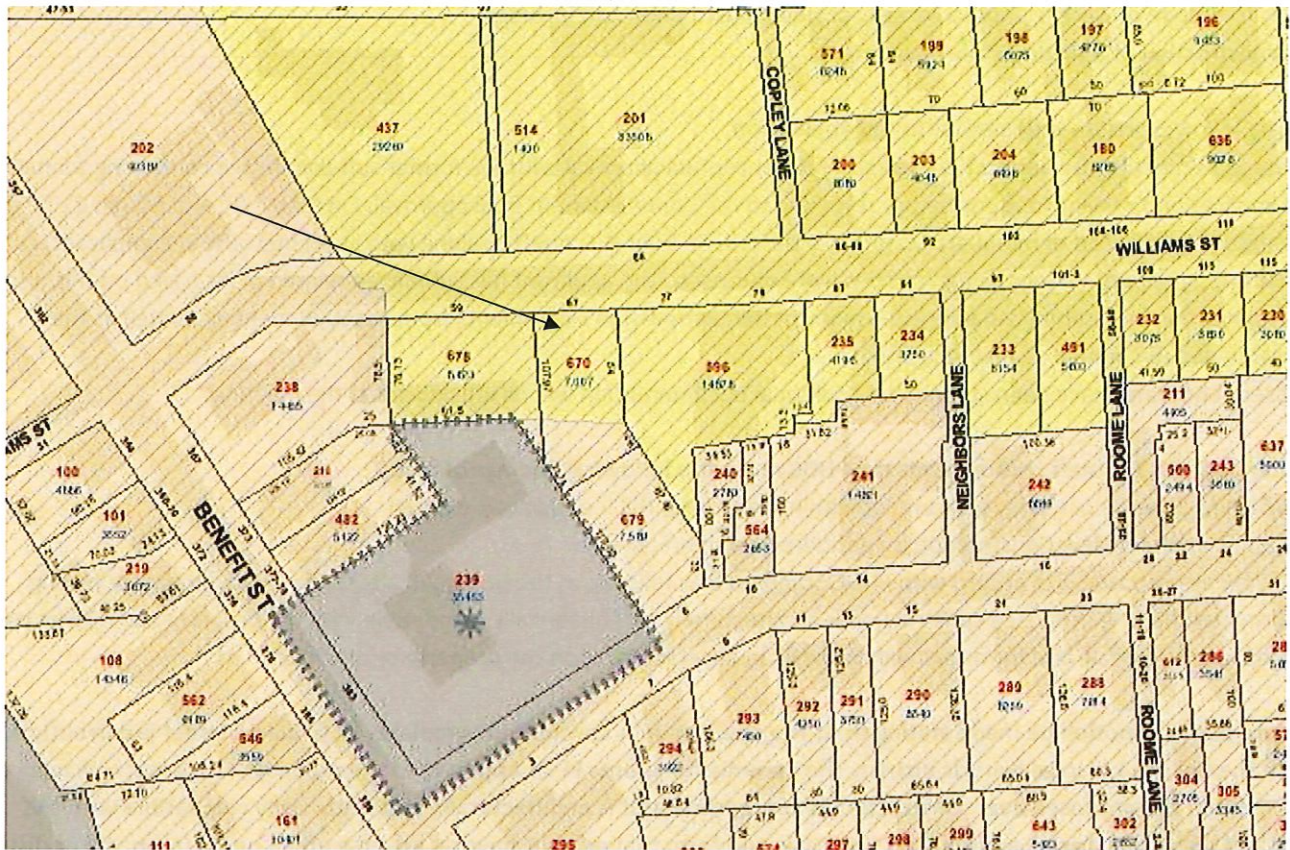


**PROJECT REVIEW**

- 1. **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:

- At the 2/28 meeting the application was granted conceptual approval with the former sub-committee continuing to meet with the application to review options before returning to the Commission for final approval. On March 9<sup>th</sup> and March 21<sup>st</sup> the sub-committee (comprised of members Marino, Sanderson, de Boer & Schoettle, along with staff) met with the applicant, counsel and his design team. Various design options were discussed. The applicant has submitted revised plans based on this discussion. The application as resubmitted addresses many of the Commission's comments from the 2/28 meeting as well as the subsequent sub-committee meeting; and,
- Revised renderings have been submitted. Additional documentation will be introduced at the meeting

**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; 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 Final 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 formed sub-committee to review construction details as they become available.

