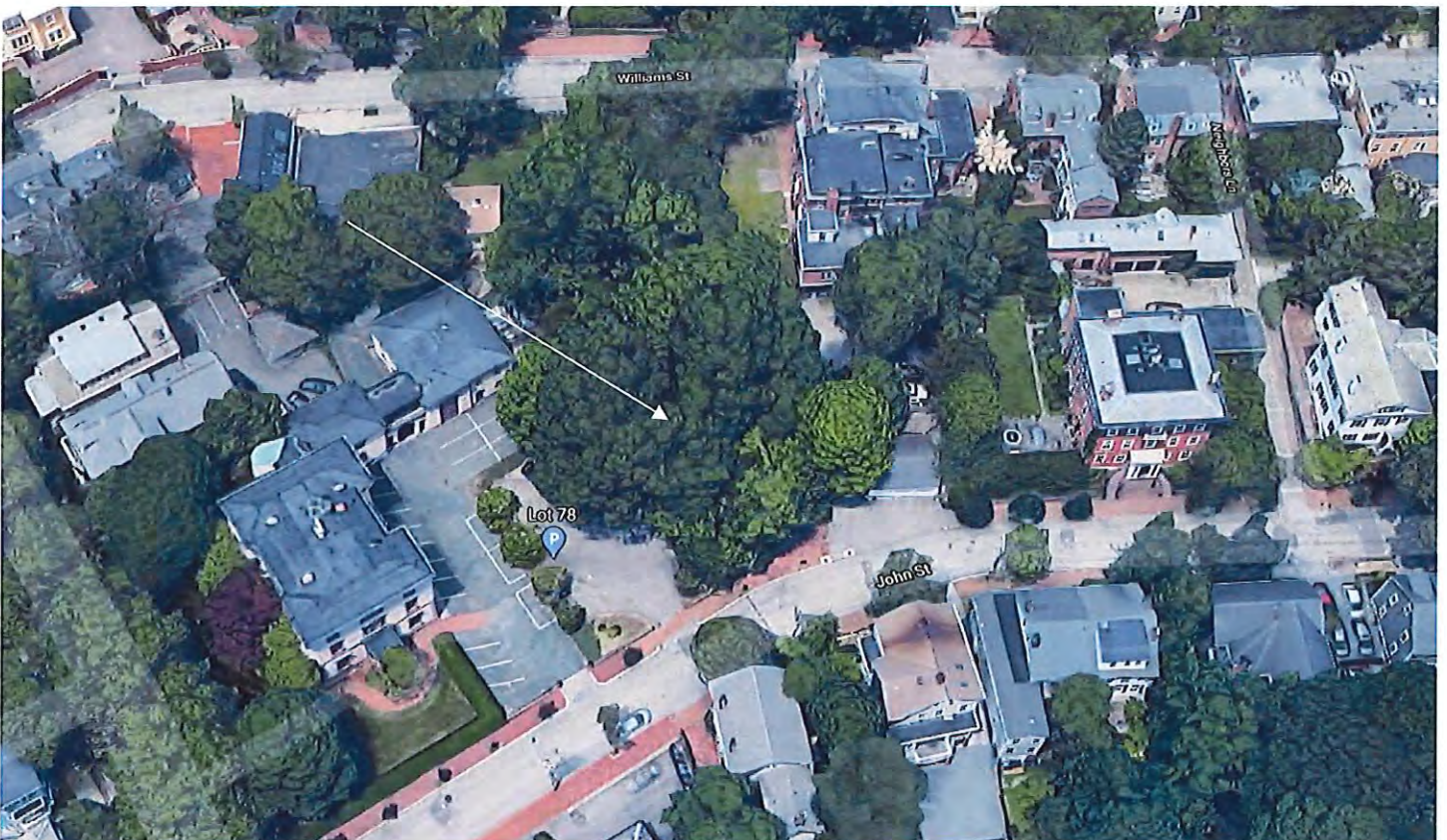


3. CASE 20.062, 6 JOHN STREET, vacant lot (COLLEGE HILL)
Currently a vacant lot within the College Hill local historic district.



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 a by-right development and the proposal as submitted does appear to meet the dimensional zoning requirements;
- 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 flat-roof. Although modern in spirit, the architecture of the townhouses is intended to be respectful in terms of scale, proportions and materials with its neighboring 19th century mansions. The lower two levels will be clad with brick or similar materials. The presence of symmetry in its principal elevations is testimony of its classical roots. The penthouse floor with its prominent loggias and recessed floor to ceiling windows is intended to celebrate outdoor living in the city. 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, axonometric, elevations, 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 architecturally and historically 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 architecturally and historically 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.

