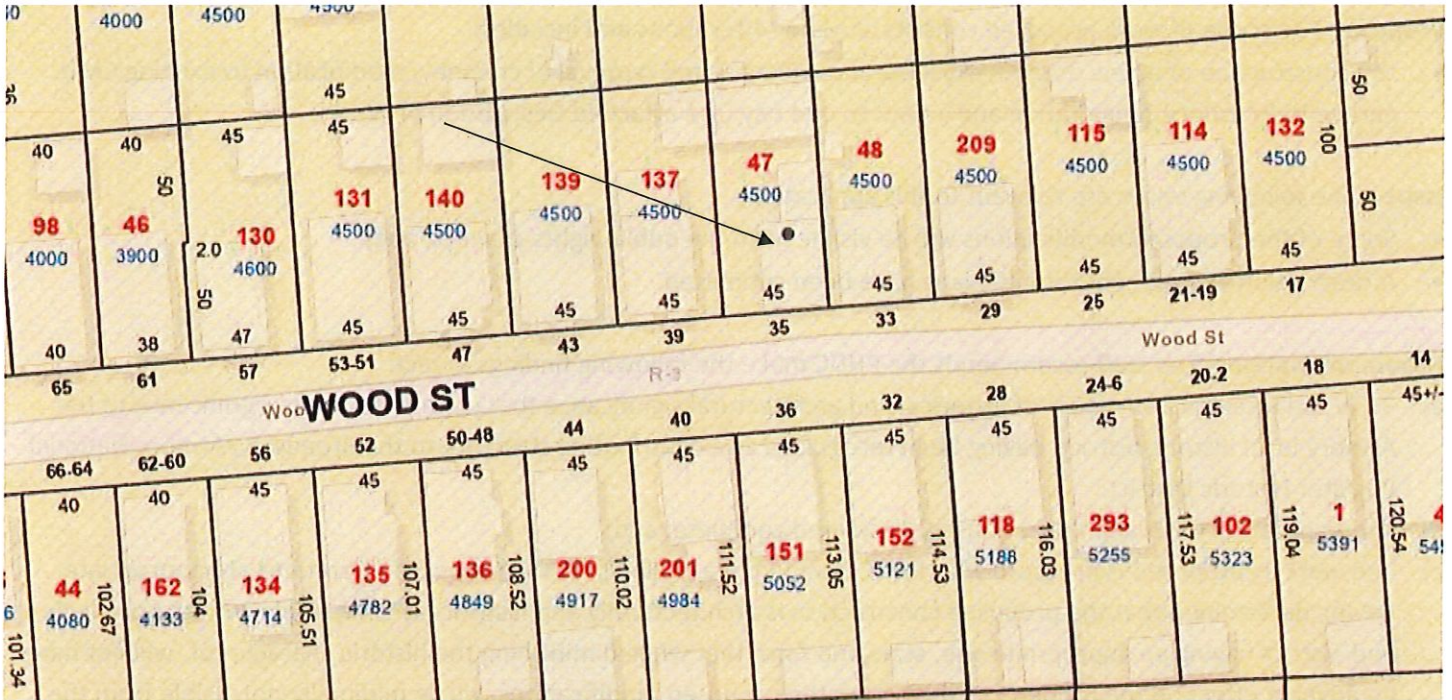


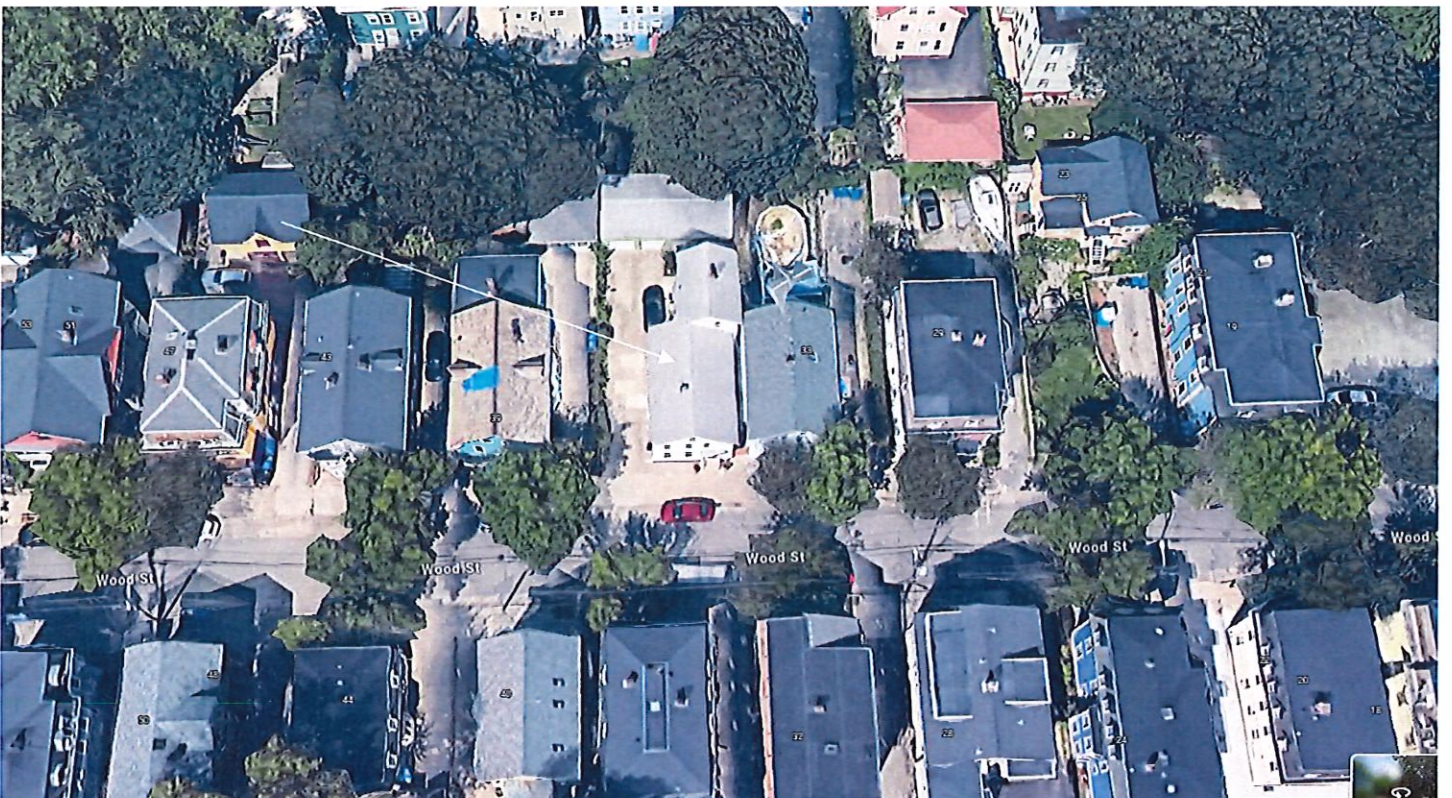
**2. CASE 24.016, 35 WOOD STREET, House, c1870 (ARMORY)**

2½-story; end-gable; sidehall-plan house; with recessed entrance under small bracketed hood. Now covered in vinyl/aluminum siding. 20<sup>th</sup> C. garage, rear.

CONTRIBUTING



Arrow indicates 35 Wood Street.



Arrow indicates project location, looking north.



**Applicants/Owners:** Marion Ceraso & Javier Nieto, 35 Wood Street, Providence, RI 02909

**Architect:** Monika Kraemer, 12 Almy Street, Providence, RI 02906

**Contractor:** Mike Packard, 240 Federal Street, Providence, RI 02909

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

- the construction of a new dormer, skylights and windows and removal of chimney; modification to existing CMU garage to introduce fenestration and a deck to one bay (see attached Description of Work).

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

- Some of the proposed modifications will be visible from the public rights-of-ways; and,
- A description of work, photos and plans have been submitted.

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

- a) 35 Wood Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications will be minimally-not visible from the public rights-of-ways.

**Staff recommends a motion be made stating that:** The application is considered complete. 35 Wood Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications are minimally-not visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Providence Historic District Commission  
Review Application  
35 Wood Street, Providence RI 02909  
Plat 036, Lot 47

Exhibit 1  
Part II- Description of Work

General Purpose- Renovation of existing c.1870 residence at second and third floors. Renovation of existing two-car, three-bay CMU garage. Increase outdoor space with new patio.

Residence General Scope of Work-

Remove (4) windows and associated storms. New dormer at third floor; replace roof with asphalt shingles to match at three-story portion of residence only. Vinyl siding at dormer to match existing. Add (2) skylights at dormer. Provide (5) new windows. New overhang/canopy at (2) existing doors. Dismantle non-operating brick chimney.

Note: New windows to be Marvin Signature Ultimate or Ultimate Insert clad double-hung 2/2 divided light (5/8" mullion). No new storm windows. Window color TBD. Trim color to match existing. Window replacement due to deteriorated condition or as part of new dormer. *New Marvin window style to set the precedent for any future window replacement.*

Residence West Elevation-

Remove (2) 31"x30" wood double-hung 2/2 windows at third floor. New 17'-0" wide dormer at three-story portion of residence. Vinyl clad at dormer to match existing. (2) Velux 21"x38" fixed skylights with shades at dormer roof. Provide (2) 31"x44" clad double-hung 2/2 windows and (1) (approximate) 22"x18" fixed stained or cut glass window (salvaged) window unit at third floor. Windows/storms at first and second floors to remain.

(2) new wood overhang/canopy with brackets at existing rear doors. Each canopy approximately 55"x36" in a style similar to existing at front entrance.

Residence North Elevation- (rear of house)

Remove (1) 24"x44" wood double-hung 4/1 window at third floor. Provide (1) 24"x44" double-hung 2/2 window at existing opening. Windows and storms at first and second floors to remain.

Residence East Elevation and two-story South Elevation (front of house)-

No modifications.

*Note: (1) 31"x30" wood double-hung 2/2 window at third floor to remain in place at East elevation.*

Residence South Elevation at three-story portion-

Remove (1) 24"x44" wood double-hung 4/1 window at third floor. Provide (1) 24"x44" double-hung 2/2 window at existing opening.

Residence Interior-

Renovate second floor unit kitchen. Add shelving at living and dining rooms. Add shower and renovate existing full bathroom at third floor.

Garage General Scope of Work-

Convert third bay storage room of early 20<sup>th</sup> century CMU garage into studio with sink/counter and full bathroom. Add slider door unit at modified façade. Two-bay car garage to remain as is.

Garage Roof- Asphalt shingles to remain.

Garage South Elevation-

Remove CMU façade at storage room only. Remove (1) 32"x43" metal window and (1) 36"x80" steel door. New facade with fiber cement lap siding (6" reveal) setback 54" from existing CMU facade. New Pella Lifestyle Series 140"x82" 4-panel clad slider door unit. Overhang of existing roof to remain; provide new soffit.

Garage East Elevation-

Inset: new wall with fiber cement siding (6" reveal) and trim at cut CMU facade.  
End Facade: existing CMU and original fixed metal window to remain.

Garage North Elevation-

No modifications.

West Elevation-

Inset: new wall with fiber cement siding (6" reveal) and trim at cut CMU facade.  
End Facade: no modifications.

