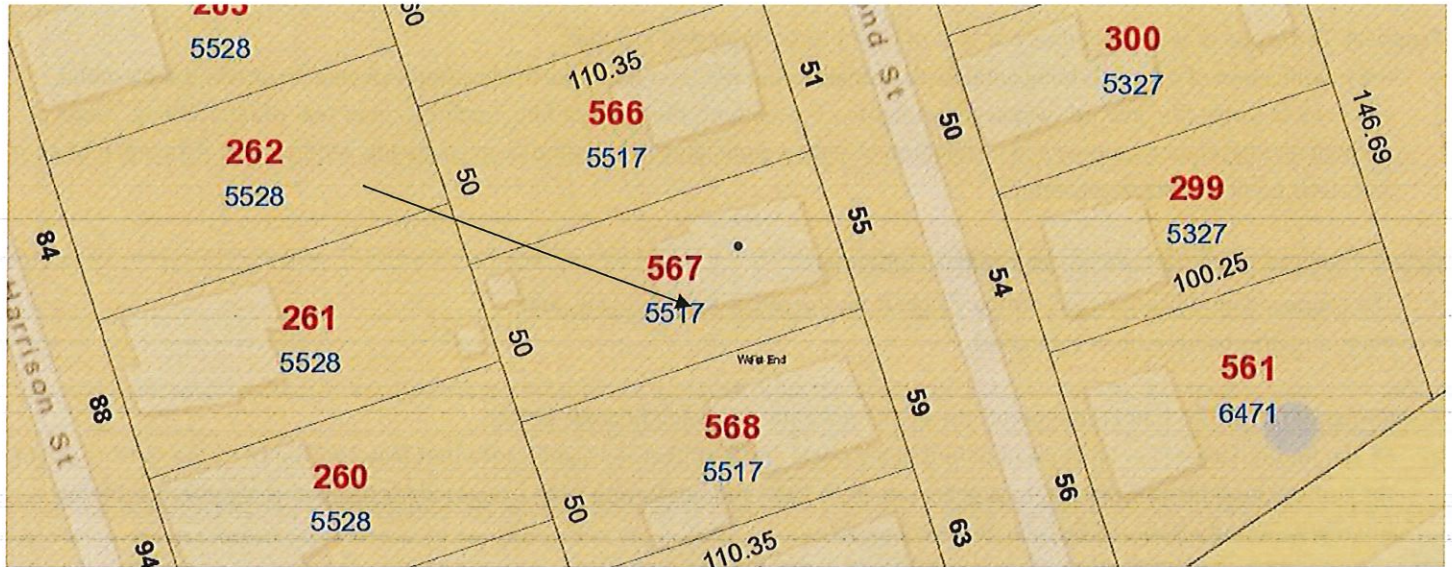
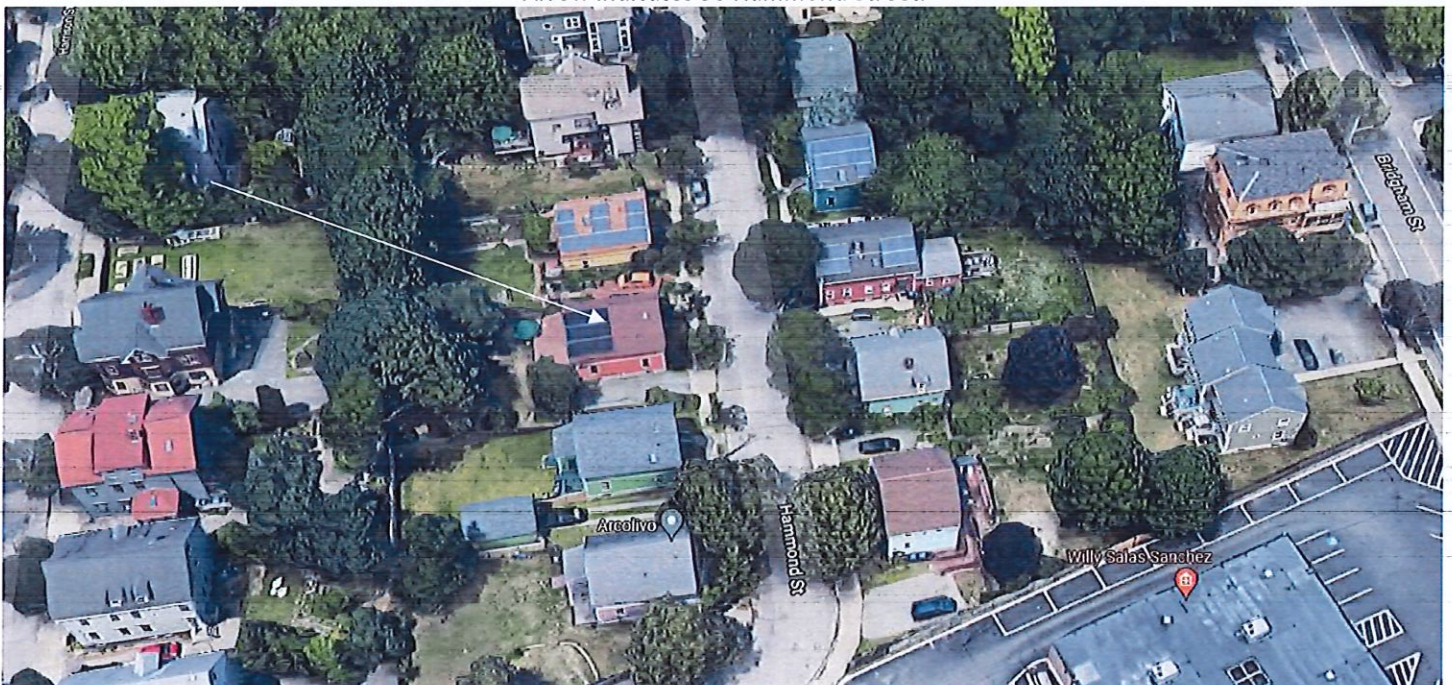


9. CASE 22.044, 55 HAMMOND STREET, House, 1992 (ARMORY)
NON-CONTRIBUTING to Broadway/Armory National Register Historic District



Arrow indicates 56 Hammond Street.



Arrow indicates project location, looking north.

Applicants/Owners: Judi Jeroslow & Matthew Gabor, 55 Hammond Street, Providence, RI 02909

Architect: Jonathan F. Bell, 426 Washington Street, Providence, RI 02903

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

- the modification of a double-hung window to a single casement, first floor, north elevation; conversion of two double-hung windows to single-lite, inward swinging casements, second floor, north elevation; modification of rear porch roofline, removal of single-lite casement window and installation of sliding doors and steps; removal of single-lite window and installation of door and steps on porch, south elevation.

