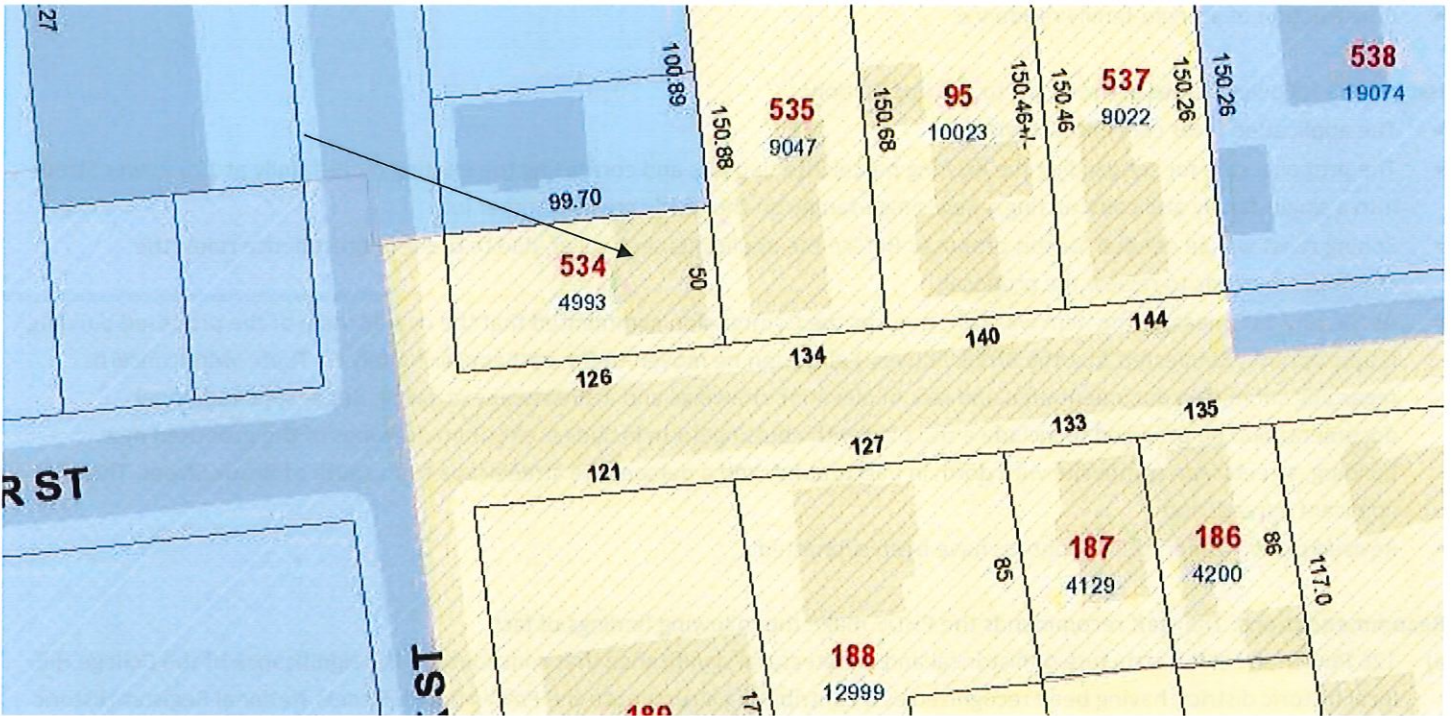
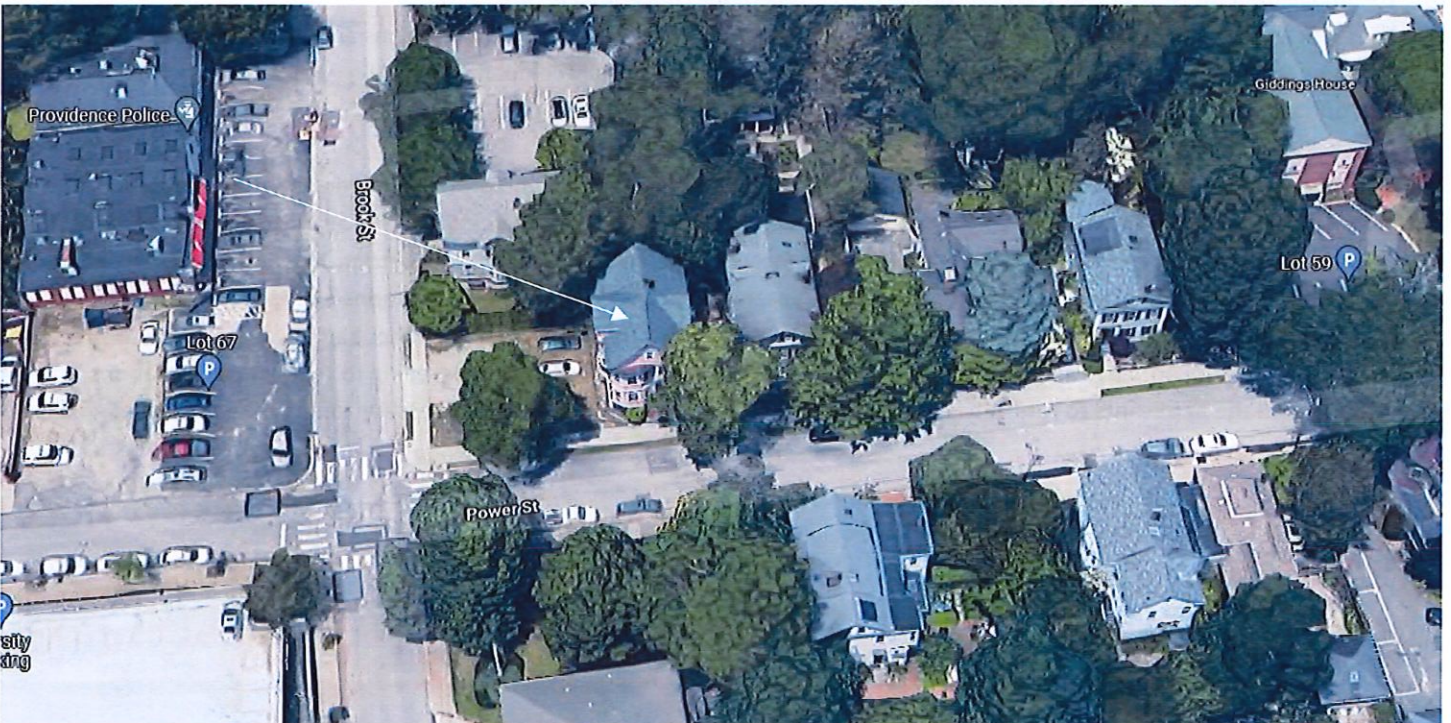


