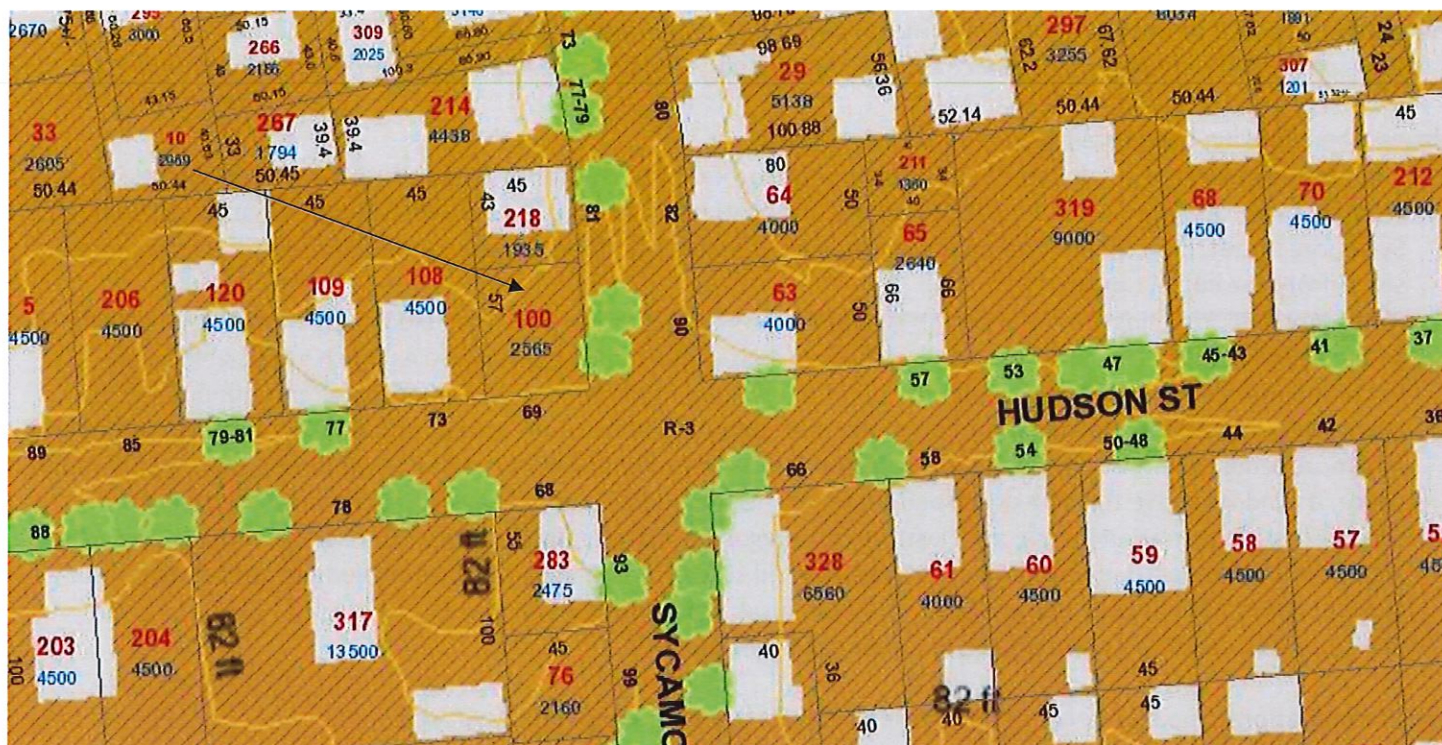
