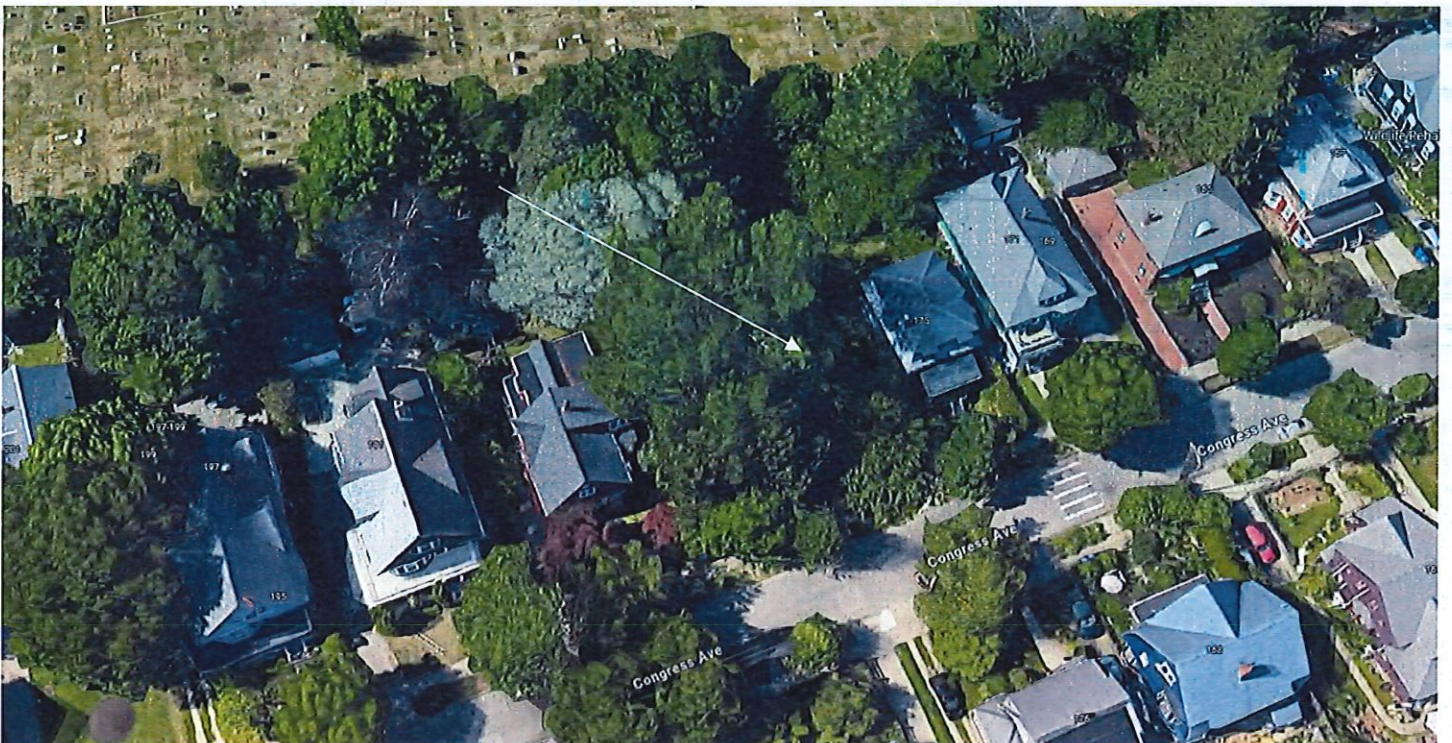


**8. CASE 23.113, 183 CONGRESS AVENUE, Vacant Lot (SOUTH ELMWOOD)**

Currently a vacant lot within the South Elmwood local historic district, which is within the boundaries of the South Elmwood National Register Historic District.



Arrow indicates 183 Congress Avenue.



Arrow indicates project location, looking north.

**Applicants:** Maxton Investments LLC, 166 Valley Street, Bldg. 6M, Suite 103, Providence, RI 02909

**Owners:** Christopher D Norris LeBlanc & John P Duffin III, 175 Congress Avenue, Providence, RI 02907

**Architect:** E.A. Design Ltd., 570 Broad Street, Providence, RI 02907

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

- the new construction of a 2½-story, two-unit house.