PROJECT REVIEW

- CASE 22.028, 126 POWER STREET, House, pre1908 (COLLEGE HILL)**
2½ stories, Queen Anne style, clapboarded and shingled.
CONTRIBUTING



Arrow indicates 126 Power Street.



Arrow indicates project location, looking north.

Applicant/Owner: Brown University, 295 Lloyd Avenue, Providence, RI 02912

Architect: KITE Architects, Inc., One Central Street, Providence, RI 02907

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

- Construction of a single-family residence.

Issues: The following issues are relevant to this application:

- The application is for conceptual review;
- The proposal calls for subdividing the existing parcel into two lots and converting the existing multi-family at 126 Power Street into a single-family and constructing a new single-family on the newly created corner lot;
- Zoning relief will be needed for this proposal. Before the applicants seek relief, due to order of precedence rules, the Commission needs to review the proposal;
- At the July 11th meeting the item was continued as the Commission commented that the overall scale of the proposed building is appropriate. Requested that the Brook St (west) elevation be moved to the east approximately 6'. There were concerns regarding submitted documentation and lack of elevation drawings and a streetscape drawing. Requested additional documentation be provided to include a site plan with abutting dorm included, elevation drawings of the proposed new building, streetscape composite with dorm in background, and a perspective streetscape from south of Brook Street. The applicant agreed; and
- Revised plans, renderings and photos have been submitted.

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

- a) 126 Power Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the Power-Cooke Streets National Register 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. 126 Power Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the Power-Cooke Streets National Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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 applicants to return to the Commission for final approval once the necessary zoning relief has been granted.

