

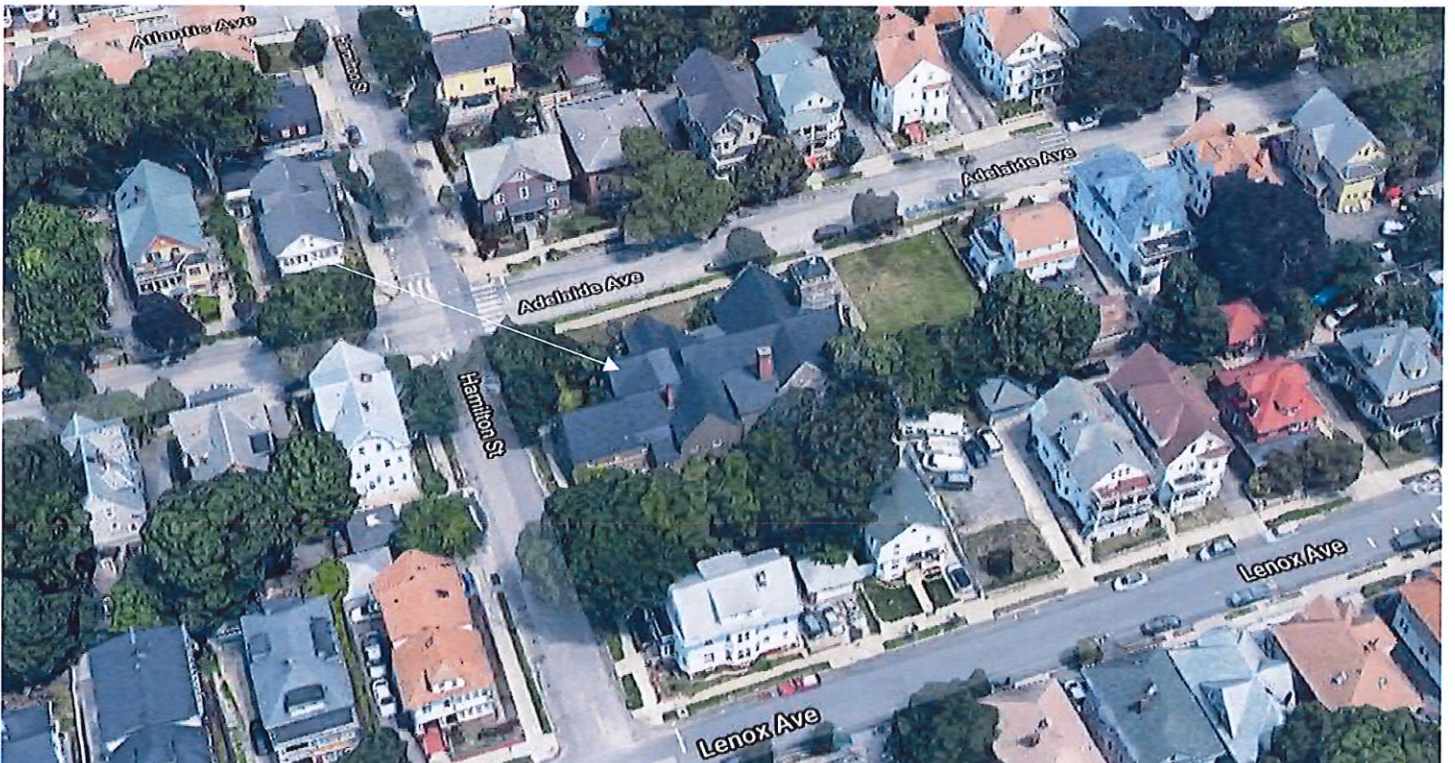
3. CASE 22.030, 126 ADELAIDE AVENUE, Westminster Congregational Church (Unitarian) 2 / Hood Memorial AME Zion Church, 1901 (PLD-RES)

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;
- At the April 25th meeting the item was continued. The Commission expressed concern that the level of documentation was still lacking. Still having difficulty understanding effect of changes. Lots of peaks and dormers which is a significant change to the form of this English-cottage style church. Understand and are sympathetic of the difficulties in conversion of the building into residential use. Dormers need to be pulled back. Rear circulation tower could be more "honest" in form and materials. Corner regarding dormers on front and removal of round signature window. Suggested revising documentation with suggested changes, see if plan can be reworked to incorporate suggestions and to return to the Commission; and,
- Revised plans, photos and renderings have been provided. The proposed modifications as revised are in keeping with the character of the property. The most significant portion of the proposal, the second-floor addition on the south elevation with be minimally-to-not-visible from the public right-of-way;
- Staff recommends that if Conceptual Approval is granted that a sub-committee be formed with the authority to grant Final Approval.

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, with a sub-committee formed to review additional details and have the authority to grant final approval.

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 a sub-committee formed to review additional details and have the authority to grant final approval.

