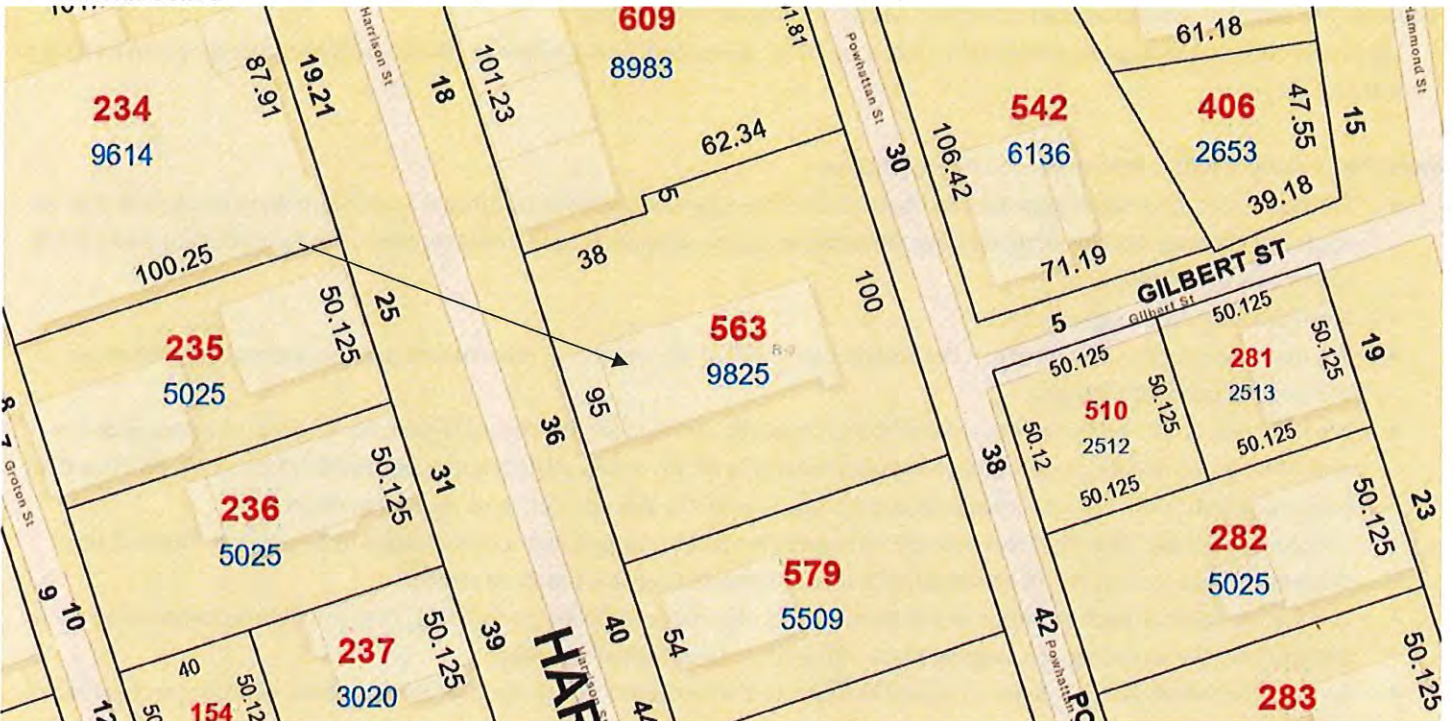
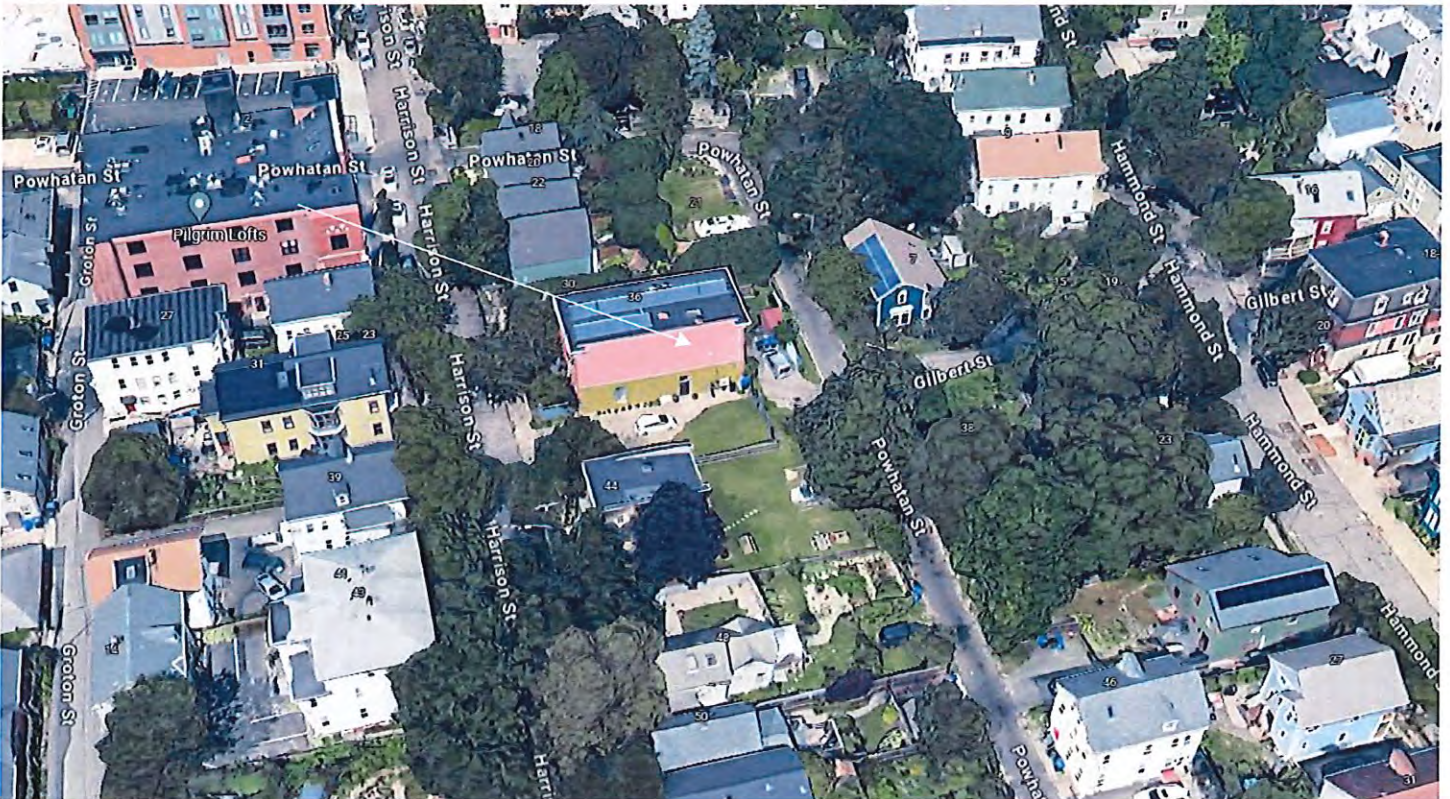


