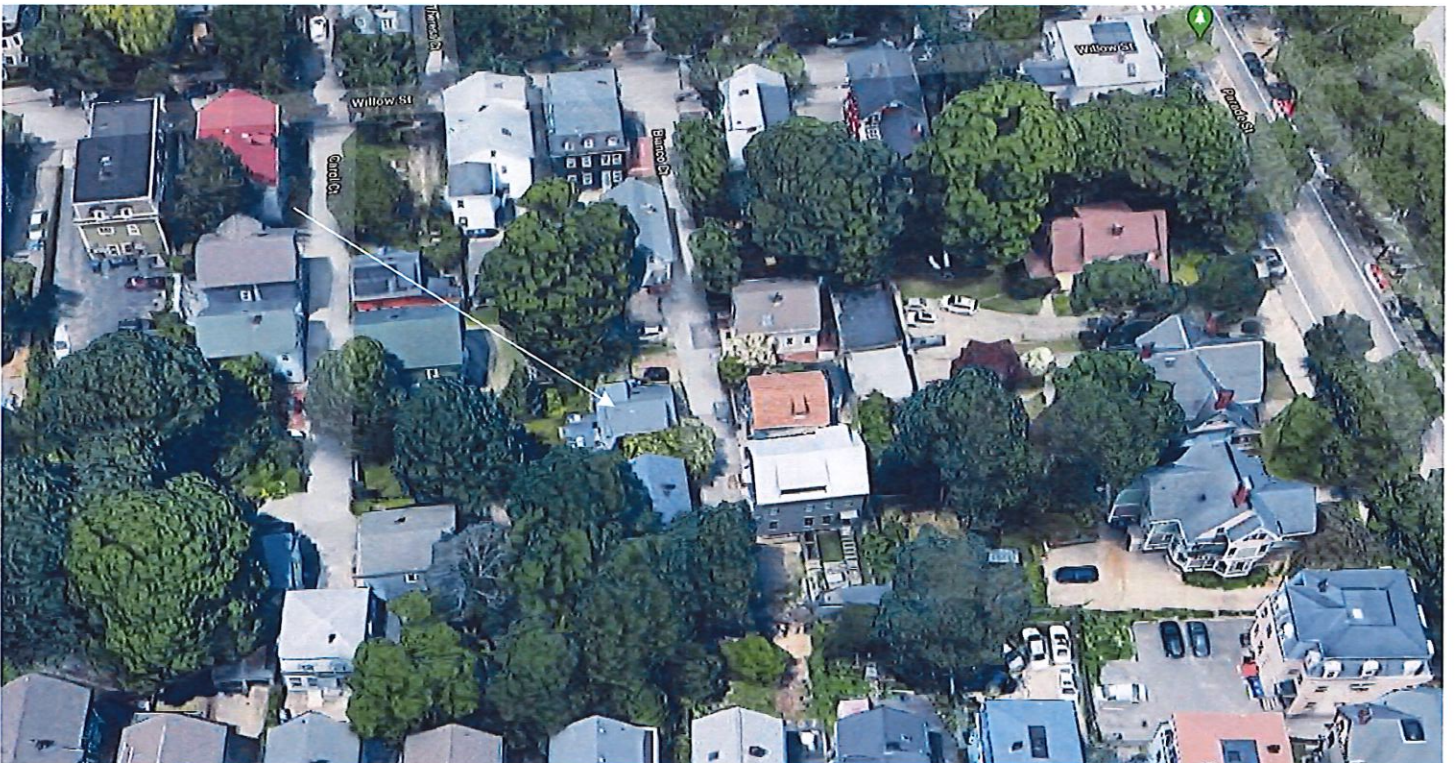


2. CASE 20.044, 19 BIANCO COURT, G. S. Jenckes House, ca1850s (ARMORY)
1½-story; end-gable; clapboard cottage; with plain sidehall entry and molded window caps.
CONTRIBUTING



Arrow indicates 19 Bianco Court.



Arrow indicates project location, looking north.

