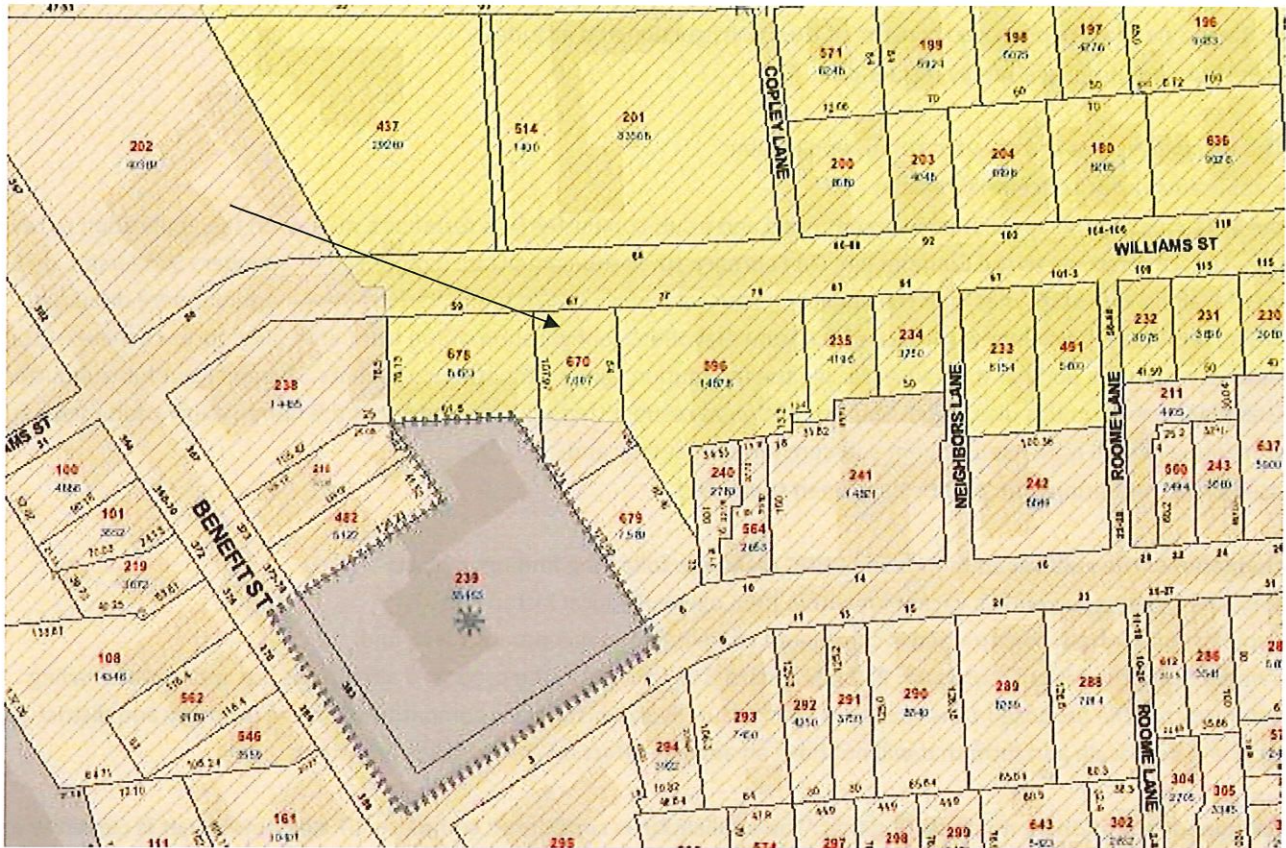
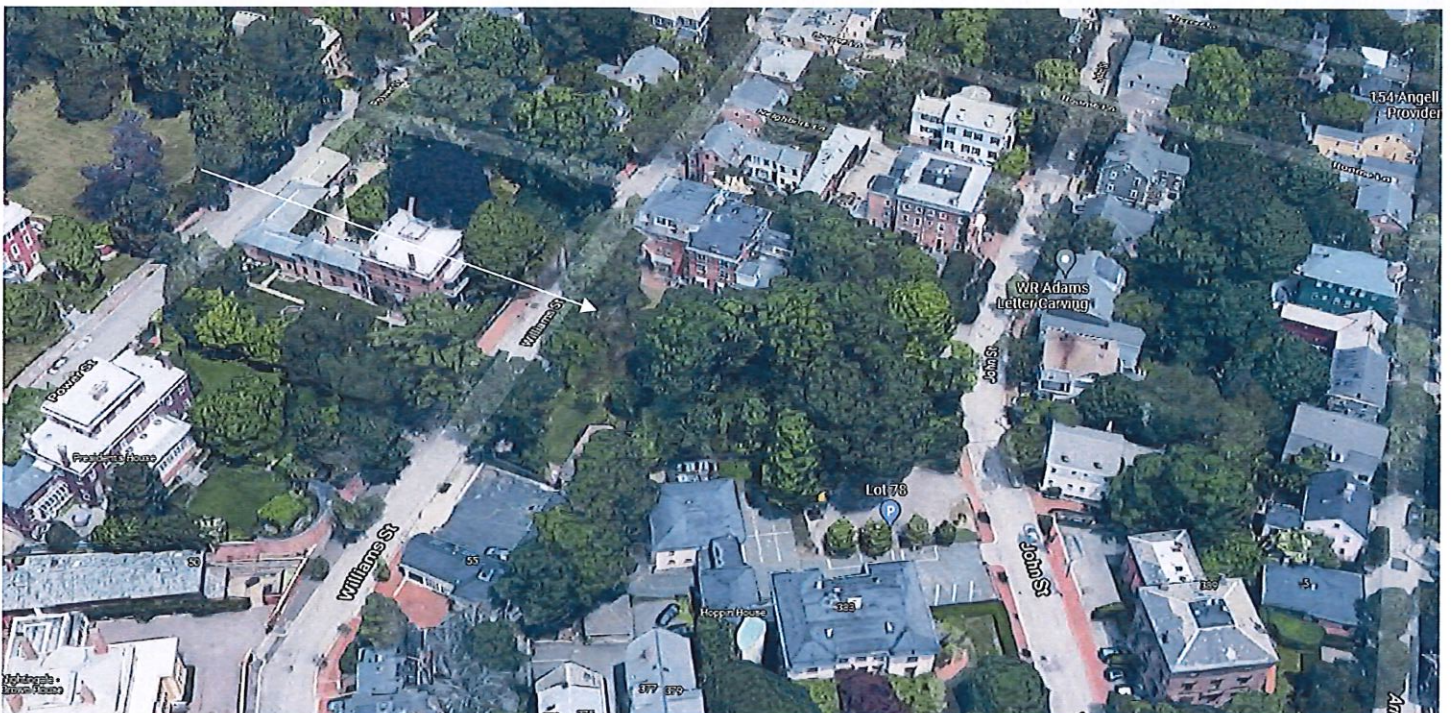


6. CASE 21.130, 67 WILLIAMS STREET, Vacant lot (COLLEGE HILL)

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 1/31 meeting the application was continued and a sub-committee was formed to meet with the application to review options before returning to the Commission. On February 10th a sub-committee (comprised of members Sanderson, de Boer & Schoettle, along with staff) met with the applicant, counsel and his design team. Various design options were discussed including removing the chimney, setback of the front elevation, configuration of the front entry and porte-cochere, setting the garage back from the body of the house, raising the foundation, along with other comments. The applicant has submitted revised plans based on this discussion. The application as resubmitted addresses many of the Commission's comments from the 1/31 meeting as well as the subsequent sub-committee meeting; 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.

