



ADELAIDE CHURCH RENOVATION

126 ADELAIDE AVENUE PROVIDENCE, RI 02907
PROVIDENCE ZONING

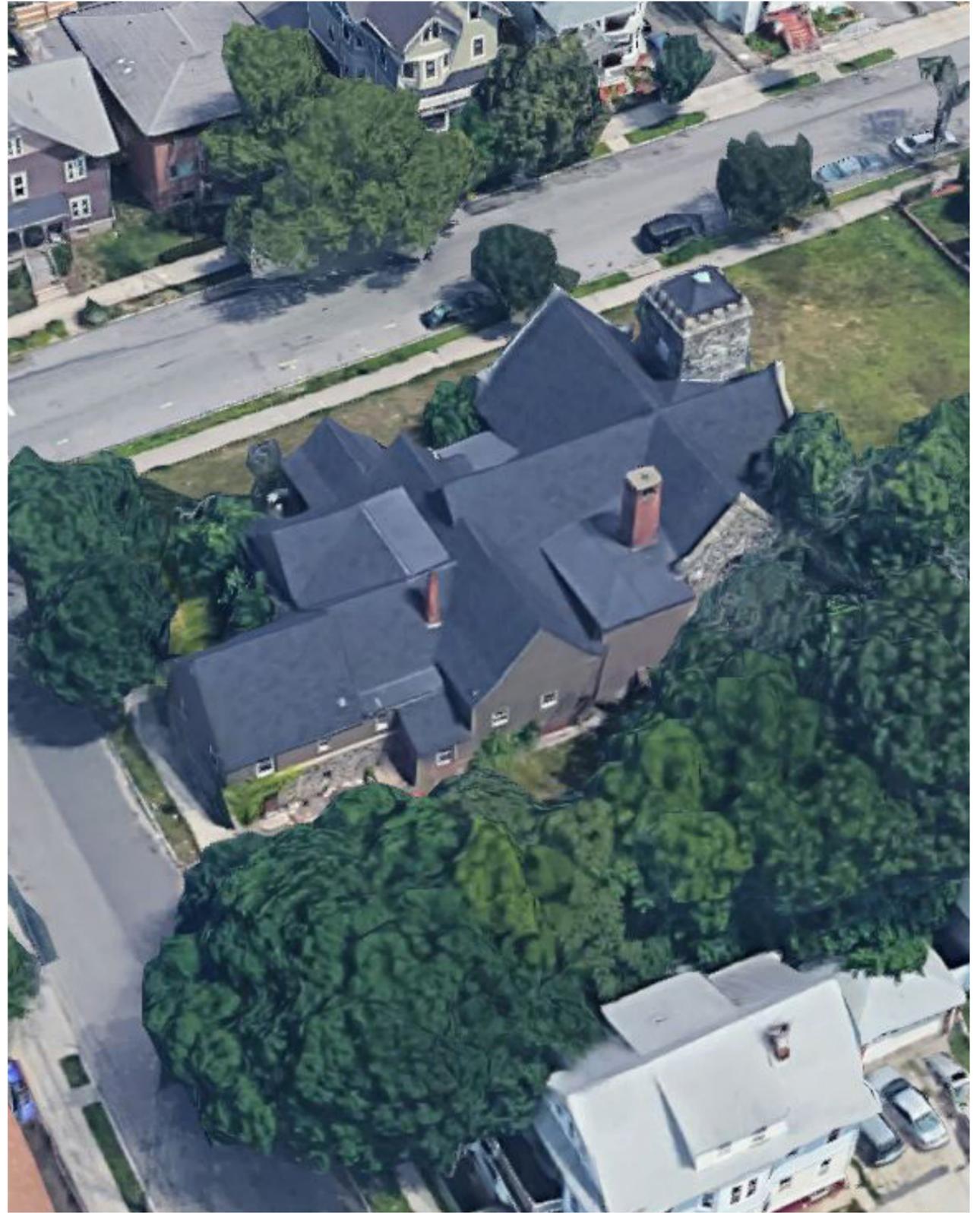
FEBRUARY 14, 2020



ENTRY TOWER



SPACE ADJACENT OF CHURCH TRANSEPT



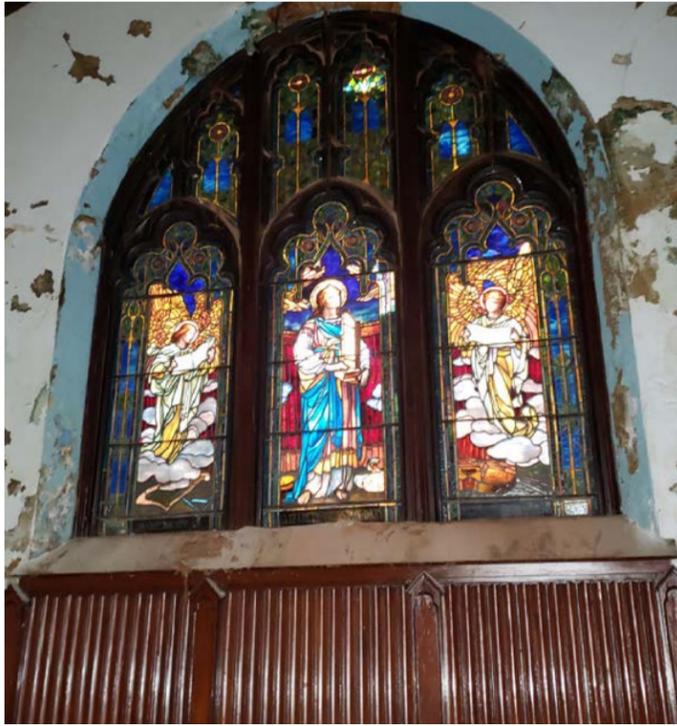
EXISTING ROOF MASSING



FRONT VIEW

EXISTING CONDITIONS

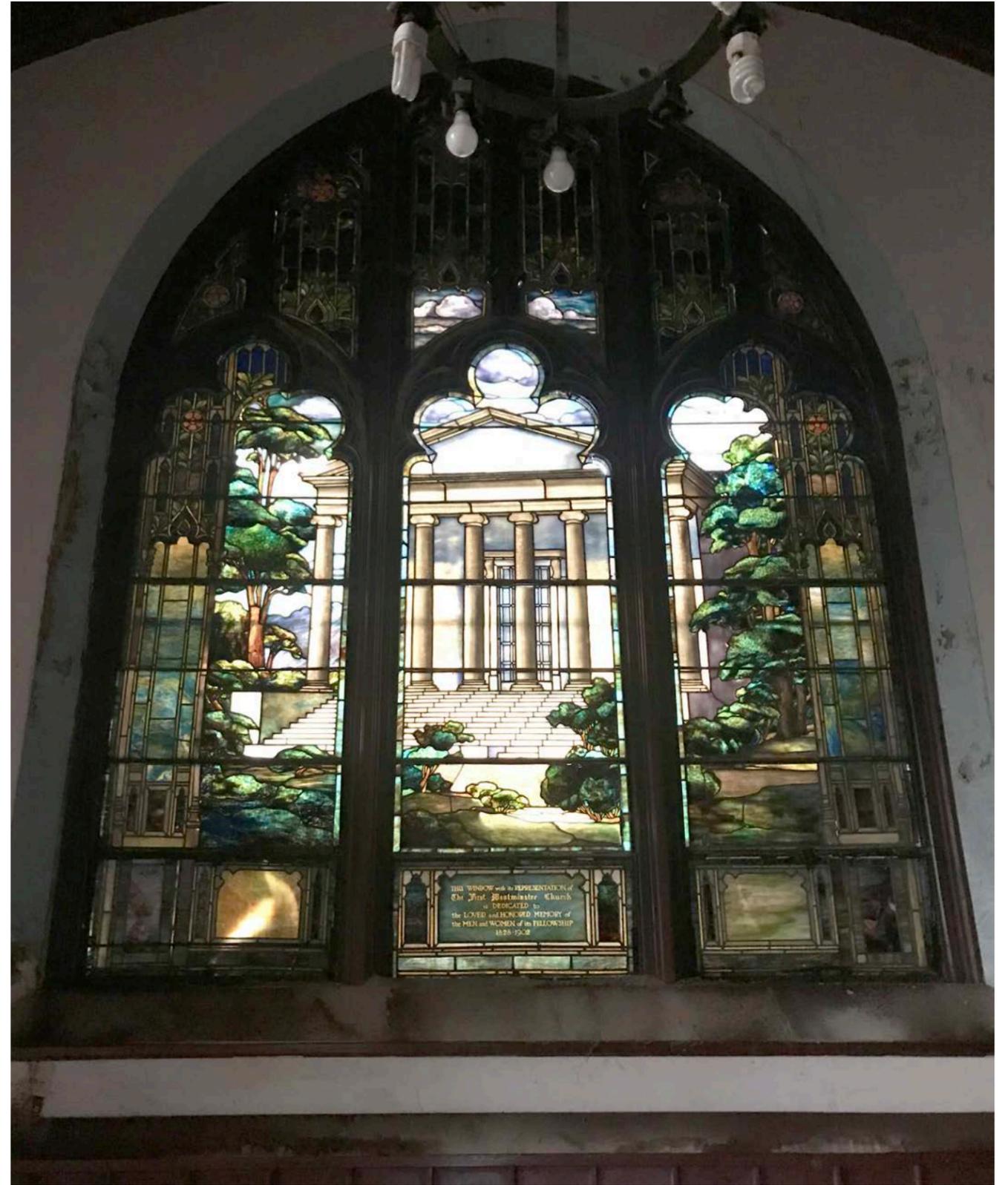
ADELAIDE CHURCH



STAINED GLASS WINDOW



LOWER LEVEL FIREPLACE IN PROPOSED LOUNGE



STAINED GLASS WINDOW RELOCATED TO PROPOSED LOBBY



STAINED GLASS WINDOW



ORIGINAL PEW

EXISTING CONDITIONS

ADELAIDE CHURCH



CHURCH TRANSEPT EAST



CHURCH TRANSEPT WEST

EXISTING CONDITIONS

ADELAIDE CHURCH



VIEW OF TOWER

EXISTING CONDITIONS

ADELAIDE CHURCH



VIEW FROM ADELAIDE AVE.



VIEW FROM HAMILTON ST.



VIEW FROM HAMILTON ST.



BACK OF CHURCH



VIEW FROM EAST

HOOD MEMORIAL AFRICAN METHODIST EPISCOPAL (A.M.E.)

The Unitarians, who built this delightfully rambling complex in two stages moved here from a staunch Greek Revival temple designed and built by Warren, Tallman & Bucklin. The granite uncoursed rubble stone western section- Woodbury Memorial Chapel was built first, followed by ashlar sanctuary. This rambling stone complex, designed by Howard K. Hilton, is quite a switch in architectural expression, from the congregation's urbanistically monumental former home to this nearly rural picturesque building. The latitude of belief within the Unitarian faith offers no immediate explanation for the formal choice found here. The Unitarians moved to East Greenwich in 1959, and a predominantly Swedish Methodist congregation occupied the building until 1977. Since then, this has been the religious home to Hood Memorial Church, a congregation first gathered in west Elmwood in the 1860s.

- 2003 Guide to Providence Architecture

