

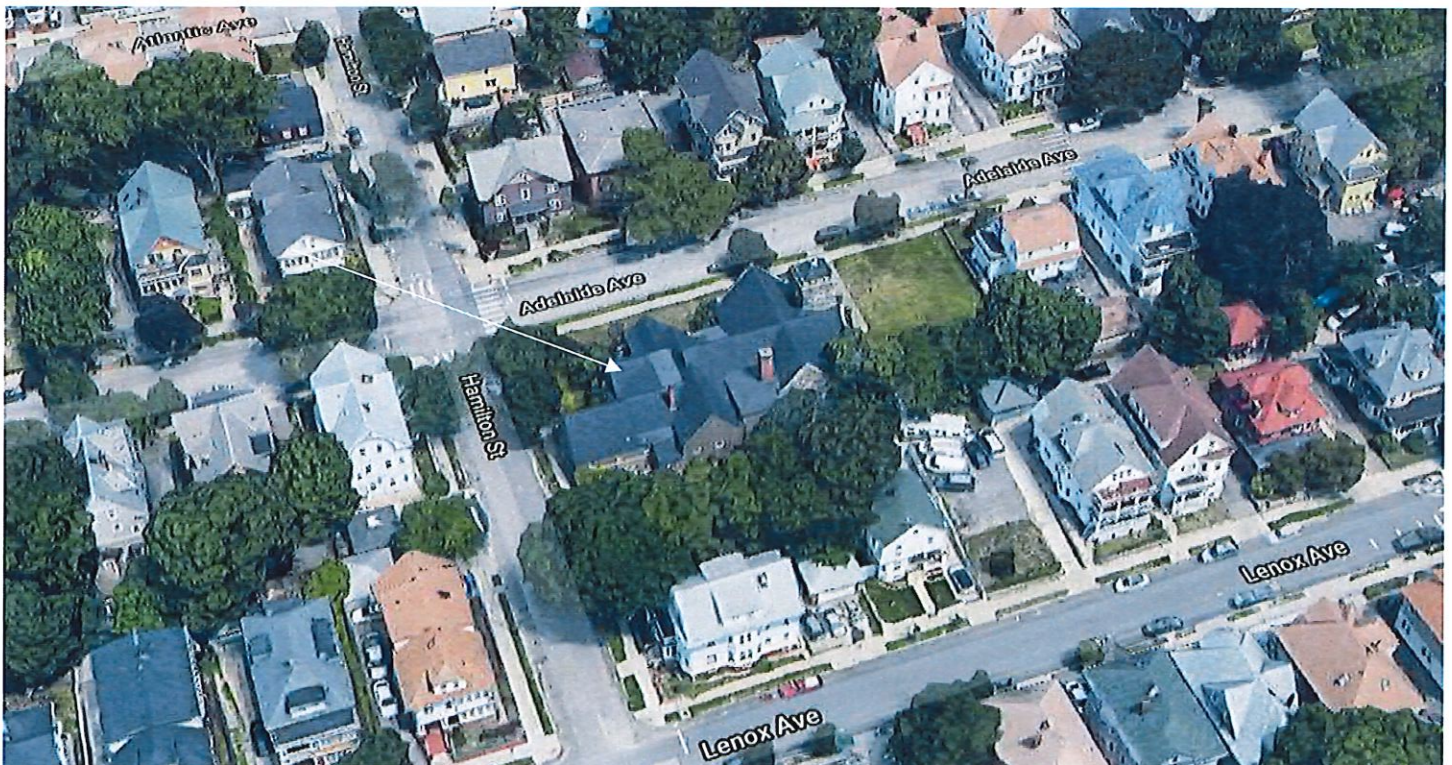
5. CASE 22.030, 126 ADELAIDE AVENUE, Westminster Congregational Church (Unitarian) 2 / Hood Memorial AME Zion Church, 1901 (PLD-RES)

This complex was erected by the Westminster Unitarian Society, a parish founded in 1828. In 1901 the congregation, compelled by the crush of business to vacate its venerable 4 Mathewson Street church, erected the modest shingle and stone chapel at the corner of Hamilton Street. This Woodbury Memorial Chapel, named for Augustus Woodbury, pastor of the church from 1857 to 1892, was designed by Howard K. Hilton and built by Theodore A. Perry, mason, and Thomas H. Doane, carpenter. The handsome cross-gable stone, auditorium-type, Gothic sanctuary, also designed by Hilton, was completed in 1907. In 1959 the Westminster Society moved to East Greenwich. The property was sold to the Friendship United Methodist Church, a predominantly Swedish group founded in 1883 in South Providence. This church was dissolved in September 1977. The church complex has become the home of the Hood Memorial Church, the descendant of Black Methodist congregations which had met since, the early 1860s at 148 Wadsworth Street in West Elmwood.

CONTRIBUTING



Arrow indicates 126 Adelaide Avenue.



Arrow indicates project location, looking north.

Owner/Applicant: Touchdown Realty, 319 Main Street, North Kingstown, RI 02852

Architect: David Sisson Architecture PC, 345 Taunton Ave, east Providence, RI 02914

Proposal: The scope of work proposed consists of Major Alterations and includes:

The applicant is requesting the following:

- the modification of the roofline, addition of dormers and the introduction/removal of fenestration and doors.

Issues: The following issues are relevant to this application:




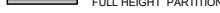



- The proposal is for conceptual review;
- In January 2020, the Commission reviewed and granted approval for similar modifications to a previous owner. Upon examination that design, the new owners have determined that there was not the appropriate height need for the interior spaces. The new design is similar to the previously reviewed design;
- The proposed modifications are in keeping with the character of the property. The most significant proposal, the second-floor addition on the south elevation with be minimally-to-not-visible from the public right-of-way;
- Plans, photos and renderings have been provided; and,
- The previous owners had received a zoning use variance for a multi-family house in an R-2 district. The current applicants are inquiring with the zoning officials as to whether that variance is still valid or if another new variance will need to be applied for. It is the Planning Dept's understanding that most likely a new zoning use variance will be needed.

