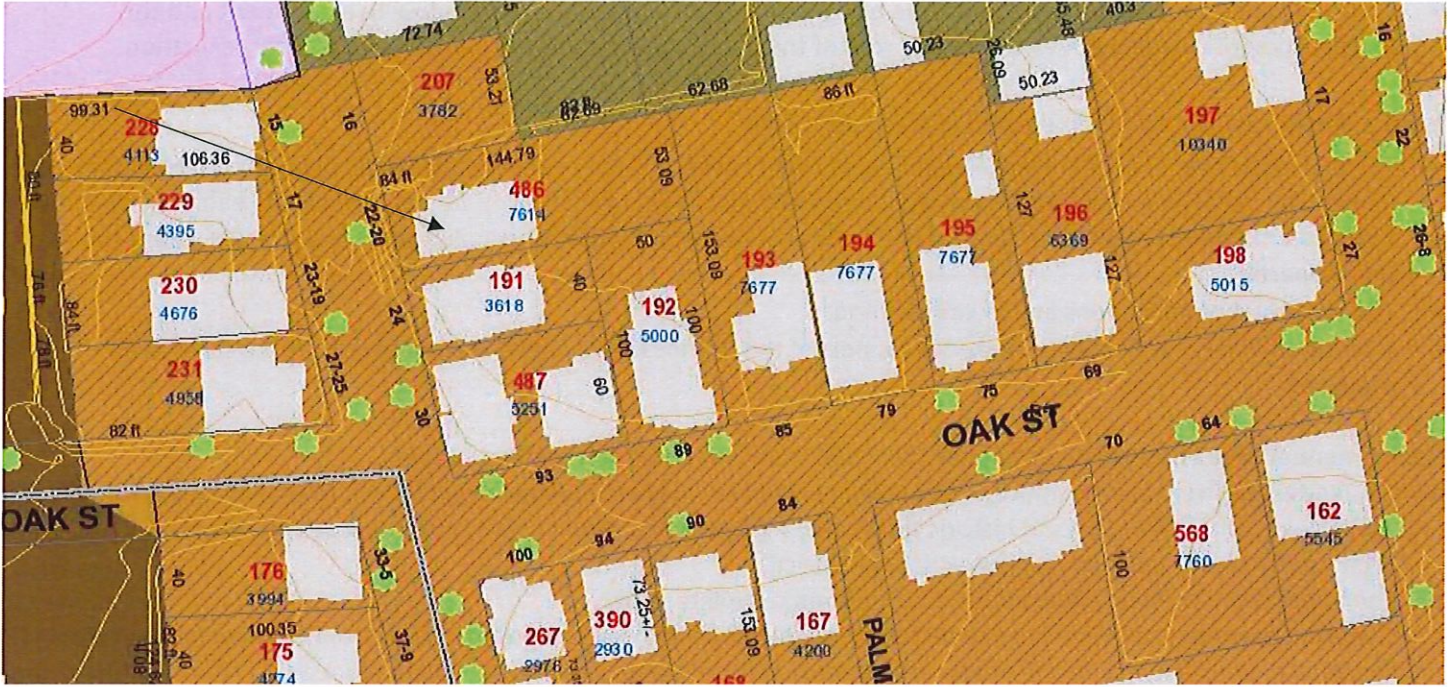
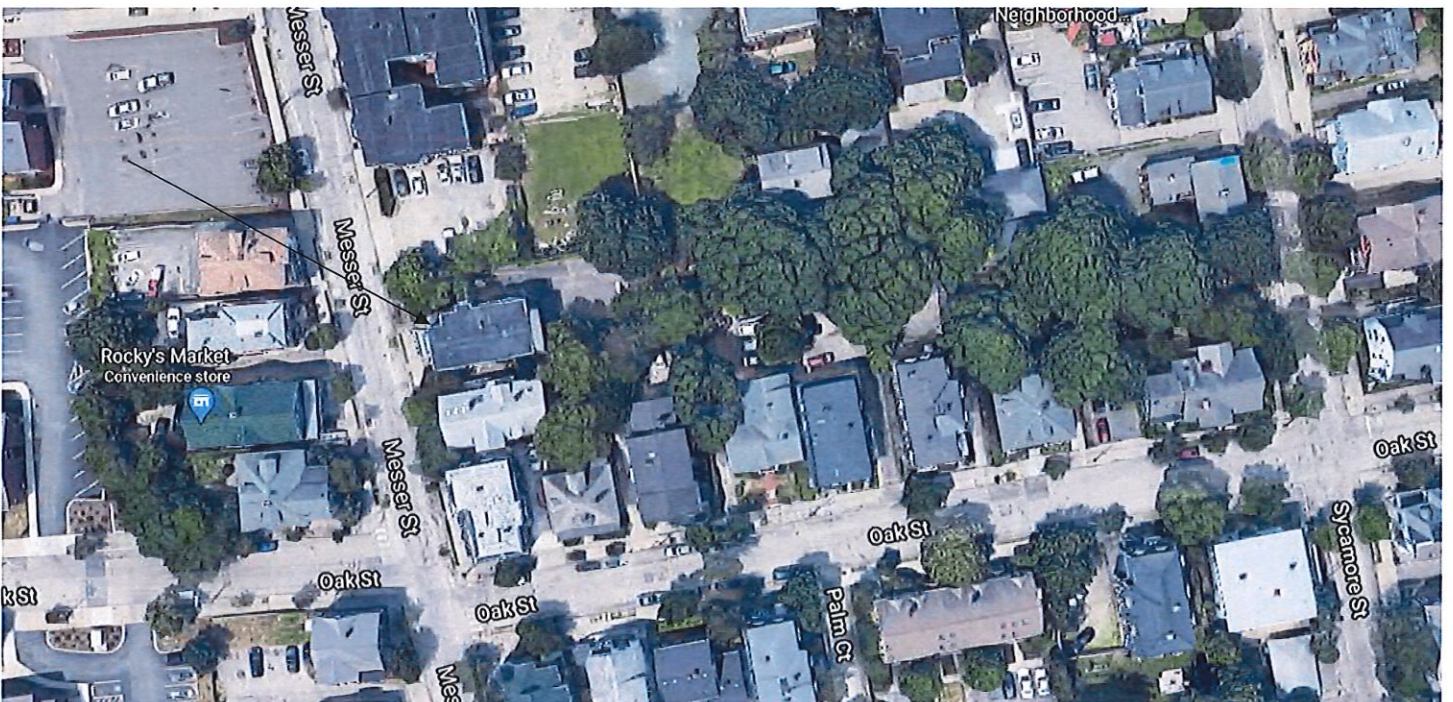