126 Power Street – New Construction
City of Providence Historic District Commission

08.22.2022





existing



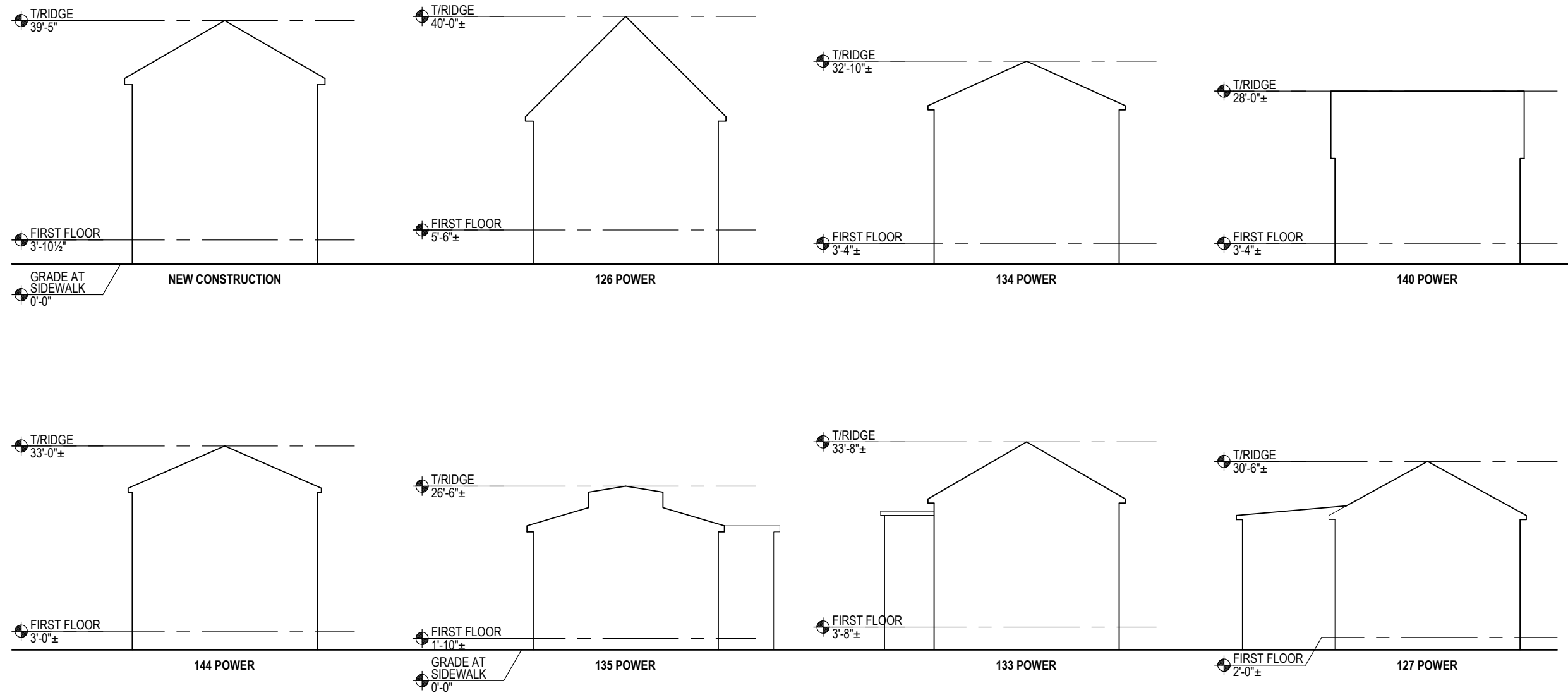
existing



precedents – power street



