



Providence Historic District Commission

Jorge O. Elorza
Mayor

March 16, 2020

APPLICANT/OWNER
BCP PROC OZ, LLC
One Custom House, Suite 4
Providence, RI 02903

RESOLUTION 20-02 Application 20.004

WHEREAS, the applicant, BCP PROC OZ, LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 126 Adelaide Avenue, Plat 52, Lot 351, and,

WHEREAS, the Commission held a Regular Meeting on the matter on January 27, 2020, with the following members present: Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Sanderson, Parrillo & Wilson-Barnes; and

WHEREAS, Messrs. Eric Zuena and Ron Stevenson, architects, and John Mancini, Esq., 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. 126 Adelaide Ave is a structure of historical and architectural significance that contribute to the significance of the Providence landmarks District-Residential, having been recognized as a contributing structure to the Elmwood National Register Historic District.
2. The application for Major Alterations is considered complete.
3. The work as proposed consists of Major Alterations and includes the construction of a shed dormers, and a gable dormer; remove round fixed window in existing gable dormer and install operable window to the north (Adelaide Ave) elevation; the

construction of a second story mass at northeast corner of east elevation with window; and, the construction of a gable dormer with two paired windows, second story addition along main mass with seven windows, south elevation.

4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
5. The application requires a zoning use variance for a multi-family house in an R-2 district.
6. The work as submitted is in accord with PHDC Standard 8 as follows: the proposal as proposed does not destroy the historic character of the property or the district and is aesthetically compatible with the property and district as the proposed alterations are reversible and will not have an adverse effect on the property or district.
7. The Commission accepts and agrees with the findings in the Staff Report. The Commission had the following comments related to the proposal: overall supportive of the proposal; there were concerns about the overall massing for the rear elevation, perhaps it could be reduced at the stairwell? The "light well" at the front should be reduced to be as small as possible; dormers shapes could be different, perhaps a shed?

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as amended by the Applicant is appropriate. Upon motion made by Dr. Lund, seconded by Mr. Fontecchio, the Commission voted unanimously (9 to 0) to grant Conceptual Approval of the proposal as submitted as the proposal as submitted does not destroy the historic character of the property or the district and is aesthetically compatible with the property and district, is reversible and will not have an adverse effect on the property or district, and the recommendations in the staff report, with the applicant to return to the Commission for Final Approval once the zoning variance has been granted.

NOW, THEREFORE, BE IT RESOLVED that the application for Major Alterations as described in the above findings of fact **ARE CONCEPTALLY 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.

Handwritten signature of Michael S. Marino in black ink, with a circled "SM for" to the right of the name.

Michael S. Marino
Chair