



Providence Historic District Commission

Jorge O. Elorza
Mayor

May 20, 2021

APPLICANT/OWNER
Matthew Murphy
63 Hammond Street
Providence, RI 02909

RESOLUTION 21-08 Application 21.033

WHEREAS, the applicant, Matthew Murphy, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 63 Hammond Street, Plat 36, Lot 56, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on April 19, 2021,¹ with the following members present: Marino, Sanderson, de Boer, Regan, Lund, Fontecchio, Wilson-Barnes and Encizo; and

WHEREAS, Ms. Monika Kraemer, architect, representing the applicant, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 63 Hammond Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district, having been identified as a structure that may eventually contribute to the Broadway/Armory National Historic Register District. 63 Hammond Street is one of the collective of houses constructed from the mid1980s through the 1990s along Hammond and Harrison Streets by the Armory Revival Company. This particular house is believed to have been designed by Armory Revival employee Edwin Gregory (Woodward, *AIA Guide to Providence*, 2003, p.206). Given the subjects property's location and lot size, this

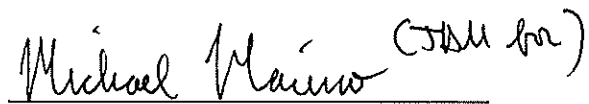
¹ The April 19, 2021 meeting of the HDC were conducted via the online platform "Zoom" as virtual public hearings authorized by Governor Raimondo's Executive Order 20-05 dated March 16, 2020.

addition to the rear of the property is in keeping with the typical "evolution" of a property.

2. The application for Major Alterations is considered complete.
3. The work as proposed consists of Major Alterations and includes the construction of an addition, rear elevation with deck and stairs to rear yard, deck above; construction of attached two-car garage with attached shed, with deck above.
4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
5. The proposal requires dimensional zoning relief as the proposed garage is in the required setback.
6. The work as proposed is in accord with PHDC Standard 8 as follows: 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.
7. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as submitted by the Applicant is appropriate. Upon motion made by Mr. Fontecchio, seconded by Dr. Lund, the Commission voted unanimously (7 to 0) to grant Conceptual Approval of the proposal as submitted as 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 Standard 8, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for final approval once the necessary zoning variances have been granted.

NOW, THEREFORE, BE IT RESOLVED that the application for Major Alterations as described in the above findings of fact **IS CONCEPTUALLY APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.


Michael S. Marino
Chair