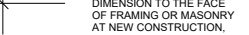
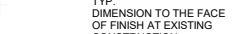
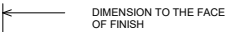
Recommendations: The staff recommends the PHDC make the following findings of fact:

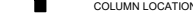
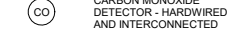

- a) 126 Adelaide Ave is a structure of historical and architectural significance that contribute to the significance of the Providence landmarks District-Residential, having been recognized as a contributing structure to the Elmwood National Register Historic District;
- b) The application for Major Alterations is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposal as submitted does not destroy the historic character of the property or the district and is aesthetically compatible with the property and district as the proposed alterations are to a secondary addition, is reversible and will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 126 Adelaide Ave is a structure of historical and architectural significance that contribute to the significance of the Providence landmarks District-Residential, having been recognized as a contributing structure to the Elmwood National Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted as the proposal as submitted does not destroy the historic character of the property or the district and is aesthetically compatible with the property and district, is reversible and will not have an adverse effect on the property or district, and the recommendations in the staff report, with the applicant to return to the Commission for final approval once any required zoning relief has been granted.

PLAN LEGEND

-  EXISTING DOOR
-  EXISTING PARTITION
-  NEW DOOR
-  FULL HEIGHT PARTITION
-  PARTIAL HEIGHT PARTITION
-  BEAM OVERHEAD
-  1 HOUR RATED WALL

-  DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
-  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
-  DIMENSION TO THE FACE OF FINISH

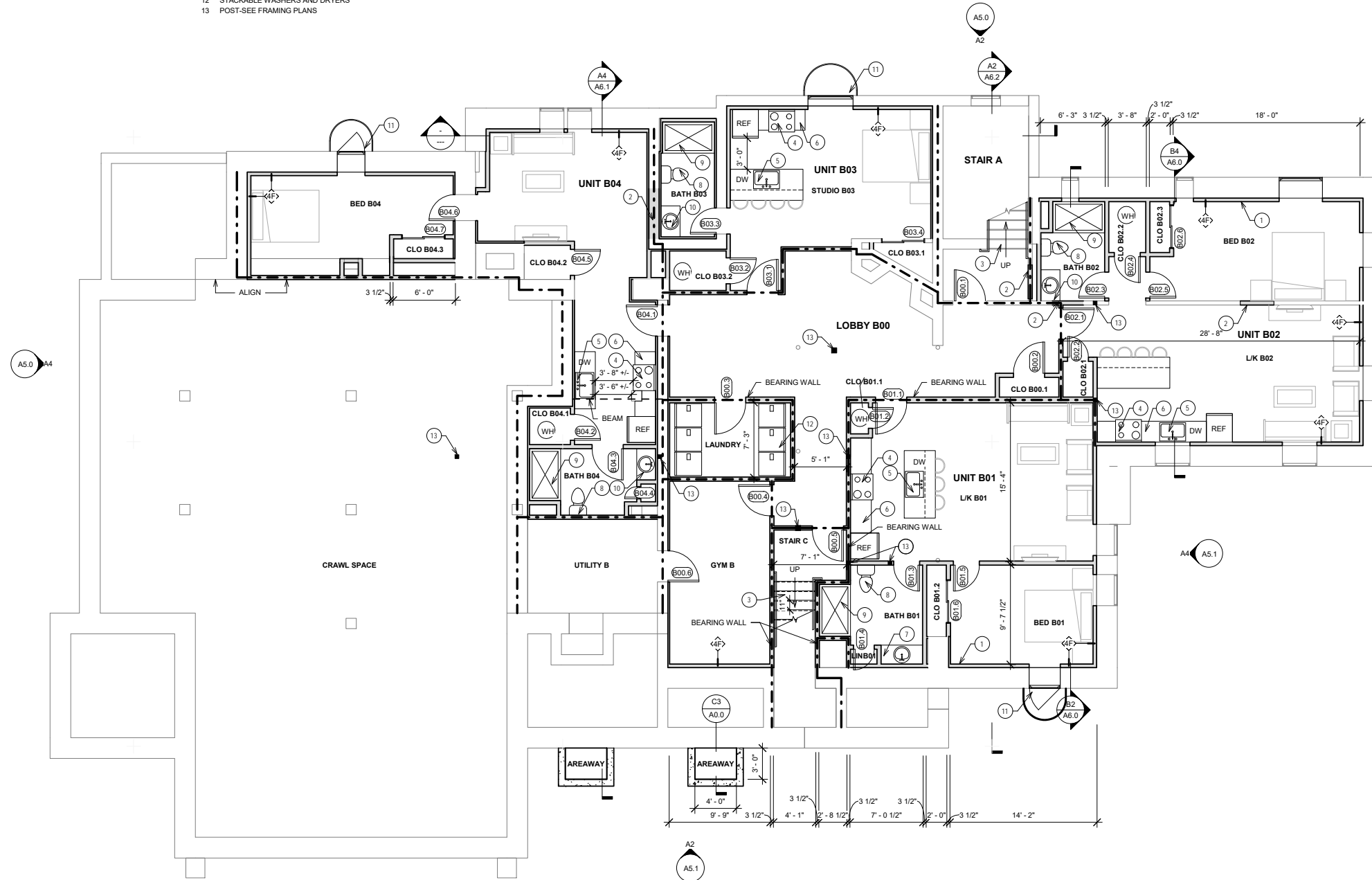
-  COLUMN LOCATION
-  CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
-  SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE A1/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
12. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
13. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
14. COVER ALL WALLS 5/8" THICK TYPE XGYPSUM BOARD UNLESS NOTED OTHERWISE.
15. PROVIDE MOISTURE AND MOLD RESISTANT 5/8" TYPE X GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
16. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES

- 1 FURR ALL EXTERIOR WALLS
- 2 INFILL WALL
- 3 STAIR - 11" TREAD, MAX 7" RISER, HANDRAIL BOTH SIDES AT 36" ABOVE NOSINGS, RETURN TO WALL BOTH ENDS. GUARDRAIL AT 42" HIGH AT OPEN SIDES.
- 4 RANGE WITH RECIRCULATING HOOD
- 5 KITCHEN SINK
- 6 COUNTERTOP, BASE CABINETS BELOW, UPPER CABINETS ABOVE. PROVIDE UNDERCABINET LIGHTS TYP.
- 7 48" VANITY WITH SINK
- 8 TOILET
- 9 3'-0" x 5'-0" SHOWER
- 10 36" VANITY WITH SINK
- 11 EGRESS WINDOW WELL. SEE DETAIL C2/A0.0
- 12 STACKABLE WASHERS AND DRYERS
- 13 POST-SEE FRAMING PLANS



FLOOR PLAN - BASEMENT
3/16" = 1'-0"

EXHIBIT 3A

david sisson architecture pc
345 Taunton Ave
Providence RI 02914
www.dss-arch.com info@dss-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR	HDC REVIEW
1	2022-03-11		

