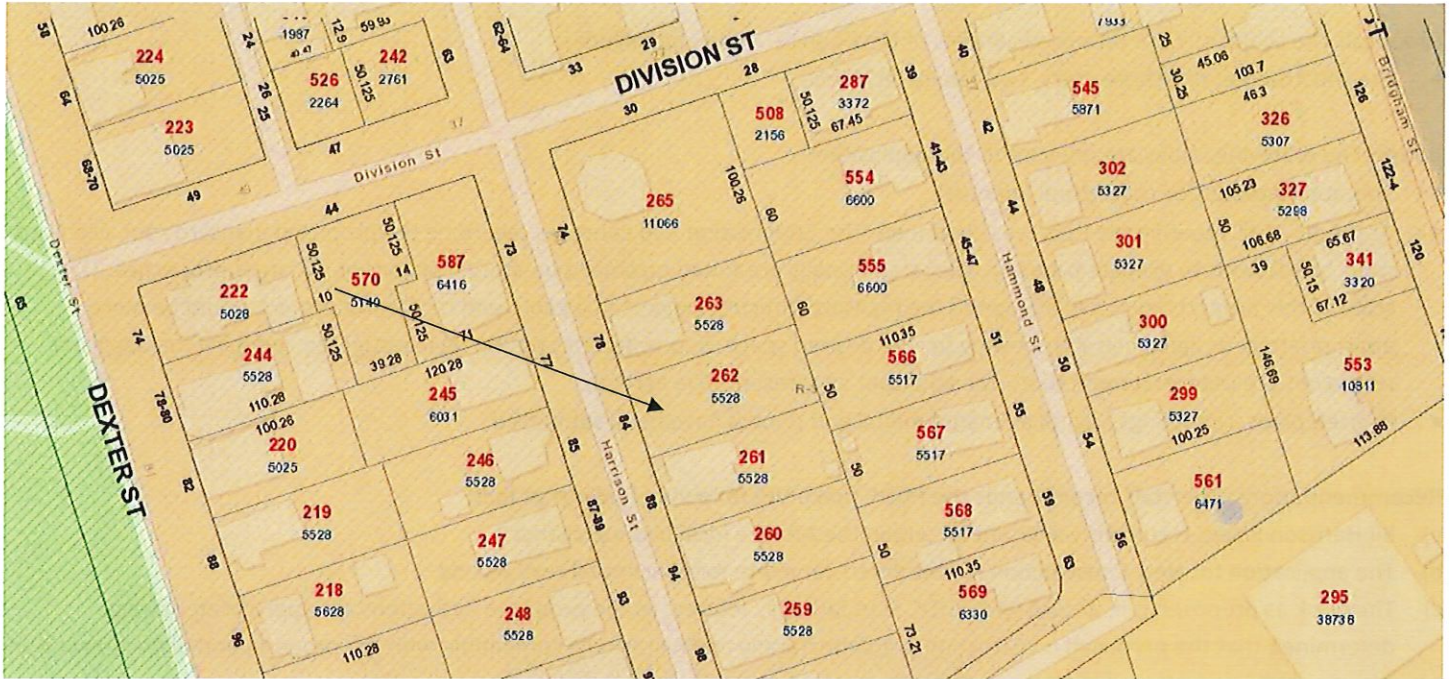


3. CASE 22.074, 84 HARRISON STREET, Vacant lot (ARMORY)
Currently a Vacant lot within the Broadway/Armory NRHD



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.

