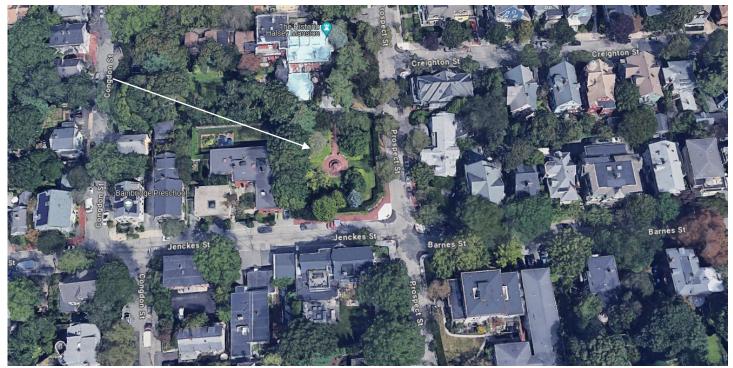
2. CASE 25.021, 138 PROSPECT STREET, Vacant lot (COLLEGE HILL)

Vacant lot within the College Hill NRHD.



Arrow indicates 138 Prospect Street



Arrow indicates project location, looking north.

Applicant/Architect: Eric Zuena, 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:

- At the February 24th meeting the Commission granted Conceptual Approval and commented that the design was well received. Issues exist, applicants need zoning approval, time to refine proposal and address concerns/questions of abutters before matter will return to the Commission. The applicant's request has been granted for dimensional zoning relief for front yard setback. The applicants have submitted revised documentation as required for Final Approval, and have represented those concerns expressed in public comment have been addressed;
- 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, as well as adjoining properties in the surrounding area and district; and,
- Revised 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; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the new construction is appropriate having determined that the proposed new construction is appropriate being architecturally and historically compatible, having a size, scale and form that will not create an adverse effect to the property or district, as such construction is of similar form to adjoining properties in the surrounding area and district, particularly to the south and Halsey House directly to the north.

Staff recommends a motion be made stating that: The application for 138 Prospect Street, currently a vacant parcel in the College Hill local historic district, is considered complete. The Commission cites Standard 8 in granting Final Approval of the application for new construction, having determined that the proposed new construction is appropriate being architecturally and historically compatible, having a size, scale and form that will not create an adverse effect to the property or district, as such construction is of similar form to adjoining properties in the surrounding area and district, particularly to the south and Halsey House directly to the north, citing and agreeing to the recommendations in the staff report, with a sub-committee formed for construction detail review.