Garage Interior-

Insulated walls inside existing CMU. Frame for bathroom. Wood floor over existing concrete floor.

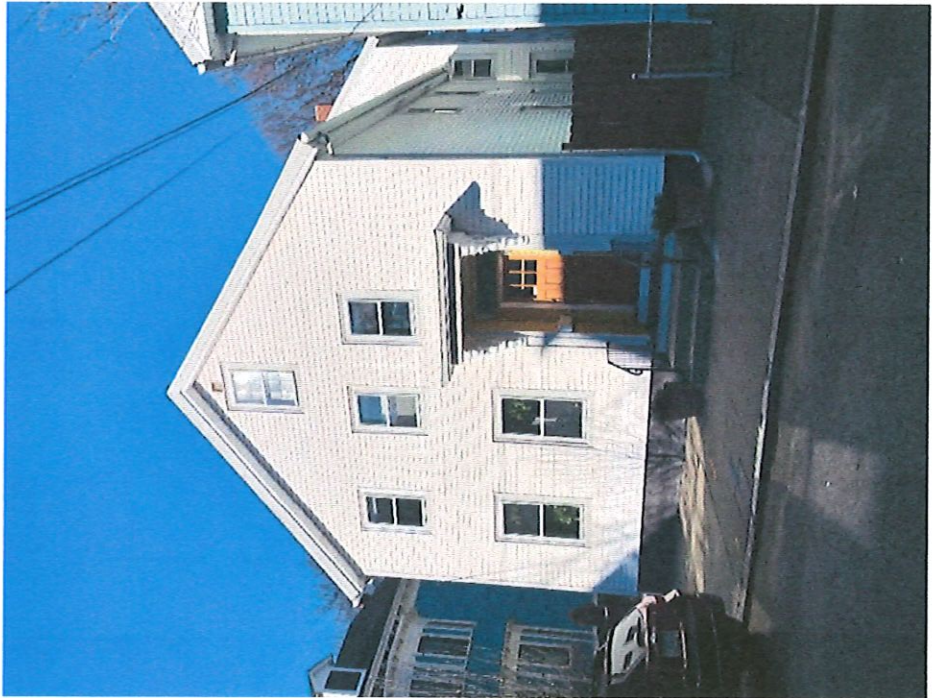
Site Work General Scope of Work-

Remove 234 sf of concrete between rear of house and garage; replace with ground-level 300 sf Trex deck. Create or expand planting beds. (1) small tree to remain. Existing 6'-0" height wood stockade fence to remain. 42" max height wood fence between new deck and driveway.

PL 12/20/13



North Elevation (rear)



South (Front) Elevation & East Elevation (side)





West Elevation, rear

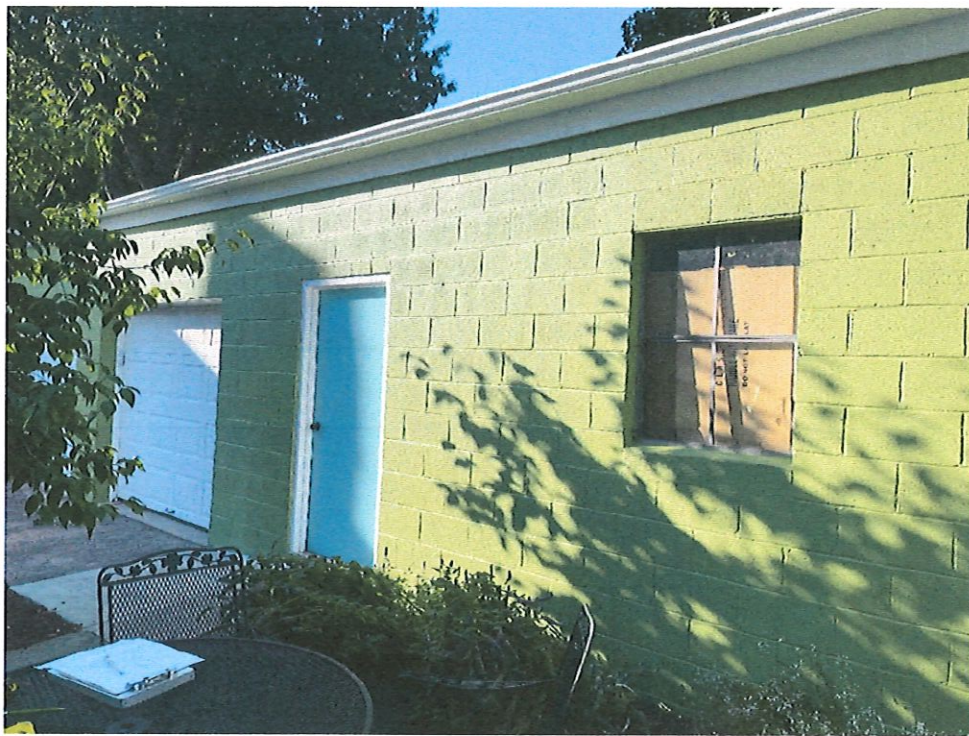
West Elevation







South Elevation Garage



South Elevation Garage





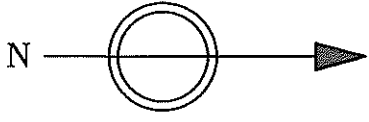
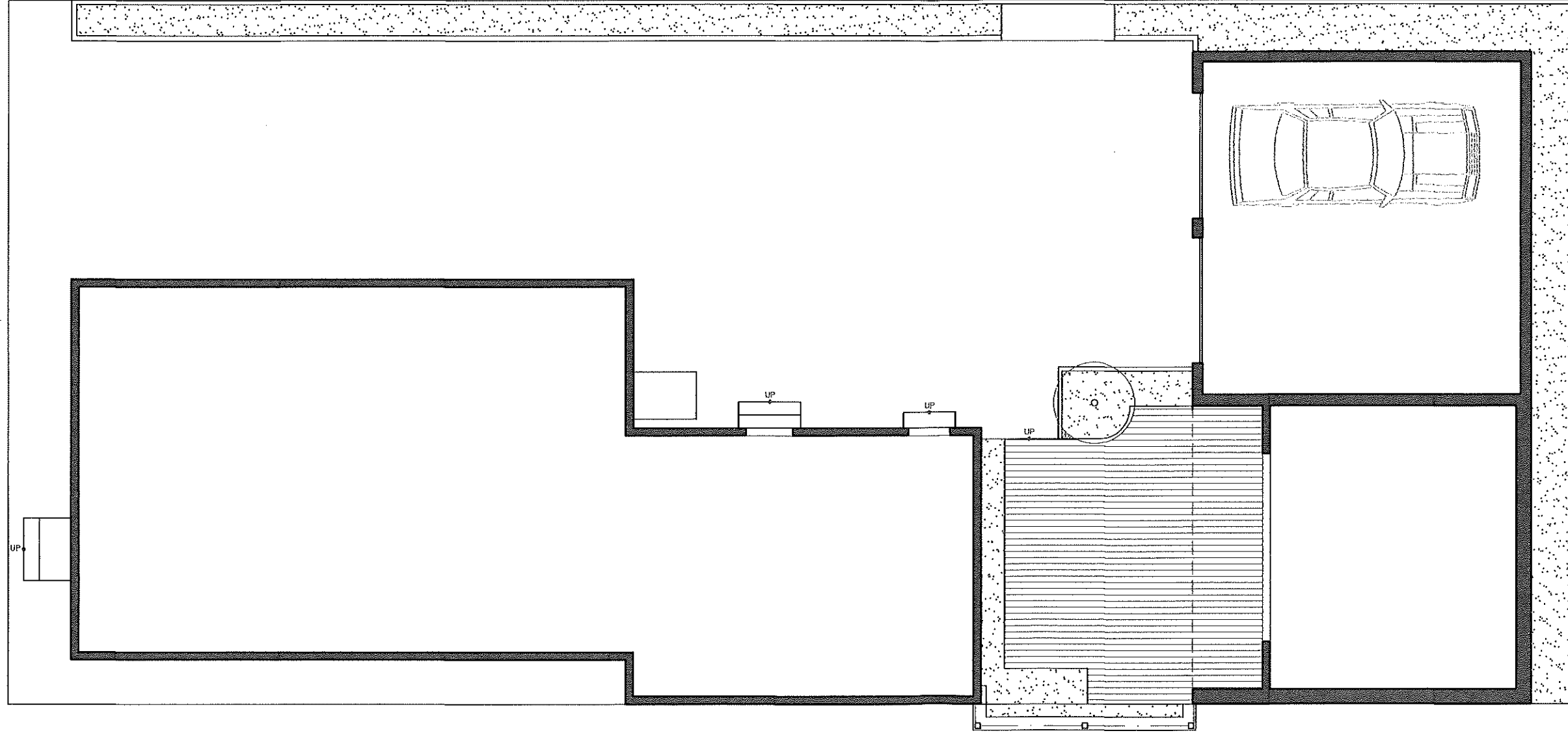
West Elevation of Garage



East Elevation of Garage



WOOD STREET



Ⓐ SITE PLAN

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:  
SITE PLAN

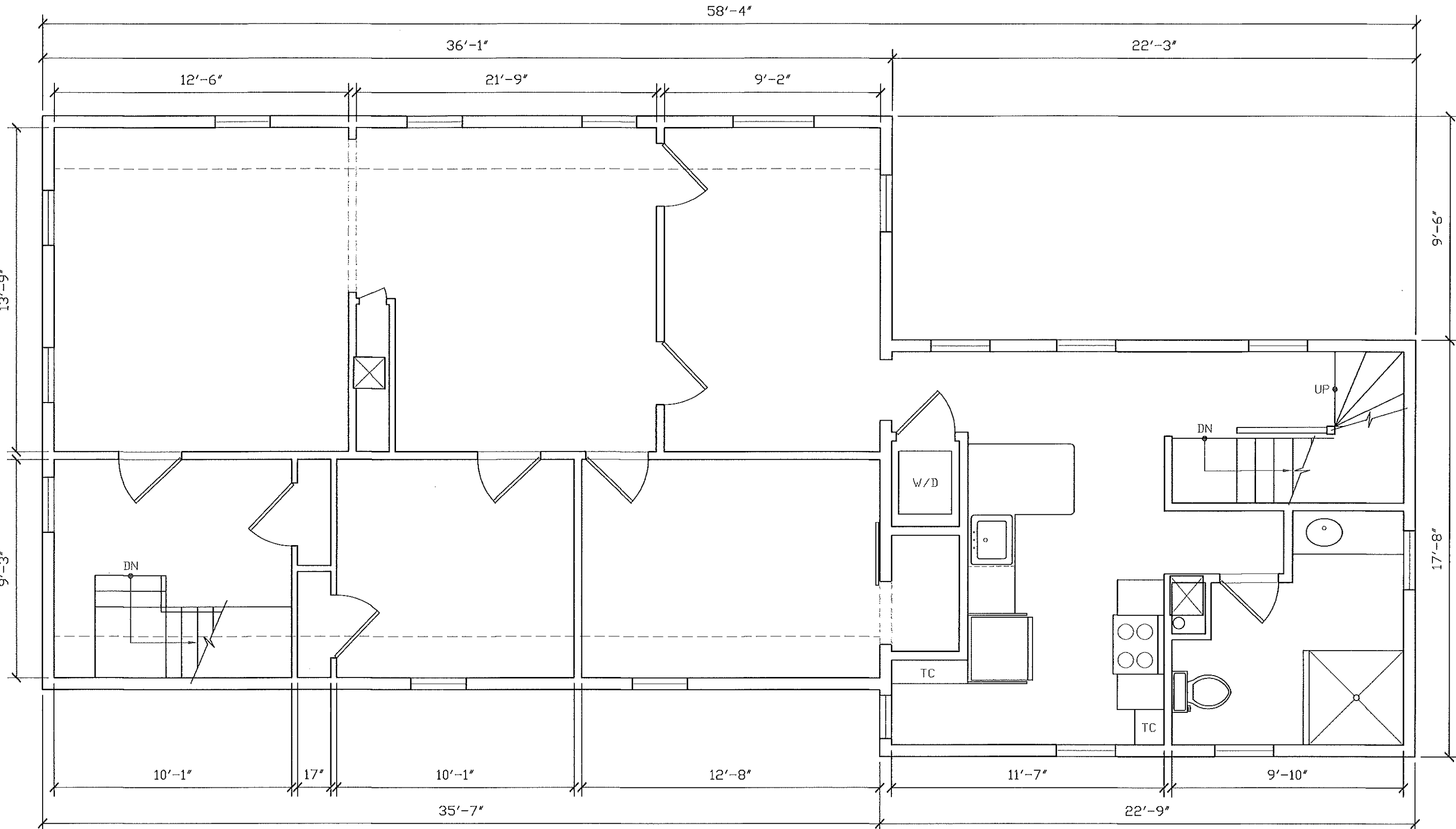
REV:

DATE:  
2/12/2024

SCALE:  
1/8" = 1'-0"

Exhibit  
3A

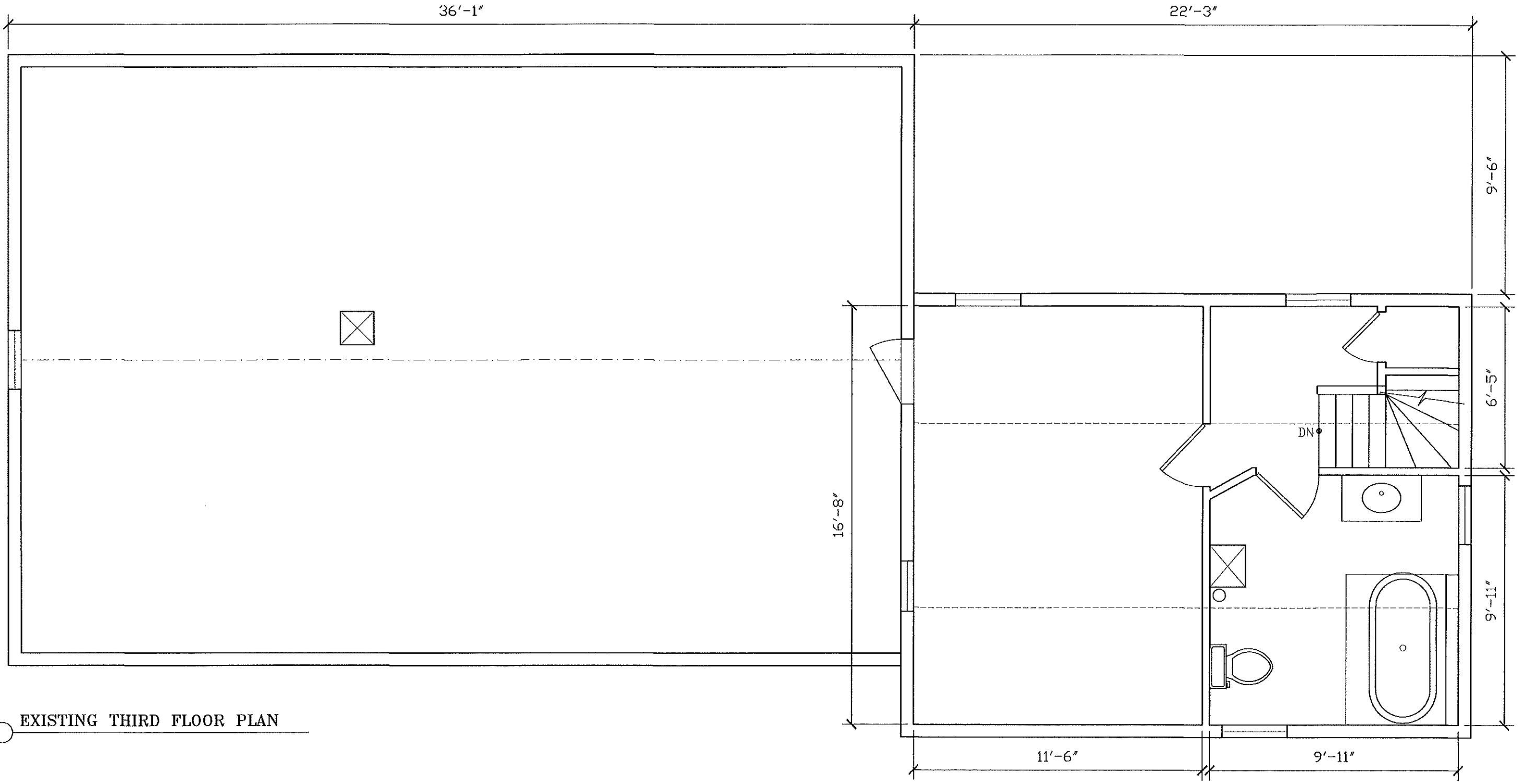
Monika P. Kraemer  
*Architect*  
401.241.5576  
12 Almy Street  
Providence, RI 02909



EXISTING SECOND FLOOR PLAN

<p>Monika P. Kraemer Architect 401.241.5576 12 Army Street Providence, RI 02909</p>
<p>PROJECT: CERASO/NIETO RESIDENCE 35 WOOD STREET PROVIDENCE, RI 02909</p>
<p>DRAWING TITLE: EXISTING SECOND FLOOR</p>
<p>REV:</p>
<p>DATE: 2/12/2024</p>
<p>SCALE: 1/4"=1'-0"</p>
<p>Exhibit 3K</p>





EXISTING THIRD FLOOR PLAN

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

PROJECT:  
 CERASO/NIETO RESIDENCE  
 35 WOOD STREET  
 PROVIDENCE, RI 02909

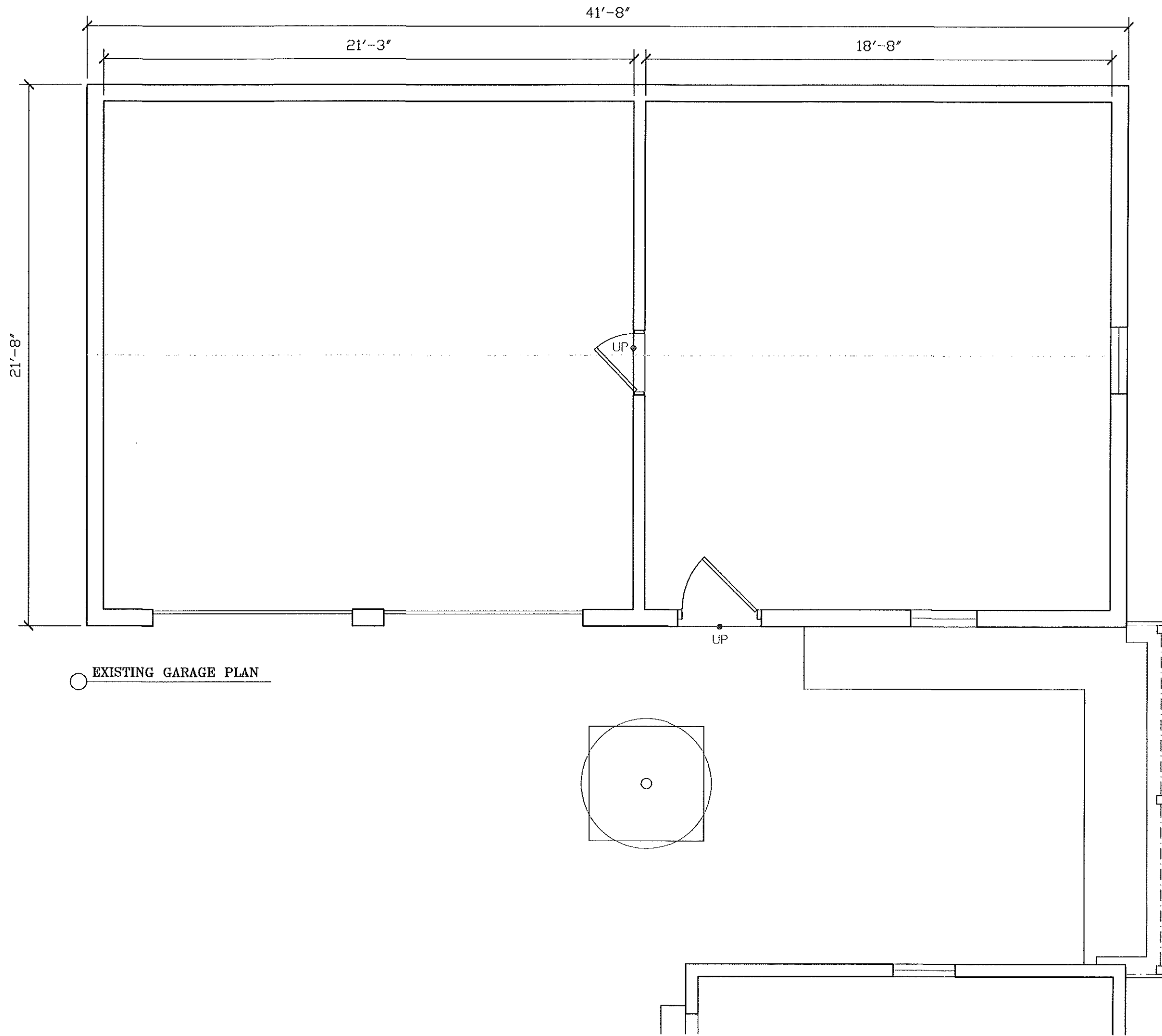
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 EXISTING THIRD FLOOR

REV:

DATE:  
 2/12/2024

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

Exhibit  
 3L



○ EXISTING GARAGE PLAN

FOR: RENOVATION

PROJECT:

**CERASO/NIETO RESIDENCE**  
 35 WOOD STREET  
 PROVIDENCE, RI 02909

DRAWING TITLE:

**EXISTING GARAGE PLAN**

REV:

DATE:

2/12/2024

SCALE:

1/4" = 1'-0"

**Exhibit**  
**3M**

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





○ EXISTING RESIDENCE WEST ELEVATION  
FACING DRIVEWAY

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

EXISTING RESIDENCE  
WEST ELEVATION

REV:

DATE:

2/12/2024

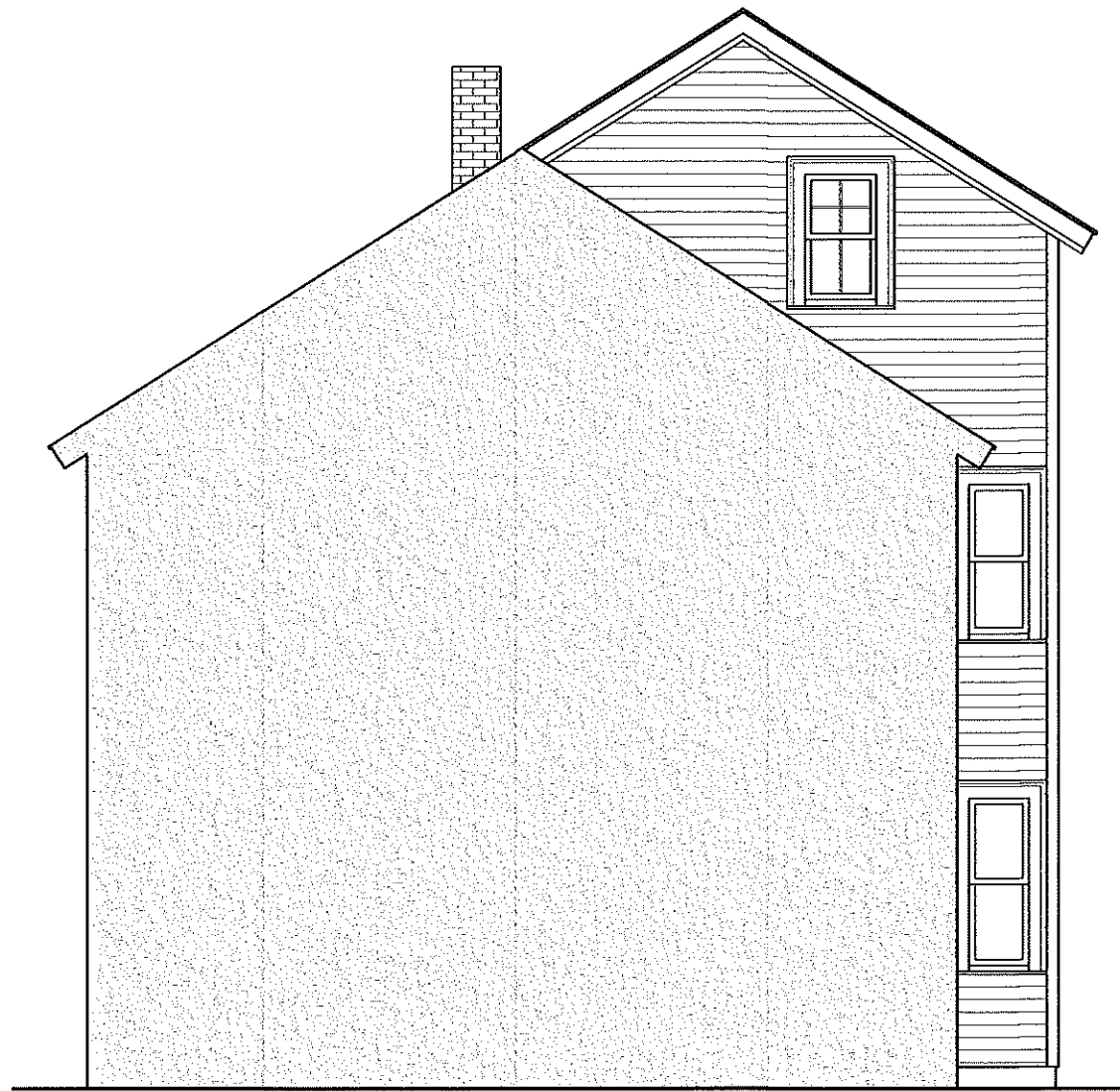
SCALE:

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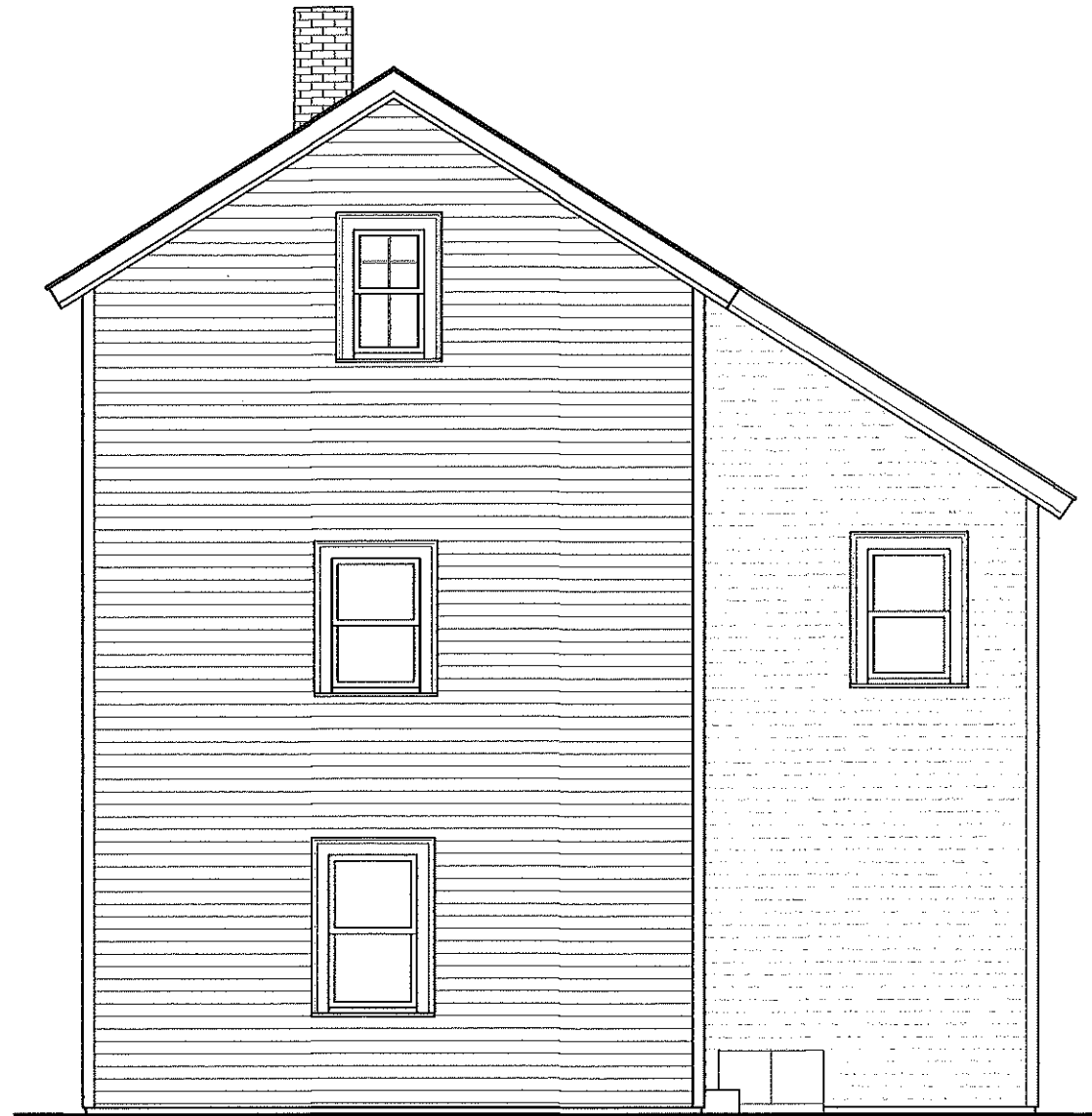
Exhibit  
3N



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



○ EXISTING RESIDENCE SOUTH ELEVATION  
AT EXISTING REAR ADDITION



○ EXISTING RESIDENCE NORTH ELEVATION  
FACING GARAGE

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

EXISTING RESIDENCE  
NORTH & SOUTH  
ELEVATIONS

REV:

DATE:

2/12/2024

SCALE:

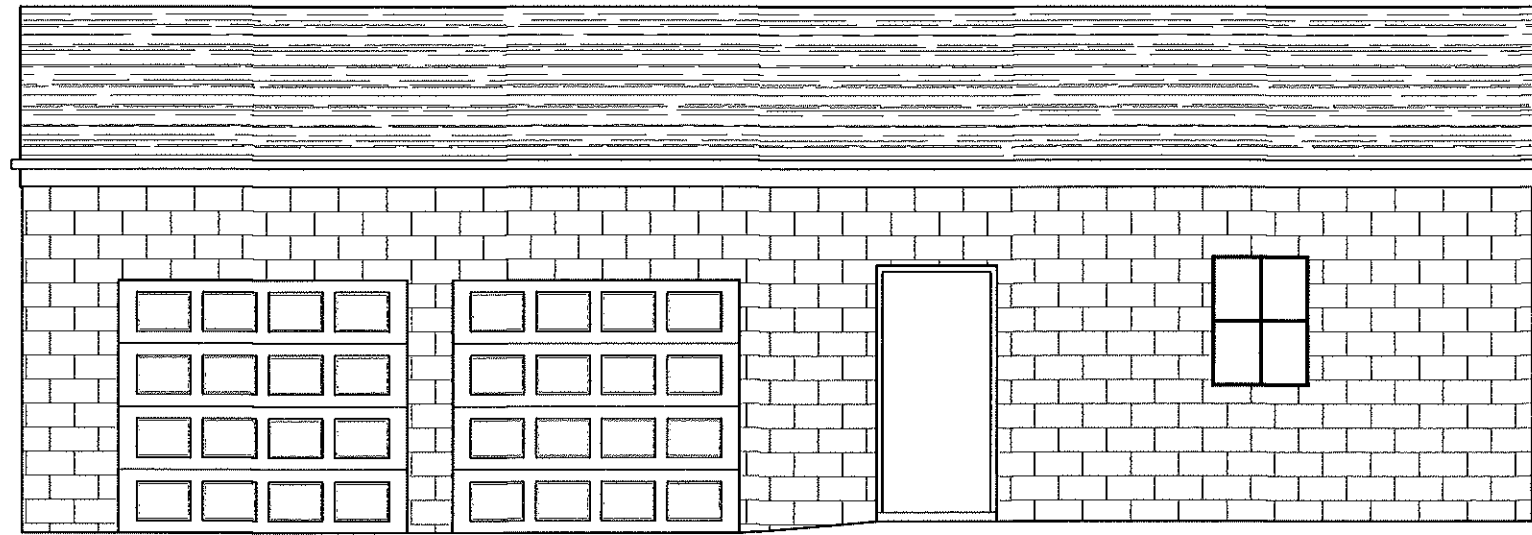
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Exhibit  
3P

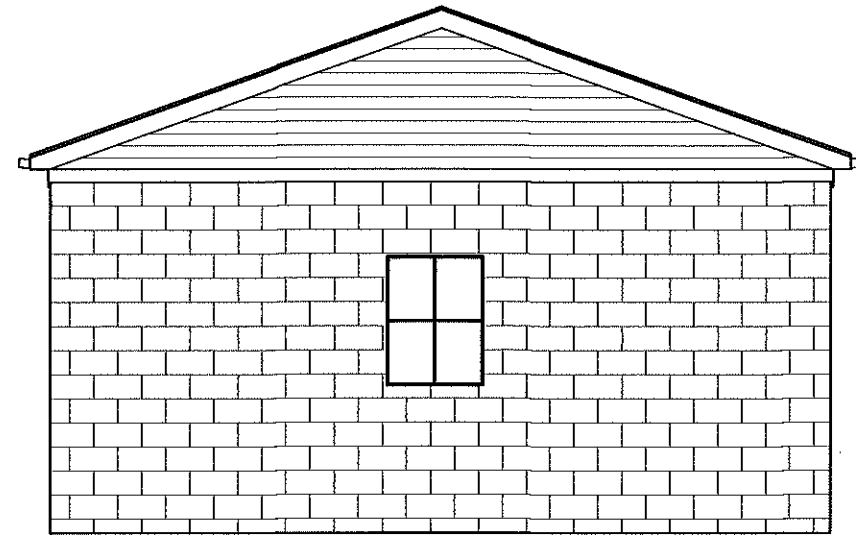


Monika P. Kraemer  
Architect  
401.241.5576  
12 Almy Street  
Providence, RI 02909