HIRSCH RESIDENCE

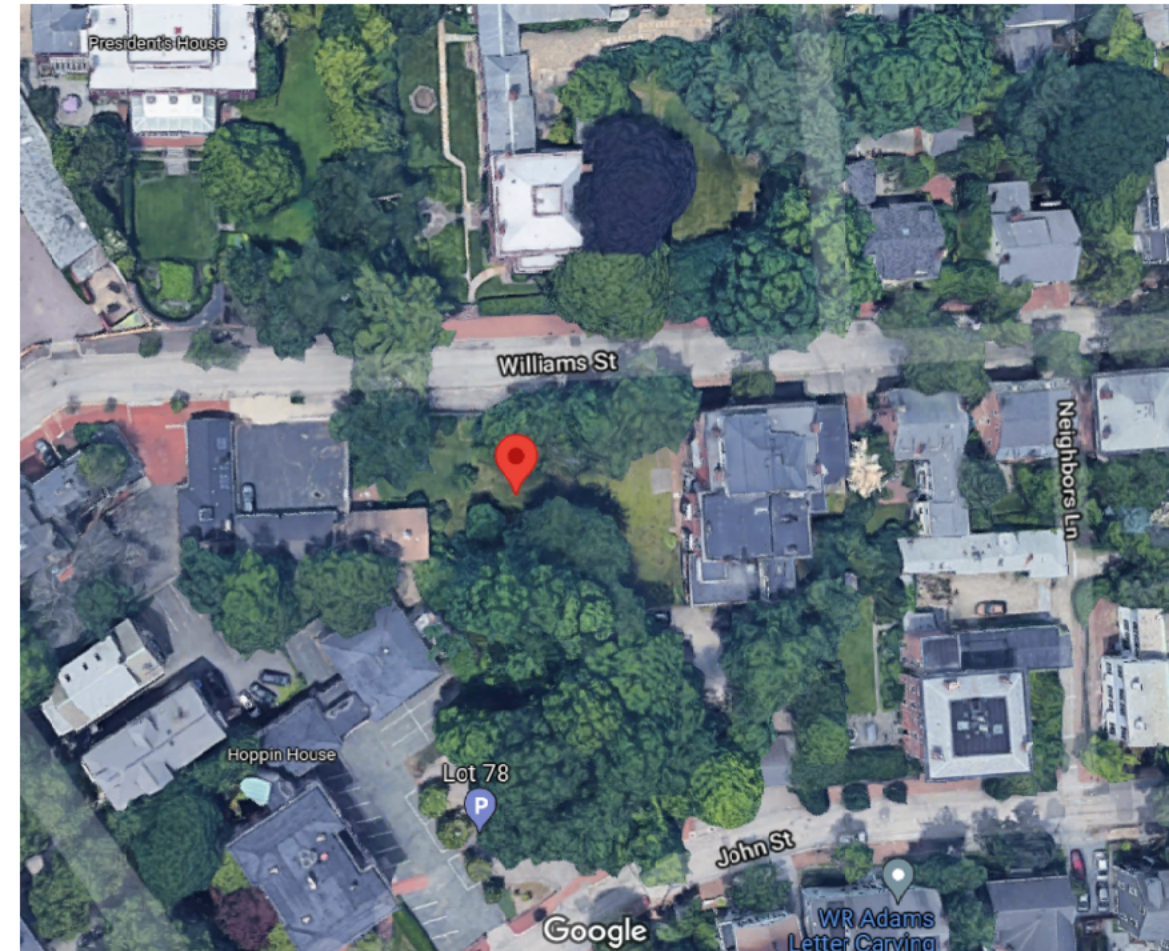
NEW SINGLE FAMILY RESIDENCE

67 WILLIAMS STREET

PROVIDENCE RI

DATE: 2/28/22

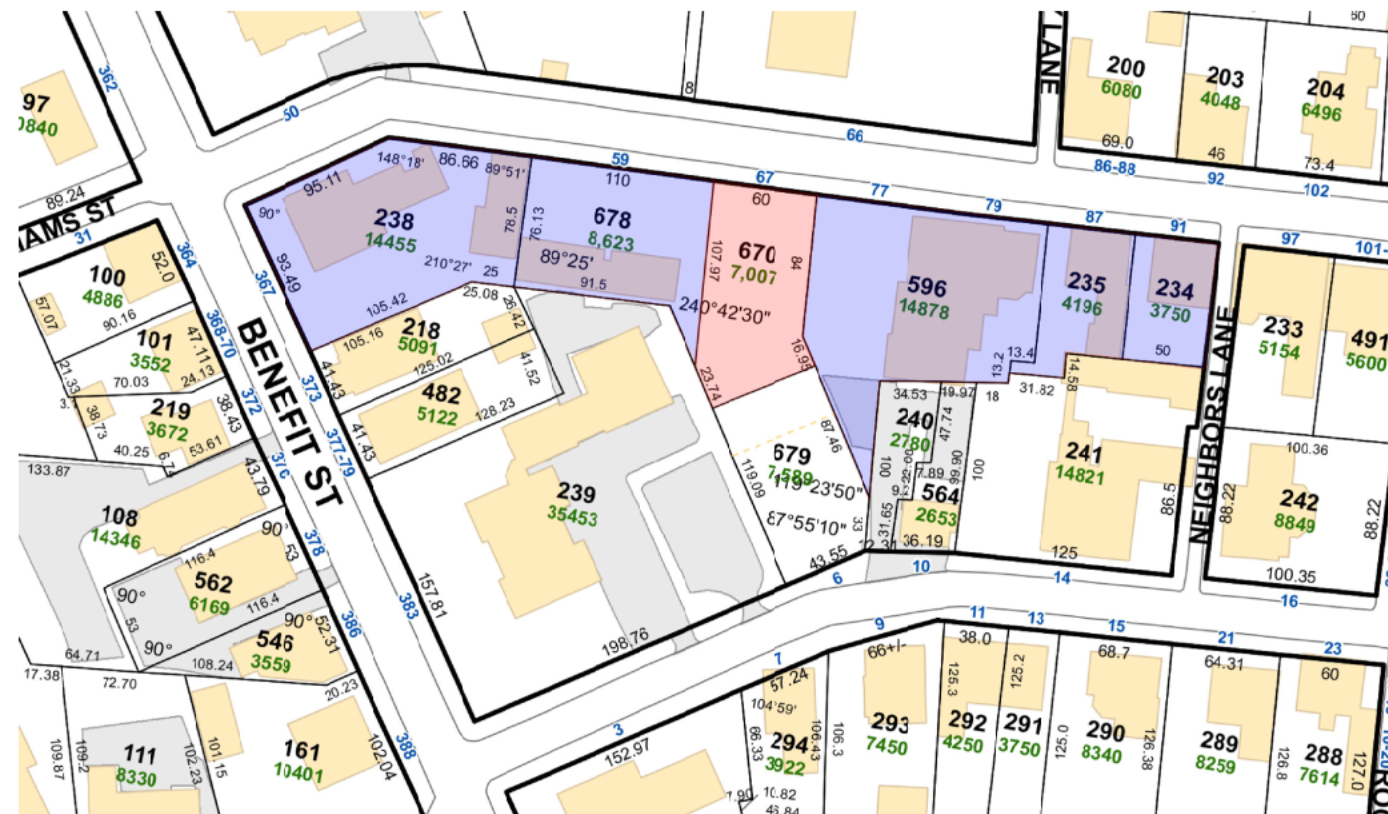
OWNER:
JEFF & KAREN HIRSCH
6 MONTERY LN
FRAMINGHAM MA
617-388-0370



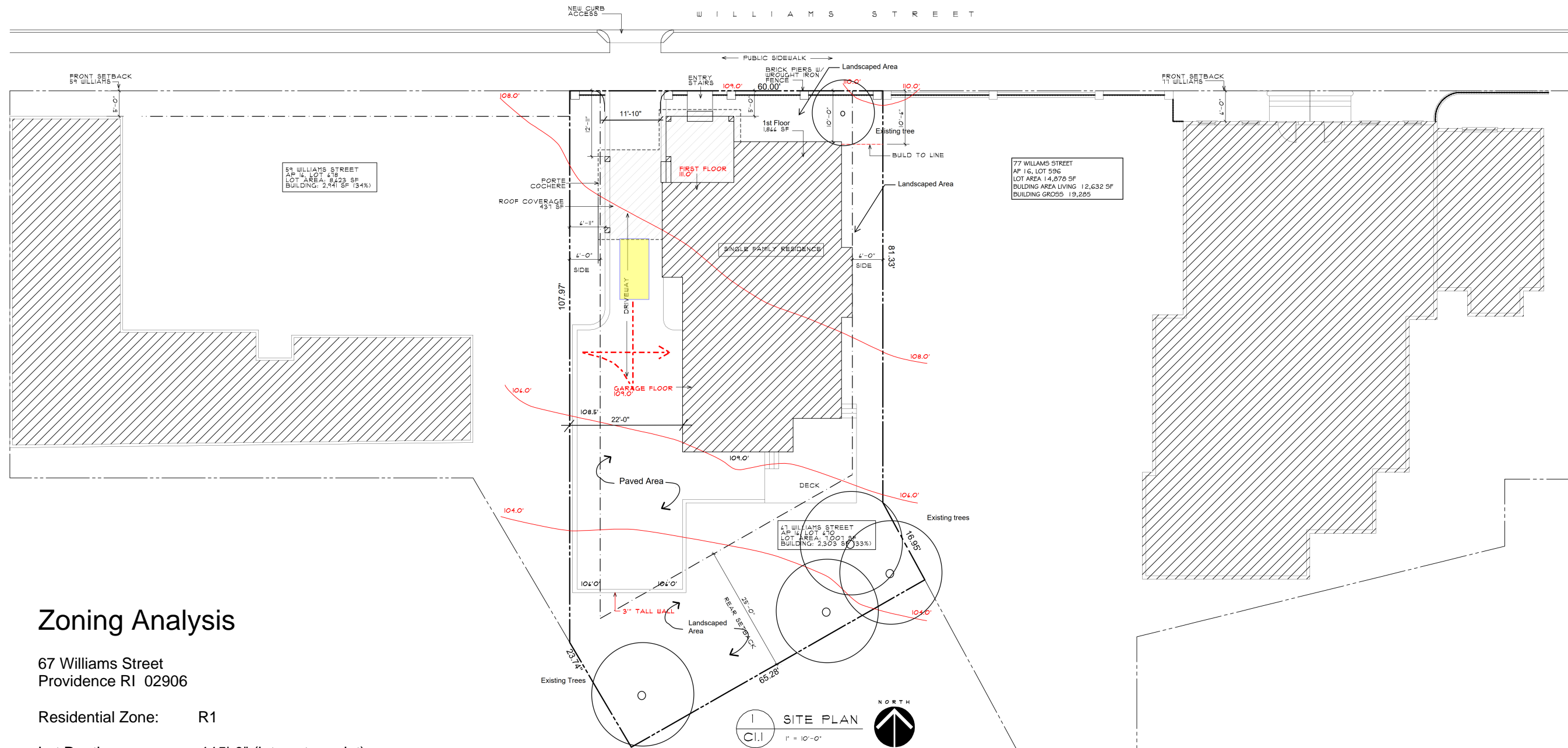
2 AERIAL VIEW
SCALE: NO SCALE



3 PHOTO OF EXISTING SITE
SCALE: NO SCALE



1 EXISTING PLOT PLAN AREA
SCALE: NO SCALE



Zoning Analysis

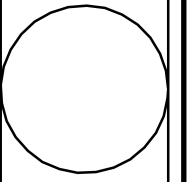
67 Williams Street
Providence RI 02906

Residential Zone:	R1
Lot Depth:	115'-0" (lot center point)
Lot Width:	109'-0"
Lot Sq. Ft.	7,007 s.f.
Lot Coverage:	2,303 s.f. = 33%
Front Build to Line	10'-3"
Side Set Back:	6'-0"
Rear Set Back:	25'-0"
Building Height:	39'-6"

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

ACME ARCHITECT L.L.C.

