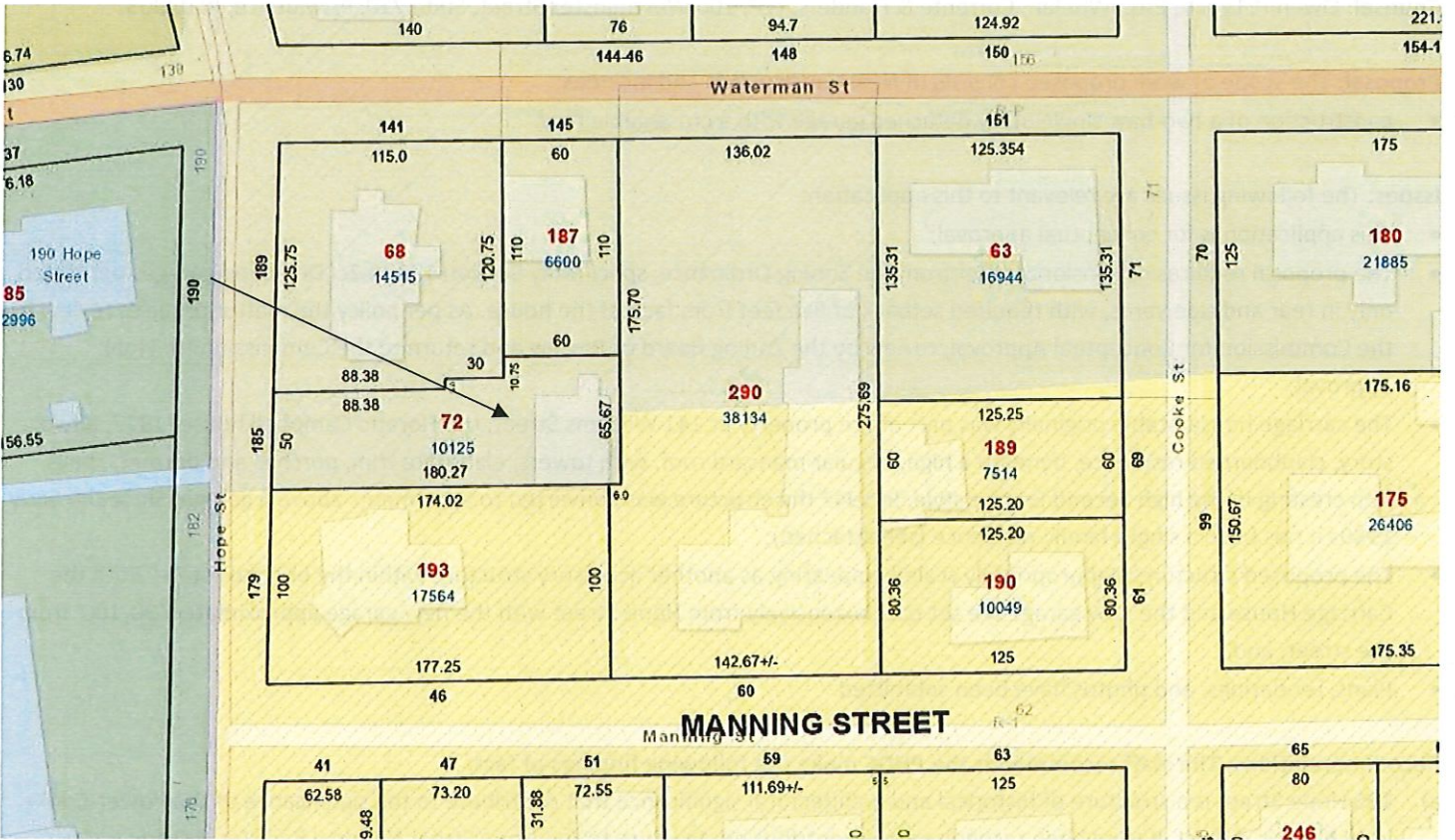
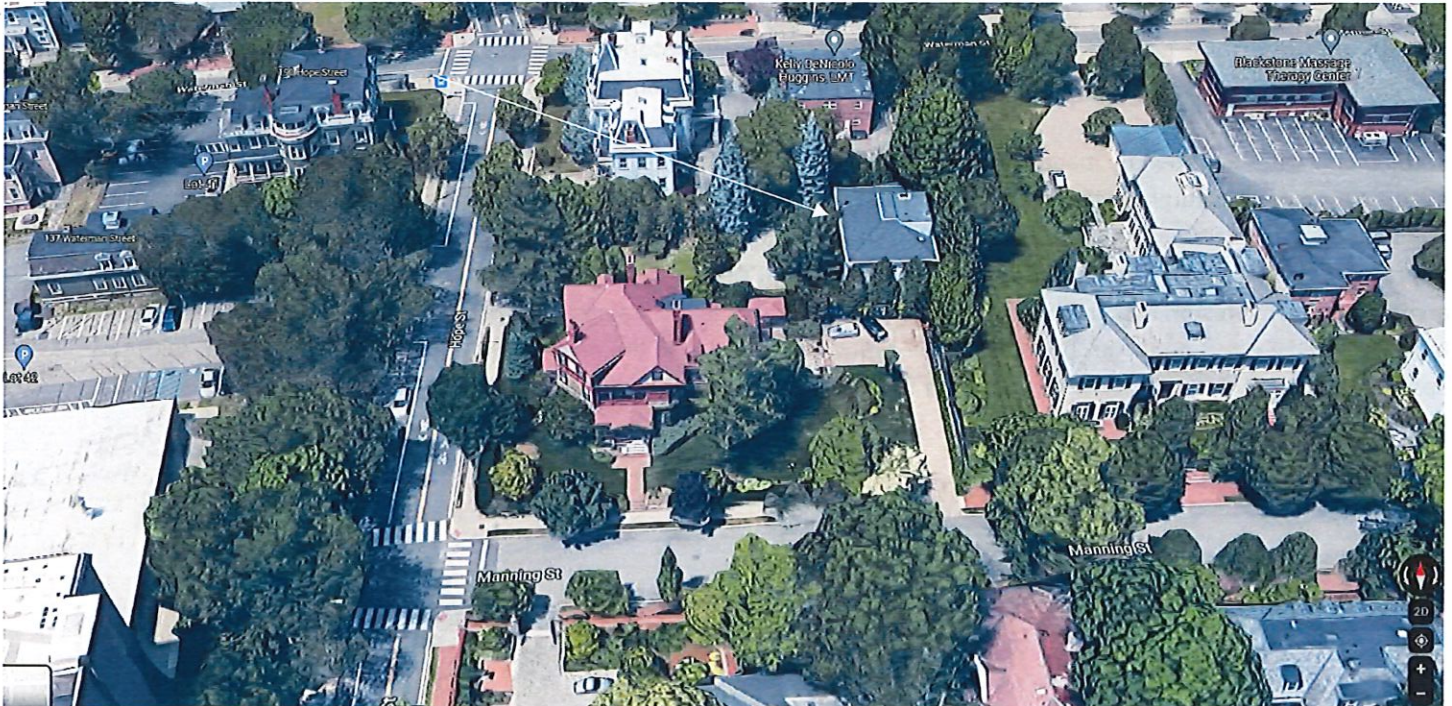


