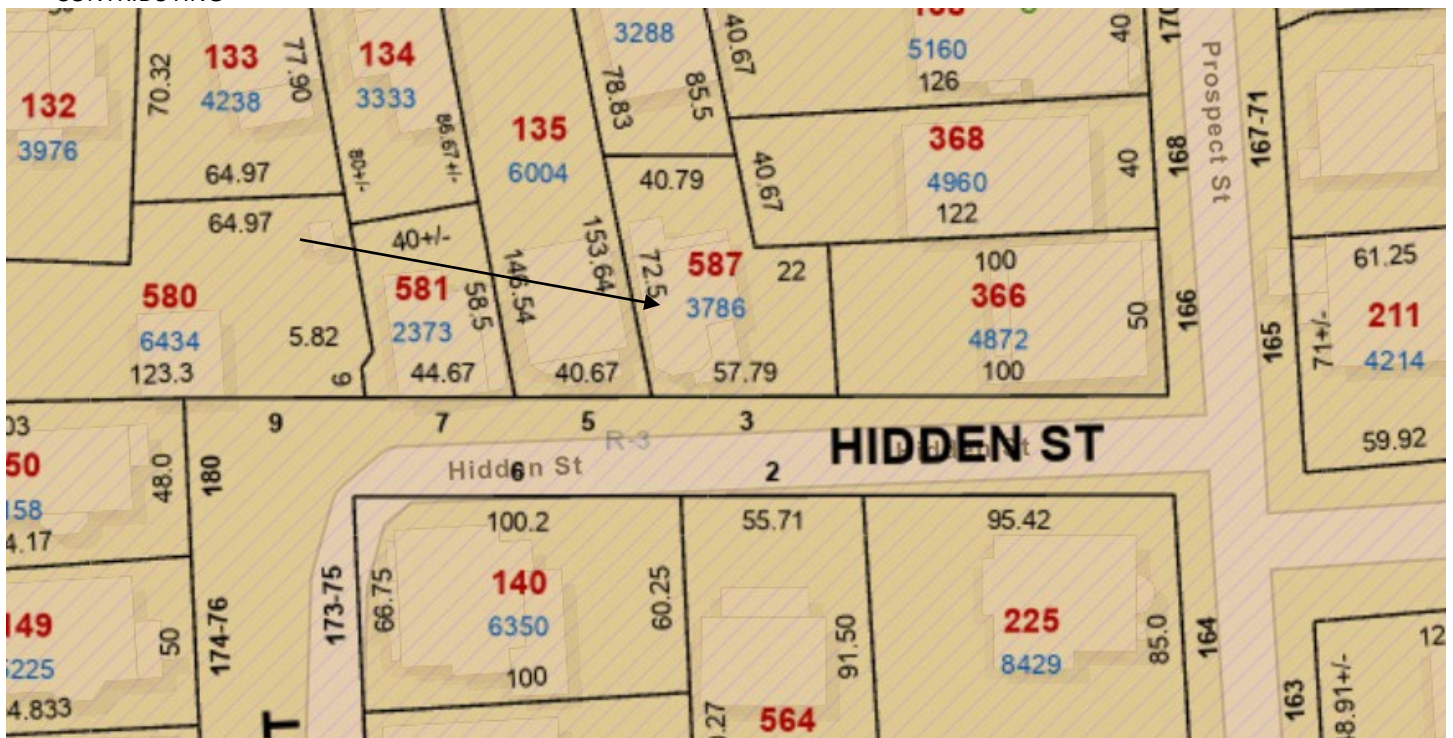


PROJECT REVIEW

1. CASE 25.023, 3 HIDDEN STREET, House, post 1908 (COLLEGE HILL)

Early twentieth-century shingled cottage; 1-1/2 stories; gable roof extended in front to overhang entrance porch; 2 story tower at left of porch.
CONTRIBUTING



Arrow indicates 3 Hidden Street.



Arrow indicates project location, looking north.

Applicant: John Pettinelli, 2 Woodland Terrace, Providence, RI 02906

Owner: Micheal Humphrey, 3 Hidden St, Providence, RI 02903

Architect: Shining Brow Design, Box 482, Charleston, RI 02813

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

- the modification and enclosure of the front porch to create a mudroom.

Issues: The following issues are relevant to this application:

- The applicant is requesting the modification to facilitate the owner's request to create a front-enclosed mudroom for the residence. The approach submitted is to remove the existing porch elements and insert shingled walls, windows, entry door and hood while also removing the concrete steps and constructing brick steps. The design is not necessarily inappropriate, however, this is the façade of the house and a highly visible modification. Another approach would be to enclose the porch by inserting glazing into the existing porch openings. This may be the more appropriate approach in conforming to the Standards;
- The modifications will be visible from the public right-of-way; and,
- Drawings and photos have been submitted.

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

- a) 3 Hidden Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill 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. 3 Hidden Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill 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.









