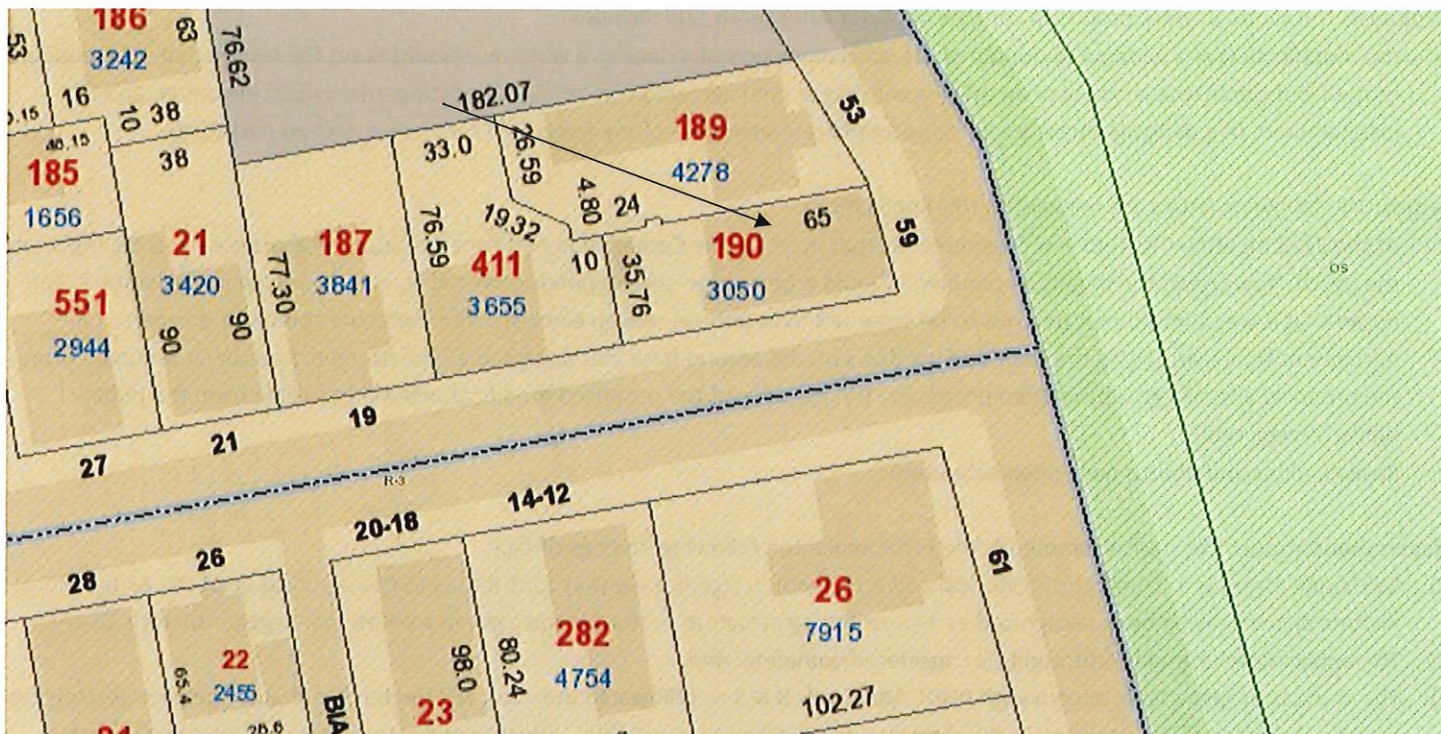
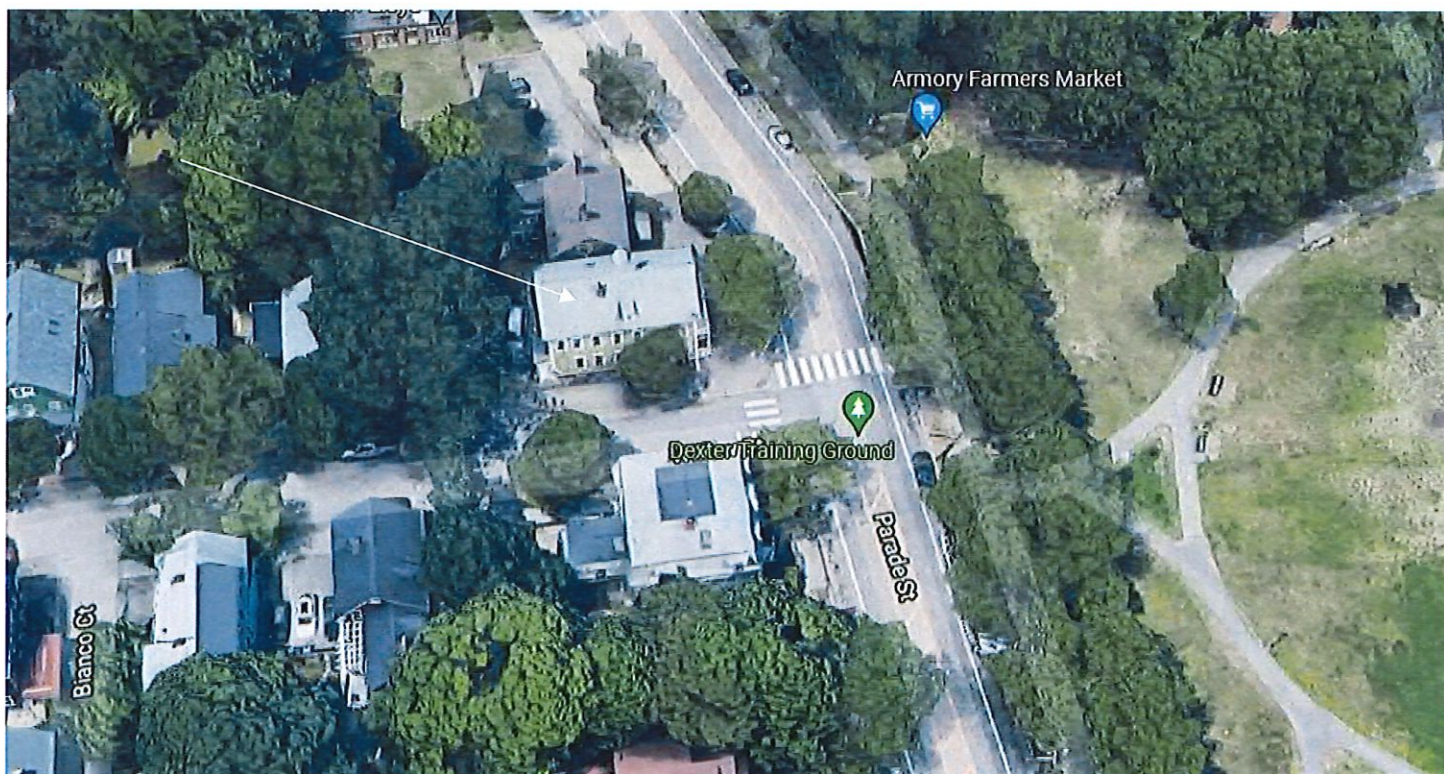