**3. CASE 22.143, 185 HOPE STREET, Horatio Campbell House, Carriage House, 1905 (POWER-COOKE)**  
Stable of the Campbell house at 141 Waterman Street, 1877, remodeled into apartments, now a single-family residence.



Arrow indicates 185 Hope Street.



Arrow indicates project location, looking north.



**Applicants/Owners:** Christopher & Stephanie Thanos, 185 Hope Street, Providence, RI 02906

**Architect:** Scott Weymouth, 79 Alfred Down Road, Barrington, RI 02806

**Counsel:** Owen P. Lynch, Esq., Whelan, Corrente & Flanders, LLP, 100 Westminster Street, Suite 710, Providence, RI 02903

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

- construction of a two-bay, single-story detached garage with a cross-gable roof.

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

- This application is for conceptual approval;
- The proposal requires dimensional relief from the Zoning Ordinance, specifically Section 1302.J.2c: Detached garages permitted only in rear and side yards, with required setback of five feet from face of the house. As per policy the matter requires review by the Commission for Conceptual Approval, review by the Zoning Board of Review and return to the Commission for Final Approval;
- The carriage house/stable originally was part of the property at 141 Williams Street, the Horatio Campbell house, 1877, a two story, clapboarded residence, beneath a high, angular mansard roof, with towers, elaborate trim, porches and dormers, bays, iron cresting in the high Second Empire style. In 1947 the structure was converted to apartments above a garage. Since the early 1980s it has been a single-family residence (see attached);
- The proposed structure is appropriately scaled, appearing as another accessory structure within the original estate. Both the Carriage House and the new garage are set back extensively from Hope Street with the new garage approximately 90-100' from the street; and,
- Plans, renderings, and photos have been submitted.