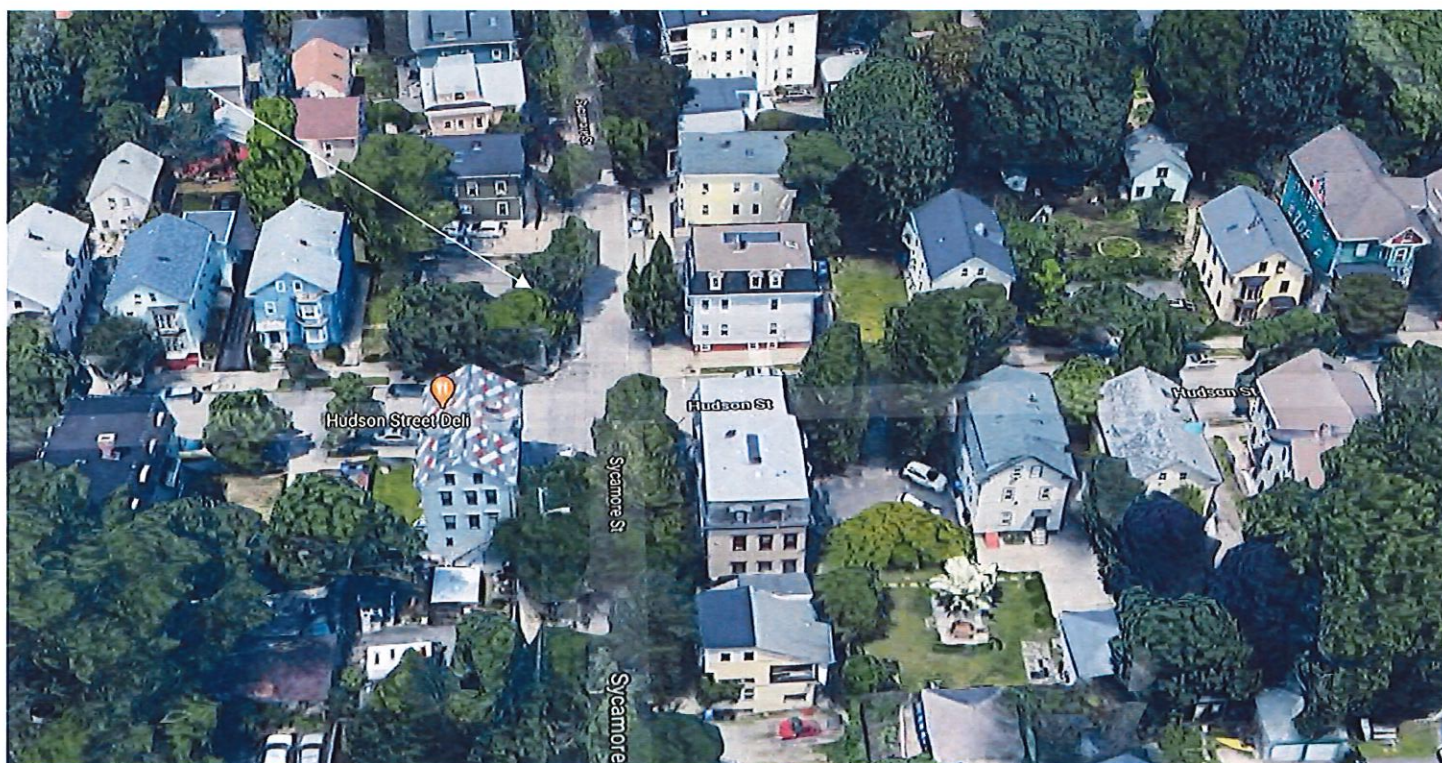


