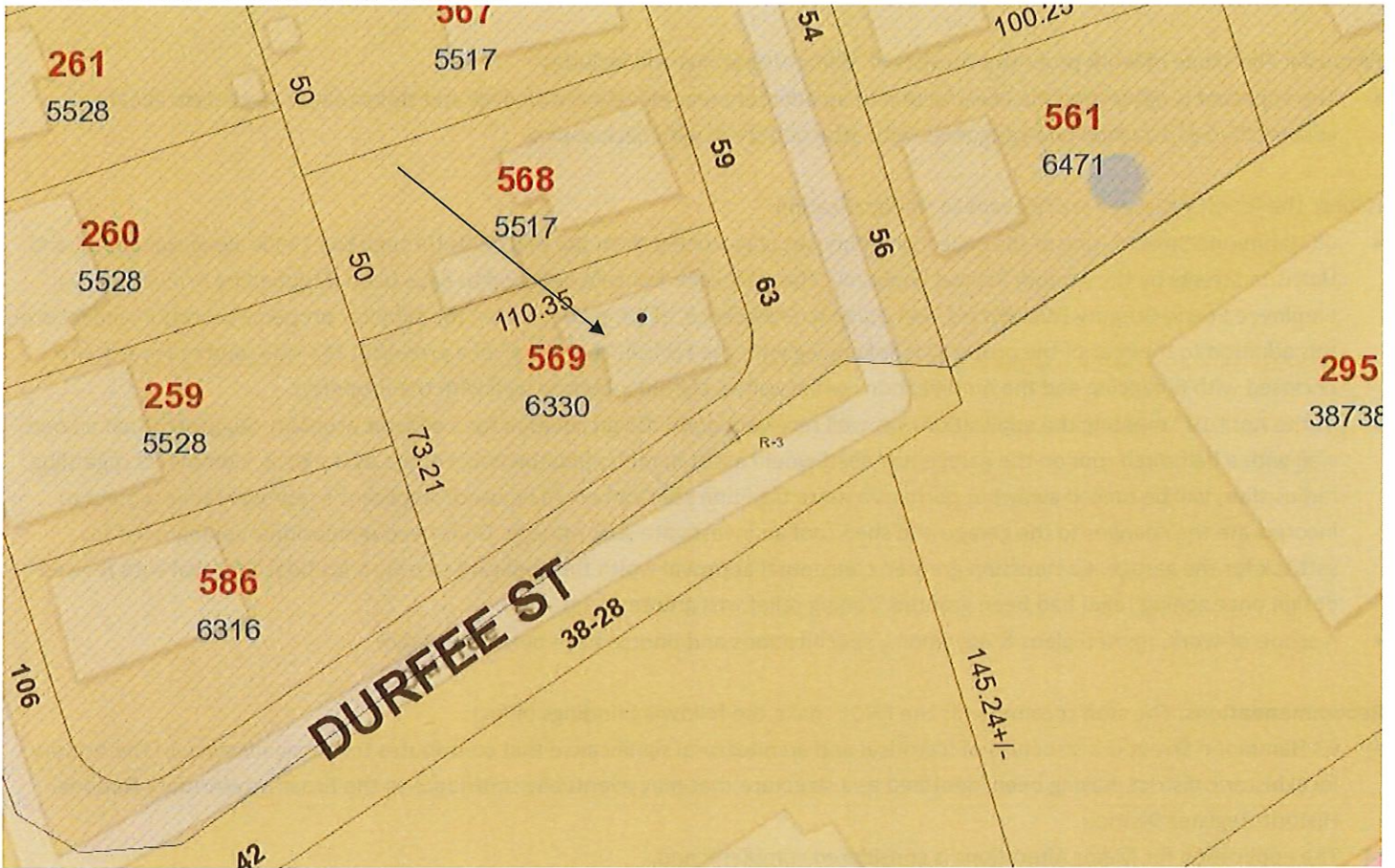


2. CASE 21.033, 63 HAMMOND STREET, House, 1992 (ARMORY)
NON-CONTRIBUTING to Broadway/Armory NRHD



Arrow indicates 63 Hammond Street.