- 5. **CASE 20.098, 22 MESSER STREET, House, ca1900 (ARMORY)**
2½-story; slate mansard; shingle dwelling; with recessed side entrance under Italianate porch, pedimented dormers, 2-story front bay, and good roof detail.
CONTRIBUTING



Arrow indicates 22 Messer Street.



Arrow indicates project location, looking north.

Applicants/Owners: Ryan McCarthy, 20 Messer Street, Providence, RI 02909
Architect: Jonathan F. Bell, AIA, 426 Washington Street, Providence, RI 02903

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

- The applicant is requesting the conversion of a window from a double-hung window to a casement and the construction of a deck, with screen to the roof of the entry portico roof, front (northwest corner) elevation.

Issues: The following issues are relevant to this application:

- The proposed modifications are in keeping with the character of the property; the design calls for a screen that mimics the siding in a way that blends the screen with the building in a way that will not be noticeable, while still having subtle differentiation so that a more careful examination would conclude that this is a newer alteration to the property;
- The proposed modifications are reversible; and,
- A scope-of-work, condominium letter in support of the proposal, plans, photos and specifications have been provided.

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

- a) 20-22 Messer Street is a structure of structure of historical and architectural significance that contributes 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: the proposal as submitted is architecturally and historically compatible with the property and district as the proposed alterations are reversible and will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 22 Creighton Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, are reversible and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

WRITTEN DESCRIPTION:

Scope of Work 20 Messer Street, Unit 3

The proposed project will add a small porch on the roof above the northwest entrance, accessed from the owner's bedroom by replacing a double-hung window with a swinging casement.

Historic District Commission
444 Westminster Street, Suite 3A
Providence, RI, 02903

Messer Place Condominium Association
20 Messer Street
Providence, RI, 02909

To whom it may concern,

After a vote of stakeholders in the Messer Place Condominium Association held on August 10, 2020, Ryan McCarthy (Unit 3) has been given permission install a porch outside his unit on the second floor of the building. This motion has been approved by a majority vote with 4 (Four) votes in favor, and 2 (Two) abstaining. The Association supports Mr. McCarthy's motion.