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



SITE PLAN

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

SHEET

C1.1

HDC SUBMISSION

66 Williams St.
Stories - 3
Gross Area - 17,373
Living Area - 12,669
Dist. to Sidewalk - 24'-6"

77 Williams St.
Stories - 3.5
Gross Area - 19,285
Living Area - 12,632
Dist. to Sidewalk - 6'-0"

87 Williams St.
Stories - 2.25
Gross Area - 7,250
Living Area - 4,377
Dist. to Sidewalk - 0'-0"

91 Williams St.
Stories - 2.75
Gross Area - 5,404
Living Area - 3,528
Dist. to Sidewalk 0'-0"

88 Williams St.
Stories - 2.25
Gross Area - 6,148
Living Area - 3,501
Dist. to Sidewalk 7'-6"

92 Williams St.
Stories - 2
Gross Area - 5,872
Living Area - 3,215
Dist. to Sidewalk 4'-0"

357 Benefit St.
Stories - 3
Gross Area - 19,000+
Living Area -
Dist. to Sidewalk - 27'-6"

67 Williams St.
Stories 3
Gross Area - 4,771
Living Area - 3,251
Distance to Sidewalk - 10'-0"

59 Williams St.
Stories - 1.25
Gross Area - 3,846
Living Area - 2,450
Dist. to Sidewalk 5'-0"

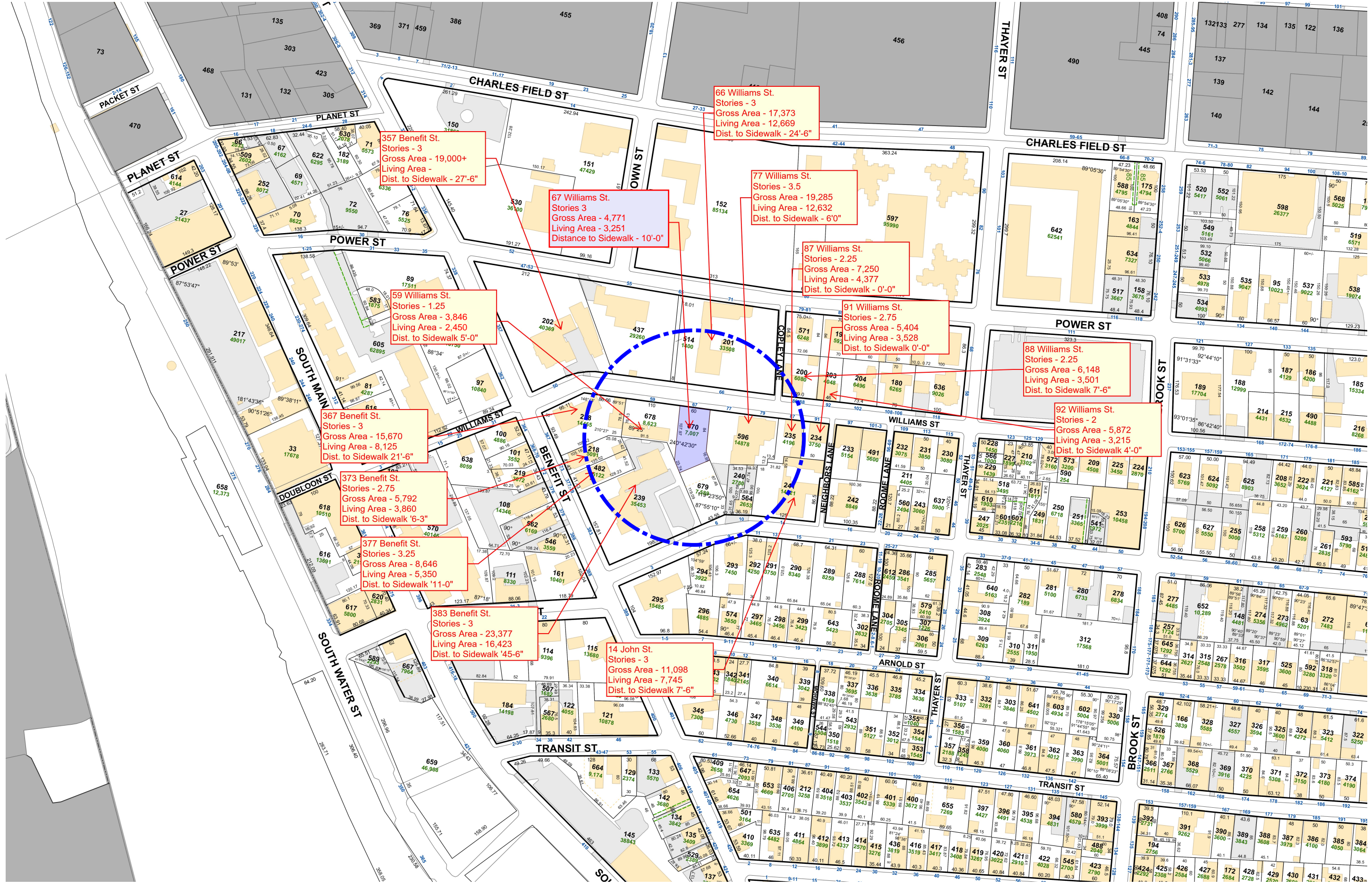
367 Benefit St.
Stories - 3
Gross Area - 15,670
Living Area - 8,125
Dist. to Sidewalk 21'-6"

373 Benefit St.
Stories - 2.75
Gross Area - 5,792
Living Area - 3,860
Dist. to Sidewalk 6'-3"

377 Benefit St.
Stories - 3.25
Gross Area - 8,646
Living Area - 5,350
Dist. to Sidewalk 11'-0"

383 Benefit St.
Stories - 3
Gross Area - 23,377
Living Area - 16,423
Dist. to Sidewalk 45'-6"

14 John St.
Stories - 3
Gross Area - 11,098
Living Area - 7,745
Dist. to Sidewalk 7'-6"





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

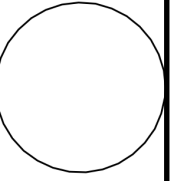


2 WEST ELEVATION
A2.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME
HIRSCH RESIDENCE
67 WILLIAMS STREET
PROVIDENCE, RHODE ISLAND 02904

ACME ARCHITECT L.L.C.

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



EXTERIOR ELEVATIONS

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

SHEET

A2.1

HDC SUBMISSION



1 SOUTH ELEVATION
A2.2 1/4" = 1'-0"

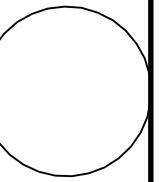


2 EAST ELEVATION
A2.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME
HIRSCH RESIDENCE
67 WILLIAMS STREET
PROVIDENCE, RHODE ISLAND 02904

ACME
ARCHITECT
L.L.C.

