

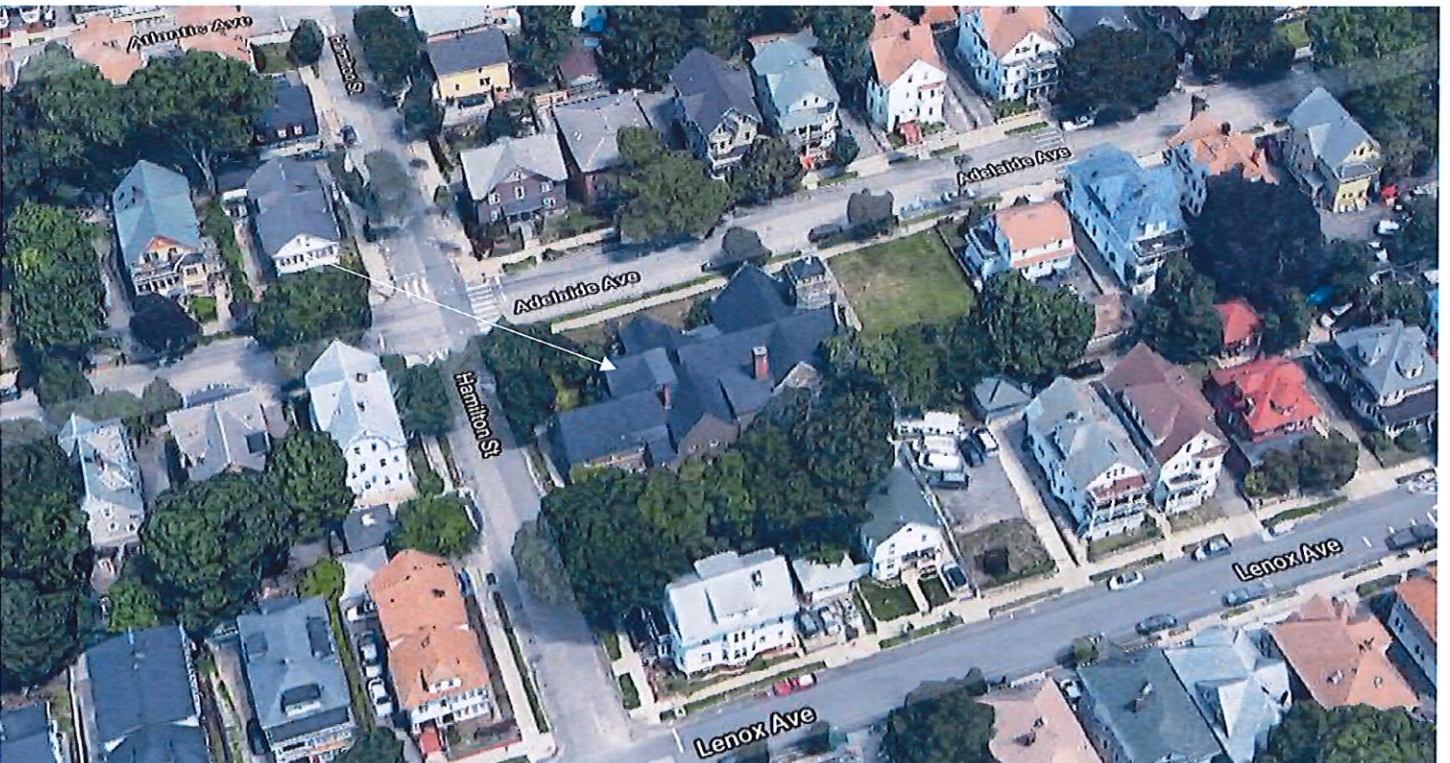
**2. CASE 22.030, 126 ADELAIDE AVENUE, Westminster Congregational Church (Unitarian) 2 / Hood Memorial AME Zion Church, 1901 (PLD-RES)**

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:

- 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 July 11<sup>th</sup> meeting the item was granted conceptual approval and a sub-committee was formed for a site visit.
- A site visit was held on August 1<sup>st</sup> by the sub-committee (Members Marino, Schoettle and Fontencchio and staff). The sub-committee was productive and suggestions were provided on how best to incorporate the new dormer elements; and,
- Revised plans, photos and renderings have been provided. The proposed modifications as revised are in keeping with the character of the property and incorporate the suggestions provided by the sub-committee.

**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; 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 Final Approval of the proposal as submitted as the proposal 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, agreeing with the recommendations in the staff report, with staff to review any additional details.

