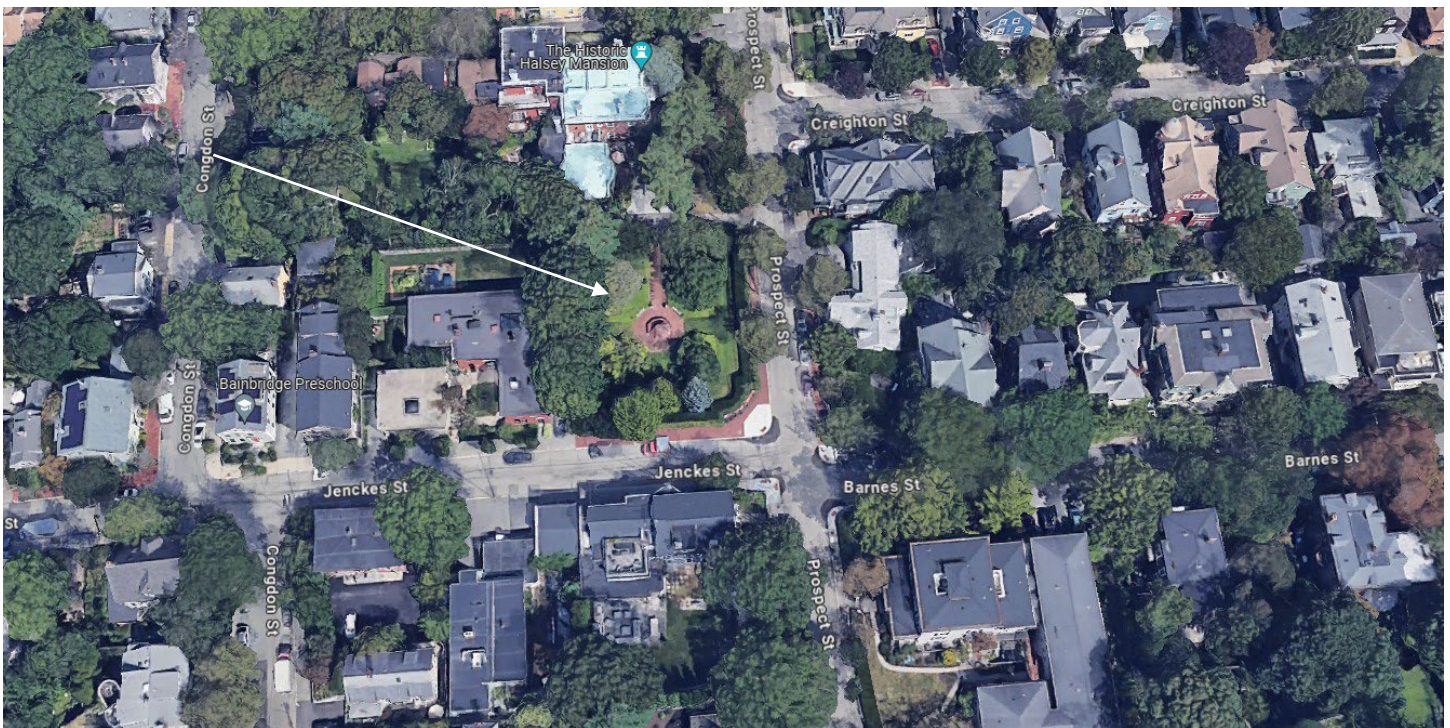


**2. CASE 25.021, 138 PROSPECT STREET, Vacant lot (COLLEGE HILL)**  
Vacant lot within the College Hill NRHD.



Arrow indicates 138 Prospect Street



Arrow indicates project location, looking north.

**Applicant/Architect:** Eric Zuenä, ZDS, 2 Charles Street, Providence, RI 02904

**Owner:** Halsey Land LLC, 100 Westminster Street, Providence, RI 02903

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

- The applicant is requesting the new construction of a three-story, single-family home with detached garage.

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

- The application requires dimensional zoning relief for front yard setback;
- The proposed building's form and siting is appropriate for the location. Prospect Street has similar forms, particularly to the south and Halsey House directly to the north; and,
- Plans, renderings and photos have been submitted.

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

- a) 138 Prospect Street is currently a vacant parcel of approximately 12,100 sq. ft. in the R-1 zone within the College Hill National Register Historic District;
- b) The application for New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: 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.

**Staff recommends a motion be made stating that: The application is considered complete. 138 Prospect Street is currently a vacant parcel of the College Hill local historic district. The Commission grants Conceptual Approval of the new construction, citing Standard 8, 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 reappear at a subsequent meeting for Final Approval once the necessary zoning relief has been granted.**