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

- a) 185 Hope Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Hope Street 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 alterations are 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 185 Hope Street is a structure of historical and architectural significance that contribute to the significance of the Power-Cooke local historic district, having been recognized as a contributing structure to the Hope Street National Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed new construction is appropriate as it 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 return to a subsequent meeting for final approval once the required zoning relief has been obtained.

INSPECTOR OF BUILDINGS DEPARTMENT

DATE January 21, 1947 PERMIT NO. 66  
 LOCATION 185 Hope Street  
 WARD 1 PLAT 13 LOT 187  
 OWNER No. 11 Natalie F. Percelay  
 ARCHITECT " " "  
 BUILDER " " "  
 MATERIAL Wood  
 NATURE OF WORK Make new front stairway, provide 2 rear  
 NO. OF BLDGS. 1 (fire escapes, providing 2 new bath,  
 NO. OF STORIES 2½ (2 new kitchens, convert barnloft into  
 TO BE USED FOR Apts. & garage. (Apts. The ground floor  
 NO. OF FAMILIES 2 (garage to have a one inch fire-  
 FIRE DISTRICT 2 (proof ceiling, & 4" masonry walls  
 (around garage.

INSPECTOR OF BUILDING'S DEPARTMENT

Date July 25/47 Permit No. 1025  
 Location 185 Hope Street  
 Ward 1 Plat 13 Lot 187  
 Owner Natalie Percelay  
 Architect Iva Rakatansky  
 Builder Palmer B uilding Company  
 Material Wood  
 Nature of work Erect new front, open piazza  
 Number of buildings 1  
 Number of stories 2  
 To be used for Dwelling & 2-car garage  
 Number of families 2  
 Fire district 2

DEPARTMENT OF BUILDING INSPECTION

DATE Feb. 24, 1984 PERMIT NO. 619  
 LOCATION 185 Hope St.  
 WARD 1 PLAT 13 LOT 72  
 OWNER Anthony G.B. Rocchio, Jr.  
 ARCHITECT  
 BUILDER C & G Building Service  
 MATERIAL 4B  
 NATURE OF WORK Remodel bath & kitchen & minor interior  
 NO. OF BLDGS. work, erect non-bearing partitions  
 NO. OF STORIES 2  
 TO BE USED FOR Dwelling  
 NO. OF FAMILIES 1  
 FIRE DISTRICT 2 \$10,000

DEPARTMENT OF INSPECTION & STANDARDS

DATE July 29, 1985 PERMIT NO. 100  
 LOCATION 185 Hope St.  
 WARD 1 PLAT 13 LOT 72  
 OWNER Anthony Rocchio, Jr.  
 ARCHITECT  
 BUILDER Robert Platter  
 MATERIAL 5B  
 NATURE OF WORK Construct hot tub on 1st fl.  
 NO. OF BLDGS.  
 NO. OF STORIES 2  
 TO BE USED FOR dwelling (1)  
 NO. OF FAMILIES 1  
 FIRE DISTRICT 2 \$6,000

DEPARTMENT OF INSPECTION & STANDARDS

Date 12/2/09 Permit No. 1669  
 Location 185 Hope St.  
 Ward Plat 13 Lot 72  
 Owner Anthony Rocchio  
 Architect  
 Builder  
 Material 5b  
 Nature of Work remove & replace driveway same size & loc.  
 No. of Bldgs. work done prior to bidg permit  
 No. of Stories 2  
 To Be Used For 1 family  
 No. of Families  
 Fire District 2  
 6,500





















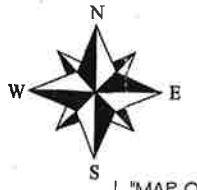
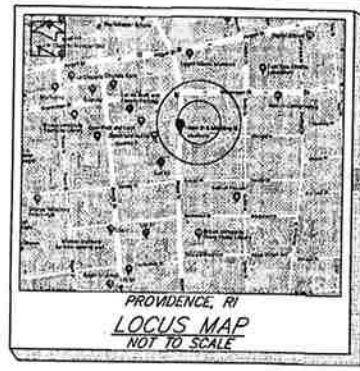


