Record No: ZBR-25-28

Zoning Board of Review Application

Status: Active

Submitted On: 11/12/2025

Primary Location

97 Angell St Unit 10 Fones Alley
Providence, RI 02906

Owner

Lofty Ambitions LLC
Blackstone Blvd 219 Providence, RI 02906

Applicant

Robin Laquerre
401-427-6244
rlaquerre@apslaw.com
Adler Pollock & Sheehan P.C.
100 Westminster Street, 16th Floor
Providence, RI 02903

Owners and Applicants Information

Who is Submitting this Application?*

Attorney

Name and Professional Title of Person Submitting the Application*

Elizabeth McDonough Noonan, Counsel for Applicant/Owner

Owners Name*

Lofty Ambitions, LLC

Owner Mailing Address*

219 Blackstone Boulevard, Providence, RI 02906

Owner Email*

jemilysutton@gmail.com

Owner Phone*

313-550-6582

Name of Applicant, if different than owner

same

Applicant Mailing Address, if different than owner

same

Applicant Email, if different than owner

same

Applicant Phone, if different than owner

same

Attorney Name

Elizabeth McDonough Noonan

Attorney Mailing Address

100 Westminster St., 16th Floor, Providence, RI 02903

Attorney Email

enoonan@apslaw.com

Attorney Phone

401-427-6248

Owner Attestation and Signature Page*

Owners Attestation 4932-3891-5961 v.1.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: https://www.providenceri.gov/inspection/boards-of-review/

Type of Application

Application Type*

Dimensional Variance

List all Zoning Ordinance Sections from which a variance is sought. Include Section Number, Section Title, and Quantity of relief, if applicable (eg. 4' setback where 6' required)*

Section 1302.E.3 – Maximum Carport Length of 20' where 30'8 is proposed.

Note: A modification request for the Maximum Carport Height of 10' where 11'5" is proposed will be submitted contemporaneously with this application.

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

The Applicant seeks to add a roof deck along the entire left side of the Carriage House with a carport below the rooftop deck. The carport is integral with the roof deck design.

Subject Property Information

Address of Subject Property*

97 Angell Street

Plat*

12

Lot(s)*

156

Existing Zoning Use of the Property*

Dwelling - Multi Family

Proposed Zoning Use of the Property*

Dwelling - Multi Family

Base Zoning District*

I-2 Educational Institutional District

Base Zoning District 2 (if applicable)

–

Overlay Zoning District (if applicable)

HD Historic District Overlay District

Overlay Zoning District 2 (if applicable)

–

Overlay Zoning District 3 (if applicable)

–

Date Owner Purchased the Property*

06/03/2025

Start Date of Lessee's Occupancy

–

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*

No

Buildings & Structures

Existing or Proposed Structure*

Existing

Type of Building or Structure*

Principal Structure

Principal Structure Type (if applicable)

Residential

Please describe the accessory structure (if applicable)

Area of Footprint

6562

Overall Height Above Average Grade

–

Number of Stories

3

Existing Number of Dwelling Units

–

Proposed Number of Dwelling Units

–

Front Setback

–

Interior Side Setback

–

Corner Side Setback

–

Rear Setback

–

Existing or Proposed Structure*

Existing

Type of Building or Structure*

Principal Structure

Principal Structure Type (if applicable)

Residential

Please describe the accessory structure (if applicable)

Carriage House

Area of Footprint

2621

Overall Height Above Average Grade

–

Number of Stories

2

Existing Number of Dwelling Units

–

Proposed Number of Dwelling Units

1

Front Setback

–

Interior Side Setback

–

Corner Side Setback

–

Rear Setback

–

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number*

12/156

Existing Lot Width*

80.2

Proposed Lot Width

80.2

Existing Lot Area*

9326

Proposed Lot Area

9326

Existing Building Coverage

70

Proposed Building Coverage

70

Existing Total Impervious Coverage

70

Proposed Total Impervious Coverage

70

Existing Rear Yard Impervious Coverage

–

Proposed Rear Yard Impervious Coverage

–

Existing Front Yard Impervious Coverage

–

Proposed Front Yard Impervious Coverage

–

Number of Existing Parking Spaces

8

Number of Proposed Parking Spaces

8

Appendix A: Application for Variance(s)

1. What is the specific hardship from which the applicant seeks relief?*

See attached Appendix A.

2. Specify all unique characteristics of the land or structure that cause the hardship:*

See attached Appendix A.

3 (a) Is the hardship caused by an economic disability?*

No

3 (b) Is the hardship caused by a physical disability?*

No

3 (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? *

No

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?*

No

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:*

n/a

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:*

See attached Appendix A.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. ***Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 97 Angell Street AP 12 Lot 156

Owner(s)

Name: Lofty Ambitions, LLC

Signature: By: Jill G. Sutton

Date: 11/11/2025

Applicant(s)

Name: Lofty Ambitions, LLC

Signature: Jill G Sutton

Date: 11/11/2025

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Lofty Ambitions, LLC,

authorize Adler Pollock & Sheehan PC to submit this Zoning Board

of Review Application on my behalf for the property located at 97 Angell Street AP 12 Lot 156.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name: Lofty Ambitions, LLC

Property Owner Signature: By Jill G. Sutton

Date: 11/11/2025

Appendix A

Application for Variance

1. **What is the specific hardship from which the applicant seeks relief?**

The zoning ordinance at Section 1302.E.3 prohibits the proposed dimensions of the proposed car port by 10 feet and 8 inches. The Applicant seeks to incorporate the carport underneath a roofless outdoor space built as an above ground platform projecting from and connected to the carriage house. Accordingly, should the ordinance be applied literally, the Applicant would be unable to construct and enjoy the use of the roofless outdoor space.

2. **Specify all unique characteristics of the land or structure that causes the hardship?**

The property is located in the College Hill Historic District and consists of two principal structures on one lot with two frontages, one on Angell Street and the other on Fones Alley, respectively. The proposed alterations include a fully compliant roof deck along the entire left side of the Carriage House off Fones Alley where the area directly below the roofless outdoor space becomes a carport where surface parking currently exists. The proposed carport is structurally integral to the design and reducing the carport would require a reduction in the structure.

The current parking area is comprised of impervious surface parking. Utilizing a carport of the proposed dimensions both allows the property to enjoy the outdoor space while covering existing surface parking. This result is in the best interests of the property owner and the neighboring properties.

3.
   a. **Is the hardship caused by an economic disability?** Yes _____ No __X___
   b. **Is the hardship caused by a physical disability?** Yes _____ No __X___
   c. **If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?** Yes _____ No __N/A___

4. **Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?** Yes _____ No __X___

5. **If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:** N/A

6. **If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:**

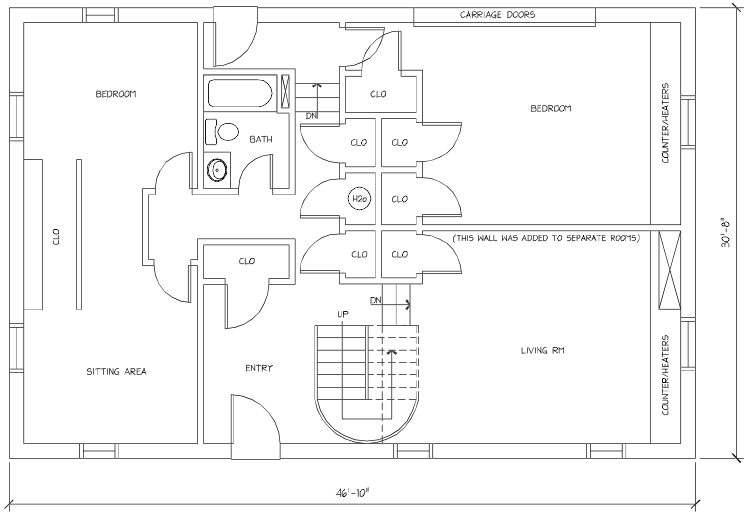
The variance request is part of the Applicant's renovation and site improvements to the property to convert the nine existing units to five condominium units. The property contains a large main house and a separate carriage house. Currently, the main house has eight apartment units (two per floor). The carriage house is a three-bedroom standalone structure. The property will be converted to a condominium, with the main house being comprised of four condominium units (one per floor), and the carriage house being the fifth condominium unit.

The Applicant proposes a structure along the entire left facing facade. The proposed length is 30' 8". The roof deck and carport share the same lot building coverage. To reduce the size of the carport will require the applicant to reduce the structure, which already has been approved by the Historic District Commission. A copy of the certificate of appropriateness is enclosed in this application. Reduction of the carport length by 10’ 8” will limit the utility of the structure as useable outdoor space and negatively affect the aesthetics of the property and the community.

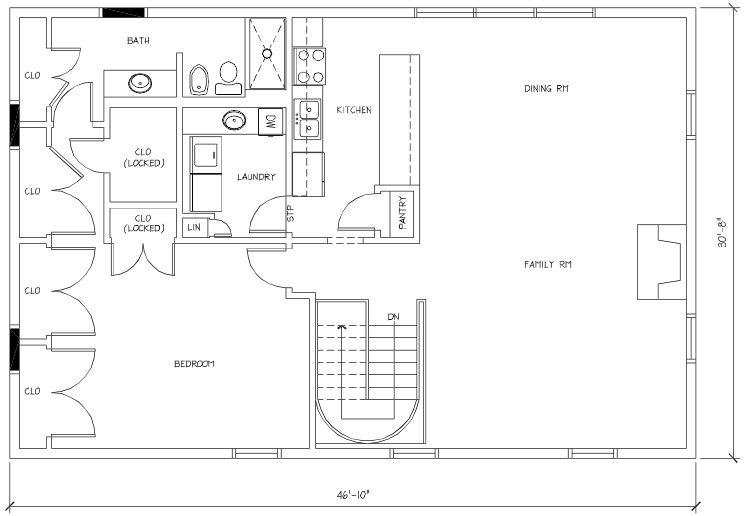
Additionally, a reduction in the carport will severely limit the utility of the carport for parking and storage. The average length of an SUV is approximately 16’ to 17’ and the approximate length of a compact to midsize car is 10’ to 14’. A long-term bicycle space requires least 6’ in length according to Section 1402 of the zoning ordinance. As shown in the attached drawings, a 30’ 8” in carport will allow for at least one vehicle and one bicycle to be fully covered under the structure, greatly enhancing the utility and aesthetics of the carport.