3
HIDDEN ST.

PORCH ALTERATION FOR SINGLE FAMILY DWELLING

3 HIDDEN ST
PROVIDENCE RI

OWNERS / CLIENTS
MICHAEL H HUMPHREY TRUSTEE
SOLANGE V EKALASSI TRUSTEE
THE MHSE FAMILY TRUST
2023
3 HIDDEN STREET
PROVIDENCE RI
02906

MAP & LOT: 9 / 587
ZONING: R-1
LEGAL USE: SINGLE FAMILY
PROP. USE: NO CHANGE

PLANS BY:
SHINING BROW DESIGN
BOX 482
CHARLESTOWN RI
02813
TEL. 401.668.3881
E-MAIL shiningbrow@gmail.com

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

REVISIONS:

NO.	DATE	DESCRIPTION

02/11/18	COMPLETED
----------	-----------

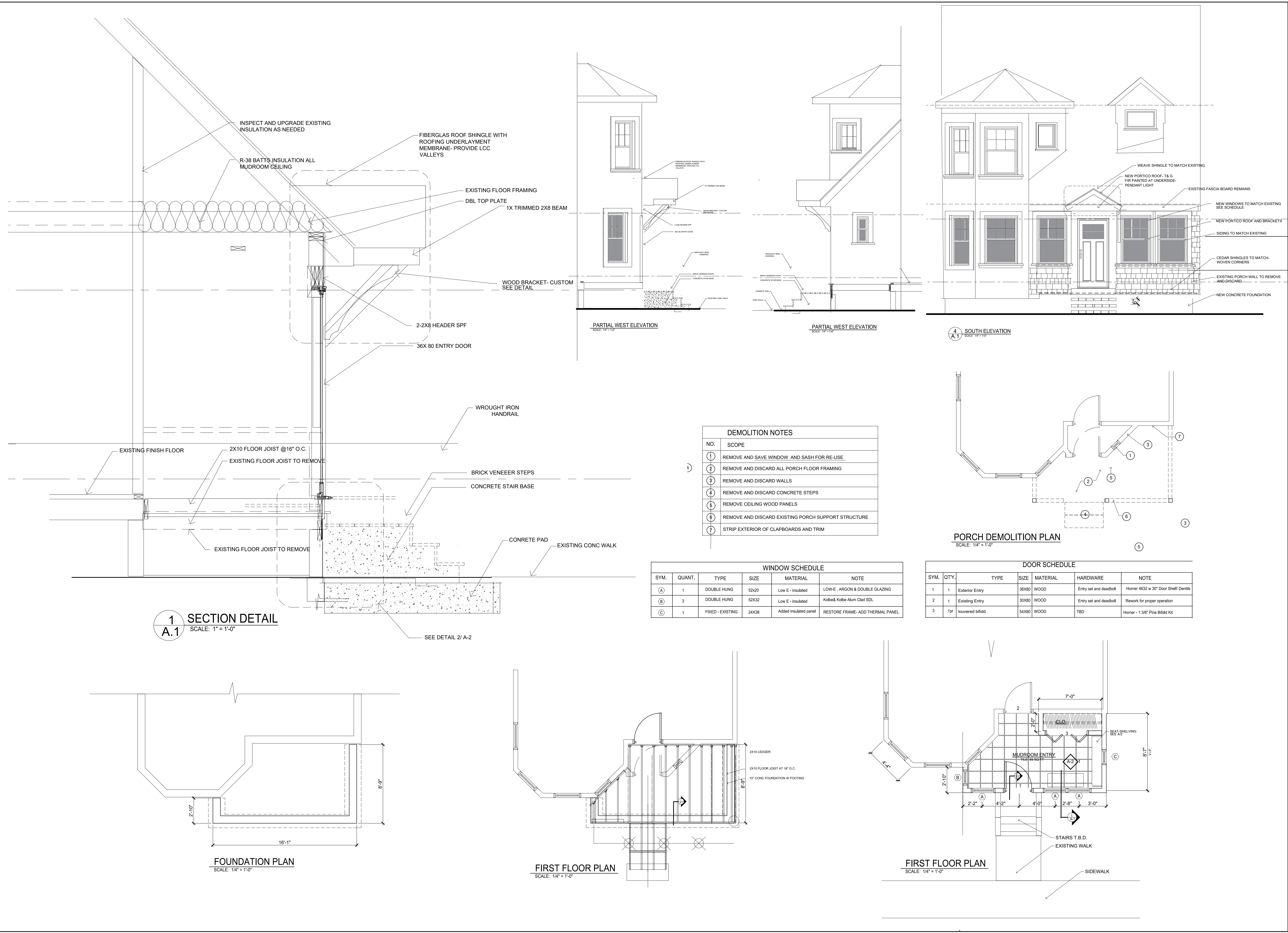
ISSUE:

DRAWN BY: flw	SCALE: AS NOTED
PROJECT No.: 3H-24	DATE: 8-5-24

SHEET NAME:

PROPOSED MUDROOM PLANS

SHEET No. **A-1**



DEMOLITION NOTES

NO.	SCOPE
1	REMOVE AND SAVE WINDOW AND SASH FOR RE-USE
2	REMOVE AND DISCARD ALL PORCH FLOOR FRAMING
3	REMOVE AND DISCARD WALLS
4	REMOVE AND DISCARD CONCRETE STEPS
5	REMOVE CEILING WOOD PANELS
6	REMOVE AND DISCARD EXISTING PORCH SUPPORT STRUCTURE
7	STRIP EXTERIOR OF CLAPBOARDS AND TRIM

WINDOW SCHEDULE

SYM.	QUANT.	TYPE	SIZE	MATERIAL	NOTE
(A)	1	DOUBLE HUNG	52x20	Low E - Insulated	LOWE, ARGON & DOUBLE GLAZING
(B)	3	DOUBLE HUNG	52X32	Low E - Insulated	Kolbe& Kolbe Alum Clad SDI.
(C)	1	FIXED - EXISTING	24X38	Added insulated panel	RESTORE FRAME-ADD THERMAL PANEL

DOOR SCHEDULE

SYM.	QTY.	TYPE	SIZE	MATERIAL	HARDWARE	NOTE
1	1	Exterior Entry	36X80	WOOD	Entry set and deadbolt	Homar 4632 w 30" Door Shell Details
2	1	Existing Entry	30X80	WOOD	Entry set and deadbolt	Rework for proper operation
3	1pr	louvered bifold	54X80	WOOD	TBD	Homar - 1 3/8" Pine Bifold Kit

PORCH ALTERATION FOR SINGLE FAMILY DWELLING

3 HIDDEN ST
PROVIDENCE RI

OWNERS / CLIENTS
MICHAEL H HUMPHREY TRUSTEE
SOLANGE V EKALLASSI TRUSTEE
THE MHSE FAMILY TRUST 2023
3 HIDDEN STREET
PROVIDENCE RI 02906

MAP & LOT: 9 / 587
ZONING: R-1
LEGAL USE: SINGLE FAMILY PROP. USE: NO CHANGE

PLANS BY:
SHINING BROW DESIGN
BOX 482
CHARLESTOWN RI 02813
TEL. 401.668.3881
E-MAIL shiningbrow@gmail.com

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

REVISIONS:

NO.	DATE	DESCRIPTION

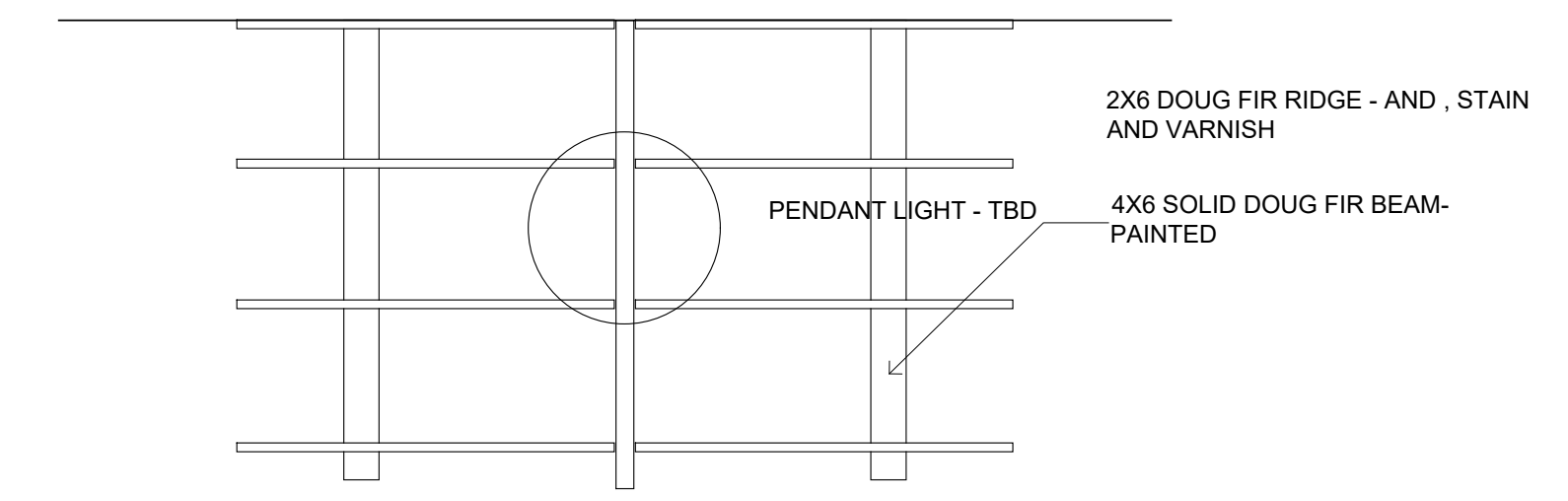
02/11/18	COMPLETED
----------	-----------

