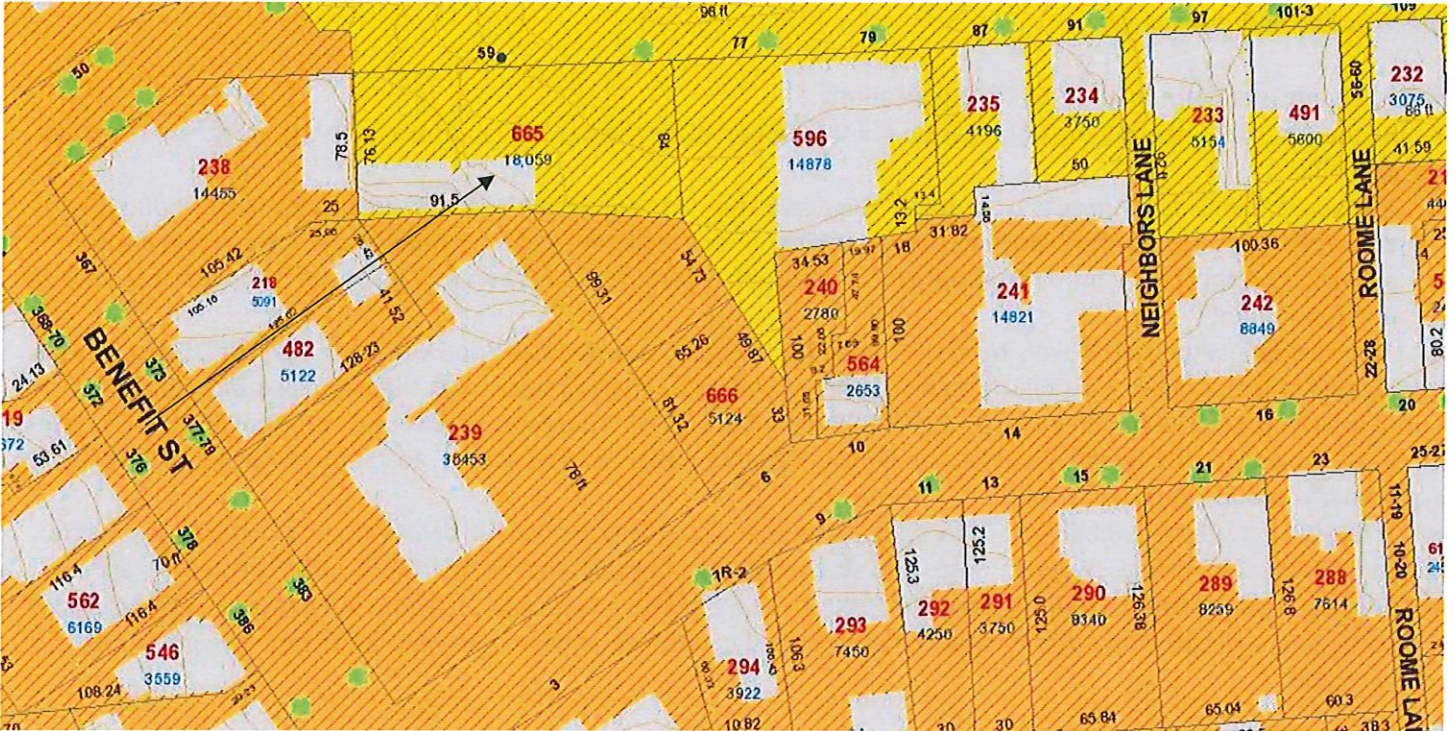


**PROJECT REVIEW**

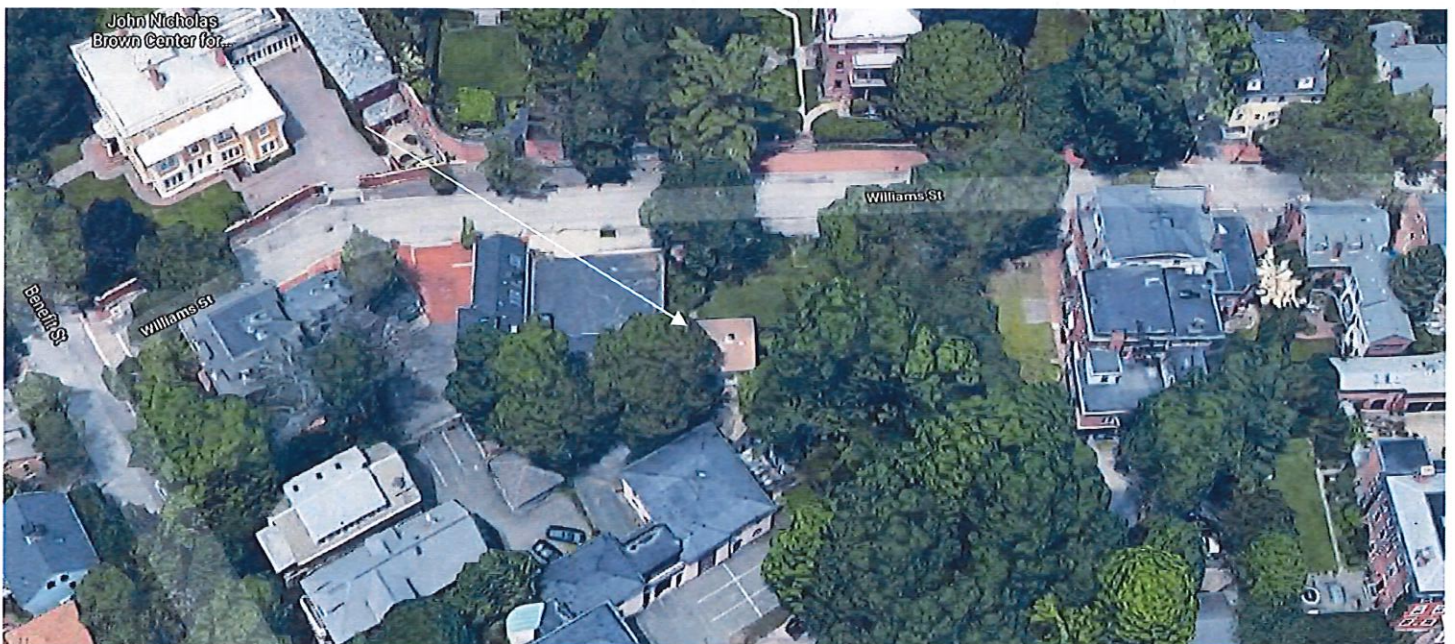
**1. CASE 20.061, 59 WILLIAMS STREET, House, 1875-95 (COLLEGE HILL)**

Victorian Cottage; 1 story; clapboard; gabled roof with bracket cornice; 4 bays wide with bracketed pediments above windows and doorway. Mid-20<sup>th</sup> C. garage (NC)

CONTRIBUTING/ Garage is NON-CONTRIBUTING to the College Hill National Historic Landmarks District



Arrow indicates 59 Williams Street.



Arrow indicates project location, looking north.

**Applicant:** Joseph Furtado, 188 Pratt Street, Providence, RI 02906

**Owner:** College Hill Realty Trust, 188 Pratt Street, Providence, RI 02906

**Architect:** Friedrich St. Florian, FAIA, 146 Westminster Street, Providence, RI 02903

**Proposal:** The scope of work proposed consists of, Moving/Relocation, Major Alterations and New Construction and includes: the moving/relocation of the existing cottage to front Williams St, and the construction of a new rear addition and two-bay detached garage.

The following issues are relevant to this application:

- At the June 22<sup>nd</sup> meeting the Commission granted approval for the demolition of the four-bay garage on site (Case 20.060);
- The application is for conceptual approval. The application was continued with the applicant's consent due to a discrepancy in the submitted documentation related to the boundaries of the property and the approved subdivision; The applicant's have returned with clarification regarding the discrepancy and have included revised plans and renderings;
- An undated analysis, most likely from the mid1990s, by William McKenzie Woodward, Architectural Historian, was located in the Commission's files (attached). Mr. Woodward's analysis states that the building is probably a portion of another house moved to its current location in the late1880s. This analysis is based on physical and circumstantial evidence as Mr. Woodward could find no written documentation in local records and standard sources. Staff agrees with Mr. Woodward's conclusions;
- A review of available Sanborn Maps by staff shows that historically there have been various structures secondary structures such as sheds, wagon houses and stables for the abutting larger properties located on the site; and,
- The relocation of the structure fills a gap on Williams Street with an appropriately massed structure. The proposed addition and detached garage are appropriately scaled and will be minimally-to-not visible from the public rights-of-way; and

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

- a) 59 Williams 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; There is evidence that the structure was moved to its current location during the late 1880s;
- b) The application for Moving/Relocation, Major Alterations and New Construction is considered complete for conceptual approval; 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 relocation and construction is aesthetically 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. 59 Williams 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 as the proposed New Construction is appropriate having determined that the proposed relocation and construction is aesthetically 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.

