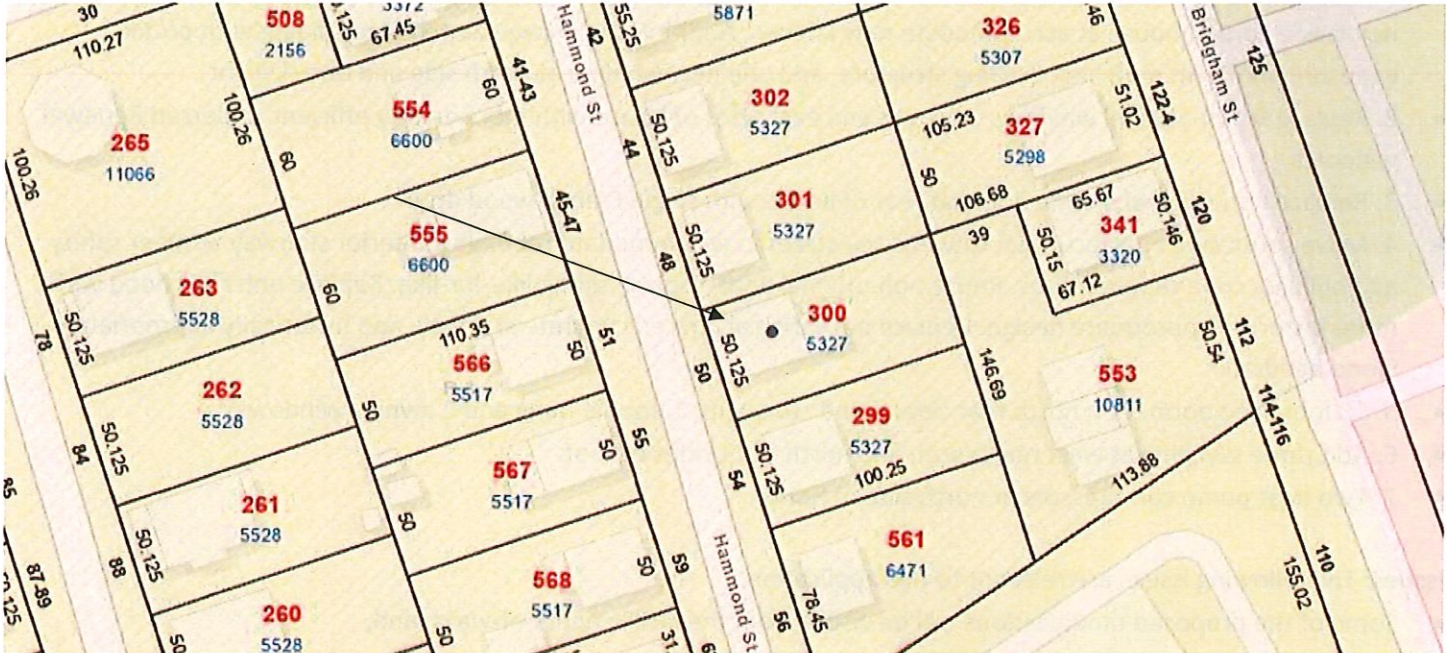


PROJECT REVIEW

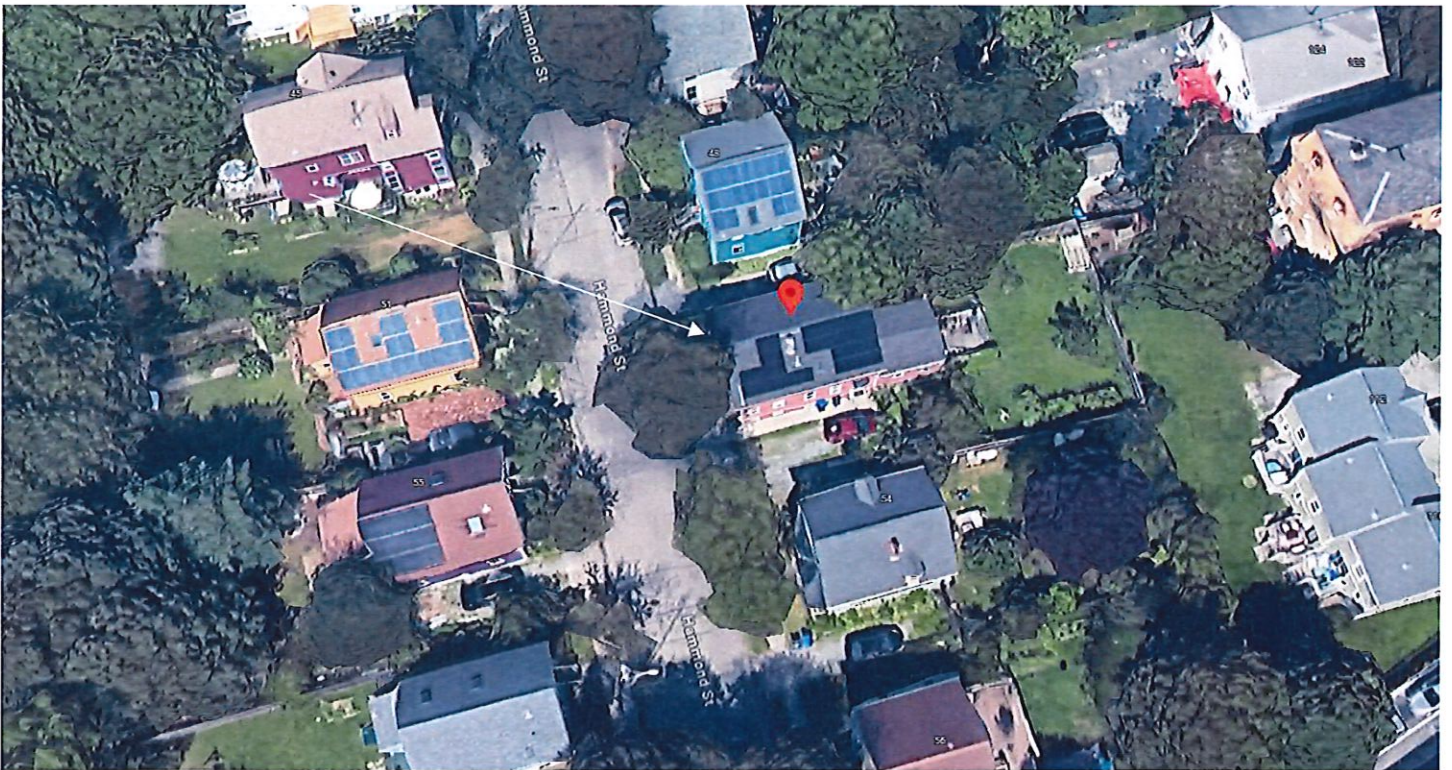
1. CASE 24.015, 50 HAMMOND STREET, House, c1850 (ARMORY)

1½-story; end-gable; clapboard Greek Revival cottage; with molded window caps and recessed side-hall entry with entablature. Possibly moved to this site from elsewhere, ca 1890.

CONTRIBUTING



Arrow indicates 50 Hammond Street.



Arrow indicates project location, looking north.

Applicant/Owner: Honora Montano, 50 Hammond Street, Providence, RI 02909

Architect: John Montano, Clearwater Architects, 50 Cross Road, Westport, MA 02790

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

- 1. 140 sq. ft. addition to existing structure at back of house with new foundation, new elevations, east rear and north side yard of house at accommodate new kitchen. Addition shall have painted wood siding with profile, exposure and paint matching existing structure, and one new window at north side and one skylight.
- 2. Replace 9 non-original windows on south and east sides of house with more energy efficient Andersen Renewal windows.
- 3. Replace non-original double doors at rear of house with single French wood door.
- 4. Move south side entrance west towards the street to accommodate rebuilding interior stairway to meet safety and building code requirements. Reuse non-original door, replace siding like-for-like. Replace entrance hood with more historical appropriate design. Replace non-original poured concrete stairway, add historically appropriate wood handrail.
- 5. 18 foot shed dormer on north rear side of 2nd story with 1 double hung and 2 awning windows
- 6. Add three skylights at west rear, south and north front sides of roof.
- 7. Two heat pump compressors at north side of house.

Issues: The following issues are relevant to this application:

- Some of the proposed modifications will be visible from the public rights-of-ways; and,
- Plans and photos have been submitted.

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

- a) 50 Hammond Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the majority of the proposed modifications will be minimally-to-not visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 50 Hammond Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the majority of the proposed modifications are minimally-to-not 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.





