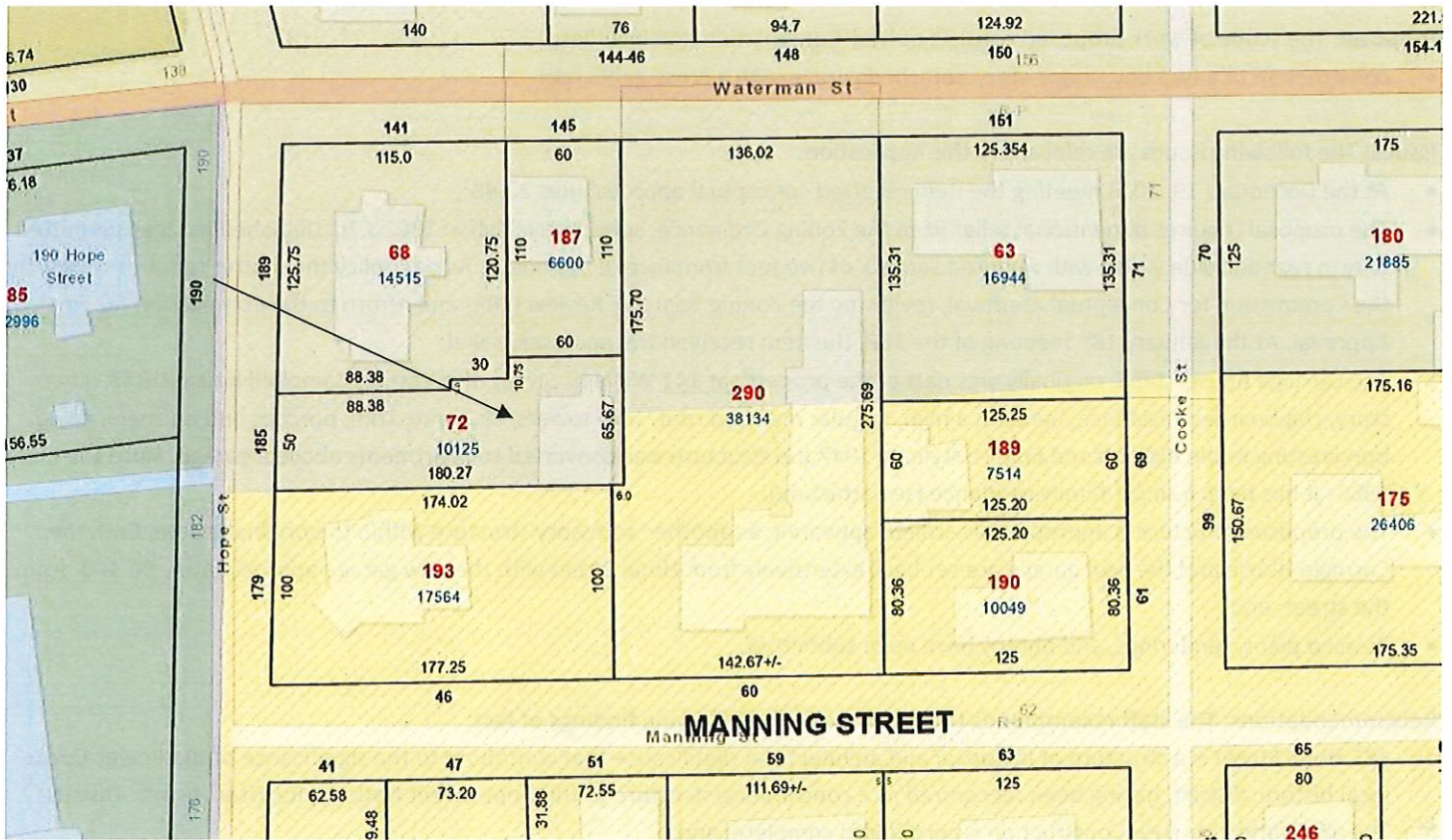
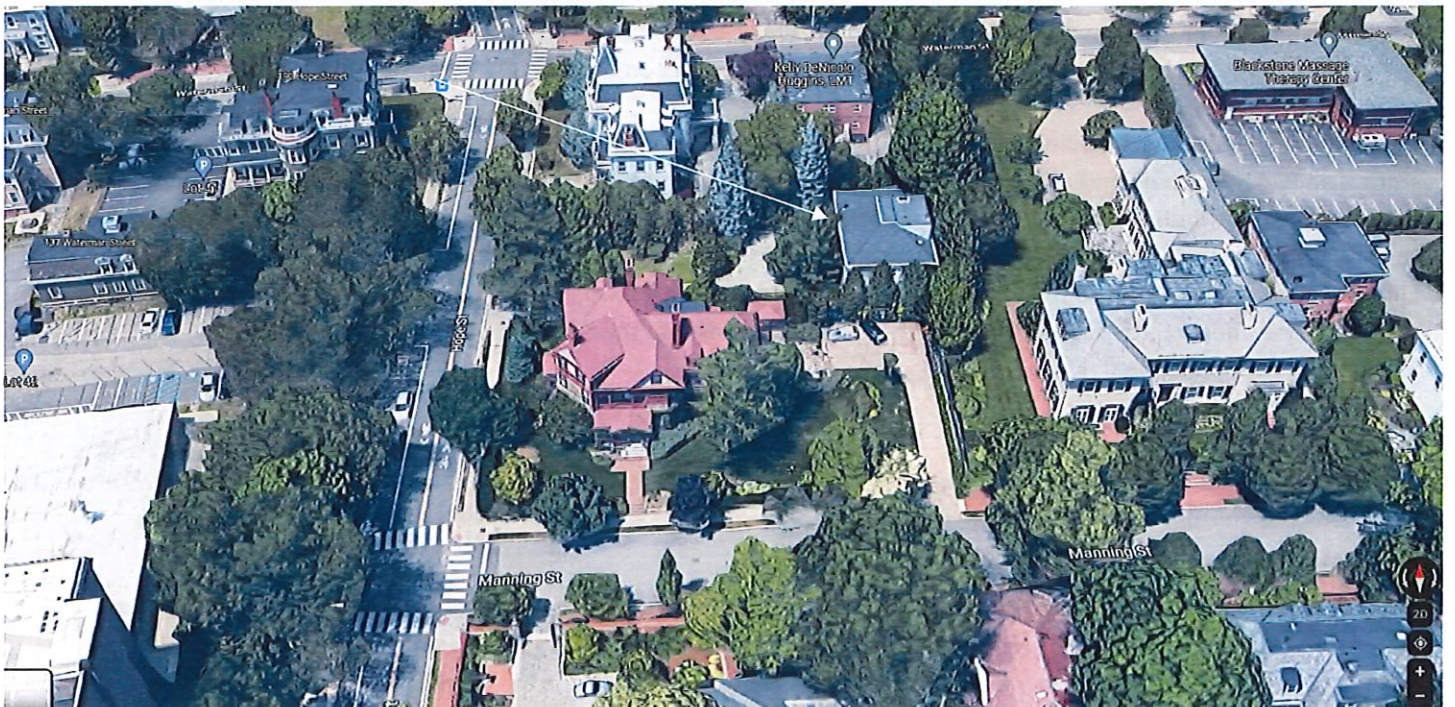