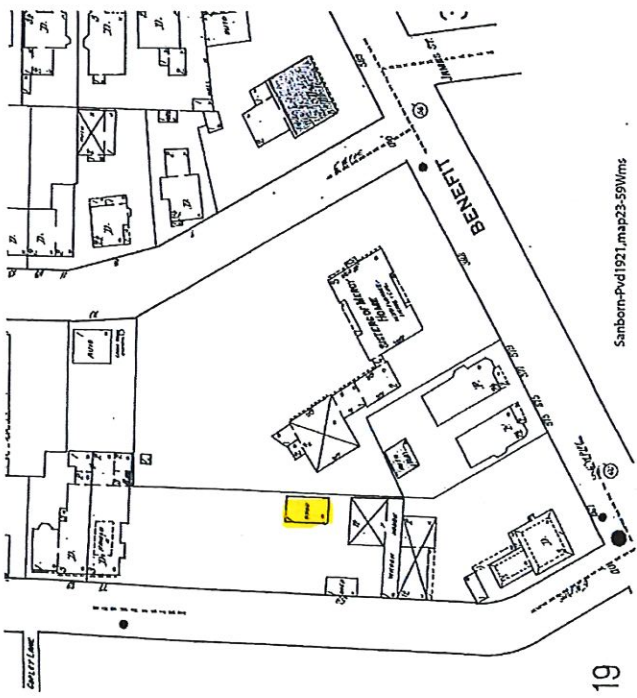
## ANALYSIS

The building is probably a portion of another house moved to this site in the late 1880s. Specific written documentation of this conclusion does not exist in local records and standard sources; this analysis therefore depends on physical and circumstantial evidence.

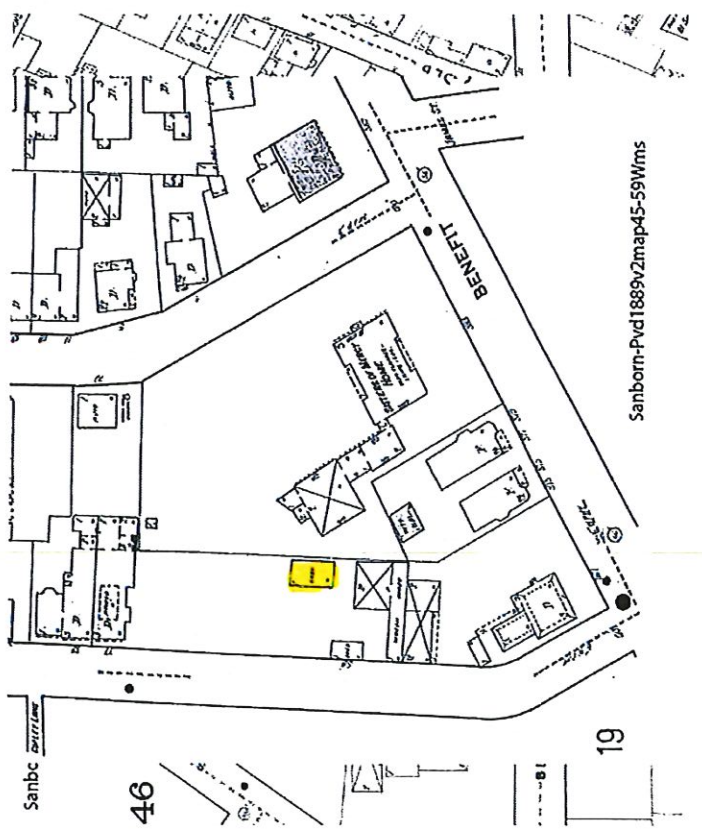
Visually the building relates to local high-style Italianate domestic architecture built between 1850 and 1880. The flushboard siding and pedimented windows were no longer stylish by the mid- to late 1880s, and careful artisanship of waning style and detail is uncharacteristic of the architecture of outbuildings, which, if stylish, reflect the architecture of the main building. Its scale, particularly that of the ornamentation, is more monumental than typical for buildings of its size and suggests that it relates to a larger whole.

Physical evidence shows that the building has been reconfigured. The existence of the coved ceiling above and the continuous flooring below the partitions in the three easternmost bays of living space indicate that the space was originally one large room. The treatment of the entrance suggests that a door was inserted into what was originally a window opening. The consistent notching of the floor joists below the first story strongly suggests that the building rested on another foundation; there is no reason for the notching for this foundation. Further investigation is needed to determine the evolution of the building from conjectured original form to present conditions.

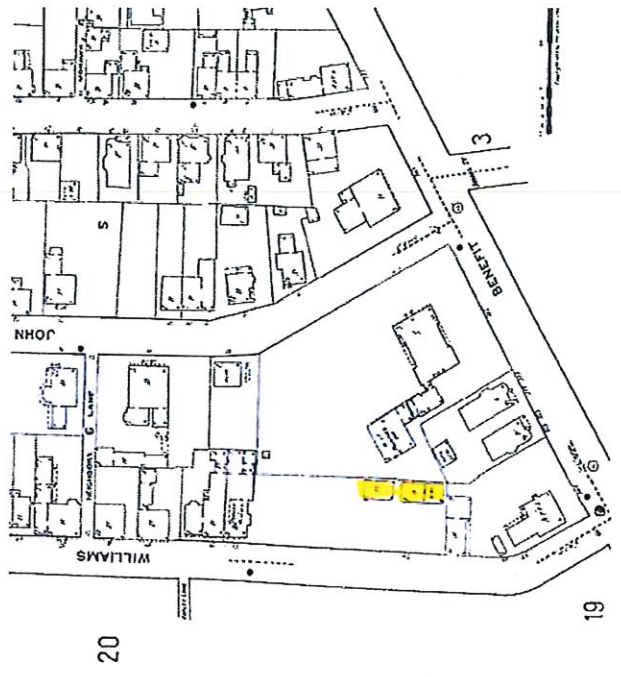
Wm McKenzie Woodward  
Architectural Historian



Sanborn-Pvd1921\_map23-59Wms



Sanborn-Pvd1889v2map45-59Wms



Sanborn-Pvd1921\_repub1956v2map23-59Wms

DEPARTMENT OF INSPECTION & STANDARDS

**DATE** May 14, 1927 **PERMIT NO.** 1226  
**LOCATION** Williams St near Benefit St  
**WARD** 1 **PLAT** 16 **LOT** 237  
**OWNER** Malcolm G. Chase  
**ARCHITECT** Ciccone Cement Block Co  
**BUILDER** Cement Blocks  
**MATERIAL**  
**NATURE OF WORK** New  
**NO. OF BLDGS.** one  
**NO. OF STORIES** one  
**TO BE USED FOR** Garage (4)  
**NO. OF FAMILIES**  
**FIRE DISTRICT** Second