APPLICATION FOR 6 JOHN STREET
submitted to the
PROVIDENCE HISTORIC DISTRICT COMMISSION
October 5, 2020 Meeting

Friedrich StFlorian Architects

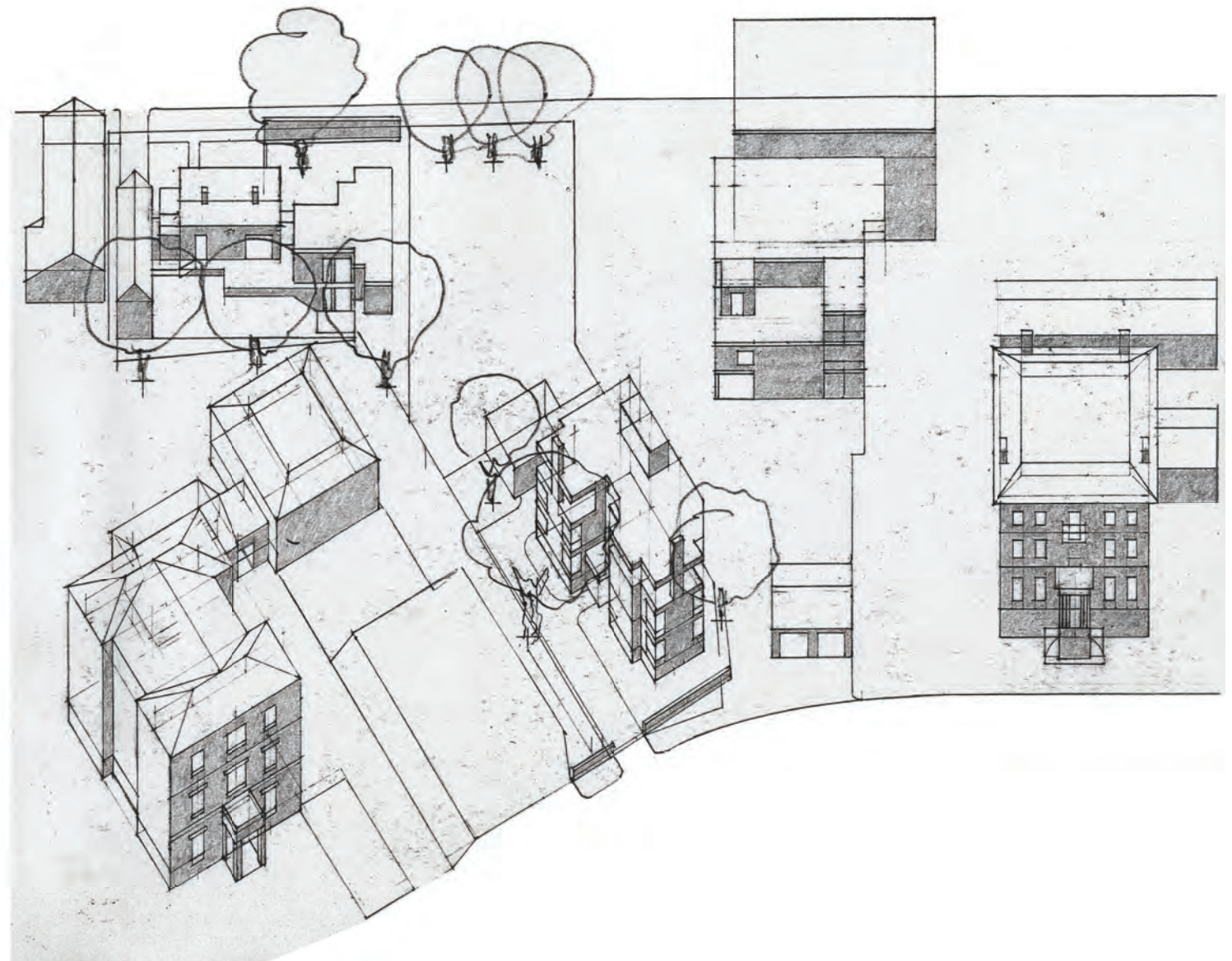
6 JOHN STREET

Friedrich StFlorian Architects

Parcel B (7,590 SF, Zone R2), will be home to two attached townhouses of approximately 2,500 SF each. In designing the townhouses, particular attention was given to save existing mature trees at the site. During a walk-through with the city forester on August 12th, those trees were identified (see attached plan #3).

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-closets on the second floor. Spacious bedroom suites with outdoor "loggias" and fireplaces will offer views of Narragansett Bay on the third floor. Home offices will be attached.

Although modern in spirit, the architecture of the townhouses will be respectful in terms of scale, proportions and materials with its neighboring 19th century mansions. The lower two levels will be clad with brick or similar materials. The presence of symmetry in its principal elevations is testimony of its classical roots. The penthouse floor with its prominent loggias and recessed floor to ceiling windows celebrates outdoor living in the city.