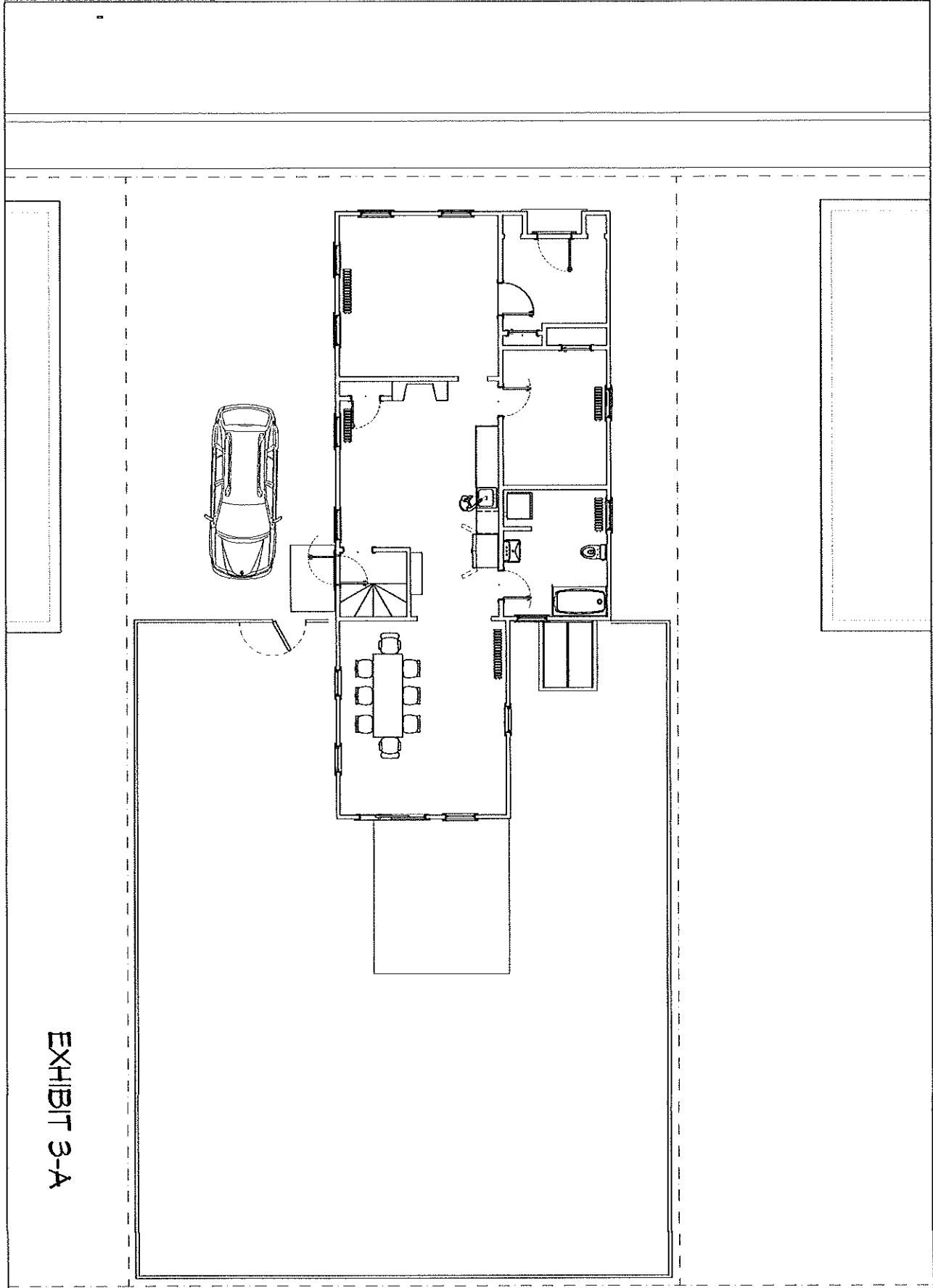


EXHIBIT 3-A

<p>DATE: 10/1/08 DRAWN BY: J.M. CHECKED BY: J.M. PROJECT NO: 4210</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>Site Plan, Existing Conditions</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 508-636-3009 jmontano@cwarch.us</p>
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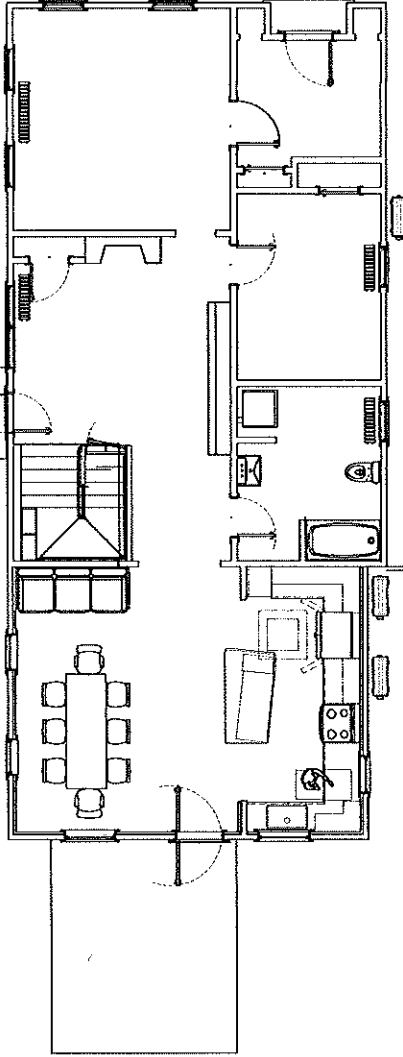
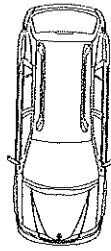
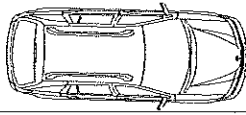


EXHIBIT 3-B

<p>Scale: 1/4" = 1'-0"</p> <p>Sheet: C-1</p>	<p>Site Plan</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 508-636-3009 jmontano@ewarch.us</p>	
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1 Existing First Floor Plan

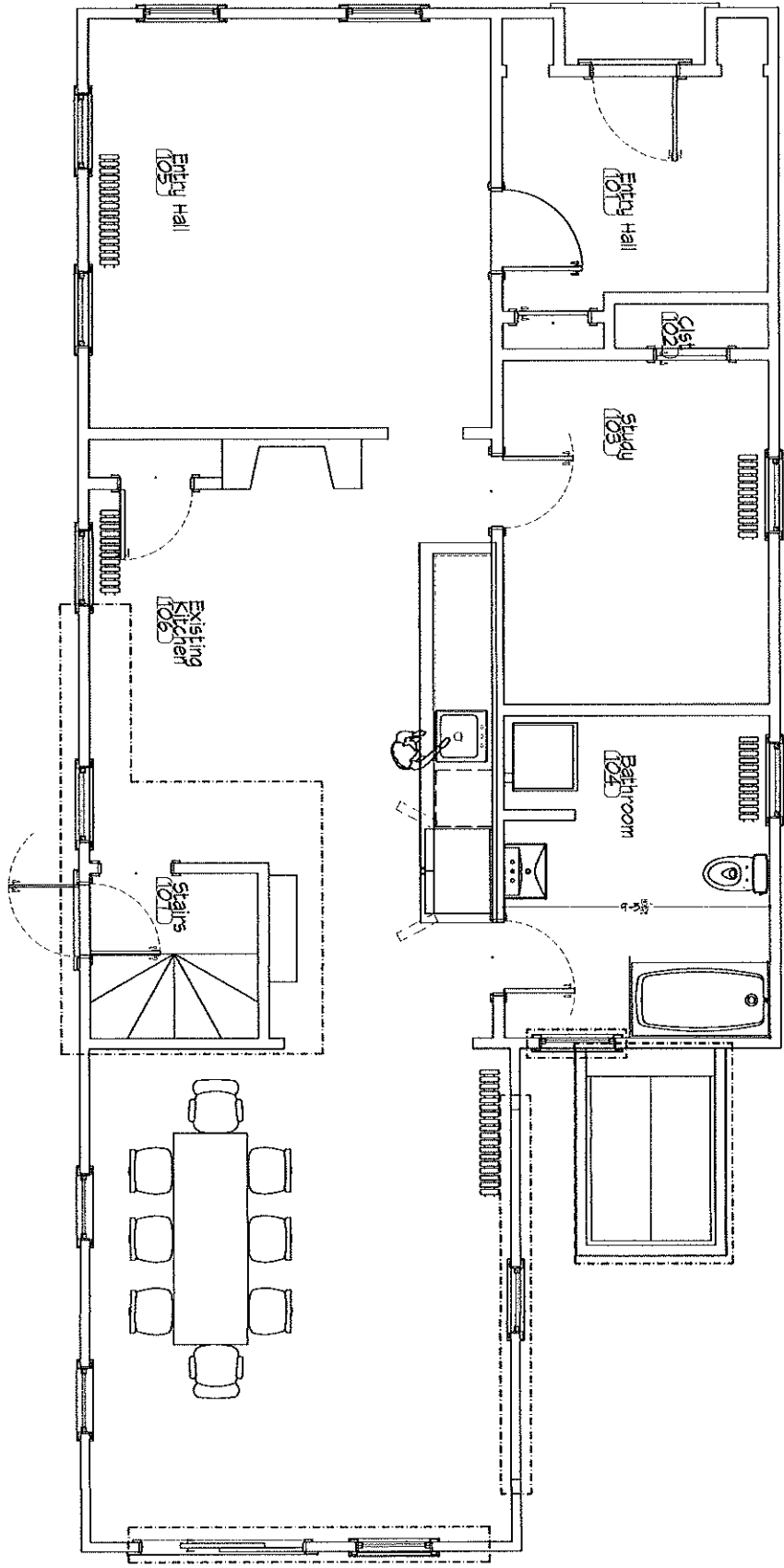


EXHIBIT 3-C

Scale 1/4" = 1'0"

<p>DATE: 11/11/11 DRAWN BY: J.M. CHECKED BY: J.M. PROJECT: 4210 Hammond Most Mont SHEET: 1 OF 1</p>	<p>as noted</p>	<p>Existing First Floor Plan</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1 Existing Second Floor Plan

