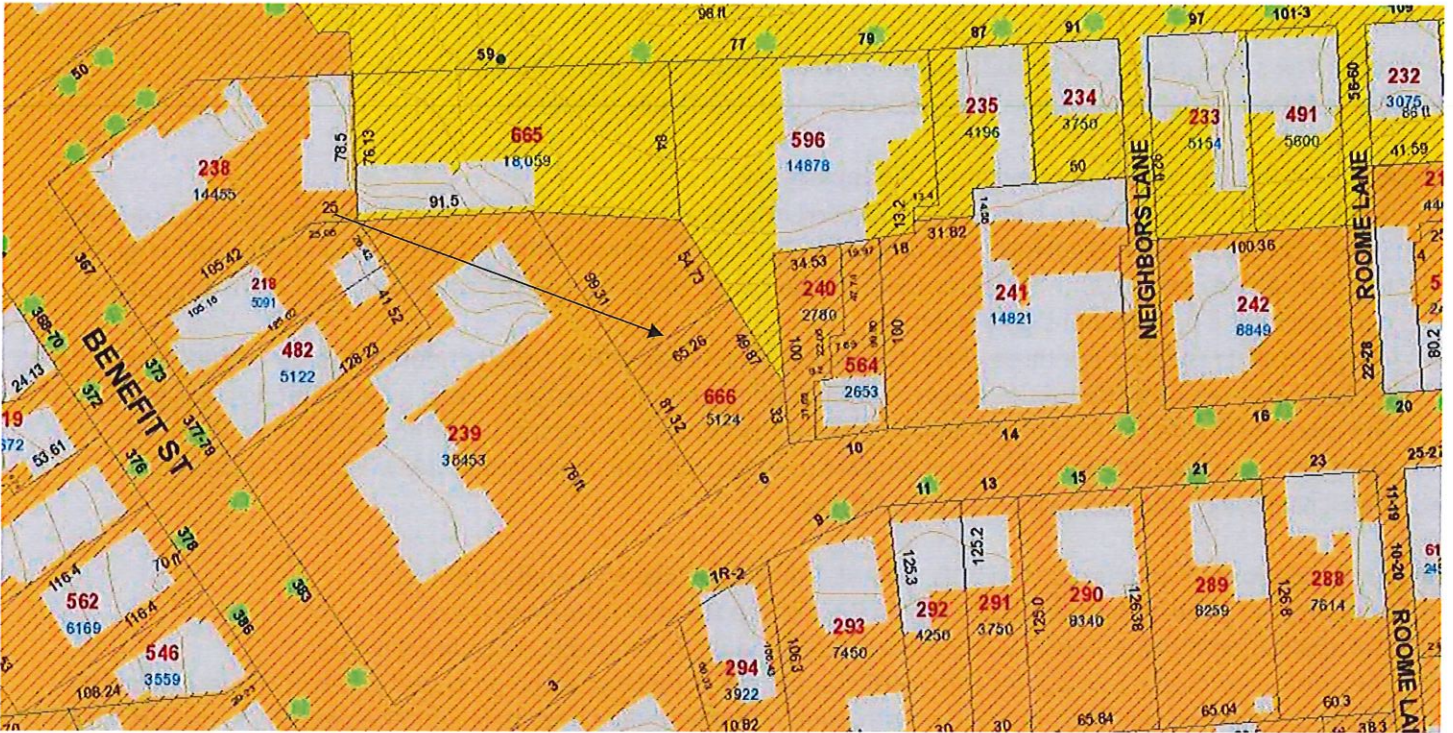
