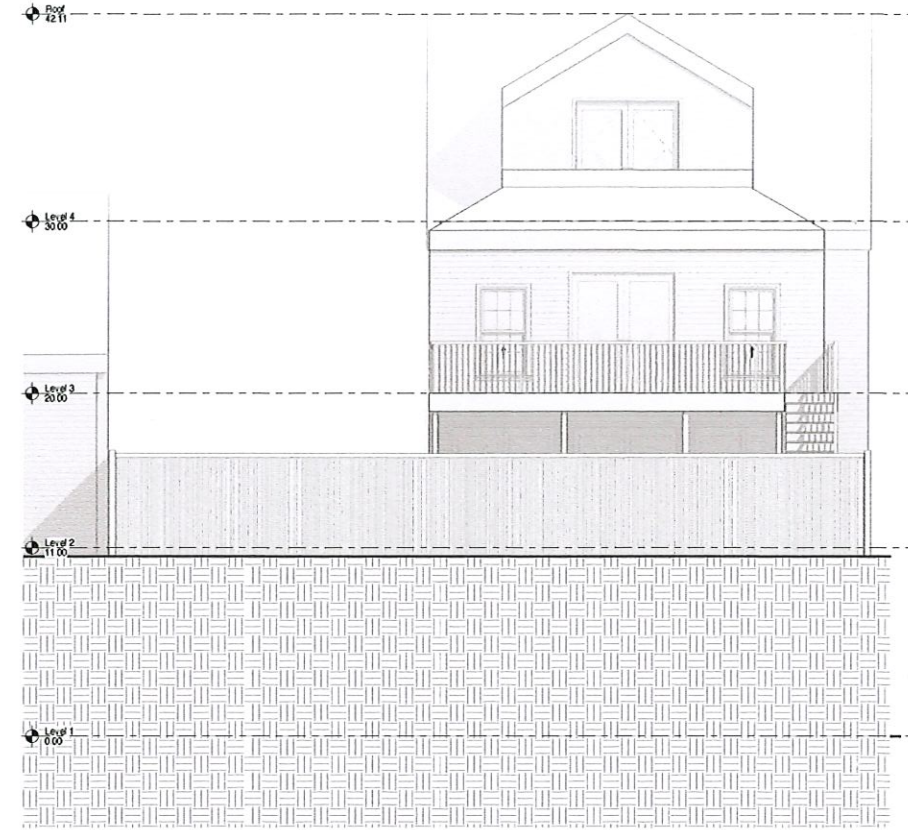
1 Front Elevation - Proposed
1/4" = 1'-0"