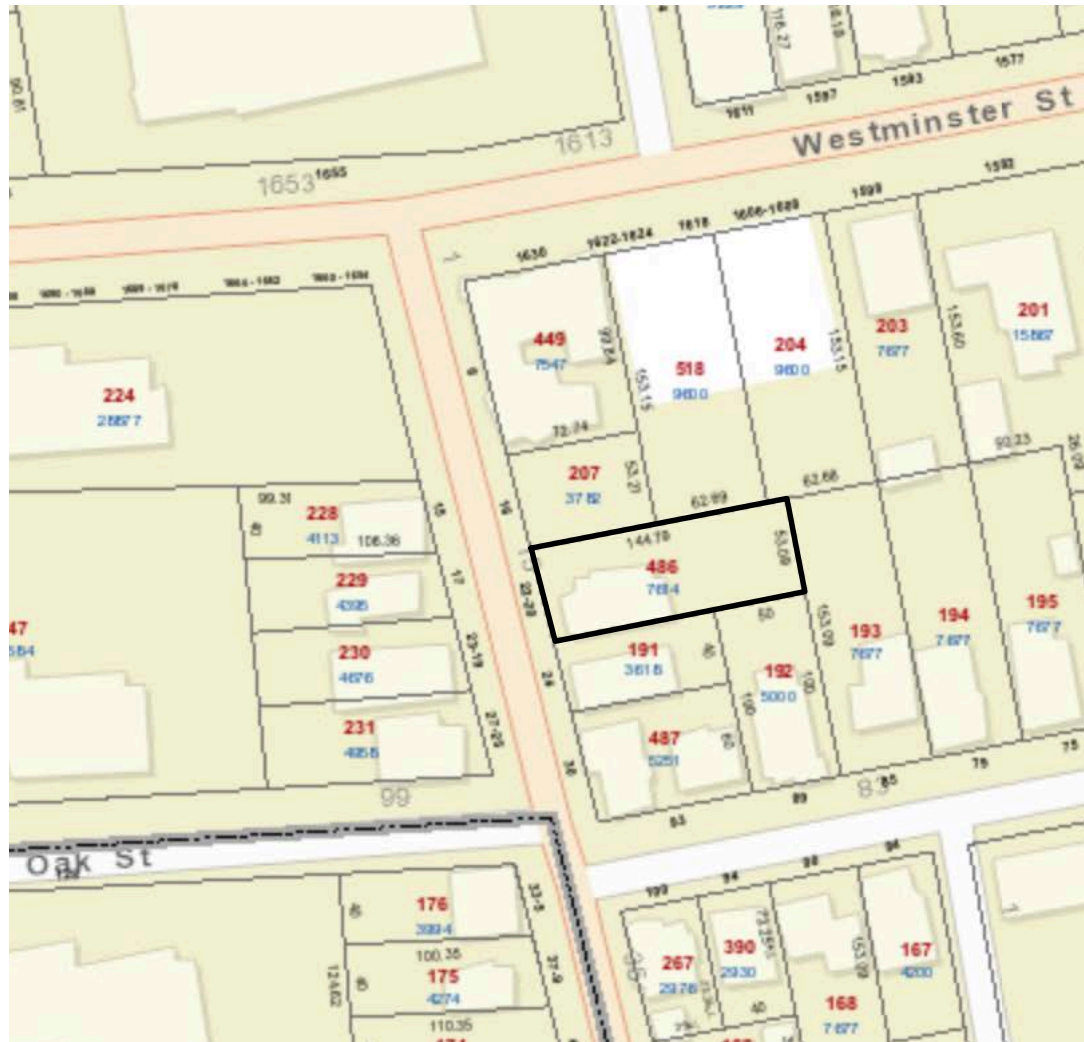
Thank you,

Messer Place Condominium Association



Amanda Rowley, Overseer/Witness

aarowley@gmail.com



1 LOCUS PLAN
20-22 Messer Street NOT TO SCALE

PROJECT INFORMATION

Owner: Ryan McCarthy
Address: 20-22 Messer Street #3
Providence, RI 02909

Plat/Lot: 35/486
Zone: R-3
Overlay: Armory Historic District

PROJECT DESCRIPTION

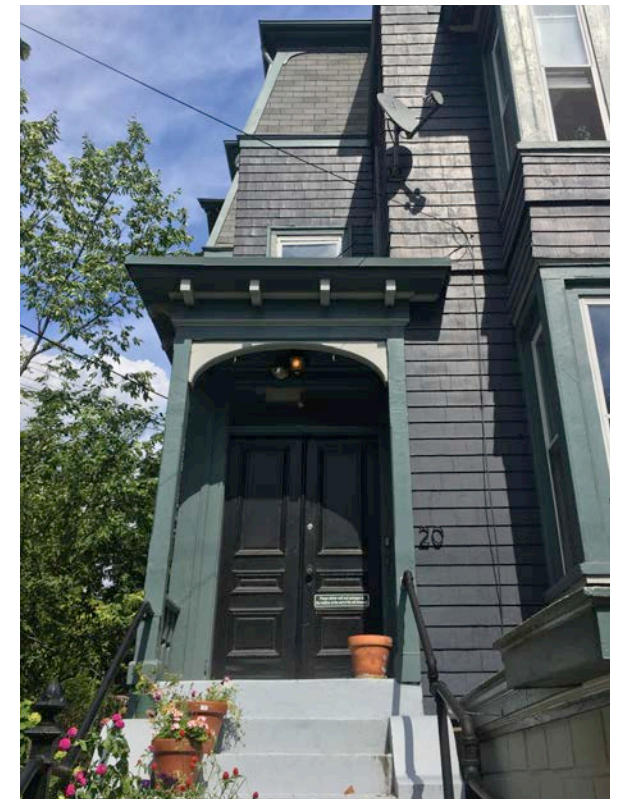
The proposed project will add a small porch on the roof above the northwest entrance, accessed from the owner's bedroom by replacing a double-hung window with a swinging casement. The roof area offers views to the west and north towards Olneyville Square.

LIST OF DRAWINGS

- A.0 COVER SHEET & EXISTING INFORMATION
- A.1 EXISTING & PROPOSED IMAGES
- A.2 EXISTING & PROPOSED IMAGES
- A.3 PARTIAL ELEVATIONS: EXISTING
- A.4 PARTIAL ELEVATIONS: PROPOSED
- A.5 PARTIAL PLANS
- A.6 DETAILS



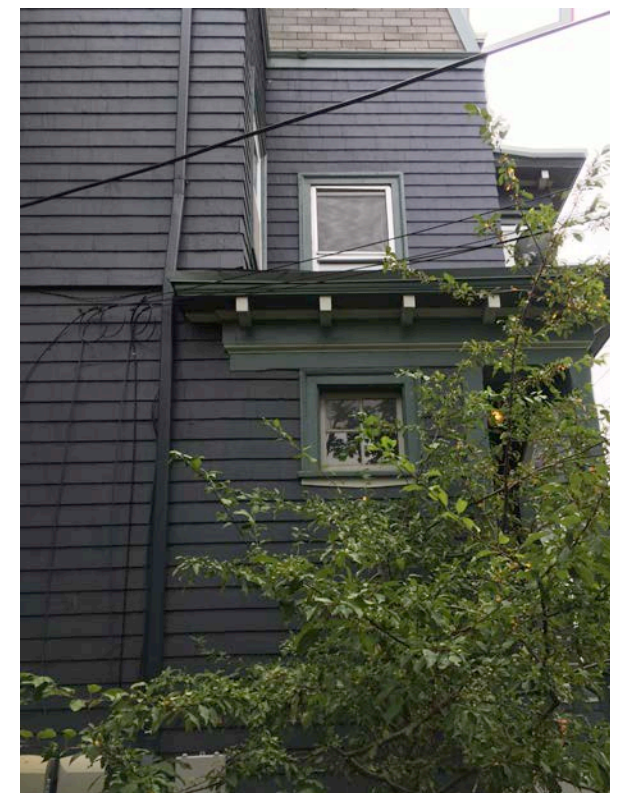
2 View from West showing area of work
20-22 Messer Street