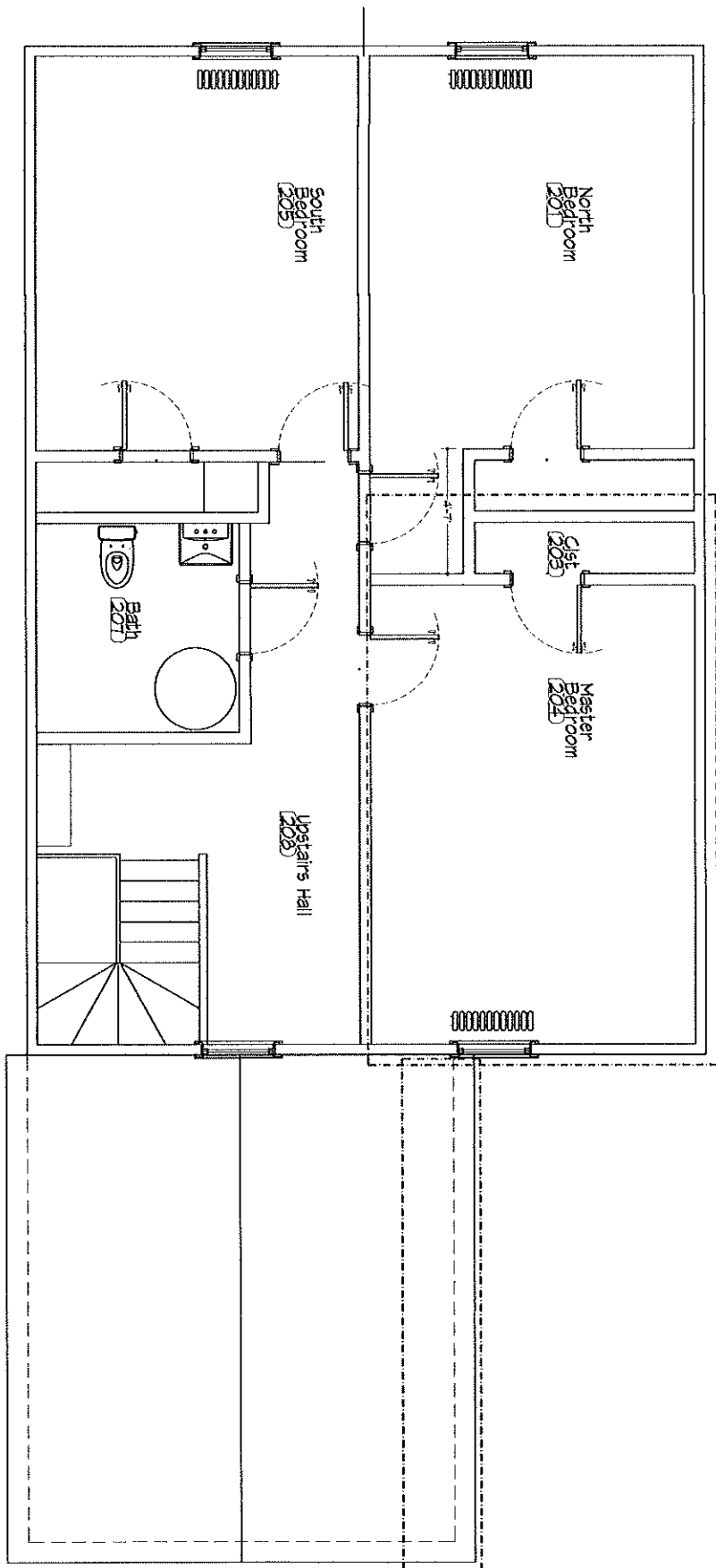


EXHIBIT 3-D

Scale 1/4" = 1'0"

<p>DATE DRAWN BY CHECKED BY PROJECT NO. SHEET NO.</p>	<p>EA 2 as noted</p>	<p>EXISTING Second floor Plan</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jimolone@cwarch.us</p>	
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1 Existing South Elevation



EXHIBIT 3-E

Scale 1/4"=1'0"

<p>DATE: 11/14/14 DRAWN BY: JMM CHECKED BY: JMM PROJECT: 4210 Hammond St. Providence, RI SHEET: 3-E</p>	<p>AS NOTED</p>	<p>EXISTING SOUTH ELEVATION</p>	<p>MOST, MONTANO RENOVATIONS & REPAIRS</p>	<p>50 HAMMOND ST. PROVIDENCE, RI</p>	<p>CLEARWATER ARCHITECTS 50 CROSS RD. WESTPORT MA 02790 jmontano@clearwaterarch.us</p>
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① Existing North Elevation

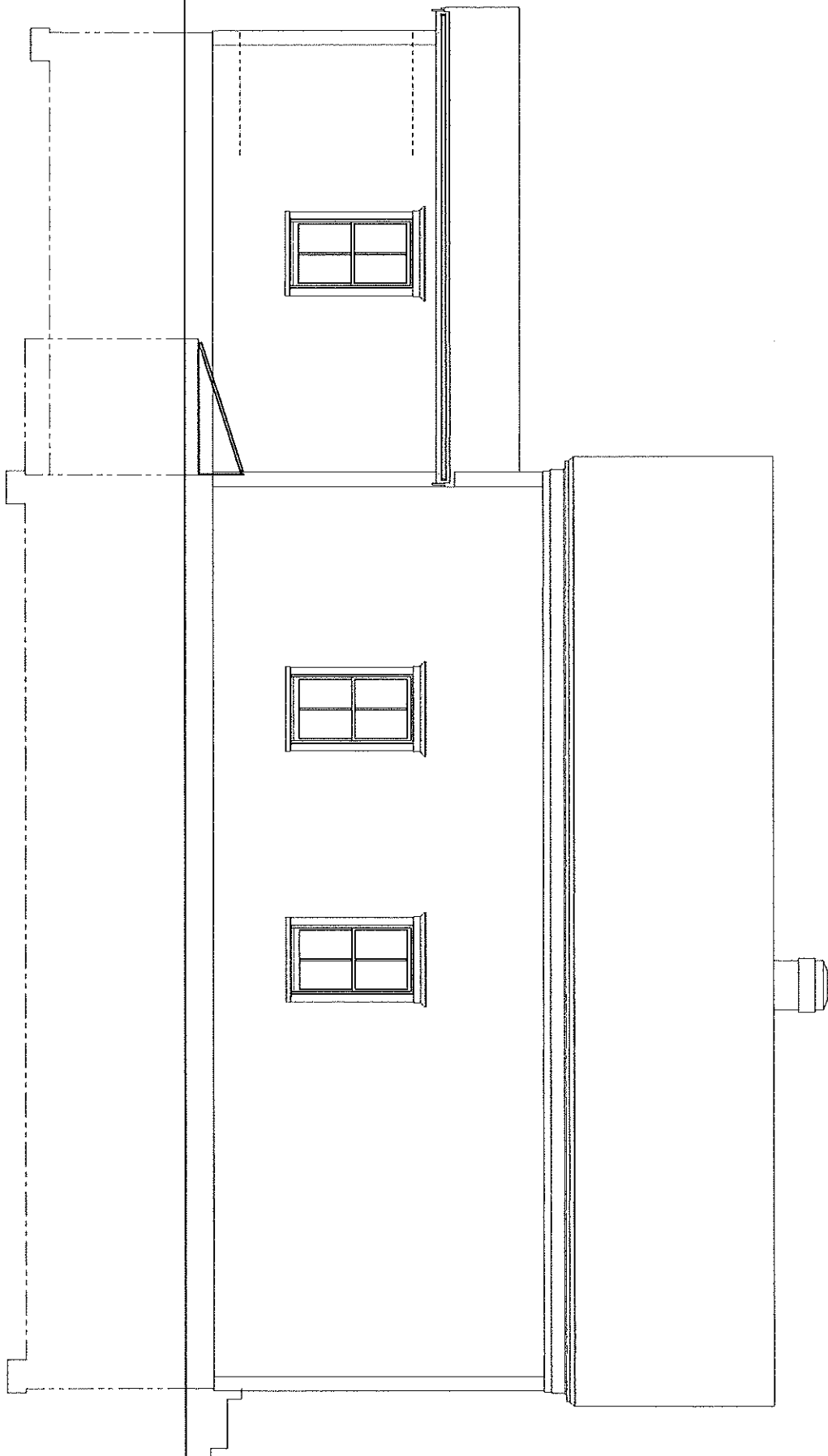
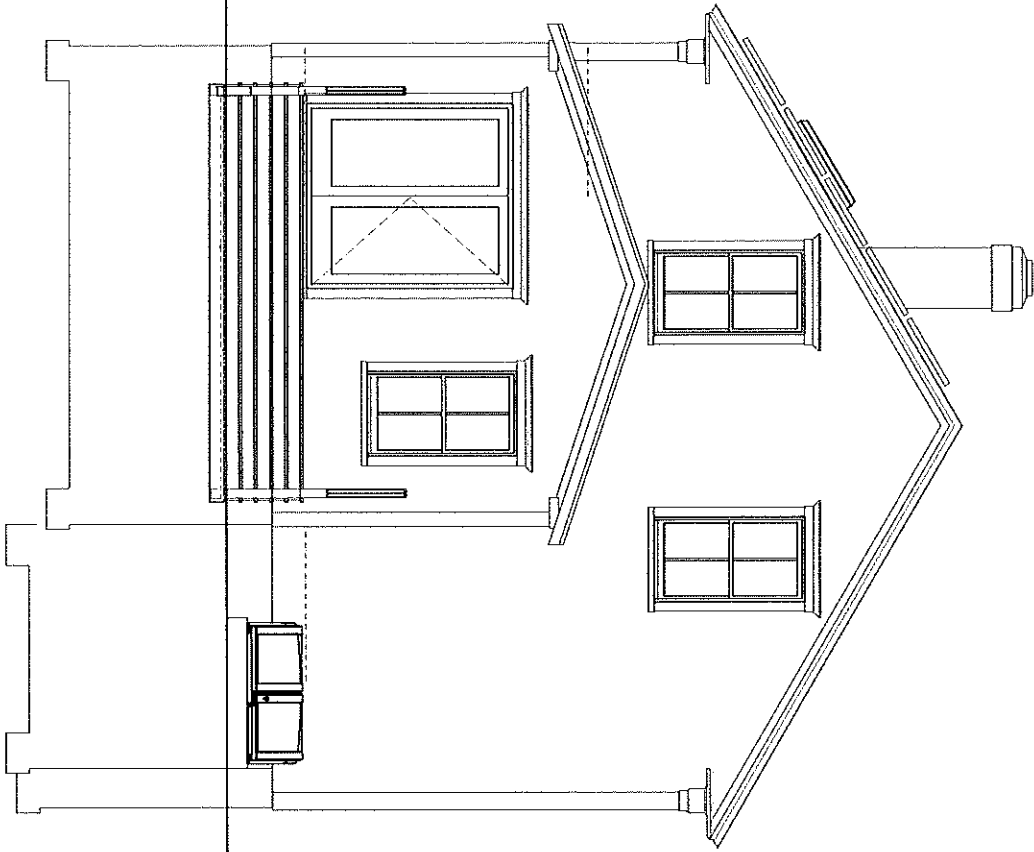


EXHIBIT 3-F

Scale 1/4" = 1'0"

<p>DATE DRAWN BY CHECKED BY DATE PROJECT NO.</p>	<p>AS NOTED DATE PROJECT NO.</p>	<p>DATE DRAWN BY CHECKED BY DATE PROJECT NO.</p>	<p>Existing North Elevation</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1 Existing East Elevation