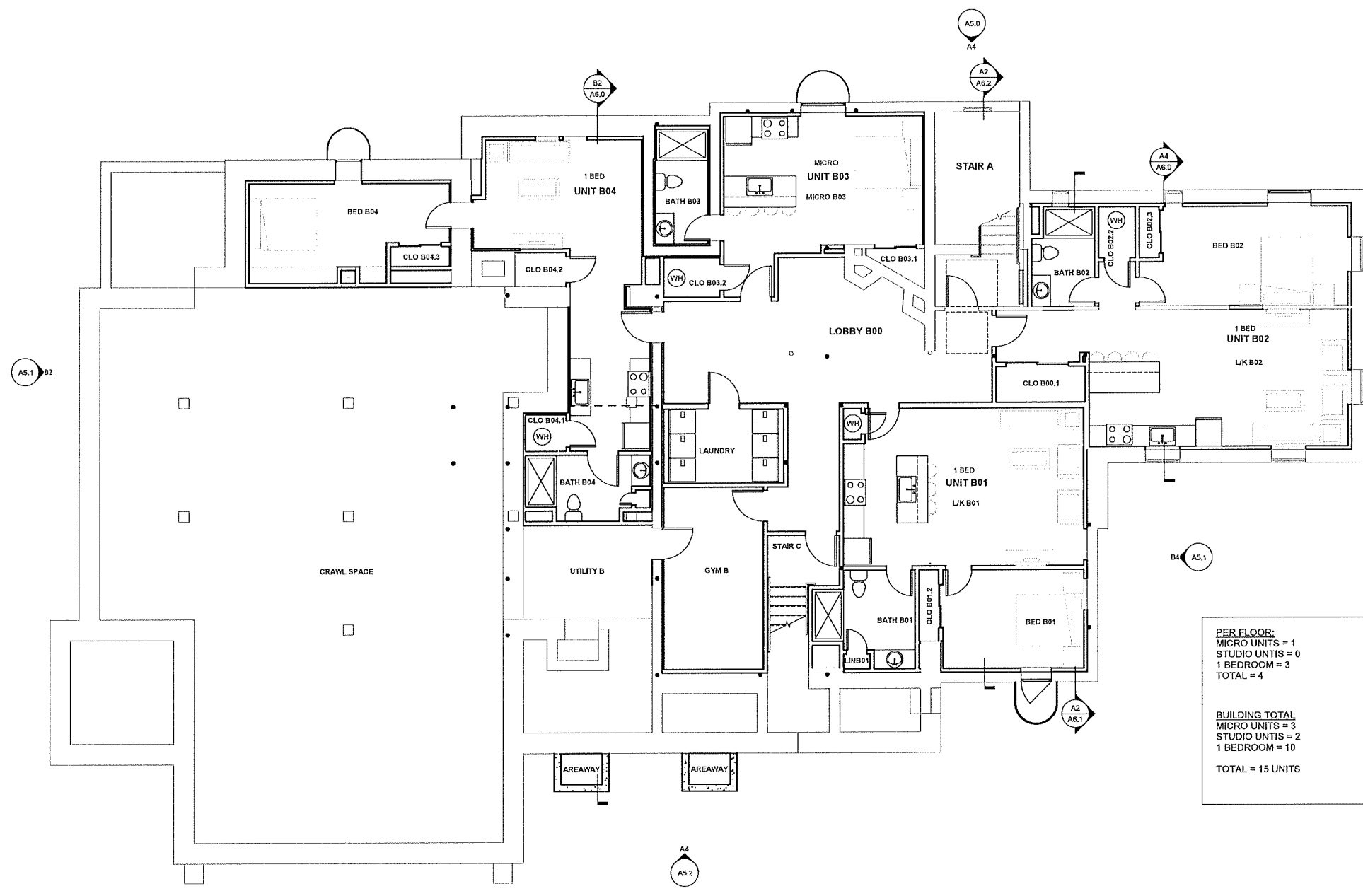
PLAN LEGEND

- 1 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/A00
- 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



PER FLOOR:
 MICRO UNITS = 1
 STUDIO UNITS = 0
 1 BEDROOM = 3
 TOTAL = 4

BUILDING TOTAL
 MICRO UNITS = 3
 STUDIO UNITS = 2
 1 BEDROOM = 10
 TOTAL = 15 UNITS

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

EXHIBIT 3A

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

david sisson architecture pc
 345 Thurston Ave
 East Providence, RI 02914
 www.davidssison.com info@ds-a-arch.com 401-595-1070