320 S Main St

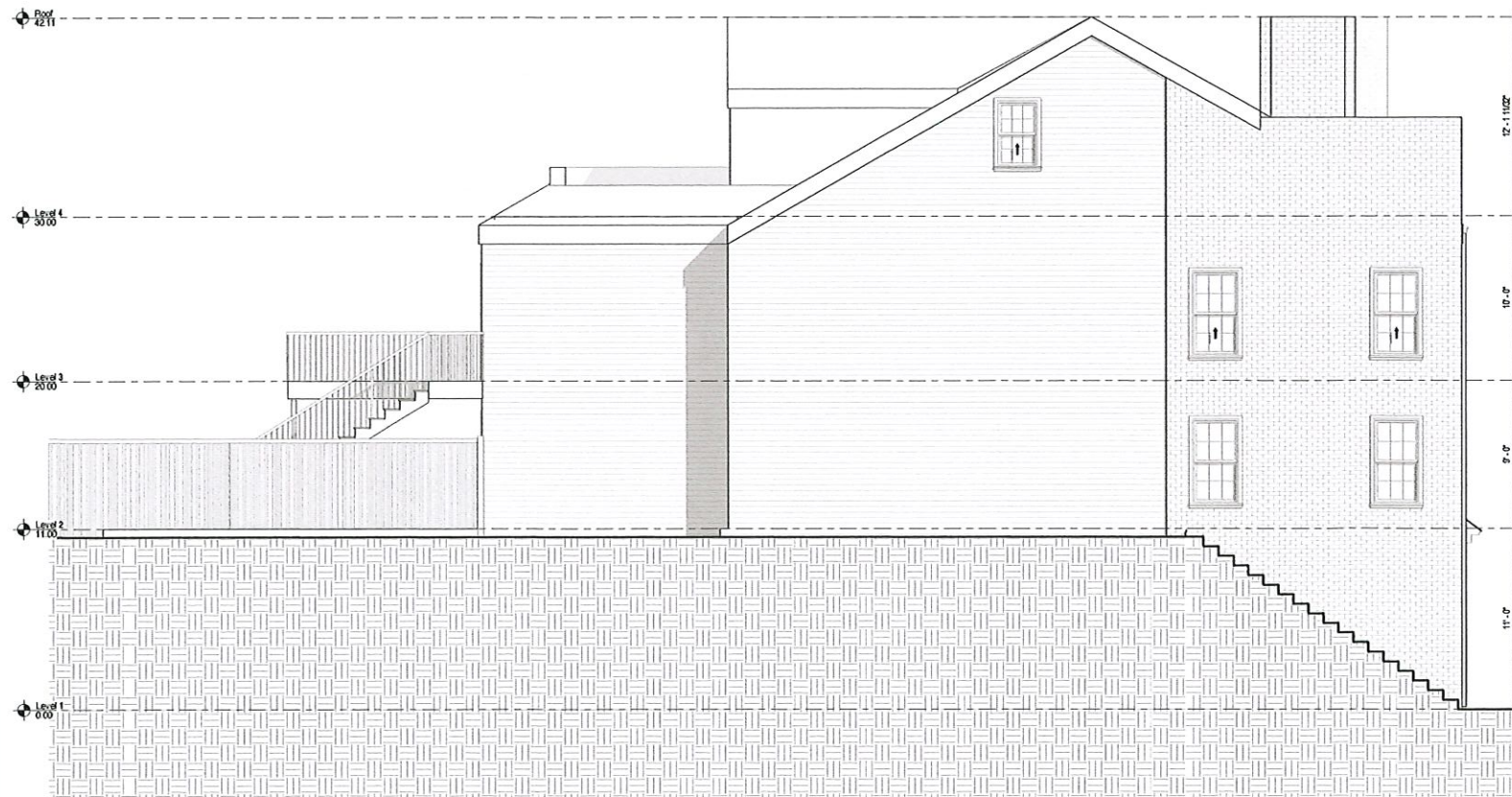




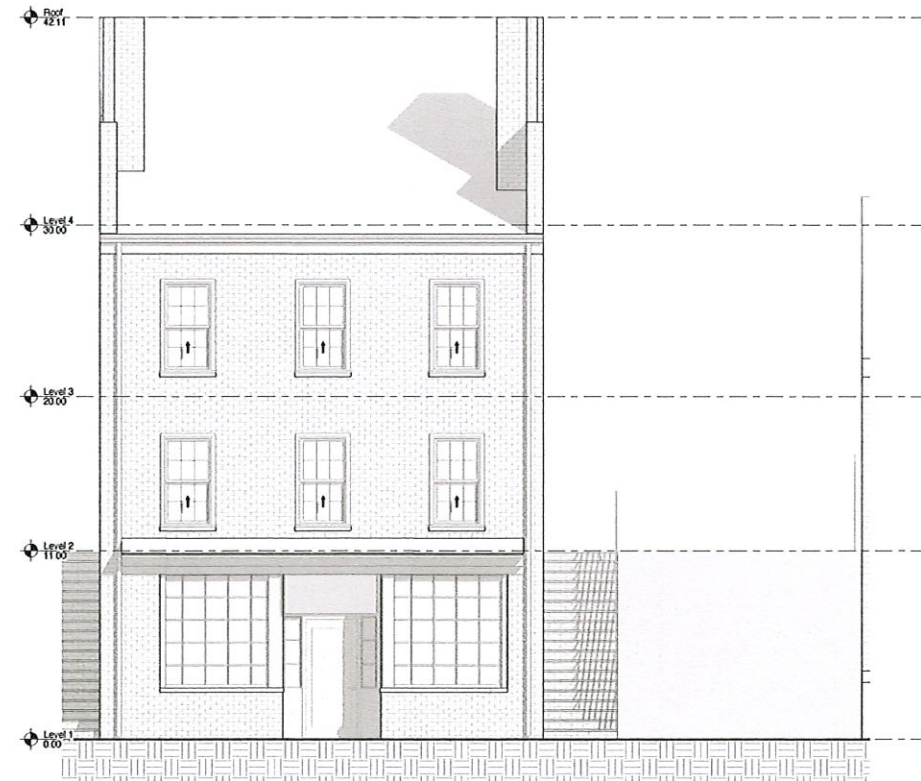
4 Side Elevation - Existing
1/4" = 1'-0"