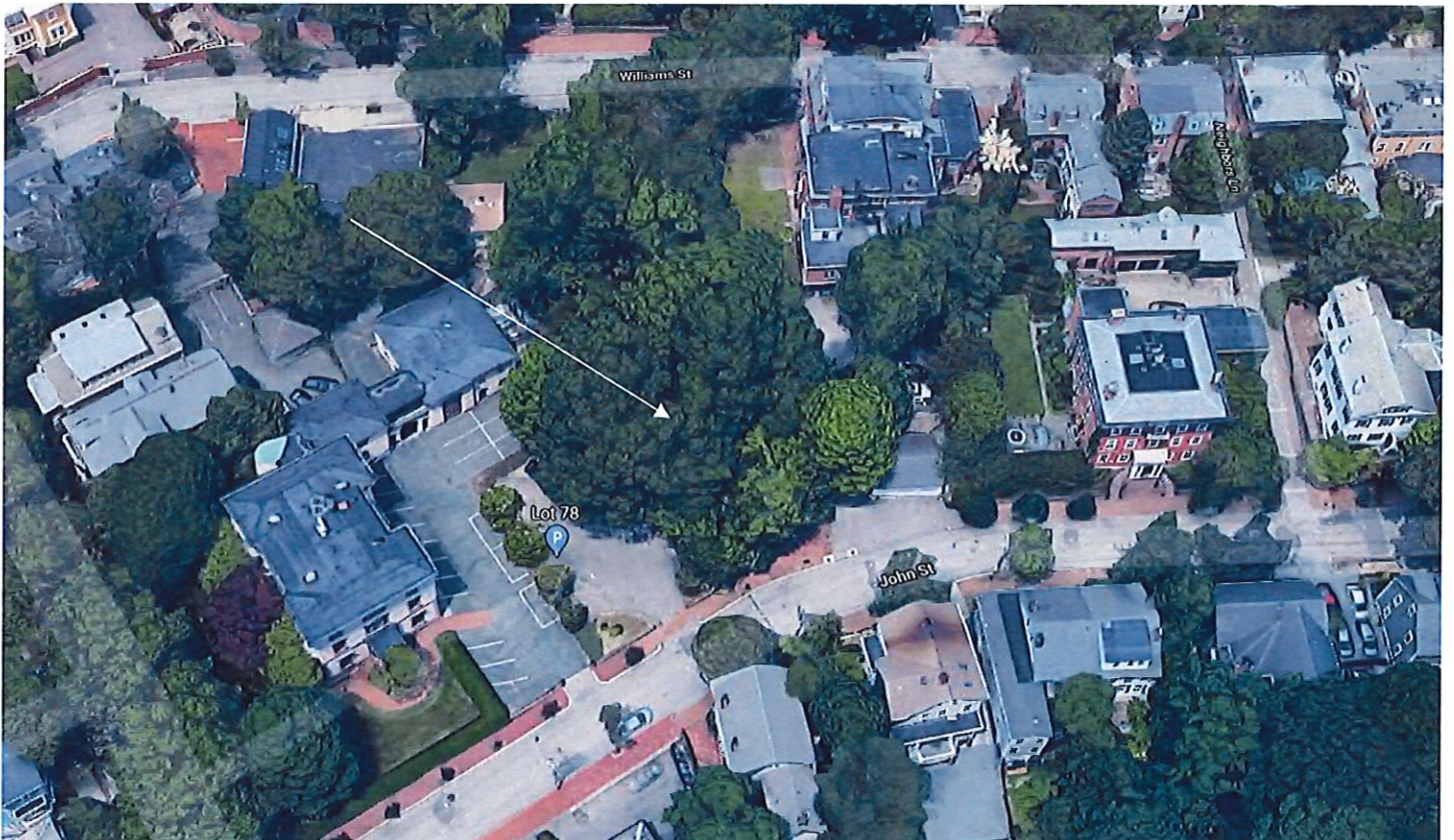