Ⓐ EXISTING GARAGE SOUTH ELEVATION



Ⓑ GARAGE STUDIO EAST ELEVATION

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

EXISTING GARAGE  
SOUTH & EAST  
ELEVATIONS

REV:

DATE:

2/12/2024

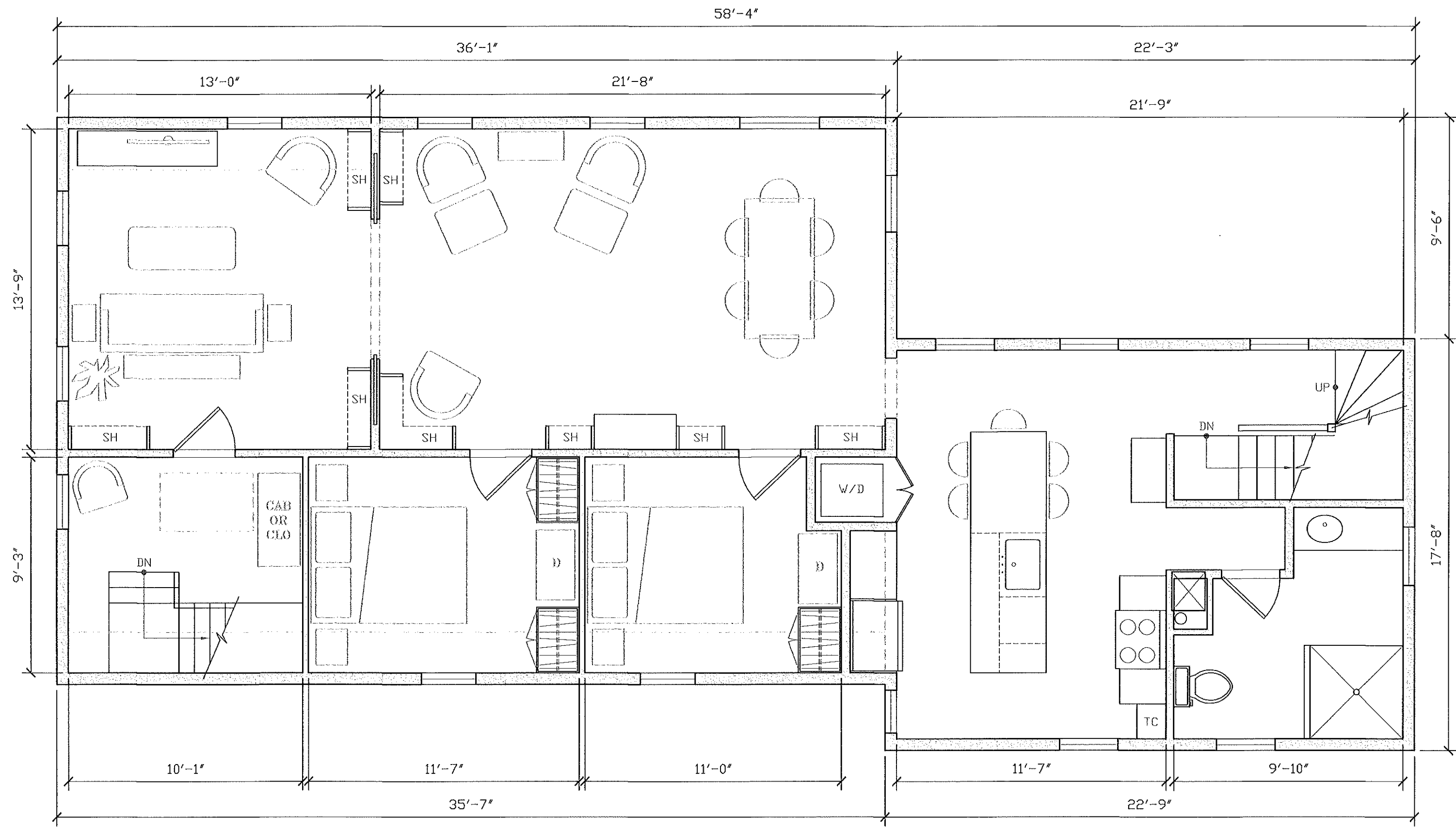
SCALE:

1/4" = 1'-0"

Exhibit  
3Q

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

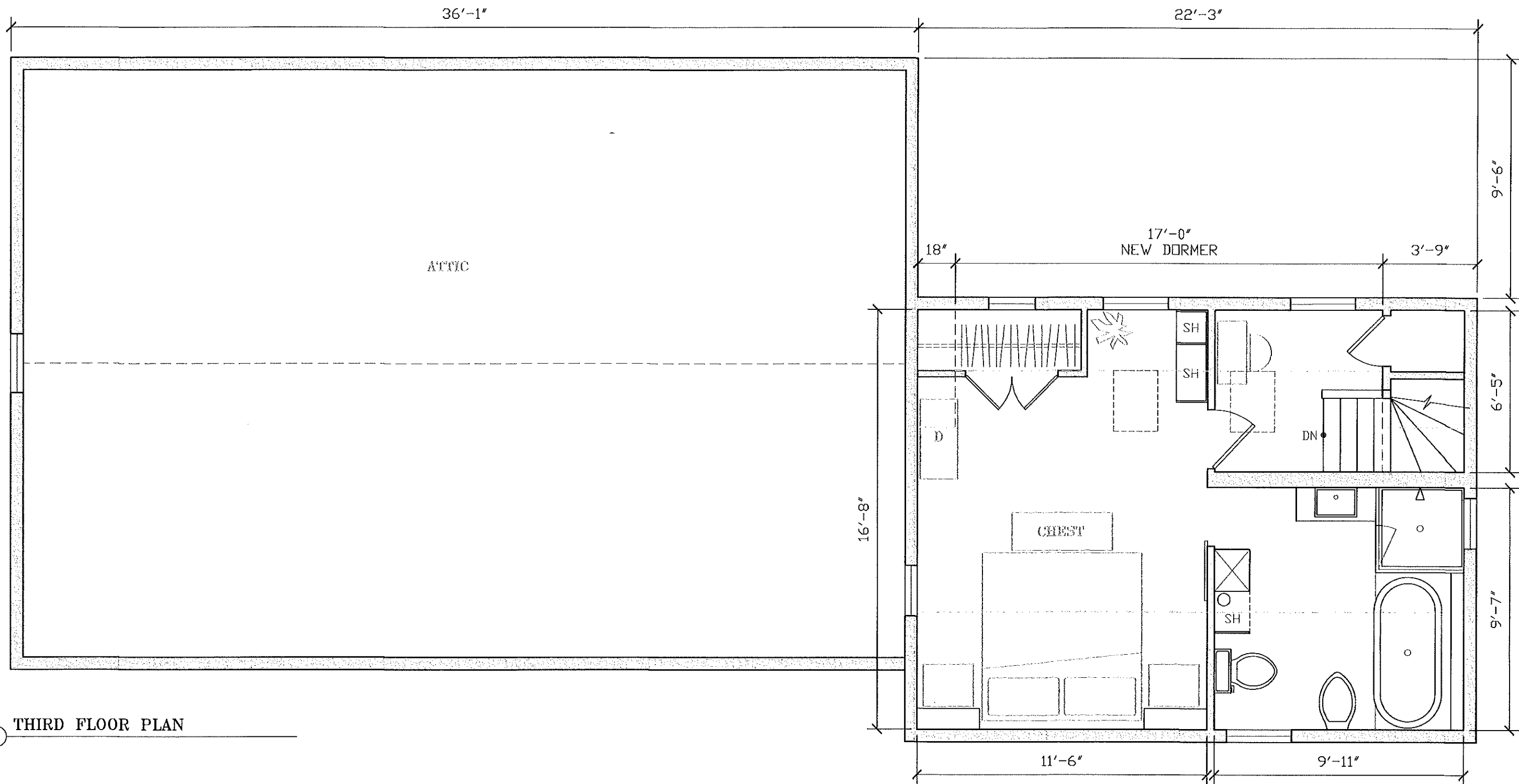




SECOND FLOOR PLAN

<p>Monika P. Kraemer          Architect          401.241.5576          12 Almy Street          Providence, RI 02909</p>
<p>PROJECT:          CERASO/NIETO RESIDENCE          35 WOOD STREET          PROVIDENCE, RI 02909</p>
<p>DRAWING TITLE:          SECOND FLOOR PLAN</p>
<p>REV:</p>
<p>DATE:          2/12/2024</p>
<p>SCALE:          1/4" = 1'-0"</p>
<p>Exhibit          3B</p>