Applicant/Owner: Ottavia De Luca, 19 Bianco Court, Providence, RI 02909

Architect: Union Studio Architects & Community Development, 140 Union Street, Providence, RI 02903

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

- The applicant is requesting the construction of an approx. 976 sq. ft. addition to the rear of the house.

Issues: The following issues are relevant to this application:

- In 2014 the Commission approved the construction of a dormer to the main house; and,
- Schematic Plans and photos have been submitted.

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

- a) 19 Bianco Court 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 Historic Register 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: the proposed alterations as submitted are aesthetically compatible with the property and district, are minimally-to-not visible from the public rights-of-ways, are reversible and will not have an adverse effect on the property or district.

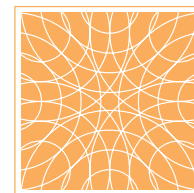
Staff recommends a motion be made stating that: The application is considered complete. 19 Bianco Court is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register District. The Commission grants Conceptual Approval of the proposal as submitted, as the proposed alterations are aesthetically compatible with the property and district, are minimally-to-not visible from the public rights-of-ways, are reversible and 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 full Commission for final approval.

SCHEMATIC DESIGN

DE LUCA MANN ADDITION

19 BIANCO COURT, PROVIDENCE, RI

APRIL 24, 2020



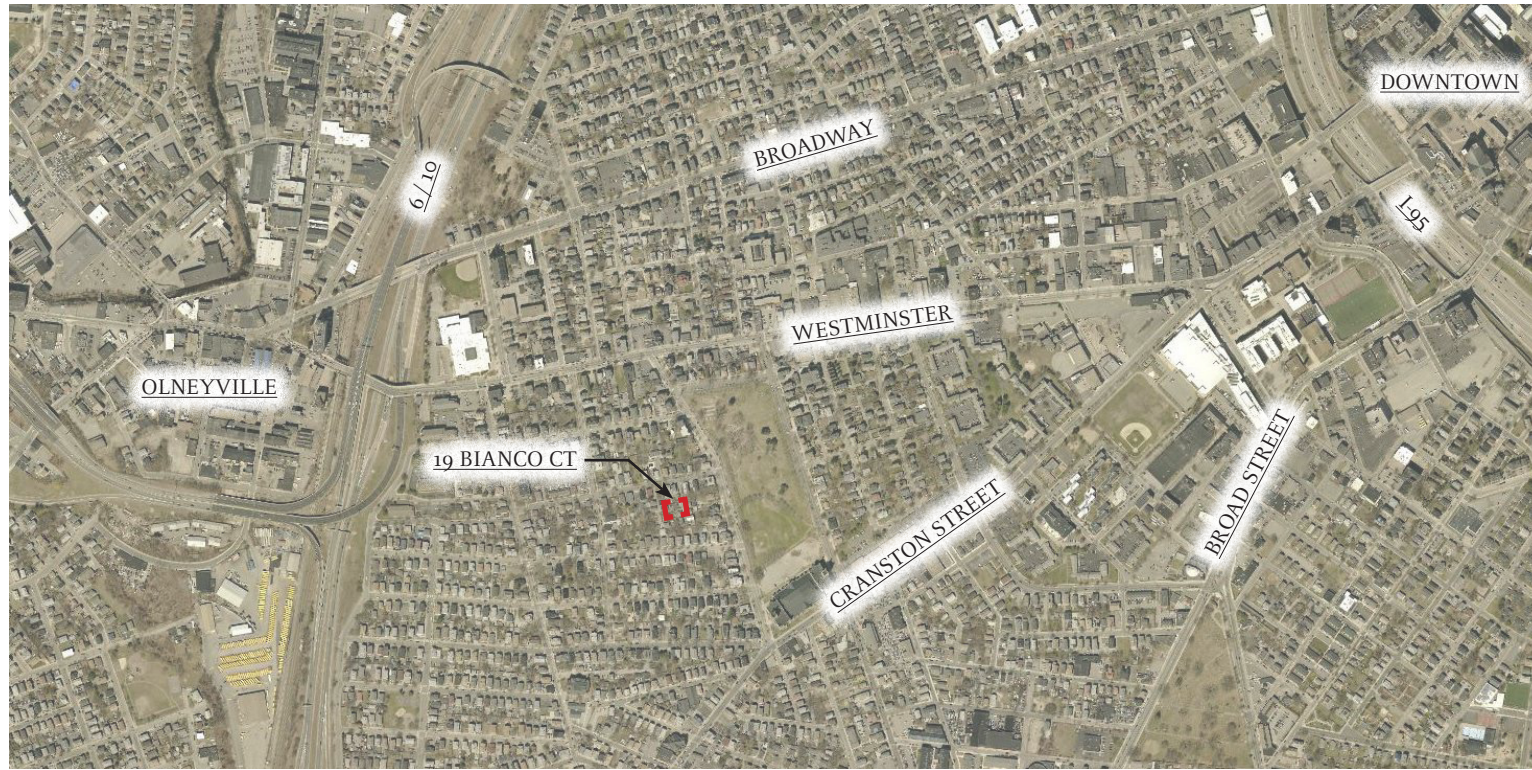
UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