**LEGEND**

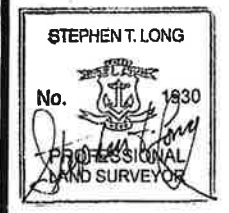
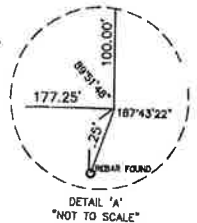
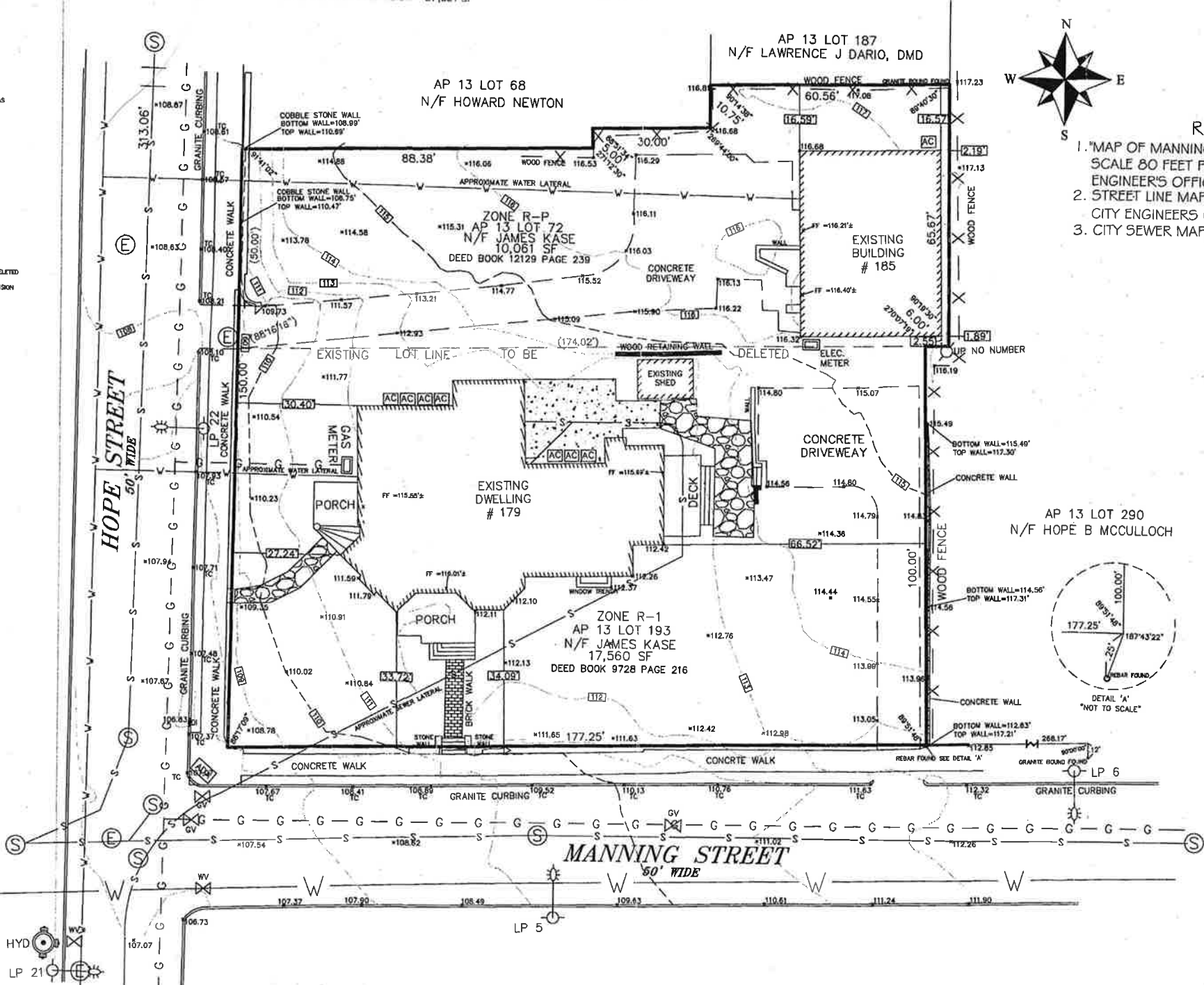
- SEWER MANHOLE (SM)
- EXISTING CONTOUR
- HYDRANT
- WATER SHUT-OFF
- SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- TELEPHONE MANHOLE
- REINFORCED CONCRETE PIPE
- VITRIFIED CLAY
- CAST IRON
- DUCTILE IRON
- HIGH DENSITY POLYETHYLENE
- UNDERGROUND MANHOLE
- UTILITY POLE
- UTILITY POLE/ARMED POLE
- CW CRY WIRE
- EXISTING FENCE
- EDGE OF PAVEMENT
- CATCH BASIN
- DEMOTES CONCRETE AREAS
- WATER SHUT-OFF VALVE
- LP LIGHT POLE
- ADA PAD
- CLEAN OUT
- DECIDUOUS TREE
- ELECTRIC MANHOLE
- TOP OF CURB
- DROP INLET
- LOT LINE DATA TO BE DELETED
- BUILDING OFFSET DIMENSION