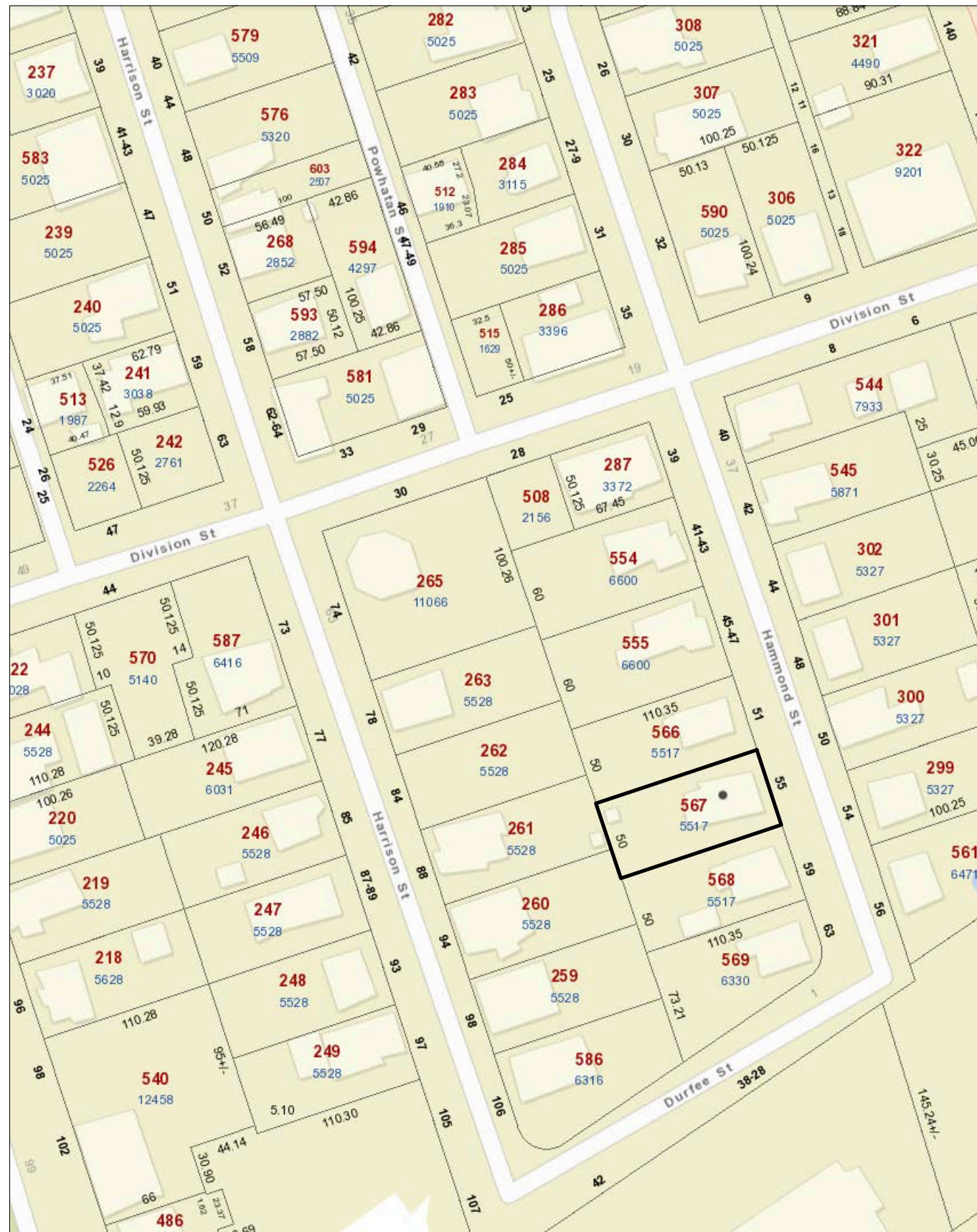
Issues: The following issues are relevant to this application:

- The proposed modifications will not be visible from the public rights-of-way; and,
- Plans and photos have been submitted.

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

- a) 56 Hammond Street is a structure of potential historical and architectural significance that may contribute to the significance of the Armory local historic district, having been built in 1989 and not having been evaluated for its historic significance to the Broadway/Armory 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, as the proposed modifications will not be visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 56 Hammond Street is a structure of potential historical and architectural significance that may contribute to the significance of the Armory local historic district, having been built in 1989 and not having been evaluated for its historic significance to the Broadway/Armory 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, as the proposed modifications will not be visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



1 LOCUS PLAN: 55 Hammond ST.
NOT TO SCALE



PROJECT INFORMATION

Owners:
Matthew Gabor
Judi Jeroslow

Address:
55 Hammond St.
Providence, RI 02909

PLAT/LOT: 32/567
Zone: R3
Historic Overlay District: Armory

PROJECT DESCRIPTION

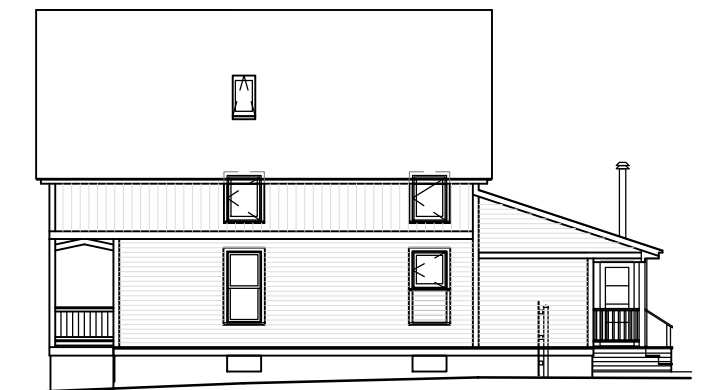
This single-family house was built in 1992 as part of a larger neighborhood infill project. The proposed project divides the open upper floor into three bedrooms, and enlarges the kitchen and back porch areas. Several new doors, windows, and exterior modifications are proposed.

Exterior modifications include:

- Changing of (2) fiberglass double-hung windows for wood/aluminum clad inswing casement windows to meet bedroom egress requirements;
- Changing one double hung fiberglass window for one wood/aluminum clad inswing casement window to accommodate new kitchen design;
- New wood/fiberglass clad sliding doors to replace existing rear windows;
- Replacement of one rear door to the screened porch with a wood/aluminum clad inswing casement window;
- Modification of rear porch roof line;
- Elimination of chimney

LIST OF DRAWINGS

- PHDC.0 COVER SHEET, PROJECT INFORMATION
- PHDC.1 EXISTING CONDITION PHOTOGRAPHS
- PHDC.2 EXISTING EXTERIOR ELEVATIONS
- PHDC.3 DEMOLITION AND PROPOSED EXTERIOR ELEVATIONS
- PHDC.4 FIRST FLOOR PLANS
- PHDC.5 SECOND FLOOR PLANS
- PHDC.6 WINDOW DETAILS
- PHDC.7 DOOR AND WINDOW SCHEDULES





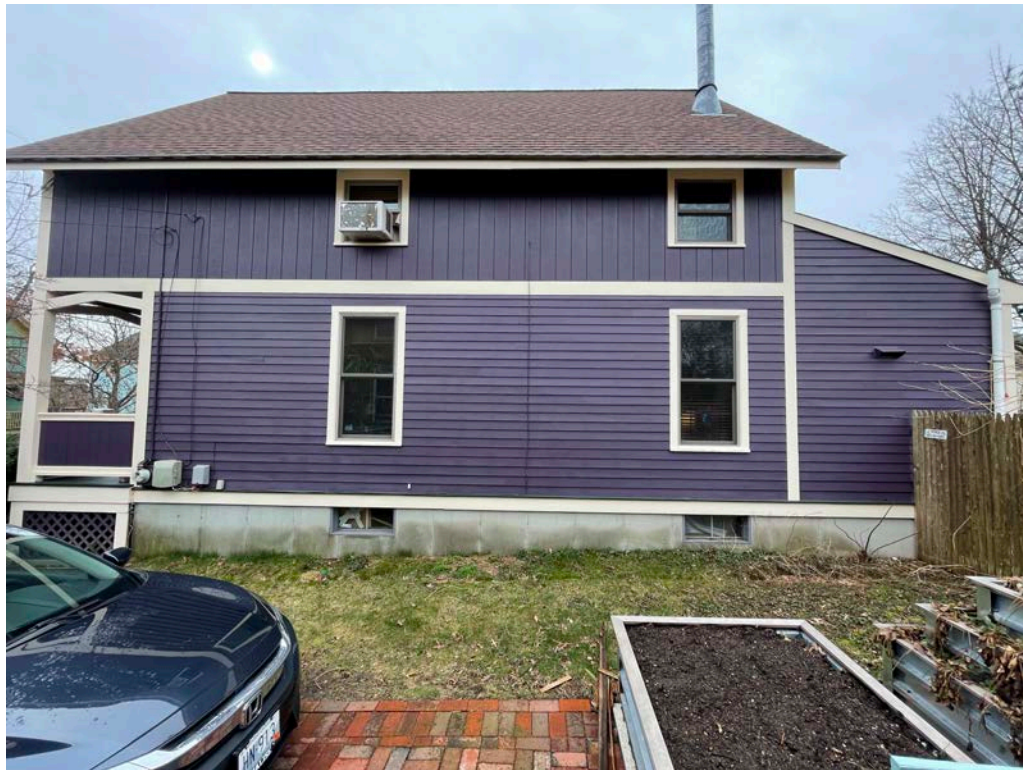
EXISTING PHOTOGRAPH: VIEW FROM NORTHEAST (HAMMOND STREET)



EXISTING PHOTOGRAPH: EAST
(Note: this elevation not affected by proposed changes)



