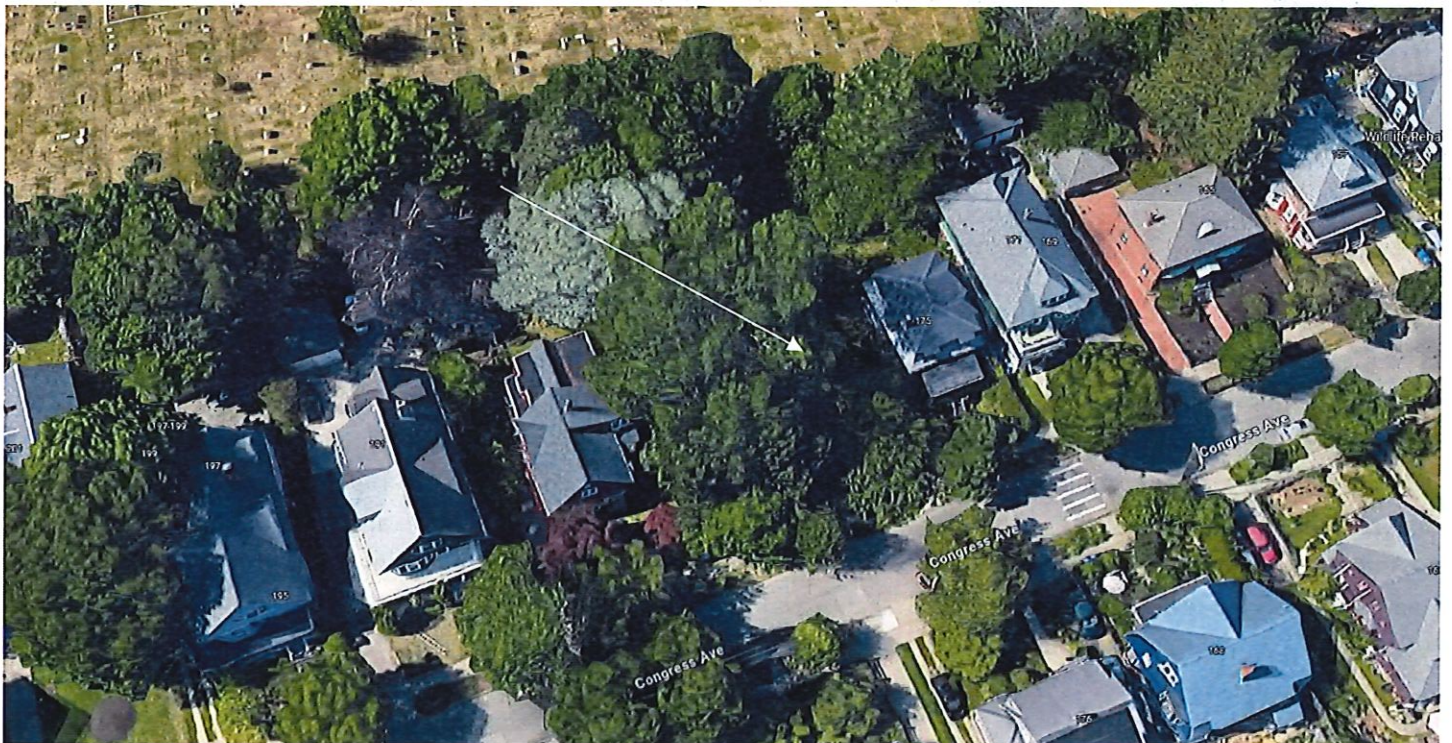


4. **CASE 23.113, 183 CONGRESS AVENUE, Vacant Lot (SOUTH ELMWOOD)**

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:

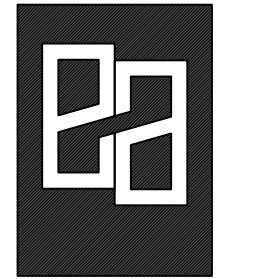
- The proposed residence is to be located on a lot on the north side of Congress Ave. The lot is currently in the process of being sub-divided, pending historic approval. The eventual vacant lot will be 7,580 sq. ft. From a zoning perspective the development is a by-right development and the proposal 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;
- At the 09/18 meeting the Commission continued the item, requesting revised documentation be submitted, specifically showing the massing relationship between the two abutting properties. Revised documentation has been submitted. Also the revised elevations incorporate some of the Commission’s suggestions and the porches on the driveway side of the property have been removed; and,
- Revised plans 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.