# 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

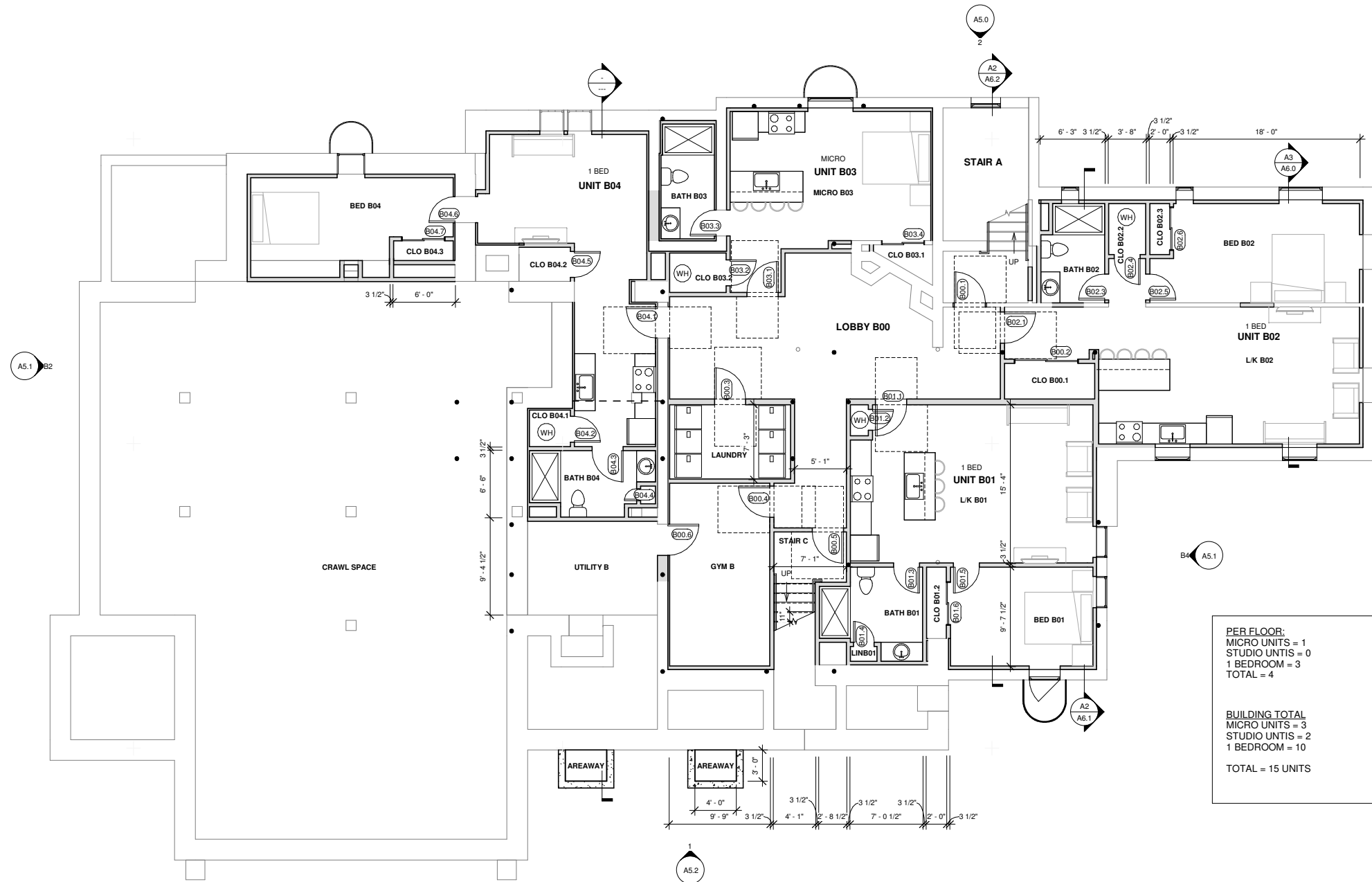
DIMENSION TO THE FACE OF FINISH

- 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 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 X GYPSUM 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

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

**EXHIBIT 3A**

**david sisson architecture pc**  
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East Providence RI 02914  
www.dss-arch.com info@dss-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR:
	2022-08-22	HDC REVIEW

**126 Adelaide Ave**  
Providence, RI 02907  
PROJECT NUMBER: 21083

# PLAN BASEMENT



DATE SIGNED:  
2022-08-22

**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.  
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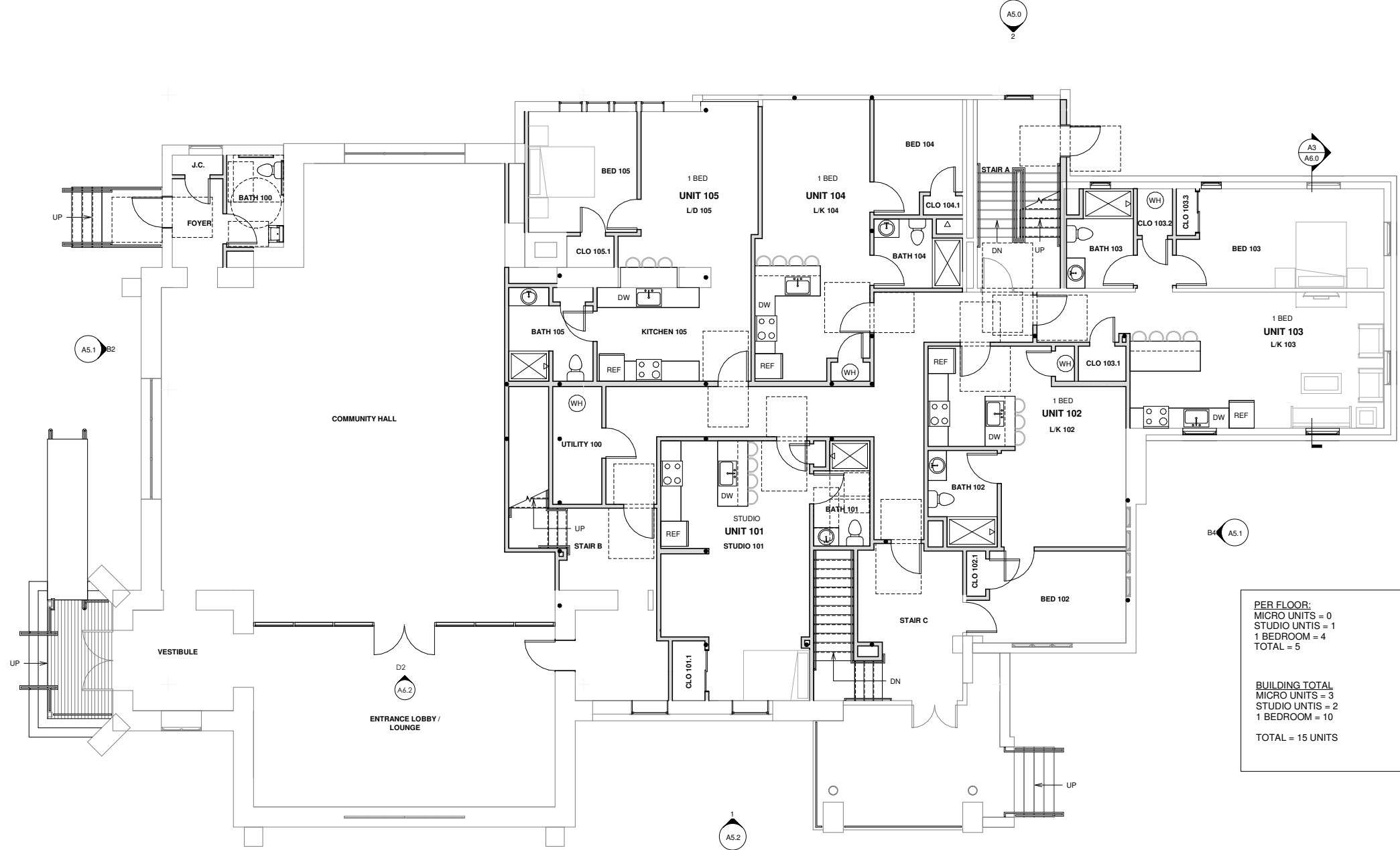
DIMENSION TO THE FACE OF FINISH