2. CASE 22.022, 59 PARADE STREET, House, c1870 (ARMORY)

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 modification of a window to double doors, the conversion of a door to a window, second floor, the installation of screening to the front porch, the removal of an awning window and infilled with trim to match existing, rear (west) elevation, and the installation of five skylights three, south slope and two, north slope of the gable-end roof (see attached narrative).

Issues: The following issues are relevant to this application:

- At the 2/28 meeting the item was continued. At that meeting the Commission had concerns about the proposed screening-in of the porch: how would the details be handled? Would it be a three-season porch, with the screens removed in the winter? Staff noted that it was common for porches to be screened-in as a three-season element. Also concerns about the dormers. Agreement that rearranging the door and windows on the second floor was acceptable. The dormers have been removed from the proposal and skylights have been proposed. The majority of the proposed modifications will be visible from the public rights-of-way; and,
- Revised 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
Revised – 17 March 2022
Re: Application Information

NARRATIVE – Scope of Work

The client would like to expand the existing occupied third floor of the building, make 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 Skylights

Five (5) skylights are to be added to the asphalt shingle roof on the north and south elevations. The units shall align with second floor windows and provide additional light and cross ventilation to third floor spaces. The skylights are to be Velux, flat glass units, 24" x 40" operable. See attached data sheet

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. Screen assemblies will be set behind columns and rails.

Window Removal

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

End of Narrative



Door and window to be switched

Section of porch to get new screen panels

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

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**Federal Solar
Tax Credit**off product and
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Manual "Fresh Air" Deck-Mounted Skylight

The VELUX Manual "Fresh Air" Deck-Mounted Skylight opens to allow both fresh air and sunlight in, contributing to your home's proper moisture balance and overall comfort level. Easily opened and closed with VELUX control rods when installed out-of-reach. A smooth turning handle is available when skylights are installed within reach.

Ideal Applications:

In reach **lofts** and **bonus rooms** that can greatly benefit from natural ventilation.

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- Equipped with insect screen to prevent pests
- Seamlessly pairs with any VELUX solar shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for **No Leak Warranty**
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

PRODUCT DETAILS

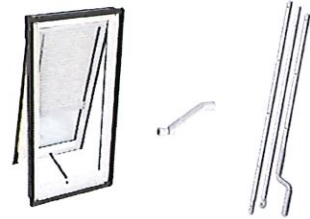
- **Laminated LoE3 Glass:** Laminated LoE3 Glass double-paned argon-gas-filled LoE3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- **No Leak Warranty** - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Insect Screen
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades
- Telescopic Rod 3'-6" or 6'-10"
- Crank Handle

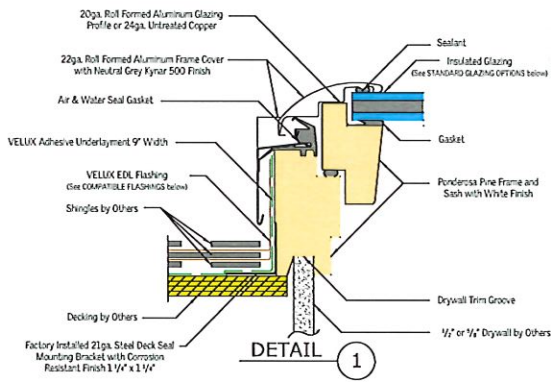
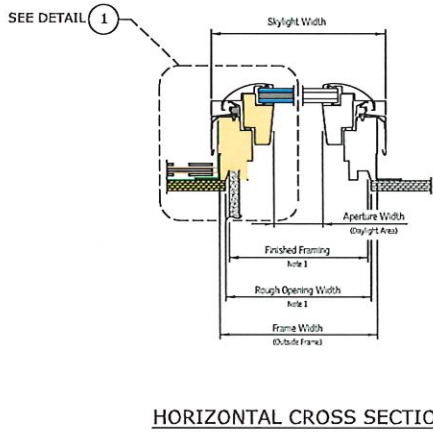
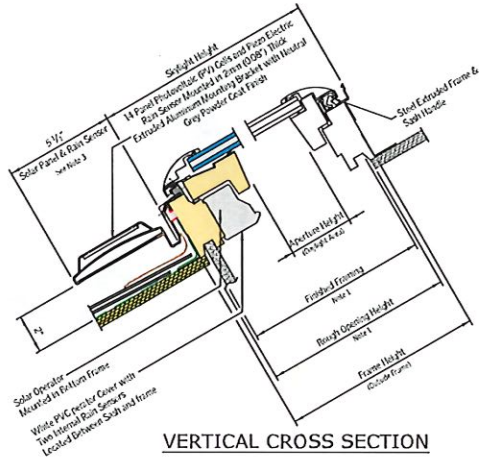
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VS

