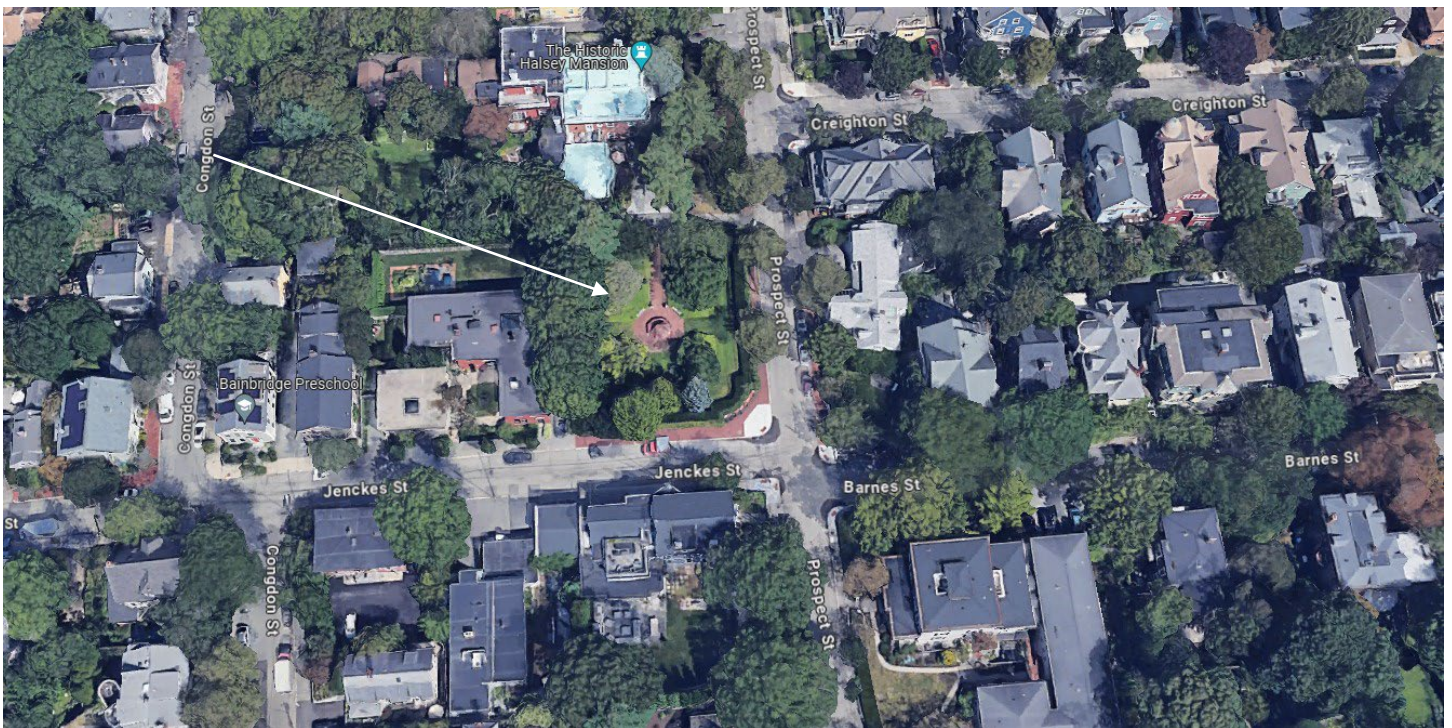


3. CASE 24.067, 138 PROSPECT STREET, Vacant lot (COLLEGE HILL)
Vacant lot within the College Hill NRHD.



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:

- The application requires dimensional zoning relief for front and rear yard setbacks;
- The proposed building's form and siting appears appropriate for the location. Additional modeling will be presented at the meeting. Prospect Street has similar forms, particularly to the south and Halsey House directly to the north; and,
- Plans and photos have been submitted, additional materials will be made available at the meeting.

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.



