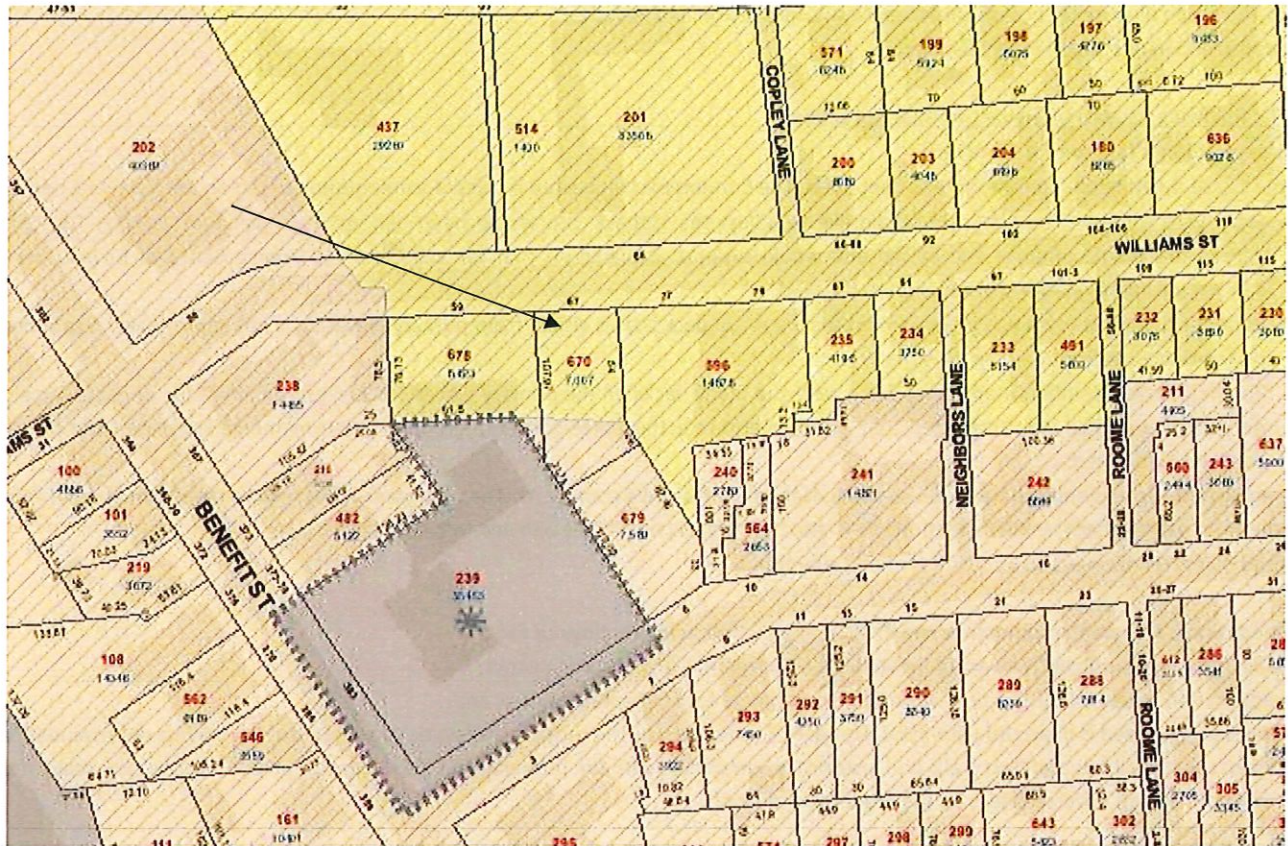


3. CASE 21.130, 67 WILLIAMS STREET, Vacant lot (COLLEGE HILL)
Currently a Vacant lot within the CH NHLD



Arrow indicates 67 Williams Street.



Arrow indicates project location, looking north.

Applicants/Owners: Karen and Jeff Hirsch, 6 Monterey Ln, Framingham, MA 01701

Architect: SHED Studio, 113 Hampshire Street, Cambridge, MA 02139

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

- the construction of a single-family residence.

Issues: The following issues are relevant to this application:

- This application is for conceptual review
- At the 12/20 meeting the application was continued. The Commission requested revised documentation based on the following comments:
 - Front-yard setback. The applicant would like to adjust the setback, but would need dimensional relief from zoning. The Commission agreed this would improve the design and would support. Explanation that for application to Zoning Board of Review, would need conceptual approval from Commission to proceed;
 - Roof deck: Various members in agreement that roof-top deck that is visible from primary elevation is not appropriate. A roof deck that is on the rear elevation could be possible;
 - Porches/decks. Members stated that there were too many decks on the primary elevation. Suggested minimizing or removing altogether. An entrance portico was suggested that could incorporate the porte-cochere, although some members suggested the porte-cochere could be eliminated;
- The application as resubmitted has address many of the Commission's comments. The new plan would require dimensional relief from Zoning for the front yard setback, as the front porch is 7' into the setback, but is only allowed to be 6' by right; and,
- Revised plans, renderings and photos have been submitted.

