



**Applicant/Architect:** Nicola (Nick) De Pace (AD HOC ARCHITECTURE), 32 Dexter Street, Providence, RI 02909

**Owner:** William Foulkes, 20 Cooke Street, Providence, RI 02906

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

- The applicant is requesting the new construction of an approx. 455 sq. ft., one-story, detached, accessory dwelling unit .

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

- The application will require zoning relief for side- and rear-yard setbacks;
- The project is new construction of a single-story accessory dwelling unit (ADU) of approx. 455 sq. ft. enclosed with a non-enclosed pergola/breezeway connector to the existing house and adjacent existing garden. The new structure is located in the northeasterly rear yard of the property and will replace an existing 8 x 10 shed found in the same location. Utility connections will be made to the existing house and existing house sewer which passes through the rear yard of the property. Foundations are proposed concrete grade beams with piers to frost line and slab on grade. Roof line is a single story "flat roof" with overhangs and pergolas;
- The proposed structure's form and siting is appropriate for the location. It is located in the rear yard and will be minimally visible from the street, if at all, with looking down the driveway the only public view; and,
- Plans, renderings and photos have been submitted.

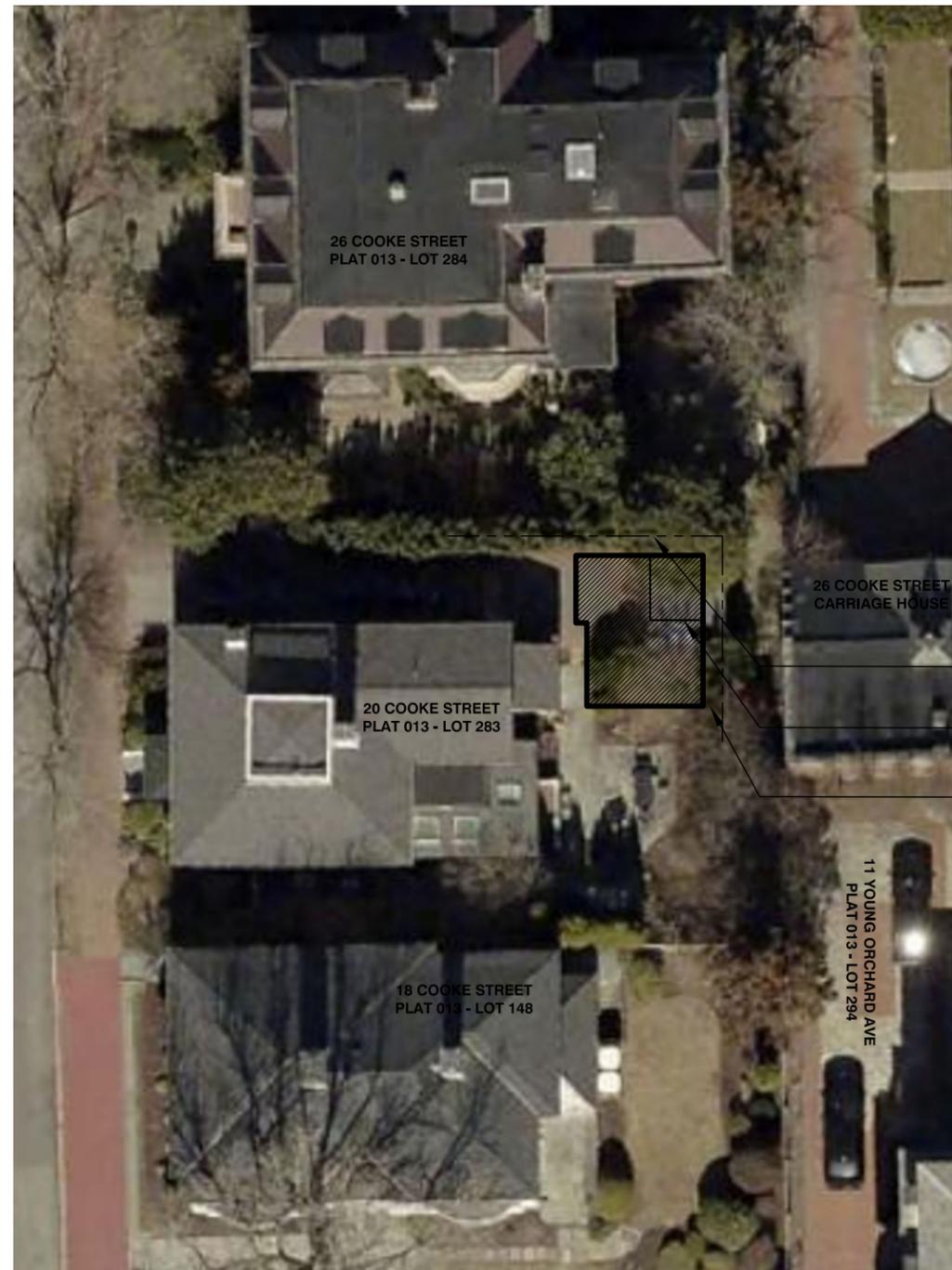
**Recommendations:** The staff recommends the PHDC make the following findings of fact:

- a) 20 Cooke Street is a structure of historical and architectural significance that contributes to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Power-Cooke 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: 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 will be nominally visible from the public rights-of-way.

**Staff recommends a motion be made stating that: The application for 20 Cooke Street, a contributing resource of the Power-Cooke local historic district, having been recognized as a contributing structure to the Power-Cooke National Register Historic District, is considered complete for conceptual review. The Commission cites Standard 8 in granting conceptual 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 will be nominally visible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission, or to Staff to, for final approval after the necessary zoning relief has been granted.**

COOKE STREET

BENEVOLENT STREET



YOUNG ORCHARD AVE

AERIAL VIEW;  
LOCUS PLAN - NOT TO SCALE

>3' SIDE-YARD + REAR-YARD  
SETBACKS FROM PROPOSED

LOCATION OF EXIST.  
8 x 10 SHED TO BE REMOVED

FOOTPRINT OF  
PROPOSED ADU  
(OVERHANGS + PERGOLAS  
NOT SHOWN FOR  
CLARITY.)



VIEW OF DRIVEWAY FROM COOKE STREET ILLUSTRATING  
VISIBLE MASSING OF PROPOSED ADU SEEN BEHIND EXIST.  
HOME AND COVERED SIDE ENTRY

20 COOKE STREET - ADU  
PROVIDENCE, RI

DRAWINGS PREPARED FOR  
WILLIAM FOULKES

DATE	07.14.25
REVISIONS	
PHDC SUBMISSION	07.14.25

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EXHIBIT 2  
PHOTOS 1

NICK DE PACE/  
**AD HOC**  
ARCHITECTURE  
32 DEXTER STREET  
PROVIDENCE RI 02909  
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VIEW OF EXIST. FRONT FACADE FROM COOKE STREET



VIEW OF DRIVEWAY FROM COOKE STREET TAKEN AT APPROX. PROPERTY LINE WITH NORTH ABUTTER



VIEW FROM GARDEN SHOWING EXIST REAR STAIR ENTRY TO REMAIN + HOUSE OF NORTH ABUTTER SEEN BEYOND

**20 COOKE STREET - ADU  
PROVIDENCE, RI**

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**EXHIBIT 2  
PHOTOS 2**

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# 20 COOKE STREET - ADU

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EXTERIOR  
ELEVATIONS

EXHIBIT 3  
DRAWINGS

NICK DE PACE/  
**AD HOC**  
ARCHITECTURE

32 DEXTER STREET  
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PROFILE OF MAIN HOUSE  
WHERE IT MEETS DRIVEWAY

NEIGHBOR'S TREE TO  
REMAIN. COORD. w/OWNER  
FOR TREE CARE + BRANCH  
REMOVAL PRIOR TO CONSTR.

COPPER MTL. EDGE  
TRIM + FLASH'G. TYP.

