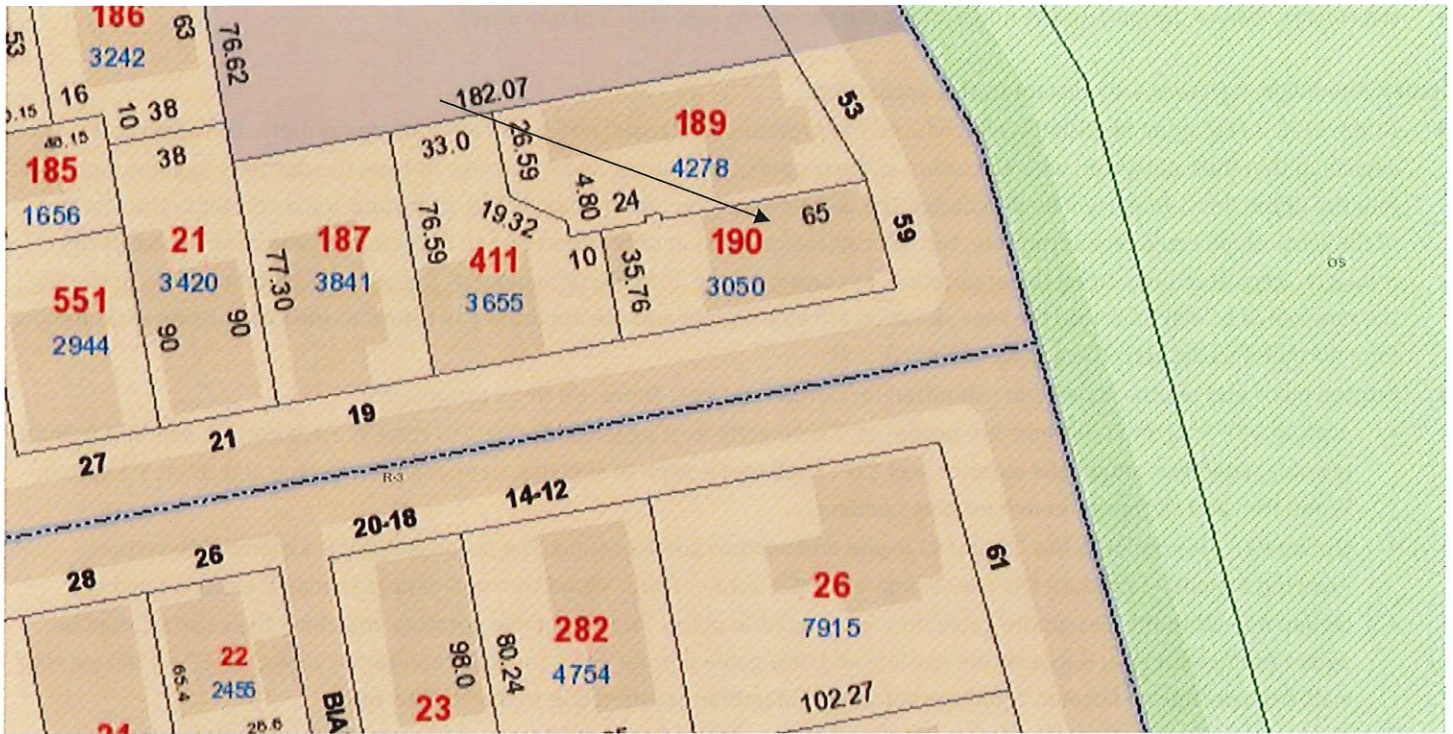


PROJECT REVIEW

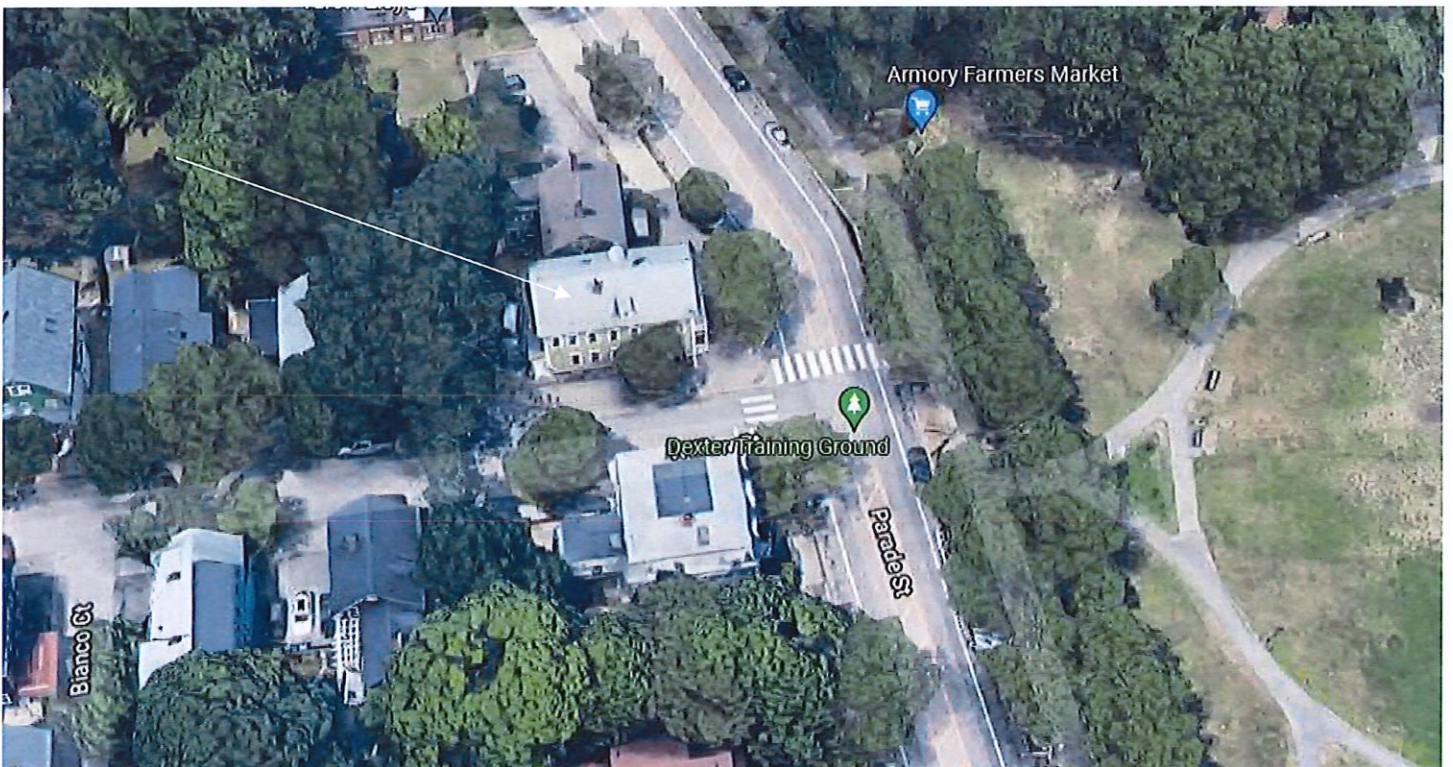
1. CASE 22.022, 59 PARADE STREET, House, c1870 (ARMORY)

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 elevations (see attached narrative).

Issues: The following issues are relevant to this application:

- At the 3/28 meeting the applicants reintroduced the previously discussed notion of constructing dormers. The applicants explained that their daughter, who will reside in the property, is an artist and would like to have the dormers to allow more light into the upper floor, which will be her studio. The consensus of the Commission was that introducing a dormer in the rear area of the north slope could be appropriate, but difficult to add them in other areas due to high visibility and prominence of the property. Suggested bifurcating the application, as consensus was that the remainder of the proposed modifications, including the removal of a "milk" door on the rear elevation are appropriate and the applicant can return to the Commission with designs for a dormer if so desired. The applicant agreed; and,
- Revised plans and photos have been submitted for dormer options. There are three proposals:
 - Option #1 – Four shed dormers are proposed, flanking the existing gable dormers to remain. Each dormer contains monitor (awning) windows, set off the exterior wall 1'0". Shed roof is asphalt shingles, to match the existing, and set at 3:12 pitch. Wood trim and casings to match existing building.
 - Option #2 – This option is like Option #1 in size and window configuration. The proposed roof is a membrane system, lowering the pitch to reduce the overall impact of the dormer form. Wood trim and casings to match existing building.
 - Option #3 – With this design the gable dormer remains in place. Two new gable dormers, matching the existing, shall be added to the west end. Between the existing and new gable dormer are a series of monitor windows, set 6" off the exterior wall, from dormer to dormer. Monitor roof to be a membrane system due to the shallow pitch.