**Issues:** The following issues are relevant to this application:

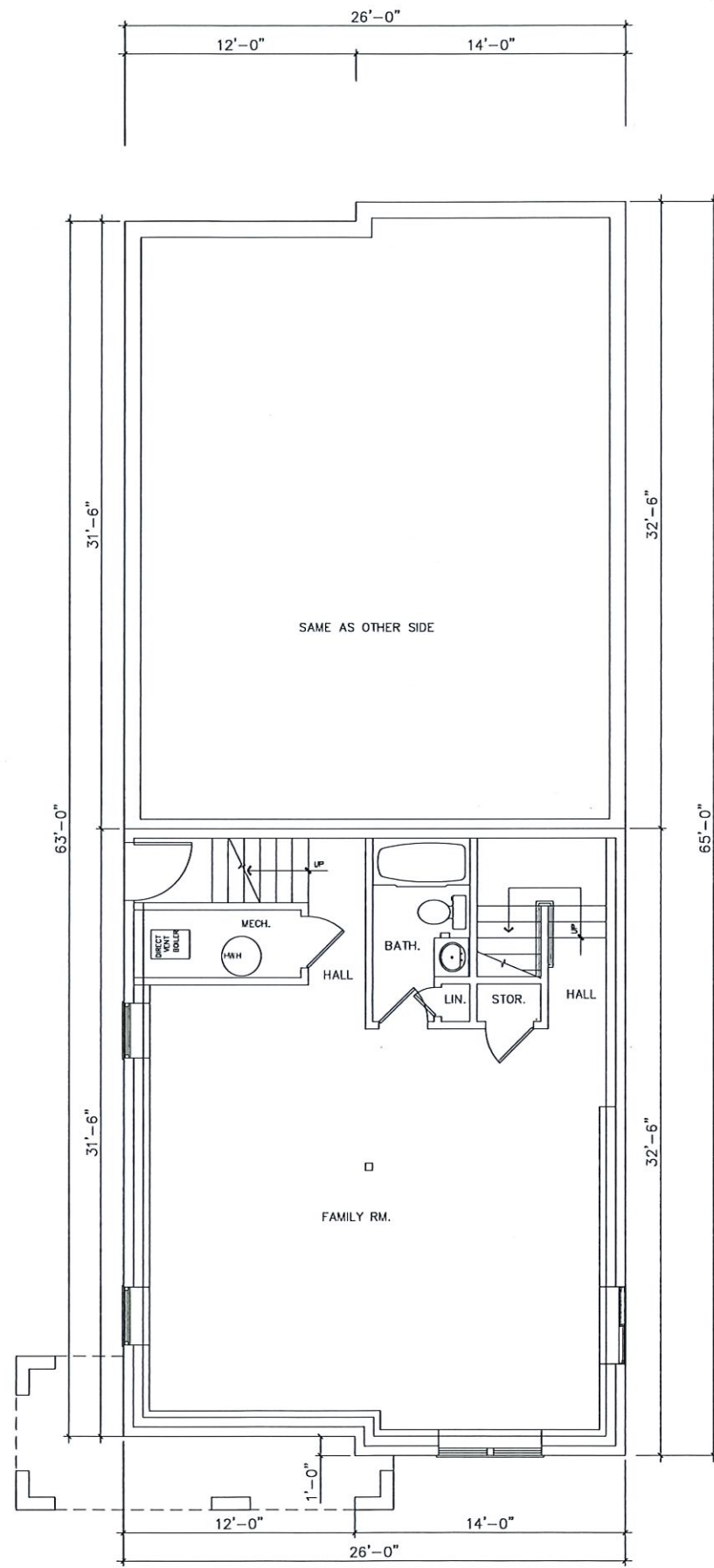
- The proposed residence is to be located on a lot on the north side of Congress Ave. The lot is currently in the process of being sub-divided, pending historic approval. The eventual vacant lot will be 7,580 sq. ft. From a zoning perspective the development is a by-right development and the proposal as submitted does appear to meet the dimensional zoning requirements;
- The proposed residence is a 2½-story, two-unit house that is a townhouse in design with one unit at the “front” at Congress Avenue, and the other unit, also having a “front” at the rear. Designs for both the front and rear are the same, as is the interior layout which is mirrored;
- The building’s overall form is compatible with the surrounding buildings and is an attractive design, if a little unusual in its layout. The rear “front” faced does look out onto the parklike setting of the adjoining cemetery; and,
- Plans, elevations, streetscape and photos have been submitted.