2 Existing West Elevation

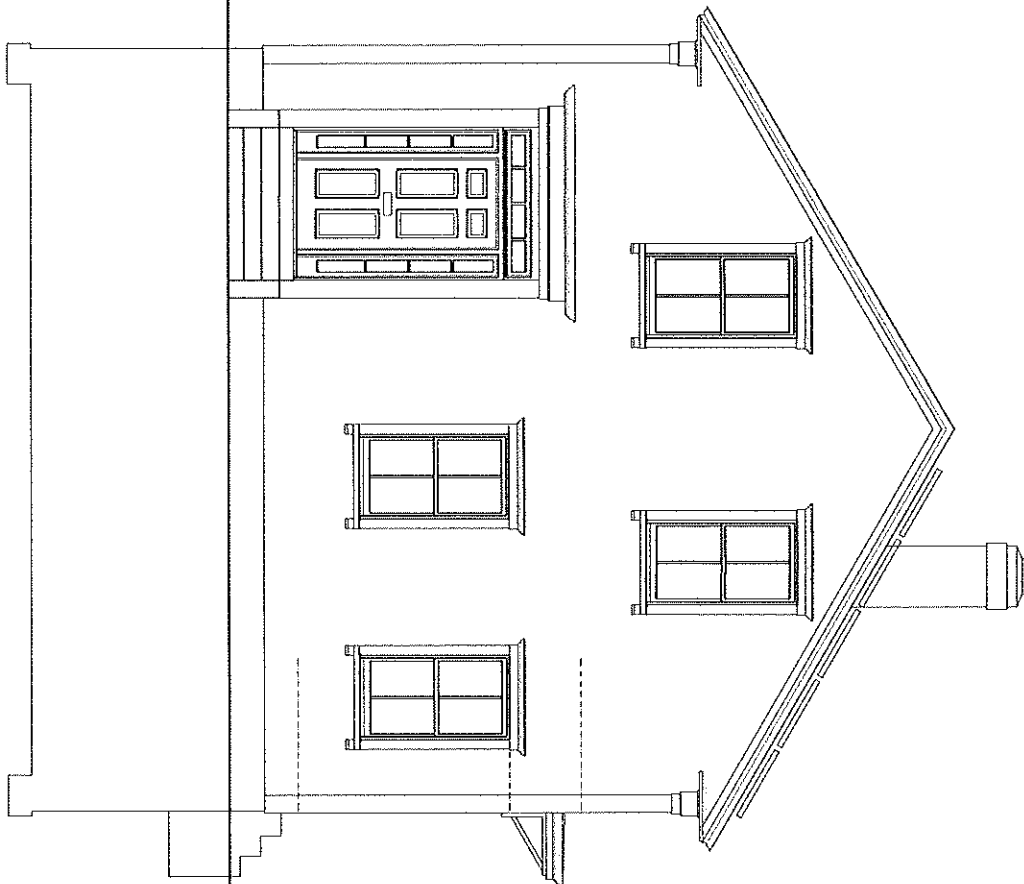


EXHIBIT 3-G

Scale 1/4"=1'0"

<p>DATE: as noted DRAWN BY: JMM CHECKED BY: JMM PROJECT: 50 Hammond St. Providence, RI</p>	<p>PROJECT: 50 Hammond St. Providence, RI</p>	<p>DESCRIPTION: Existing East & West Elevations</p>	<p>CLIENT: Most, Montano Renovations & Repairs</p>	<p>ADDRESS: 50 Hammond St. Providence, RI</p>	<p>ARCHITECT: Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1) First Floor

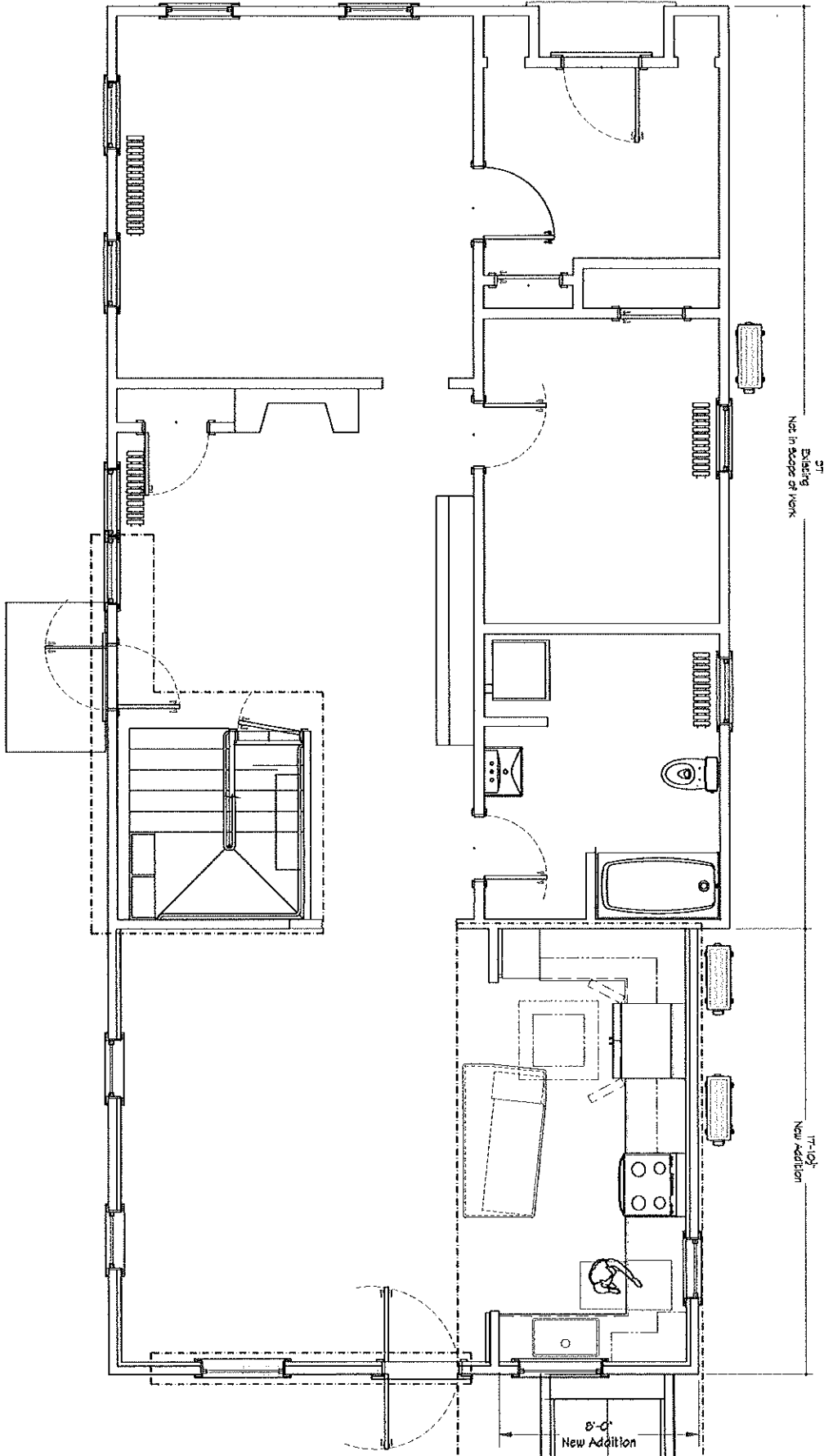


EXHIBIT 3-G.1

Scale 1/4"=1'0"

<p>DATE: as noted</p>	<p>First Floor</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1) Second Floor