Arrow indicates project location, looking north.

Applicants/Owners: Matthew Murphy, 63 Hammond Street, Providence, RI 02909

Architect: Monika Kraemer, 15 Almy Street, Providence, RI 02909

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

- The applicant is requesting 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

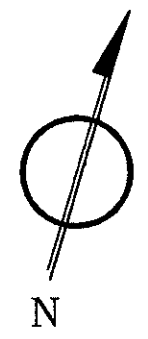
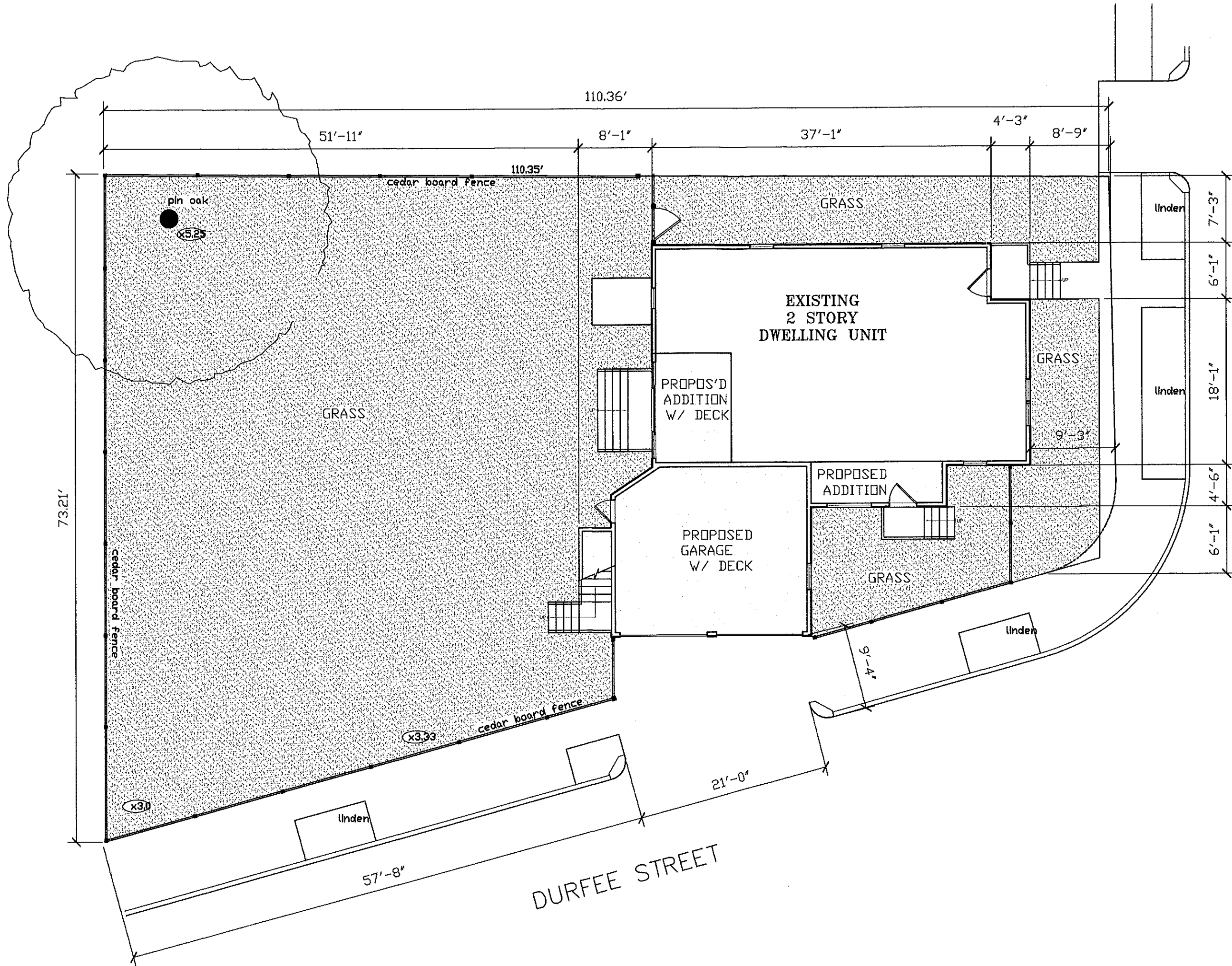
Issues: The following issues are relevant to this application:

- 63 Hammond Street is one of the collective of houses constructed from the mid-1980s 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 subject's property's location and lot size, this addition to the rear of the property is in keeping with the typical "evolution" of a property. The side- and rear-yards are enclosed with 6' fencing and the modifications, while visible, should integrate well with the property;
- At the April 19th meeting the application was well received, good design solution for a difficult problem. Suggested that a knee wall with a half-pitch roof on the garage and shed would assist in mitigating the visual effect of the deck. Comments regarding radius stair, will be tucked away but perhaps a more traditional stair-run could be used? Applicant's representative agreed to incorporate the changes to the garage and shed roof and investigate stair options. Does need dimensional zoning relief for setback for the garage. Commission granted conceptual approval with the applicant to return for final approval with revised design once zoning relief had been granted. Zoning relief was granted; and,
- A scope-of-work, revised plans & elevations, specifications and photos have been submitted.

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

- a) 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;
- 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. 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. 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 required details.

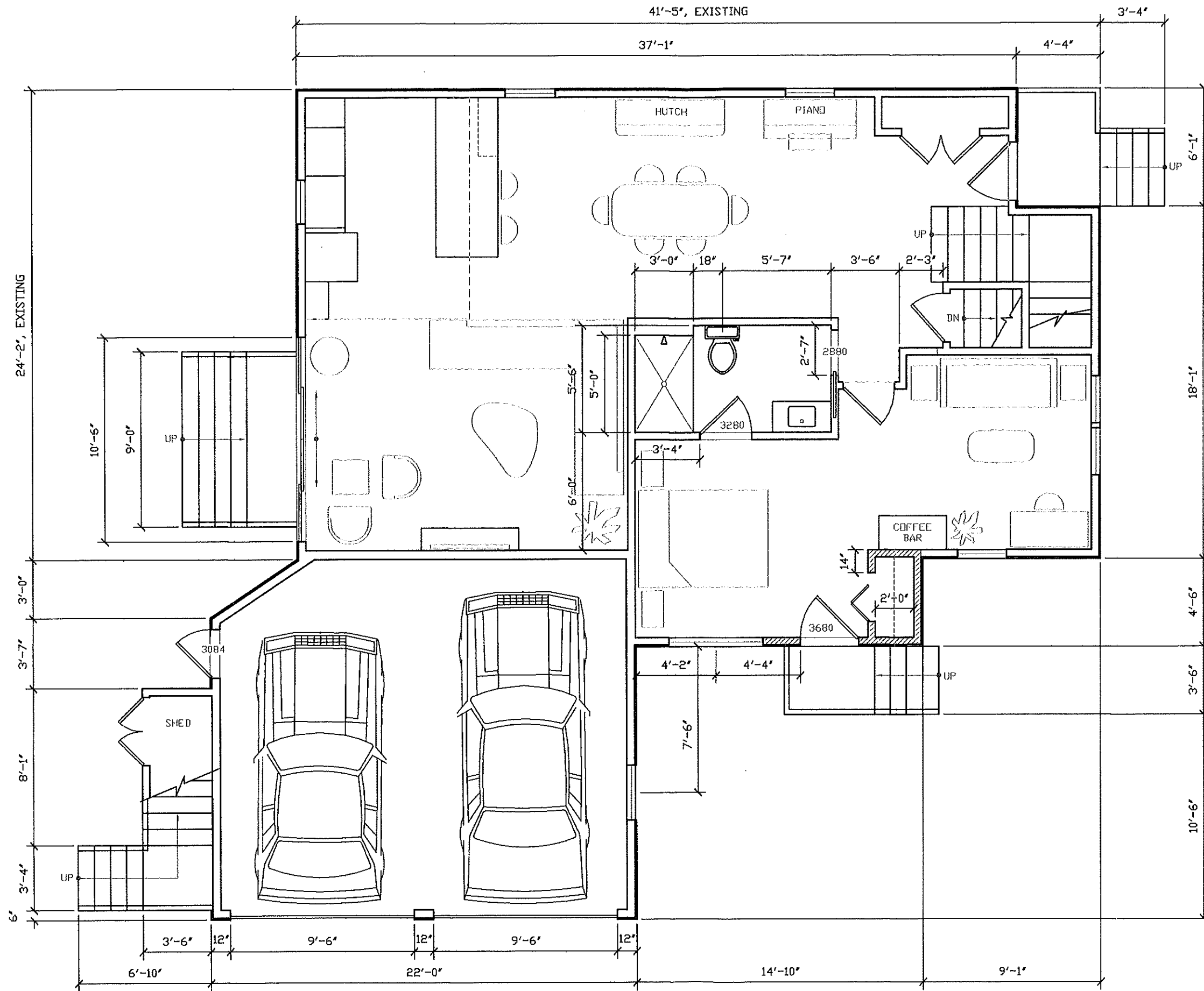


HAMMOND STREET

DURFEE STREET

<p>FOR: RENOVATION</p>	
<p>PROJECT:</p>	<p>MURPHY/FERNANDEZ RES 63 HAMMOND STREET PROVIDENCE RI 02909</p>
<p>DRAWING TITLE:</p>	<p>SITE PLAN</p>
<p>REV:</p>	
<p>DATE:</p>	<p>5/18/2021</p>
<p>SCALE:</p>	<p>1:10=1'-0"</p>
<p>SP</p>	

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



FIRST FLOOR PLAN WITH GARAGE

FOR: RENOVATION

PROJECT:

MURPHY/FERNANDEZ RES
63 HAMMOND STREET
PROVIDENCE RI 02909

DRAWING TITLE:

FIRST FLOOR
CONSTRUCTION PLAN

REV:

DATE:

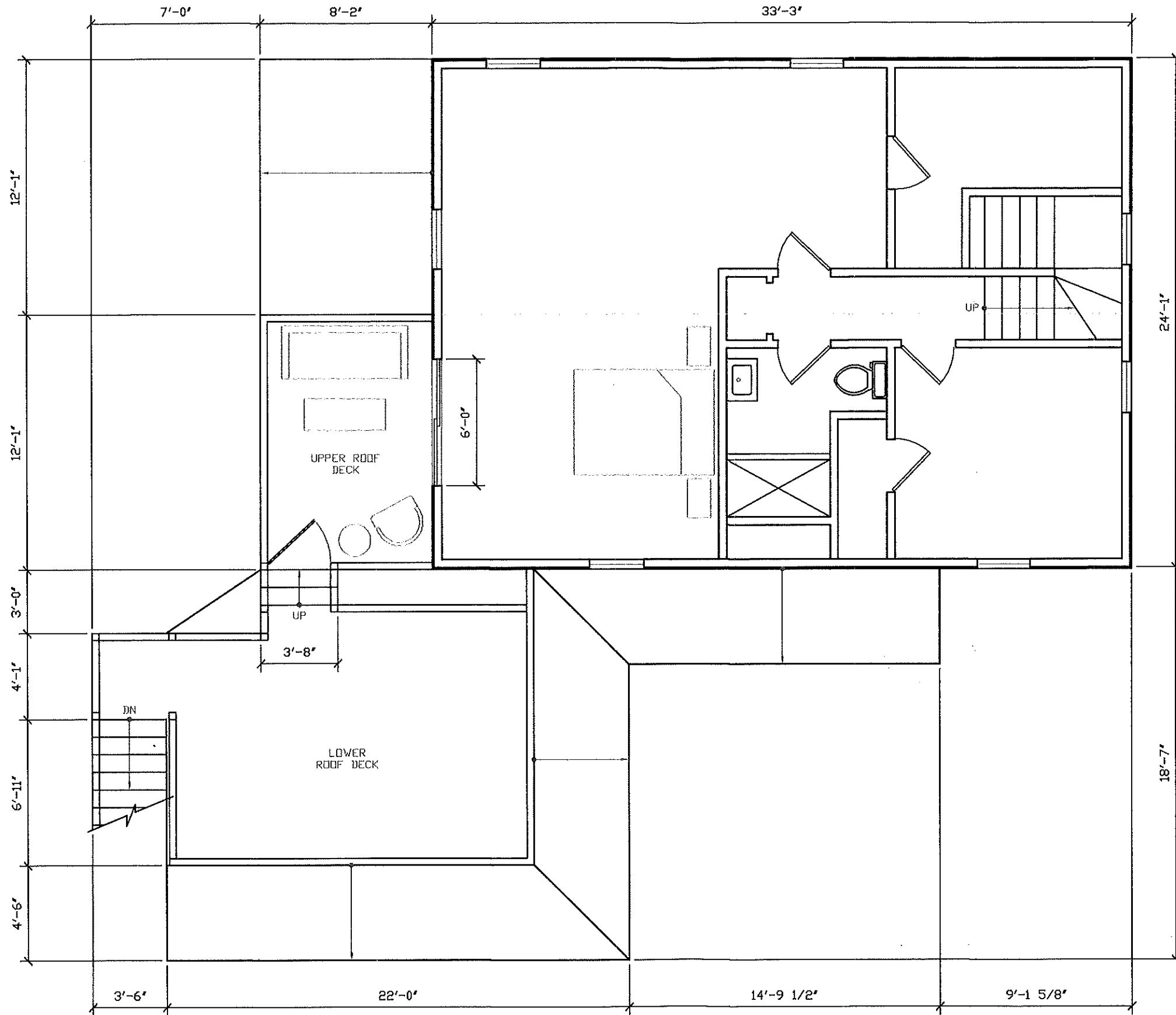
5/18/2021

SCALE:

3/16"=1'-0"

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12 Almy Street
Providence, RI 02909