**NOTES:**

- THIS PARCEL LIES WITHIN ZONE X FOUND ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44007C0309K. ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP REVISED: OCTOBER 2, 2015
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO EXCAVATION AND SHALL NOTIFY LOCAL UTILITY COMPANIES BEFORE COMMENCEMENT OF WORK. TO REQUEST EXACT FIELD LOCATION OF UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELOCATE UTILITIES SHOWN ON THE PLANS.
- DATUM REFERENCED NAVD 83.
- HORIZONTAL & VERTICAL DATA ON THIS PLAN WERE OBTAINED BY FIELD SURVEY.
- THE PURPOSE OF THIS SUBDIVISION IS TO MERGE AP 13 LOTS 72 & 193 INTO 1 LOT.
- TOTAL AREA OF SUBDIVISION = 27,621 SF



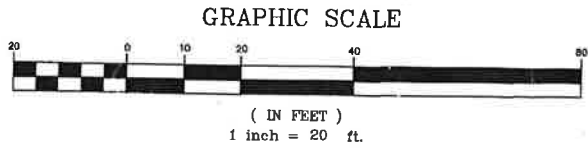
- REFERENCE PLANS:**
- MAP OF MANNING STREET FROM THAYER ST. TO HOPE ST. SCALE 80 FEET PER INCH. FOUND IN PROVIDENCE R.I. CITY ENGINEER'S OFFICE STREET LINE DEPT. JULY 27, 1883
  - STREET LINE MAPS OF WATERMAN STREET PROVIDED BY CITY ENGINEERS OFFICE.
  - CITY SEWER MAPS PROVIDED BY CITY ENGINEERS OFFICE.



**PROVIDENCE, RI**  
**ADMINISTRATIVE SUBDIVISION**  
 PREPARED FOR  
**JAMES KASE**  
 SURVEY OF  
**AP 13 LOTS 72 & 193**  
**HOPE STREET**  
**MANNING STREET**  
 LOT 193 = ZONE R-1  
 LOT 72 = ZONE R-P  
**FEBRUARY 7, 2019**  
 BY