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

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REV.#	DATE	ISSUED FOR:

**126 Adelaide Ave**  
Providence, RI 02907  
PROJECT NUMBER: 21093

**PLAN 1ST FL**



DATE SIGNED:  
2022-08-22

**A4.1**

**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

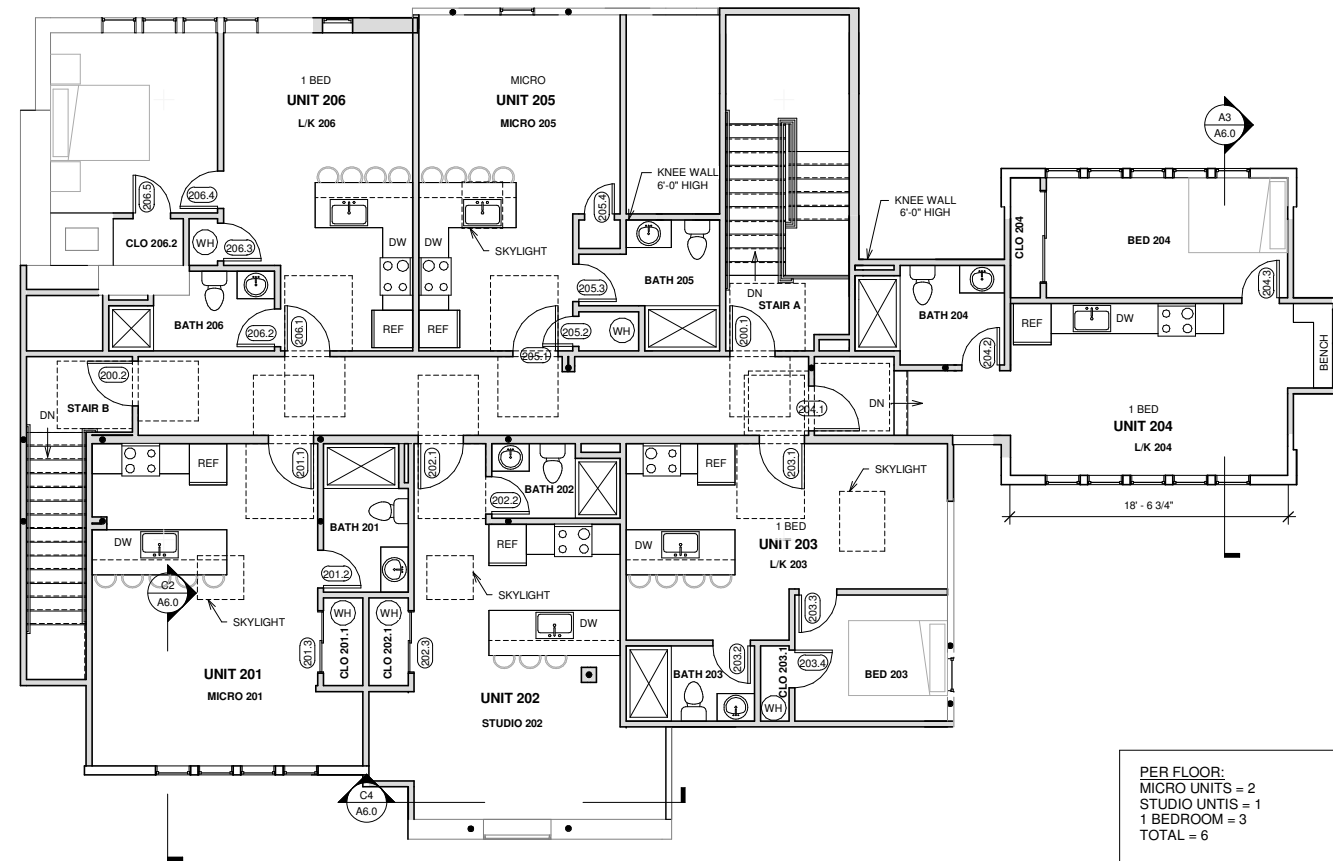
DIMENSION TO THE FACE OF FINISH

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

**GENERAL NOTES**

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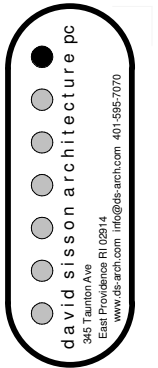
PER FLOOR:  
MICRO UNITS = 2  
STUDIO UNITS = 1  
1 BEDROOM = 3  
TOTAL = 6