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21093

PLAN BASEMENT

FOR HDC REVIEW ONLY
DATE SIGNED:
2022-03-11

A4.0

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL

- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH

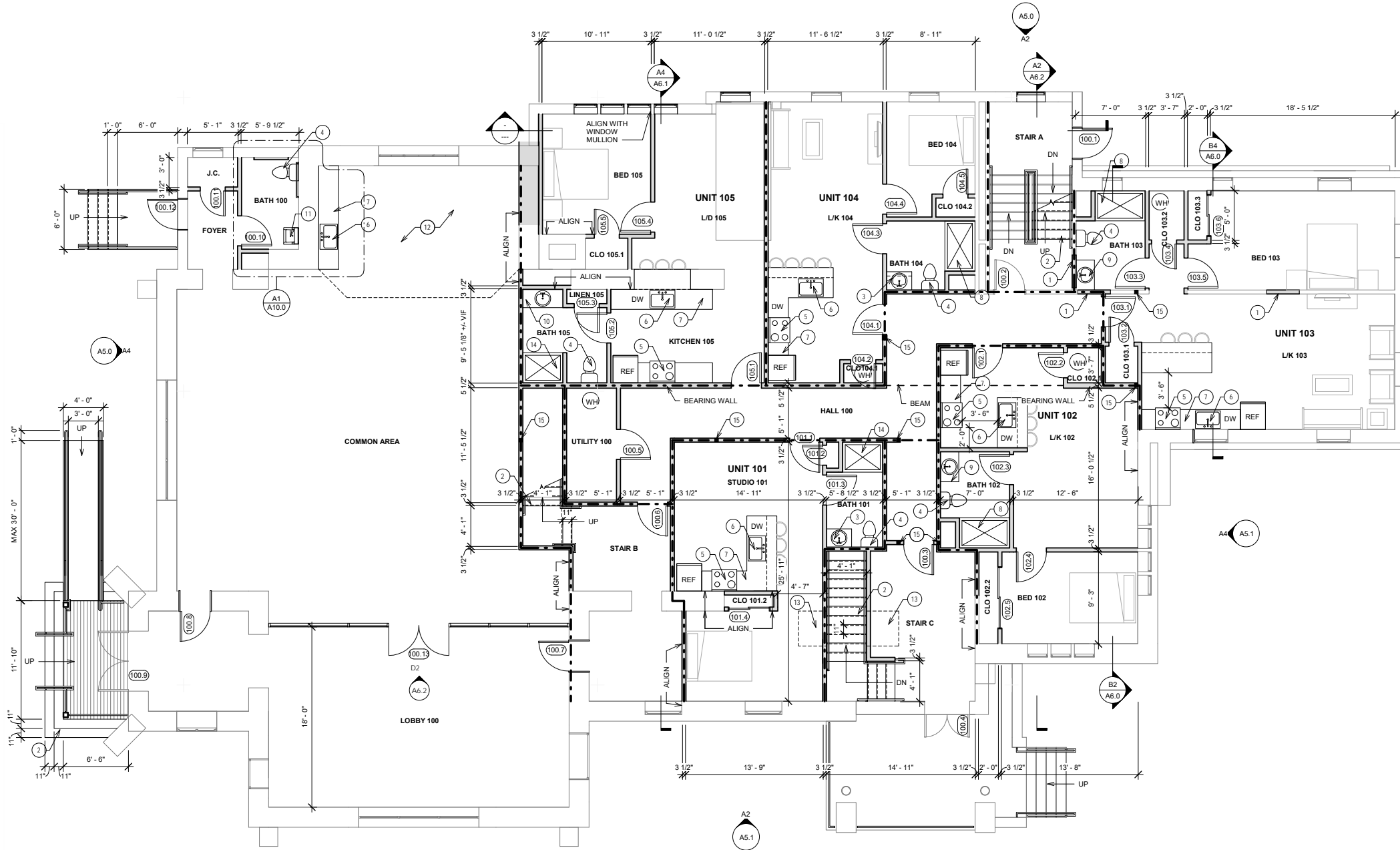
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

GENERAL NOTES

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KEYED NOTES

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- 3 30" VANITY WITH SINK
- 4 TOILET
- 5 RANGE WITH RECIRCULATING HOOD
- 6 KITCHEN SINK
- 7 COUNTERTOP, BASE CABINETS BELOW, UPPER CABINETS ABOVE. PROVIDE UNDERCABINET LIGHTS TYP.
- 8 3'-0" x 5'-0" SHOWER
- 9 36" VANITY WITH SINK
- 10 48" VANITY WITH SINK
- 11 WALL HUNG SINK-ADA
- 12 NEW FLOOR TO ALIGN WITH EXISTING- SEE FRAMING PLANS
- 13 INFILL FLOOR - SEE FRAMING PLANS
- 14 3'-0" x 4'-0" SHOWER
- 15 POST-SEE FRAMING PLANS



A4 FLOOR PLAN - 1ST FL
3/16" = 1'-0"

EXHIBIT 3B

DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
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REV. #	DATE	ISSUED FOR	HDC REVIEW