ROSCITI RESIDENCE

138 PROSPECT STREET, PROVIDENCE, RI 02906

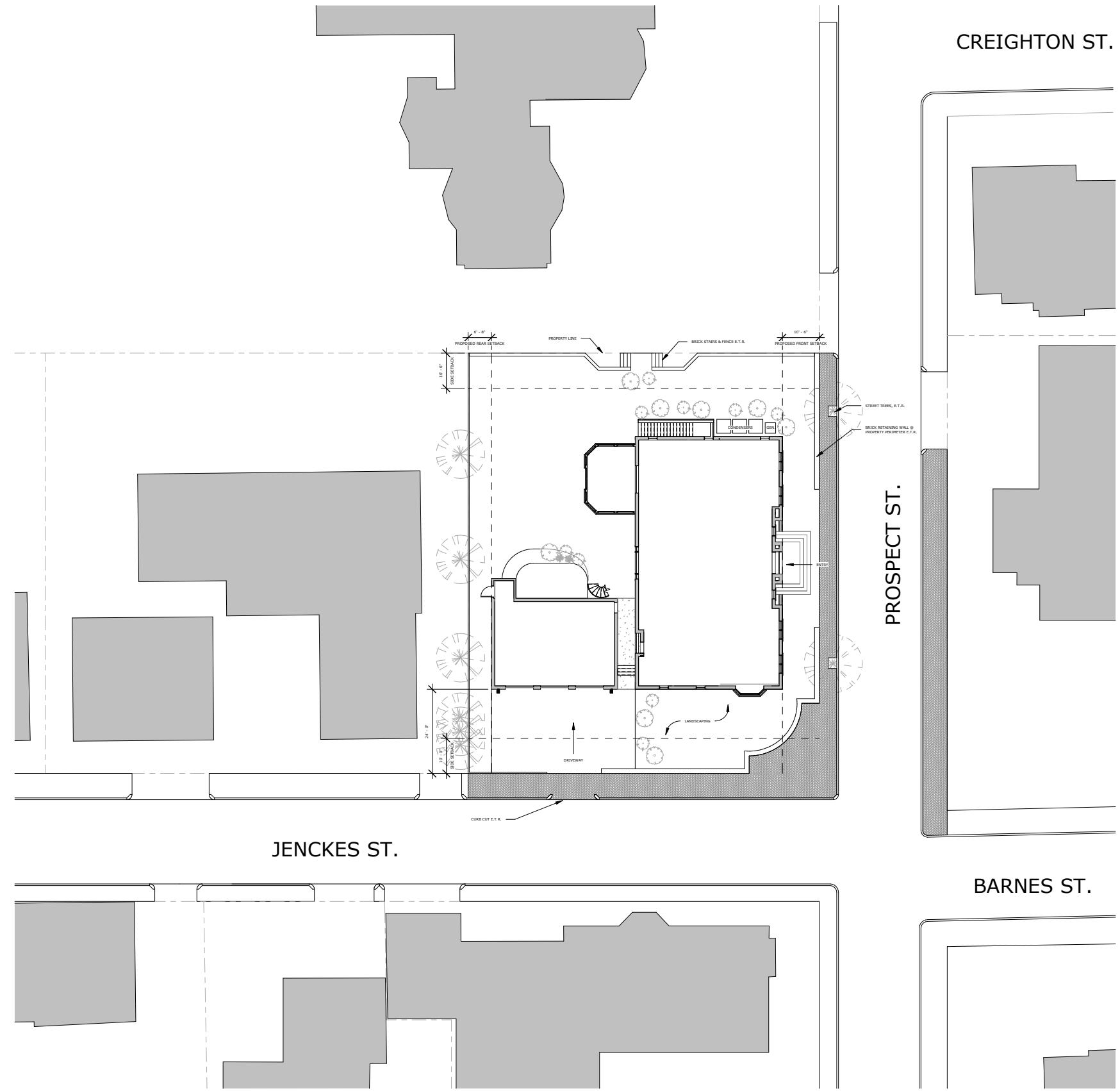
HISTORIC DISTRICT COMMISSION: CONCEPTUAL REVIEW | JUNE 24, 2024



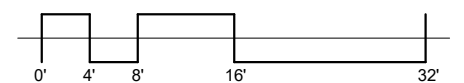
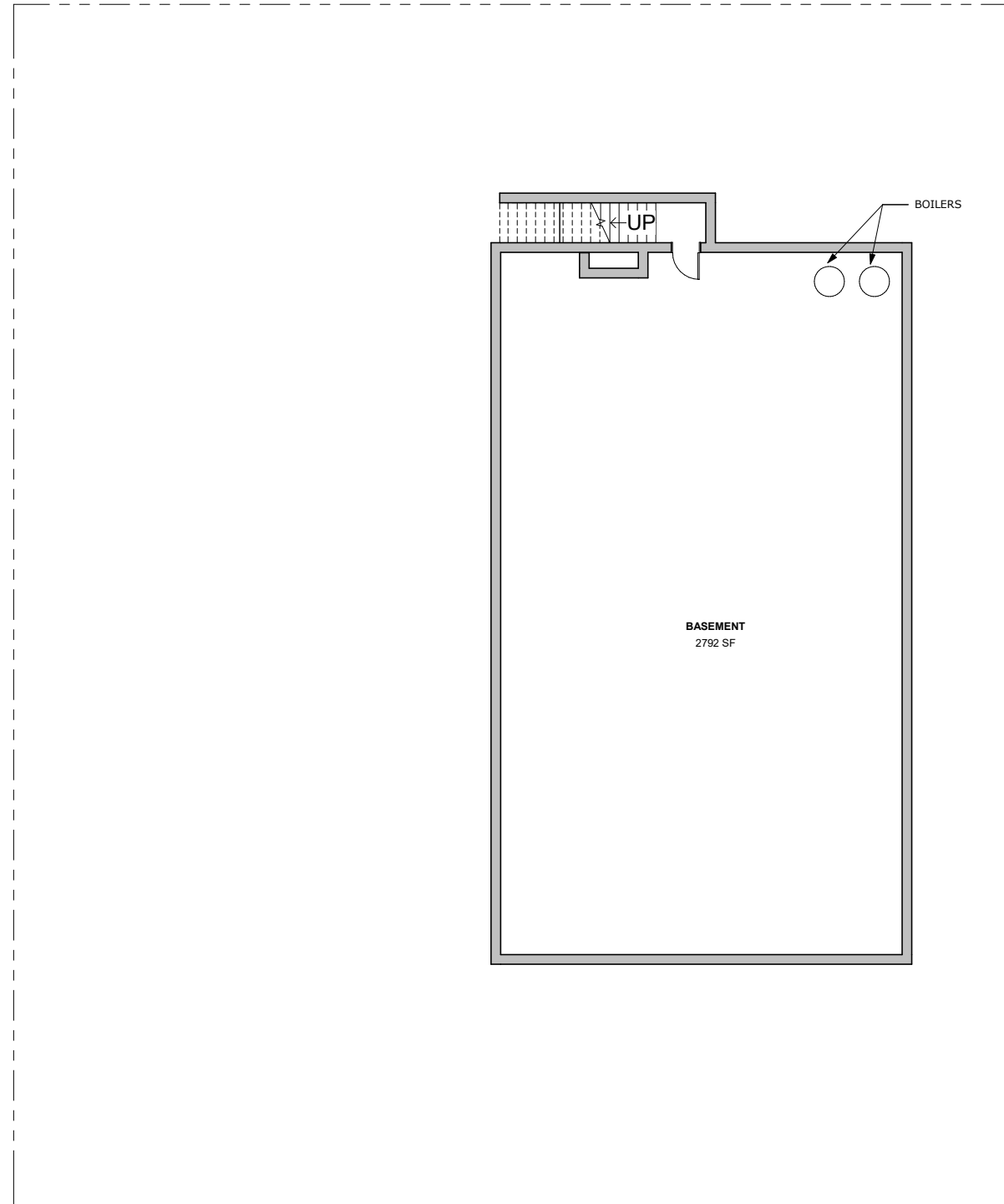
CONCEPTUAL SKETCH