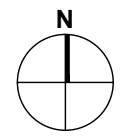
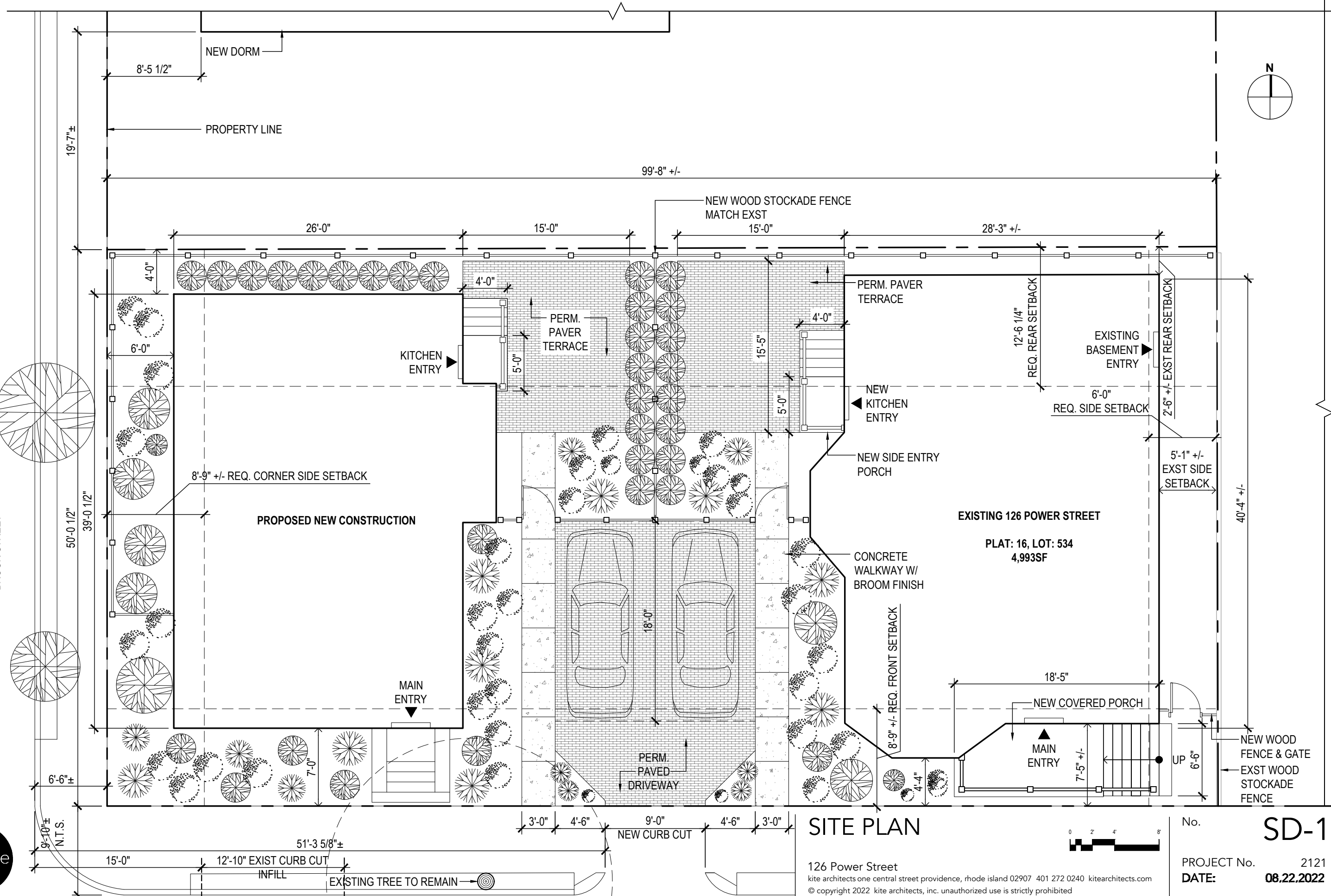
proposed



GENERAL NOTES:
 1. BUILDING PROFILES ARE SHOWN DIAGRAMMATICALLY.
 2. ELEVATIONS SHOWN ARE TAKEN FROM SIDEWALK LEVEL AND ARE APPROXIMATE.