3. **CASE 22.143, 185 HOPE STREET, Horatio Campbell House, Carriage House, 1905 (POWER-COOKE)**
Stable of the Campbell house at 141 Waterman Street, 1877, remodeled into apartments, now a single-family residence.
CONTRIBUTING



Arrow indicates 185 Hope Street.



Arrow indicates project location, looking north.

Applicants/Owners: Christopher & Stephanie Thanos, 185 Hope Street, Providence, RI 02906

Architect: Scott Weymouth, 79 Alfred Down Road, Barrington, RI 02806

Counsel: Owen P. Lynch, Esq., Whelan, Corrente & Flanders, LLP, 100 Westminster Street, Suite 710, Providence, RI 02903

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

- construction of a two-bay, single-story detached garage with a cross-gable roof.

Issues: The following issues are relevant to this application:

- At the December 19, 2023 meeting the item received conceptual approval (Res 22-48);
- The proposal requires dimensional relief from the Zoning Ordinance, specifically Section 1302.J.2c: Detached garages permitted only in rear and side yards, with required setback of five feet from face of the house. As per policy the matter requires review by the Commission for Conceptual Approval, review by the Zoning Board of Review (ZBR) and return to the Commission for Final Approval. At the January 18th meeting of the ZBR, the item received the necessary relief;
- The carriage house/stable originally was part of the property at 141 Williams Street, the Horatio Campbell house, 1877, a two story, clapboarded residence, beneath a high, angular mansard roof, with towers, elaborate trim, porches and dormers, bays, iron cresting in the high Second Empire style. In 1947 the structure was converted to apartments above a garage. Since the early 1980s it has been a single-family residence (see attached);
- The proposed structure is appropriately scaled, appearing as another accessory structure within the original estate. Both the Carriage House and the new garage are set back extensively from Hope Street with the new garage approximately 90-100' from the street; and,
- Revised plans, renderings, and photos have been submitted.

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

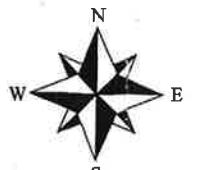
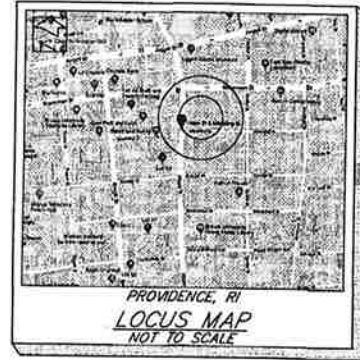
- a) 185 Hope Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Hope Street National Register Historic District;
- b) The application for New Construction 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. 185 Hope Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Hope Street National Register 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 Staff to review any additional details.