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21093

PLAN 1ST FL

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DATE SIGNED: 2022-03-11

A4.1

PLAN LEGEND

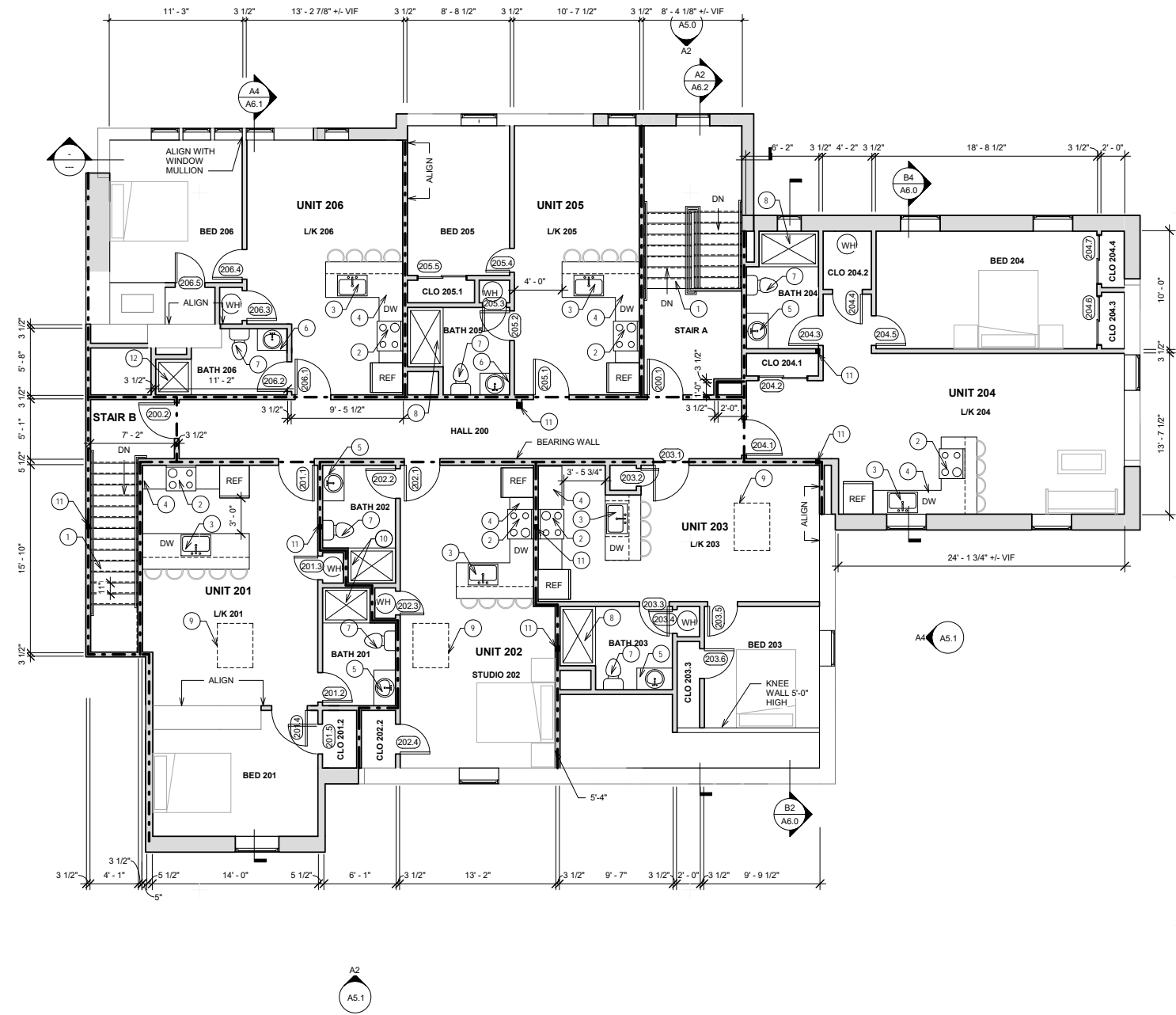
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- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL
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- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
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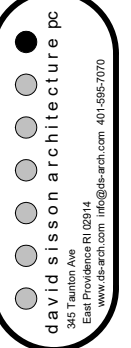
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- 7 TOILET
- 8 3'-0" x 5'-0" SHOWER
- 9 SKYLIGHT
- 10 3'-0" x 4'-0" SHOWER
- 11 POST-SEE FRAMING PLANS
- 12 3'-0" x 3'-0" SHOWER



A4 FLOOR PLAN - 2ND FL
3/16" = 1'-0"

EXHIBIT 3C



REV. #	DATE	ISSUED FOR

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21083

PLAN 2ND FL

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2022-03-11

A4.2

PLAN LEGEND

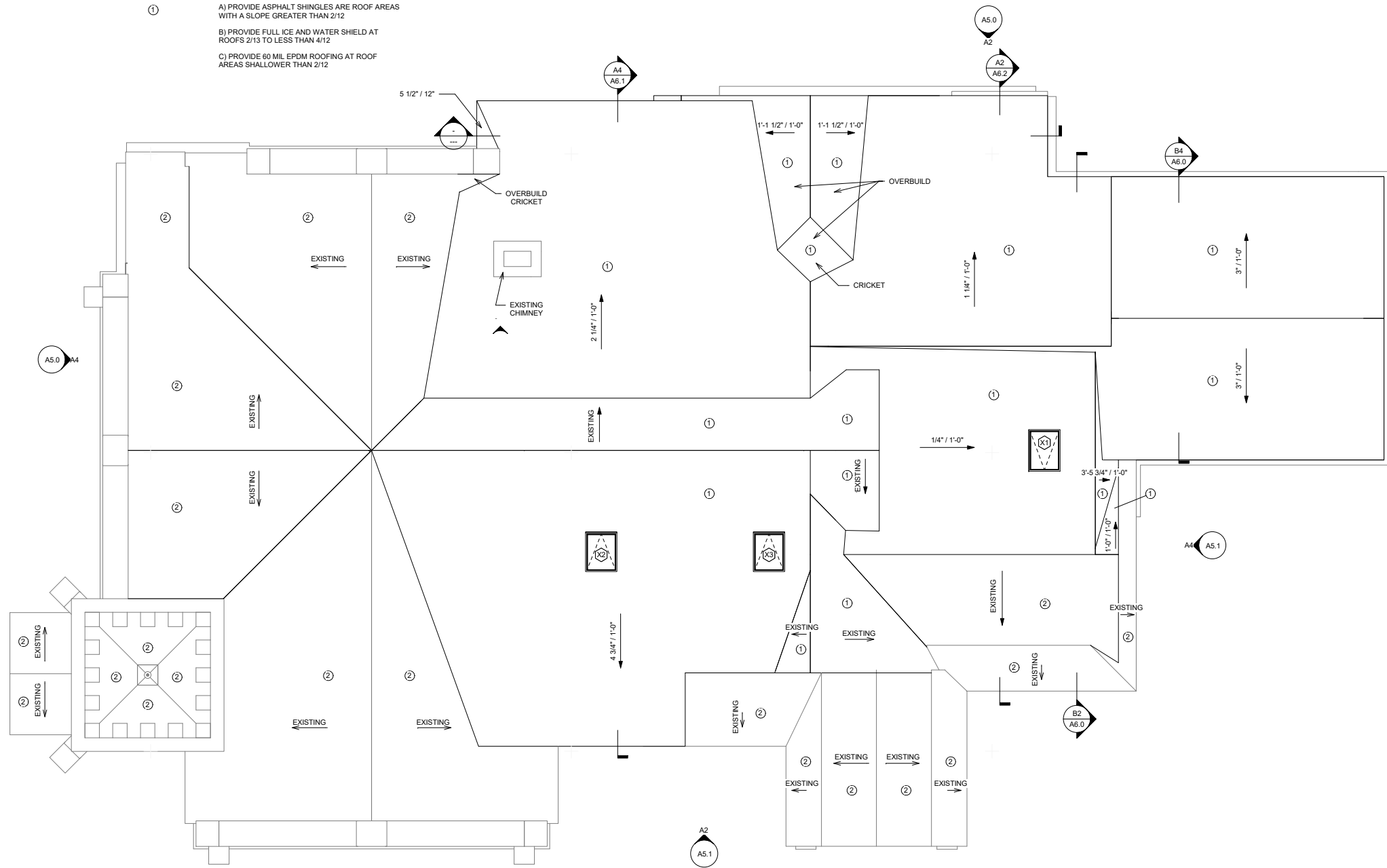
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- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL
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- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
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17. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