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

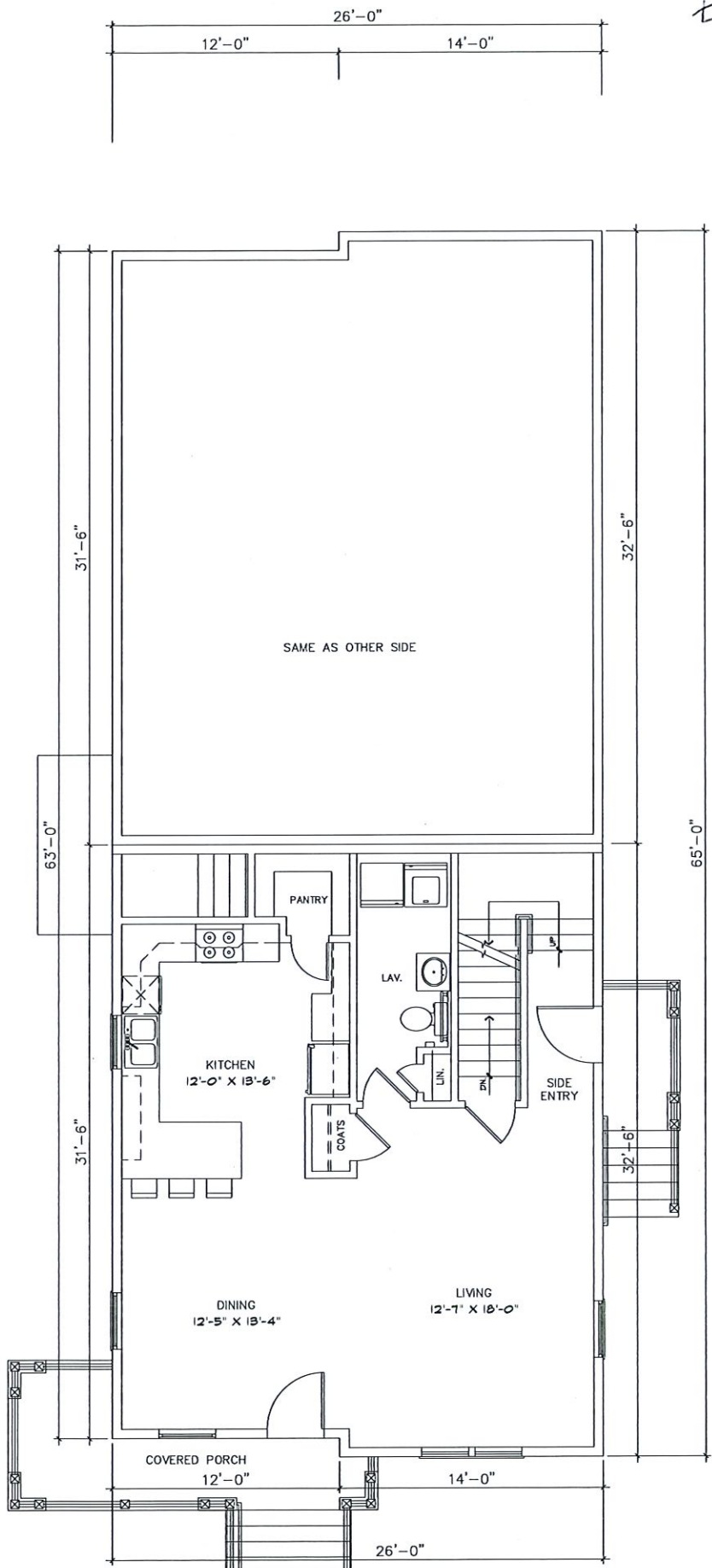
- a) 183 Congress Avenue is currently a vacant lot within the South Elmwood local historic district, which is within the boundaries of the South Elmwood National Register Historic District;
- b) The application for New Construction is considered complete for conceptual approval; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed construction is 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. 183 Congress is currently a vacant lot within the South Elmwood local historic district, which is within the boundaries of the South Elmwood National Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted as the proposed New Construction is 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, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for final approval.**