1. CASE 20.026, 69 HUDSON STREET, Vacant Lot (ARMORY)

Currently a vacant lot within the Armory local historic district.



Arrow indicates 69 Hudson Street.



Arrow indicates project location, looking north.

Applicant: Peter Casale, 44 Landmark Road, Warwick, RI 02886

Owner: 69 Hudson LLC, 70 Gansett Avenue, Cranston, RI 02920

Architect/Designer: Mark Tashjian, Cannon Design, 1055 Oaklawn Ave, Cranston, RI 02920

Proposal: The scope of work proposed consists of New Construction and includes:

- The applicant is requesting the new construction of a two-story single-family residence on a currently vacant lot.

Issues: The following issues are relevant to this application:

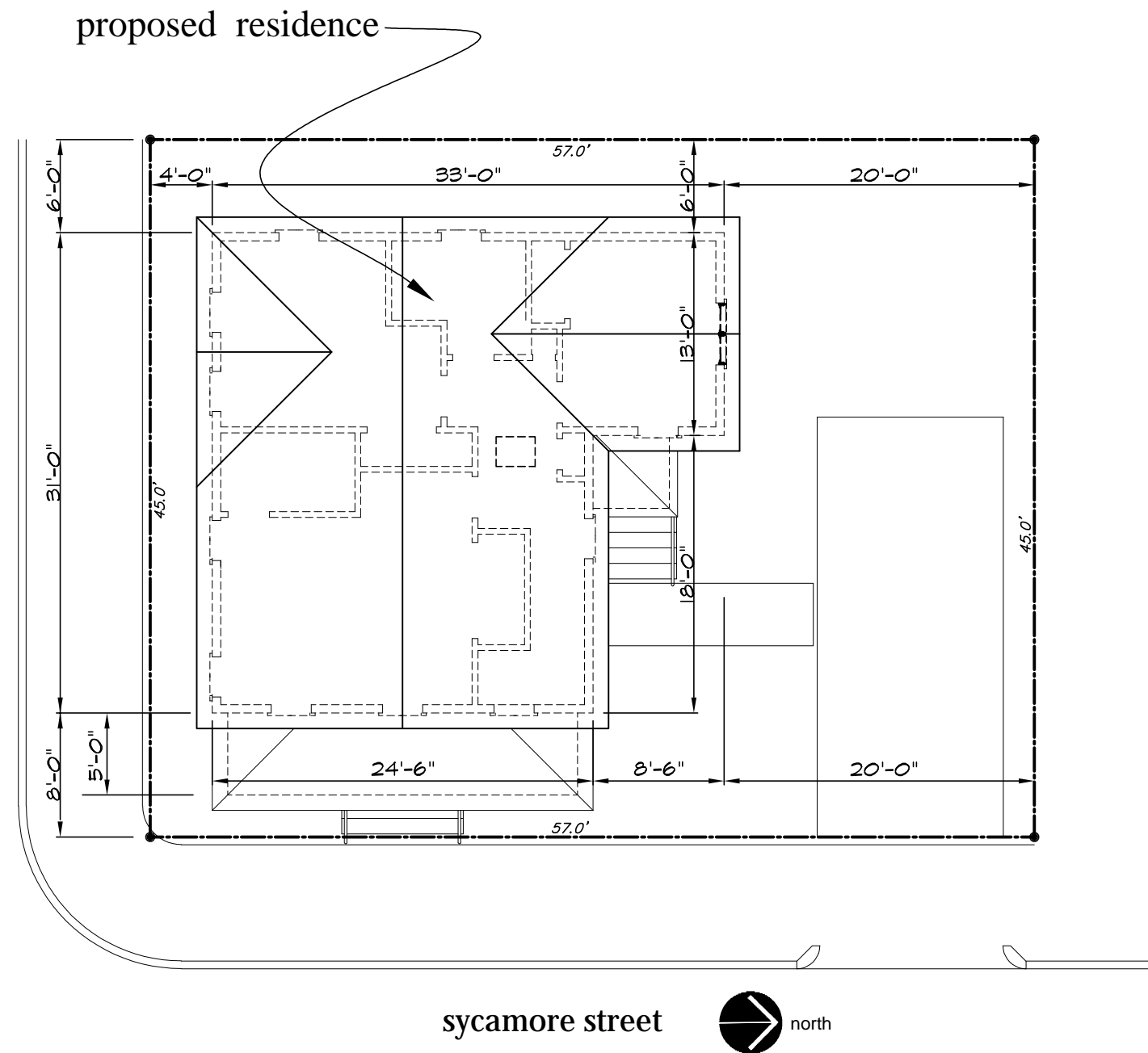
- The proposed residence is located on the northwest corner-lot of Hudson & Sycamore Streets. The vacant lot is relatively small at approx. 2565 sq. ft., but there are relatively similar sized lots with buildings nearby, including 81 Sycamore Street, directly abutting to the north, and 93 Sycamore Street (Hudson Street Market) across the street south from the subject property;
- At the April 20th meeting the Commission granted conceptual approval and requested some modifications be done to the overall design. The changes included the footprint of the building be shifted as much as possible to the Hudson Street corner of the lot; the foundation be raised by approximately 1½'; that the wraparound porch be changed to a front porch along Sycamore Street with entrance stairs to the street; extend the gable roof to the west; add more fenestration where possible. Suggestions included adding windows into the gable end, attic/bonus room space, a window above the side porch and that the side shed dormer could have three windows to reflect the second-floor fenestration below; and, lastly it was suggested that the porch should be taller, with the canopy should align with the second-floor band. The applicant agreed to amend the application to implement these suggested changes as best as could be accommodated by the program of the residence; and
- Revised plans, renderings and photos have been submitted.