NEW OVERHANG/PERGOLA;  
4 x 4 WD. OUTRIGGERS

EXIST. WD.  
FENCE + LT'NG  
TO REMAIN

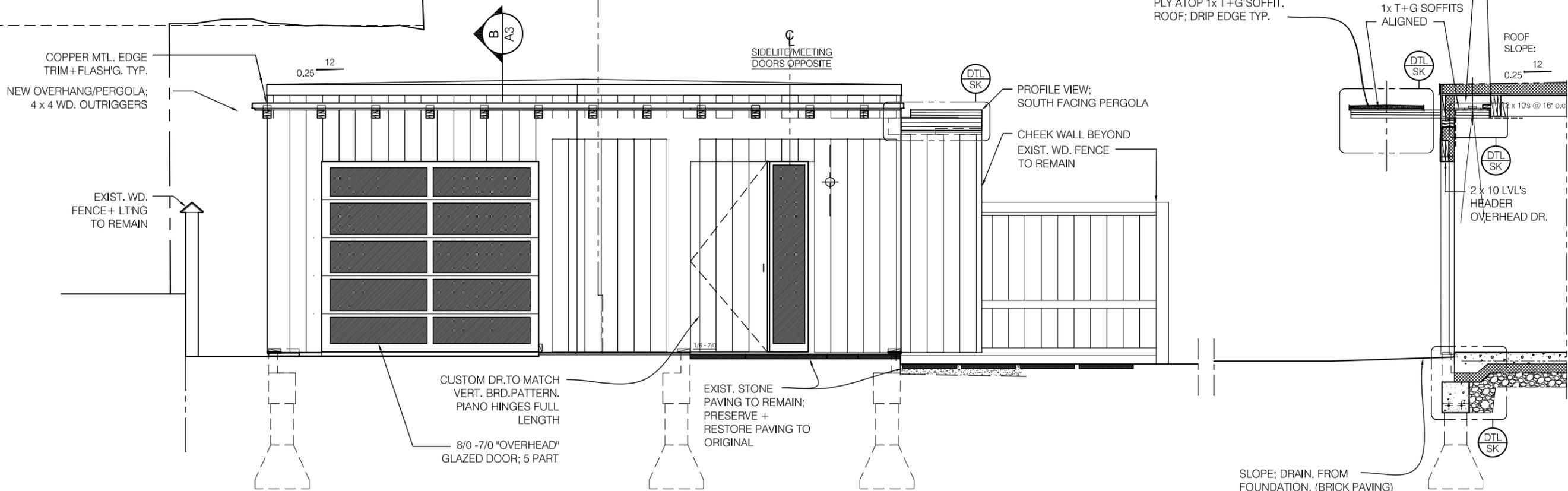


EXHIBIT 3B  
PROPOSED WEST ELEVATION (STREET)

1/4" = 1' 0"

EXHIBIT 3C  
SECTION/ELEVATION (DRIVE)

1/4" = 1' 0"

**PRELIMINARY MATERIAL NOTES:**

**VERT. RAINSCREEN WOOD SIDING:** 1 x 8's SHIPLAP; WESTERN RED CEDAR, SELECT GRADE CLEAR - MILLED-SIDE EXPOSED, TO MATCH APPEARANCE OF EXIST. CEDAR FENCE. (ALTERNATE: ALASKAN YELLOW CEDAR - CLEAR or EAST.WHITE CEDAR) PREDRILLED P.T. PINE FURRING, PLASTIC CORE-VENT or APPROV EQ.

**LUMBER @ OVERHANGS/PERGOLA/OUTRIGGERS:** WESTERN RED CEDAR, SELECT GRADE CLEAR (ALTERNATE: ALASKAN YELLOW CEDAR - CLEAR, or EQ.)  
 BEAMS: 4 x 10's  
 OUTRIGGERS/PURLINS: 4 x 4's + 4 x 6's  
 SOFFITS: 1 x 6's CEDAR - CLEAR, T + G FLUSH SIDE EXPOSED, NO "V" GROOVES VISIBLE.  
 EXT. HANGER-SADDLES: MTL. TBD.

**CASINGS/WIN. TRIM:** RIPPED 3/4" x W.R. CEDAR CASINGS  
 SILLS: 3/4" x 2 1/2" APPLIED SUB-SILLS; KERF DRIP EDGE TYP.

**ROOFING:** SINGLE-PLY TPO MEMBRANE ROOFING SYSTEM, "SLATE GRAY" OR APPROVED ALTERNATE. TAPERED EPS. RIGID INSULATION + CANT STRIPS @ FLAT ROOFS.