Requiring the Applicant to comply with the car port dimensional requirements would result in the applicant not being able to reasonably enjoy its allowed outdoor space, which also enhances the historic district. This result would deny the Applicant reasonable enjoyment of a permitted use, thus resulting in more than a mere inconvenience.

4935-4632-5113v.1

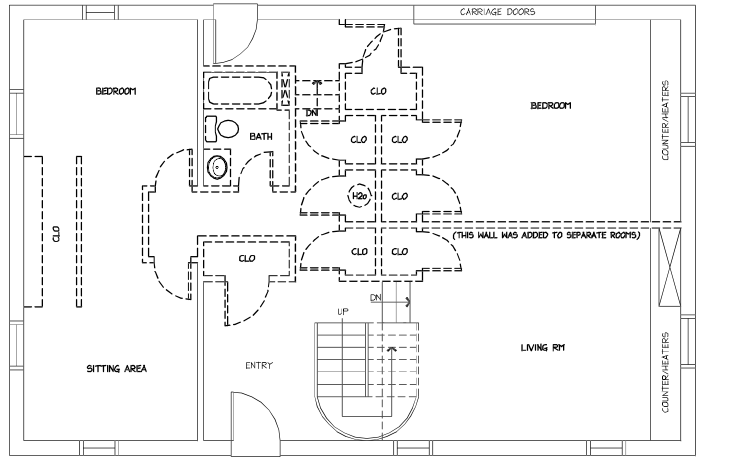


EXISTING FIRST FLOOR 1 A-1.0
SCALE: 1/4"=1'-0"

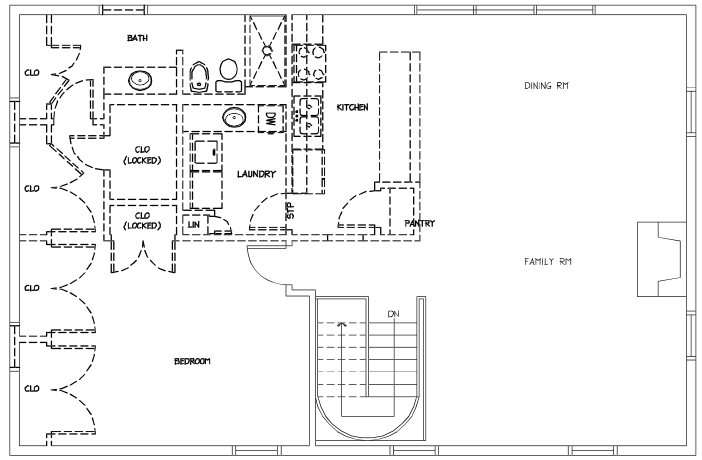


EXISTING SECOND FLOOR 2 A-1.0
SCALE: 1/4"=1'-0"

*NO STRUCTURAL ELEMENTS WILL BE DEMOLISHED, THIS DEMOLITION WILL CONSIST OF REMOVAL OF SHEET ROCK, BATHROOMS, KITCHENS, CLOSETS TO EXPOSE EXISTING STRUCTURAL ELEMENTS FOR STRUCTURAL ENGINEERING



FIRST FLOOR DEMOLITION PLAN 3 A-1.0
SCALE: 1/4"=1'-0"



SECOND FLOOR DEMOLITION PLAN 4 A-1.0
SCALE: 1/4"=1'-0"

AVANTGARDE
DESIGN GROUP
Design Consultant
50 Dunnell Lane, Ste 11
Pawtucket, RI 02860
TEL: (401) 305-5408
E-Mail: sricot@avantgardedesign.com

REVISION

No.	DESCRIPTION	DATE

Project:

Carriage House Renovations

For

Lofty Ambitious Residence

Map/Lot: 12-156

97 Angell Street (Fones Alley) Providence ~ R.I.

Title:

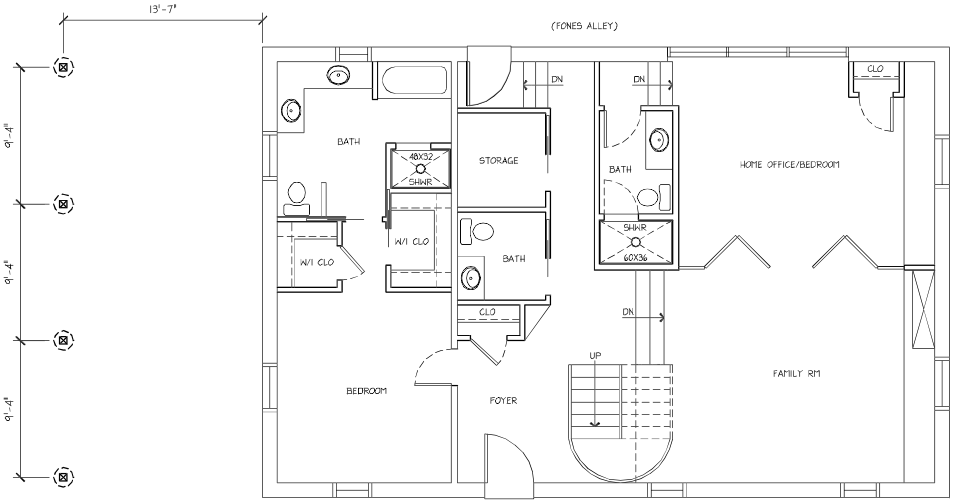
EXISTING CARRIAGE HOUSE FLOOR PLANS & DEMOLITION PLANS

Issued For Demo-Permit Set

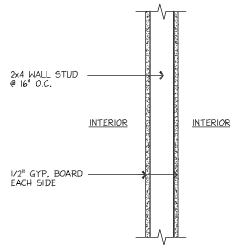
October 3, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

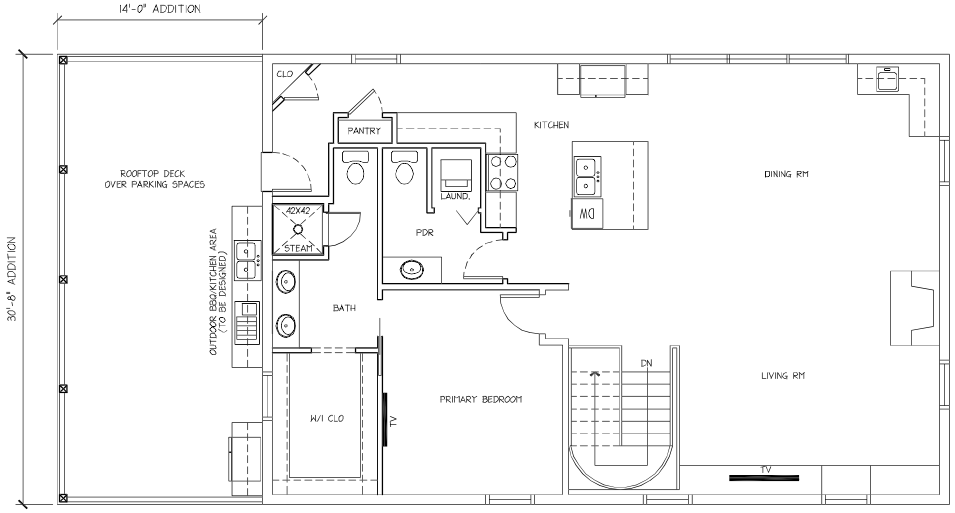
A
1.0



PROPOSED FIRST FLOOR LAYOUT (1 / A-1.1)
SCALE: 1/4"=1'-0"



INTERIOR WALL TYPE (NO RATING) (3 / A-1.1)
SCALE: N.T.S.