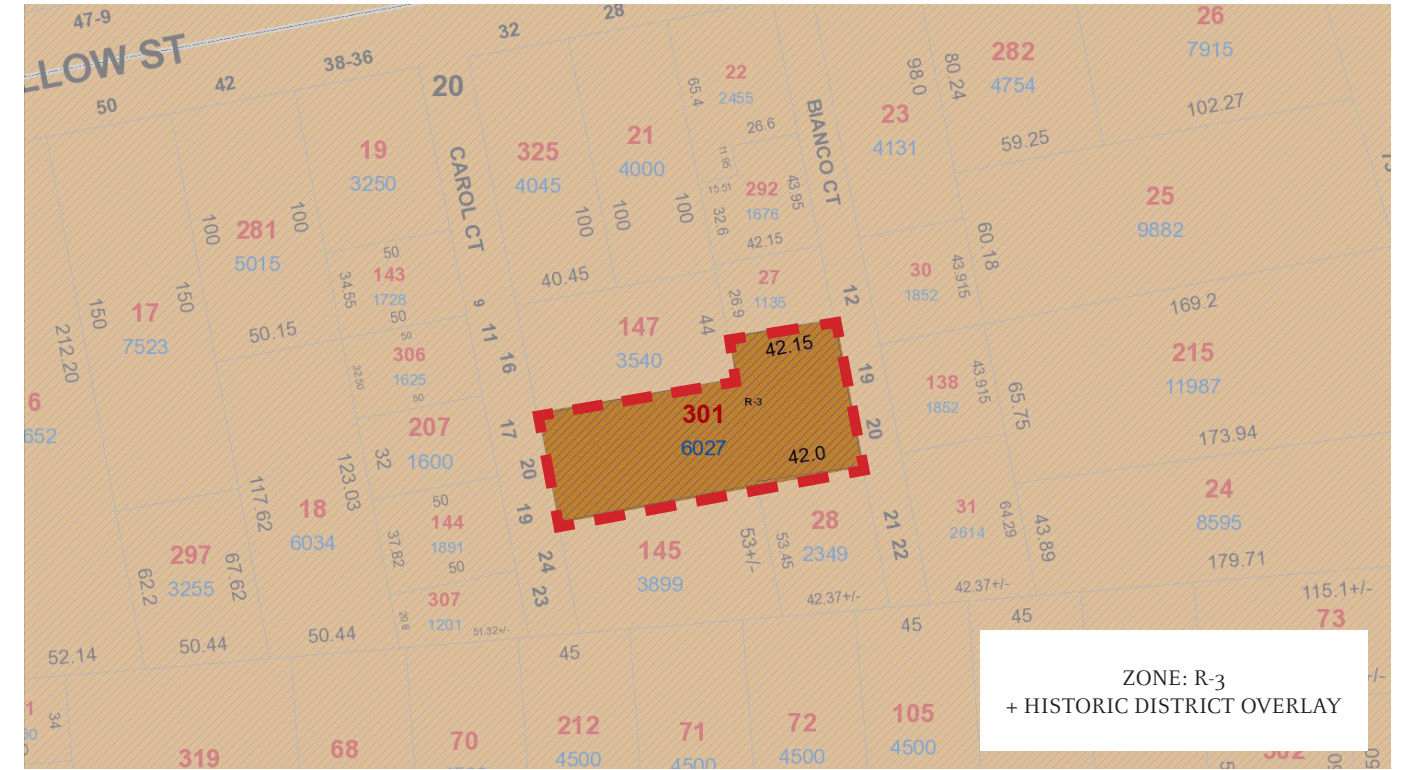
www.unionstudioarch.com

140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825



LOCUS MAP



ZONING



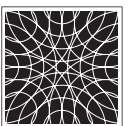
BIRDSEYE VIEW



AERIAL

DE LUCA MANN ADDITION