DEPARTMENT OF INSPECTION & STANDARDS

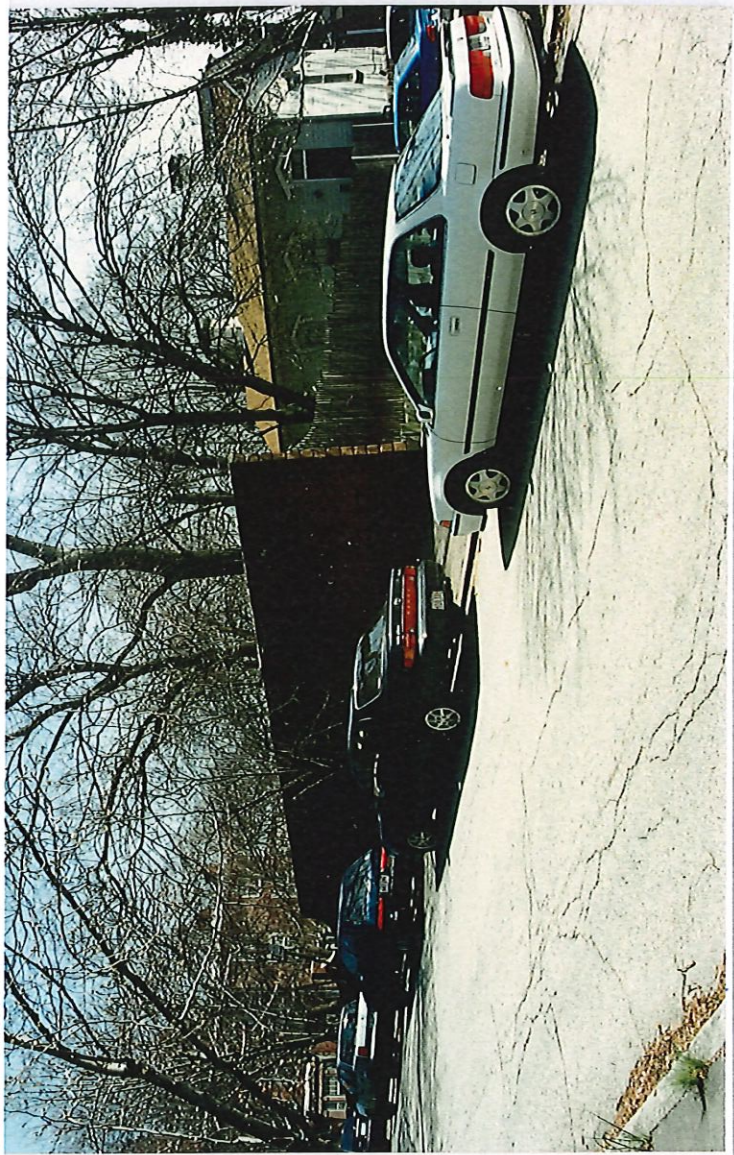
**DATE** 8-19-97 **PERMIT NO.** 284  
**LOCATION** 59 Williams St  
**WARD** **PLAT** 16 **LOT** 595  
**OWNER** Allan Pipkin  
**ARCHITECT**  
**BUILDER** owner  
**MATERIAL** 5b  
**NATURE OF WORK** interior demo no structural work under sup of Eng.  
**NO. OF BLDGS.** Yoder & Tidwell Ltd. no exterior work to be done  
**NO. OF STORIES** 1  
**TO BE USED FOR** one (1) family  
**NO. OF FAMILIES** one (1) family  
**FIRE DISTRICT** 2 1000

DEPARTMENT OF INSPECTION & STANDARDS,

**DATE** 12-19-97 **PERMIT NO.** 882  
**LOCATION** 57-59 Williams St  
**WARD** **PLAT** 16 **LOT** 595  
**OWNER** Ann Pipkin  
**ARCHITECT**  
**BUILDER** Herman Johnson  
**MATERIAL** 5b  
**NATURE OF WORK** erect new one story wood frame addition at right  
**NO. OF BLDGS.** side of house and garage 6'-10"x17'-6" for new  
**NO. OF STORIES** bathroom & additional kitchen space additional  
**TO BE USED FOR** permit req. to support snow drift load  
**NO. OF FAMILIES** one family  
**FIRE DISTRICT** one family  
 2 \$7,500

ZB Res 8099

ADD ROOF FRAMING 1/23/98



57-59  
WILLIAMS  
ST

59 Williams St



Garage



West on Wms St



East on Wms St

APPLICATION FOR 59 WILLIAMS STREET  
submitted to the  
PROVIDENCE HISTORIC DISTRICT COMMISSION  
June 27, 2020 Meeting

Friedrich StFlorian Architects



OWNER / DEVELOPER  
COLLEGE HILL REALTY TRUST  
188 PRATT STREET  
PROVIDENCE, RI 02906  
T: 401-683-8894  
email: jmfurtadoinc@verizon.net

FRIEDRICH ST.FLORIAN  
ARCHITECT  
146 WESTMINSTER STREET  
PROVIDENCE, RI 02903  
T: 401-831-8400  
F: 401-831-8688  
email: info@fstflorian.com

### 59 WILLIAMS STREET NEIGHBORHOOD MAP



### EXISTING COTTAGE



### EXISTING FOUR-CAR GARAGE



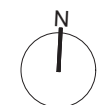
PARCEL A, CURRENTLY OCCUPIED BY A FOUR-CAR GARAGE AND PARKING LOT, WILL BE TRANSFORMED INTO A RESIDENTIAL SITE FEATURING A HISTORICALLY SIGNIFICANT COTTAGE THAT WILL BE MOVED FROM ITS CURRENT LOCATION TO A MORE PROMINENT SITE ALONG WILLIAMS STREET.

A 450 SF ADDITION WILL BE ADDED TO THE SOUTHEAST CORNER OF THE COTTAGE AND WILL HOUSE A BEDROOM SUITE.

A TWO CAR GARAGE WILL SIT AT THE SOUTHWEST CORNER OF THE SITE, PARTIALLY REPURPOSING TWO OF THE EXISTING GARAGE BAYS. THE GARAGE IS IN POOR CONDITION AND IN OUR JUDGMENT, A "NON-CONTRIBUTING" STRUCTURE.

THE RESIDENCE WILL FEATURE AN OUTDOOR PATIO AND A LANDSCAPED CITY GARDEN. HEDGES ALONG THE DRIVEWAY AND SOUTHERN EDGE OF THE SITE WILL CREATE A WELCOMED SENSE OF SCALE AND PRIVACY FOR THE PROPERTY.

NOT FOR CONSTRUCTION



DESCRIPTION: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT NUMBER: \_\_\_\_\_

DRAWING TITLE:  
**EXISTING  
CONDITIONS**

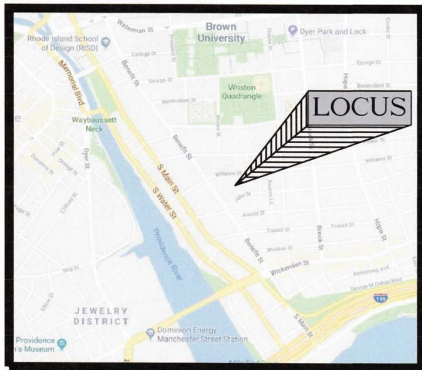
Full sheet size: 11" x 17"

Scale: 1/16" = 1'-0"

Drawn By: AL

Checked By: FSF

Sheet: \_\_\_\_\_



Location Map



**CROSSMAN ENGINEERING**  
 Rhode Island: 151 Centerville Road, Warwick, RI 02886  
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763  
 Phone: (401) 738-5660  
 Email: ce@crosmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

**PROPOSED SUBDIVISION PLAN**  
 PLAT 16, LOTS 665 and 666 (FORMERLY LOT 595)  
 ZONING DISTRICTS R-1 and R-2  
 HISTORIC DISTRICT  
 59 WILLIAMS STREET  
 PROVIDENCE, RI 02906

