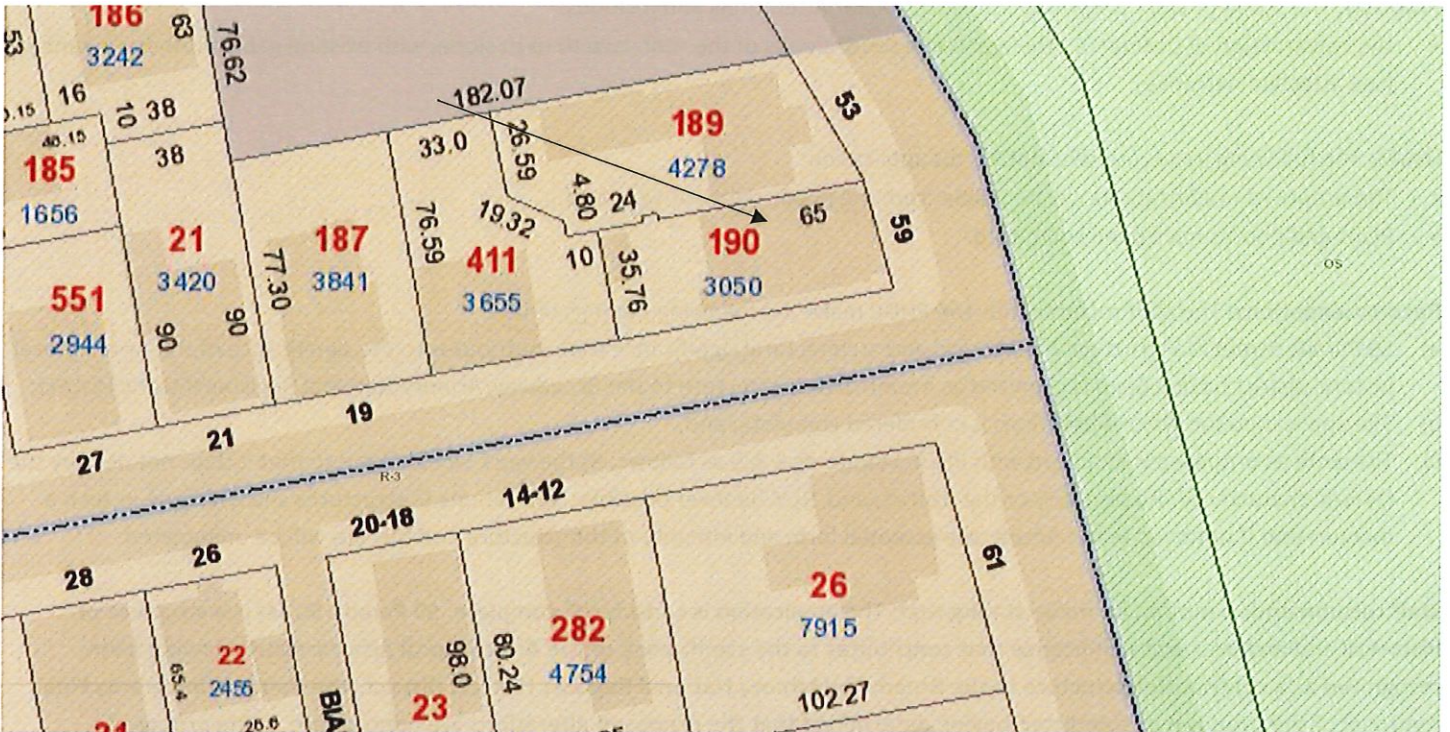
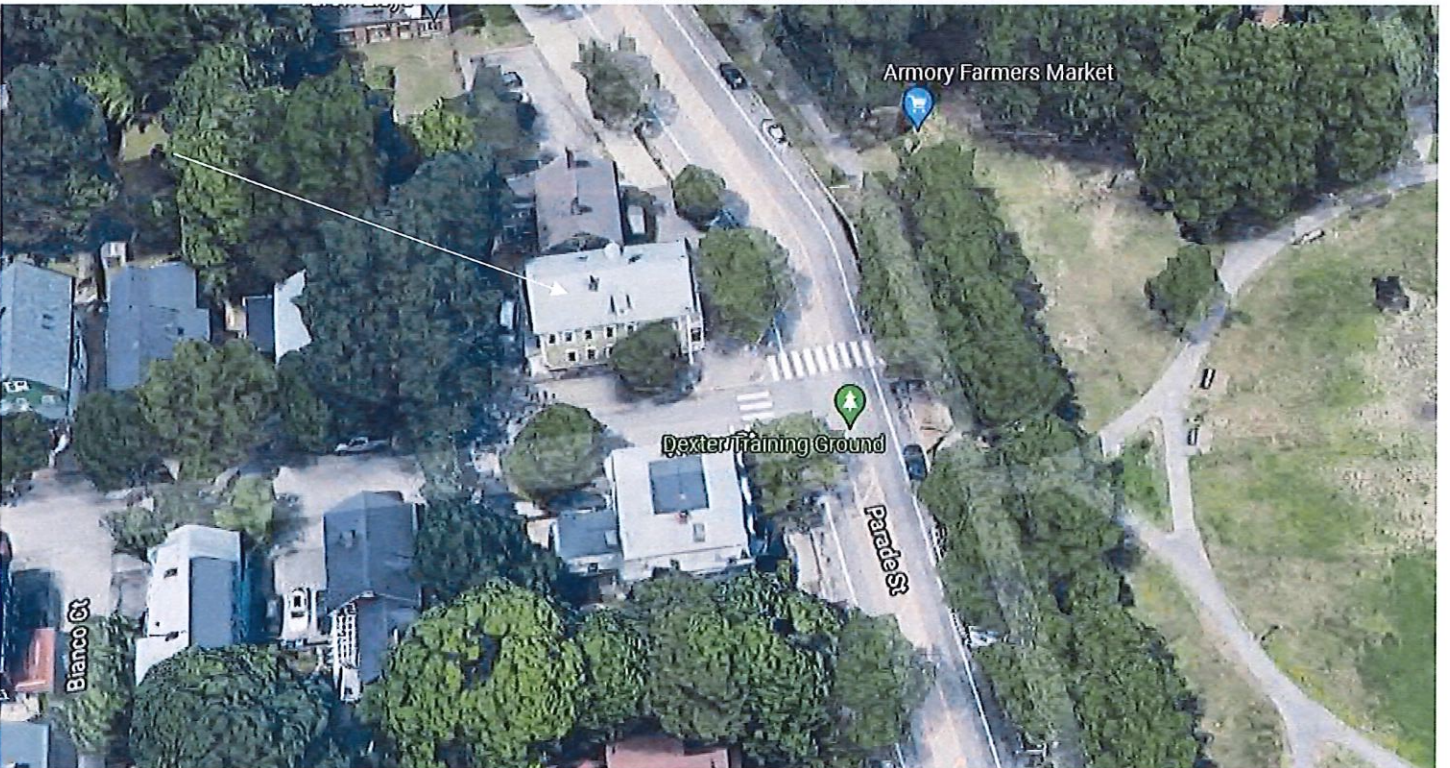