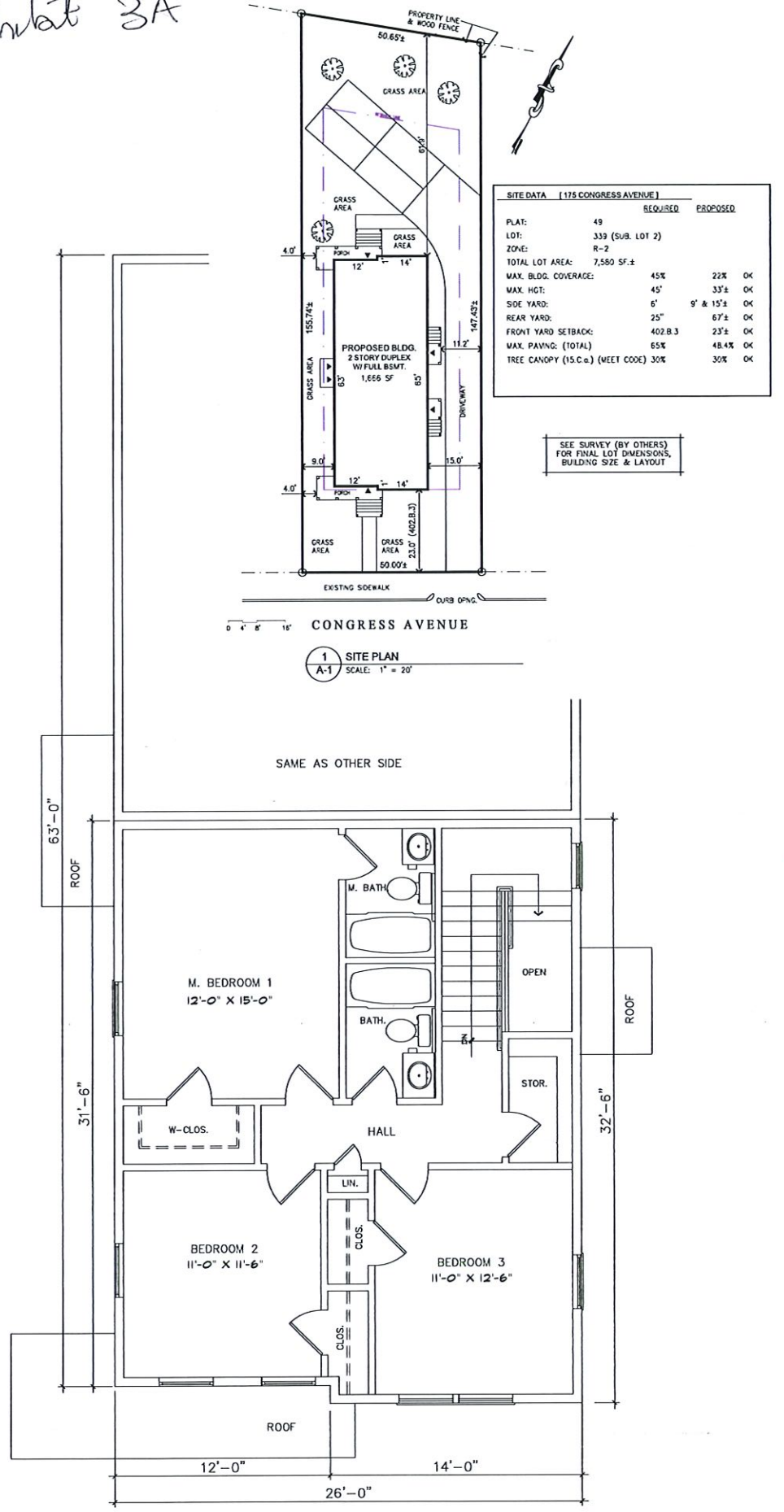
Exhibit 3A



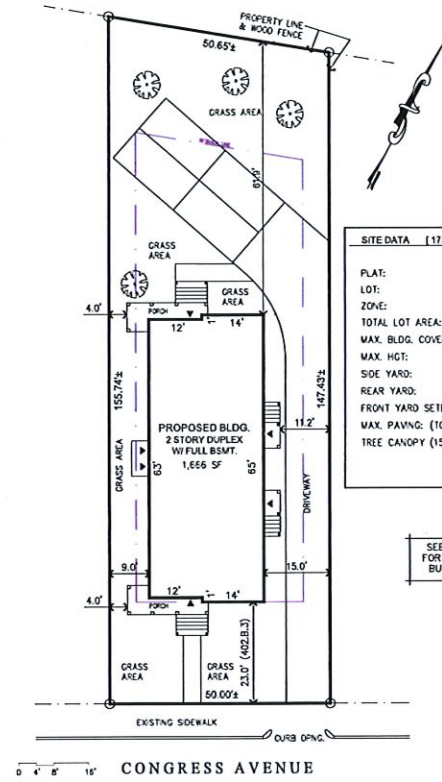
2 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



| SITE DATA (175 CONGRESS AVENUE)   |                  |               |
|-----------------------------------|------------------|---------------|
|                                   | REQUIRED         | PROPOSED      |
| PLAT:                             | 49               |               |
| LOT:                              | 339 (SUB. LOT 2) |               |
| ZONE:                             | R-2              |               |
| TOTAL LOT AREA:                   | 7,560 SF ±       |               |
| MAX. BLDG. COVERAGE:              | 45%              | 22% OK        |
| MAX. HGT.:                        | 45'              | 33' ± OK      |
| SIDE YARD:                        | 6'               | 9' & 15' ± OK |
| REAR YARD:                        | 25'              | 67' ± OK      |
| FRONT YARD SETBACK:               | 402 B.3          | 23' ± OK      |
| MAX. PAVING (TOTAL):              | 65%              | 48.4% OK      |
| TREE CANOPY (15.C.a) (MEET CODE): |                  | 30% OK        |

SEE SURVEY (BY OTHERS) FOR FINAL LOT DIMENSIONS, BUILDING SIZE & LAYOUT

1 SITE PLAN  
SCALE: 1" = 20'

| REVISIONS |      |           |
|-----------|------|-----------|
| NO.       | DATE | REVISIONS |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |

**E.A. Design Ltd**  
design · planning · interiors  
570 Broad Street  
Providence, RI 02907  
Tel: 401-580-6800  
eadesignltd@probo.com

**PRELIMINARY**  
FOR REVIEW ONLY  
9/1/2023

|           |  |
|-----------|--|
| BUILDING: | <input checked="" type="checkbox"/> Proposed |
|           | <input type="checkbox"/> Renovation          |
|           | <input type="checkbox"/> Addition            |