Manual "Fresh Air" Deck-Mounted Skylight

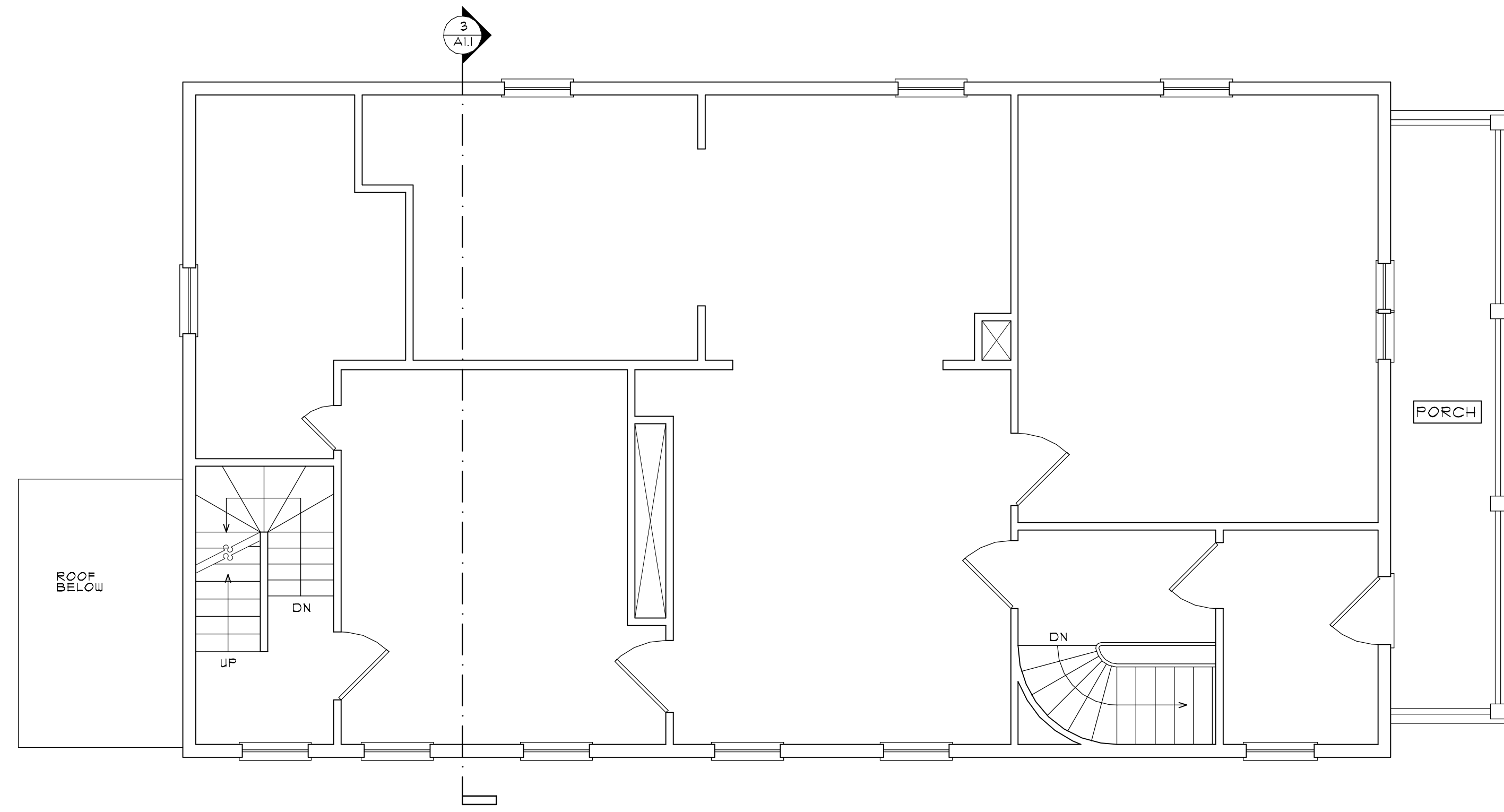


COMPLIANCE AND CERTIFICATIONS

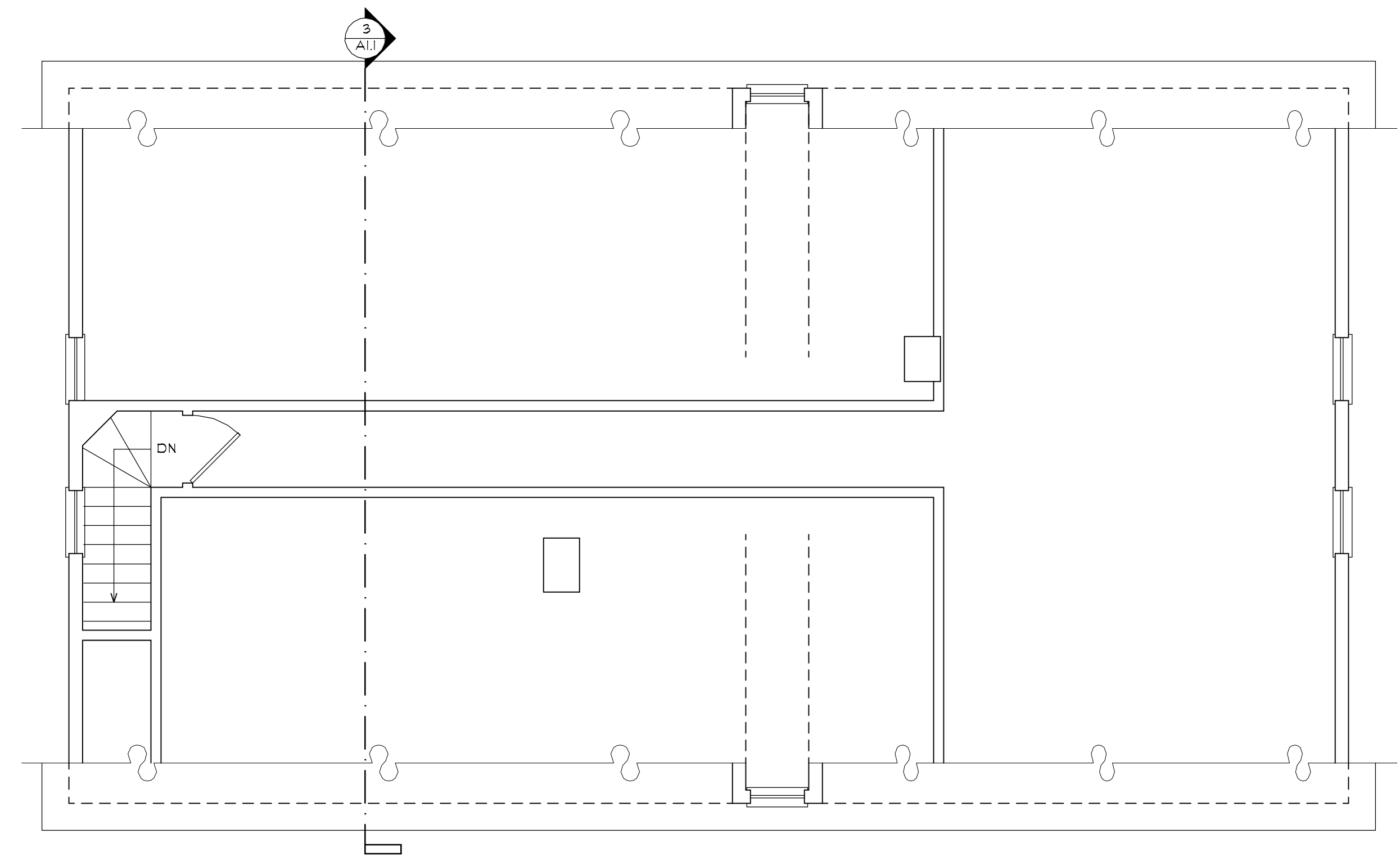
- DBPR Florida
- IAPMO
- NFRC, National Fenestration Rating Council
- Energy Star
- WDMA, Window & Door Manufacturing Association

		C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-In.)	21	21	21	21	30 1/16	30 1/16	30 1/16	30 1/16	44 1/4	44 1/4