3 Rear Elevation - Existing
1/4" = 1'-0"



2 Side Elevation I - Existing
1/4" = 1'-0"

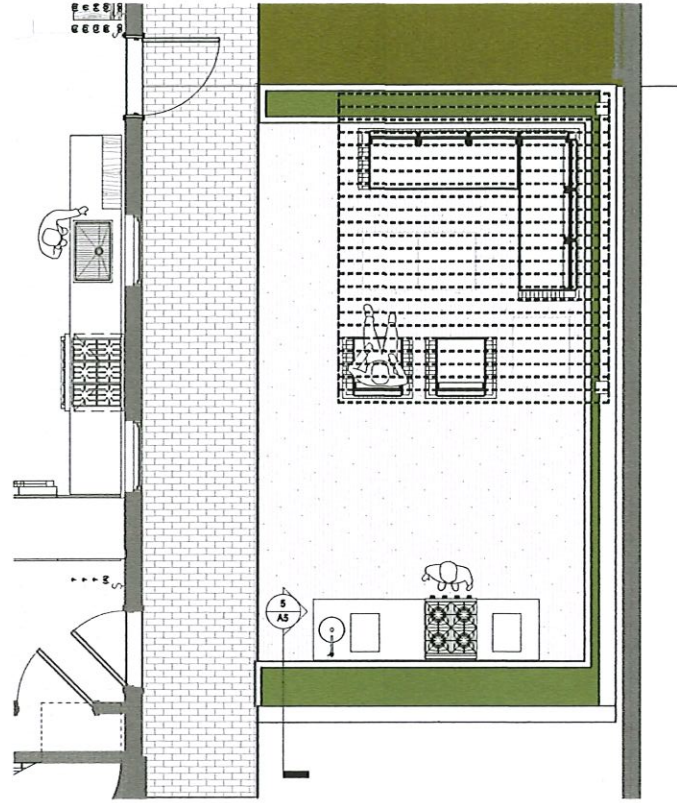


1 Front Elevation - Existing
1/4" = 1'-0"

320 S Main St



Address: 320 S Main Street, South Main St, Portland, ME 04101

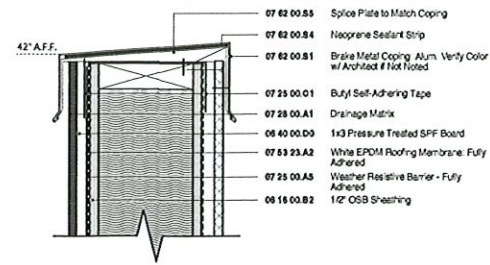


Carport Deck
31' x 10'

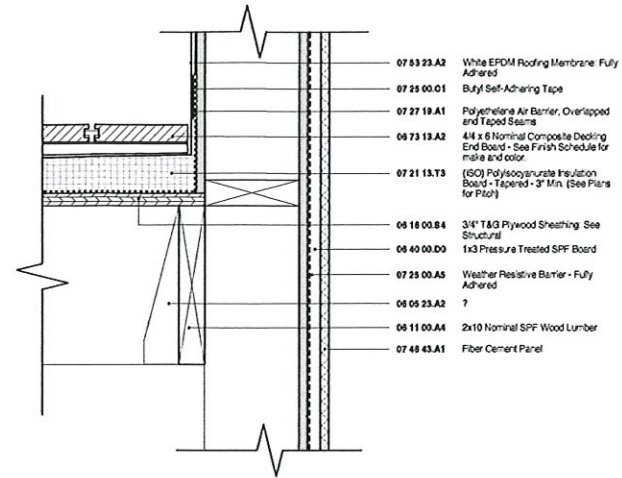


ArchiCAD 2023 (64-bit) / User: ZEPHYR / Project: 320 S Main St / 07/2023 / 10:58 AM