A1.0



○ SECOND FLOOR PLAN

FOR: RENOVATION

Monika P. Kraemer
 Architect
 401.241.5576
 12 Almy Street
 Providence, RI 02909

PROJECT:
 MURPHY/FERNANDEZ RES
 63 HAMMOND STREET
 PROVIDENCE RI 02909

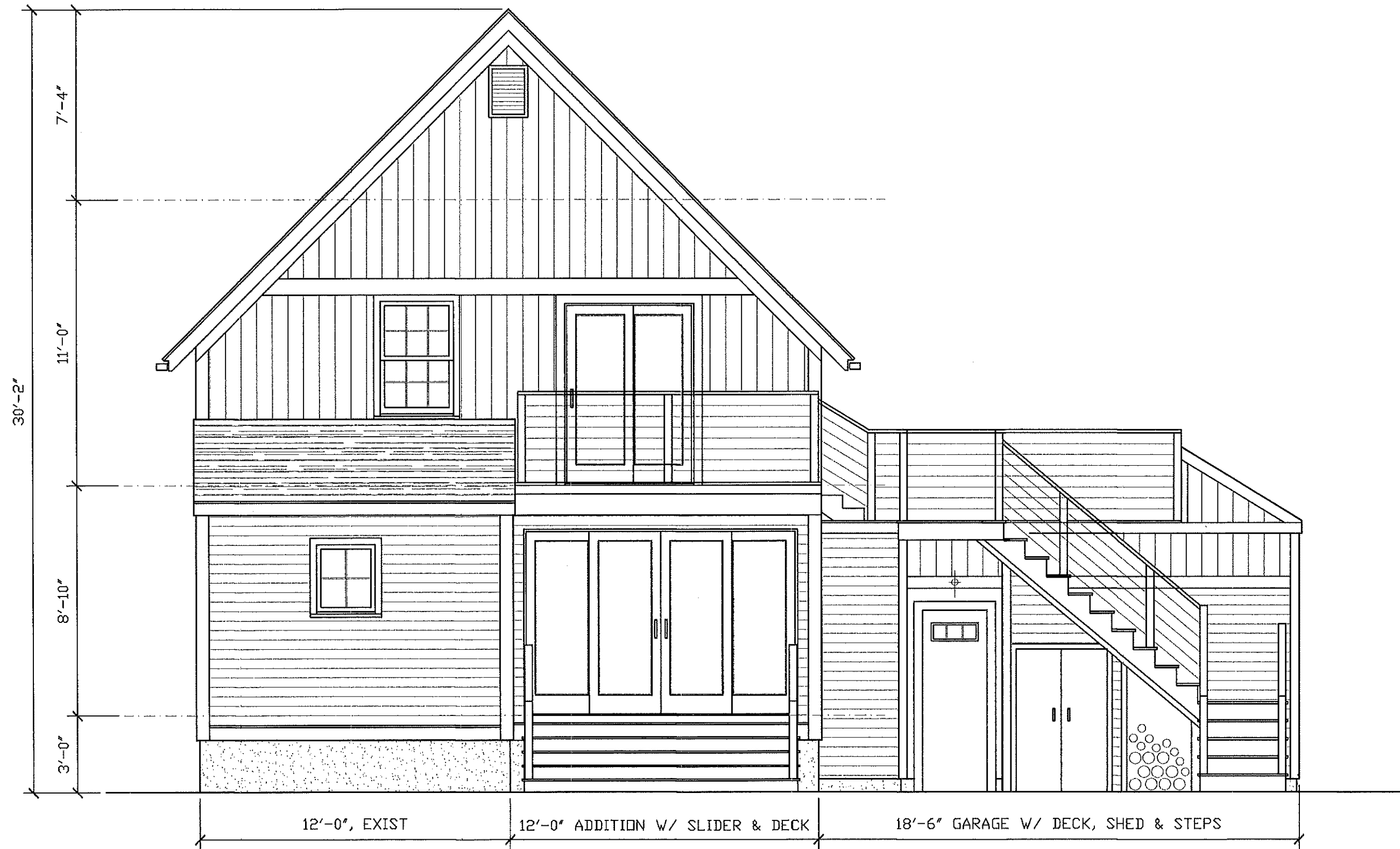
DRAWING TITLE:
 SECOND FLOOR
 CONSTRUCTION PLAN

REV:

DATE:
 5/18/2021

SCALE:
 3/16" = 1'-0"