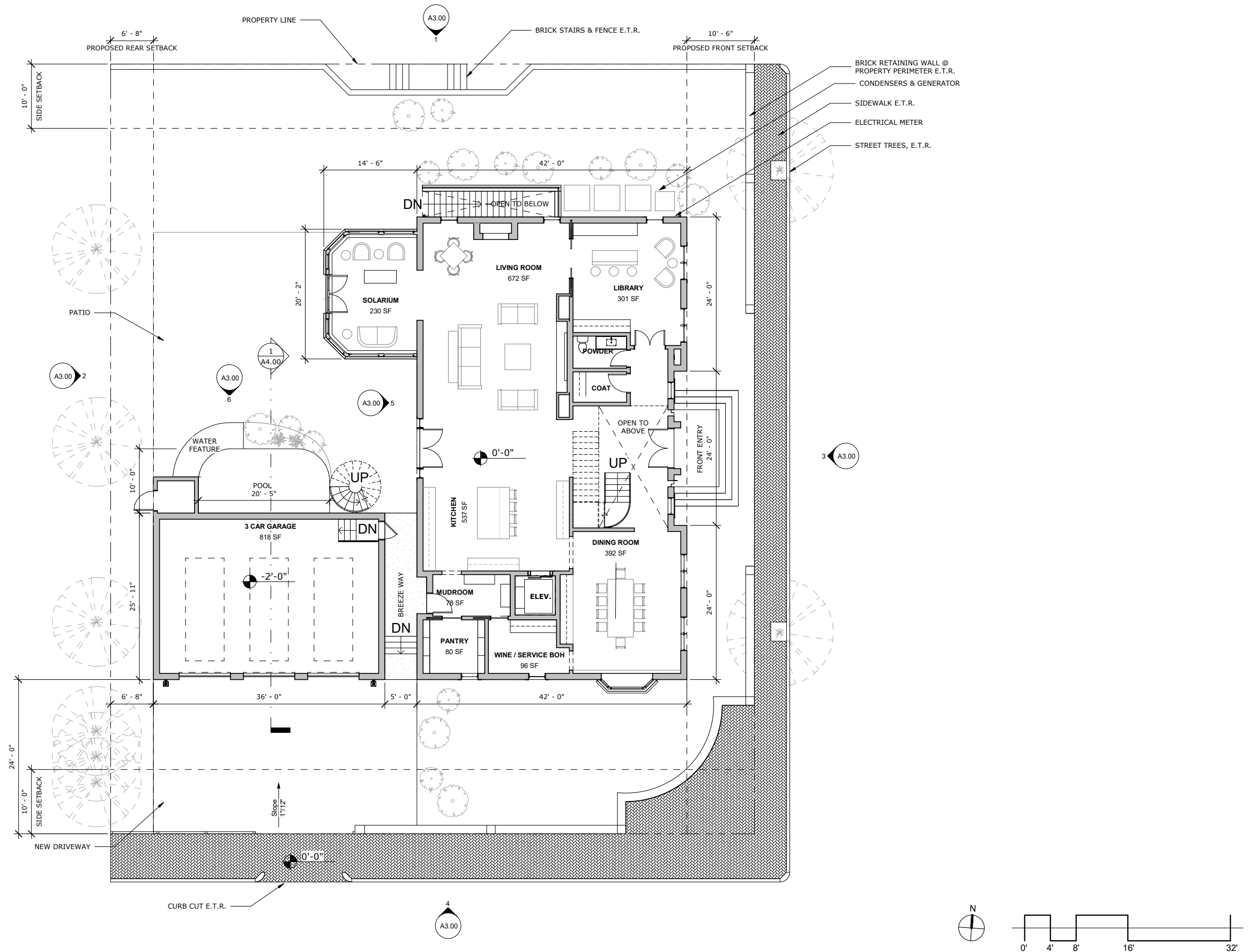
SITE PLAN BASEMENT



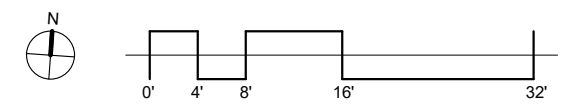
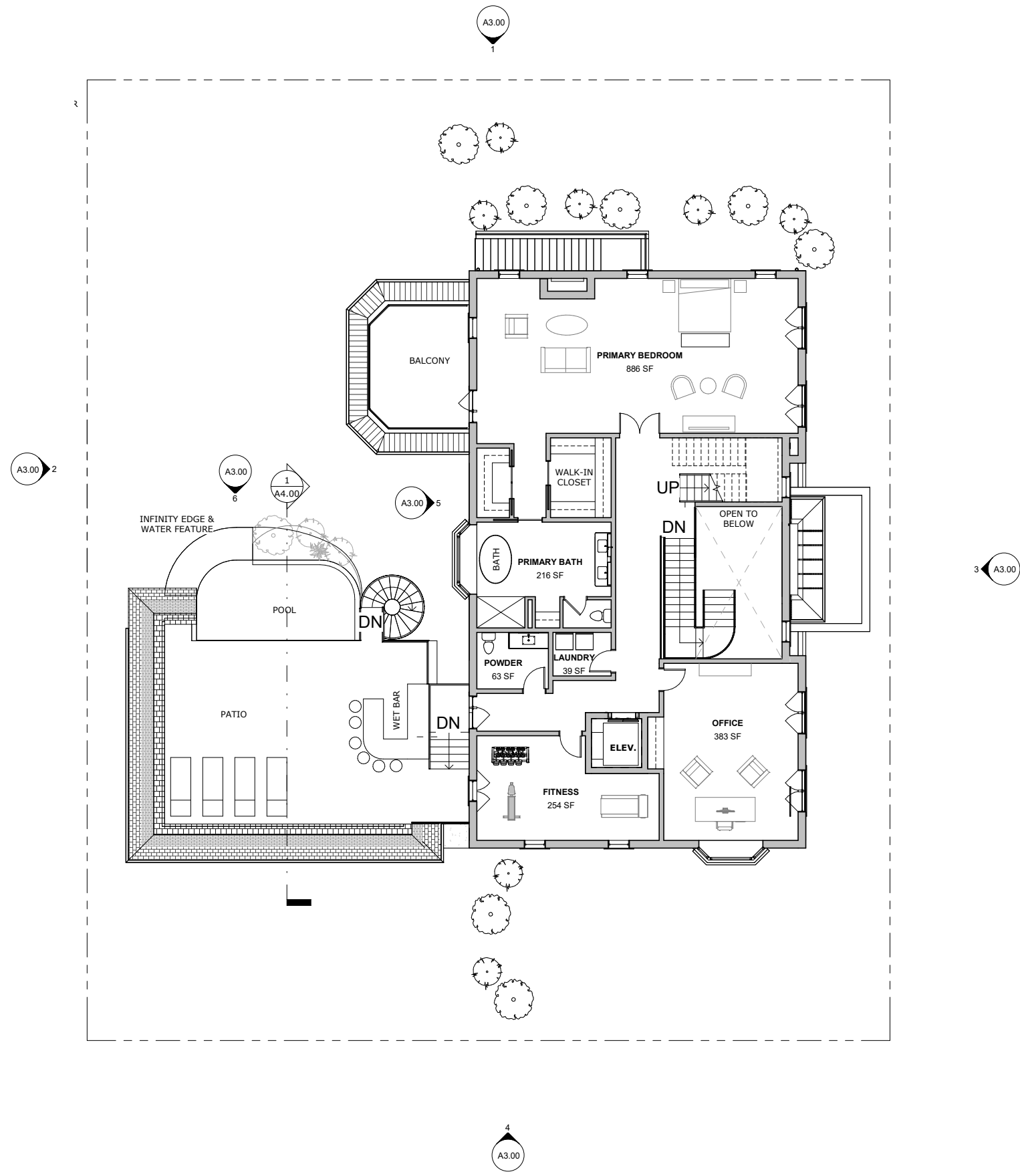