5. CASE 20.062, 6 JOHN STREET, vacant lot (COLLEGE HILL)
Currently a vacant lot within the College Hill local historic district.



Arrow indicates 6 John Street.



Arrow indicates project location, looking north.

Applicant: Joseph Furtado, 188 Pratt Street, Providence, RI 02906

Owner: College Hill Realty Trust, 188 Pratt Street, Providence, RI 02906

Architect: Friedrich St. Florian, FAIA, 146 Westminster Street, Providence, RI 02903

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

- The applicant is requesting the construction of a new two-family residence.

Issues: The following issues are relevant to this application:

- The proposed residence is to be located on a currently vacant lot on the north side of John Street, west of Benefit Street. The vacant lot is relatively large at approx. 7,600 sq. ft. The abutting lots are varied in size, with large estates to the east and north of John Street, but with smaller scale residences to the south and east. From a zoning perspective the development is by-right;
- The proposed residence is a three-story, two-family townhouse with a L-plan orientated to the north that minimizes the appearance of the mass of the structure from John Street. It is a vertical design with a floating cross-gable-roof. The intent of the design is to have a building that is restrained but elegant, in harmony with the historically significant mansions nearby, while not being out-of-scale with the structures to the west and south; and,
- Plans, renderings and photos have been submitted.

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

- a) 6 John Street is currently a vacant lot within the College Hill local historic district;
- b) The application for New Construction is considered complete for conceptual approval; 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. 6 John Street is currently a vacant lot within the College Hill local historic district. The Commission grants Conceptual 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 the applicant to return to the Commission for final approval.

6 JOHN STREET PROPOSAL
Attached Townhouses

Friedrich StFlorian Architects

Attachment #1: Scope of Work

2.

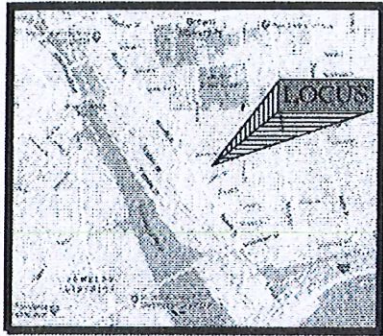
6 John Street, Providence, RI 02906 (Parcel B)

Parcel B (7,590 SF, Zone-2), will be home to two attached townhouses of approximately 2,500 SF each.

The townhouses will share a common main entrance and a lobby. Each townhouse will feature an open ground floor plan with living, dining areas, state of the art kitchens and powder rooms. There are two bedrooms each with private bathrooms and walk-in closets on the second floor. Large master bedroom suites with outdoor "loggias" and fireplaces will offer views of Narragansett Bay on the third floor.

Each townhouse will have its own elevator and a service entrance leading to the garages (2 cars each) at the rear of the property.

The architecture of the townhouses will be restraint but elegant, in harmony with the historically significant mansions nearby.



Location Map

LEGEND

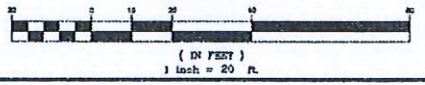
- 100.00' --- EXISTING PROPERTY LINE
- STOCKADE FENCE
- x-x- CHAIN LINK FENCE
- DHF (circle with dot) DRILL HOLE FOUND
- PDH (circle with cross) PROPOSED DRILL HOLE
- PIP (circle with dot) PROPOSED IRON PIN
- ⊕ WATER CURB STOP
- ⊙ MANHOLE COVER
- ⊕ UTILITY POLE
- ⊕ BRICK COLUMN
- - - - -56- - - - EXISTING CONTOUR
- - - - - ZONE LINE
- - - - - BUILDING SETBACKS
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPERTY LINE TO BE ABANDONED

FLOOD ZONE NOTE
 THE SITE IS WITHIN FLOOD ZONE X, AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, PANEL 309 OF 451, MAP NUMBER 44007C0309K, EFFECTIVE DATE OCTOBER 2, 2015