LOCATION
APRIL 24, 2020





EXISTING



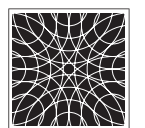
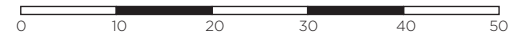
PROPOSED

DE LUCA MANN ADDITION

SITE PLAN

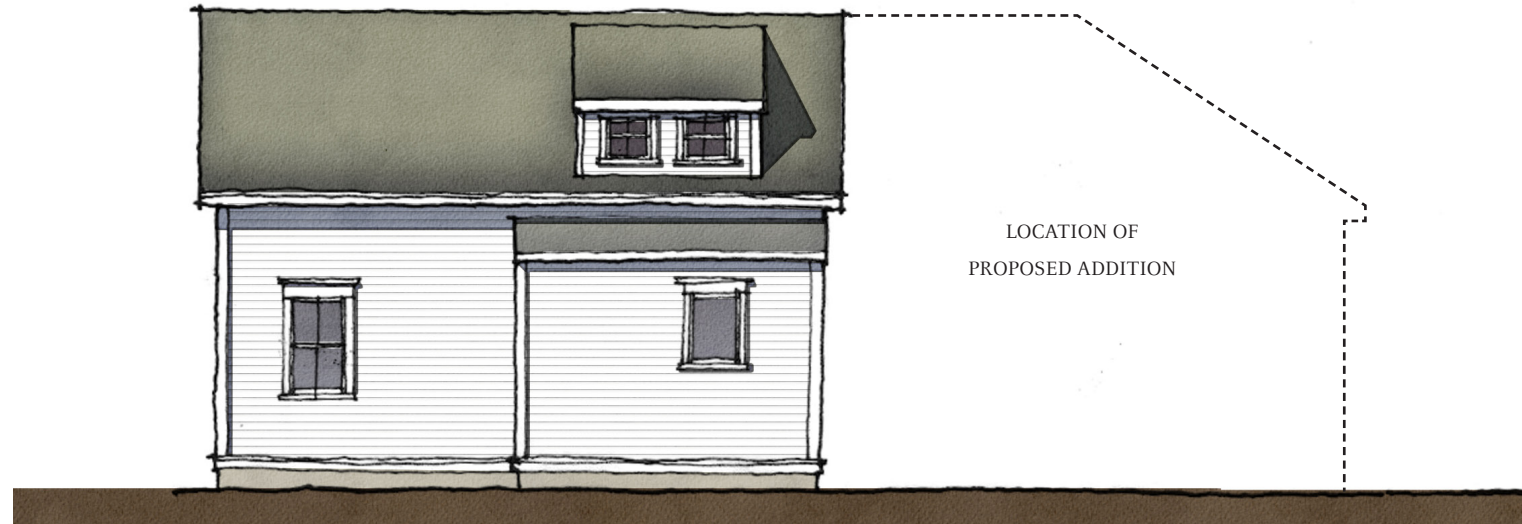
APRIL 24, 2020

SCALE: 1"=20'-0"