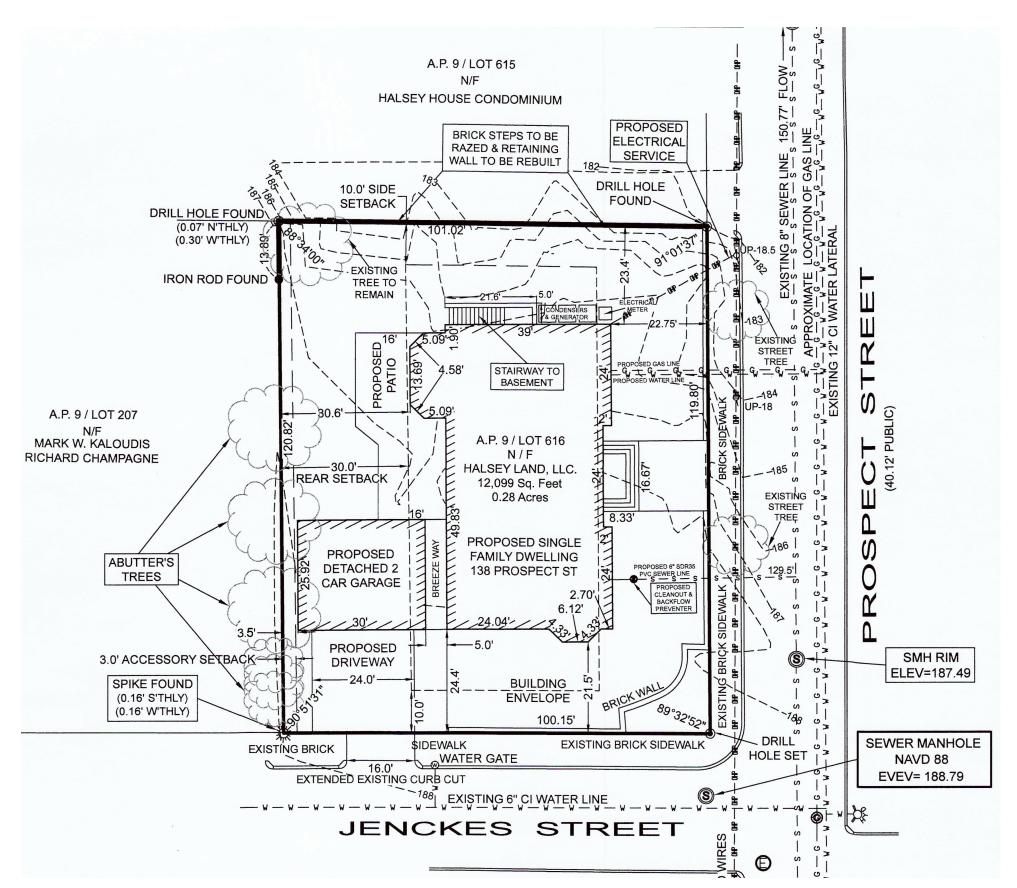
138 PROSPECT STREET

PROVIDENCE, RI 02906

HISTORIC DISTRICT COMMISSION | APRIL 28, 2025



SITE PLAN



|--|

PLAT/LOT: PLAT 009; LOT 616

ZONE: R-1

DISTRICT OVERLAY: HISTORIC DISTRICT

LOT AREA: 12,099 SF LOT WIDTH: 119.80 FT

BUILDING HEIGHT 40'-0" MAX. 35'-4"
BUILDING COVERAGE: 45% MAX. 31%

FRONT IMPERVIOUS

SURFACE COVERAGE: 33% MAX. 30%

REAR IMPERVIOUS

SURFACE COVERAGE: 50% MAX. 47%

TOTAL IMPERVIOUS

SURFACE COVERAGE: 65% MAX 49%

TOTAL PERVIOUS

SURFACE COVERAGE: 1,000 SF MIN. 7,427 SF

FRONT SETBACK: *26' MIN. 22.75 FT
SIDE SETBACK: 10' MIN. 23.4 FT
SIDE SETBACK, JENCKES ST: 10' MIN. 21.5 FT
REAR SETBACK: 30' MIN. 30.6 FT
GARAGE SETBACK: N/A 3.6 FT

TREE CANOPY COVERAGE: 30% MIN. 31%

ALL CANOTI COVERAGE. 50 /0 Pilly. 51 /

* NOTE:

FRONT SETBACK PER ZONING ORDINANCE SECT. 401.B.2

130 PROSPECT STREET 18' 140 PROSPECT STREET 44'

AVERAGE: 18' + 44' = 62'

62'/2 = 31'

31' +/- 5' PER SECT. 401.B.2 = **26'**

BUILDING SQUARE FOOTAGE

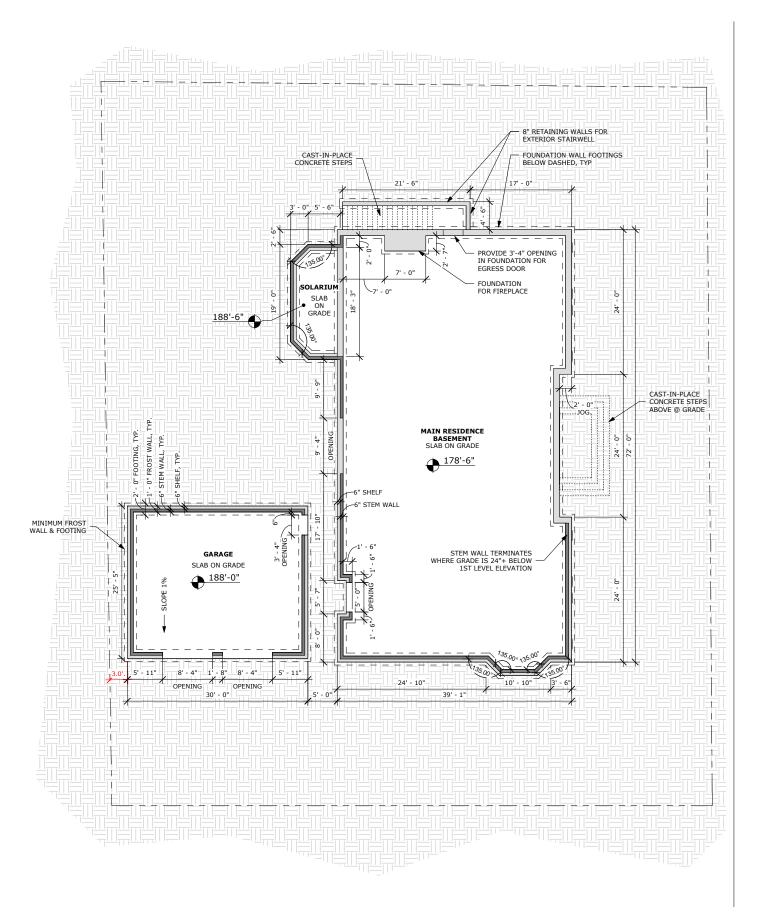
LEVEL-3: 1,030 SF

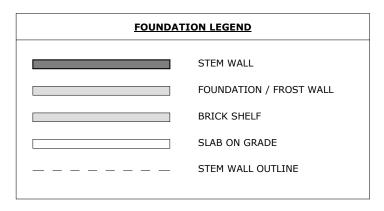
LEVEL-2: 2,780 SF

<u>LEVEL-1:</u> 2,935 SF + 777.6 SF (GARAGE) TOTAL: 6,745 SF + 777.6 SF (GARAGE)