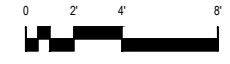


first floor heights

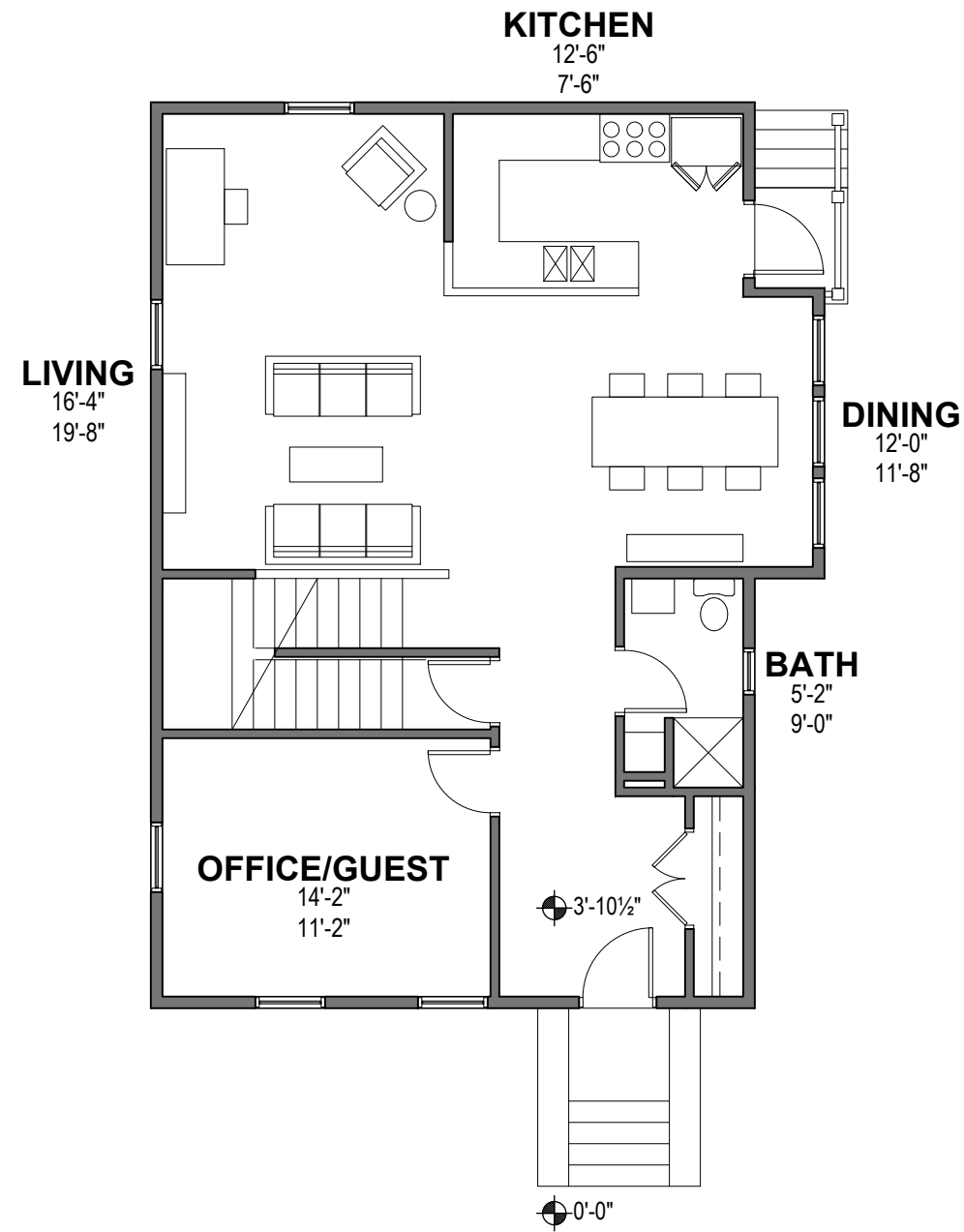


SITE PLAN

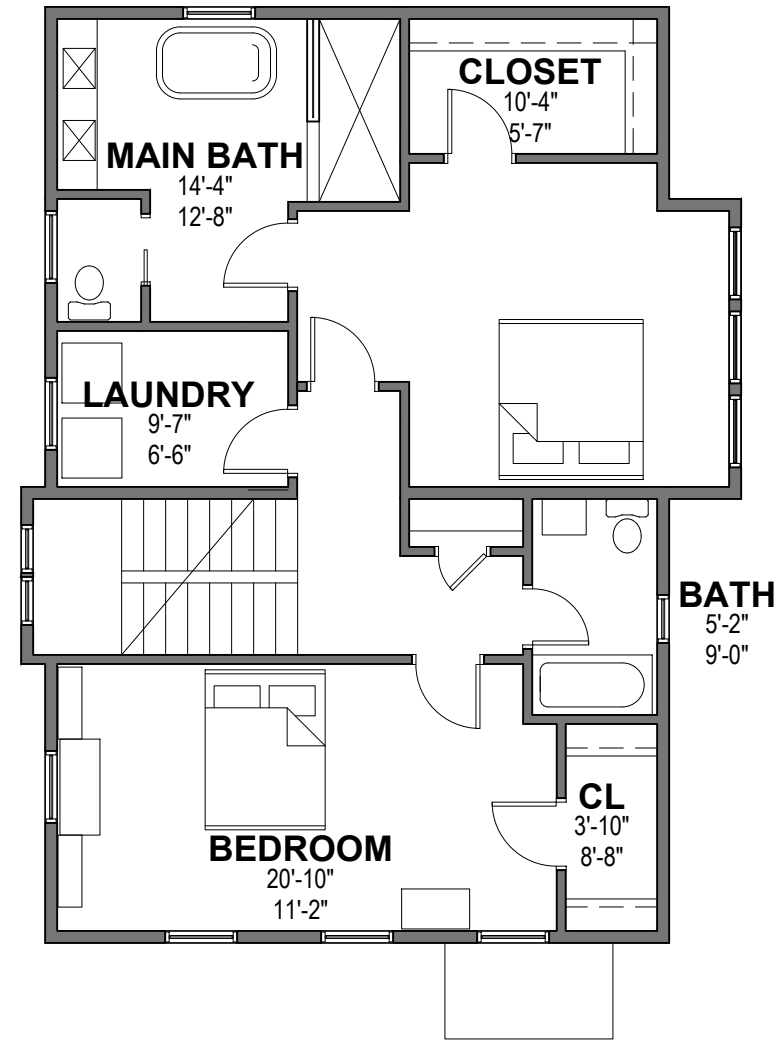
126 Power Street
kite architects one central street providence, rhode island 02907 401 272 0240 kitearchitects.com