REVISIONS		
NO.	DATE	REVISIONS



E.A. Design Ltd
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 570 Broad Street
 Providence, RI 02907
 Tel: 401-580-6800
 eodesignltd@yahoo.com

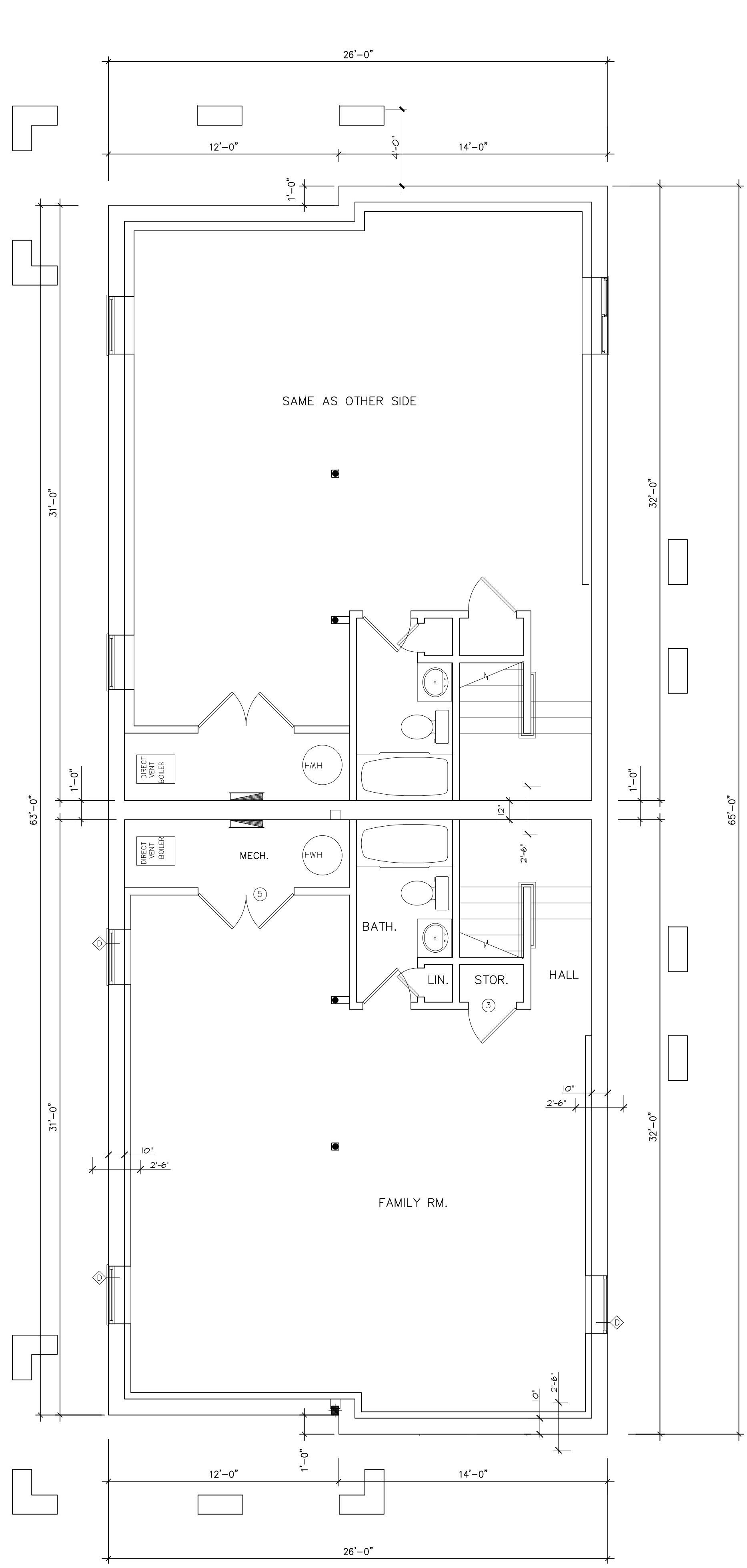
PRELIMINARY
 FOR REVIEW ONLY
 10/17/2023

