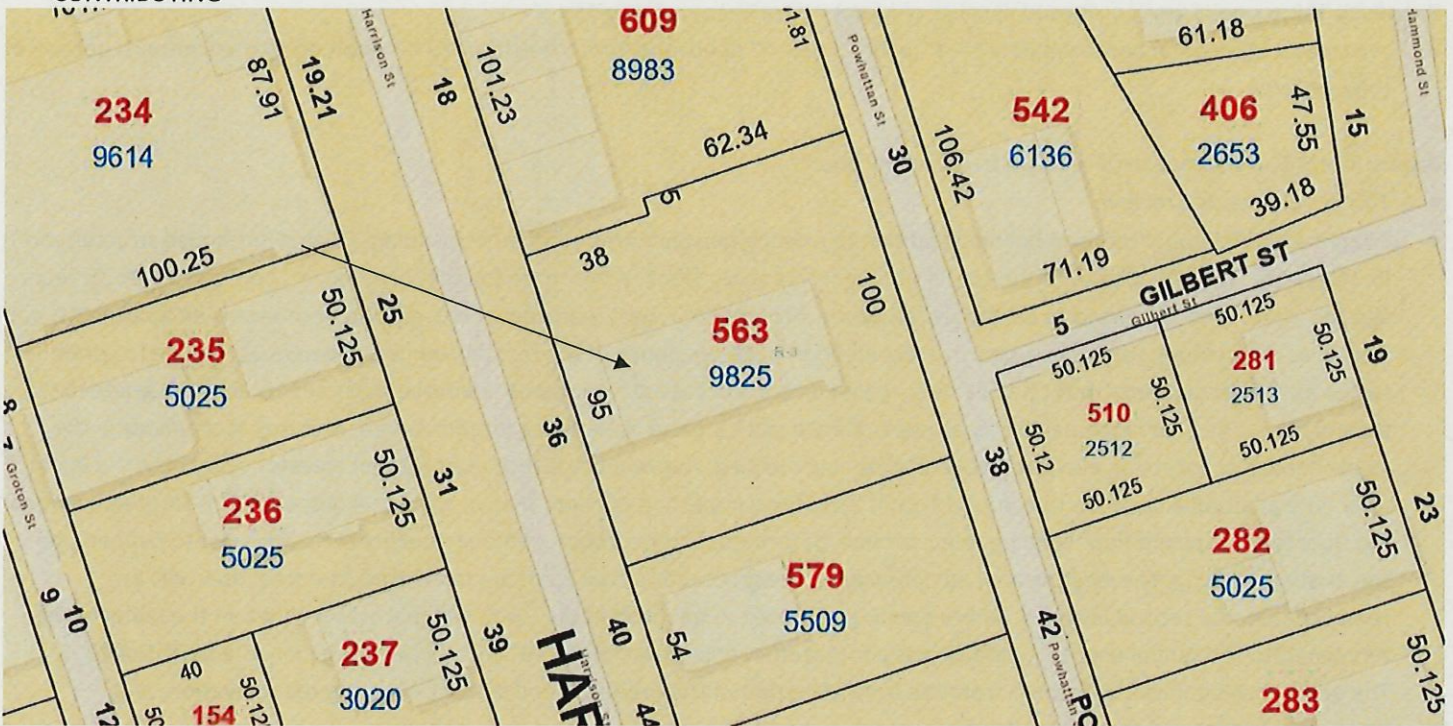
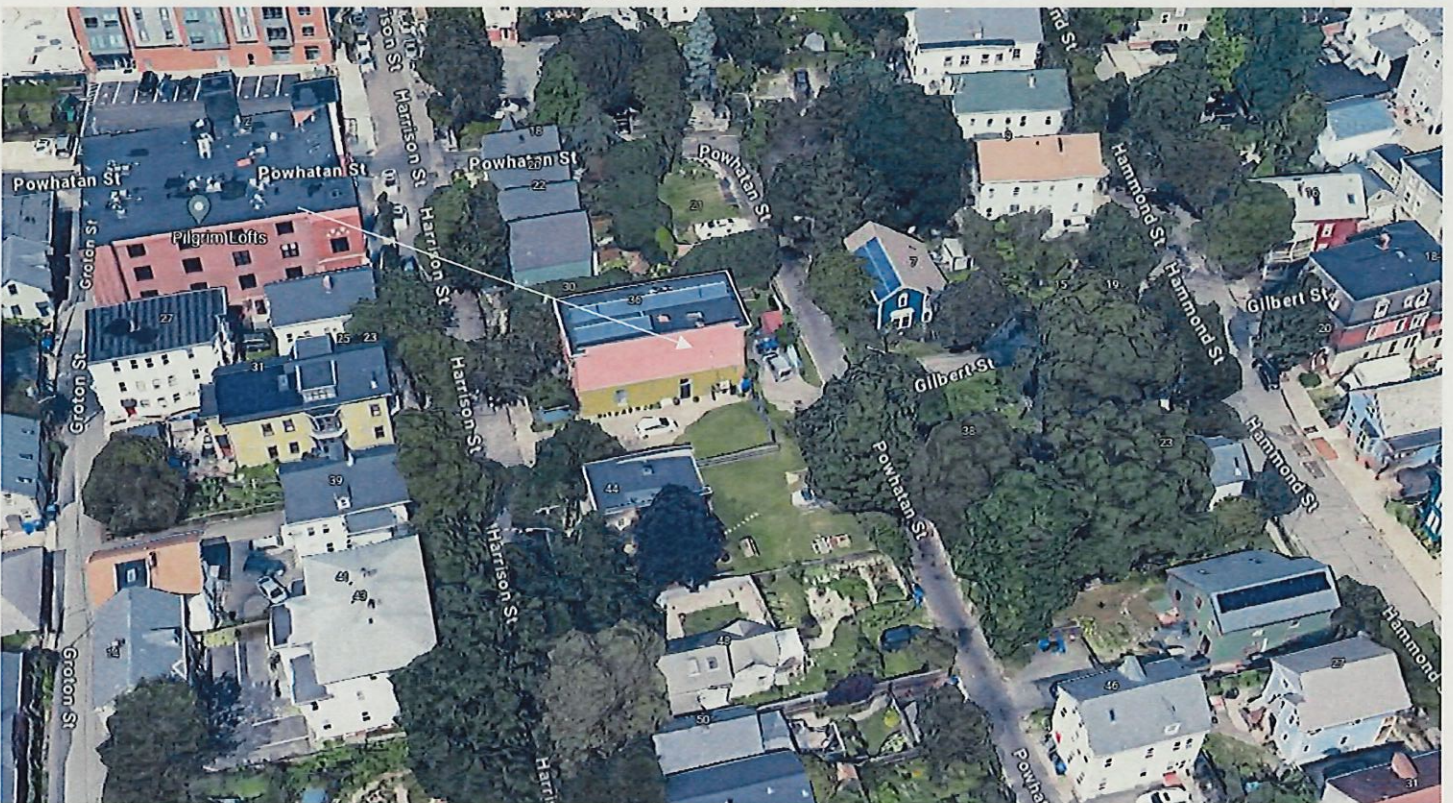


4. **CASE 24.042, 36 HARRISON STREET, Hook & Ladder #2 and Atlantic Steamer #8 Fire Station, 1866 (ARMORY)**  
2-story; flat; brick former fire station; with bracketed cornice, granite window sills, and arched windows and engine-door openings. Several openings are filled in, and an addition to the south has been removed.  
CONTRIBUTING



Arrow indicates 36 Harrison Street.



Arrow indicates project location, looking north.



**Applicant/Owner:** David and Anneke Frazer, 36 Harrison Street, Providence, RI 02909

**Architect:** Jack Ryan Architect, LLC, 22 Bianco Court, Providence, RI 02909

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

- the construction of an approximately 17'-6" wide, by 26'-0" deep, and with a height of 29'-0" addition to the southern portion of the property.

**Issues:** The following issues are relevant to this application:

- This is a conceptual review;
- From the application: Proposed building addition to existing masonry firehouse annex building. Original firehouse structure no longer exists, but was located to the south of the annex and portions of the stone foundations remain. Approximately 35 years ago the annex was converted to a 3-family residence. Ground floor west is an apartment, ground floor east is an apartment, but is used as the owner's painting studio. The second floor is the residence of the building owners. Owners would like to continue to live on the second floor, but their living space is currently accessed by a narrow staircase that rises 16'-6" from grade to the second floor. The stair is too narrow to accommodate a chair lift and the existing interior layout does not accommodate the space needed to locate an elevator within the existing building. A new entry is proposed with an elevator servicing the second floor. The additional room on the ground floor is used for storage and elevator machine room. A storage loft is located between the floor levels. Second floor level has elevator hall, bathroom, and bedroom. Minimal modifications will need to be made to the existing building. The existing arched doorway on the ground floor will continue to be used (the steel door will be removed). On the second level a masonry opening will need to be made in the CMU wall that was built when the building was renovated to residential use. The addition has a footprint of approximately 17'-6" wide by 26'-0" deep and a height of 29'-0". The addition is significantly setback from the front elevation of the firehouse and setback from the rear elevation; and,
- Plans and photos have been submitted.

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

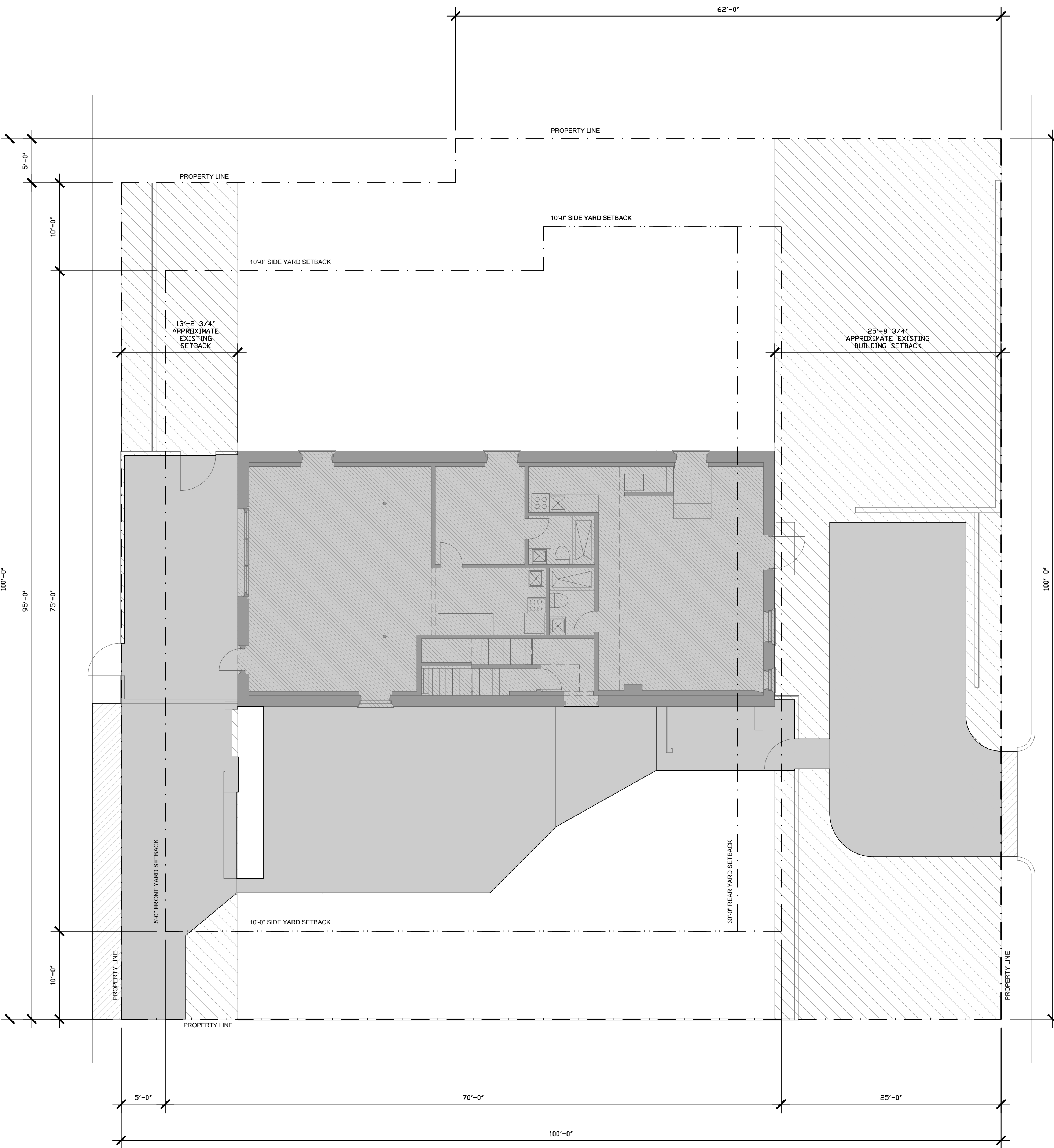
- a) 36 Harrison Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District;
- b) The application for Major Alterations is considered complete 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 for conceptual review. 36 Harrison Street is a structure of historical and architectural significance that contribute 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 Conceptual 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, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval.









