



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

HISTORIC DISTRICT COMMISSION

NOTICE OF REGULAR MEETING

All items on this agenda are for vote or other action unless otherwise noted.

Monday, May 19, 2025. 4:45 P.M.

Joseph A. Doorley, Jr. Municipal Building, 444 Westminster Street, 1st Floor meeting room, Providence RI 02903

The public and applicants may also participate and remotely view the meeting on the Zoom platform using the following link: <https://us02web.zoom.us/j/84116008514>

Participation is also available by telephone by dialing one of the following toll-free numbers: 833 548 0276, 833 548 0282, 877 853 5247, or 888 788 0099. The Webinar ID is: 841 1600 8514

OPENING SESSION/ROLL CALL

MINUTES

Approval of the March 24th meeting minutes.

PROJECT REVIEW

1. CASE 25.021, 138 PROSPECT STREET, Vacant Lot (COLLEGE HILL)

The applicant is requesting the new construction of a single-family house.

OTHER BUSINESS

Update on amended Standards & Guidelines.
Staff reports.

ADJOURNMENT

POSTED 05/12/25

IMPORTANT INFORMATION

- All documents for the agenda items can be found no later than Friday, May 16th at:
<http://www.providenceri.gov/planning/providence-historic-district-commission-phdc/>
Those who cannot access the documents electronically may call 401.680-8517 to make other arrangements to view the documents.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401.680.5333 or LFelix@ProvidenceRI.gov. Providing at least 72 hours' notice will help to ensure availability.
- Contact Jason Martin with the Department of Planning and Development at 401.680.8517, jmartin@providenceri.gov if you have any questions regarding this meeting.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

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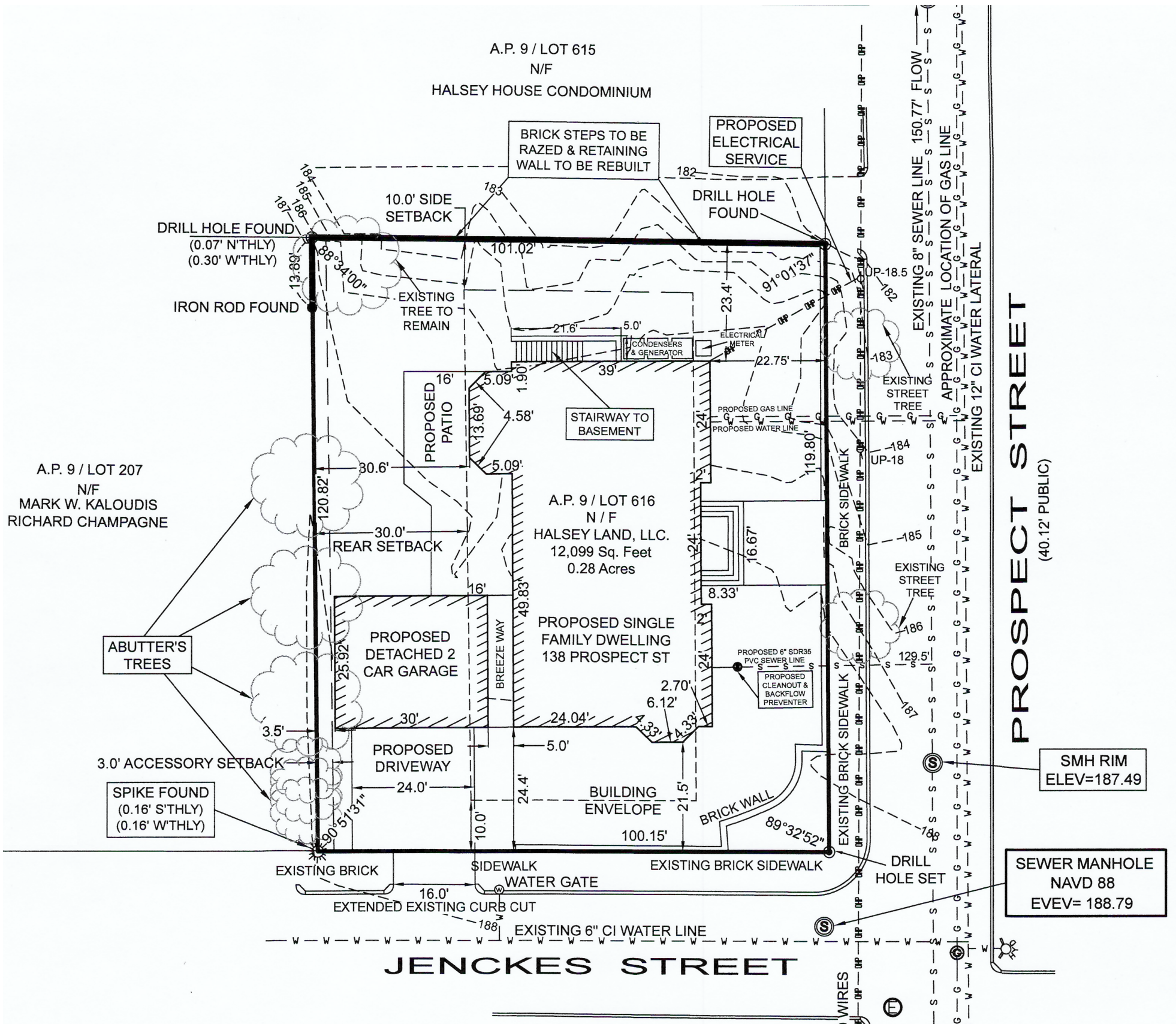
138 PROSPECT STREET

PROVIDENCE, RI 02906

HISTORIC DISTRICT COMMISSION | APRIL 28, 2025



SITE PLAN



ZONING INFORMATION

PLAT/LOT: PLAT 009; LOT 616
ZONE: R-1
DISTRICT OVERLAY: HISTORIC DISTRICT
LOT AREA: 12,099 SF
LOT WIDTH: 119.80 FT

	REQUIRED:	PROPOSED:
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%

*** 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
LEVEL-1:	2,935 SF + 777.6 SF (GARAGE)
TOTAL:	6,745 SF + 777.6 SF (GARAGE)