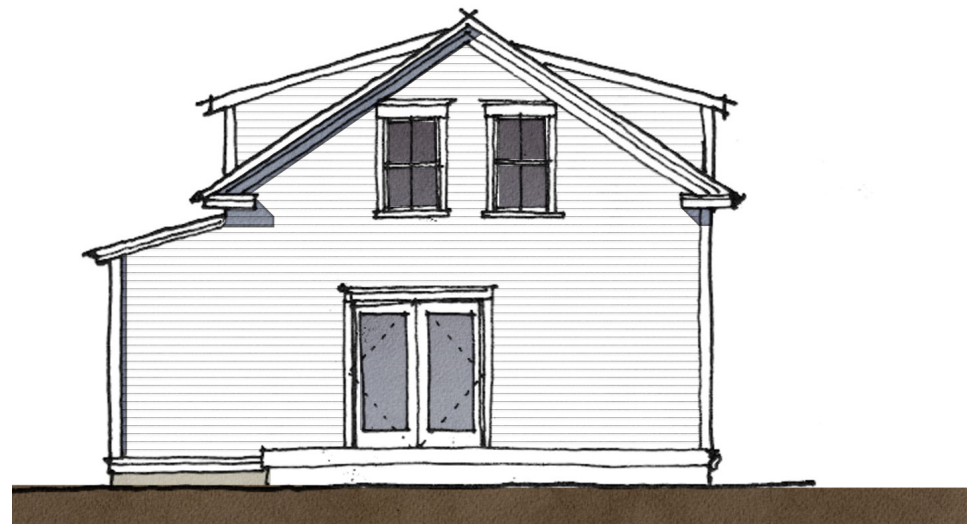




FRONT



RIGHT



REAR



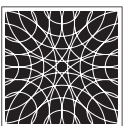
LEFT

DE LUCA MANN ADDITION

ELEVATIONS - EXISTING

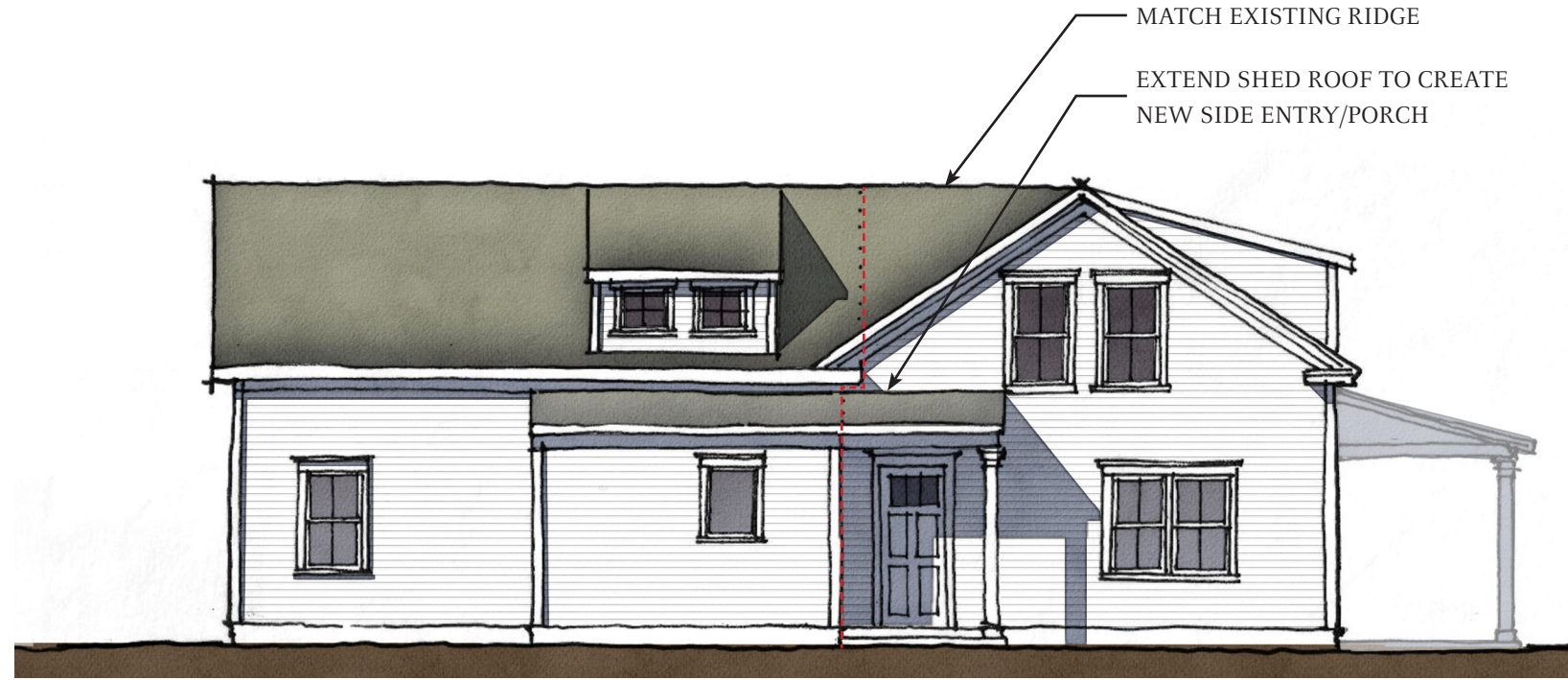
APRIL 24, 2020

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