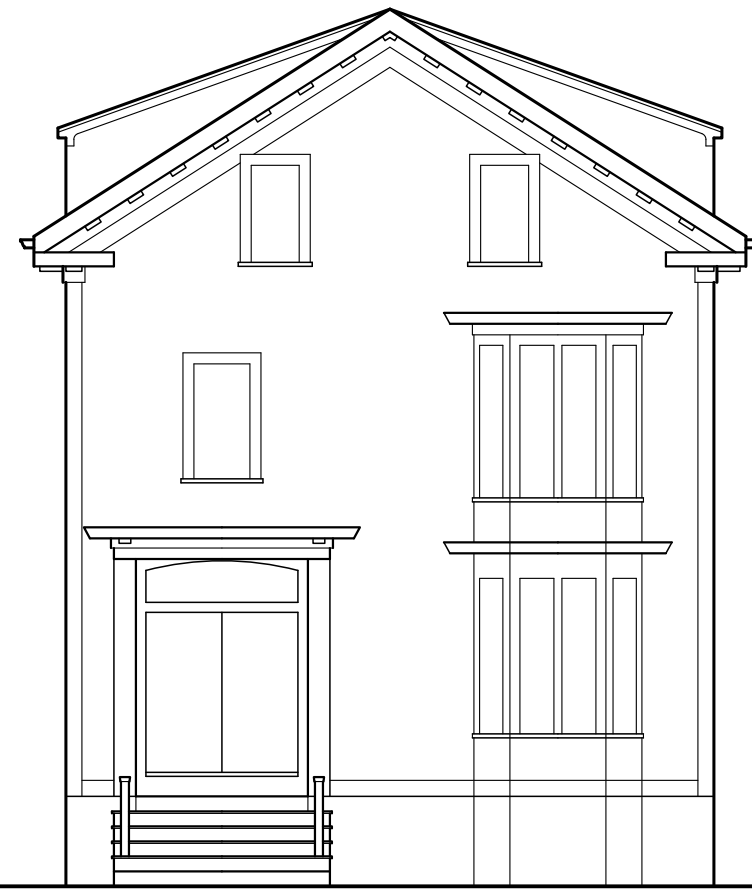
Issues: The following issues are relevant to this application:

- This application is for conceptual approval;
- At the July 11th meeting the item was continued. The Commission had concerns regarding the proposed mansard roof. Mansard roofs are difficult to execute properly. They traditionally are found on small two-story buildings or on larger properties. The scale of this property makes execution of the mansard difficult. Suggested a gable-end roof with dormers would be more appropriate in design while still allowing for the desired space. Requested this option be investigated and have the applicant return with revised documentation. The applicant's representative agreed;
- Revised plans, renderings, digital animated model 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.

REVISIONS:

COVER PAGE

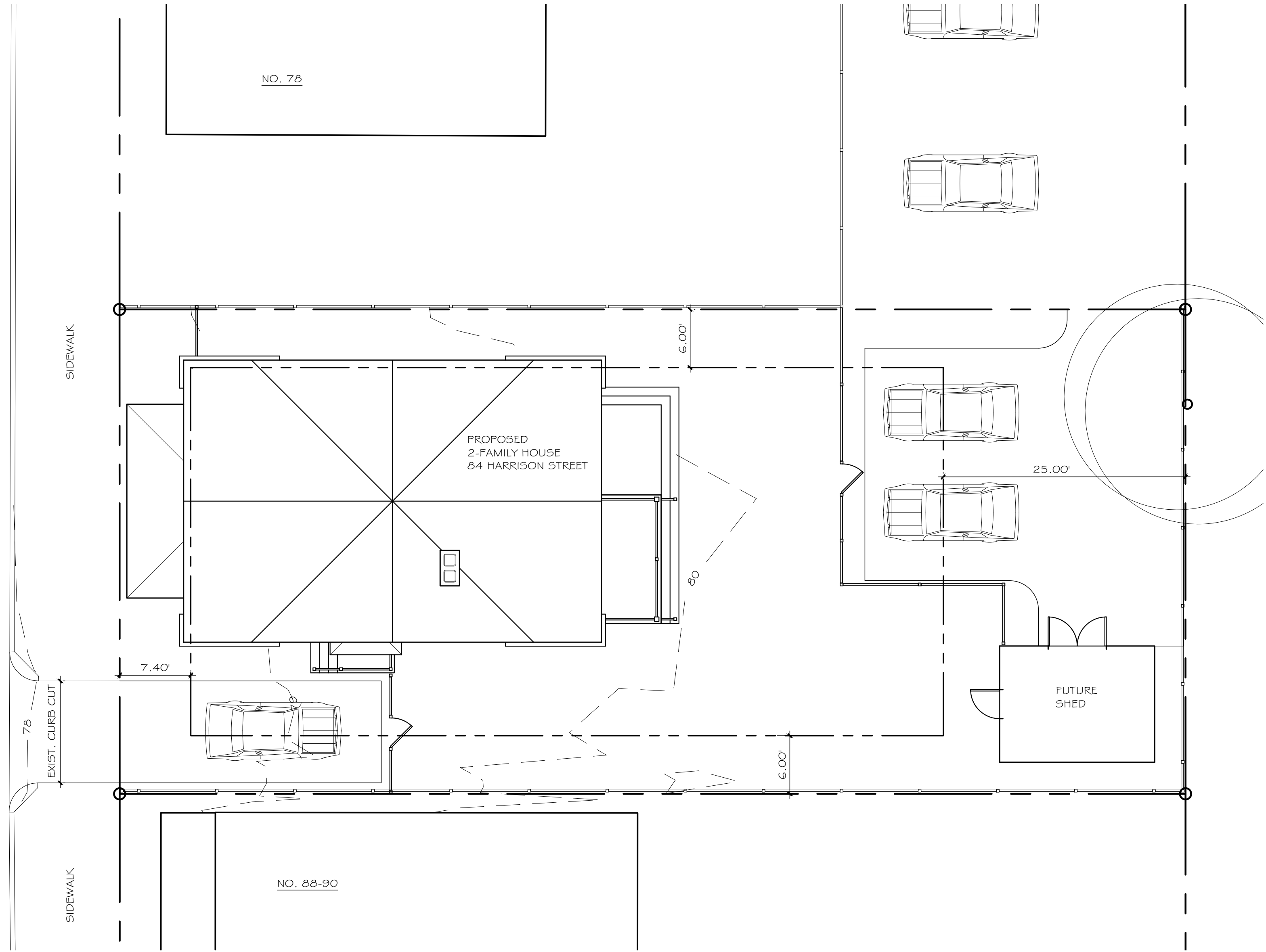
DATE: 8/15/22

SHEET:

T1

**REVIEW SET
NOT FOR CONSTRUCTION**

HARRISON STREET



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



**REVIEW SET
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— DESIGN BUILD corp. —
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GAZDACKO HOUSE
84 HARRISON STREET, PROVIDENCE, RI 02909

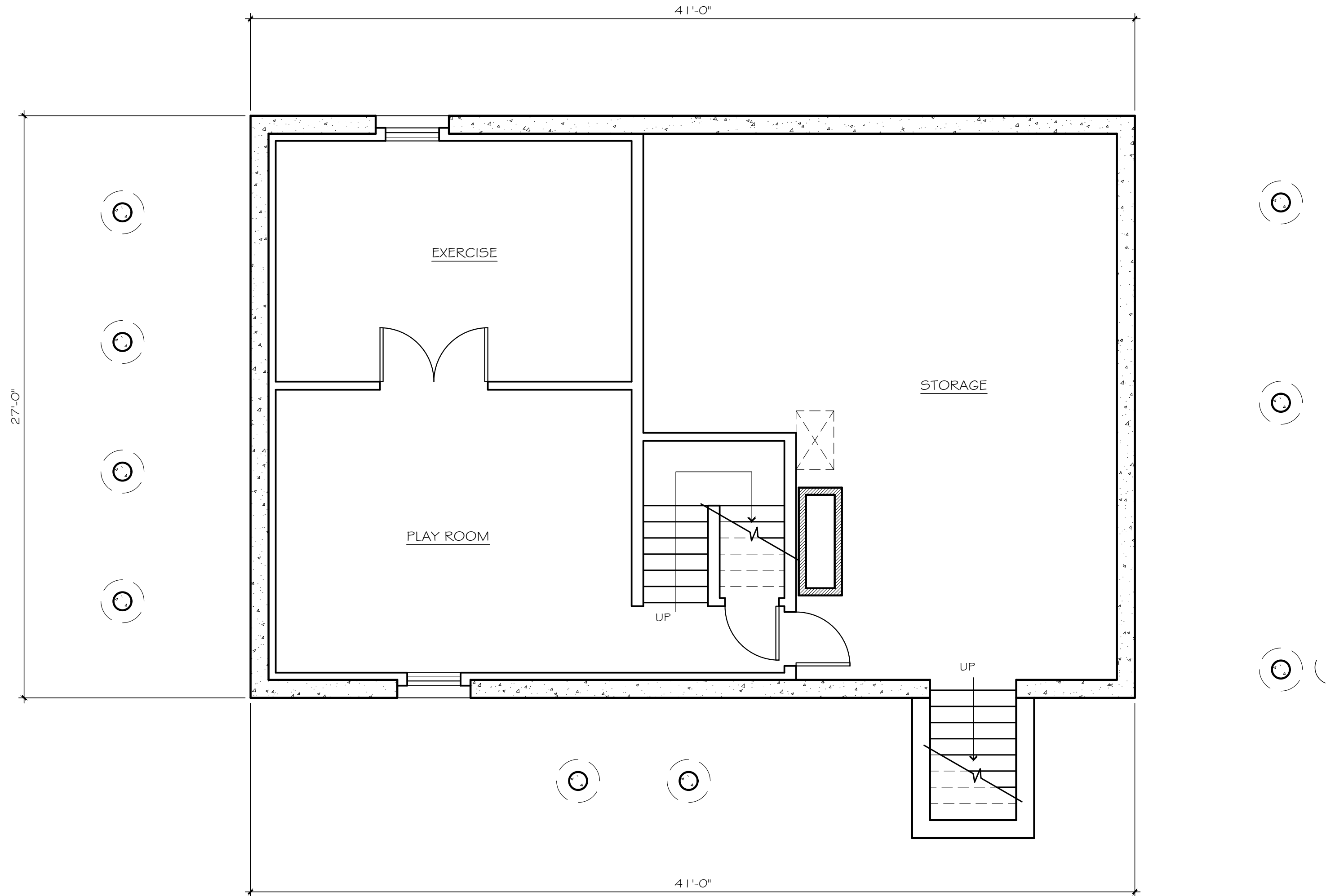
REVISIONS:

SITE PLAN

DATE: 8/15/22

SHEET:

C1



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

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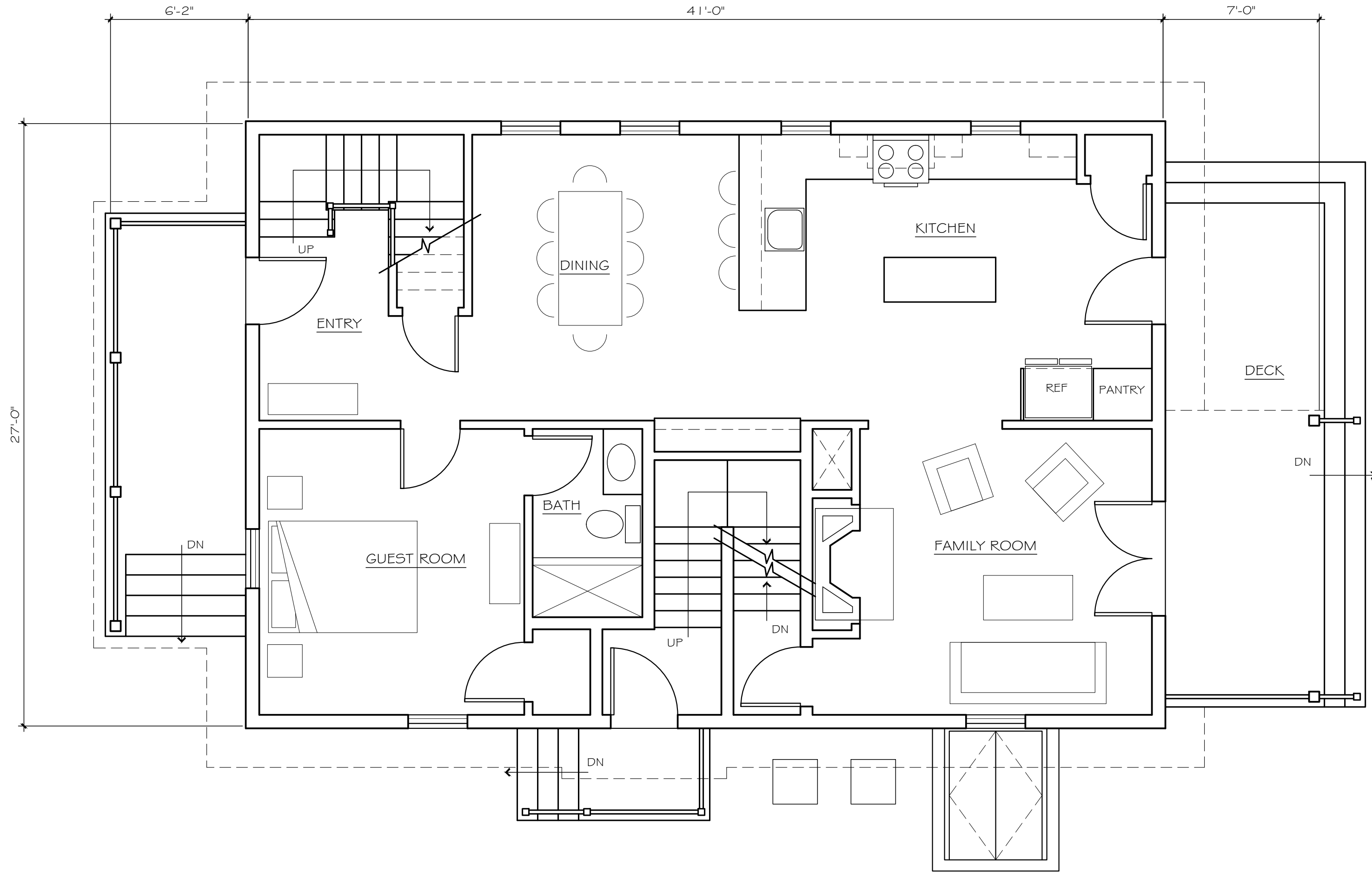
REVISIONS:

BASEMENT FLOOR PLAN

DATE: 8/15/22

SHEET:

A1



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

**REVIEW SET
 NOT FOR CONSTRUCTION**

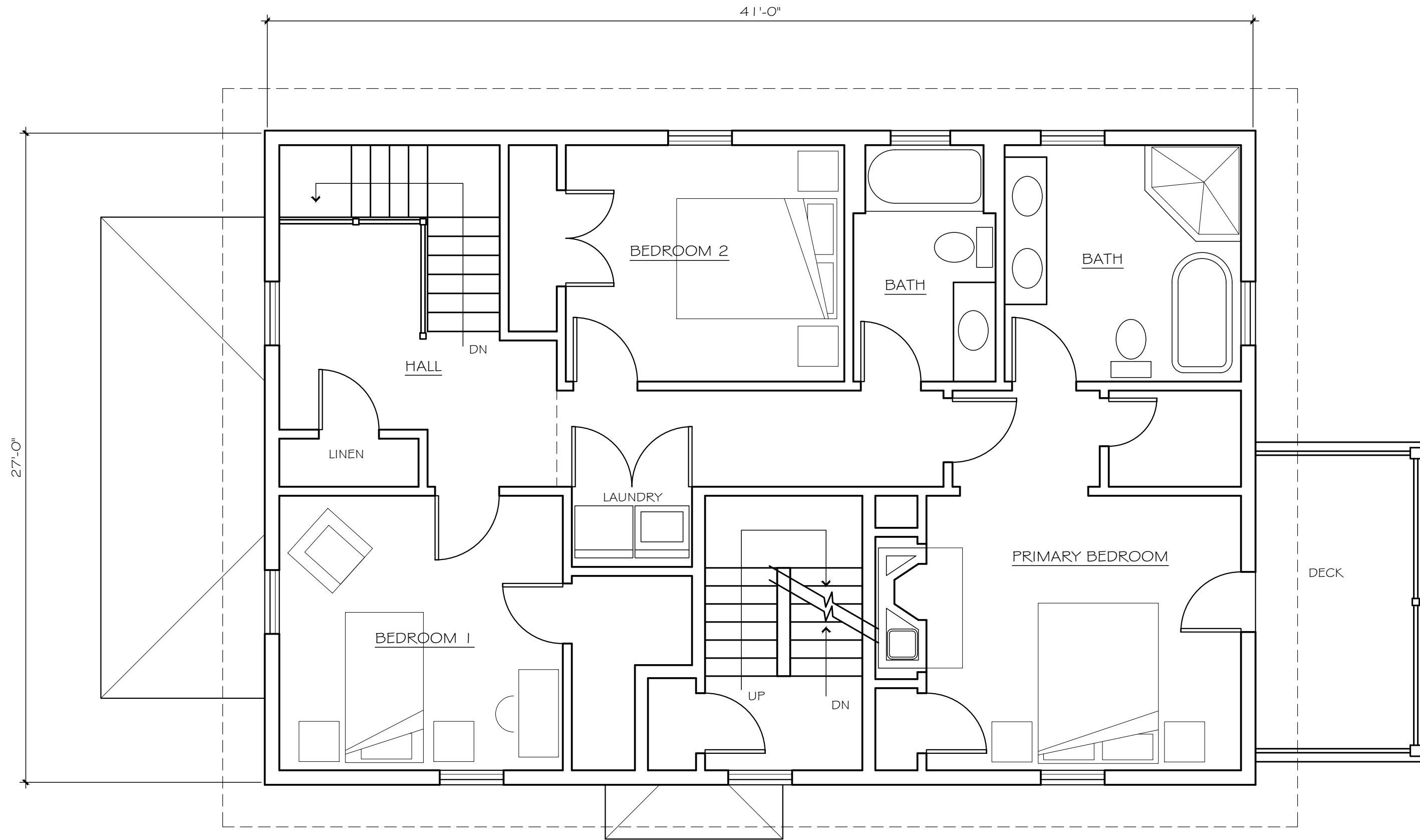
REVISIONS:

FIRST FLOOR PLAN

DATE: 8/15/22

SHEET:

A2



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

**REVIEW SET
 NOT FOR CONSTRUCTION**

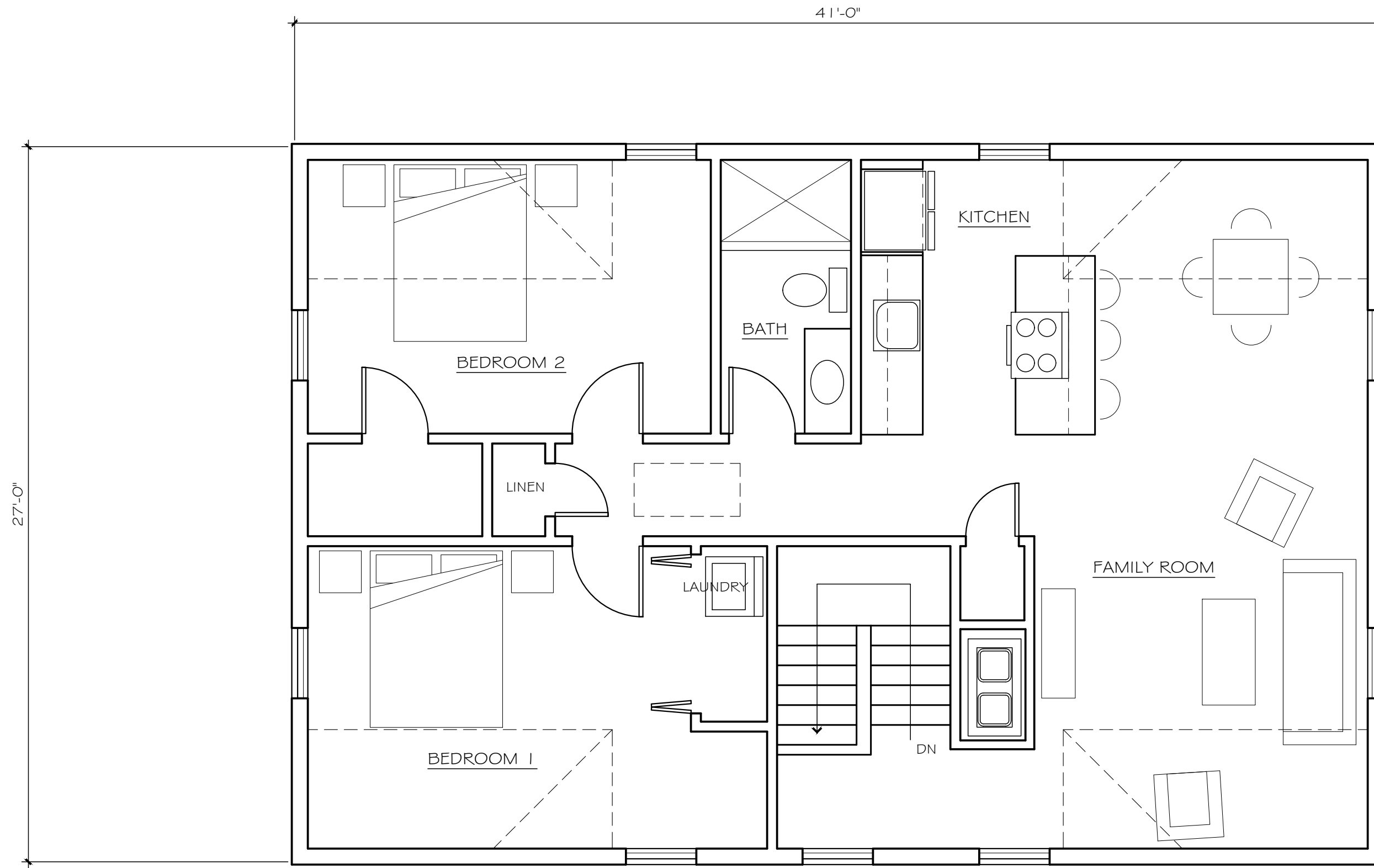
REVISIONS:

SECOND FLOOR PLAN

DATE: 8/15/22

SHEET:

A3



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

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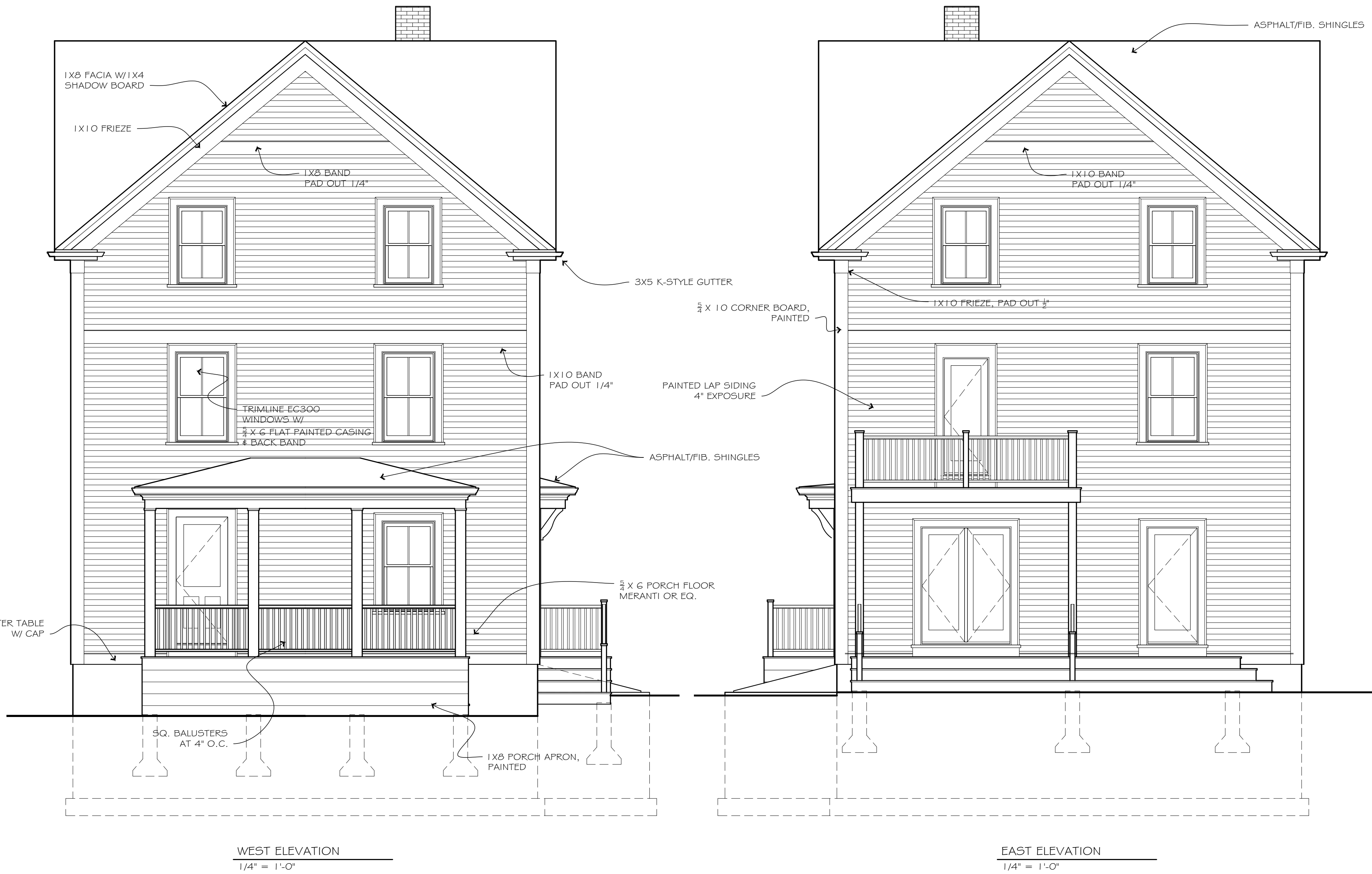
REVISIONS:

THIRD FLOOR PLAN

DATE: 8/15/22

SHEET:

A4



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 84 HARRISON STREET, PROVIDENCE, RI 02909

REVISIONS:

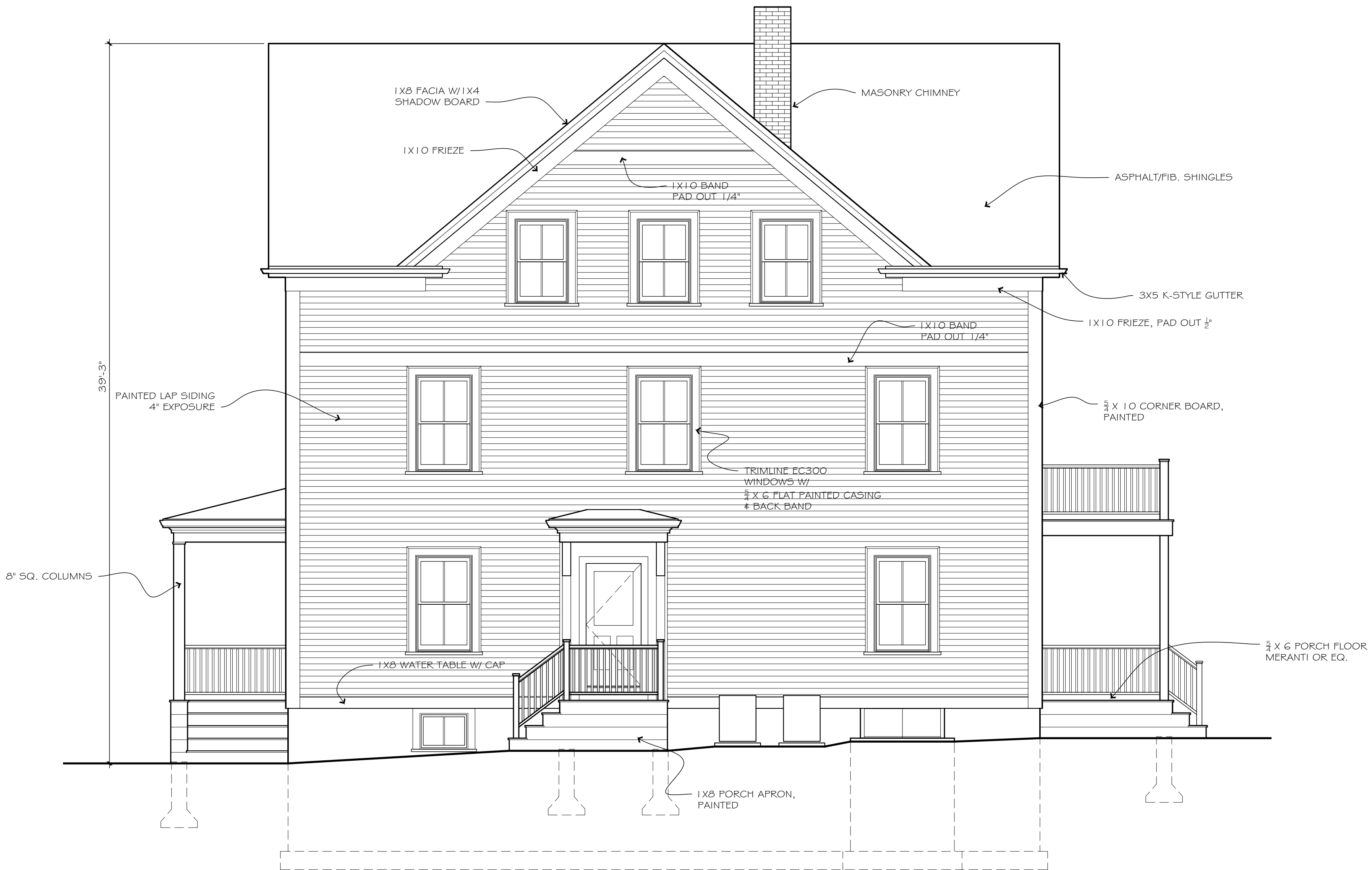
WEST AND EAST ELEVATIONS

DATE: 8/15/22

SHEET:

A7

**REVIEW SET
 NOT FOR CONSTRUCTION**



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

REVISIONS:

SOUTH ELEVATION

DATE: 8/15/22

SHEET:

A8

**REVIEW SET
NOT FOR CONSTRUCTION**



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

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GAZDACKO HOUSE
 84 HARRISON STREET, PROVIDENCE, RI 02909

REVISIONS:

NORTH ELEVATION

DATE: 8/15/22

SHEET:

A9

**REVIEW SET
 NOT FOR CONSTRUCTION**