REV. #	DATE	ISSUED FOR
1	2022-07-11	HDC REVIEW

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 211083

PLAN BASEMENT

DATE SIGNED:
 2022-07-11

A4.0

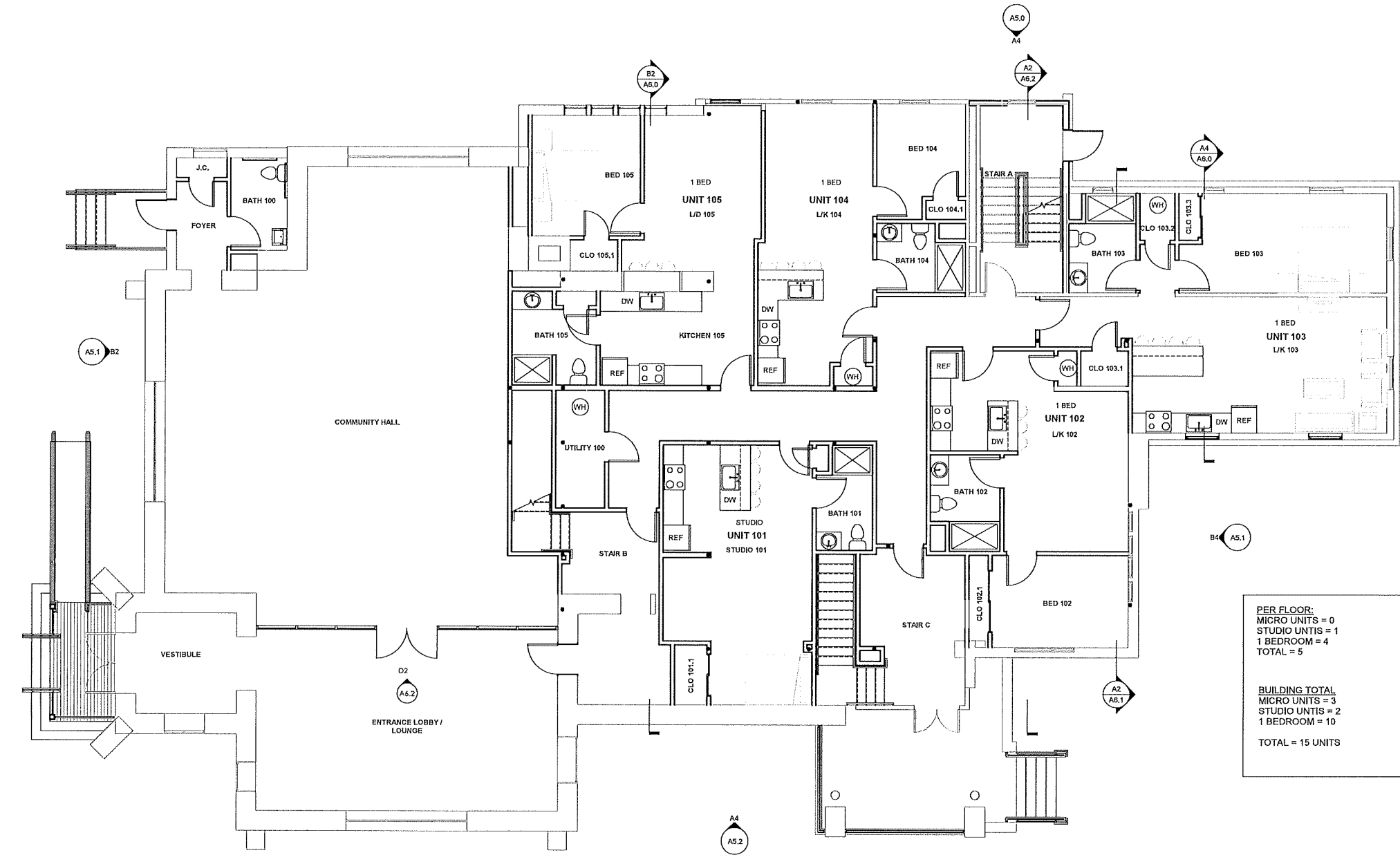
PLAN LEGEND

- 1 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, TYPE 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/A6.0
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.
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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