# HIRSCH RESIDENCE

NEW SINGLE FAMILY RESIDENCE

67 WILLIAMS STREET

PROVIDENCE RI

DATE: 3/28/22

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

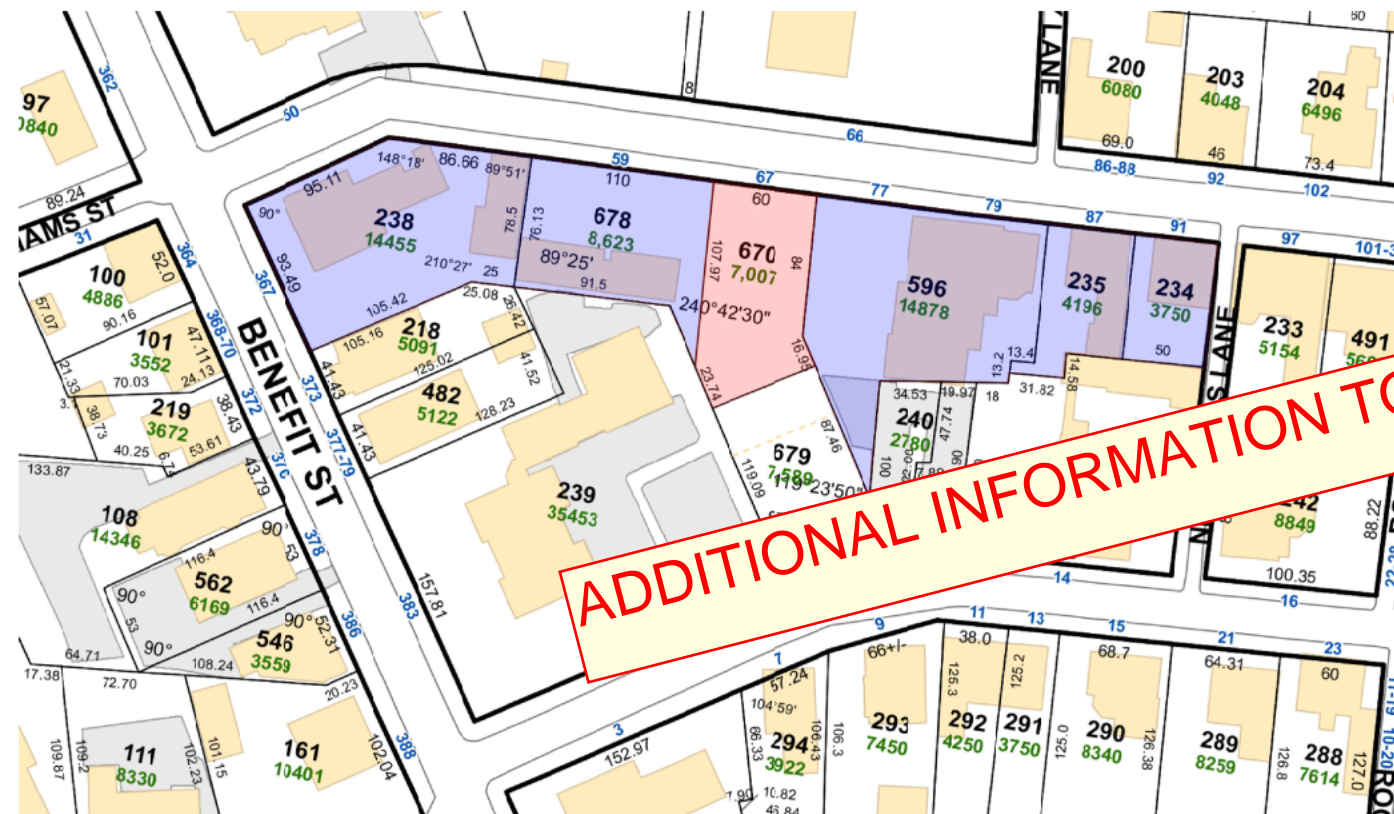


ADDITIONAL INFORMATION TO BE ADDED PRIOR TO 3/28/22

2 AERIAL VIEW  
SCALE: NO SCALE

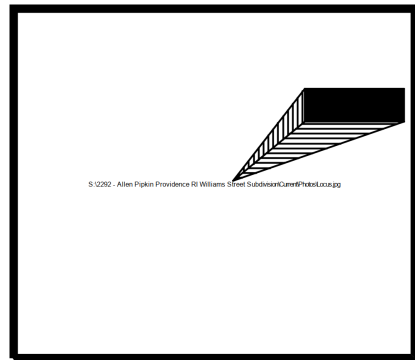


3 PHOTO OF EXISTING SITE  
SCALE: NO SCALE



1 EXISTING PLOT PLAN AREA  
SCALE: NO SCALE





Location Map

LEGEND

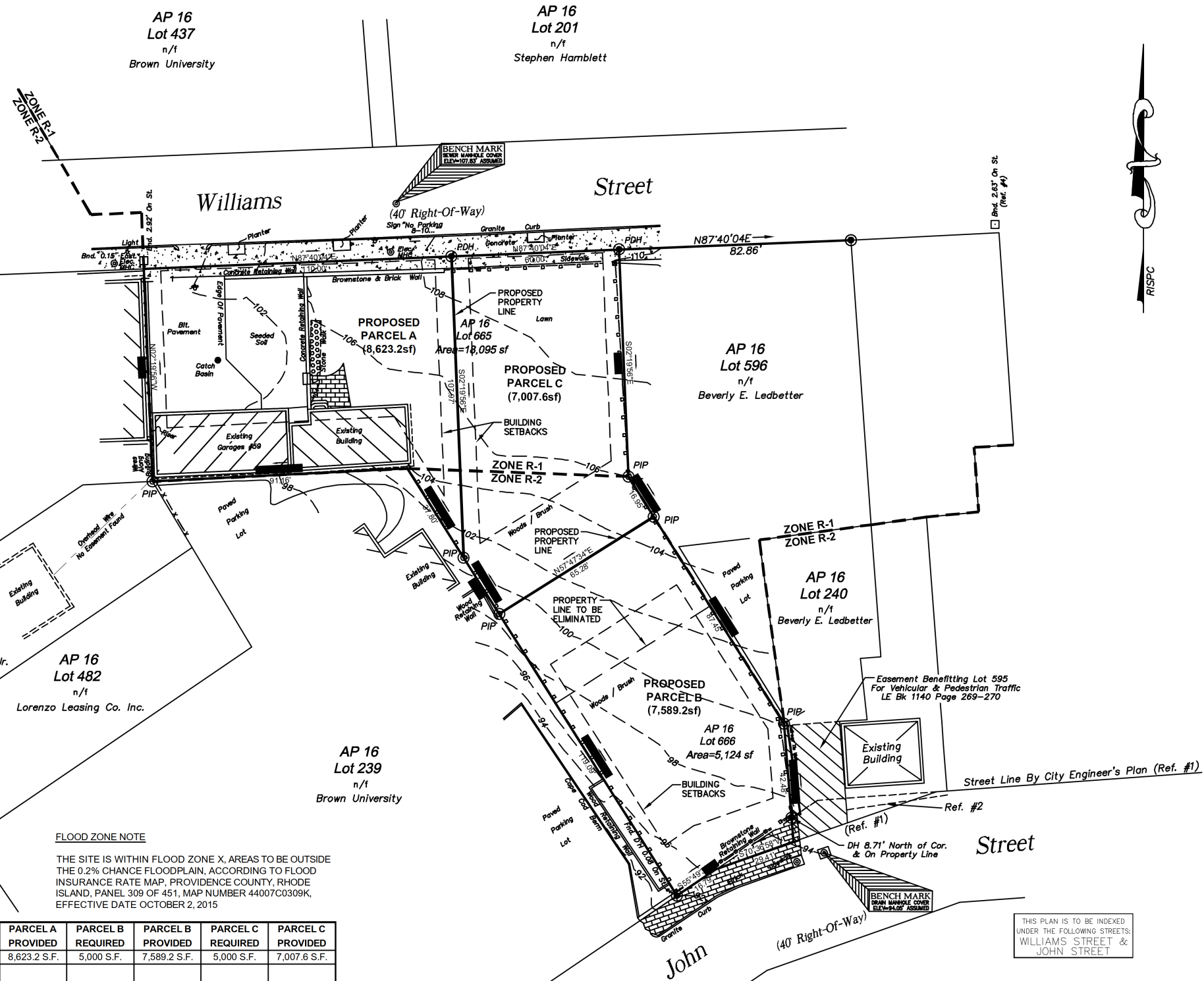
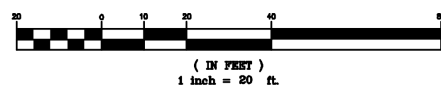
- 100.00' EXISTING PROPERTY LINE
- □ □ □ STOCKADE FENCE
- x-x- CHAIN LINK FENCE
- DHF DRILL HOLE FOUND
- PDH PROPOSED DRILL HOLE
- PIP PROPOSED IRON PIN
- Water Curb Stop
- Manhole Cover
- Utility Pole
- Brick Column
- - - - - EXISTING CONTOUR
- ZONE LINE
- - - - - BUILDING SETBACKS
- PROPOSED PROPERTY 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.	8,623.2 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'	1.0'	4'	1.0' (EXISTING)	4'	>6'	4'	>6'
LOT WIDTH MORE THAN 40'							
MINIMUM REAR YARD SETBACK							
25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2	18.83' (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%	50%	0%	50%	0%	50%	0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