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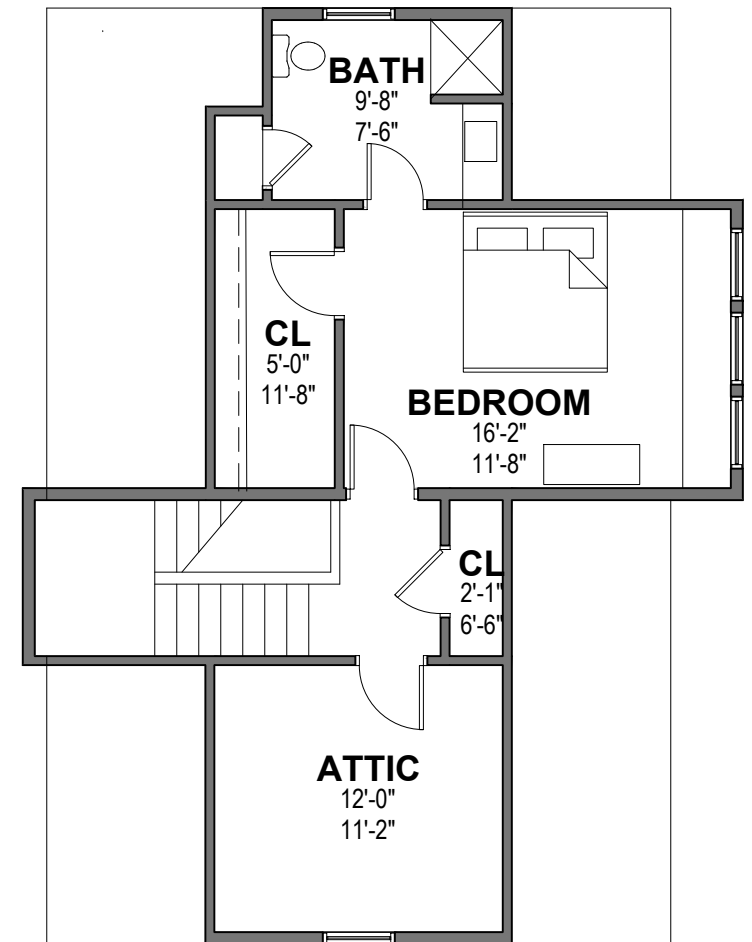
No. **SD-1**
PROJECT No. 2121
DATE: **08.22.2022**



01 **FIRST FLOOR** 1/8" = 1'-0"



02 **SECOND FLOOR** 1/8" = 1'-0"



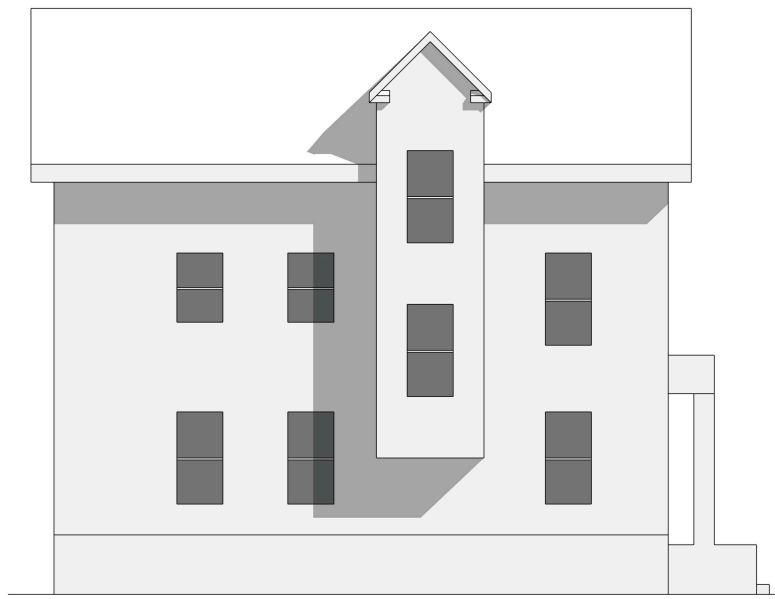
03 **THIRD FLOOR** 1/8" = 1'-0"