**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

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PLAN 2ND FL



DATE SIGNED:  
2022-08-22

A4.2

**PLAN LEGEND**

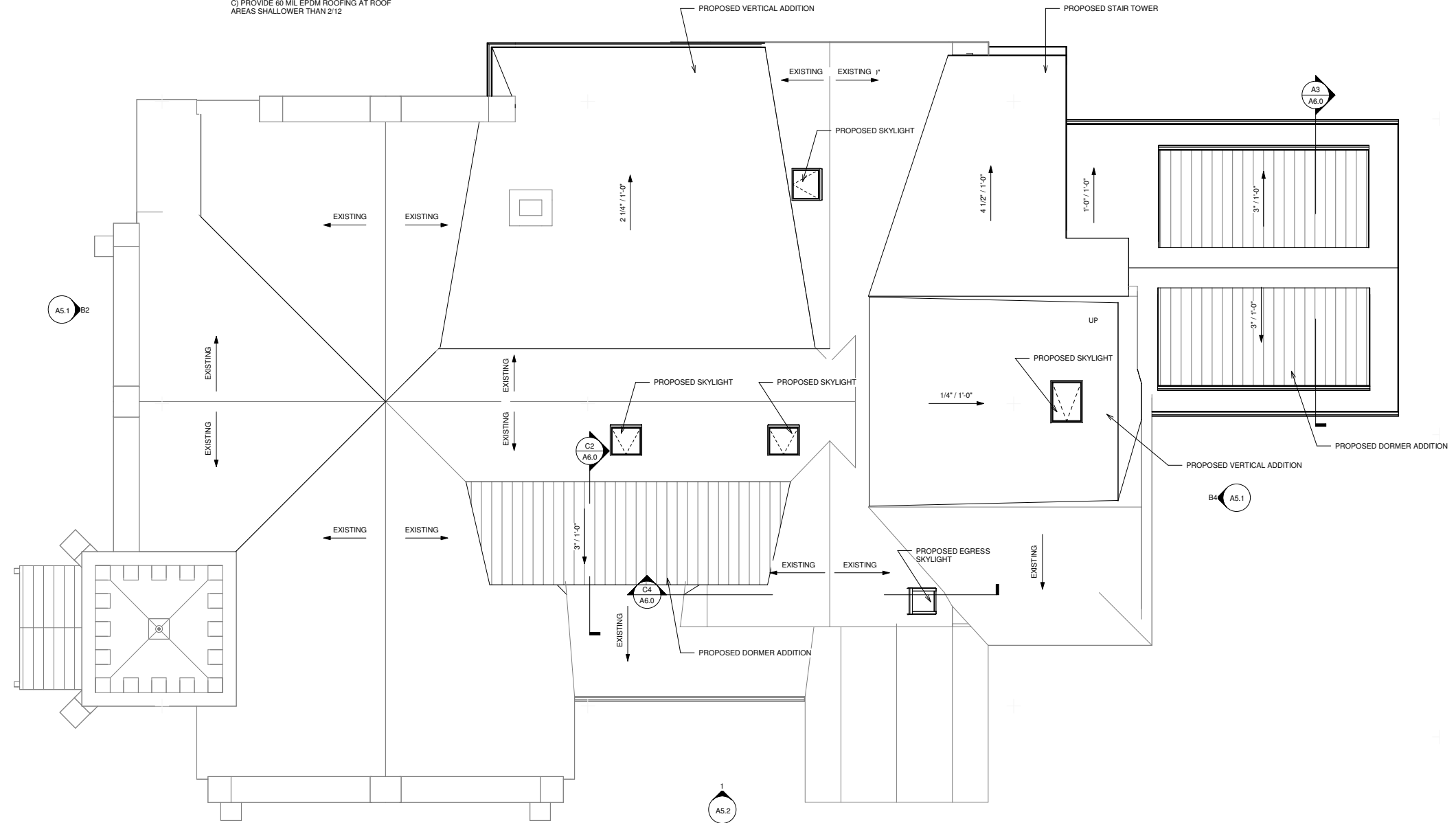
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- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- 1 HOUR RATED WALL
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
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**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 ML EPDM ROOFING AT ROOF AREAS SHALLOWER THAN 2/12