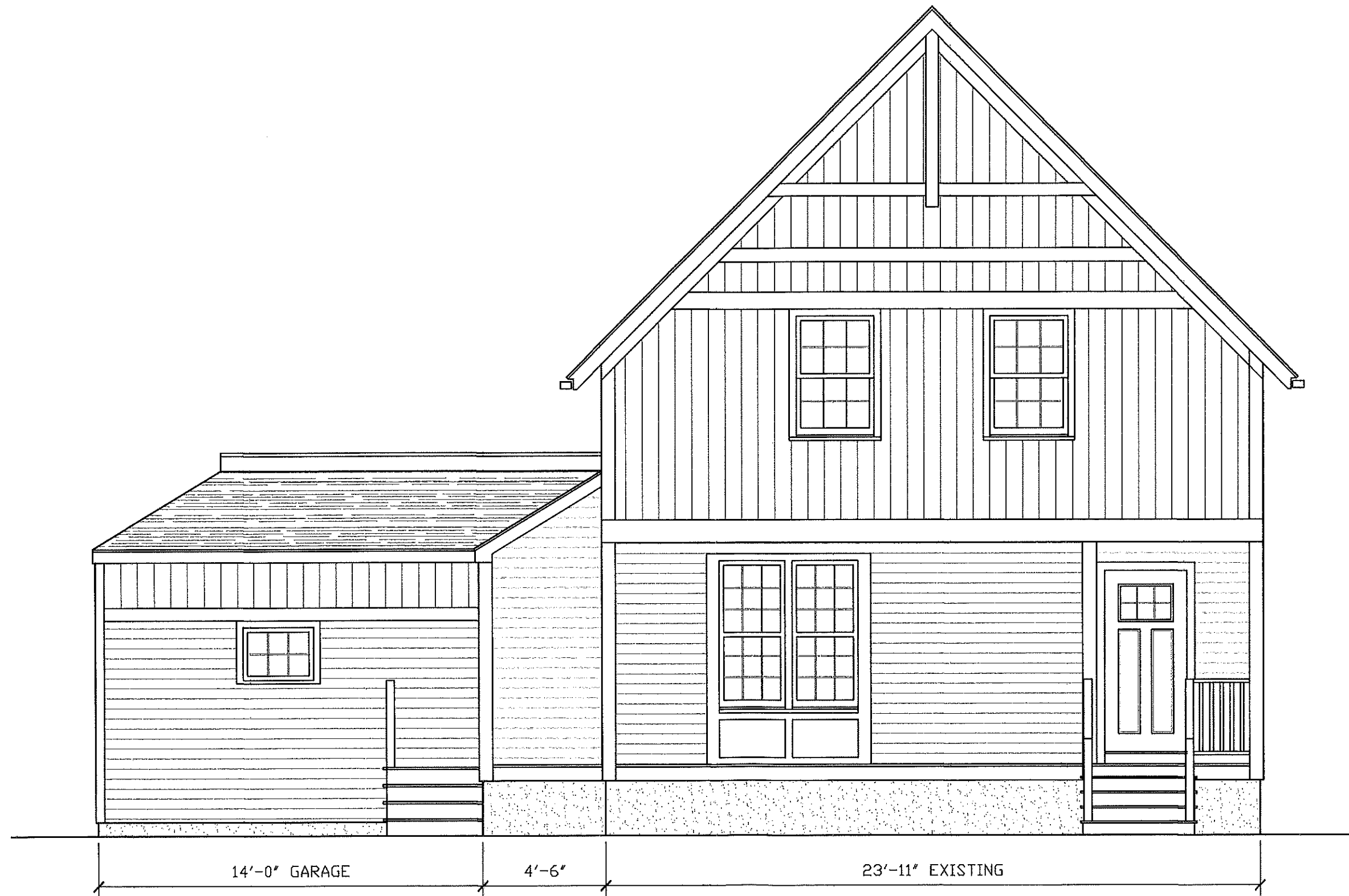
A1.1



○ WEST ELEVATION

FOR: RENOVATION	
DRAWING TITLE:	WEST ELEVATION
PROJECT:	MURPHY/FERNANDEZ RES 63 HAMMOND STREET PROVIDENCE RI 02909
REV:	
DATE:	5/18/2021
SCALE:	1/4"=1'-0"
A2.0	