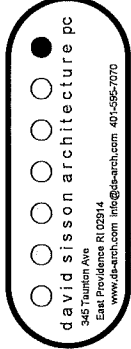


PER FLOOR:
 MICRO UNITS = 0
 STUDIO UNITS = 1
 1 BEDROOM = 4
 TOTAL = 5

BUILDING TOTAL
 MICRO UNITS = 3
 STUDIO UNITS = 2
 1 BEDROOM = 10
 TOTAL = 15 UNITS

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

EXHIBIT 3B



REV. #	DATE	ISSUED FOR:
01	2022-07-11	INDIC REVIEW

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

PLAN 1ST FL



A4.1

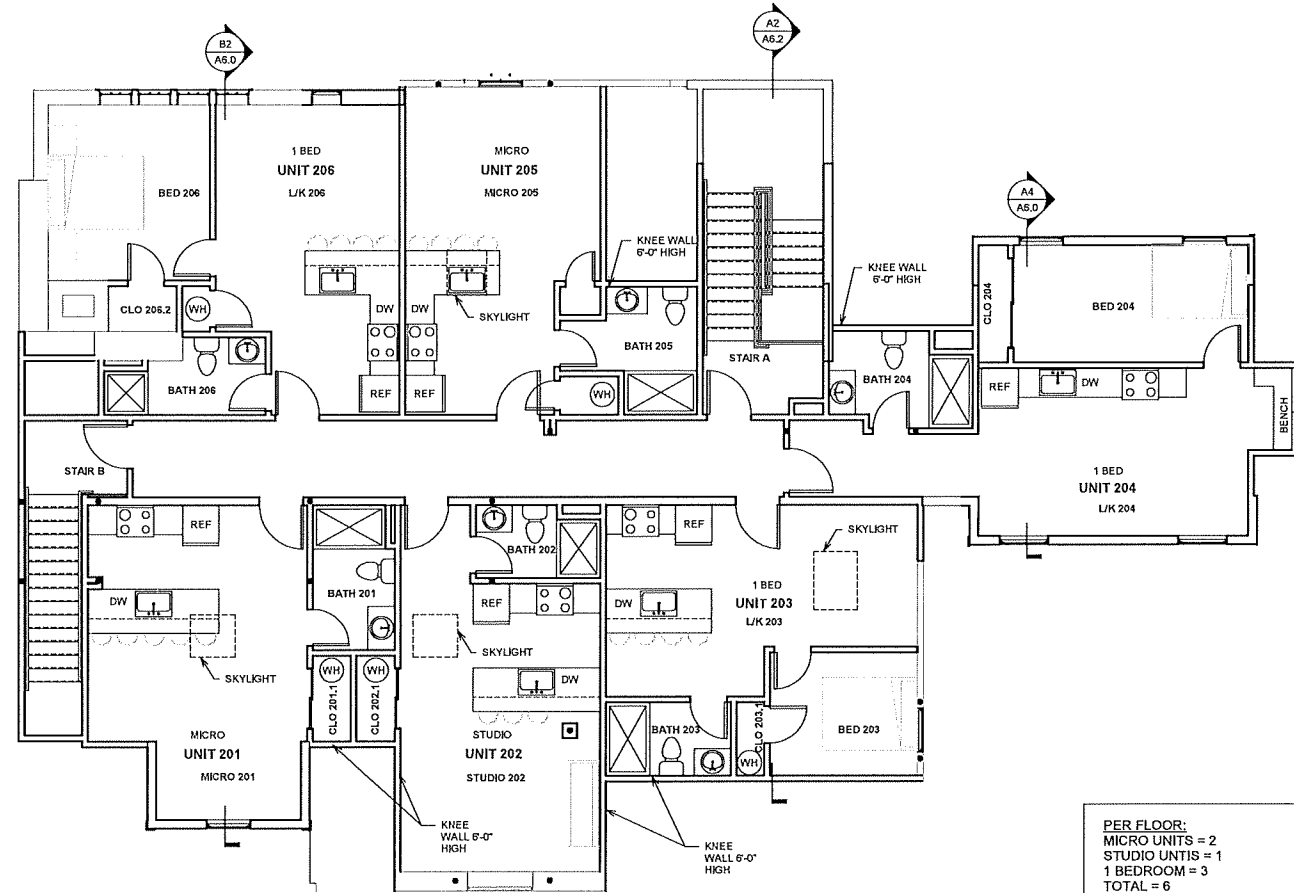
PLAN LEGEND

- 1
 - 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
- 2

GENERAL NOTES

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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
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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



PER FLOOR:
 MICRO UNITS = 2
 STUDIO UNITS = 1
 1 BEDROOM = 3
 TOTAL = 6

BUILDING TOTAL
 MICRO UNITS = 3
 STUDIO UNITS = 2
 1 BEDROOM = 10
 TOTAL = 15 UNITS

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

EXHIBIT 3C

DAVID SISSON ARCHITECTURE PC
 345 Taunton Ave
 East Providence RI 02914
 www.dssn.com info@dssn.com 401-595-1070

REV. #	DATE	ISSUED FOR:

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

PLAN 2ND FL

NFC
 DATE SKINNED:
 2022-07-11

A4.2

PLAN LEGEND

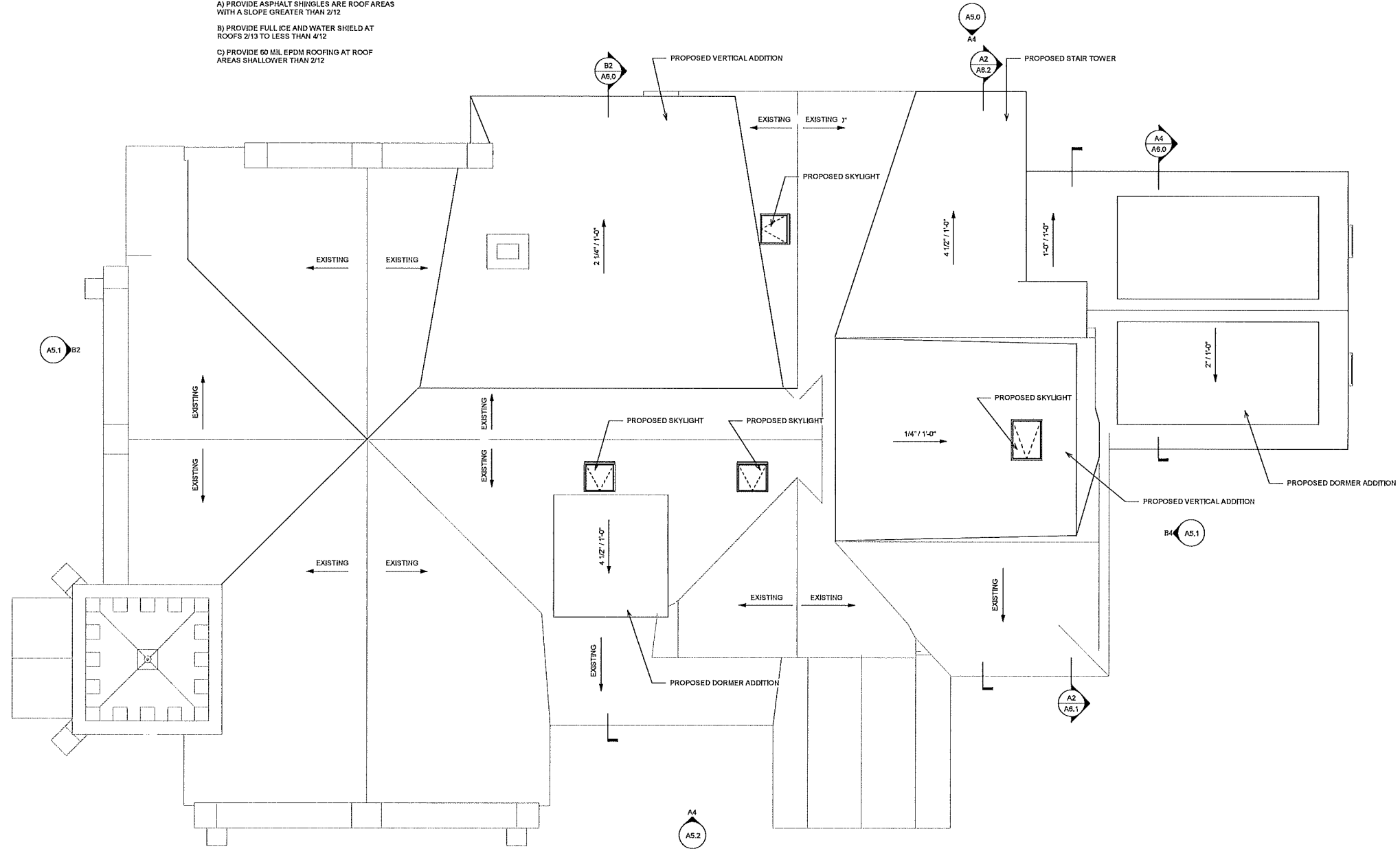
- 1
 - EXISTING DOOR
 - EXISTING PARTITION
 - NEW DOOR
 - FULL HEIGHT PARTITION
 - PARTIAL HEIGHT PARTITION
 - BEAM OVERHEAD
 - 1 HOUR RATED WALL
 - DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TIP: DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
 - DIMENSION TO THE FACE OF FINISH
 - COLUMN LOCATION
 - CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
 - SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- 2
- 3
- 4