450 GEO. WASH. HWY. SMITHFIELD, RI  
 (401) 231-0900



NO.	DATE	DESCRIPTION	BY

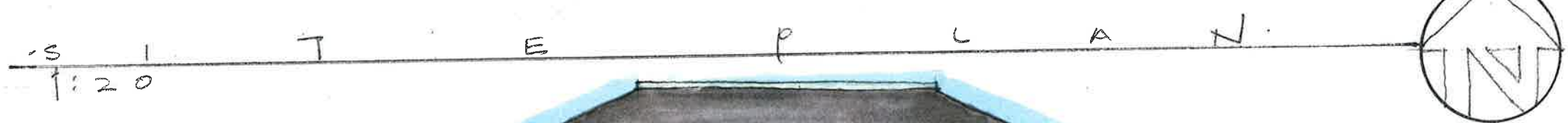
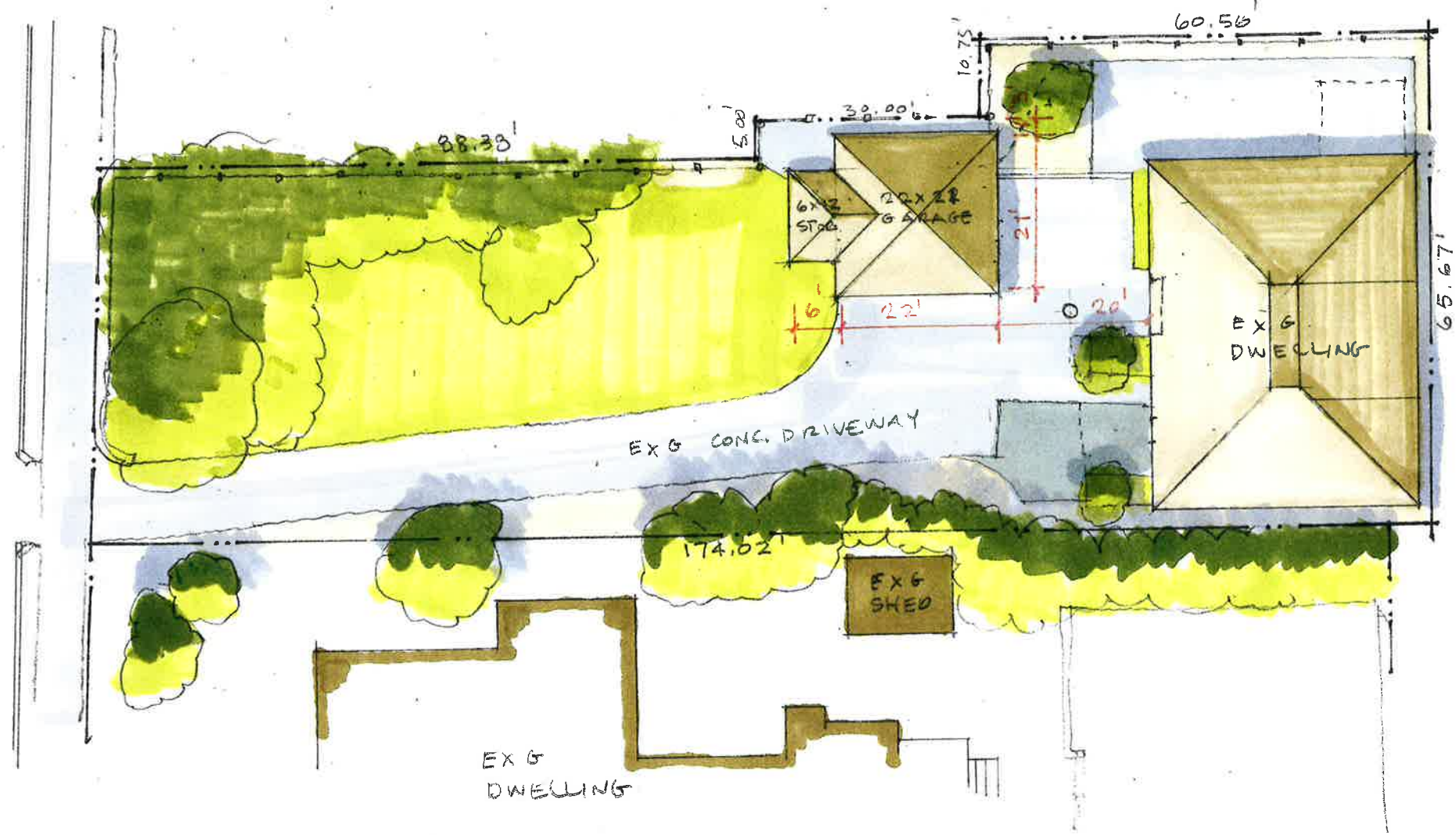
THIS PLAN TO BE INDEXED BY THE FOLLOWING:  
 HOPE STREET  
 MANNING STREET

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE, JANUARY 2016. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 ADMINISTRATIVE SUBDIVISION / EXISTING CONDITIONS  
 LIMITED CONTENT BOUNDARY SURVEY - MEASUREMENT SPECIFICATION - 1  
 TOPOGRAPHIC SURVEY ACCURACY T-2  
 BY: *Stephen T. Long*  
 STEPHEN T. LONG NO. 1930  
 C.O.A. LS-A538

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**Scott Weymouth**  
ARCHITECT-INC.

79 ALFRED DROWN ROAD  
BARRINGTON, R.I. 02806  
401 415-8110

PROJECT  
THANOS  
RESIDENCE

185  
HOPE  
STREET

PROVIDENCE  
RI

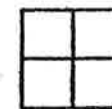
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SITE PLAN  
STREET ELEV.