When the church was included on the Most Endangered Properties list in 2014 and 2015, the building was unused and suffering from vandalism and structural damage. As of February 2019, the status is unknown.

- Guide to Providence Architecture



VIEW OF HOOD MEMORIAL CHURCH (1901, 1906-1907) FROM NORTHEAST | Photographer: Robert O. Christensen, 1979



VIEW FROM HAMILTON STREET

PROPOSED NARRATIVE:

The Hood Memorial Church, designed by Howard K. Hilton, is a historically rich work of architecture in Providence's Elmwood district. The following serves as a narrative of the existing condition of architectural elements and the proposed modifications to the building.

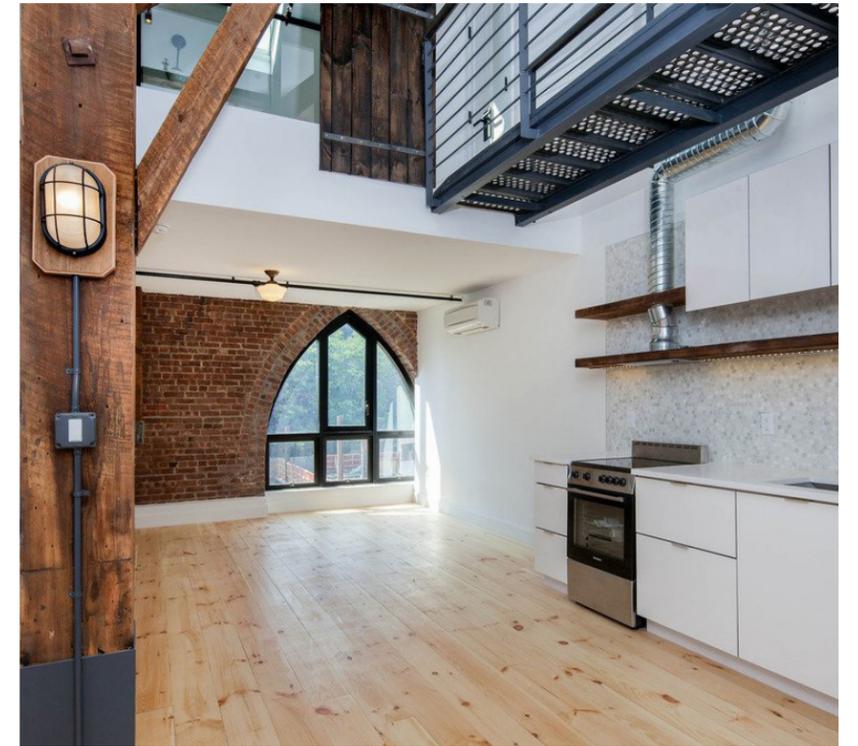
Our client has chosen to move forward with a design that retains and restores the building's historic character along with proposed additions to its structure. Since its erection in 1901, the structure has seen significant damage and vandalism, that has contributed to the devolution that the building condition is in today.

ZDS proposes the following restoration and modifications:

- Interior fit out for 18 residential units
- Restoration of all stone walls, pillars, and buttresses
- Restoration of wooden clapboard siding as required
- Restoration of all trim, dental, and moldings
- Restoration and relocation of Eastern stained glass window to Northern Facade
- Replacement of Eastern and Southern stained glass windows with clear glazing
- Restoration of both chimneys
- Replacement of entry doors
- Addition of 16 space parking lot with bicycle parking
- Construction of building sign in Northern yard
- Construction of new brick walkways
- Light-well addition
- Three (3) dormer additions
- Three (3) vertical additions on South side
- Restoration of cathedral ceiling where indicated
- Landscaping