DIMENSIONAL REGULATIONS - SINGLE FAMILY ZONE: R-1 & R-2	LOT 595 EXISTING	PARCEL A REQUIRED	PARCEL A PROVIDED	PARCEL B REQUIRED	PARCEL B PROVIDED	PARCEL C REQUIRED	PARCEL C PROVIDED
MINIMUM LOT AREA	23,219 S.F.	5,000 S.F.	8,623 S.F.	5,000 S.F.	7,550 S.F.	5,000 S.F.	7,007 S.F.
MINIMUM LOT WIDTH							
MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	50'
MINIMUM SIDE YARD SETBACK							
LOT WIDTH LESS THAN 40'		4'	1.0'	4'		4'	
LOT WIDTH MORE THAN 40'	1.0'	8'	(EXISTING)	8'	>8'	8'	>8'
MINIMUM REAR YARD SETBACK							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	12'	15.83' (75.3' x 25%)	1.2' (EXISTING)	25'	>25'	25'	>25'
MINIMUM FRONT YARD SETBACK							
AVERAGE OF FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET (SECTION 402.B.1)	51.6'	1'	51.6' (EXISTING)	17.25'	>17.25'	1'	>1'
MAXIMUM BUILDING HEIGHT	<40'	40' AND 3 STORIES	<40'	40' AND 3 STORIES	--	40' AND 3 STORIES	--
MAXIMUM BUILDING COVERAGE	8.5%	45%	23.0%	45%	0%	45%	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE							
FRONT YARD	30%	33%	33%	33%	0%	33%	0%
REAR YARD	0%	60%	0%	50%	0%	50%	0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

REFERENCES:

- MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40 FT PER INCH.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO DONALD WALLACE O'LEARY REALTY CORPORATION BY WATERMAN ENGINEERING CO. SEPT. 1946 RESURVEYED SEPT 13, 1966 SCALE: 1"=30'
- PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- PROPOSED SUBDIVISION PLAN, PLAT 16 LOT 595, 59 WILLIAMS STREET, PROVIDENCE, RI, BY BOYER ASSOCIATES & CROSSMAN ENGINEERING. APRIL 2018 SCALE: 1"=20'. GRAPHIC SCALE.



This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors effective as of November 25, 2015 as follows:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	
Data Accumulation Survey	II
TOPOGRAPHIC SURVEY ACCURACY:	
T-3	II

The purpose for the product of this survey and for the preparation of the plan is to establish the deeded property lines, depict the existing conditions of the subject parcel and delineate the proposed property lines for a minor subdivision to the City of Providence Planning Department.

Mark D. Boyer #1888
 Boyer Associates C.O.A. # A317



CROSSMAN ENGINEERING
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone: (401) 738-5650
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone: (508) 891-1700
 Email: ce@crosmaneng.com

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PROJECT TITLE:
PROPOSED SUBDIVISION PLAN
PLAT 16, LOTS 685 and 686
(FORMERLY LOT 595)
ZONING DISTRICTS R-1 and R-2
RESIDENTIAL DISTRICTS
HISTORIC DISTRICT
59 WILLIAMS STREET
PROVIDENCE, RI 02906

APPLICANT:
ALLEN and ANN PIPKIN
59 WILLIAMS STREET
PROVIDENCE, RI 02906

DRAWING TITLE:
PROPOSED SUBDIVISION PLAN

DATE: FEBRUARY 2019 **SCALE:** 1"=20'

DFG NAME: 59 Williams St - Proposed Subdivision

REVISIONS:

NUMBER	REMARKS	DATE

DRAWING NUMBER:
C1
 SHEET: 1 OF 1

TOWNHOUSES

6 JOHN STREET
PROVIDENCE, RI 02906

FRIEDRICH ST.FLORIAN
ARCHITECT

146 WESTMINSTER STREET
PROVIDENCE, RI 02903
T: (401) 831-8400
F: (401) 831-8688
email: info@fstflorian.com

NOT FOR CONSTRUCTION



DESCRIPTION: DATE:

Series of horizontal lines for notes or descriptions.