PROPOSED SECOND FLOOR LAYOUT (2 / A-1.1)
SCALE: 1/4"=1'-0"

AVANTGARDE
DESIGN GROUP
Design Consultant
50 Dunnell Lane, Box 11
Pawtucket, RI 02860
TEL: (401) 305-5400
E-Mail: sciecs@avantgardedesign.com

REVISION

No.	DESCRIPTION	DATE

Project:

Carriage House Renovations

For

Lofty Ambitions Residence

Map/Lot: 12-156

97 Angell Street (Fones Alley) Providence ~ R.I.

Title:

PROPOSED FIRST & SECOND FLOOR

Issued For Demo-Permit Set

October 3, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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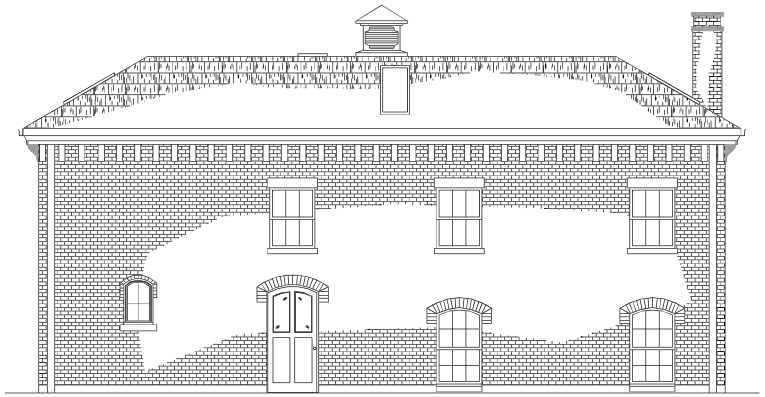
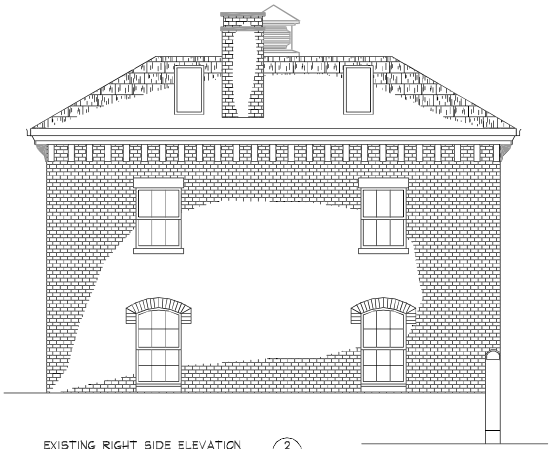
1.1



EXISTING FRONT OF CARRIAGE HOUSE,
WINDOWS & DOOR TO BE REUSED/REFURBISHED

EXISTING FRONT ELEVATION (1 / A-2.0)
SCALE: 1/4"=1'-0"



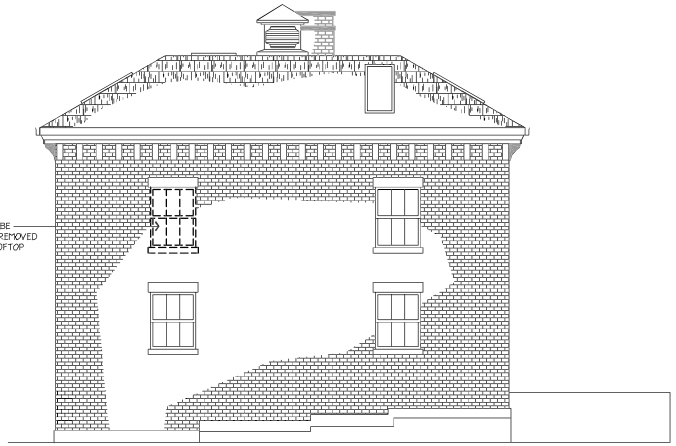
EXISTING RIGHT SIDE ELEVATION (2 / A-2.0)
SCALE: 1/4"=1'-0"

NO STRUCTURAL ELEMENTS WILL BE DEMOLISHED, THIS DEMOLITION WILL CONSIST OF REMOVAL OF SHEET ROCK, BATHROOMS, KITCHENS, CLOSETS TO EXPOSE EXISTING STRUCTURAL ELEMENTS FOR STRUCTURAL ENGINEERING

EXISTING REAR OF CARRIAGE HOUSE,
DOORS TO BE REUSED/REFURBISHED

EXISTING REAR ELEVATION (FONES ALLEY) (3 / A-2.0)
SCALE: 1/4"=1'-0"

THIS EXISTING WINDOW TO BE REMOVED AND SILL DOWN REMOVED TO ACCOMMODATE NEW ROOFTOP DECK DOOR/ACCESS.



EXISTING LEFT SIDE ELEVATION (DRIVEWAY) (2 / A-2.0)
SCALE: 1/4"=1'-0"

AVANTGARDE
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Design Consultant
50 Dunnell Lane, Box 11
Pawtucket, RI 02860
TEL: (401) 305-5400
E-Mail: sciocci@avantgardedesign.com

REVISION

No.	DESCRIPTION	DATE

Project:

Carriage House Renovations

For

Lofty Ambitions Residence

Map/Lot: 12-156

97 Angell Street (Fones Alley) Providence ~ R.I.

Title:

EXISTING EXTERIOR ELEVATIONS

Issued For Demo-Permit Set

October 3, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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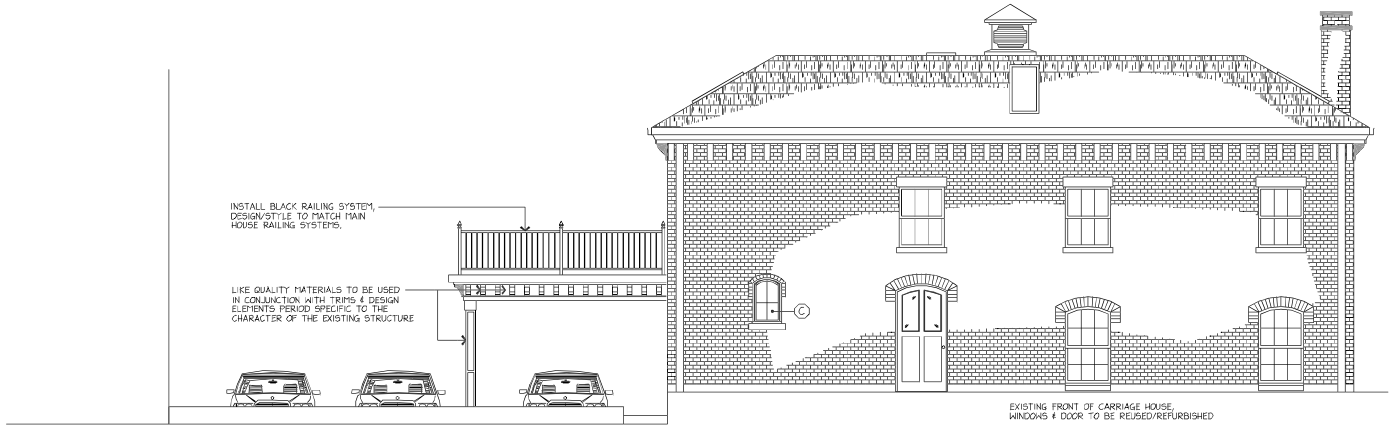
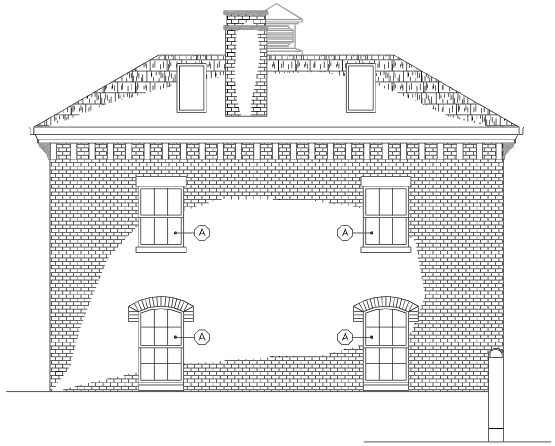


PROPOSED FRONT ELEVATION (1 / A-2.1)
SCALE: 1/4"=1'-0"

GENERAL NOTE:
ALL EXISTING TRIMS, SOFFITS & ELEMENTS TO BE REUSED/REFURBISHED WITH NO CHANGE IN STYLE OR APPEARANCE
USE LIKE MATERIALS FOR ANY REPLACEMENTS/ PATCHES. ALL BRICK & ROOFING MATERIALS TO BE PATCHED/REPAIRED/REPLACED IN KIND AS NEEDED.

*REFER TO SEPARATE WINDOW & DOOR SPECIFICATION SHEETS PROVIDED SEPARATELY.



PROPOSED RIGHT SIDE ELEVATION (2 / A-2.1)
SCALE: 1/4"=1'-0"

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Project:

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97 Angell Street (Fones Alley) Providence ~ R.I.

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PROPOSED EXTERIOR ELEVATIONS

Issued For Demo-Permit Set

October 3, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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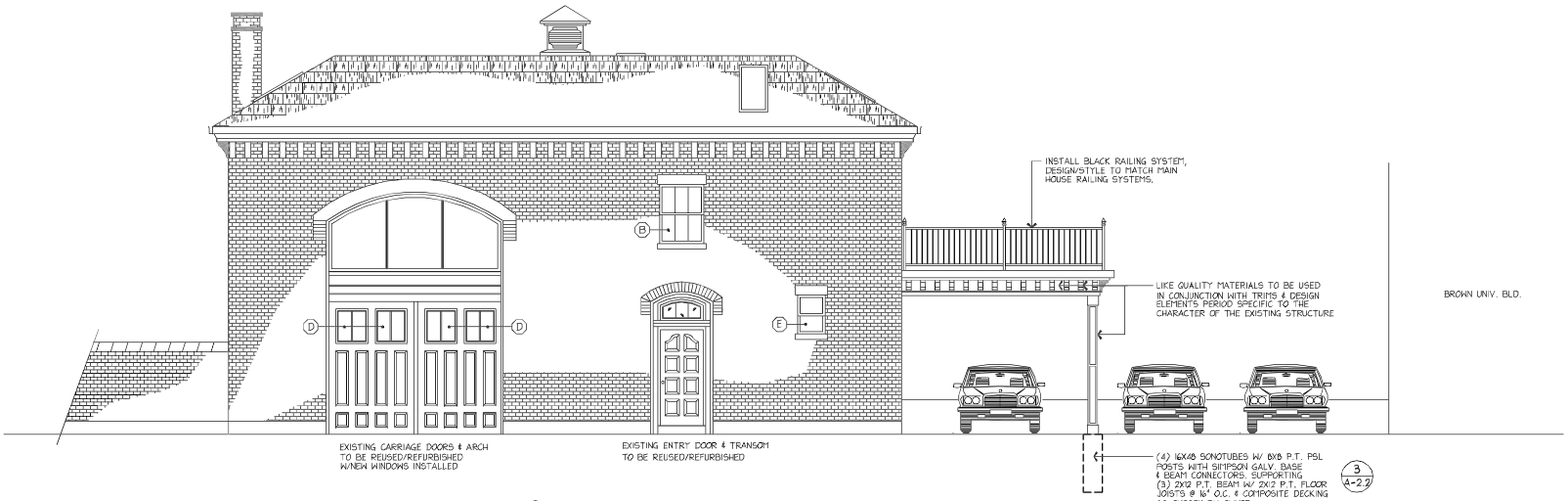

PROPOSED REAR ELEVATION (FONES ALLEY) 1 A-2.2
SCALE: 1/4"=1'-0"

*REFER TO SEPARATE WINDOW & DOOR SPECIFICATION SHEETS PROVIDED SEPARATELY.