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



EXTERIOR ELEVATIONS

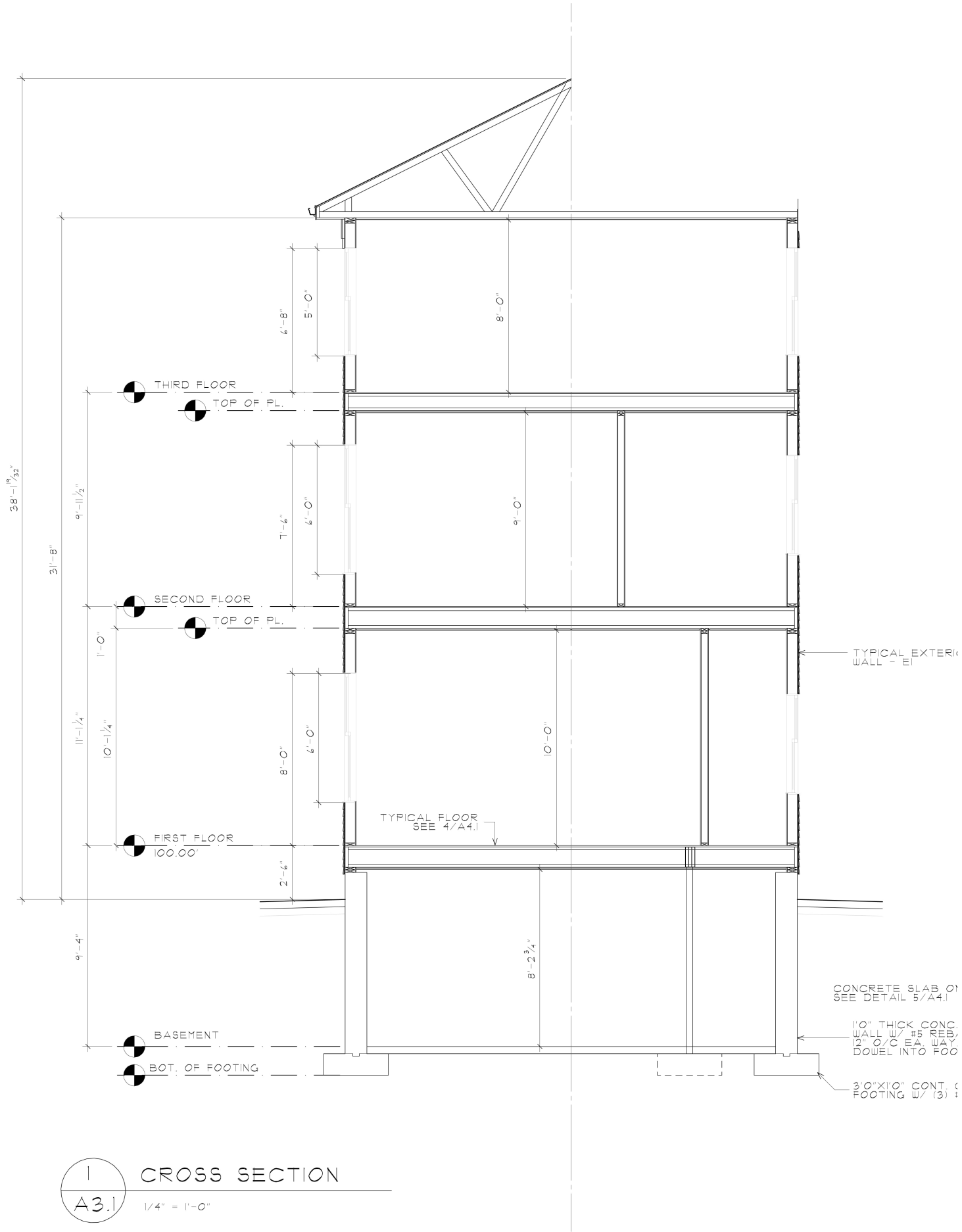
REVISIONS:

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

SHEET

A2.2

HDC SUBMISSION

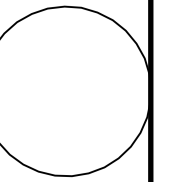


1 CROSS SECTION
 A3.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME
HIRSCH RESIDENCE
 67 WILLIAMS STREET
 PROVIDENCE, RHODE ISLAND 02904

ACME ARCHITECT L.L.C.