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

- a) 69 Hudson Street is currently a vacant lot within the Armory local historic district;
- b) The application for New Construction is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed construction is appropriate having determined that the proposed 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. 69 Hudson Street is currently a vacant lot within the Armory local historic district. The Commission grants Final Approval of the proposal as submitted as the proposed New Construction is appropriate having determined that the proposed 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 a subcommittee to review final construction details as they become available.

HUDSON STREET



ZONING DATA

ZONING : R-3 / HD

REQUIRED YARD SETBACKS

Front: (Build to Zone)..... Feet
Rear : (25% of Depth).....14 Feet
Side Corner :(Build to Zone)..... Feet
Side Interior :.....6 Feet
Max Building Coverage.....45%
Max Impervious Surface Coverage.....65%

SYCAMORE STREET



site plan

scale: 1"=10 ft

Project

Hudson Street Residence

69 Hudson Street

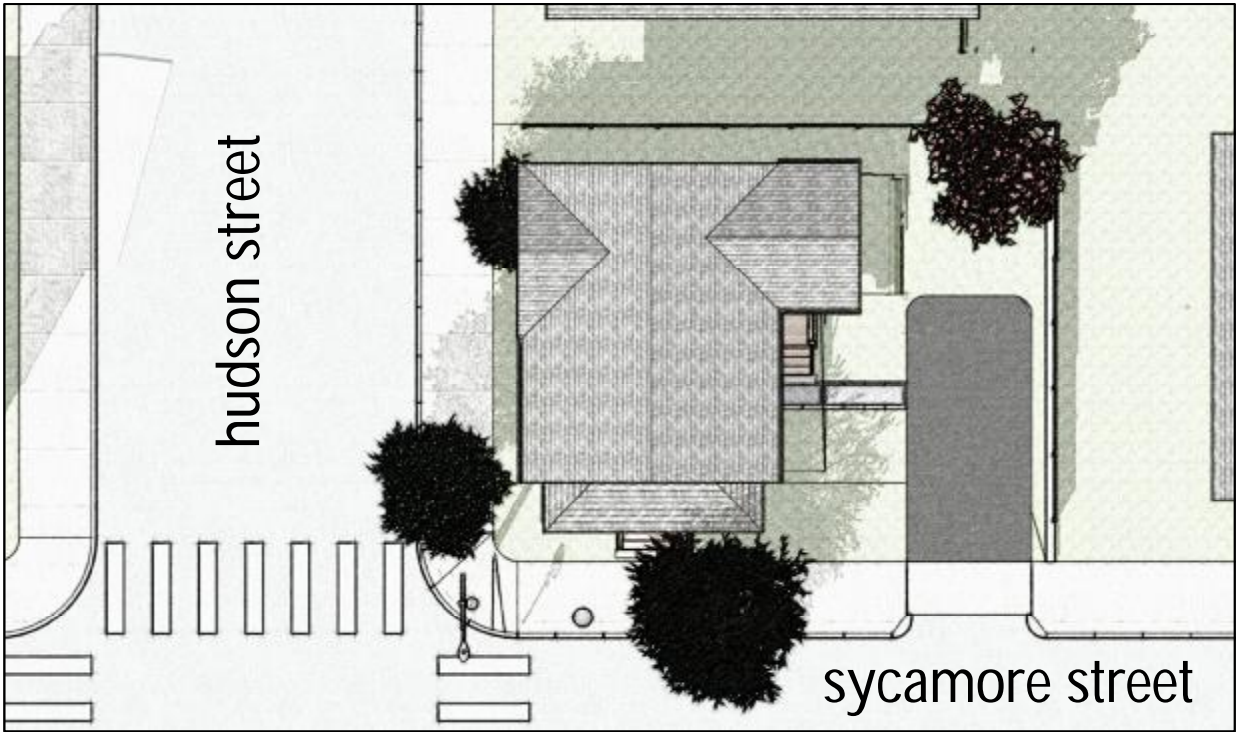
Providence, Rhode Island

AP. 36

LOT 100

Issue

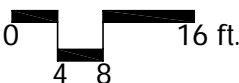
existing Site photo



proposed Site plan



north



existing Site photo

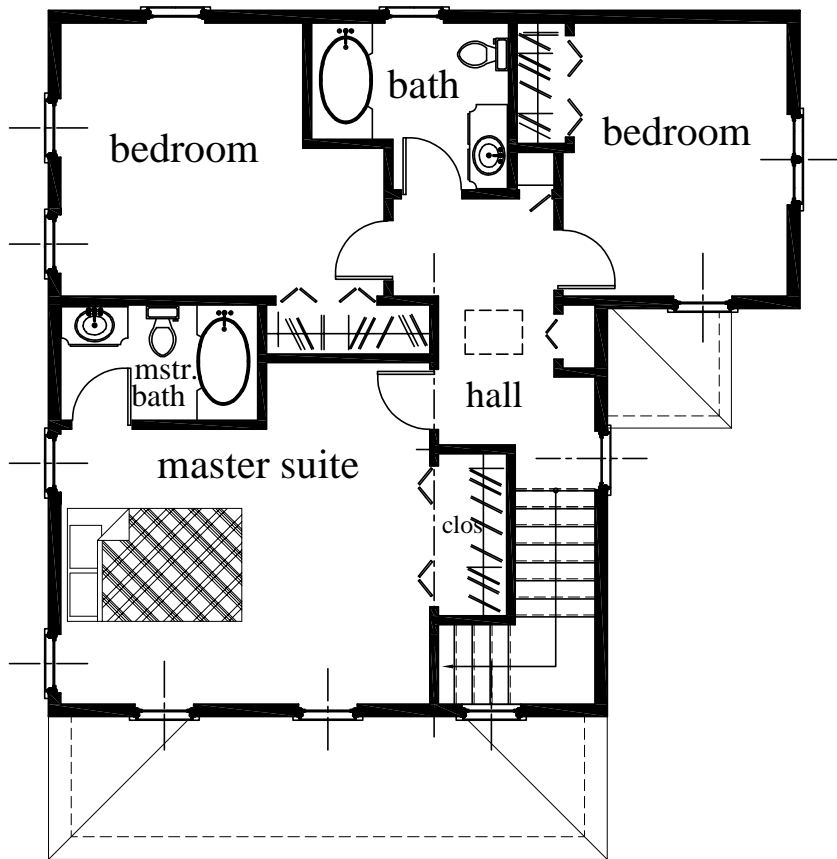




hudson Street corner view



sycamore Street view



proposed **S**econd floor plan



proposed **F**irst floor plan

0 2 4 8 ft.

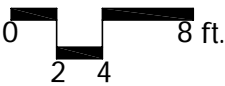
69
HUDSON STREET

CANNON development corporation

A-2



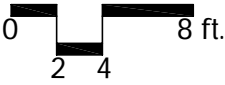
HUDSON Street elevation



proposed Elevations



SYCAMORE Street elevation





Side elevation

0 2 4 8 ft.

proposed Elevations



Rear elevation

0 2 4 8 ft.