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

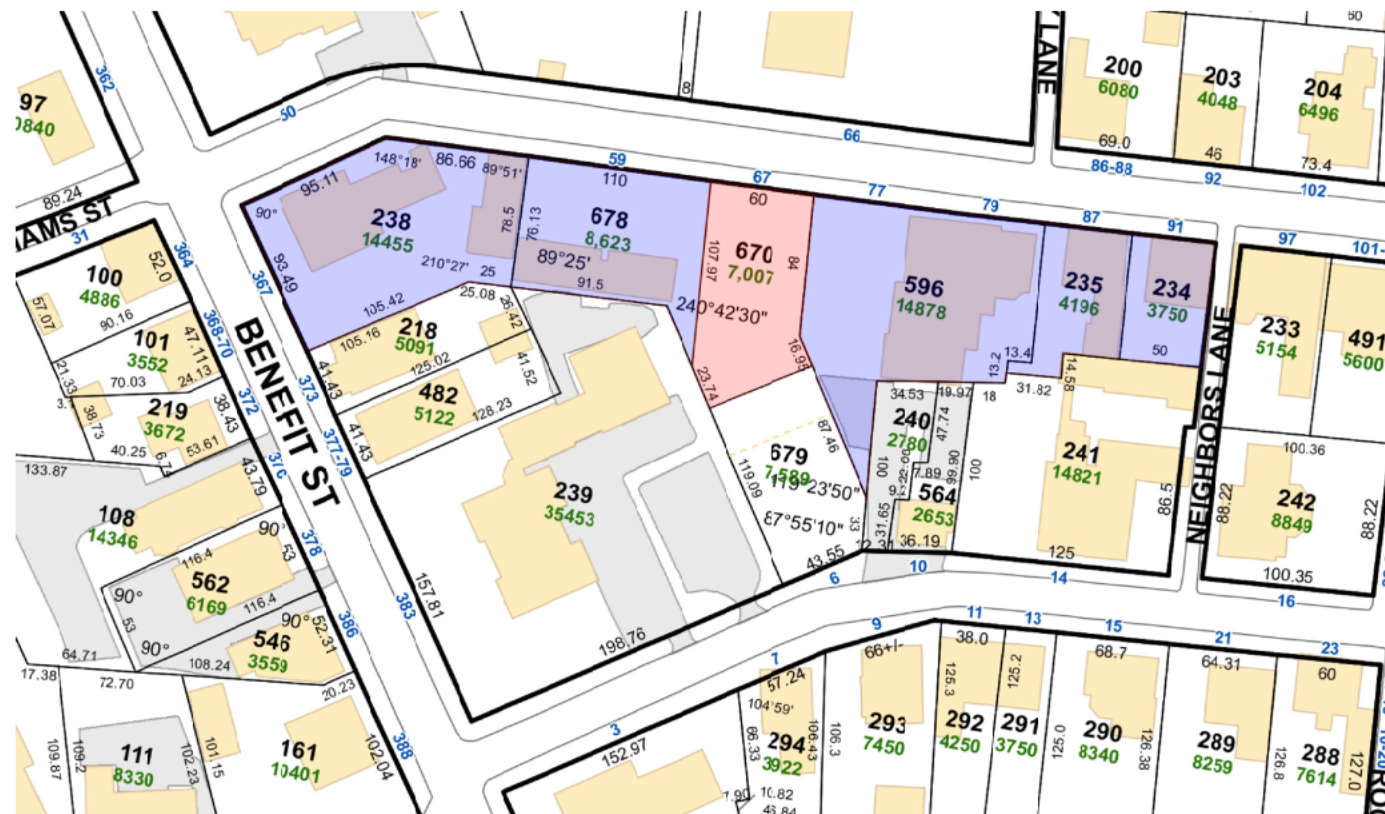
- a) 67 Williams Street is currently a vacant lot within the College Hill local historic district;
- b) The application for New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate 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. 67 Williams Street is currently a vacant lot within the College Hill local historic district. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed new construction is appropriate as it 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 once the required dimensional relief has been granted from the Zoning Board of Review.