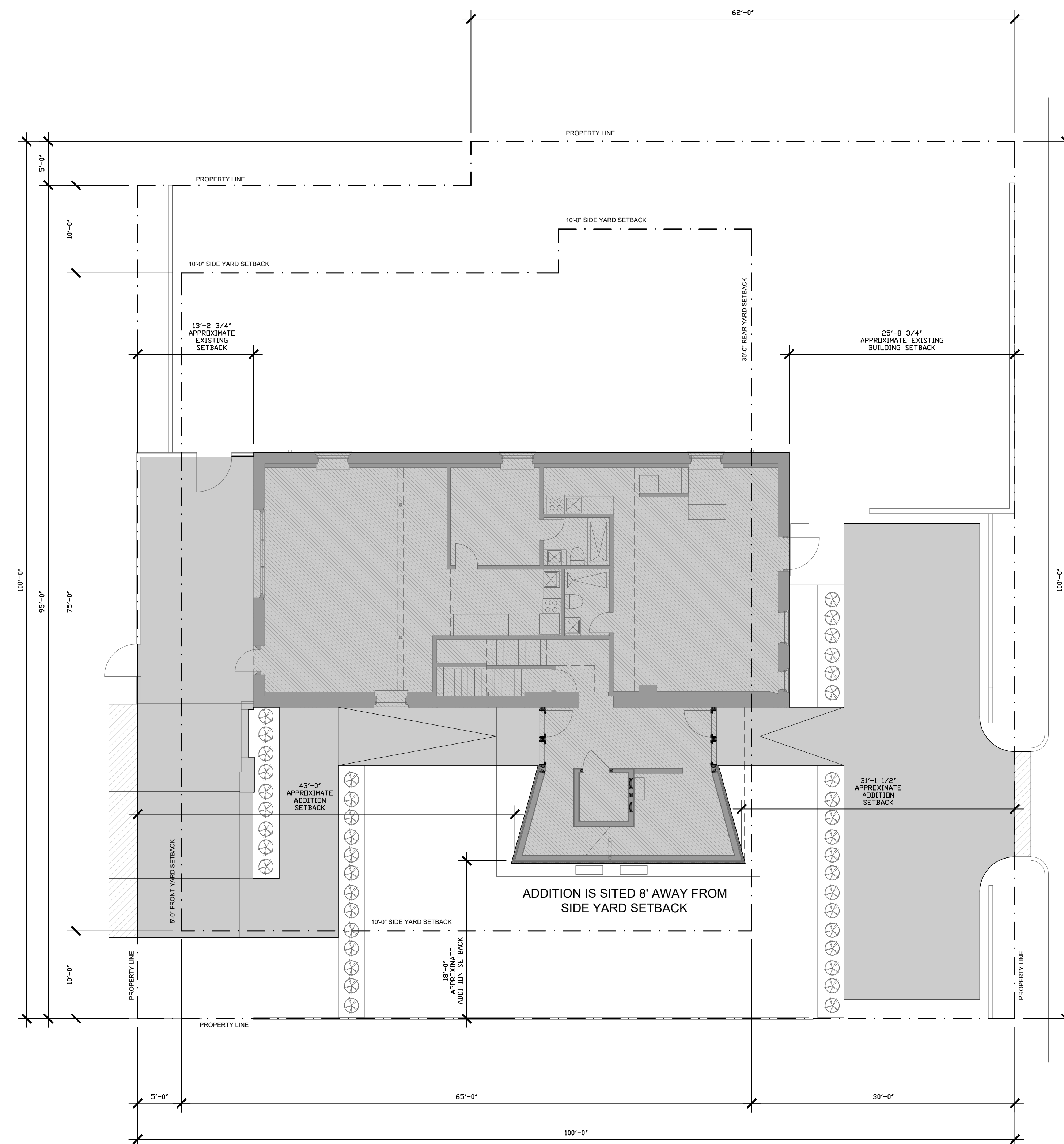
33% MAX IMPERVIOUS FRONT YARD COVERAGE REQ. 1,257 SQ.FT. 765 SQ.FT. IMPERVIOUS	65% MAX IMPERVIOUS TOTAL COVERAGE REQ. 9,810 SQ.FT. LOT 4,100 SQ.FT. COVERAGE	50% MAX IMPERVIOUS REAR YARD COVERAGE REQ. 2,500 SQ.FT. REAR YARD 666 SQ.FT. IMPERVIOUS	45% MAX BUILDING COVERAGE TOTAL REQ. 9,810 SQ.FT. LOT 1,771 SQ.FT. BUILDING COVERAGE
61% EXISTING IMPERVIOUS FRONT YARD COVERAGE	42% EXISTING IMPERVIOUS TOTAL COVERAGE	27% EXISTING IMPERVIOUS REAR YARD COVERAGE	18% EXISTING BUILDING COVERAGE
1,000 SQ.FT. MIN. PERVIOUS SURFACE COVERAGE			
5,710 SQ.FT. EXISTING PERVIOUS SURFACE COVERAGE			



EXISTING COVERAGE DIAGRAM

SCALE  
1/8" = 1'-0"


PROPOSED COVERAGE DIAGRAM



33% MAX IMPERVIOUS FRONT YARD COVERAGE REQ. 1,257 SQ.FT. 714 SQ.FT. IMPERVIOUS	65% MAX IMPERVIOUS TOTAL COVERAGE REQ. 9,810 SQ.FT. LOT 4,223 SQ.FT. COVERAGE	50% MAX IMPERVIOUS REAR YARD COVERAGE REQ. 2,500 SQ.FT. REAR YARD 936 SQ.FT. IMPERVIOUS	45% MAX BUILDING COVERAGE TOTAL REQ. 9,810 SQ.FT. LOT 2,170 SQ.FT. BUILDING COVERAGE
56% PROPOSED IMPERVIOUS FRONT YARD COVERAGE	43% PROPOSED IMPERVIOUS TOTAL COVERAGE	37% PROPOSED IMPERVIOUS REAR YARD COVERAGE	22% PROPOSED BUILDING COVERAGE
1,000 SQ.FT. MIN. PERVIOUS SURFACE COVERAGE			
5,587 SQ.FT. PROPOSED PERVIOUS SURFACE COVERAGE			

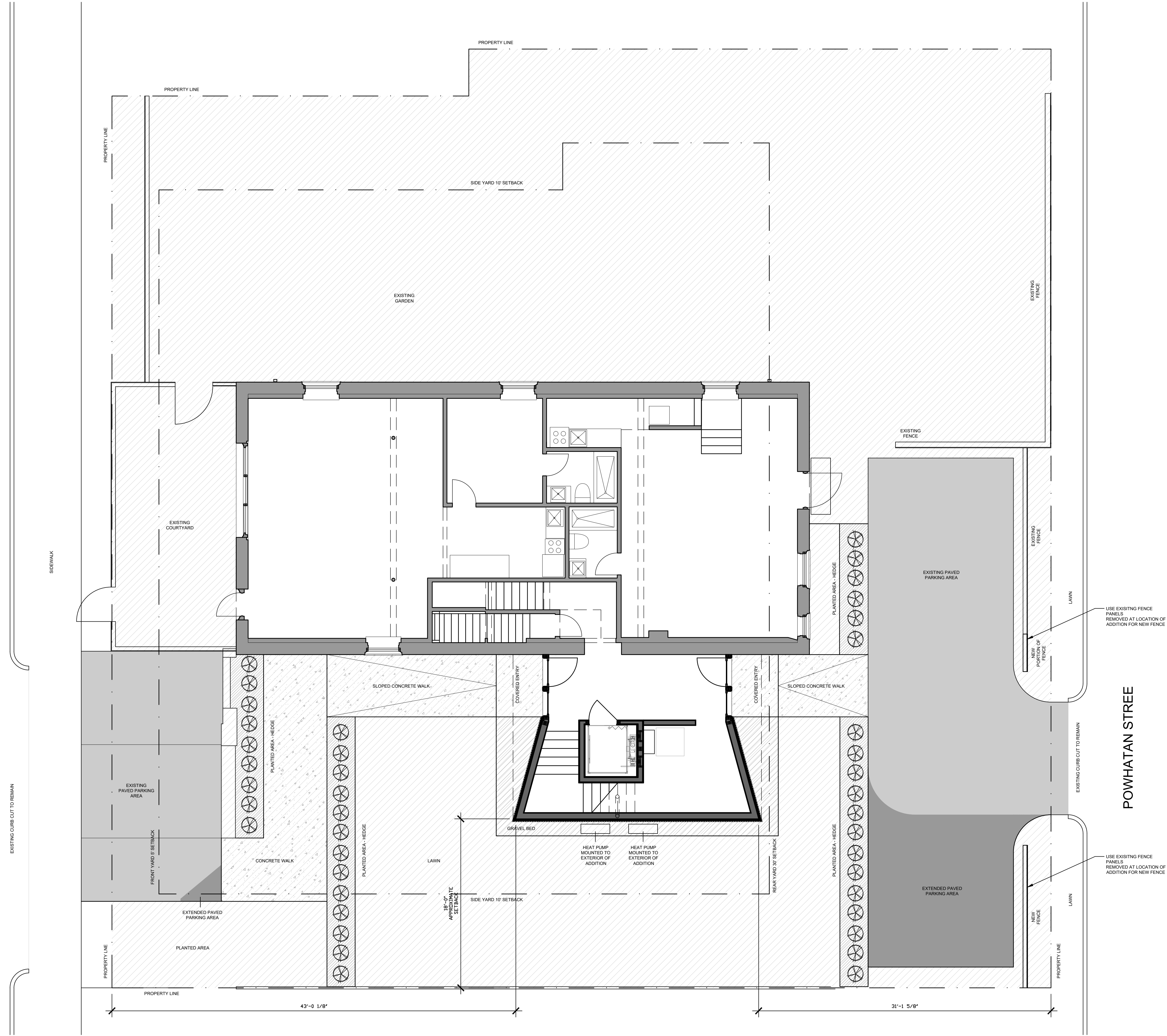


SCALE  
1/8" = 1'-0"

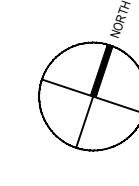
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DWN BY :	RYAN
CKD BY :	RYAN
DATE :	03-23-2024
SCALE :	1/8" = 1'-0"
ISSUE:	
DRAWING : <b>COVERAGE DIAGRAMS</b>	
PROJECT : <b>FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909</b>	
	
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HARRISON STREET



SCALE  
3/16" = 1'-0"



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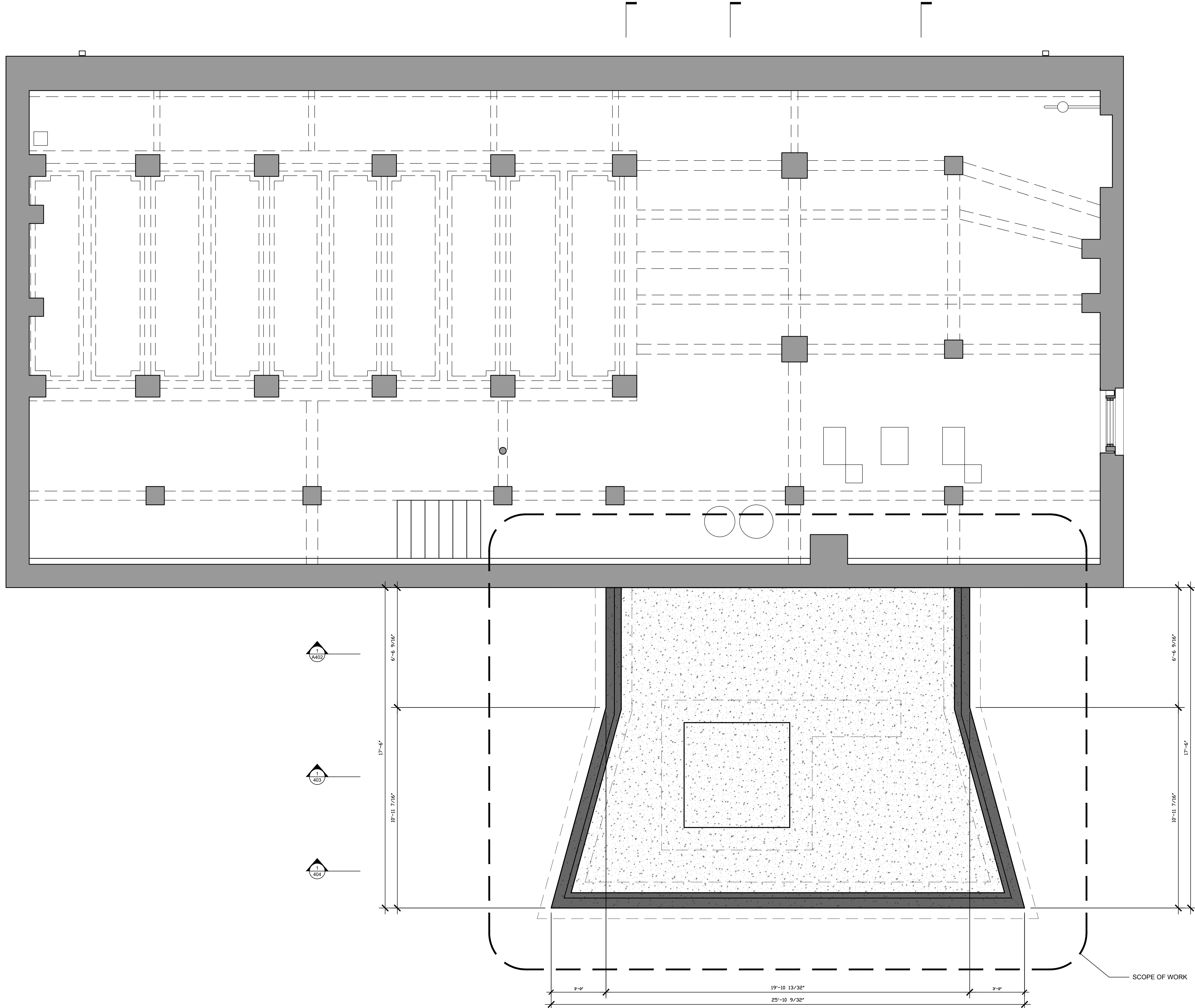