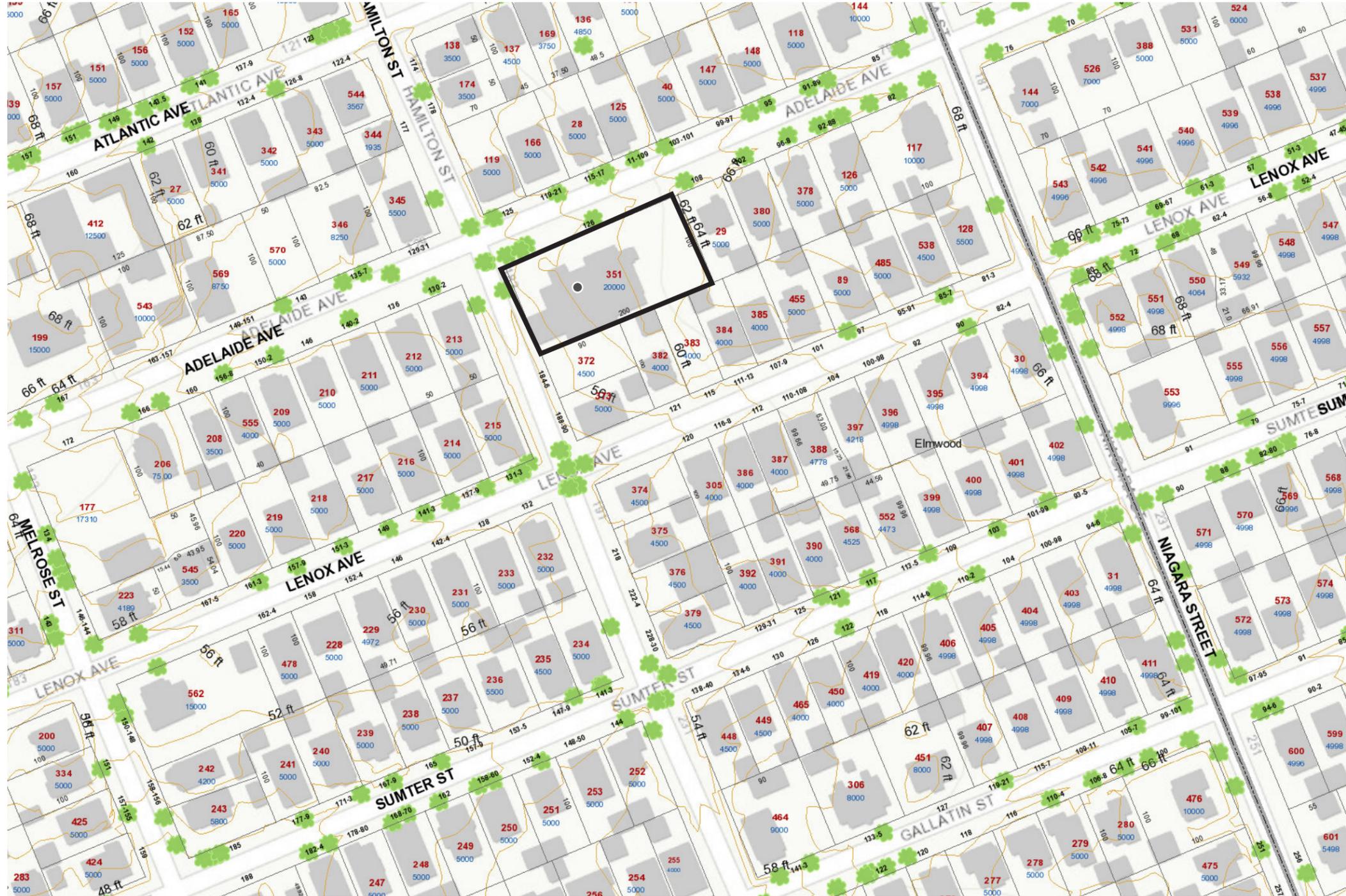
HISTORICAL CONTEXT & PROPOSED NARRATIVE

ADELAIDE CHURCH



INSPIRATION

ADELAIDE CHURCH



LOCAL CONTEXT & ZONING DATA

ADELAIDE CHURCH

Disclaimer: To the best of our knowledge this information has been obtained by the latest resources available. This has NOT been verified or confirmed by the City of Providence or any State or Federal Agencies. Information regarding the overall size of the site has been obtained by using the scaled GIS mapping platform made available. It is highly encouraged that a class I survey be obtained for verification and that this information be reviewed with all governing authorities for confirmation prior to any property negotiations or financial transactions are completed.

ZONING DATA:

GENERAL:

DESIGNATED ZONE - R-2 RESIDENTIAL DISTRICT,
DETACHED SINGLE-FAMILY AND TWO-FAMILY, RESIDENTIAL DEV. OF
MODERATE DENSITY, (400C)

OVERLAY ZONING DISTRICT -
HD HISTORIC OVERLAY DISTRICT, (1100D);
PLD = PROVIDENCE LANDMARK DISTRICT

HISTORIC DISTRICT COMMISSION (PHDC) AUTHORIZED TO REGULATE
ALTERATION, REPAIR, CONSTRUCTION, DEMO, AND REMOVAL OF
ANY EXTERIOR STRUCTURE AND/OR APPURTENANCE. (1104B)

USE:

CURRENT USE = PLACE OF WORSHIP
PROPOSED USE = DWELLING - MULTI-FAMILY,
USE VARIANCE REQ'D (1201, TABLE 12-1)

LOT SIZE = 20,000 SF
ADELAIDE AVENUE FRONTAGE = 200 F
HAMILTON STREET FRONTAGE = 100 F

PARKING:

PARKING FOR DWELLING -
MULTI-FAMILY, (1400, TABLE 14-1)
VEHICLE SPACES = 1 PER DWELLING UNIT
PERCENT COMPACT = 10%
BICYCLE SPACES = 1 PER 5 DWELLINGS
PERCENTAGE OF REQ'D BICYCLE SPACES THAT SHALL BE LONG TERM
= 80%

ESTIMATED PARKING SPACES AVAILABLE = 16 SPACES
ESTIMATED BICYCLE SPACES AVAILABLE = 8 SPACES
NUMBER OF UNITS = 18 UNITS

TREE CANOPY:

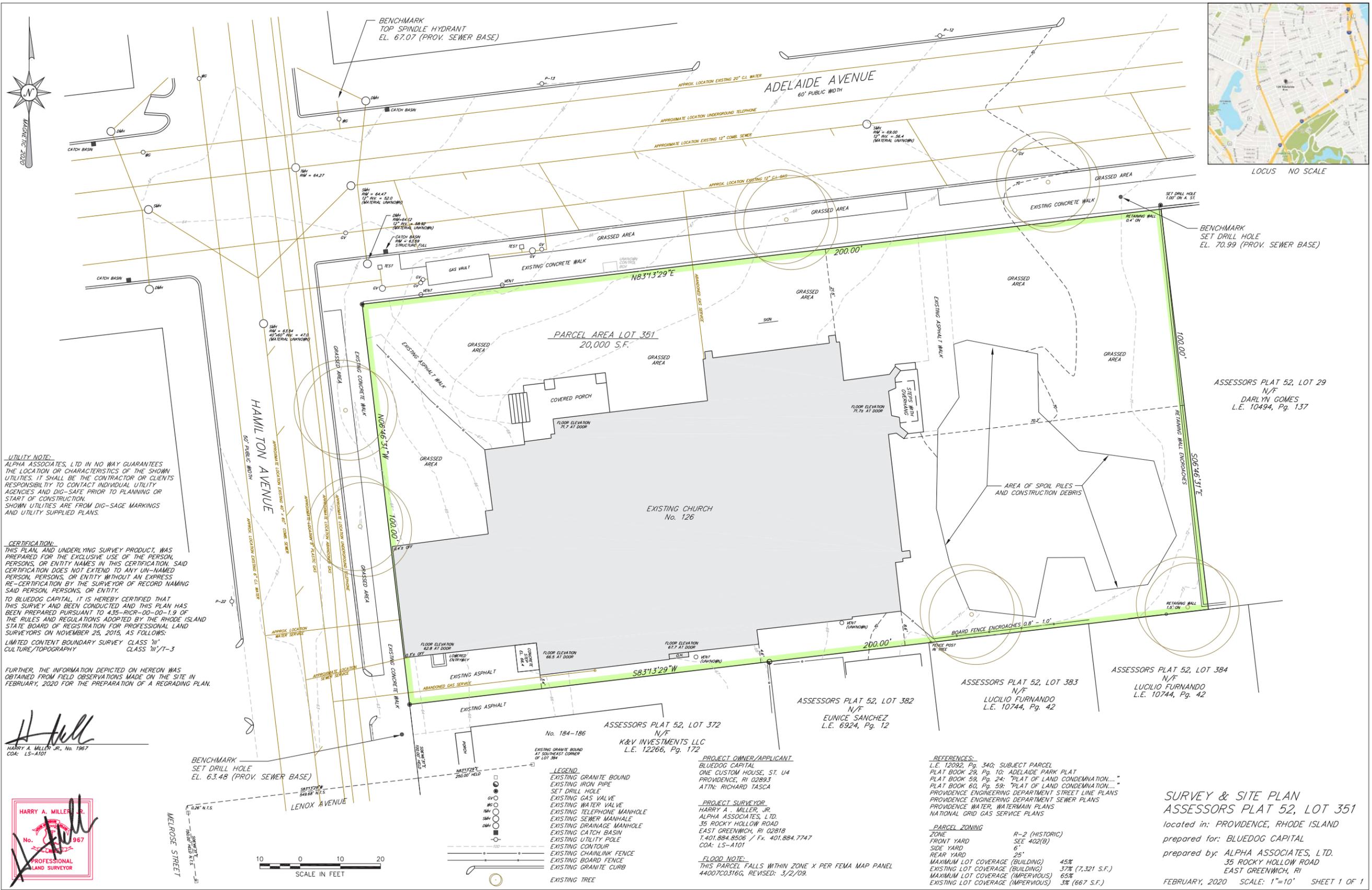
PERCENT REQUIRED: 30% OF LOT (1501-C)
REQ'D TREE CANOPY = 6,000 SF
LARGE - 1,000 SF
MEDIUM - 700 SF
SMALL - 300 SF