3 Detail view from West
20-22 Messer Street



4 View from Northwest
20-22 Messer Street



5 Detail view from North
20-22 Messer Street



1 EXISTING ELEVATION PHOTO (WEST)
Messer Street

NOT TO SCALE



2 RENDERING OF PROPOSED PORCH (WEST)
Messer Street

NOT TO SCALE



① EXISTING DETAIL PHOTO (NORTHWEST)
Roof Area

NOT TO SCALE



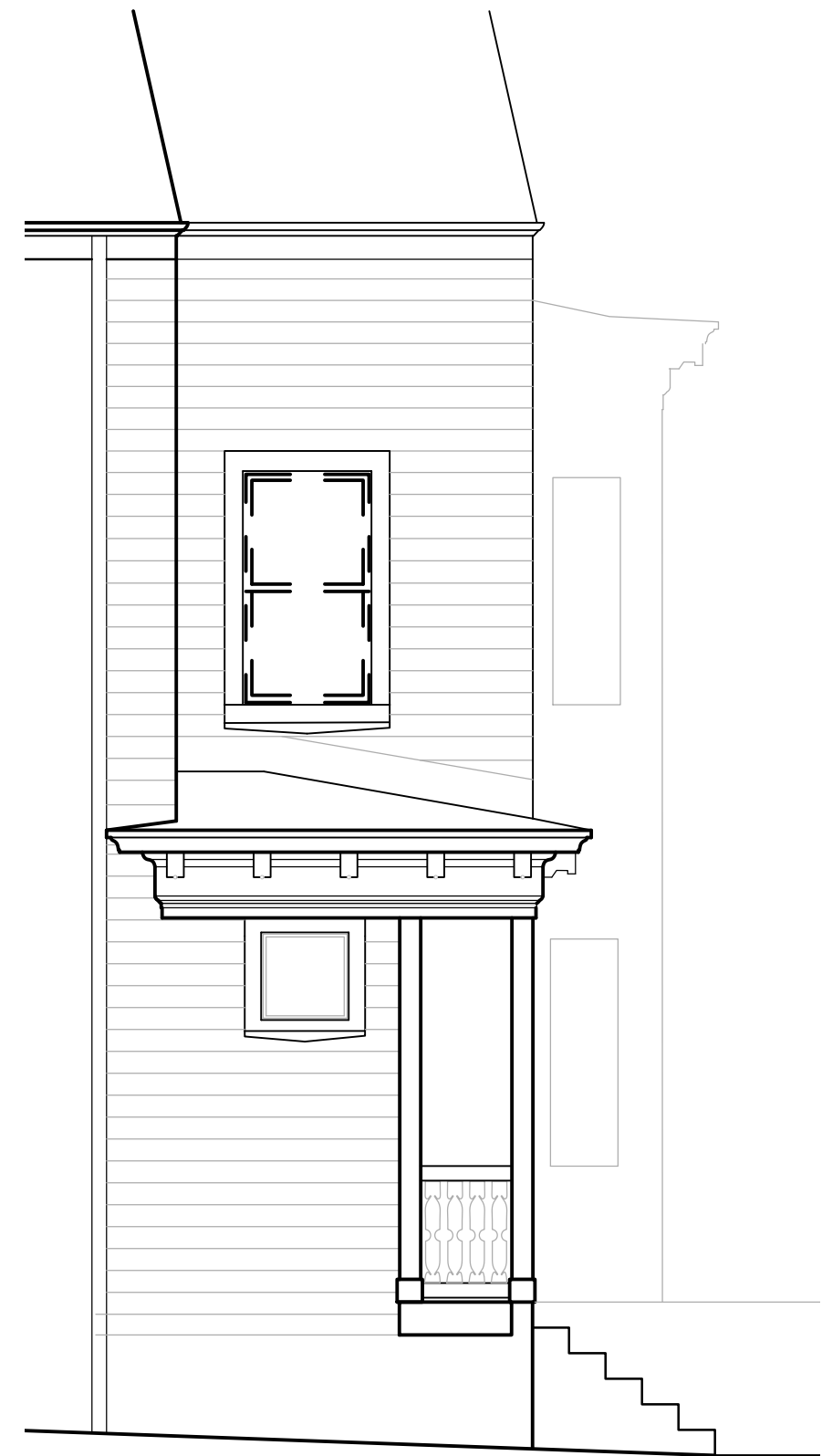
② PROPOSED PORCH PHOTOCOMPOSITE (NORTHWEST)
Showing area of work

NOT TO SCALE



① PARTIAL ELEVATION
Existing West Elevation

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



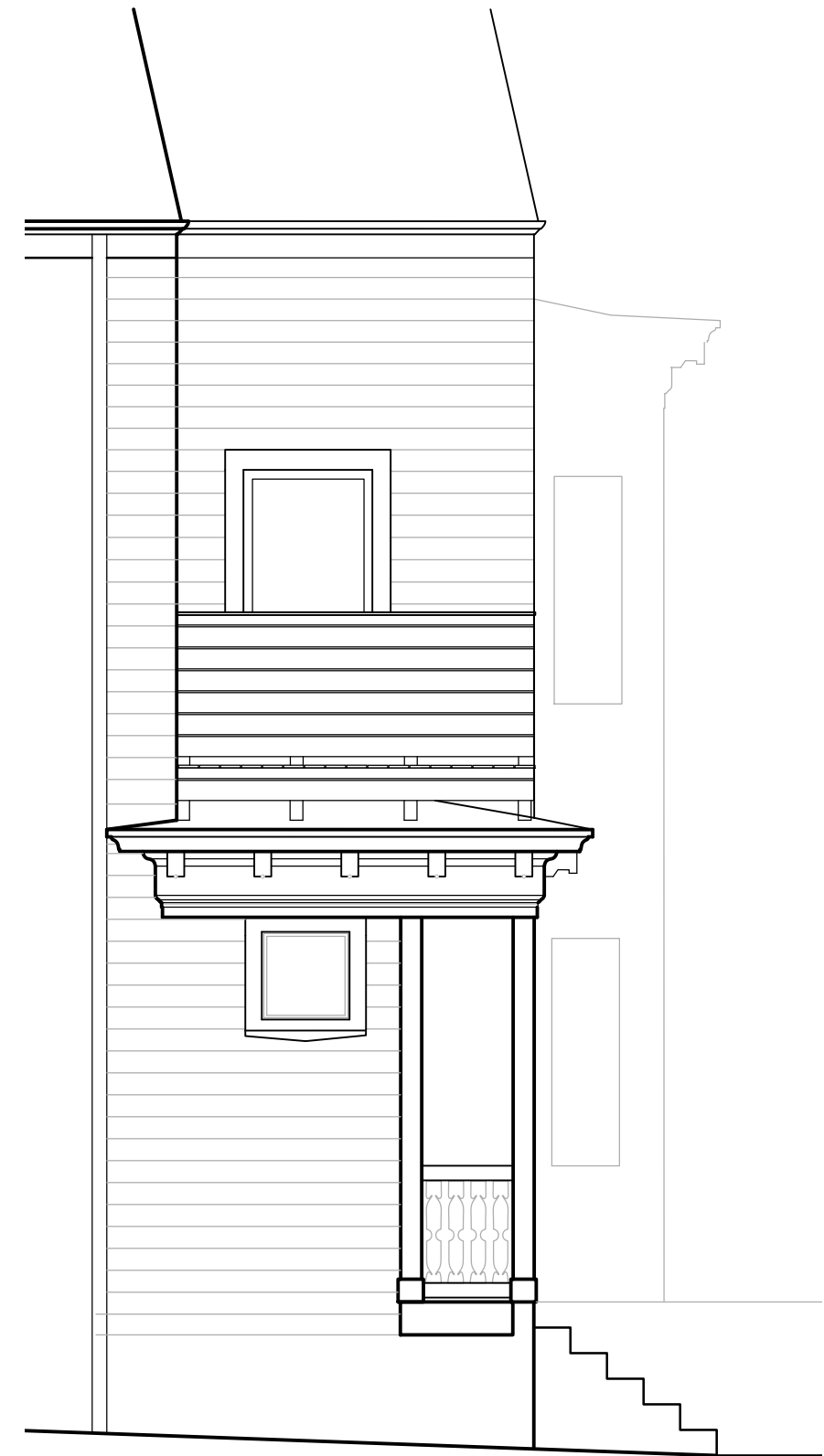
② PARTIAL ELEVATION
Existing North Elevation