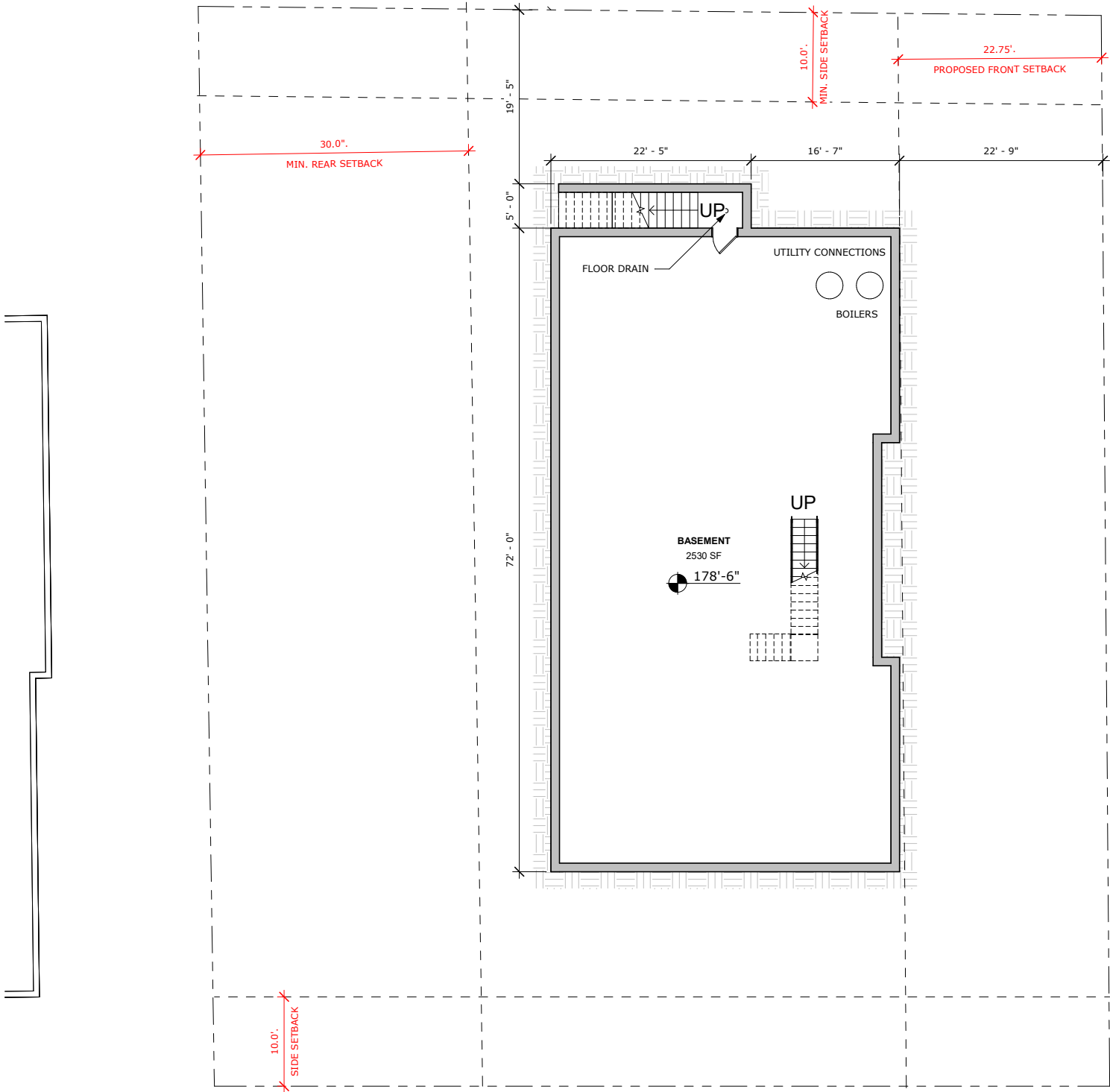


[illegible]

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

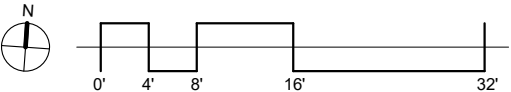


FOOTPRINT ON SITE

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

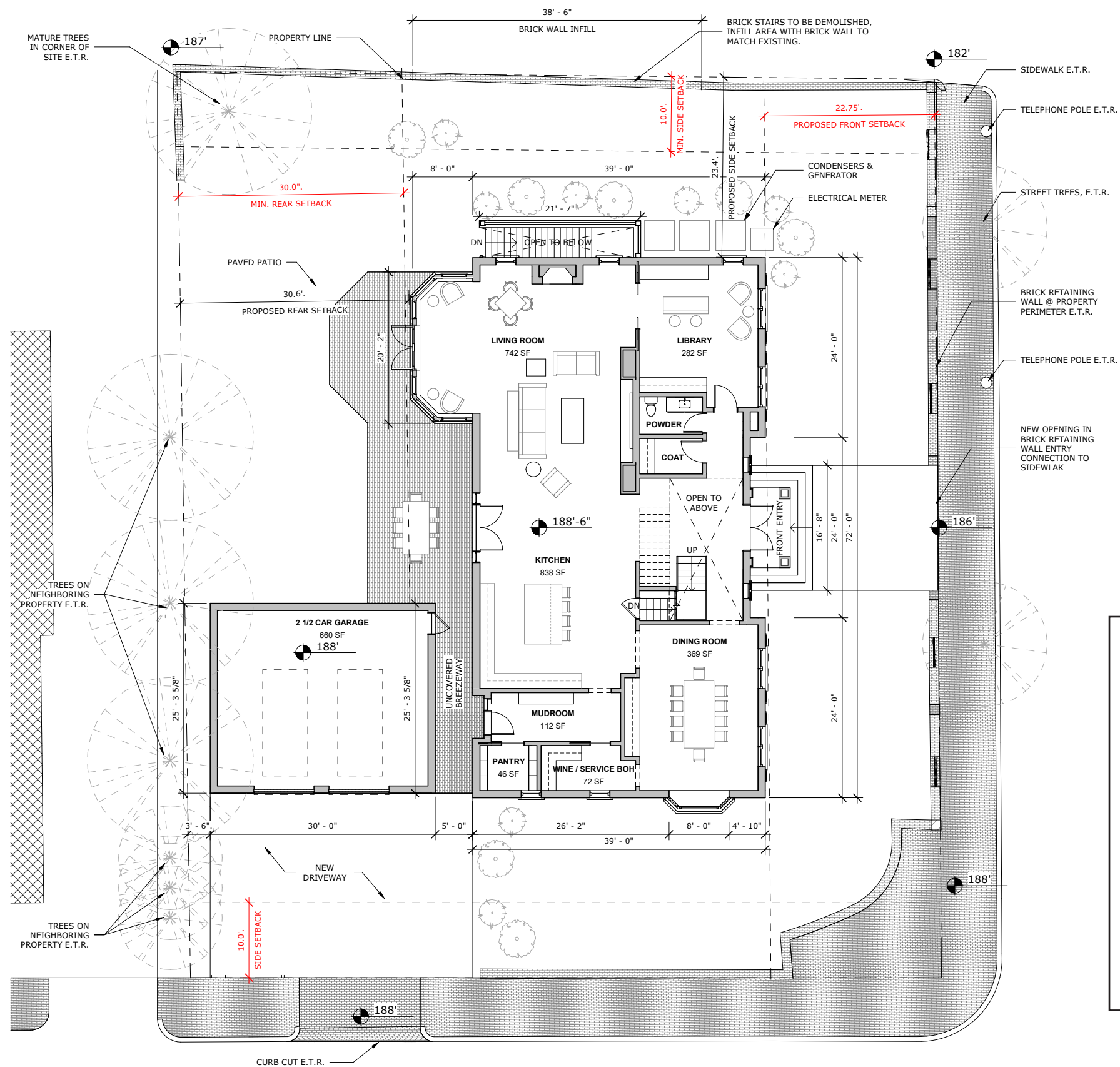
BUILDING AREA

	<u>PREVIOUS</u>	<u>PROPOSED</u>
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