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



BUILDING SECTION

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

SHEET

A3.1

HDC SUBMISSION



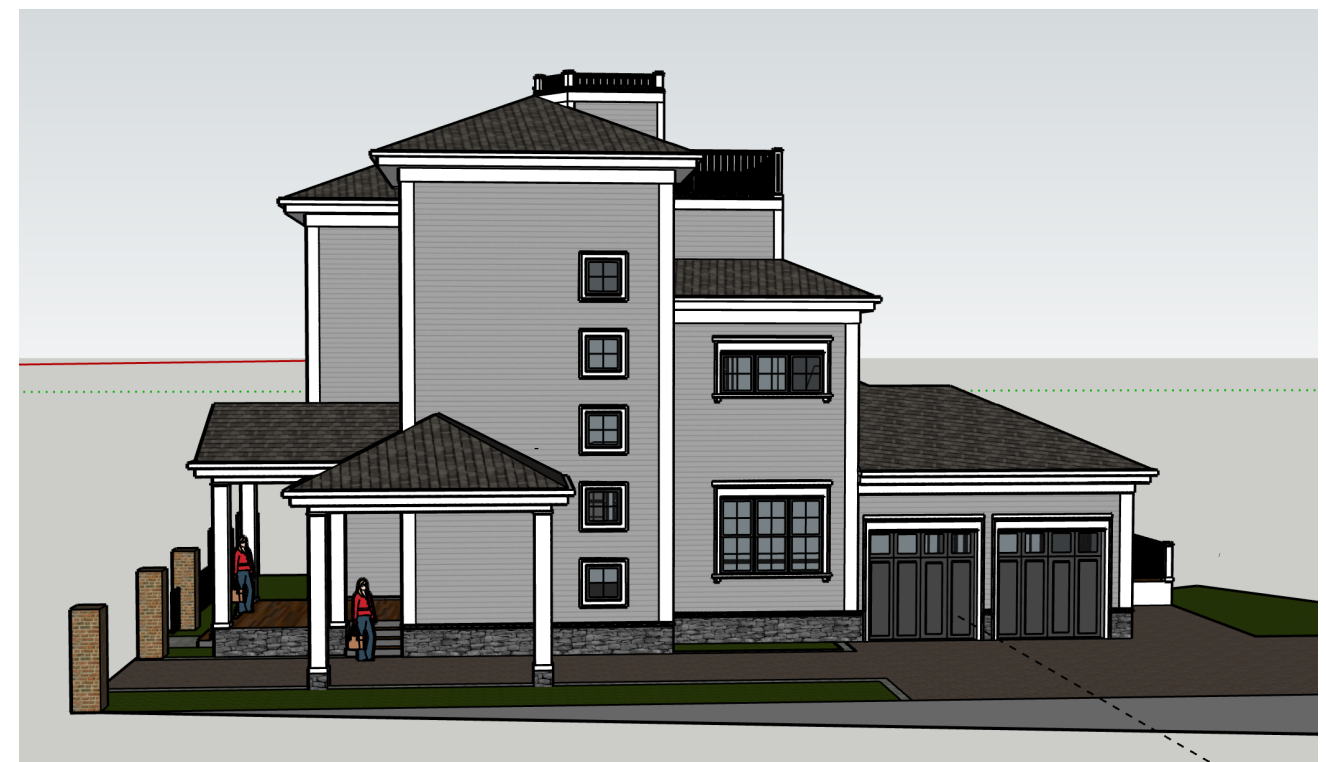
71 WILLIAMS

67 WILLIAMS

59 WILLIAMS



North / Williams St. Elevation



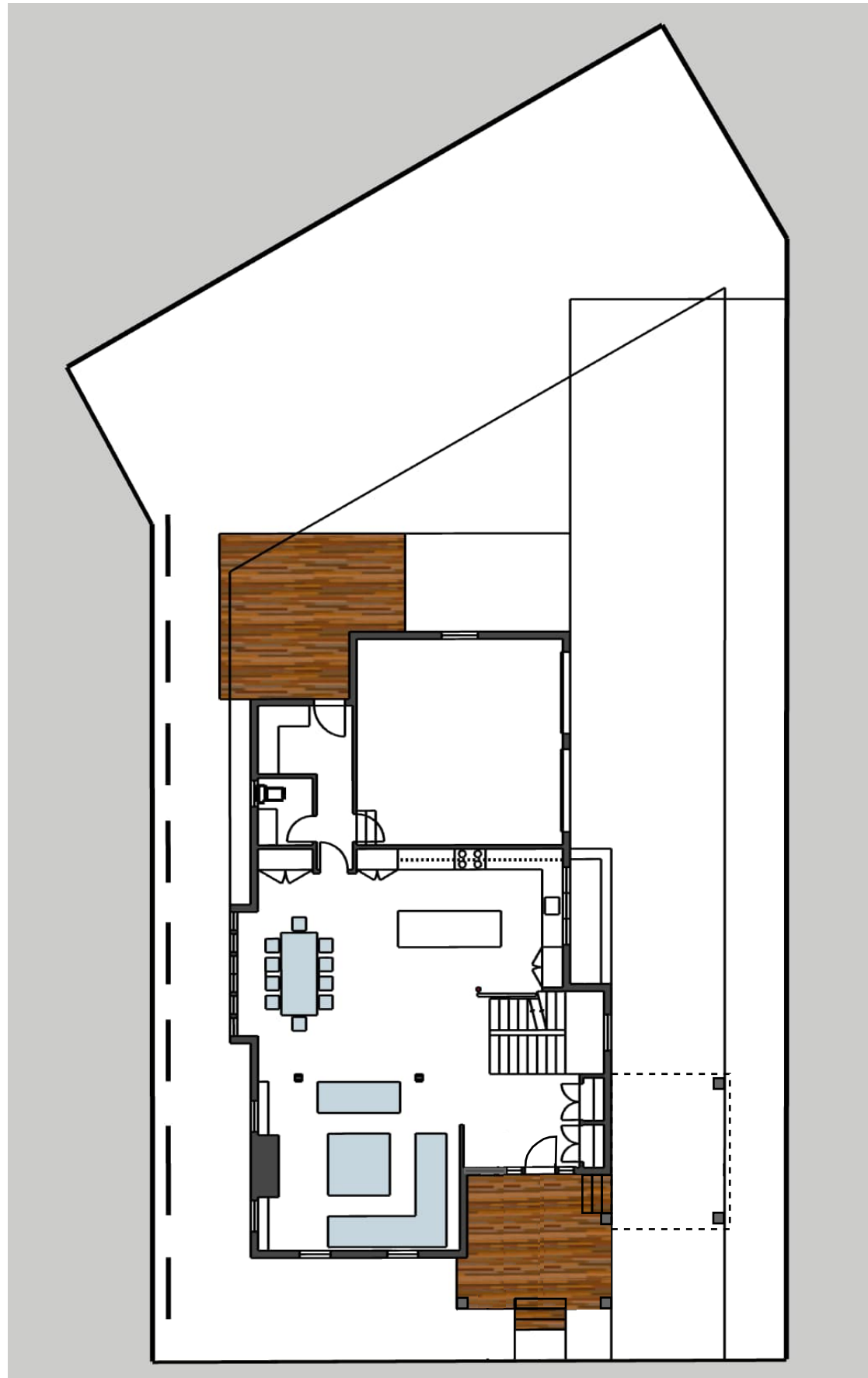
West / Side Elevation



