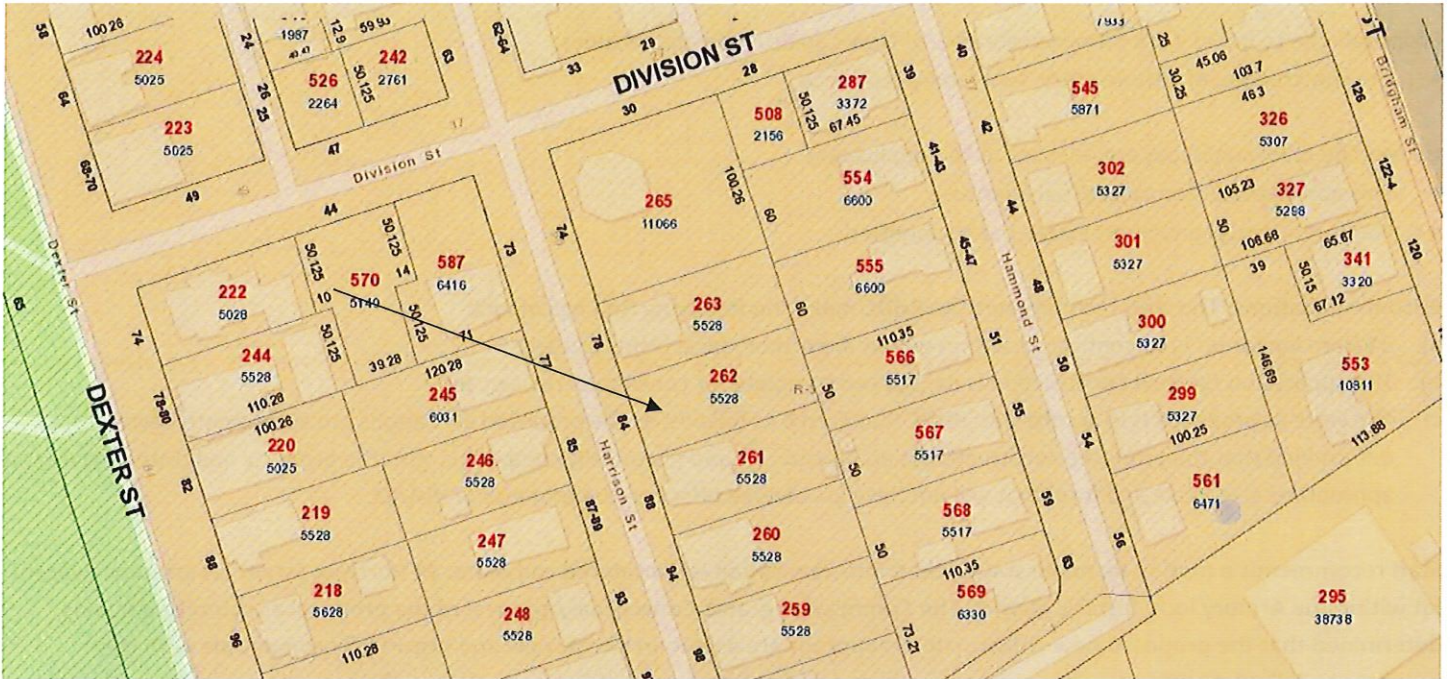
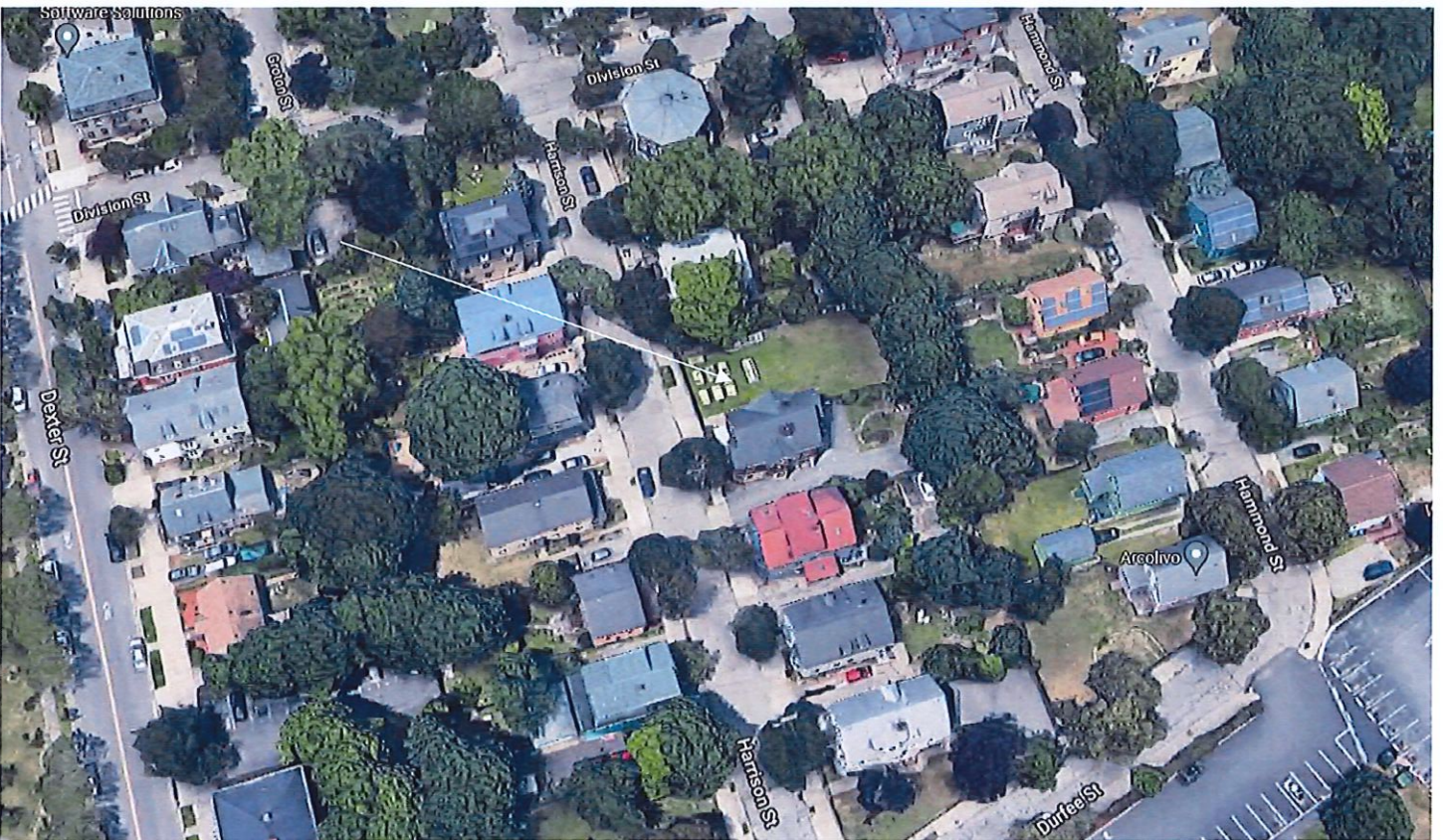


5. CASE 22.074, 84 HARRISON STREET, Vacant lot (ARMORY)
Currently a Vacant lot within the Broadway/Armory NRHD



Arrow indicates 84 Harrison Street.