ISSUE:

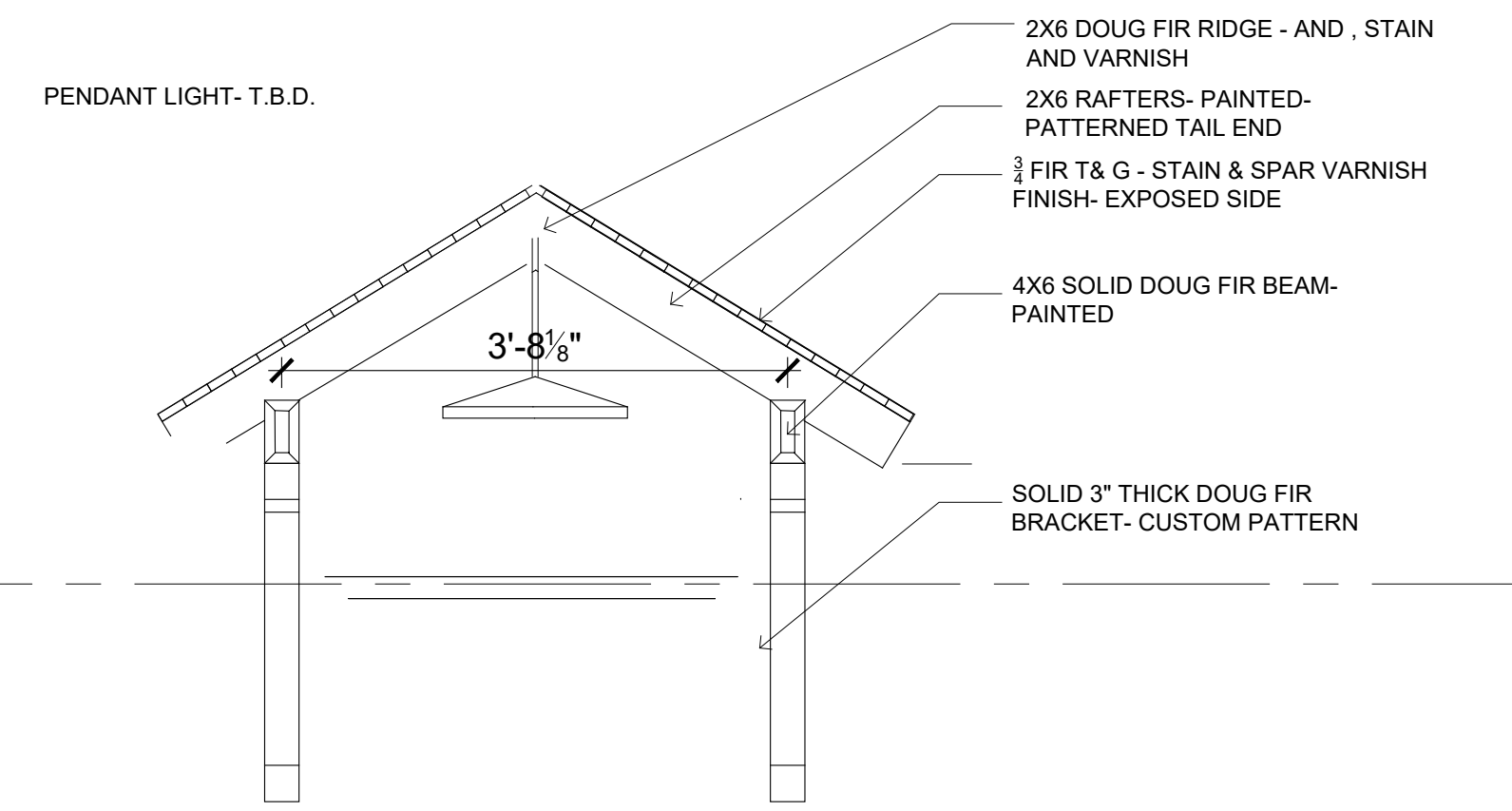
DRAWN BY: flw	SCALE: AS NOTED
PROJECT No.: 3H-24	DATE: 8-5-24