FIRST LEVEL

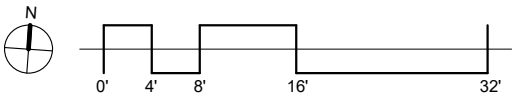


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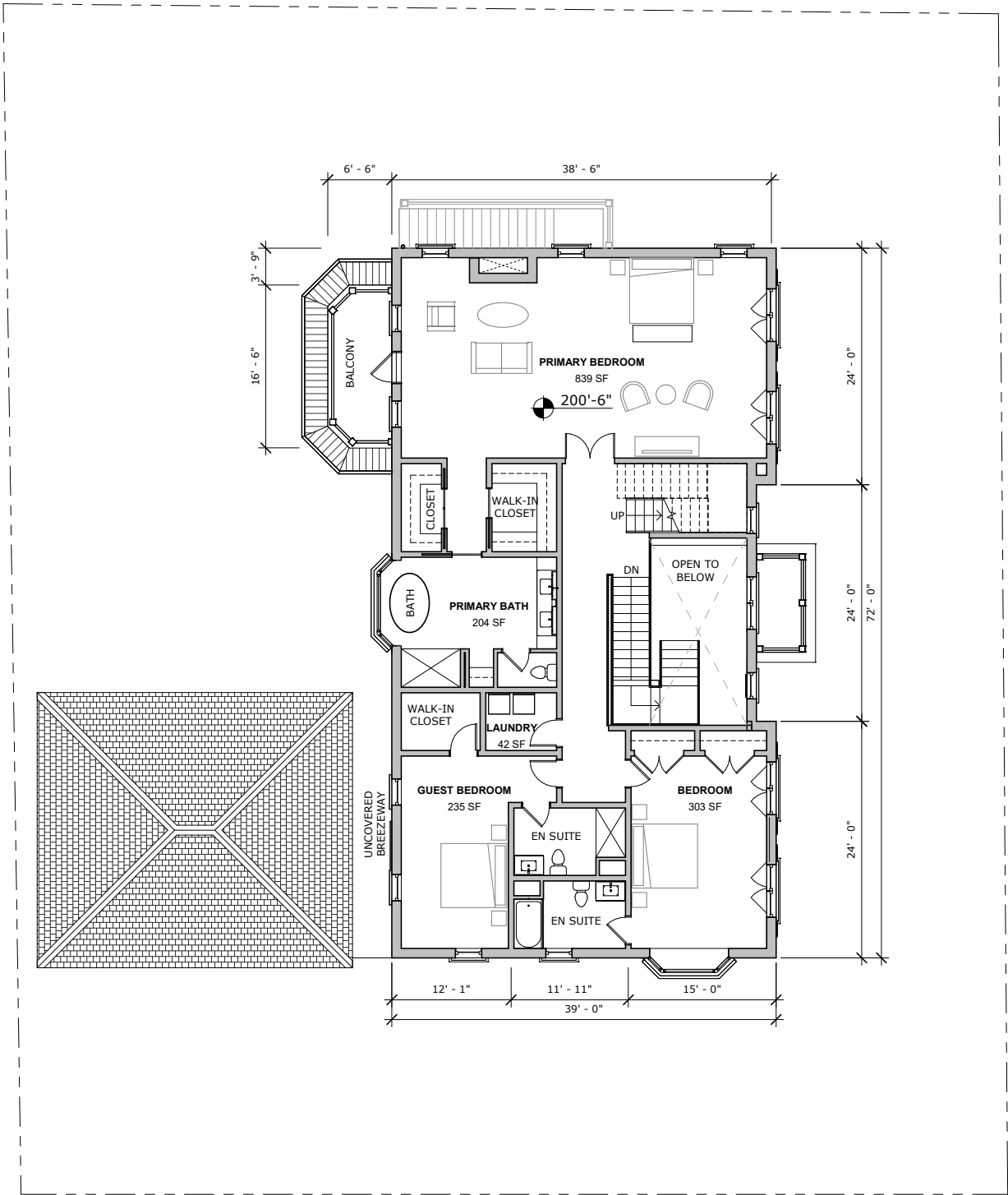
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FLOOR PLANS

SECOND LEVEL

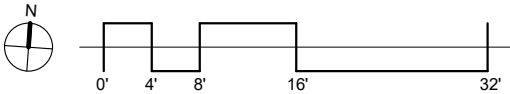


FOOTPRINT ON SITE

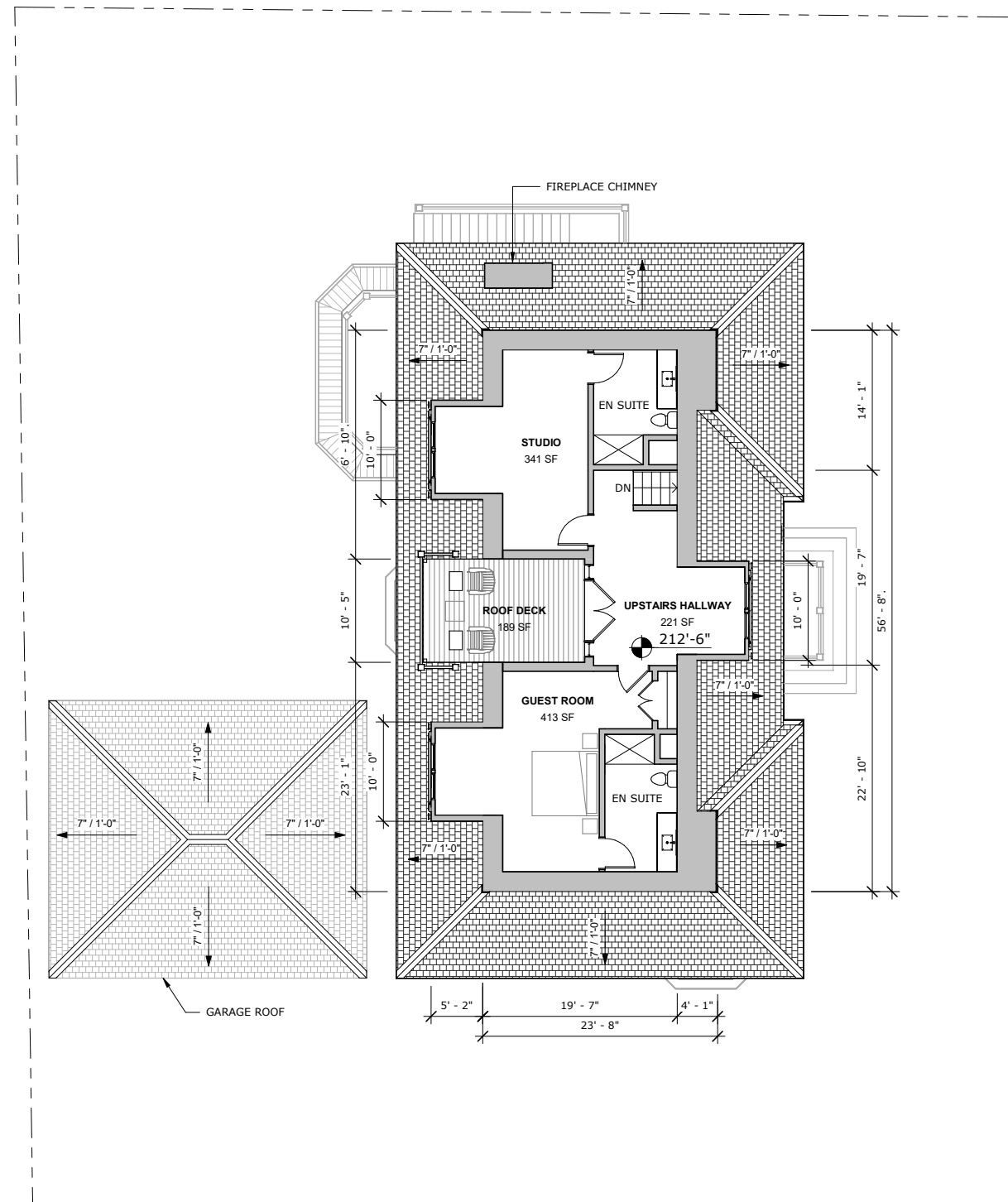
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THIRD LEVEL