Arrow indicates project location, looking north.

Applicants/Owners: Michael & Jennifer Gazdacko, 78 Harrison Street, Providence, RI 02909

Designer/Builder: Glenn Buie, Housewrights DBC, 363 Cedar Ave, East Greenwich, RI 02818

Proposal: The scope of work proposed consists of New Construction and includes:

- the construction of a three-story, two-family residence.

Issues: The following issues are relevant to this application:

- This application is for conceptual approval;
- Plans, renderings and photos have been submitted.

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

- a) 84 Harrison Street is currently a vacant lot within the Armory local historic district;
- b) The application for New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate 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.

Staff recommends a motion be made stating that: The application is considered complete. 84 Harrison Street is currently a vacant lot within the Armory local historic district. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed new construction is appropriate as it 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 return to a subsequent meeting for final approval.



WEST ELEVATION
1/8" = 1'-0"

DRAWING LIST:

- T1 TITLE PAGE
- C1 SITE PLAN
- A1 BASEMENT PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 BUILDING SECTION
- A6 SECTION DETAILS
- A7 WEST & EAST ELEVATIONS
- A8 SOUTH ELEVATION
- A9 NORTH ELEVATION



NORTHWEST VIEW
N.T.S.

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GAZDACKO HOUSE
84 HARRISON STREET, PROVIDENCE, RI 02909

REVISIONS:

COVER PAGE

DATE: 6/11/22

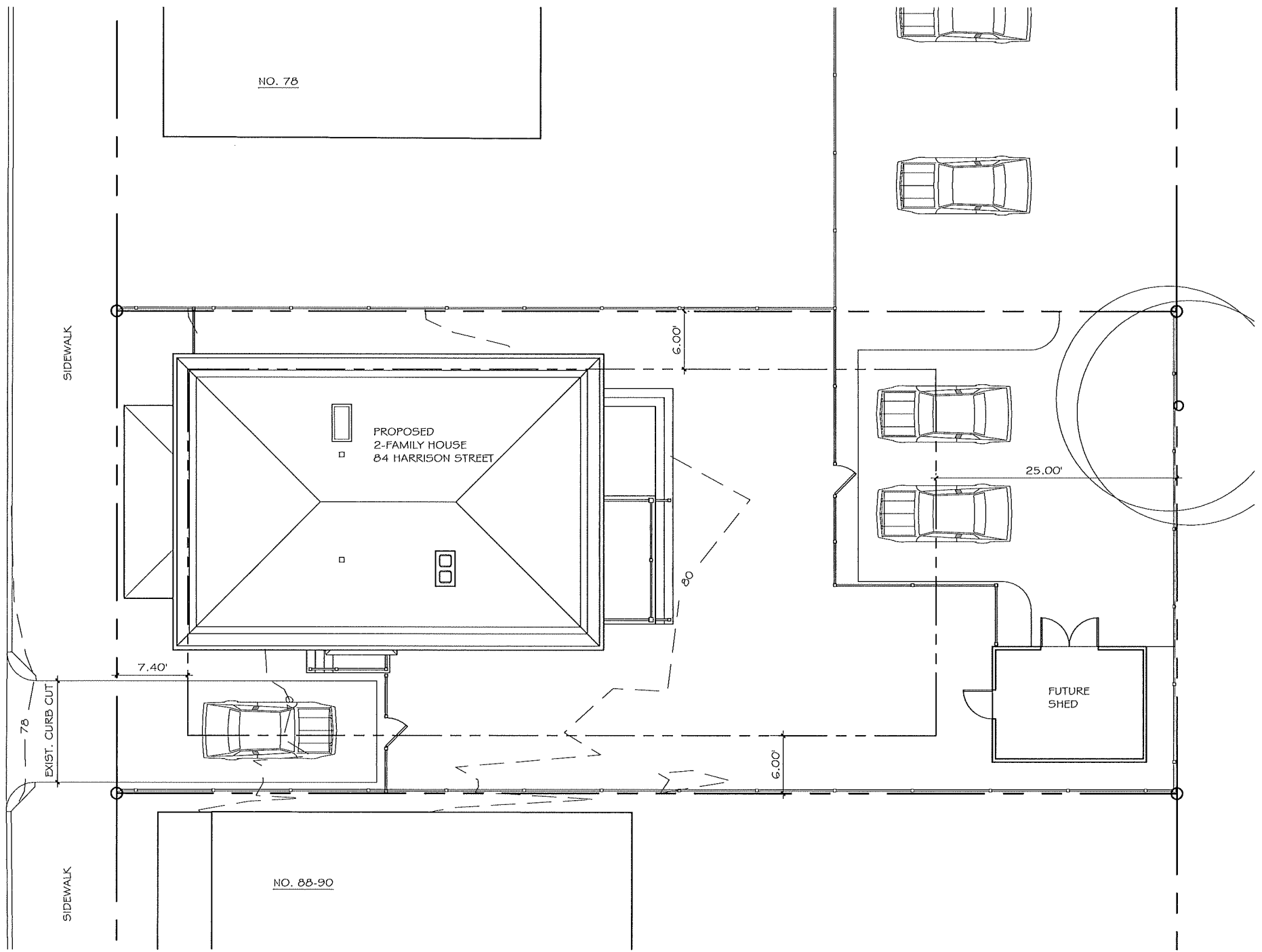
SHEET:

T1

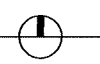
**REVIEW SET
NOT FOR CONSTRUCTION**



HARRISON STREET



SITE PLAN
1/8" = 1'-0"