Location Map

LEGEND

100.00'	EXISTING PROPERTY LINE
□-□-□	STOCKADE FENCE
-x-x-	CHAIN LINK FENCE
DHF	DRILL HOLE FOUND
PDH	PROPOSED DRILL HOLE
PIP	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

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.	8,623.2 S.F.	5,000 S.F.	7,589.2 S.F.	5,000 S.F.	7,007.6 S.F.
MINIMUM LOT WIDTH							
MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	60'
MINIMUM SIDE YARD SETBACK							
LOT WIDTH LESS THAN 40'		4'	1.0'	4'		4'	
LOT WIDTH MORE THAN 40'	1.0'	6'	(EXISTING)	6'	>6'	6'	>6'
MINIMUM REAR YARD SETBACK							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2'	18.83' (75.3' x 25%)	1.2'	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 1.5 STORIES	<40'	40' AND 1.5 STORIES	--	40' AND 1.5 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%	50%	0%	50%	0%	50%	0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

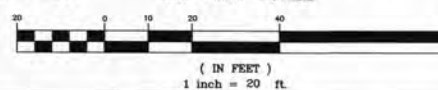
FLOOD ZONE NOTE

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

REFERENCES:

- 1) MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS. CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- 2) MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- 3) 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'
- 4) PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- 5) 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 435-RICR-00-00-1.9 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:

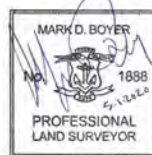
TYPE OF SURVEY:
Comprehensive Boundary Survey

OTHER TYPE OF SURVEY
Data Accumulation Survey
Topographic Survey Accuracy

MEASUREMENT SPECIFICATION:
I
III
T-2

The purpose for the conduct 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.

BY: 5-1-2020
PLS: CROSSMAN ENGINEERING Mark D. Boyer #1888
COA: CROSSMAN ENGINEERING # A257



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS: WILLIAMS STREET & JOHN STREET

CROSSMAN ENGINEERING

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone: (401) 738-5660
Email: cel@crossmaneng.com

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone: (508) 695-1700

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

PROJECT TITLE:
PROPOSED SUBDIVISION PLAN
PLAT 16, LOTS 665 and 666 (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:
FINAL SUBDIVISION PLAN

DATE: APRIL 2020 SCALE: 1"=20'
DWG. NAME: 59 Williams St - Proposed Subdivision

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
SHEET: 1 OF 1

UPDATED ON 08/12/20
AFTER MEETING WITH CITY FORESTER

WILLIAMS STREET

NOTES:

EXISTING WALL

NEW WALL

Most prominent tree, but covered in old
bittersweet that will need to be cut away
or will kill the tree eventually.
20'-25'Ø snow fencing around tree
trunk during construction.

If retaining wall has to be reconstructed, roots should not be exposed for long or will kill the tree

This area of trees were not planted, but rather droppings from other trees. They have not been cultivated and are growing underneath each other. Should be assessed to choose which ones to keep. One tree has fallen over onto another one and may have compromised it.

22"Ø OAK TREE

25"Ø OAK TREE

CHERRY TREE

22"Ø OAK TREE

23"Ø OAK TREE

RED MAPLE TREE

45"-50"Ø OAK TREE

On adjacent property. More preferable for driveway on this side so new foundation construction doesn't harm tree roots. Permeable driveway surface recommended. Any work done near this tree should maintain serious caution.

This tree is dead and covered in
bittersweet. Should be removed

This tree has structural problems and does not need to be retained

This Norway Maple tree is deteriorating and does not need to be retained

PARCEL A, B & C
PROVIDENCE, RI 02906

OWNER / DEVELOPER
COLLEGE HILL REALTY TRUST

188 PRATT STREET
PROVIDENCE, RI 02906

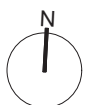
T: 401-683-8894
email: jmfurtadoinc@verizon.net

**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: _____

PROJECT NUMBER:

DRAWING TITLE:

EXISTING
CONDITIONS PLAN

Full sheet size: 11" x 17"

Scale: $1/32" = 1'-0"$

Drawn By: AL

Checked By: **FSF**

Shee

1	EXISTING CONDITIONS
3	$1/32" = 1'-0"$

**FRIEDRICH ST.FLORIAN
ARCHITECT**

146 WESTMINSTER STREET
PROVIDENCE, RI 02903

T: 401-831-8400
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email: info@fstflorian.com

[illegible]

FIRST FLOOR PLAN

Sheet:



1 1ST FLOOR PLAN
5 1/16" = 1'-0"

**FRIEDRICH ST.FLORIAN
ARCHITECT**
146 WESTMINSTER STREET
PROVIDENCE, RI 02903

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F: 401-831-8688
email: info@fstflorian.com

NOT FOR CONSTRUCTION



DESCRIPTION: _____ DATE: _____

PROJECT NUMBER:

DRAWING TITLE:

SECOND FLOOR PLAN

Full sheet size: 11" x 17"

Scale: $1/16" = 1'-0"$

Drawn By: AL

Checked By: **FSF**

Sheet:

1 2ND FLOOR PLAN
6 1/16" = 1'-0"

**FRIEDRICH ST.FLORIAN
ARCHITECT**
146 WESTMINSTER STREET
PROVIDENCE, RI 02903

T: 401-831-8400
F: 401-831-8688
email: info@fstflorian.com

PROJECT NUMBER:

DRAWING TITLE:

THIRD
FLOOR PLAN

Full sheet size: 11" x 17"

Scale: $1/16" = 1'-0"$

Drawn By: AL

Checked By: **FSF**

Sheet:

1 3rd FLOOR PLAN
7 1/16" = 1'-0"

7