The clients prefer Option #1 as it suits the functional needs of third floor, and it is most compatible construction system.

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 to the preferred option 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
Revised – 9 June 2022
Re: Application Information

NARRATIVE – Scope of Work

The client would like to expand the existing occupied third floor of the building. The PHDC board requested alternate dormer designs to evaluate the work. See the following.

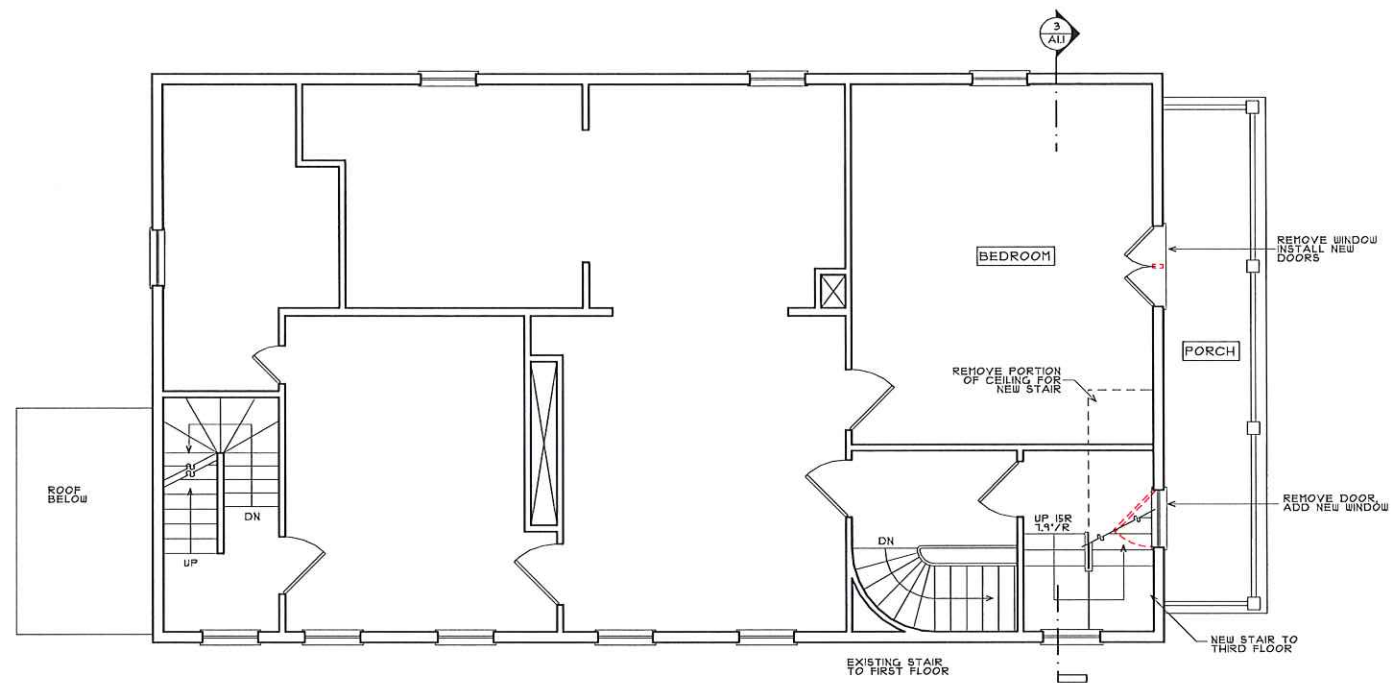
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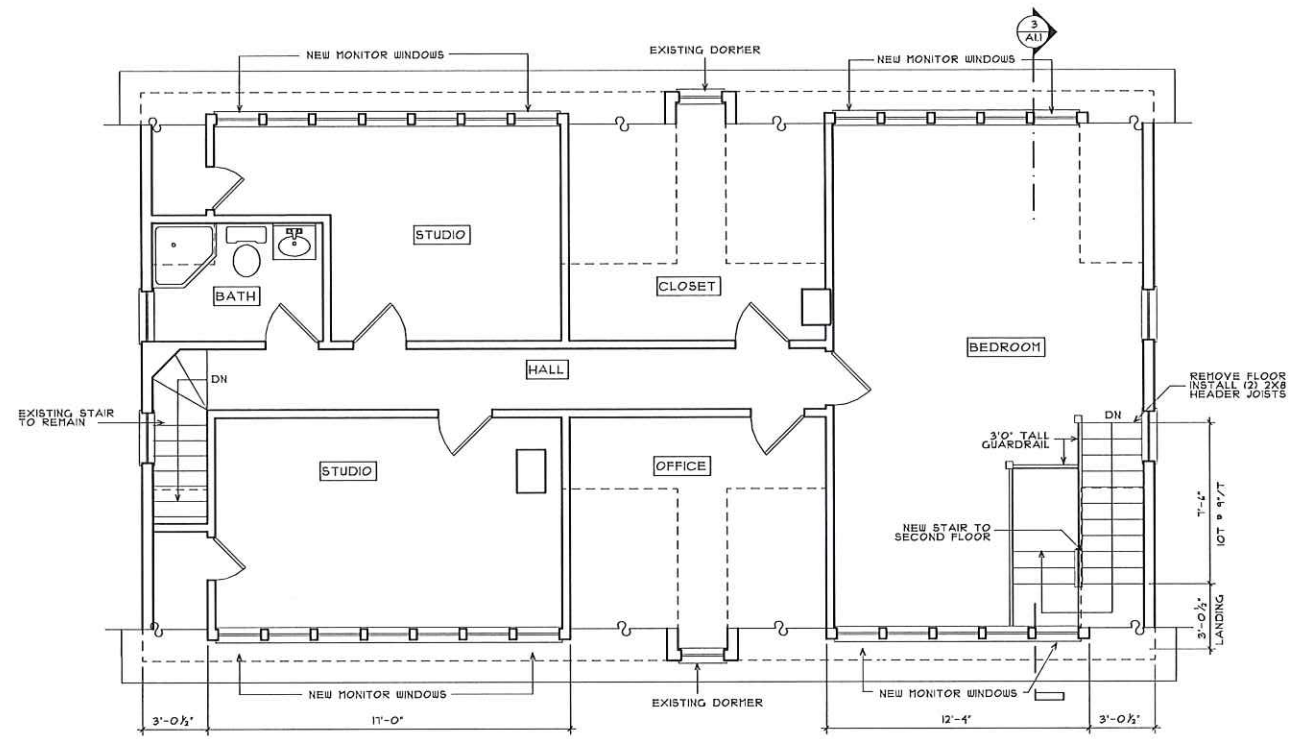
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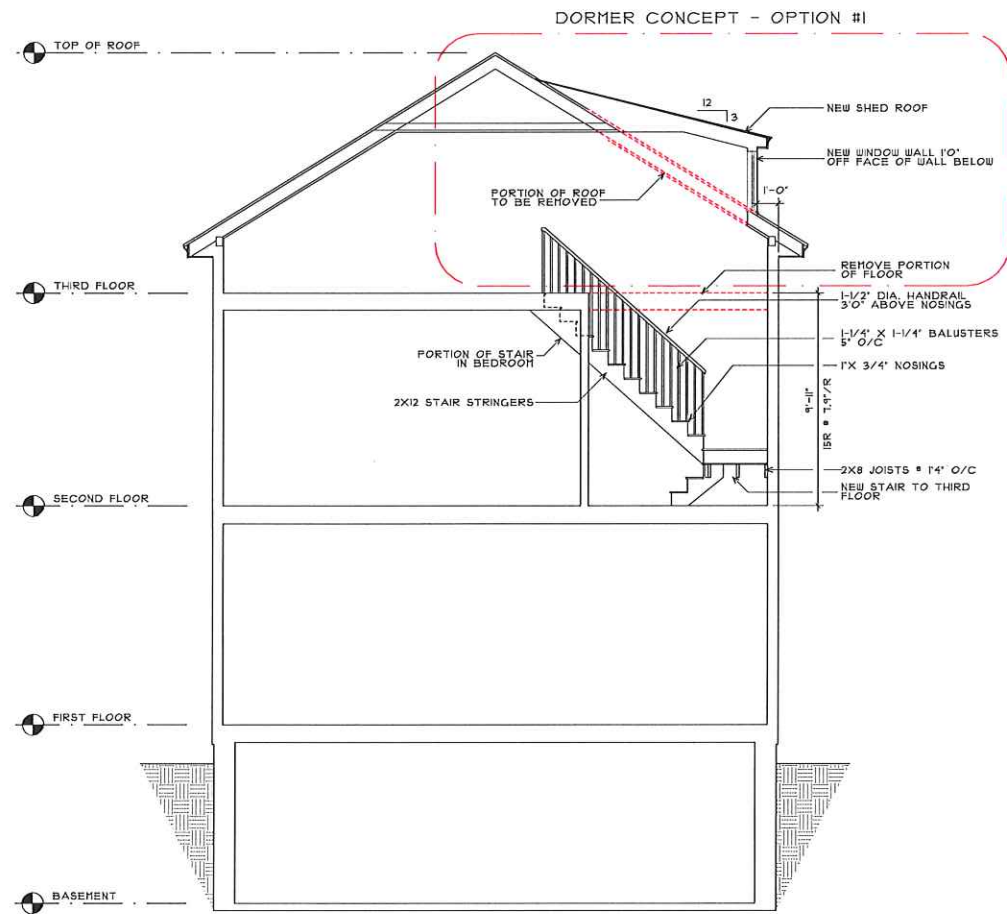
End of Narrative