PROJECT NUMBER

DRAWING TITLE
SITE PLAN / FIRST
FLOOR PLAN / AXON

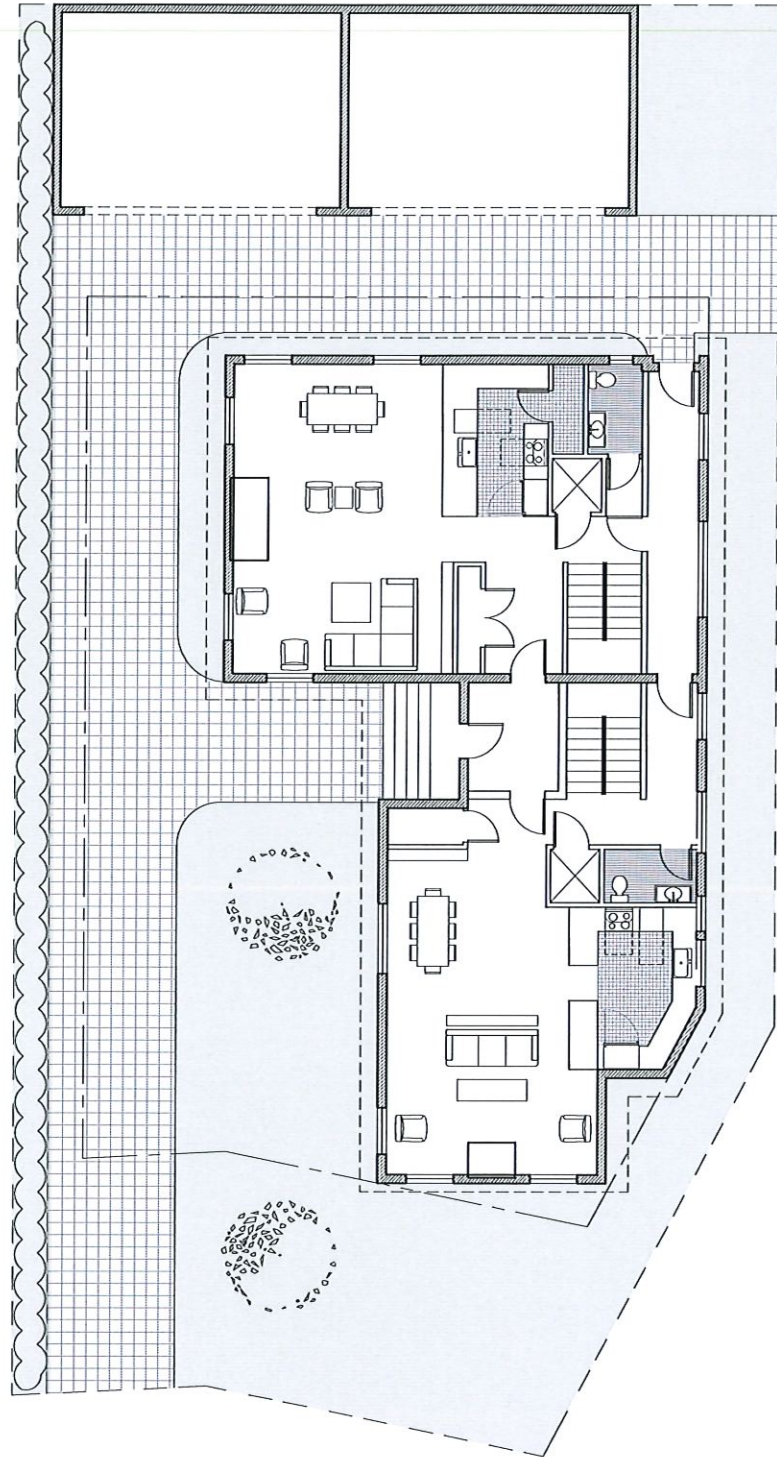
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