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

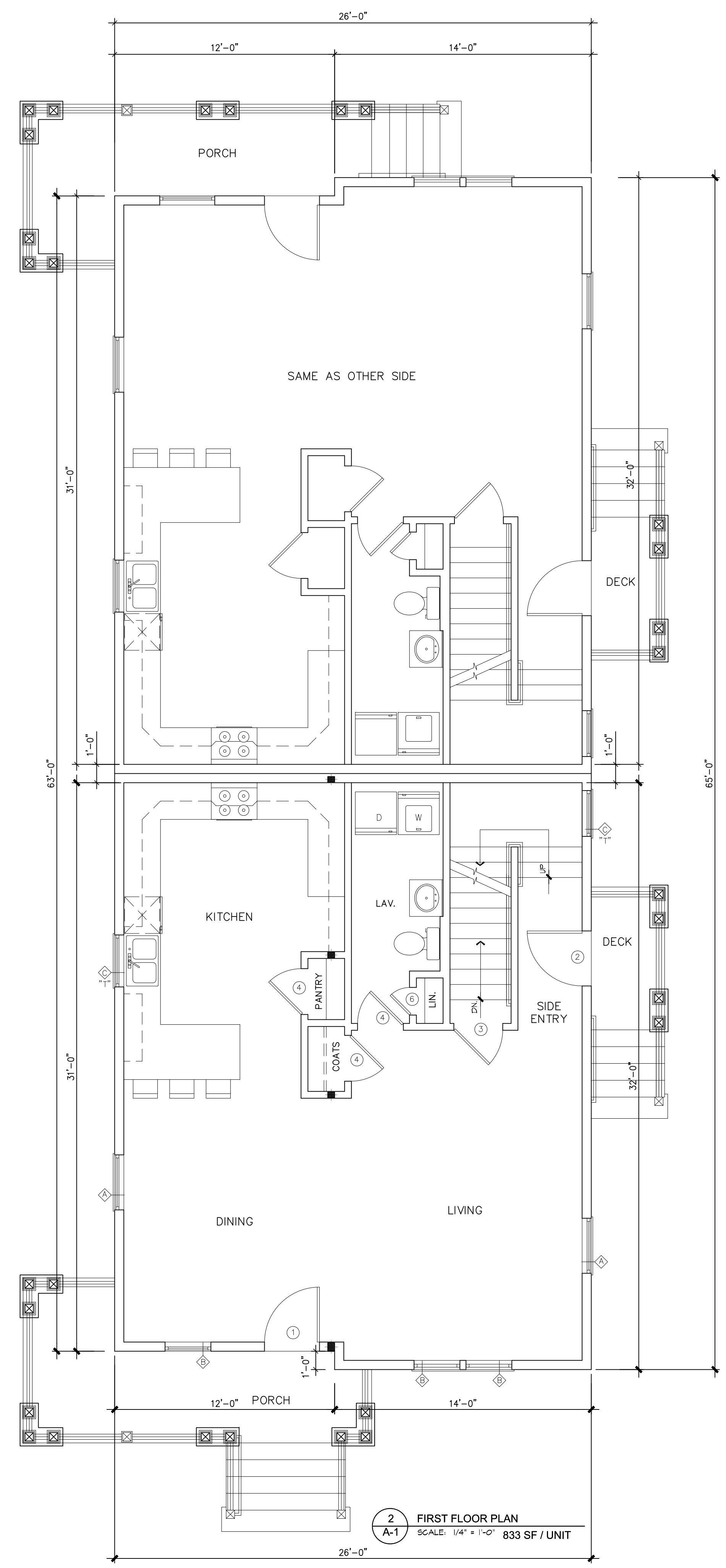
A.P. 49 LOT 637
 181-183
 CONGRESS AVE.
 PROVIDENCE, RI.