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



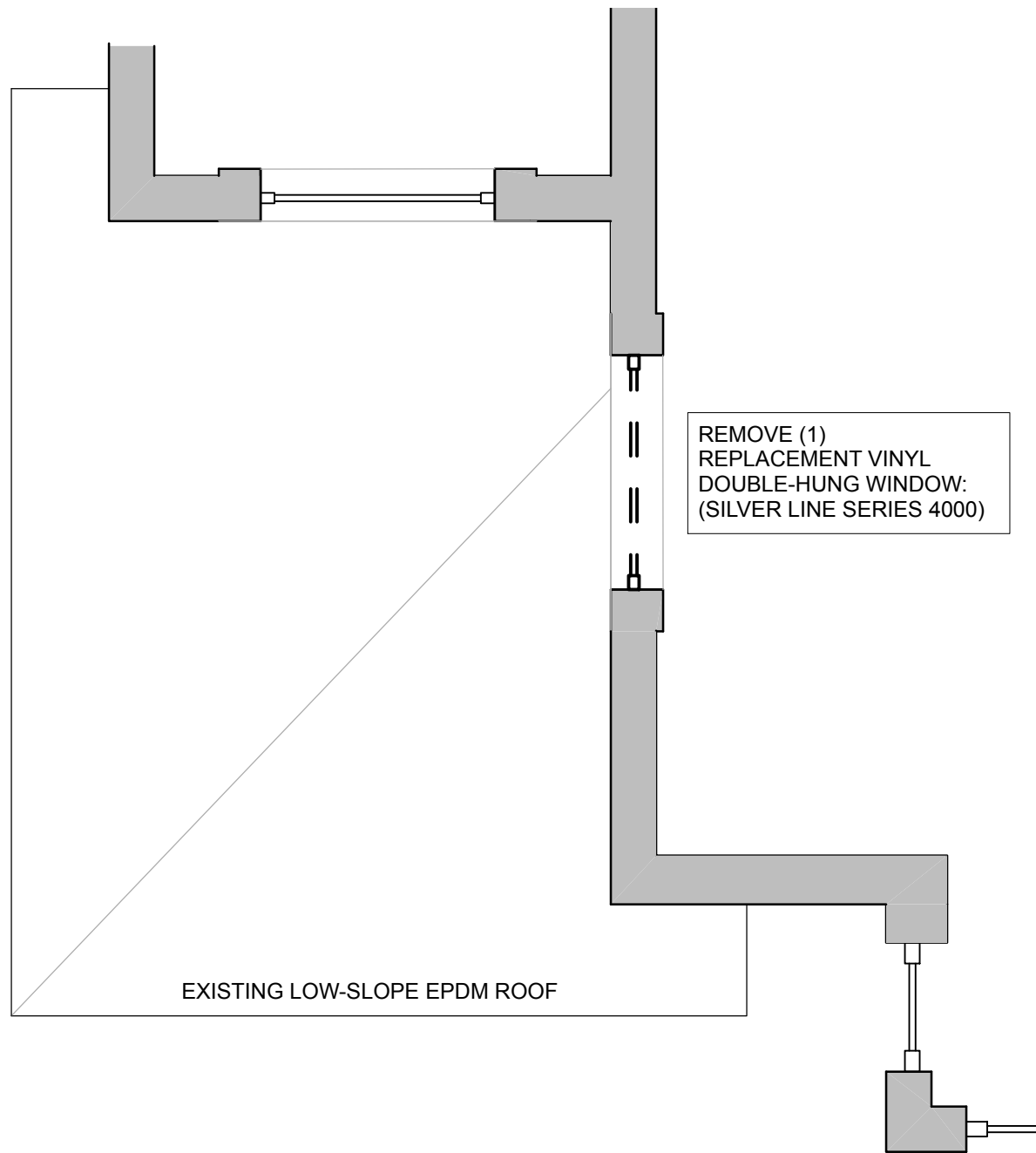
① PARTIAL ELEVATION
Proposed West Elevation