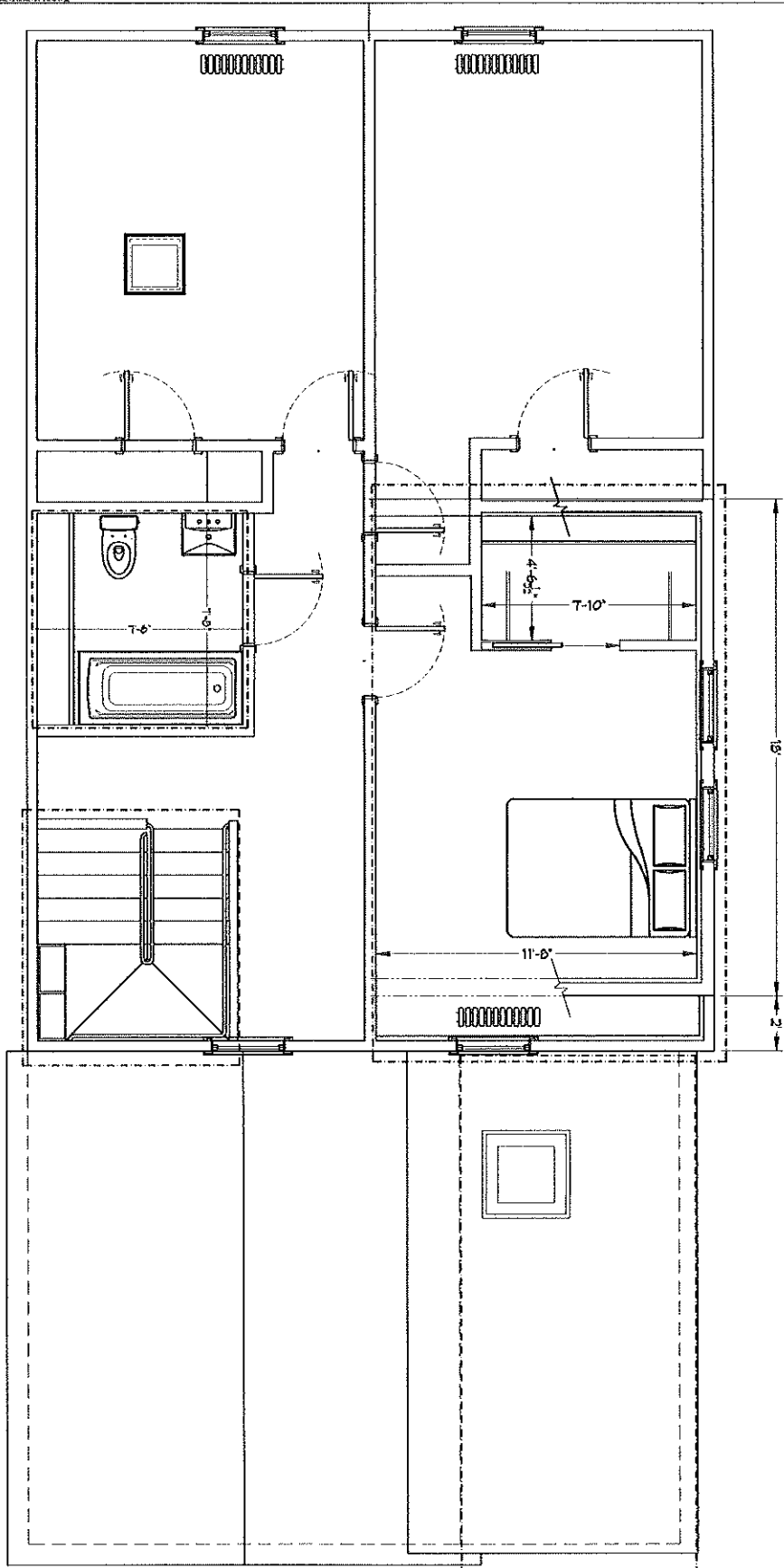


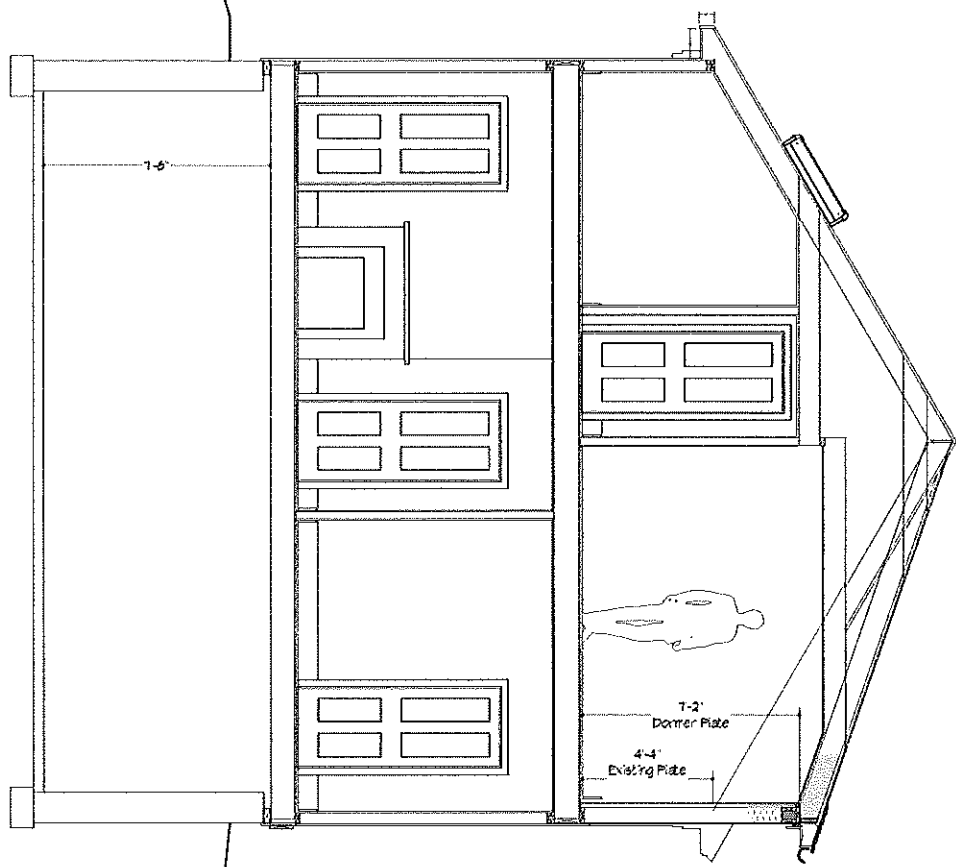
EXHIBIT 3-H

Scale 1/4" = 1'0"

<p>AS NOTED</p>	<p>DATE</p> <p>DESCRIPTION</p>	<p>New First floor Plan</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwardch.us</p>
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1) Section through Main House

Scale 1/4" = 1'0"



2) Section through Addition

Scale 1/4" = 1'0"

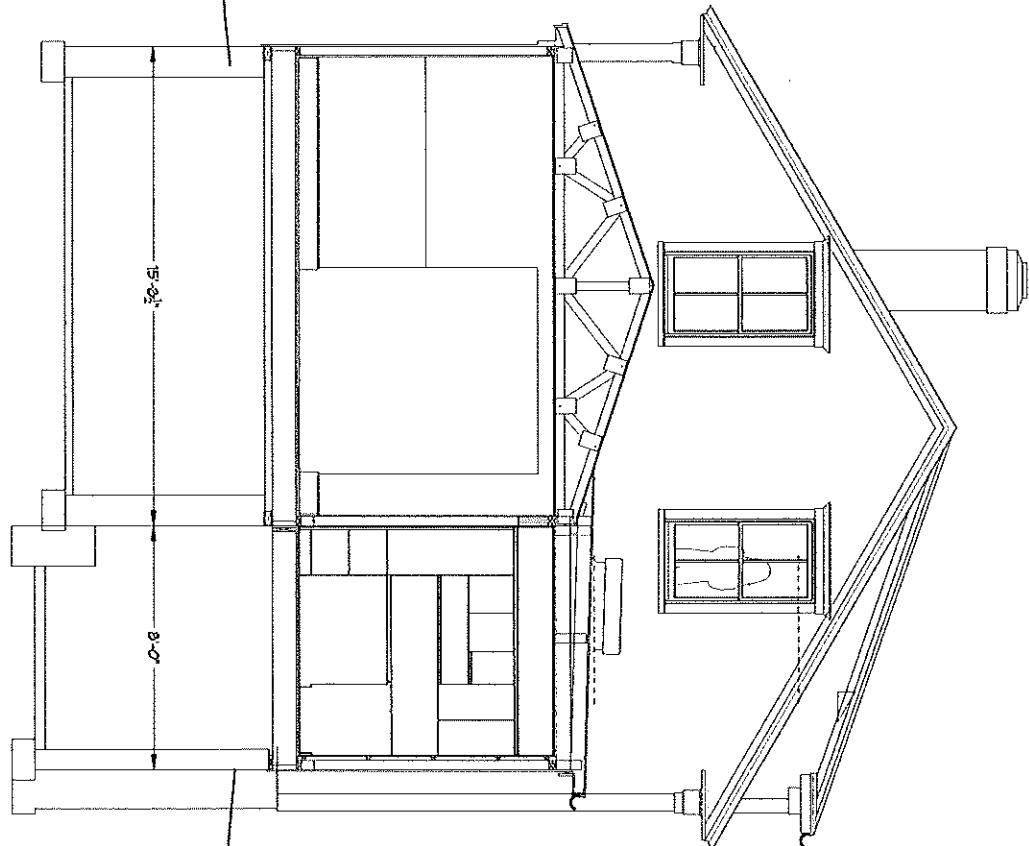


EXHIBIT 3-1

<p>DATE: 08/27/2014 DRAWN BY: JMC CHECKED BY: JMC PROJECT: 4210 Hammond Main Most</p>	<p>AS NOTED</p>	<p>SECTION</p>	<p>Sections</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>	
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1) South Elevation



EXHIBIT 3-J

Scale 1/4" = 1'0"

<p>DATE: 11/11/11 DRAWN BY: JMC CHECKED BY: JMC APPROVED BY: JMC</p>	<p>AS NOTED</p>	<p>1) New South Elevation</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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North Elevation

