

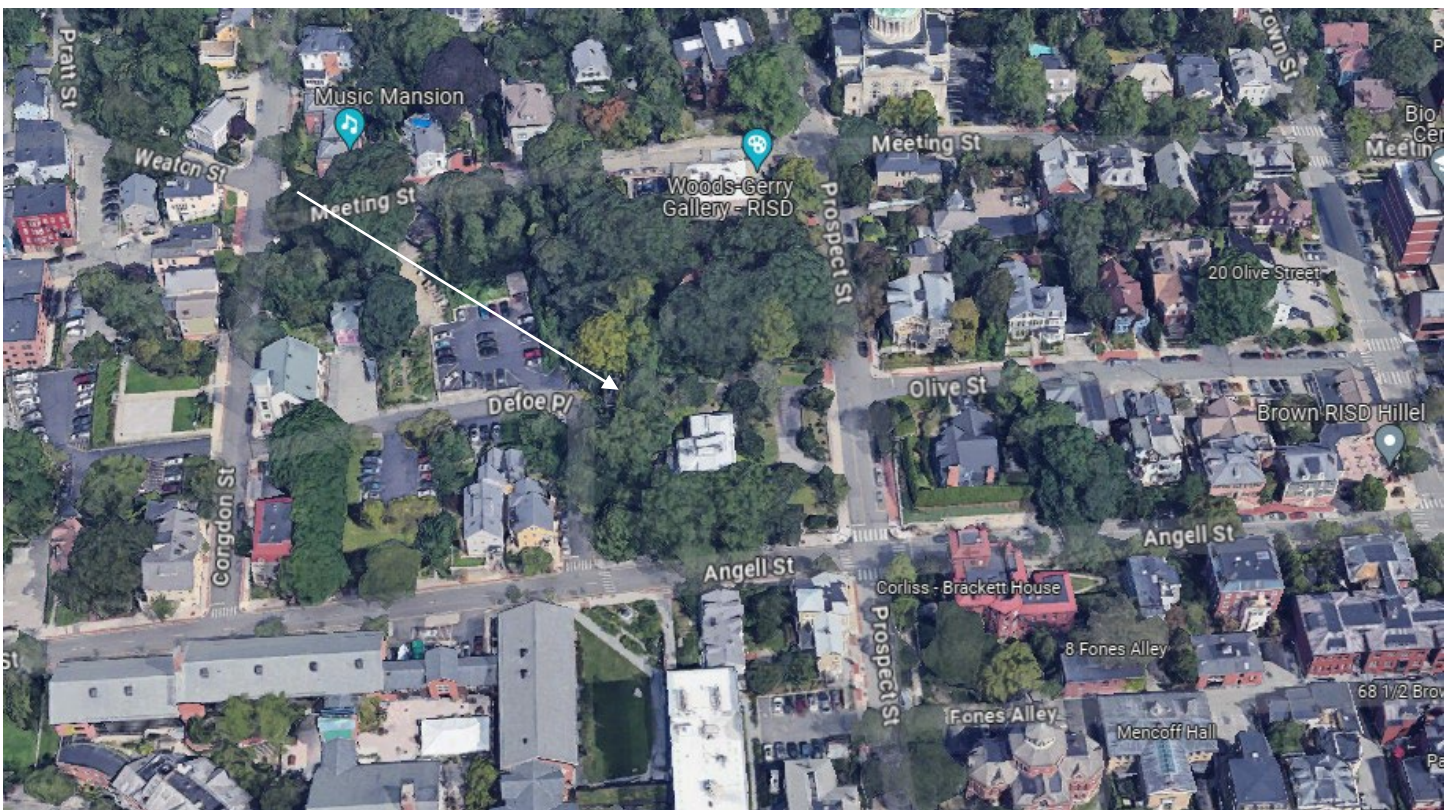
3. CASE 25.033, 203 SOUTH MAIN STREET, John Corliss House, 1746-50 (PLD-Residential)

Colonial; 2½-stories; clapboard; gambrel roof; three pedimented dormers; five bay facade. The building has been raised one story to make room for a ground-level shop.

CONTRIBUTING



Arrow indicates 203 South Main Street.



Arrow indicates project location, looking north.