SHEET NAME:
EXISTING & PROPOSED FIRST FLOOR PLANS

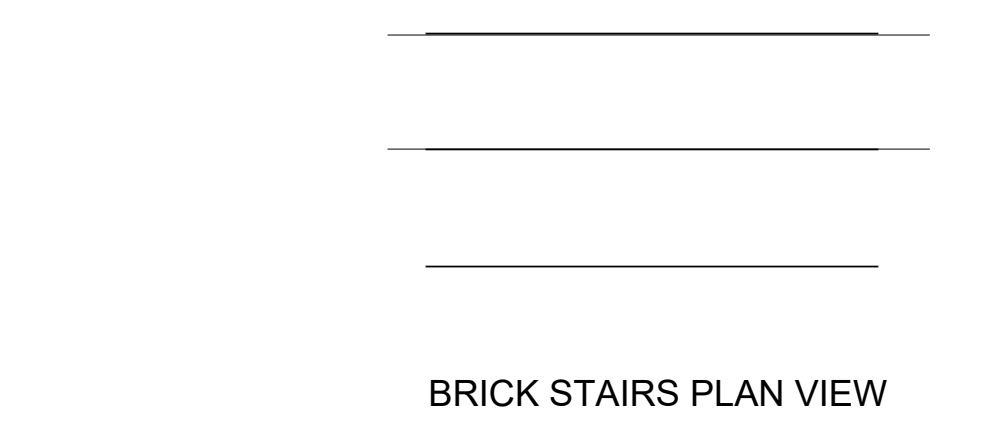
SHEET No.
A-3



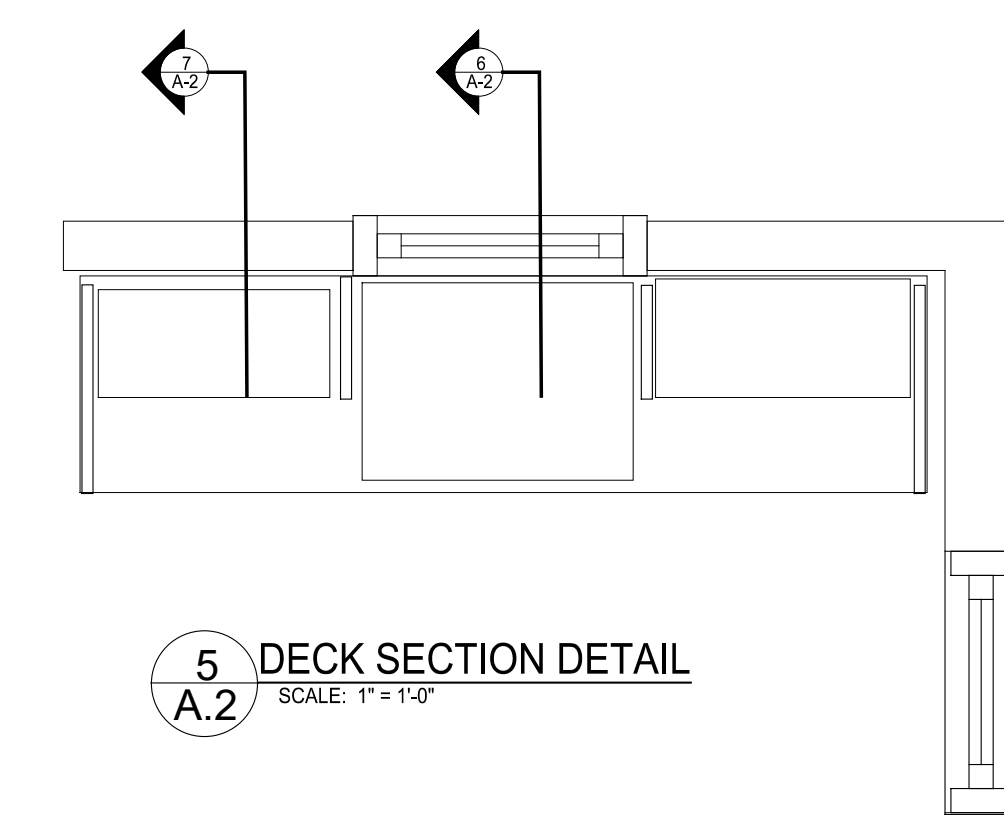
1 PORTICO FRAMING PLAN
SCALE: 1/2" = 1'-0"



