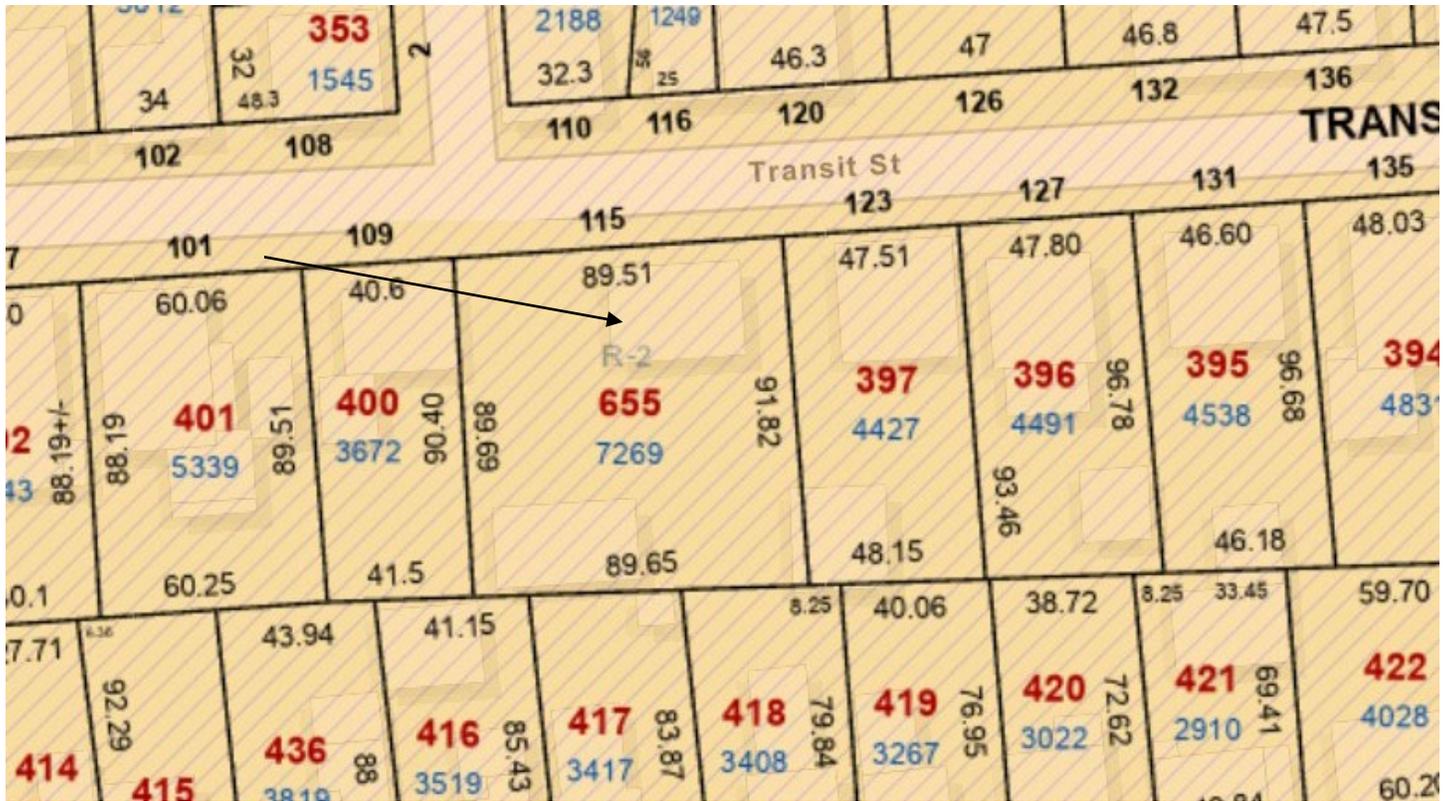


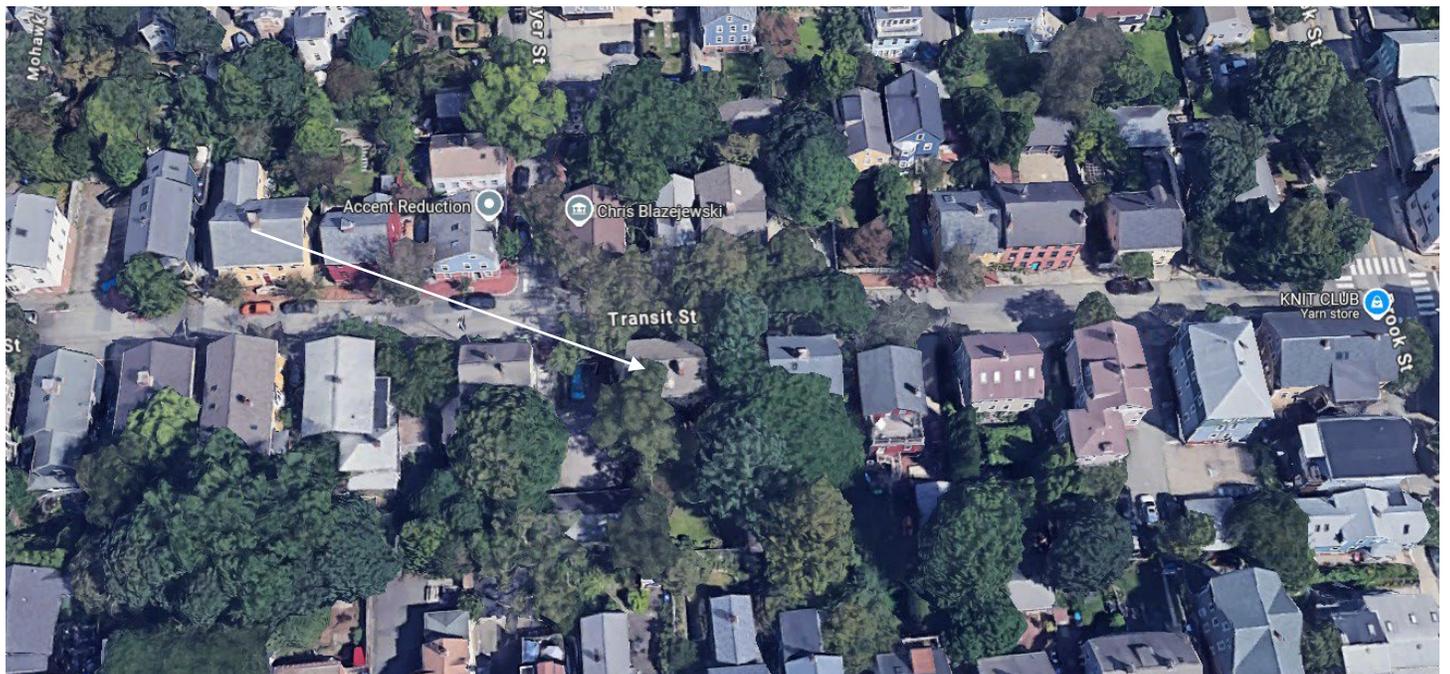
3. CASE 25.007, 115 TRANSIT STREET, William Chafee House, 1791-1795 (COLLEGE HILL)

John Holden Greene, architect. Federal; 2½ stories; gable roof; clapboard; double house with symmetrical six-bay facade and twin side-hall doorways topped by Gothic-tracery transoms and bracketed caps.

CONTRIBUTING



Arrow indicates 115 Transit Street.



Arrow indicates project location, looking north.

Applicant/Designer: Michael McHugh, 34 Chapin Avenue, Providence, RI 02909

Owners: Michael Drukker, 115 Transit Street, Providence, RI 02903

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

- removal of an existing gable dormer and the construction of a shed dormer to the rear slope of the gable roof.

Issues: The following issues are relevant to this application:

- The modifications will not be visible from the public right-of-way; and,
- An architect's narrative and addendum, drawings and photos have been submitted.