5. **CASE 22.022, 59 PARADE STREET, House, c1870 (ARMORY)**
2½-story; end-gable; shingle typical double house; with eave returns and full 2-story porch.
CONTRIBUTING



Arrow indicates 59 Parade Street.



Arrow indicates project location, looking north.

Applicant/Owner: Douglas Harvey, 59 Parade Street, Providence, RI 02909

Architect: Mark Rapp, ACME Architects, LLC, 9 Simmons Road, Little Compton, RI 02837

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

- the construction of dormers to the north and south slopes of the roof, two to each slope, with existing gable dormers to remain (see attached narrative).

Issues: The following issues are relevant to this application:

- The proposed modifications will 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) 59 Parade Street is a 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 Standards 8 & 9 as follows: 8) the work will be done so that it does not destroy the historic character of the property or the district; and, 9) Whenever possible... alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site will be unimpaired.

Staff recommends a motion be made stating that: The application is considered complete. 59 Parade Street is a 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. 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 and is reversible (Standards 8 & 9), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Project: Two Family Residence
Address: 59 Parade Street, Providence, RI 02909
Date: 12 February 2022
Re: Application Information

NARRATIVE – Scope of Work

The client would like to expand the existing occupied third floor of the building, make and window and door changes to the Parade Street elevation and enclose the first-floor porch with screen panels

On 22 February 2021 the Providence HDC approved replacement of twenty-eight (28) existing windows. This work is scheduled to be completed in the next few months.

