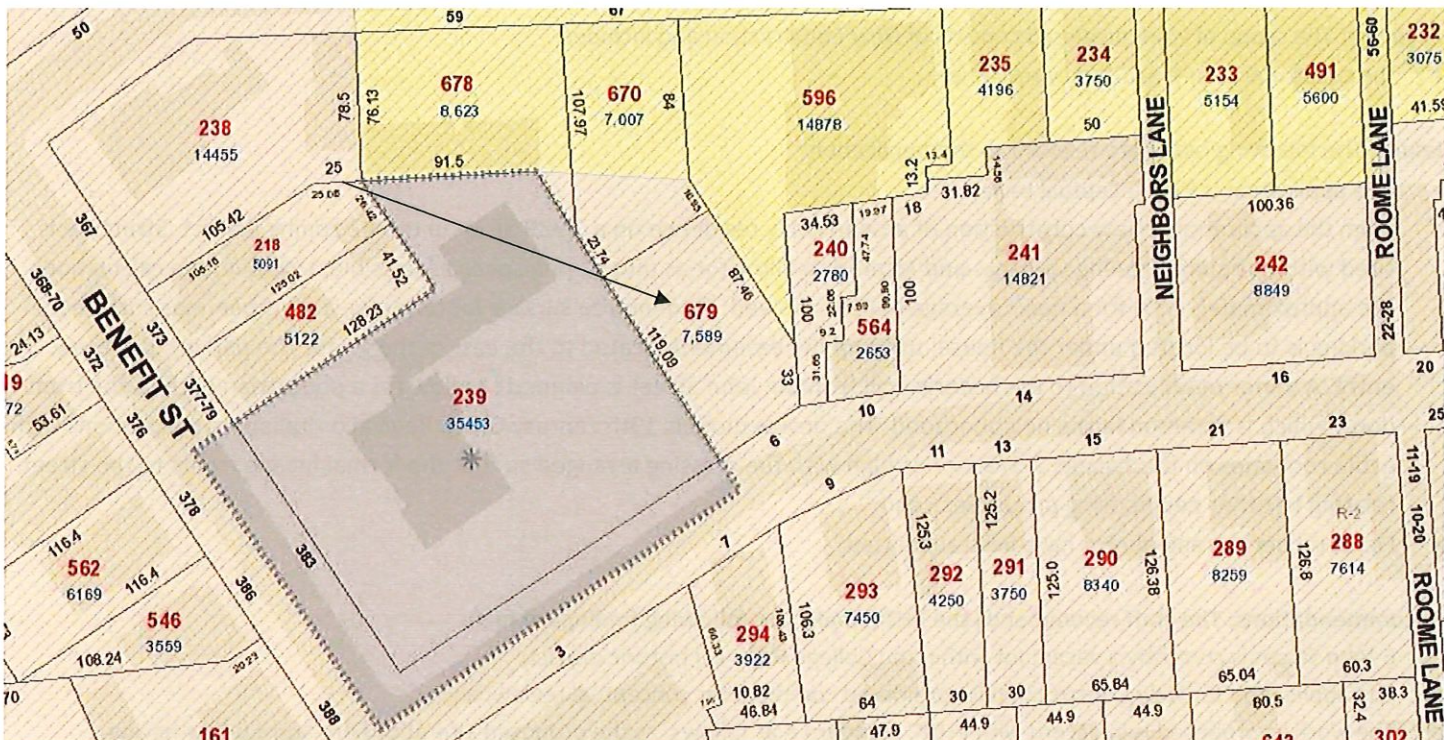