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

- a) 115 Transit 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 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 as they will not be visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete for conceptual review. 115 Transit 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 they will not be visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

MCM DESIGN
ARCHITECTURAL DESIGN & CONSULTANT



NORTH ELEVATION (FRONT)
(VIEW FROM TRANSIT STREET)



NORTH/WEST ELEVATION
(VIEW FROM TRANSIT STREET)

MCM DESIGN

ARCHITECTURAL DESIGN & CONSULTANT



WEST ELEVATION
(VIEW FROM DRIVEWAY)



SOUTH WEST ELEVATION
(VIEW FROM DRIVEWAY)

MCM DESIGN

ARCHITECTURAL DESIGN & CONSULTANT



SOUTH ELEVATION
(VIEW FROM BACKYARD)



NORTH EAST ELEVATION
(VIEW FROM TRANSIT ST)



EXISTING EXTERIOR ELEVATION: NORTH
SCALE 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION: NORTH
SCALE 1/4" = 1'-0"

NOTE:
NO EXTERIOR CHANGES VISIBLE ALONG
FRONT (NORTH) ELEVATION

PROPOSED DORMER
115 TRANSIT STREET
PROVIDENCE, RHODE ISLAND

DATE: 12-05-24
DRAWN: MCM
CHECKED:
REVISED:

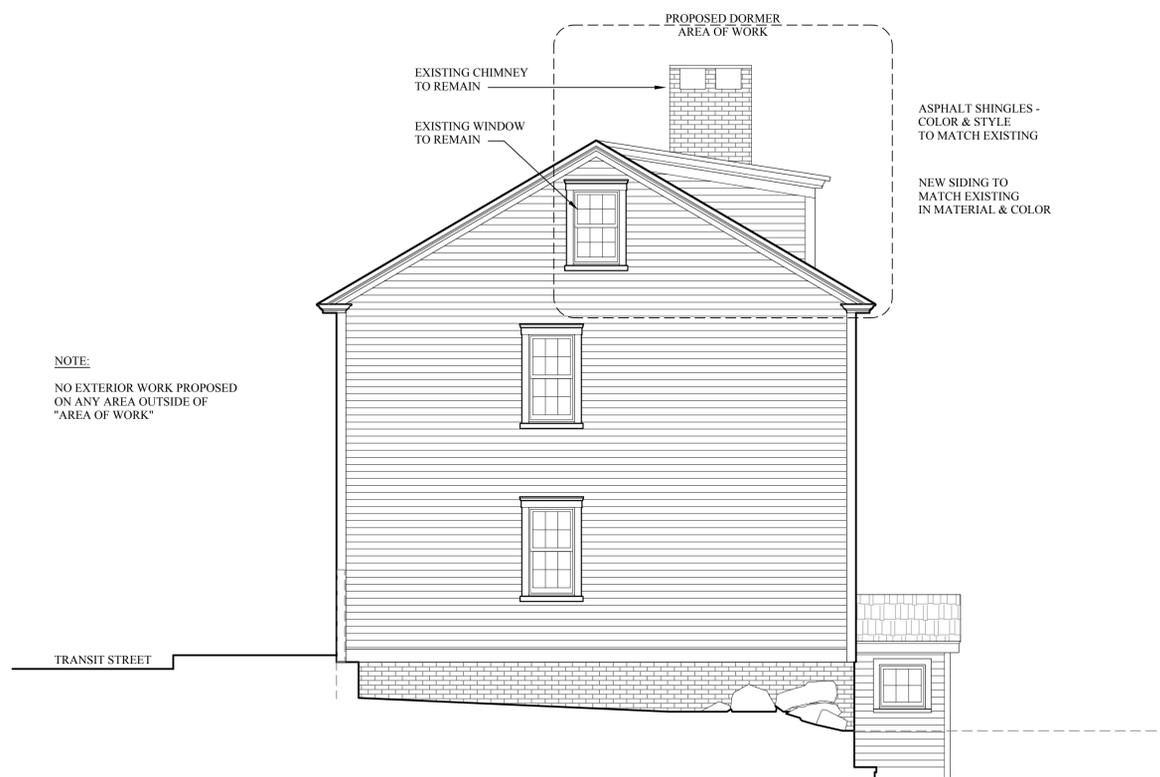
MCM DESIGN
ARCHITECTURAL DESIGN & CONSULTANT
RESIDENTIAL/COMMERCIAL PLANNING

MCM PROJECT NO.