THIRD FLOOR PLAN

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

PROJECT:  
 CERASO/NIETO RESIDENCE  
 35 WOOD STREET  
 PROVIDENCE, RI 02909

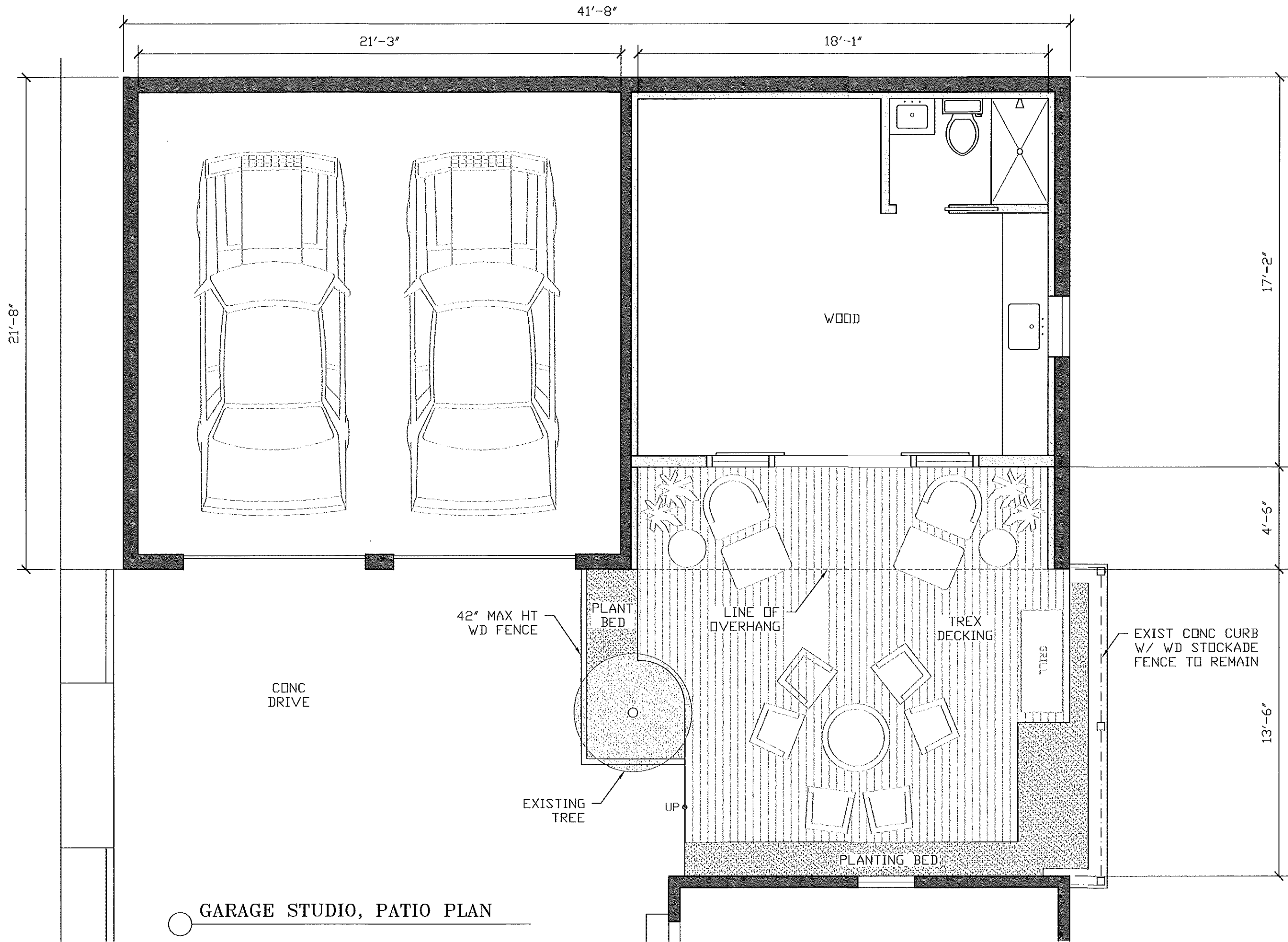
DRAWING TITLE:  
 THIRD FLOOR PLAN

REV:

DATE:  
 2/12/2024

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

Exhibit  
 3C



GARAGE STUDIO, PATIO PLAN

<p>Monika P. Kraemer Architect 401.241.5576 12 Almy Street Providence, RI 02909</p>	<p>PROJECT: CERASO/NIETO RESIDENCE 35 WOOD STREET PROVIDENCE, RI 02909</p>	<p>DRAWING TITLE: GARAGE STUDIO &amp; PATIO PLAN</p>	<p>REV:</p>	<p>DATE: 2/12/2024</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>Exhibit 3D</p>
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○ WEST RESIDENCE ELEVATION  
W/ NEW DORMER

FOR: RENOVATION

PROJECT:

CERASO/Nieto RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

PROPOSED WEST  
ELEVATION

REV:

DATE:

2/12/2024

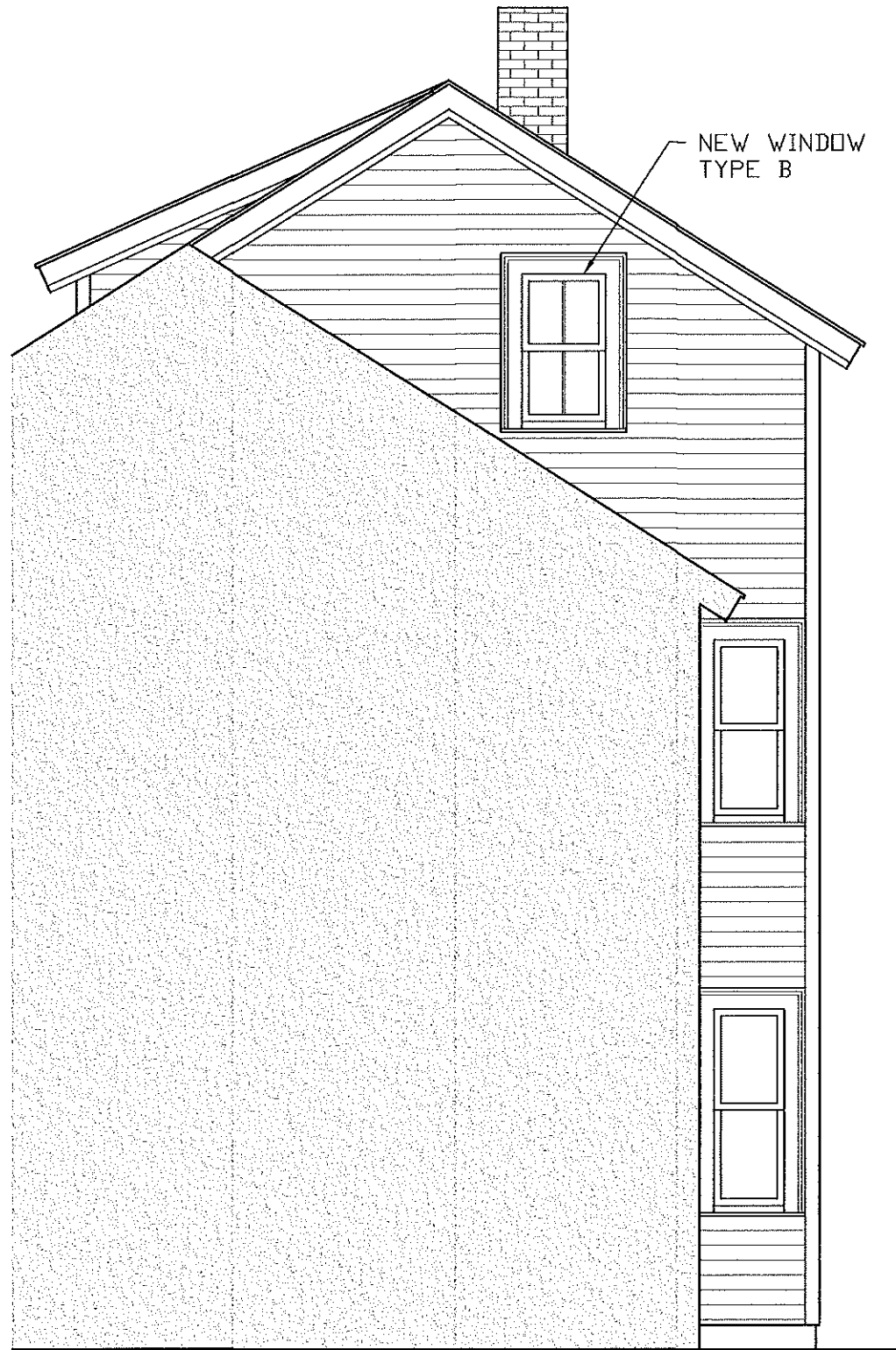
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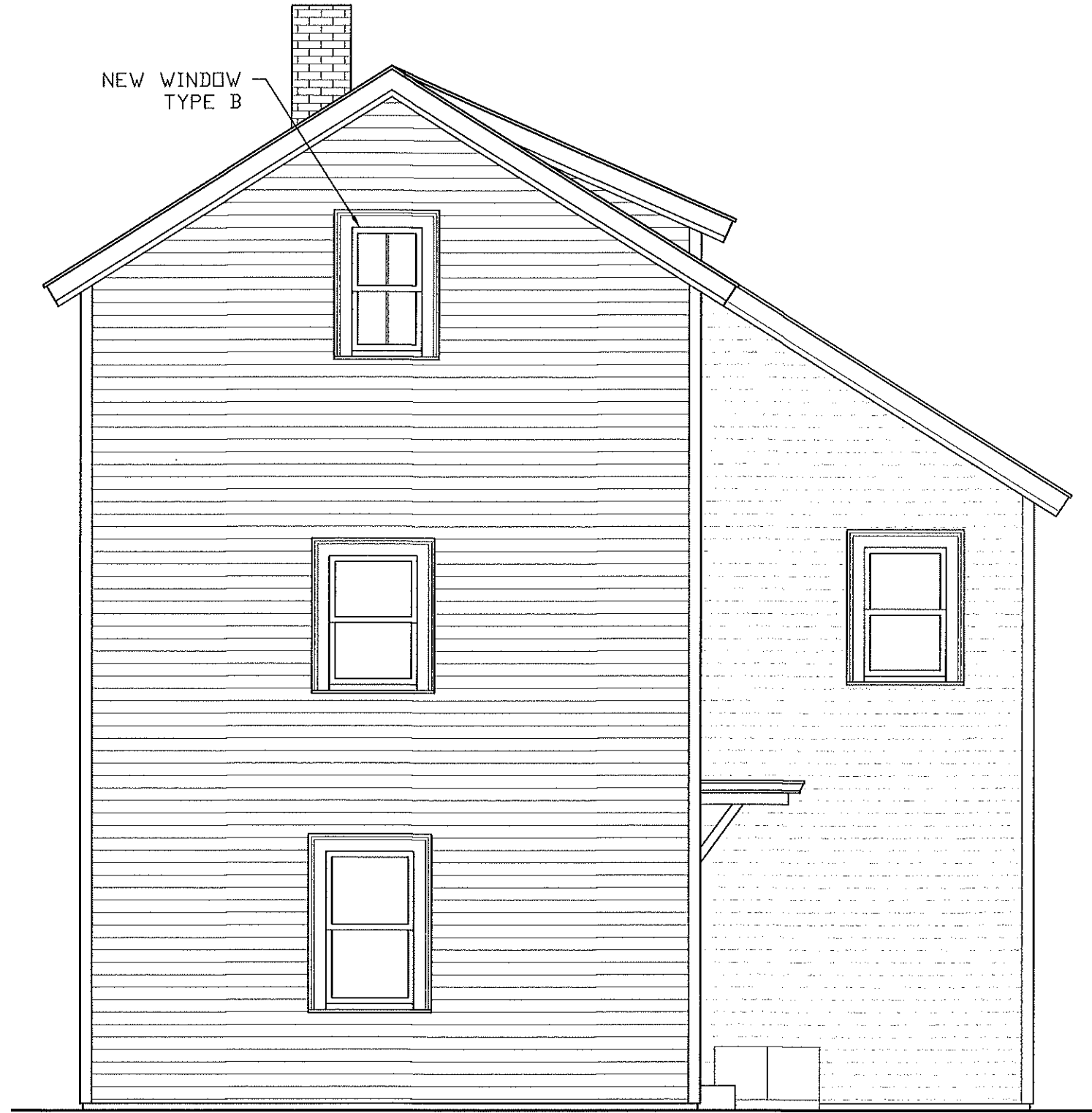
Exhibit  
3E

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





○ SOUTH RESIDENCE ELEVATION  
AT EXISTING REAR ADDITION



○ NORTH RESIDENCE ELEVATION

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

PROPOSED NORTH &  
SOUTH ELEVATIONS

REV:

DATE:

2/12/2024

SCALE:

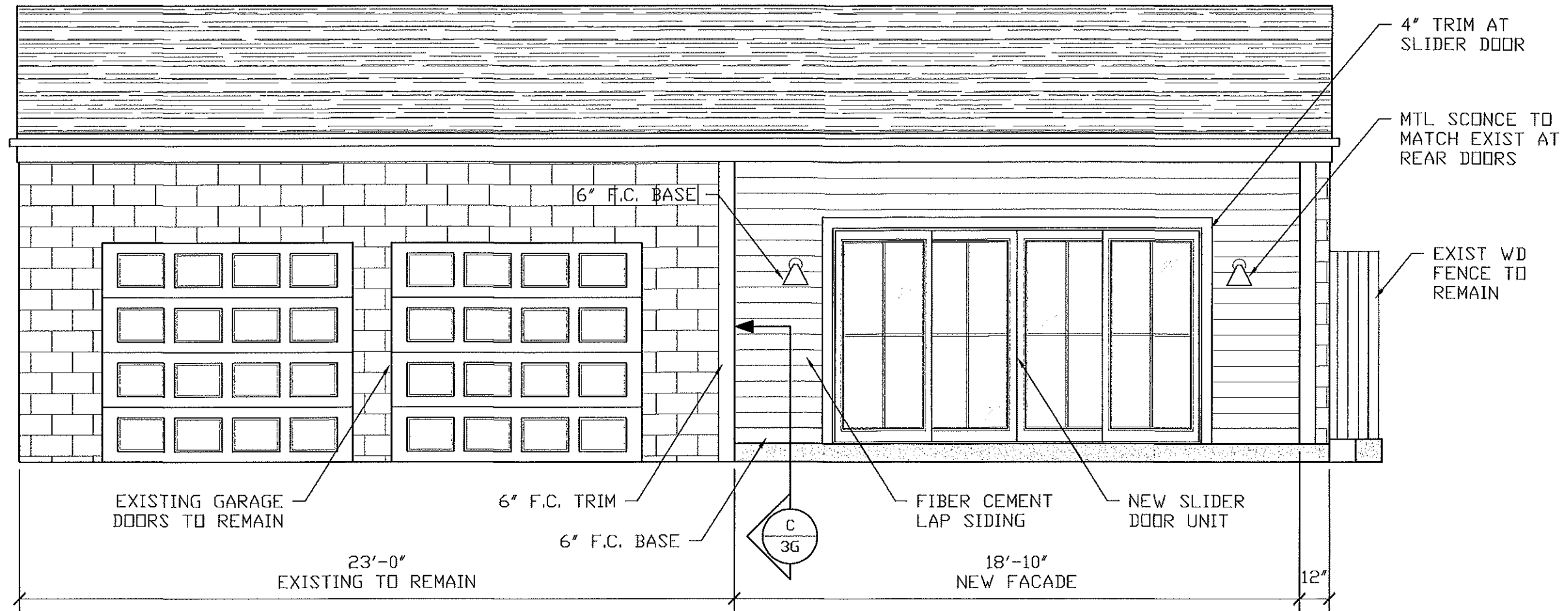
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Exhibit  
3F

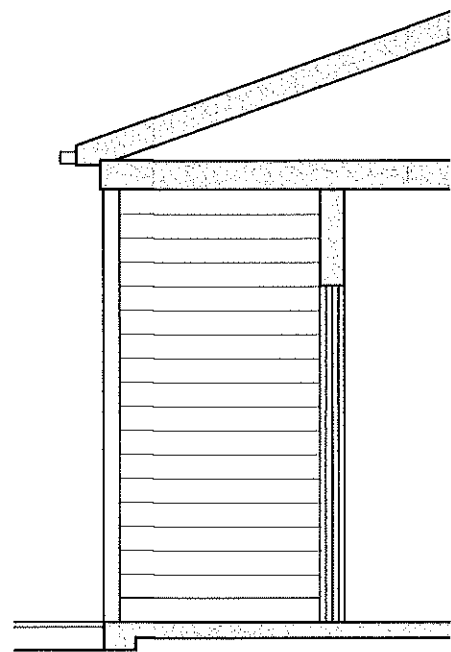
Monika P. Kraemer  
Architect



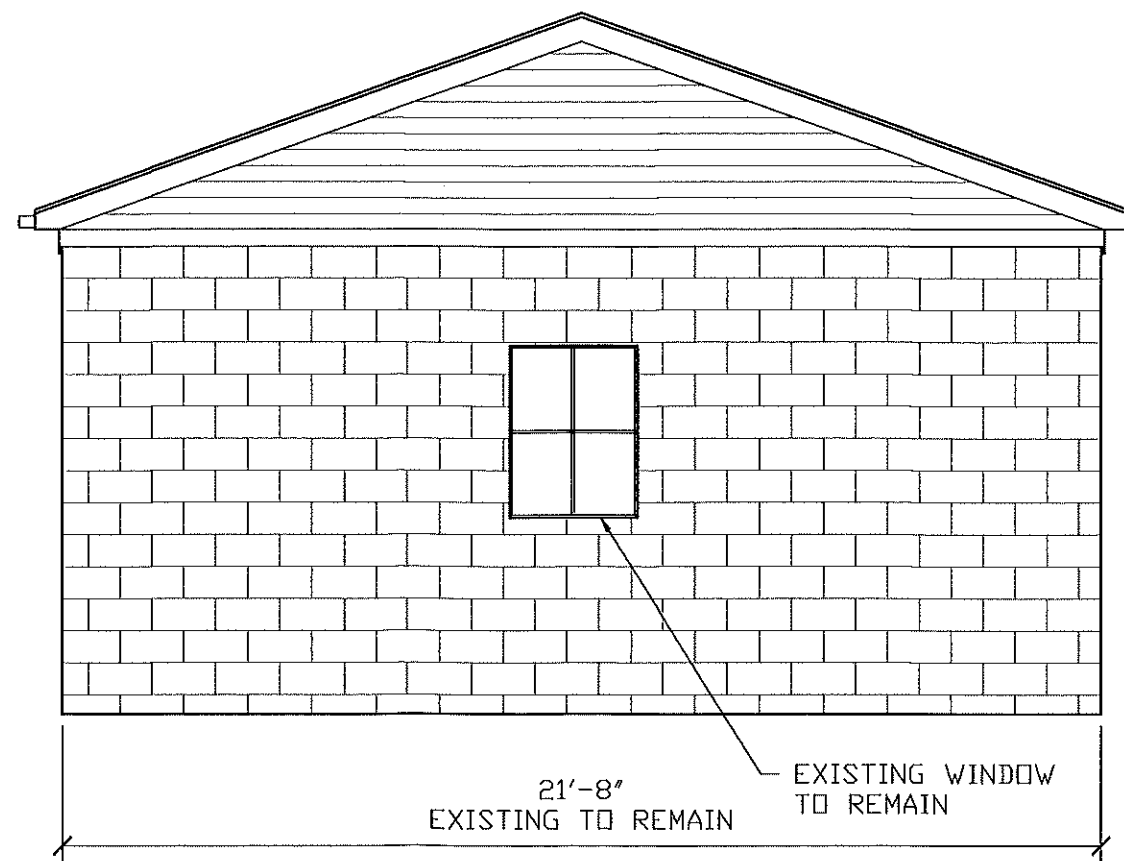
401.241.5576  
12 Almy Street  
Providence, RI 02909



**A** GARAGE STUDIO SOUTH ELEVATION



**C** STUDIO SIDE WALL ELEV  
SAME OPP WALL



**B** GARAGE STUDIO EAST ELEVATION

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

PROPOSED GARAGE  
STUDIO EXTERIOR  
ELEVATIONS

REV:

DATE:

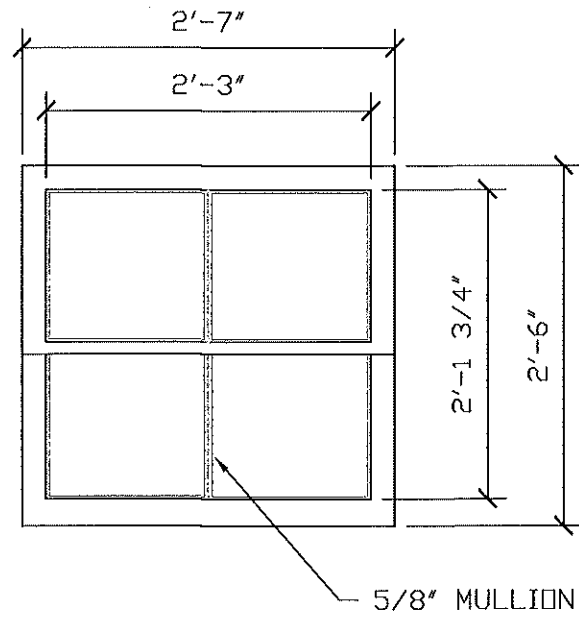
2/12/2024

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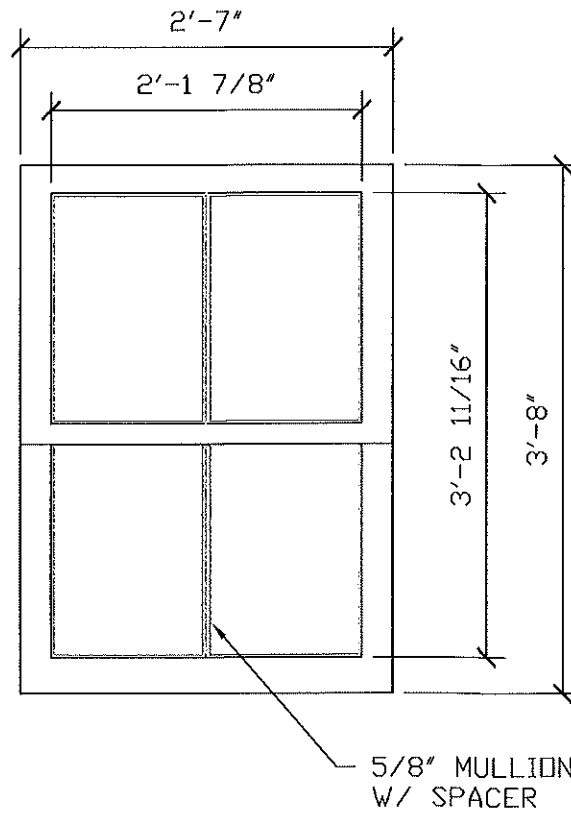
1/4"=1'-0"

Exhibit  
3G

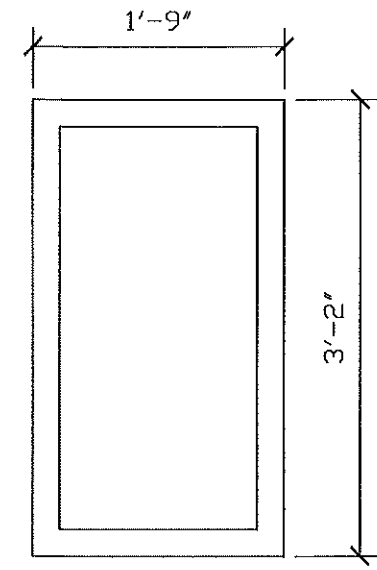
Monika P. Kraemer  
Architect  
401.241.5876  
12 Almy Street  
Providence, RI 02909