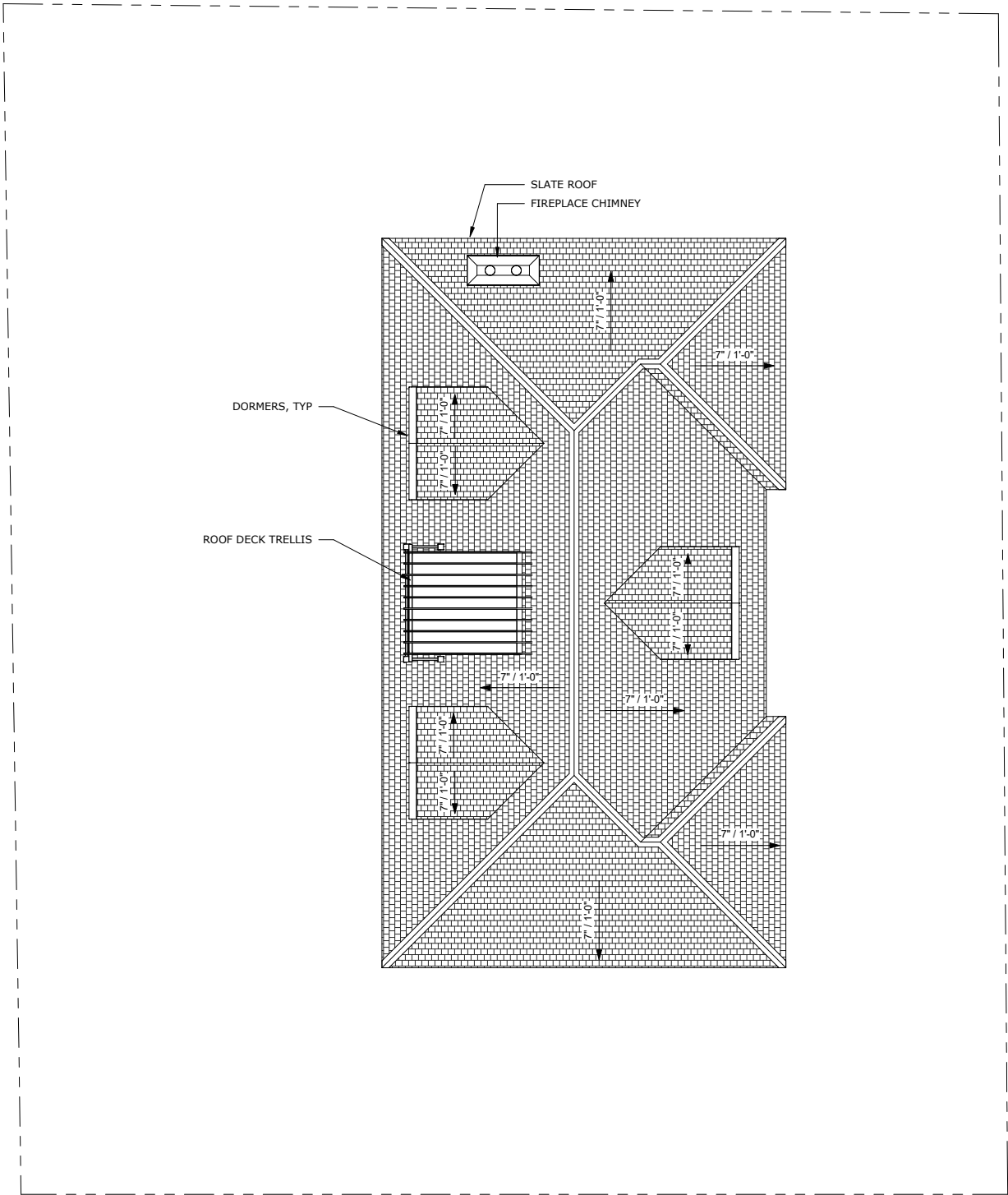
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PLANS

ROOF

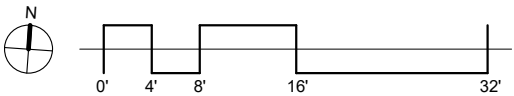


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STREET ELEVATIONS

CORNICE MOULDING & WINDOW TRIM



ENTRY PORTICO

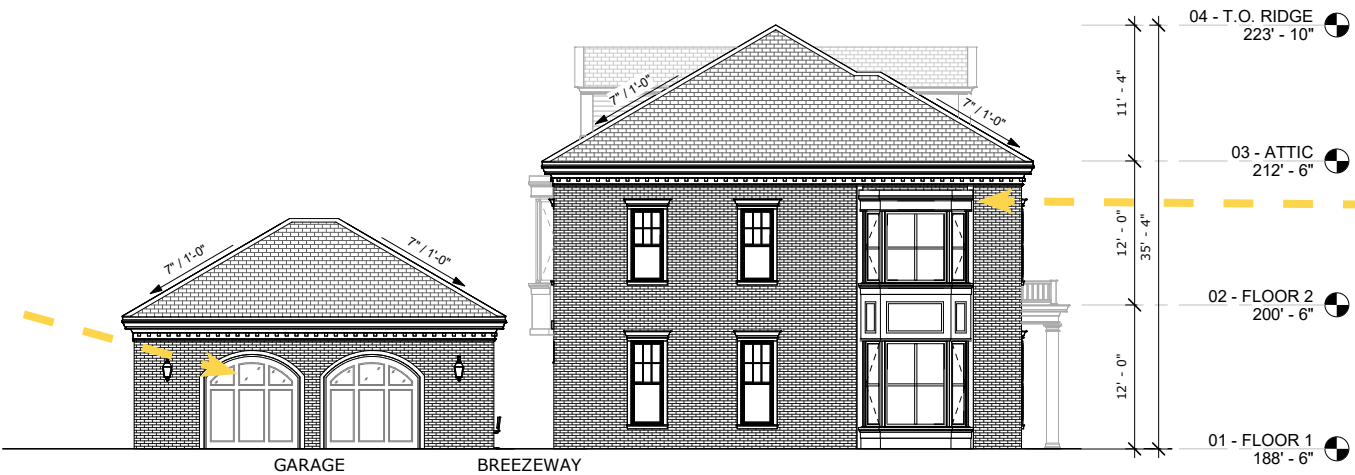


③ EAST ELEVATION - PROSPECT STREET
1/8" = 1'-0"