PLANS
BASEMENT



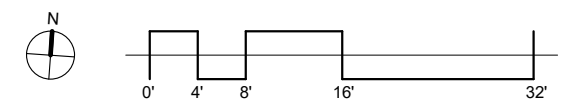
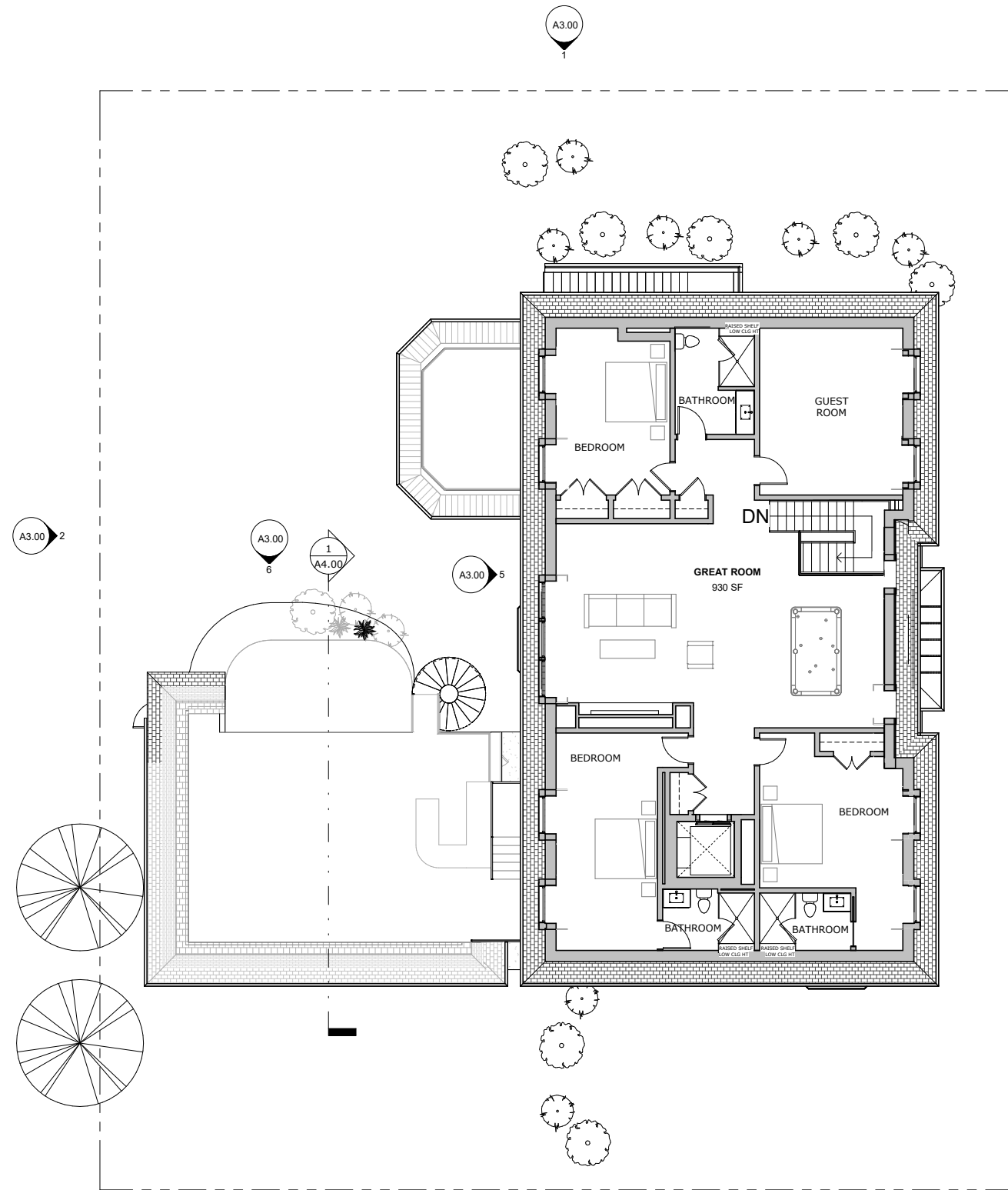
PLANS FIRST LEVEL