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

**EXHIBIT 3D**

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PROJECT NUMBER: 21083

**PLAN ROOF**

**NFC**  
DATE SIGNED:  
2022-08-22

**A4.3**

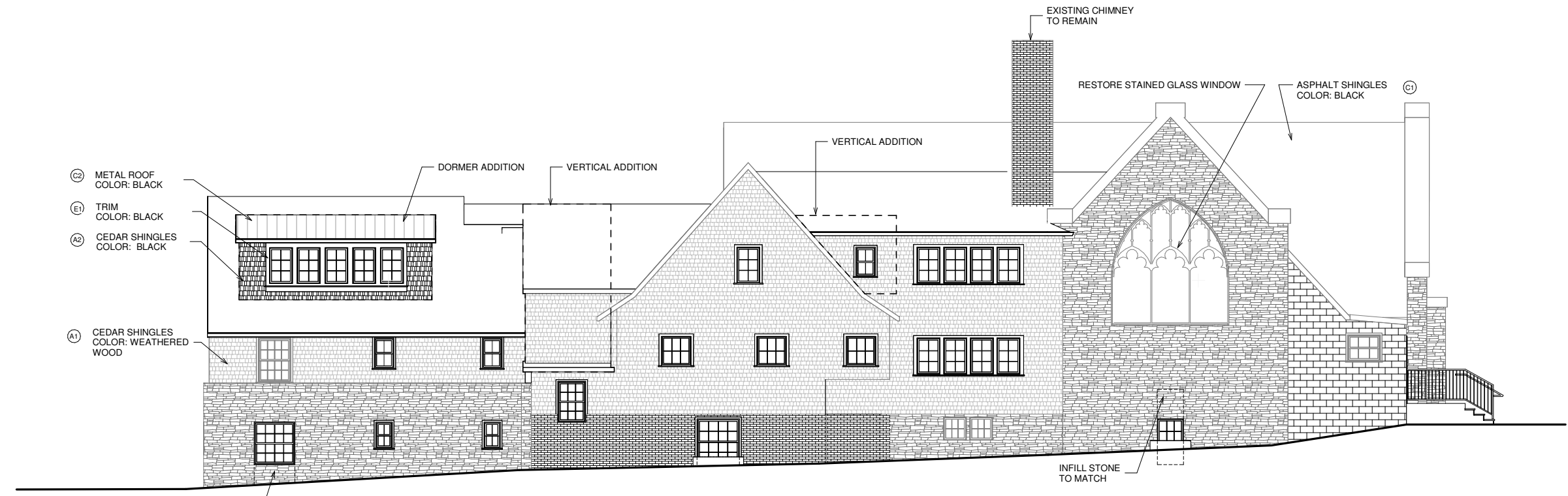
A B C D

1  
2



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

3  
4



② SOUTH ELEVATION  
3/16" = 1'-0"

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ELEVATIONS

DATE SIGNED:
   
 2022-08-22

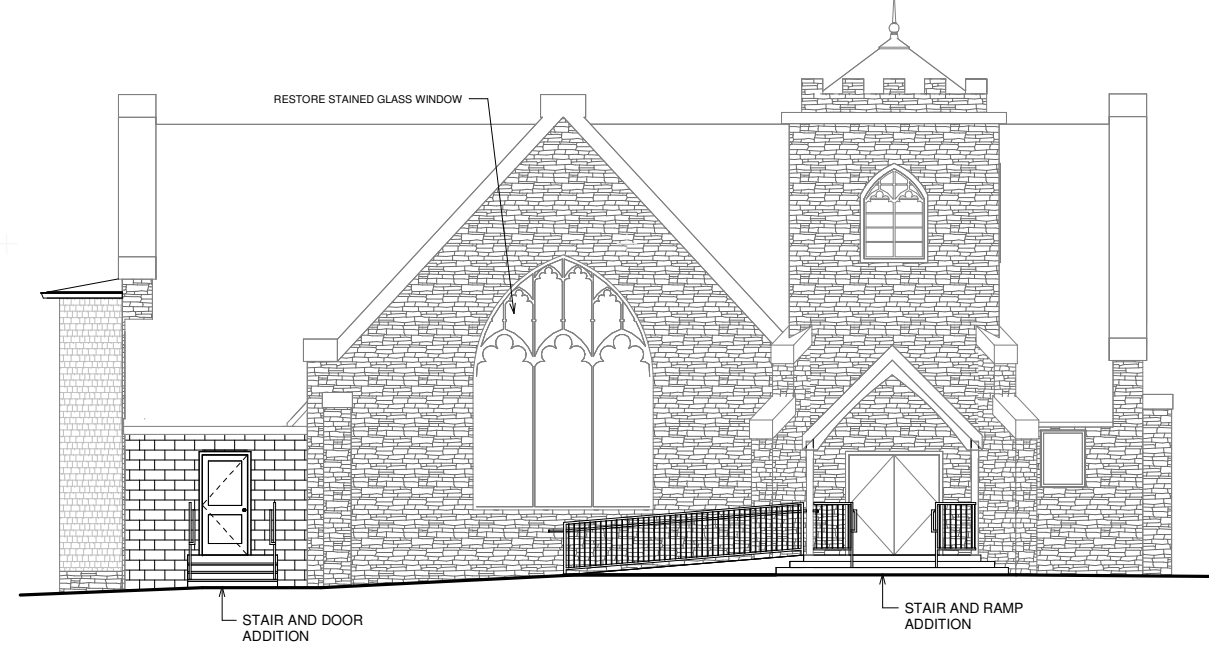
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A