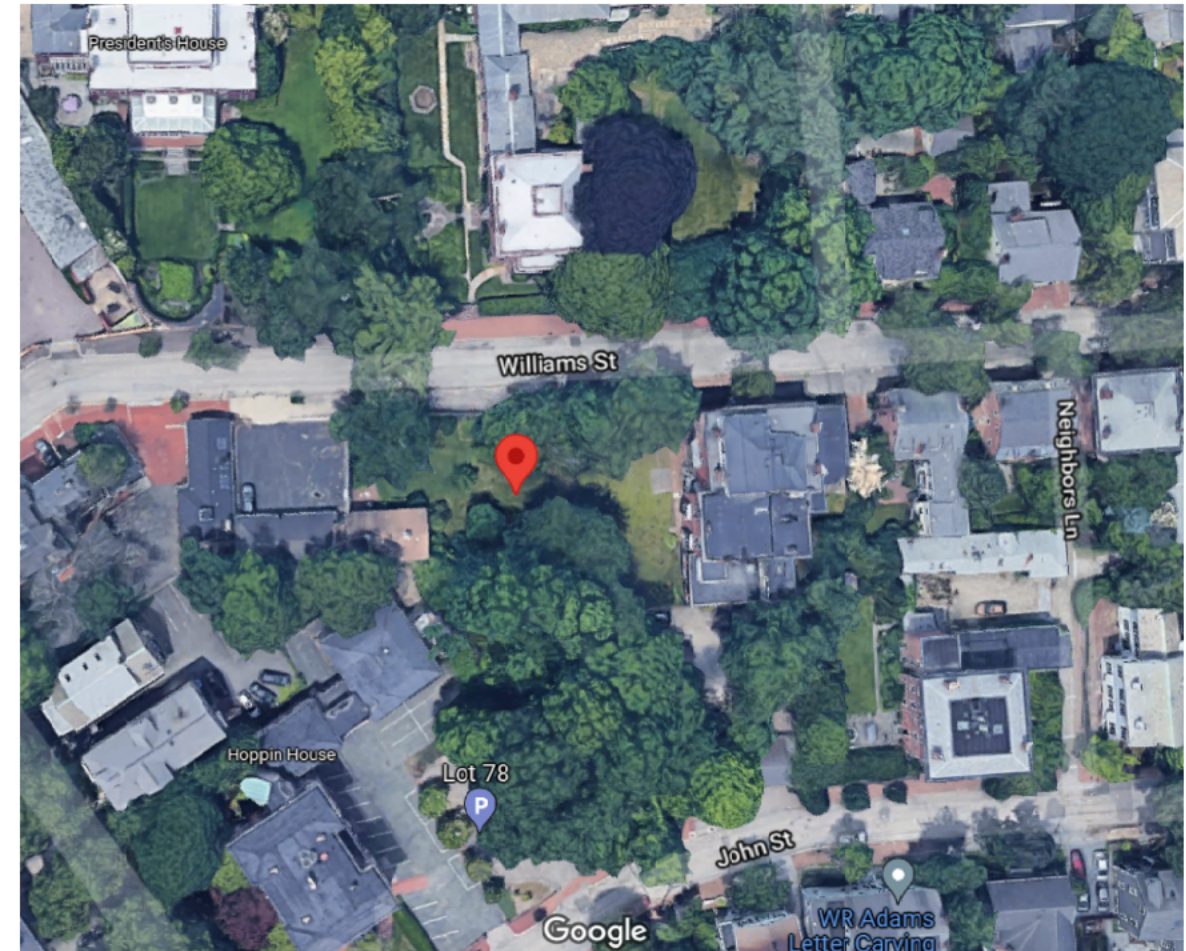
HIRSCH RESIDENCE

NEW SINGLE FAMILY RESIDENCE
67 WILLIAMS STREET
PROVIDENCE RI

OWNER:
JEFF & KAREN HIRSCH
6 MONTERY LN
FRAMINGHAM MA
617-388-0370



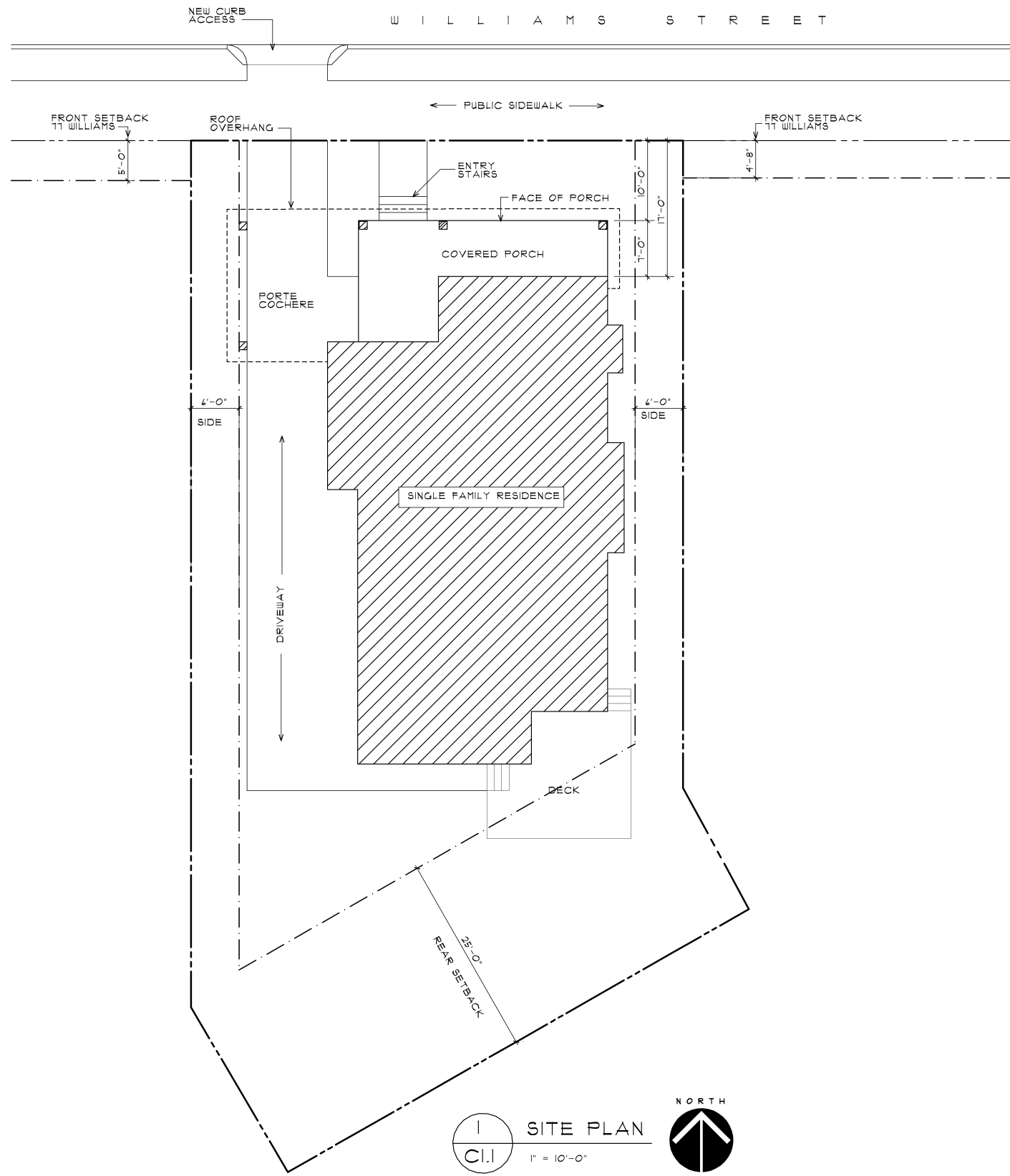
1 EXISTING PLOT PLAN AREA
SCALE: NO SCALE



2 AERIAL VIEW
SCALE: NO SCALE



3 PHOTO OF EXISTING SITE
SCALE: NO SCALE



1 SITE PLAN
C1.1 1" = 10'-0"

NORTH

HDC SUBMISSION

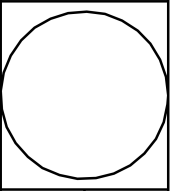
SITE PLAN

SHEET

C1.1

DATE: 01/11/22
SCALE: 1" = 10'-0"

REVISIONS:



ACME ARCHITECT L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com

NEW SINGLE FAMILY HOME
HIRSCH RESIDENCE
47 WILLIAMS STREET
PROVIDENCE, RHODE ISLAND 02906



1 NORTH ELEVATION - WILLIAMS STREET
 A2.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME
HIRSCH RESIDENCE
 41 WILLIAMS STREET
 PROVIDENCE, RHODE ISLAND 02906

ACME ARCHITECT L.L.C.
 9 SIMMONS ROAD
 LITTLE COMPTON
 RHODE ISLAND 02837
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EXTERIOR ELEVATIONS