FRONT



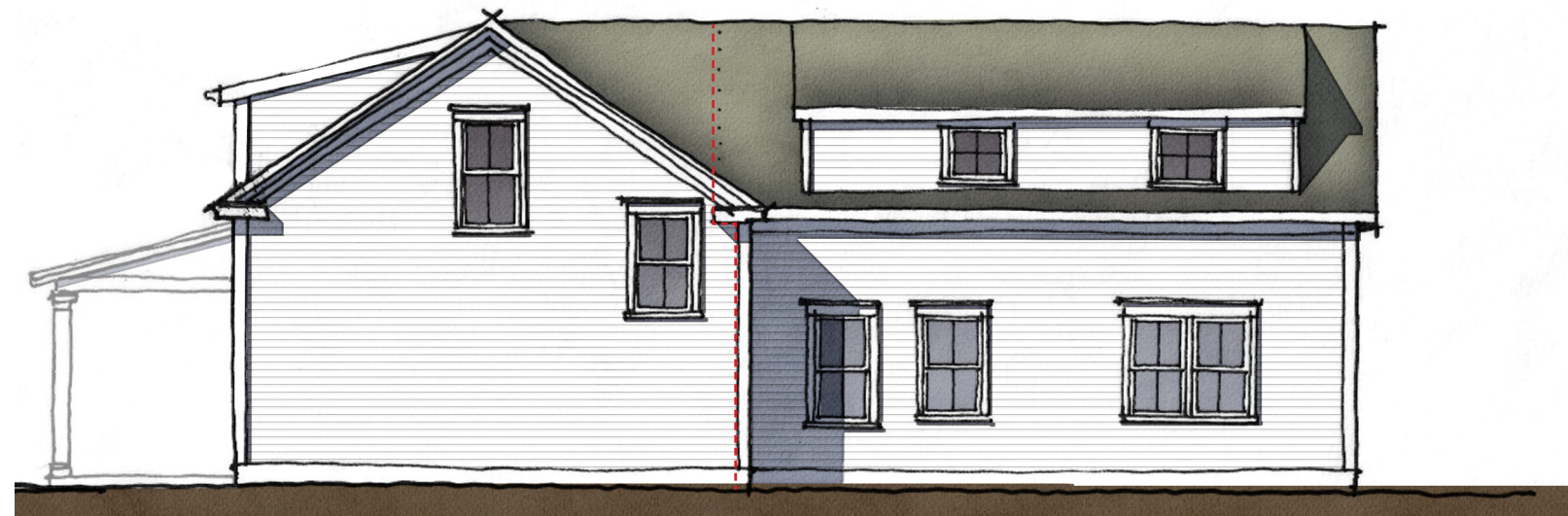
EXISTING

ADDITION

RIGHT



REAR



ADDITION

EXISTING

LEFT

DE LUCA MANN ADDITION

ELEVATIONS - PROPOSED

APRIL 24, 2020

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