**APPLICANT:**  
 ALLEN and ANN PIPKIN  
 59 WILLIAMS STREET  
 PROVIDENCE, RI 02906

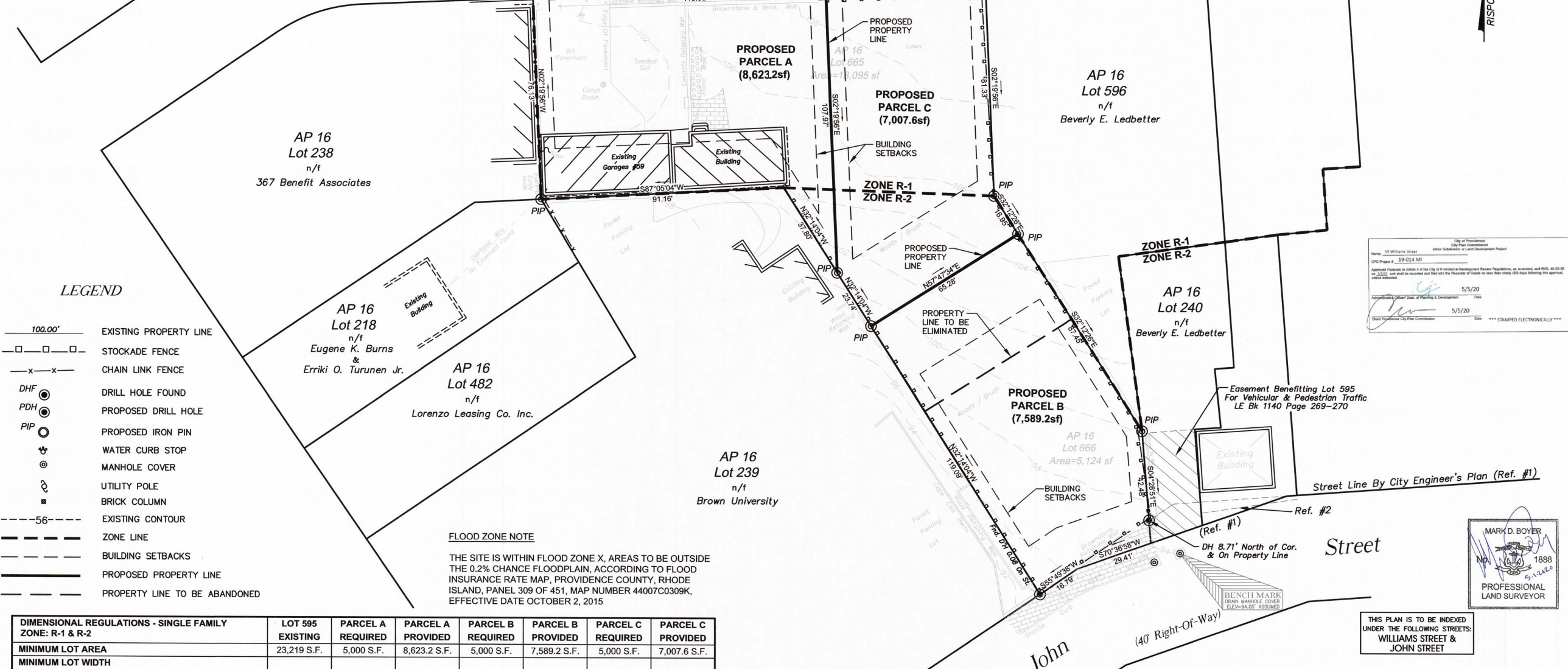
**DRAWING TITLE:**  
 FINAL SUBDIVISION PLAN

DATE: APRIL 2020 SCALE: 1"=20'  
 DWG. NAME: 59 Williams St - Proposed Subdivision

REVISIONS

NUMBER	REMARKS	DATE
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DRAWING NUMBER  
**C1**  
 SHEET: 1 OF 1



**LEGEND**

- 100.00' EXISTING PROPERTY LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- DHF DRILL HOLE FOUND
- PDH PROPOSED DRILL HOLE
- PIP PROPOSED IRON PIN
- WATER CURB STOP
- MANHOLE COVER
- UTILITY POLE
- BRICK COLUMN
- 56' EXISTING CONTOUR
- ZONE LINE
- BUILDING SETBACKS
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED

**FLOOD ZONE NOTE**  
 THE SITE IS WITHIN FLOOD ZONE X, AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, PANEL 309 OF 451, MAP NUMBER 44007C0309K, EFFECTIVE DATE OCTOBER 2, 2015

DIMENSIONAL REGULATIONS - SINGLE FAMILY ZONE: R-1 & R-2	LOT 595 EXISTING	PARCEL A REQUIRED	PARCEL A PROVIDED	PARCEL B REQUIRED	PARCEL B PROVIDED	PARCEL C REQUIRED	PARCEL C PROVIDED
<b>MINIMUM LOT AREA</b>	23,219 S.F.	5,000 S.F.	8,623.2 S.F.	5,000 S.F.	7,589.2 S.F.	5,000 S.F.	7,007.6 S.F.
<b>MINIMUM LOT WIDTH</b>							
MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	60'
<b>MINIMUM SIDE YARD SETBACK</b>							
LOT WIDTH LESS THAN 40'		4'	1.0'	4'	4'	4'	4'
LOT WIDTH MORE THAN 40'	1.0'	6'	(EXISTING)	6'	>6'	6'	>6'
<b>MINIMUM REAR YARD SETBACK</b>							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2'	18.83' (75.3' x 25%)	1.2' (EXISTING)	25'	>25'	25'	>25'
<b>MINIMUM FRONT YARD SETBACK</b>							
AVERAGE OF FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET (SECTION 402.B.1)	51.6'	1'	51.6' (EXISTING)	17.25'	>17.25'	1'	>1'
<b>MAXIMUM BUILDING HEIGHT</b>							
	<40'	40' AND	<40'	40' AND	--	40' AND	--
	1.5 STORIES	3 STORIES	1.5 STORIES	3 STORIES		3 STORIES	
<b>MAXIMUM BUILDING COVERAGE</b>	8.5%	45%	23.0%	45%	0%	45%	0%
<b>MAXIMUM IMPERVIOUS SURFACE COVERAGE</b>							
FRONT YARD	30%	33%	33%	33%	0%	33%	0%
REAR YARD	0%	50%	0%	50%	0%	50%	0%
<b>TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE</b>	20%	65%	45.0%	65%	0%	65%	0%

**REFERENCES:**

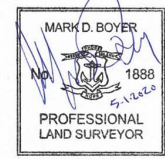
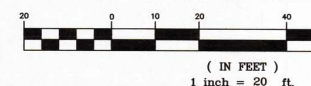
- MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS. CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- MAP OF LAND IN PROVIDENCE, R.I., BELONGING TO DONALD WALLACE O'LEARY REALTY CORPORATION BY WATERMAN ENGINEERING CO. SEPT. 1946 RESURVEYED SEPT 13, 1966 SCALE: 1"=30'
- PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- PROPOSED SUBDIVISION PLAN, PLAT 16 LOT 595, 59 WILLIAMS STREET, PROVIDENCE RI, BY BOYER ASSOCIATES & CROSSMAN ENGINEERING. APRIL 2018 SCALE: 1"=20'. GRAPHIC SCALE

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors effective as of November 25, 2015 as follows:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	III
Data Accumulation Survey	T-2
Topographic Survey Accuracy	

The purpose for the conduct of this survey and for the preparation of the plan is to establish the deeded property lines, depict the existing conditions of the subject parcel and delineate the proposed property lines for a minor subdivision to the City of Providence Planning Department.


BY: *[Signature]* 5-1-2020  
 PLS: CROSSMAN ENGINEERING Mark D. Boyer #1888  
 COA: CROSSMAN ENGINEERING # A257



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS: WILLIAMS STREET & JOHN STREET

WILLIAMS STREET

NOTES:

 EXISTING WALL

 NEW WALL

**59 WILLIAMS STREET  
PROVIDENCE, RI 02906**

**OWNER / DEVELOPER  
COLLEGE HILL REALTY TRUST**

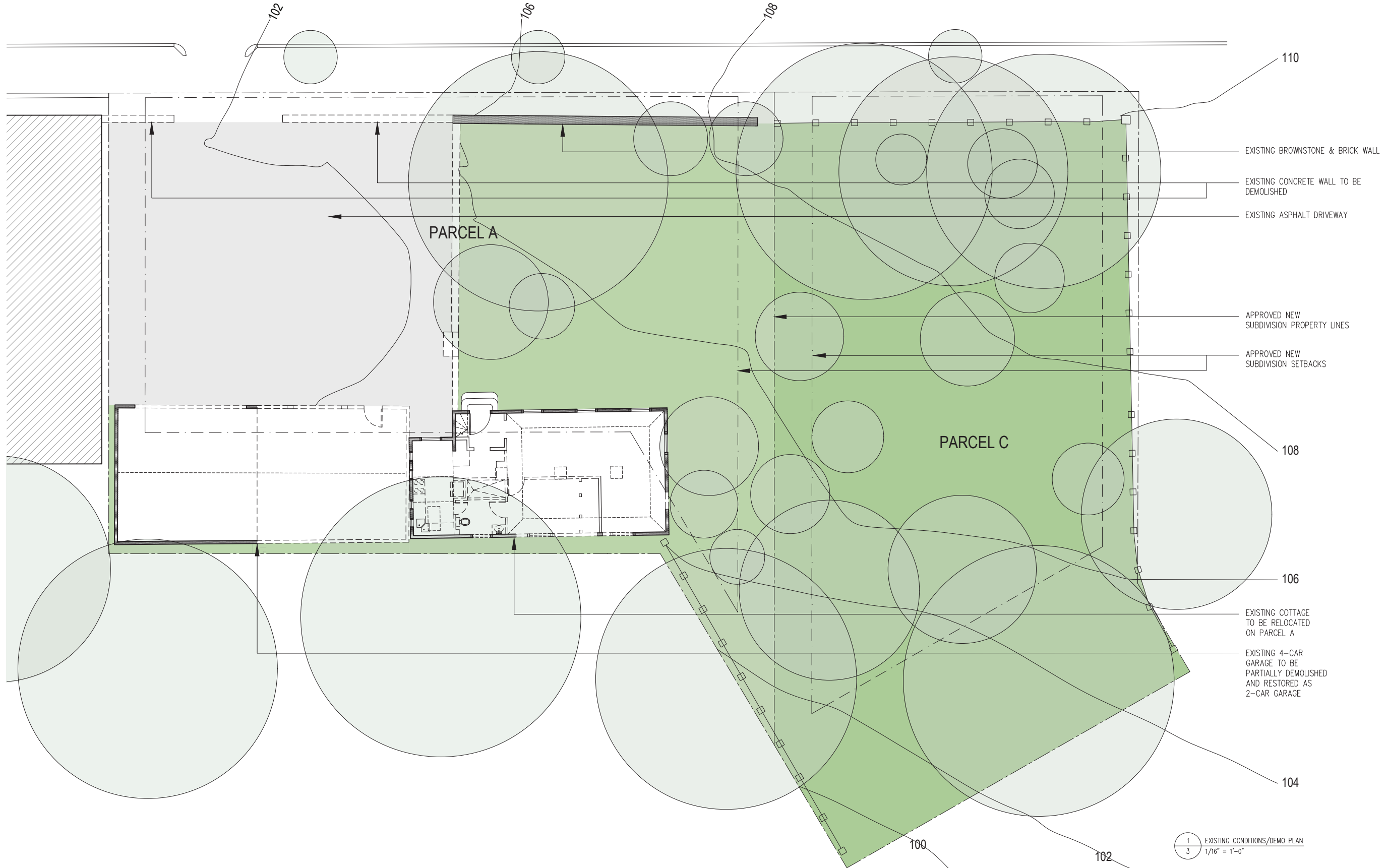
188 PRATT STREET  
PROVIDENCE, RI 02906

T: 401-683-8894  
email: jmfurtadoinc@verizon.net

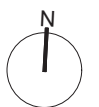
**FRIEDRICH ST. FLORIAN  
ARCHITECT**

146 WESTMINSTER STREET  
PROVIDENCE, RI 02903

T: 401-831-8400  
F: 401-831-8688  
email: info@fstflorian.com



NOT FOR CONSTRUCTION



DESCRIPTION:      DATE:


PROJECT NUMBER:

DRAWING TITLE:  
**EXISTING CONDITIONS/DEMO PLAN**

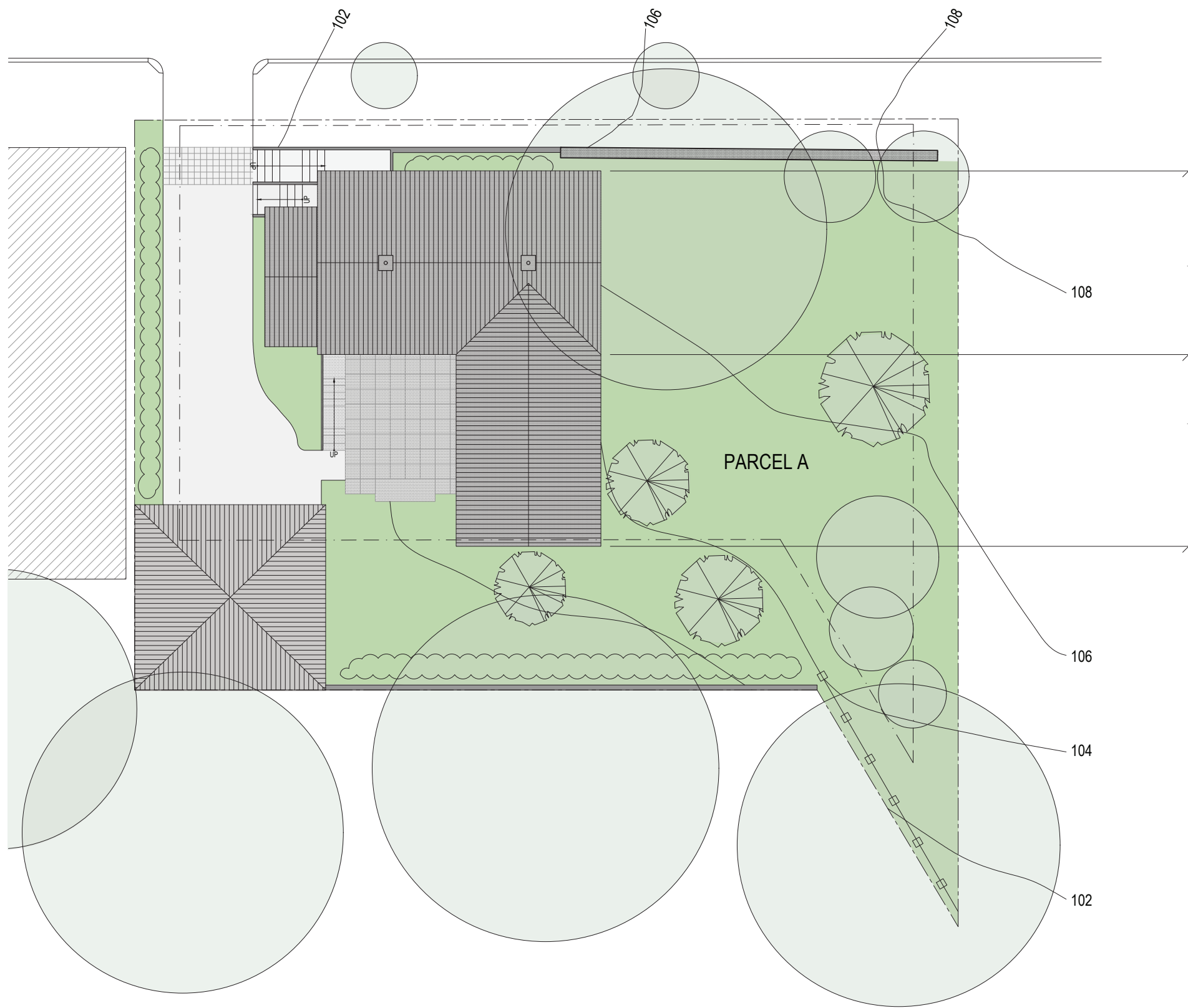
Full sheet size: 11" x 17"  
Scale: 1/16" = 1'-0"



Drawn By: AL  
Checked By: FSF

Sheet: **3**

1 EXISTING CONDITIONS/DEMO PLAN  
3 1/16" = 1'-0"

WILLIAMS STREET



- NOTES:
-  EXISTING WALL
  -  NEW WALL

RELOCATED EXISTING COTTAGE  
900 SF

PROPOSED ADDITION  
450 SF

PARCEL A

59 WILLIAMS STREET  
PROVIDENCE, RI 02906

OWNER / DEVELOPER  
COLLEGE HILL REALTY TRUST

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DESCRIPTION:      DATE:


PROJECT NUMBER:

DRAWING TITLE:  
**SITE PLAN**

Full sheet size: 11" x 17"

Scale: 1/16" = 1'-0"