SCALE  
1/8" = 1'-0"

DATE  
7.6.22  
REV 8.12.22



Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD  
BARRINGTON, R.I. 02806  
401 415-8110

PROJECT

THANOS  
RESIDENCE

185  
HOPE  
STREET

PROVIDENCE  
RI

SHEET TITLE

SITE  
PLAN

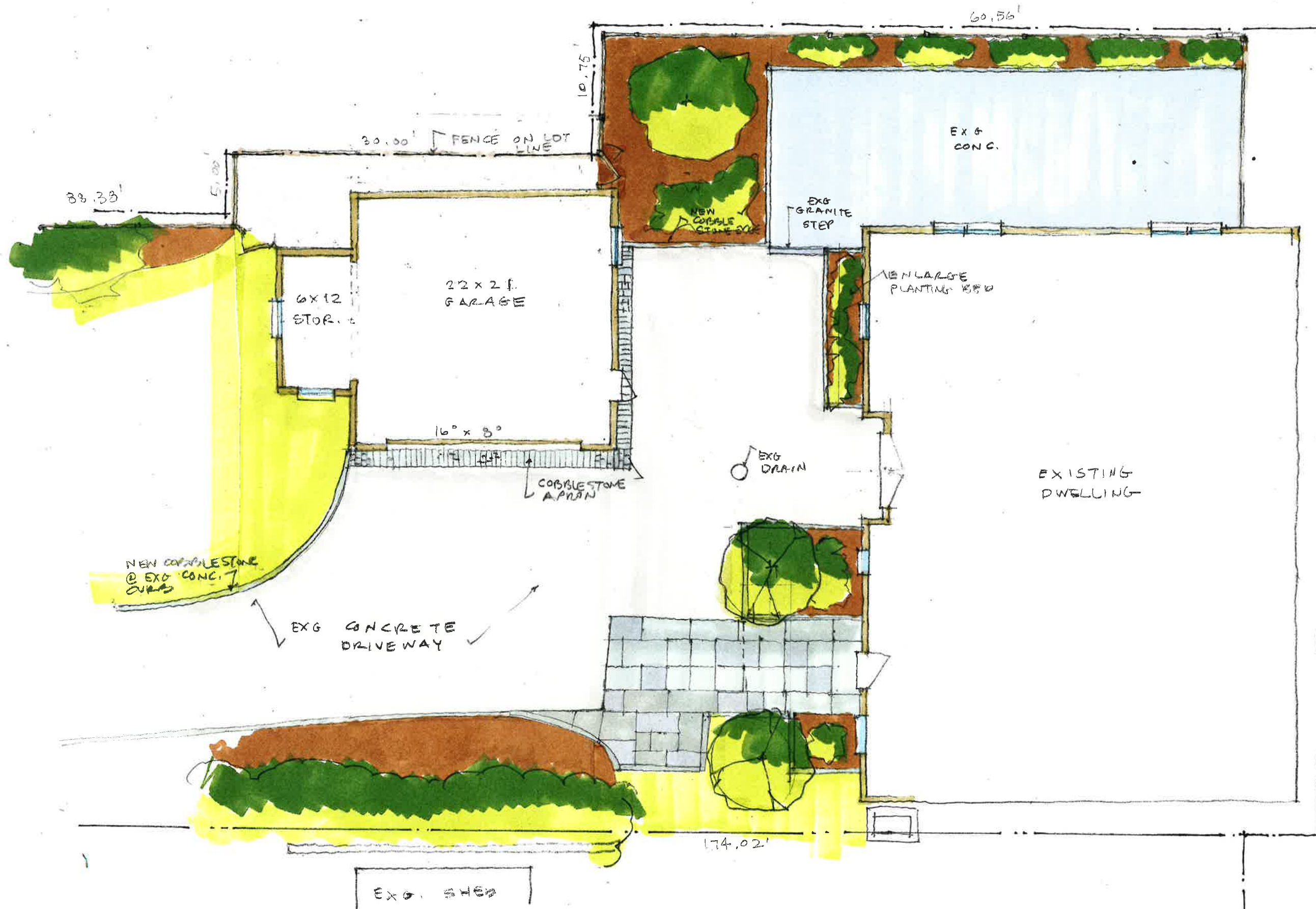
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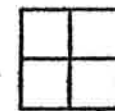