KEYED NOTES

- ① NEW ROOF AREA
 - ② EXISTING ROOF AREA
- NOTE:
- A) PROVIDE ASPHALT SHINGLES ARE ROOF AREAS WITH A SLOPE GREATER THAN 2/12
 - B) PROVIDE FULL ICE AND WATER SHIELD AT ROOFS 2/13 TO LESS THAN 4/12
 - C) PROVIDE 60 MIL EPDM ROOFING AT ROOF AREAS SHALLOWER THAN 2/12



A4 FLOOR PLAN - ROOF
3/16" = 1'-0"

EXHIBIT 3D

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1	2022-03-11	HDC REVIEW



A2 SOUTH ELEVATION
3/16" = 1'-0"



A3 EAST ELEVATION
3/16" = 1'-0"

KEYED NOTES

- 1 SIDING TO MATCH EXISTING
- 2 FILL IN STONE TO MATCH EXISTING
- 3 TRIM - TO MATCH EXISTING
- 4 EGRESS WINDOW WELL - SEE DETAIL C2/A0.0

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126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21083

ELEVATIONS

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A5.0

EXHIBIT 3E

A B C D

KEYED NOTES

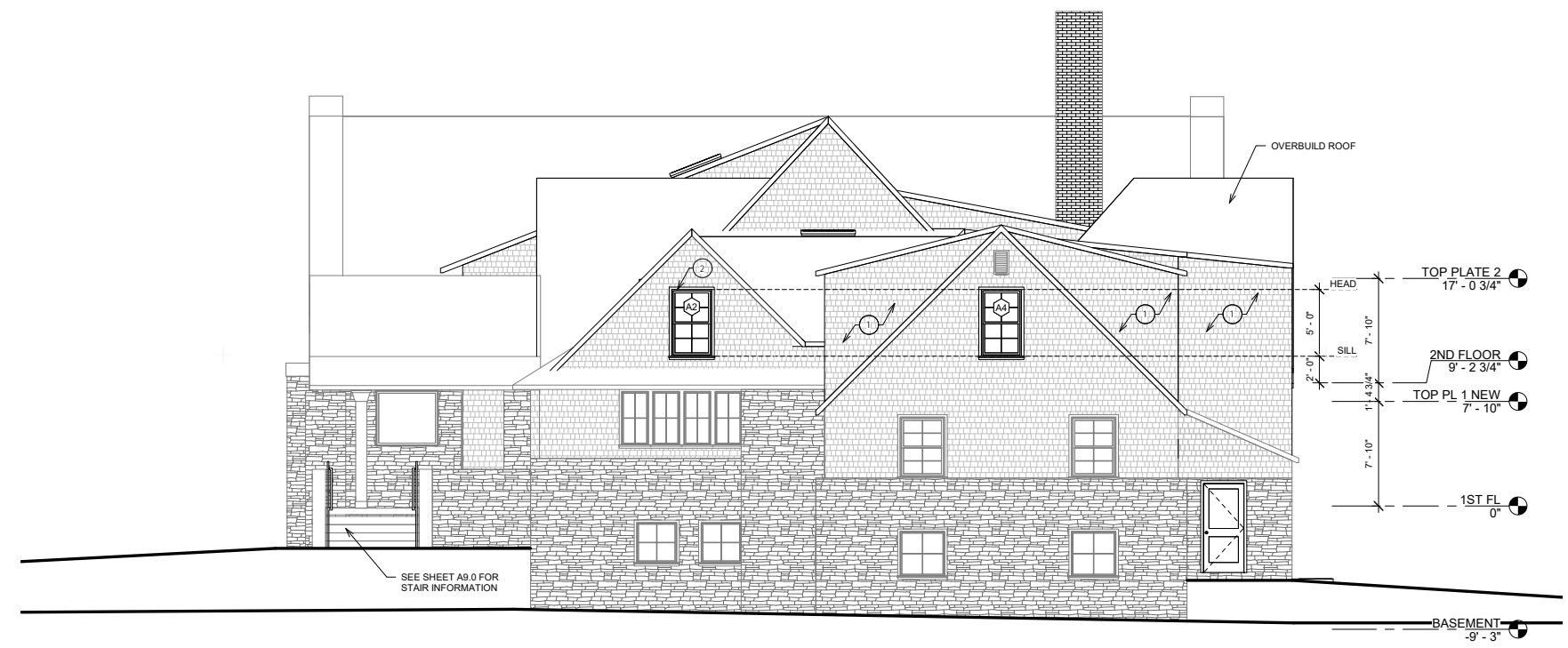
- 1 SIDING TO MATCH EXISTING
- 2 TRIM - TO MATCH EXISTING
- 3 EGRESS WINDOW WELL. SEE DETAIL C2/A0.0
- 4 SKYLIGHT

1
2



A2 NORTH ELEVATION
3/16" = 1'-0"

3
4



A4 WEST ELEVATION
3/16" = 1'-0"