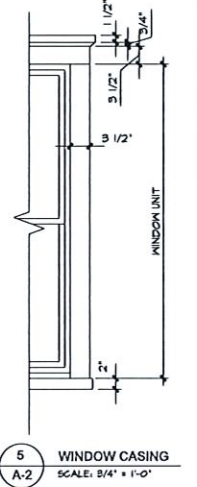
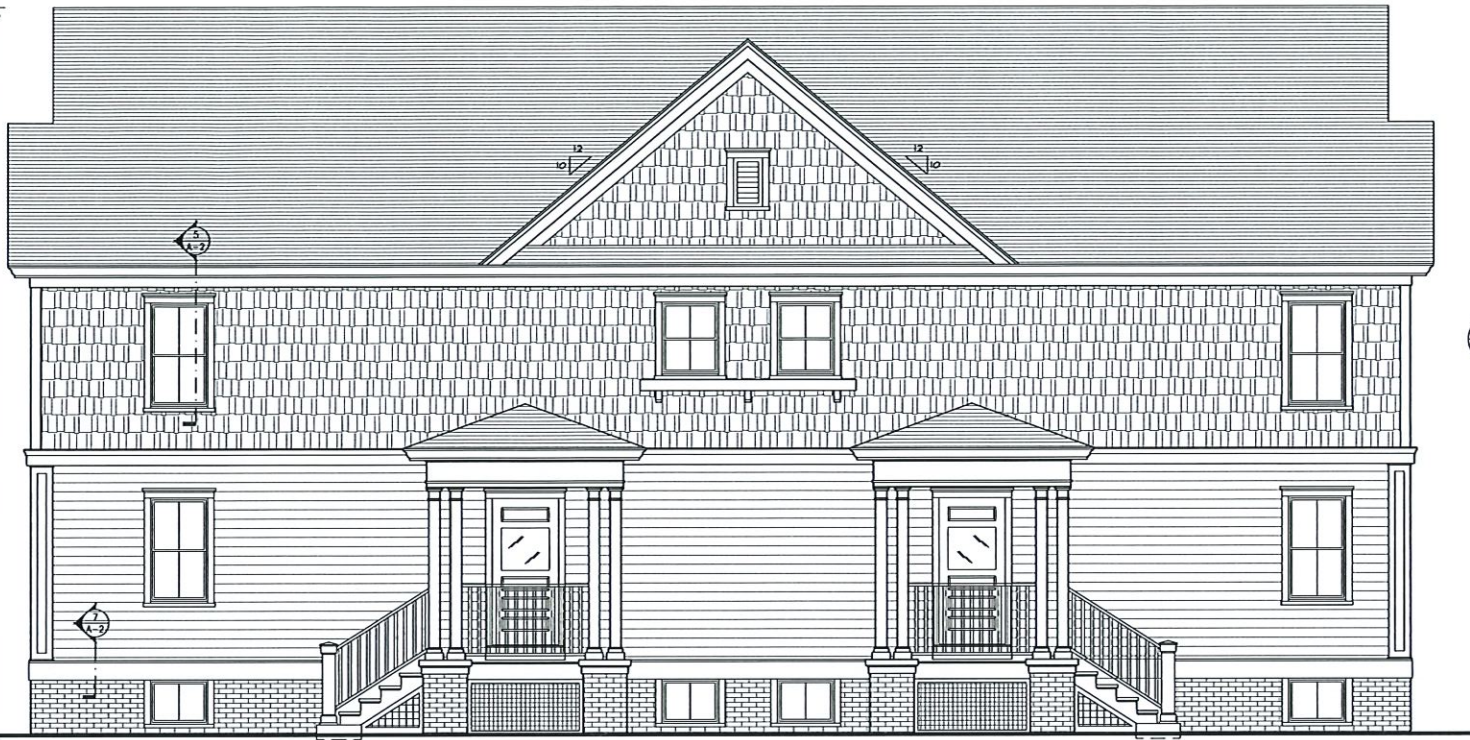