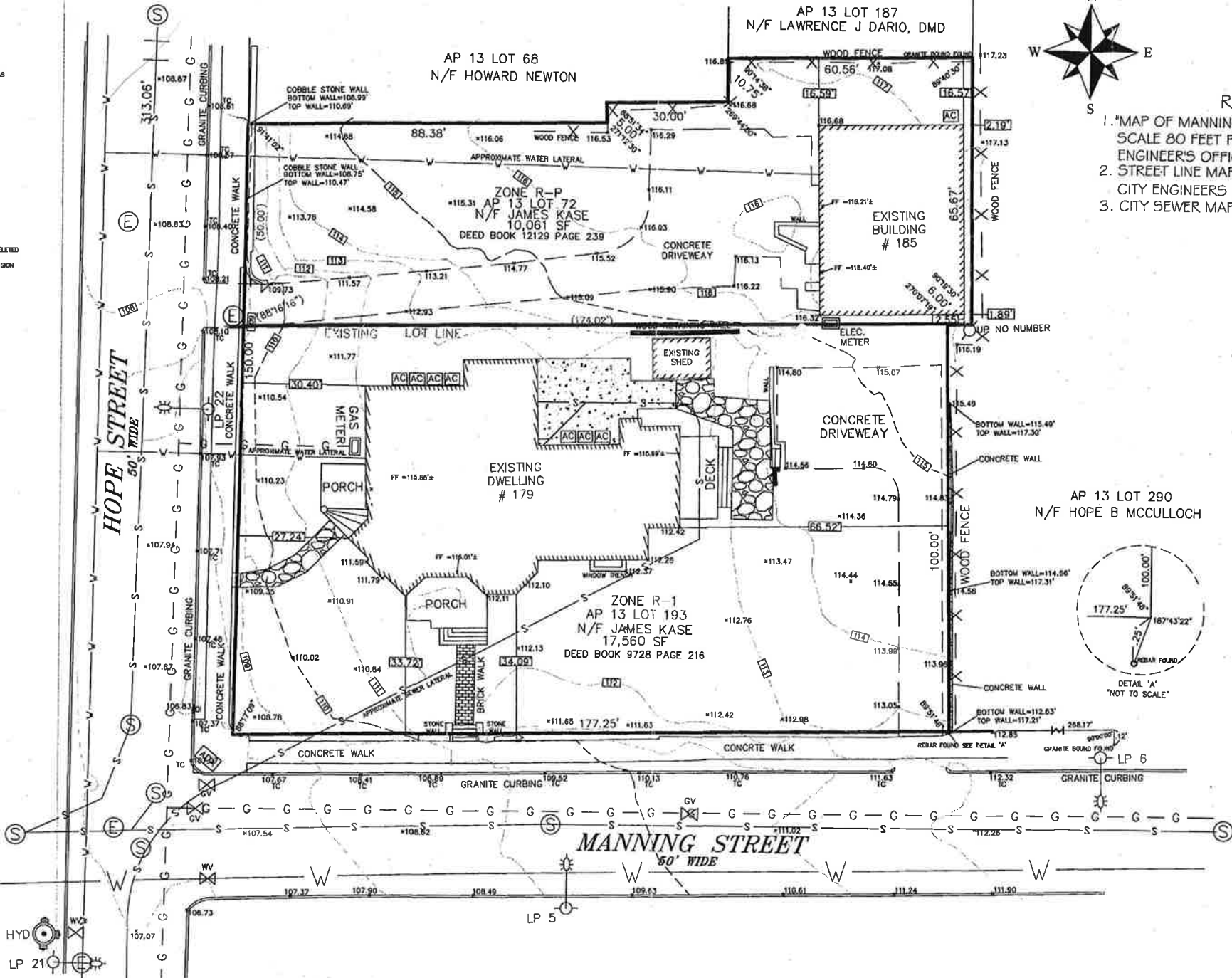
LEGEND

- ⊙ SEWER MANHOLE (S&M)
- EXISTING CONTOUR
- ⊕ HYDRANT
- ⊕ WATER SHUT-OFF
- 10.10 SPOT ELEVATION
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ TELEPHONE MANHOLE
- REINFORCED CONCRETE PIPE
- HOLLOW CLAY
- CAST IRON
- DUCTILE IRON
- HIGH DENSITY POLYETHYLENE
- ⊕ UNKNOWN MANHOLE
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE/LIGHT POLE
- GW GUY WIRE
- X EXISTING FENCE
- EP EDGE OF PAVEMENT
- ▣ CATCH BASIN
- ▣ DENOTES CONCRETE AREAS
- ⊕ WATER SHUT-OFF VALVE
- ⊕ LIGHT POLE
- ⊕ ADA PAD
- ⊕ CLEAN OUT
- ⊕ 6" DECIDUOUS TREE
- ⊕ ELECTRIC MANHOLE
- ⊕ TOP OF CURB
- ⊕ DROP INLET
- (174.02') LOT LINE DATA TO BE DELETED
- 1.89' BUILDING OFFSET DIMENSION