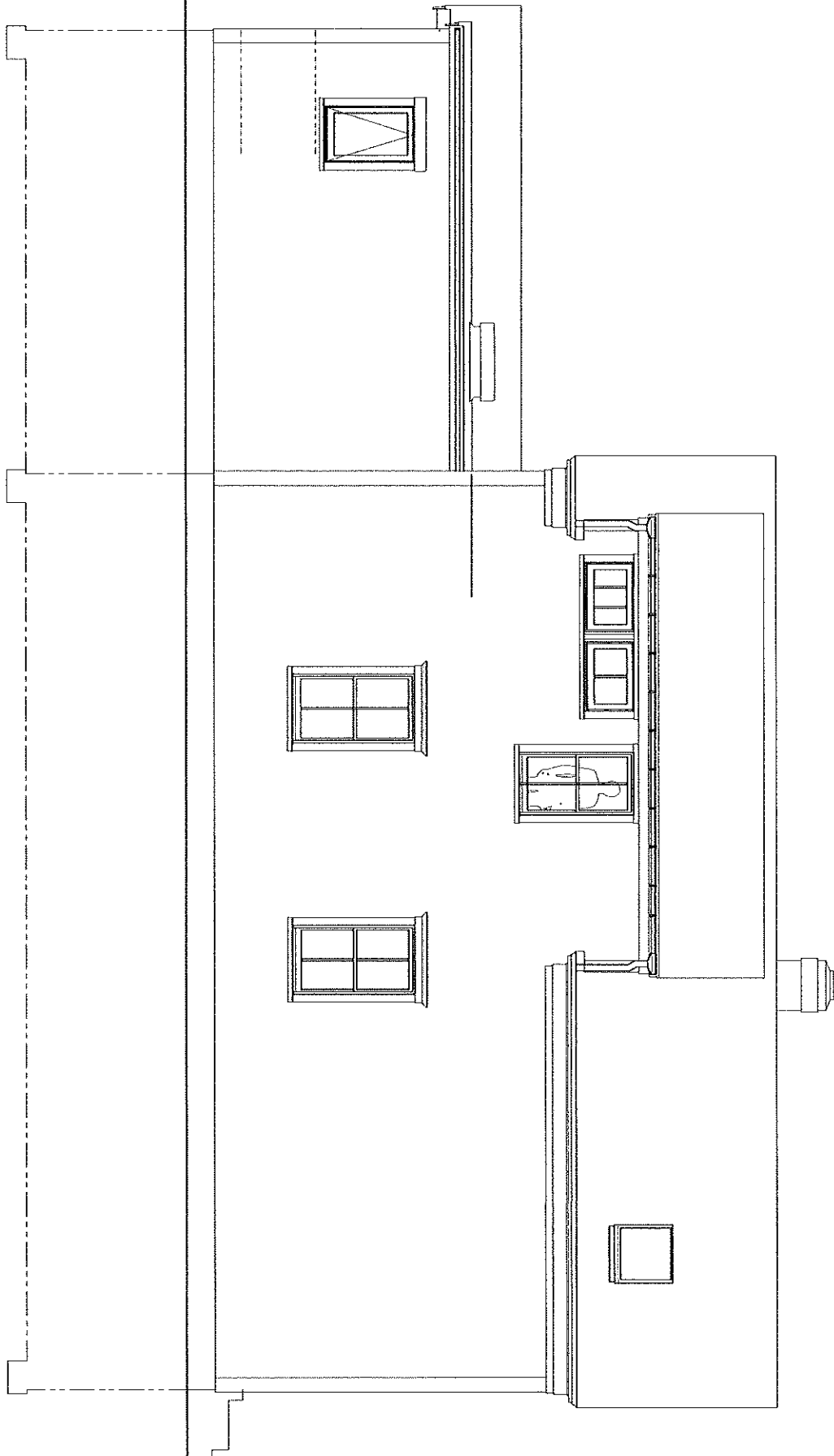
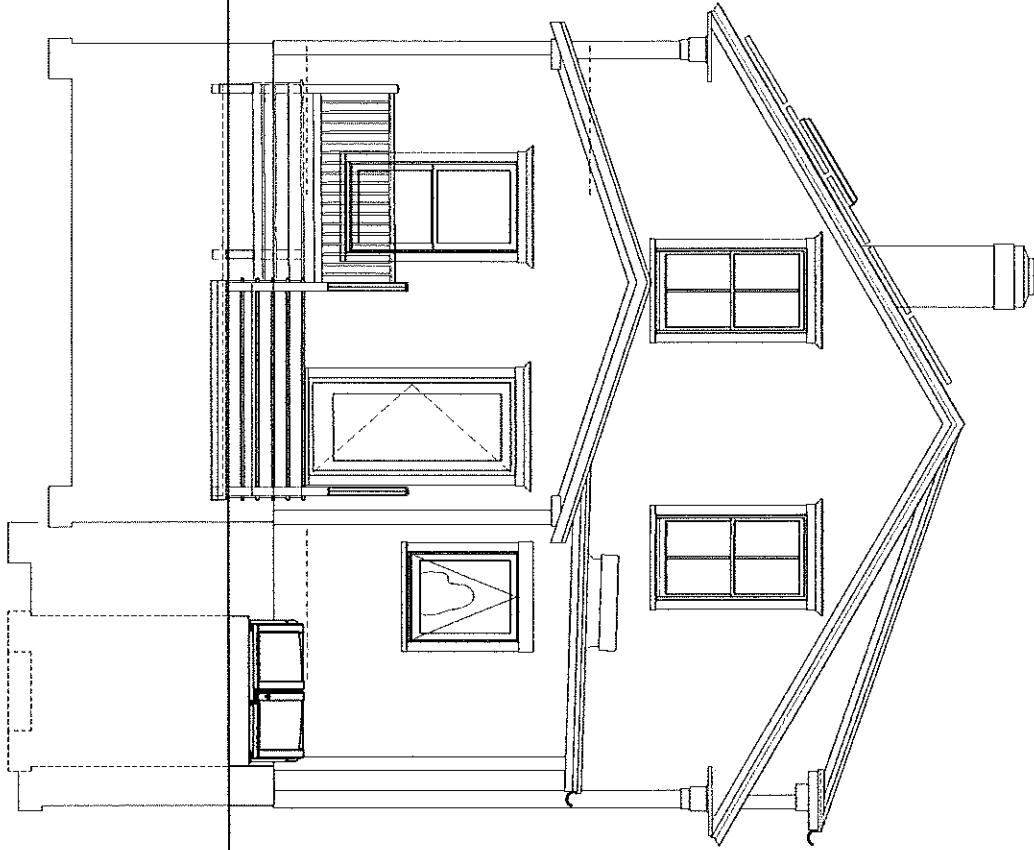


EXHIBIT 3-K

Scale 1/4"=1'0"

<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT NO: _____ SHEET NO: _____</p>	<p>AS NOTED</p>	<p>AG</p>	<p>North Elevation</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1 East Elevation



2 West Elevation

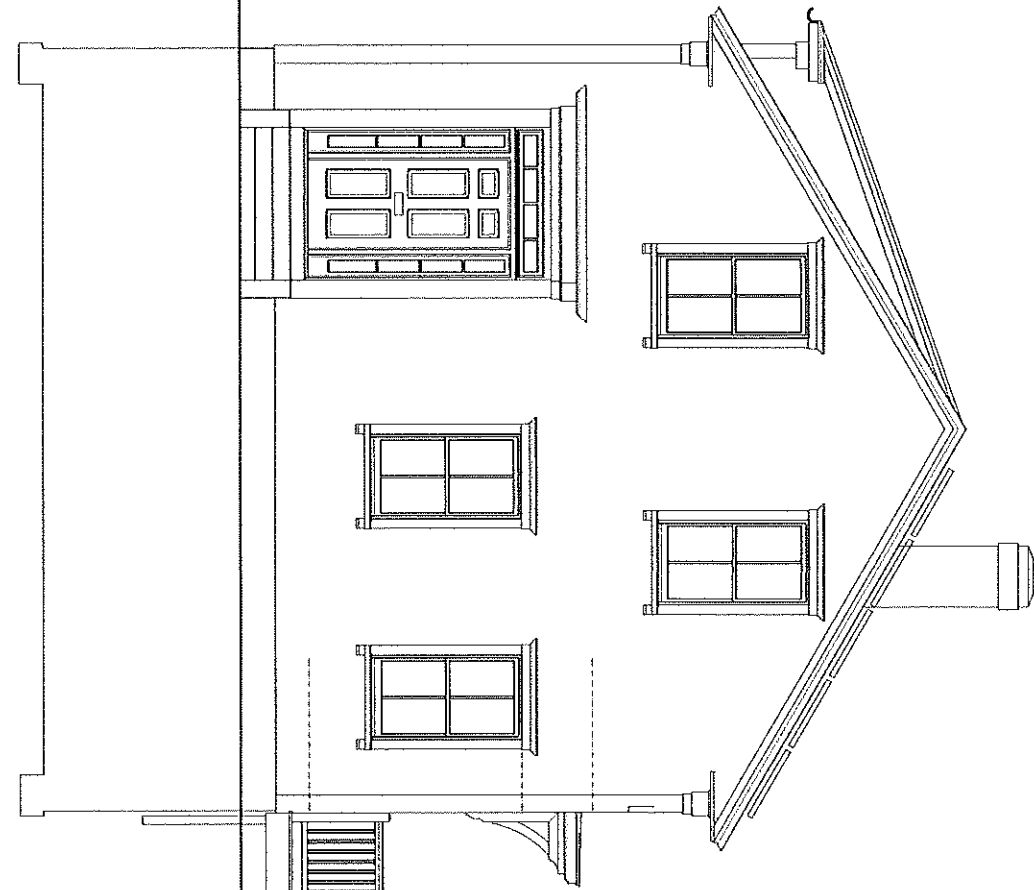


EXHIBIT 3-L

Scale 1/4" = 1'0"

<p>DATE: 11/11/10 DRAWN BY: JMC CHECKED BY: JMC PROJECT NO: 4210 SHEET NO: 3-L TOTAL SHEETS: 3-L</p>	<p>AS NOTED</p>	<p>East West Elevations</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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1 Roof Plan

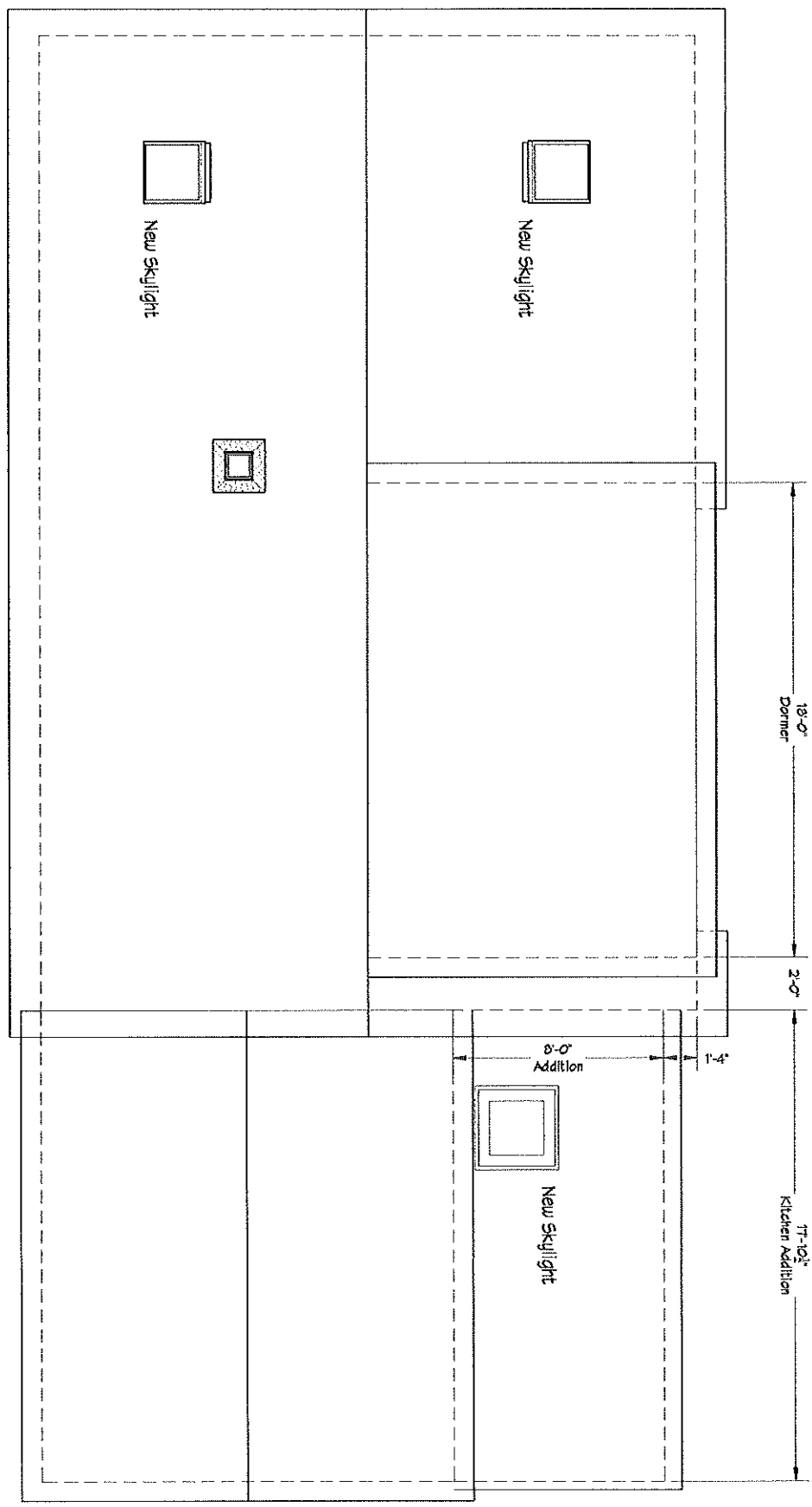
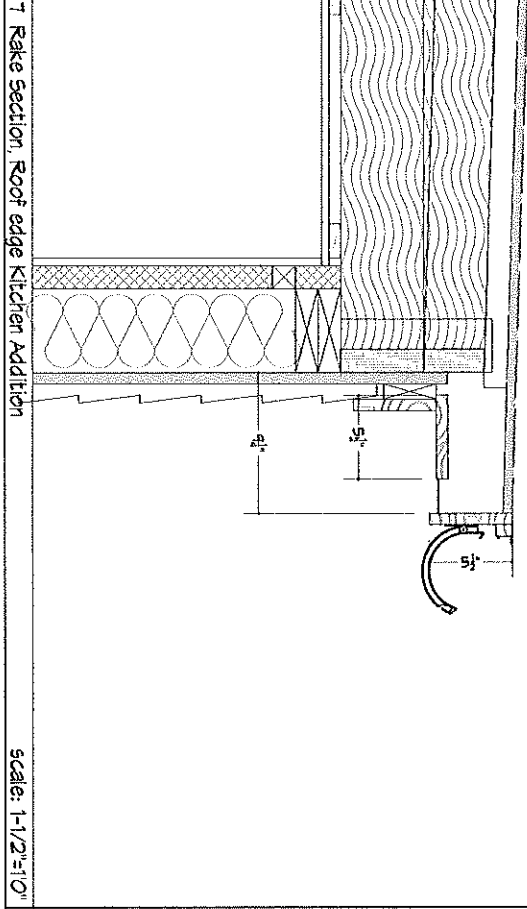