Monika P. Kraemer
Architect
401.241.5576
12 Almy Street
Providence, RI 02909



EAST ELEVATION

FOR: RENOVATION

PROJECT:
MURPHY/FERNANDEZ RES
63 HAMMOND STREET
PROVIDENCE RI 02909

DRAWING TITLE:
EAST ELEVATION

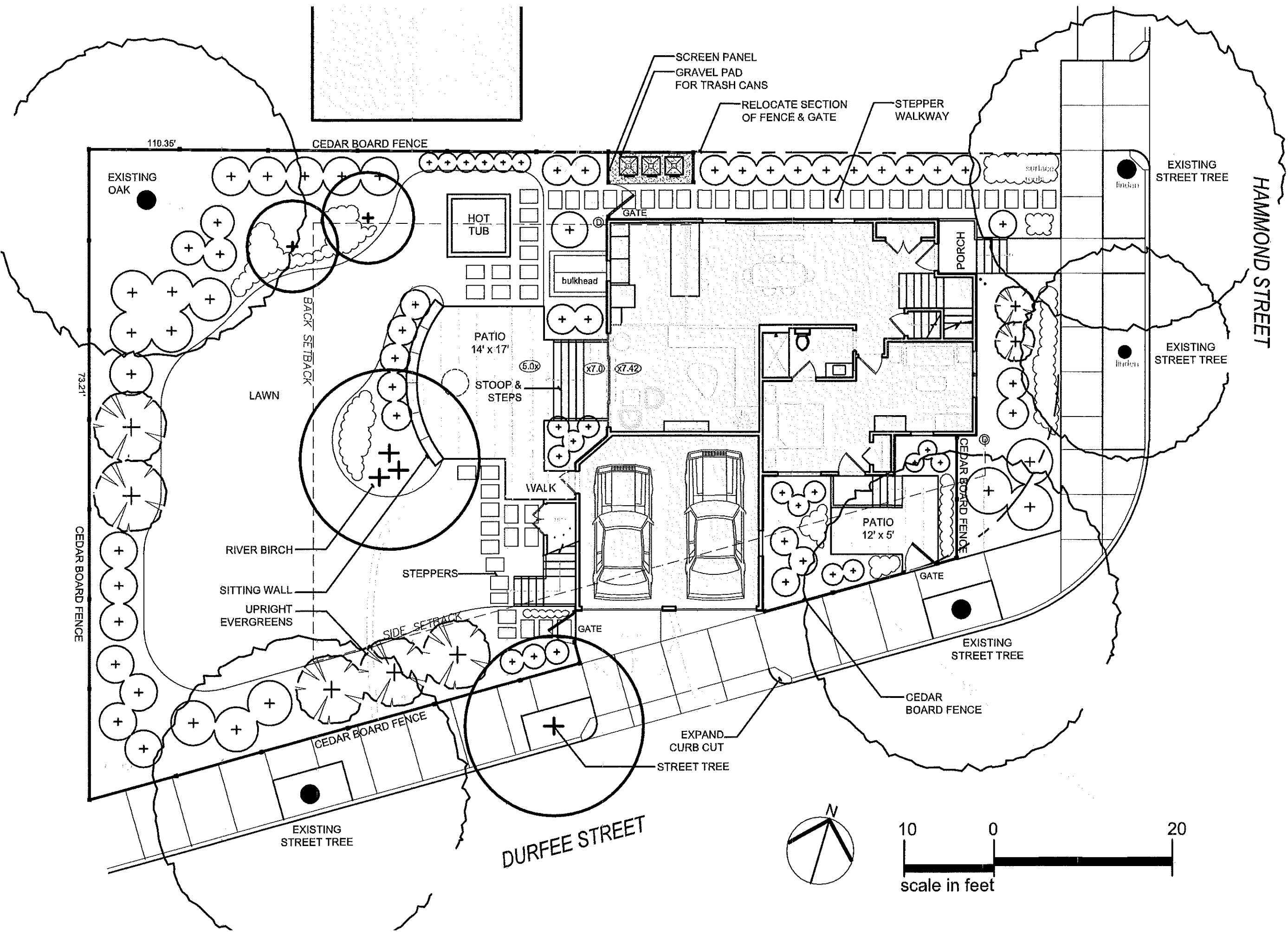
REV:

DATE:
5/18/2021

SCALE:
1/4" = 1'-0"

A2.2

Monika P. Kraemer
Architect
 401.241.5576
 12 Almy Street
 Providence, RI 02909



REVISIONS:	5.01.21	UPDATED ARCH.

PROJECT:
MURPHY RESIDENCE
LANDSCAPE IMPROVEMENTS
63 HAMMOND STREET
PROVIDENCE, RHODE ISLAND

CONCEPTUAL LANDSCAPE PLAN	DATE: 4.17.21
	SCALE: 1"= 10'-0"
	M-1