Applicant/Architect: KITE Architects; Christine West, AIA & Julia Ricklin, AIA, One Central St, Providence, RI 02907

Owner: Corliss Properties LLC, 203 South Main Street, Providence, RI 02903

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

- The applicant is requesting the removal of an existing gable dormer and the construction of a five-window shed dormer to the rear (west) roof slope.

Issues: The following issues are relevant to this application:

- The form is appropriate. The applicants have engaged with RIHPHC in applying for the Historic Tax Credit program and the submitted design is a version that RIHPHC has deemed appropriate. While understanding the intent of the design, Staff finds it fussy as the single-bay gable brings unwanted attention to the modifications. An alternate version has also been submitted and it is Staff's opinion that this design which removes the gable, is much more appropriate for the building, being less conspicuous; and,
- Plans, renderings and photos have been submitted.

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

- a) 203 South Main Street is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District - Residential local historic district, having been recognized as an individually listed property on the National Register of Historic Places;
- 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 new construction is 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.

Staff recommends a motion be made stating that: The application is considered complete. 203 South Main Street is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District - Residential local historic district, having been recognized as an individually listed property on the National Register of Historic Places. The Commission grants approval of the new construction, citing Standard 8, 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, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval once the necessary subdivision has been granted.

203 SOUTH MAIN STREET
MAJOR ALTERATION - DORMER





NORTHEAST FACADE - SOUTH MAIN STREET





NORTHWEST FACADE - PLANET STREET





SOUTHEAST FACADE - PARKING LOT / SOUTH WATER STREET





SOUTHWEST FACADE - PARKING LOT



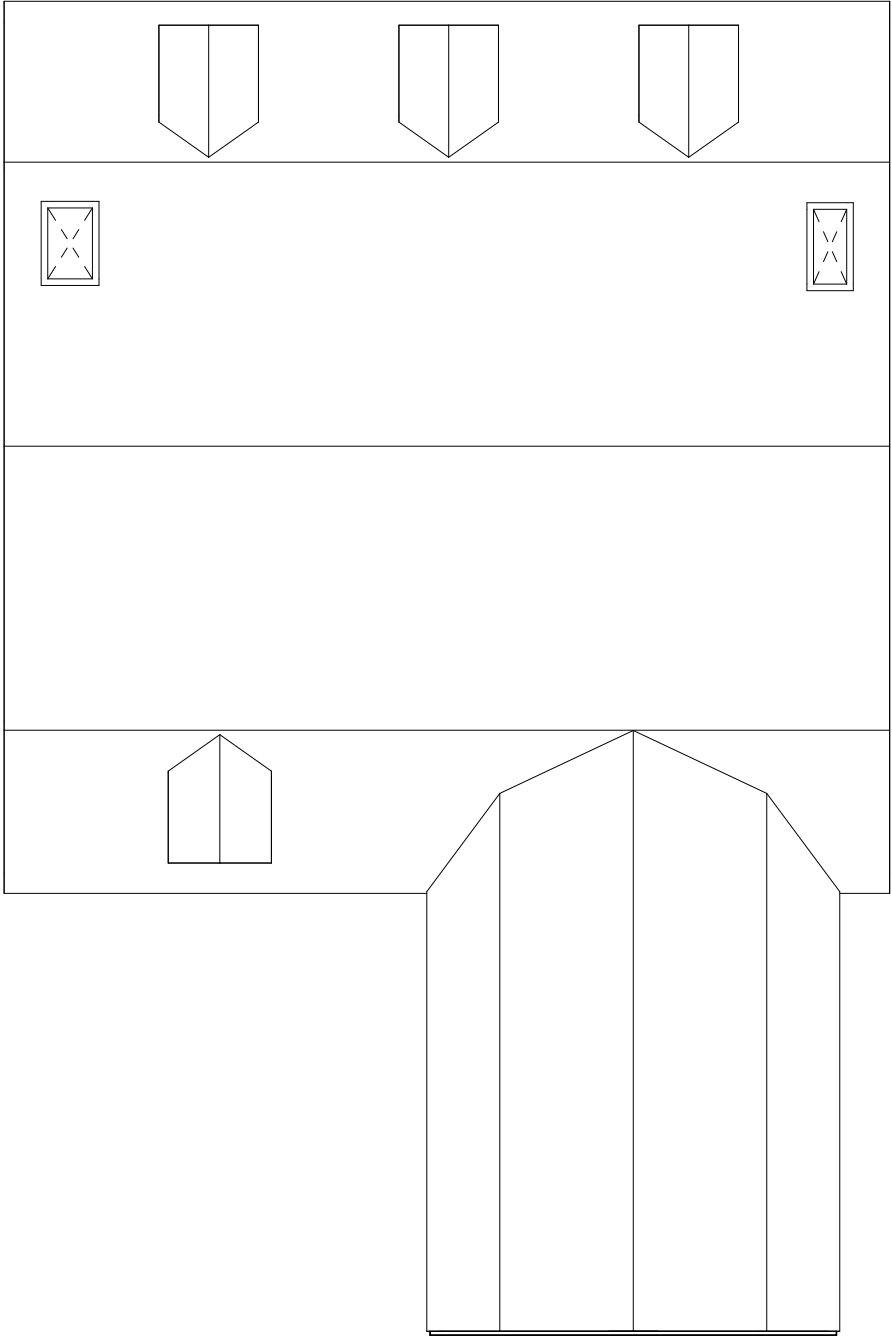


AREA OF WORK

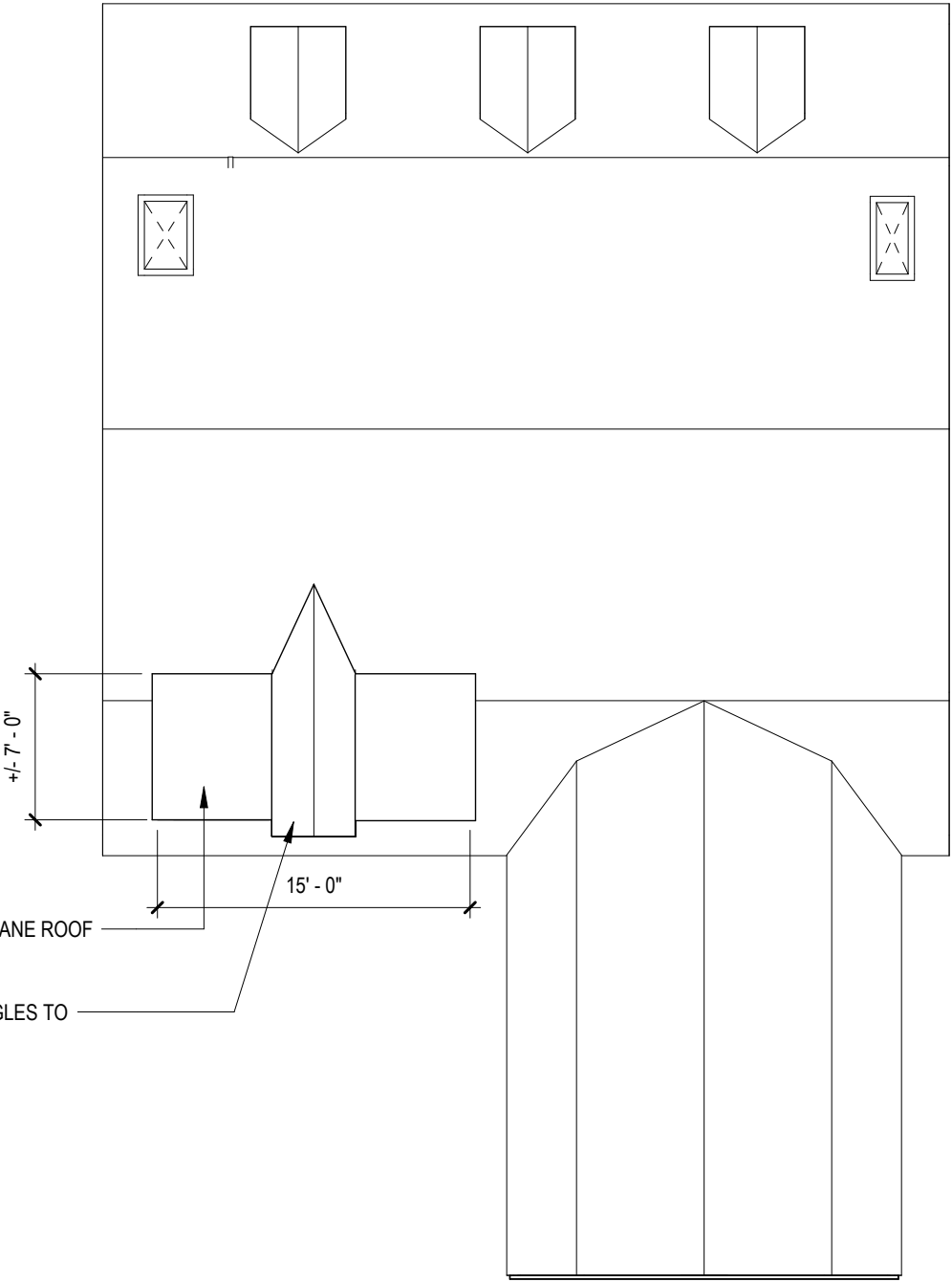


AREA OF WORK





EXISTING ROOF PLAN

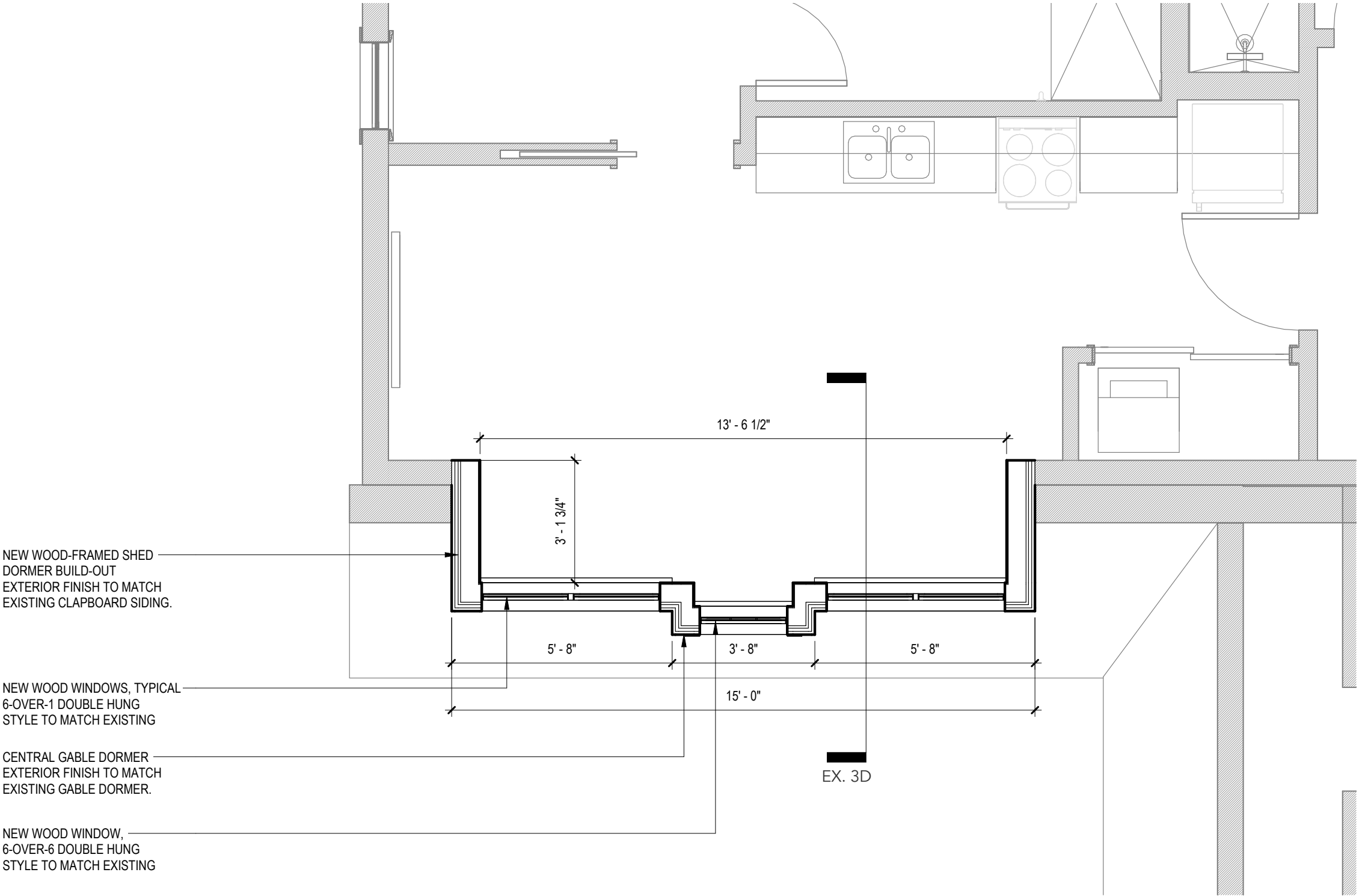


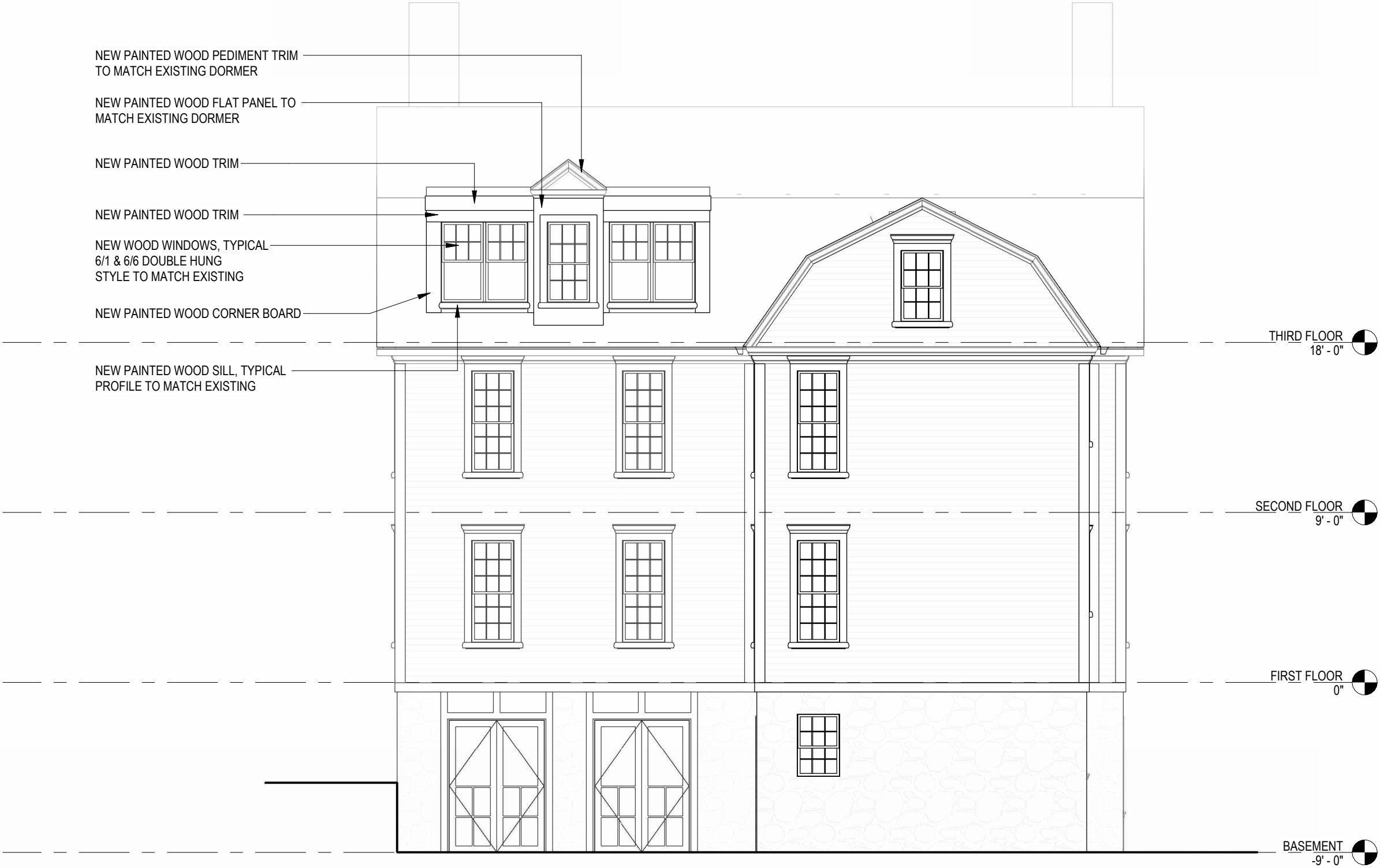
NEW LOW-SLOPE MEMBRANE ROOF
COLOR: BLACK

