

**3. CASE 24.075, 78 HUDSON STREET, A. D. Lippitt/Alfred E. Tenney, House, 1876 (ARMORY)**

2½-story; patterned-slate-mansard; clapboard dwelling; with iron cresting, patterned corner panels, ornate bracketed portico, front and side square bays, bracketed windowsills and caps. Lippitt, a real estate broker, built this as an investment.

CONTRIBUTING



Arrow indicates 78 Hudson Street



Arrow indicates project location, looking north.

**Applicants/Owners:** Paul Wallace and Elyse Trinh, 78 Hudson Street, Providence, RI 02909

**Architect/Designer:** THAT Design Build, 378 Broadway, Providence RI, 02909

**Contractor:** Heritage Restoration, 8 Robin St, Providence RI 02908

**Proposal:** The scope of work proposed consists of Major Alterations and includes:

- the installation of an octagonal picture window, first floor, east elevation.

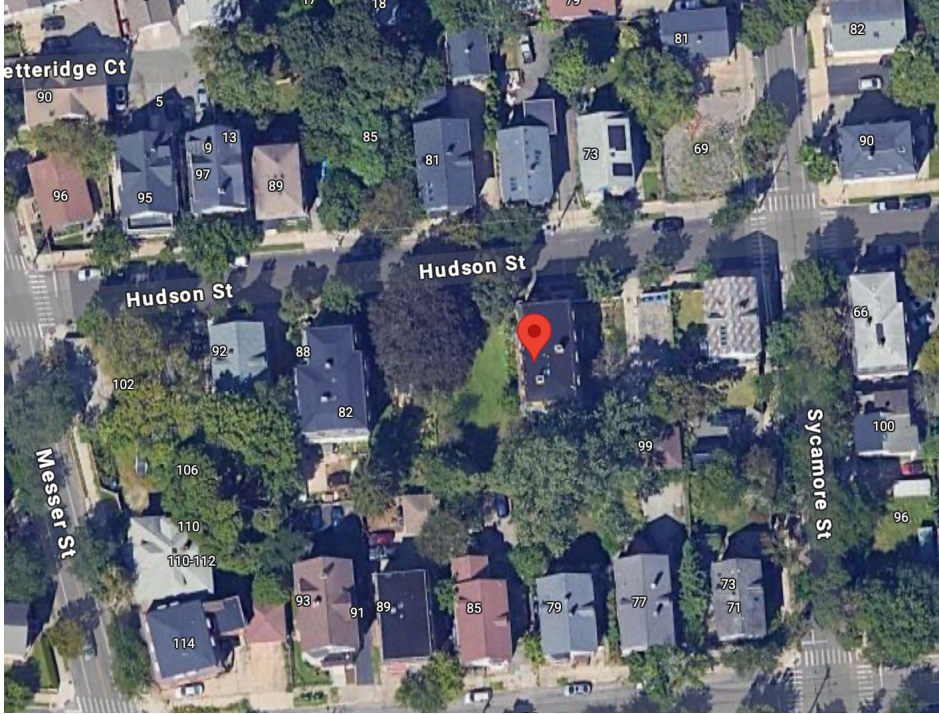
**Issues:** The following issues are relevant to this application:

- The modification will not be visible from the public right-of-way; and,
- The owner is remodeling the interior to build a new kitchen and dining room and during this renovation will be adding a picture window to the east elevation. The trim profiles and dimensions will remain consistent with the rest of the exterior detail.
- Drawings and photos have been submitted.