Exhibit 3-N

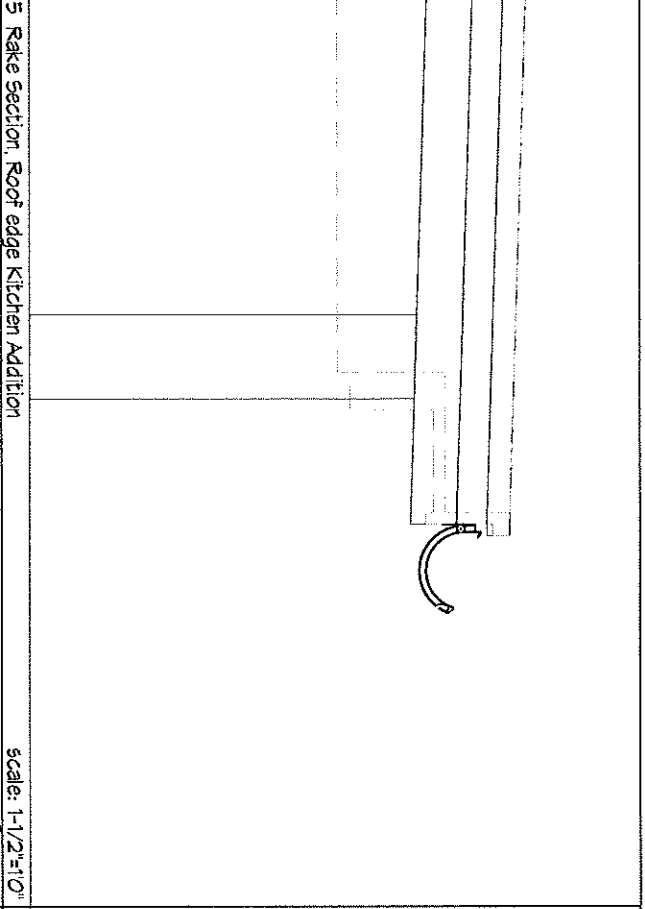
Scale 1/4" = 1'-0"

<p>AS as noted</p>	<p>Roof Plan</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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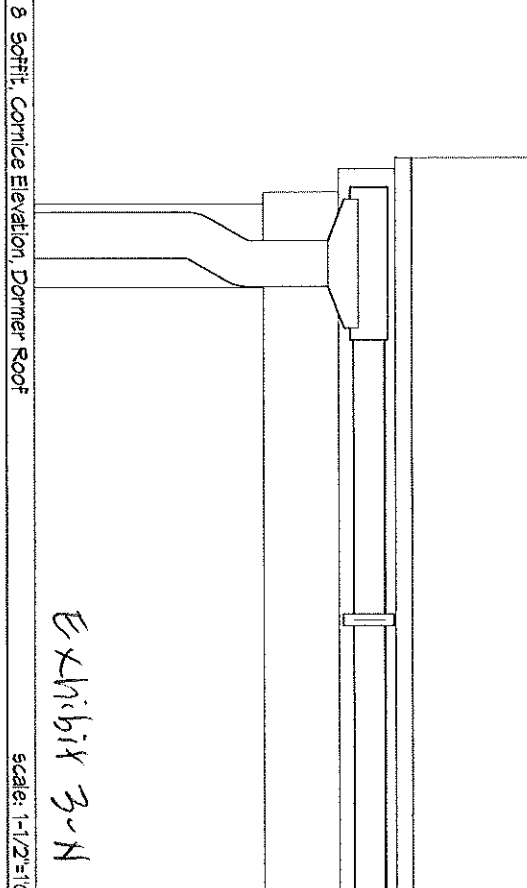
1 Rake Section, Roof edge Kitchen Addition

scale: 1-1/2"=10"



5 Rake Section, Roof edge Kitchen Addition

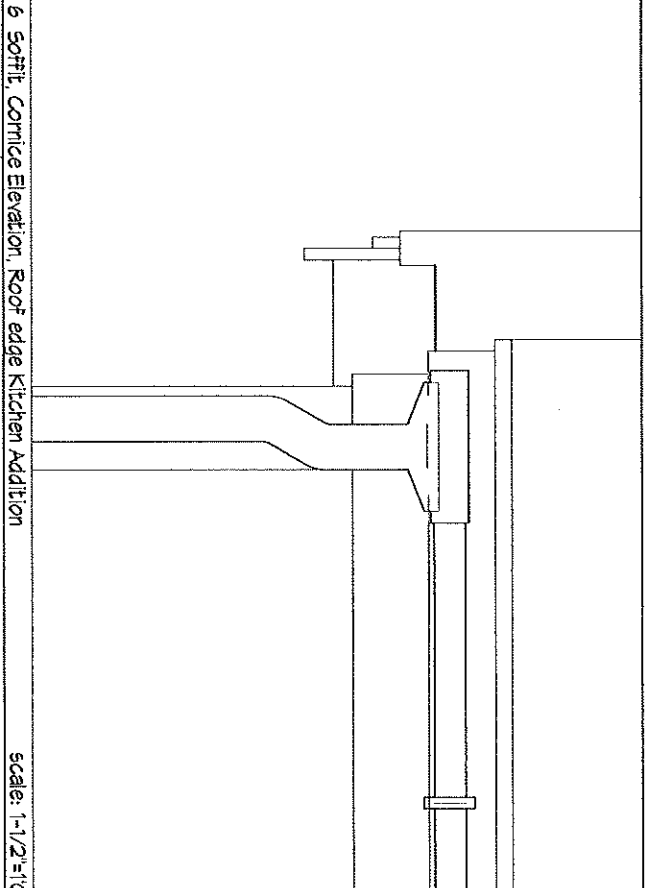
scale: 1-1/2"=10"



8 Soffit, Cornice Elevation, Dormer Roof

scale: 1-1/2"=10"