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



**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

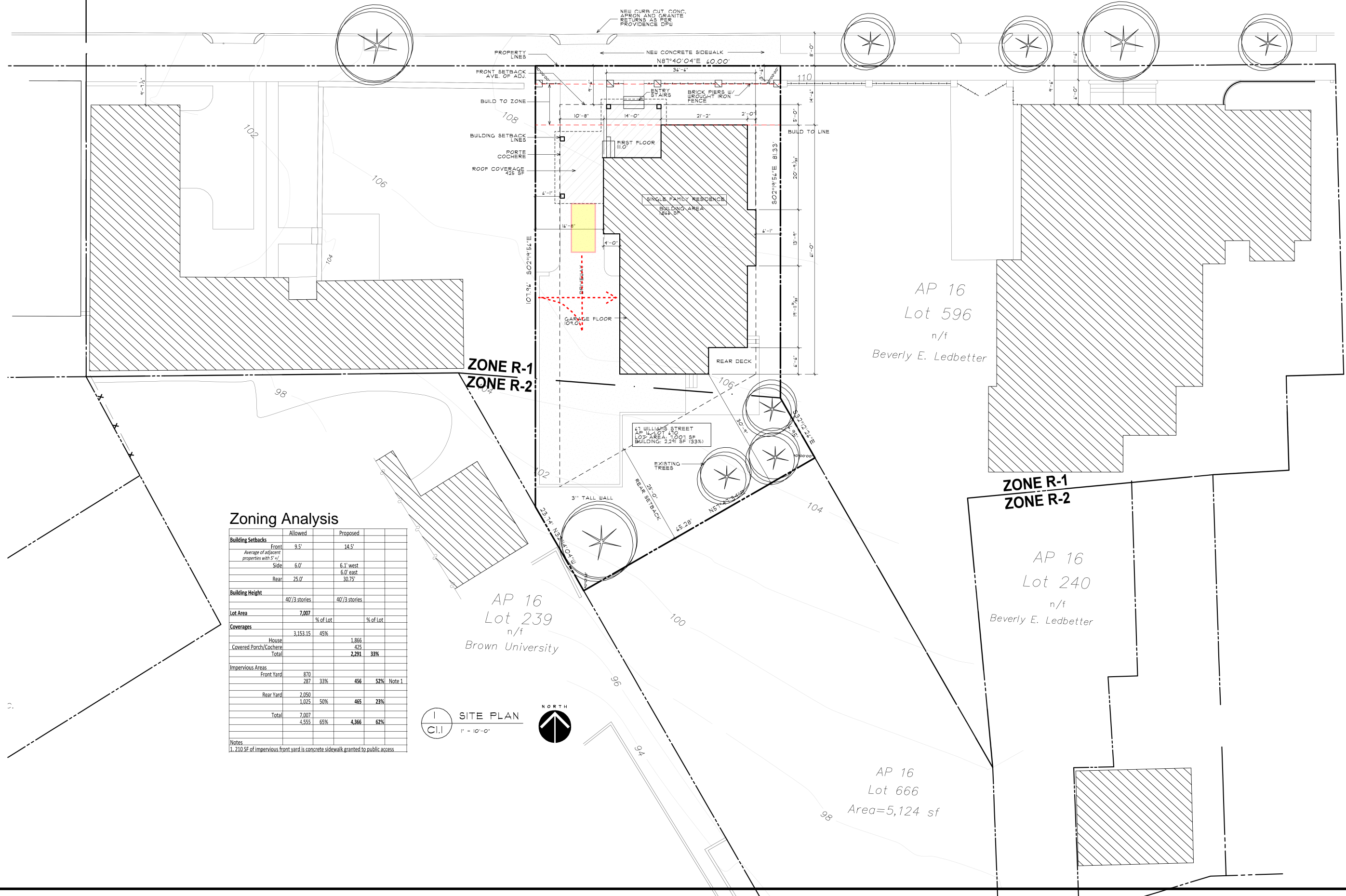
**REVISIONS**

NUMBER	REMARKS	DATE

**DRAWING NUMBER**  
**C1**  
 SHEET: 1 OF 1

Williams

Street



**Zoning Analysis**

	Allowed	Proposed	
<b>Building Setbacks</b>			
Front	9.5'	14.5'	
Average of adjacent properties with 5'+			
Side	6.0'	6.1' west 6.0' east	
Rear	25.0'	30.75'	
<b>Building Height</b>			
	40/3 stories	40/3 stories	
<b>Lot Area</b>	7,007		
	% of Lot	% of Lot	
<b>Coverages</b>			
House	3,153.15	1,866	45%
Covered Porch/Coche		425	
Total		2,291	33%
<b>Impervious Areas</b>			
Front Yard	870		
	787	456	33% 52% Note 1
Rear Yard	2,050		
	1,025	465	50% 23%
Total	7,007	4,366	65% 62%

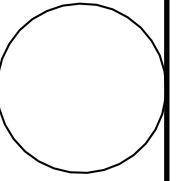
Notes  
1. 210 SF of impervious front yard is concrete sidewalk granted to public access.