FLOOR PLANS

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No. **SD-3**
PROJECT No. 2121
DATE: **08.22.22**



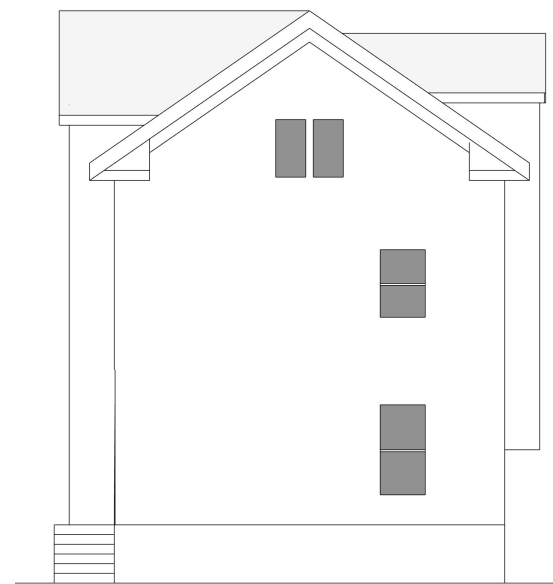
west



south



east



north



proposed massing



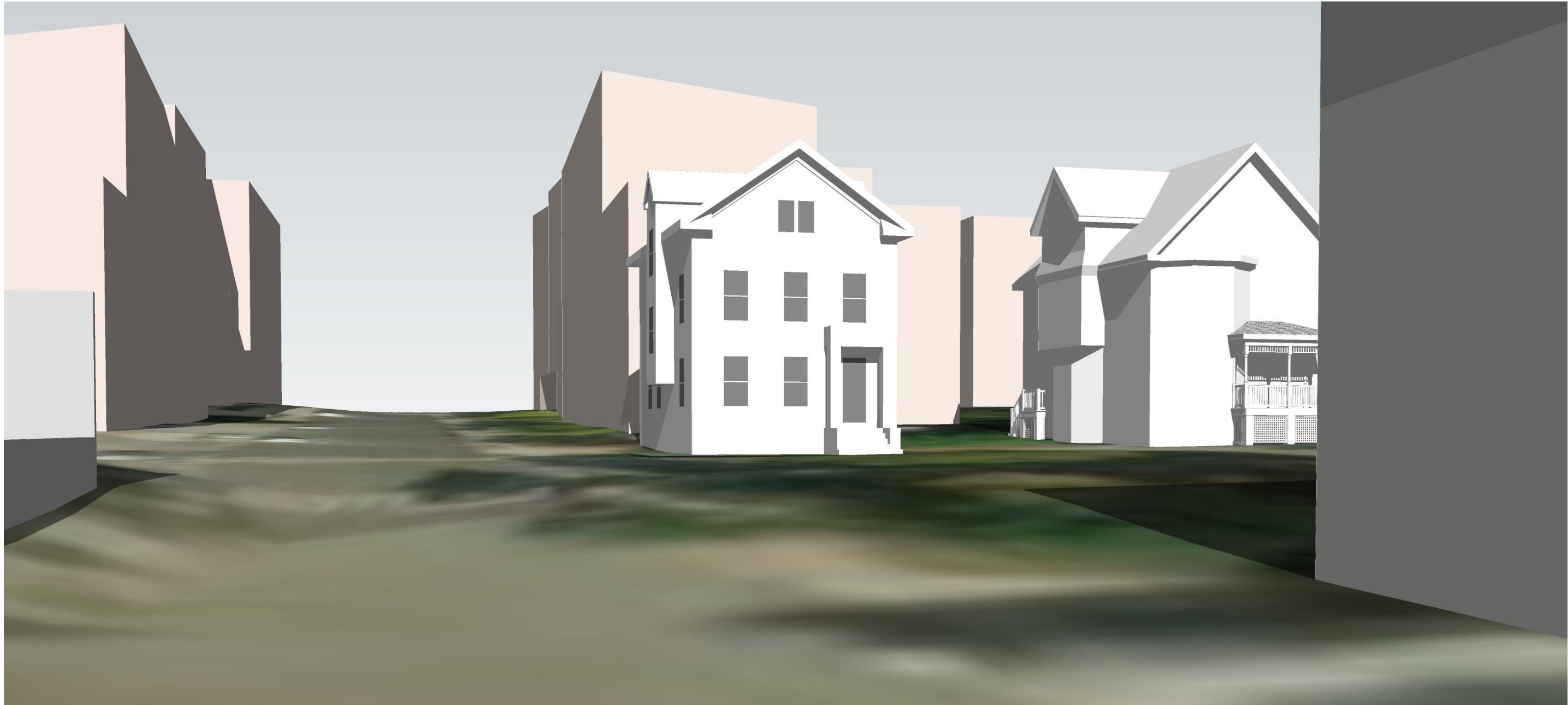
massing views – overhead from southeast



massing views – brook street from north