EXISTING PHOTOGRAPH: SOUTHEAST



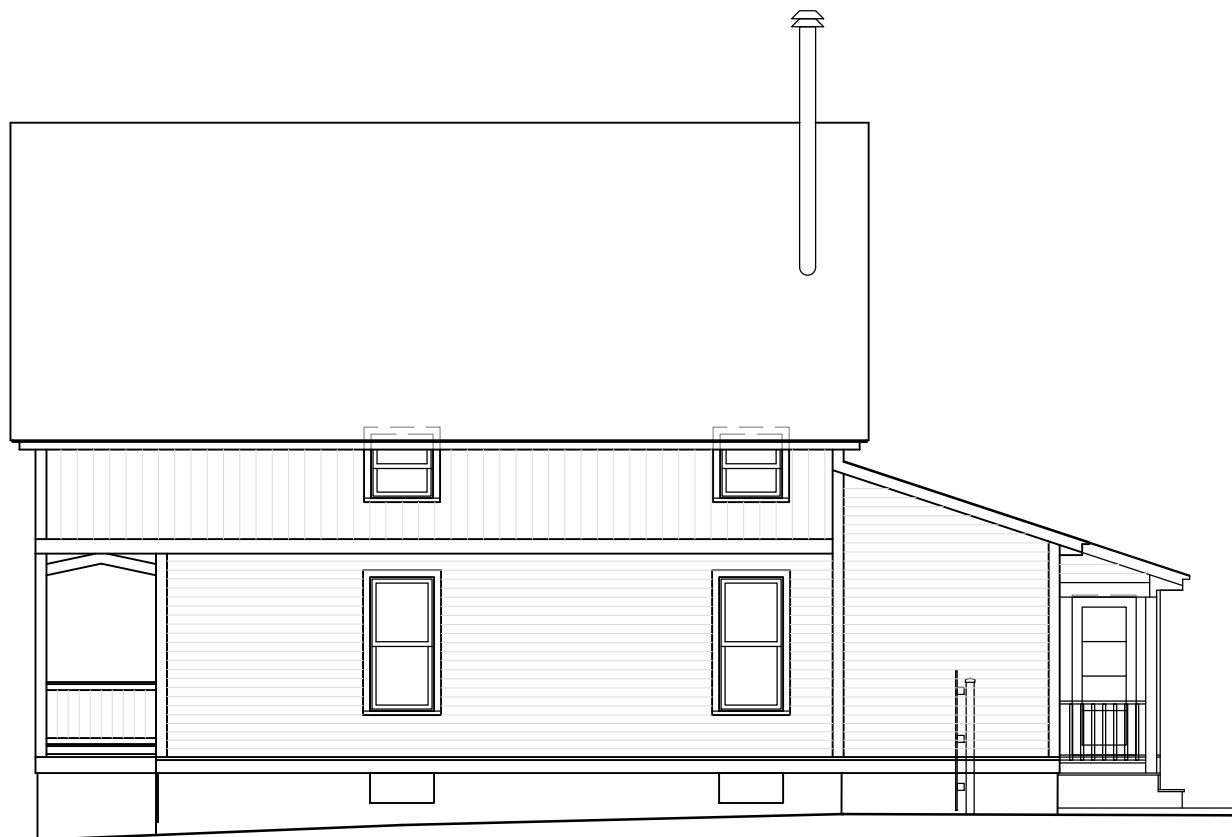
EXISTING PHOTOGRAPH: NORTH



EXISTING PHOTOGRAPH: WEST



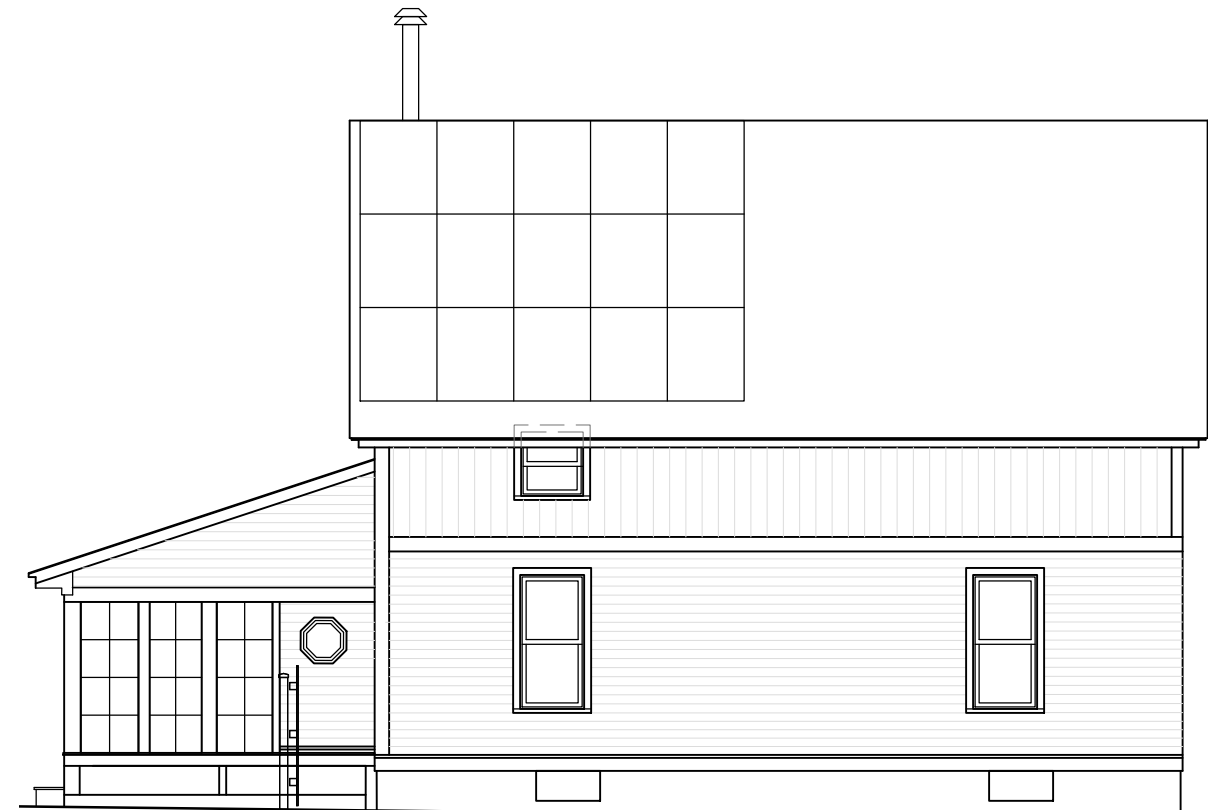
EXISTING PHOTOGRAPH: PARTIAL SOUTH ELEVATION



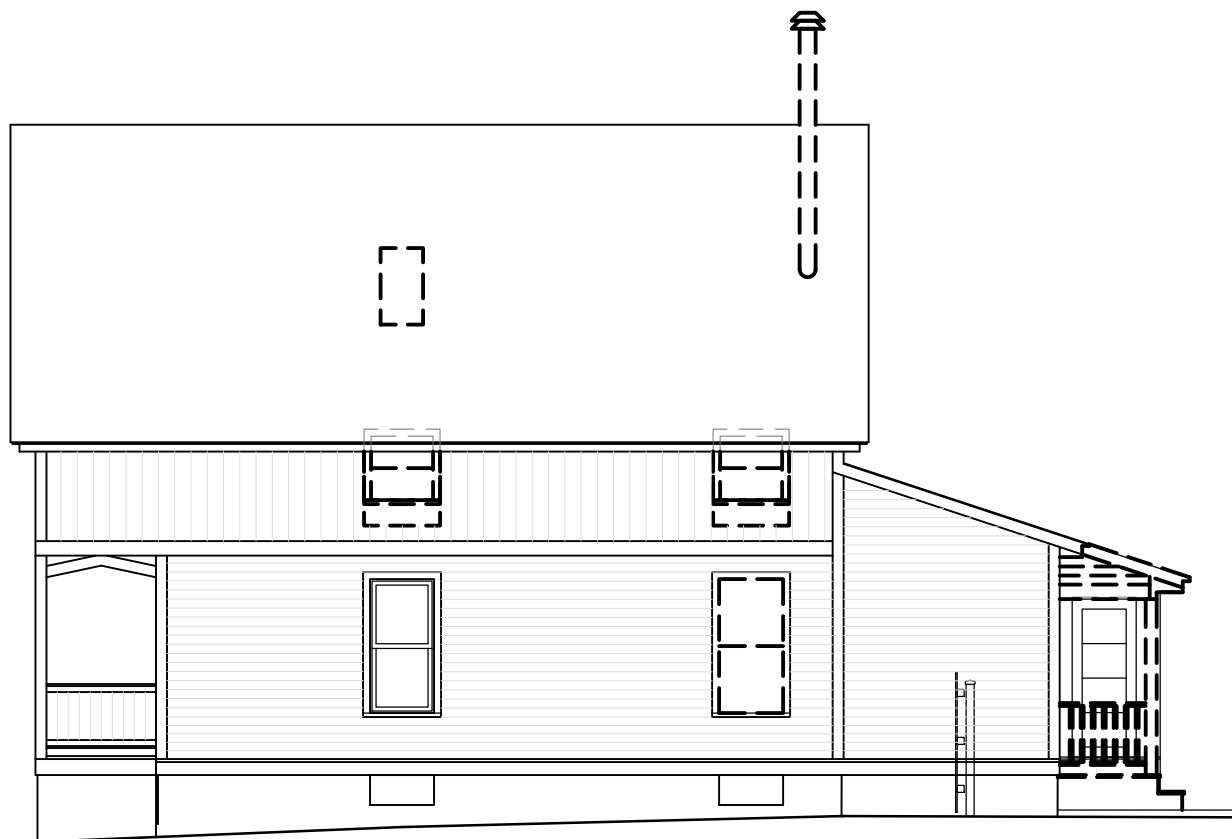