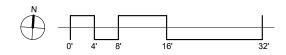


FOUNDATION PLAN



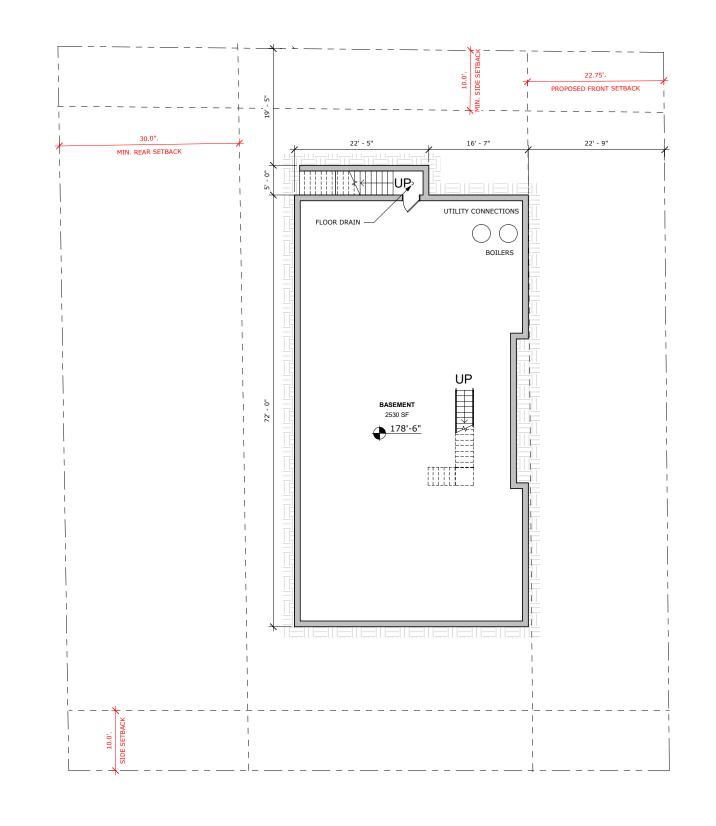


NOTE: DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY & ARE BASED ON LIMITED INFORMATION. A GEOTECHNICAL REPORT & CONSULTATION WITH A STRUCTURAL ENGINEER IS REQUIRED.