PLANS
SECOND LEVEL

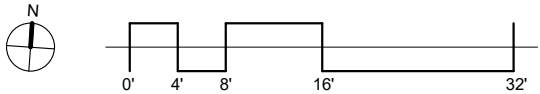
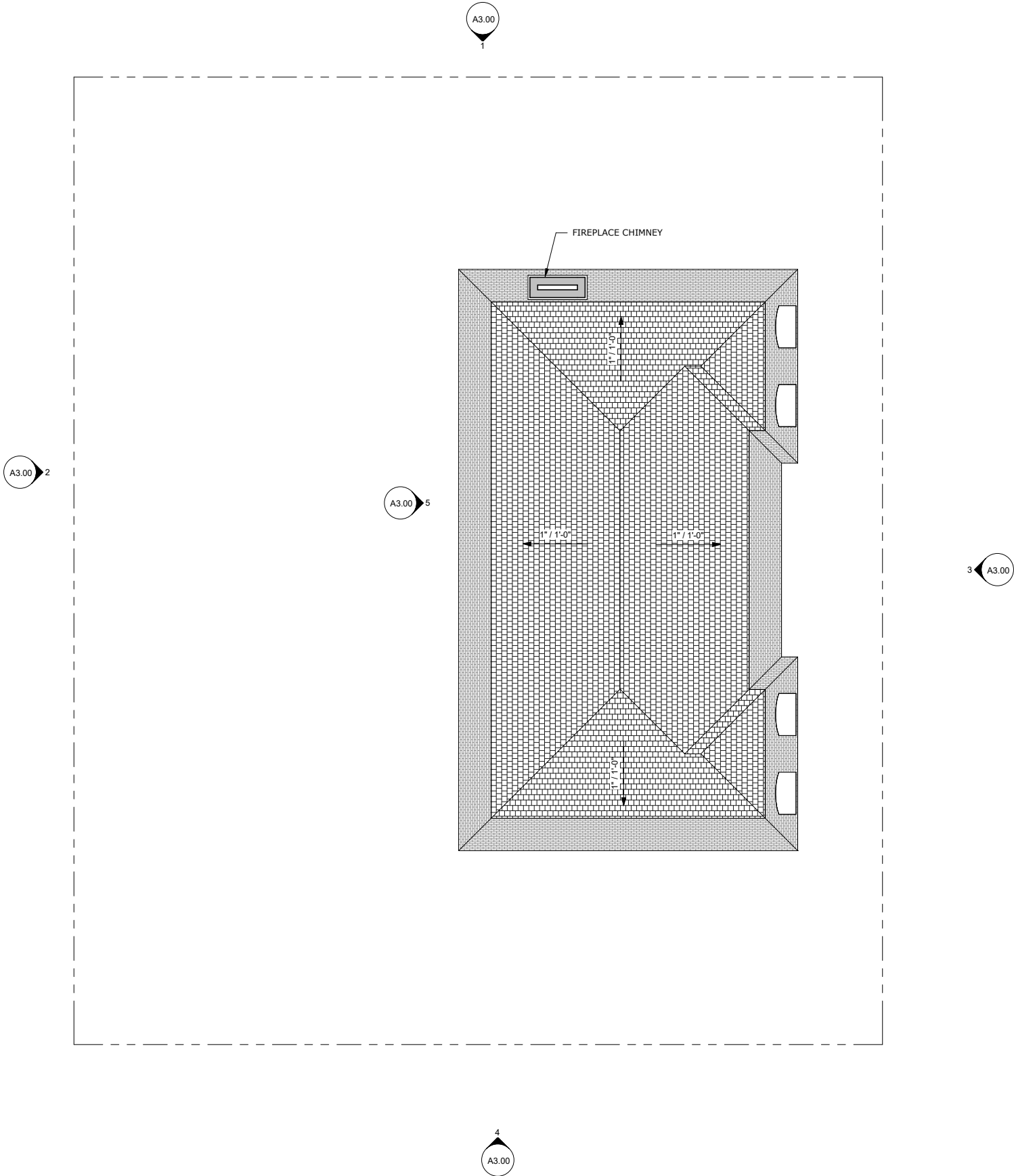