**FLOORING:** STEEL TROWELED-BURNISHED, SEALED FINISH CONCRETE. SAWED CONTROL JOINTS AS SHOWN IN DRWGS. (BATH: SLOPE TO AREA DRAIN)

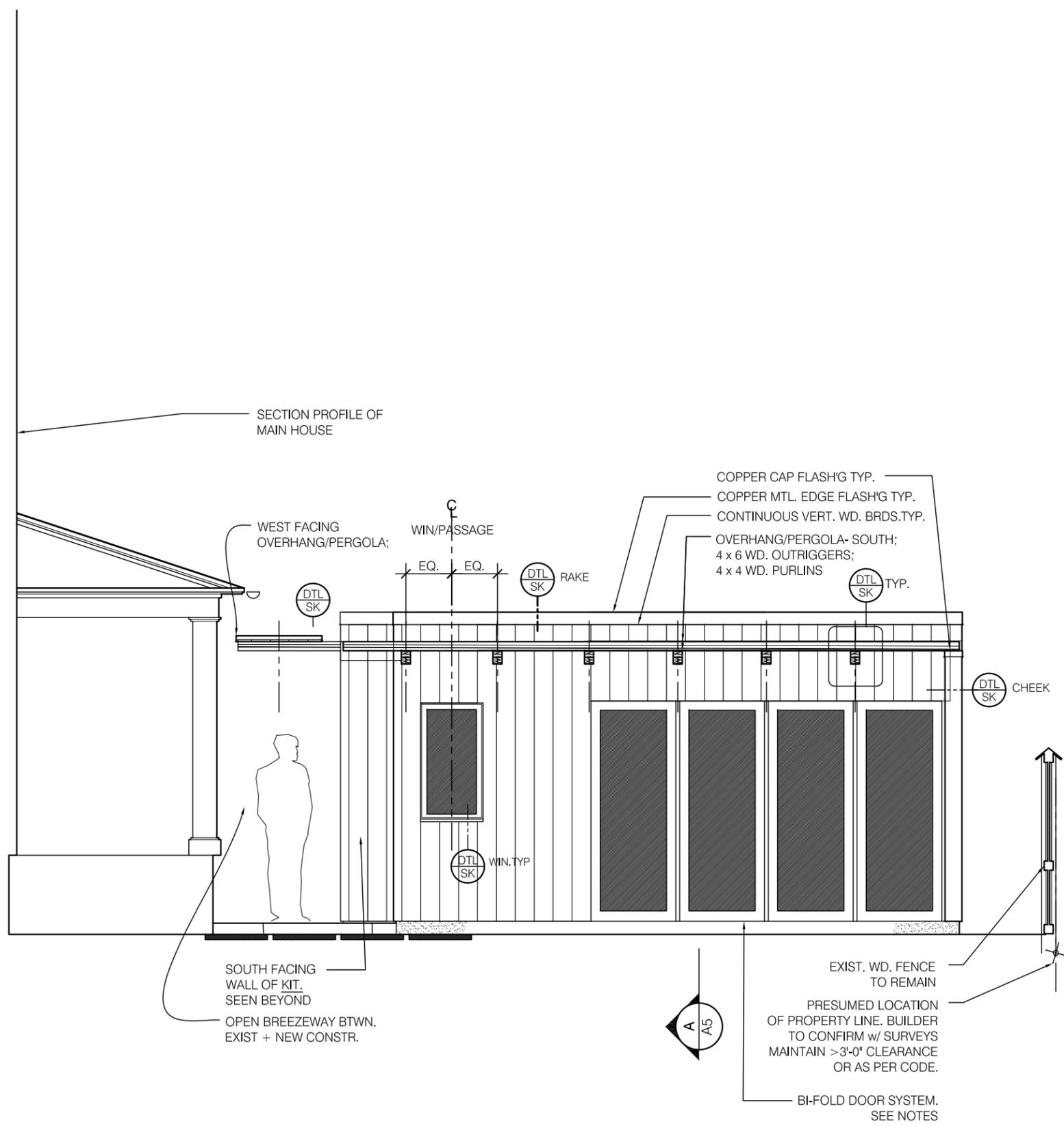
**DRAINAGE:** EXPOSED CRUSHED STONE FOR DRAINAGE BED + ALLEYS @ DRIP LINE OF ROOF EAVES, WHERE APPLICABLE.