- NOTES:**
1. THIS PARCEL LIES WITHIN ZONE 'X' FOUND ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44007C0309K. ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP REVISED, OCTOBER 2, 2015.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO EXCAVATION AND SHALL NOTIFY LOCAL UTILITY COMPANIES BEFORE COMMENCEMENT OF WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELOCATE UTILITIES AS REQUESTED SHOULD THERE BE A CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 3. DATUM REFERENCED NAVD 88.
 4. HORIZONTAL & VERTICAL DATA ON THIS PLAN WERE OBTAINED BY FIELD SURVEY.
 5. THE PURPOSE OF THIS SUBDIVISION IS TO MERGE AP 13 LOTS 72 & 193 INTO 1 LOT.
 6. TOTAL AREA OF SUBDIVISION = 27,621 SF.



- REFERENCE PLANS:**
1. MAP OF MANNING STREET FROM THAYER ST. TO HOPE ST. SCALE 80 FEET PER INCH. FOUND IN PROVIDENCE R.I. CITY ENGINEER'S OFFICE STREET LINE DEPT. JULY 27, 1883
 2. STREET LINE MAPS OF WATERMAN STREET PROVIDED BY CITY ENGINEERS OFFICE.
 3. CITY SEWER MAPS PROVIDED BY CITY ENGINEERS OFFICE.



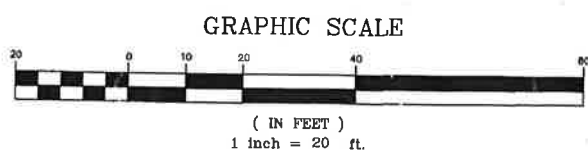
PROVIDENCE, RI
ADMINISTRATIVE SUBDIVISION
 PREPARED FOR
JAMES KASE
 SURVEY OF
 AP 13 LOTS 72 & 193
 HOPE STREET
 MANNING STREET
 LOT 193 = ZONE R-1
 LOT 72 = ZONE R-P
FEBRUARY 7, 2019
 BY



450 GEO. WASH. HWY. SMITHFIELD, RI
 (401) 231-0900

STEPHEN T. LONG
 No. 1930
 PROFESSIONAL
 LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE, JANUARY 2016. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 ADMINISTRATIVE SUBDIVISION / EXISTING CONDITIONS
 LIMITED CONTENT BOUNDARY SURVEY - MEASUREMENT SPECIFICATION - 1
 TOPOGRAPHIC SURVEY ACCURACY T-2
 BY: *Stephen T. Long*
 STEPHEN T. LONG, NO. 1930
 C.O.A. LS-A538