GENERAL NOTE:
ALL EXISTING TRIMS, SOFFITS & ELEMENTS TO BE REUSED/REFURBISHED WITH NO CHANGE IN STYLE OR APPEARANCE
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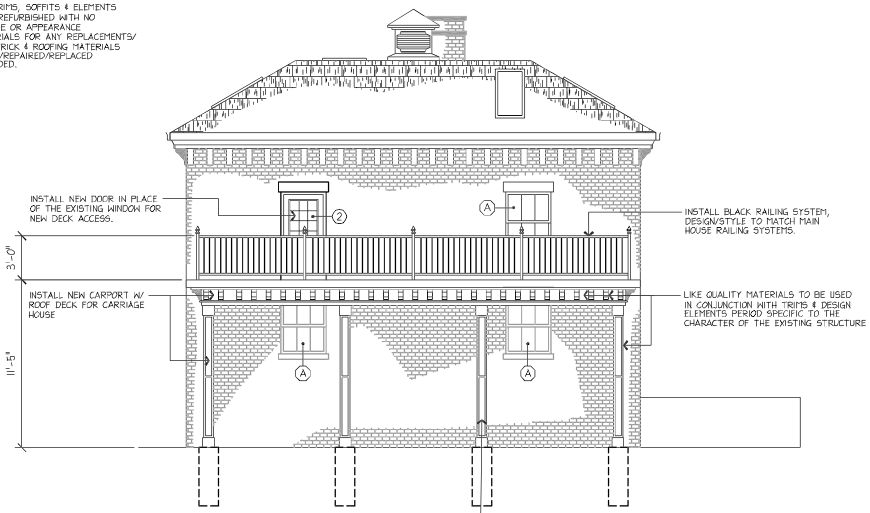
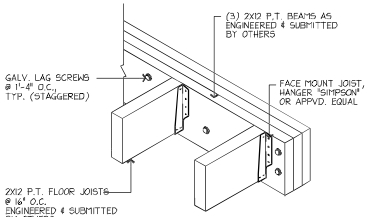


PROPOSED LEFT SIDE ELEVATION 2 A-2.2
SCALE: 1/4"=1'-0"



DETAIL @ CARPORT/DECK JOISTS/BEAM CONNECTION 3 A-2.2
SCALE: N.T.S.

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REVISION

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Project:

Carriage House Renovations

For

Lofty Ambitions Residence

Map/Lot: 12-156

97 Angell Street (Fones Alley) Providence ~ R.I.

Title:

PROPOSED EXTERIOR ELEVATIONS

Issued For Demolition Permit Only

October 3, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

A
2.2

200' Radius Map of 97 Angell Street

11/11/2025, 11:53:01 AM

1:1,933

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

97 Angell Street
Plat 12 Lot 156
200' Radius abutters
As of October 30, 2025

Plat	Lot	Location	Owner	Address	City	State	Zip
12	205	64 Waterman St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	204	68 Waterman St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	203	70 Waterman St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	202	72 Waterman St	BISHOP EDWARD F	72 Waterman St	PROVIDENCE	RI	02906
12	201	76 Waterman St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
10	258	51 Prospect St	Becket Foundation The Thomas	P.O. Box 2560	Providence	RI	02906
10	660	9 Olive St	TOURET WILLIAM G	9 OLIVE ST	PROVIDENCE	RI	02906
10	259	94 Angell St	Scullion Michael J	94 Angell St	Providence	RI	02906
10	259	94 Angell St	Valencia Carolina Fonseca	94 Angell St	Providence	RI	02906
10	705	80 Brown St	Brown RISD Hillel Foundation	80 BROWN ST	PROVIDENCE	RI	02912
12	154	45 Prospect St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	249	1 Prospect St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	155	89 Angell St	89 Angell Street LLC	820 Hale St	Beverly	MA	01915
12	156	97 Angell St	Lofty Ambitions LLC	79 Clarendon St	Providence	RI	02906
12	158	107 Angell St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912
12	159	121 Angell St	BROWN UNIVERSITY	P.O. Box 1902	PROVIDENCE	RI	02912

DOC: 2025392319
Bk: 14434 Pg: 158

Tax: $10,580.00
Date: 06/03/2025
RECORDER: op
CITY OF PROVIDENCE
680421
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

TRUSTEES' DEED

KNOW ALL BY THESE PRESENTS THAT:

Colin E. Bishop and Brian H. Bishop, as the current Trustees of the Living Trust Agreement of Betsy Lee Bishop dated April 1, 1993, hereinafter referred to as "Grantor", for valuable consideration of Two Million Three Hundred Thousand ($2,300,000.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and convey to Lofty Ambitions, LLC, a Rhode Island limited liability company, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the City and County of Providence, State of Rhode Island, to-wit:

> That certain parcel of land with all the buildings and improvements thereon, situated in the City and County of Providence, State of Rhode Island, bounded and described as follows:
>
> Beginning at a point on the southerly side of Angell Street two hundred and 5/10 (200.5) feet, more or less, easterly from the southeasterly corner of Angell Street and Prospect Street at the northeasterly corner of land now or formerly of William J. H. Fischer and Jane D. Fischer; thence running easterly, bounding northerly on said Angell Street eighty and 2/10 (80.2) feet, more or less, to land now or formerly of Broomhead Real Estate Company; thence running southerly bounding easterly on said Broomhead Real Estate Company land one hundred sixteen and 29/100 (116.29) feet, more or less, to Fones Alley; thence running westerly, bounding southerly on Fones Alley eighty and 20/100 (80.2) feet, more or less; thence running northerly bounding westerly on said Fischer land one hundred sixteen and 29/100 (116.29) feet, more or less, to the point or place of beginning.
>
> Comprising lots numbered 22 (twenty-two) and 23 (twenty-three) on that plat entitled "Plat of the Division of the Richard Waterman of Coventry Estate made by order of the Commissioners appointed by Court of Probate (Coventry) January 8, 1948, by Atwater, Schubarth & Haines" recorded in the office of the Recorder of Deeds in said Providence on Plat Card 97.
>
> SUBJECT to a tunnel easement in favor of the Penn Central Railroad and to a tunnel easement comprising the bus tunnel connecting South Main Street with Thayer Street, as set forth in Deed Book 544 at Page 151 and all other easements, rights-of-way, protective covenants and agreements of record, if any.
>
> SUBJECT to that Easement recorded in Book 4414 at Page 66, as affected by the Amendment to Easement recorded contemporaneously herewith.

Meaning and intending to convey the same premises conveyed by Deeds recorded in Book 3965 at Page 318 and Book 14343 at Page 66 of the Providence Land Evidence Records.

Subject to real estate taxes assessed December 31, 2024.

The Grantor hereby covenants that it is a resident Trust of the State of Rhode Island and no withholding is required pursuant to R.I.G.L. Section 44-30-71.3.

WITNESS Grantor's hand this 30th day of May, 2025.

Brian H. Bishop, Trustee

Colin E. Bishop, Trustee

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 30 day of May, 2025, before me, the undersigned notary public, personally appeared Brian H. Bishop and Colin E. Bishop, personally known to the notary or proved to the notary through satisfactory evidence of identification, which were DRIVERS LICENSES, to be the persons whose names are signed on the preceding or attached document, and acknowledged to the notary that they signed it voluntarily for its stated purpose in their individual and Trustee capacity.

Notary Public Signature
Seal:

MARC B. GERTSACOV
MY COMMISSION EXPIRES APRIL 16, 2029
#47964
RHODE ISLAND NOTARY PUBLIC

FOR REFERENCE ONLY
97 ANGELL STREET
PROVIDENCE, RHODE ISLAND
TAX ASSESSOR'S PLAT 12 LOT 156

GRANTEE'S ADDRESS:
79 Clarendon Avenue
Providence, RI 02906

SEND TAX STATEMENTS TO GRANTEE.