Rough Opening Height	(H-In.)	26 7/8	37 7/8	45 3/4	54 7/16	30	37 7/8	45 3/4	54 7/16	26 7/8	45 3/4
Daylight Area	(Sq. Feet)	2.27	3.50	4.38	5.34	4.11	5.48	6.86	8.36	5.57	10.73

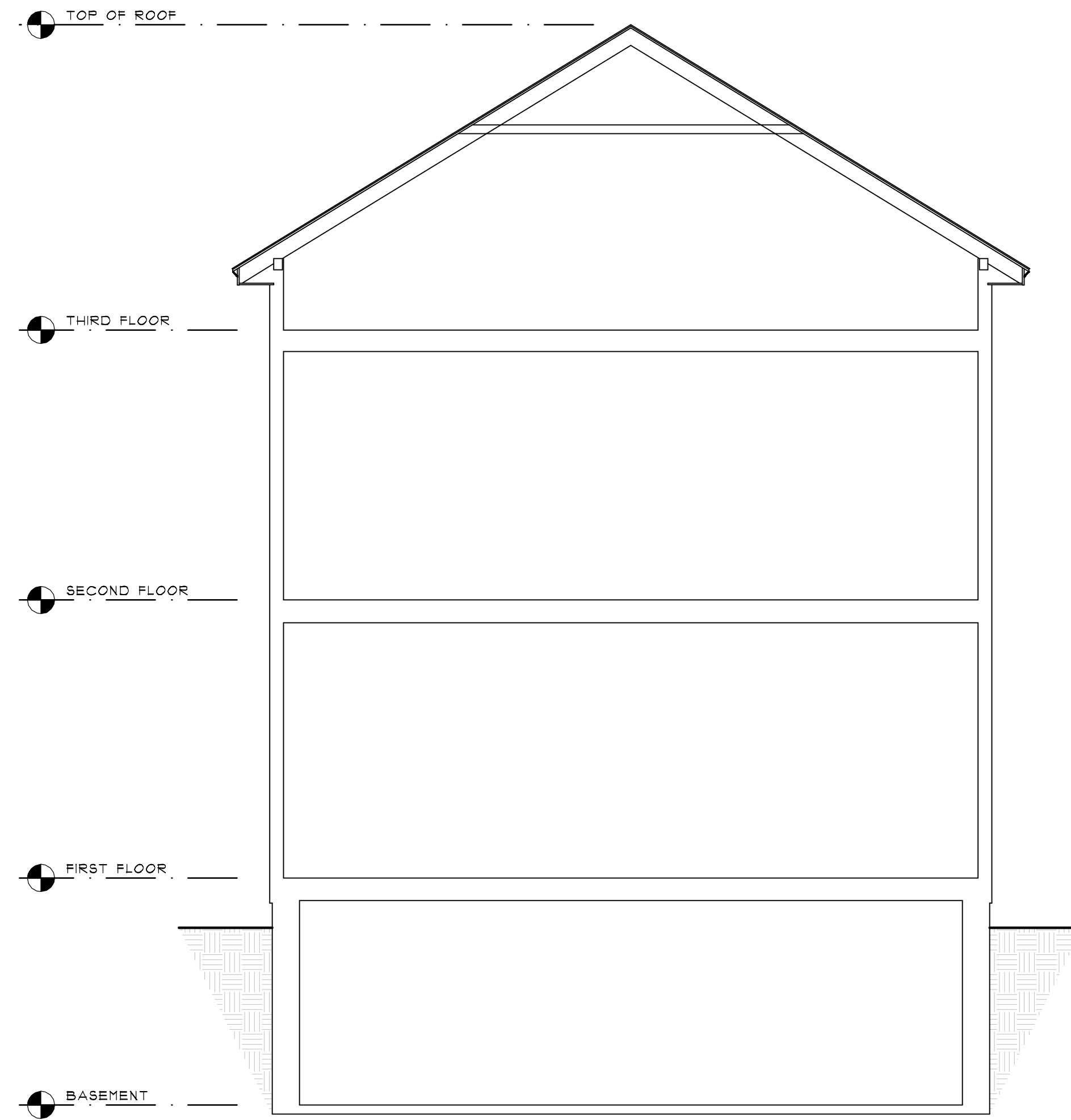
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1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