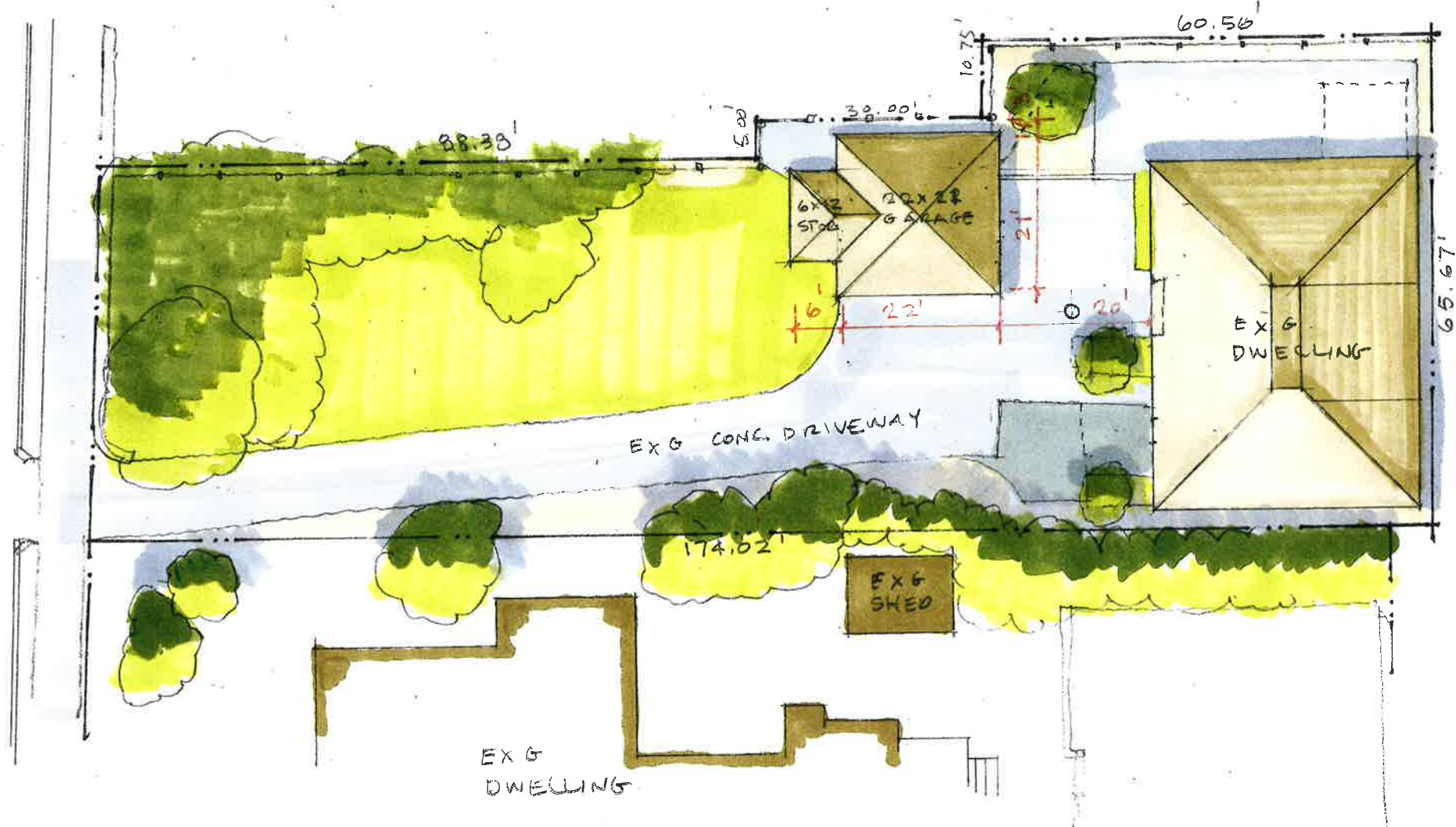


NO.	DATE	DESCRIPTION	BY

THIS PLAN TO BE INDEXED BY THE FOLLOWING:
 HOPE STREET
 MANNING STREET

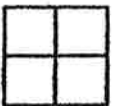
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Scott Weymouth

ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110

PROJECT
 THANDS
 RESIDENCE

185
 HOPE
 STREET

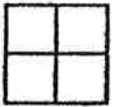
PROVIDENCE
 RI

SHEET TITLE
 SITE PLAN
 STREET ELEV.

SCALE
 1/8" = 1'-0"

DATE
 7.6.22
 REV 8.12.22

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
THANOS
RESIDENCE

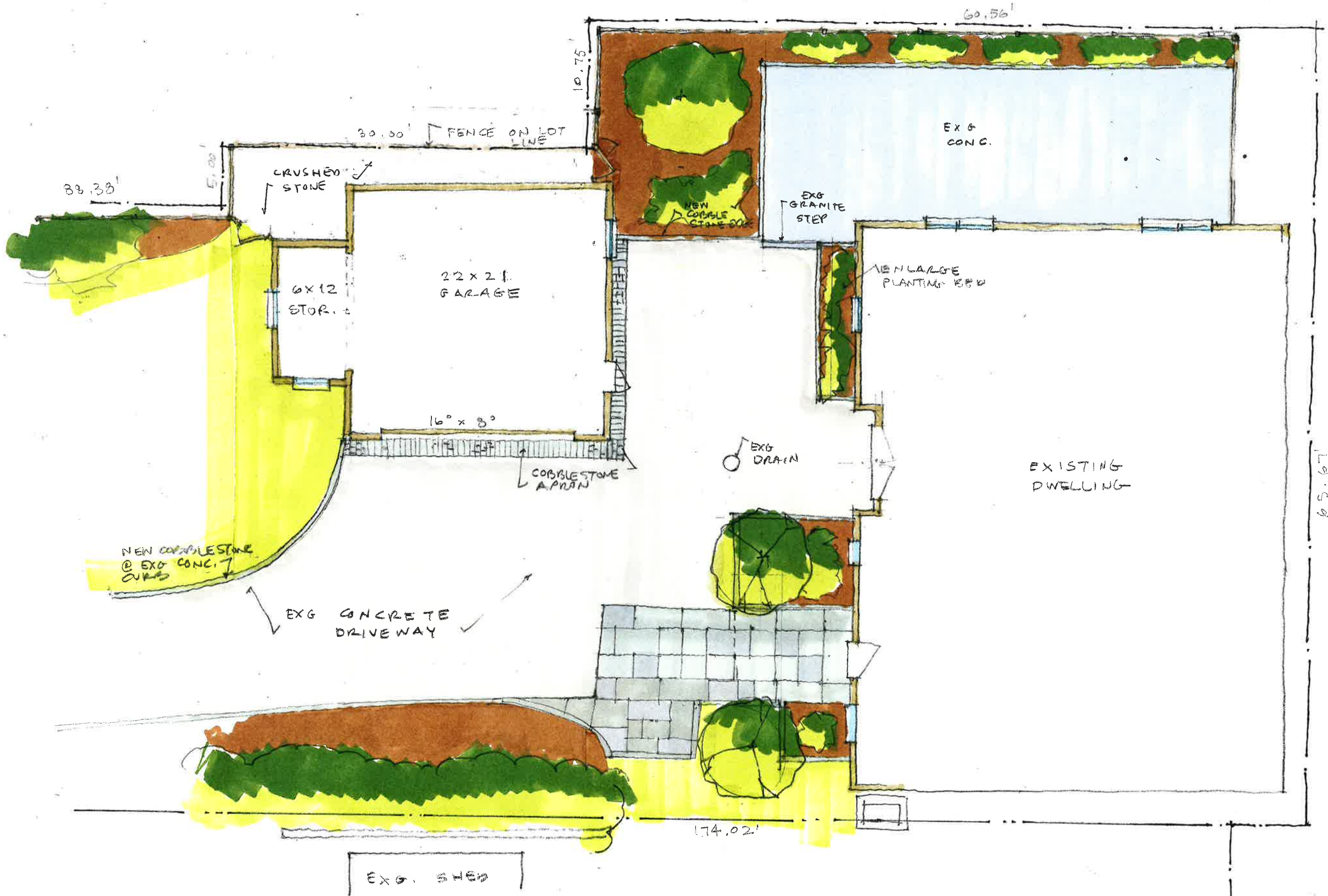
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HOPE
STREET