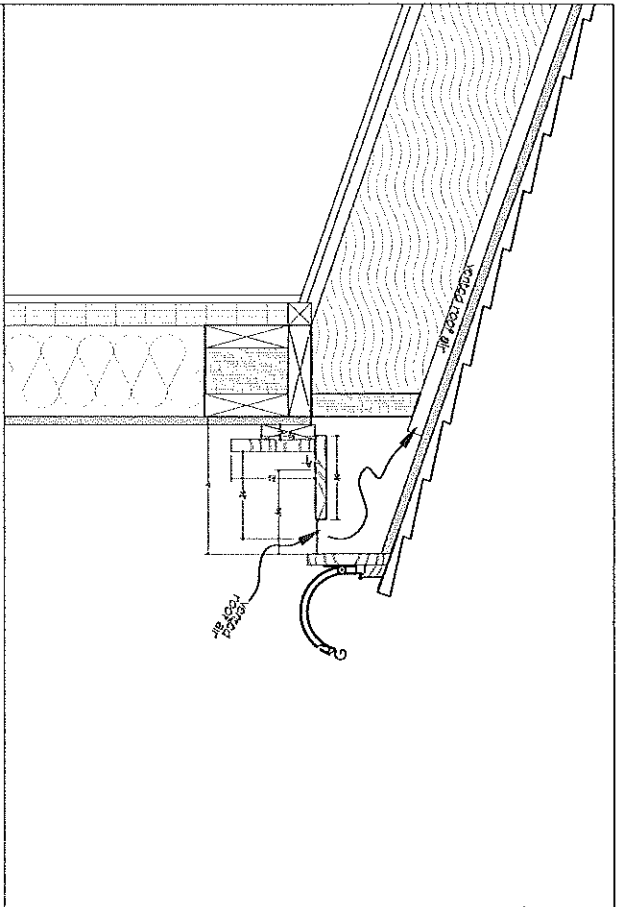
EXHIBIT 3-N



6 Soffit, Cornice Elevation, Roof edge Kitchen Addition

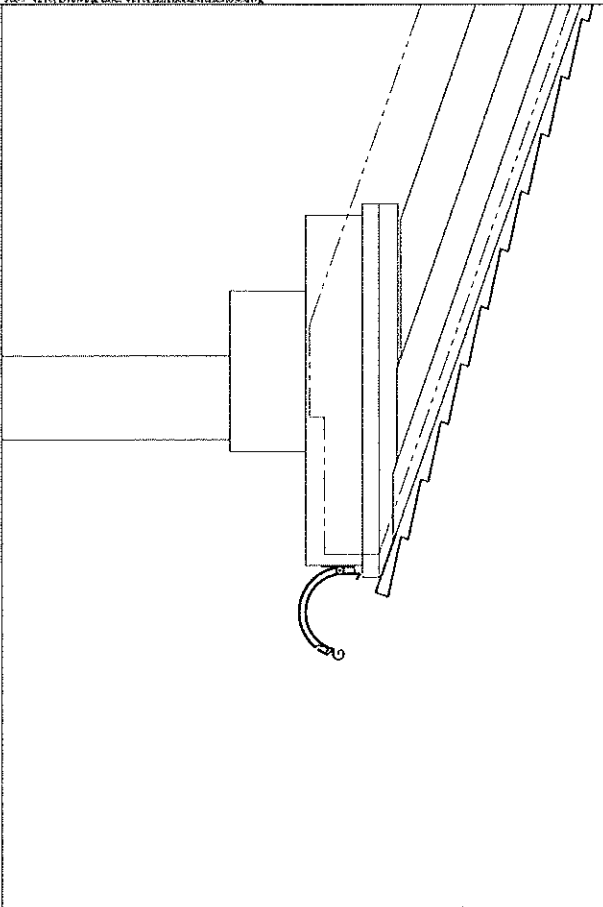
scale: 1-1/2"=10"

<p>11</p>	<p>Soffit Details</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 50 Cross Rd. Westport MA 02790 jmontano@cwarch.us</p>
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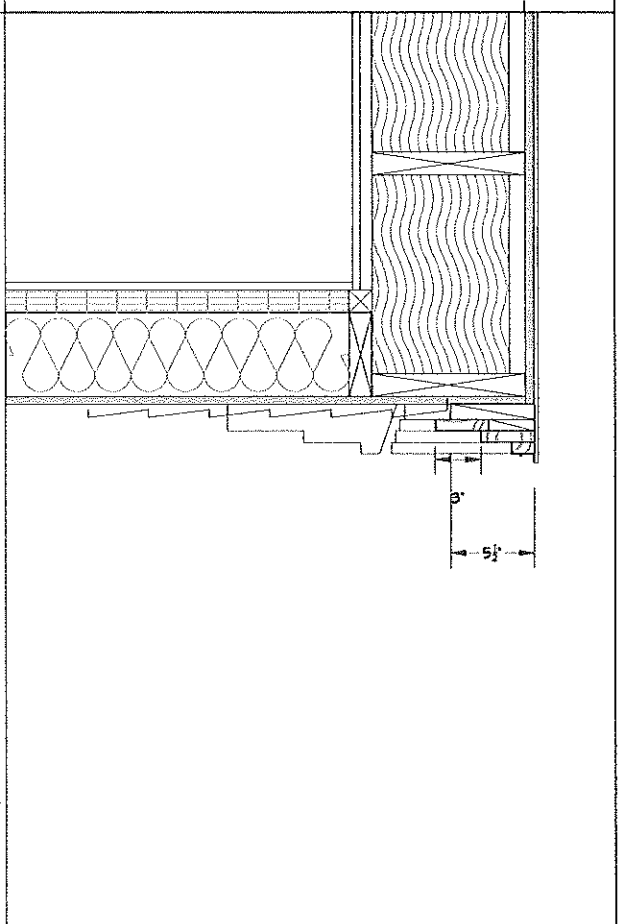
1 Soffit Section, Dormer Roof

scale: 1-1/2"=1'0"



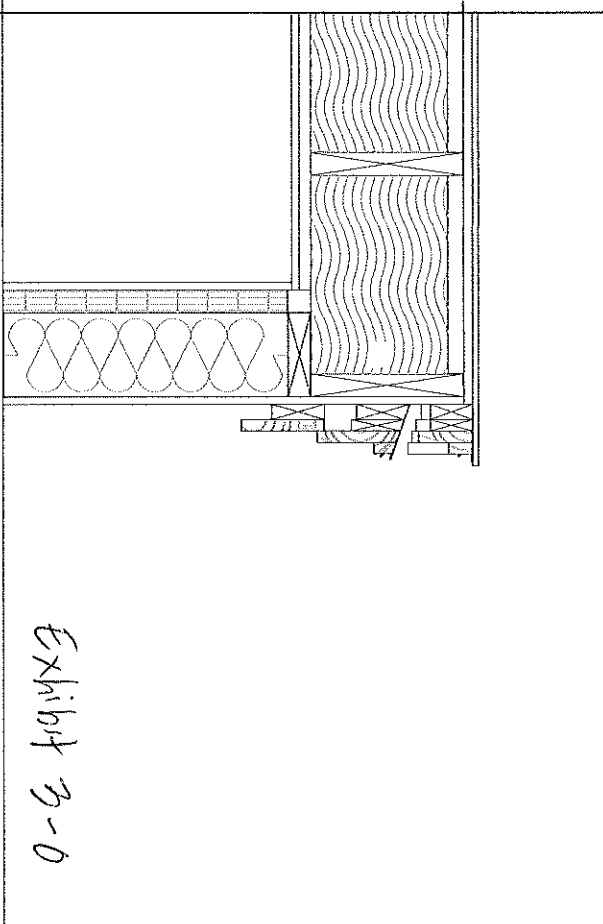
3 Soffit, Cornice Eave Return Elevation, Dormer Roof

scale: 1-1/2"=1'0"



2 Rake Section, Dormer Roof

scale: 1-1/2"=1'0"

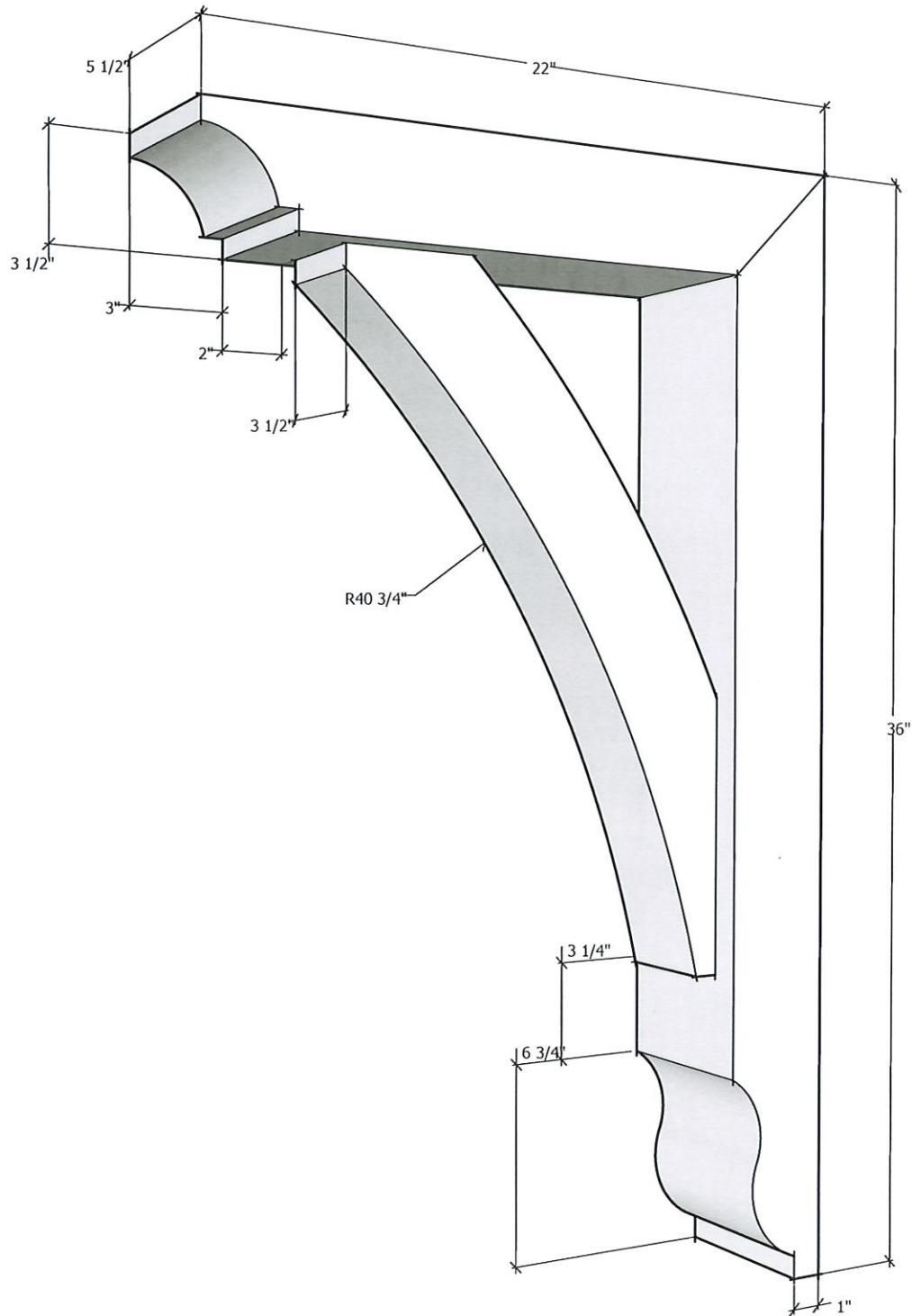


4 Cornice Eave Return Section, Dormer Roof

scale: 1-1/2"=1'0"

Exhibit 3-0

<p>DATE: 10/10/10 DRAWN BY: J.M. CHECKED BY: J.M. PROJECT: 4210 SHEET: 10 A 10 as noted</p>	<p>Soffit Details Dormer</p>	<p>Most, Montano Renovations & Repairs</p>	<p>50 Hammond St. Providence, RI</p>	<p>Clearwater Architects 59 Cross Rd. Westport MA 01790 jmontano@cwarch.us</p>
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Exhibit 3-P

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			August 9, 2023	1