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

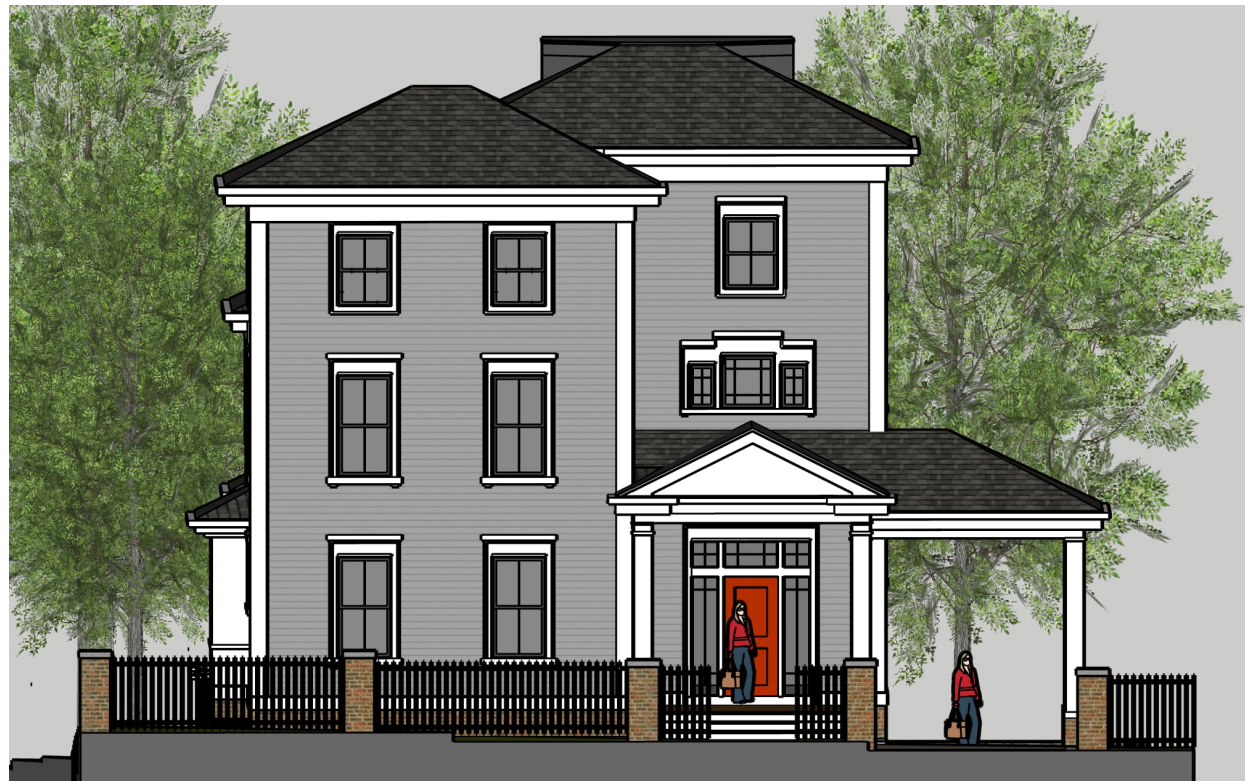


SITE PLAN  
DATE: 2/25/22  
SCALE: 1" = 10'-0"