**REVIEW SET
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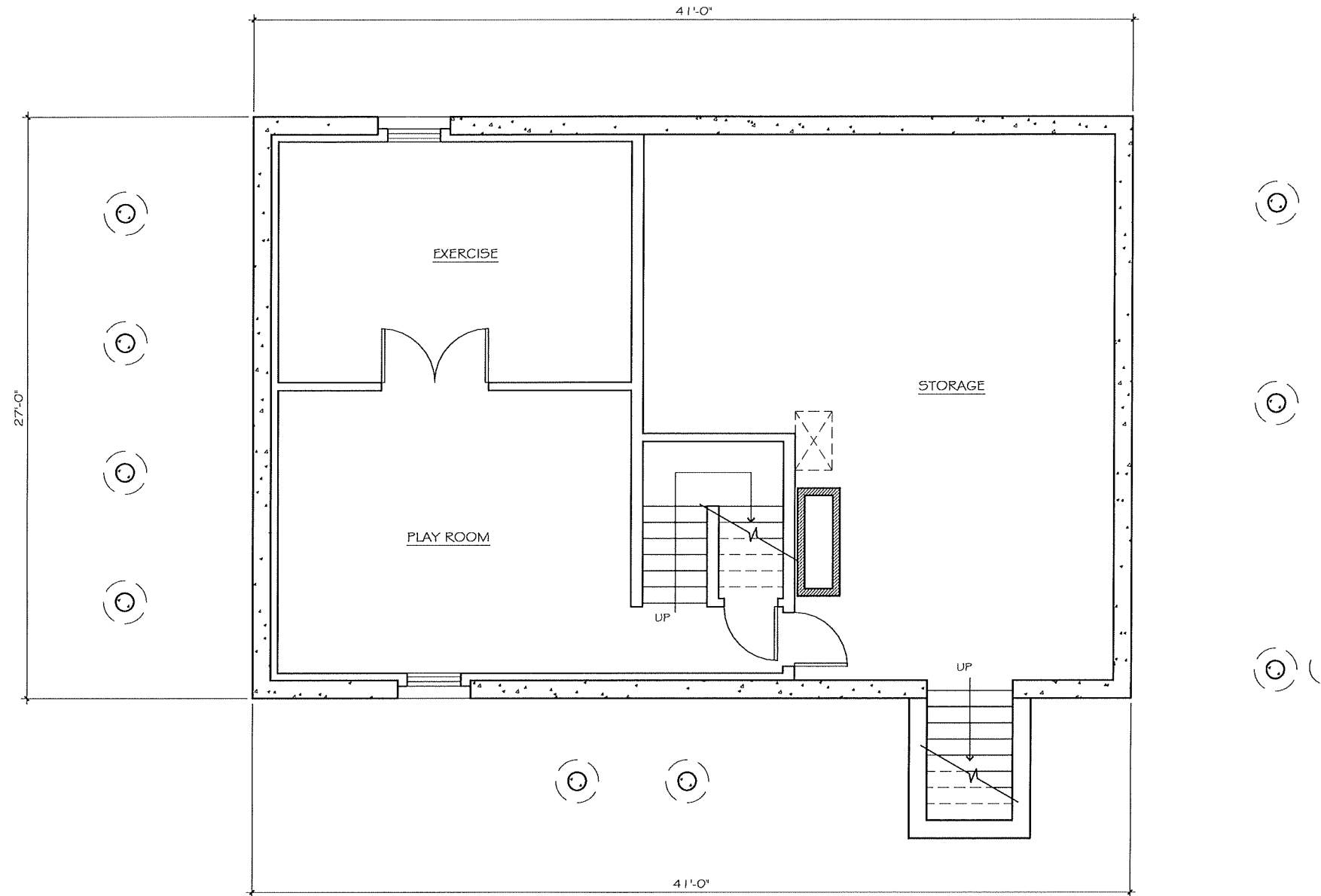
REVISIONS:

SITE PLAN

DATE: 6/11/22

SHEET:

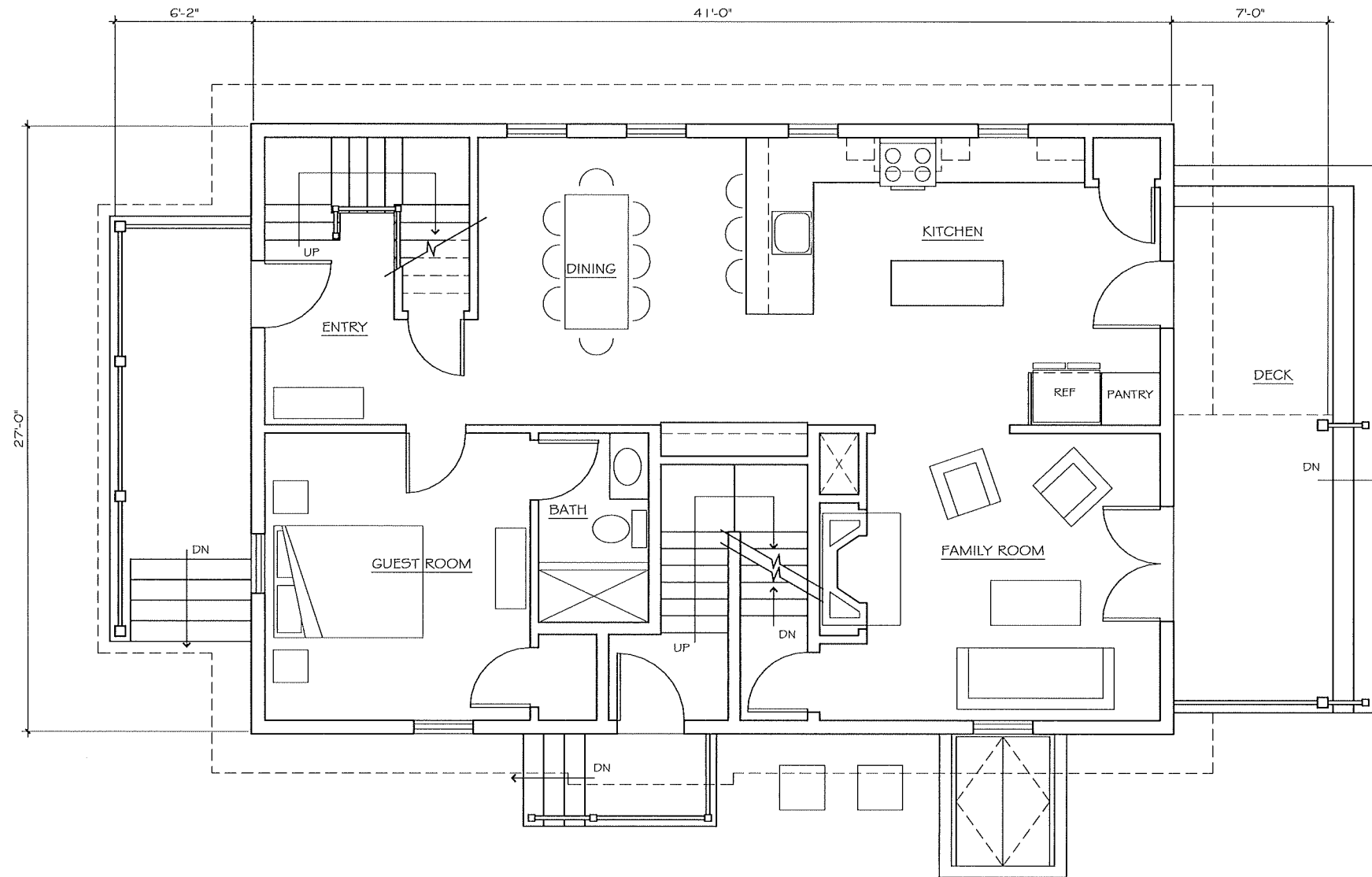
C1



BASEMENT FLOOR PLAN
 1/4" = 1'-0"