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

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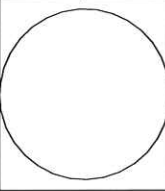
DORMER OPTION #1

FLOOR PLANS
SECTION

REVISIONS:
DATE: 4/9/22
SCALE: AS NOTED

SHEET

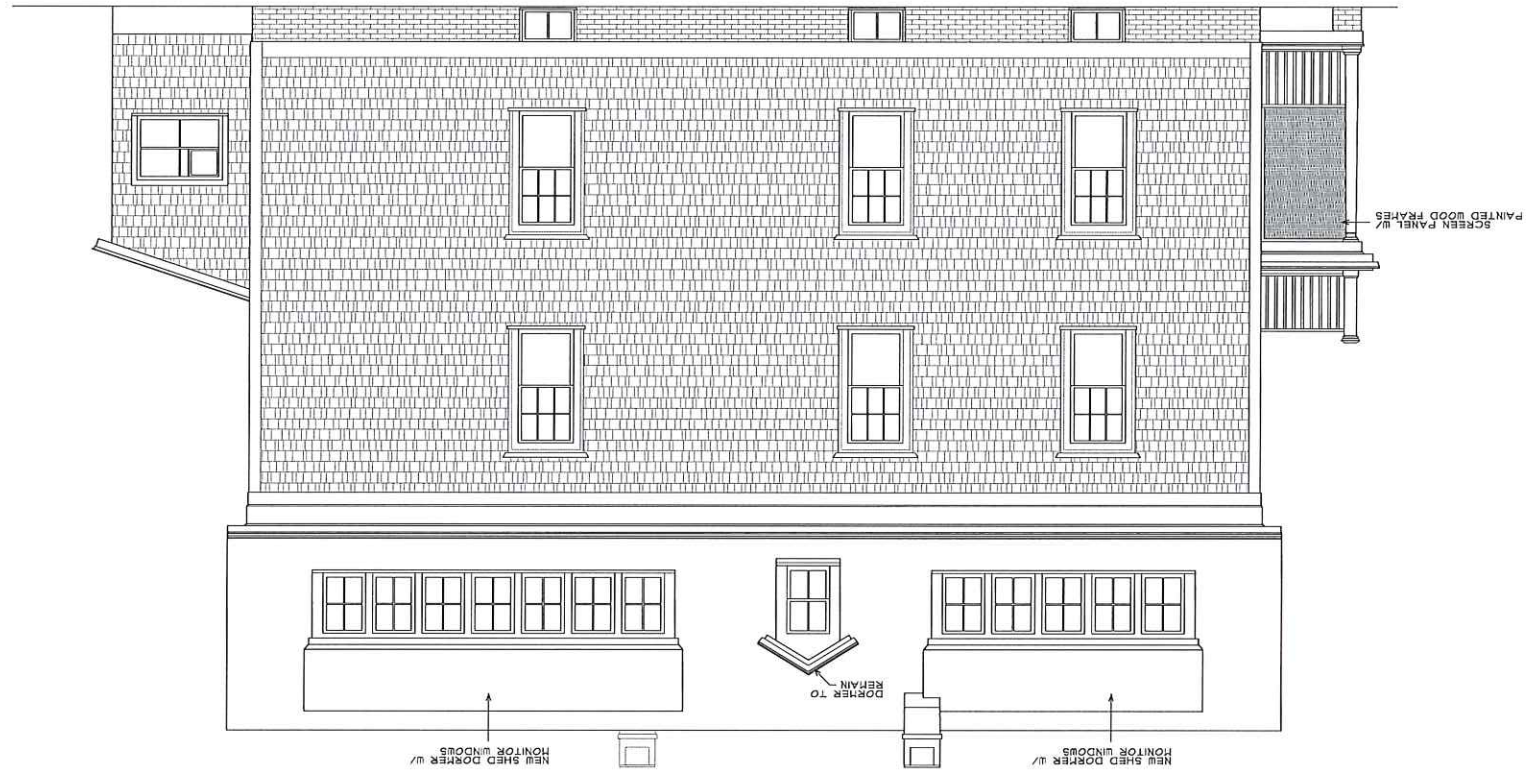
A1.1



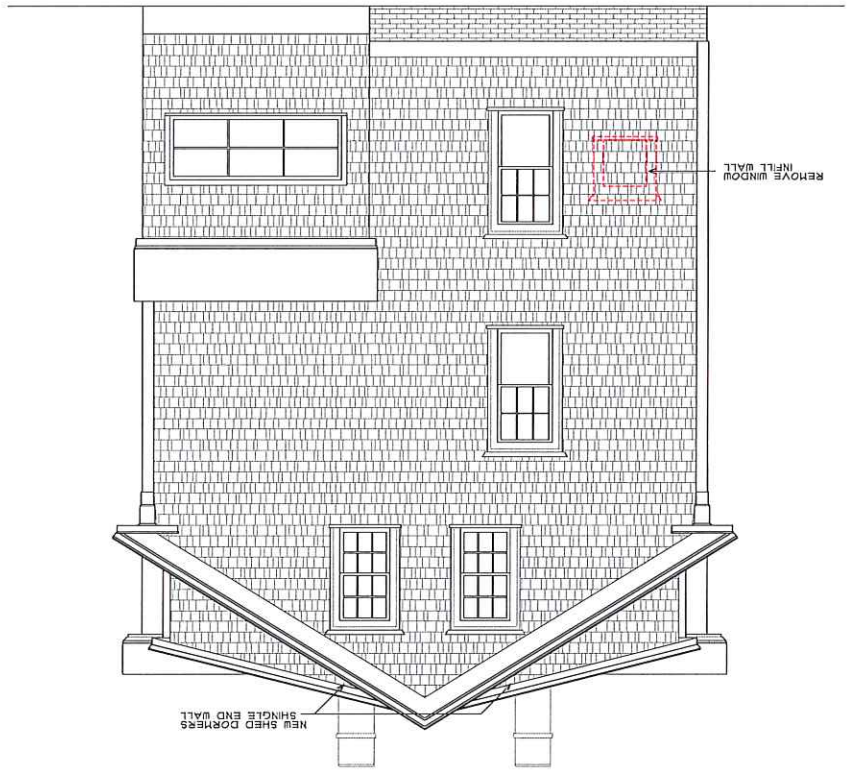
DORMER OPTION #1

EXTERIOR ELEVATIONS

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