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

- a) 78 Hudson Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District;
- b) The application for Major Alterations is considered complete; 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 for conceptual review. 78 Hudson Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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 staff to review any additional details.**



**EXHIBIT 2A:**  
Overview location of property



**EXHIBIT 2B:**  
Approximate location of proposed window. It is located on the eastern face towards the south end of the property

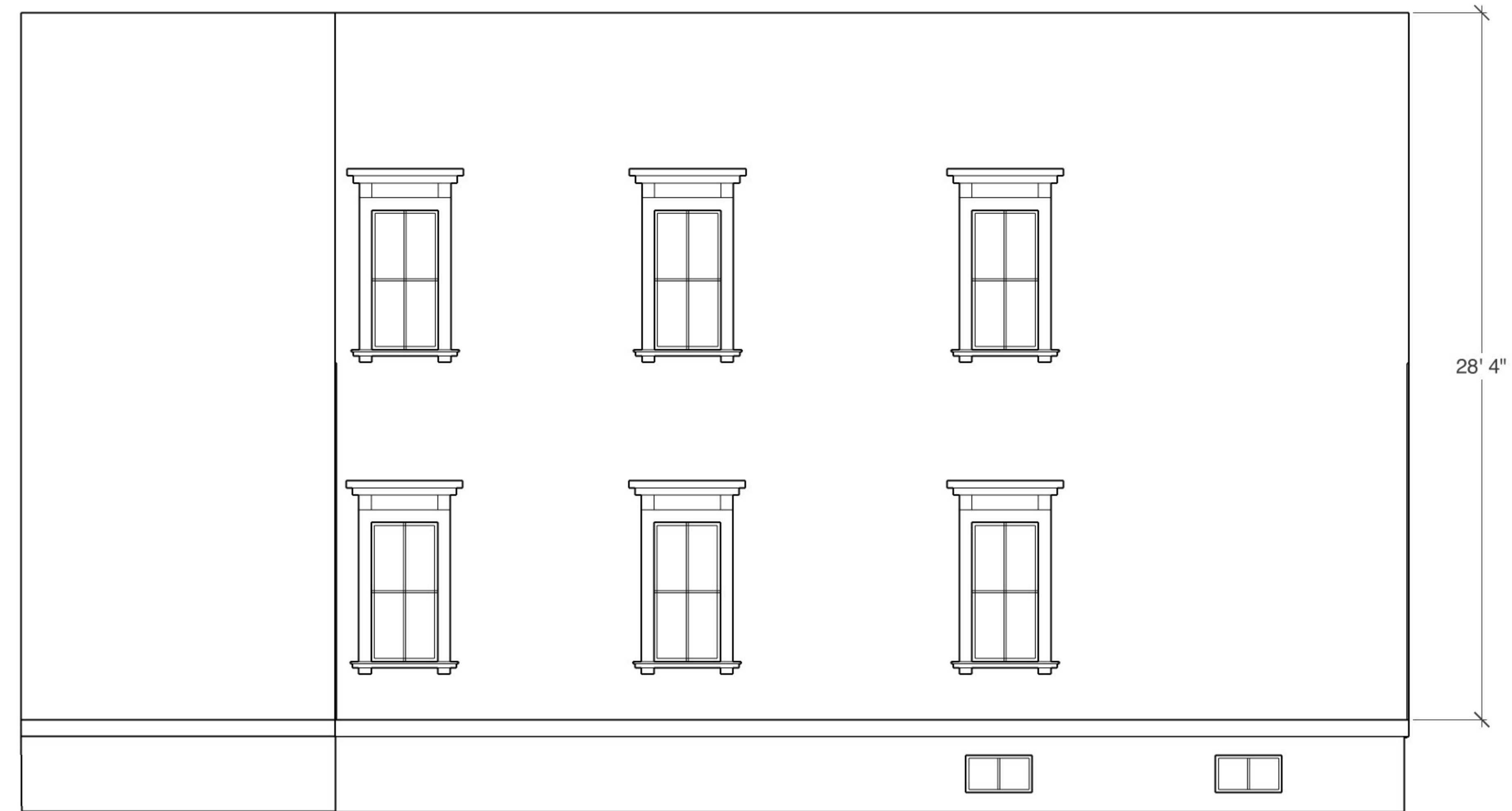


Exhibit 3A: Existing Elevation

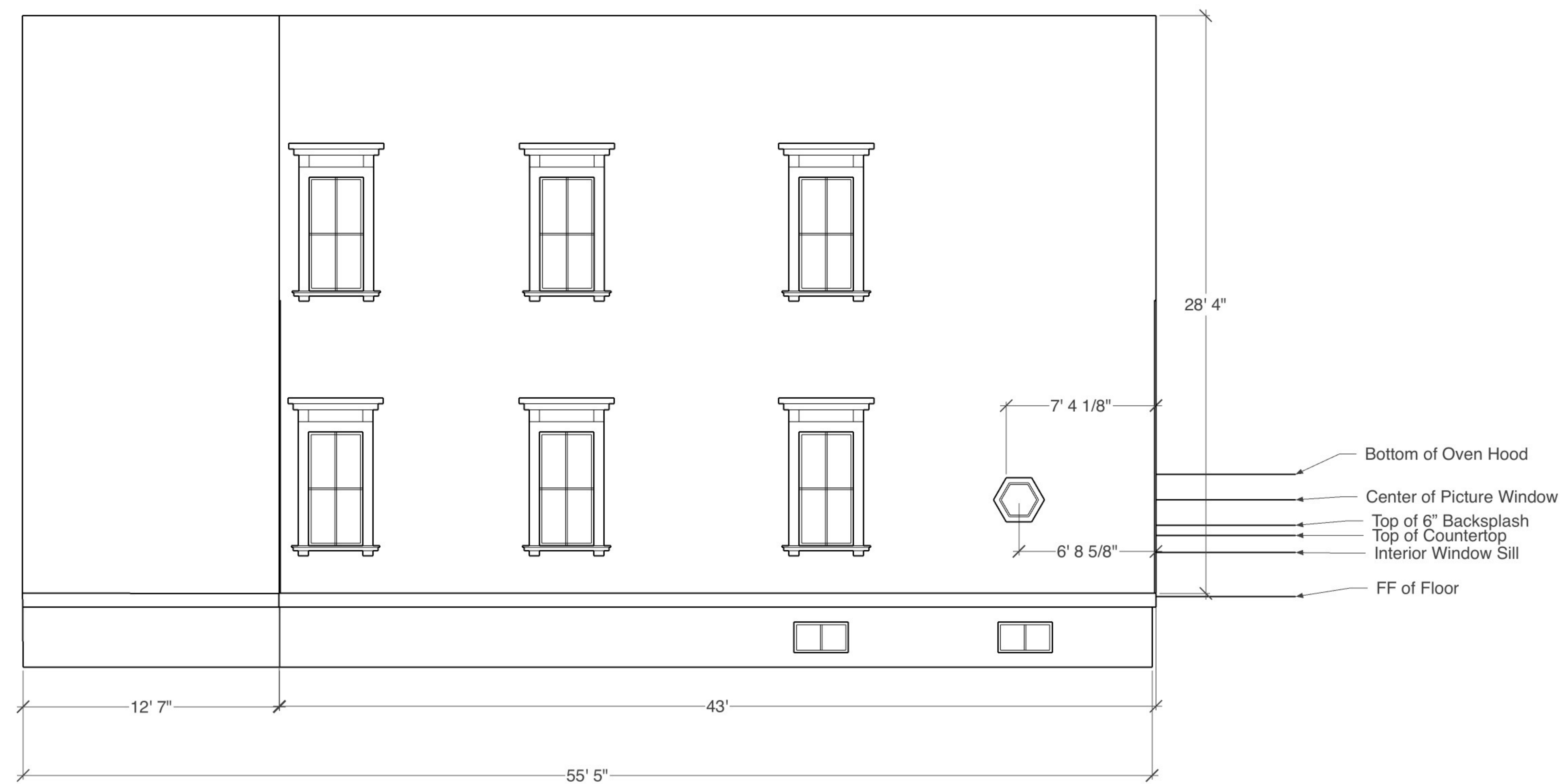


Exhibit 3B: Elevation with Proposed Picture Window