PLANS
THIRD LEVEL



PLANS

ROOF



STREET ELEVATIONS

END CAP & DORMER



ENTRY PORTICO



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

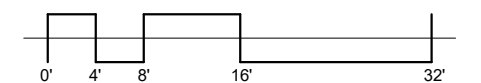
GARAGE DOOR



BAY WINDOWS



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



REAR & SIDE ELEVATIONS

SLATE ROOF



FRENCH DOOR



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

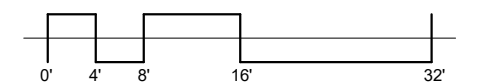
SOLARIUM



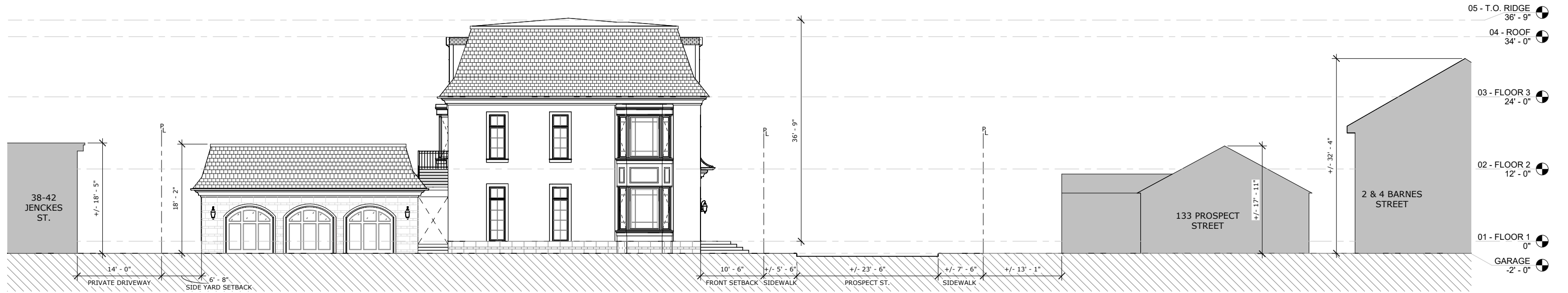
STONE MASONRY



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



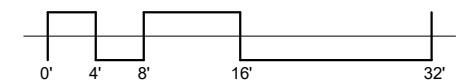
CONTEXTUAL ELEVATIONS



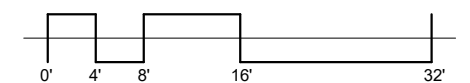
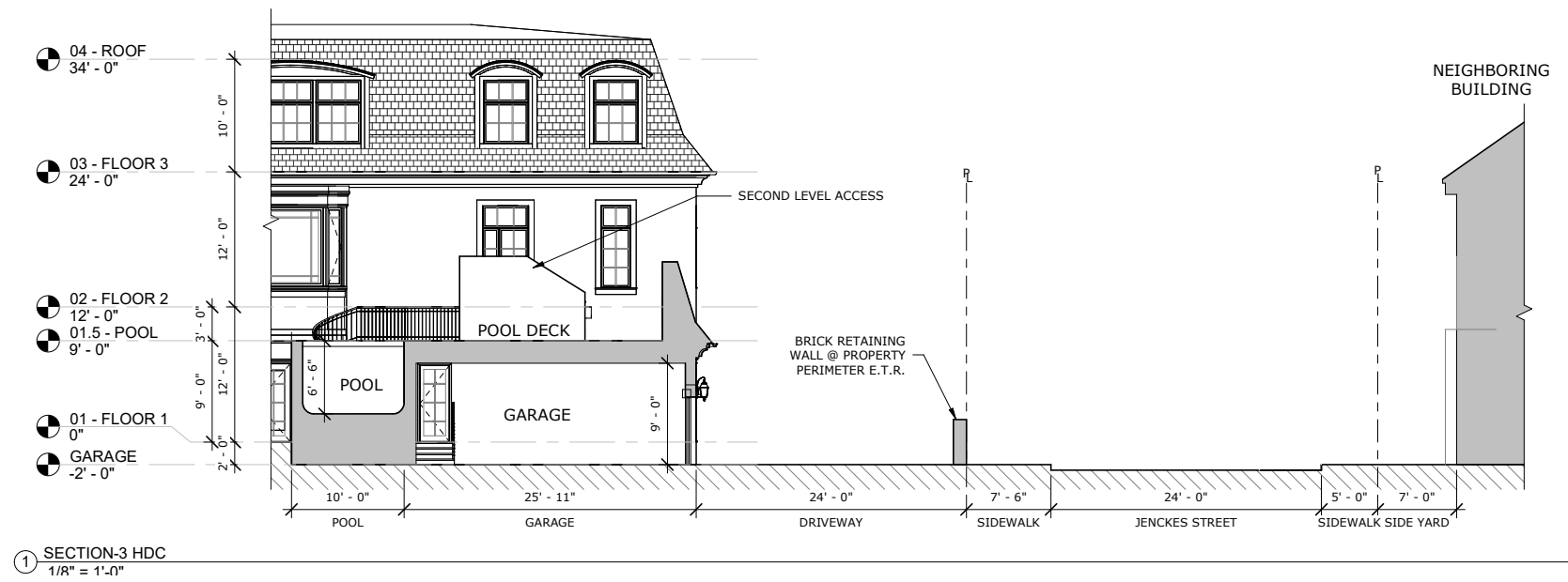
① SOUTH ELEVATION - JENCKES STREET
1/8" = 1'-0"