EXISTING ELEVATION: NORTH



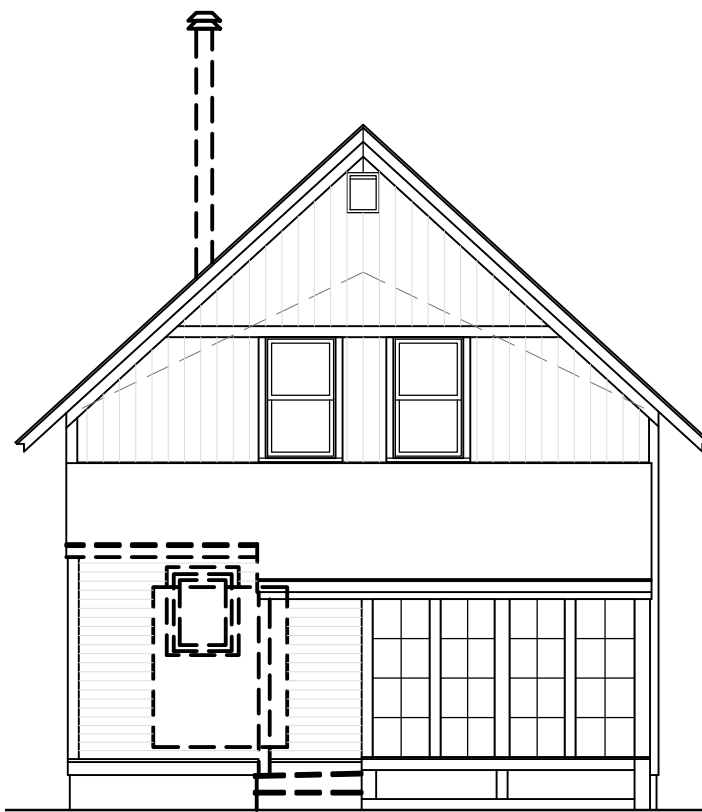
EXISTING ELEVATION: WEST



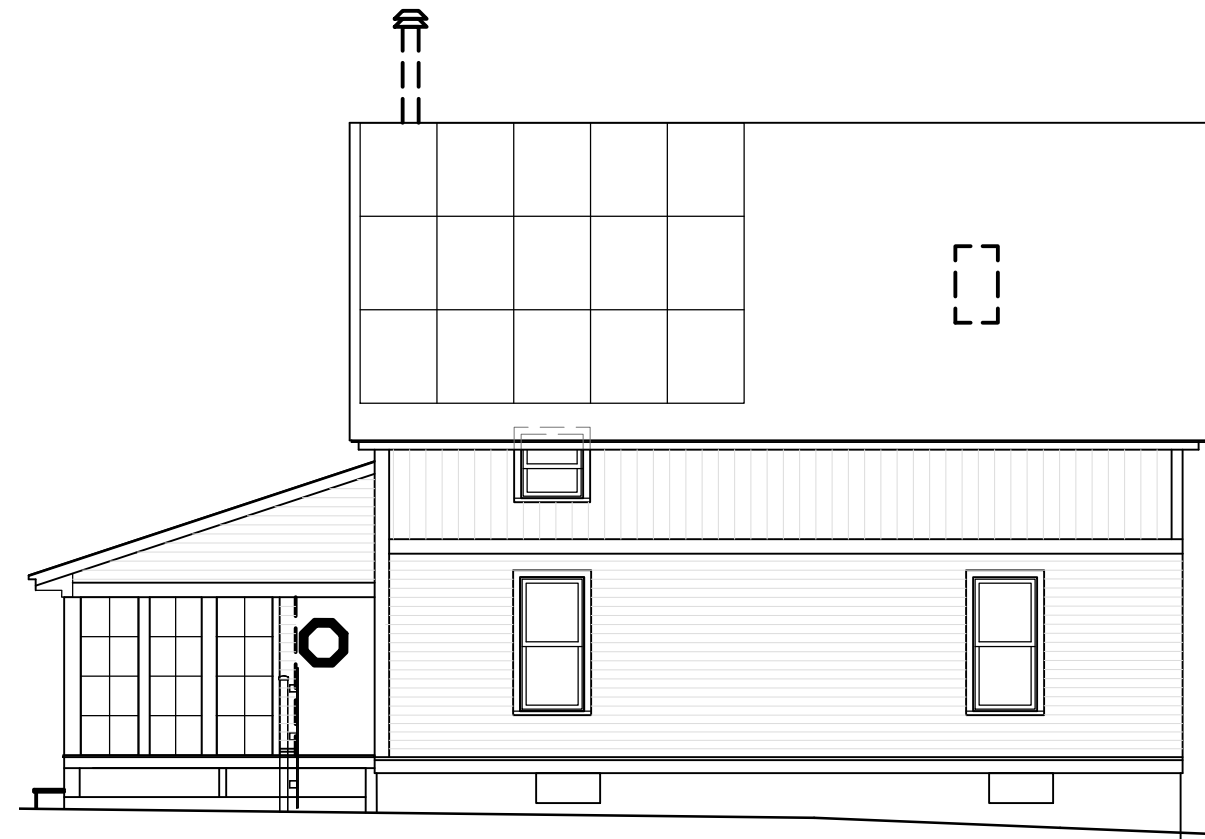
EXISTING ELEVATION: SOUTH



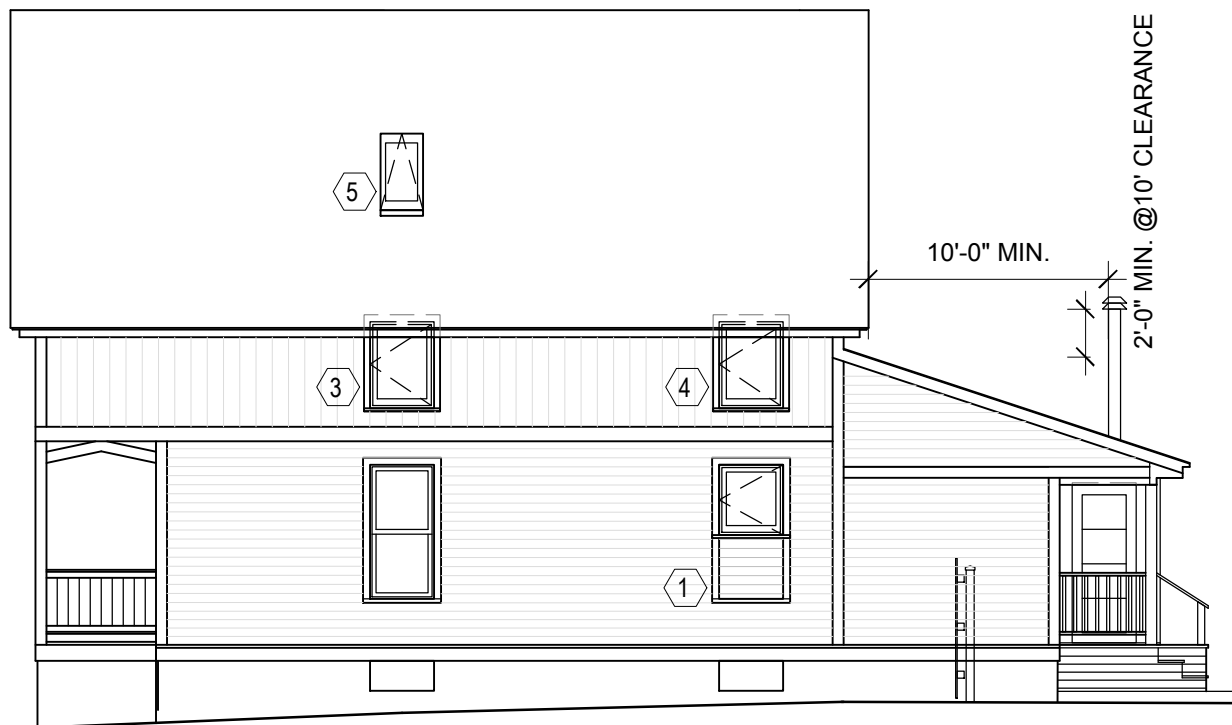
EXISTING ELEVATION: NORTH (with proposed demolition)