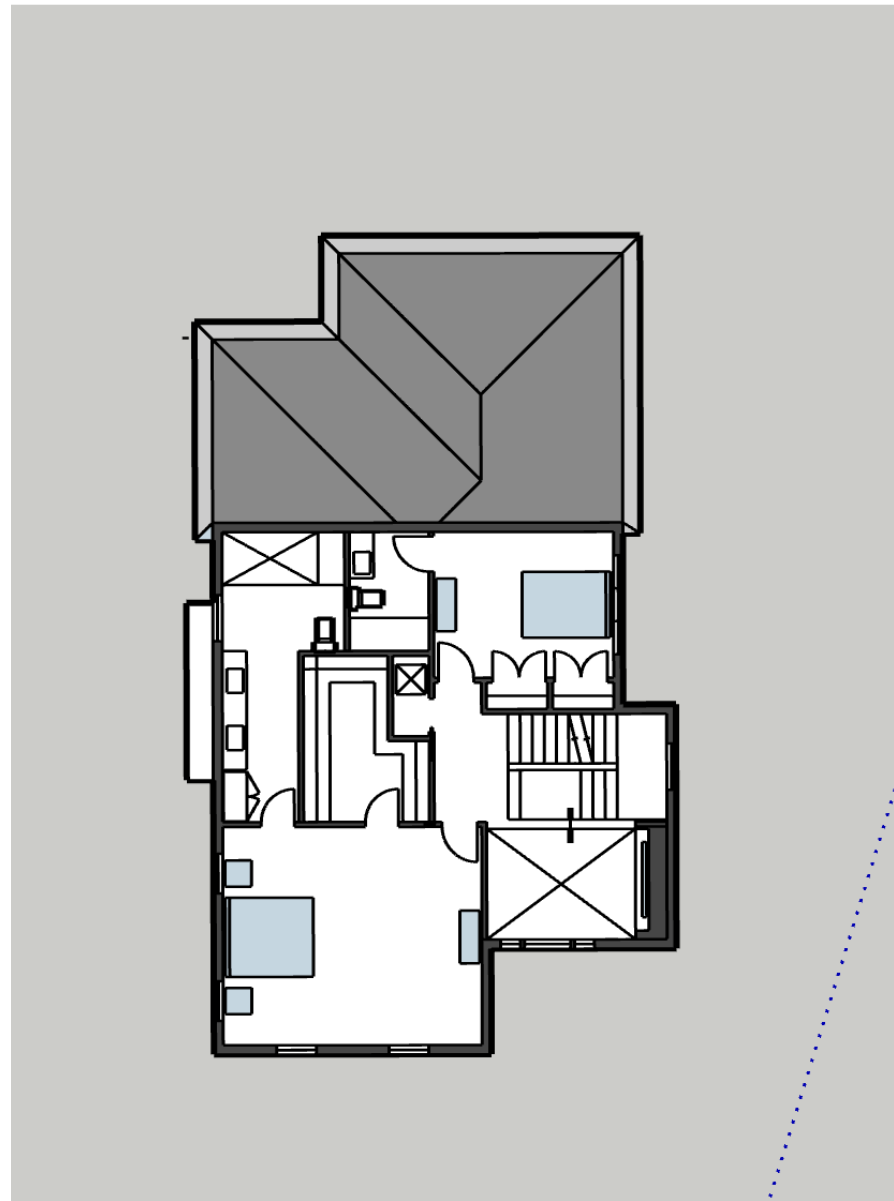
East / Side Elevation



South Side Elevation



First Floor Plan

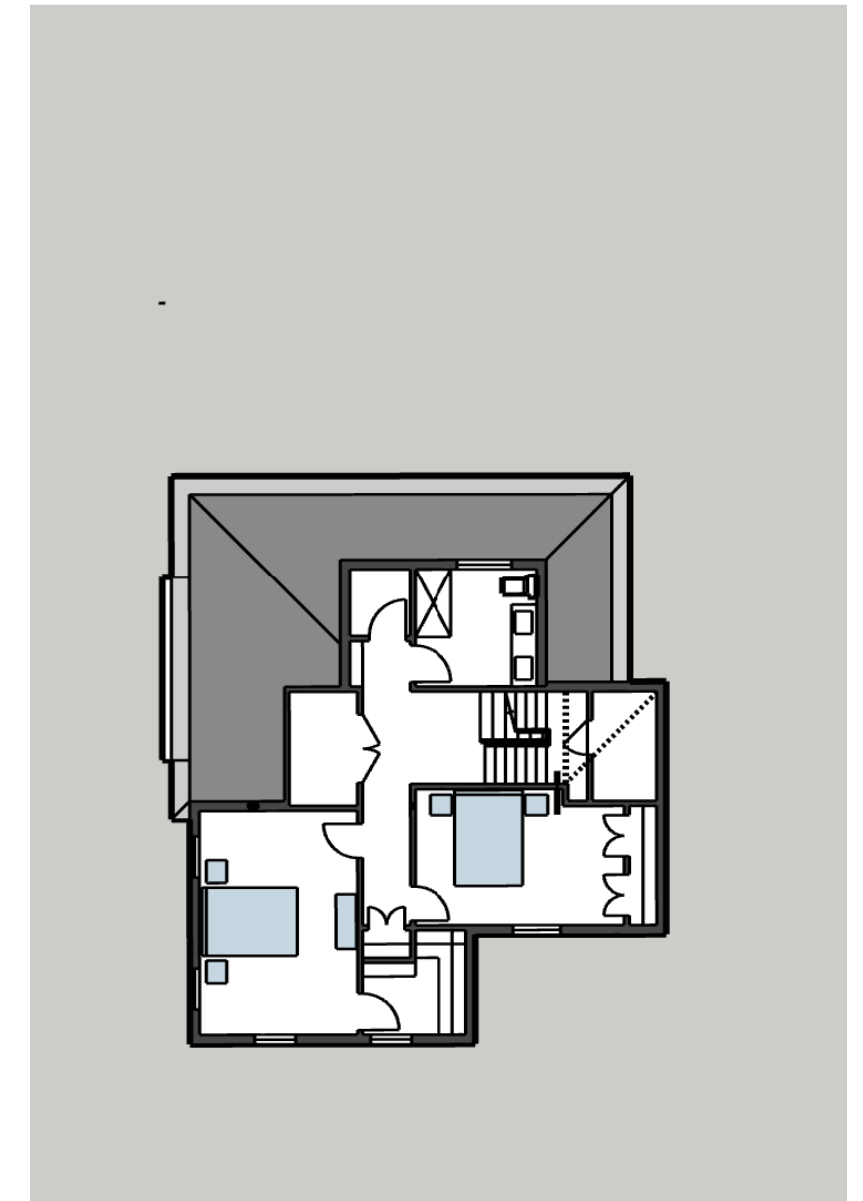


Second Floor Plan

Building Areas

Garage	420 s.f.
First floor	1,396 s.f.
Second floor	936 s.f.
Third floor	844 s.f.
Head house	75 s.f.
Basement	1,100 s.f.

TOTAL LIVING	3,251 s.f.
TOTAL BUILDABLE	4,771 s.f.