SHEET NO. A2.1



EXISTING EXTERIOR ELEVATION: WEST
SCALE 1/4" = 1'-0"



NOTE:
NO EXTERIOR WORK PROPOSED
ON ANY AREA OUTSIDE OF
"AREA OF WORK"

PROPOSED EXTERIOR ELEVATION: WEST
SCALE 1/4" = 1'-0"

PROPOSED DORMER 115 TRANSIT STREET PROVIDENCE, RHODE ISLAND	DATE: 12-05-24 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A2.2



EXISTING EXTERIOR ELEVATION: SOUTH
SCALE 1/4" = 1'-0"



ASPHALT SHINGLES -
COLOR & STYLE
TO MATCH EXISTING

NEW SIDING TO
MATCH EXISTING
IN MATERIAL & COLOR

NOTE:
NO EXTERIOR WORK PROPOSED
ON ANY AREA OUTSIDE OF
"AREA OF WORK"

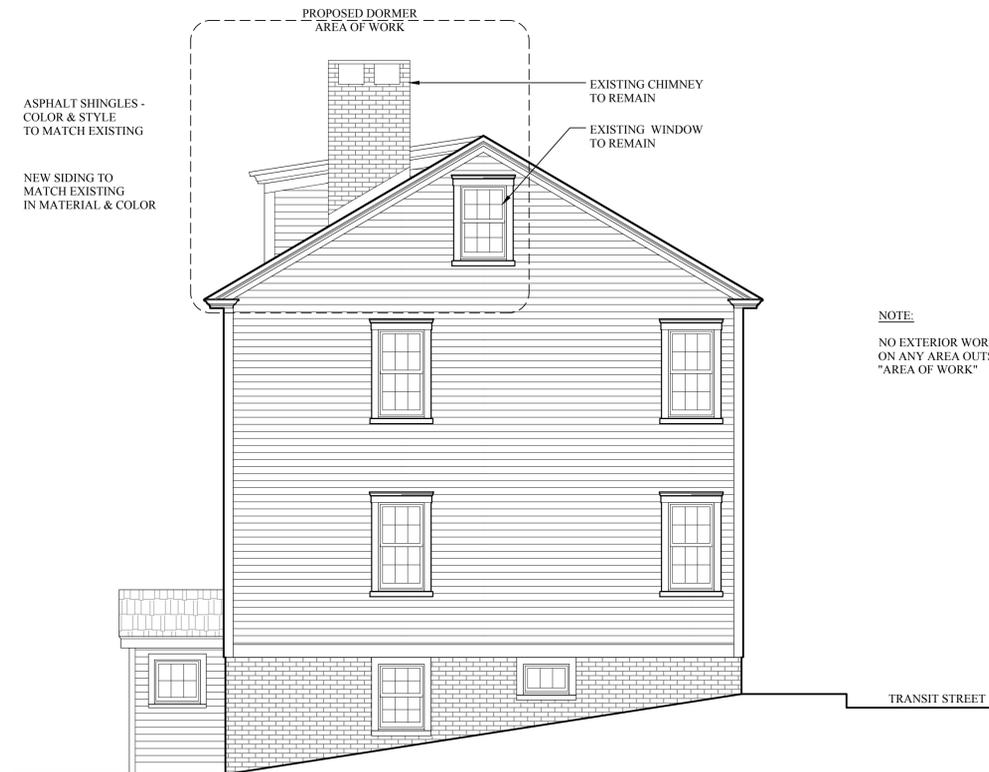
PROPOSED EXTERIOR ELEVATION: SOUTH
SCALE 1/4" = 1'-0"

PROPOSED DORMER 115 TRANSIT STREET PROVIDENCE, RHODE ISLAND	DATE: 12-05-24 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A2.3



EXISTING EXTERIOR ELEVATION: EAST

SCALE 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION: EAST

SCALE 1/4" = 1'-0"

PROPOSED DORMER 115 TRANSIT STREET PROVIDENCE, RHODE ISLAND	DATE: 12-05-24 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A2.4