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<p>GAZDACKO HOUSE 84 HARRISON STREET, PROVIDENCE, RI 02909</p>
<p>REVISIONS:</p>
<p>BASEMENT FLOOR PLAN</p>
<p>DATE: 6/11/22</p>
<p>SHEET: A1</p>



FIRST FLOOR PLAN
 1/4" = 1'-0"

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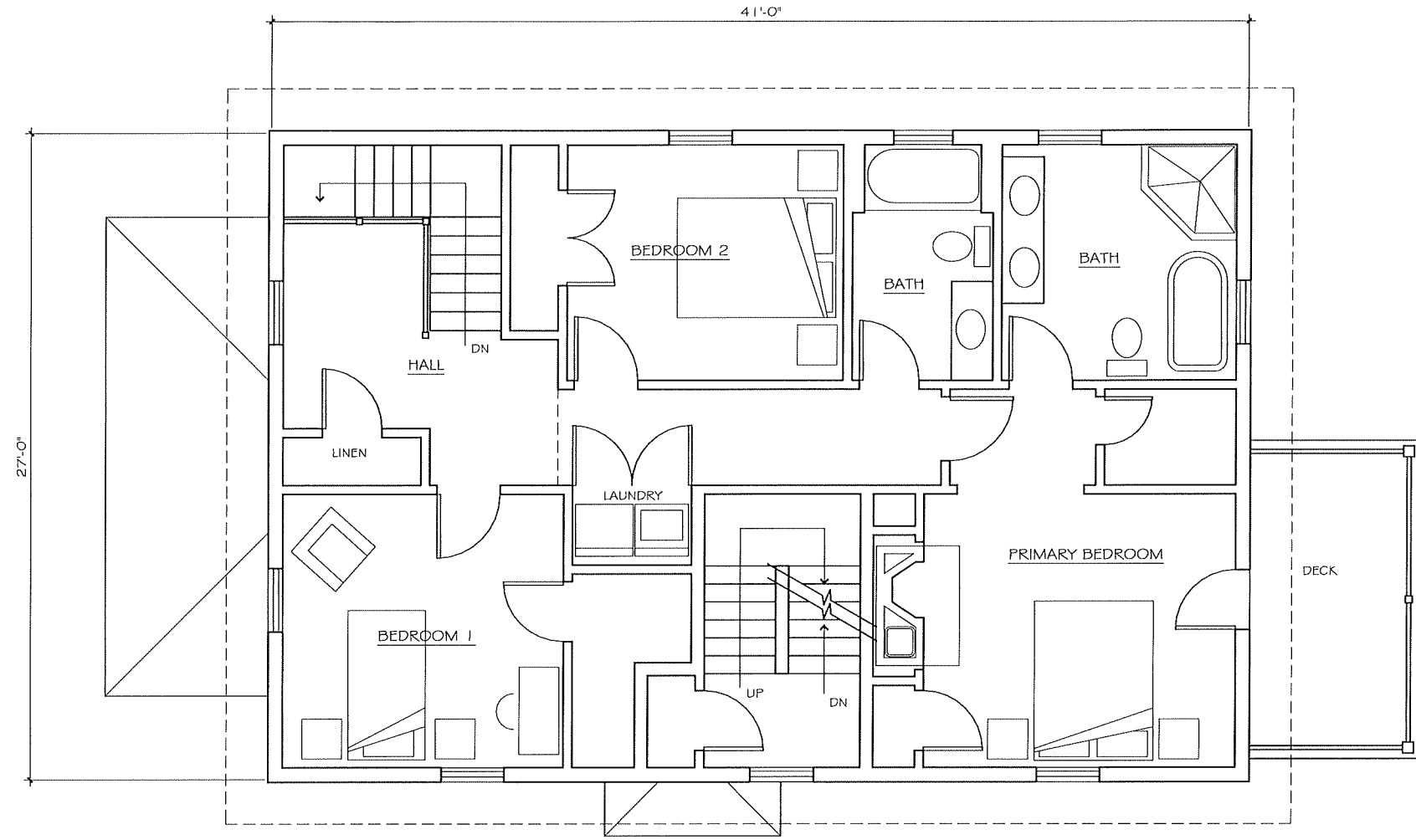
FIRST FLOOR PLAN

DATE: 6/11/22

SHEET:

A2

**REVIEW SET
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SECOND FLOOR PLAN
 1/4" = 1'-0"

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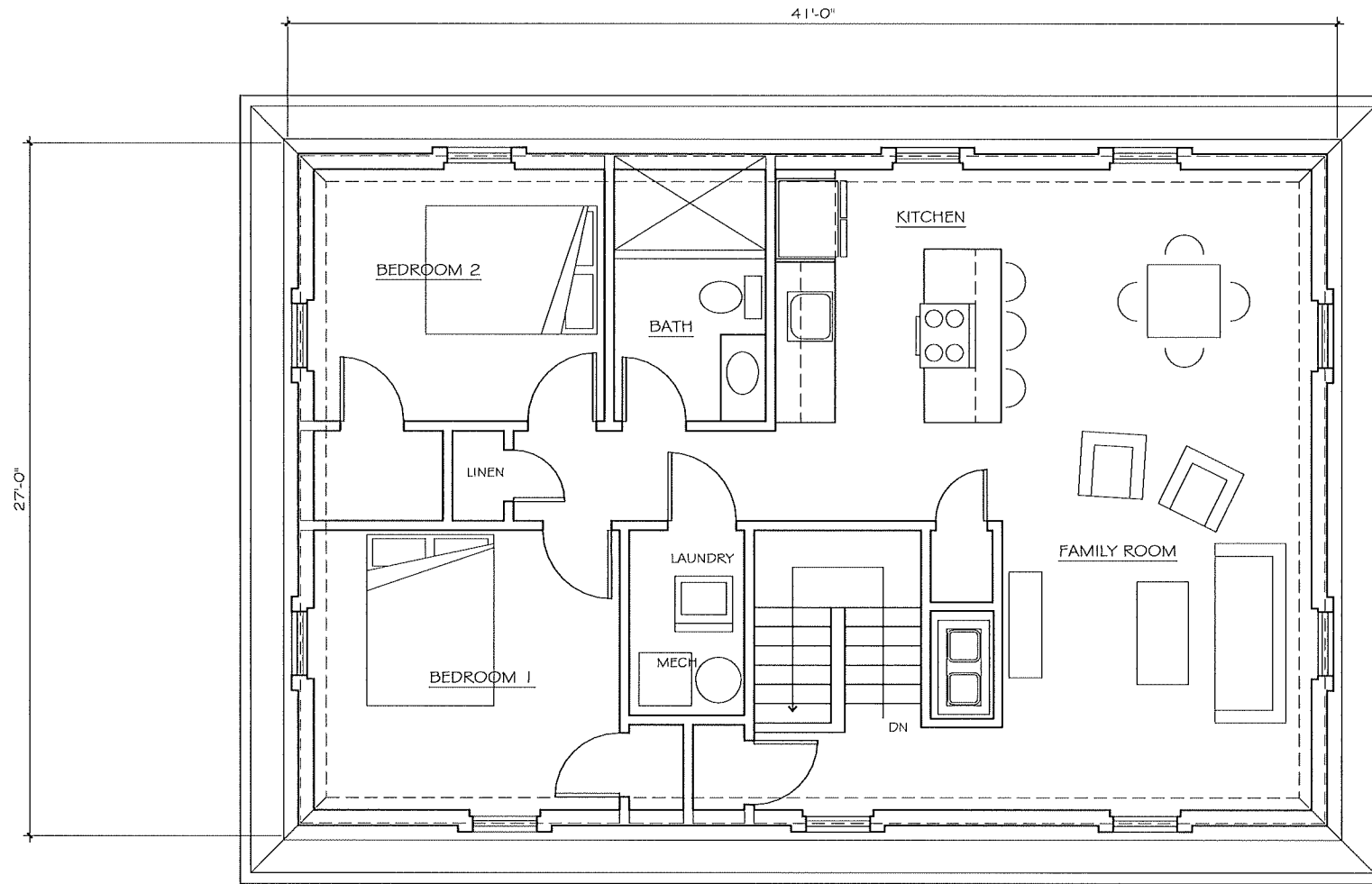
REVISIONS:


SECOND FLOOR PLAN

DATE: 6/11/22

SHEET:

A3



THIRD FLOOR PLAN
 1/4" = 1'-0" 

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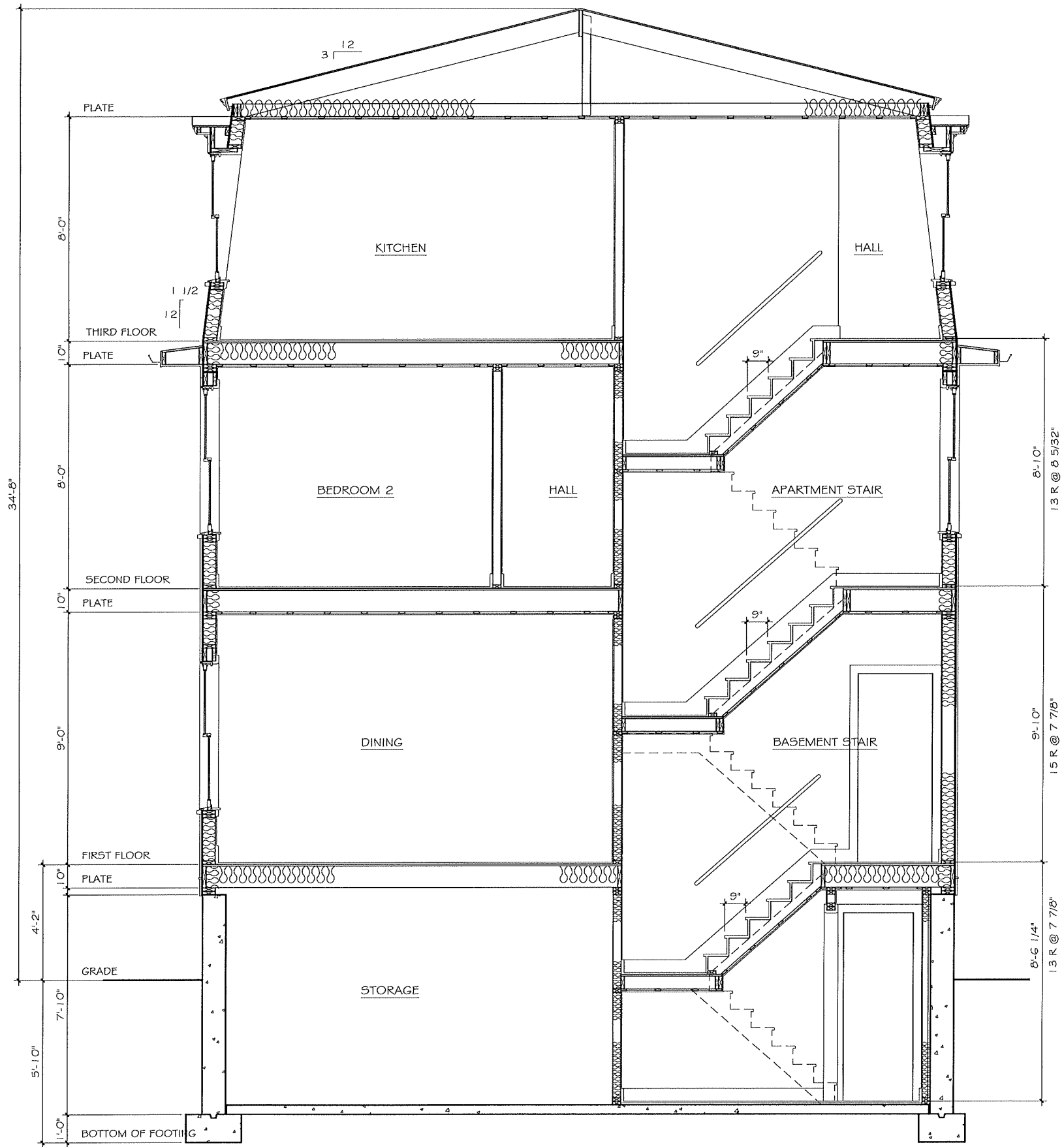
REVISIONS:

THIRD FLOOR PLAN

DATE: 6/11/22

SHEET:

A4



BUILDING SECTION
 3/8" = 1'-0"

REVIEW SET
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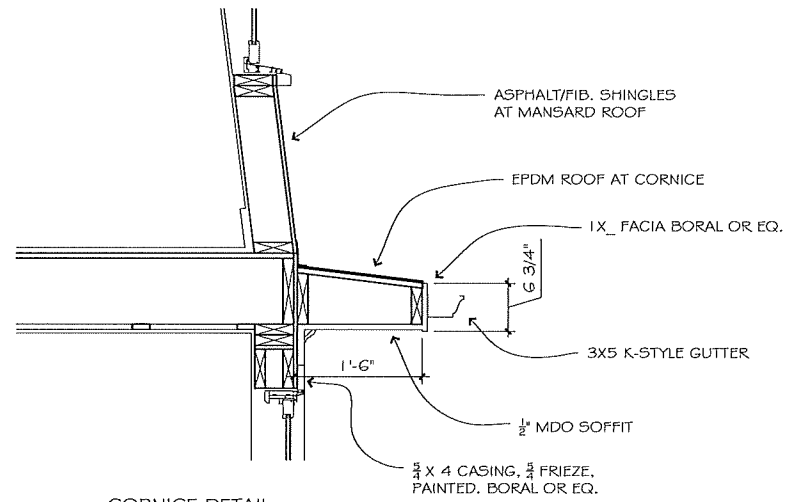
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BUILDING SECTION