Third Floor Dormers

Four (4) shed dormers are to be constructed at the third floor. Two existing gable dormers with replacement window sashes are to remain. The wall, roof and trim materials are to match the existing housing in material, size, texture and color.

The new windows are to be awning units Trimline Ultra Fit (Classic Clad) sash with interior screen. These are wood units, insulated glazing with aluminum clad exterior. Muntins to be simulated divided light. Exterior color to be white. These units are to match the replacement sashes previously approved

Door/Window Switch

On the Parade Street (east) elevation the existing door and window are to be switched by location and size. The new window shall be a DH unit, identical to the approved replacement sashes of the second floor. The new doors shall be a pair of French doors, each leaf to be 1'10" wide to remain within the width of the existing opening. Head trim shall remain, jamb trim to extend to floor level.

With the door and window changes, exterior materials shall match existing and new door and window casing shall also match

Screen Enclosure

The first floor (east) porch shall be enclosed with screen panels and pair of screen doors. Frames are to be painted wood. Screen panel shall be aluminum frame, set into wood stops to conceal aluminum but allow for screen replacement as needed.

Window Removal

On the west (rear) elevation, one awning window is to be removed and the wall infilled to match.

End of Narrative



1 - View from Parade Street



2 - View from Willow Street



Window to be removed
Wall infilled

3 - Rear of building



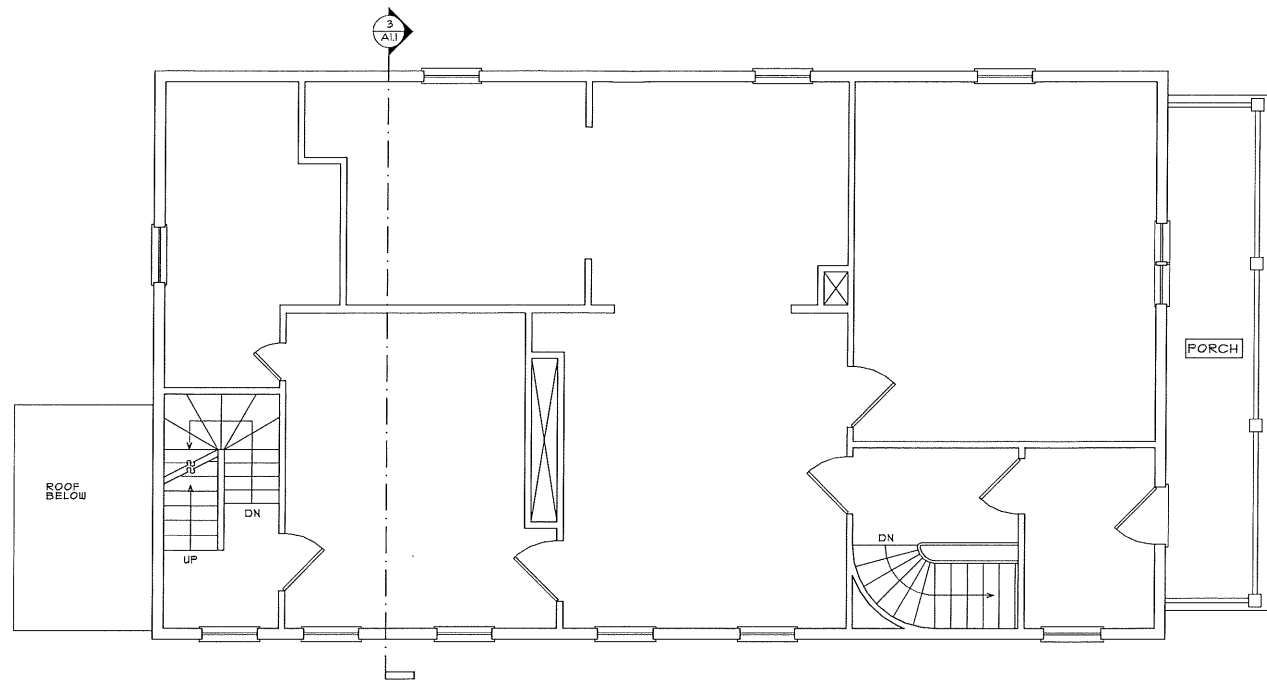
4- Side of building



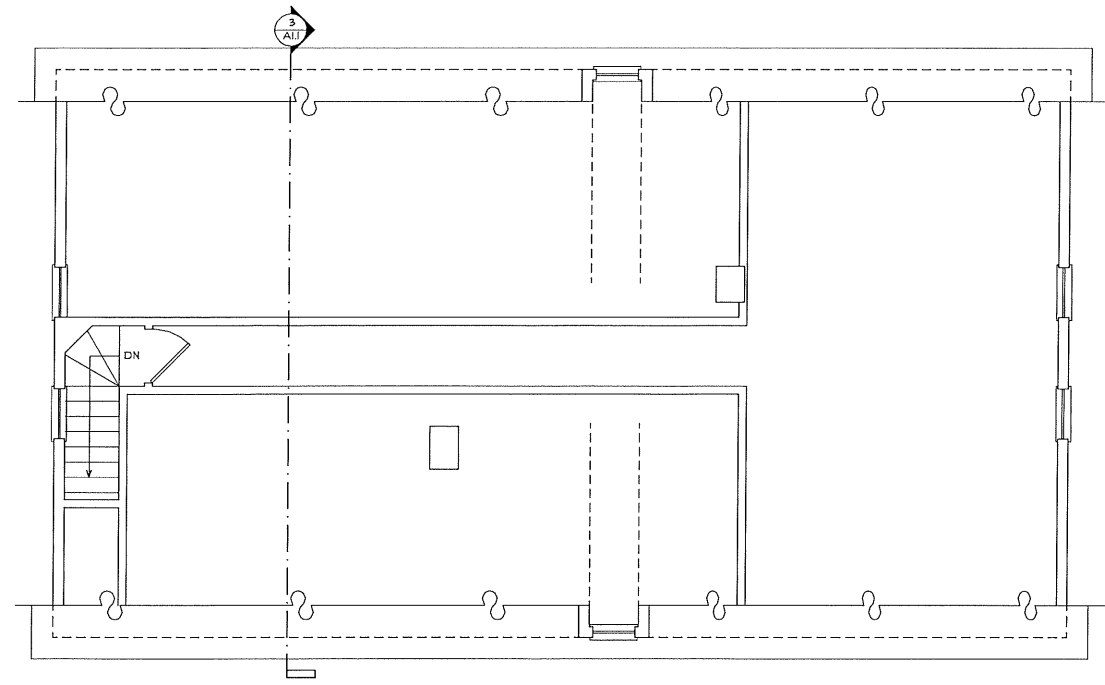
Figure 5 - Entry door to remain



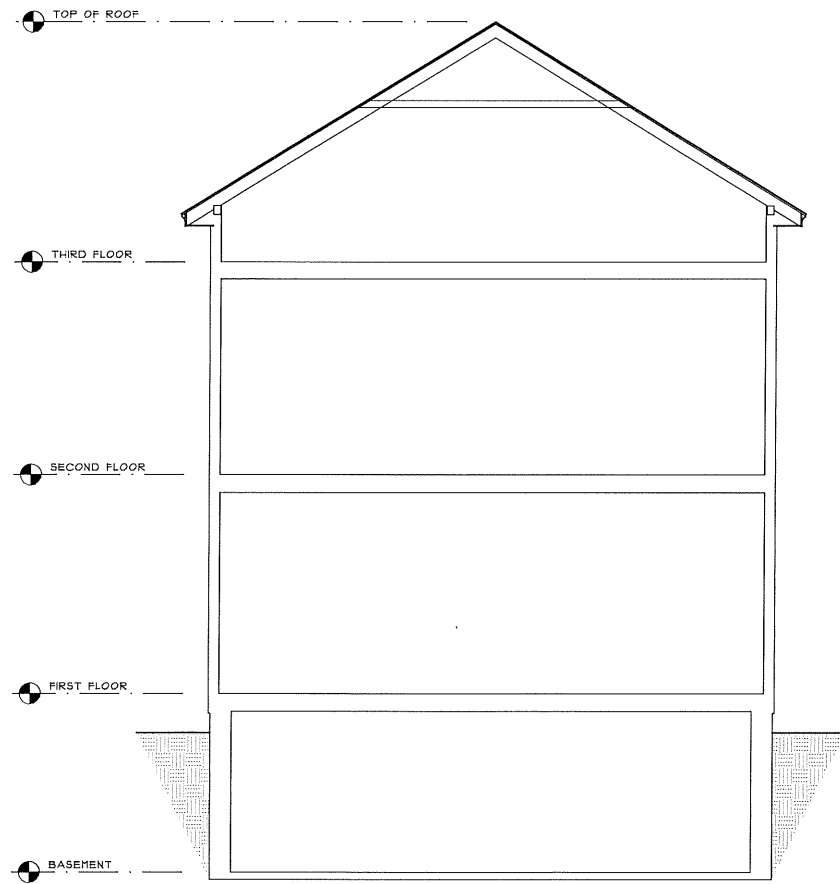
Figure 6 - Porch detail to get screen panels