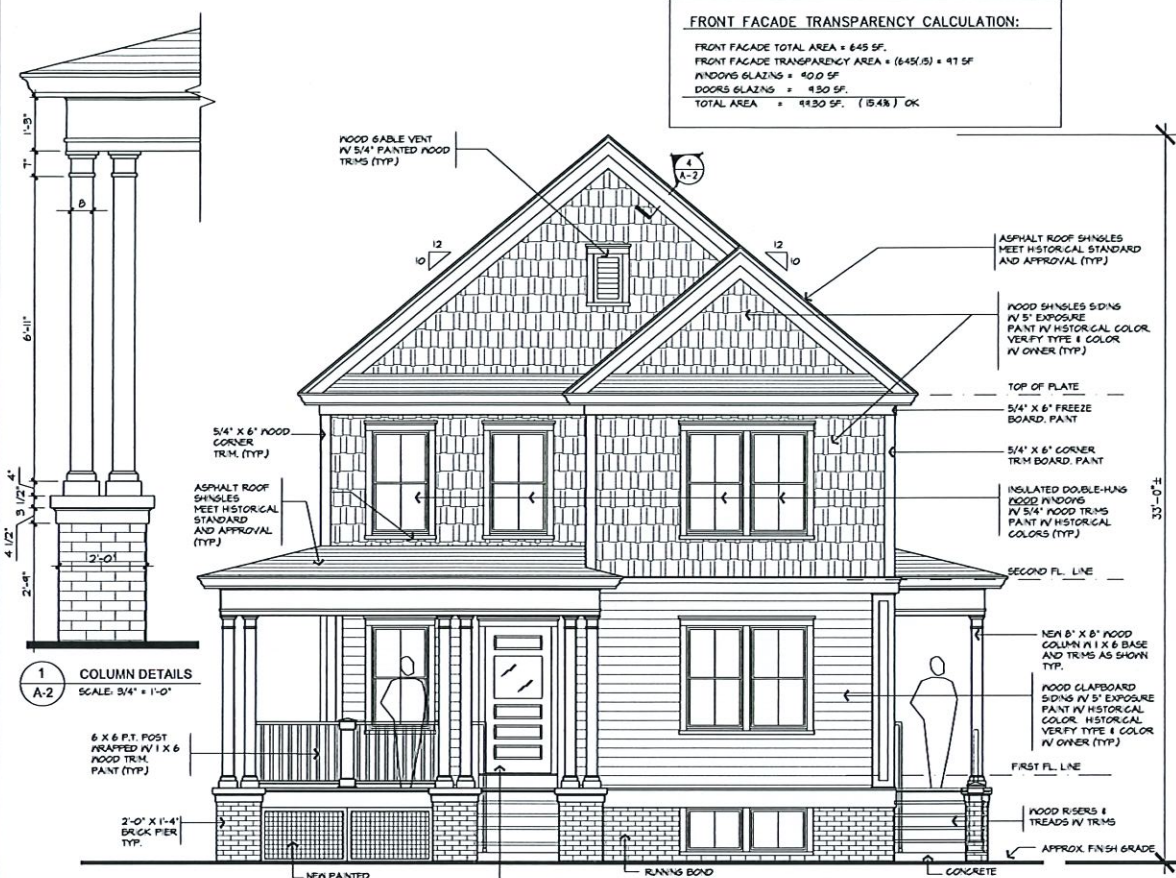
A.P. 49 LOT 339  
183 CONGRESS AVE.  
PROVIDENCE, RI.