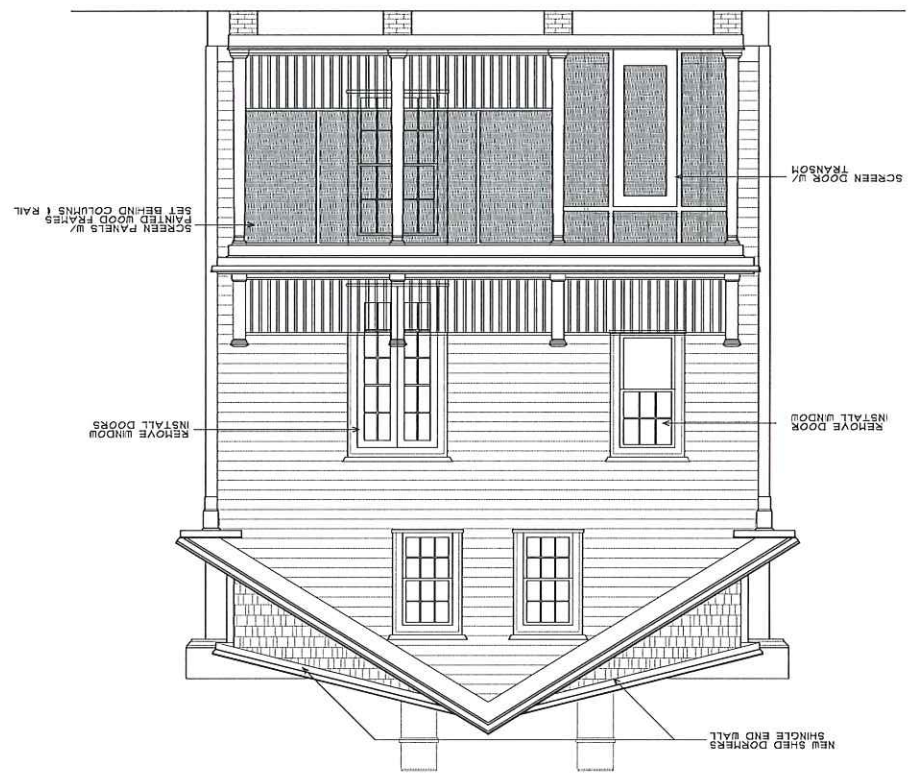
4 WEST ELEVATION
1/4" = 1'-0" A2.1

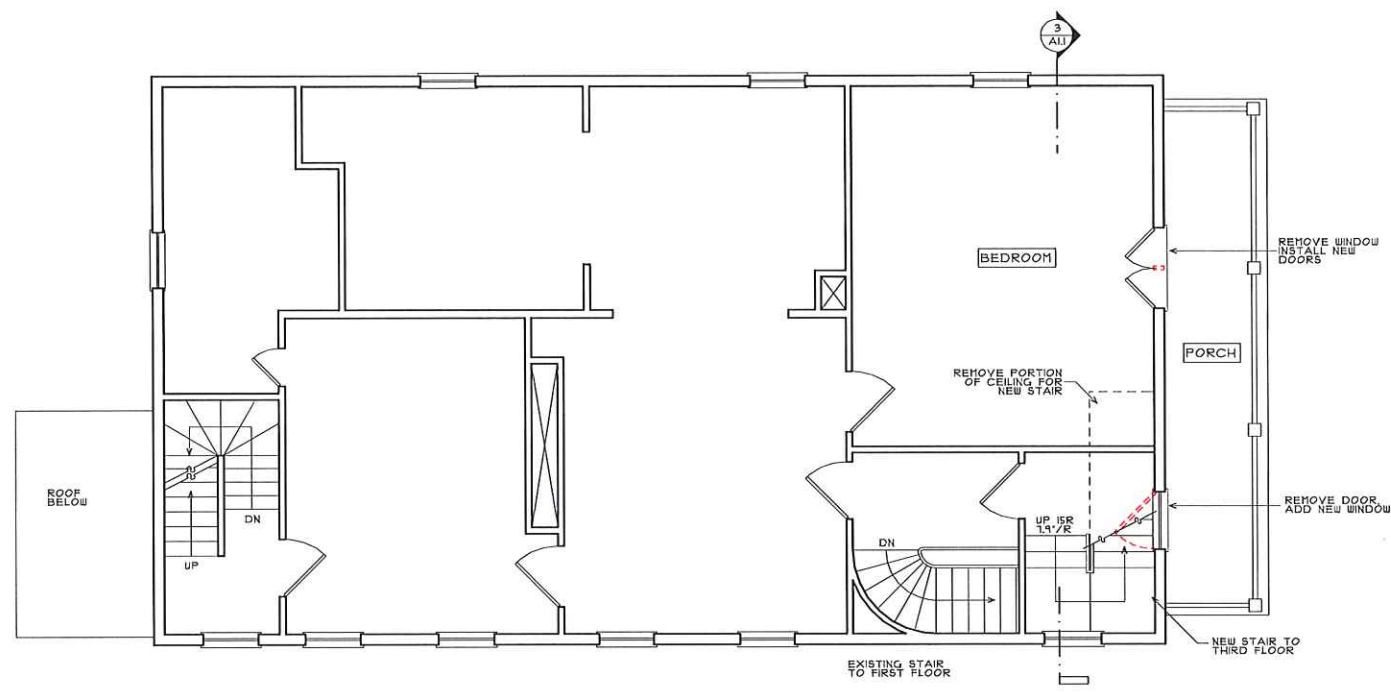


1 SOUTH ELEVATION - WILLOW STREET
1/4" = 1'-0" A2.1

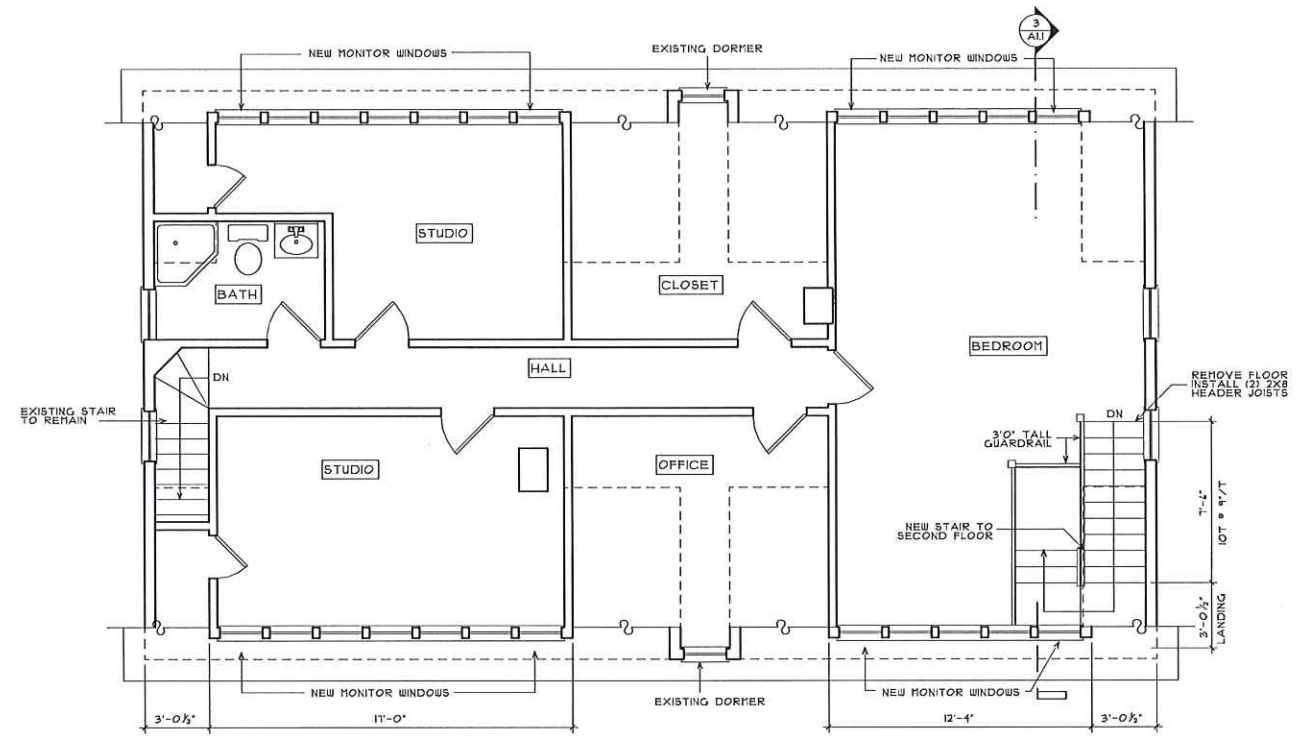


2 EAST ELEVATION - PARADE STREET
1/4" = 1'-0" A2.1

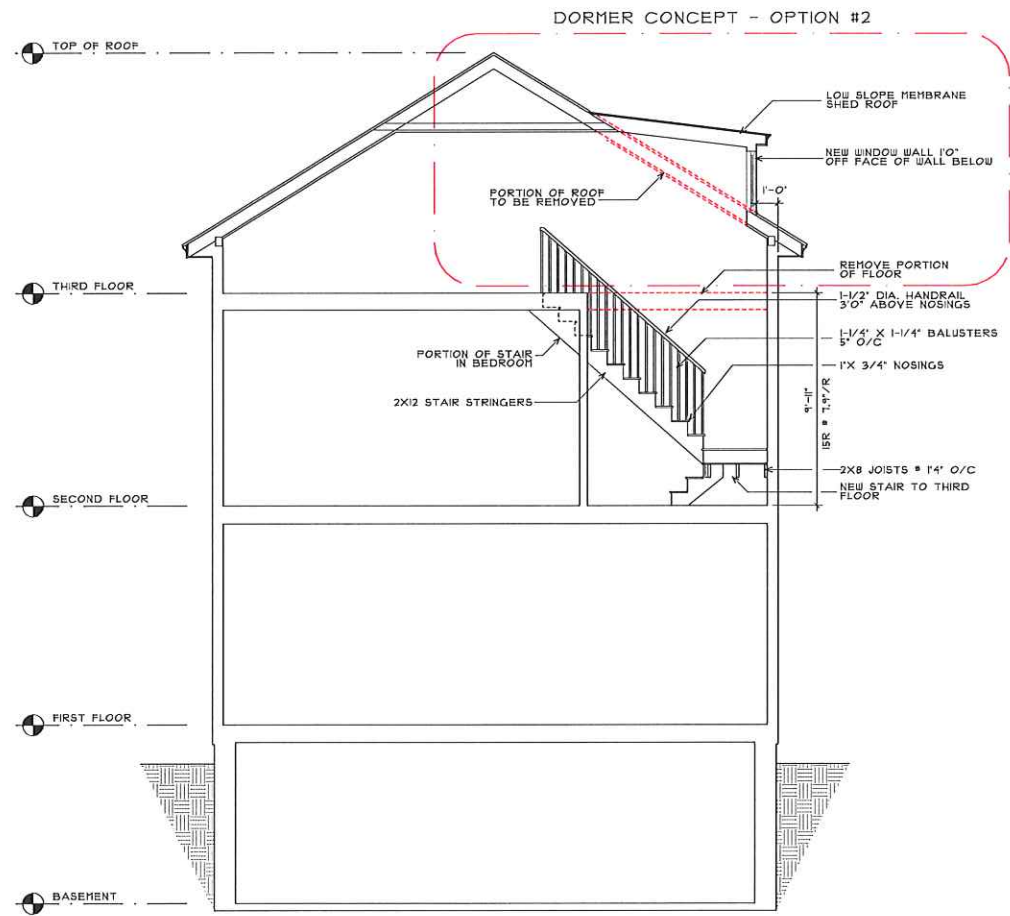




1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