PROPOSED TREE CANOPY = 6,600 SF (2 LARGE, 4 MEDIUM, 6 SMALL)

SIGNAGE:

FREESTANDING SIGN IN C-2 ZONE (1607 E, TABLE 16-1)
MAX AREA = 20 SF
MAX HEIGHT = 15 F

PROPOSED AREA = 20 SF
PROPOSED HEIGHT = 6'0"



UTILITY NOTE:
 ALPHA ASSOCIATES, LTD IN NO WAY GUARANTEES THE LOCATION OR CHARACTERISTICS OF THE SHOWN UTILITIES. IT SHALL BE THE CONTRACTOR OR CLIENTS RESPONSIBILITY TO CONTACT INDIVIDUAL UTILITY AGENCIES AND DIG-SAFE PRIOR TO PLANNING OR START OF CONSTRUCTION. SHOWN UTILITIES ARE FROM DIG-SAGE MARKINGS AND UTILITY SUPPLIED PLANS.

CERTIFICATION:
 THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.
 TO BLUEDOG CAPITAL, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RIC-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 LIMITED CONTENT BOUNDARY SURVEY CLASS 'III'
 CULTURE/TOPOGRAPHY CLASS 'III'-3

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN FEBRUARY, 2020 FOR THE PREPARATION OF A REGRADING PLAN.

H Miller
 HARRY A. MILLER JR., No. 1967
 COA: LS-4101



- LEGEND**
- EXISTING GRANITE BOUND
 - EXISTING WATER VALVE
 - EXISTING TELEPHONE MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING DRAINAGE MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - EXISTING CONTOUR
 - EXISTING CHAINLINK FENCE
 - EXISTING BOARD FENCE
 - EXISTING GRANITE CURB
 - EXISTING TREE

PROJECT OWNER/APPLICANT
 BLUEDOG CAPITAL
 ONE CUSTOM HOUSE, ST. U4
 PROVIDENCE, RI 02893
 ATTN: RICHARD TASCA

PROJECT SURVEYOR
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.9506 / F: 401.884.7747
 COA: LS-4101

FLOOD NOTE:
 THIS PARCEL FALLS WITHIN ZONE X PER FEMA MAP PANEL 44007C0316G, REVISED: 3/2/09.

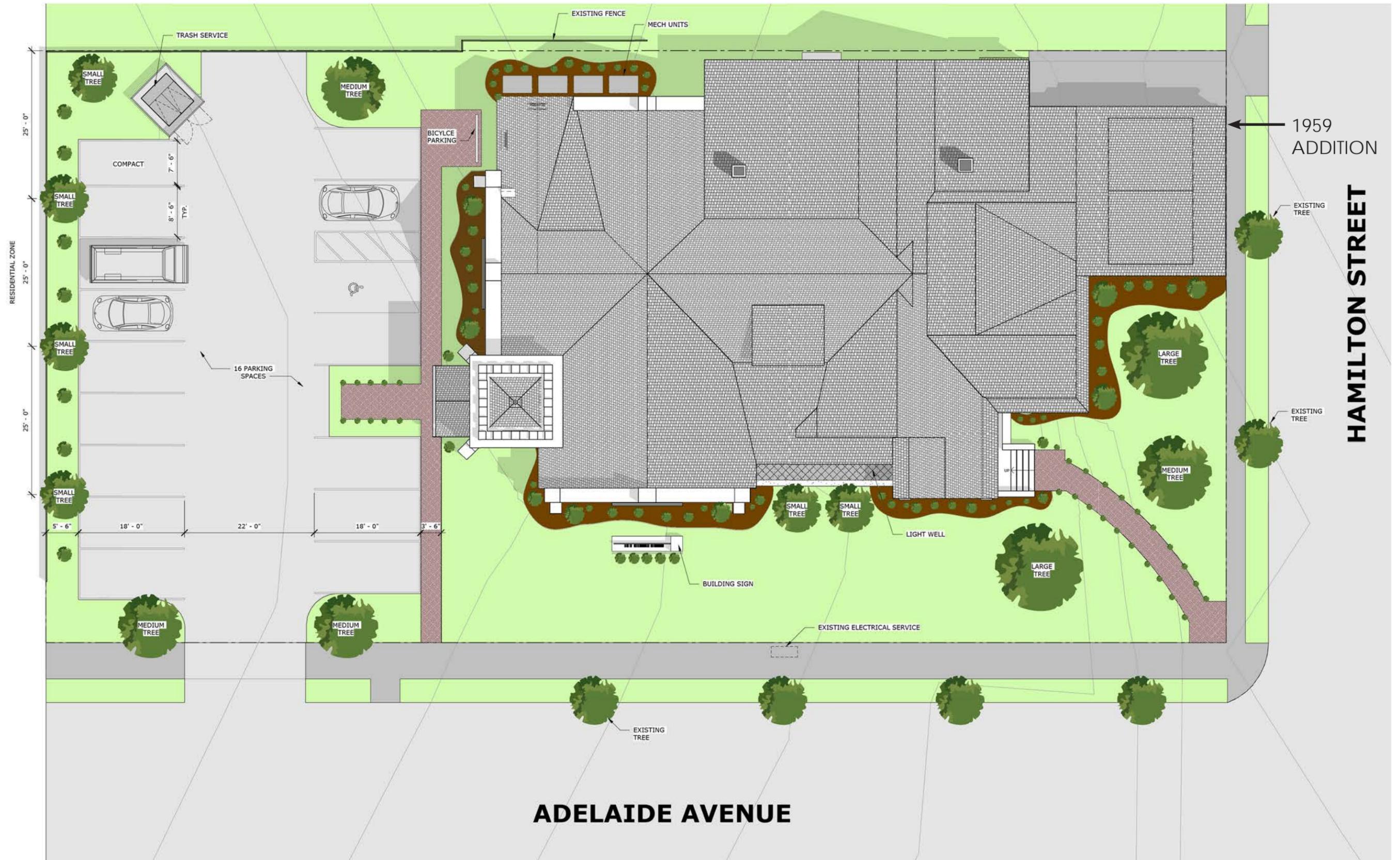
REFERENCES:
 L.E. 12092, Pg. 340; SUBJECT PARCEL
 PLAT BOOK 29, Pg. 10; ADELAIDE PARK PLAT
 PLAT BOOK 59, Pg. 24; "PLAT OF LAND CONDEMNATION..."
 PLAT BOOK 60, Pg. 59; "PLAT OF LAND CONDEMNATION..."
 PROVIDENCE ENGINEERING DEPARTMENT STREET LINE PLANS
 PROVIDENCE WATER, WATERMAIN PLANS
 NATIONAL GRID GAS SERVICE PLANS

PARCEL ZONING

ZONE	R-2 (HISTORIC)
FRONT YARD	SEE 402(B)
SIDE YARD	6'
REAR YARD	25'
MAXIMUM LOT COVERAGE (BUILDING)	45%
EXISTING LOT COVERAGE (BUILDING)	37% (7,321 S.F.)
MAXIMUM LOT COVERAGE (IMPERVIOUS)	65%
EXISTING LOT COVERAGE (IMPERVIOUS)	3% (667 S.F.)