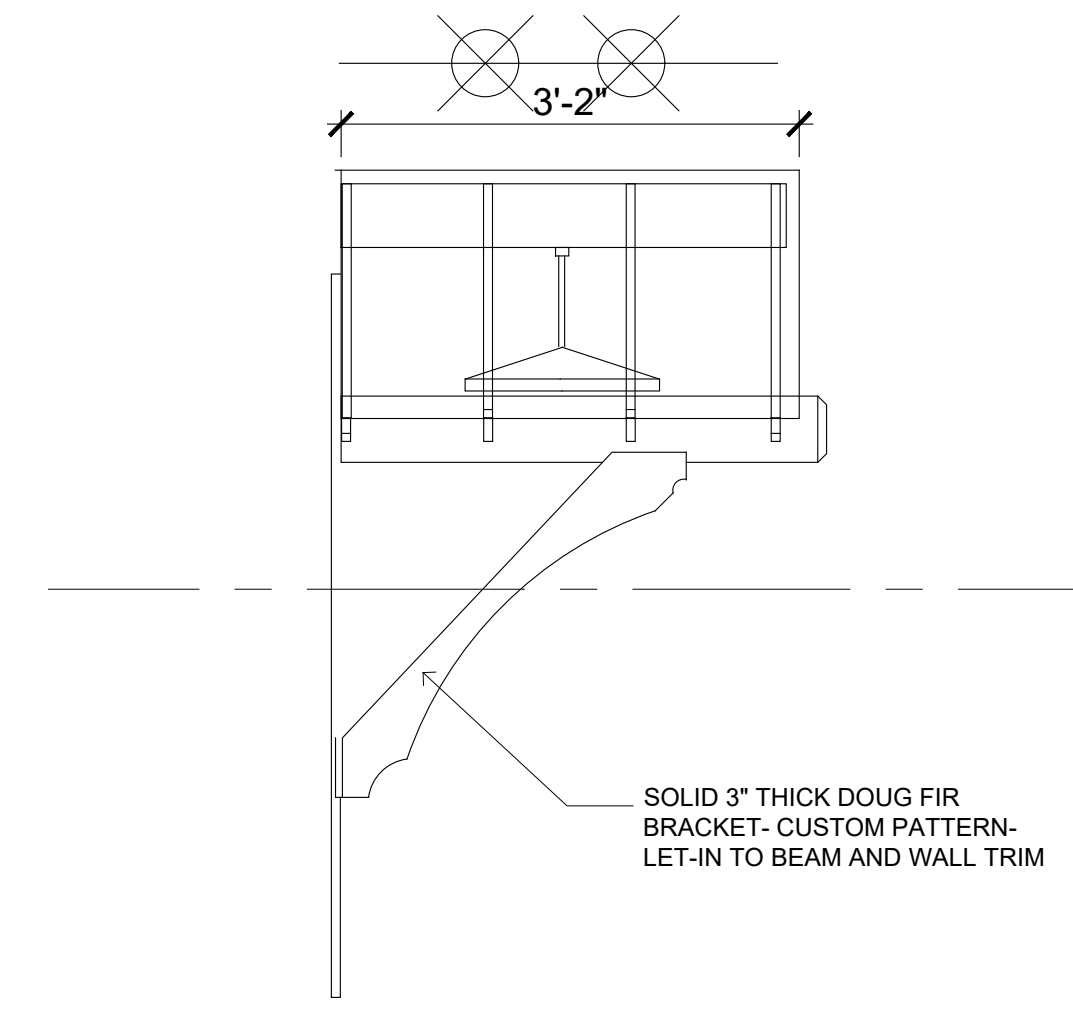
1 PORTICO FRAMING ELEVATION
SCALE: 1/2" = 1'-0"