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
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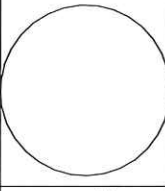
DORMER OPTION #2

FLOOR PLANS
SECTION

DATE: 6/9/22
SCALE: AS NOTED
REVISIONS:

SHEET

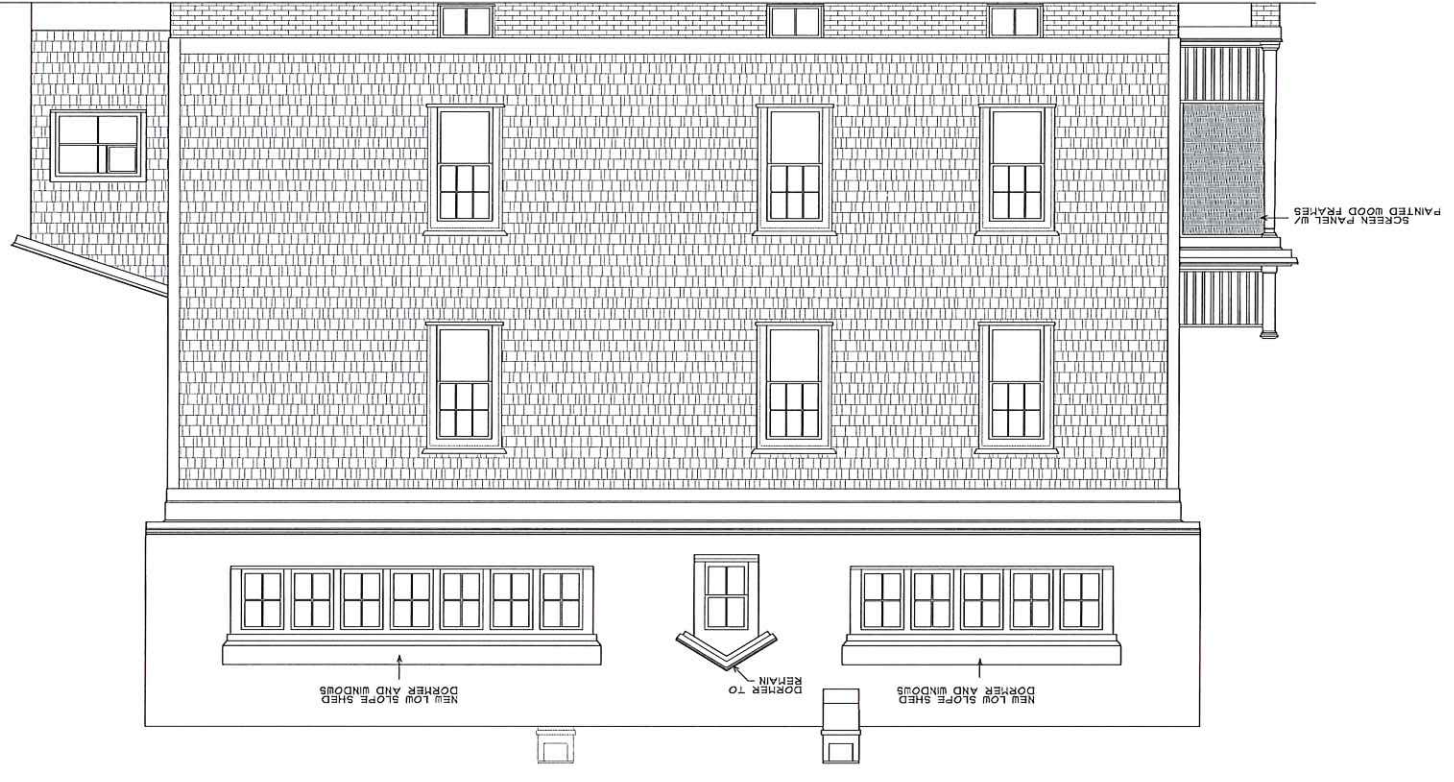
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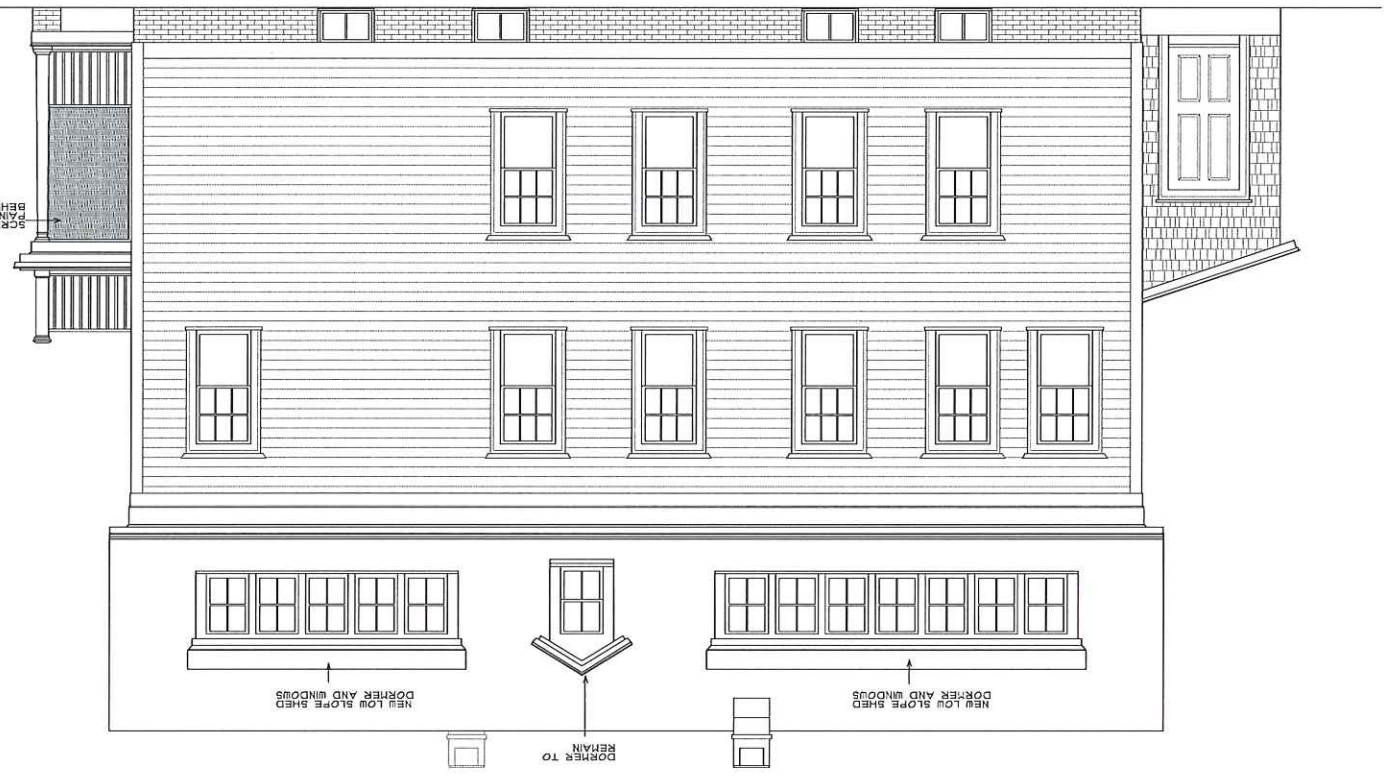
DORMER OPTION #9