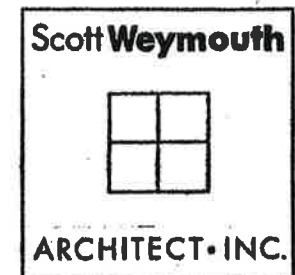
PROVIDENCE
RI

SHEET TITLE
SITE
PLAN

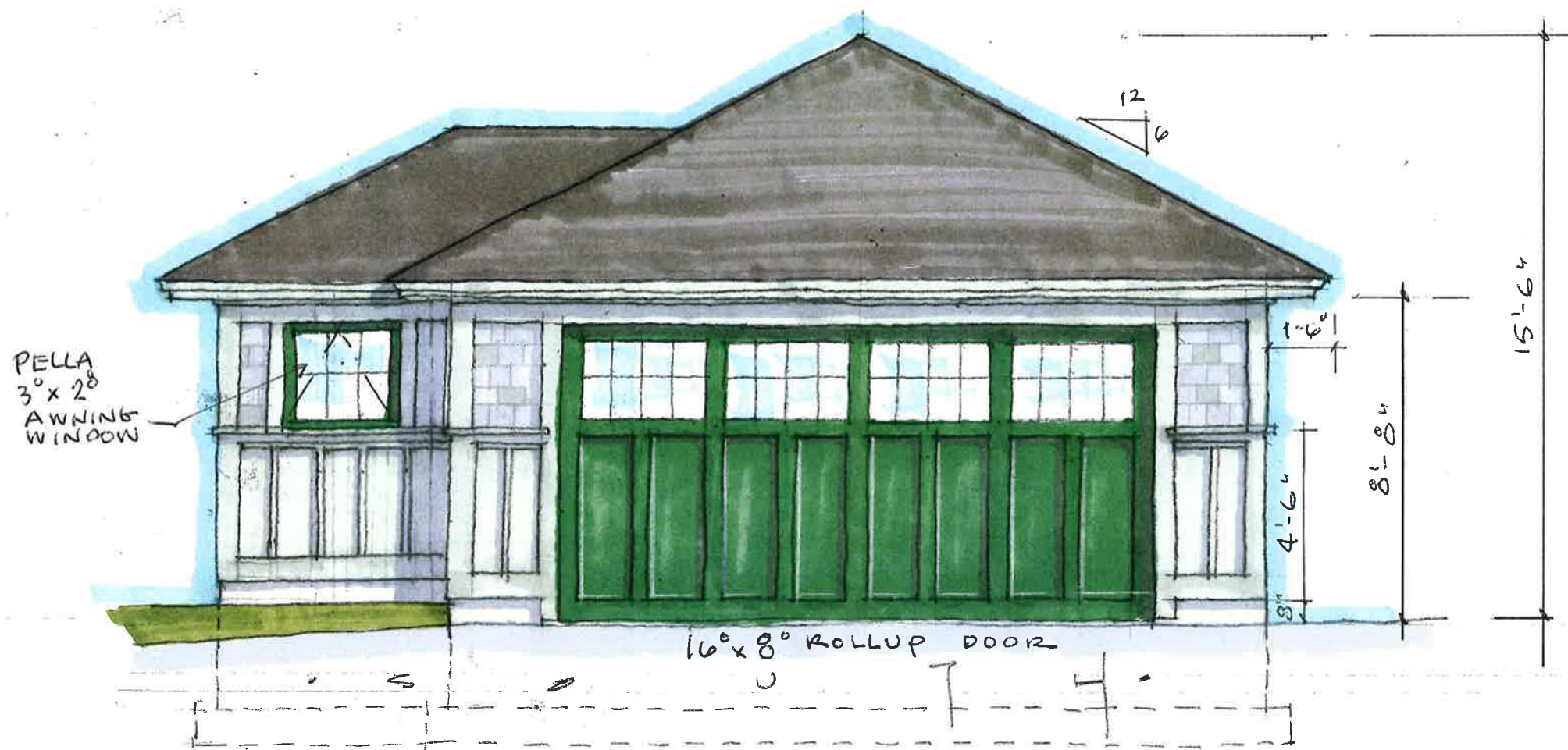
SCALE
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DATE
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79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110