FLOOR PLANS

BASEMENT LEVEL



FOOTPRINT ON SITE

 PREVIOUS
 PROPOSED

 HOUSE:
 3,085 GSF
 2,935 GSF

 GARAGE:
 970 GSF
 777.6 GSF

 TOTAL
 4,055 GSF
 3,712.6 GSF

BUILDING AREA

 PREVIOUS
 PROPOSED

 3RD LEVEL:
 2,535 GSF
 1,030 GSF

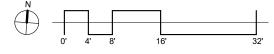
 2ND LEVEL:
 2,980 GSF
 2,780 GSF

 1ST LEVEL:
 3,085 GSF
 2,935 GSF

 TOTAL:
 8,600 GSF
 6,745 GSF

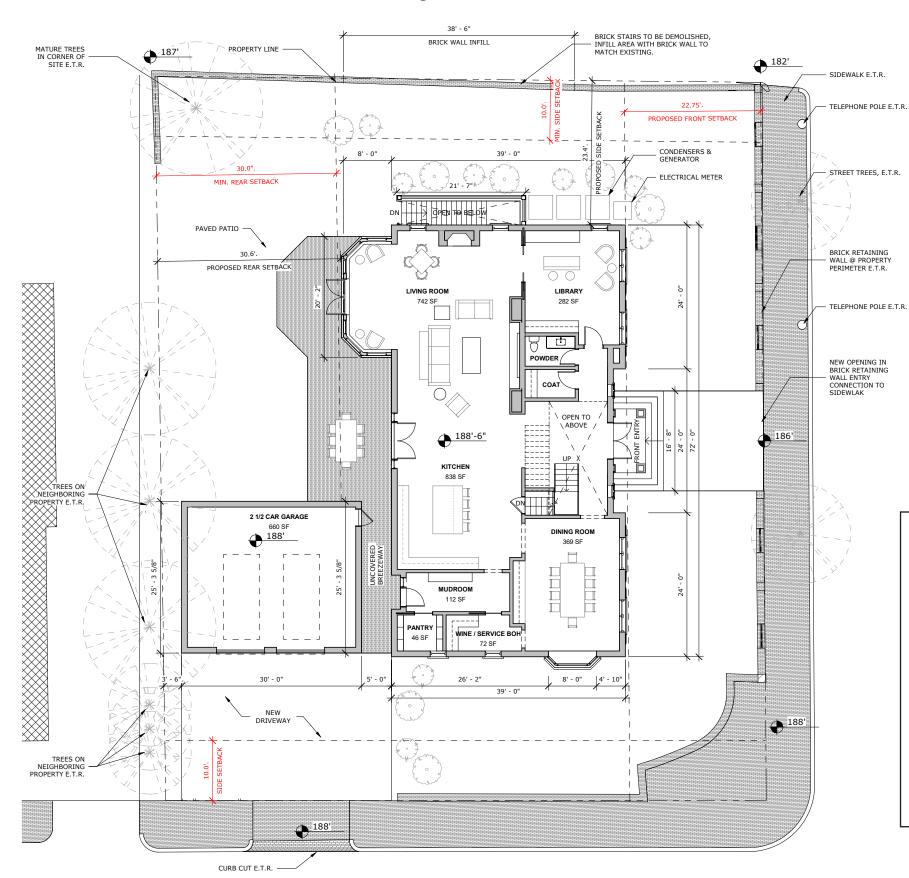
 21% REDUCTION

Z1/0 KEDOCHOT



FLOOR PLANS

FIRST LEVEL

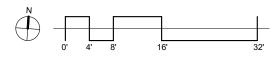


FOOTPRINT ON SITE

PROPOSED <u>PREVIOUS</u> **HOUSE:** 2,935 GSF 3,085 GSF GARAGE: 970 GSF 777.6 GSF **TOTAL** 4,055 GSF 3,712.6 GSF

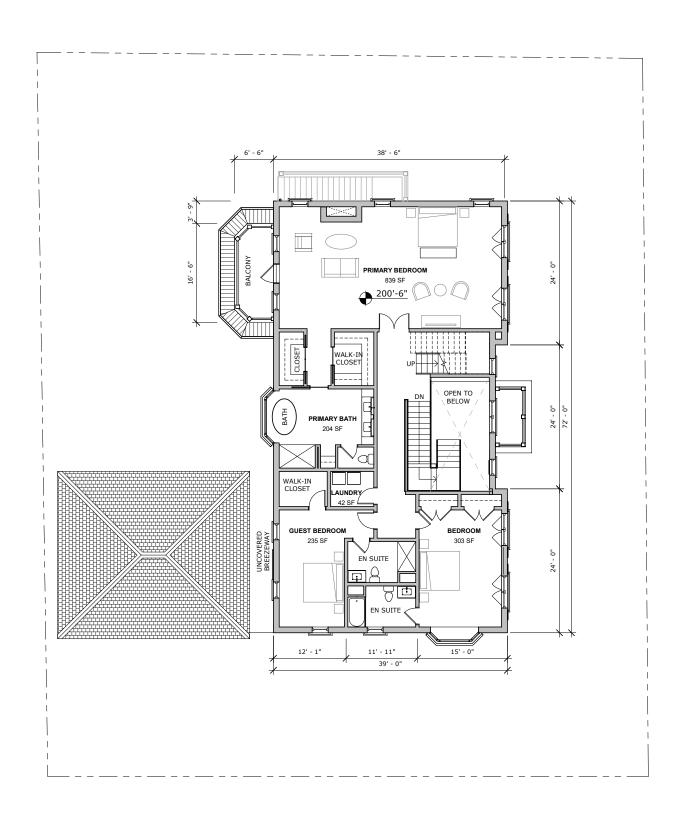
BUILDING AREA

PREVIOUS PROPOSED 3RD LEVEL: 2,535 GSF 1,030 GSF 2ND LEVEL: 2,980 GSF 2,780 GSF 1ST LEVEL: 3,085 GSF 2,935 GSF TOTAL: 8,600 GSF 6,745 GSF 21% REDUCTION



FLOOR PLANS

SECOND LEVEL



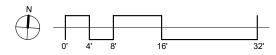
FOOTPRINT ON SITE

<u>PREVIOUS</u> <u>PROPOSED</u> 3,085 GSF 2,935 GSF HOUSE: GARAGE: 970 GSF 777.6 GSF 4,055 GSF 3,712.6 GSF **TOTAL**

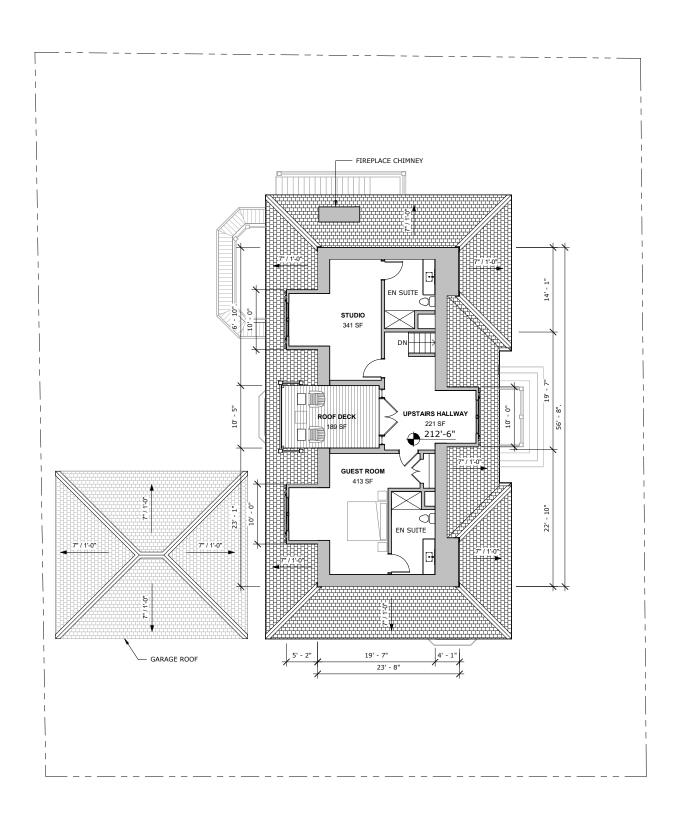
BUILDING AREA

PREVIOUS PROPOSED 3RD LEVEL: 2,535 GSF 1,030 GSF 2ND LEVEL: 2,980 GSF 2,780 GSF 1ST LEVEL: 3,085 GSF 2,935 GSF 8,600 GSF 6,745 GSF TOTAL:

21% REDUCTION



THIRD LEVEL



FOOTPRINT ON SITE

 PREVIOUS
 PROPOSED

 HOUSE:
 3,085 GSF
 2,935 GSF

 GARAGE:
 970 GSF
 777.6 GSF

 TOTAL
 4,055 GSF
 3,712.6 GSF

BUILDING AREA

 PREVIOUS
 PROPOSED

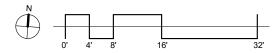
 3RD LEVEL:
 2,535 GSF
 1,030 GSF

 2ND LEVEL:
 2,980 GSF
 2,780 GSF

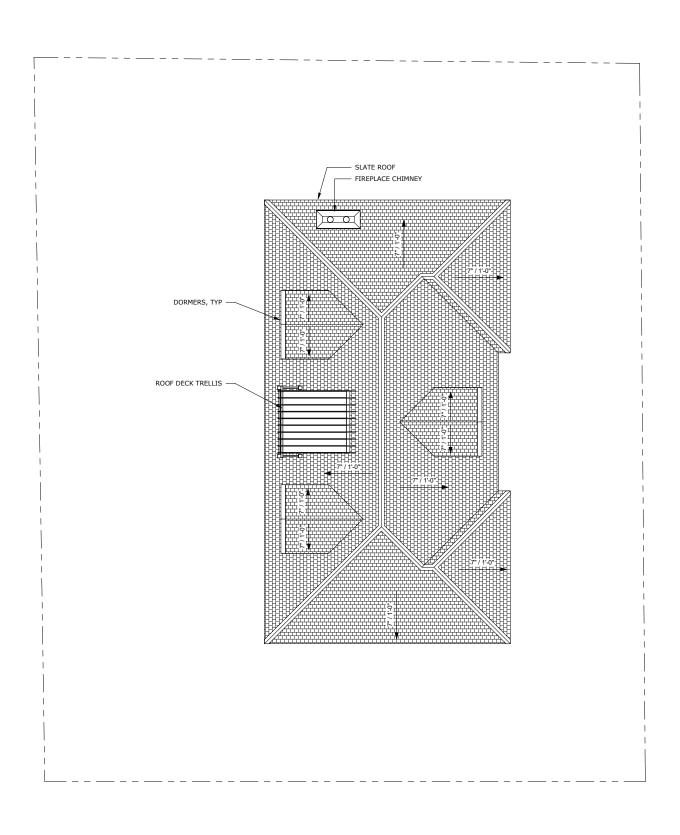
 1ST LEVEL:
 3,085 GSF
 2,935 GSF

 TOTAL:
 8,600 GSF
 6,745 GSF

 21% REDUCTION



ROOF



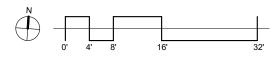
FOOTPRINT ON SITE

PREVIOUS PROPOSED **HOUSE:** 3,085 GSF 2,935 GSF GARAGE: 970 GSF 777.6 GSF **TOTAL** 4,055 GSF 3,712.6 GSF

BUILDING AREA

PREVIOUS PROPOSED 3RD LEVEL: 2,535 GSF 1,030 GSF 2ND LEVEL: 2,980 GSF 2,780 GSF 1ST LEVEL: 3,085 GSF 2,935 GSF 8,600 GSF 6,745 GSF TOTAL:

21% REDUCTION



STREET ELEVATIONS

CORNICE MOULDING & WINDOW TRIM



ENTRY PORTICO





3 EAST ELEVATION - PROSPECT STREET 1/8" = 1'-0"

GARAGE DOOR

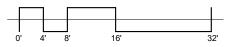




4 SOUTH ELEVATION - JENCKES STREET
1/8" = 1'-0"

BAY WINDOWS





REAR & SIDE ELEVATIONS

SLATE ROOF



HIGH WINDOWS



04-T.O. RIDGE
223'-10"

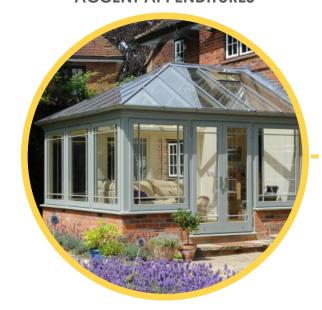
03-ATTIC
212'-6"

02-FLOOR 2
200'-6"

01-FLOOR 1
188'-6"

1/8" = 1'-0"