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 3.14.0.
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE.
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE.
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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



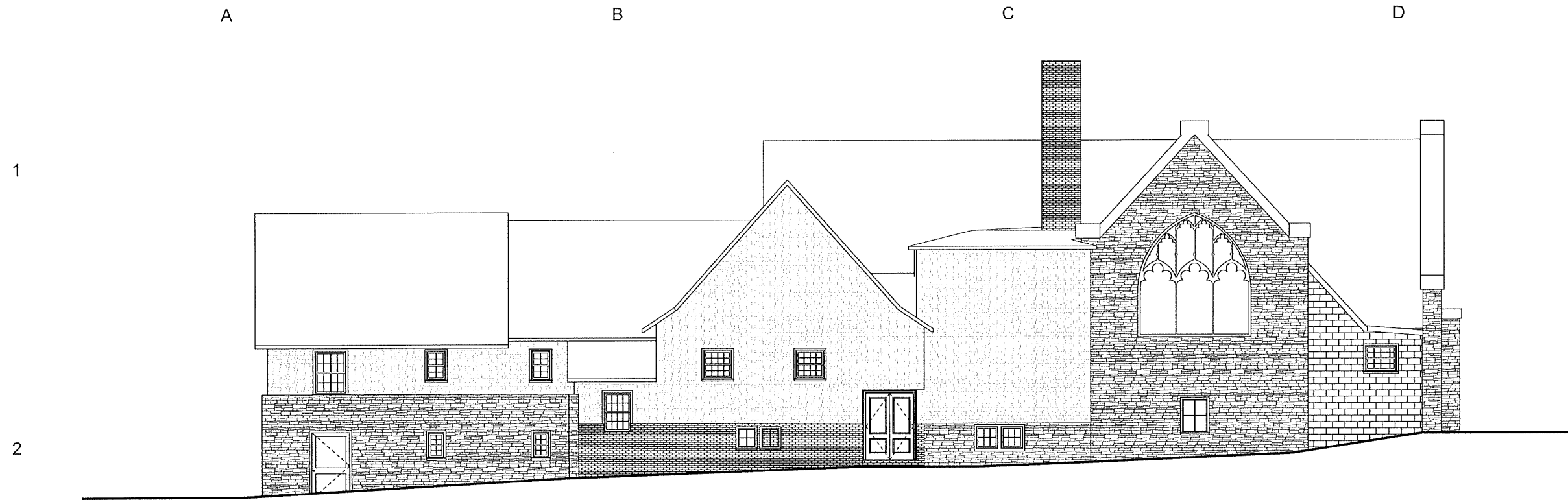
REV. #	DATE	ISSUED FOR:

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Providence, RI 02907
PROJECT NUMBER: 21-083