**EDGE TRIM:** COPPER MTL DRIP EDGE w/ CRIMPED KICKS AS SHOWN IN DRAWINGS - TO MATCH EXIST COPPER HOUSE GUTTERS

**OVERHEAD DOOR:** EVERSERVE ALUMINUM GLASS DOOR MODEL; 521S SECTIONAL ALUMINUM DOOR

**BIFOLD DOOR:** ERIS BLACK ALUMINUM FOLDING PATIO DOOR

**CASEMENT WINDOWS:** ANDERSEN BLACK ALUMINUM E-SERIES



**EXHIBIT 3D**  
**PROPOSED SOUTH ELEVATION (GARDEN)**  
 1/4" = 1' 0"

**20 COOKE STREET - ADU**

**DRAWINGS PREPARED FOR**  
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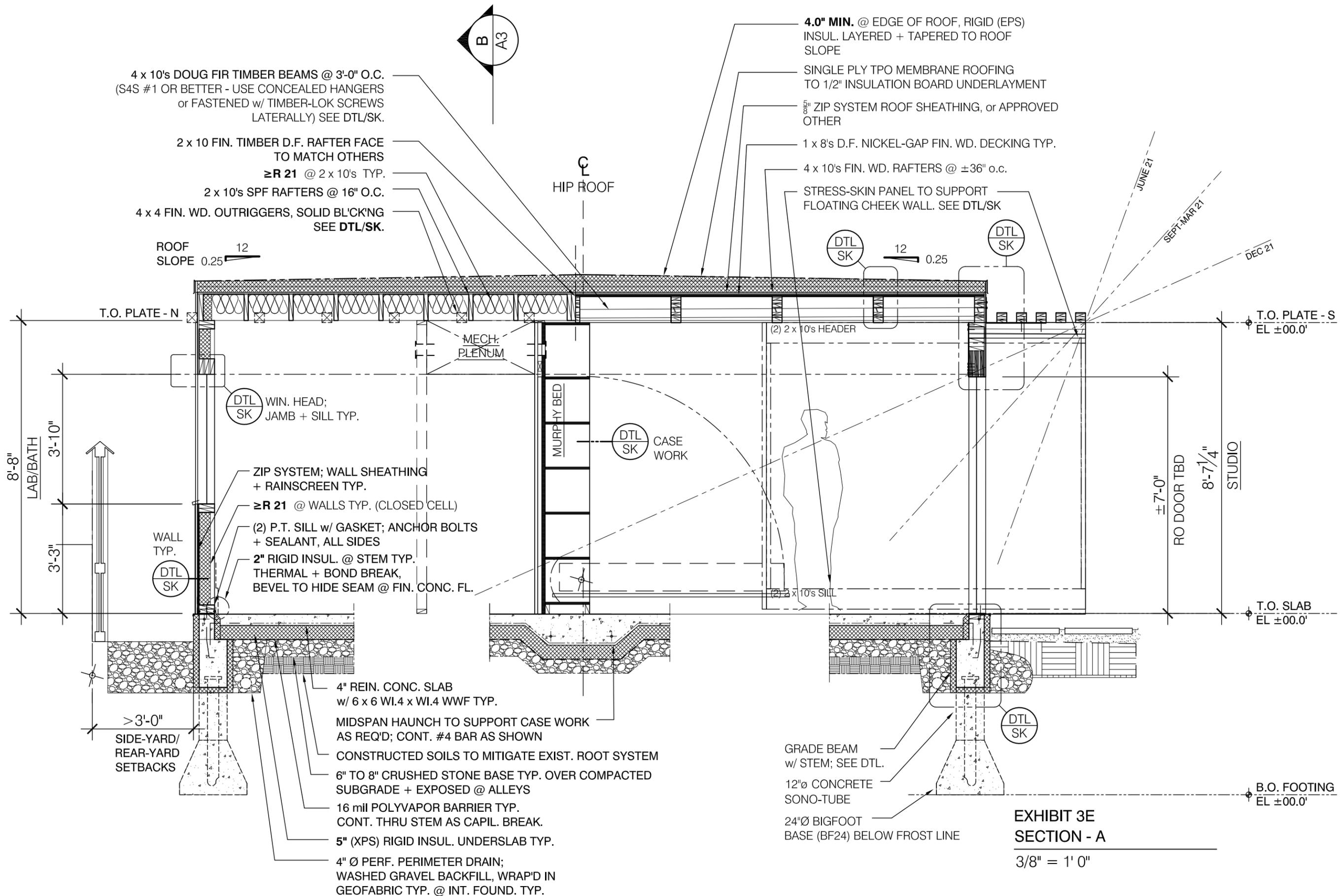
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**EXTERIOR**  
**ELEVATIONS**  
**+ NOTES**

**EXHIBIT 3**  
**DRAWINGS**

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CROSS SECTION

EXHIBIT 3  
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EXHIBIT 3E  
SECTION - A  
3/8" = 1' 0"