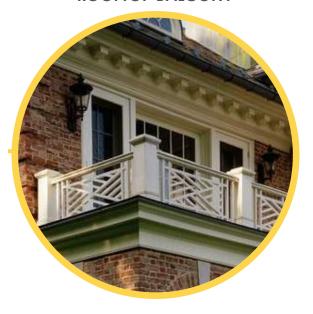
ACCENT APPENDITURES



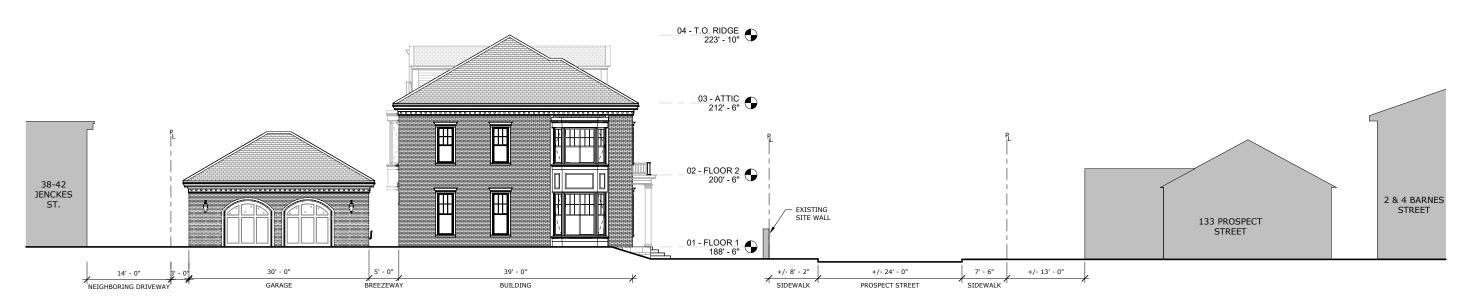


2 WEST ELEVATION - REAR WITH GARAGE 1/8" = 1'-0"