B

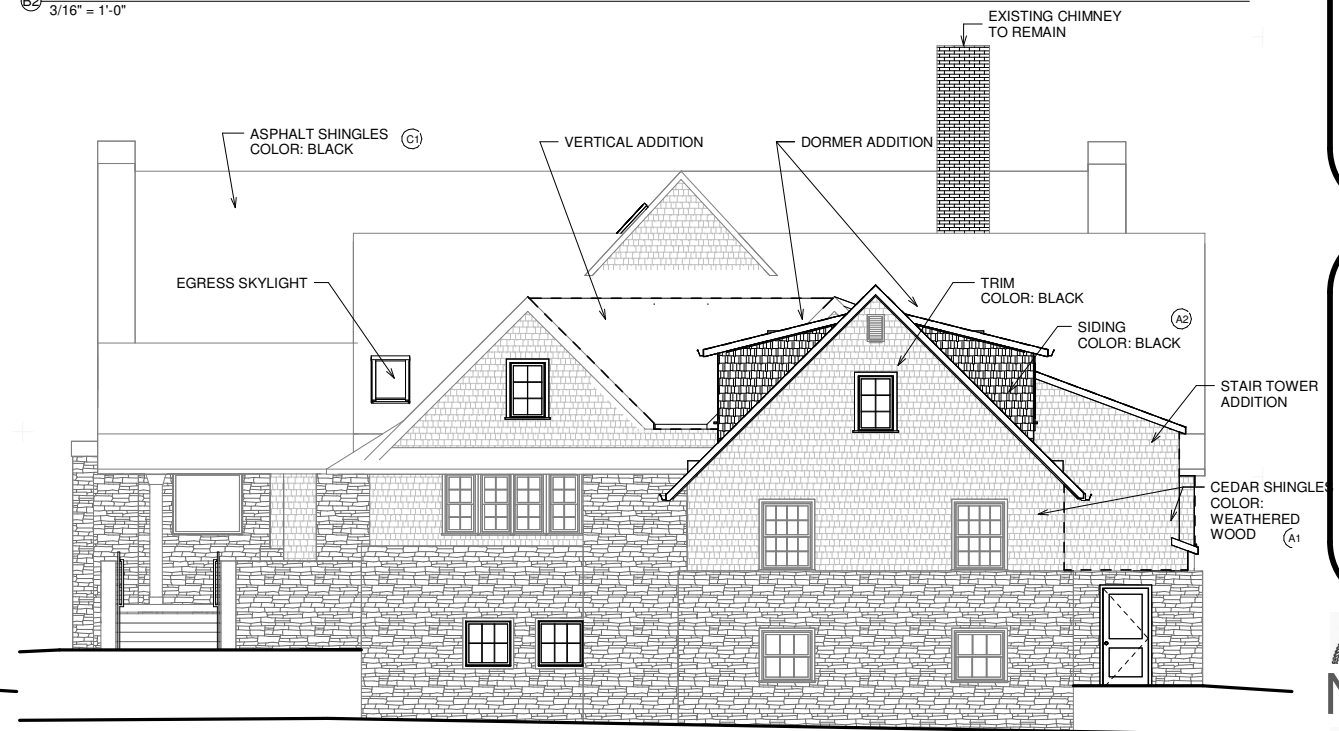
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D



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

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



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

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

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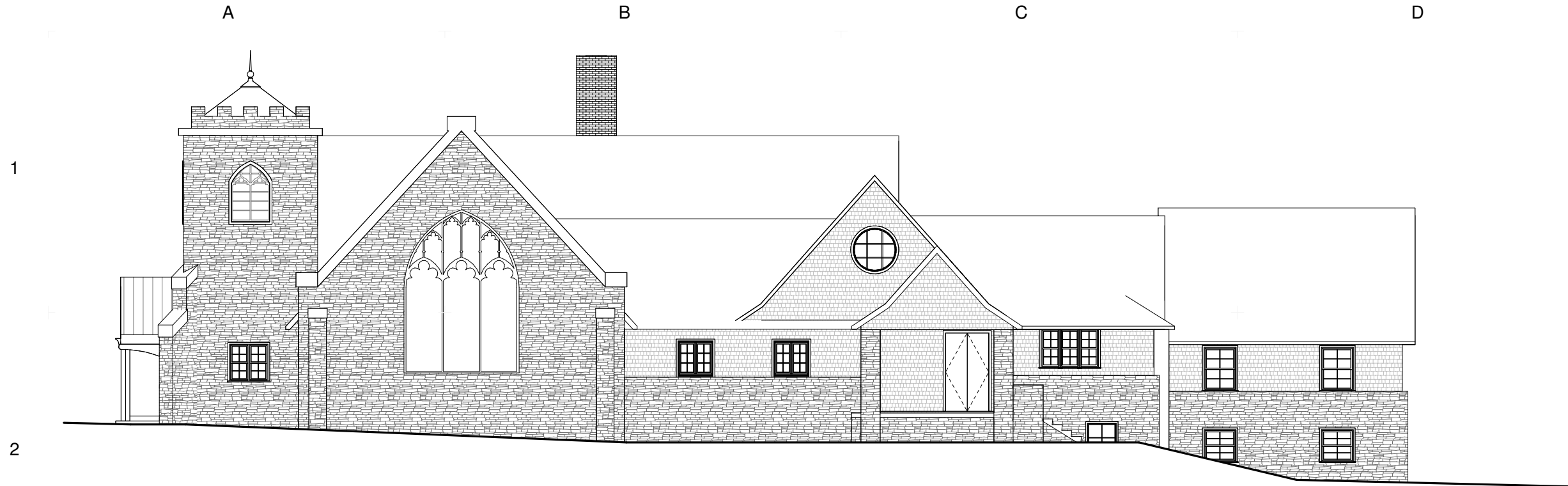
ELEVATIONS