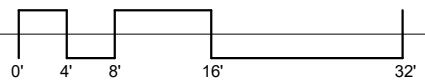
GARAGE DOOR



BAY WINDOWS



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

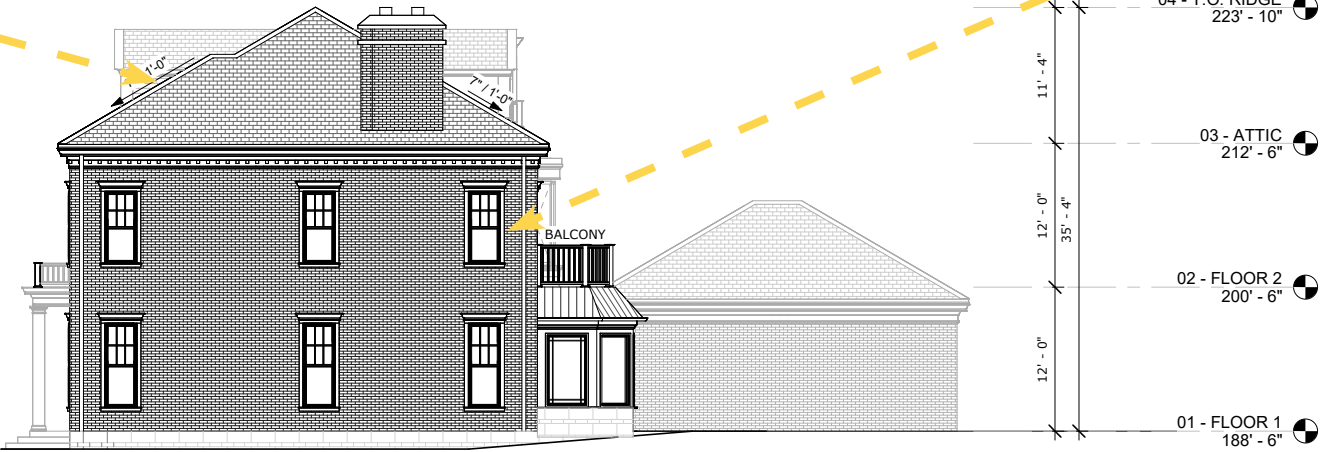


REAR & SIDE ELEVATIONS

SLATE ROOF



HIGH WINDOWS

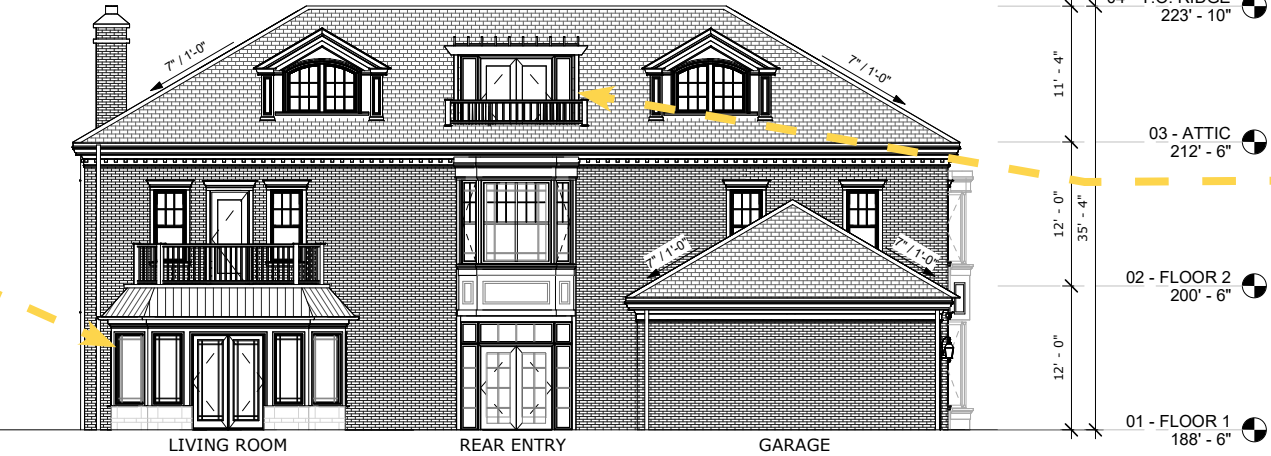


① NORTH ELEVATION - SIDE YARD
1/8" = 1'-0"

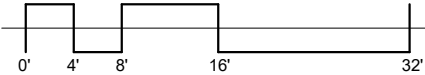
ACCENT APPENDITURES



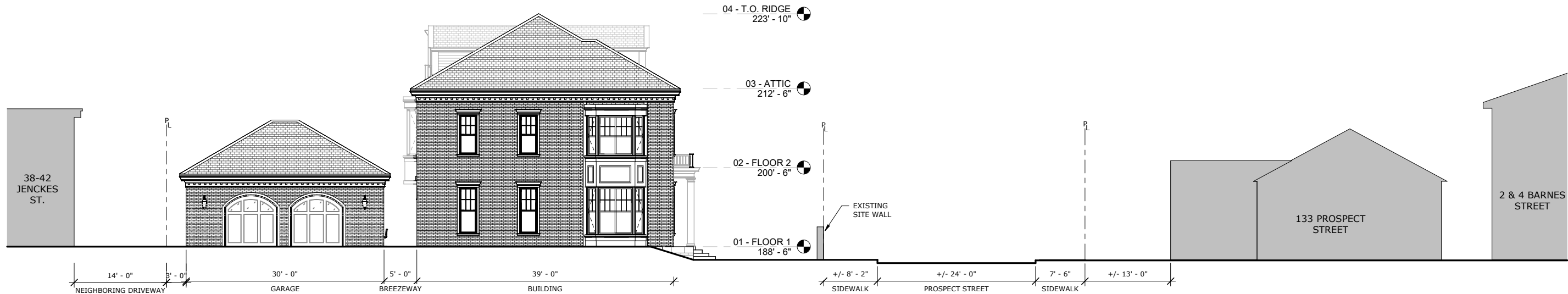
ROOFTOP BALCONY



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



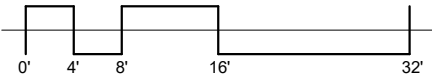
CONTEXTUAL ELEVATIONS



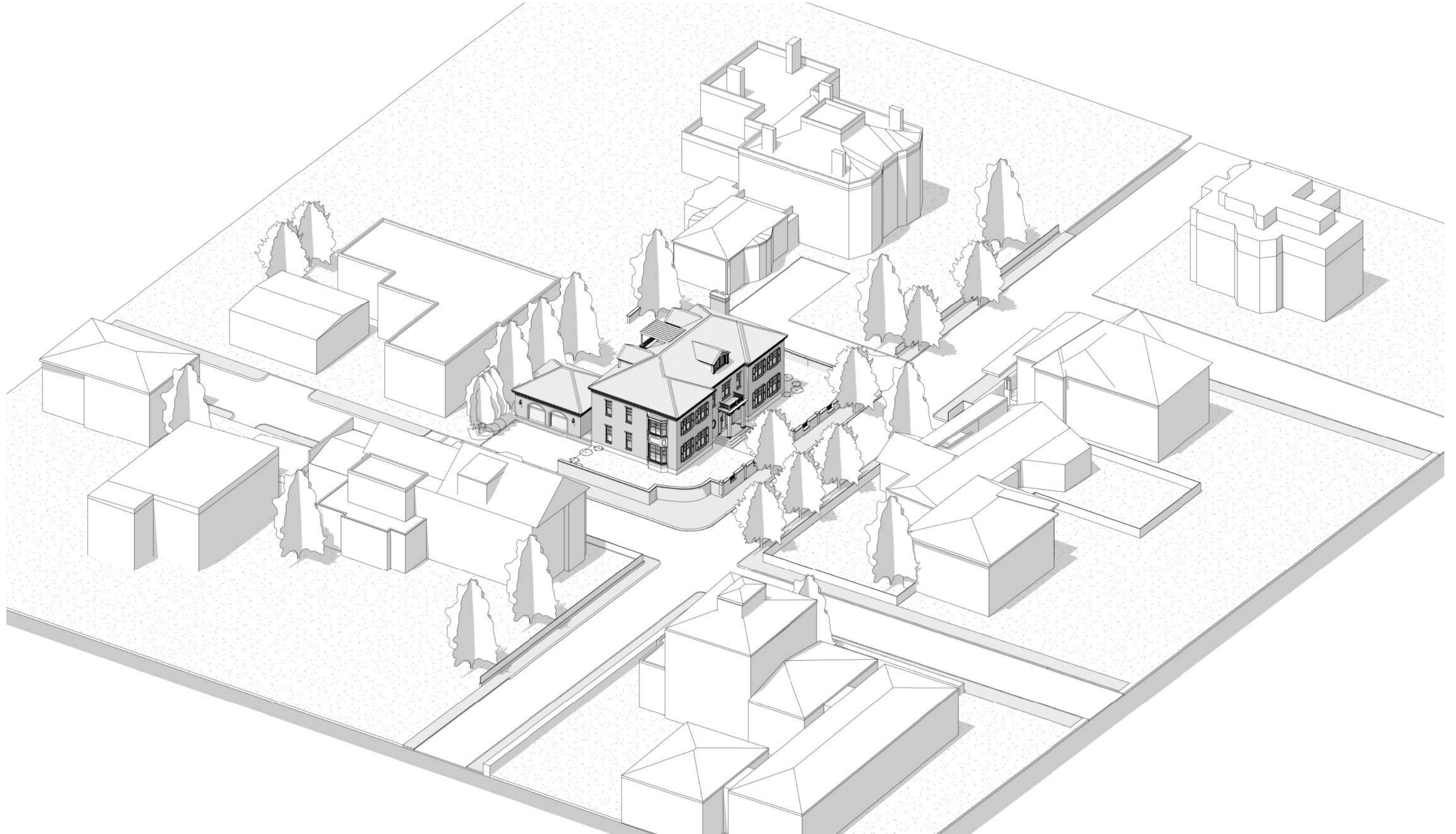
① SOUTH ELEVATION - JENCKES STREET
1/8" = 1'-0"