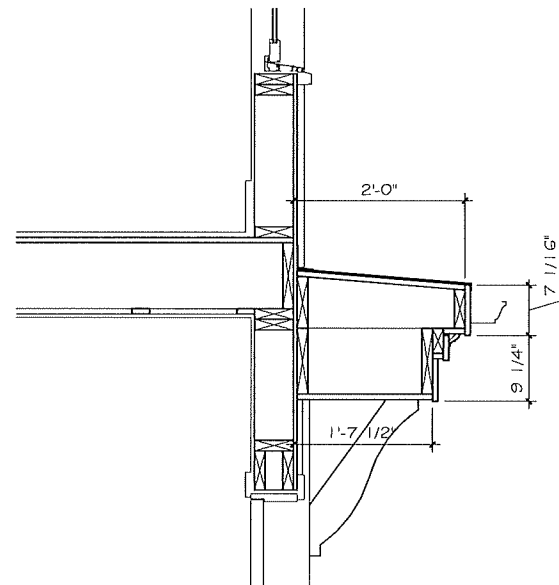
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SHEET:

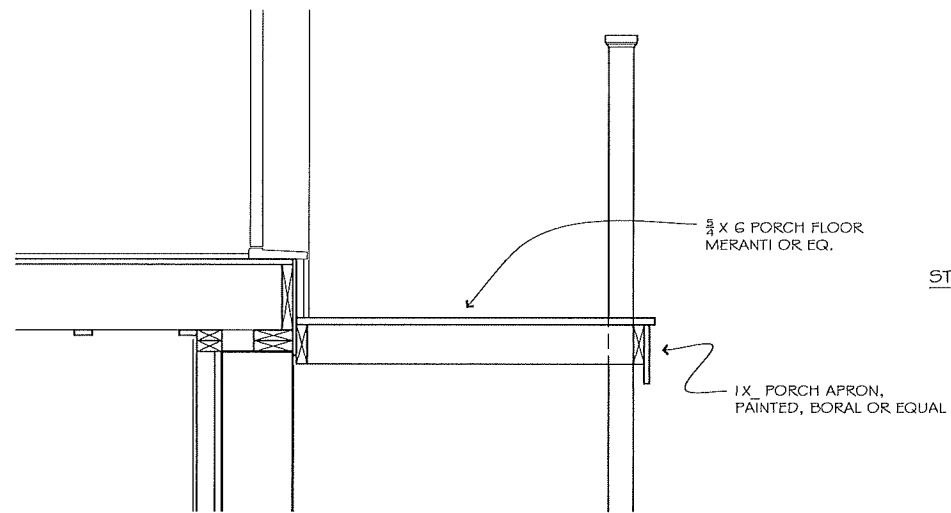
A5



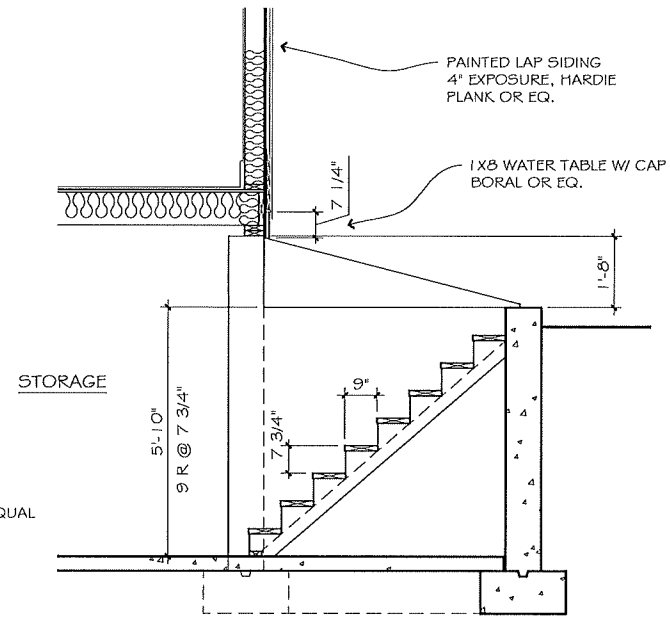
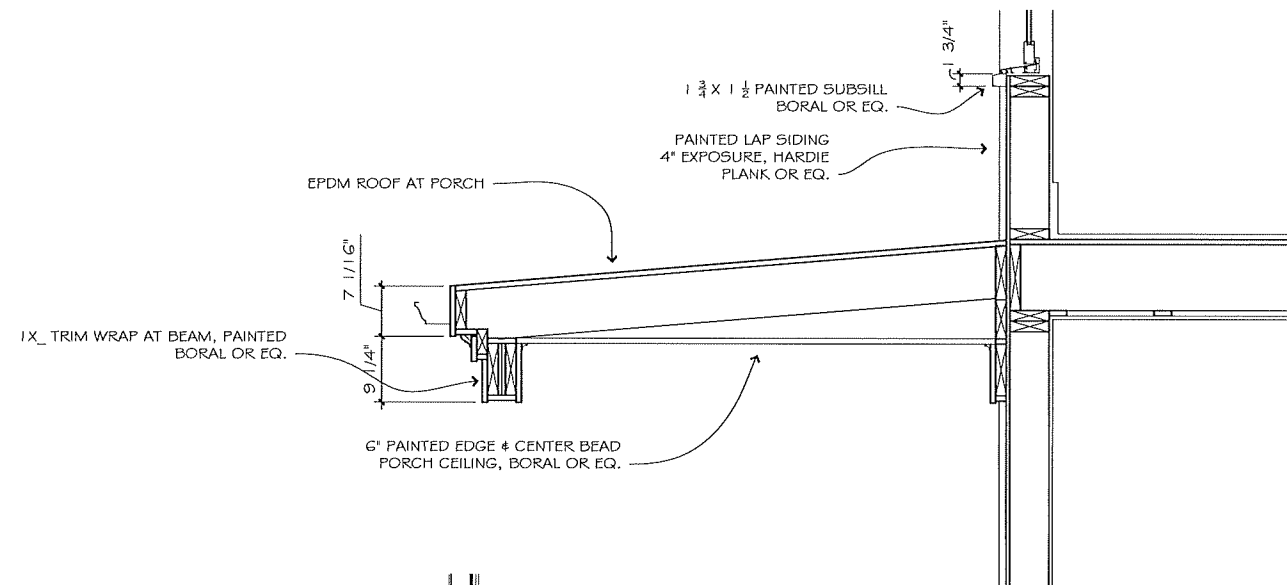
CORNICE DETAIL
3/4" = 1'-0"



