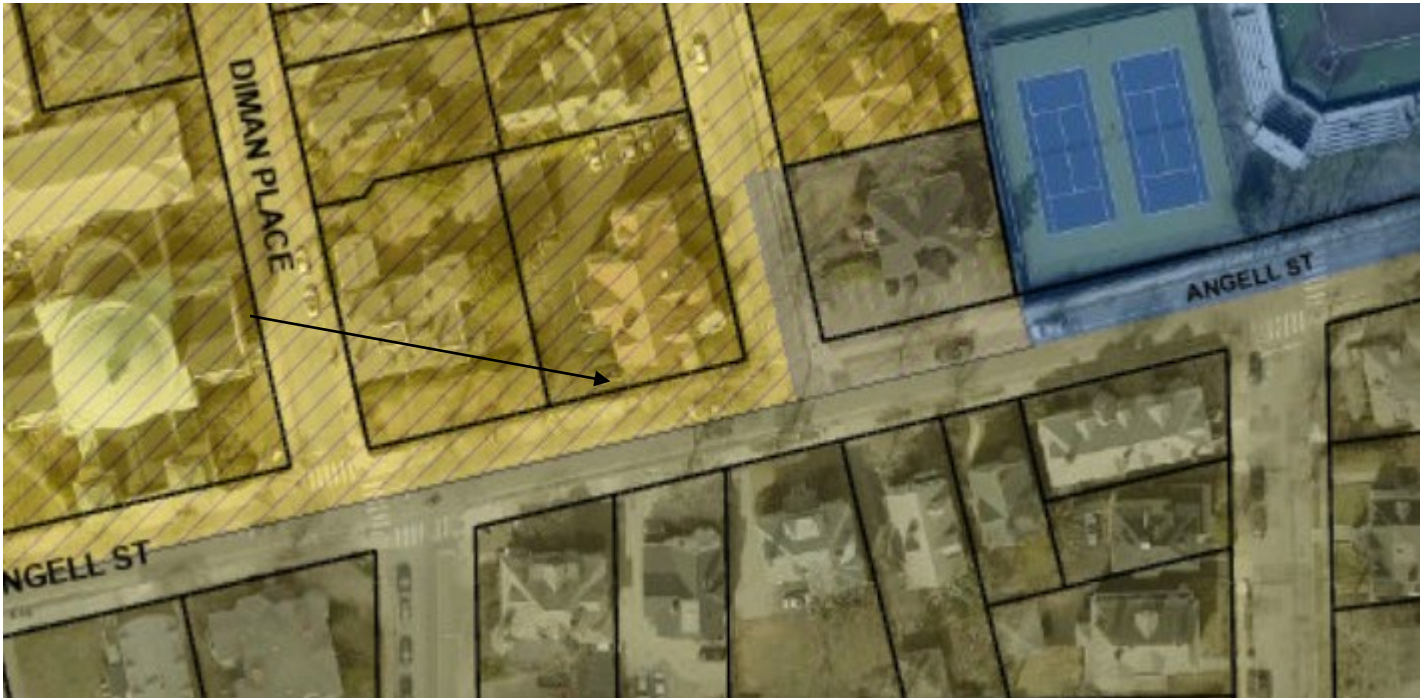


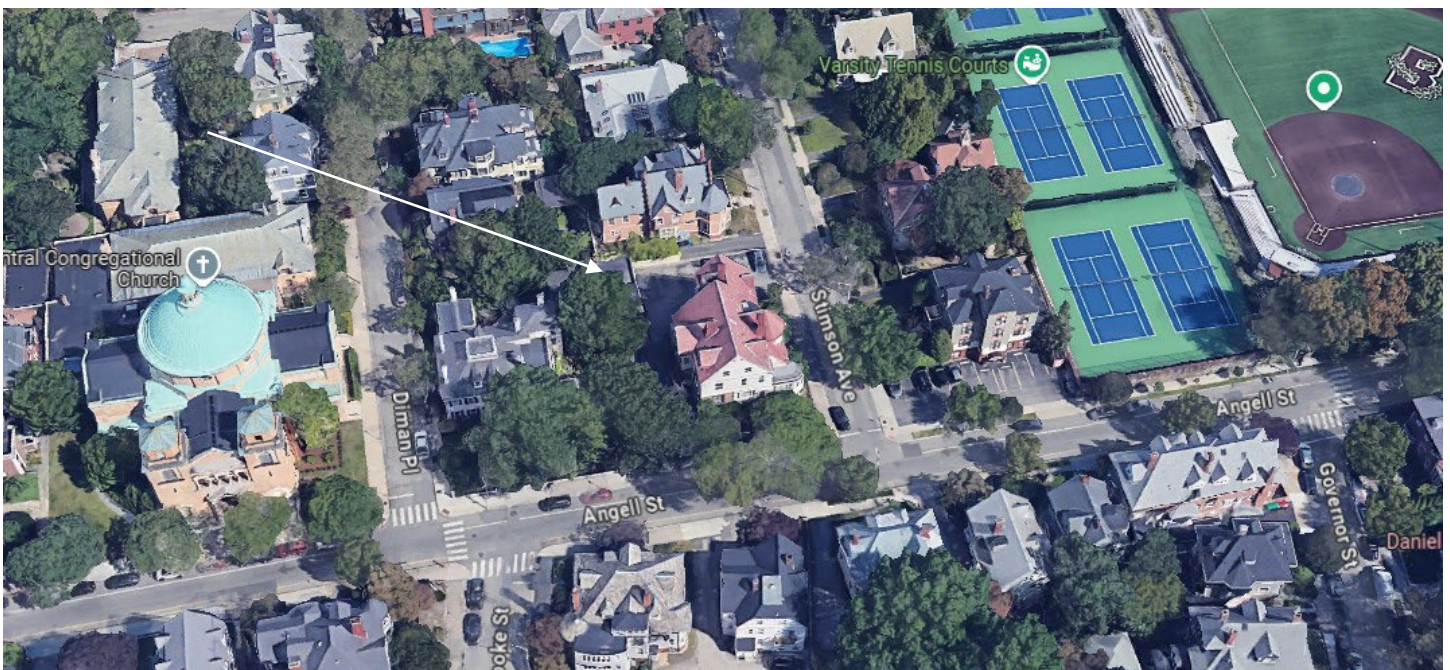
5. **CASE 24.132, 314 ANGELL STREET, Rathbone Gardner House, ca1882, (STIMSON AVENUE)**

2½-stories contained beneath a cross-gabled roof of red slate and faced variously by random fieldstone ashlar with reddish stone trim and by shingles. This Queen Anne-cum-Shingle Style house, with its free plan and L-shaped piazza, was more visually-interesting before the piazza was enclosed and a nondescript front entrance applied; the lively upper silhouette above the embanked site, however remains; Mid-20th C. four-bay brick garage (NC).

CONTRIBUTING



Arrow indicates 314 Angell Street.



Arrow indicates project location, looking north.

Applicant/Owner: Coastway Management LLC, 108 Endean Drive, East Walpole, MA 02032

Architect: Mark Rapp, ACME Architects LLC, 9 Simmons Road, Little Compton, RI 02837

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

- modification of the existing 20th C. single story, brick four-bay garage into an accessory dwelling unit, addition of new pitched roof, skylights and fenestration.

Issues: The following issues are relevant to this application:

- 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) 314 Angell Street is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue Historic Landmarks District; The mid-20th C. four-bay brick garage is a secondary, non-contributing structure.
- 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.

Staff recommends a motion be made stating that: The application is considered complete for conceptual review. 314 Angell Street is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue Historic Landmarks District; The mid-20th C. four-bay brick garage is a secondary, non-contributing structure. 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 details.

Project: Garage convert to ADU – Rathbone Gardiner House
Address: 314 Angell Street, Providence, RI 02906
Date: 21 August 2024
Re: Application Information

Introduction

The owner would like to convert an existing single story, brick 4 bay garage into an accessory dwelling unit – ADU, resulting in a single, two-bedroom apartment, with 880 GSF.