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



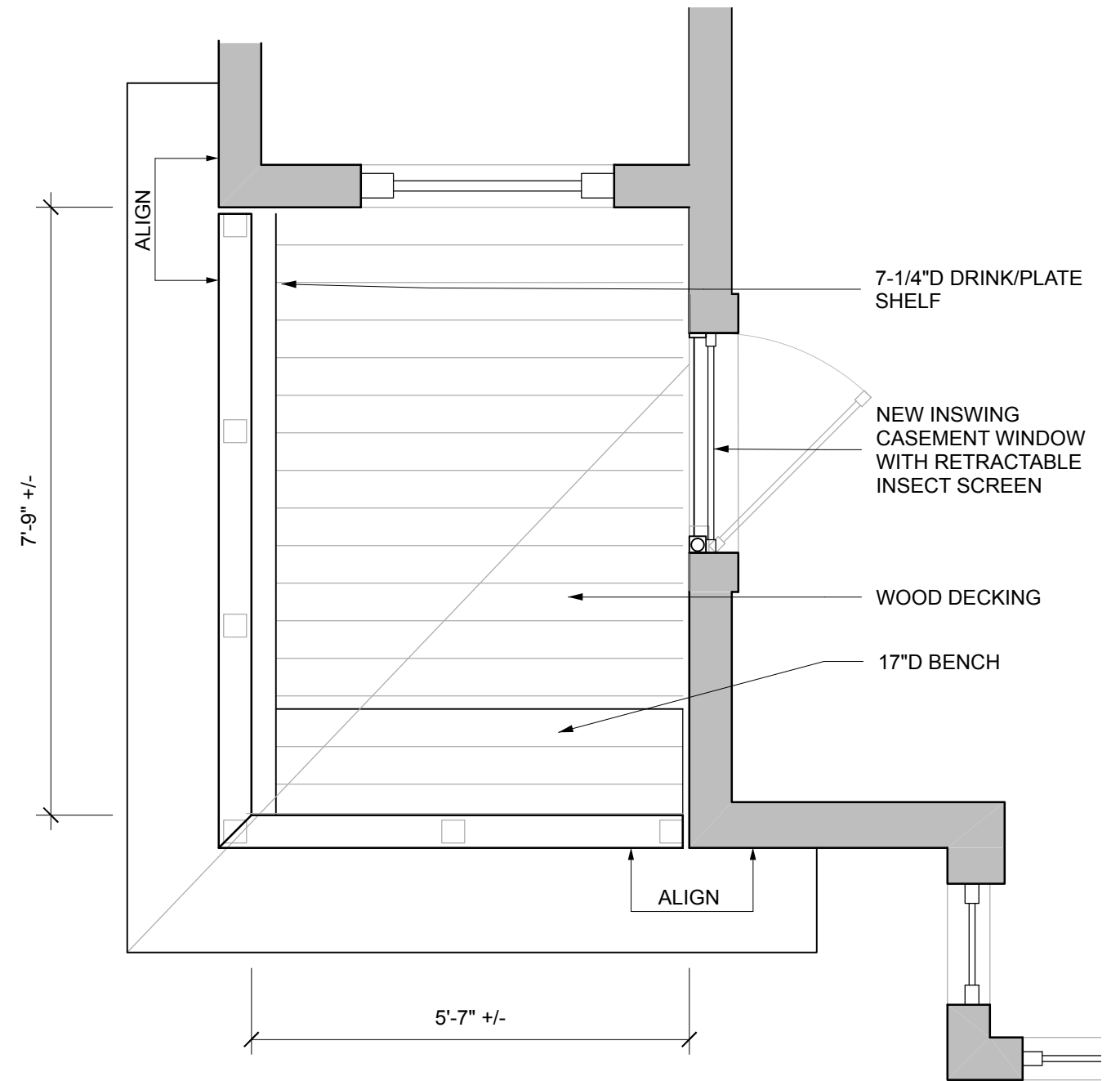
② PARTIAL ELEVATION
Proposed North Elevation