EXISTING ELEVATION: WEST (with proposed demolition)



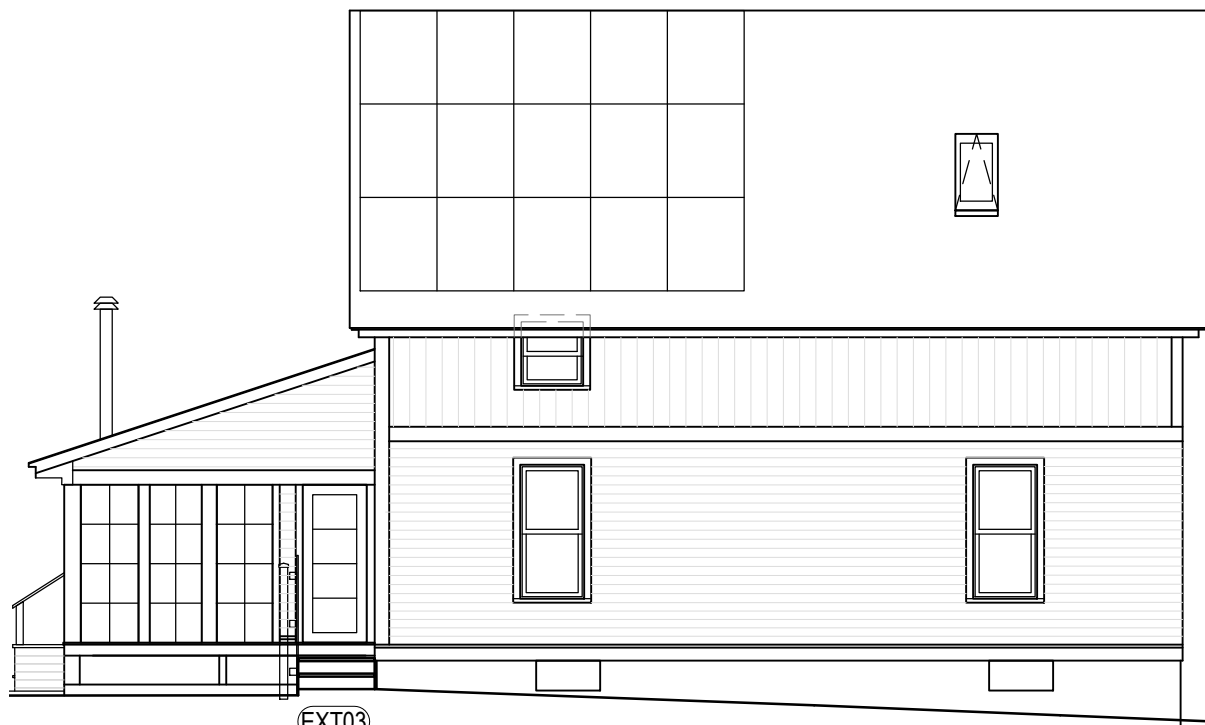
EXISTING ELEVATION: SOUTH (with proposed demolition)