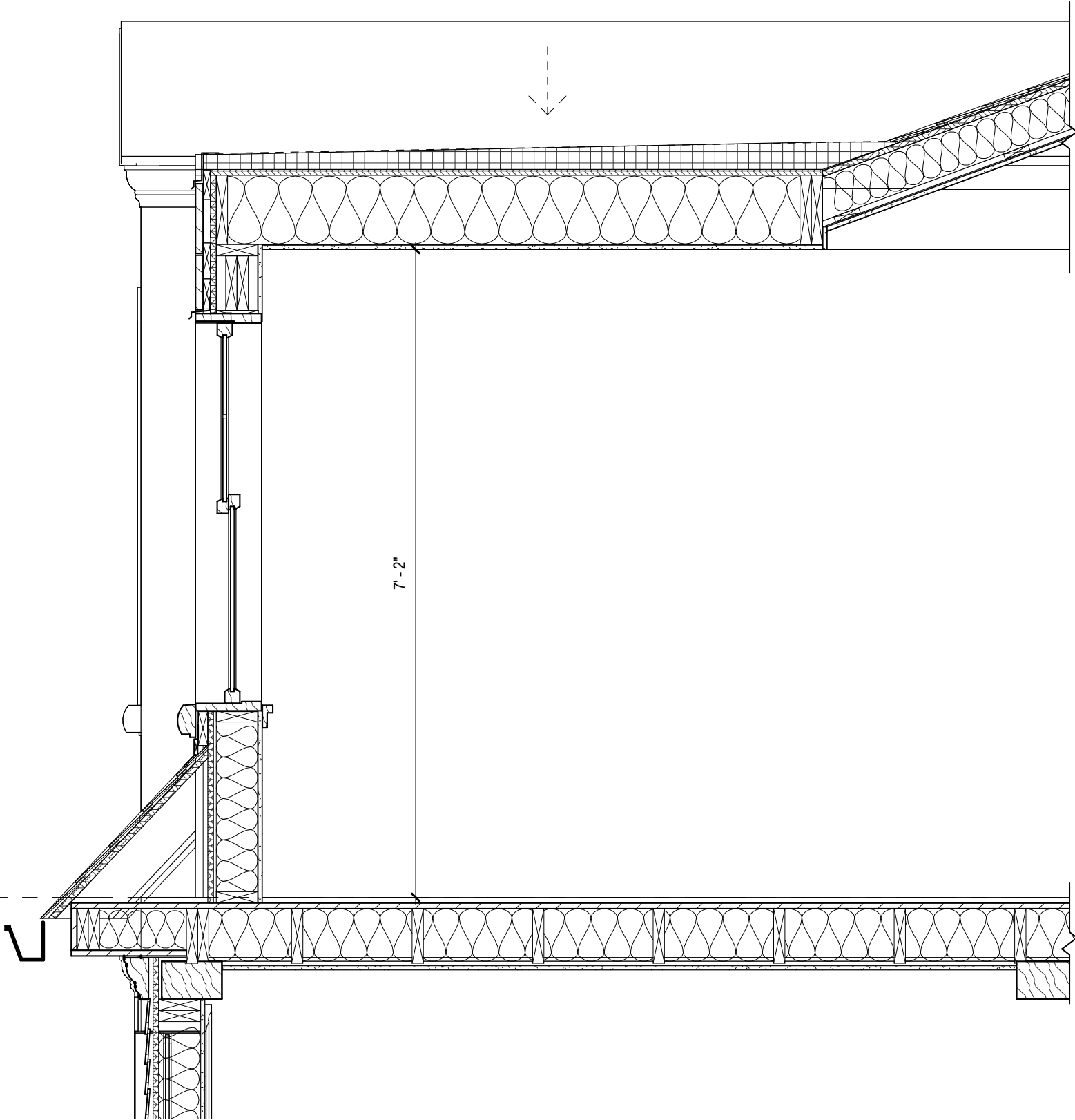
NEW GABLE ROOF, SHINGLES TO
MATCH EXISTING ROOF

PROPOSED ROOF PLAN









THIRD FLOOR
18' - 0"







KITE ARCHITECTS INC.
One Central Street, Providence RI 02907