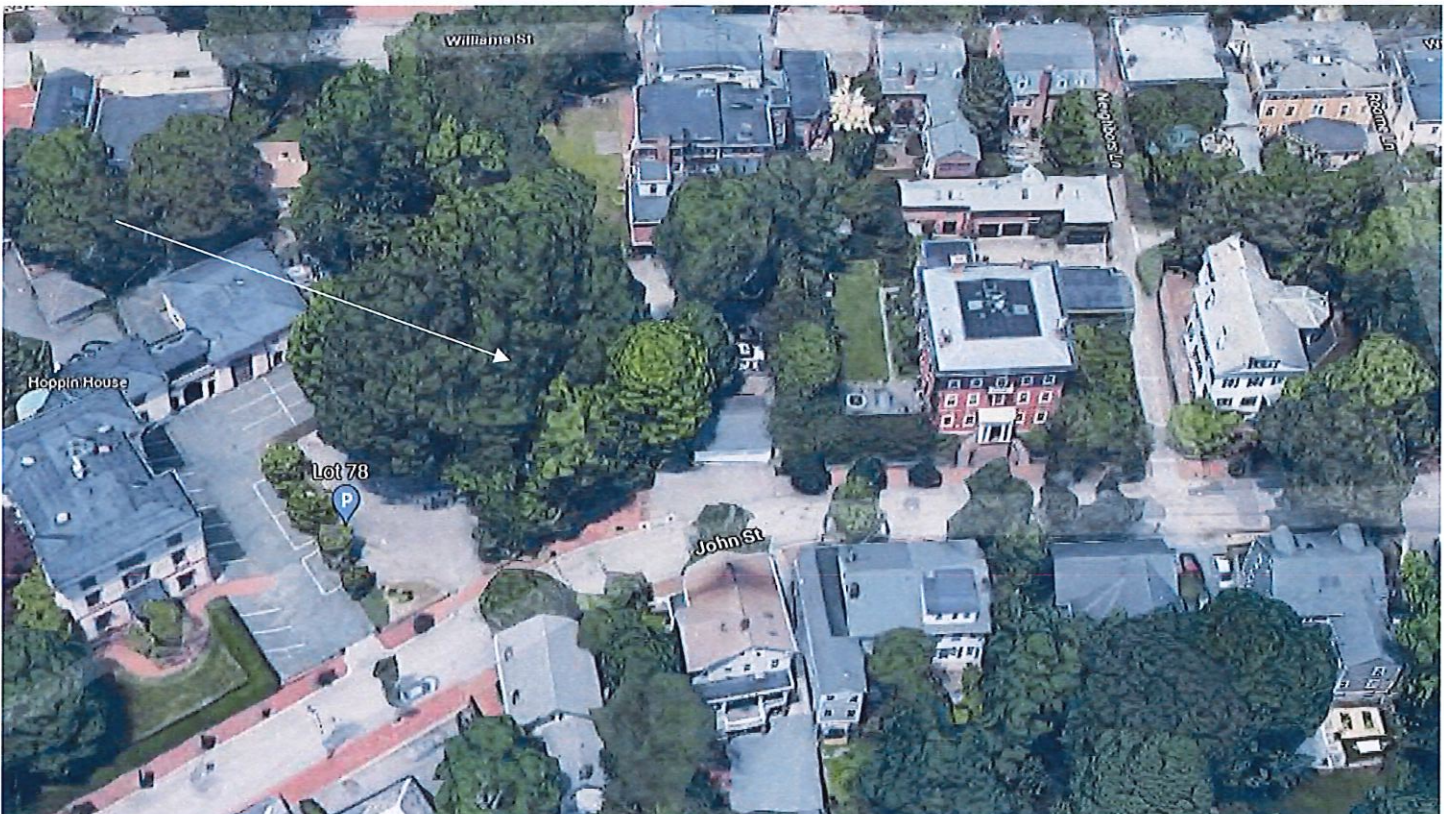