**PROJECT :**  
**FRAZER RESIDENCE**  
**36 HARRISON STREET**  
**PROVIDENCE, RHODE ISLAND 02909**

**DRAWING :**  
**PROPOSED SITE PLAN**

ISSUE:	DWG. NO. :	A100
	DWN BY:	RYAN
SCALE :	CKD BY :	RYAN
	DATE :	03-23-2024
	SCALE :	3/16" = 1'-0"





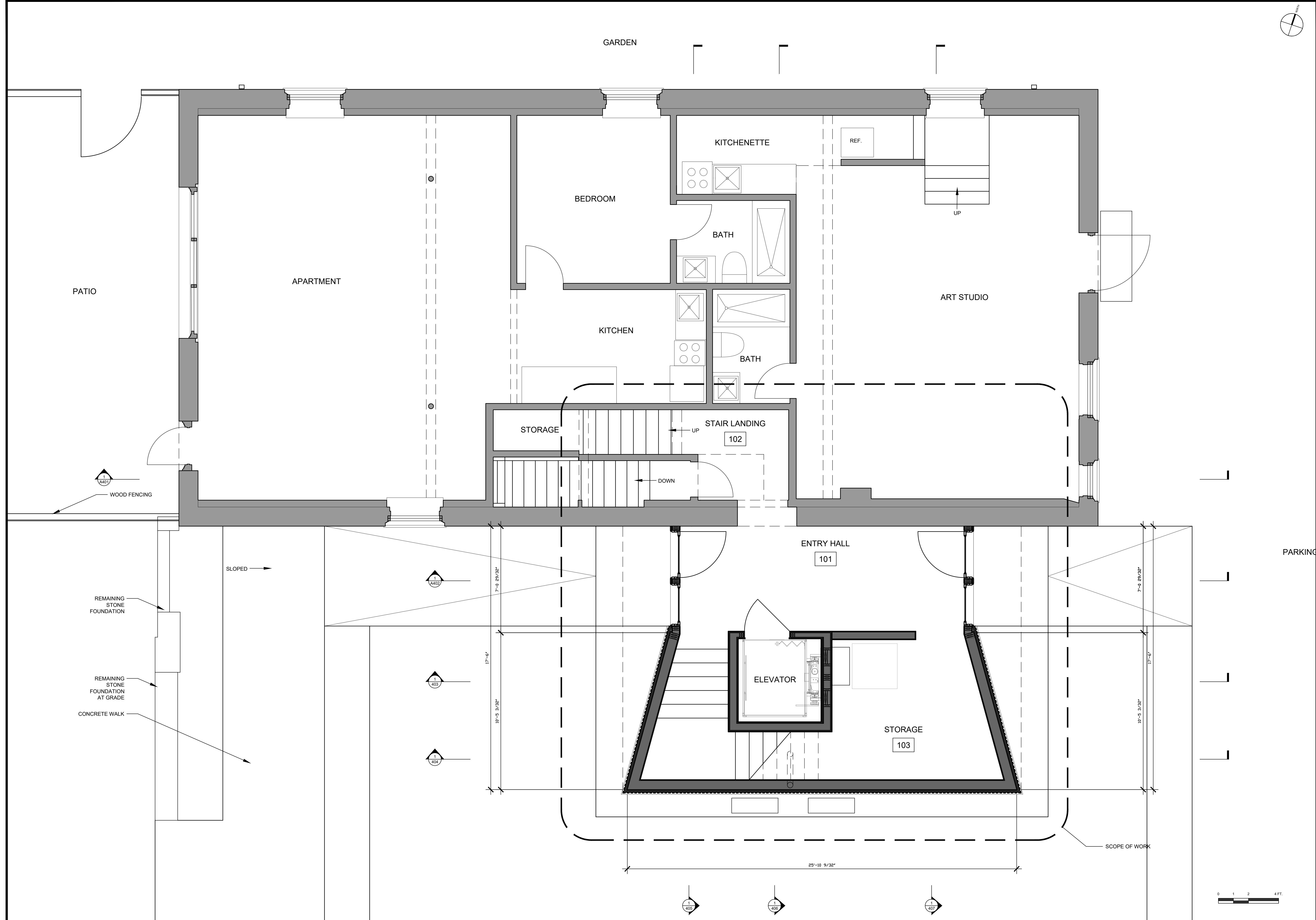
PROPOSED FOUNDATION LEVEL PLAN

SCALE  
3/8" = 1'-0"

1

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		<p>JACK RYAN ARCHITECT, LLC</p>				



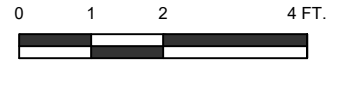
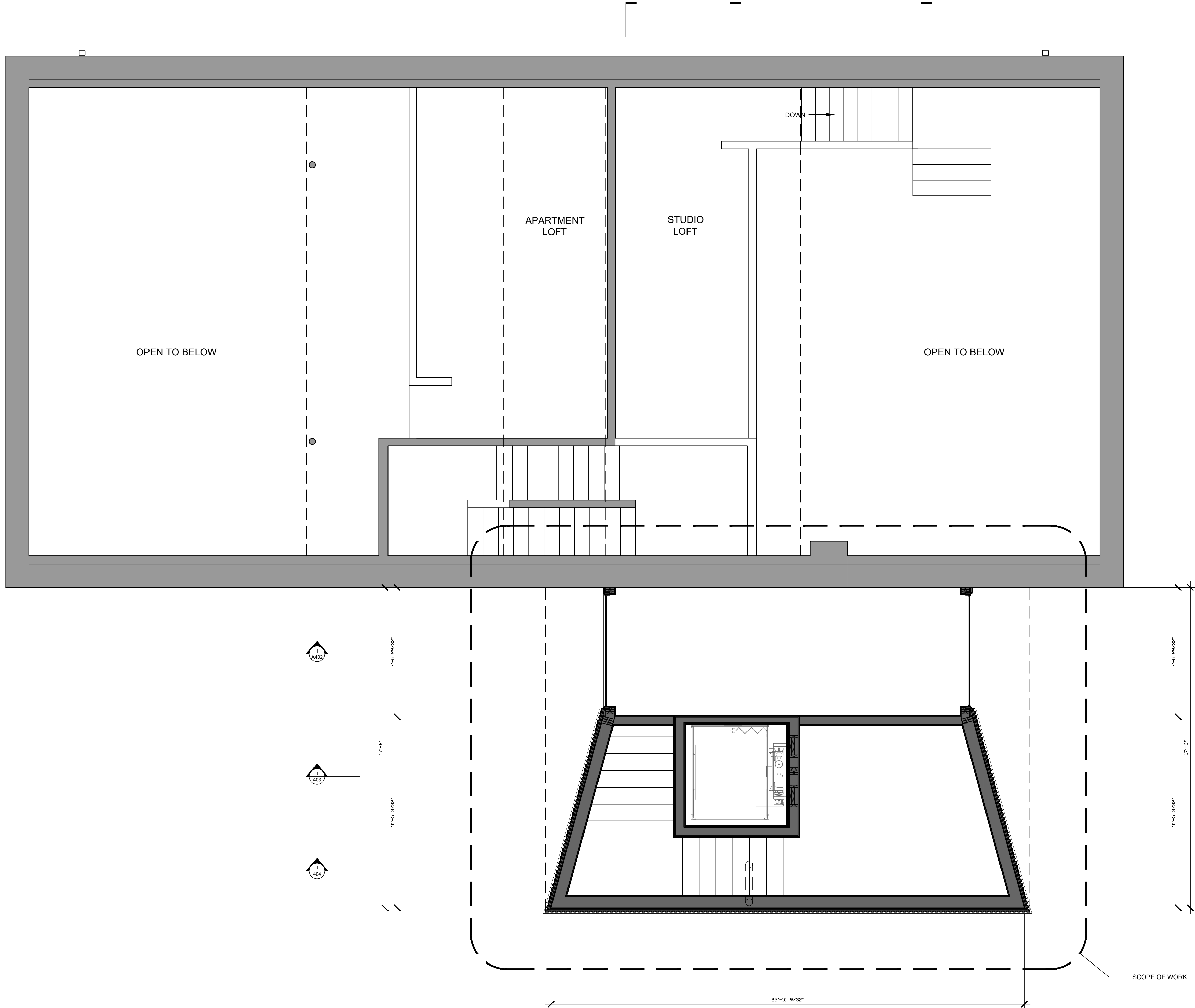


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ISSUE:		DATE:	05-23-2024
		SCALE:	3/8" = 1'-0"
DRAWING:	PROPOSED FIRST LEVEL PLAN		
PROJECT:	FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909		
	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM		

PROPOSED FIRST LEVEL PLAN

SCALE  
3/8" = 1'-0"



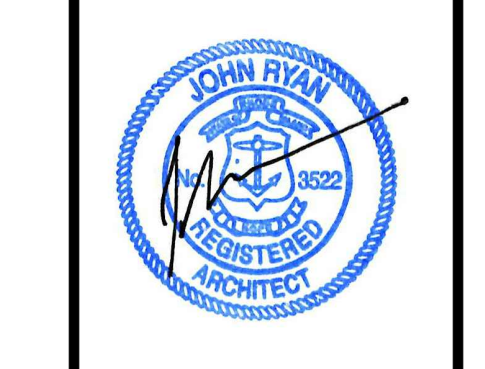


SCALE  
3/8" = 1'-0"

DWG. NO. :	A202
DWN BY :	RYAN / CLOUSE
CKD BY :	RYAN
DATE :	03-23-2024
SCALE :	3/8" = 1'-0"