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

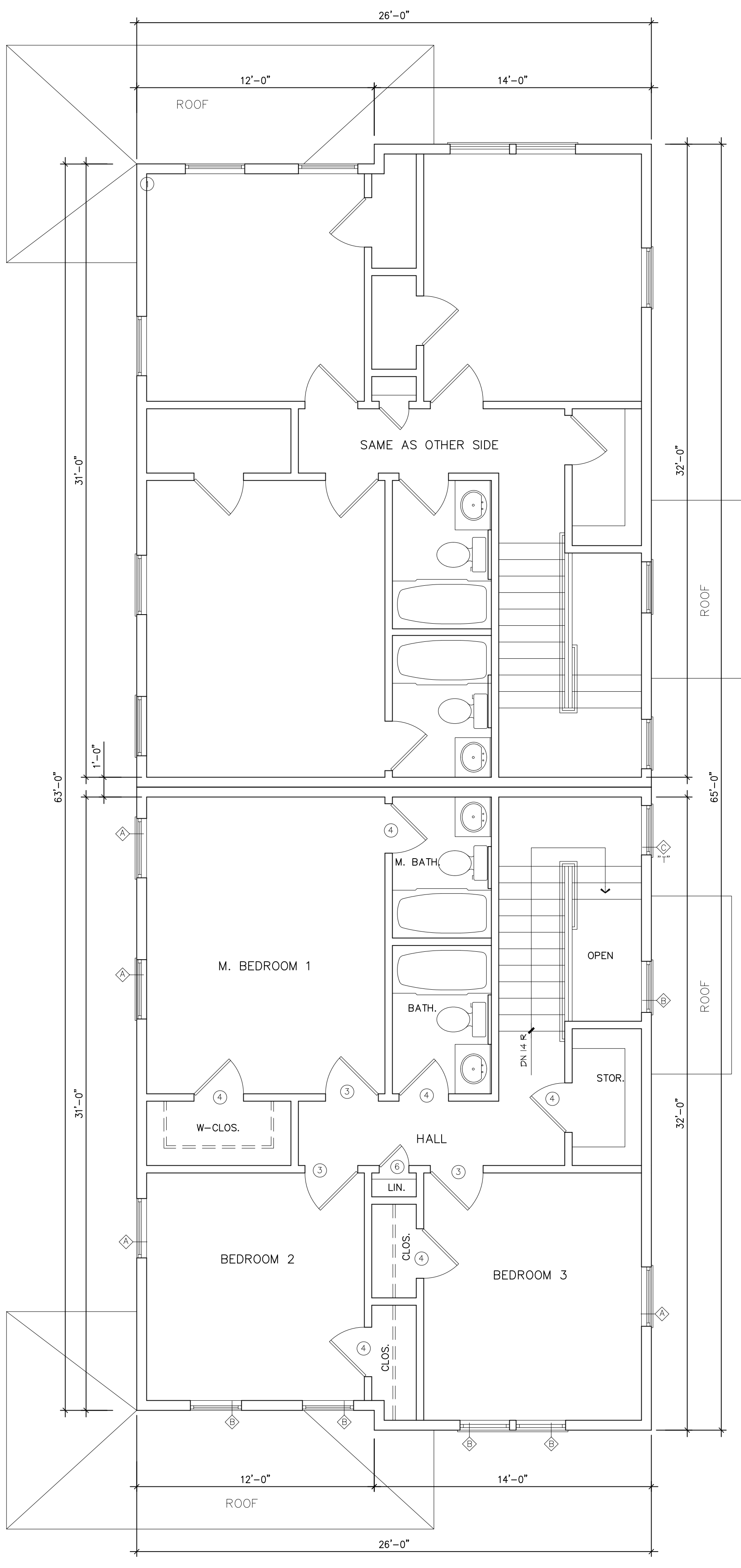
A-1
 BASEMENT/ FOUNDATION PL.
 FIRST FLOOR PLAN
 SECOND FLOOR PLAN



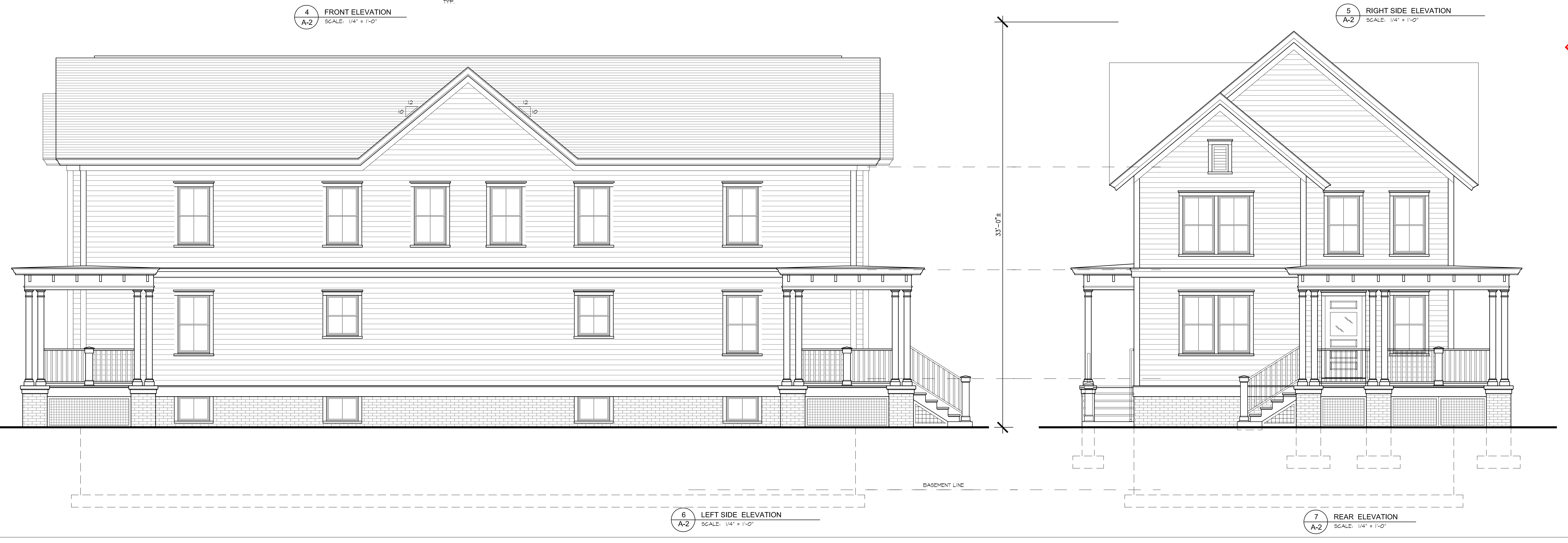
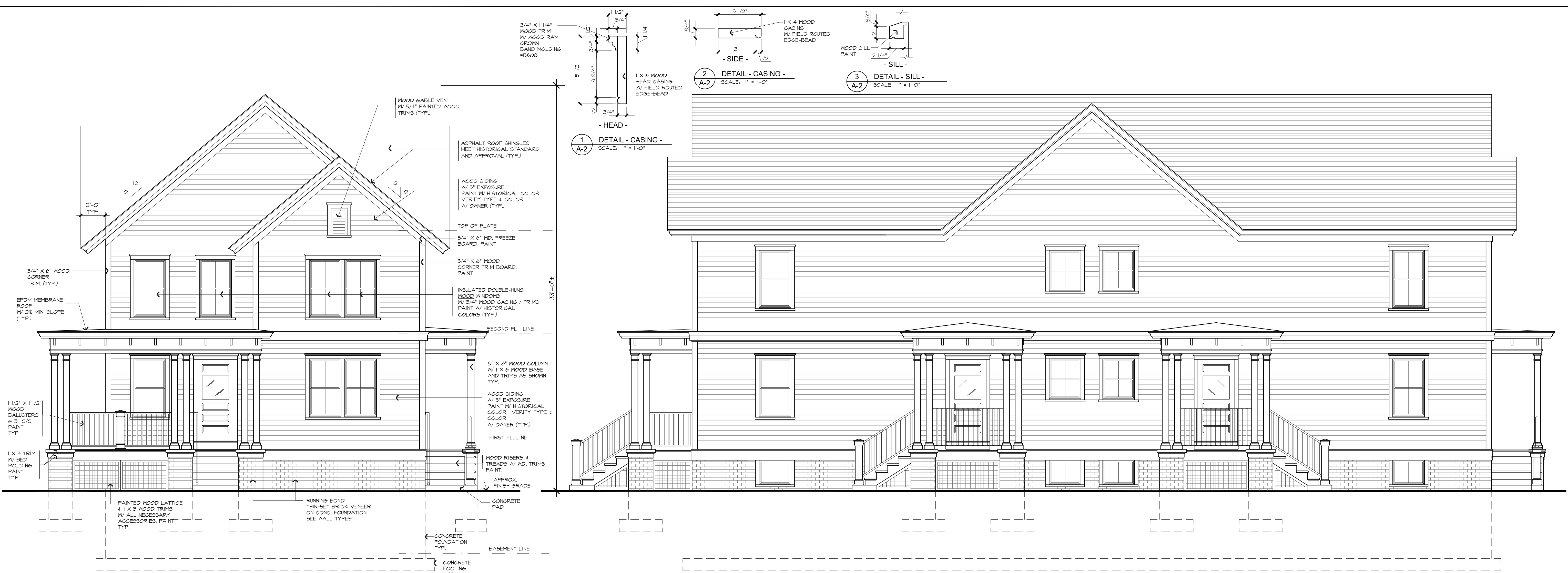
1
A-1 BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



2
A-1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 833 SF / UNIT

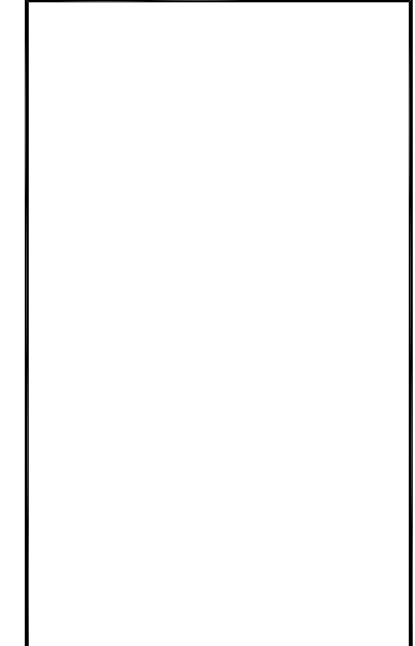


3
A-1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" 833 SF / UNIT



REVISIONS		
NO.	DATE	REVISIONS


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 Tel: 401-580-6800
 eodesignltd@yahoo.com