RECEIVED:
Providence
Received for Record
06/03/2025 02:58:18 PM
Document Num: 2025392319
Jeanne Pascone
Recorder of Deeds

PLEASE POST THIS CARD ON THE PROPERTY SO THAT IT IS VISIBLE FROM THE STREET

CERTIFICATE OF APPROPRIATENESS

PROVIDENCE HISTORIC DISTRICT COMMISSION
Department of Planning and Development, 444 Westminster Street, Providence, RI 02903
401.680.8400/Fax 401.680.8492 www.providenceri.gov jmartin@providenceri.gov

APPLICANTS: Lofty Ambitions, LLC

OWNERS: Same

PROPERTY ADDRESS: 97 Angell Street

PLAT/LOT: 12/156

HISTORIC DISTRICT: College Hill

PHDC APPLICATION NUMBER: 25.179

SCOPE OF WORK: Installation of replacement windows; conversion of windows to doors; rear balconies/decks; removal of 1970s era enclosure at front door; rear entry stairs modified for code; Several currently closed/removed" windows will be re-opened and one such window will be converted to a coordinating exterior door to service the rooftop deck over carport; New carport attached to the carriage house via rooftop deck that will be accessible from the second story of the carriage house via window converted to a door. repairs and restoration to both buildings as per submitted scope-of-work and submitted plans dated 01/15/25, stamped and approved 10/06/25.

The Providence Historic District Commission hereby certifies, pursuant to RIGL Ch. 45-24.1-10, 1998 (as amended), and the Providence Zoning Ordinance (Chapter 2014-39, dated December 24, 2014, as amended), that the work described herein has been approved. Any conditions of approval have been met or are noted above.

Adhere to PHDC Guidelines regarding Major Alterations/Repair/Replacement In-Kind & Restoration.

ALL WORK SHALL BE CARRIED OUT AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS ON FILE WITH THE PHDC. THIS CERTIFICATE, ALONG WITH ANY DRAWINGS STAMPED APPROVED BY THE PHDC, MUST BE PRESENTED TO THE DEPARTMENT OF INSPECTION AND STANDARDS (444 WESTMINSTER STREET, PROVIDENCE) TO OBTAIN A BUILDING PERMIT. CHANGES TO APPROVED PROJECTS AND ANY ADDITIONAL WORK NOT SPECIFICALLY APPROVED HEREIN MUST BE REVIEWED AND APPROVED BY THE PHDC. THIS CERTIFICATE IS VALID FOR ONE YEAR FROM THE DATE OF ISSUE.

Signature of PHDC Chair or Staff

10/06/25
Date of Issue

PHDC Stamp

City of Providence
Historic District Commission
Approval

Application Number: 25.179 Resolution Number: -------

Approved pursuant to RIGL Ch. 45-24.1-10 as amended and the City of Providence Zoning Ordinance.

10/06/25

Preservation Planner
Department of Planning & Development
Date

List of Improvements for Historical Commissi

Overview:

The property contains a large main house and a s
main house has 8 apartment units (2 per floor). T
standalone structure. Lofty Ambitions plans to convert the main house to four condominiums (one per floor). The carriage house will be maintained as a standalone, single-family structure, and it will be the fifth condominium that is part of the association. The carriage house will have designated exterior garden areas, whereas the main house will have all common area gardens.

Main House:

Windows and Doors:

Restoration/ Replacement In-Kind

1. Pella replacement windows – architectural tier – matching divided light sashes on all windows other than the front of the main house. The front of the main house will have the historic windows restored and wooden storms repaired or replaced, as applicable, depending on condition.
2. Front exterior door to be restored and repainted.
3. Maintain rear entry door to the left. Attempt to restore or repair based on condition.

Alteration

1. One window in each new condominium on floors 1, 2, and 3 will be converted to a door to the walk-out deck(s)– will use a Pella door with same style of divided lights as the windows. The Lower Level will have a new main entry door for common use and the entry to the lower level condo will be interior. The reason for this is so that the stairs from the lower level to the first floor can be reconstructed to meet code requirements.
2. Remove the extra set of exterior doors and its surrounding structure under the overhang that was likely added in the 1970s.
3. Main/central rear entry door closed in to allow for stairs to first floor that meet code. (see above).

Structural changes:

Restoration/ Replacement In-Kind

1. Damaged brownstone on foundation, sills, and front steps to be restored and/or replaced with color-matched concrete.

Alteration

1. Add or expand existing walk-out deck(s) on the rear of the building for the three upper units. These will be fitted with iron railings at 44 in height.
2. Add dormer in the roof to accommodate a full height room over part of the current half-height attic.
3. Add rooftop deck on top of the new dormer. This deck will have views of the Bay and matching iron railings to back decks at 44 in height. Both the dormer and rooftop deck have similar structures on other homes/buildings within viewing distance. And, the new dormer will be set back from the front and the sides of the building minimizing the ability to see the structure from surrounding streets.

Landscaping / Fences:

Restoration/ Replacement In-Kind

1. Restore the original ironwork railing in the front of the lots.
2. Repair /restore masonry steps from back entry to the main house common area garden.
3. Landscaping/garden repair and replacement for main house common area and the carriage house.

Alteration

1. New masonry/iron fence separating the carriage house courtyard and the main house common area garden (rear of the lot/front of carriage house).

Carriage House:

Windows and Doors:

Restoration/ Replacement In-Kind

1. Pella replacement windows – architectural tier – matching sashes on all windows other than the front of the carriage house. The front of the carriage house will have the historic windows restored and wooden storms repaired or replaced, as applicable, depending on condition.
2. Front exterior door to be restored and repainted.
3. Rear carriage house doors to be restored and repainted.
4. Rear entry door off Fones Alley to be restored and repainted.

Alteration

City of Providence
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Application Number: 25.179 Resolution Number: -------

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10/06/25

Preservation Planner Date

Several currently "closed/removed" windows will be re-opened and one such window will be converted to a coordinating exterior door to service the rooftop deck over carport (described below).

Structural:

Alteration

1. New carport attached to the carriage house via rooftop deck that will be accessible from the second story of the carriage house via window converted to a door. (noted above).

Landscaping / Fencing:

Restoration/ Replacement In-Kind

1. See above. New bluestone/granite stonework patio in courtyard replacing the existing brick patio.

City of Providence
Historic District Commission
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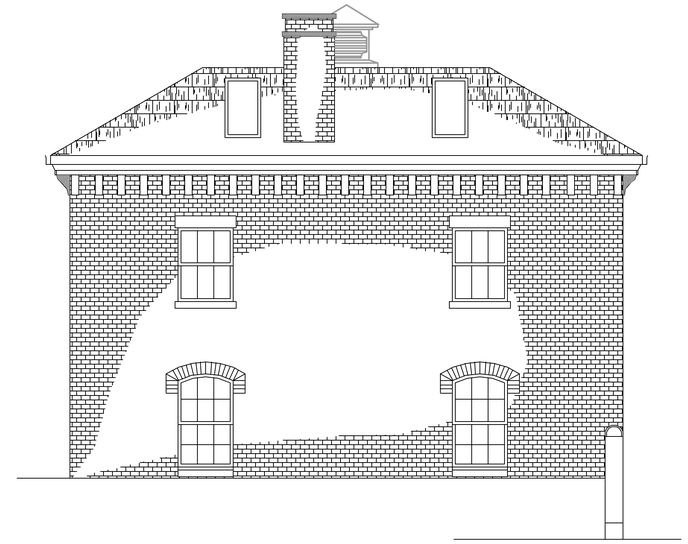
10/06/25

Preservation Planner
Department of Planning & Development

Date

EXISTING REAR ELEVATION (FONES ALLEY) 1 A-2.0
SCALE: 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION 2 A-2.0
SCALE: 1/4"=1'-0"

City of Providence
Historic District Commission
Approval
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10/06/25
Preservation Planner — Date
Department of Planning & Development

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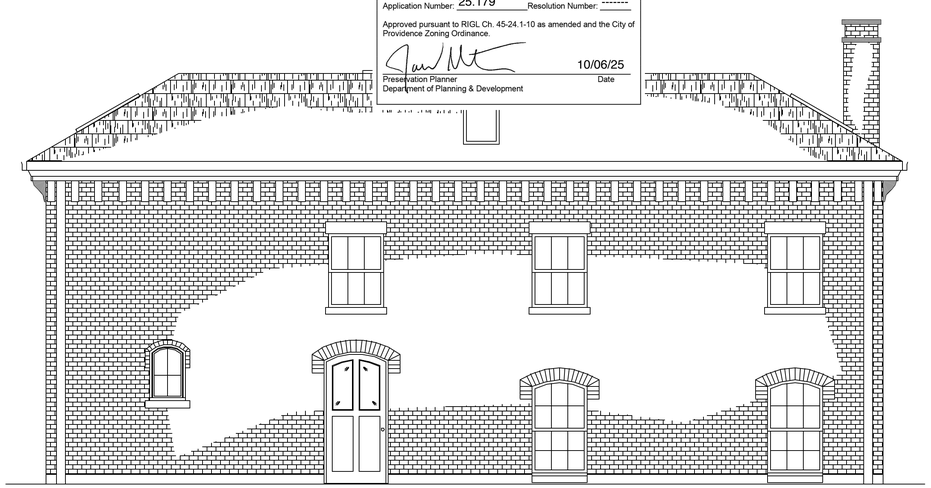
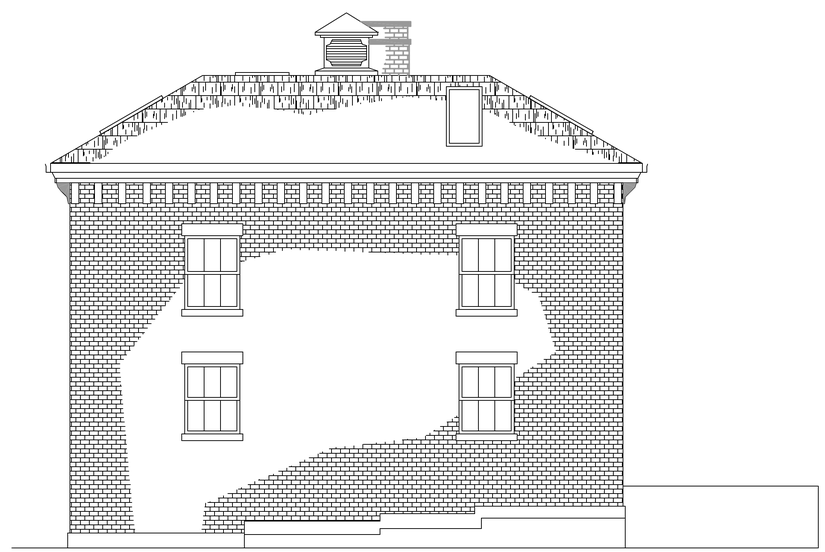