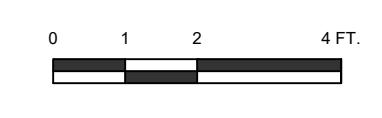
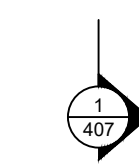
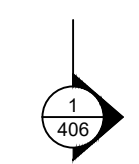
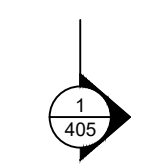
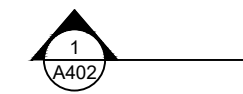
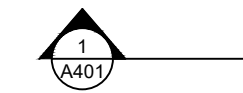
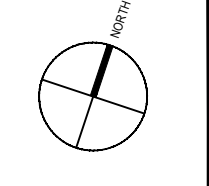
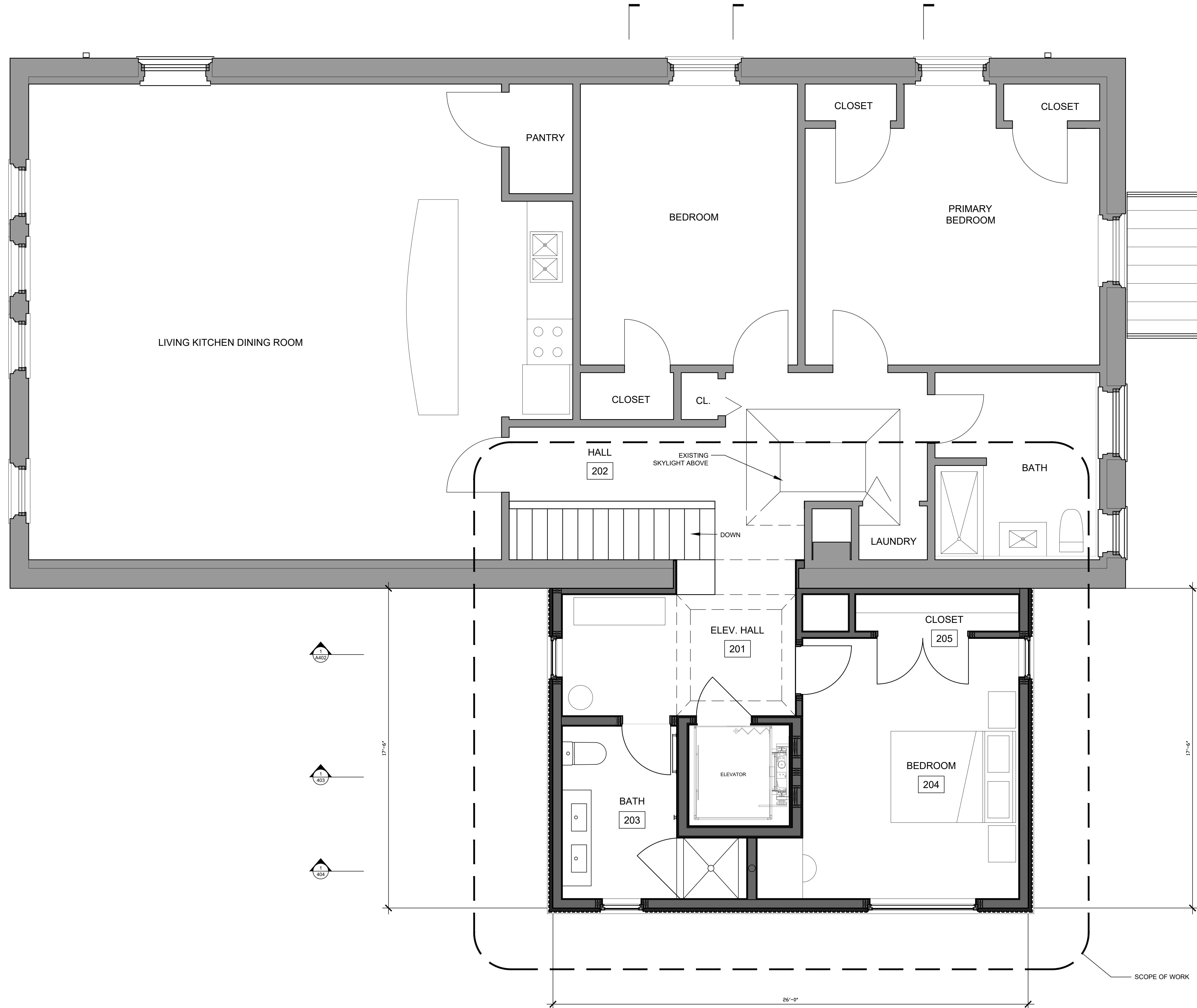
DRAWING :  
**PROPOSED LOFT LEVEL PLAN**

PROJECT :  
**FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909**



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DWG. NO. :	A203
DWN BY :	RYAN / CLOUSE
CKD BY :	RYAN
DATE :	02-23-2024
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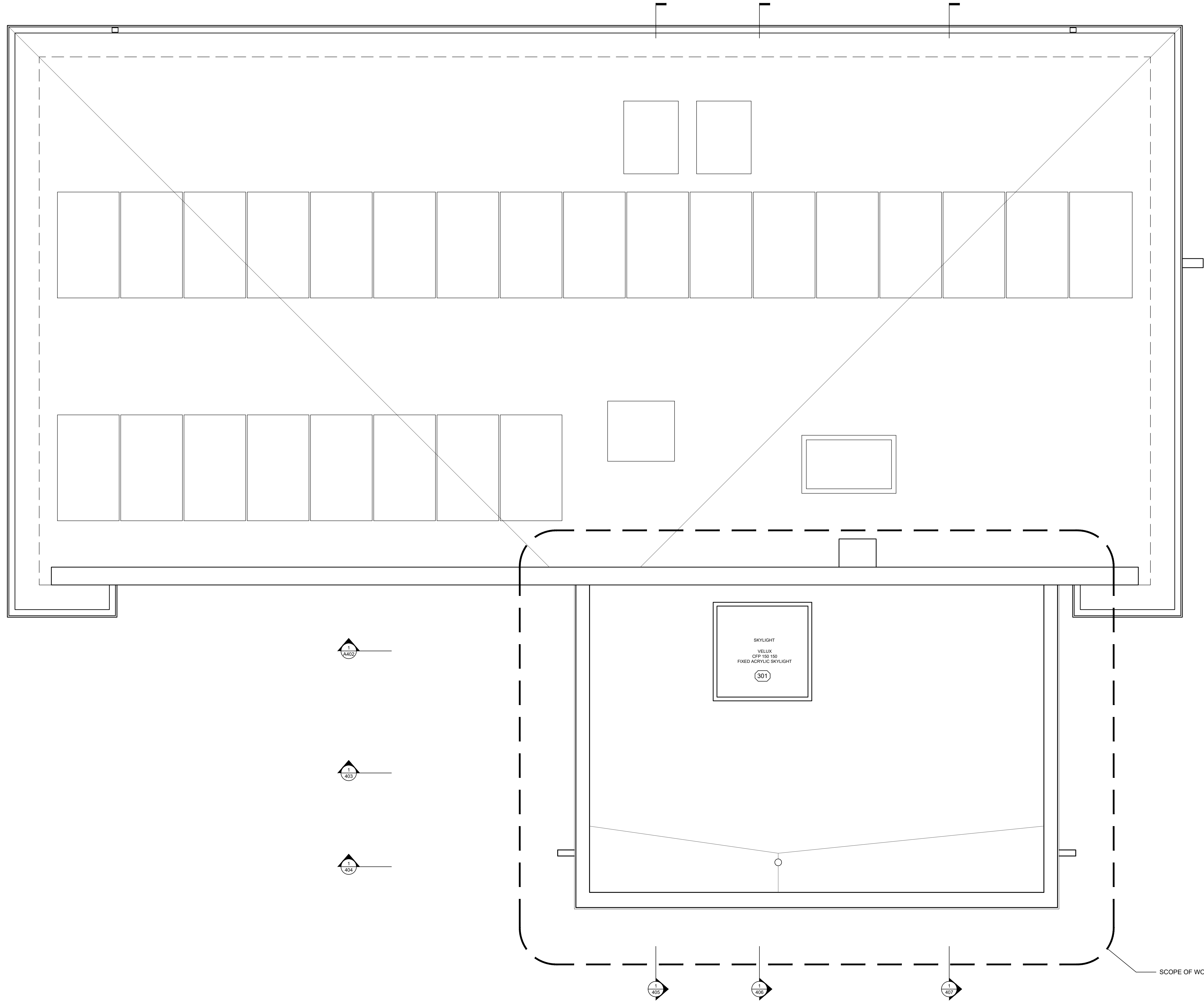
DRAWING :  
**PROPOSED SECOND LEVEL PLAN**

PROJECT :  
**FRAZER RESIDENCE  
 36 HARRISON STREET  
 PROVIDENCE, RHODE ISLAND 02909**



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SCALE  
3/8" = 1'-0"

1

PROPOSED ROOF LEVEL PLAN

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PROJECT :  
FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909

DRAWING :  
PROPOSED ROOF LEVEL PLAN

ISSUE:

DWN BY:  
RYAN / CLOUSE

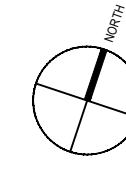
CKD BY:  
RYAN

DATE:  
03-23-2024

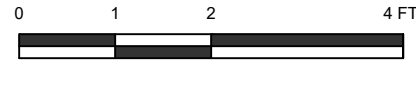
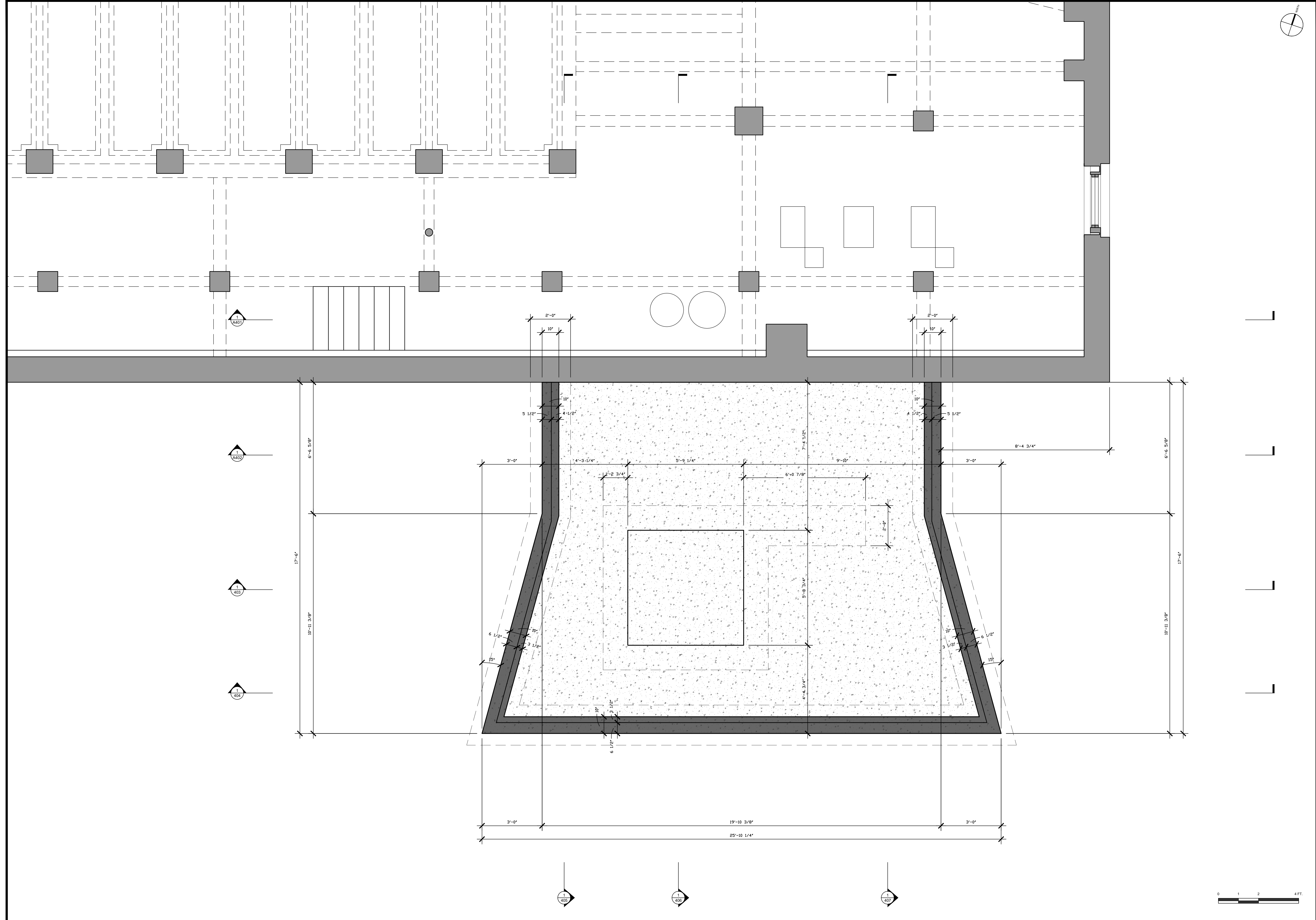
SCALE:  
3/8" = 1'-0"

DWG. NO.:

A204





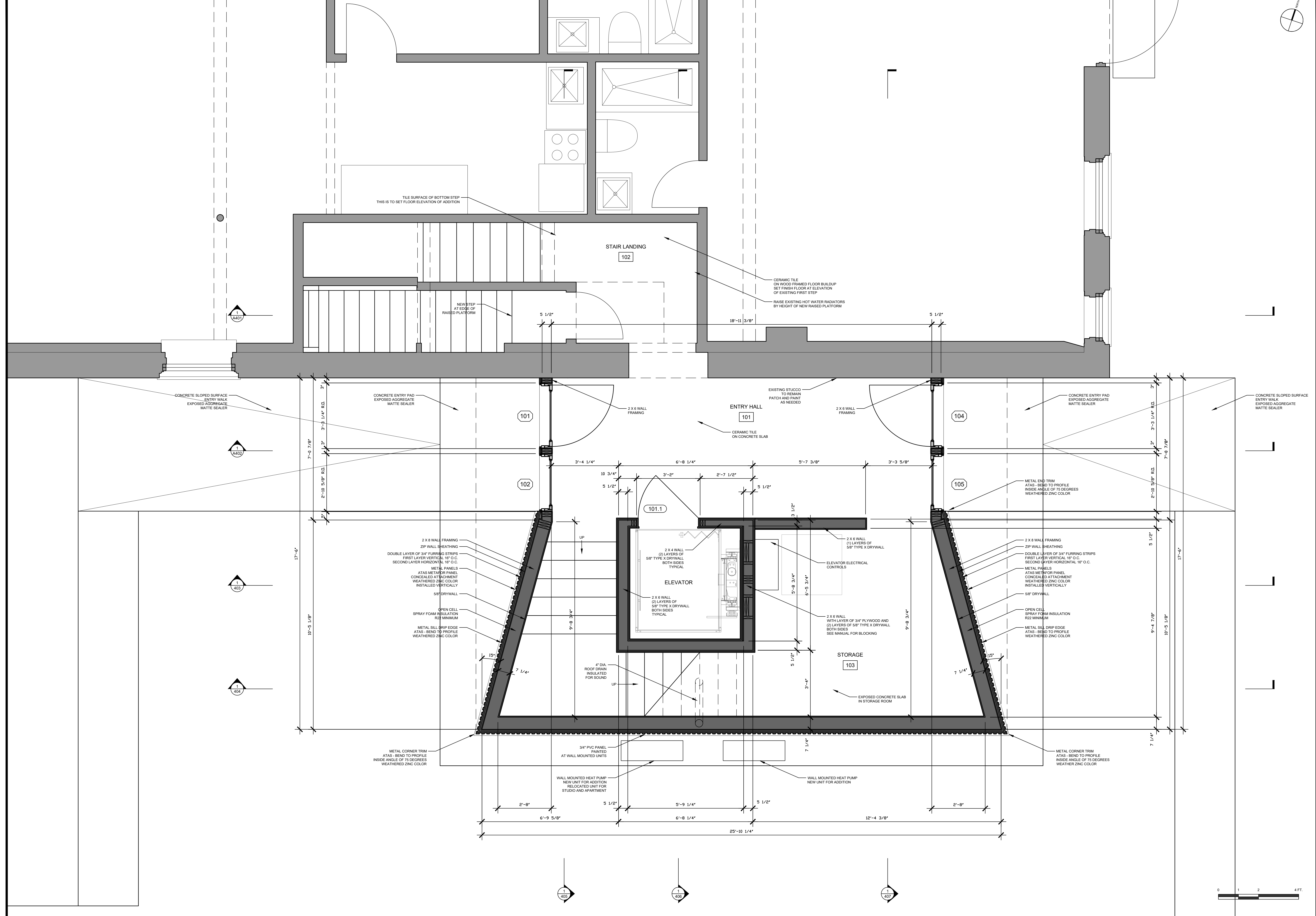


SCALE  
1/2" = 1'-0"

PROPOSED FOUNDATION LEVEL DETAIL PLAN

PROJECT : <b>FRAZER RESIDENCE</b> <b>36 HARRISON STREET</b> <b>PROVIDENCE, RHODE ISLAND 02909</b>		JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM	DRAWING : <b>PROPOSED FOUNDATION LEVEL DETAIL PLAN</b>	DWG. NO. : <b>A210</b>
				DWN BY : RYAN
ISSUE:				





DWG. NO.:	A211
DWN BY:	RYAN / CLOUSE
CKD BY:	RYAN
DATE:	05-23-2024
SCALE:	1/2" = 1'-0"

ISSUE:

DRAWING: PROPOSED FIRST LEVEL DETAIL PLAN

PROJECT: FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909

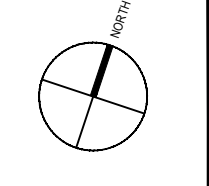
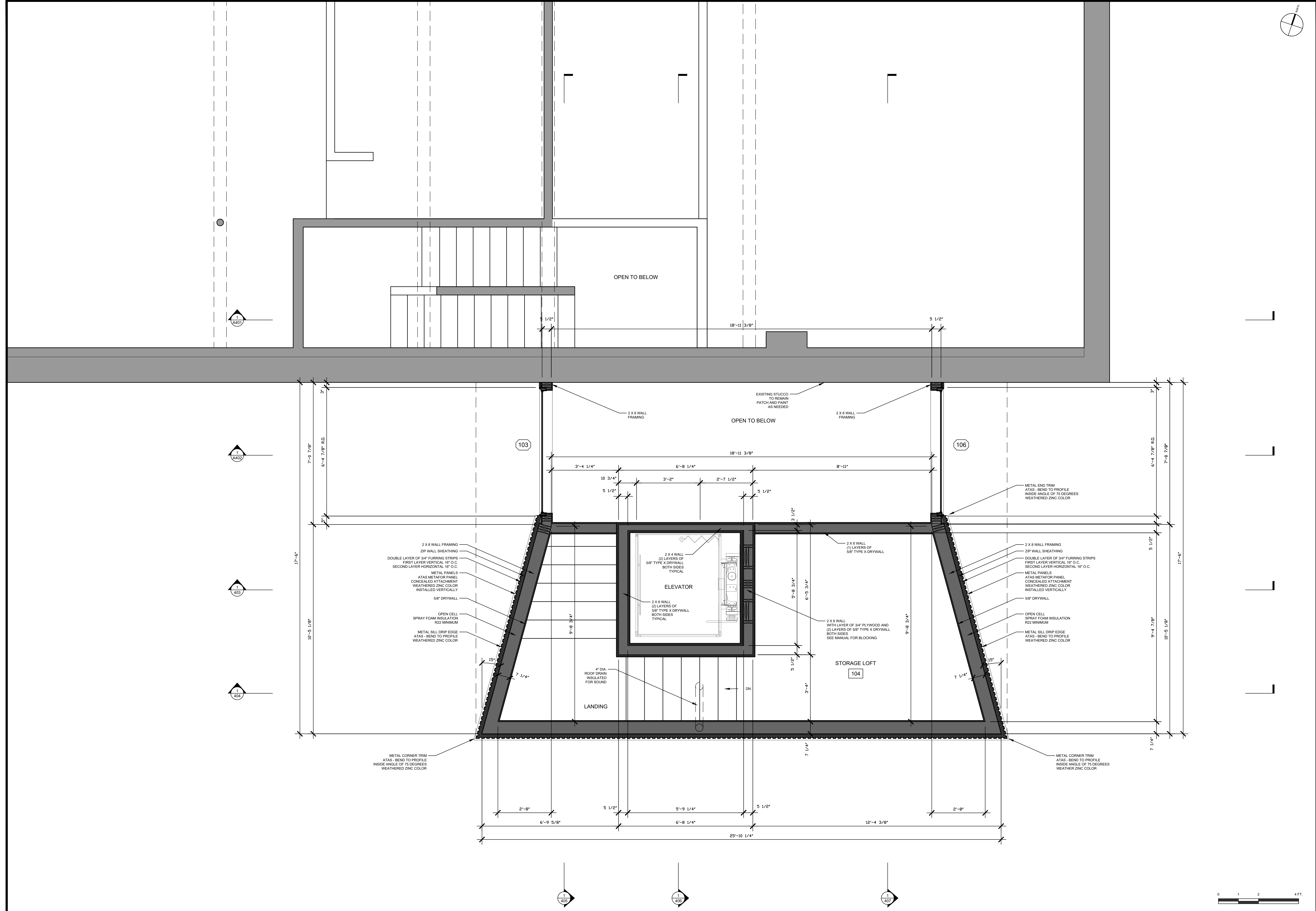


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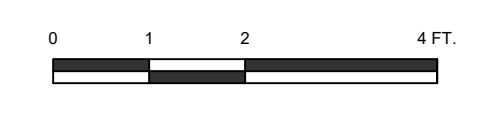
PROPOSED FIRST LEVEL DETAIL PLAN

SCALE  
1/2" = 1'-0"





PROPOSED LOFT LEVEL DETAIL PLAN



SCALE  
1/2" = 1'-0"

DWG. NO. :	A212
DWN BY :	RYAN / CLOUSE
CKD BY :	RYAN
DATE :	05-23-2024
SCALE :	1/2" = 1'-0"

ISSUE:

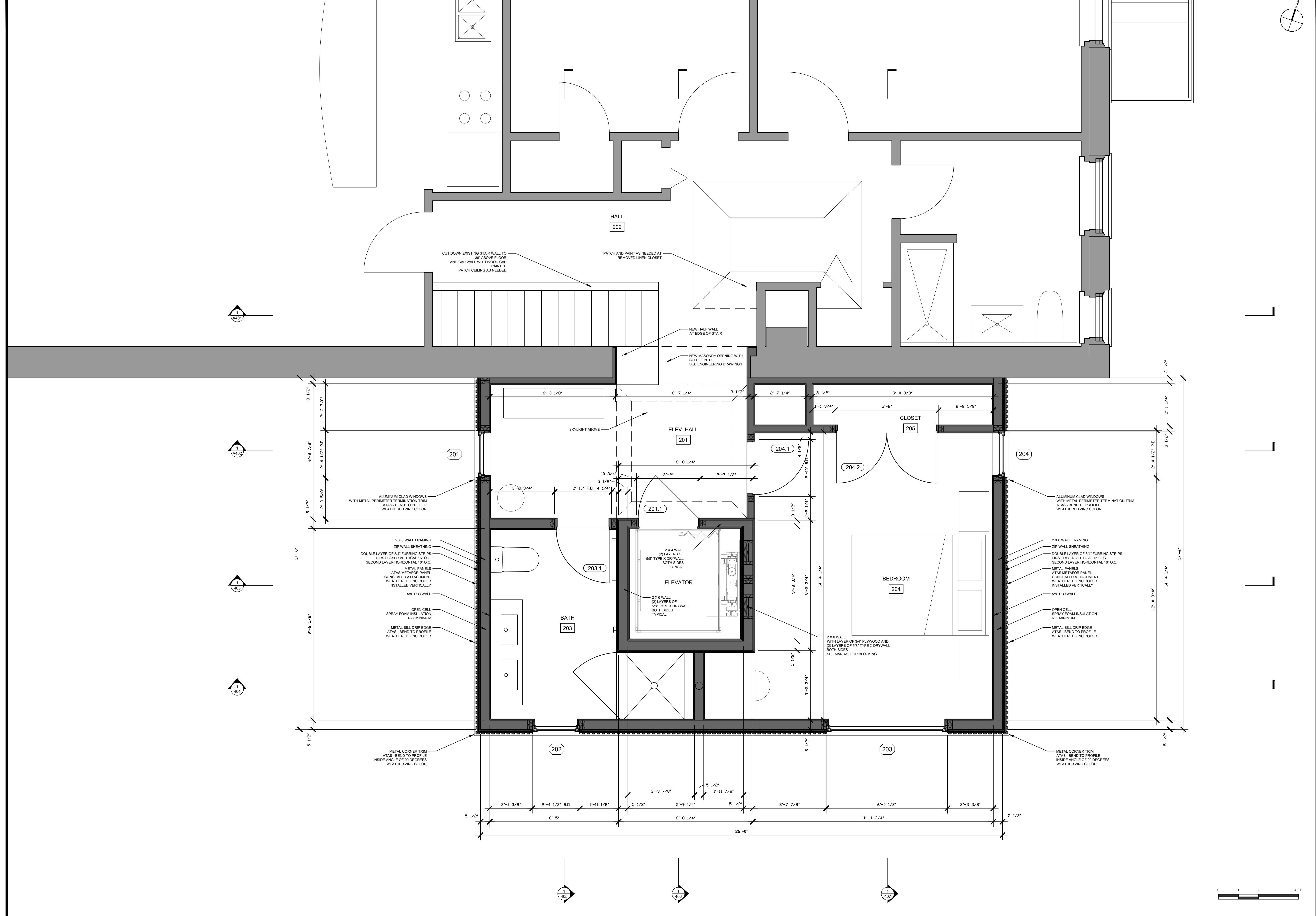
DRAWING : PROPOSED LOFT LEVEL DETAIL PLAN

PROJECT :

**FRAZER RESIDENCE**  
**36 HARRISON STREET**  
**PROVIDENCE, RHODE ISLAND 02909**



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DWG. NO. :	A213
DWN BY :	RYAN / CLOUSE
CKD BY :	RYAN
DATE :	05-23-2024
SCALE :	1/2" = 1'-0"

ISSUE:

DRAWING : **PROPOSED SECOND LEVEL DETAIL PLAN**

PROJECT :

**FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909**

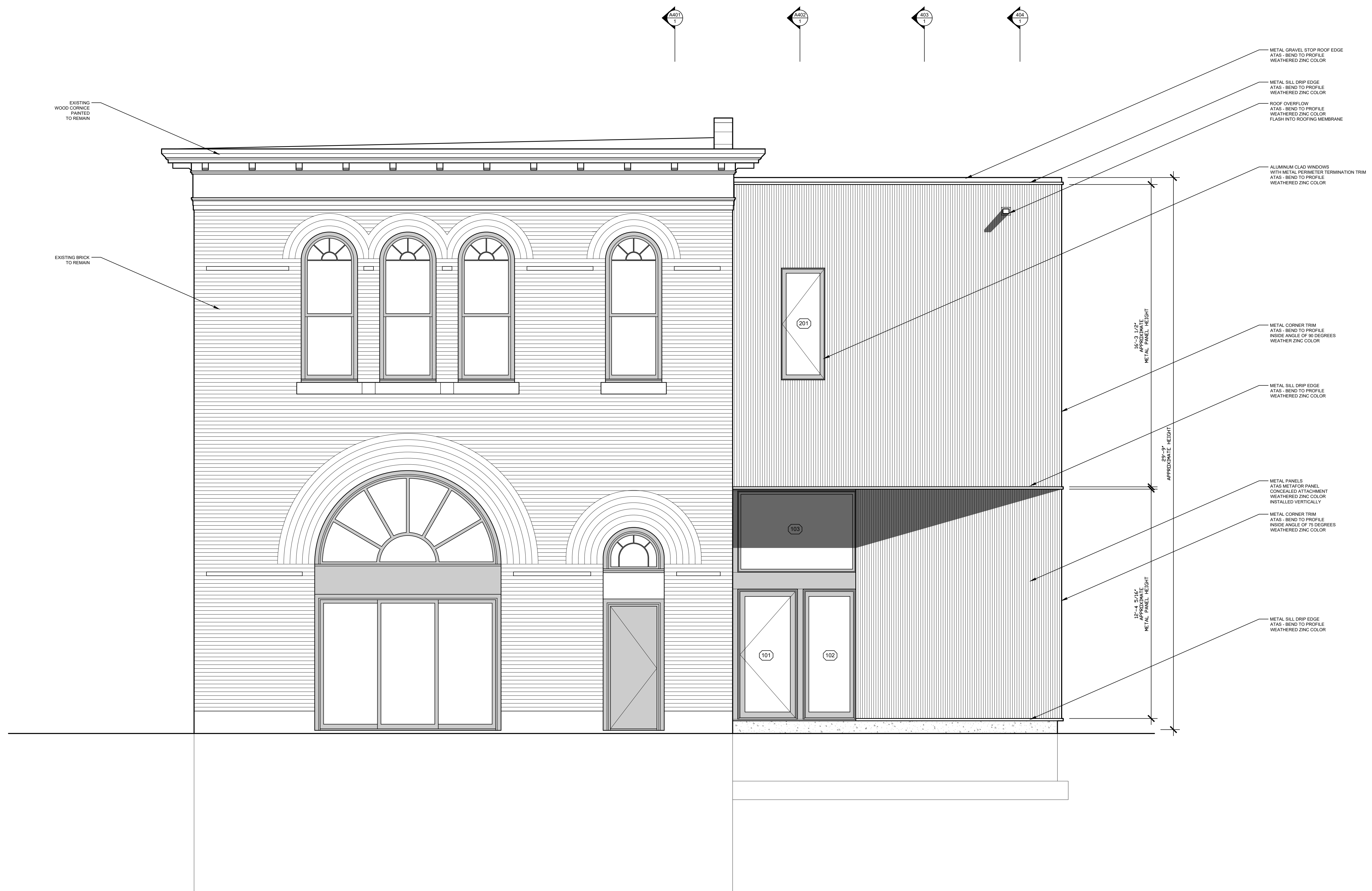


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SUITE 2NB  
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401.749.1797  
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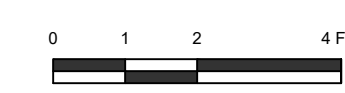
**PROPOSED SECOND LEVEL DETAIL PLAN**

SCALE  
1/2" = 1'-0"





PROPOSED WEST ELEVATION



SCALE  
3/8" = 1'-0"

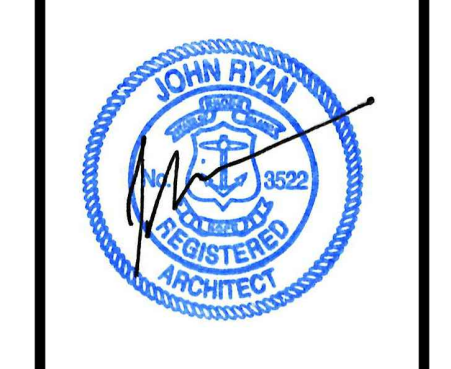
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DWN BY: RYAN	CKD BY: RYAN	DATE: 05-23-2024	SCALE: 3/8" = 1'-0"
ISSUE:			
DRAWING: <b>PROPOSED ELEVATION</b>			
PROJECT: <b>FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909</b>			
<b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM			

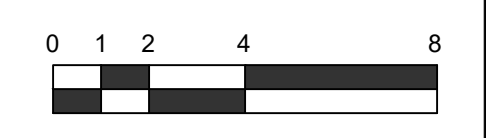
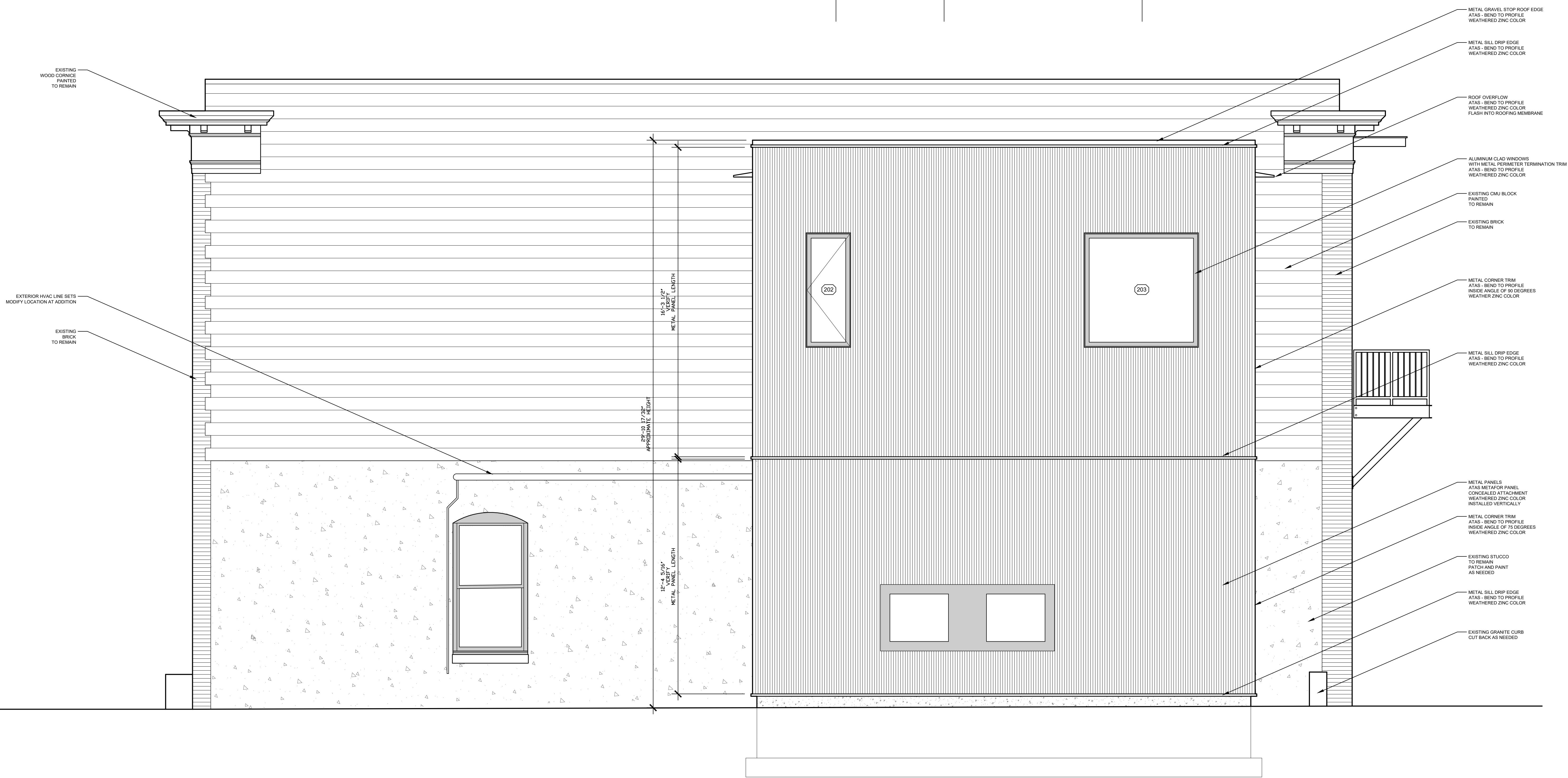
DWG. NO. :	A302		
DWN BY :	RYAN	CKD BY :	RYAN
ISSUE :		DATE :	02-23-2024
		SCALE :	1/4" = 1'-0"

DRAWING :  
**PROPOSED SOUTH ELEVATION**

PROJECT :  
**FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909**



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SCALE  
1/4" = 1'-0"

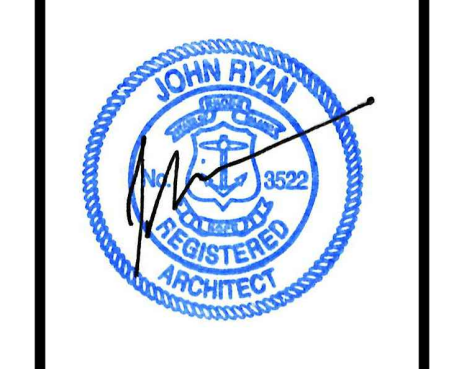
**PROPOSED SOUTH ELEVATION**



DWG. NO. :	A303		
DWN BY :	RYAN	CKD BY :	RYAN
ISSUE :		DATE :	02-23-2024
		SCALE :	3/8" = 1'-0"

DRAWING :  
**PROPOSED EAST ELEVATION**

PROJECT :  
**FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909**

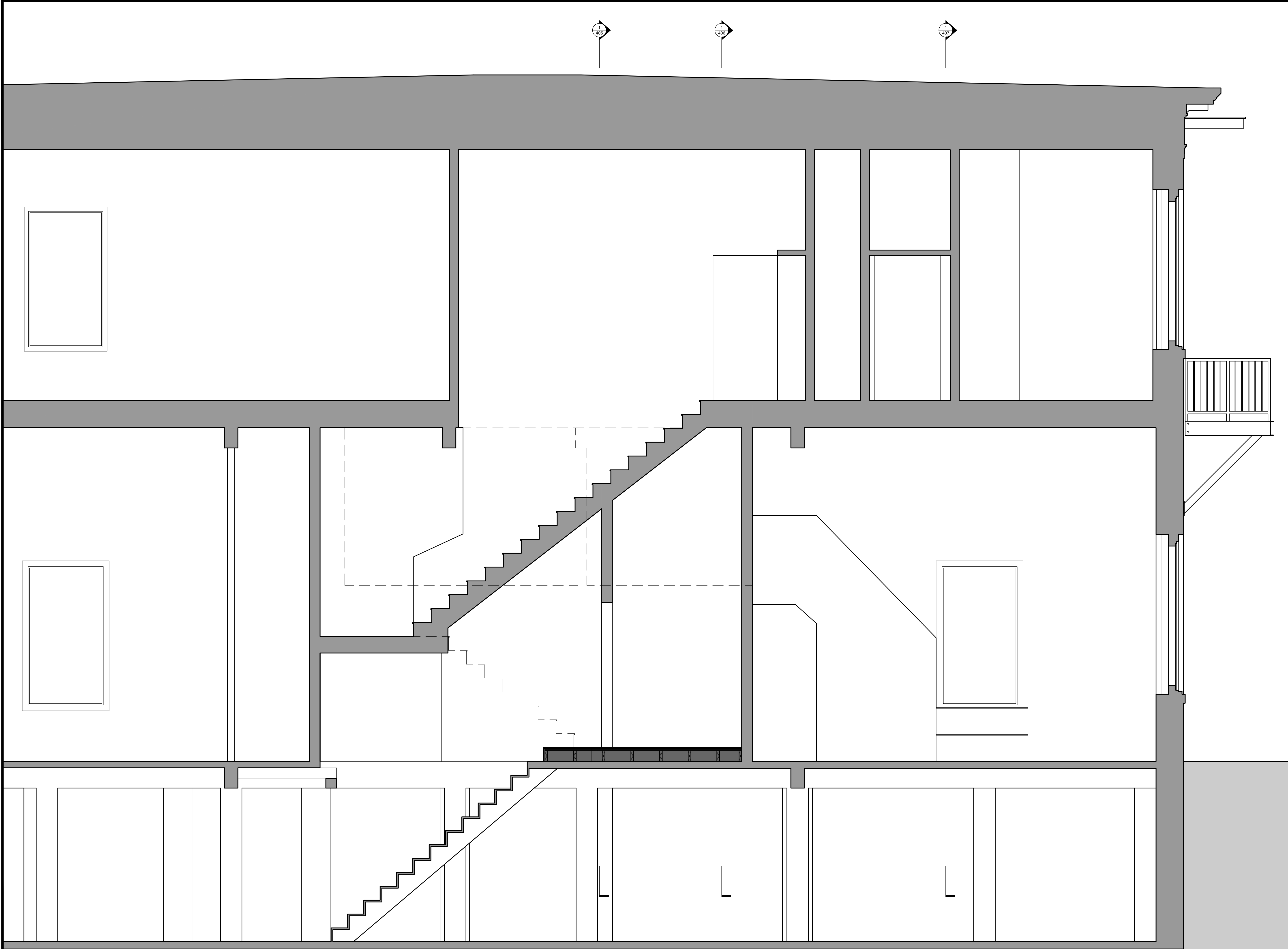


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**PROPOSED EAST ELEVATION**

SCALE  
3/8" = 1'-0"