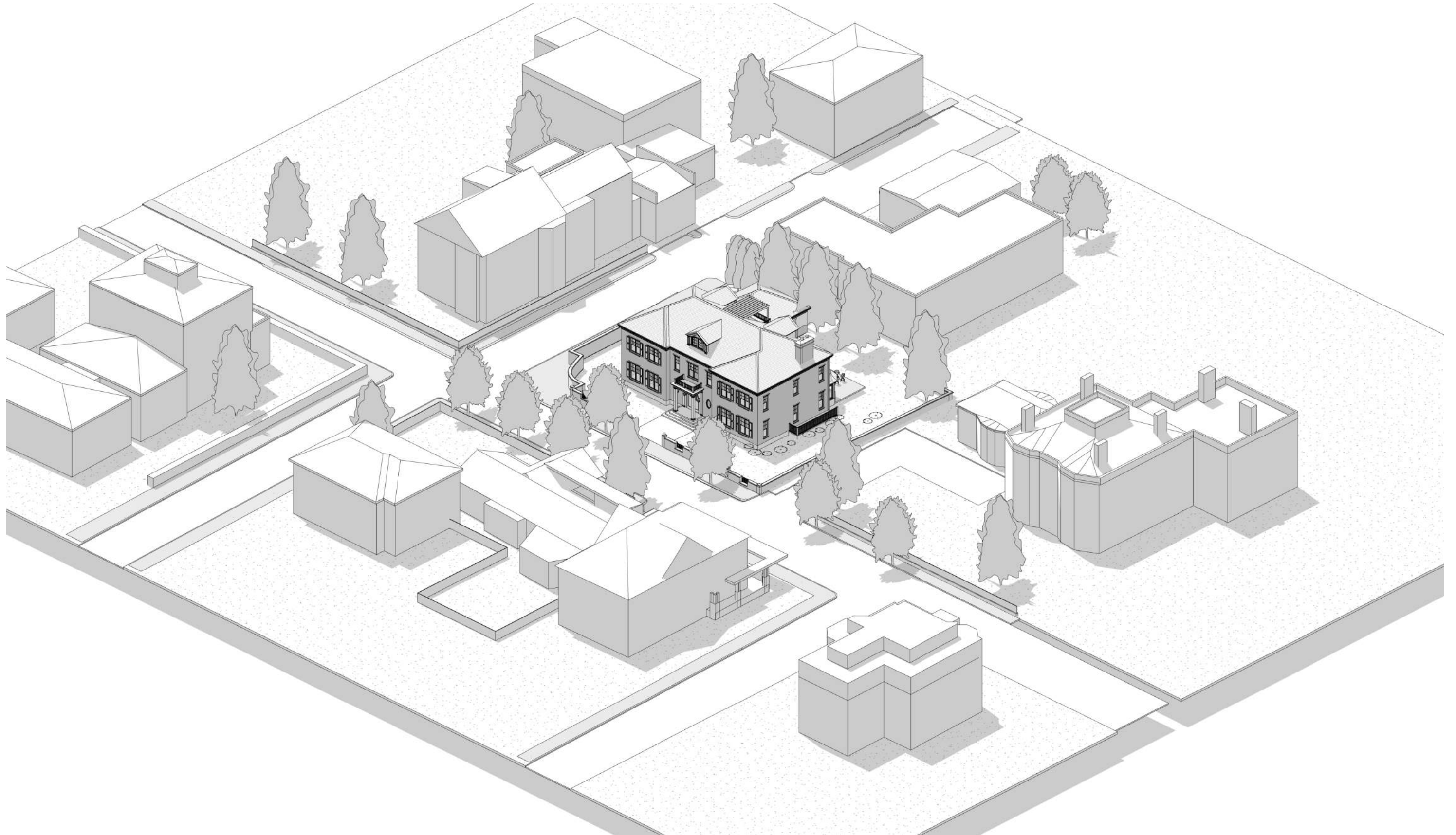
② CONTEXTUAL ELEVATION - PROSPECT STREET
1/8" = 1'-0"