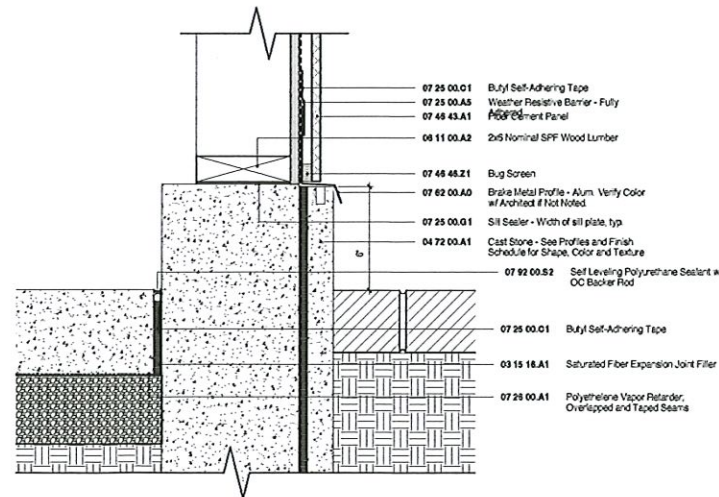
320 S Main St
 ZEPHYR
 ARCHITECTS



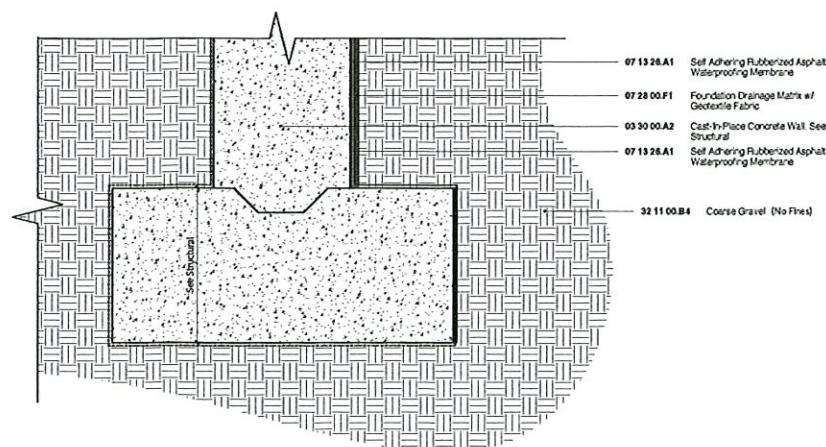
4 Top of Parapet
7/16"



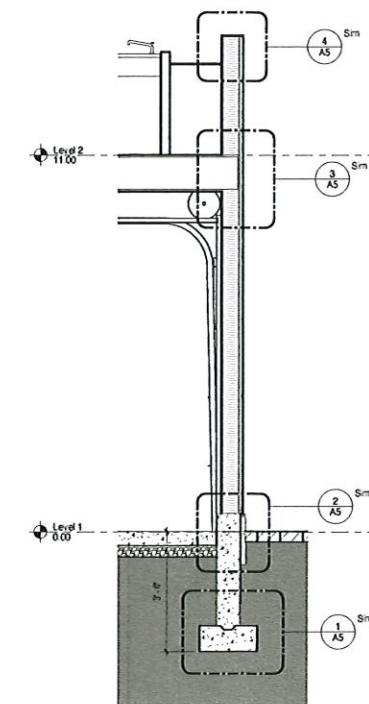
3 Exterior Wall at Floor
7/16"



2 Foundation Detail - Concrete to Wood Stud
7/16"



1 Foundation Detail
7/16"



5 Garage Wall Section
1/2" = 1'-0"



320 South Main Street with Proposed Garage



320 South Main Street with Proposed Garage and Painted Storefront



320 South Main Street Historic Photo (circa. 1951)



320 South Main Street Existing

320 S Main St