Scope of work

Demolition

- Remove flat roofs, garage doors and interior brick walls.
- Perimeter brick walls to be cut down about 16” to accommodate new roof

Site Work

- Asphalt paving to be removed along east and south walls, 3’0” wide
- Brick pavers to be added at new east entry
- Planting beds along east and south walls
- Condenser to be placed in planting bed at SW corner

Construction

- New pitched roof to match main house
- Interior wood frame walls and floor added for energy efficiency
- Exterior wood frame walls to infill existing brick openings
- Center space with vaulted ceiling and illuminated with flat glass skylights
- Water, sewer and electric lines shall be below grade and tied back into main house

Exterior Materials

- Wood roof eaves and rakes to match main house
- Asphalt roof shingle to match slate of main house
- half round metal gutter and round downspouts drain into planting beds
- Walls to be clad with painted cedar shingles and wood trim to match house
- Windows to be Marvin Elevate double hung and awning units
- Entry door to be
- Entry roof to be projecting pediment, form and scaled from house
- Recessed downlighting at entry roof

End of Narrative



Figure 1 - garage south



Figure 2 - garage east



Figure 3 - garage



Figure 4 - main house SW corner



Figure 5 – main house Angell Street



Figure 6 - main house Stimson Avenue



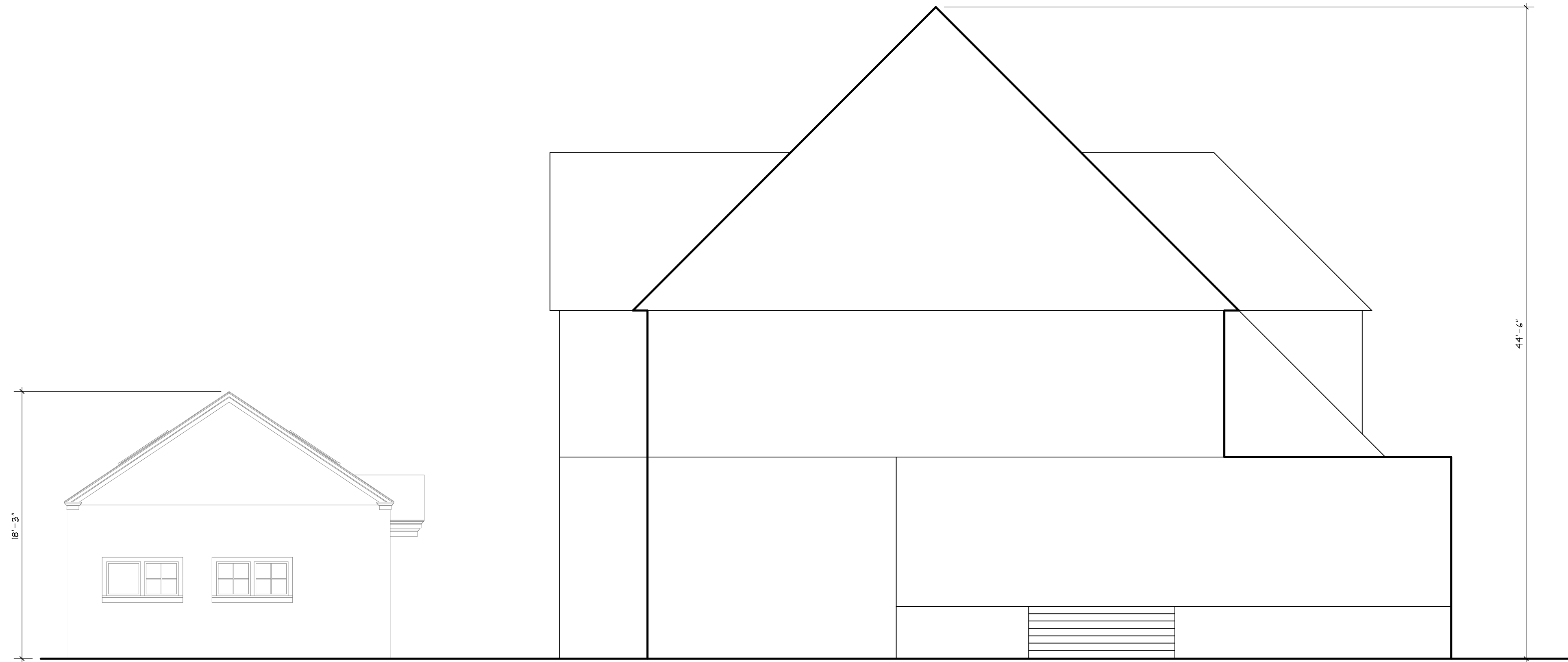
Figure 7 - main house NW corner



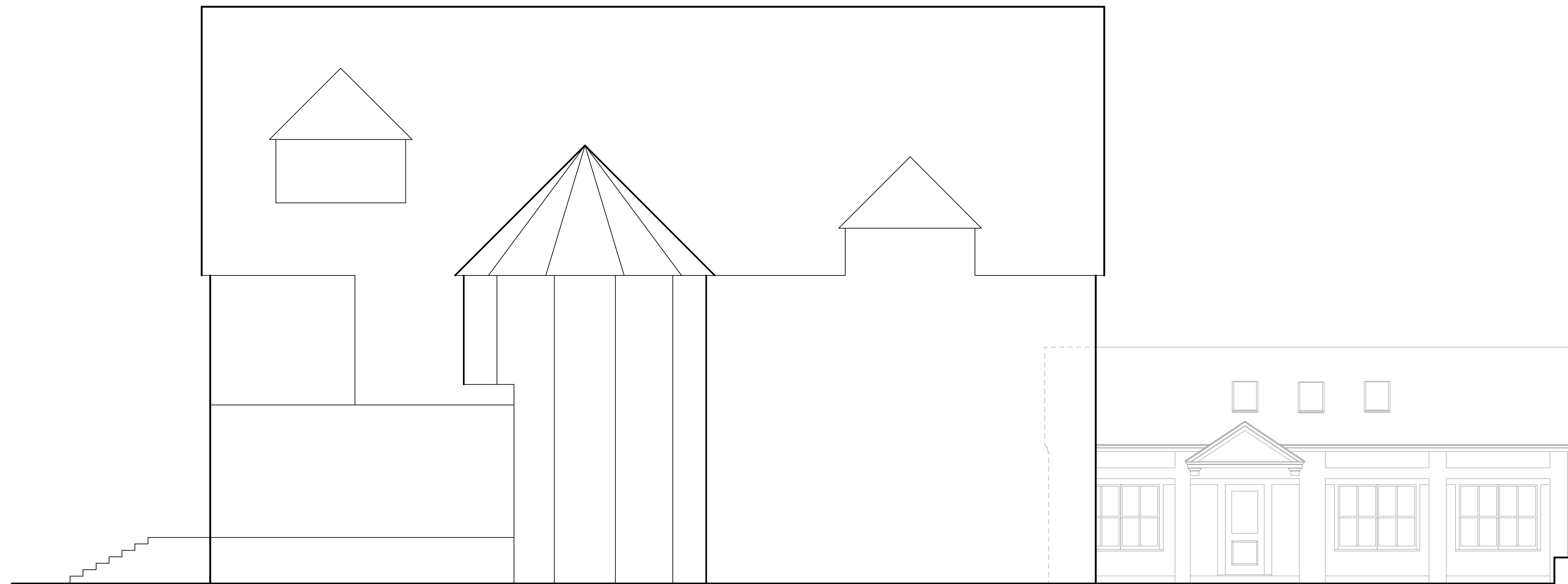
Figure 8 - roof edge details to match



Figure 9 - pediment detail to reference



1 VIEW ALONG ANGELL STREET
 A1.2 1/4" = 1'-0"



2 VIEW ALONG STIMSON AVENUE
 A1.2 1/4" = 1'-0"

RENOVATION GARAGE
 NEW ADU
 314 ANGELL STREET
 PROVIDENCE, RHODE ISLAND 02906

ACME
 ARCHITECT
 L.L.C.

9 SIMMONS ROAD
 LITTLE COMPTON
 RHODE ISLAND 02837
 T. 401 465 5247
 F. 401 635 8662
 MarkRappArchitect.com



STREET VIEWS

DATE: 8/21/24
 SCALE: AS NOTED

SHEET

A1.2