PROPOSED LONGITUDINAL SECTION



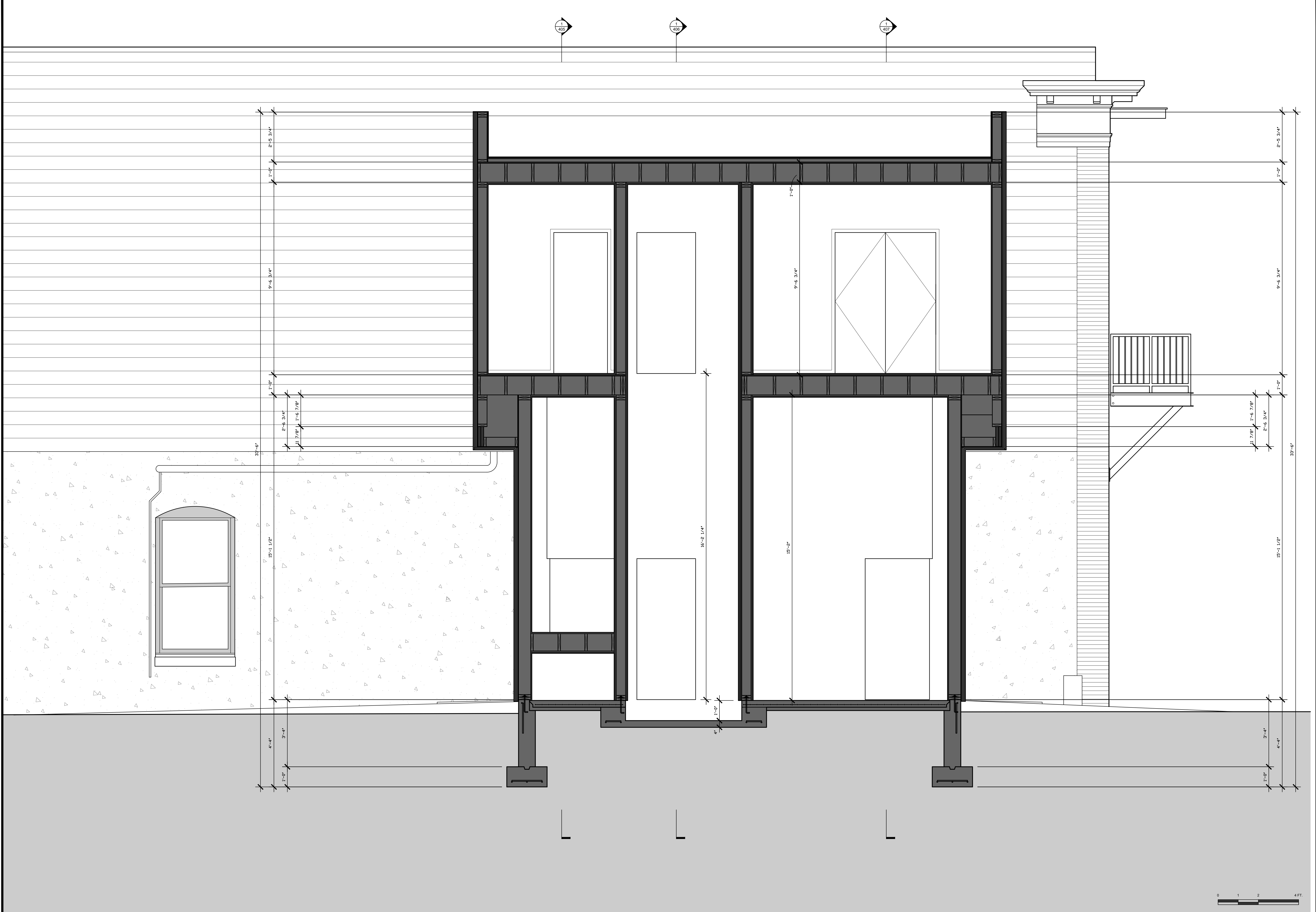
SCALE  
1/2" = 1'-0"

1

PROJECT :	FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909										
DRAWING :	PROPOSED LONGITUDINAL SECTION										
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DWN BY:	RYAN	CKD BY:	RYAN								
DATE:	05-23-2024	SCALE:	1/2" = 1'-0"								
DWG. NO. :	A401										







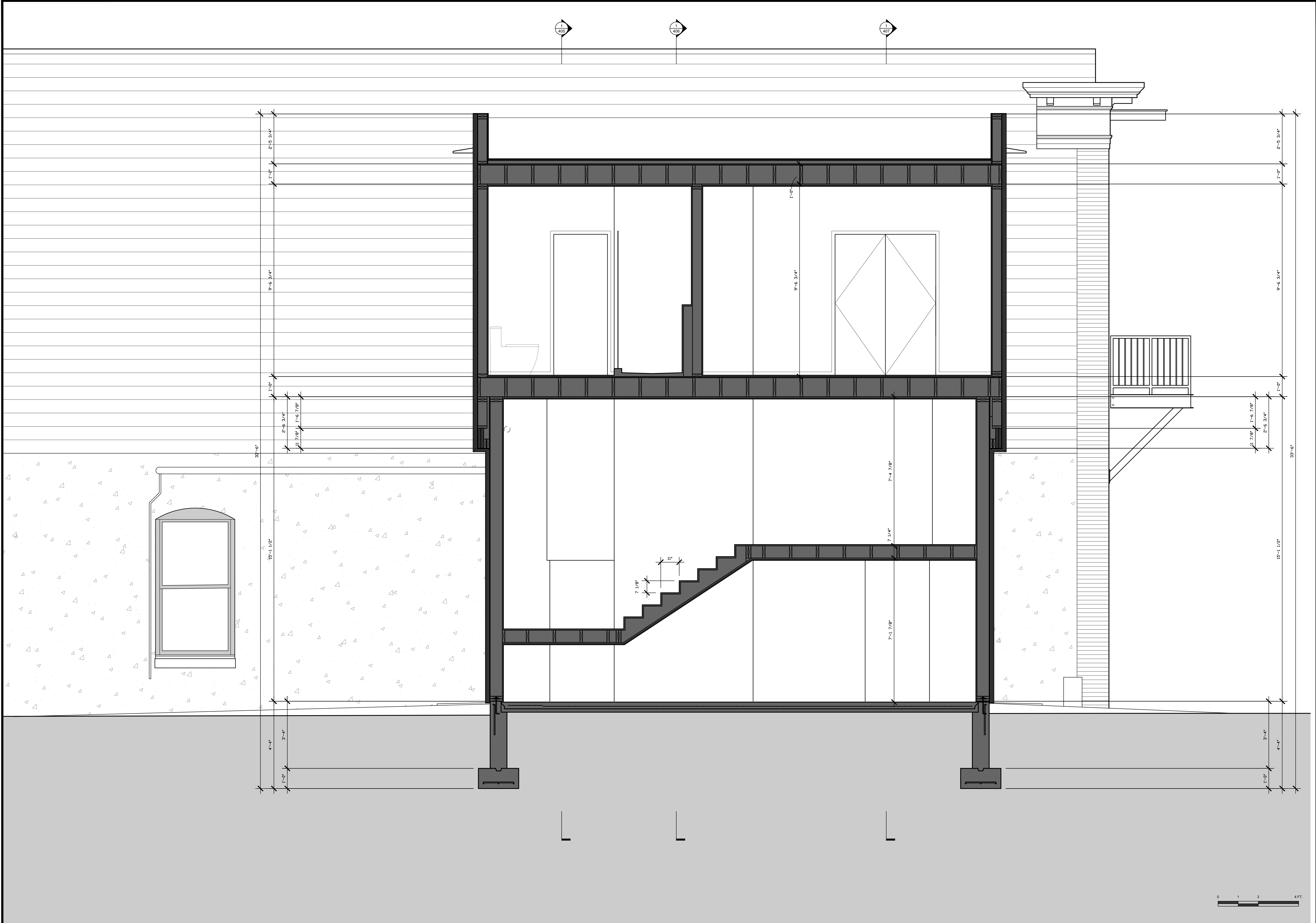
PROPOSED LONGITUDINAL SECTION

SCALE  
1/2" = 1'-0"

PROJECT :	FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909	
DRAWING :	PROPOSED LONGITUDINAL SECTION	
	ISSUE:	
DWN BY:	RYAN	
CKD BY:	RYAN	
DATE:	03-23-2024	
SCALE :	1/2" = 1'-0"	
DWG. NO. :	A403	

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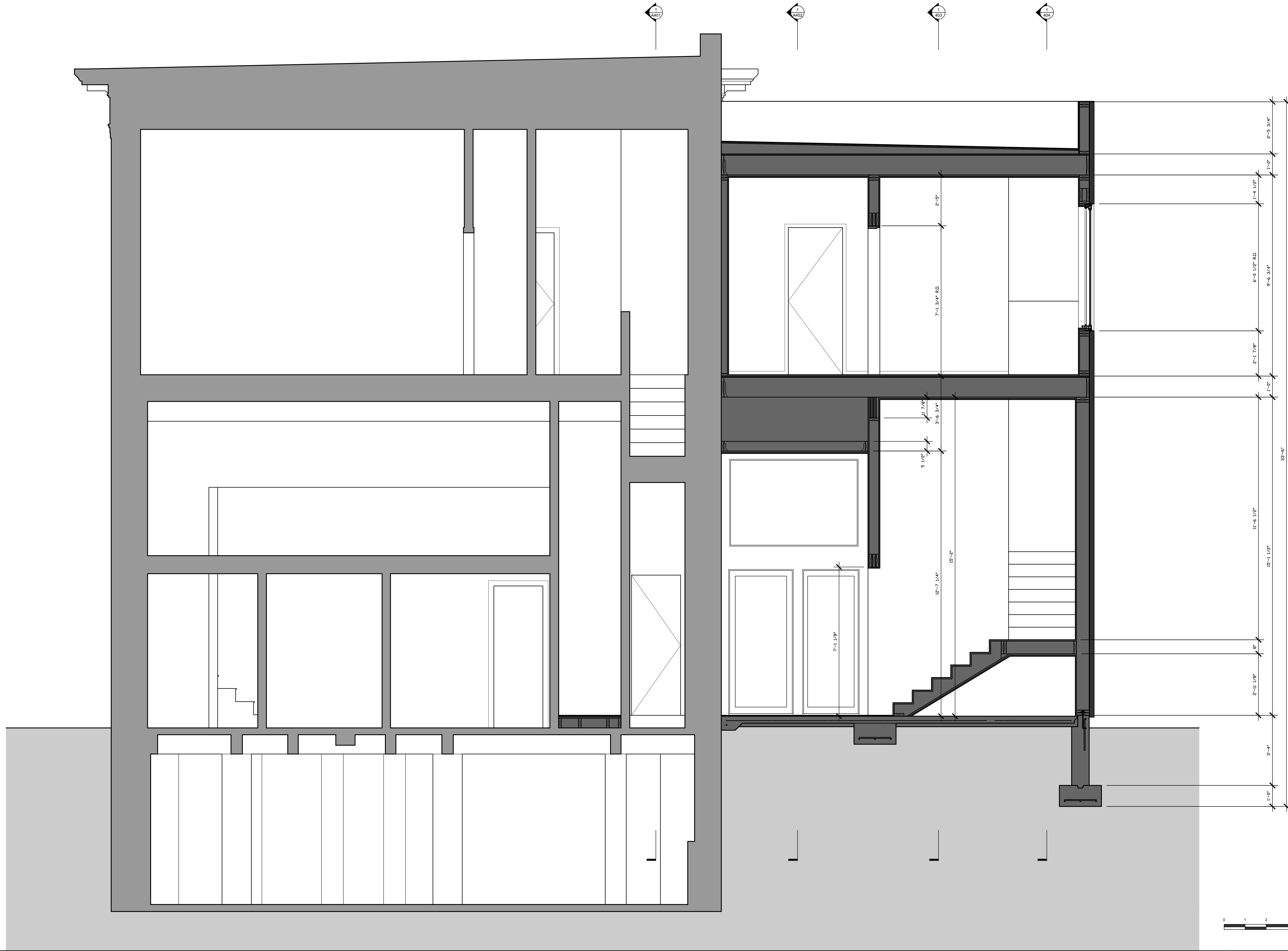