SURVEY & SITE PLAN
 ASSESSORS PLAT 52, LOT 351
 located in: PROVIDENCE, RHODE ISLAND
 prepared for: BLUEDOG CAPITAL
 prepared by: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI
 FEBRUARY, 2020 SCALE: 1"=10' SHEET 1 OF 1

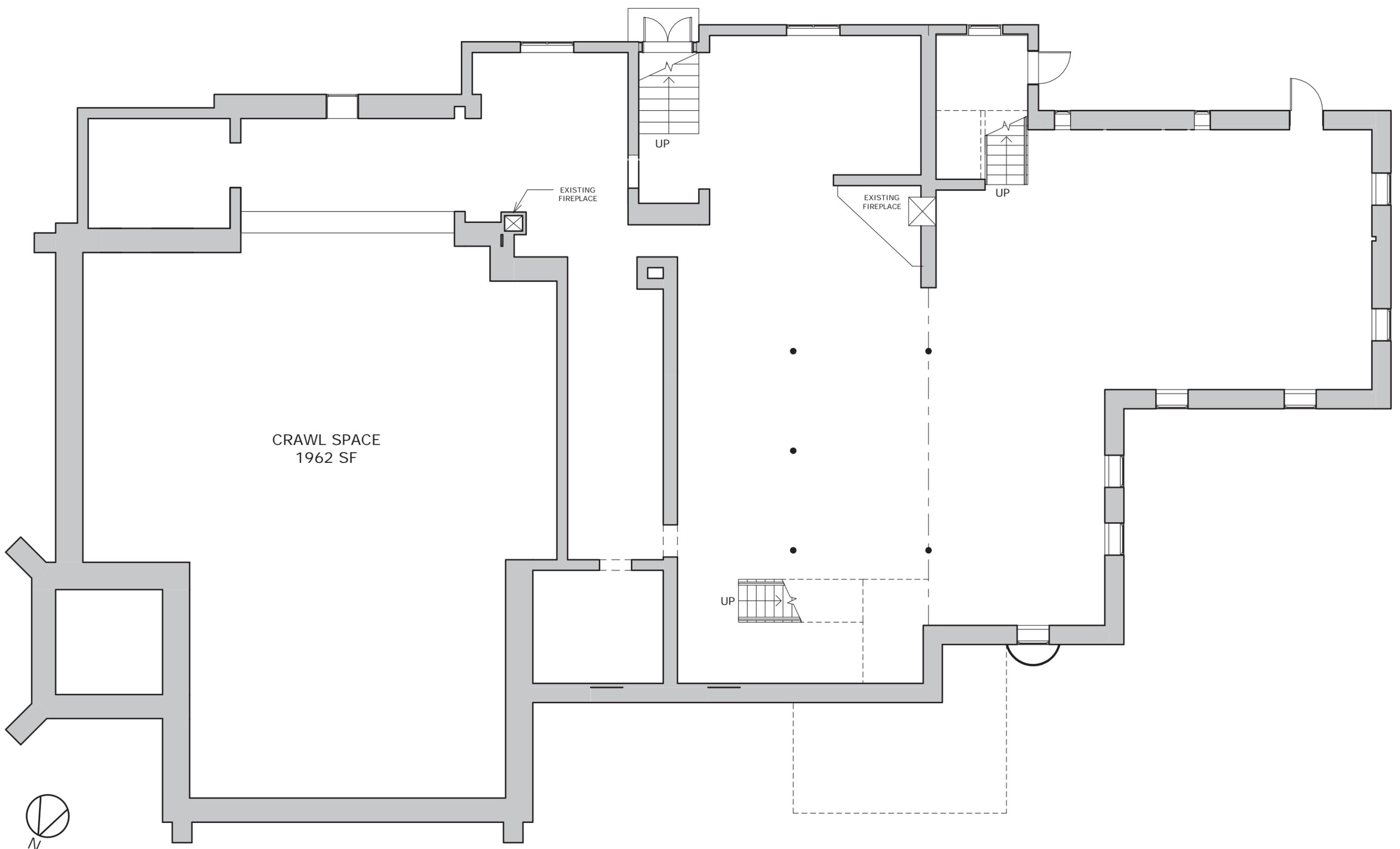


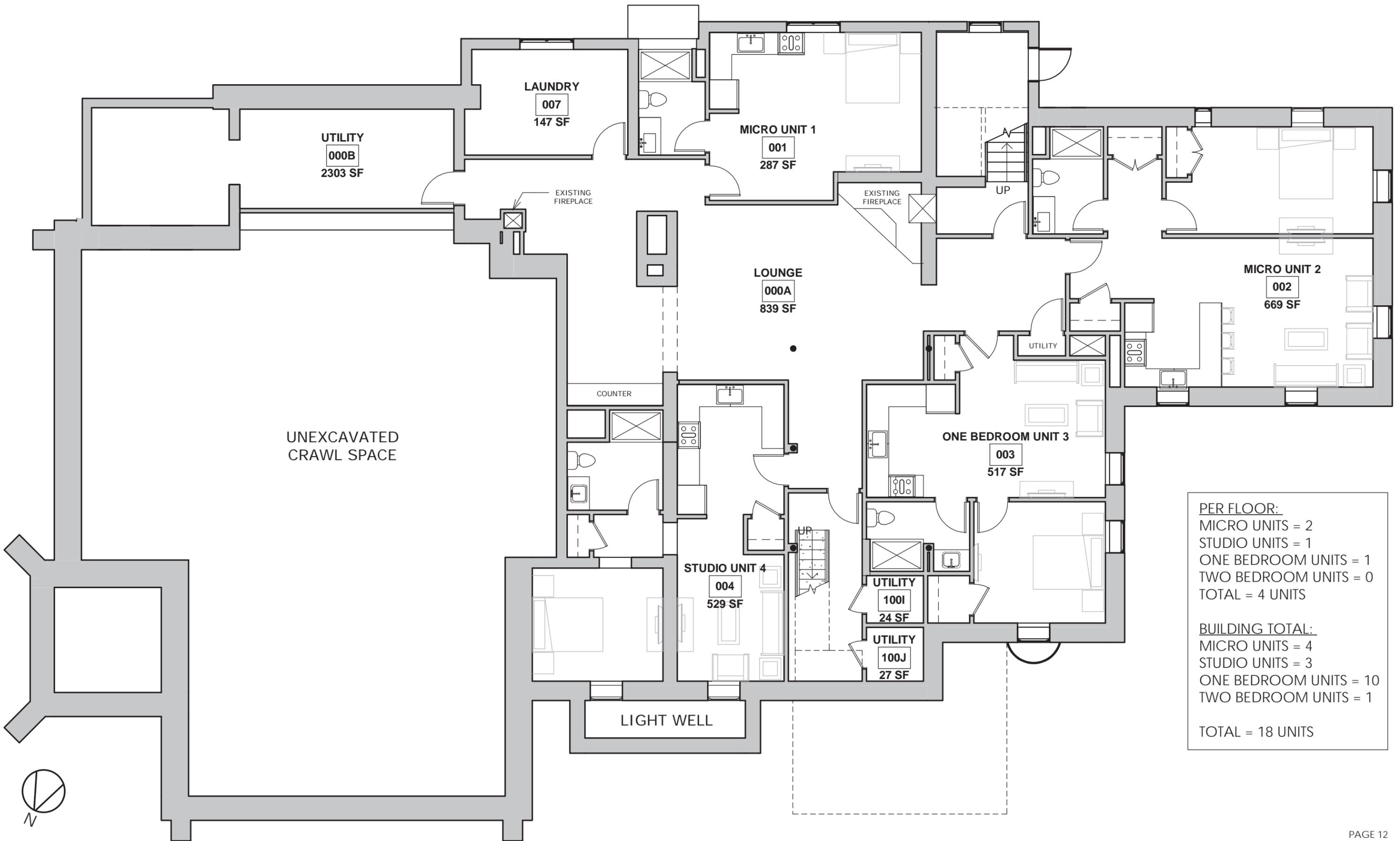


PROPOSED SITE PLAN SCALE @ 1/16" = 1'0" (20,000 S.F.)