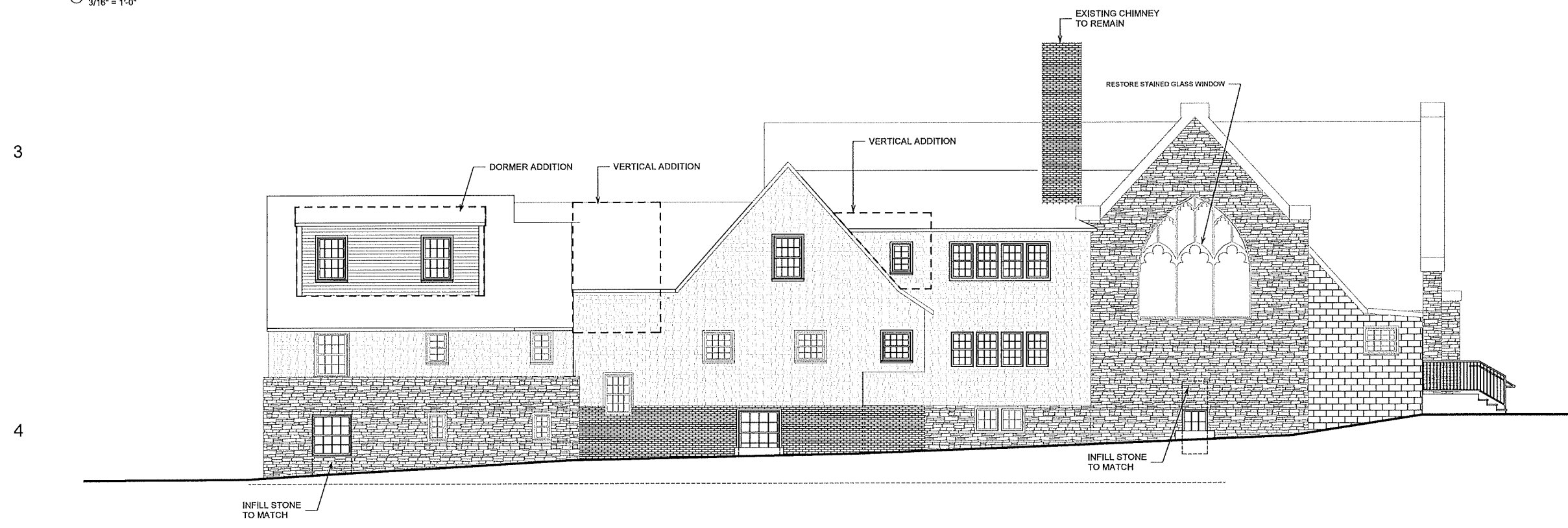
PLAN ROOF



A4.3



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



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

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DAVID SIBSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-566-1070

