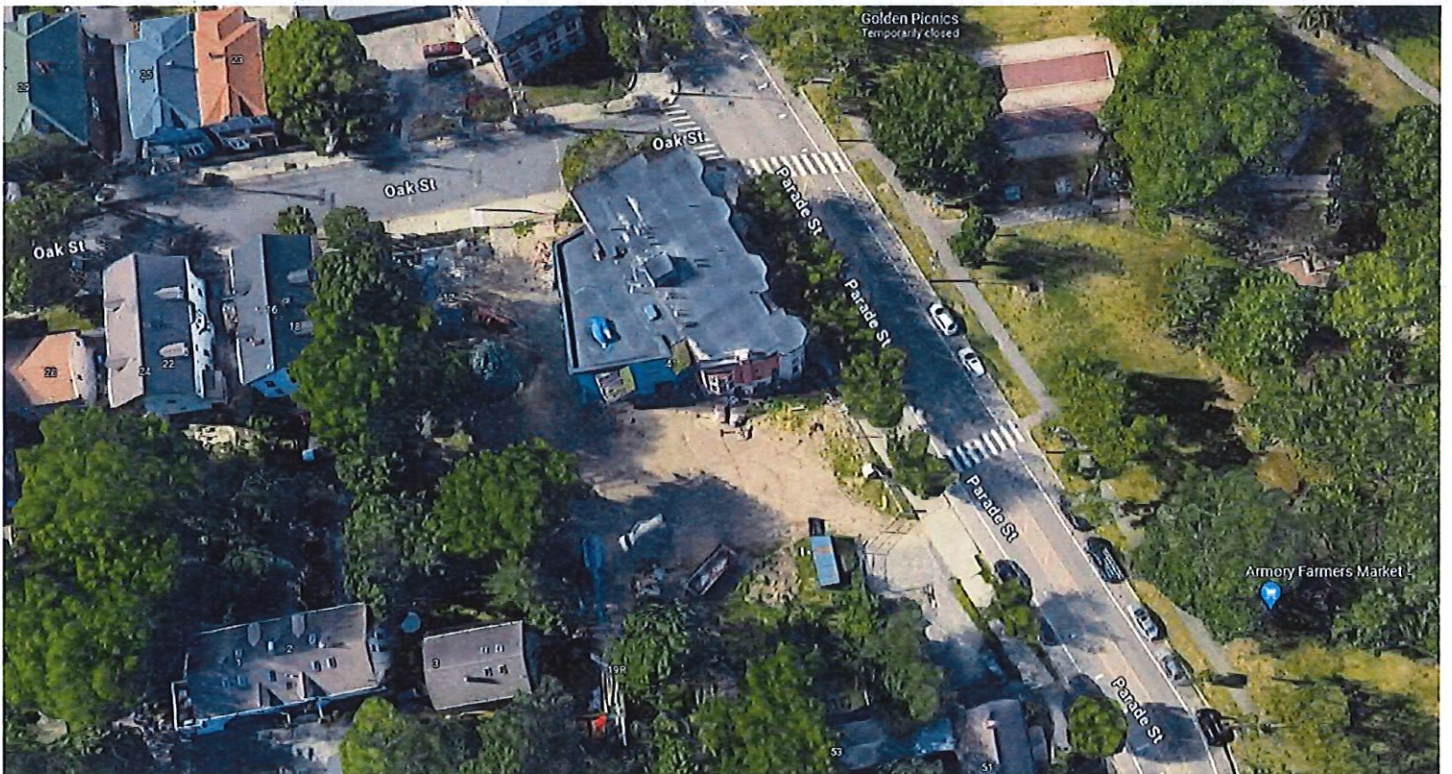


8. CASE 23.135, 45 PARADE STREET, Vacant Lot (ARMORY)

Currently a vacant lot in the Armory local historic district.



Arrow indicates 45 Parade Street.



Arrow indicates project locations, looking north.

**Applicants:** Mark Van Noppen, 334 Broadway, Providence, RI 02909

**Owners:** 45 Parade Street LLC, 334 Broadway, Providence, RI 02909

**Architect:** Jack Ryan Architect, 400 Washington Street, Ste 2NB, Providence, RI 02903

**Proposal:** The applicant is requesting the new construction of an eight-bay, four-story, 26-unit apartment building.

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

- At the June 6, 2018 regular meeting the Commission granted conceptual approval for a four-story 19-unit apartment building similar in mass to this proposal;
- The overall design language is compatible with the Armory local historic district;
- The building's massing is compatible with the surrounding area;
- The project is also under the purview of the RI Historical Preservation & Heritage Commission as part of the applicant's Historic Tax Credit application for the adjoining property. The applicants are currently seeking Part 2 approval from the National Park Service; and,
- Drawings and renderings have been submitted.

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

- a) The applicants are proposing the new construction of a four-story apartment building;
- b) The application for New Construction is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed alterations as submitted are architecturally and historically compatible with the property and district 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. 45 Parade Street is a vacant parcel in the Armory local historic district. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with a sub-committee to be formed to review construction details as they become available.