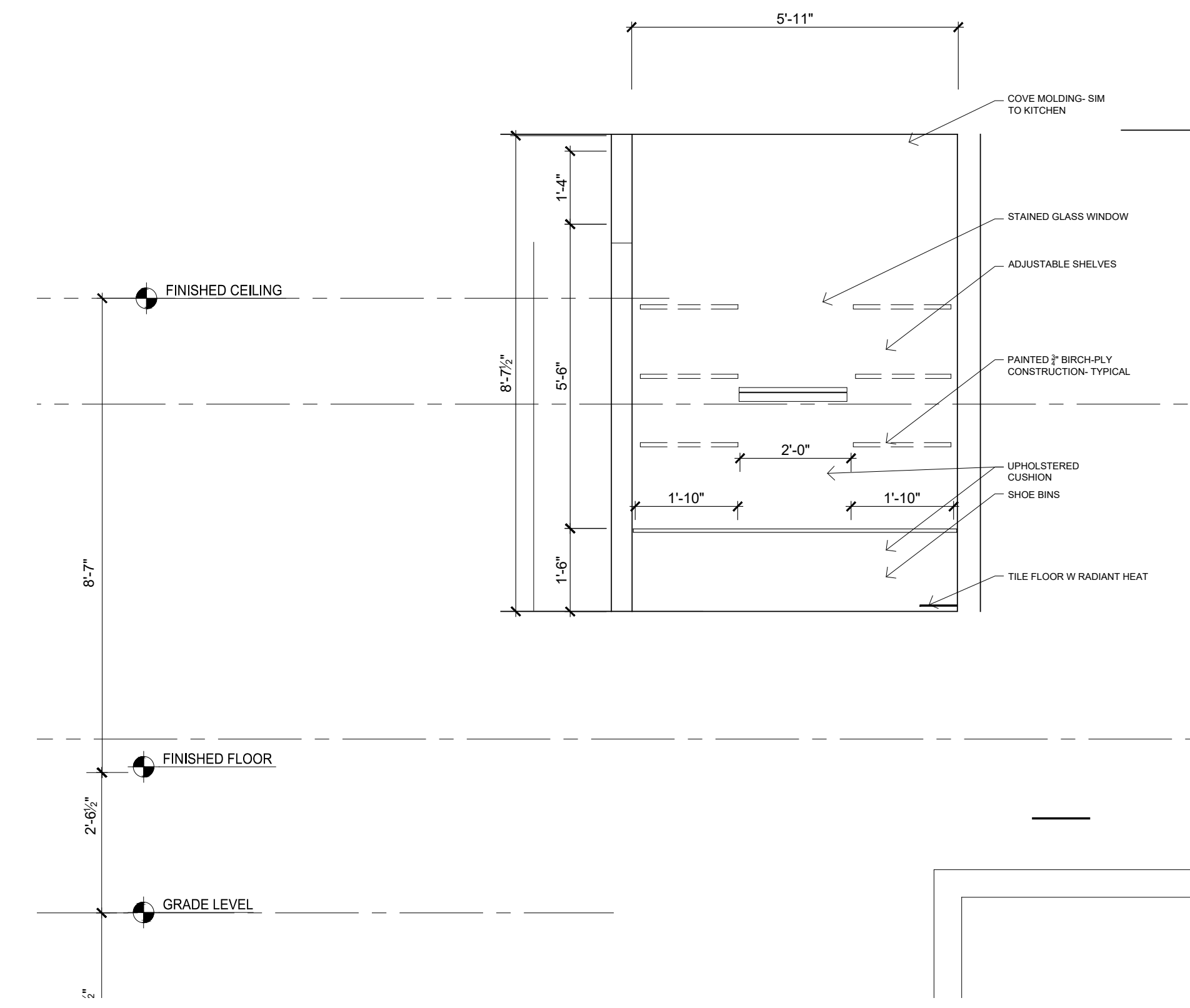
BRICK STAIRS PLAN VIEW



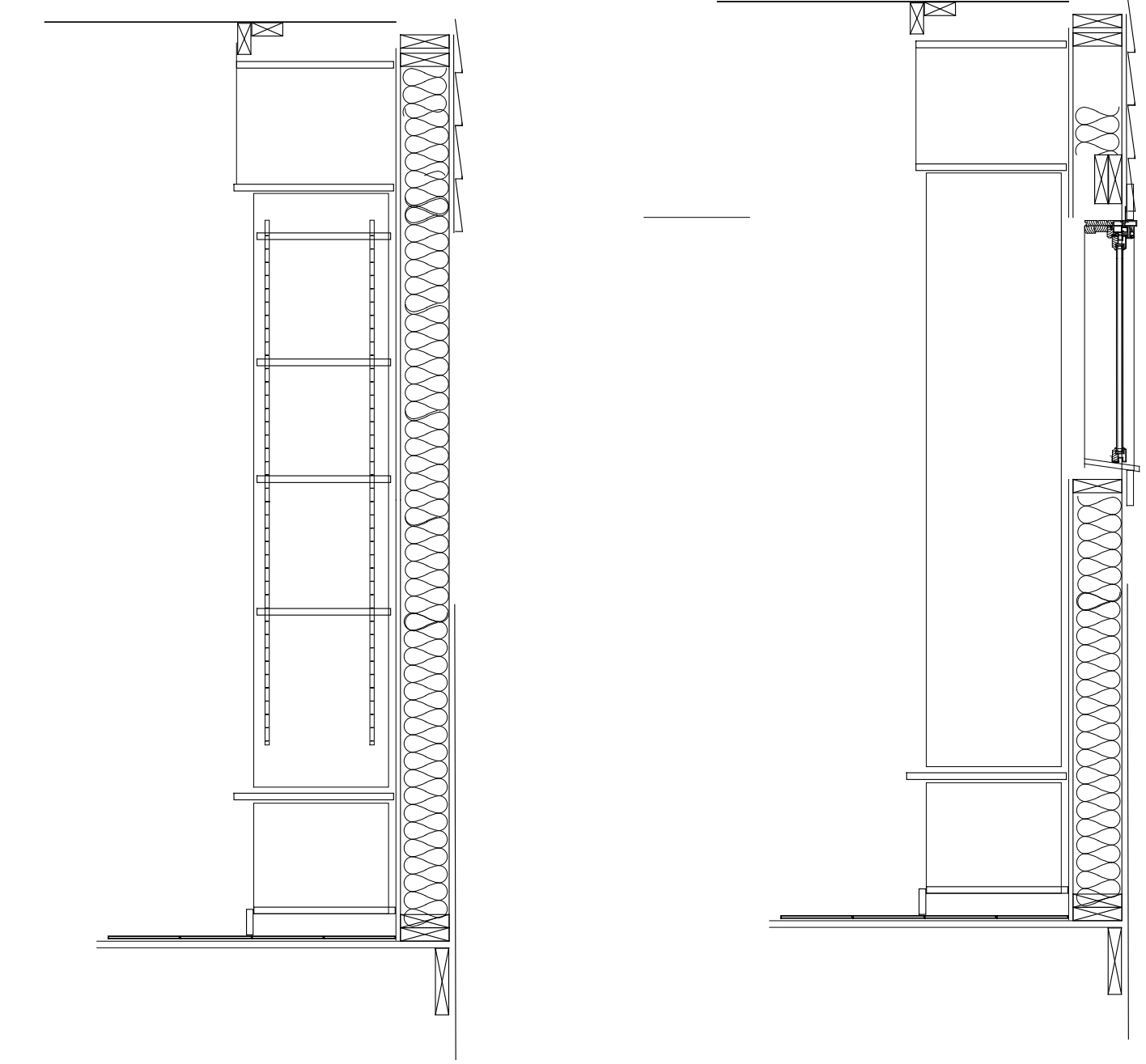
5 DECK SECTION DETAIL
SCALE: 1" = 1'-0"