Drawn By: AL

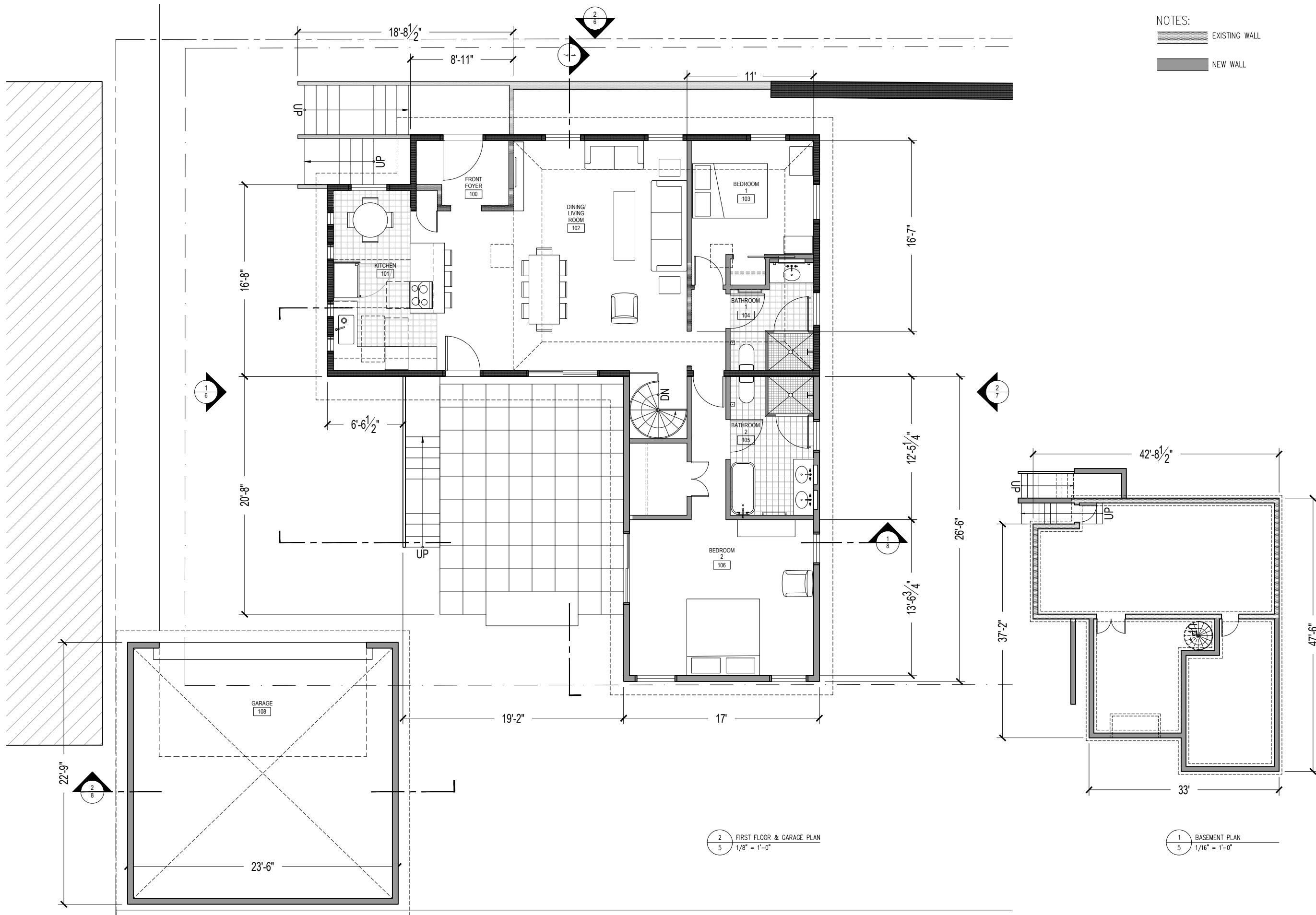
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Sheet:

1 SITE PLAN  
4 1/16" = 1'-0"



59 WILLIAMS STREET  
EXISTING BROWNSTONE & BRICK WALL



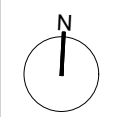
NOTES:  
 EXISTING WALL  
 NEW WALL

**59 WILLIAMS STREET  
 PROVIDENCE, RI 02906**

**OWNER / DEVELOPER**  
 COLLEGE HILL REALTY TRUST  
 188 PRATT STREET  
 PROVIDENCE, RI 02906  
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 email: info@fstflorian.com

NOT FOR CONSTRUCTION



DESCRIPTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
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PROJECT NUMBER: \_\_\_\_\_  
 DRAWING TITLE:  
**1ST FLOOR, GARAGE  
 & BASEMENT PLAN**

Full sheet size: 11" x 17"  
 Scale: **VARIES**  
 Drawn By: **AL**  
 Checked By: **FSF**

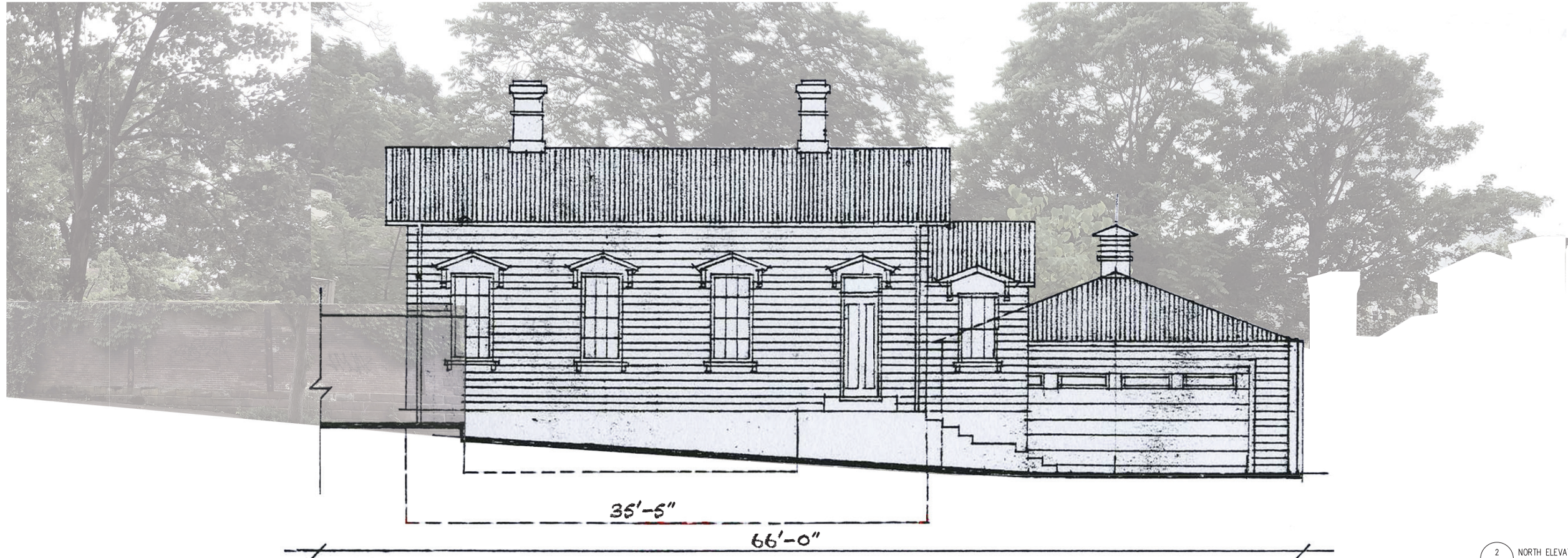
2 FIRST FLOOR & GARAGE PLAN  
 5 1/8" = 1'-0"