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



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

EXISTING CONDITIONS

FLOOR PLANS
SECTION

DATE: 2/12/22
SCALE: AS NOTED

SHEET

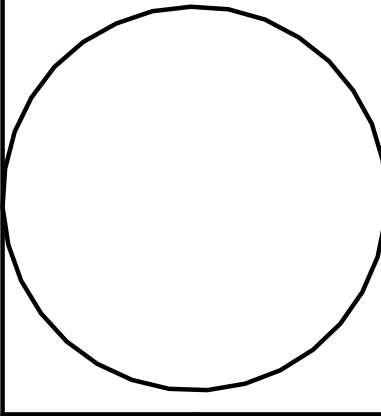
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21-30

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
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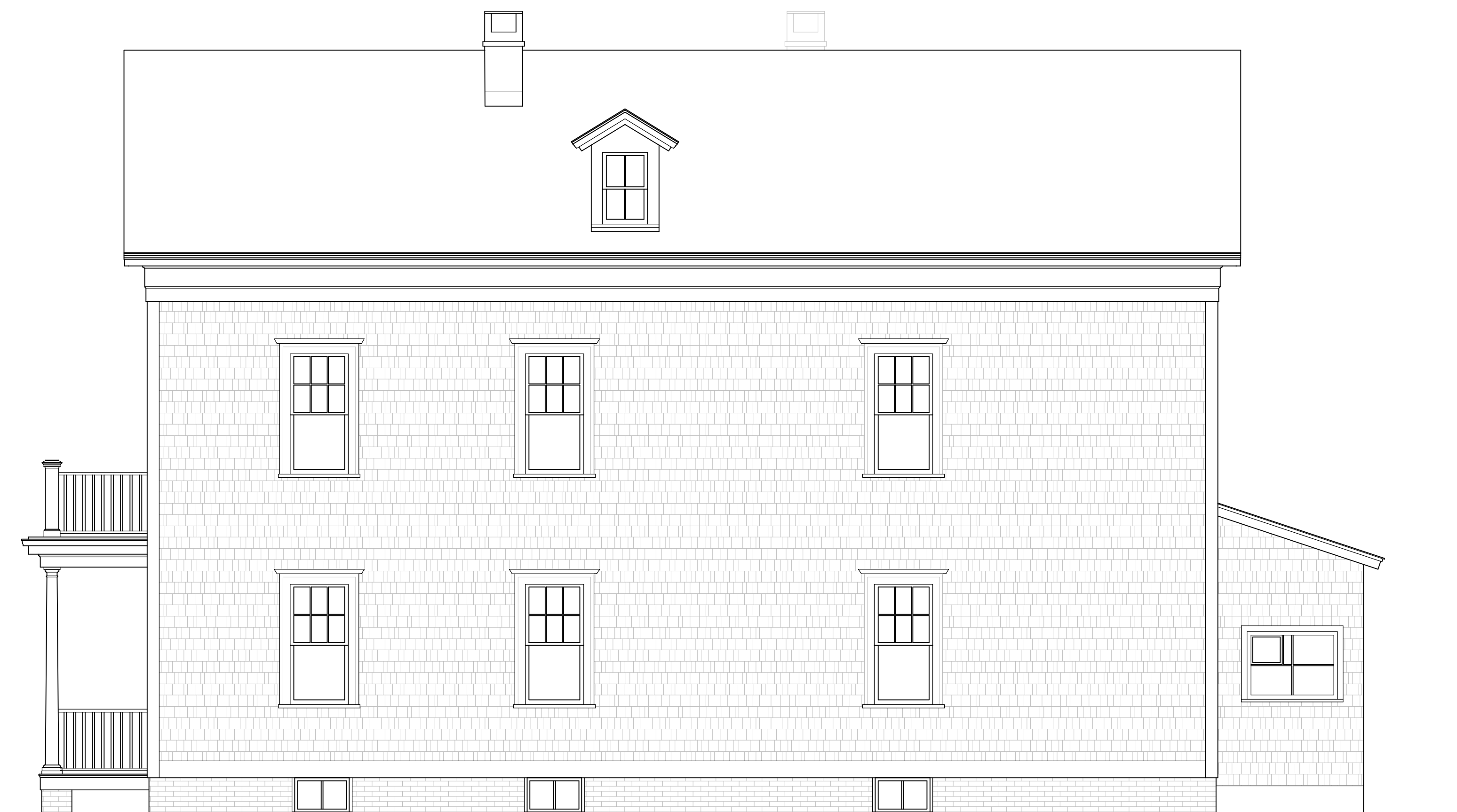




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A2.1 1/4" = 1'-0"



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

ACME
ARCHITECT
L.L.C.