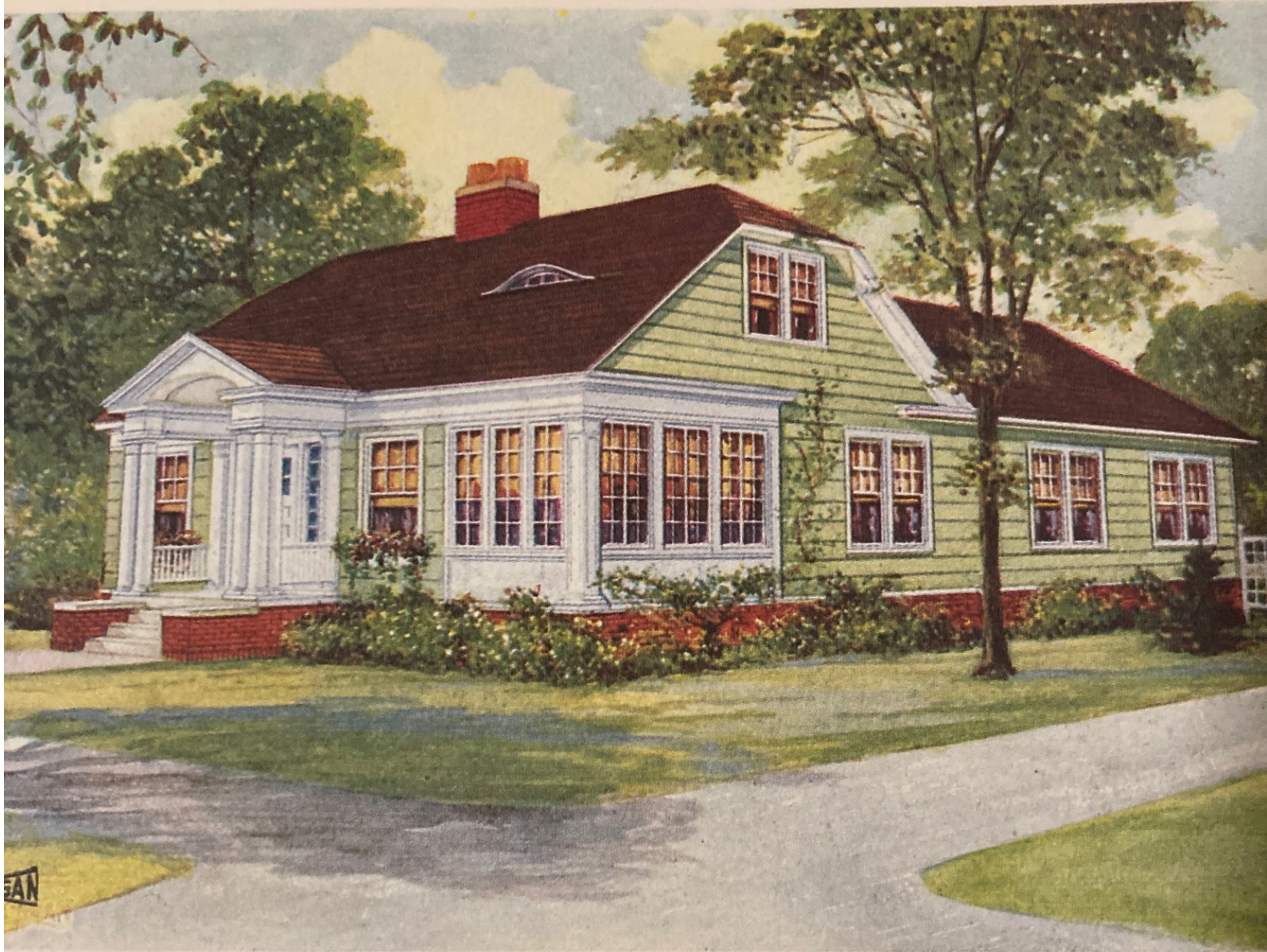
1 PORTICO SECTION
SCALE: 1/2" = 1'-0"



7 MUDROOM BUILT-IN SECTION
SCALE: 1" = 1'-0"



2 MUDROOM BUILT-IN SECTION
SCALE: 1" = 1'-0"



Morgan Plan Suggestion No. 10-A

WHAT could be more attractive than this b designed along Colonial lines. Plenty of air in every room, but not interfering with th of furniture where it belongs.

The front entrance with its numerous column certainly make one wish to see beyond, into the e arranged interior, as we fully depict that all