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



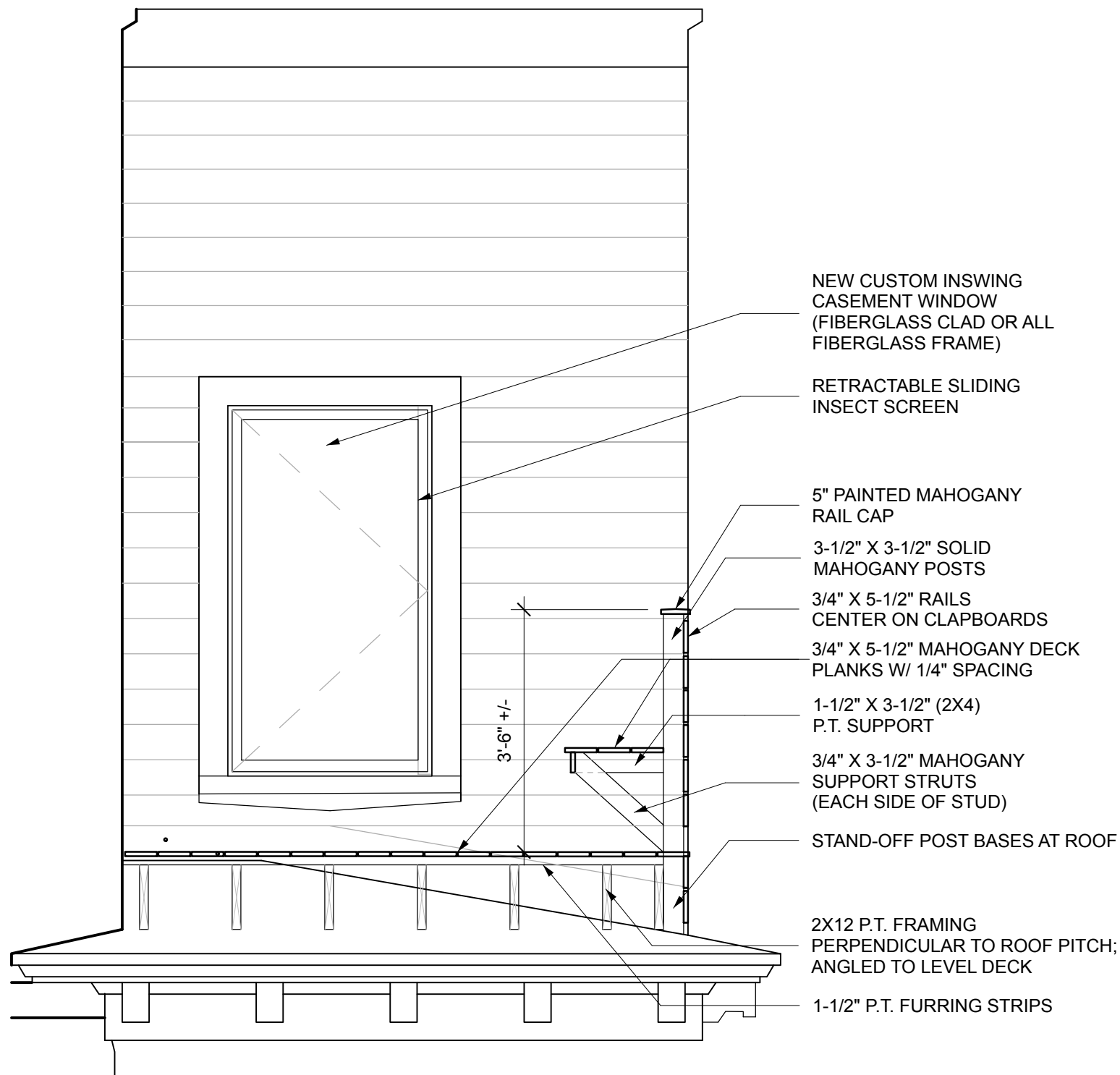
1 PLAN
Existing Roof above North Door

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



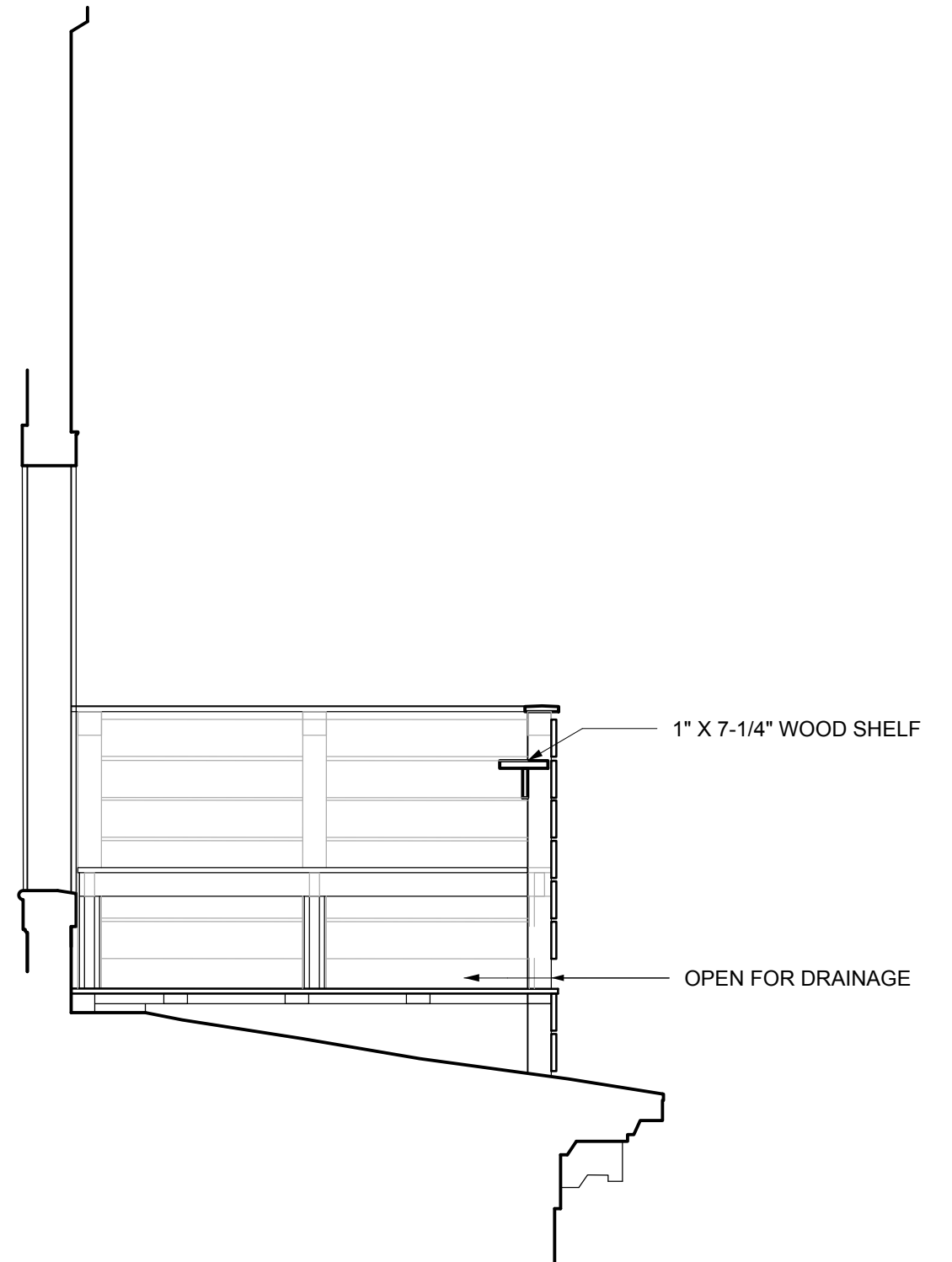
2 PLAN
Proposed Roof Porch

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



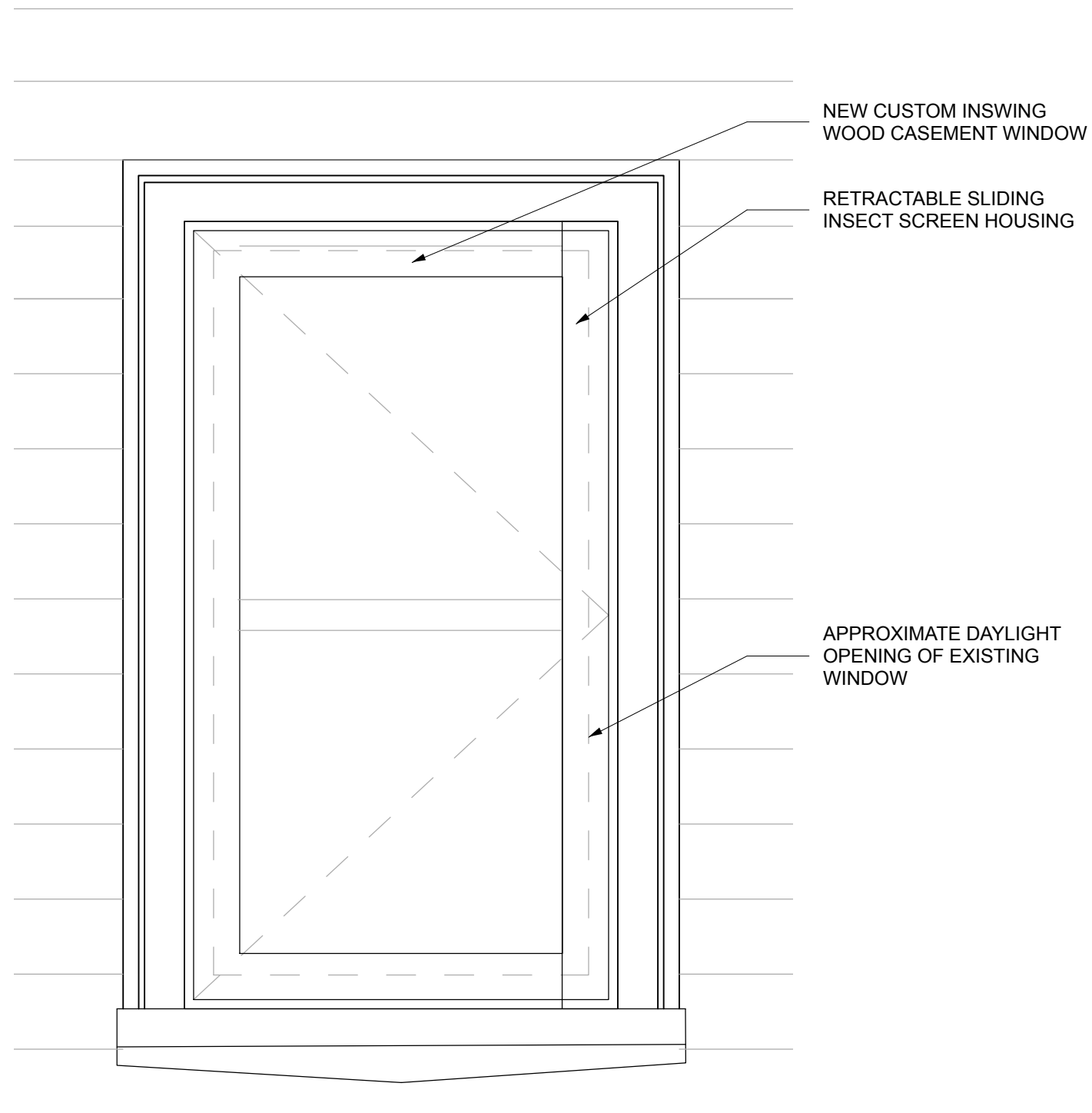