|          |   |
|----------|---|
| Scale:   | AS NOTED  |
| Design:  | M.E.E.  |
| Drawn:   | M.E.E.  |
| Checked: |   |
| Date:    | 9-1-2023  |
| For:     | <input type="checkbox"/> CONSTRUCTION           |
|          | <input checked="" type="checkbox"/> REVIEW ONLY |
|          | <input type="checkbox"/> PERMIT                 |
|          | <input type="checkbox"/> ZONING                 |

**A-1**  
SITE PLAN  
FLOOR PLANS

Exhibit 3B

**FRONT FACADE TRANSPARENCY CALCULATION:**  
 FRONT FACADE TOTAL AREA = 845 SF.  
 FRONT FACADE TRANSPARENCY AREA = (845/5) = 171 SF  
 WINDOWS GLAZING = 400 SF  
 DOORS GLAZING = 130 SF  
 TOTAL AREA = 530 SF. (54%) OK



1 COLUMN DETAILS SCALE: 3/4" = 1'-0"

2 FRONT & REAR ELEVATION SCALE: 1/4" = 1'-0"

3 RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

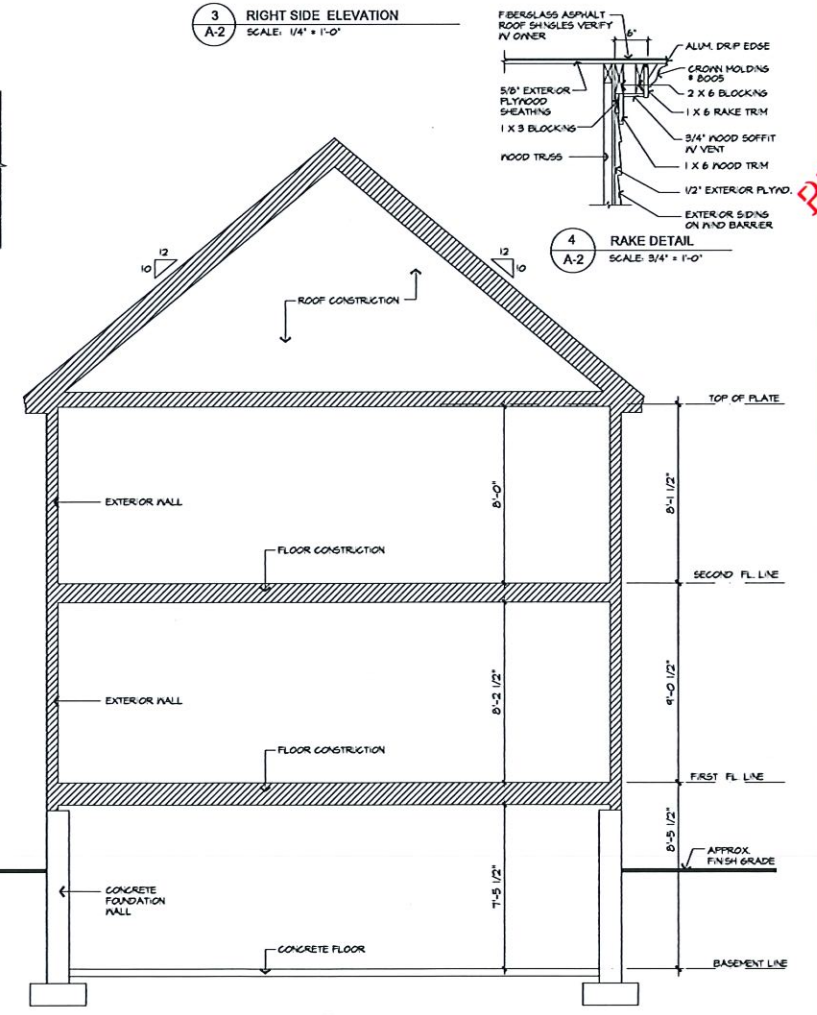
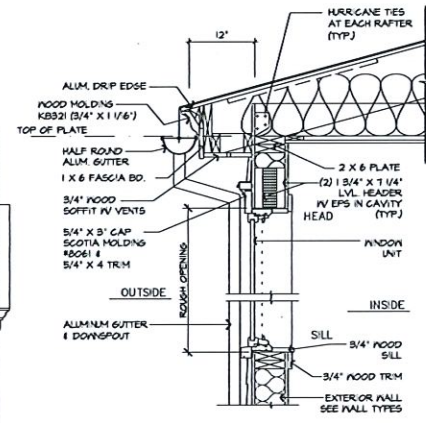
4 RAKE DETAIL SCALE: 3/4" = 1'-0"

5 HEADER / EAVE DETAIL SCALE: 3/4" = 1'-0"

6 LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

7 DETAIL - WATER TABLE SCALE: 1 1/2" = 1'-0"

8 TYPICAL SECTION SCALE: 1/4" = 1'-0"



| REVISIONS |      |           |
|-----------|------|-----------|
| NO.       | DATE | REVISIONS |
|           |      |           |
|           |      |           |
|           |      |           |
|           |      |           |

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 Tel: 401-580-6800  
 eadesignltd@prosehu.com

**PRELIMINARY**  
 FOR REVIEW ONLY  
 9/1/2023

|           |  |
|-----------|--|
| BUILDING: | <input checked="" type="checkbox"/> Proposed |
|           | <input type="checkbox"/> Renovation          |
|           | <input type="checkbox"/> Addition            |

A.P. 49 LOT 339  
 183 CONGRESS AVE.  
 PROVIDENCE, RI.

|          |  |
|----------|--|
| Scale:   | AS NOTED   |
| Design:  | M.E.E.   |
| Drawn:   | M.E.E.   |
| Checked: |  |
| Date:    | 9-1-2023   |
| For:     | <input type="checkbox"/> CONSTRUCTION<br><input checked="" type="checkbox"/> REVIEW ONLY<br><input type="checkbox"/> PERMIT<br><input type="checkbox"/> ZONING |

**A-2**  
 ELEVATIONS  
 TYPICAL SECTION  
 DETAILS



183 CONGRESS AVENUE