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



BUILDING SECTION



PROPERTY INTERIOR - FACING EAST



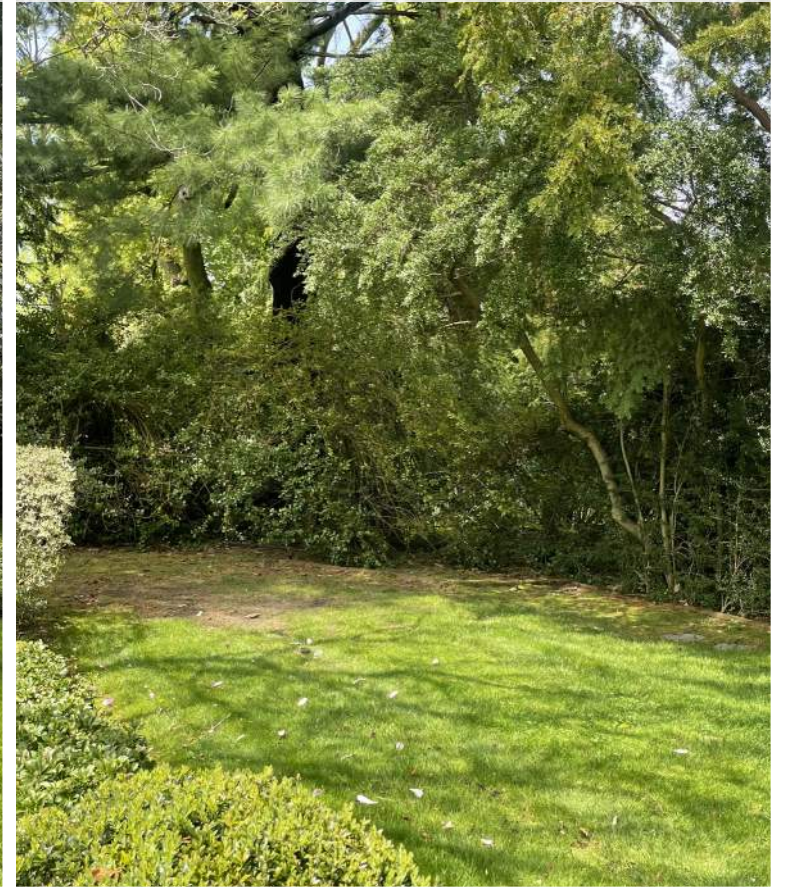
PROPERTY INTERIOR - FACING NORTH



PROPERTY INTERIOR - FACING SOUTH



PROPERTY INTERIOR - FACING WEST



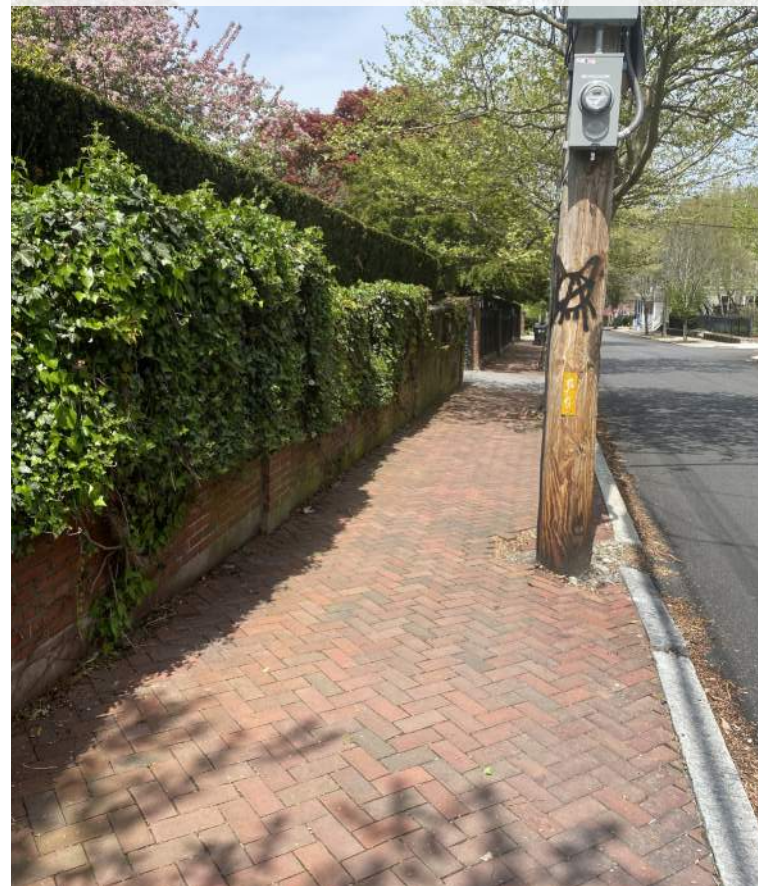