PROPOSED LONGITUDINAL SECTION

SCALE  
1/2" = 1'-0"

DWG. NO. : <b>A404</b>	DWN BY : RYAN	CKD BY : RYAN	DATE : 05-23-2024	SCALE : 1/2" = 1'-0"
	ISSUE:			
DRAWING : <b>PROPOSED LONGITUDINAL SECTION</b>				
PROJECT : <b>FRAZER RESIDENCE          36 HARRISON STREET          PROVIDENCE, RHODE ISLAND 02909</b>				
JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM				

PROPOSED TRANSVERSE SECTION



SCALE  
1/2" = 1'-0"

1

JACK RYAN ARCHITECT, LLC  
400 WASHINGTON STREET  
SUITE 2NB  
PROVIDENCE, RI 02903  
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PROJECT :  
FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909

DRAWING :  
PROPOSED TRANSVERSE SECTION

ISSUE:

DWN BY:	RYAN
CKD BY:	RYAN
DATE:	03-23-2024
SCALE:	1/2" = 1'-0"

DWG. NO. :

A405

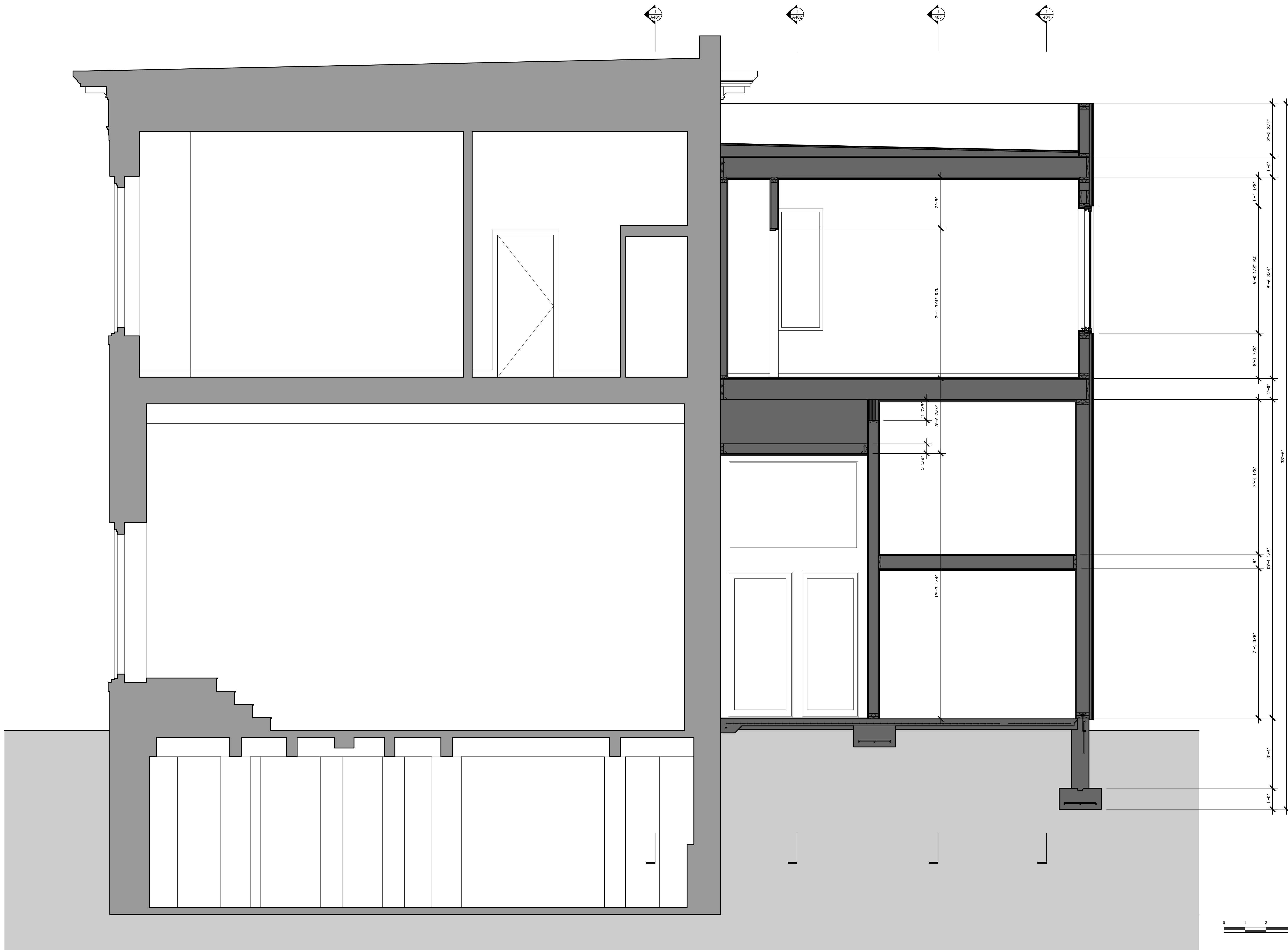




PROPOSED TRANSVERSE SECTION

SCALE  
1/2" = 1'-0"

1



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PROJECT :  
FRAZER RESIDENCE  
36 HARRISON STREET  
PROVIDENCE, RHODE ISLAND 02909

DRAWING :  
PROPOSED TRANSVERSE SECTION

ISSUE:

DWN BY:	RYAN
CKD BY:	RYAN
DATE:	03-23-2024
SCALE:	1/2" = 1'-0"

DWG. NO. :

A407



WINDOW AND EXTERIOR DOOR SCHEDULE

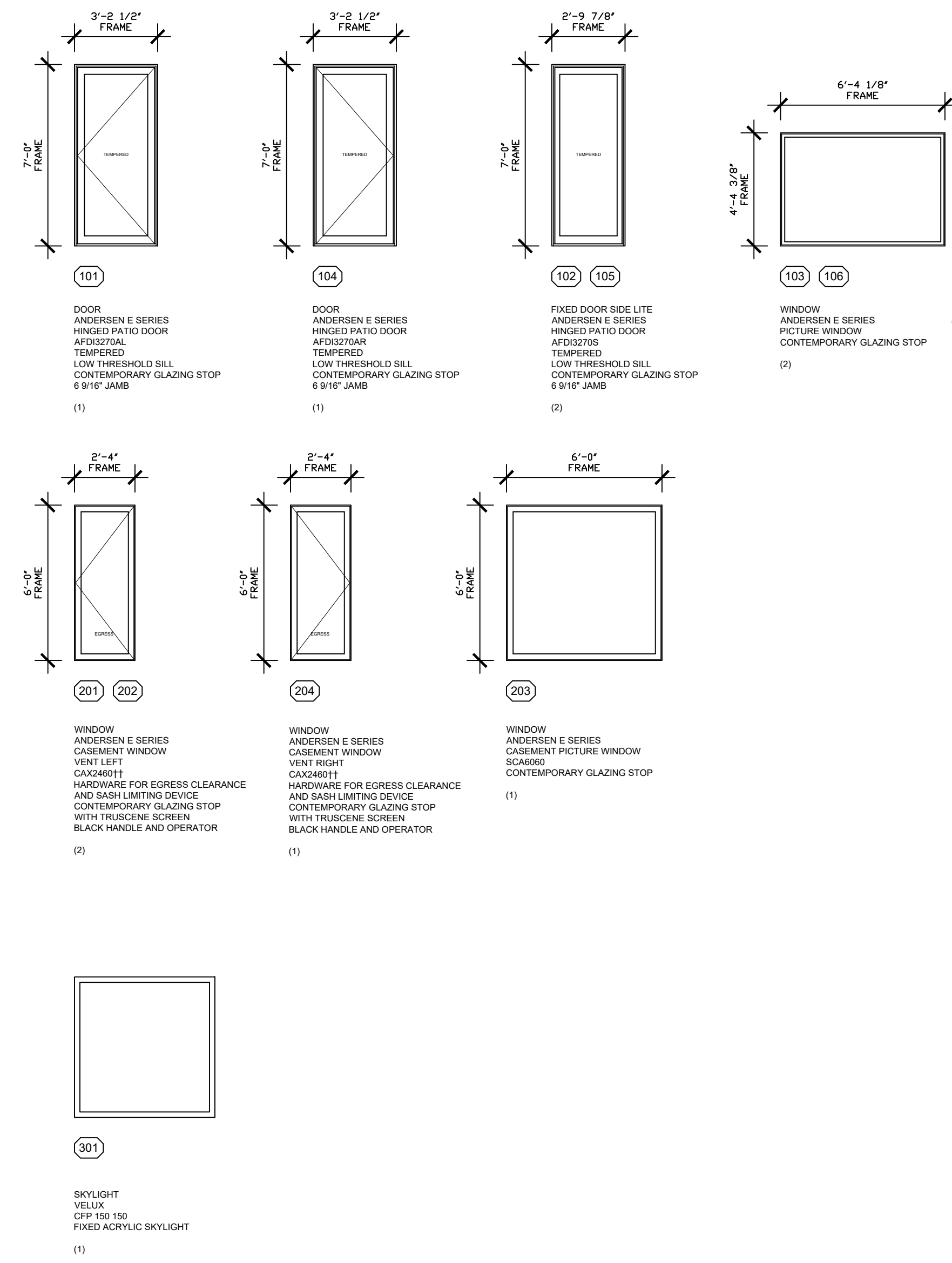
SCALE  
1/4" = 1'-0"

2

INTERIOR DOOR SCHEDULE

SCALE  
N.T.S.

1



DOOR  
ANDERSEN E SERIES  
HINGED PATIO DOOR  
AF4S2738AL  
TEMPERED  
LOW THRESHOLD SILL  
CONTEMPORARY GLAZING STOP  
6 9/16" JAMB  
(1)

DOOR  
ANDERSEN E SERIES  
HINGED PATIO DOOR  
AF4S2738AR  
TEMPERED  
LOW THRESHOLD SILL  
CONTEMPORARY GLAZING STOP  
6 9/16" JAMB  
(1)

FIXED DOOR SIDE LITE  
ANDERSEN E SERIES  
HINGED PATIO DOOR  
AF4S2738  
TEMPERED  
LOW THRESHOLD SILL  
CONTEMPORARY GLAZING STOP  
6 9/16" JAMB  
(2)

WINDOW  
ANDERSEN E SERIES  
PICTURE WINDOW  
CONTEMPORARY GLAZING STOP  
(2)

OR  
WINDOW  
ANDERSEN E SERIES  
HINGED INSWING PATIO DOOR  
DIRECT INSET TRANSOM, CUSTOM SIZE  
CONTEMPORARY GLAZING STOP  
(2)

WINDOW  
ANDERSEN E SERIES  
CASEMENT WINDOW  
VENT LEFT  
CAX24601T  
HARDWARE FOR EGRESS CLEARANCE  
AND SASH LIMITING DEVICE  
CONTEMPORARY GLAZING STOP  
WITH TRUSCENE SCREEN  
BLACK HANDLE AND OPERATOR  
(2)

WINDOW  
ANDERSEN E SERIES  
CASEMENT WINDOW  
VENT RIGHT  
CAX24601T  
HARDWARE FOR EGRESS CLEARANCE  
AND SASH LIMITING DEVICE  
CONTEMPORARY GLAZING STOP  
WITH TRUSCENE SCREEN  
BLACK HANDLE AND OPERATOR  
(1)

WINDOW  
ANDERSEN E SERIES  
CASEMENT PICTURE WINDOW  
SC4069S  
CONTEMPORARY GLAZING STOP  
(1)

SKYLIGHT  
VELUX  
CFF 150 150  
FIXED ACRYLIC SKYLIGHT  
(1)

NOTES:  
INTERIOR TO BE PAINTED BLACK.  
HARDWARE TO BE SATIN NICKEL.  
EXTERIOR FRAME COLOR TO BE SLATE.  
LOW-E GLASS.

DWG. NO. :	A801			
	DWN BY :	CKD BY :	DATE :	SCALE :
RYAN	RYAN	03-23-2024	1/8" = 1'-0"	
ISSUE :				
DRAWING :	WINDOW AND DOOR SCHEDULE			
PROJECT :	FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909			
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ONE WAY