Third Floor Plan

Front facade element reduced in scale

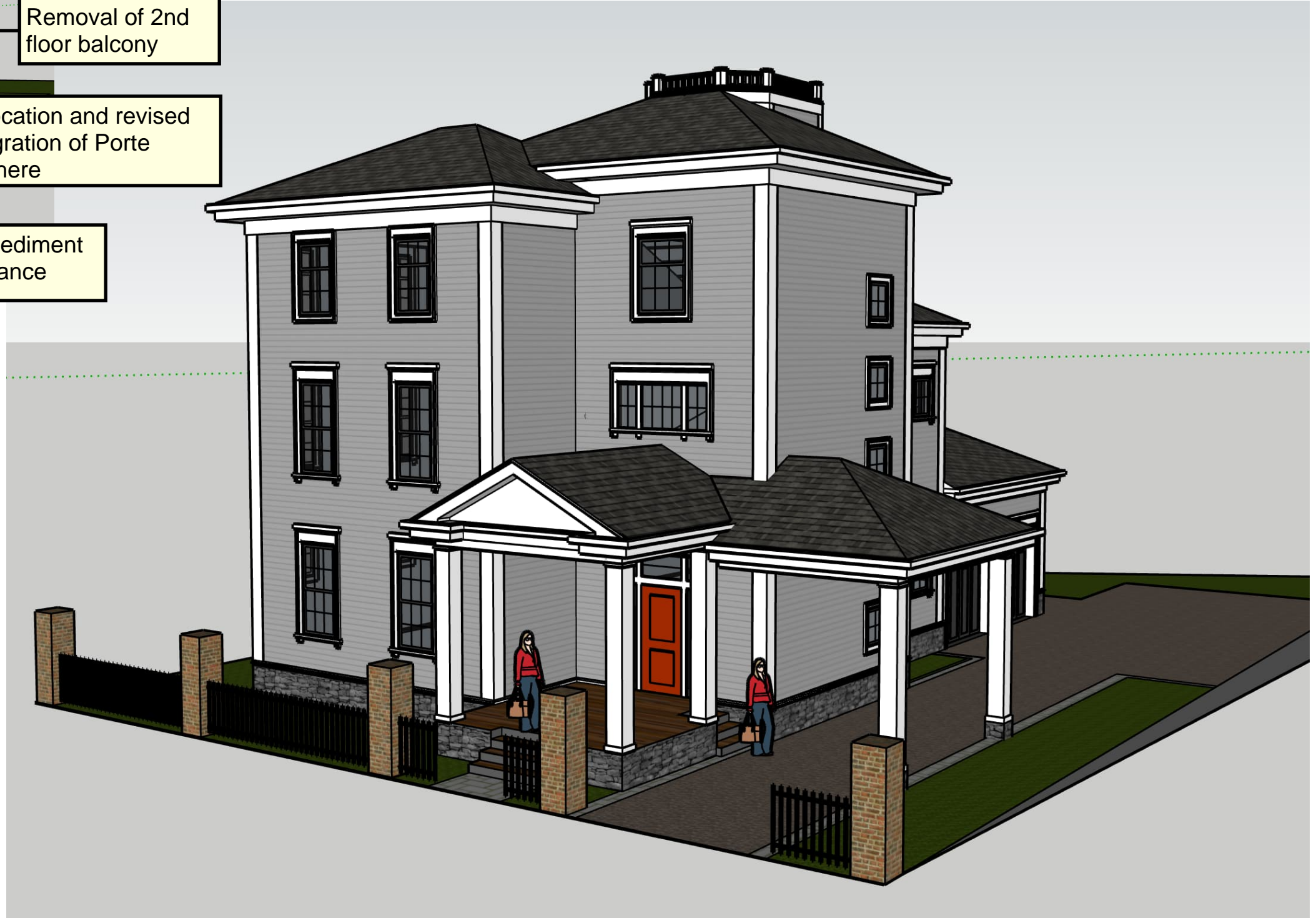
Deletion of "farmers" porch

Removal of 2nd floor balcony

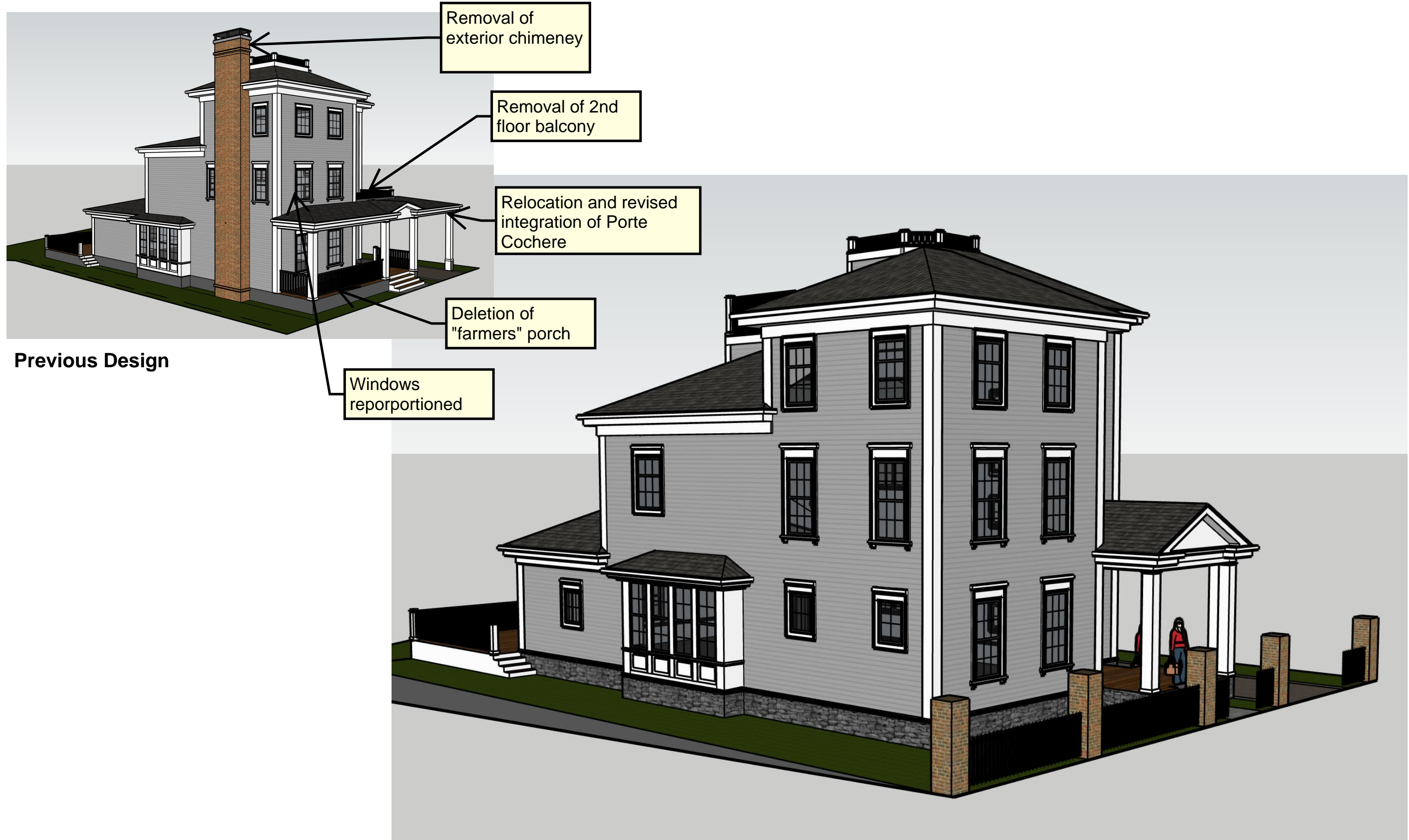
Relocation and revised integration of Porte Cochere

Centering of pediment and main entrance

Previous Design



Updated Design 2/28/22



Removal of exterior chimeney

Removal of 2nd floor balcony

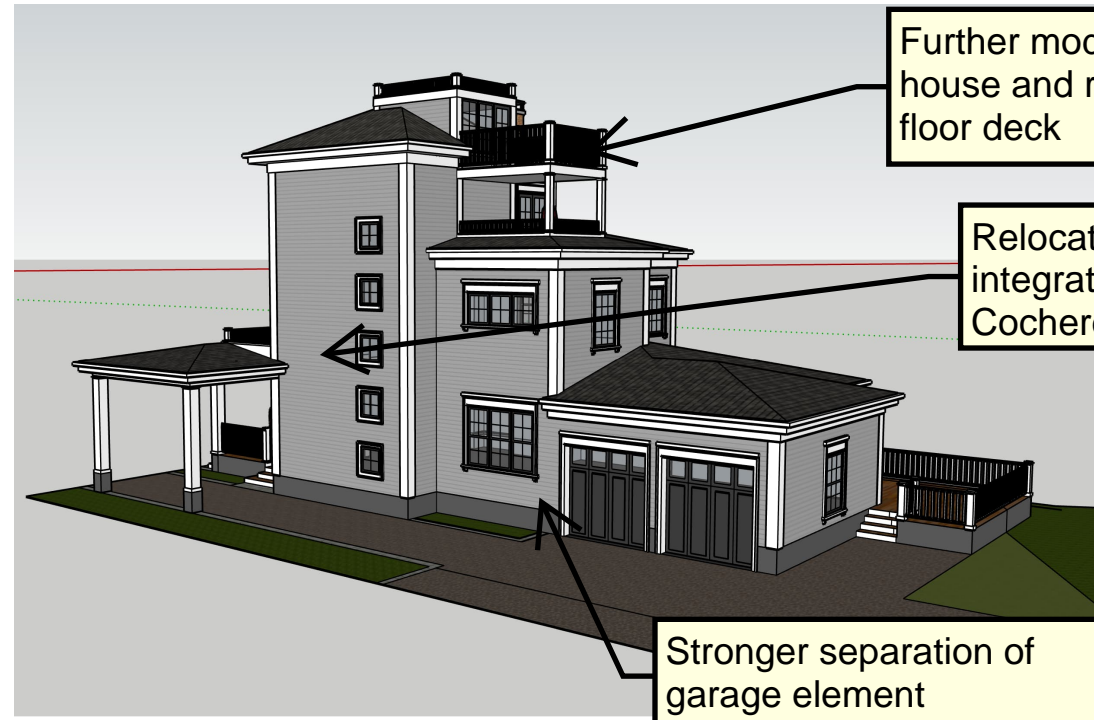
Relocation and revised integration of Porte Cochere

Deletion of "farmers" porch

Windows repropotioned

Previous Design

Updated Design 2/28/22



Further modification of head house and removal of 3rd floor deck

Relocation and revised integration of Porte Cochere

Stronger separation of garage element

Previous Design



Updated Design 2/28/22



Contextual Model Update 2/28/22

Contextual Model Update 2/28/22





Contextual Model Update 2/28/22