1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



2 THIRD FLOOR PLAN
A1.1 1/4" = 1'-0"

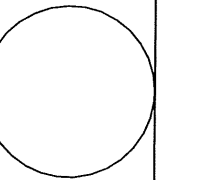


3 BUILDING SECTION
A1.1 1/4" = 1'-0"

RENOVATIONS & ADDITIONS
TWO-FAMILY BUILDING
59 PARADE STREET
PROVIDENCE, RHODE ISLAND 02909

ACME ARCHITECT L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com



EXISTING CONDITIONS

FLOOR PLANS
SECTION

DATE: 2/12/22
SCALE: AS NOTED
REVISIONS:

SHEET

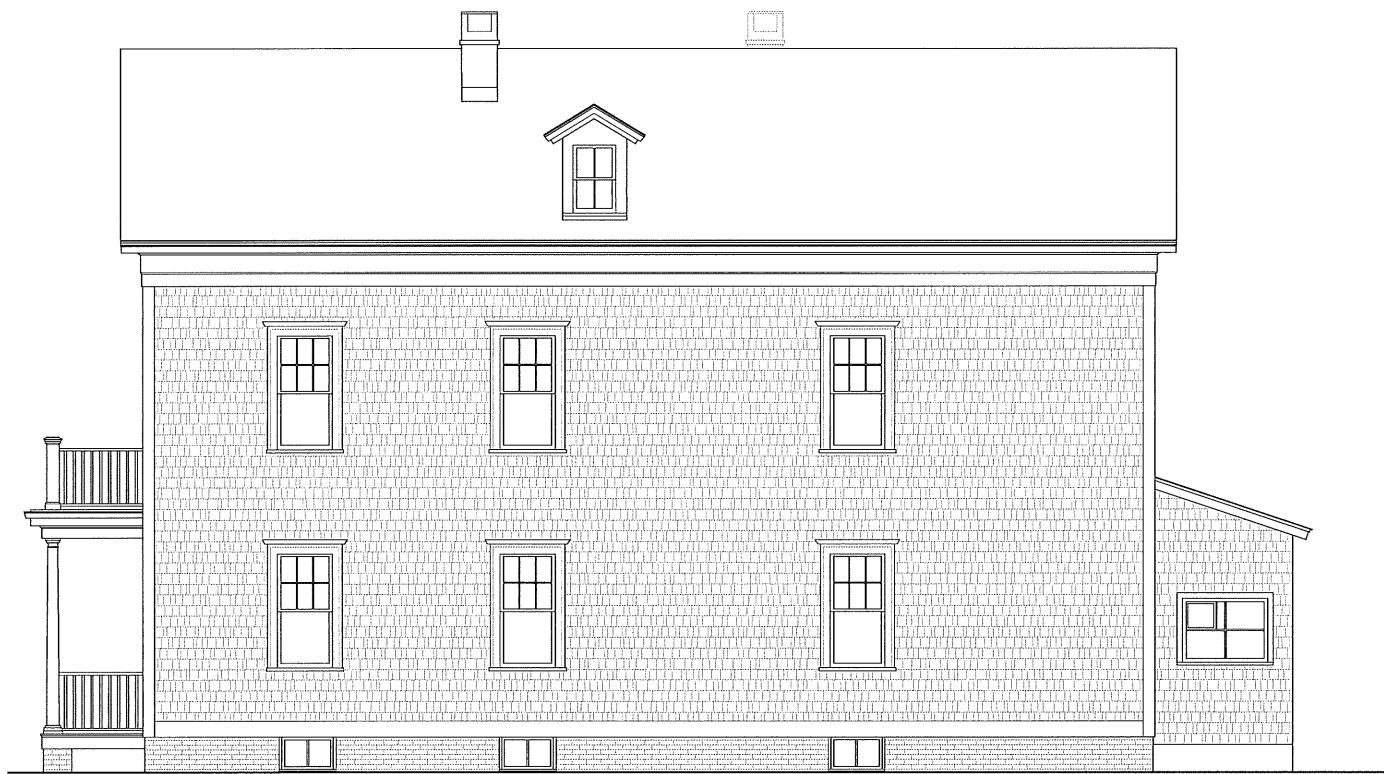
A1.1