**7. CASE 22.018, 6 JOHN STREET, Vacant lot (COLLEGE HILL)**

Currently a Vacant lot within the CH NHLD



Arrow indicates 6 John Street.



Arrow indicates project location, looking north.

**Applicants/Owners:** James & Cynthia Duffy, 15 Williston Road, Newton, MA 02466

**Architect:** JP Couture, AIA, 12 Arnold Street, Providence, RI 02906

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

- the construction of a two-family residence.

**Issues:** The following issues are relevant to this application:

- This application is for conceptual review
- From the application: "New construction of a two-family residence on a 7,589 SF lot in the R2 zoning district. Structure is sited within required zoning setbacks and located to allow for as much open space as possible. Lot coverage calculations are approximately 39% for a max coverage of 45% allowed. To minimize surface lot coverage and impervious surfaces, parking is to be located under the house, utilizing the easement located to the east of the lot for the parking/driveway entry. A minor modification to the historic wall fronting John Street is planned to allow for a pedestrian path to the front door, which is common in the neighborhood. The design models 19th century Greek Revival or Italianate proportions with gable roof lines on the facade, 2-1/2 stories high with the massing arranged so that the formal facade fronts to the street, relating to other neighboring properties.; 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 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. 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 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.

**Subject:** John Street

**Date:** Friday, February 11, 2022 at 4:03:45 PM Eastern Standard Time

**From:** JP

**To:** JP

Hello Neighbors,

I am writing to let you know that the new owners of # 6 John Street have engaged my services to design a new house for them and their daughter and her young family. Their daughter has lived in the neighborhood for some time and they love the area and would like to build a home for them to enjoy the many great things about our neighborhood and that will be a positive addition to the architectural landscape. I think this project along with the revitalization of Hoppin House will be great for the neighborhood but also understand that as neighbors, we all care about what will be built around us and have been rightfully concerned about other proposals.

Thankfully, we have sensitive new owners who understand this and so I would like to invite you to come by next Wednesday evening the 16th at 5:00 to discuss the proposal and preview the plans before they are released to the general public prior to the HDC meeting. I hope it can be an informative gathering for about an hour to talk about what is planned and answer questions in person rather than by e-mail or Zoom.

If you would like to attend, please let me know and I will look forward to seeing you next week. Since my house is on the small side I have limited this invitation to those of you who have been most active in recent efforts to safeguard our neighborhood with the hope that some of you might be willing to share what you learn.

Thank you in advance!

Best,

JP Couture  
12 Arnold Street

Sent from my iPad

# JP COUTURE, ARCHITECT, INC.

NEIGHBOR MEETING FOR 6 JOHN STREET (Email Attached)

<b>Invited</b>	<b>Attendees</b>
Susan Costello	X
Lily Bogosian	X
Nick Cicchitelli (FPNA)	
Amy Mendillo (FPNA)	
Rachel Robinson (PPS)	X
Arria Bilodeau	X
Lorne Adrain	
Mary Tsangarakis	X
Roz Rustigian	
Roni Kebassa	
Lynne Burke	X