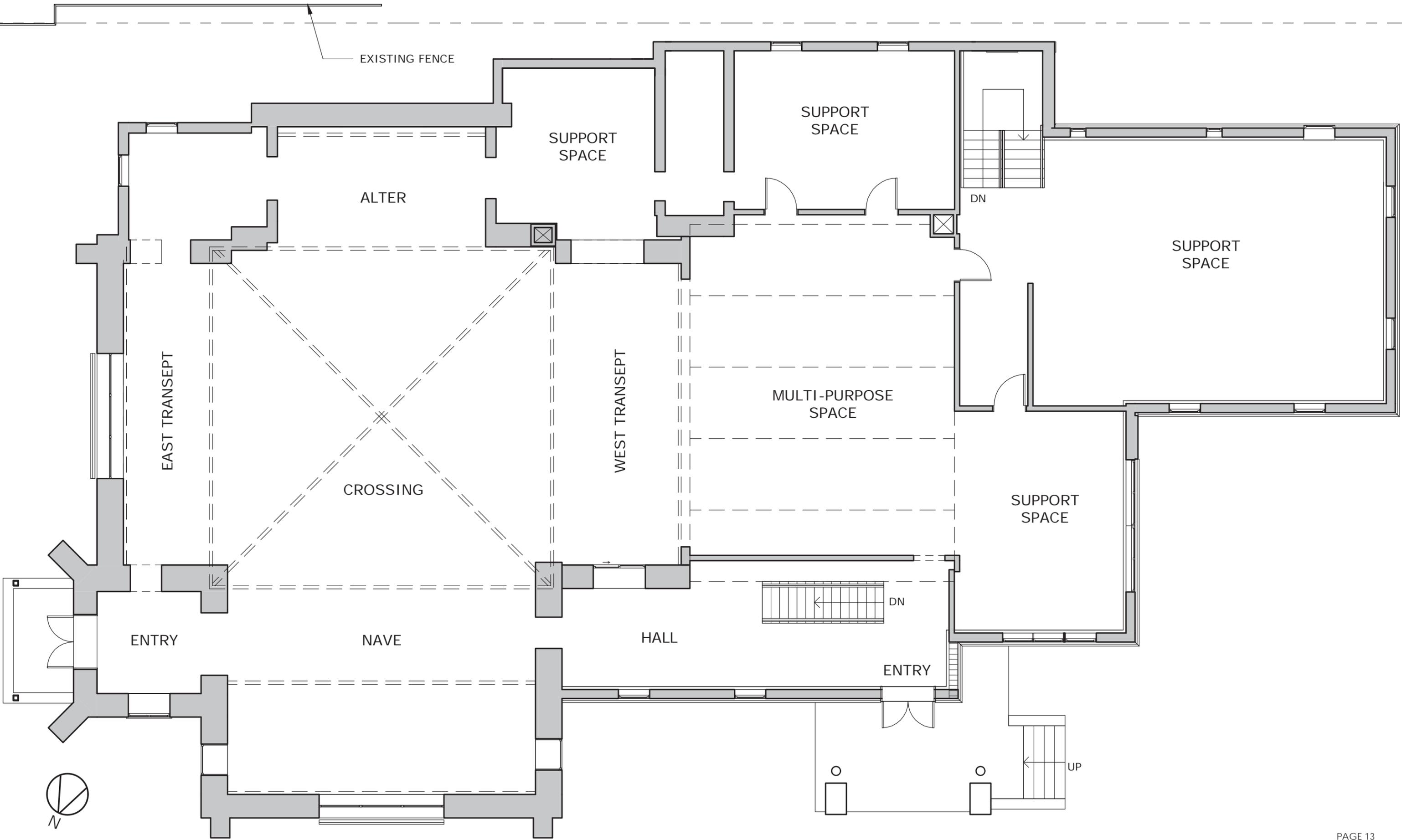
ADELAIDE CHURCH

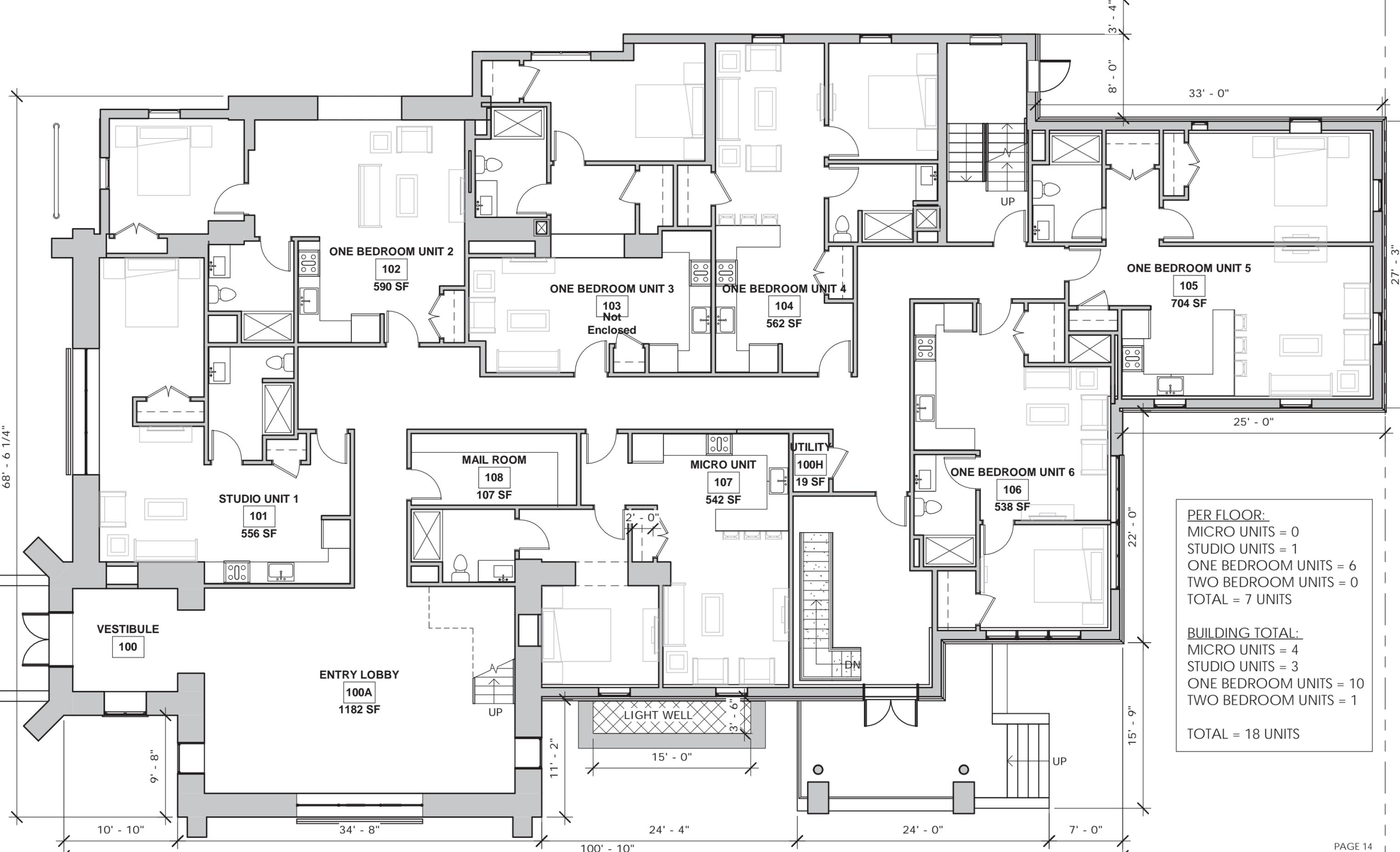
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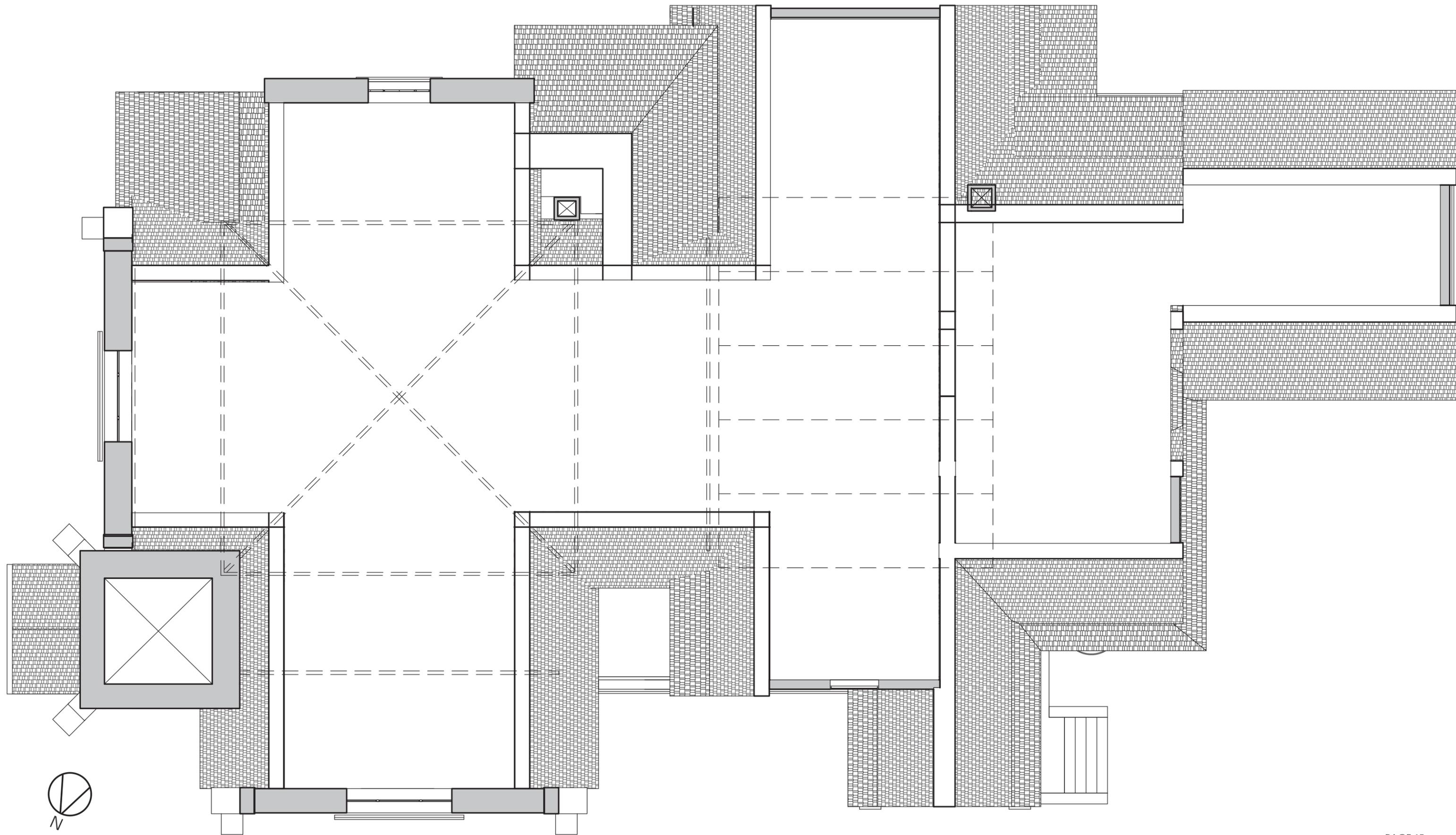
PER FLOOR:	
MICRO UNITS	= 2
STUDIO UNITS	= 1
ONE BEDROOM UNITS	= 1
TWO BEDROOM UNITS	= 0
TOTAL	= 4 UNITS
BUILDING TOTAL:	
MICRO UNITS	= 4
STUDIO UNITS	= 3
ONE BEDROOM UNITS	= 10
TWO BEDROOM UNITS	= 1
TOTAL	= 18 UNITS