1 SOUTH ELEVATION - WILLOW STREET
A2.1 1/4" = 1'-0"



2 EAST ELEVATION - PARADE STREET
A2.1 1/4" = 1'-0"



3 NORTH ELEVATION
A2.1 1/4" = 1'-0"

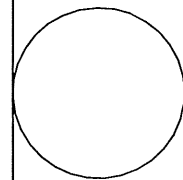


4 WEST ELEVATION
A2.1 1/4" = 1'-0"

RENOVATIONS & ADDITIONS
TWO-FAMILY BUILDING
59 PARADE STREET
PROVIDENCE, RHODE ISLAND 02904

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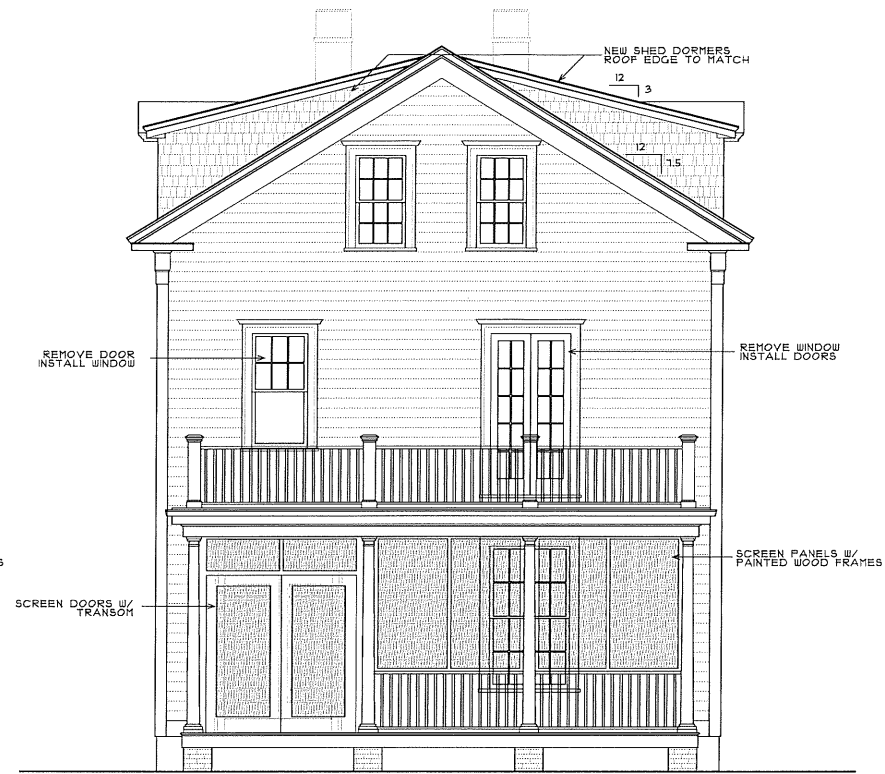
EXISTING CONDITIONS
EXTERIOR ELEVATIONS

REVISIONS:
DATE: 2/12/22
SCALE: 1/4" = 1'-0"