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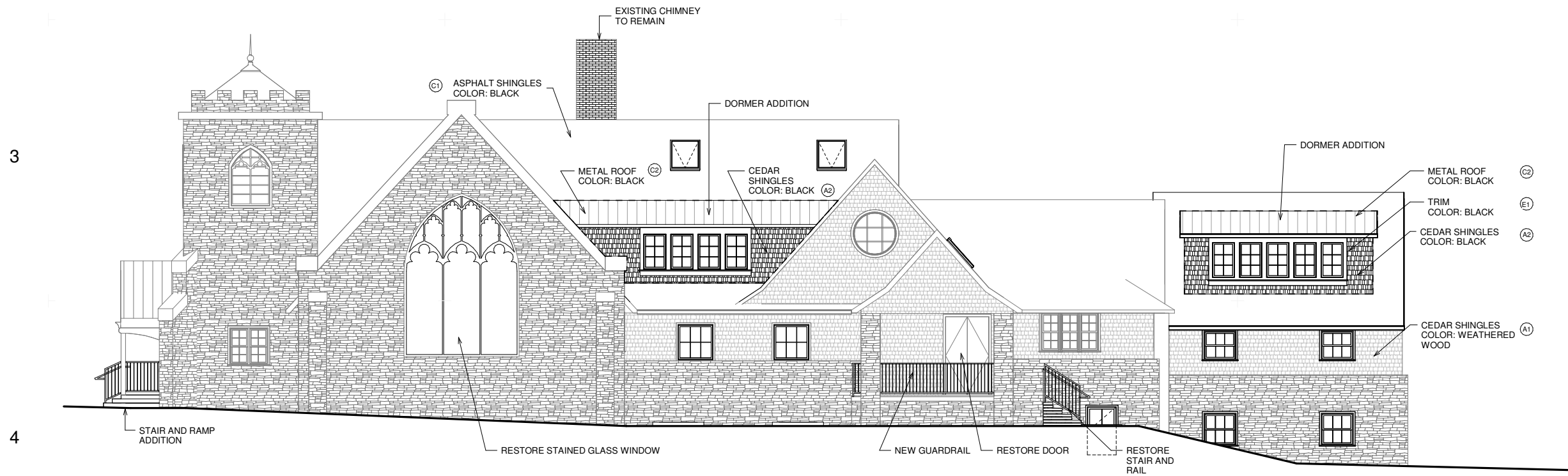
A5.1