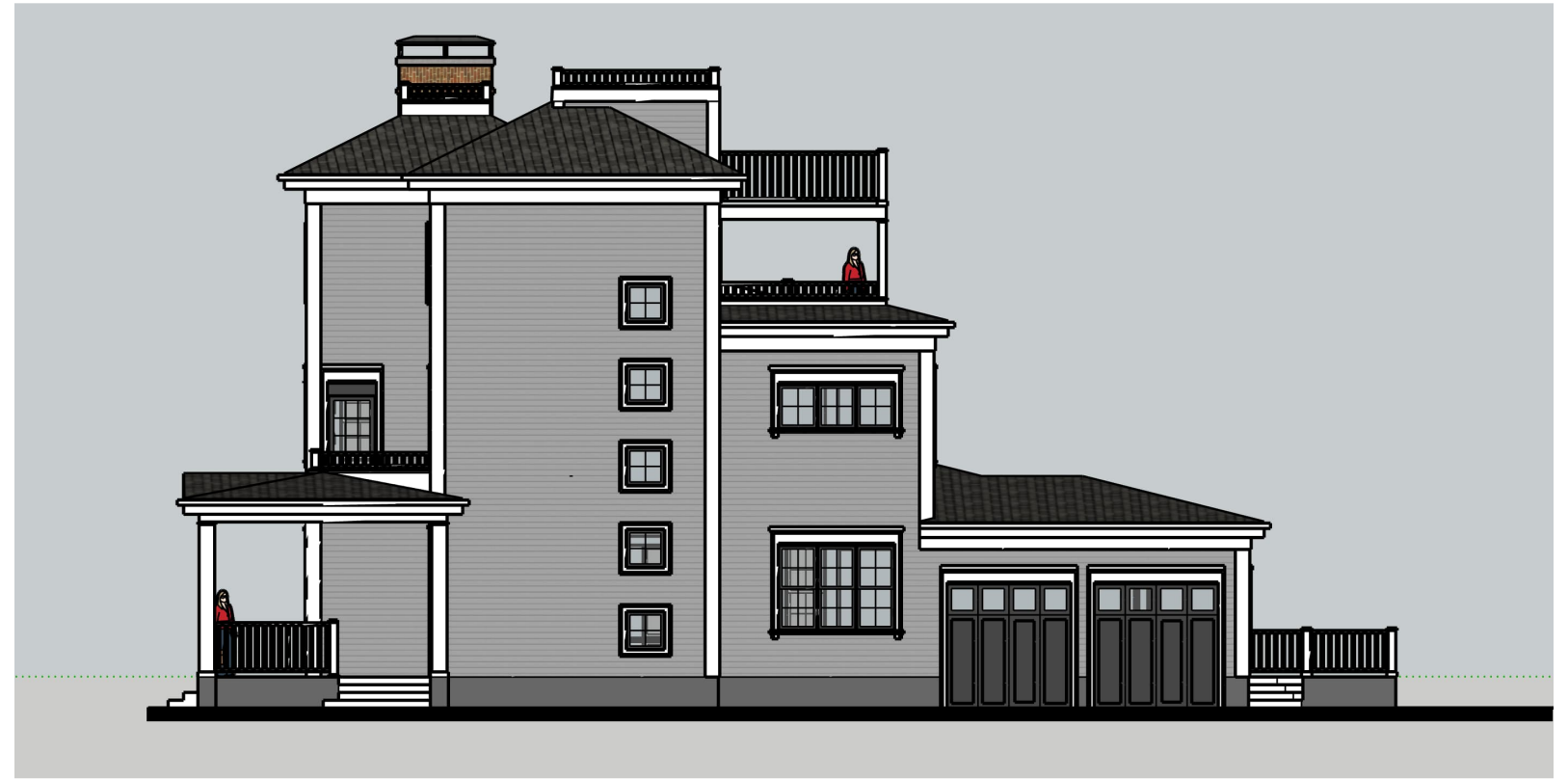
REVISIONS:
 DATE: 01/11/22
 SCALE: 1/4" = 1'-0"