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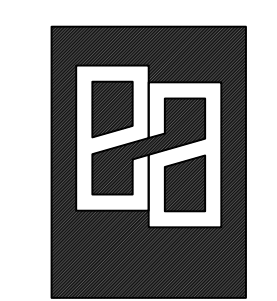
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	<input type="checkbox"/> Addition

A.P. 49 LOT 637
 181-183
 CONGRESS AVE.
 PROVIDENCE, RI.

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

A-2
 ELEVATIONS
 DETAILS
 Proj. #23-1033 | Sheet...of...3

REVISIONS		
NO.	DATE	REVISIONS



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

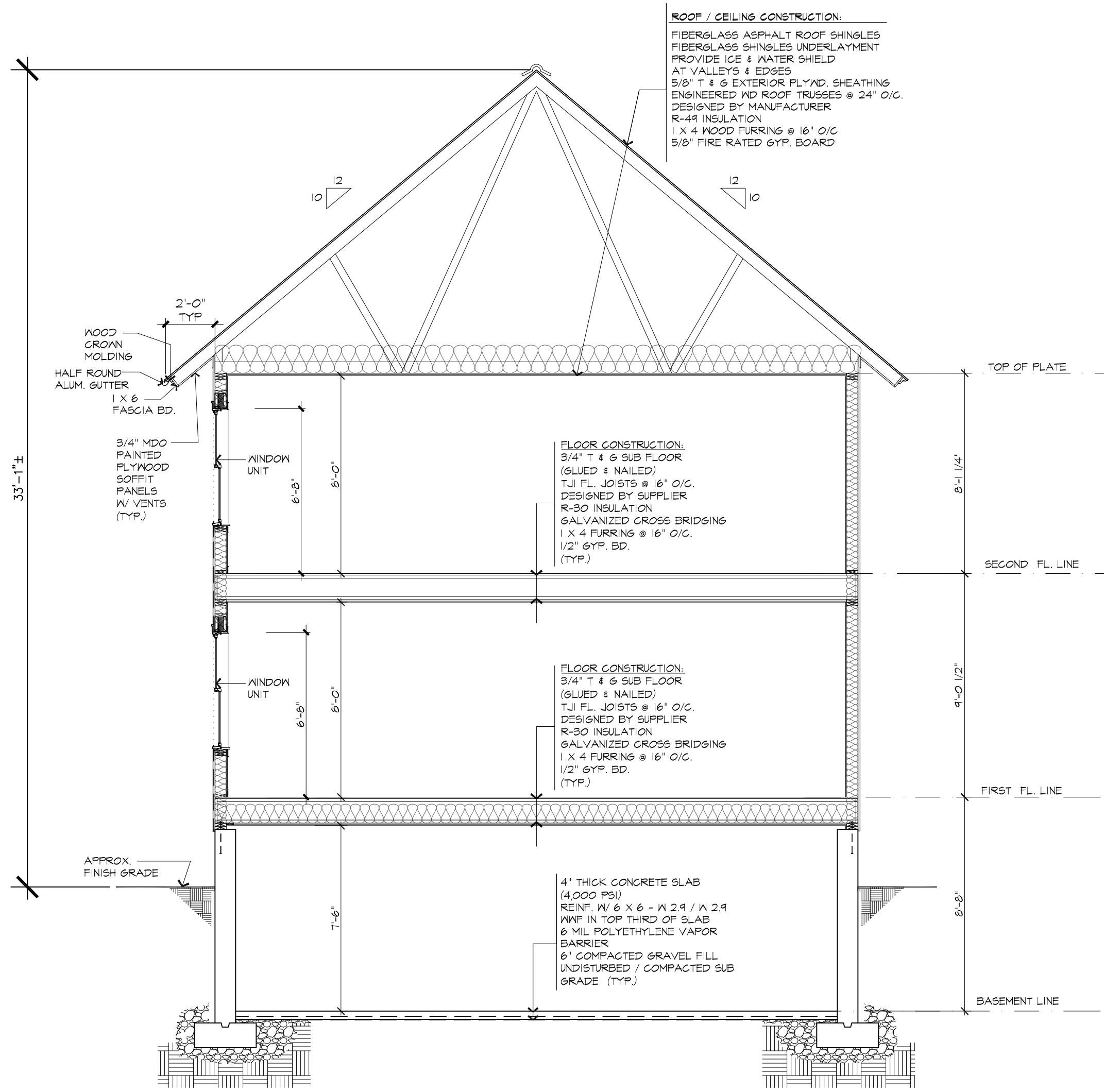
A.P. 49 LOT 637
 181-183
 CONGRESS AVE.
 PROVIDENCE, RI.