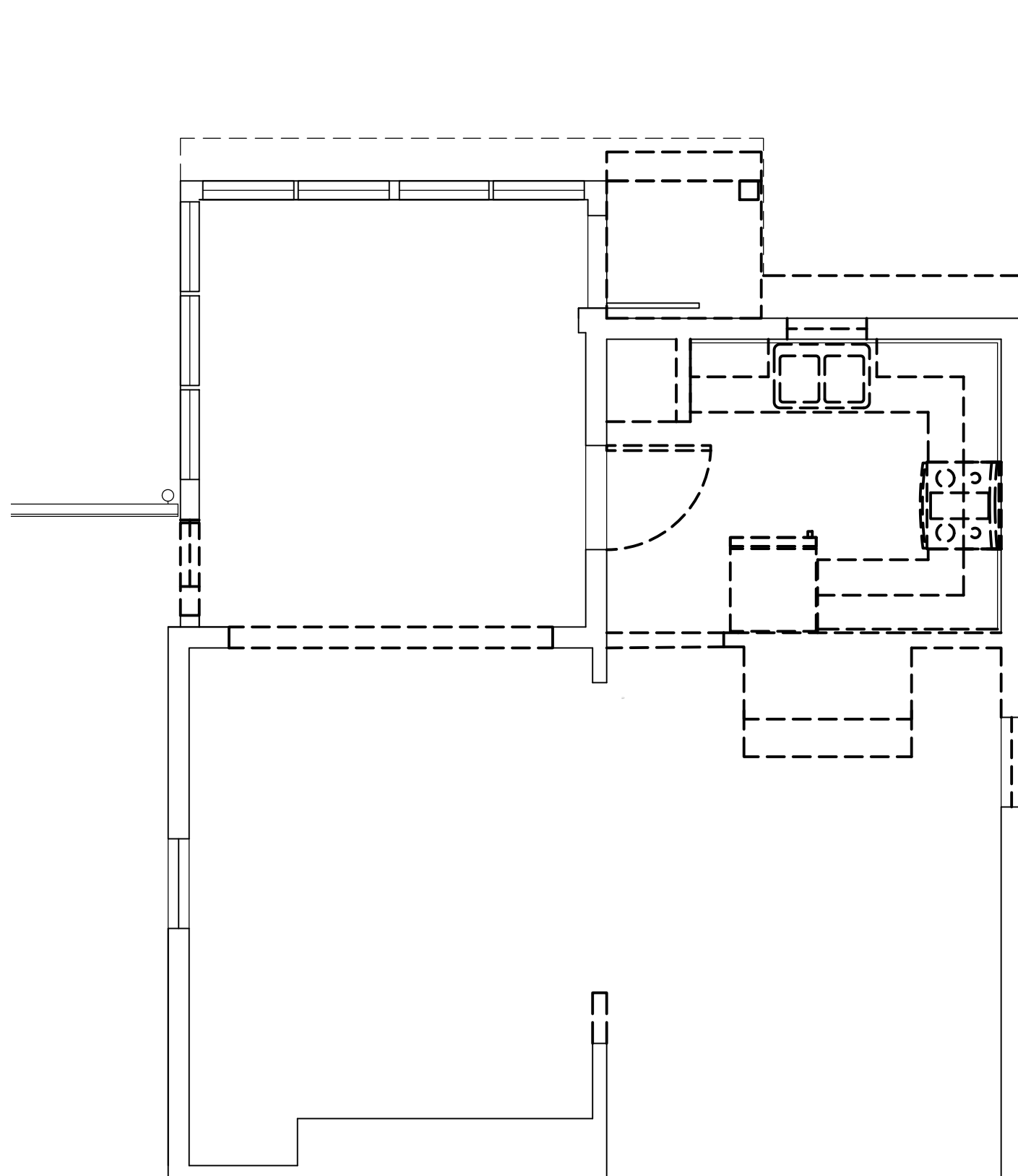
PROPOSED ELEVATION: NORTH



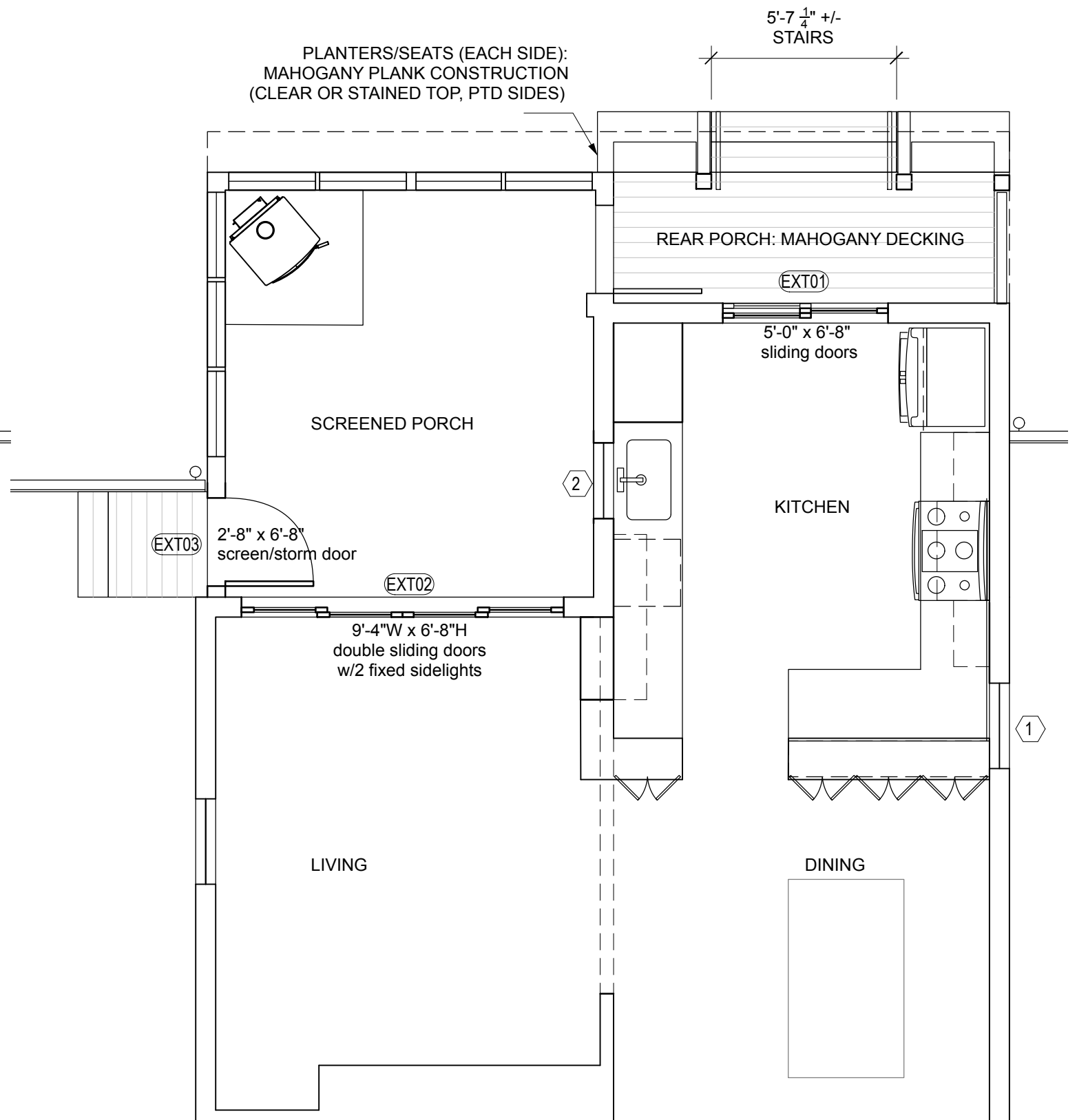
PROPOSED ELEVATION: WEST



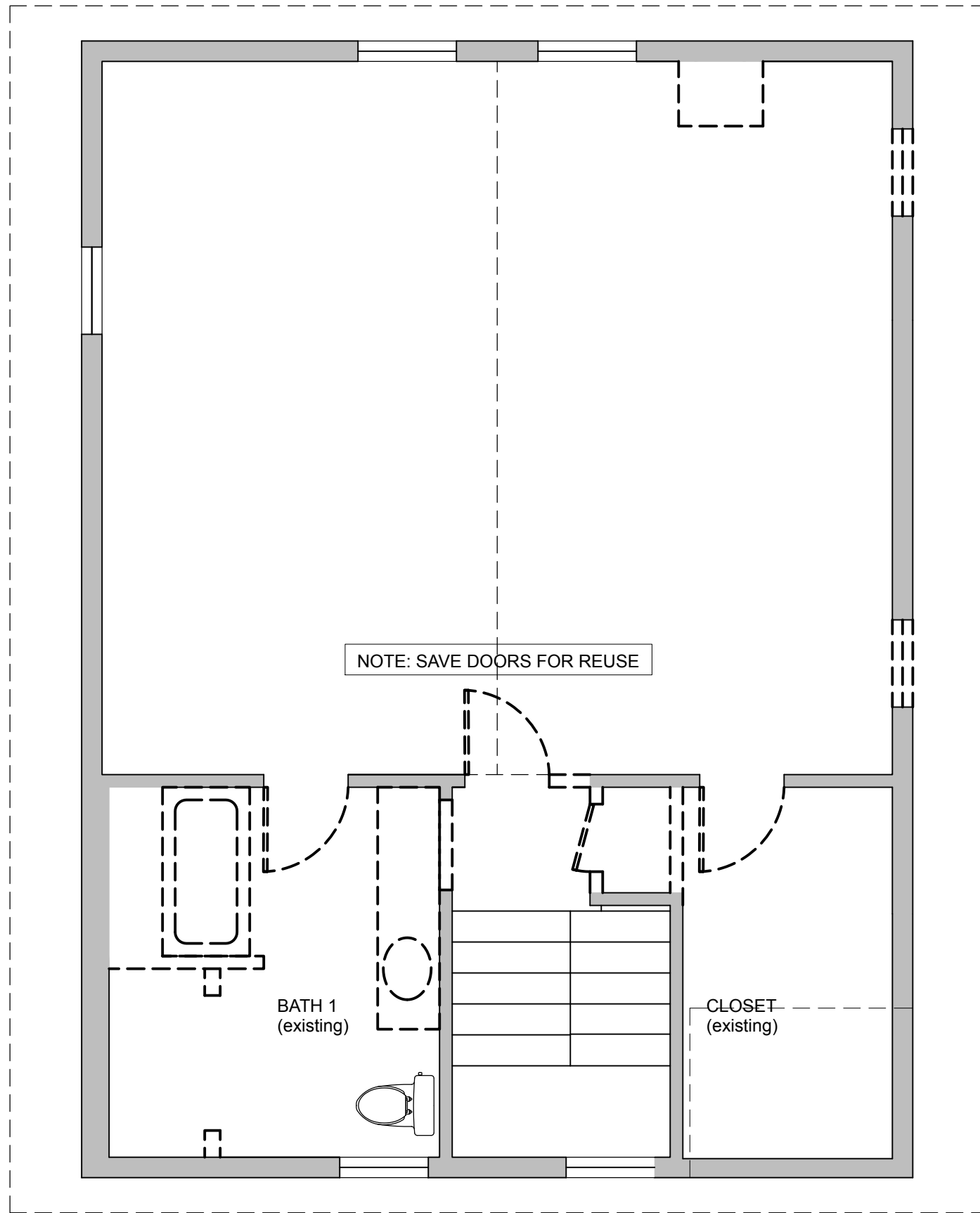
PROPOSED ELEVATION: SOUTH



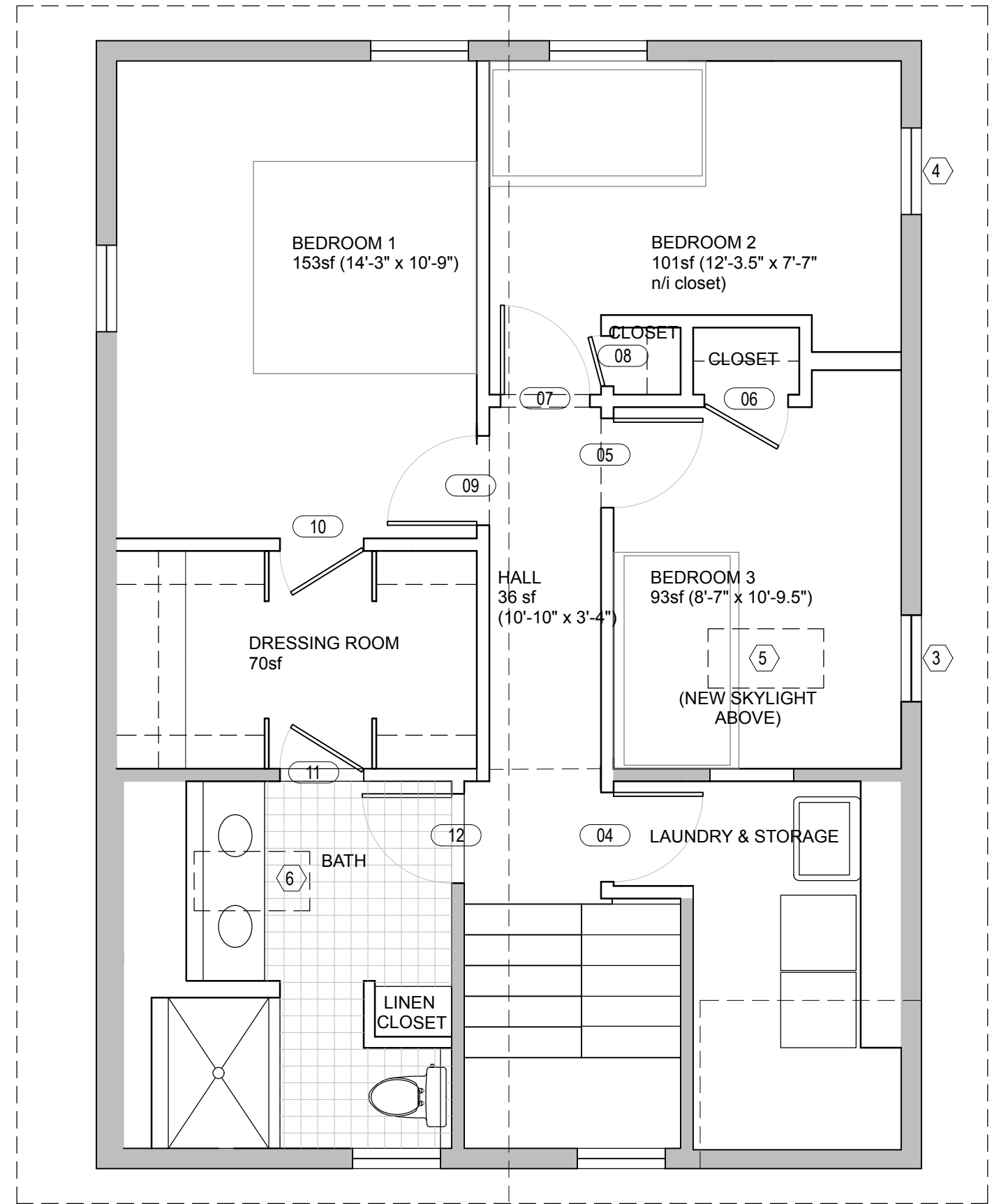
FIRST FLOOR PLAN: Existing, showing proposed demolition
 Scale: 1/4" = 1'-0"



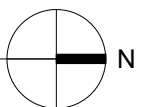