SHEET
A2.1

HDC SUBMISSION



North / Williams St. Elevation



West / Side Elevation



East / Side Elevation



South Side Elevation

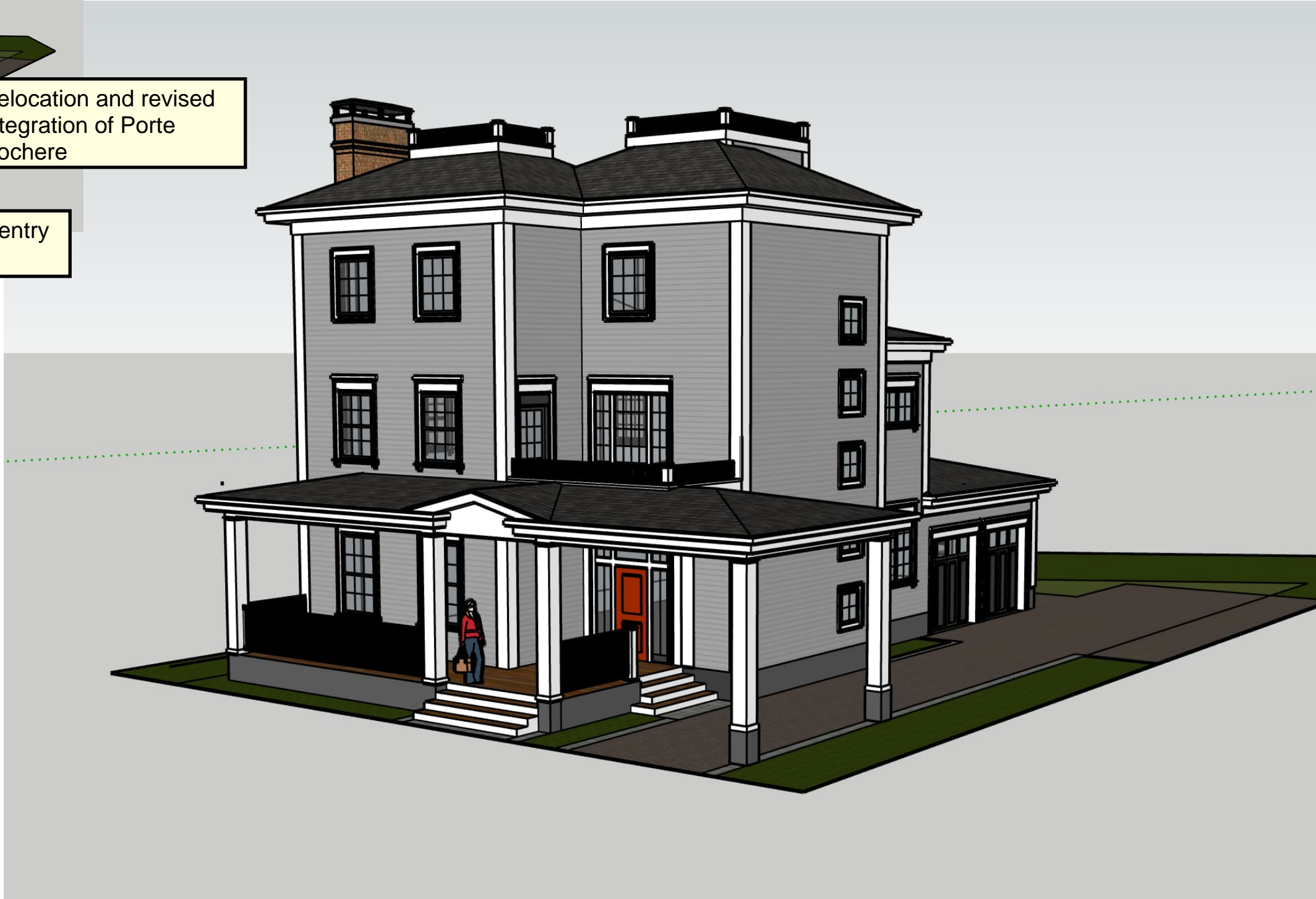
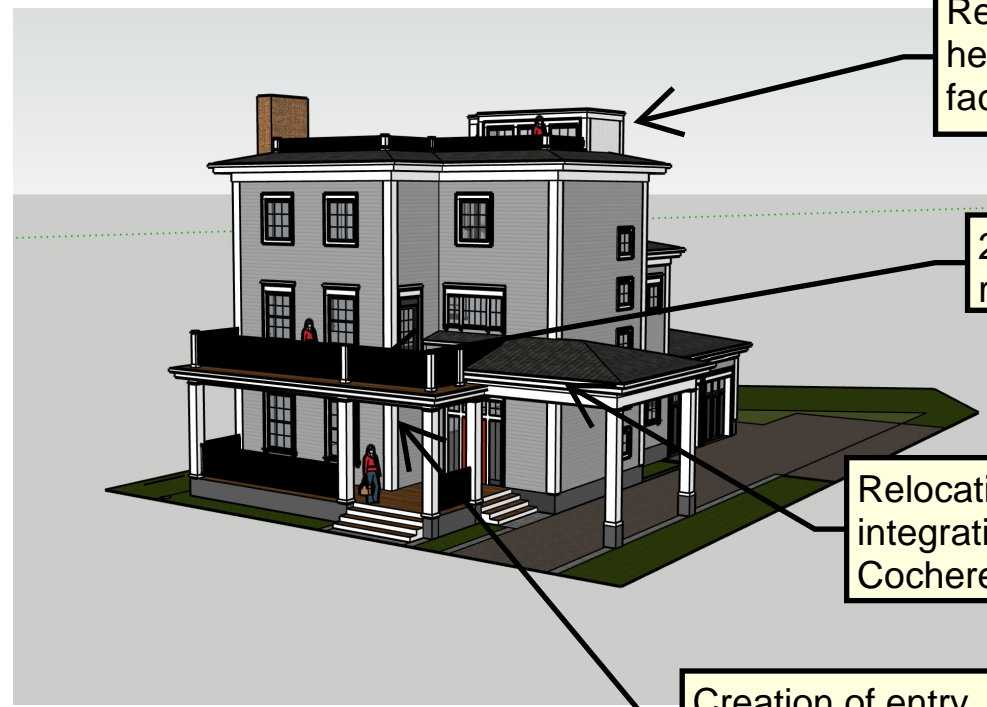
Removal and modification of head house and street facing 3rd floor deck

