



Providence Historic District Commission

Brett P. Smiley
Mayor

August 8, 2024

APPLICANT
Eric Zuena, AIA
2 Charles Street
Providence, RI 02904

OWNERS
Halsey Land LLC
100 Westminster Street
Providence, RI 02903

RESOLUTION 24-25 Application 24.067

WHEREAS, the applicant, Eric Zuena, 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 June 24, 2024, with the following members present: Sanderson, Dotson, Fontecchio, Kaplan Lund, Verity and Wilson-Barnes; and

WHEREAS, Mr. Eric Zuena, AIA, applicant/architect, 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.
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 Mr. Verity, seconded by Ms. Dotson, the Commission voted (6 to 1, Members Verity, Dotson, Sanderson, Lund, Kaplan, Wilson-Barnes were in favor, member Fontecchio was opposed) 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 the 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