EXG. STEP





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BARRINGTON, R.I. 02806  
401 415-8110

PROJECT

THANOS  
RESIDENCE

185  
HOPE  
STREET

PROVIDENCE  
RI

SHEET TITLE

GARAGE  
ELEVATIONS

SCALE

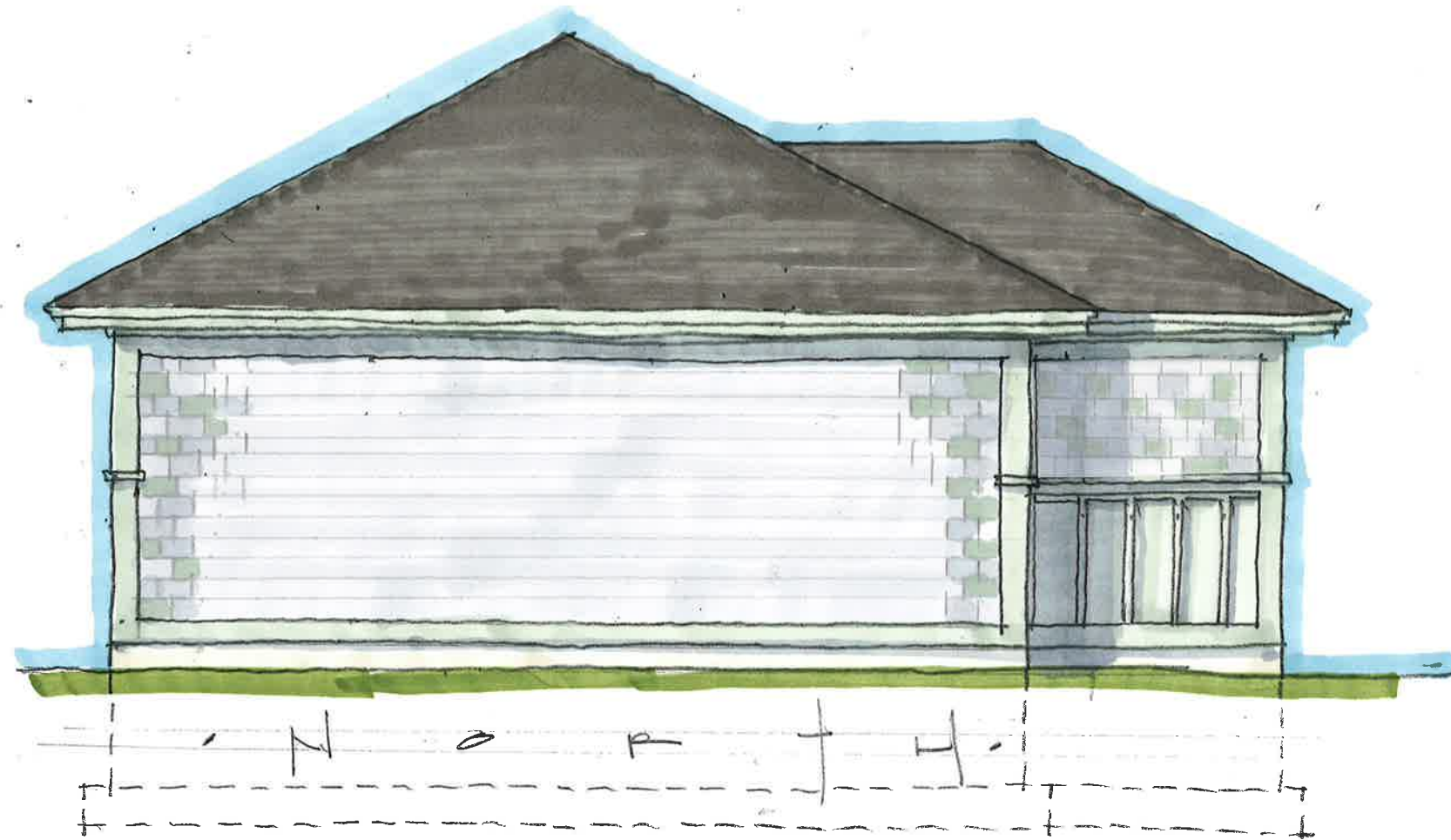
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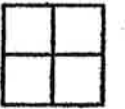
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79 ALFRED DROWN ROAD

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