2nd floor balcony revised

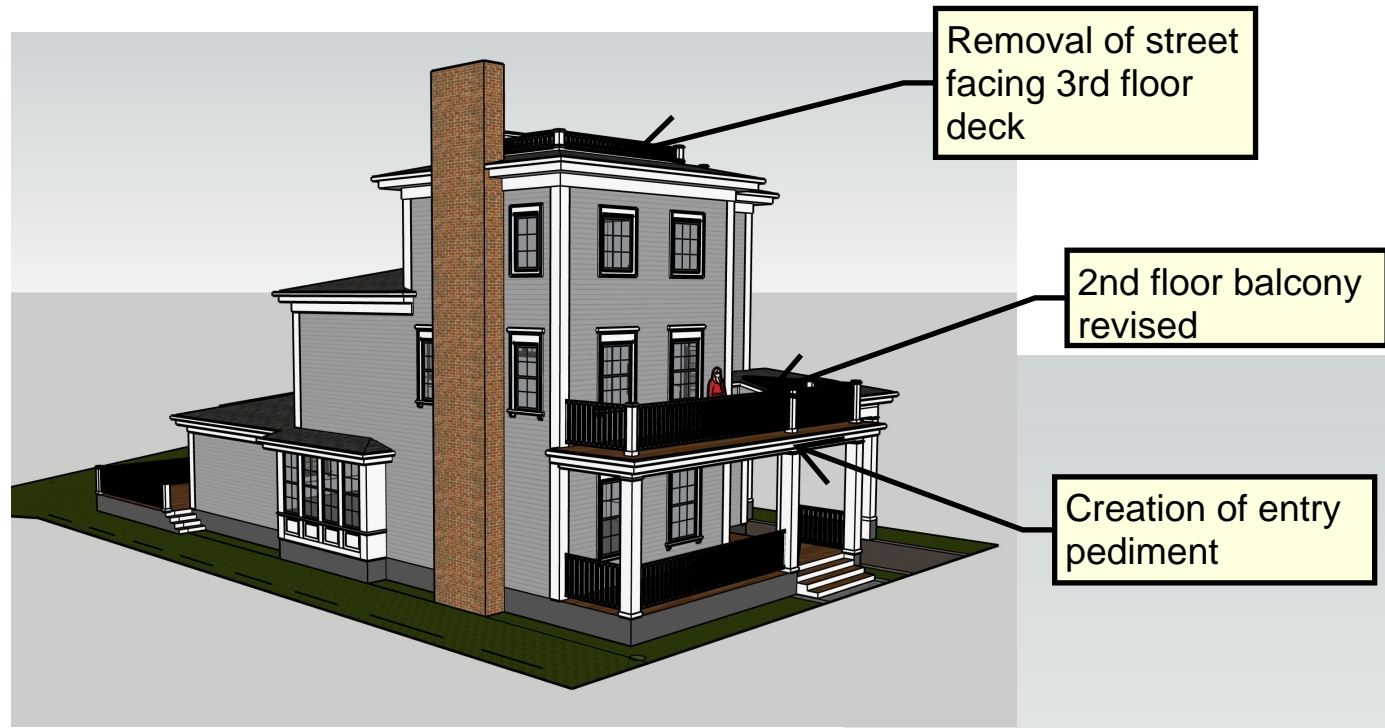
Relocation and revised integration of Porte Cochere