PER FLOOR:
 MICRO UNITS = 0
 STUDIO UNITS = 1
 ONE BEDROOM UNITS = 6
 TWO BEDROOM UNITS = 0
 TOTAL = 7 UNITS

BUILDING TOTAL:
 MICRO UNITS = 4
 STUDIO UNITS = 3
 ONE BEDROOM UNITS = 10
 TWO BEDROOM UNITS = 1
 TOTAL = 18 UNITS





PER FLOOR:	
MICRO UNITS	= 2
STUDIO UNITS	= 1
ONE BEDROOM UNITS	= 3
TWO BEDROOM UNITS	= 1
TOTAL	= 7 UNITS
BUILDING TOTAL:	
MICRO UNITS	= 4
STUDIO UNITS	= 3
ONE BEDROOM UNITS	= 10
TWO BEDROOM UNITS	= 1
TOTAL	= 18 UNITS







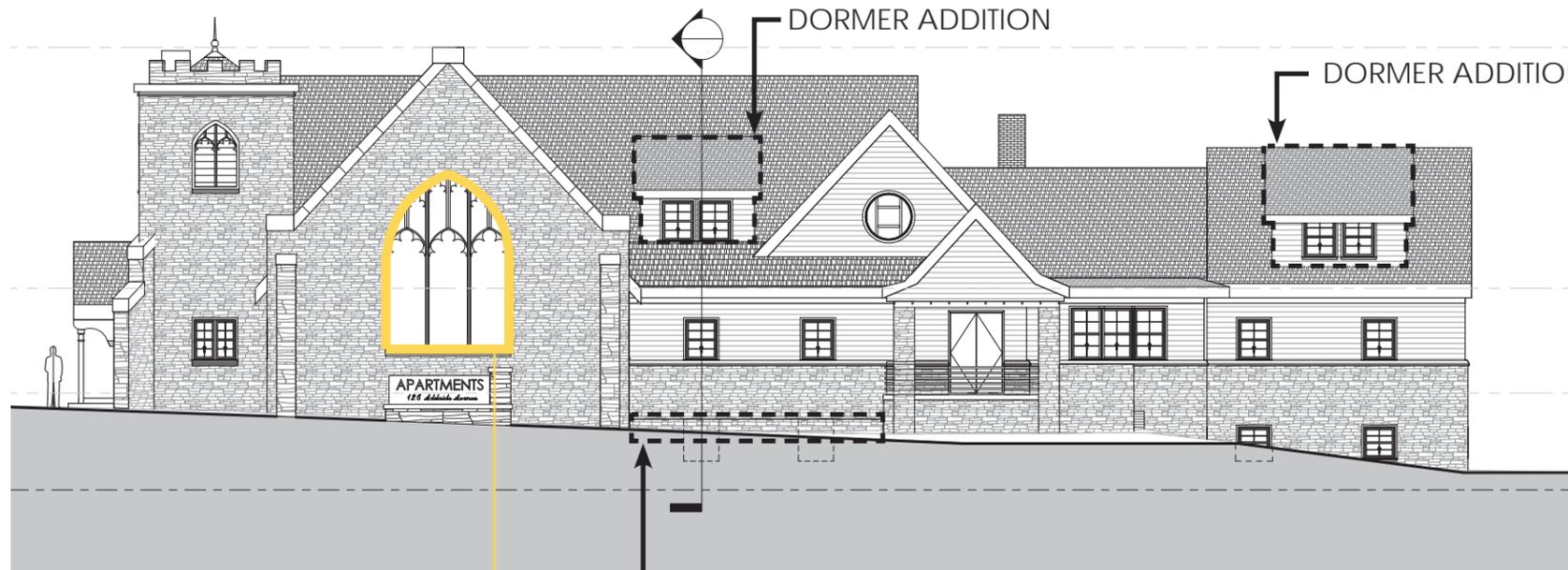
03 - T.O. ROOF
95' - 9"

02 - SECOND FLOOR
72' - 9"

01 - FIRST FLOOR
62' - 9"

00 - LOWER LEVEL
53' - 6"

EXISTING



03 - T.O. ROOF
95' - 9"