david sisson architecture pc

 345 Taunton Ave

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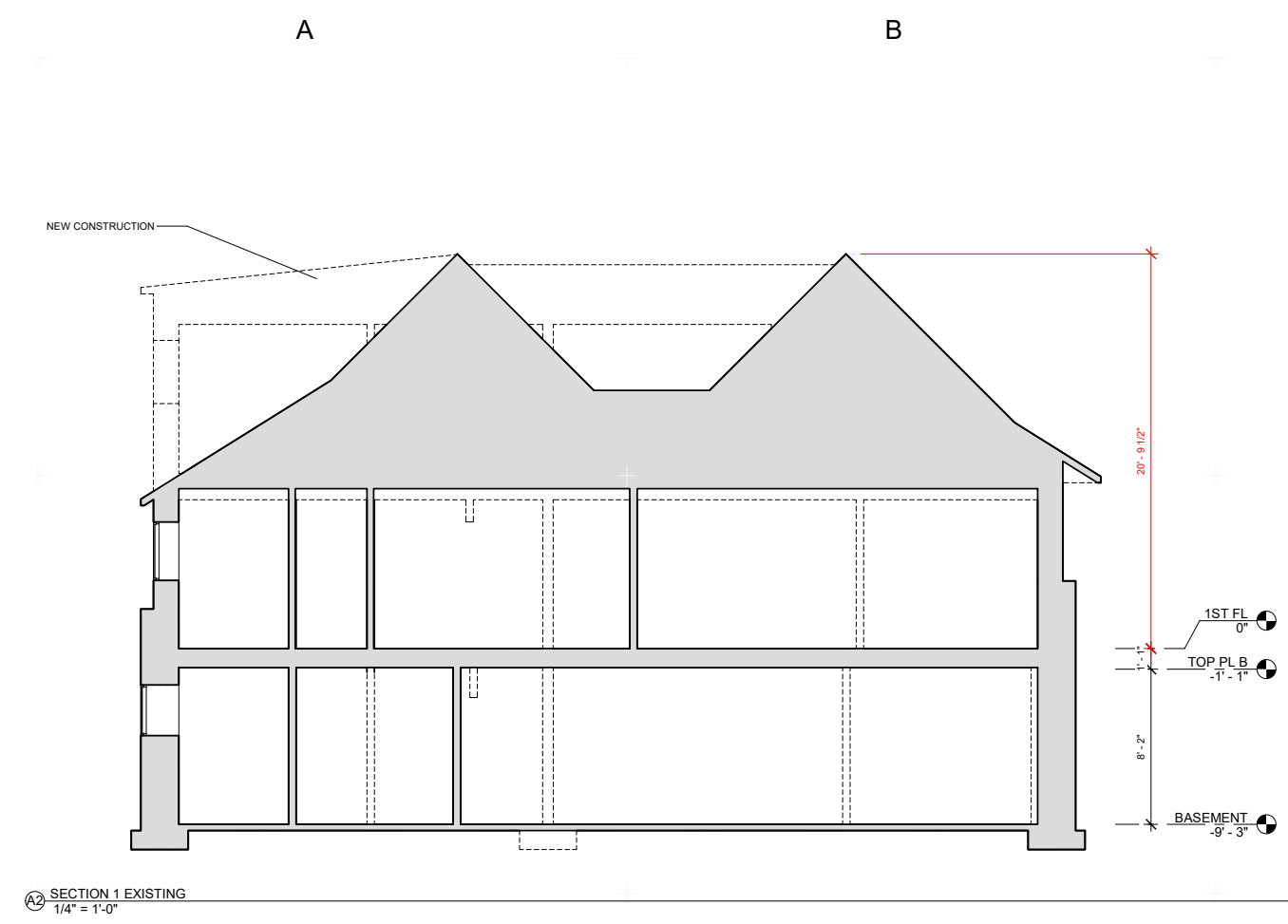
126 Adelaide Ave
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ELEVATIONS

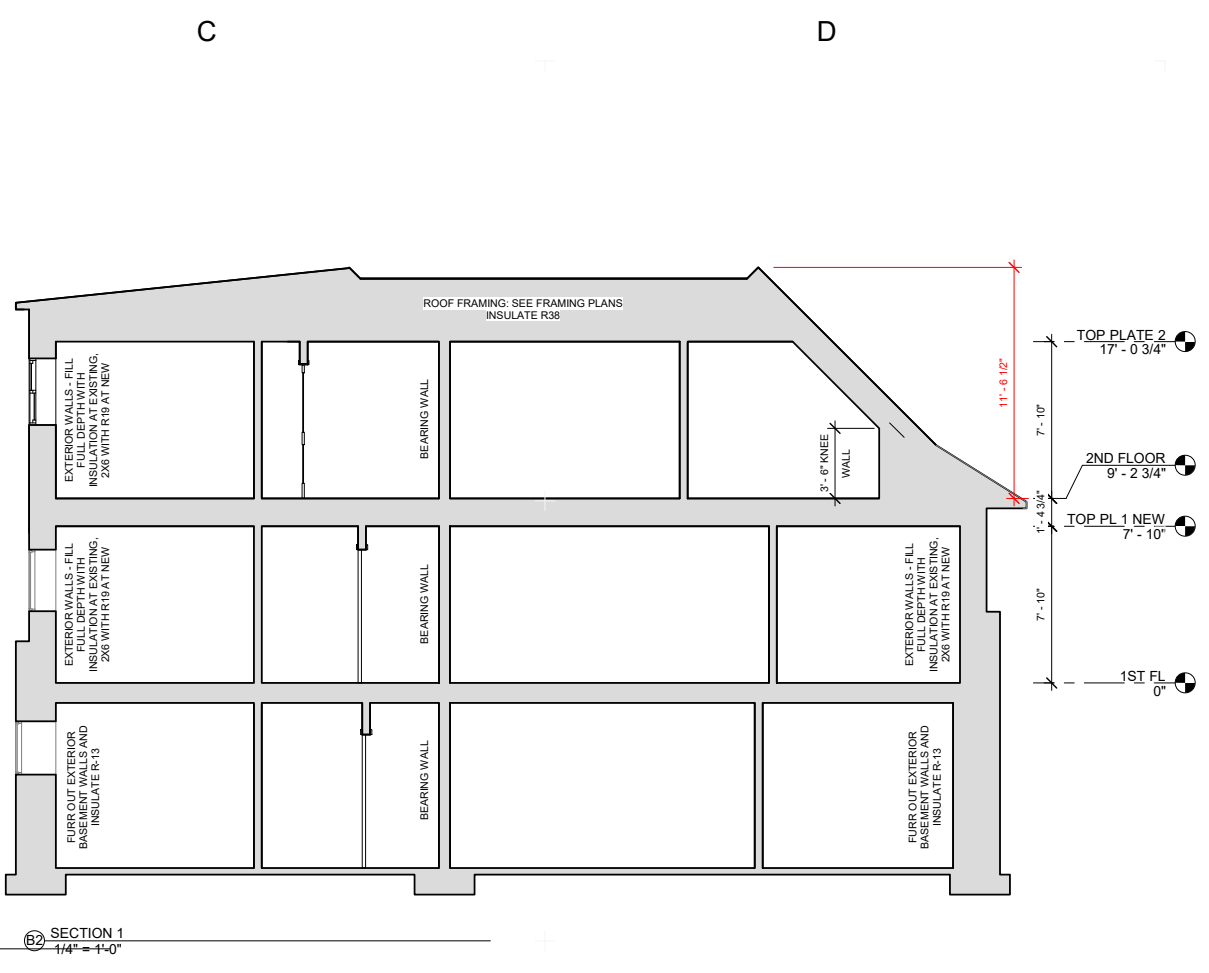
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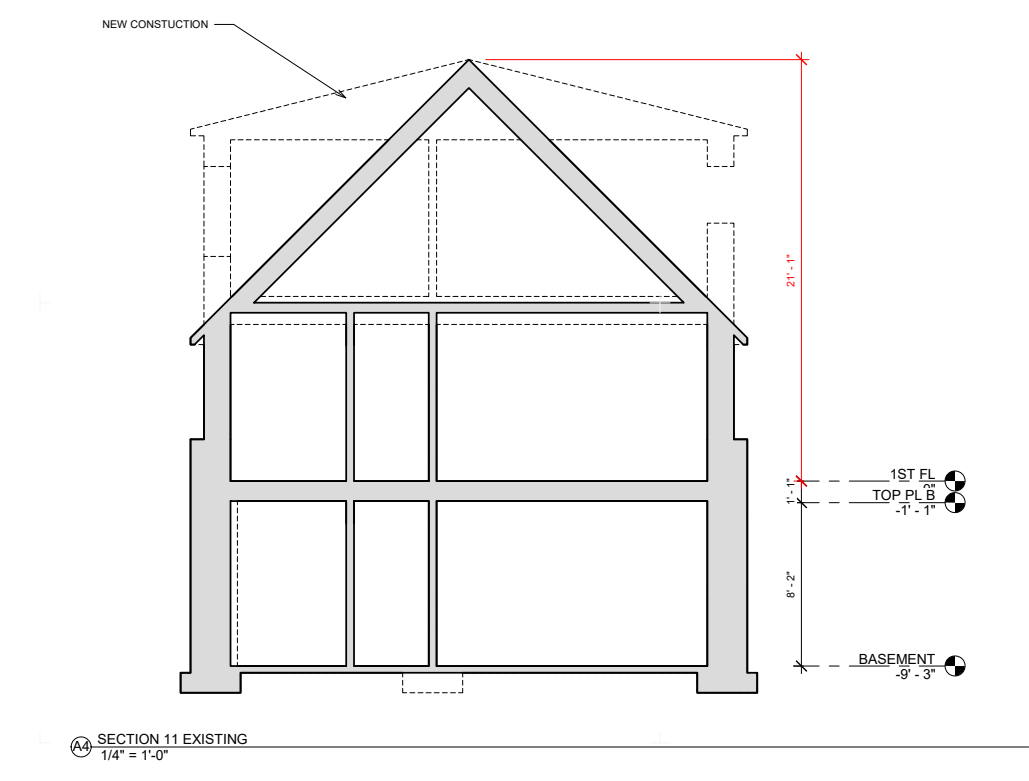
A5.1