SHEET
A2.1



1 SOUTH ELEVATION - WILLOW STREET
A2.1 1/4" = 1'-0"



2 EAST ELEVATION - PARADE STREET
A2.1 1/4" = 1'-0"



3 NORTH ELEVATION
A2.1 1/4" = 1'-0"



4 WEST ELEVATION
A2.1 1/4" = 1'-0"

RENOVATIONS & ADDITIONS
TWO-FAMILY BUILDING
59 PARADE STREET
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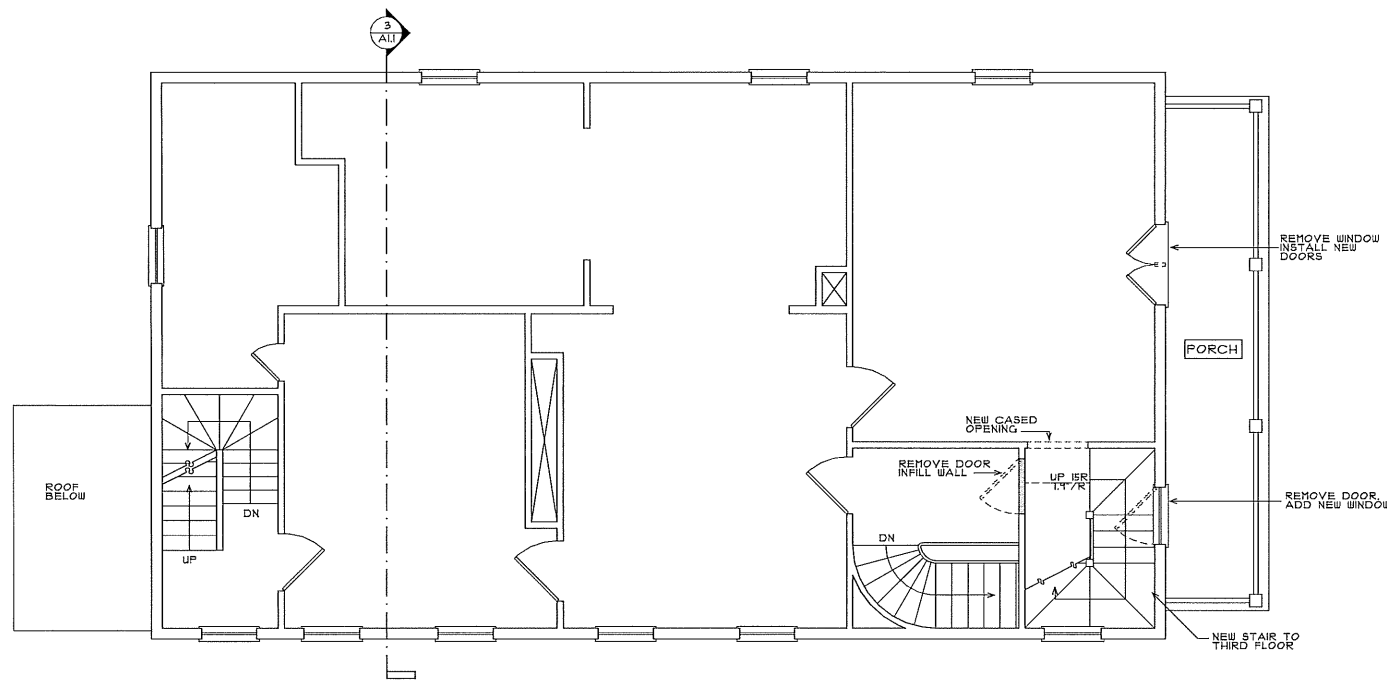
EXTERIOR ELEVATIONS

HDC SUBMISSION

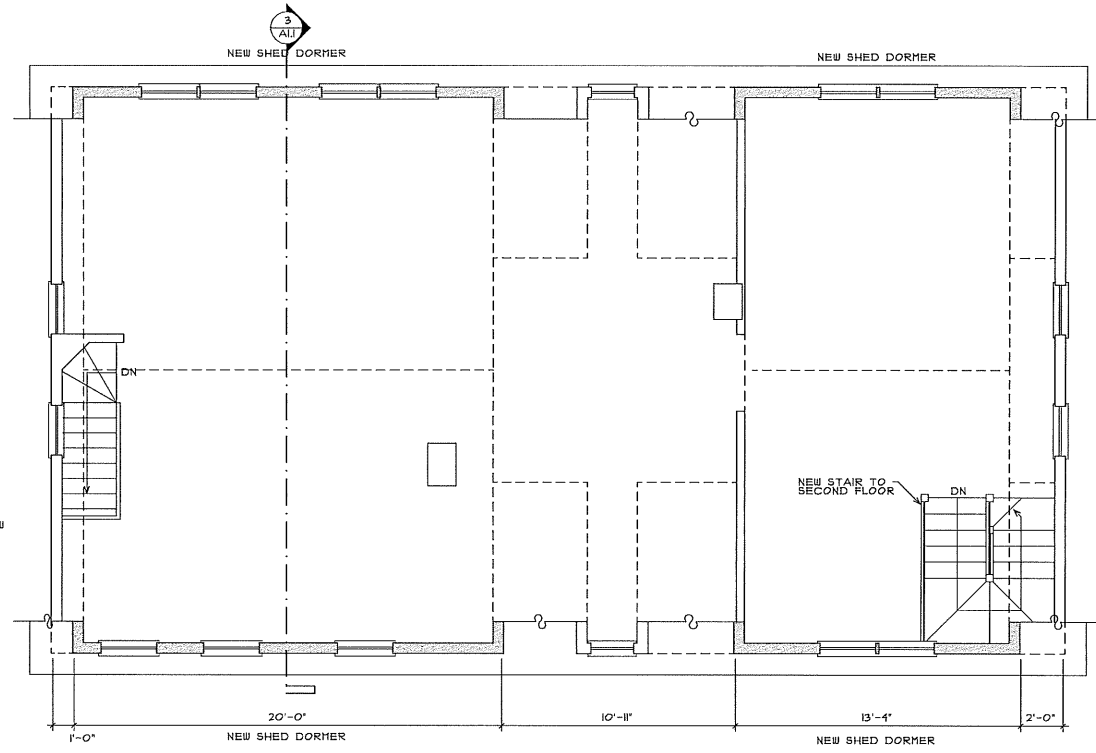
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SHEET