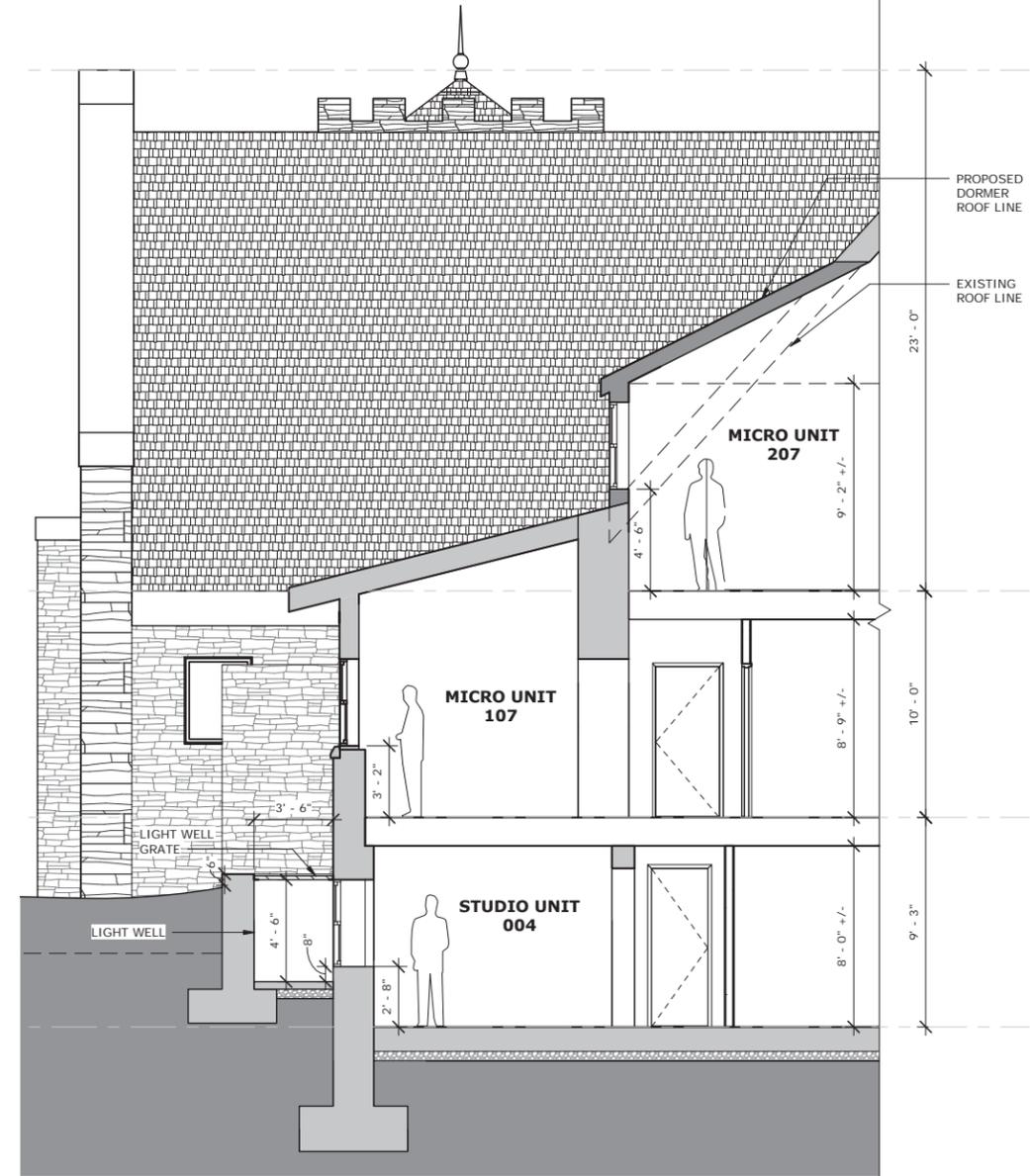
02 - SECOND FLOOR
72' - 9"

01 - FIRST FLOOR
62' - 9"

00 - LOWER LEVEL
53' - 6"

PROPOSED

LIGHT-WELL ADDITION



LIGHT WELL SECTION
SCALE @ 1/8" = 1'0"



RELOCATE EAST STAINED GLASS WINDOW TO NORTHERN FRONT FACADE.

NORTH ELEVATIONS SCALE @ 1/16" = 1'0"

ADELAIDE CHURCH



EXISTING



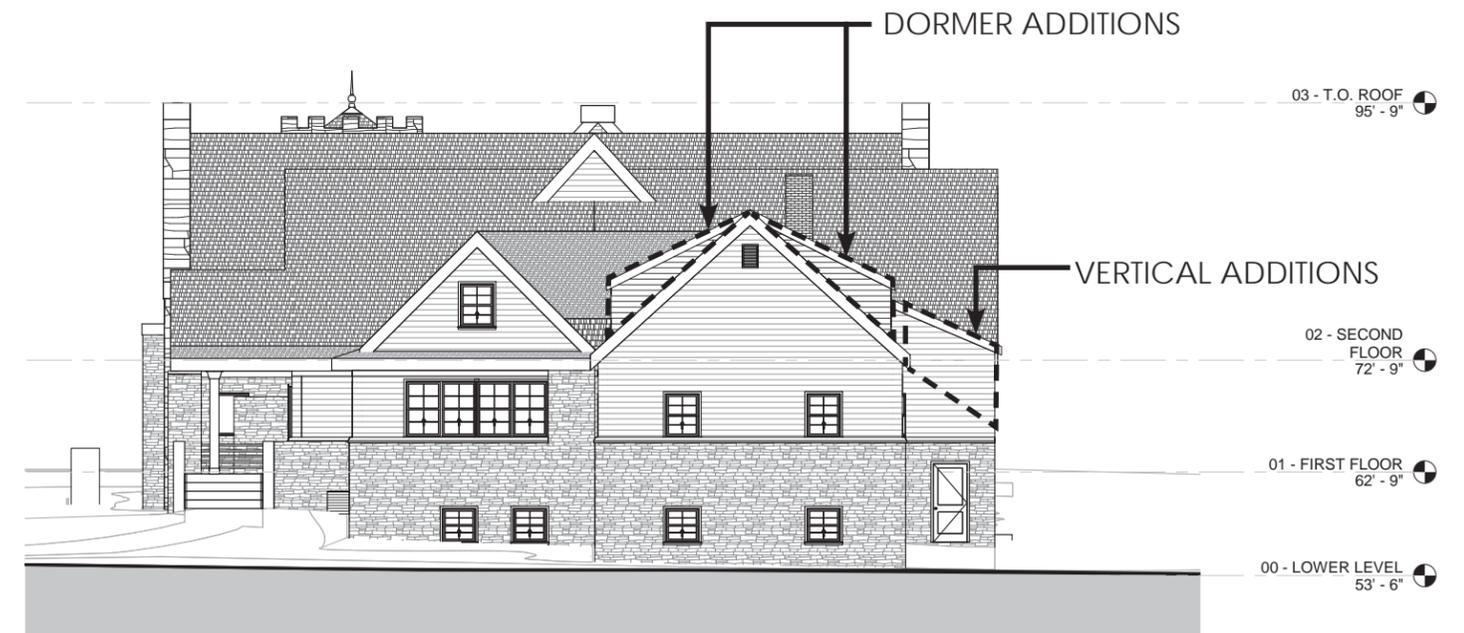
PROPOSED

EAST ELEVATIONS SCALE @ 1/16" = 1'0"

ADELAIDE CHURCH



EXISTING

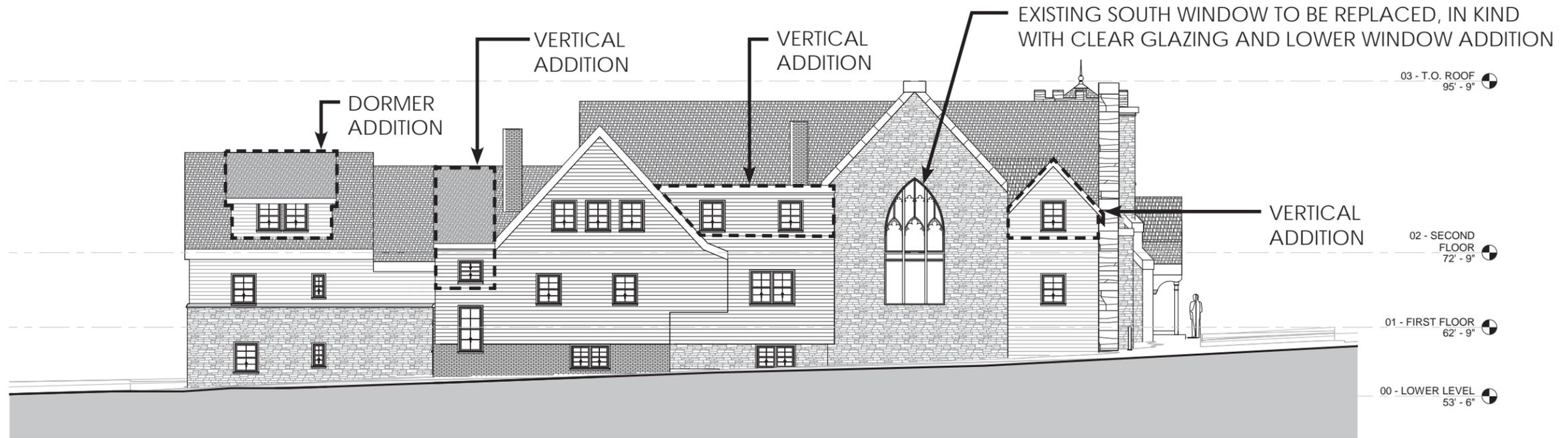


PROPOSED

WEST ELEVATIONS SCALE @ 1/16" = 1'0"



EXISTING



PROPOSED

SOUTH ELEVATIONS SCALE @ 1/16" = 1'0"

ADELAIDE CHURCH