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



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

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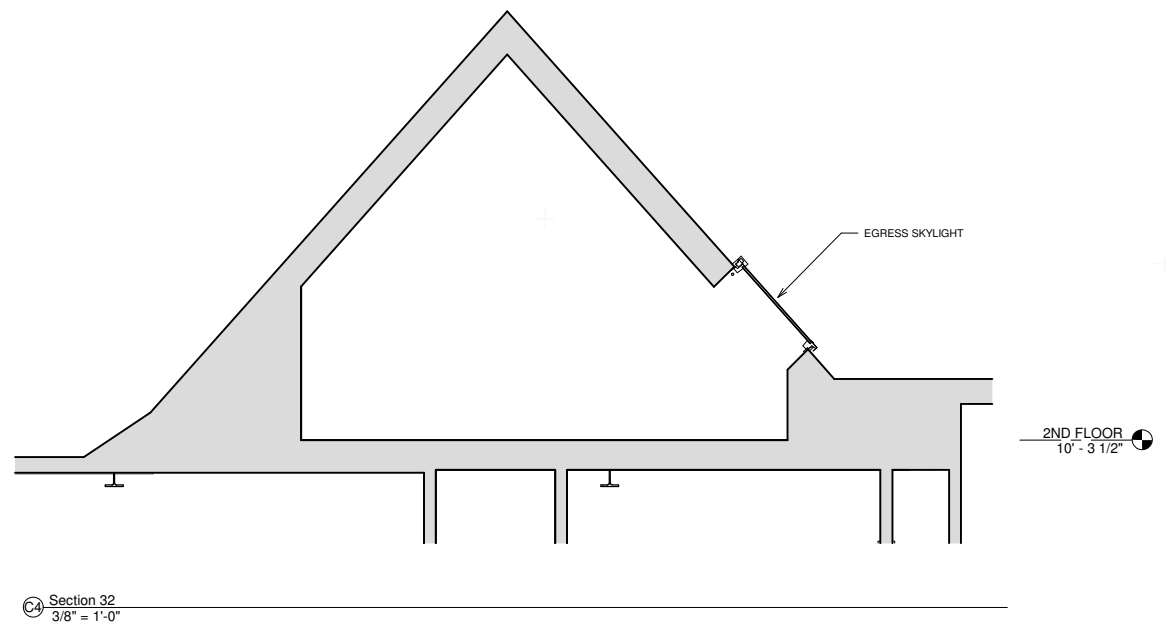
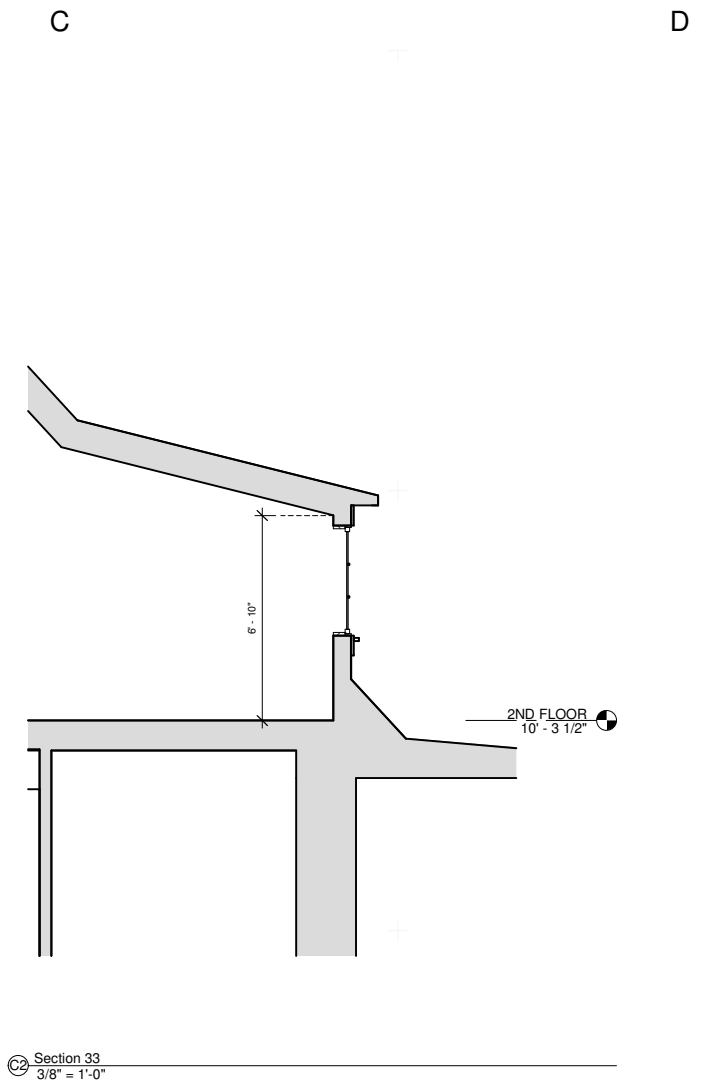
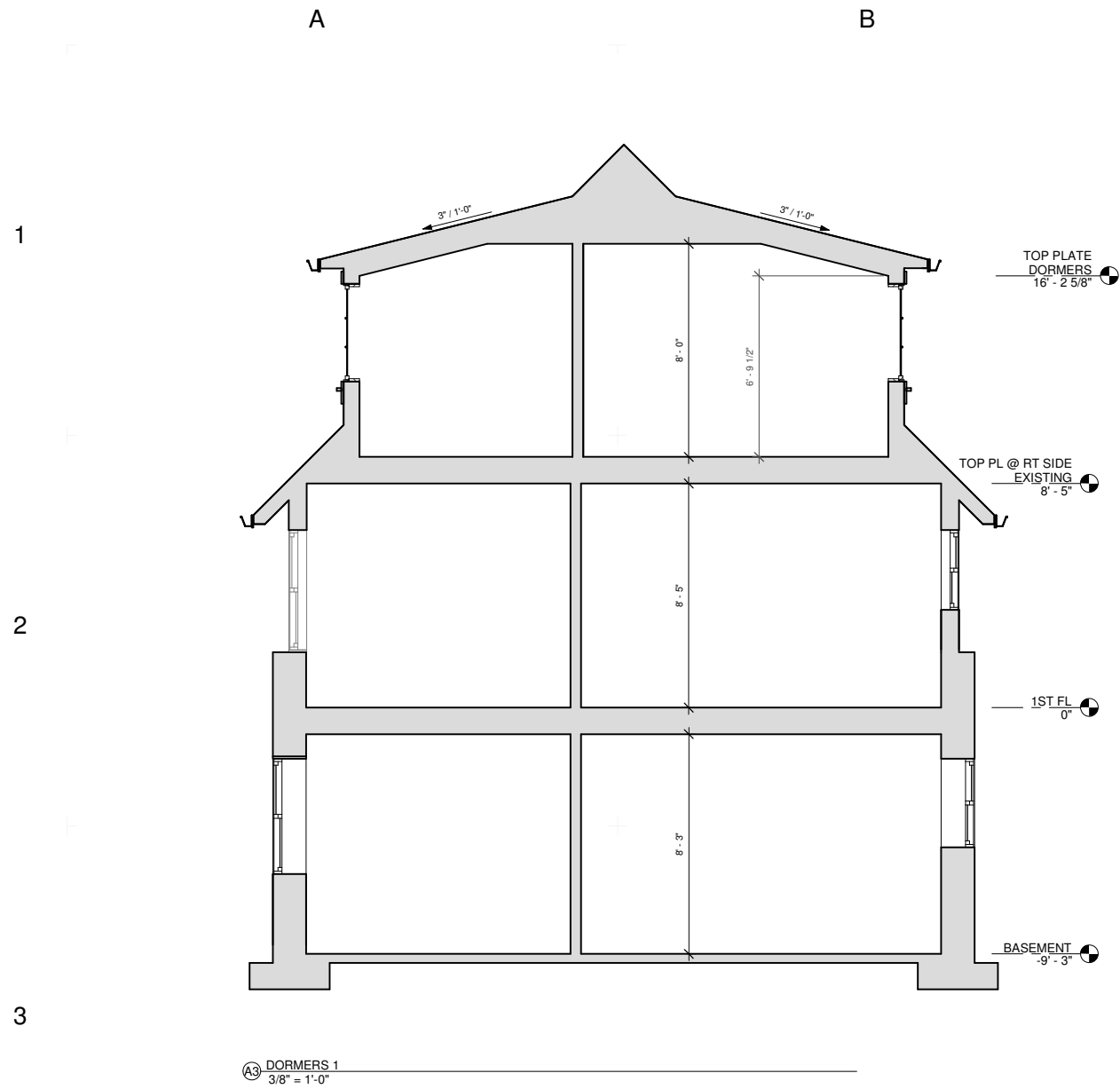
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ELEVATIONS



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A5.2



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REV.#	DATE	ISSUED FOR:

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SECTIONS 1



DATE SIGNED: 2022-08-22

A6.0