SHEET  
**C1.1**

**HDC SUBMISSION**



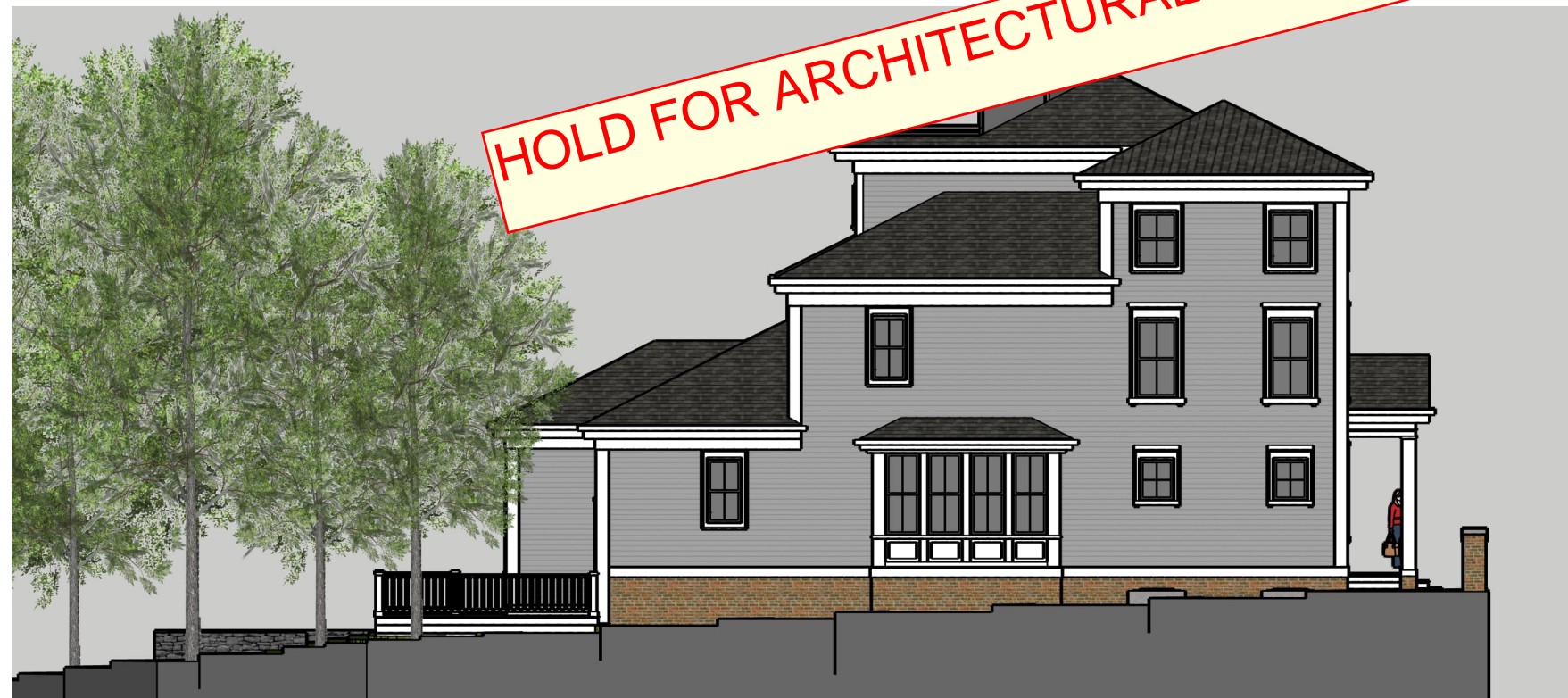


North / Williams St. Elevation

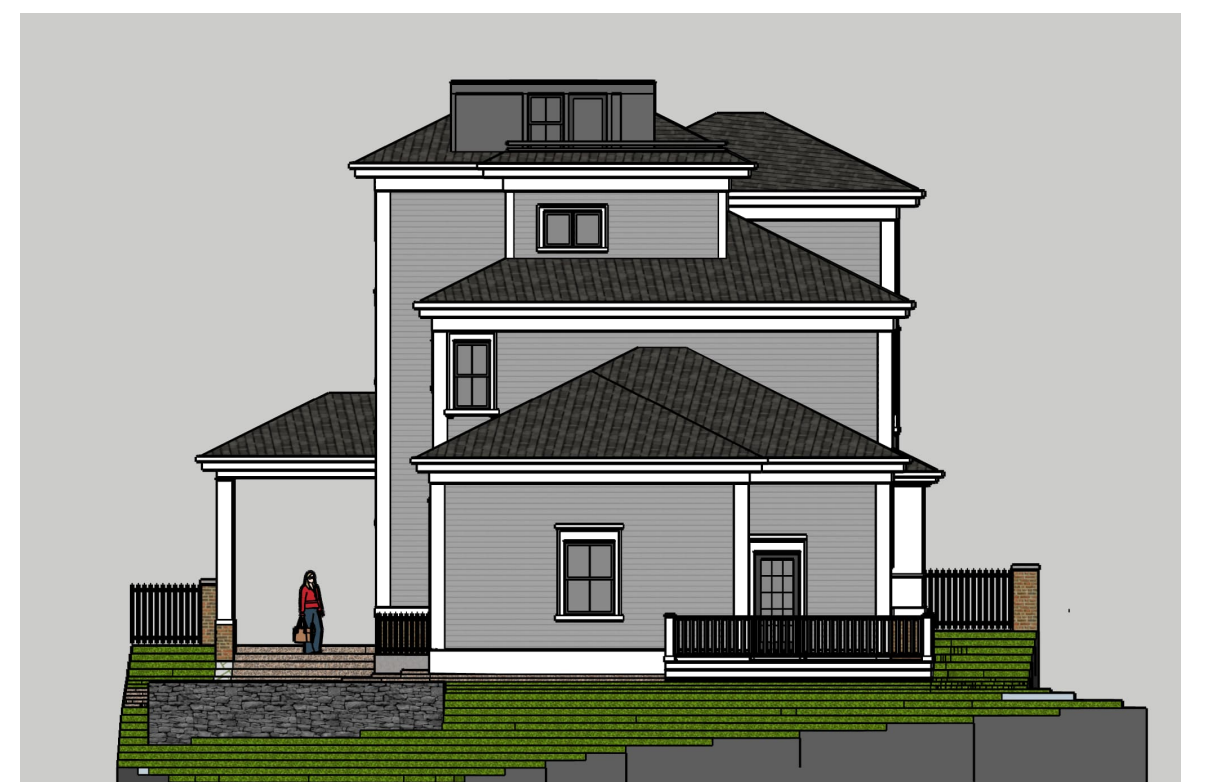


West / Side Elevation

**HOLD FOR ARCHITECTURAL 2D ELEVATIONS WITH FULL NOTATION**



East / Side Elevation