EXTERIOR ELEVATIONS

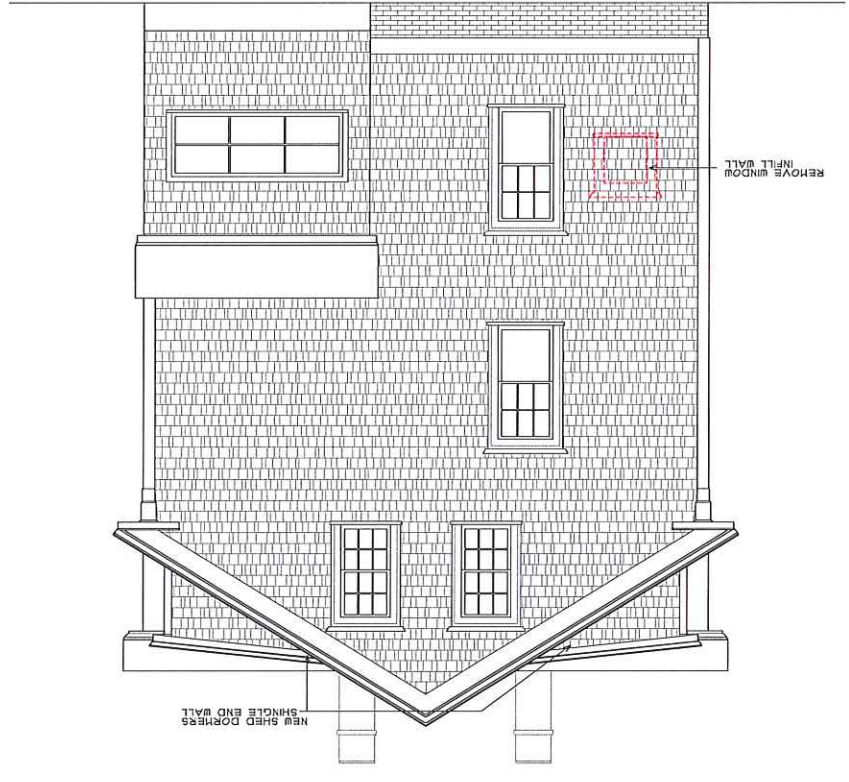
3 NORTH ELEVATION
1/4" = 1'-0" A2.1



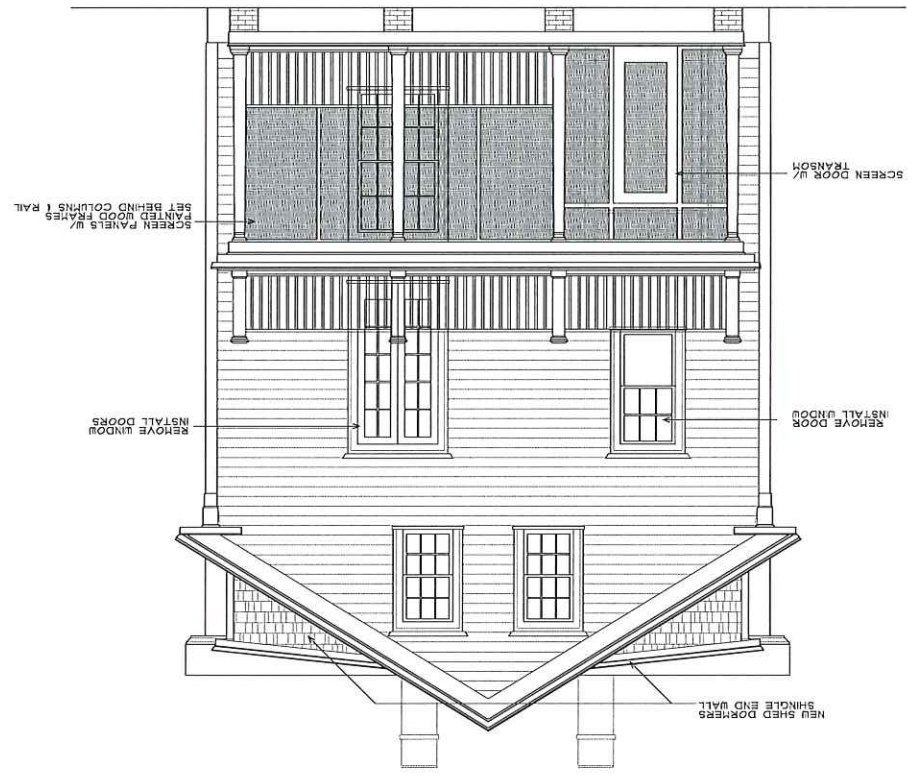
1 SOUTH ELEVATION - WILLOW STREET
1/4" = 1'-0" A2.1