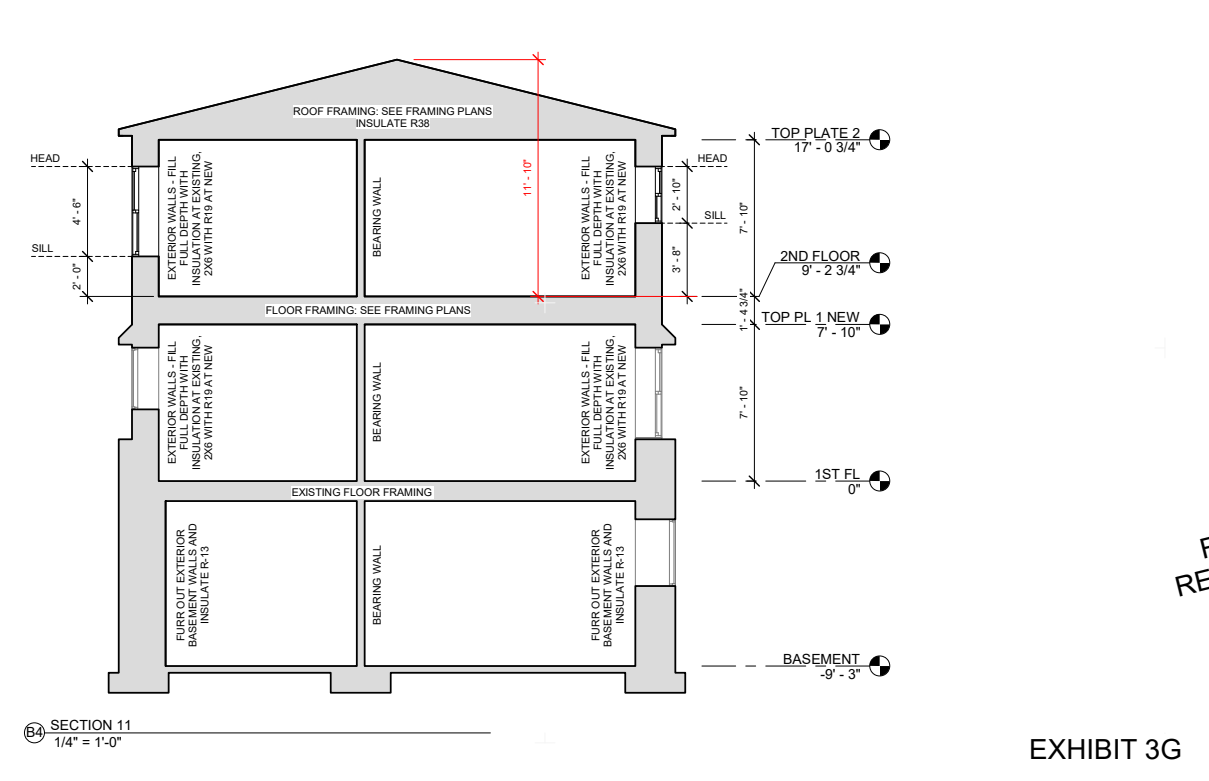
A2 SECTION 1 EXISTING
1/4" = 1'-0"



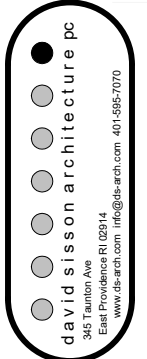
B2 SECTION 1
1/4" = 1'-0"



A4 SECTION 11 EXISTING
1/4" = 1'-0"



B4 SECTION 11
1/4" = 1'-0"