1 BASEMENT PLAN  
 5 1/16" = 1'-0"

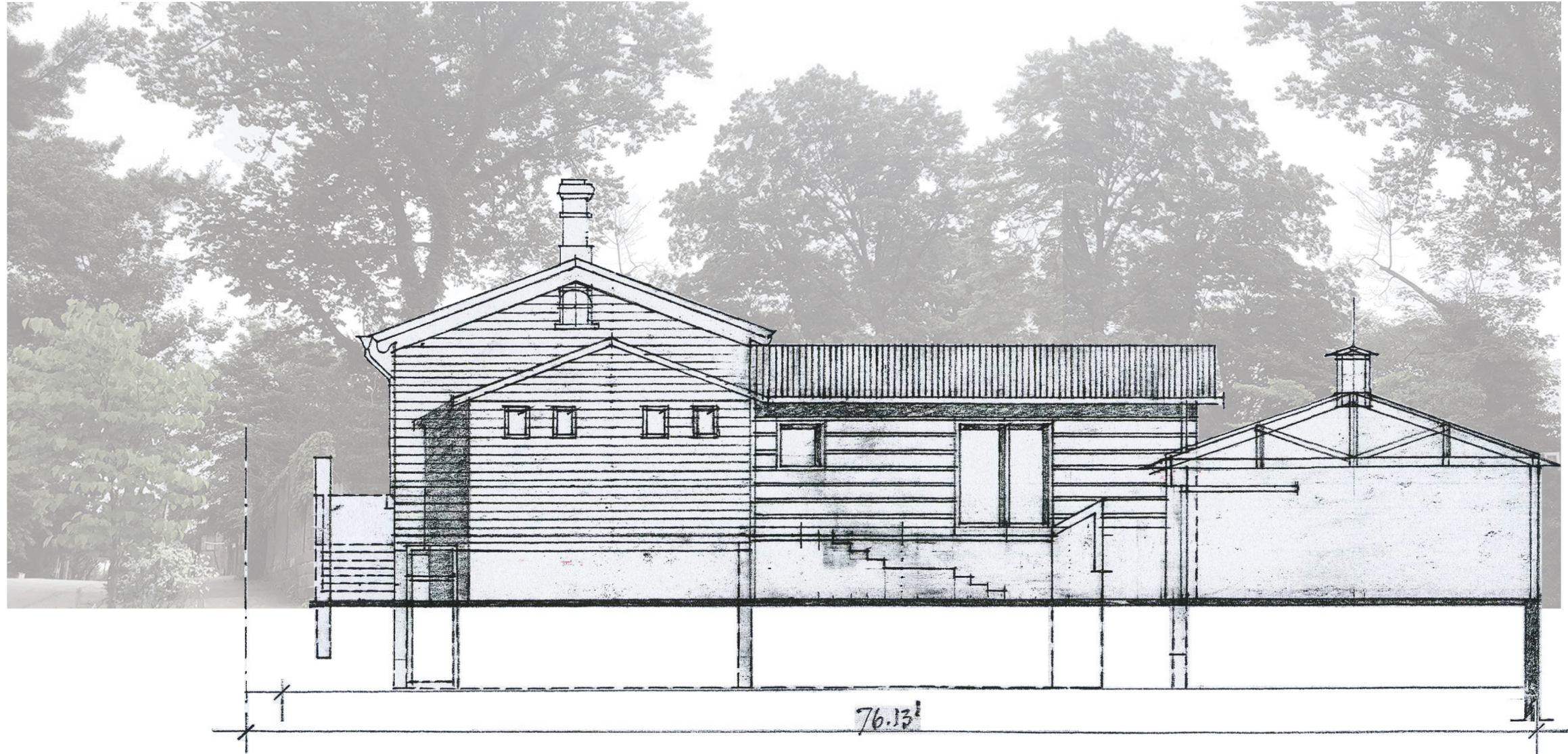
59 WILLIAMS STREET  
PROVIDENCE, RI 02906

OWNER / DEVELOPER  
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2 NORTH ELEVATION  
6 1/8" = 1'-0"



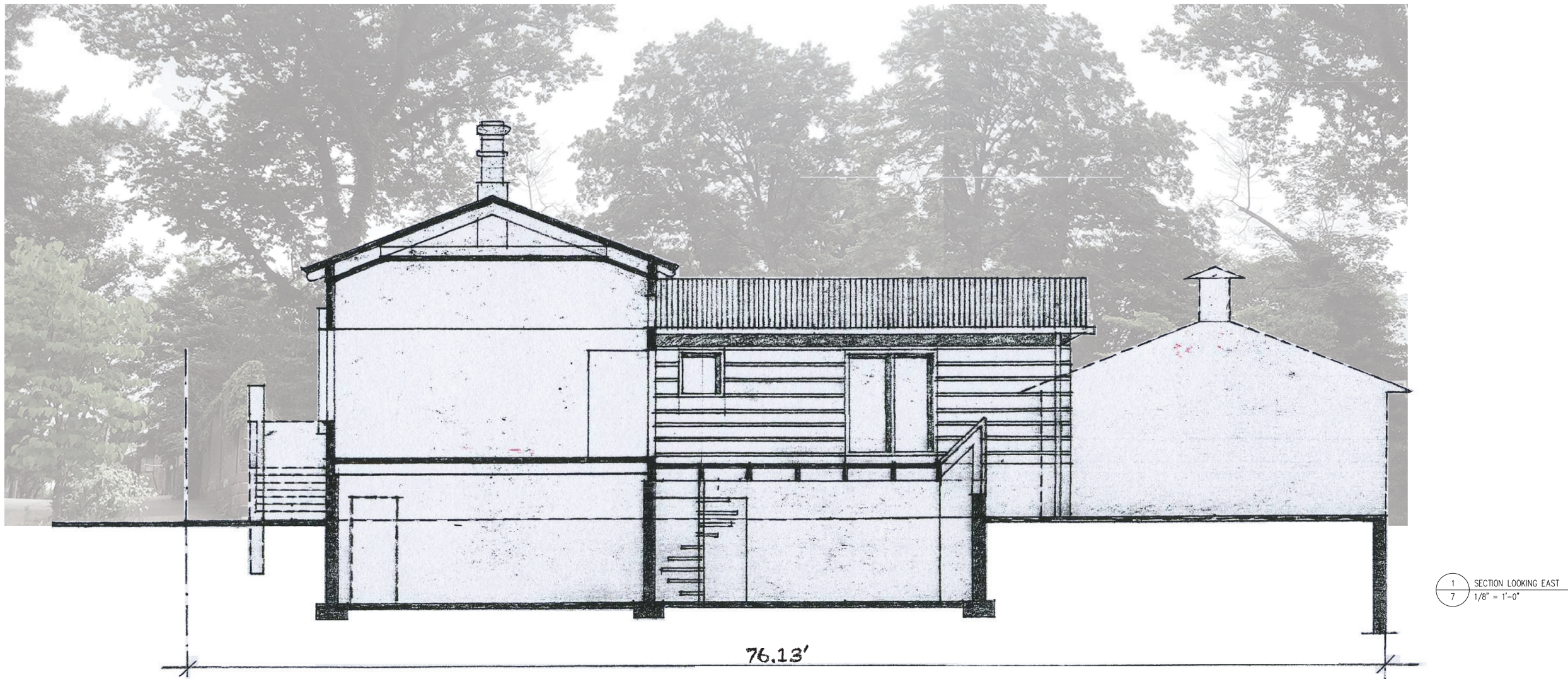
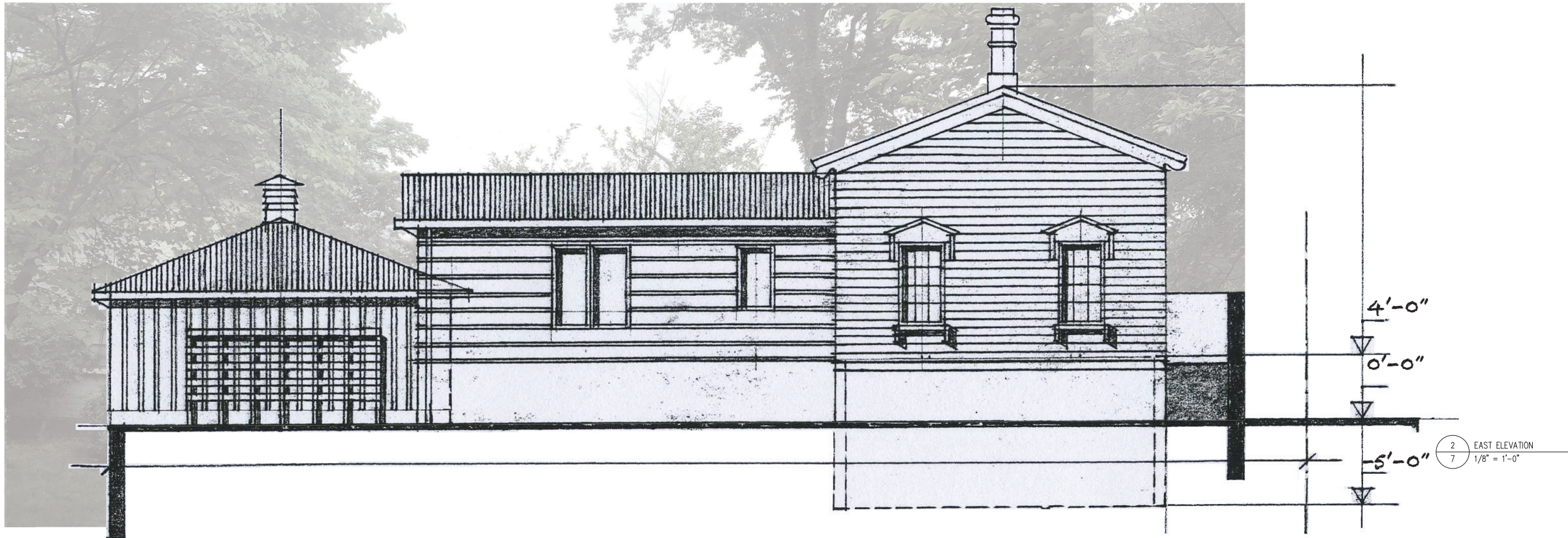
1 WEST ELEVATION  
6 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DESCRIPTION:	DATE:

PROJECT NUMBER:  
DRAWING TITLE:  
**EXTERIOR ELEVATIONS**  
Full sheet size: 11" x 17"  
Scale: 1/8" = 1'-0"  
Drawn By: AL  
Checked By: FSF

Sheet: **6**



59 WILLIAMS STREET  
PROVIDENCE, RI 02906

OWNER / DEVELOPER  
COLLEGE HILL REALTY TRUST  
188 PRATT STREET  
PROVIDENCE, RI 02906  
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FRIEDRICH ST.FLORIAN  
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146 WESTMINSTER STREET  
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NOT FOR CONSTRUCTION

DESCRIPTION: DATE:

PROJECT NUMBER:

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

Full sheet size: 11" x 17"

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

Drawn By: AL

Checked By: FSF

Sheet:

7



59 WILLIAMS STREET  
PROVIDENCE, RI 02906

OWNER / DEVELOPER  
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NOT FOR CONSTRUCTION

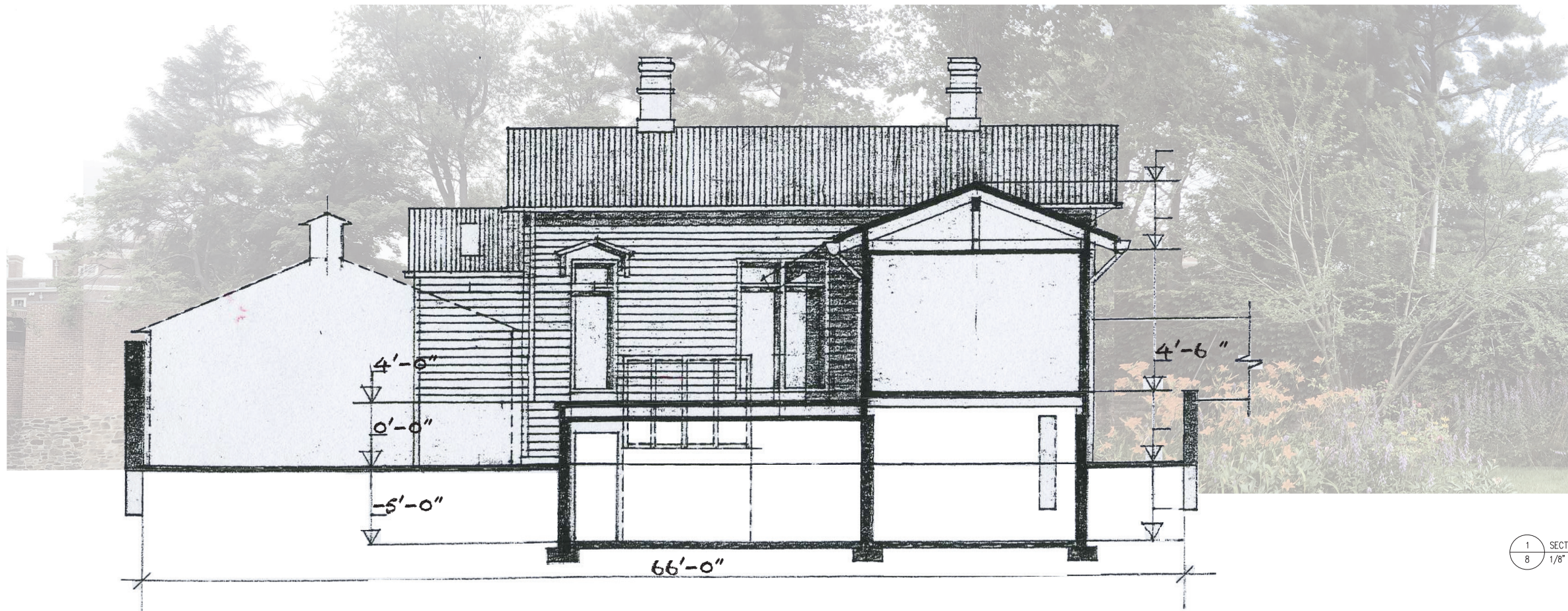
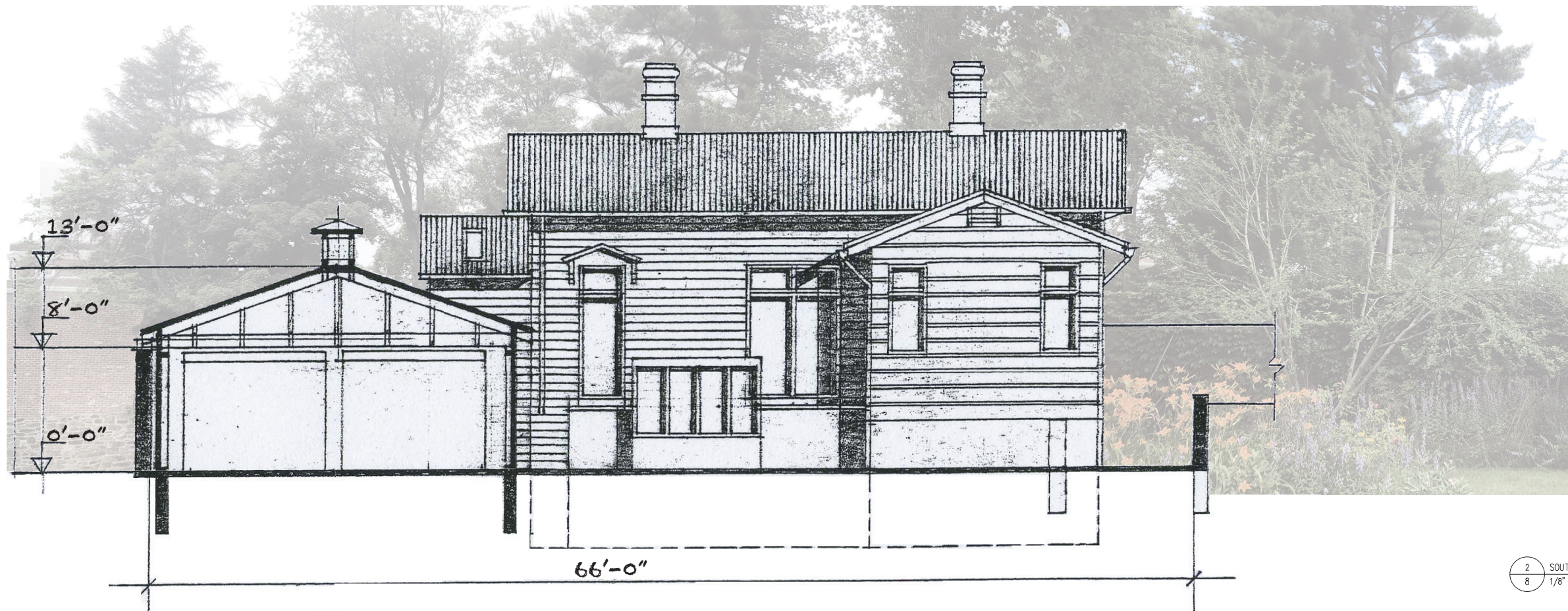
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PROJECT NUMBER:

DRAWING TITLE:  
EXTERIOR  
ELEVATIONS

Full sheet size: 11" x 17"  
Scale: 1/8" = 1'-0"  
Drawn By: AL  
Checked By: FSF  
Sheet:



**59 WILLIAMS STREET  
PROVIDENCE, RI 02906**

**OWNER / DEVELOPER**  
**COLLEGE HILL REALTY TRUST**  
188 PRATT STREET  
PROVIDENCE, RI 02906  
T: 401-683-8894  
email: jmfurtadoinc@verizon.net

**FRIEDRICH ST. FLORIAN  
ARCHITECT**  
146 WESTMINSTER STREET  
PROVIDENCE, RI 02903  
T: 401-831-8400  
F: 401-831-8688  
email: info@fstflorian.com



NOT FOR CONSTRUCTION

DESCRIPTION: \_\_\_\_\_ DATE: \_\_\_\_\_

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PROJECT NUMBER: \_\_\_\_\_  
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**EXTERIOR  
ELEVATIONS**  
Full sheet size: 11" x 17"  
Scale: \_\_\_\_\_  
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Checked By: **AL**  
Sheet: **FSF**