FIRST FLOOR PLAN: Proposed
 Scale: 1/4" = 1'-0"

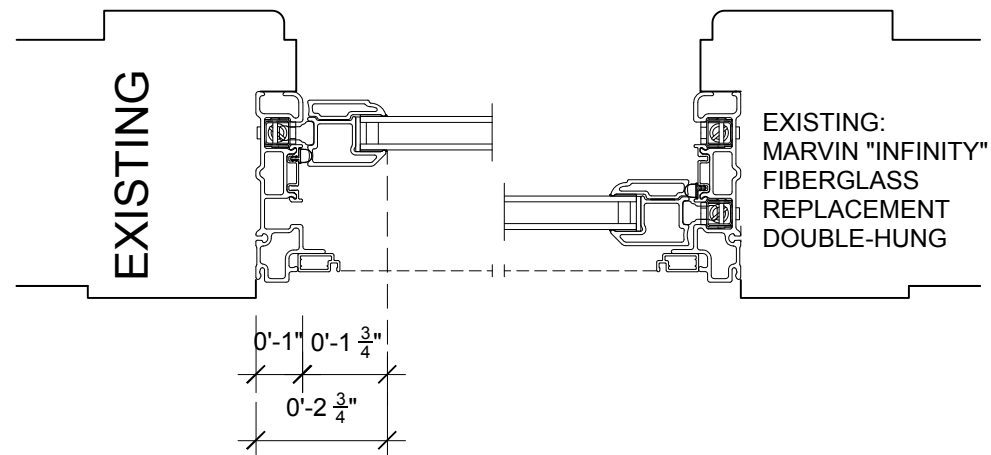
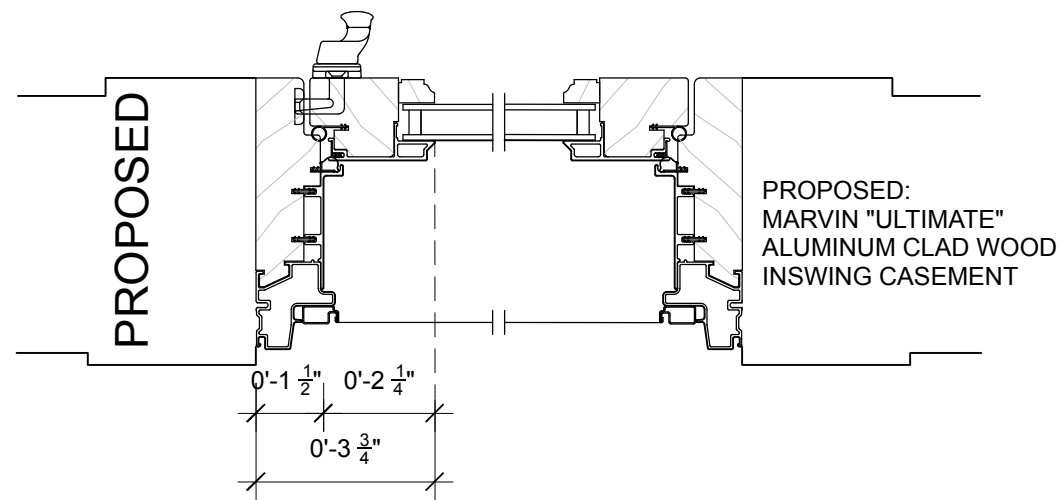


SECOND FLOOR PLAN: Existing, showing proposed demolition
 Scale: 1/4" = 1'-0"



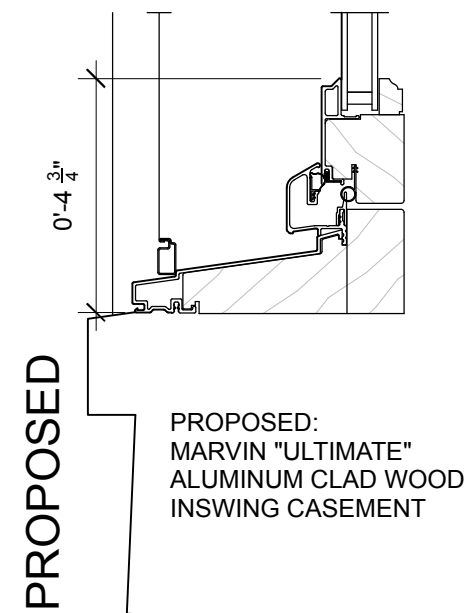
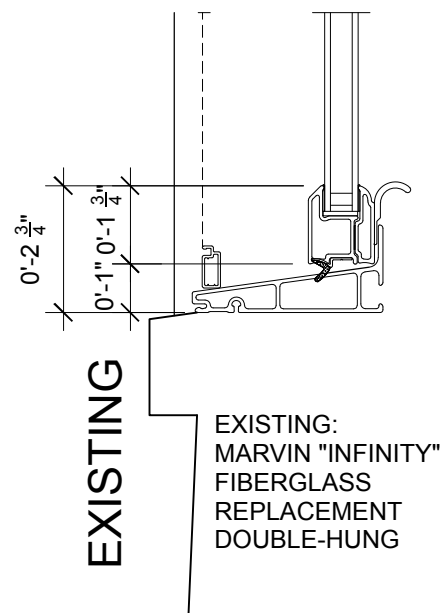
SECOND FLOOR PLAN: Proposed
 Scale: 1/4" = 1'-0"