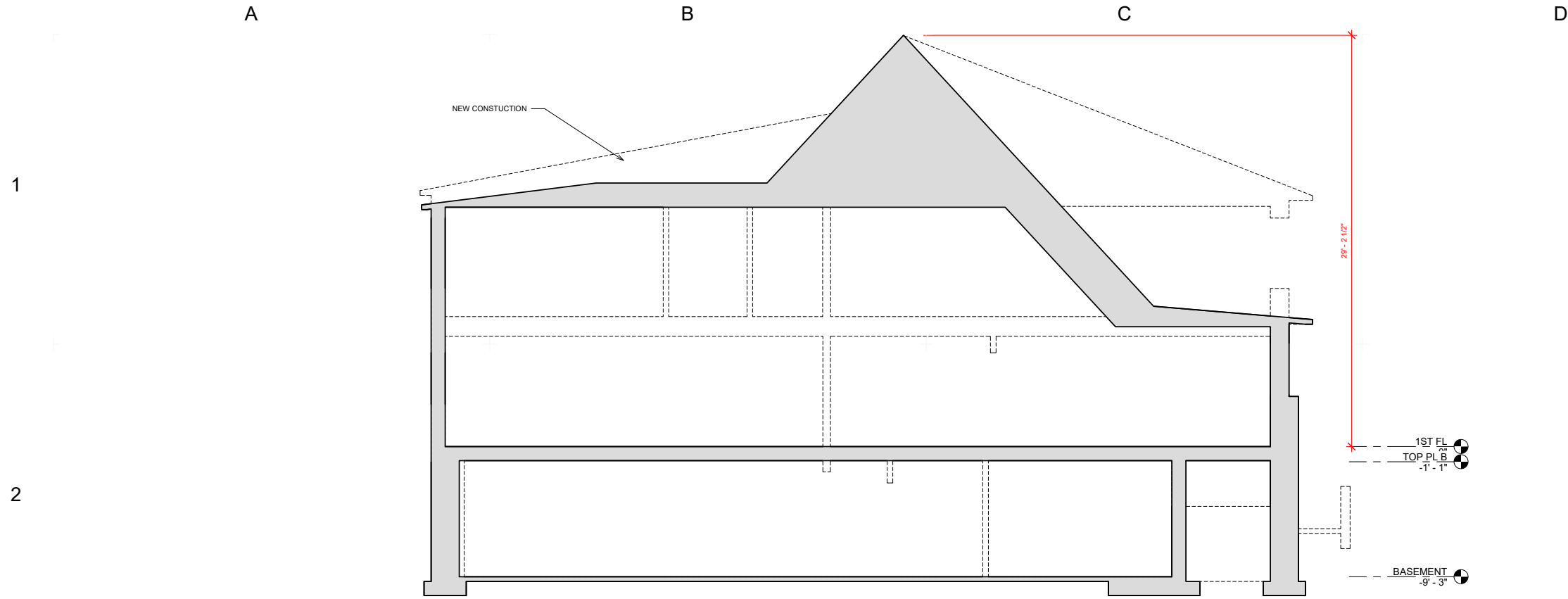
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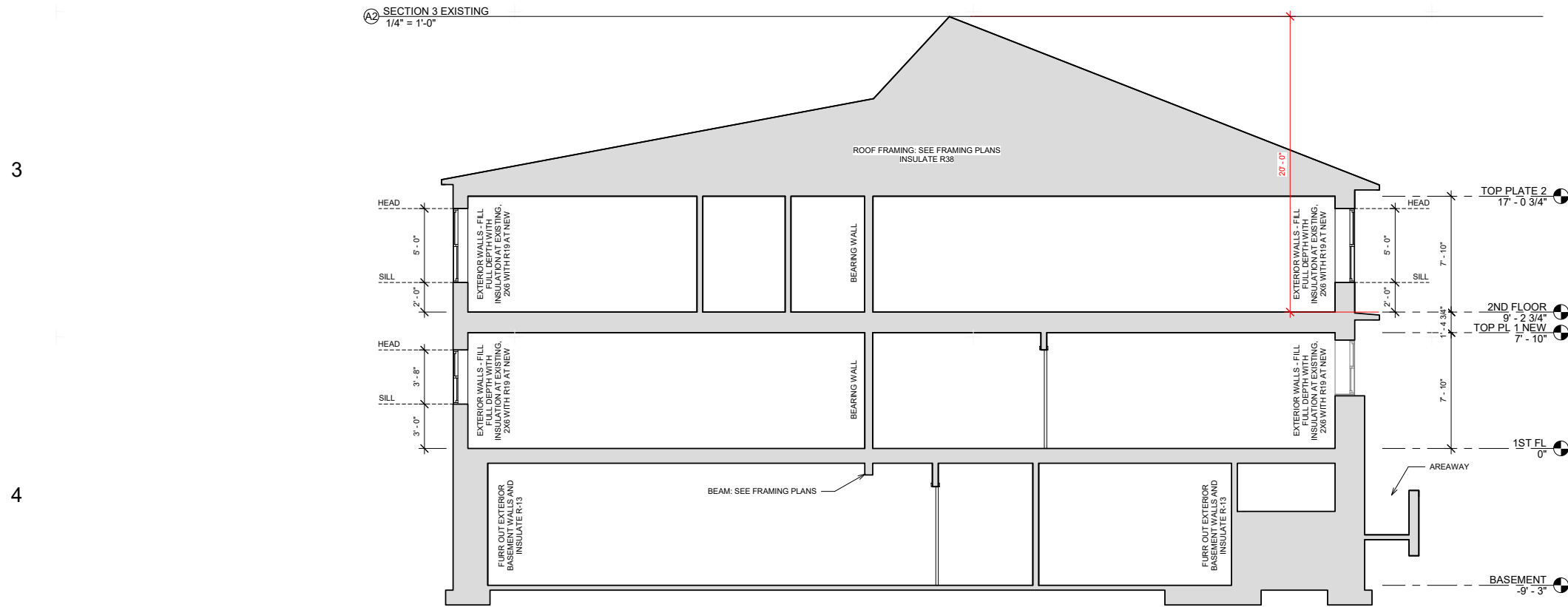
SECTIONS

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DATE SIGNED:
2022-03-11

A6.0



A2 SECTION 3 EXISTING
1/4" = 1'-0"



A4 SECTION 3
1/4" = 1'-0"

david sisson architecture pc

 345 Taunton Ave

 East Providence RI 02914

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REV. #	DATE	ISSUED FOR
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126 Adelaide Ave

 Providence, RI 02907

 PROJECT NUMBER: 21083

SECTIONS 2

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 DATE SIGNED: 2022-03-11

A6.1

A

B

C

D

1



2



3



4

david sisson architecture pc

 345 Taunton Ave

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REV. #	DATE	ISSUED FOR
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126 Adelaide Ave

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PHOTOS

FOR HDC REVIEW ONLY

 DATE SIGNED: 2022-03-11

A9.6