AXONOMETRIC
SITE CONTEXT

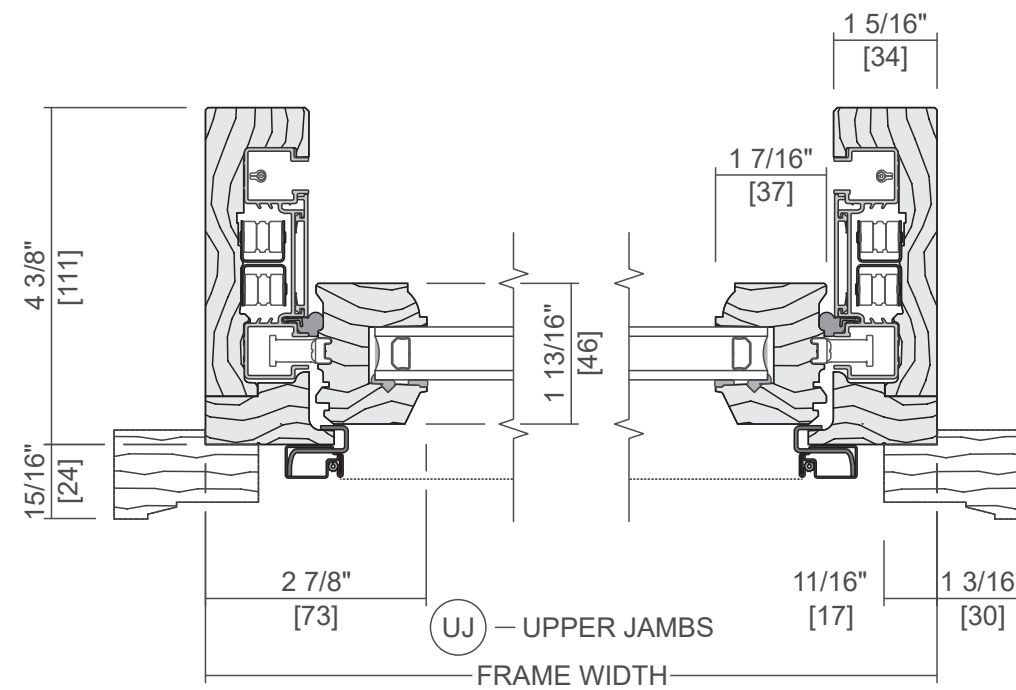
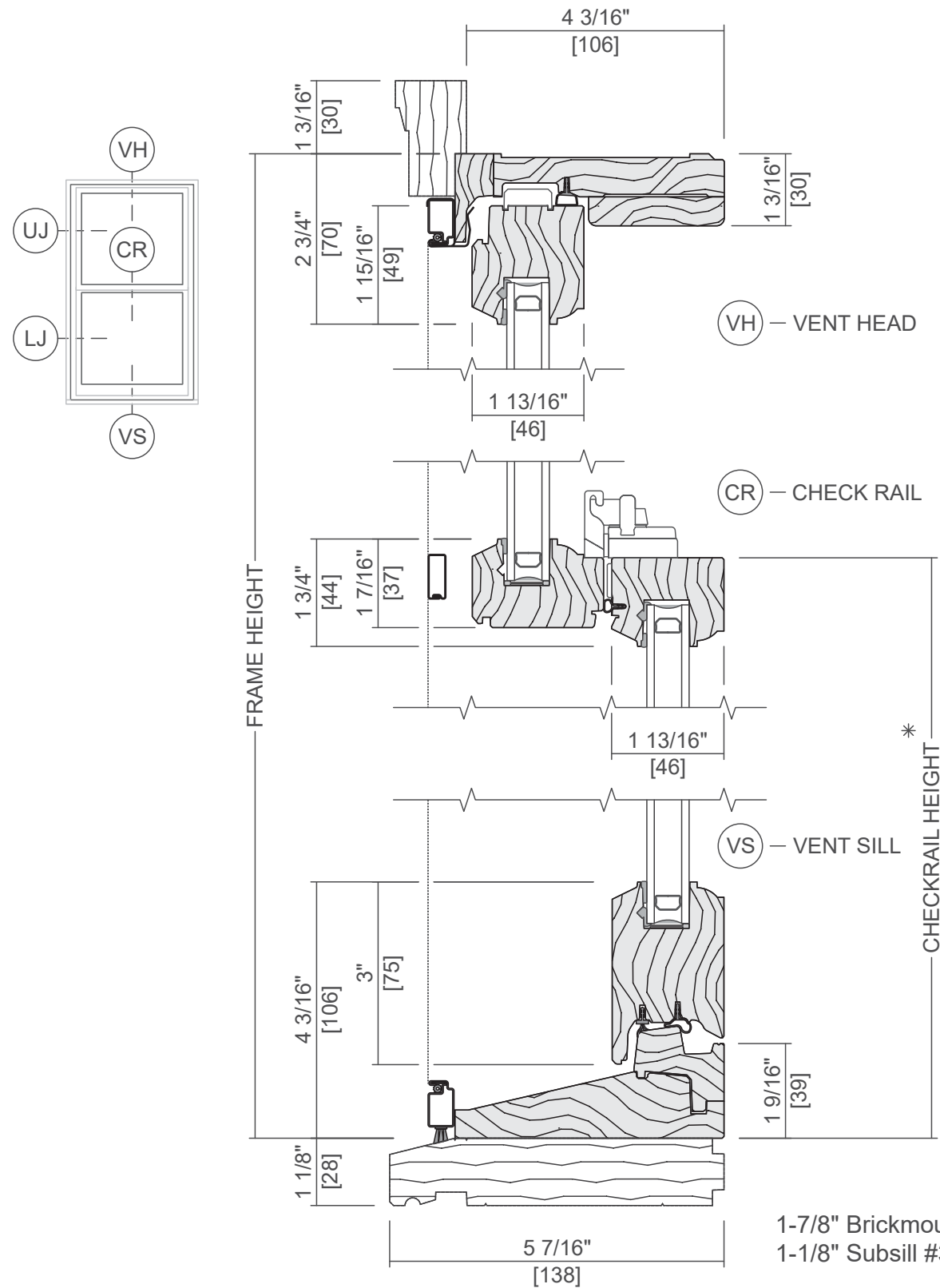