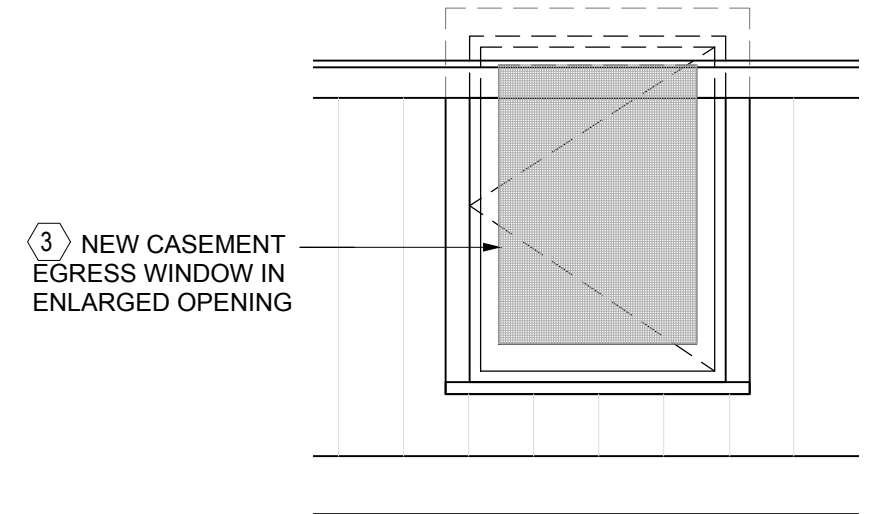


TRIMMED OPENING TO DAYLIGHT OPENING, TYPICAL AT JAMBS

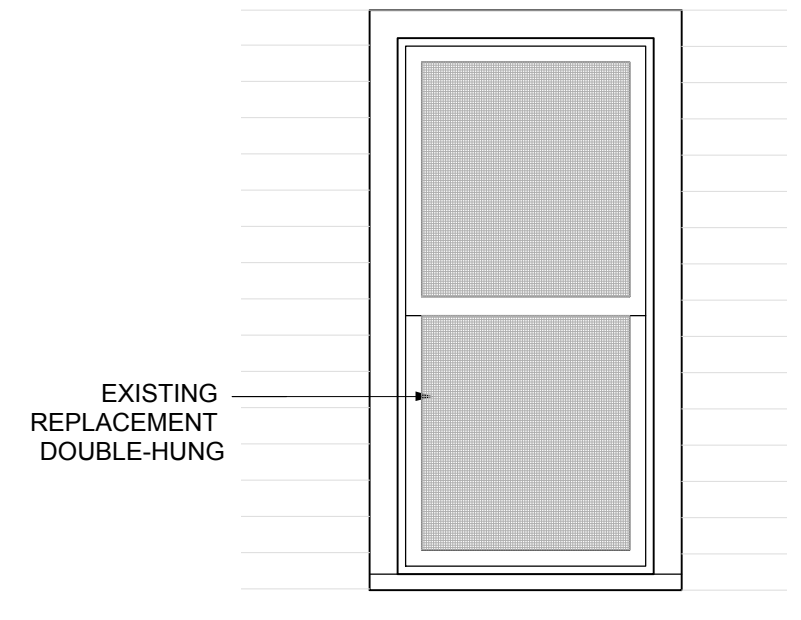
JAMB DETAILS: COMPARISON OF EXISTING REPLACEMENT DH & PROPOSED CASEMENT
Scale: 3" = 1'-0"



SILL DETAILS: COMPARISON OF EXISTING REPLACEMENT DH & PROPOSED CASEMENT
Scale: 3" = 1'-0"



3 NEW CASEMENT
EGRESS WINDOW IN
ENLARGED OPENING



EXISTING
REPLACEMENT
DOUBLE-HUNG

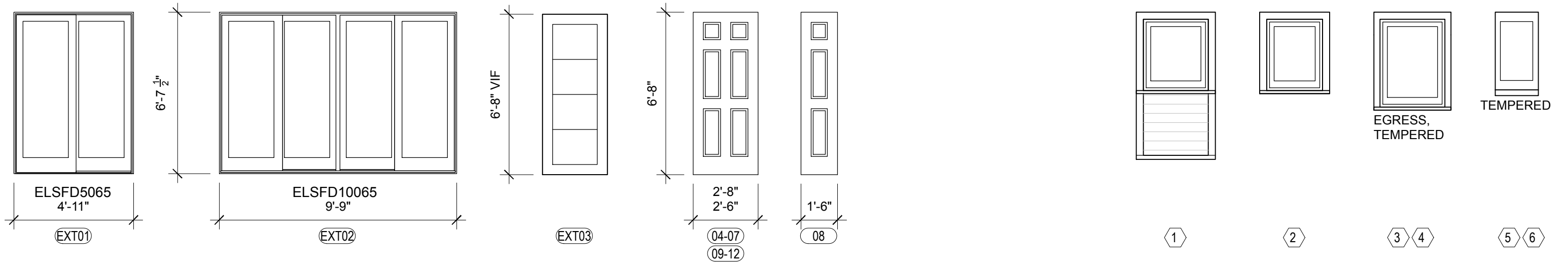
PARTIAL NORTH ELEVATION
Scale: 1/2" = 1'-0"

DOOR SCHEDULE

TAG	LOCATION	MFR	SERIES	FUNCTION/DESCRIPTION	OPENING SIZE (H X W)	FRAME	HARDWARE	NOTES
EXT01	KITCHEN	MARVIN	ELEVATE SLIDING FRENCH DOORS	(1) SLIDING GLASS DOOR, (1) FIXED PANEL, (1) SCREEN	5'-0" W X 6'-8" H	WD	NORTHFIELD OIL-RUBBED BRONZE	NEW OPENING FRAMING PER DRAWINGS
EXT02	LIVING ROOM	MARVIN	ELEVATE SLIDING FRENCH DOORS	(2) SLIDING DOORS WITH (2) FIXED PANELS (NO SCREENS)	9'-4" W X 6'-8" H	WD	NORTHFIELD OIL-RUBBED BRONZE	NEW OPENING FRAMING PER DRAWINGS
EXT03	SCREENED PORCH		(ORDERED BY OWNER)	SCREEN DOOR	2'-8" X 6'-8"	WD	BY MFR	BY OWNER: COORDINATE ROUGH FRAMING AND TRIM
04	LAUNDRY & STORAGE			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	2'-8" X 6'-8"	WD		
05	BEDROOM 3			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	2'-8" X 6'-8"	WD		
06	BEDROOM 3 CLOSET			REUSE EXISTING 6-PANEL WOOD DOOR	2'-6" X 6'-8"	WD		
07	BEDROOM 2			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	2'-8" X 6'-8"	WD		
08	BEDROOM 2 CLOSET			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	1'-6" X 6'-8"	WD		
09	BEDROOM 1			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	2'-8" X 6'-8"	WD		
10	DRESSING ROOM			REUSE EXISTING 6-PANEL WOOD DOOR	2'-6" X 6'-8"	WD		
11	DRESSING ROOM			REUSE EXISTING 6-PANEL WOOD DOOR	2'-6" X 6'-8"	WD		
12	BATH			6-PANEL (RAISED PANEL) SOLID-CORE WOOD DOOR	2'-8" X 6'-8"	WD		

DOOR NOTES:

EXTERIOR DOORS: CLAD EXTERIOR, "PEBBLE GRAY"
 PAINTED INTERIOR



WINDOWS

TAG	LOCATION	MFR	SERIES	FUNCTION/DESCRIPTION	QUANTITY	UNIT SIZES: W X H	R.O. SIZE (H x W)	NOTES
1	KITCHEN/DINING	MARVIN	ULTIMATE	INSWING CASEMENT	1	2'-7" W X 2'-11" H		
2	KITCHEN	MARVIN	ULTIMATE	INSWING CASEMENT	1	2'-3 1/2" W X 2'-11" H		
3	BEDROOM 3	MARVIN	ULTIMATE	INSWING CASEMENT	1	2'-7" W X 3'-7 1/4" H		EGRESS OPENING, TEMPERED GLASS, SAFETY HARDWARE FOR LOW SILL
4	BEDROOM 2	MARVIN	ULTIMATE	INSWING CASEMENT	1	2'-7" W X 3'-7 1/4" H		EGRESS OPENING, TEMPERED GLASS, SAFETY HARDWARE FOR LOW SILL
5	BEDROOM 3	VELUX	VS MANUAL "FRESH AIR" SKYLIGHT C06	OPERABLE SKYLIGHT	1	1'-9" W X 3'-9 3/4" H		
6	BATH	VELUX	VS MANUAL "FRESH AIR" SKYLIGHT C06	OPERABLE SKYLIGHT	1	1'-9" W X 3'-9 3/4" H		

NOTES:

WINDOWS 1, 3, & 4: SIZES TO BE VERIFIED TO MATCH EXISTING OPENING WIDTHS; SILLS TO BE MODIFIED FOR THESE WINDOWS
 GLAZING: 3/4" INSULATED UNIT W/ARGON & LOW-E COATING (TEMPERED WHERE NOTED)
 FRAMES: CLAD "PEBBLE GRAY"
 INTERIOR FINISH: PAINTED