# JP COUTURE, ARCHITECT, INC.

12 Arnold Street, Providence, Rhode Island 02906



**SITE CONDITIONS - VIEW NORTHWEST TO WILLIAMS ST**



**SITE CONDITIONS - VIEW SOUTHWEST TO BENEFIT STREET**

# JP COUTURE, ARCHITECT, INC.

12 Arnold Street, Providence, Rhode Island 02906



**JOHN STREET - TRAVELING WEST TOWARDS BENEFIT**



# JP COUTURE, ARCHITECT, INC.

12 Arnold Street, Providence, Rhode Island 02906



**JOHN STREET - VIEW NORTHEAST**



**JOHN STREET - VIEW NORTHWEST**

**JANUARY 28, 2022**

**6 JOHN STREET**

# JP COUTURE, ARCHITECT, INC.

12 Arnold Street, Providence, Rhode Island 02906



**JOHN STREET ELEVATION - VIEW NORTH**



**VIEW SOUTH FROM WILLIAMS STREET**

**JANUARY 28, 2022**

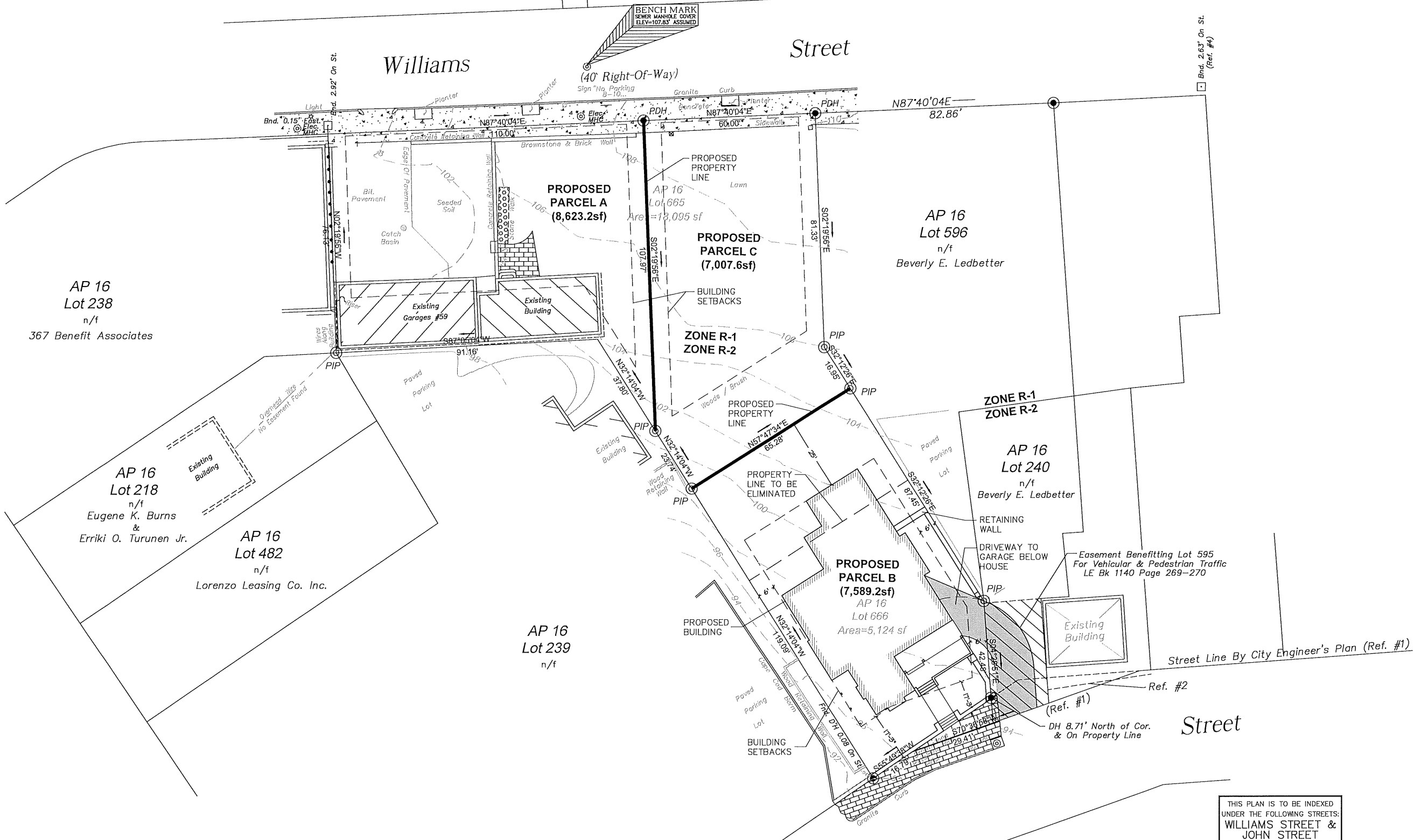
**6 JOHN STREET**



**JP COUTURE, ARCHITECT, INC.**  
12 Arnold Street, Providence, Rhode Island 02906



**JOHN STREET - PANORAMIC VIEW**



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

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
  - VERIFY ALL DIMENSIONS IN FIELD.
  - REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION  
RESTORATION

**JP COUTURE**<sup>©</sup>  
**ARCHITECT**

12 Arnold Street  
Providence, RI 02906  
Tel. 401.621.1861

JP@couturedesignassociates.com

No.	Date	Revisions

6 JOHN STREET  
PROVIDENCE, RHODE ISLAND

Date: JAN. 28, 2022

**C1.1**

Project Number:

PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



**GENERAL NOTES:**  
 1. DO NOT SCALE DRAWINGS.  
 2. VERIFY ALL DIMENSIONS IN FIELD.  
 3. REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION RESTORATION

**JP COUTURE, ARCHITECT**

12 Arnold Street  
 Providence, RI 02906  
 Tel. 401.621.1861

JP@couturedesignassociates.com

No.	Date	Revisions

**A** PROPOSED EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



**B** PROPOSED EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

6 JOHN STREET  
 PROVIDENCE, RHODE ISLAND

Date: FEB. 23, 2022

**A2.1**

Project Number:



A PROPOSED EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



PROPERTY LINE

B PROPOSED EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD.
3. REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION  
RESTORATION

JP COUTURE,<sup>©</sup>  
ARCHITECT

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Providence, RI 02906  
Tel. 401.621.1861

JP@couturedesignassociates.com

No.	Date	Revisions

6 JOHN STREET  
PROVIDENCE, RHODE ISLAND

Date: FEB. 23, 2022

A2.2

Project Number:



A SITE SECTION  
SCALE: 1/8" = 1'-0"



B SITE SECTION  
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:
1. DO NOT SCALE DRAWINGS.
  2. VERIFY ALL DIMENSIONS IN FIELD.
  3. REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION  
RESTORATION