1 DETAIL SECTION (East-West)
Porch Construction

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

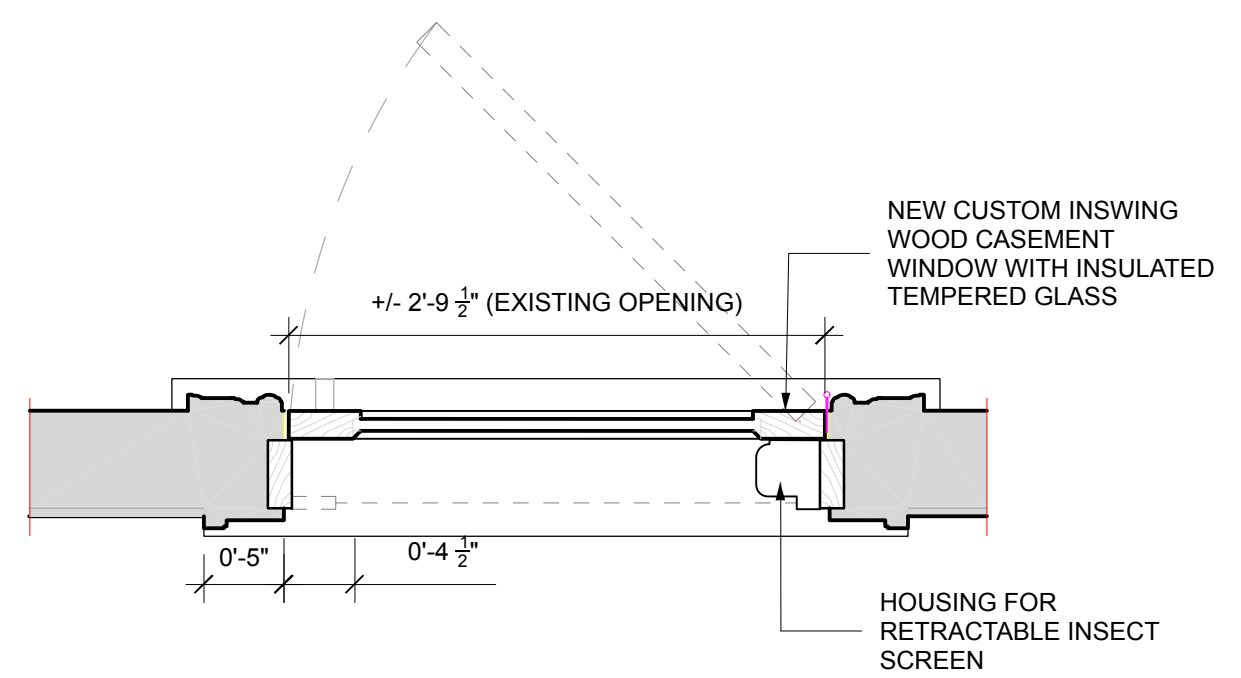


2 DETAIL SECTION (North-South)
Porch Construction

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



1 NEW WINDOW ELEVATION SCALE: 1" = 1'-0"



2 INSWING CASEMENT WINDOW PLAN DETAIL SCALE: 1" = 1'-0"