EXISTING FRONT ELEVATION 3 A-2.0
SCALE: 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION 4 A-2.0
SCALE: 1/4"=1'-0"

AVANTGARDE
DESIGN GROUP
Design Consultant
50 Dunnell Lane, Box 11
Pawtucket, RI 02860
TEL: (401) 305-5400
E-Mail: szicci@avantgardedesign.com

REVISION

No.	DESCRIPTION	DATE

Project:

Carriage House Renovations

For

Lofty Ambitions Residence

Map/Lot: 12-156

97 Angell Street (Fones Alley) Providence ~ R.I.

Title:

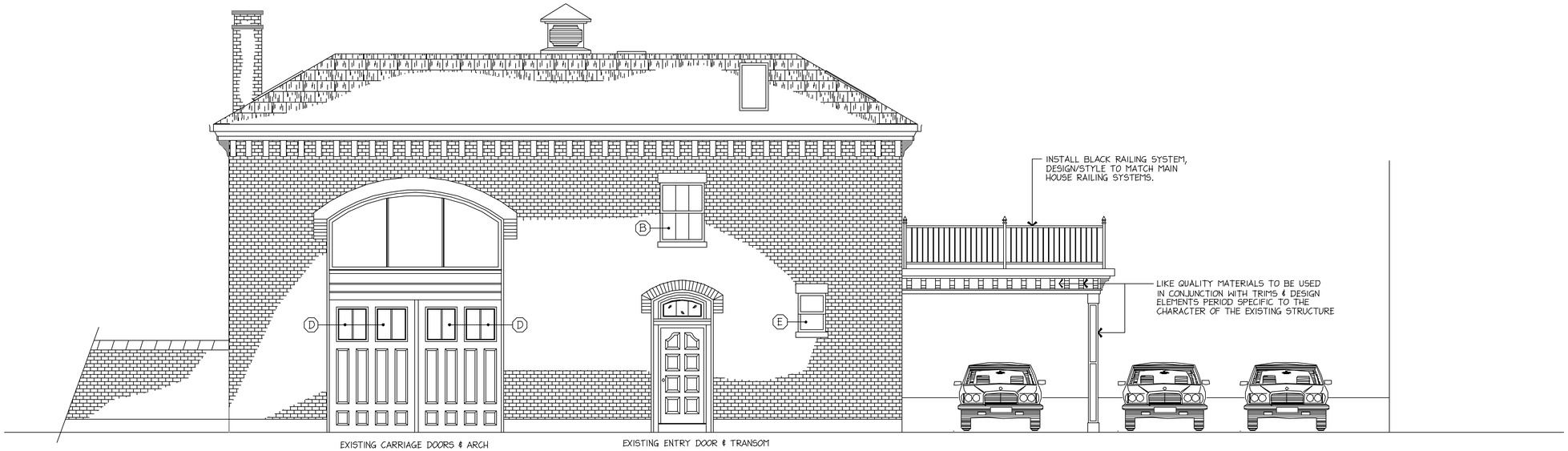
EXISTING EXTERIOR ELEVATIONS

Issued For Historical Review only

September 11, 2025

Dsgn By: S.R.	Scale: 1/4"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

A
2.0



PROPOSED REAR ELEVATION (FONES ALLEY) 1 / A-2.1
SCALE: 1/4"=1'-0"

*REFER TO SEPARATE WINDOW & DOOR SPECIFICATION SHEETS PROVIDED SEPARATELY.

GENERAL NOTE:
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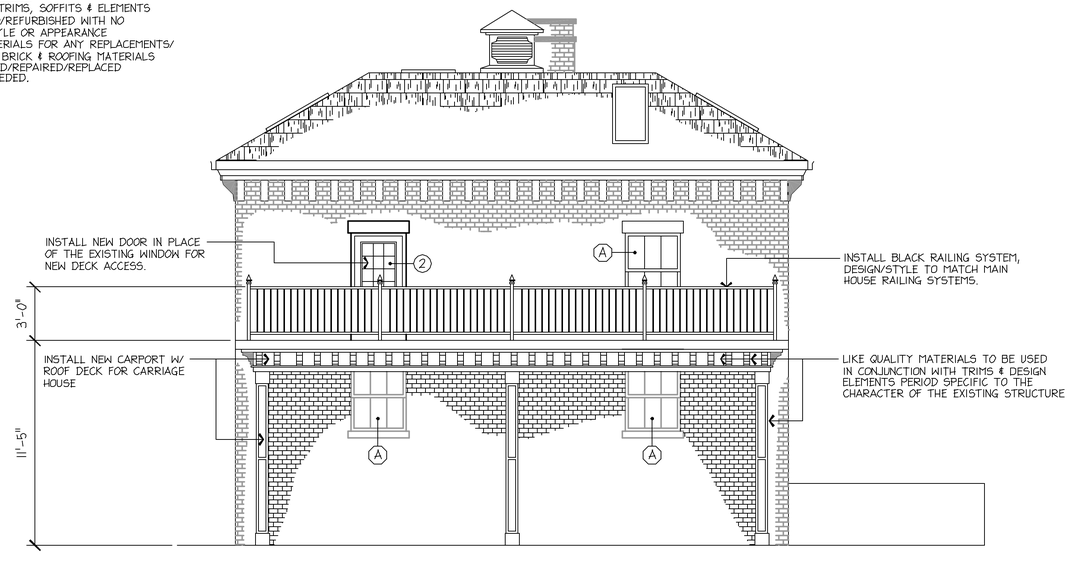

PROPOSED LEFT SIDE ELEVATION 2 / A-2.1
SCALE: 1/4"=1'-0"

City of Providence
Historic District Commission
Approval
Application Number: 25.179 Resolution Number: -------
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Preservation Planner — Date
Department of Planning & Development

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Drwn By: S.R.	Proj. #:

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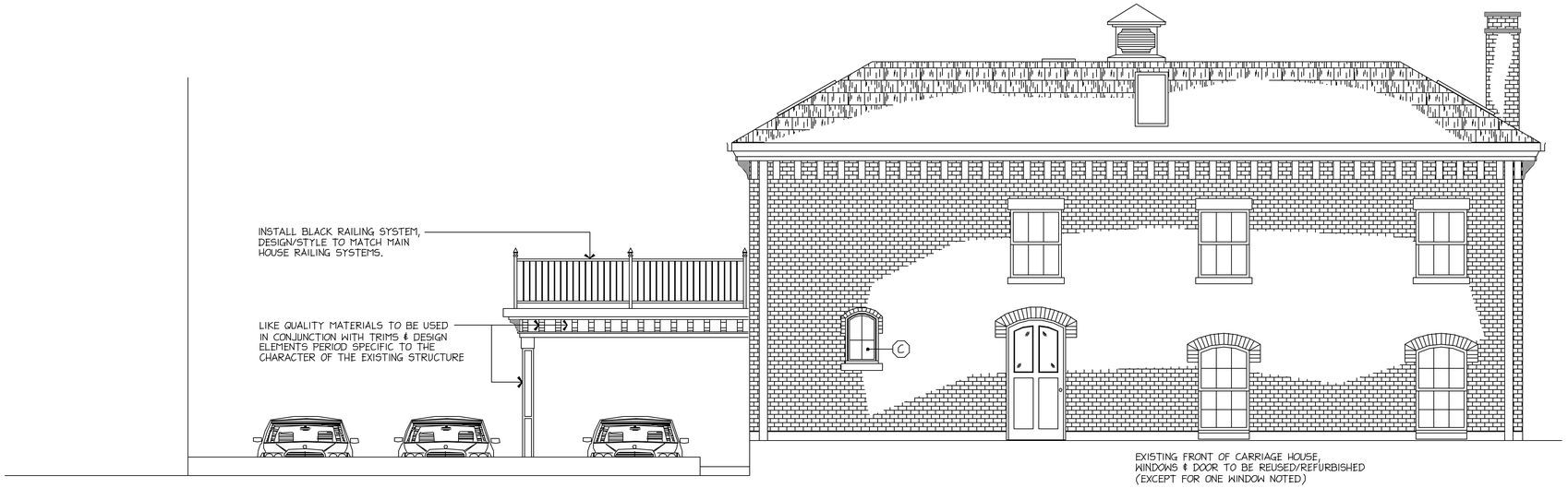
2.1



PROPOSED FRONT ELEVATION (1 / A-2.2)
SCALE: 1/4"=1'-0"