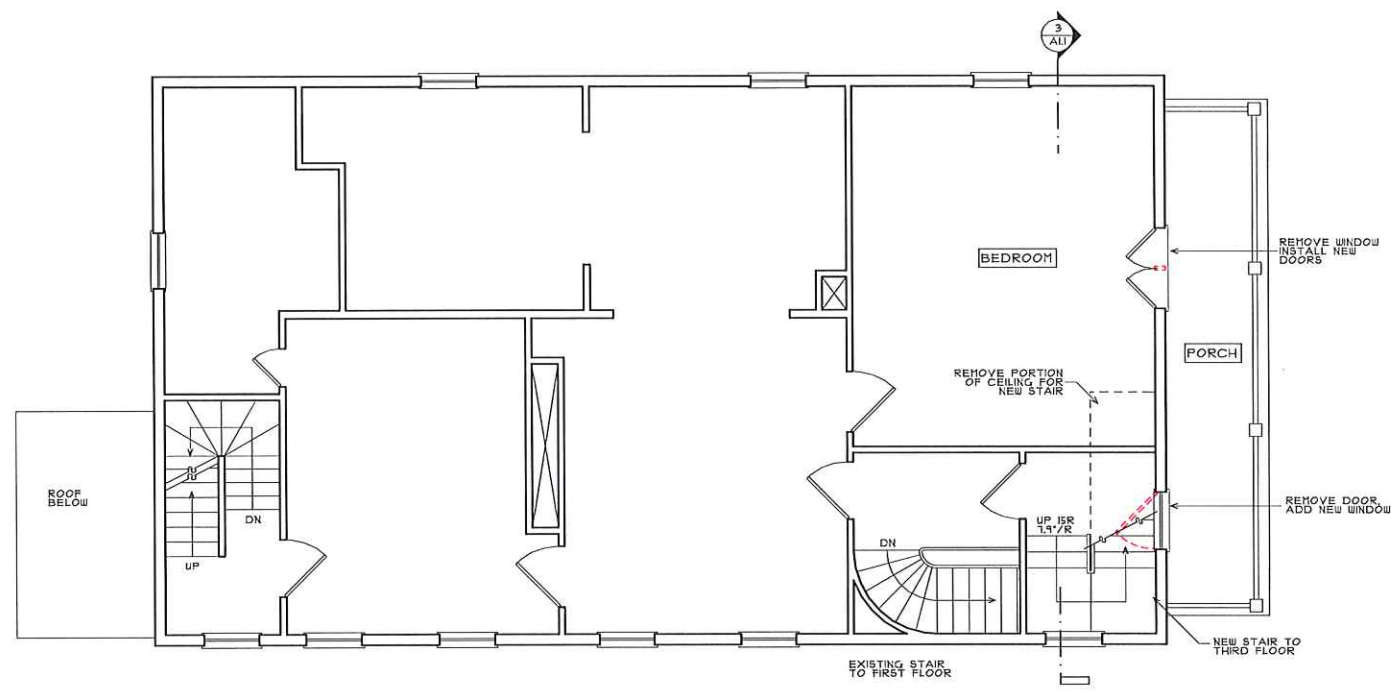


4 WEST ELEVATION
1/4" = 1'-0" A2.1

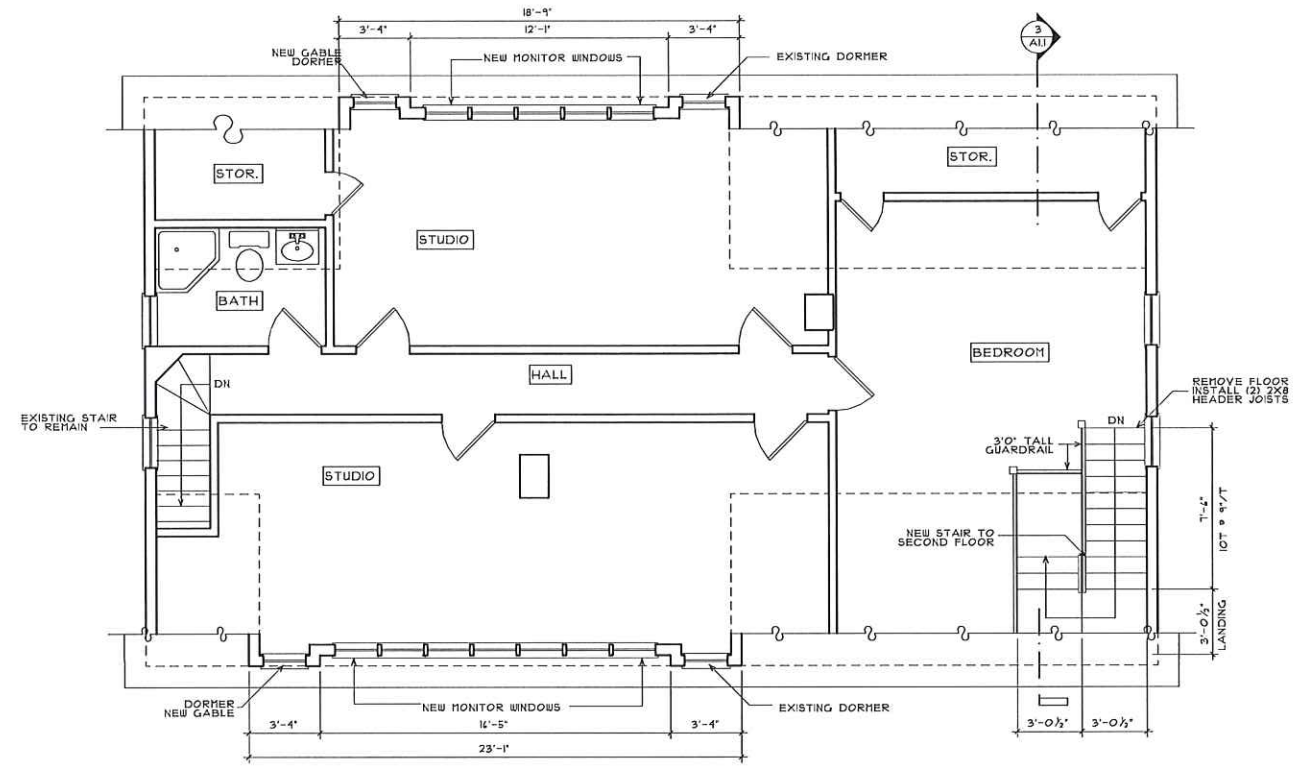


2 EAST ELEVATION - PARADE STREET
1/4" = 1'-0" A2.1

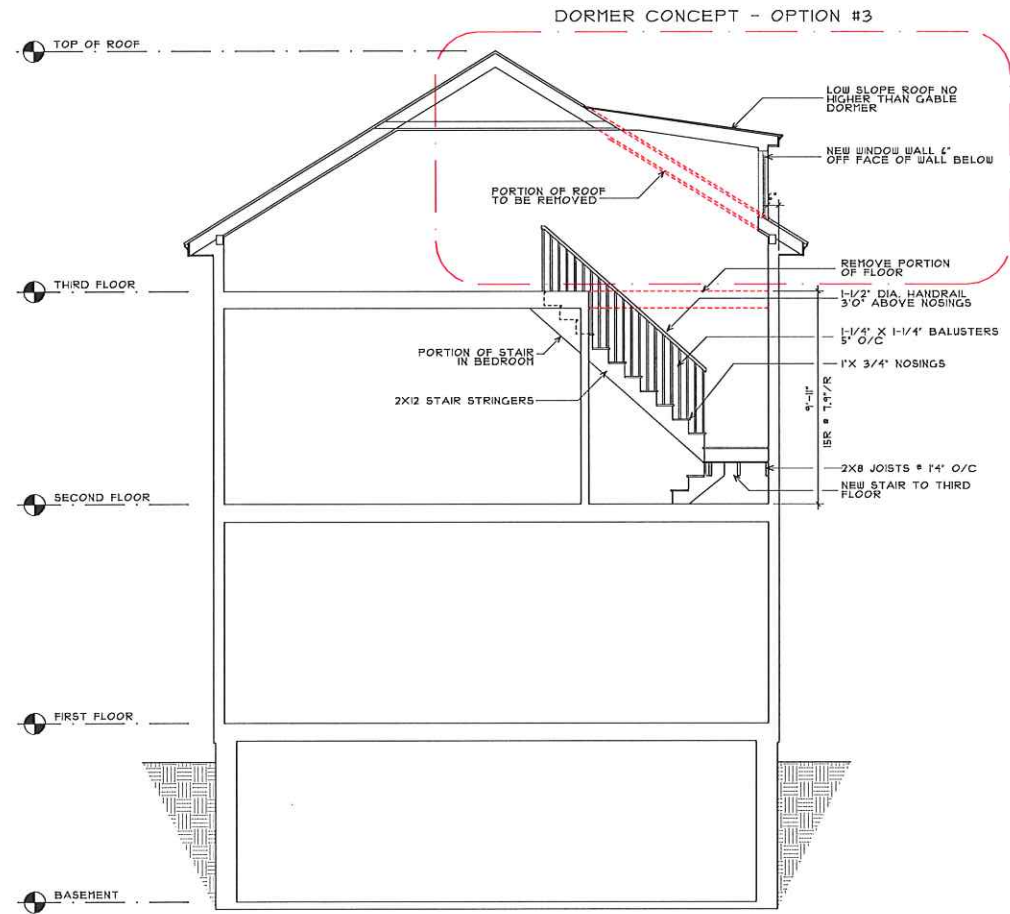




1 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



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
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DORMER OPTION #3

FLOOR PLANS
SECTION

REVISIONS:
DATE: 6/9/22
SCALE: AS NOTED

SHEET

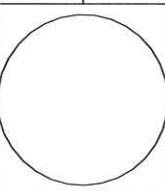
A1.1

21-30
A2.1

SHEET

DATE: 6/9/22