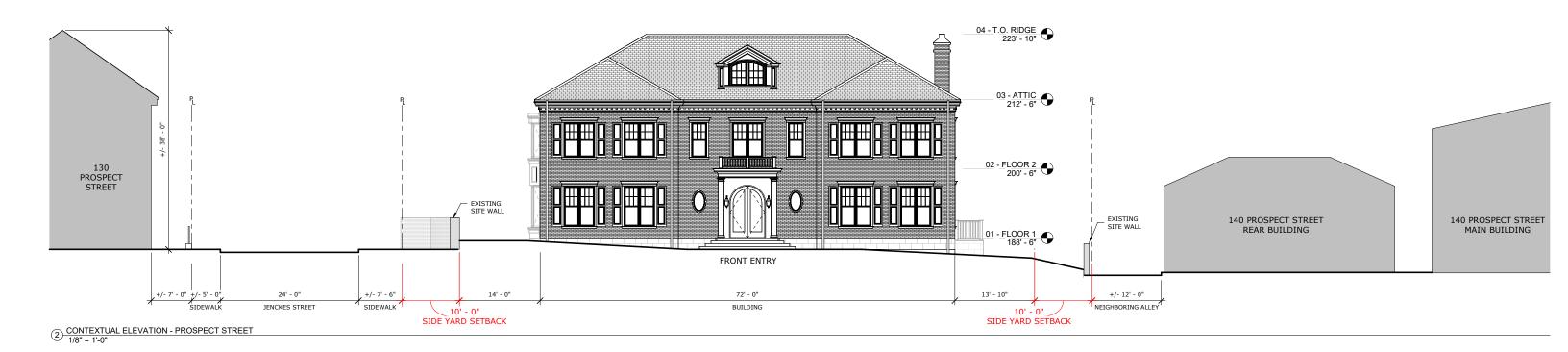
ROOFTOP BALCONY



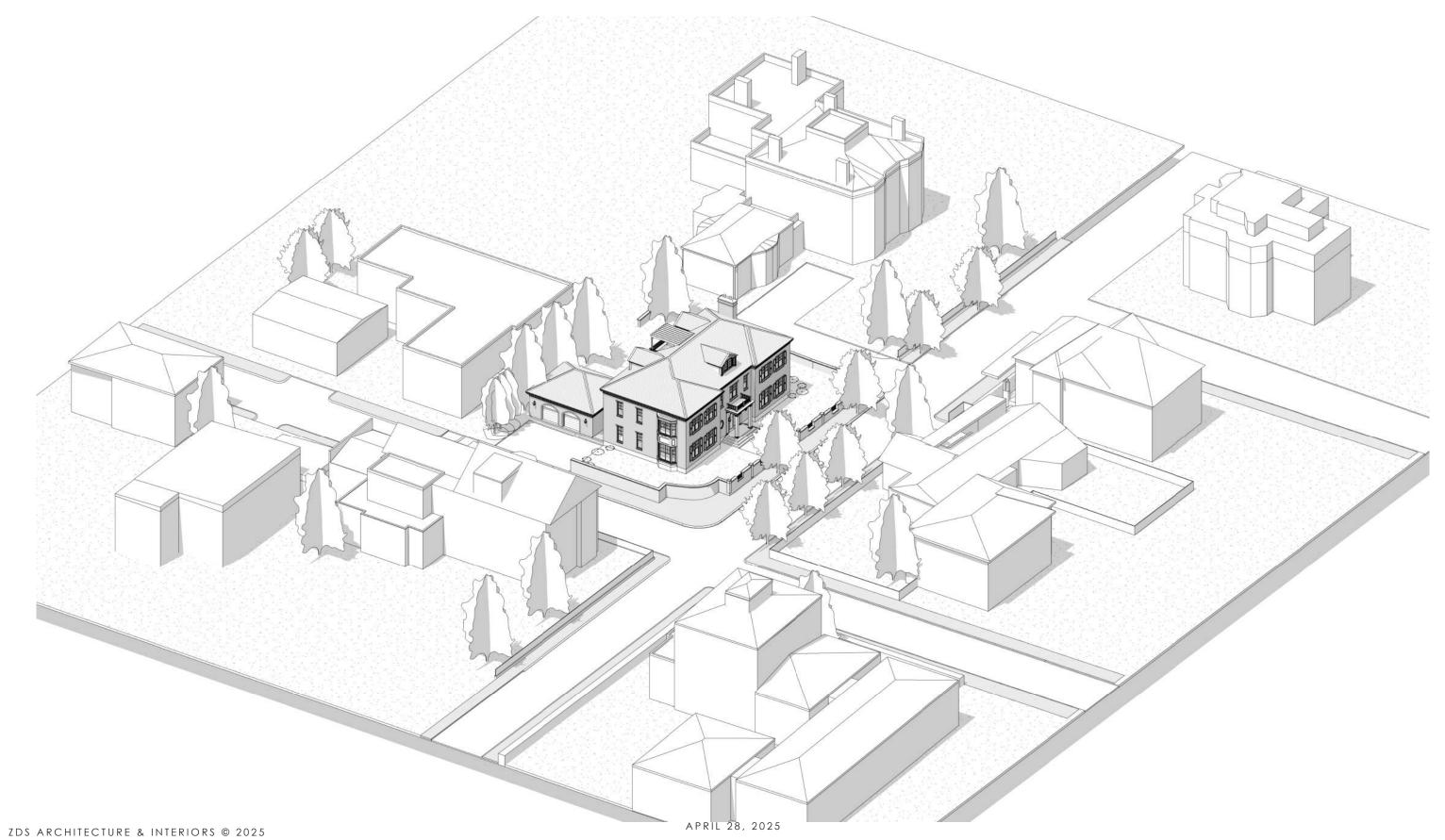
CONTEXTUAL ELEVATIONS



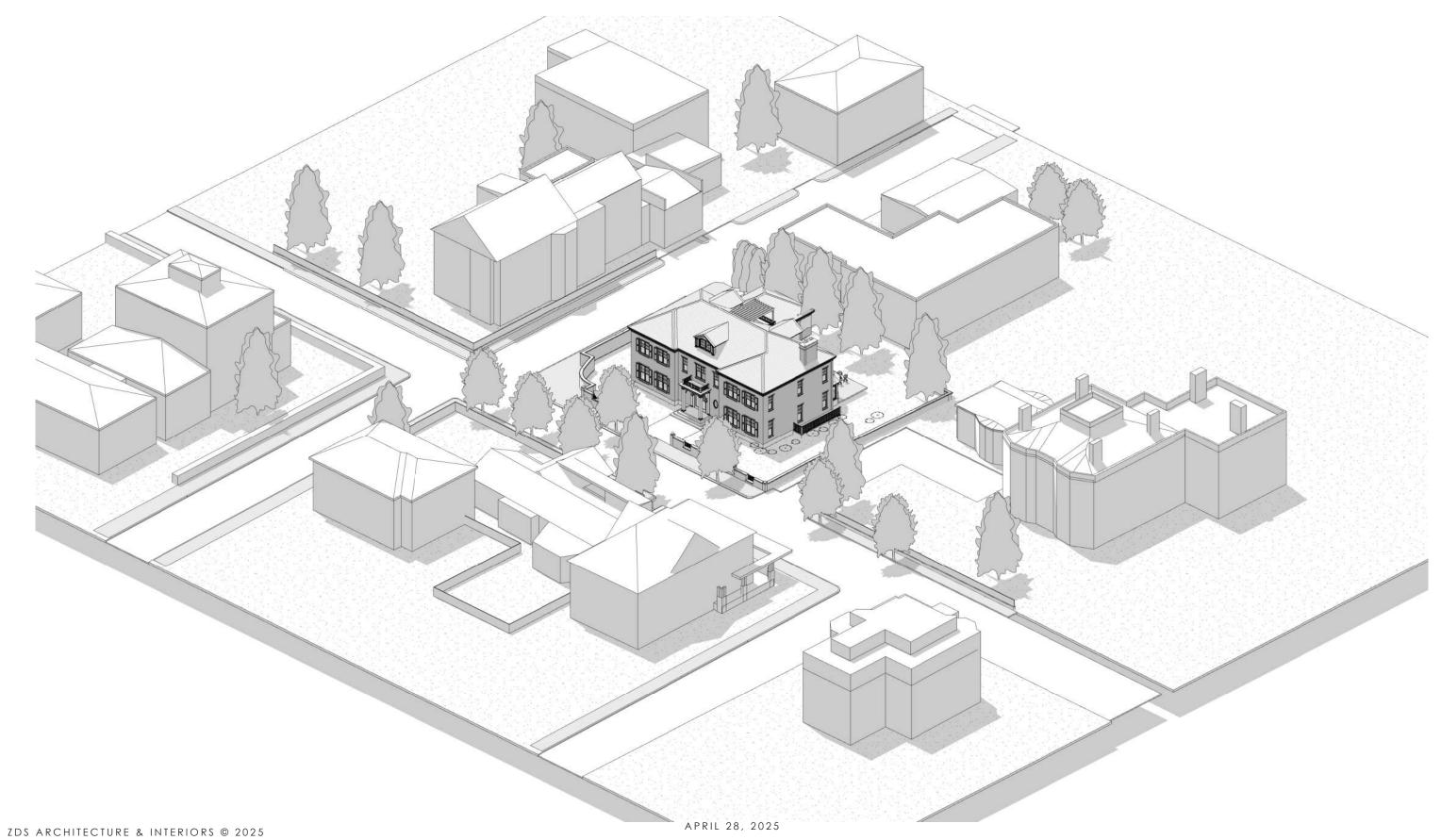
1/8" = 1'-0"