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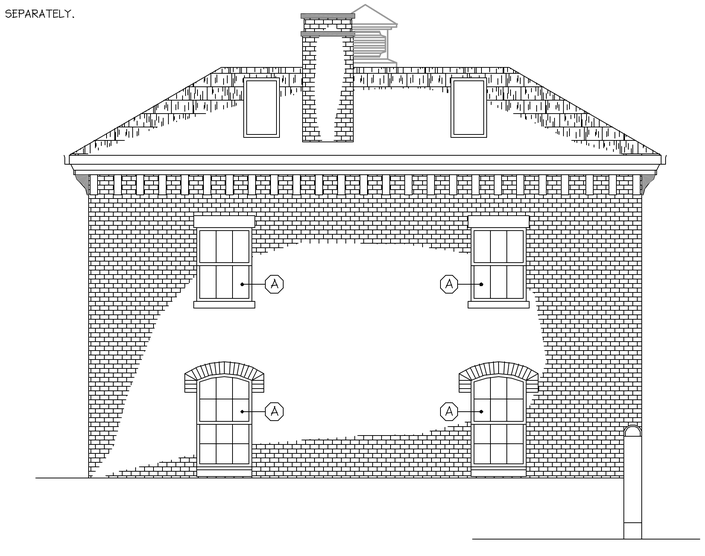

PROPOSED RIGHT SIDE ELEVATION (2 / A-2.2)
SCALE: 1/4"=1'-0"

City of Providence
Historic District Commission
Approval
Application Number: 25.179 Resolution Number: -------
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Preservation Planner — Date
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Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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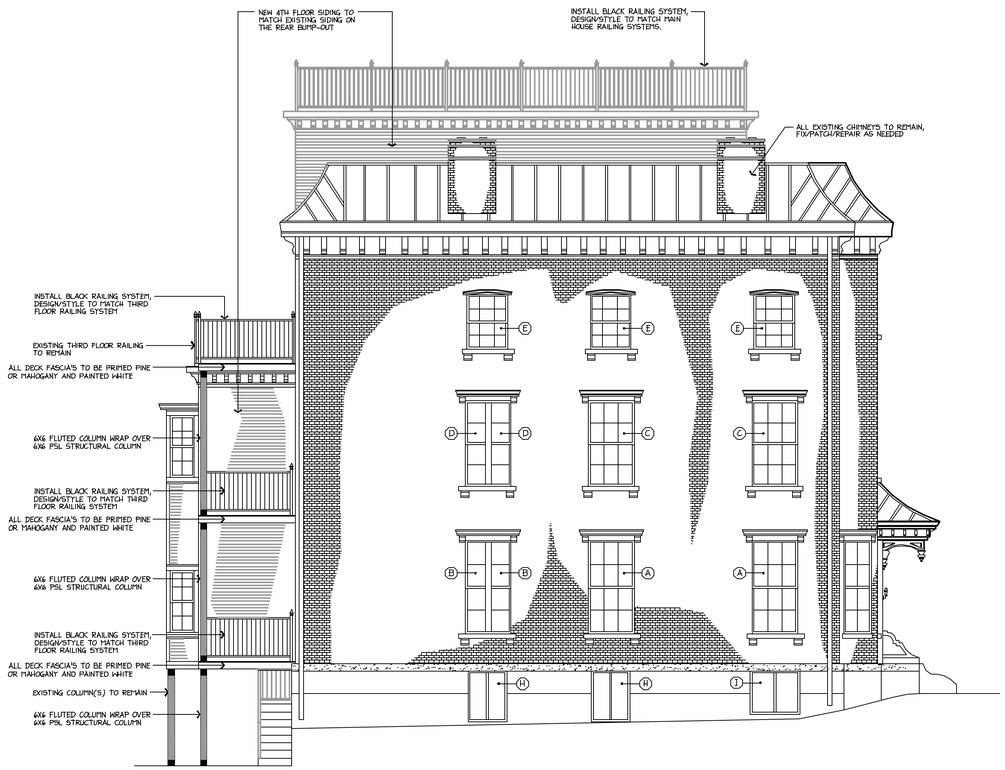

PROPOSED LEFT SIDE ELEVATION (1 / A-1.2)
SCALE: 3/16"=1'-0"

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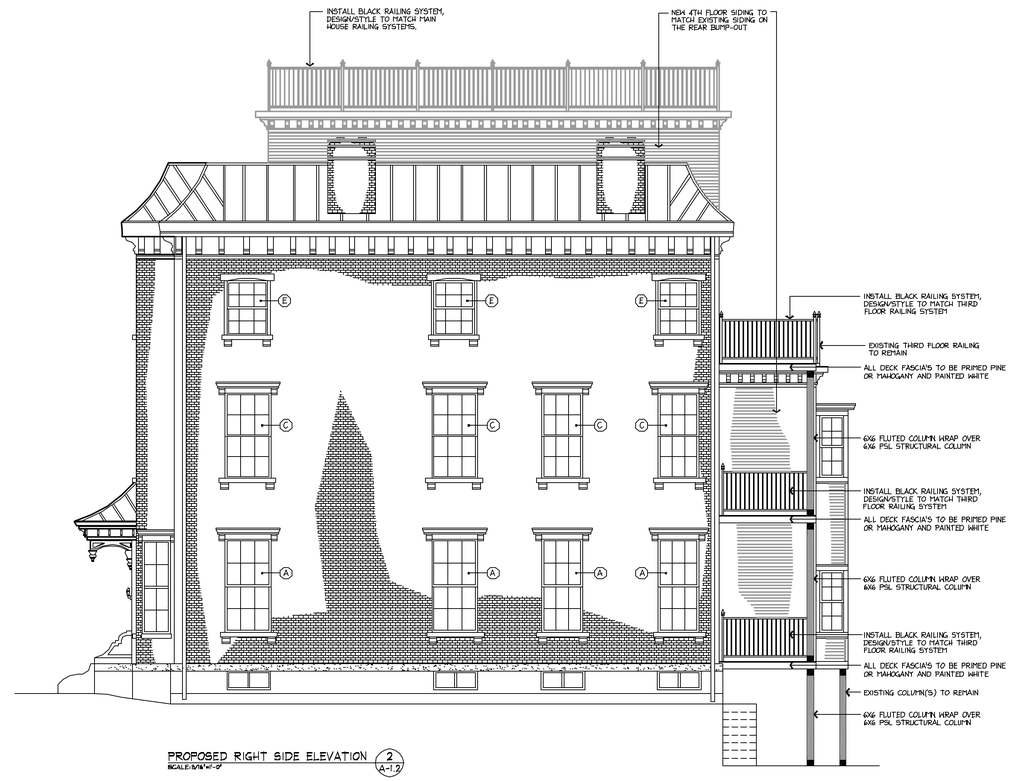

PROPOSED RIGHT SIDE ELEVATION (2 / A-1.2)
SCALE: 3/16"=1'-0"

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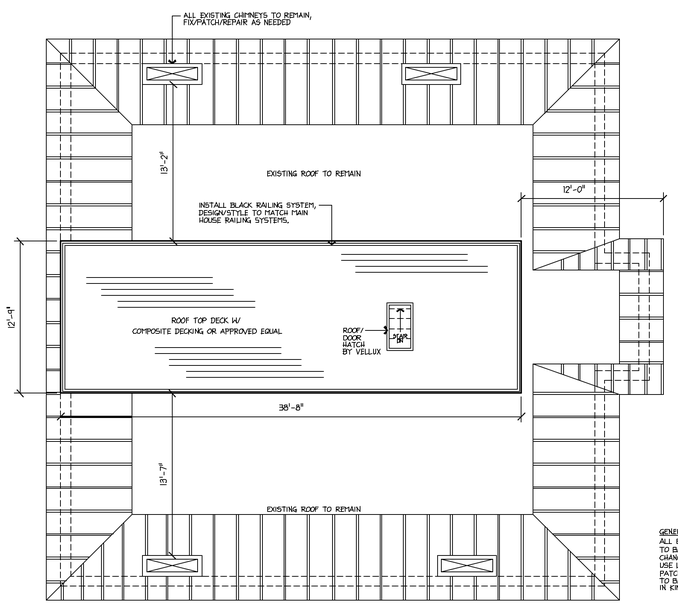

PROPOSED ROOF TOP DECK PLAN (3 / A-1.2)
SCALE: 3/16"=1'-0"

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City of Providence
Historic District Commission
Approval

Application Number: 25.179 Resolution Number: -------

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10/06/25
Preservation Planner — Date
Department of Planning & Development

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TEL: (401) 305-5400
E-Mail: szicci@avantgardedesign.com

REVISION

No.	DESCRIPTION	DATE

Project:

Condominium Renovations

For

Lofty Ambitions Residence

Map/Lot: 12-156

97 Angell Street
Providence ~ R.I.

Title:

PROPOSED LEFT & RIGHT SIDE ELEVATIONS

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Dsgn By: S.R.	Scale: 3/16"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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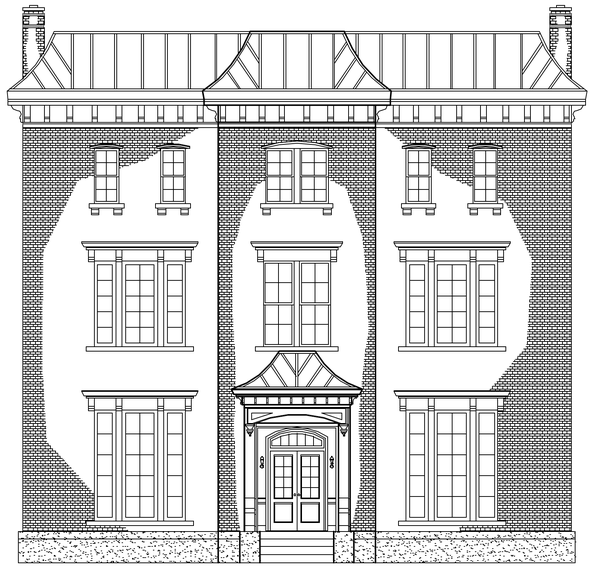
1.2