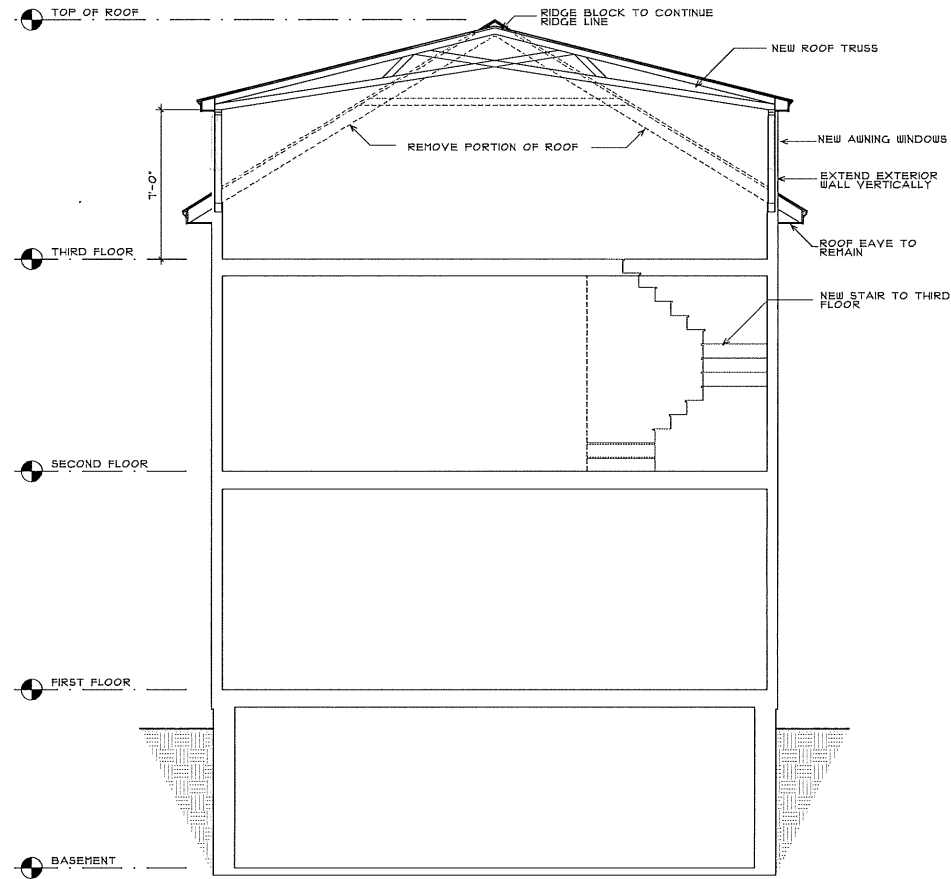
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1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



2 THIRD FLOOR PLAN
A1.1 1/4" = 1'-0"

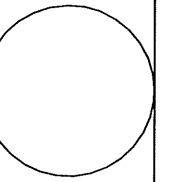


3 BUILDING SECTION
A1.1 1/4" = 1'-0"

RENOVATIONS & ADDITIONS
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HDC SUBMISSION

FLOOR PLANS
SECTION

REVISIONS:
DATE: 2/12/22
SCALE: AS NOTED

SHEET

A1.1