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

EXTERIOR ELEVATIONS

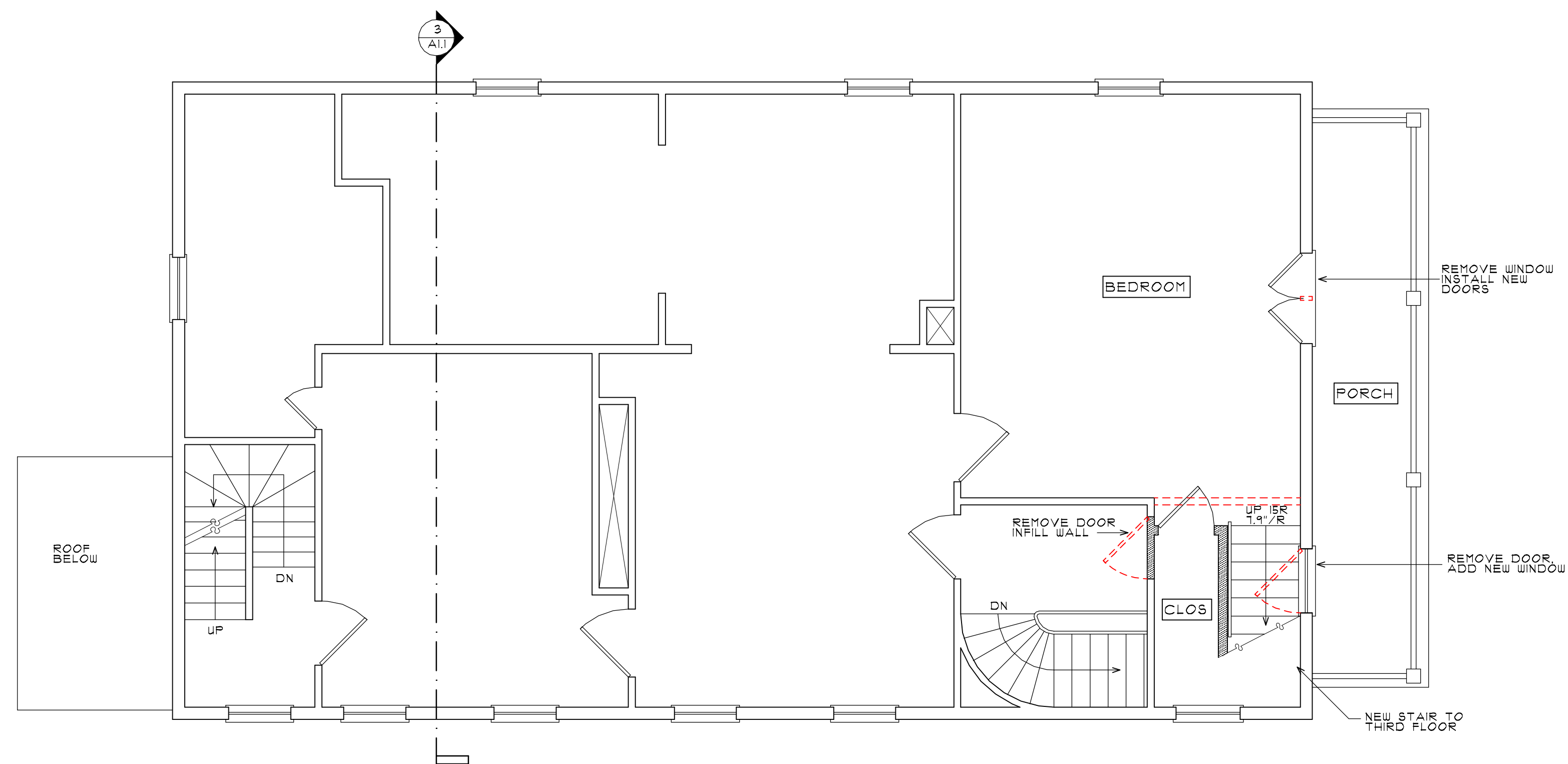
REVISIONS:

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

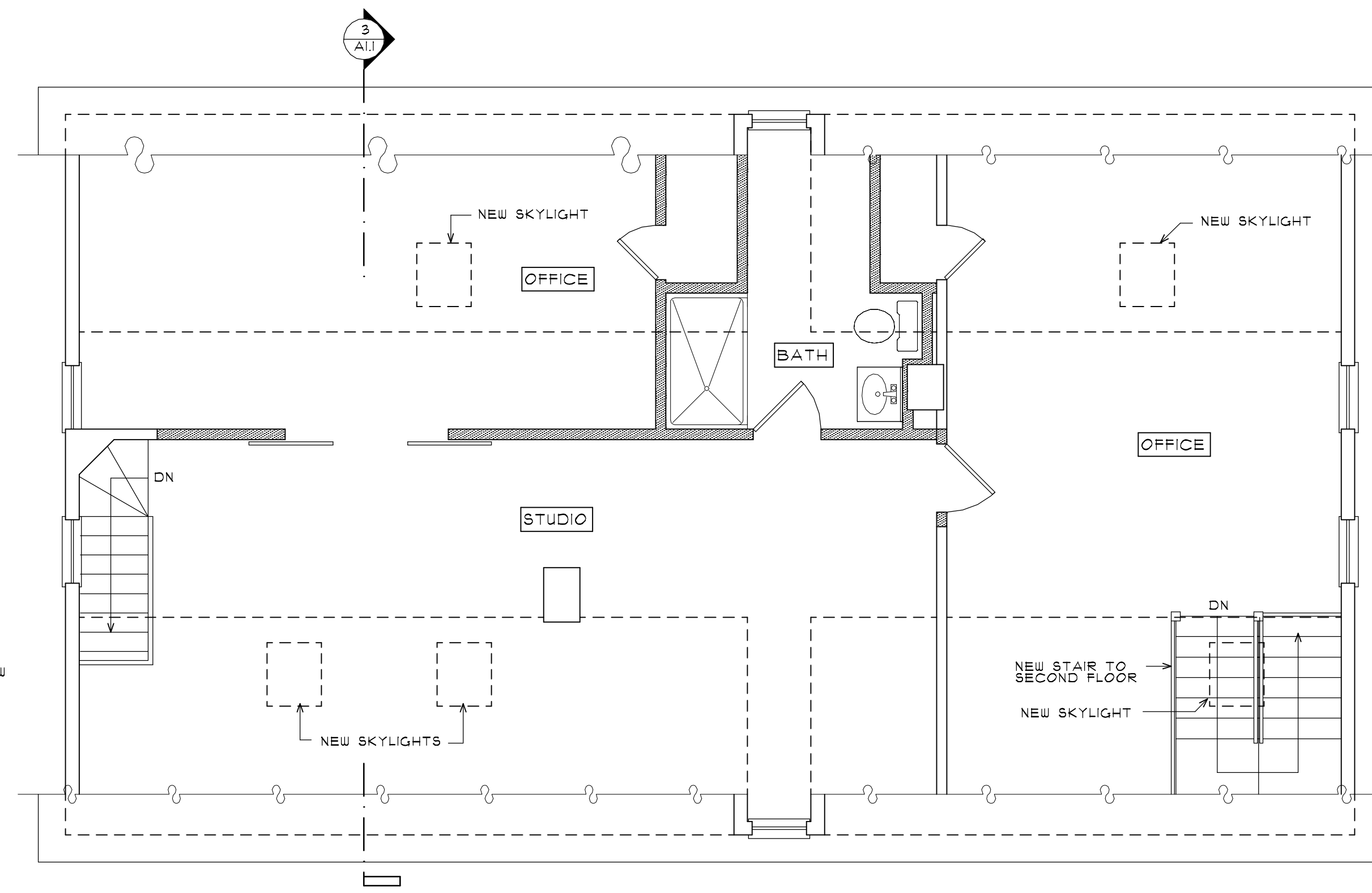
SHEET

A2.1

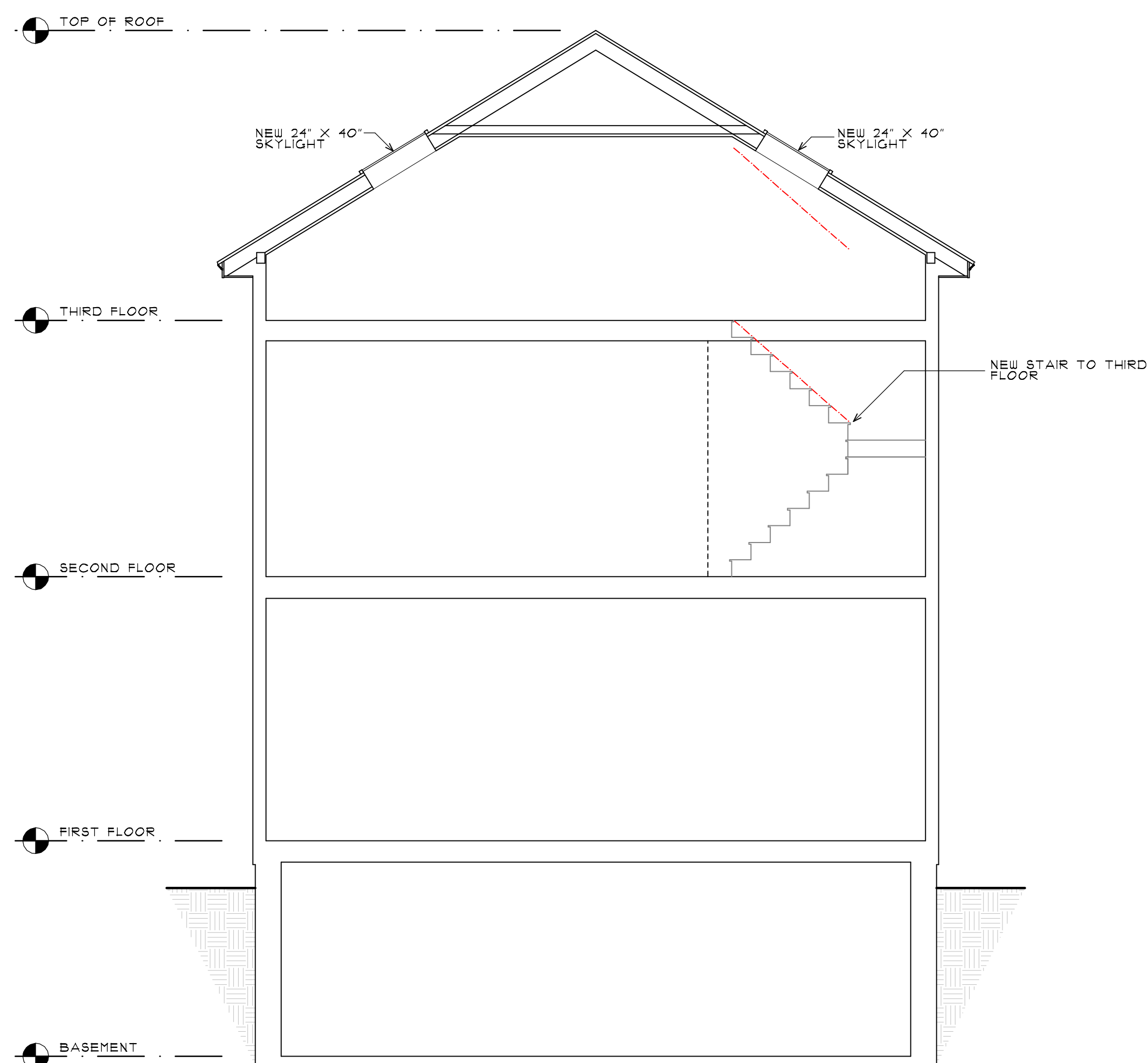
EXISTING CONDITIONS



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



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

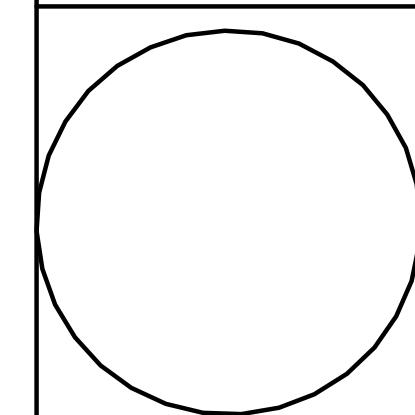


3 BUILDING SECTION
A1.1 1/4" = 1'-0"

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
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HDC SUBMISSION #2