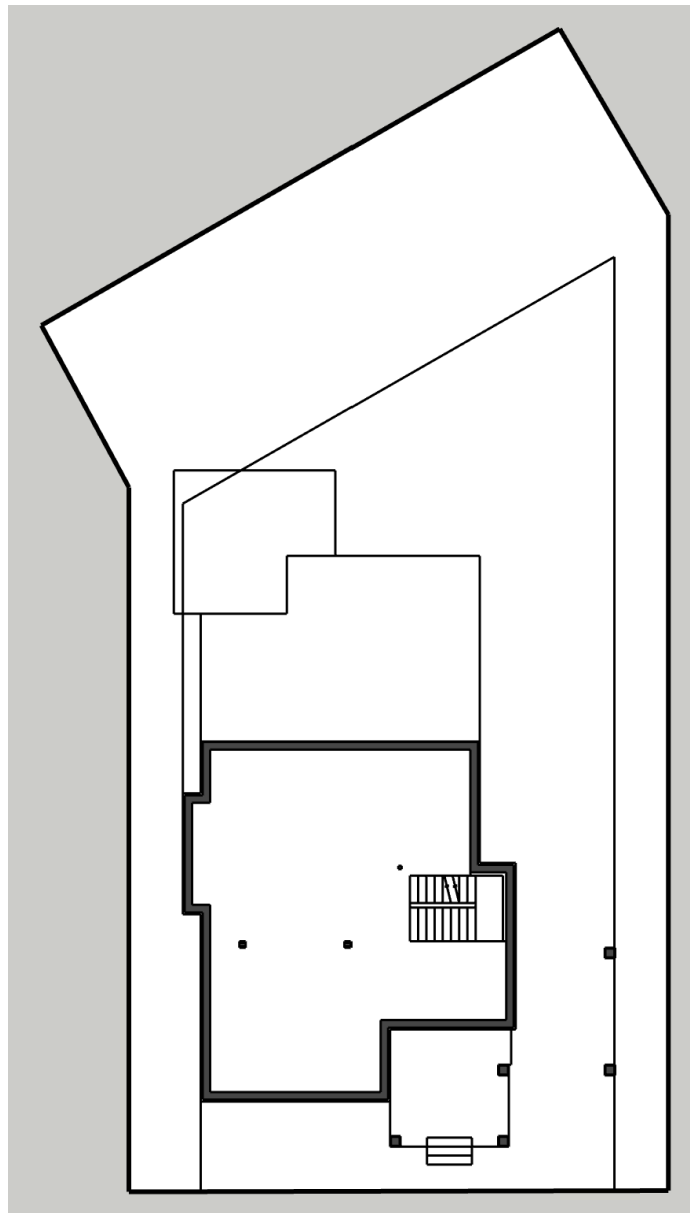


South Side Elevation

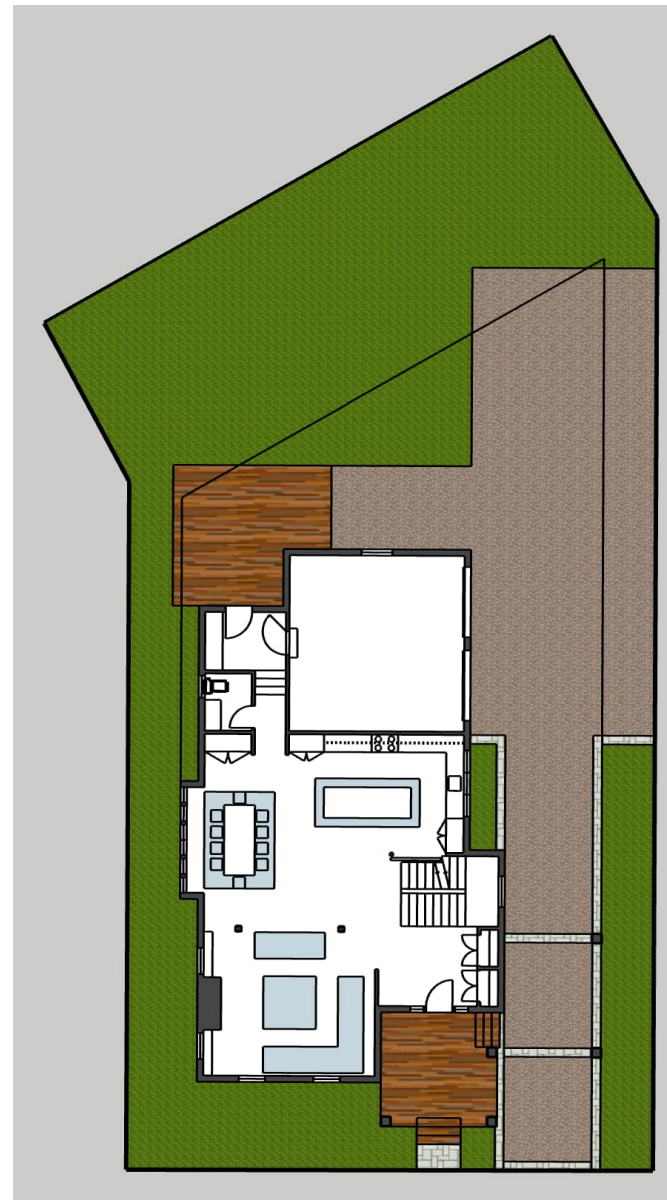
## Building Areas

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.

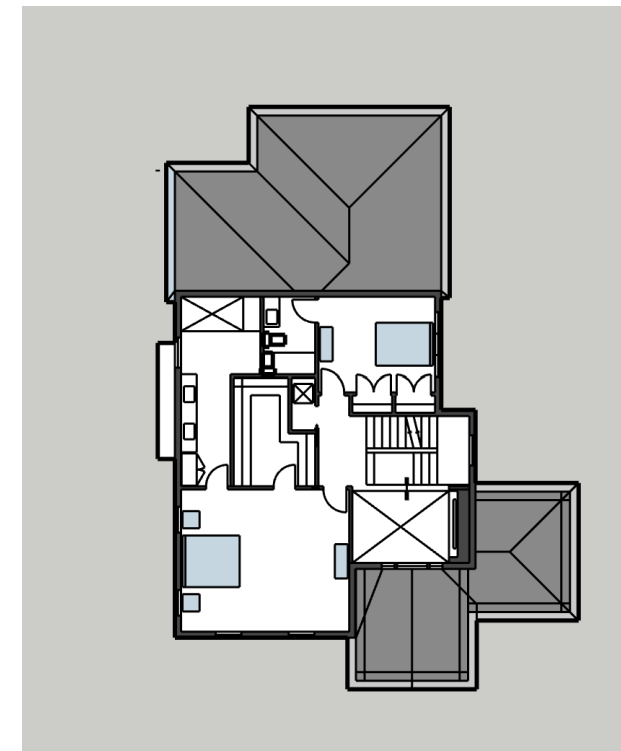
TOTAL LIVING 3,251 s.f.  
TOTAL BUILDABLE 4,771 s.f.