JP COUTURE,  
ARCHITECT

12 Arnold Street  
Providence, RI 02906  
Tel. 401.621.1861

JP@couturedesignassociates.com

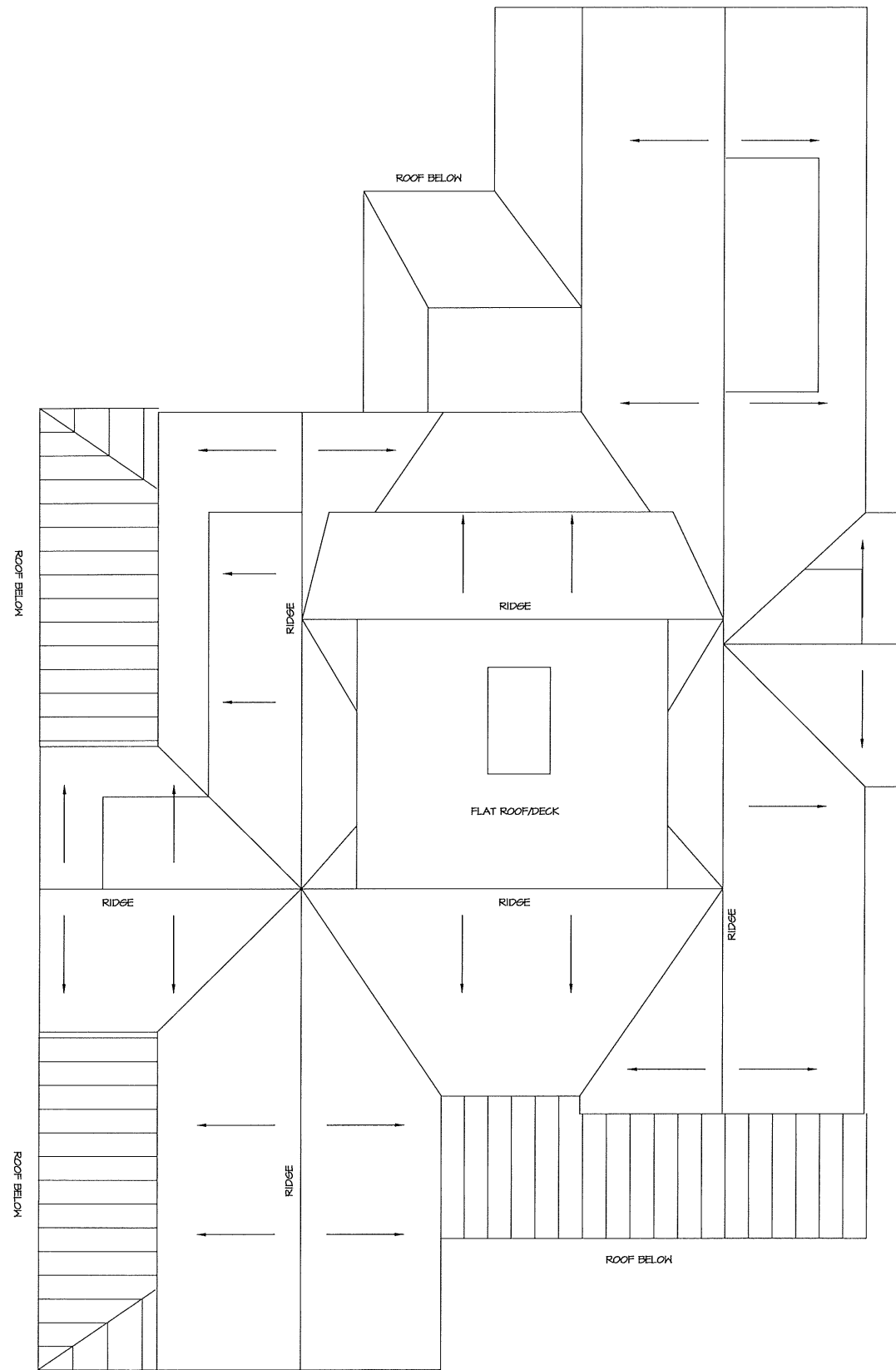
No.	Date	Revisions

6 JOHN STREET  
PROVIDENCE, RHODE ISLAND

Date: FEB. 23, 2022

A2.3

Project Number:



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD.
3. REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION  
RESTORATION