PROJECT
 THANOS
 RESIDENCE

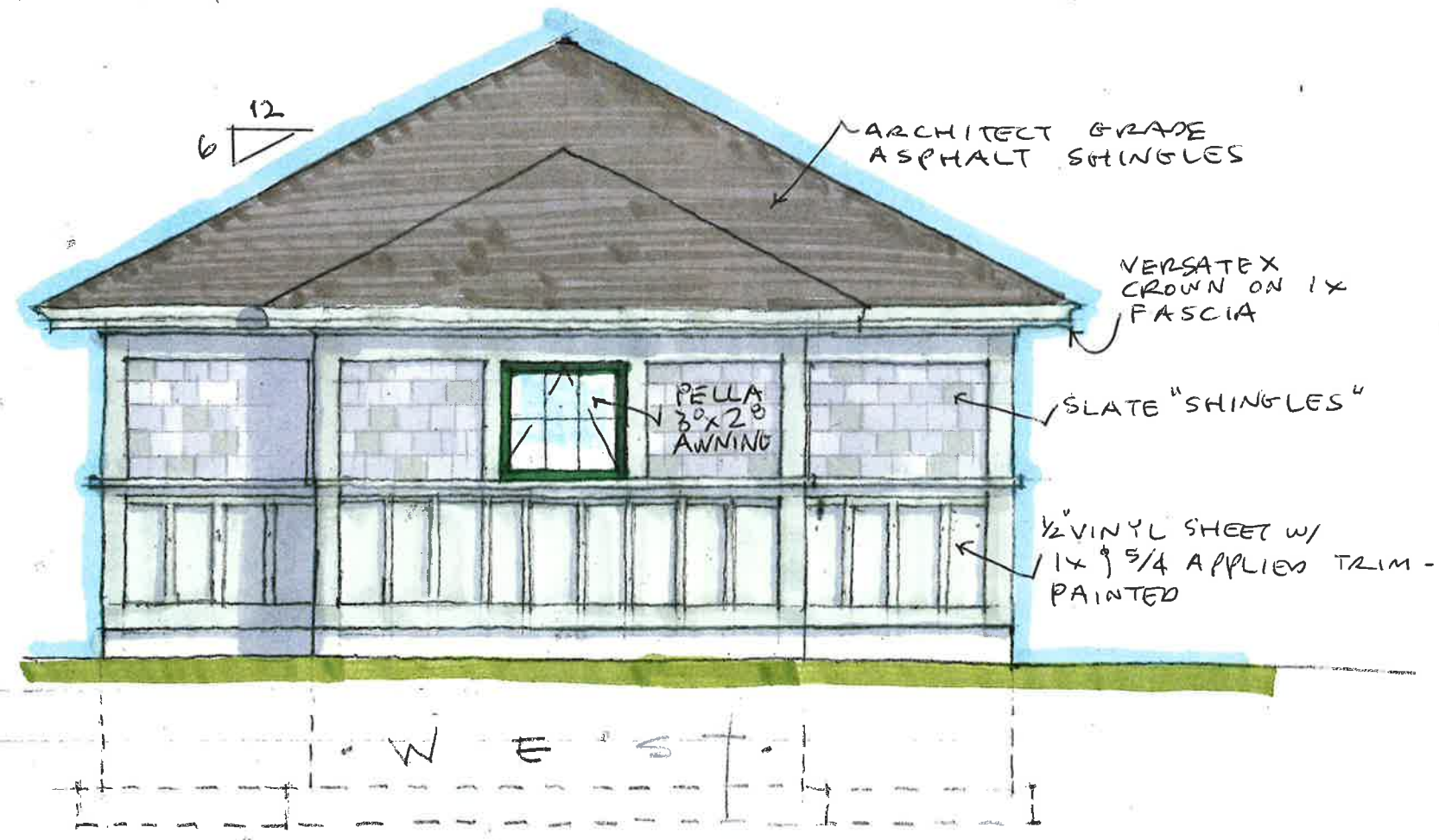
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 STREET