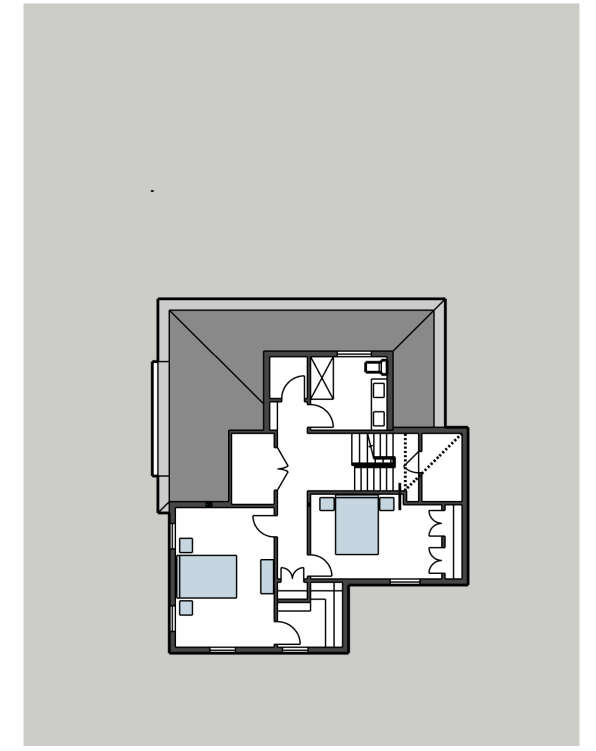
Basement Plan



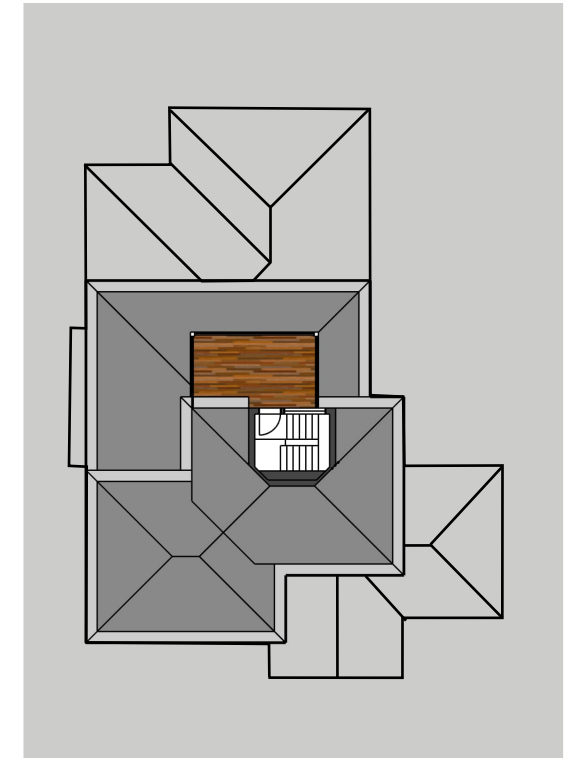
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan





Contextual Model Update 3/28/22



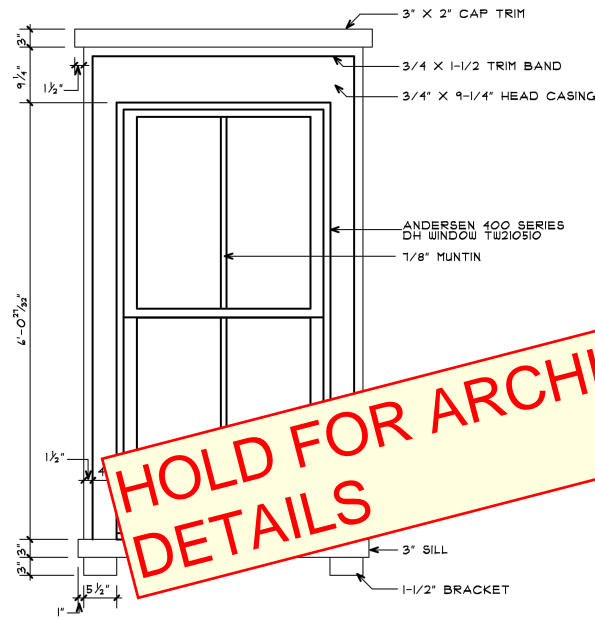
Contextual Model Update 3/28/22



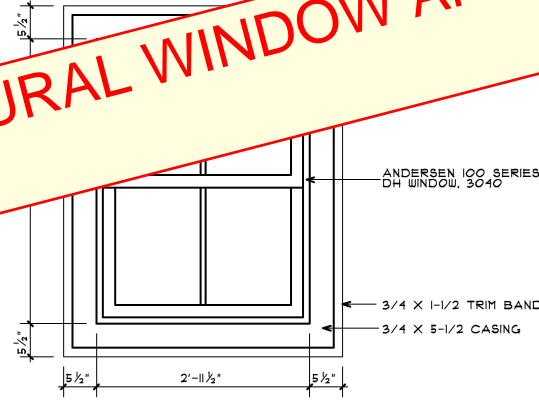
Contextual Model Update 3/28/22



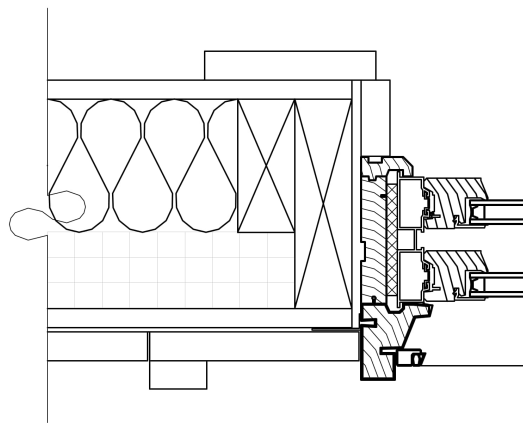
Contextual Model Update 3/28/22



⊗ WINDOW TRIM  
A.I.1 3/4" = 1'-0"



⊗ WINDOW TRIM  
A.I.1 3/4" = 1'-0"



HOLD FOR ARCHITECTURAL EXTERIOR PRODUCT INFORMATION

HOLD FOR ARCHITECTURAL WINDOW AND TRIM DETAILS