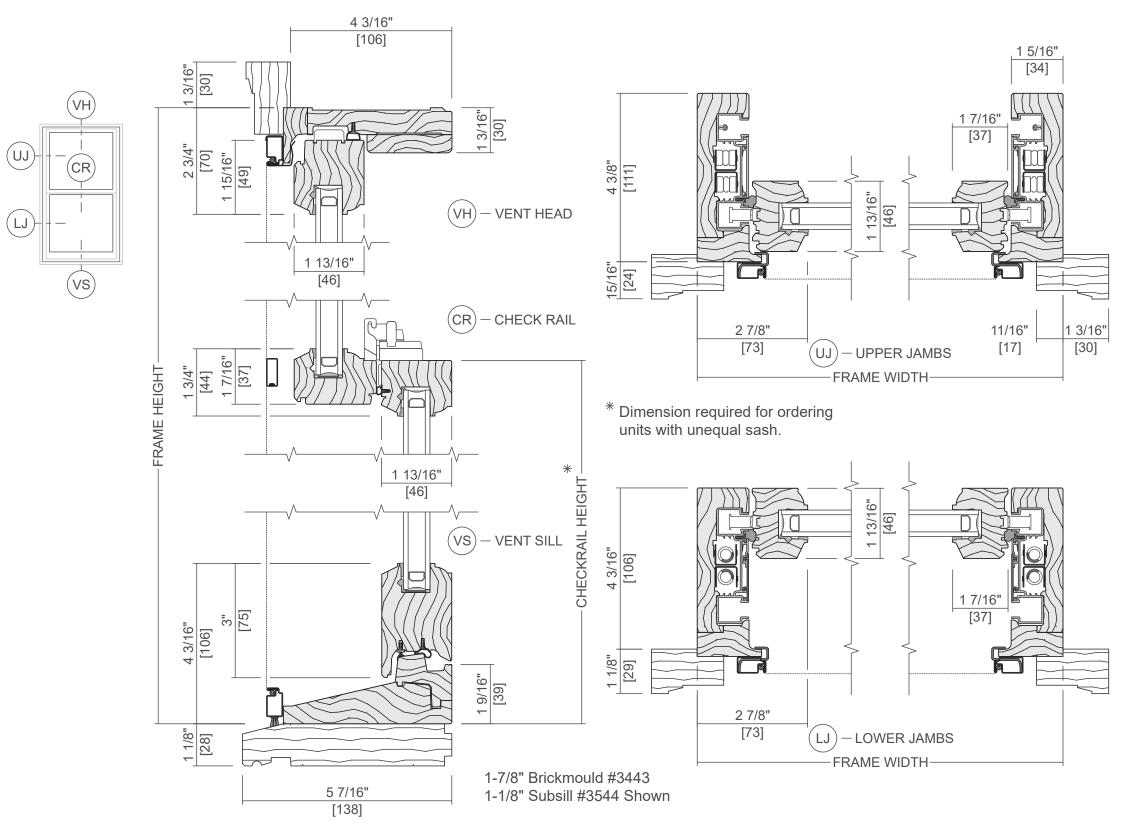
SITE CONTEXT



SITE CONTEXT



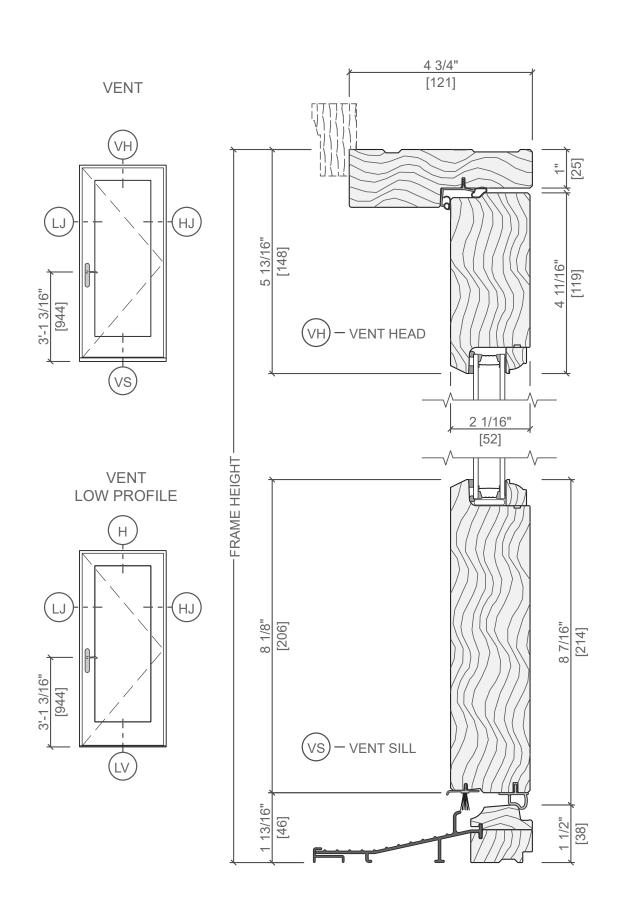
PELLA RESERVE SERIES

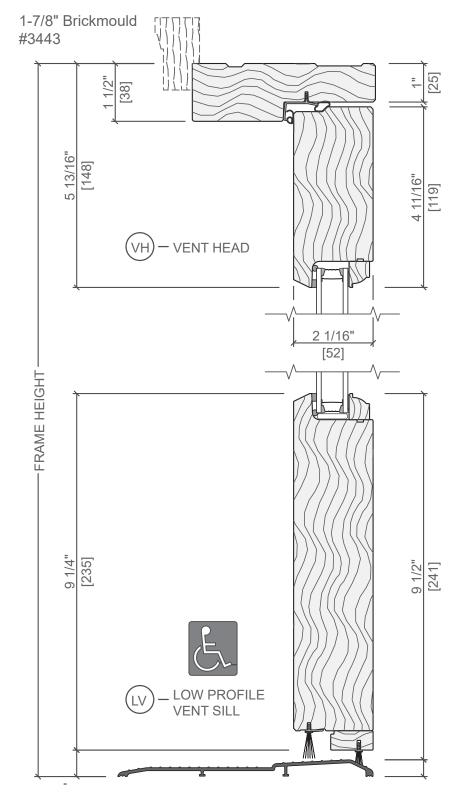


Scale 3" = 1' 0"
All dimensions are approximate.

DOOR DETAILS

PELLA RESERVE SERIES





Scale 3" = 1' 0"
All dimensions are approximate.



THANK YOU