FLOOR PLANS
SECTION

REVISIONS:
DATE: 3/17/22
SCALE: AS NOTED

SHEET

A1.1



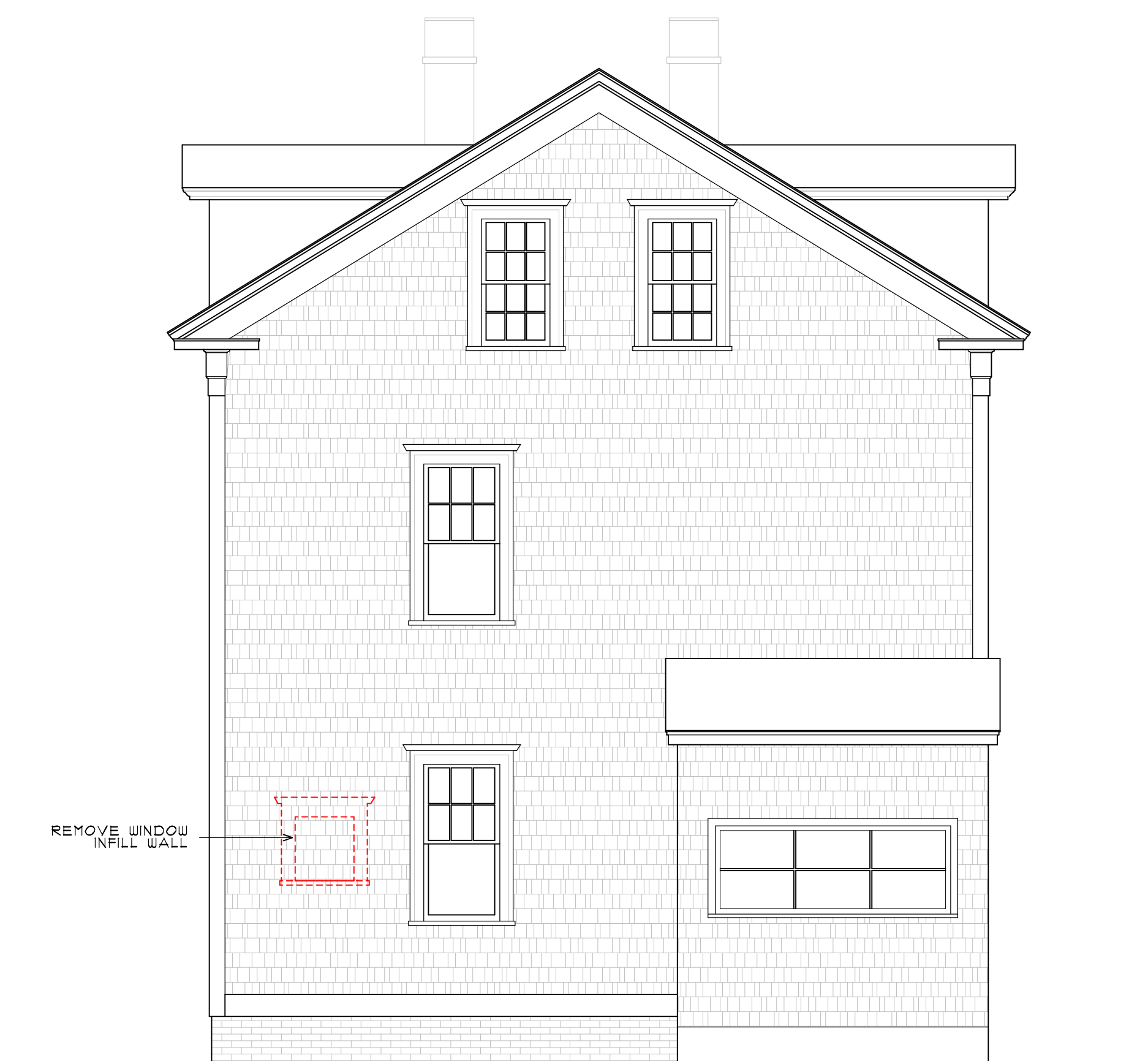
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2 EAST ELEVATION - PARADE STREET
A2.1 1/4" = 1'-0"



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 02901

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EXTERIOR ELEVATIONS

REVISIONS:
DATE: 3/11/22
SCALE: 1/4" = 1'-0"

SHEET
A2.1

HDC SUBMISSION #2