Creation of entry pediment

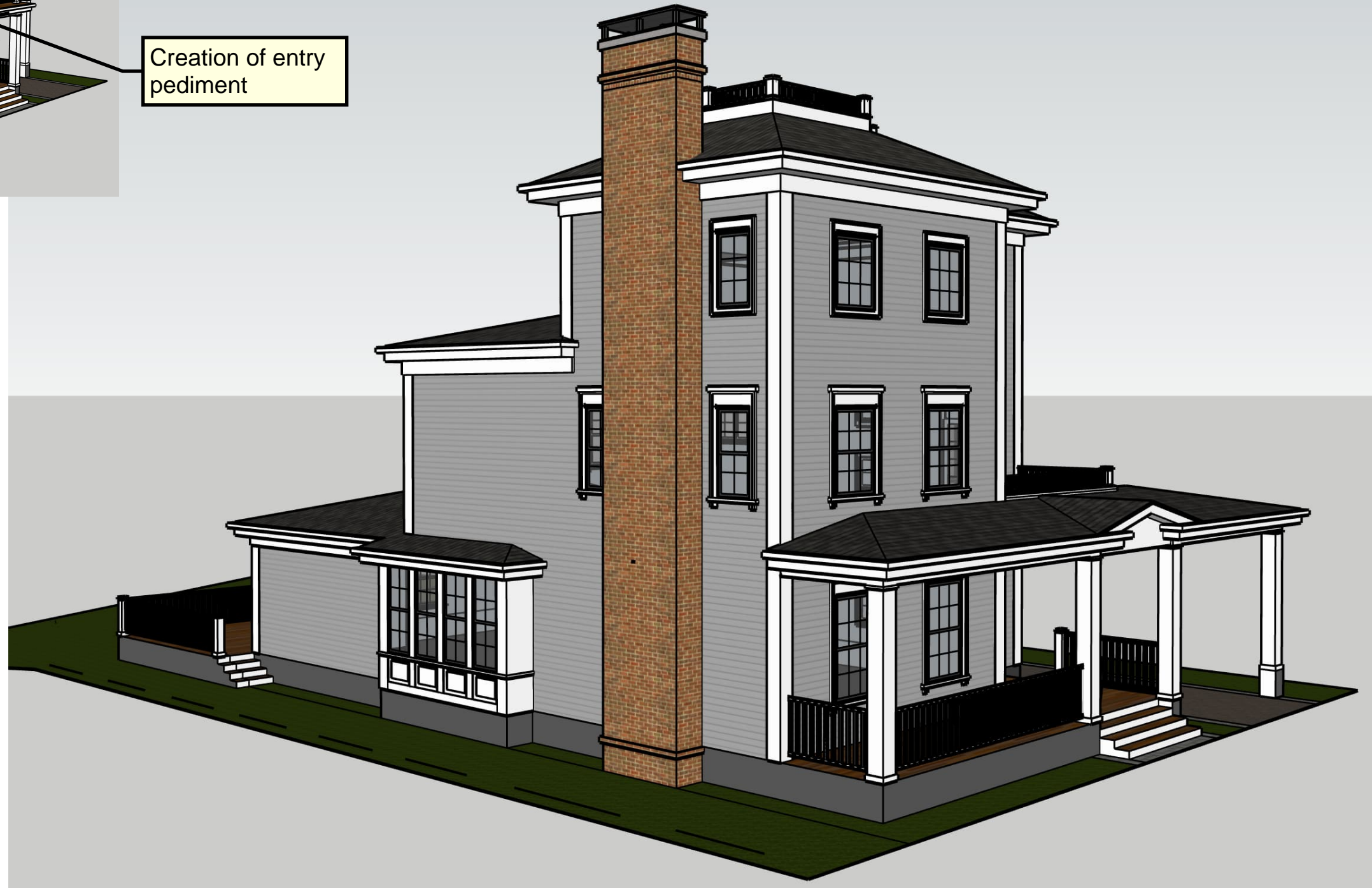
Previous Design



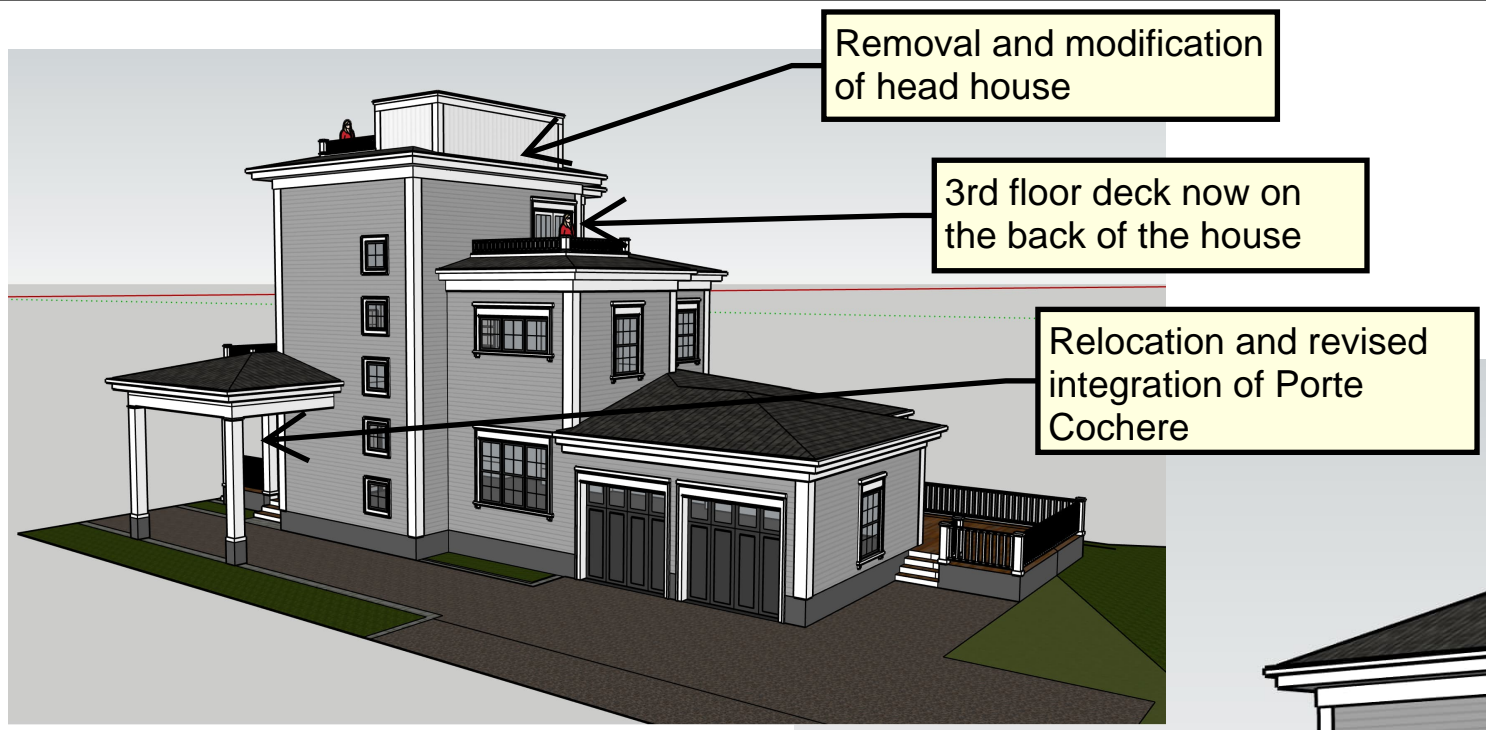
Updated Design 1/24/22



Previous Design



Updated Design 1/24/22



Previous Design



Updated Design 1/24/22



Contextual Model Update 1/24/22

Contextual Model Update 1/24/22





Contextual Model Update 1/24/22