JP COUTURE,  
ARCHITECT ©

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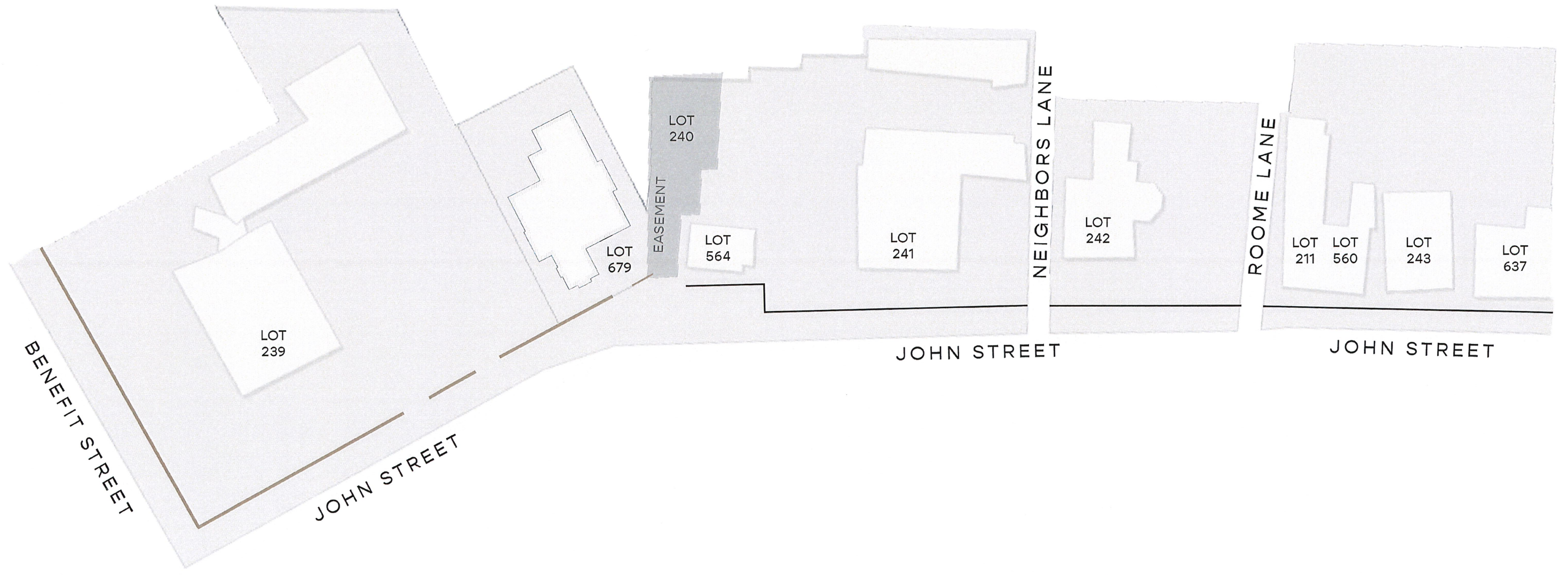
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6 JOHN STREET  
PROVIDENCE, RHODE ISLAND

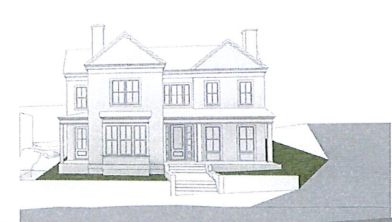
Date: JAN. 28, 2022

A1.3

Project Number:



383 BENEFIT STREET  
LOT 239  
3 STORY



6 JOHN STREET  
LOT 679  
PROPOSED 2.5 STORY  
ALLOWED MAX COVERAGE 45%  
PROPOSED MAX COVERAGE 38%



10 JOHN STREET  
LOT 564  
1 STORY ACCESSORY



14 JOHN STREET  
LOT 241  
3 STORY



16 JOHN STREET  
LOT 242  
2.25 STORY



20-22 JOHN STREET  
LOTS 211 & 560  
2 STORY



24 JOHN STREET  
LOT 243  
3 STORY



26 JOHN STREET  
LOT 637  
2.25 STORY



31 JOHN STREET  
LOT 285  
2.25 STORY



25-27 JOHN STREET  
LOTS 612 & 286  
2 STORY



23 JOHN STREET  
LOT 288  
2 STORY



21 JOHN STREET  
LOT 289  
2 STORY



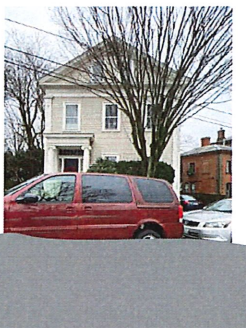
15 JOHN STREET  
LOT 290  
2 STORY



11-13 JOHN STREET  
LOTS 291 & 292  
2 STORY / 2.25 STORY



9 JOHN STREET  
LOT 293  
2 STORY



7 JOHN STREET  
LOT 294  
2.25 STORY



389 BENEFIT STREET  
LOT 295  
3 STORY