massing views – overhead from southwest

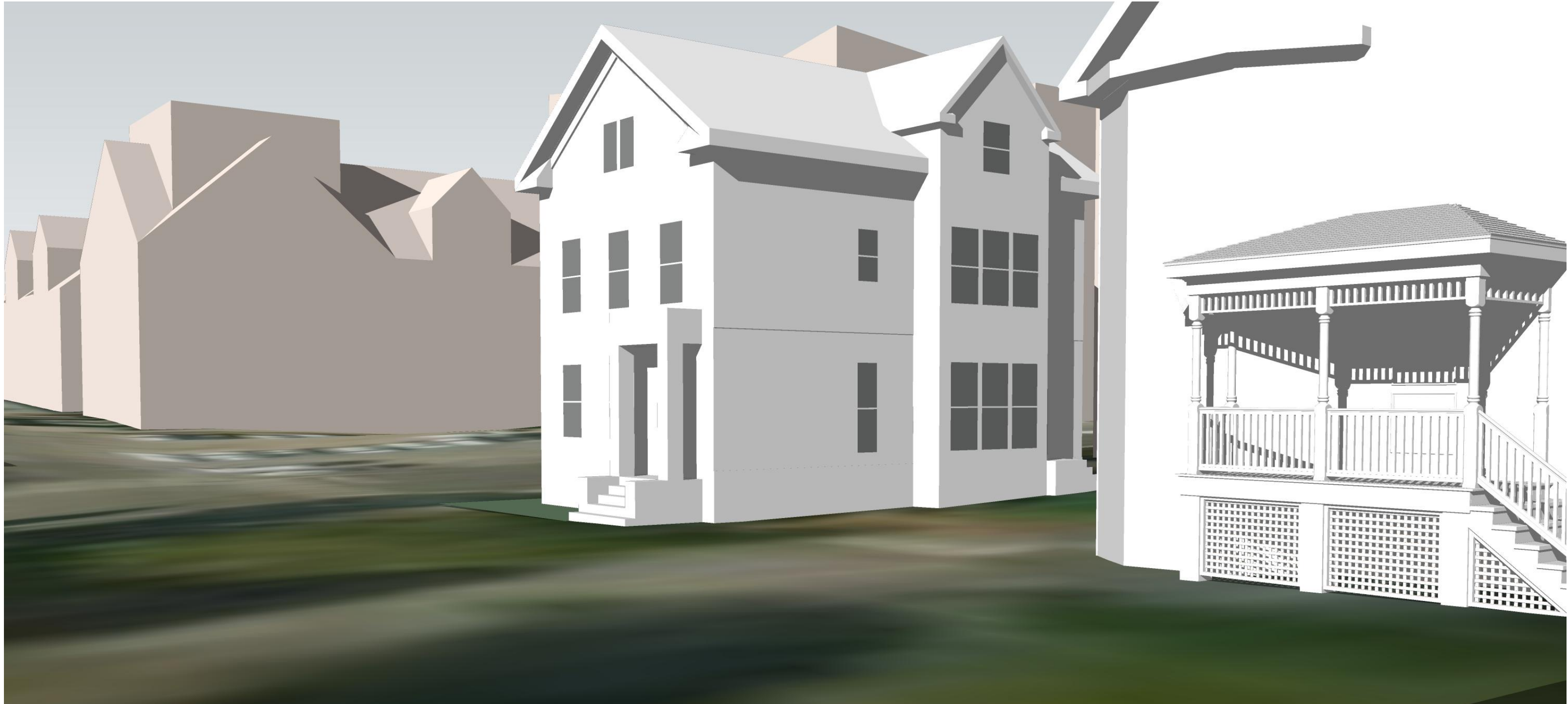


massing views – brook street from south



massing views – brook & power street from west

Providence Historic District Commission
126 Power Street – New Construction
08.22.2022



massing views – power street from east



massing views – power street from east