JENCKES STREET - FACING EAST



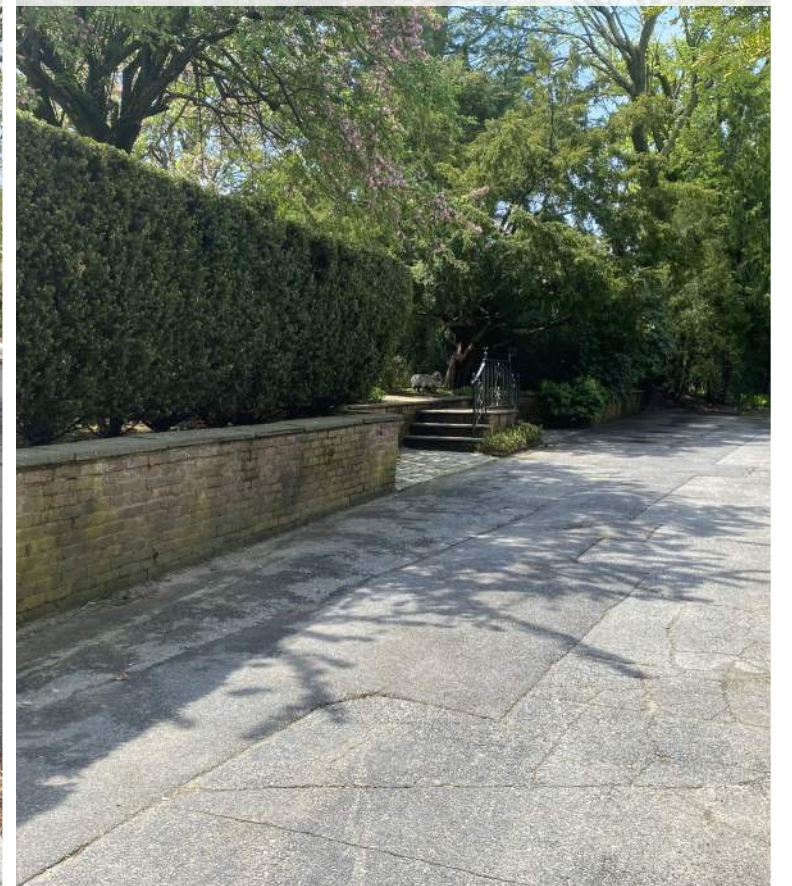
JENCKES STREET - FACING WEST



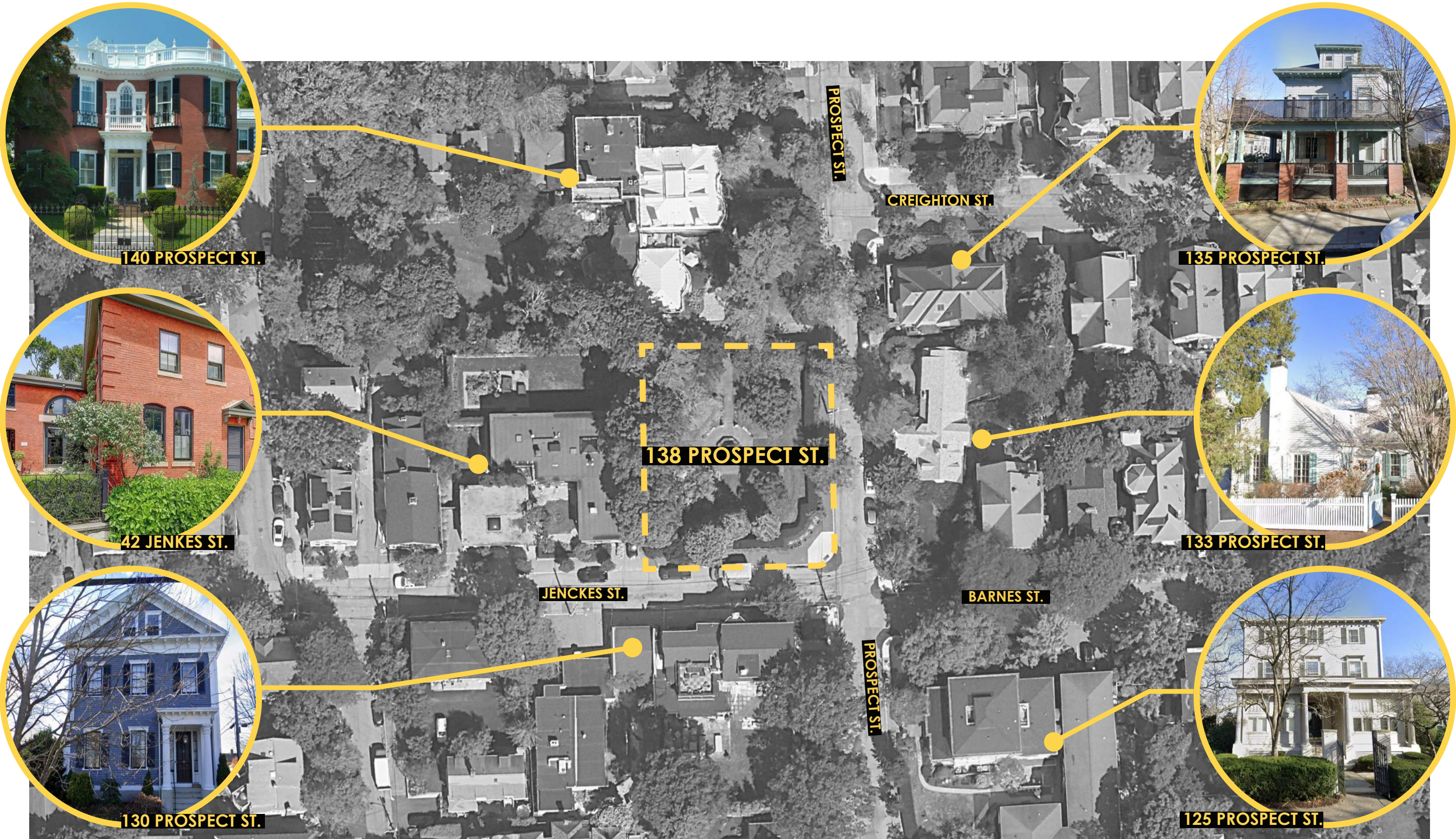
PROSPECT STREET - FACING NORTH



140 PROSPECT STREET DRIVE WAY - FACING SITE



IMMEDIATE CONTEXT



SURROUNDING CONTEXT