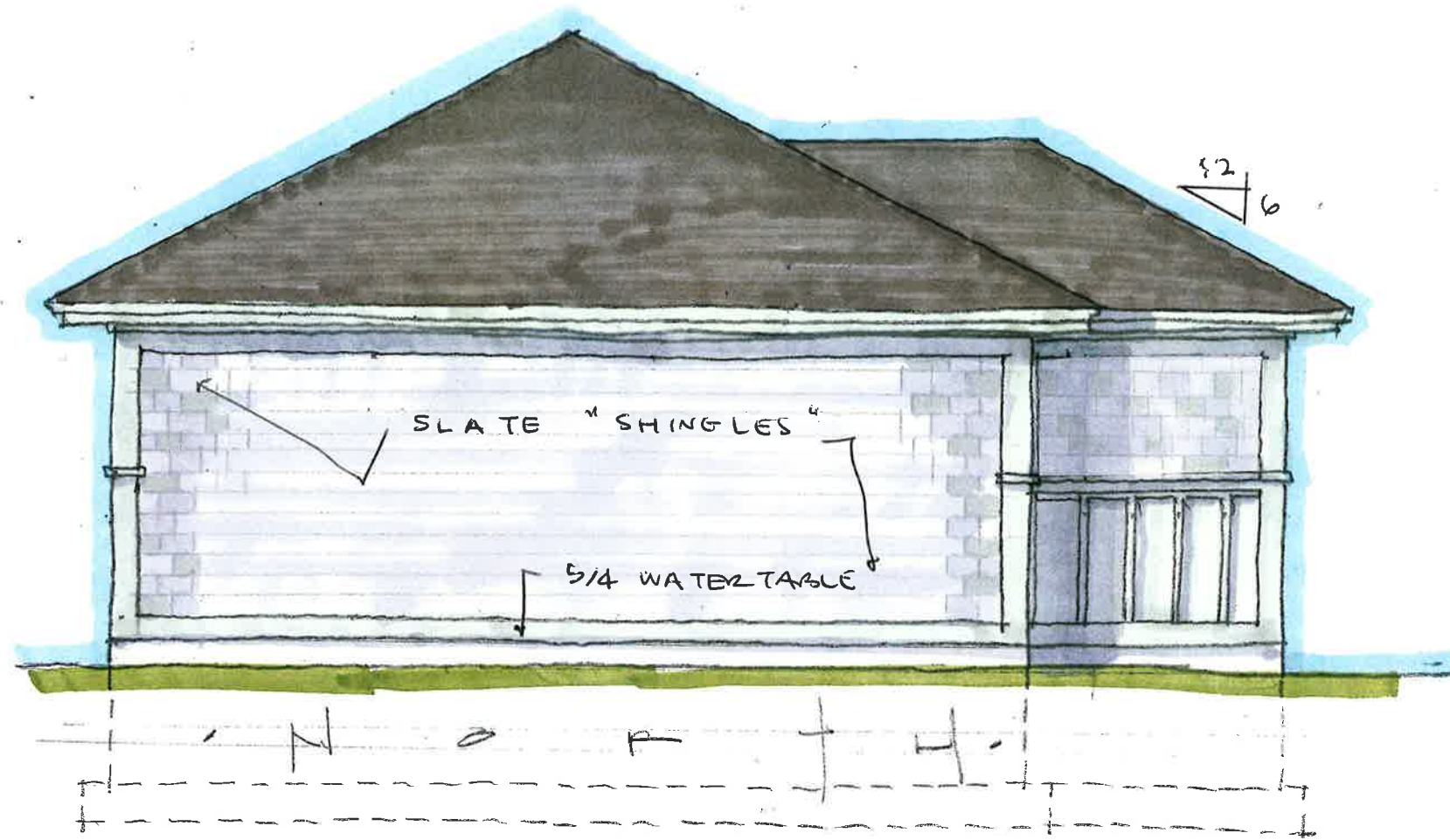
PROVIDENCE
 RI

SHEET TITLE
 GARAGE
 ELEVATIONS

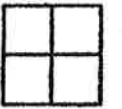
SCALE
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DATE
 7.6.22
 REV 8.12.22





Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD

BARRINGTON, R.I. 02806

401 415-8110

PROJECT

THANOS
RESIDENCE

185
HOPE
STREET

PROVIDENCE
RI

SHEET TITLE

GARAGE
ELEVATIONS

SCALE

1/4" = 1'-0"

DATE

7.6.22

REV 8.12.22