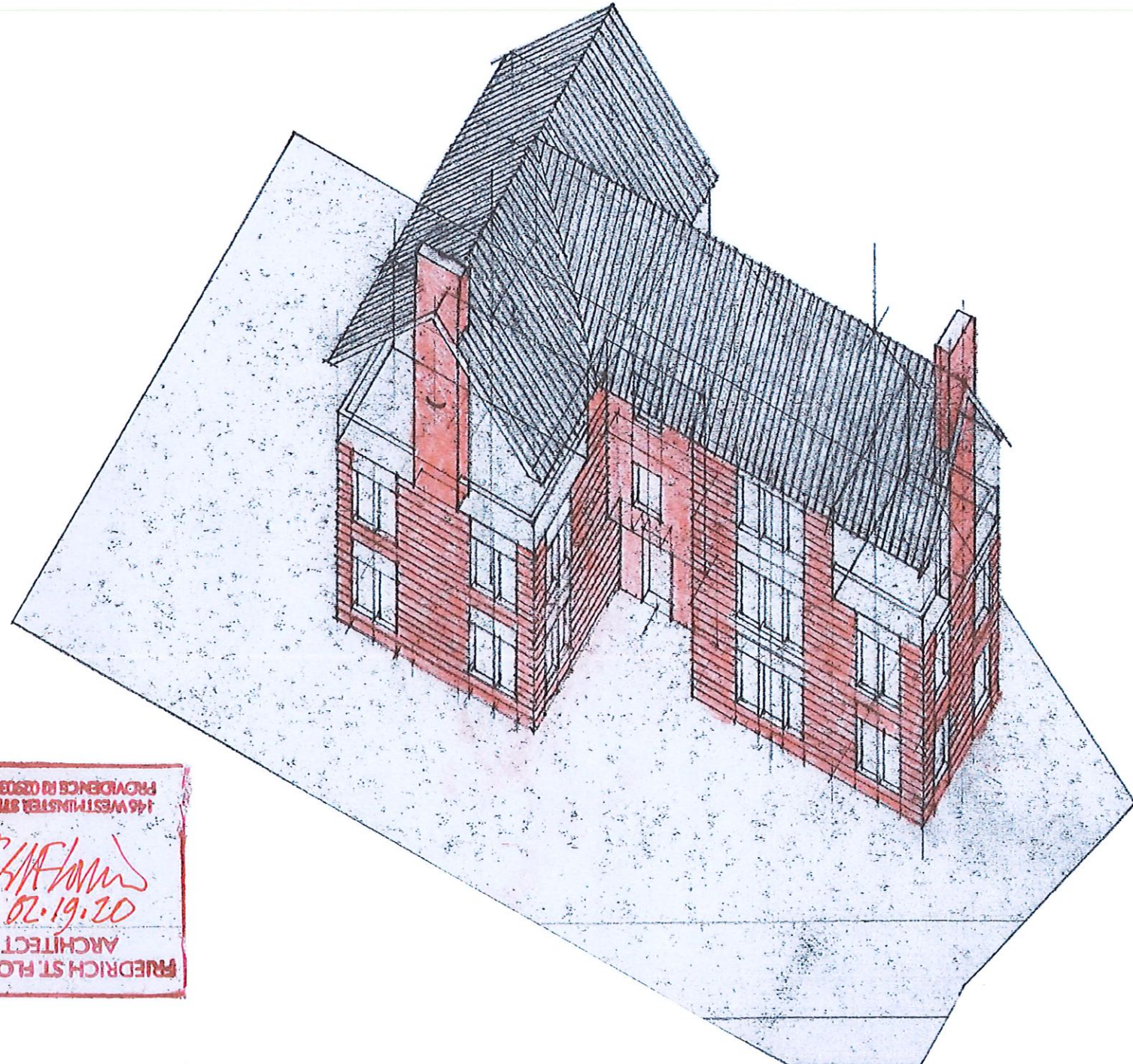
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Checked By: FSF