EXISTING FRONT ELEVATION 1 A-1.0
SCALE:3/16"=1'-0"

EXISTING REAR ELEVATION 2 A-1.0
SCALE:3/16"=1'-0"

City of Providence
Historic District Commission
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Application Number: 25.179 Resolution Number: -------
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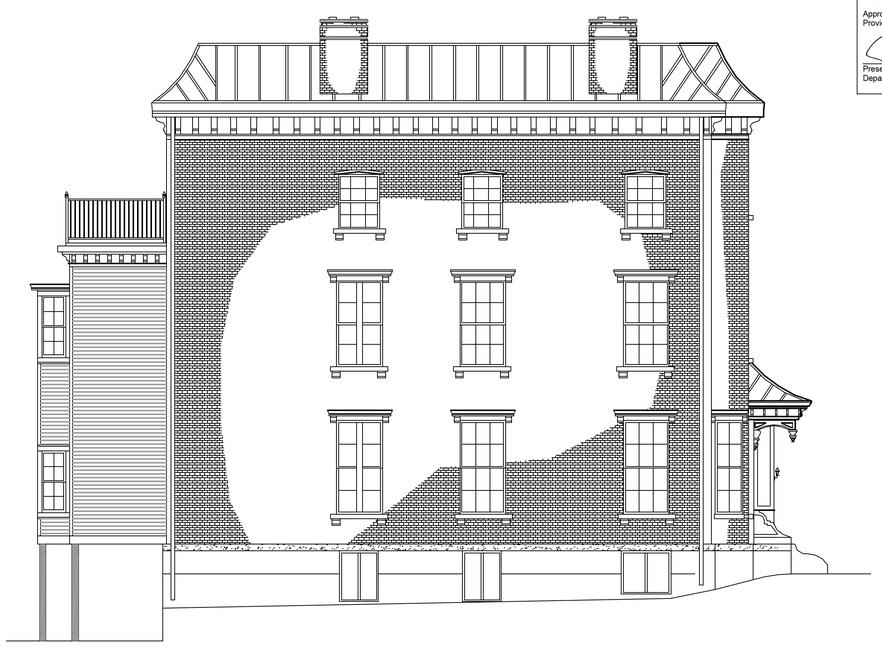
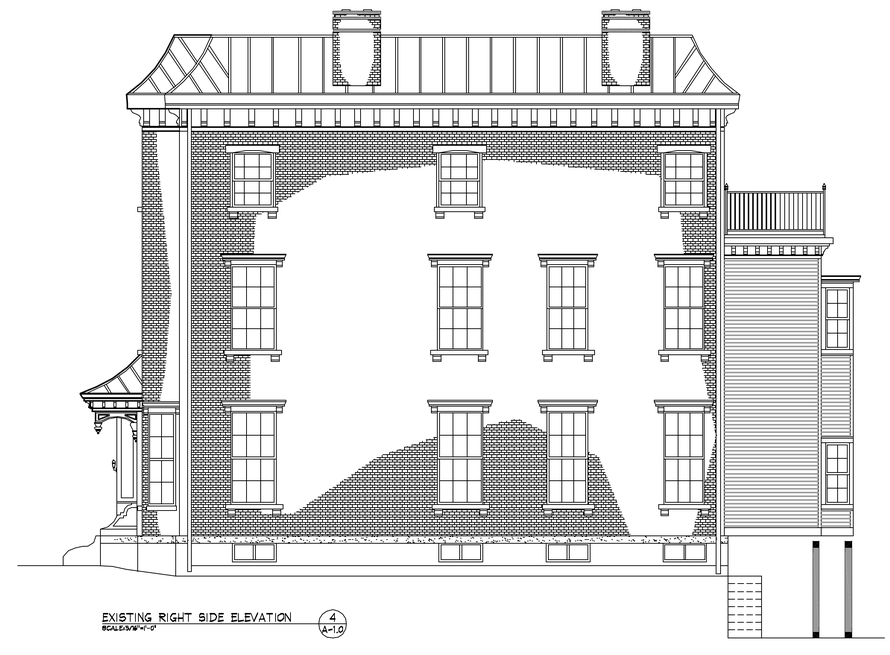


EXISTING LEFT SIDE ELEVATION 3 A-1.0
SCALE:3/16"=1'-0"



EXISTING RIGHT SIDE ELEVATION 4 A-1.0
SCALE:3/16"=1'-0"

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Condominium Renovations

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97 Angell Street
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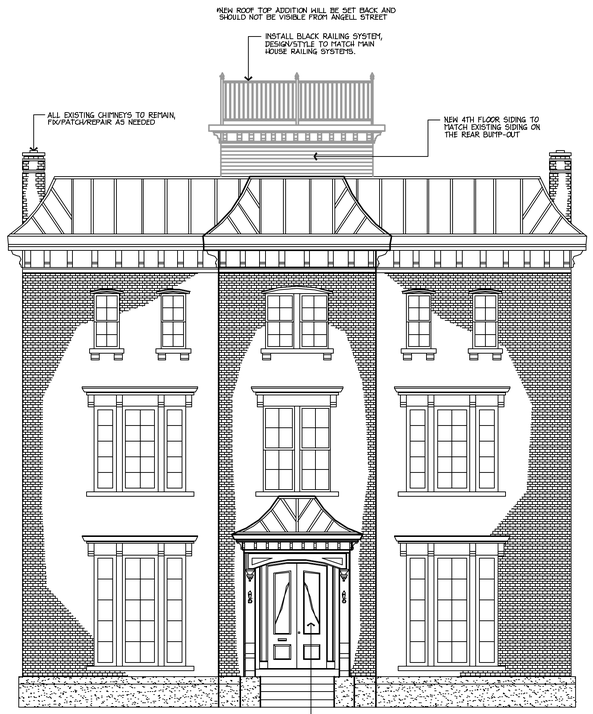
1.0



PROPOSED FRONT ELEVATION (1 / A-1.1)
SCALE: 3/16"=1'-0"

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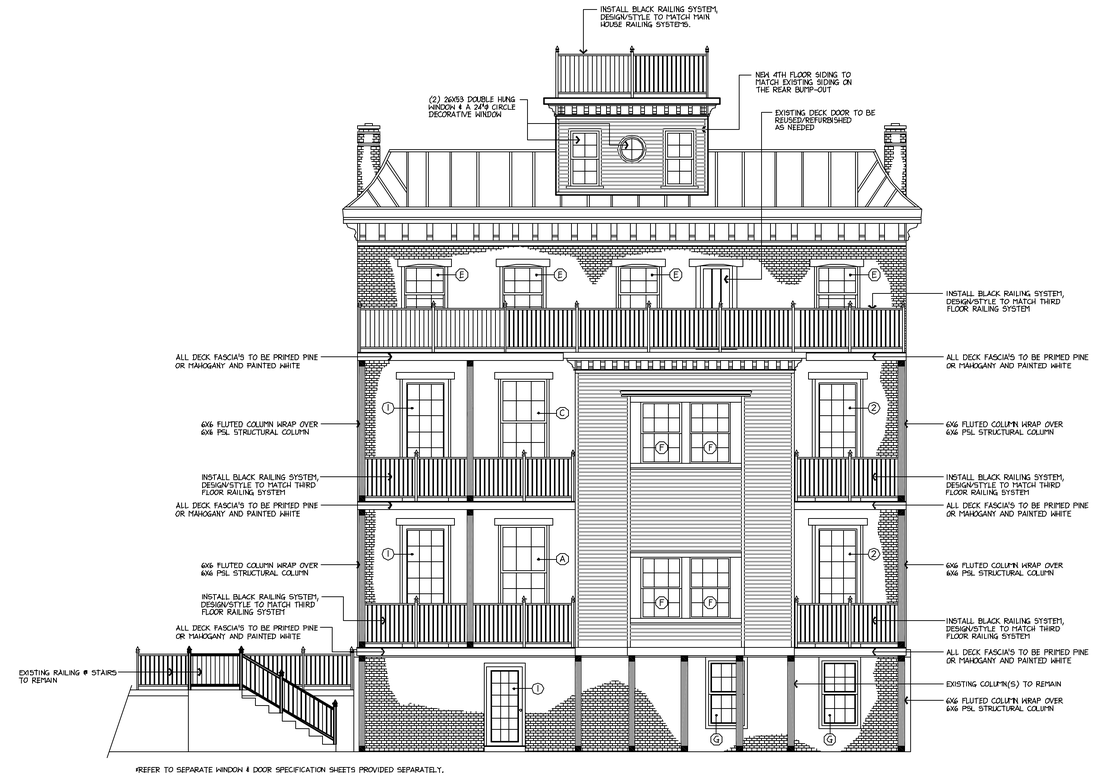

*REFER TO SEPARATE WINDOW & DOOR SPECIFICATION SHEETS PROVIDED SEPARATELY.

PROPOSED REAR ELEVATION (2 / A-1.1)
SCALE: 3/16"=1'-0"

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REVISION

No.	DESCRIPTION	DATE

Project:

Condominium Renovations
For
Lofty Ambitions Residence
Map/Lot: 12-156

97 Angell Street
Providence ~ R.I.

Title:
PROPOSED FRONT & REAR ELEVATIONS

Issued For Historical Review only
September 11, 2025

Dsgn By: S.R.	Scale: 3/16"=1'-0"
Chk. By: S.R.	Date: 01/15/25
Drwn By: S.R.	Proj. #:

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