REV. #	DATE	ISSUED FOR	DESCRIPTION

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21083

ELEVATIONS

NFC
DATE SIGNED:
2022-07-11

A5.0

EXHIBIT 3E

A

B

C

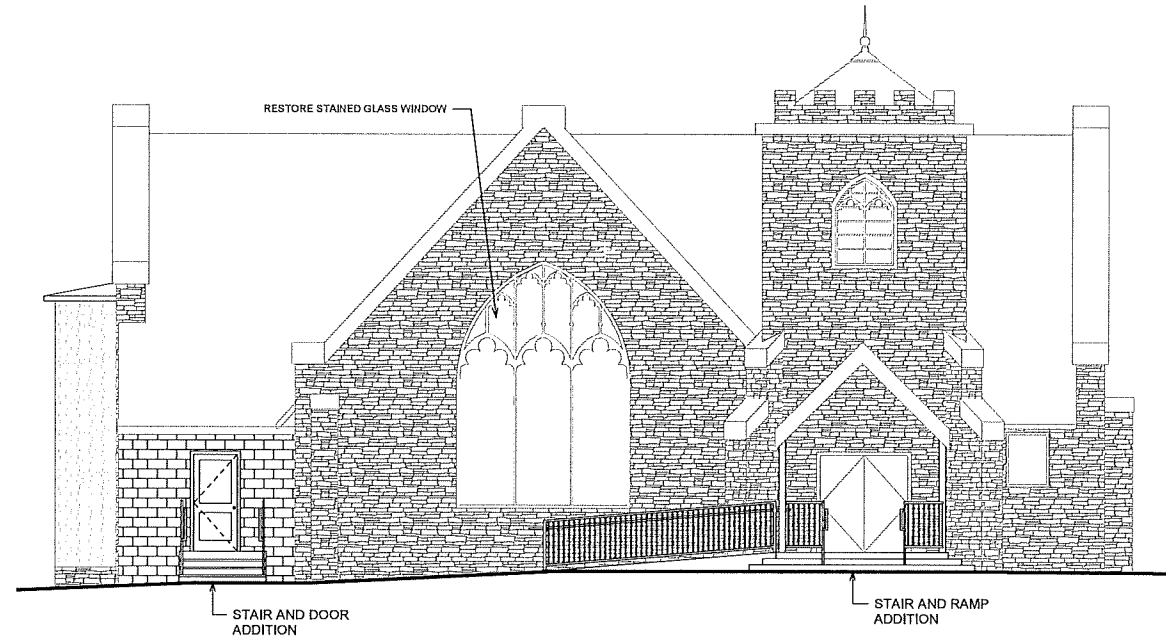
D

KEYED NOTES

1



2



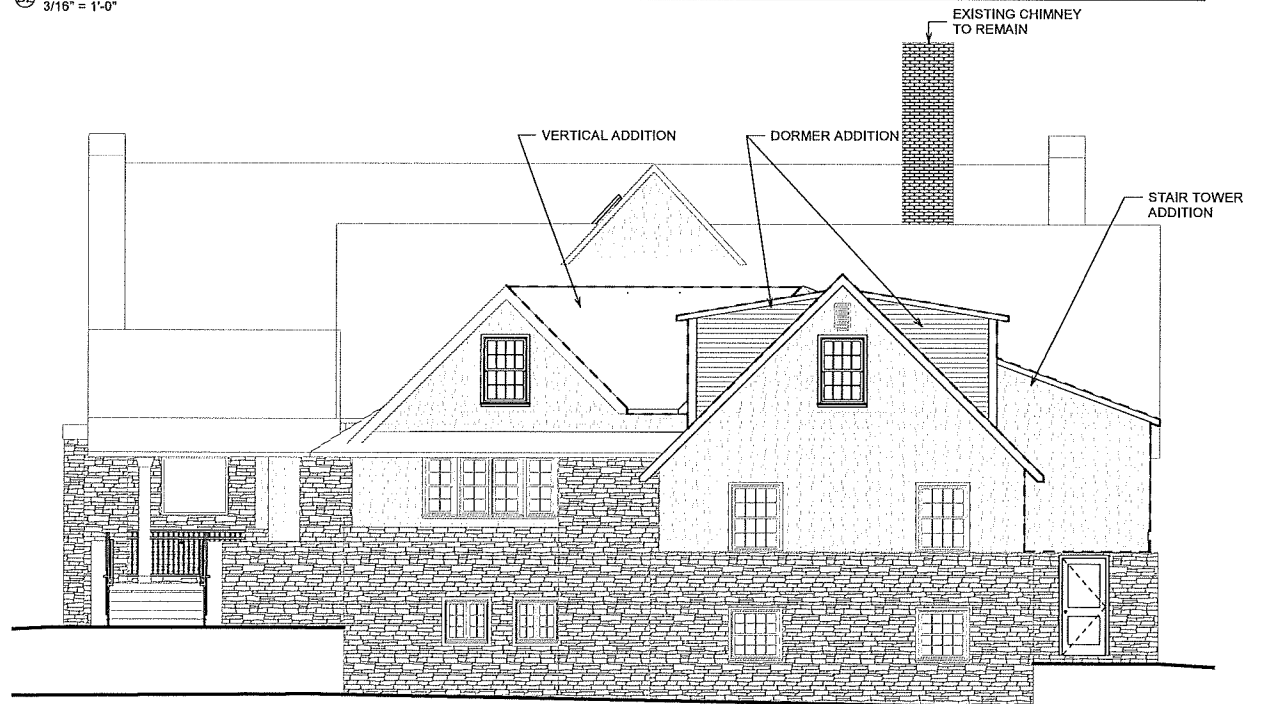
A2 EAST ELEVATION - EXISTING
3/16" = 1'-0"

B2 EAST ELEVATION
3/16" = 1'-0"

3



4



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

B4 WEST ELEVATION
3/16" = 1'-0"

DAVID SIBSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-a-arch.com info@ds-a-arch.com 401-956-7070