SCALE: 1/4" = 1'-0"

REVISIONS:



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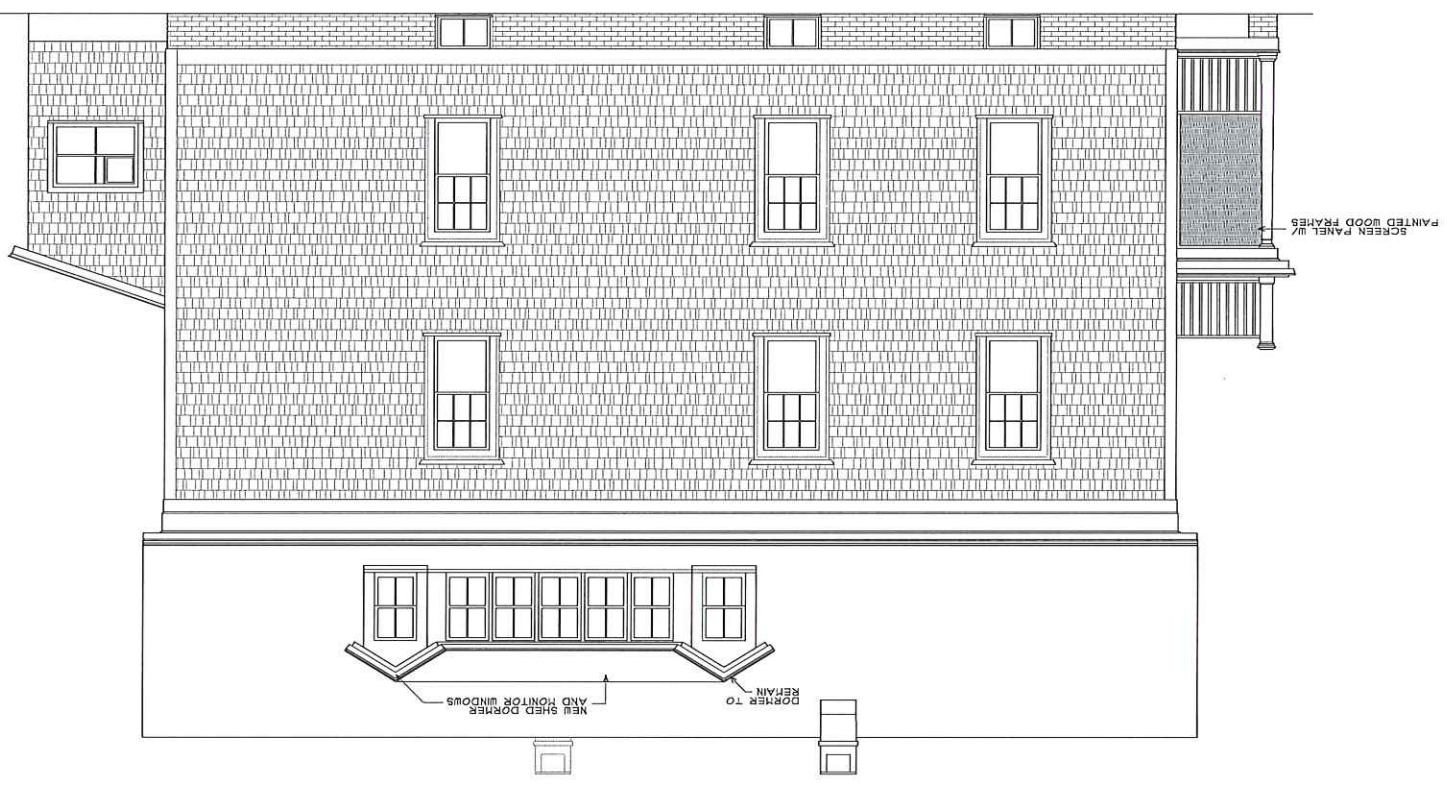
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RENOVATIONS & ADDITIONS
TWO-FAMILY BUILDING
59 PARADE STREET
PROVIDENCE, RHODE ISLAND 02909

DORMER OPTION #3

EXTERIOR ELEVATIONS

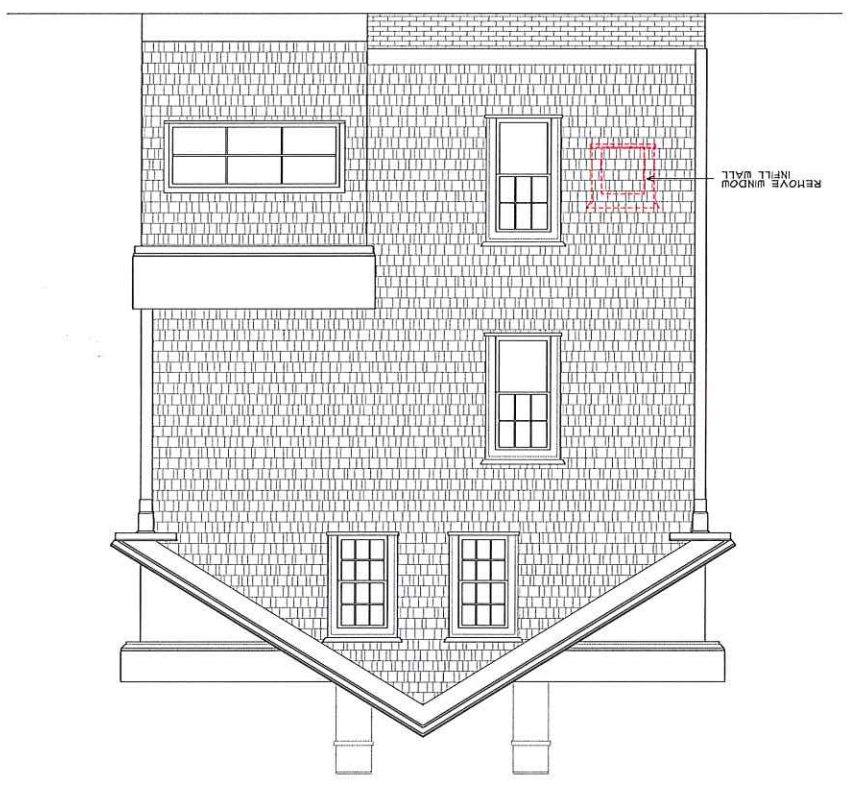
3 NORTH ELEVATION
1/4" = 1'-0" A2.1



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



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



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