Sheet



1 SITE PLAN / FIRST FLOOR PLAN
6 1/16" = 1'-0"



2 AXONOMETRIC
6 1/8" = 1'-0"



TOWNHOUSES
 6 JOHN STREET
 PROVIDENCE, RI 02906

**FRIEDRICH ST.FLORIAN
 ARCHITECT**
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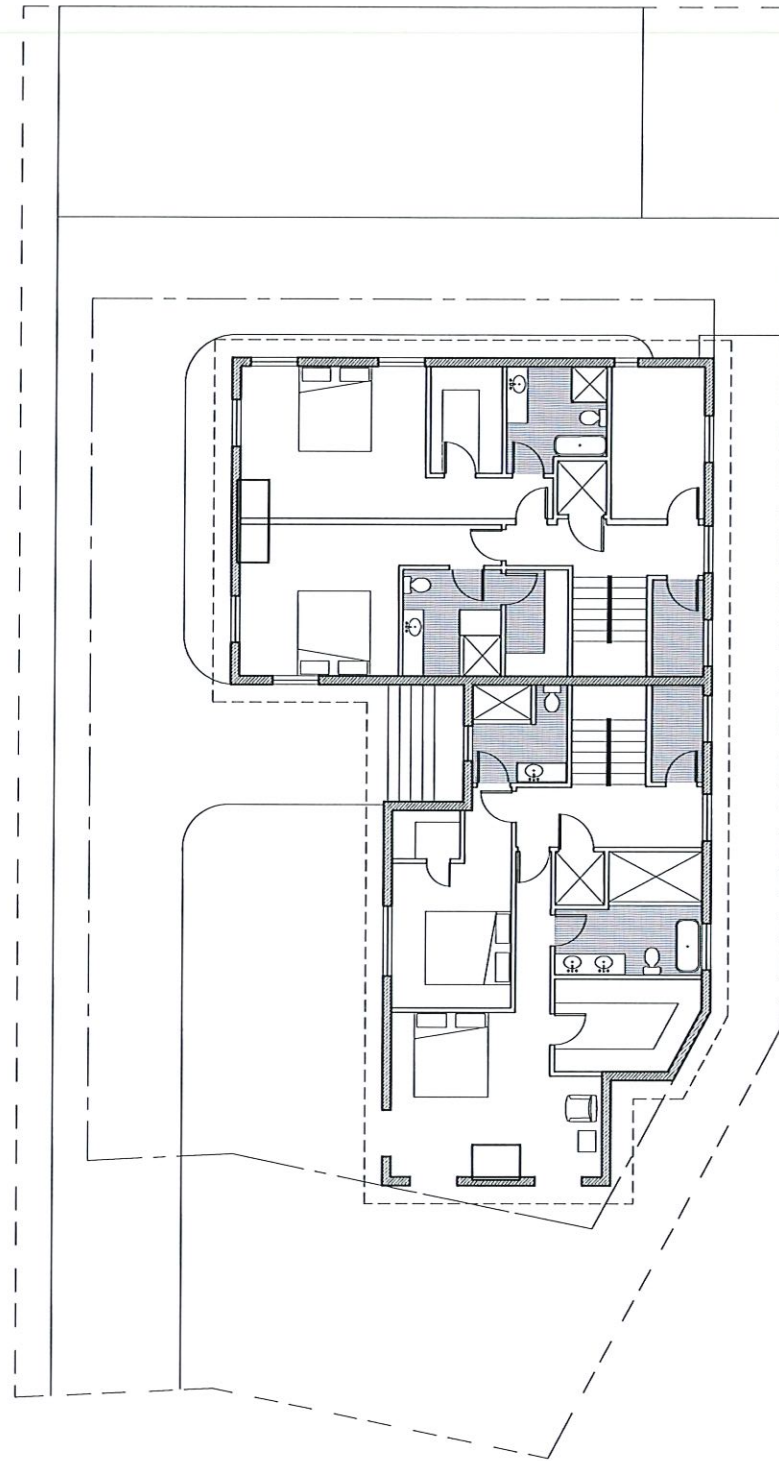
NOT FOR CONSTRUCTION



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PROJECT NUMBER _____
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 Drawn By: **AL**
 Created By: **FSF**
 Sheet