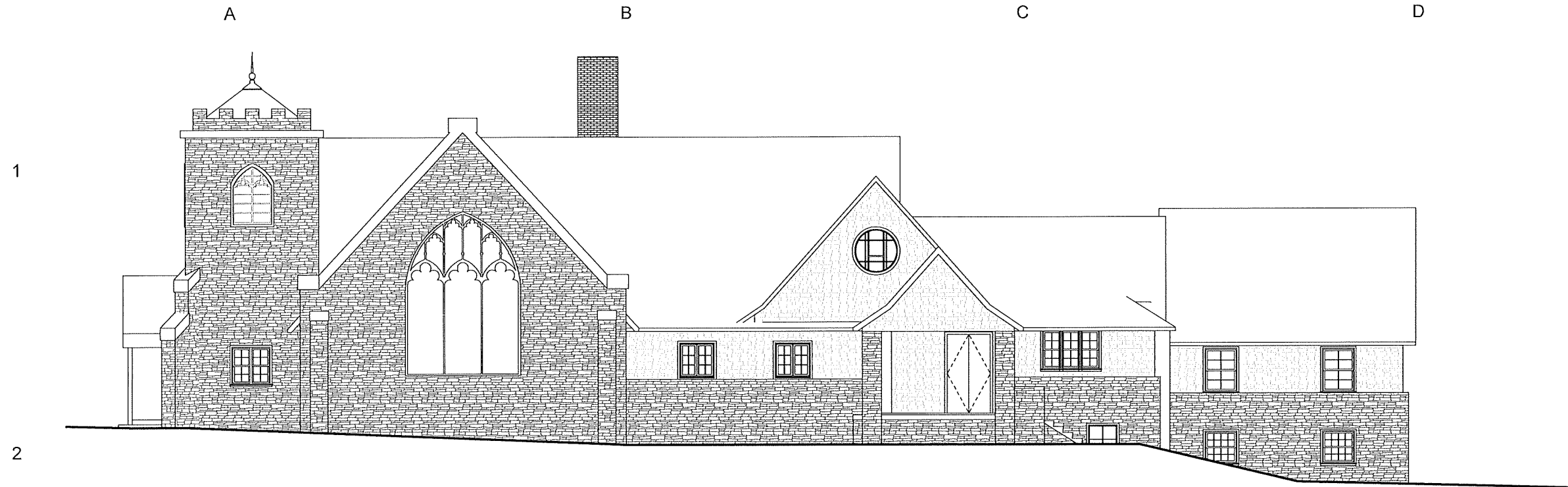
REV. #	DATE	ISSUED FOR	BY

126 Adelaide Ave
Providence, RI 02807
PROJECT NUMBER: 21083

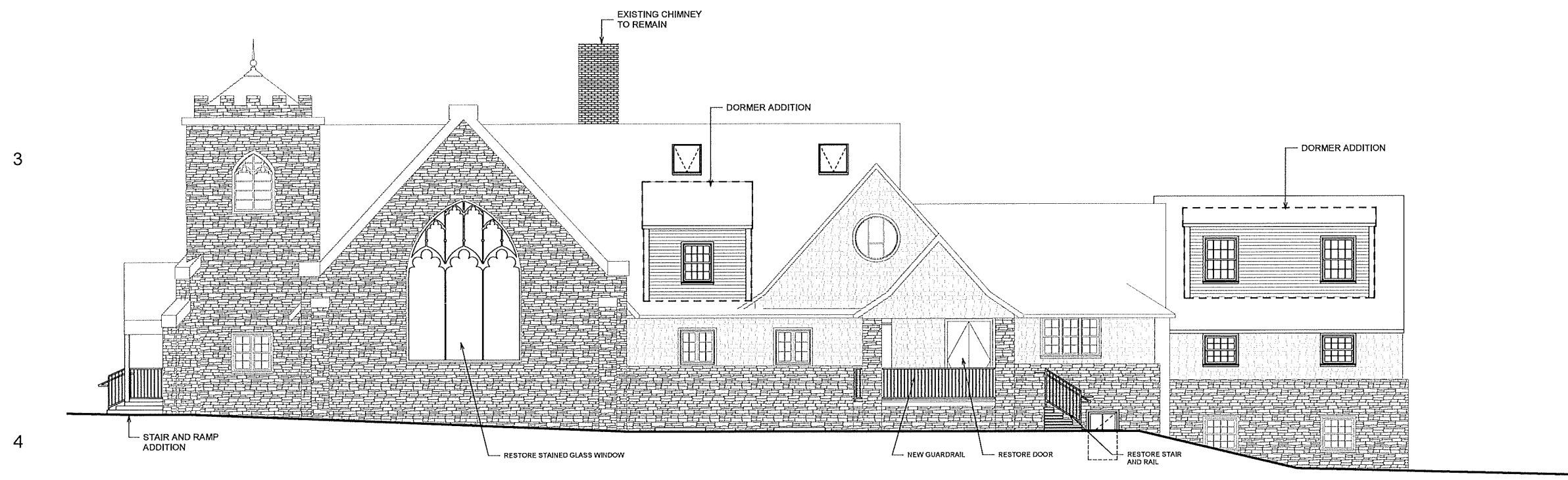
ELEVATIONS



A5.1



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



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

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

david sisson architecture pc

 345 Taunton Ave

 East Providence RI 02914

 www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR:
2022-07-11		HFC REVIEW

126 Adelaide Ave

 Providence, RI 02907

 PROJECT NUMBER: 211083

ELEVATIONS

DATE SIGNED: 2022-07-11

A5.2



EXISTING



PROPOSED

1
2
3
4

A

B

C

D

DAVID SIBSON ARCHITECTURE PC — ALL RIGHTS RESERVED

david sibson architecture pc

 945 Taunton Ave

 East Providence RI 02914

 www.ds-arch.com info@ds-arch.com 401-592-7070

REV. #	DATE	ISSUED FOR:

126 Adelaide Ave

 Providence, RI 02907

 PROJECT NUMBER: 21083

3D RENDERINGS

FOR HDC REVIEW ONLY

 DATE SIGNED: 2022-07-11

A13.0



EXISTING



PROPOSED

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1

2

3

4

DAVID SISSON ARCHITECTURE PC
 345 Taunton Ave
 East Providence RI 02914
 www.ds-arch.com info@ds-arch.com 401-856-1070

REVIEW #	DATE	ISSUED FOR:
	2022-07-11	HDC REVIEW

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

3D RENDERINGS

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 DATE SIGNED:
 2022-07-11

A13.1



EXISTING



PROPOSED

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david sisson architecture pc
 345 Taunton Ave
 East Providence RI 02914
 www.ds-arch.com info@ds-arch.com 401-995-7070

REV. #	DATE	ISSUED FOR:

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 Providence, RI 02907
 PROJECT NUMBER: 21083

3D RENDERINGS

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 REVIEW ONLY
 DATE SIGNED:
 2022-07-11

A13.2



EXISTING



PROPOSED

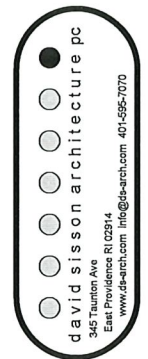
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2

3

4

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REV. #	DATE	ISSUED FOR:
	2022-07-11	HDC REVIEW

126 Adelaide Ave
 Providence, RI 02907
 PROJECT NUMBER: 21083

3D RENDERINGS

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 DATE SIGNED:
 2022-07-11

A13.3



EXISTING



PROPOSED

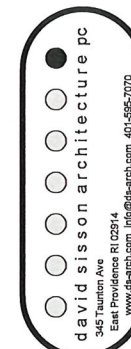
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2

3

4

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REV. #	DATE	ISSUED FOR:

126 Adelaide Ave
Providence, RI 02907
PROJECT NUMBER: 21083

3D RENDERINGS

FOR HDC REVIEW ONLY
DATE SIGNED: 2022-07-11

A13.4