



## Providence Historic District Commission

Brett P. Smiley  
Mayor

March 3, 2025

APPLICANT/OWNER  
Halsey Land LLC  
100 Westminster Street  
Providence, RI 02903

### RESOLUTION 25-04 Application 25.021

WHEREAS, the applicant, Halsey Land LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 138 Prospect Street, Plat 9, Lot 616, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on February 24, 2025, with the following members present: Haggerty, Sanderson, Lund, Arce, Brennan, Sharma and Verity; and

WHEREAS, Mr. Eric Zuena, AIA, 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:

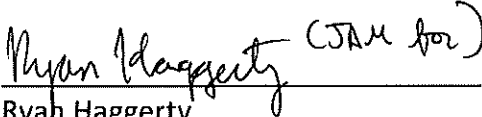
1. 138 Prospect Street is currently a vacant lot within the College Hill local historic district.
2. The application for New Construction is considered complete for conceptual review.
3. The work as proposed consists of New Construction and includes the construction of a single-family residence with detached garage.
4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.



5. The proposed work as amended 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.
6. 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 New Construction as submitted by the Applicant is appropriate. Upon motion made by Dr. Lund, seconded by Ms. Sharma, the Commission unanimously voted (5 to 0, Members Lund, Sharma, Brenna, Sanderson and Verity were in favor, members Haggerty and Arce were recused) to grant conceptual approval of the proposal as submitted 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 any necessary zoning relief has been granted.

NOW, THEREFORE, BE IT RESOLVED that the application for New Construction 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.

  
\_\_\_\_\_  
Ryan Haggerty  
Chair