7



1 SECOND FLOOR PLAN
 7 1/16" = 1'-0"



2 MODEL VIEW
 7 N.T.S.

TOWNHOUSES
6 JOHN STREET
PROVIDENCE, RI 02906

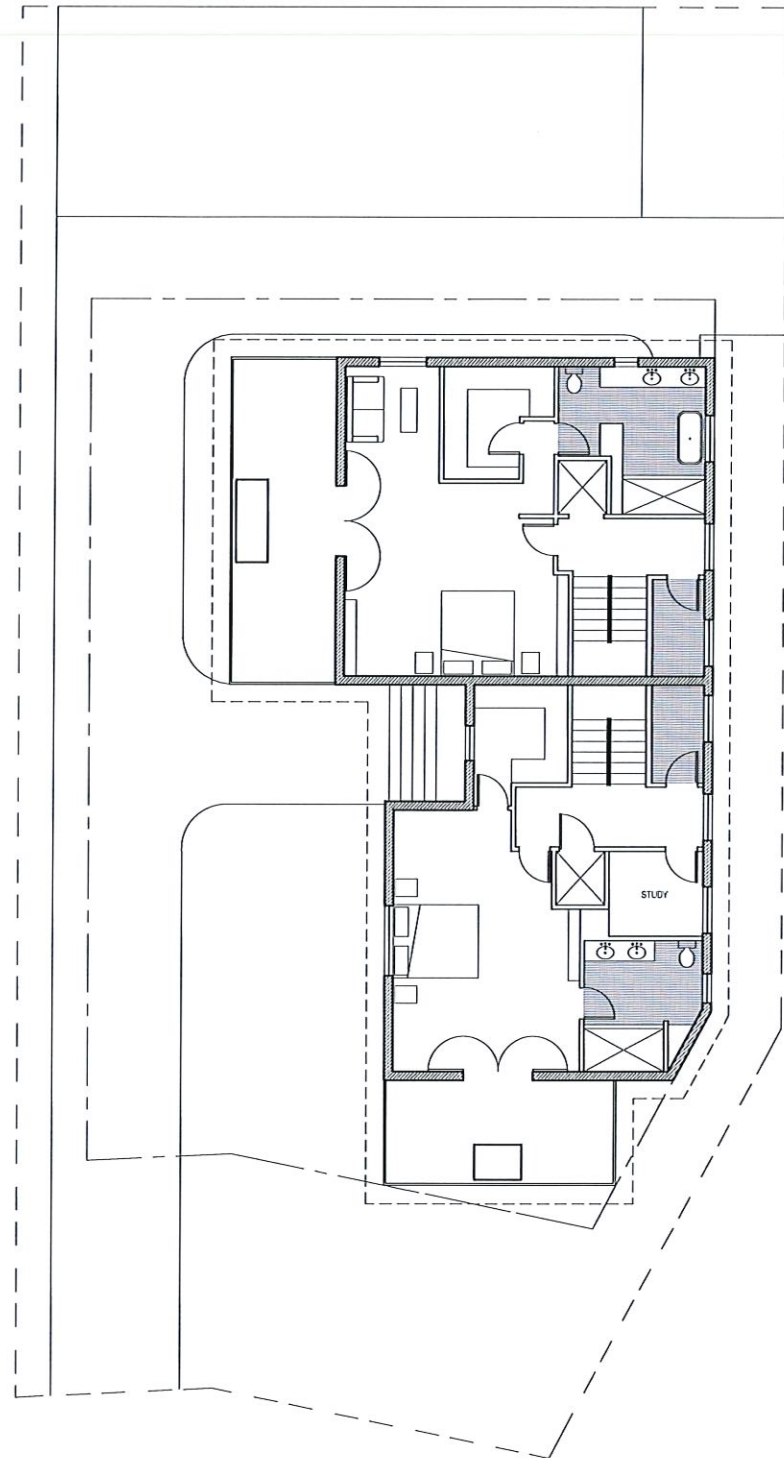
**FRIEDRICH ST.FLORIAN
ARCHITECT**
146 WESTMINSTER STREET
PROVIDENCE, RI 02903
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email: info@fstflorian.com

NOT FOR CONSTRUCTION



DESCRIPTION: _____ DATE: _____

PROJECT NUMBER: _____
 DRAWING TITLE:
**3RD FLOOR PLAN /
 MODEL VIEW**
 Full sheet size: 11" x 17"
 Scale: **VARIES**
 Drawn By: **AL**
 Checked By: **FSF**
 Sheet:



1 THIRD FLOOR PLAN
8 1/16" = 1'-0"



2 MODEL VIEW
8 N.T.S.

↳ JOHN ST



West on John St



West on John St



East on John St



West on John St



East on John St