AXONOMETRIC
SITE CONTEXT

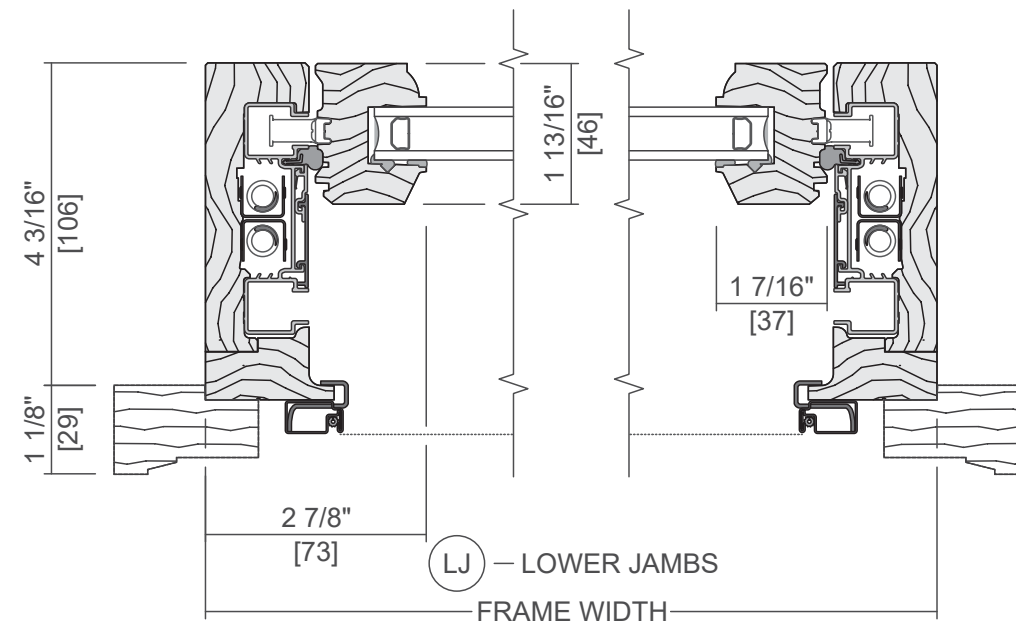


WINDOW DETAILS

PELLA RESERVE SERIES



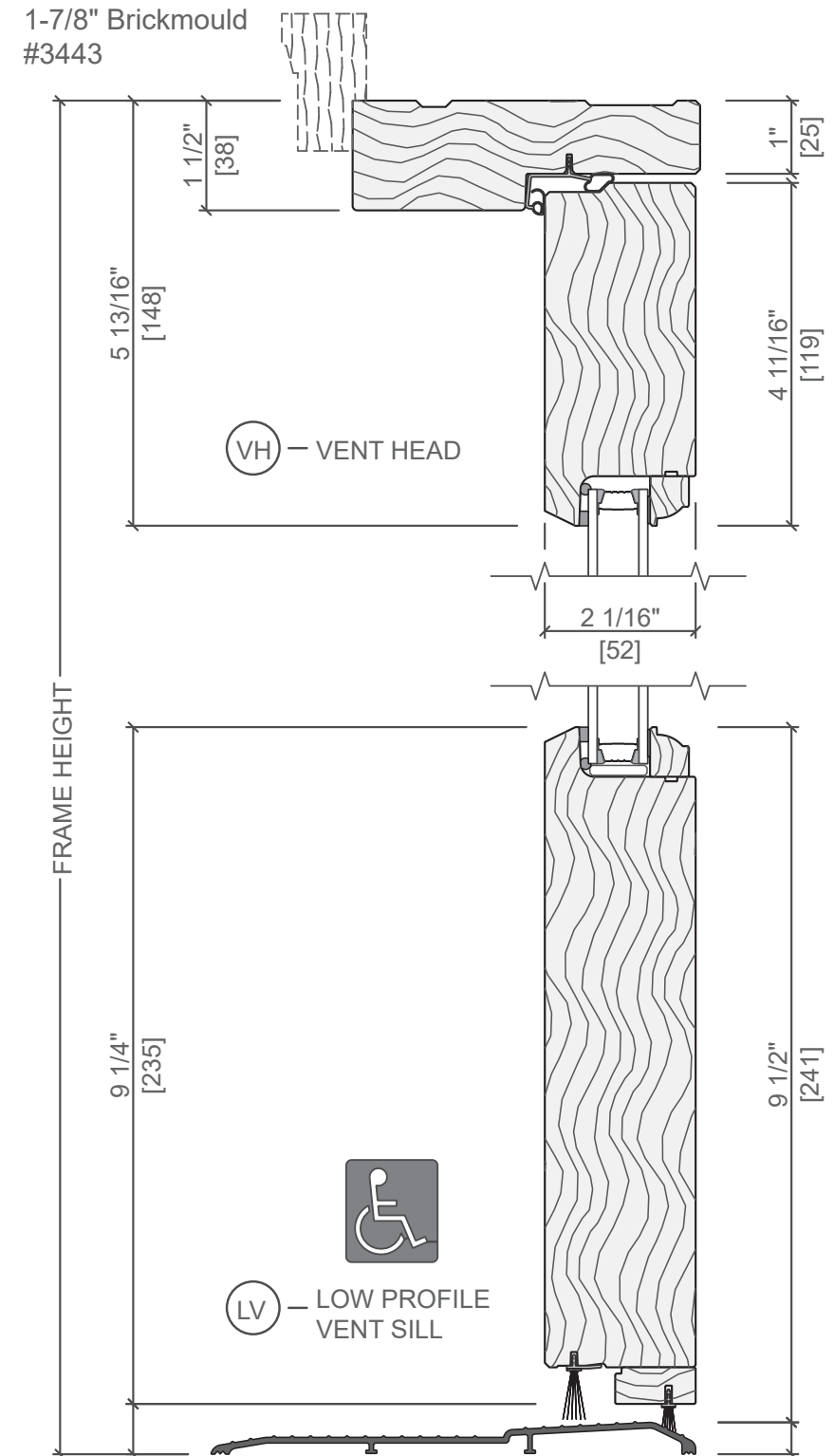
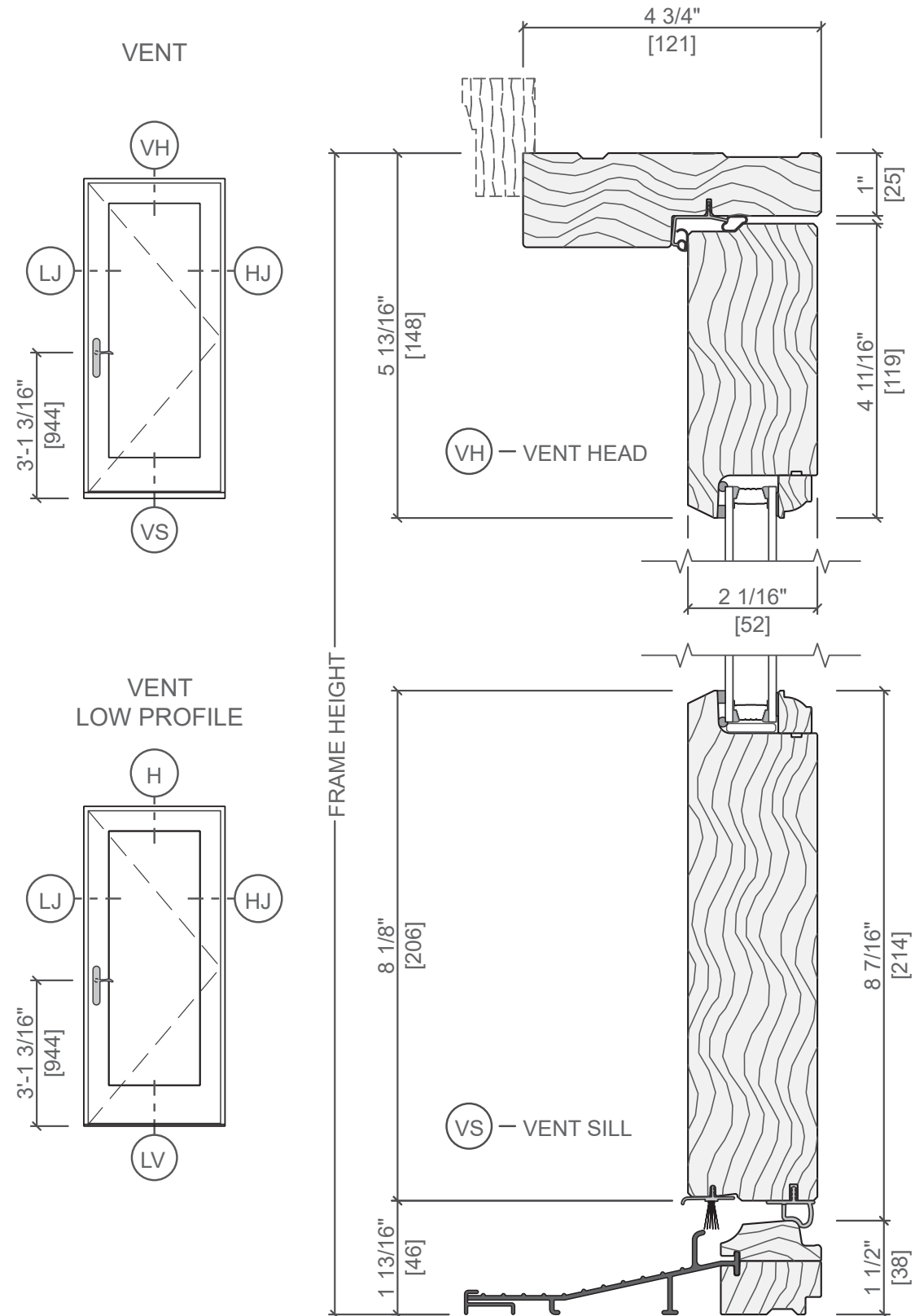
* Dimension required for ordering units with unequal sash.



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

DOOR DETAILS

PELLA RESERVE SERIES



Scale 3" = 1' 0"

All dimensions are approximate.





THANK YOU