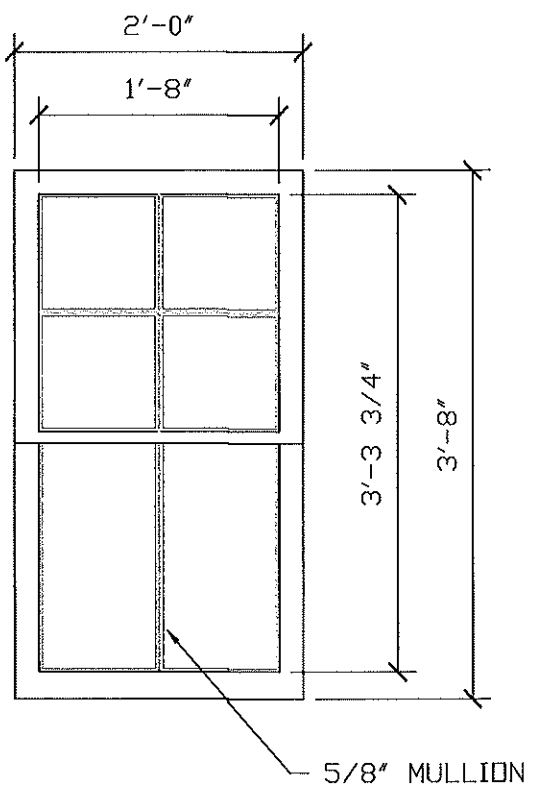
EXISTING TYPE A WOOD WINDOW



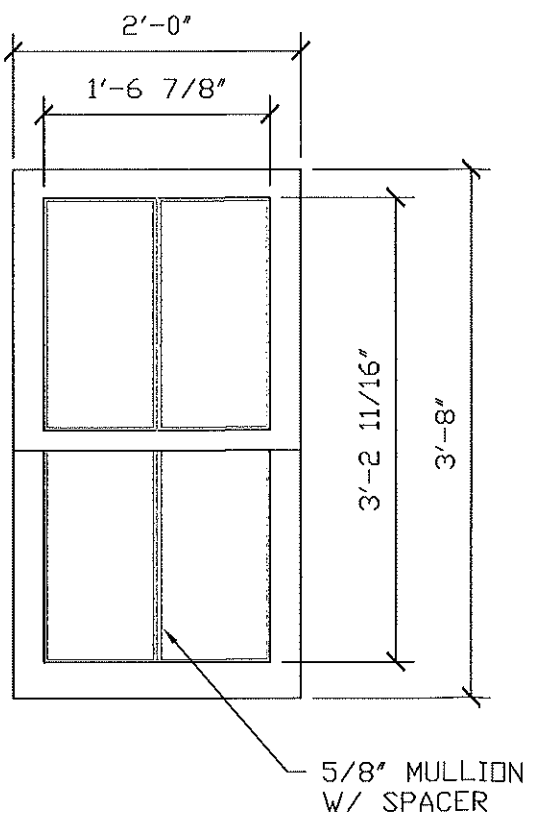
PROPOSED TYPE A CLAD WINDOW  
MARVIN SIGNATURE ULTIMATE



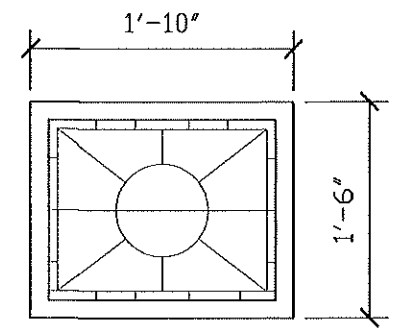
PROPOSED TYPE D  
VELUX FIXED W/ SHADE



EXISTING TYPE B WOOD WINDOW



PROPOSED TYPE B CLAD WINDOW  
MARVIN SIGNATURE ULTIMATE INSERT



PROPOSED TYPE C  
SALVAGED

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
35 WOOD STREET  
PROVIDENCE, RI 02909

DRAWING TITLE:

WINDOW ELEVATIONS

REV:

DATE:

2/12/2024

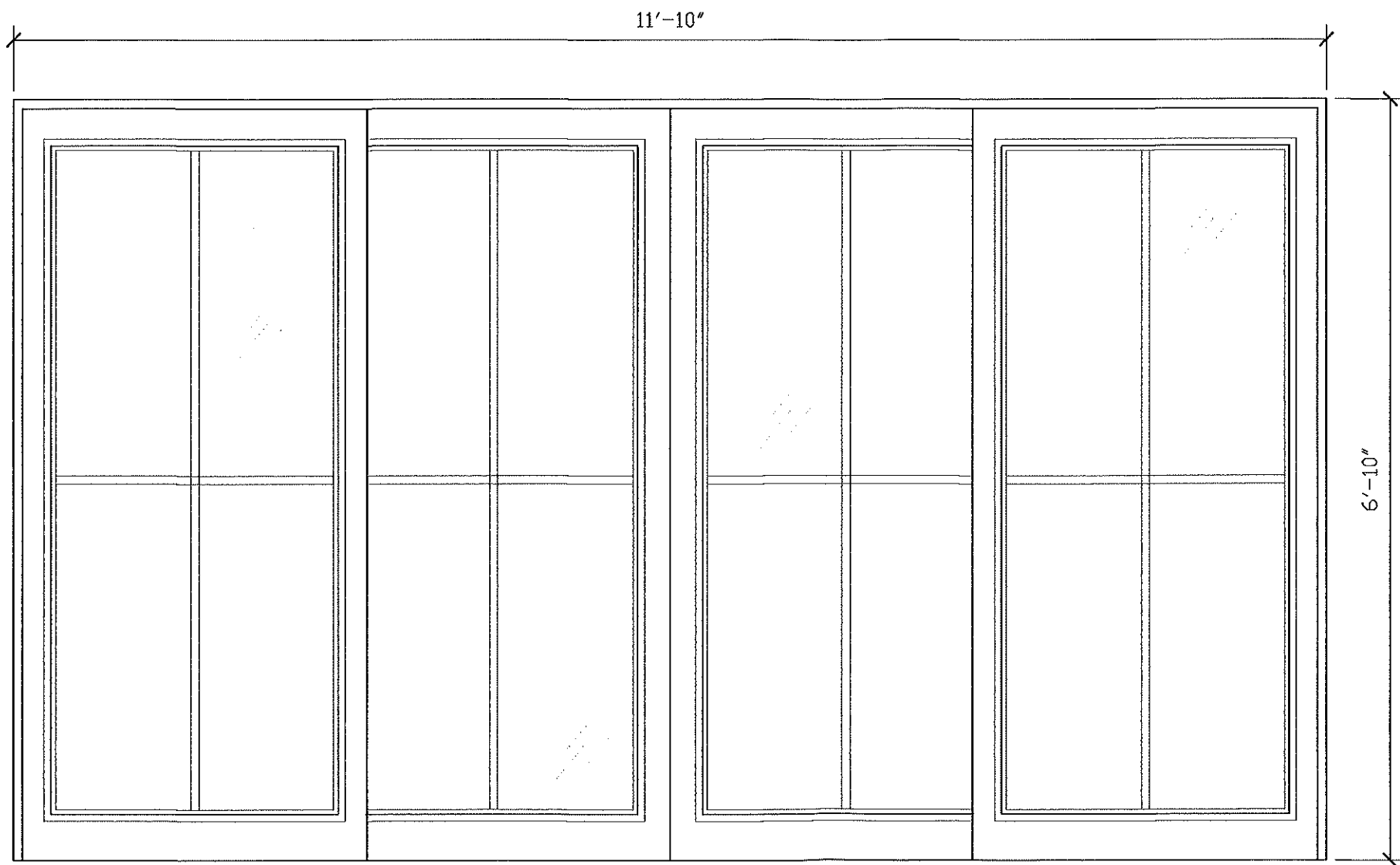
SCALE:

3/4"=1'-0"

Exhibit  
3H

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





○ PROPOSED EXTERIOR DOOR TYPE E (FIXED/OP/OP/FIXED)  
 PELLA LIFESTYLE SERIES W/ INTEGRATED BLINDS

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
 35 WOOD STREET  
 PROVIDENCE, RI 02909

DRAWING TITLE:

DOOR ELEVATIONS

REV:

DATE:

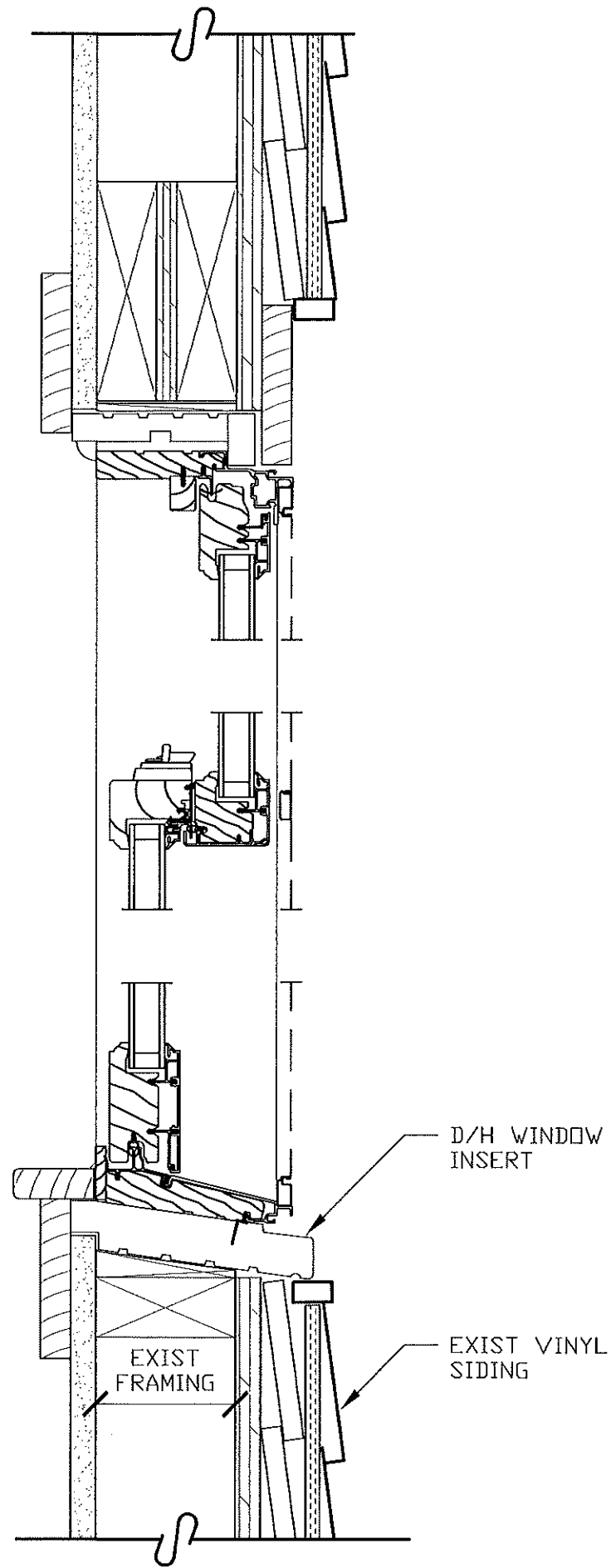
2/12/2024

SCALE:

3/4"=1'-0"

Exhibit  
 3I

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



**A** D/H WIN HEAD & SILL DETAILS  
 AT EXIST OPENING W/ V. SIDING

FOR: RENOVATION

PROJECT:

CERASO/NIETO RESIDENCE  
 35 WOOD STREET  
 PROVIDENCE, RI 02909

DRAWING TITLE:

WINDOW DETAILS AT  
 STUD & BRICK WALLS

REV:

DATE:

2/12/2024

SCALE:

3"=1'-0"

Exhibit  
 3J

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