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

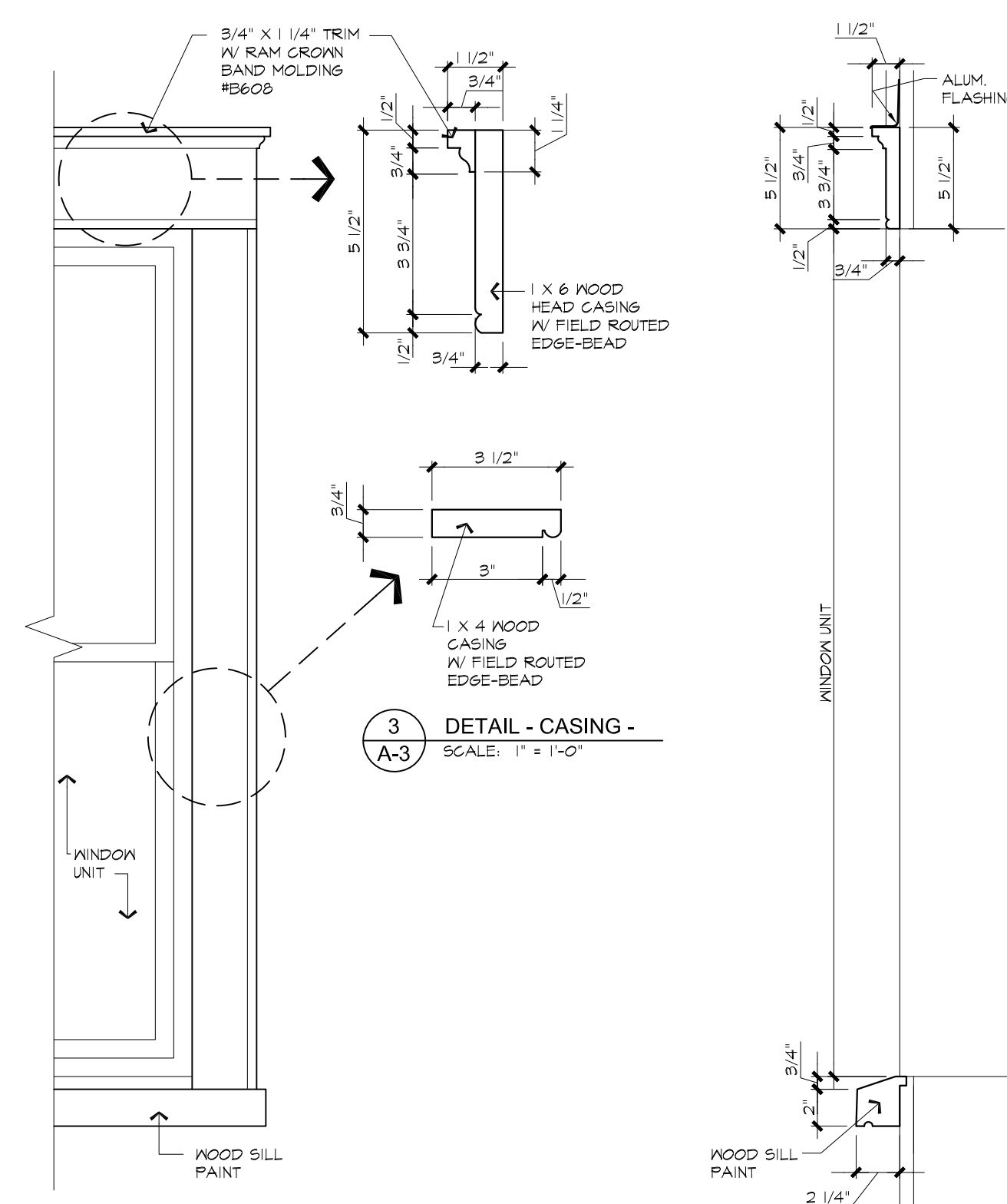
A-3
 SITE PLAN
 STREETScape



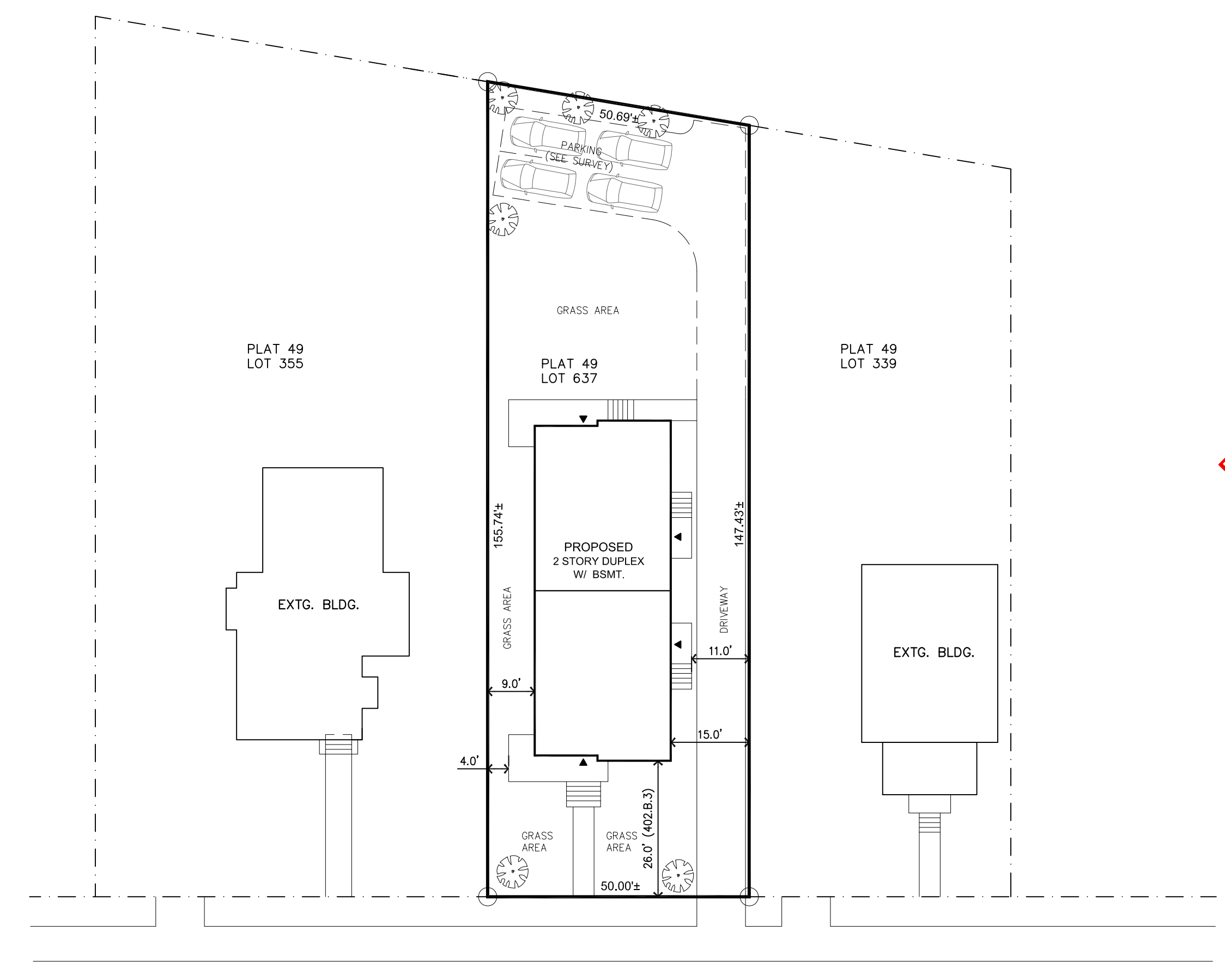
1 STREETScape
 SCALE: 1/8" = 1'-0"



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



3 DETAIL - CASING
 SCALE: 1" = 1'-0"



5 SITE PLAN
 SCALE: 1" = 20'

SITE DATA [175 CONGRESS AVENUE]	REQUIRED		PROPOSED	
PLAT:	49			
LOT:	637			
ZONE:	R-2			
TOTAL LOT AREA:	7,580 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%	55%	OK	
REAR YARD MAX. PAVING:	50%	41%	OK	
TREE CANOPY (15.c.a.) (MEET CODE)	30%	30%	OK	