SIDE PORCH ROOF
3/4" = 1'-0"



SIDE PORCH SECTION
3/4" = 1'-0"



BULKHEAD SECTION
3/8" = 1'-0"

REVIEW SET
NOT FOR CONSTRUCTION

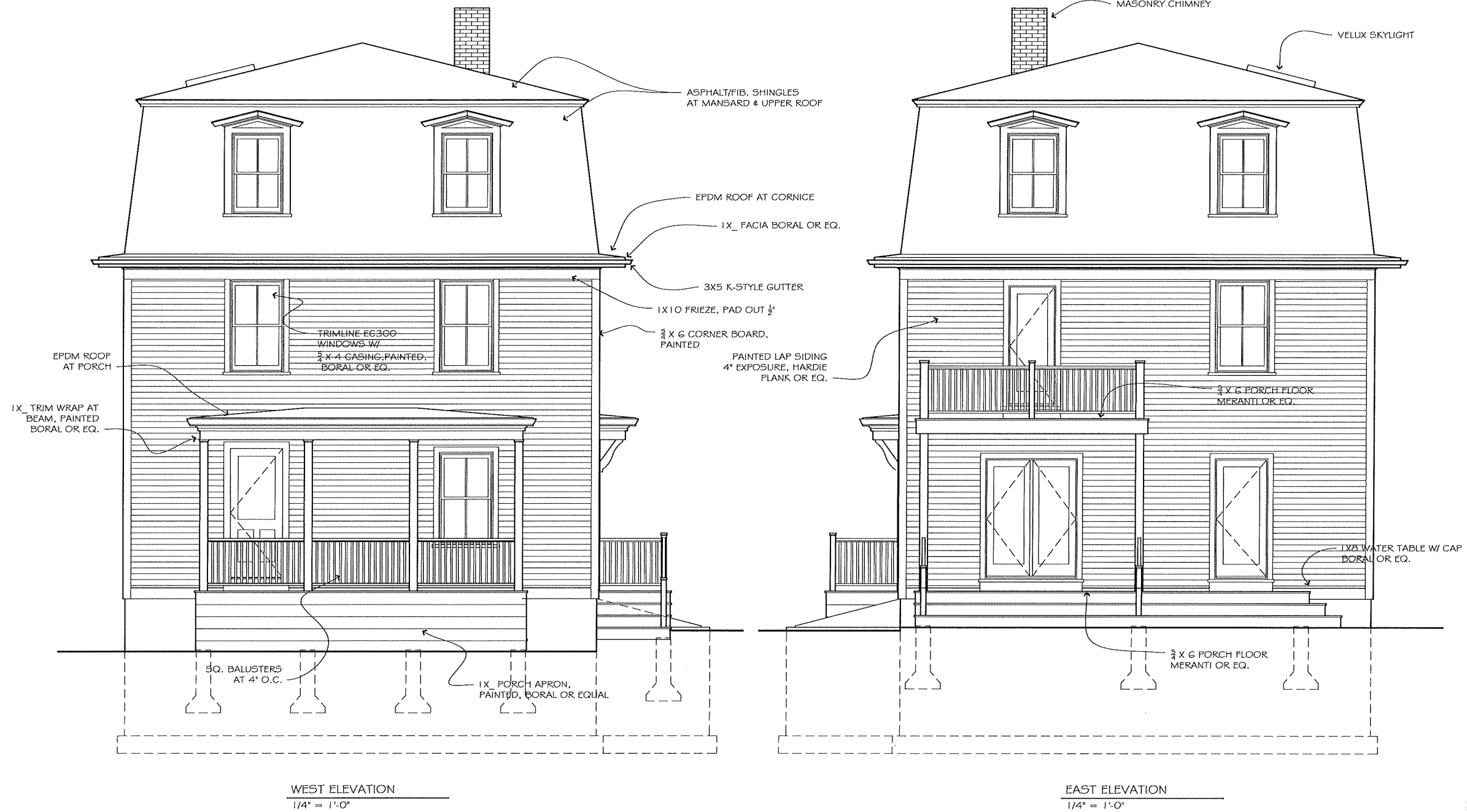
REVISIONS:

BUILDING SECTION

DATE: 6/11/22

SHEET:

A5



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 84 HARRISON STREET, PROVIDENCE, RI 02909

REVISIONS:

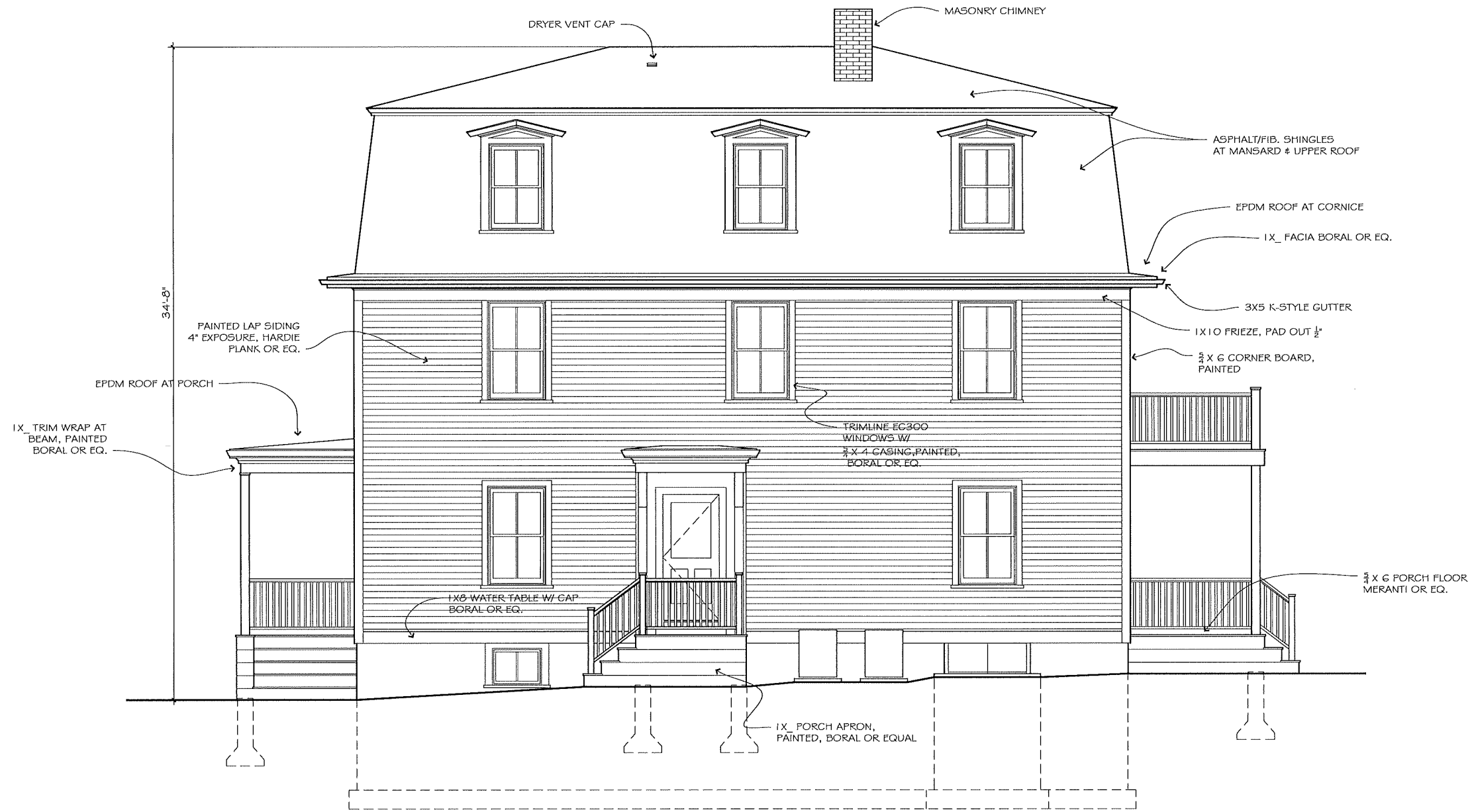
WEST AND EAST ELEVATIONS

DATE: 6/11/22

SHEET:

A7

**REVIEW SET
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SOUTH ELEVATION
 1/4" = 1'-0"

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REVISIONS:

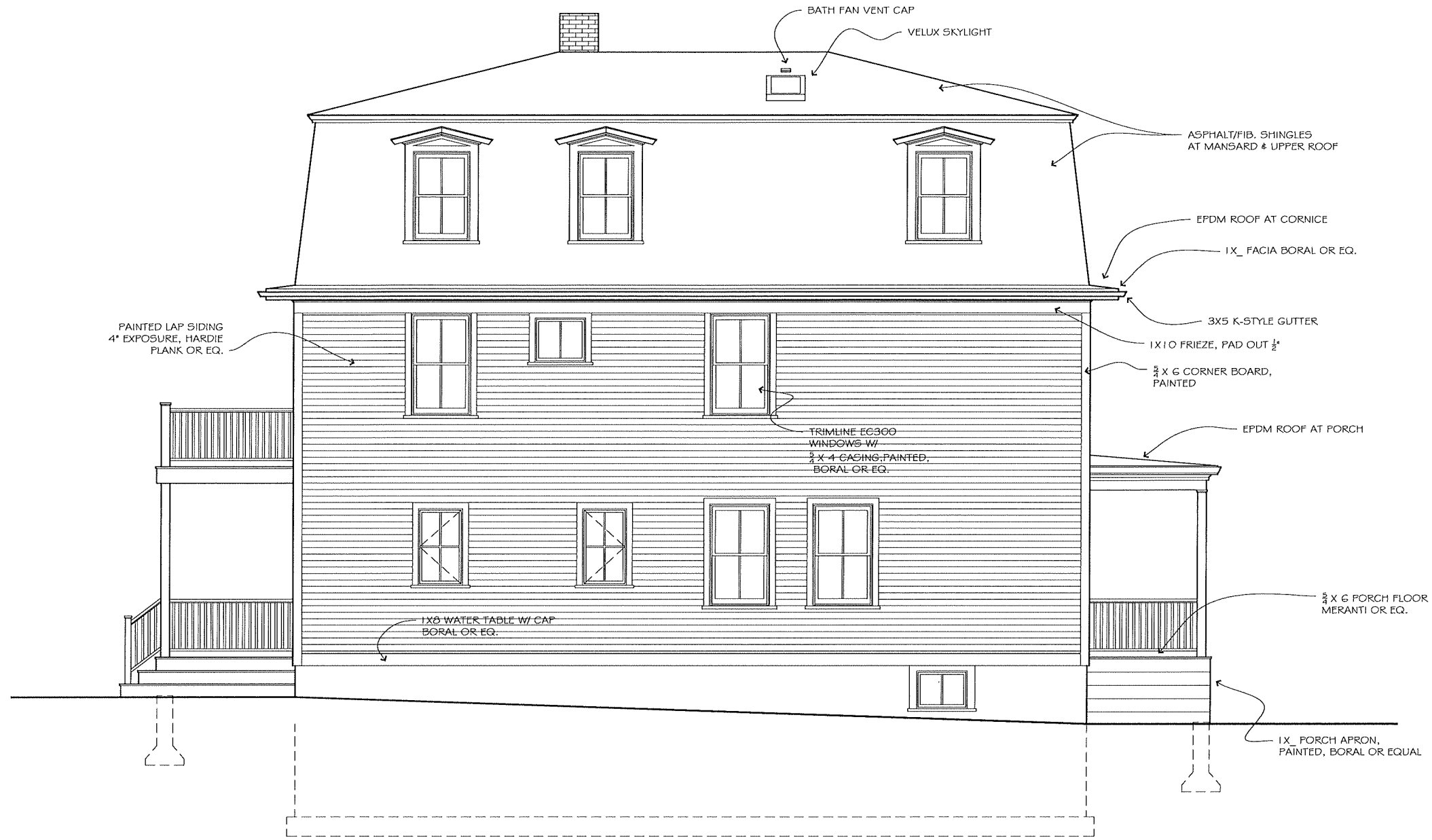
SOUTH ELEVATION

DATE: 6/11/22

SHEET:

A8

**REVIEW SET
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PAINTED LAP SIDING
4" EXPOSURE, HARDIE
PLANK OR EQ.

BATH FAN VENT CAP
VELUX SKYLIGHT

ASPHALT/FIB. SHINGLES
AT MANSARD & UPPER ROOF

EPDM ROOF AT CORNICE

1X_ FACIA BORAL OR EQ.

3X5 K-STYLE GUTTER

1X10 FRIEZE, PAD OUT 1/2"

3/4 X 6 CORNER BOARD,
PAINTED

EPDM ROOF AT PORCH

TRIMLINE EG300
WINDOWS W/
3/4 X 4 CASING, PAINTED,
BORAL OR EQ.

3/4 X 6 PORCH FLOOR
MERANTI OR EQ.

1X6 WATER TABLE W/ CAP
BORAL OR EQ.

1X_ PORCH APRON,
PAINTED, BORAL OR EQUAL

NORTH ELEVATION
1/4" = 1'-0"

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84 HARRISON STREET, PROVIDENCE, RI 02909

REVISIONS:

NORTH ELEVATION

DATE: 6/11/22

SHEET:

A9

**REVIEW SET
NOT FOR CONSTRUCTION**