2. **CASE 24.042, 36 HARRISON STREET, Hook & Ladder #2 and Atlantic Steamer #8 Fire Station, 1866 (ARMORY)**
2-story; flat; brick former fire station; with bracketed cornice, granite window sills, and arched windows and engine-door openings. Several openings are filled in, and an addition to the south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

- The item is for conceptual approval. At the 04/15/24 meeting the item was continued. The Commission requested that the applicant consider options of minimizing the addition's form in relation to the existing structure; Revised plans and photos have been submitted; and,

- From the applicants and architect:

- We have lowered the roof height of the addition by about 1'-9". The top of the addition parapet aligns with the bottom of the existing building's cornice;
- We have moved the addition forward about 5'-6" towards Harrison Street. The addition is no longer pushed towards the rear of the main building, but has been brought forward a bit to minimize the amount of the side of the main building that is mostly a CMU wall. The rear cornice is also not as crowded by the addition in its new forward position.
- The siding has been changed from vertical corrugated metal to a lapped fiber cement panel to be painted. The mid-level drip edge (band course) has been removed. A more prominent cornice has been added.
- The entry angle has been modified as not to cut across the entire width of the building. The new reduced angle allows the addition to have a reading of a singular mass, rather than two stacked volumes.
- Second floor windows have been increased in width to 2-8" to better match the proportions of the windows on the main building.
- Harrison Street elevation has been added showing buildings on either side.

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

- 36 Harrison Street is a structure of historical and architectural significance that contribute to the significance of the Army local historic district, having been recognized as a contributing structure to the Broadway/Army National Register Historic District;
- The application for Major Alterations is considered complete for conceptual review; and,
- The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having an 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 Army local historic district, having been recognized as a contributing structure to the Broadway/Army 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.

HISTORIC PHOTO



102. Hook and Ladder Co. No. 2.
House on Harrison St., Providence, R.I.

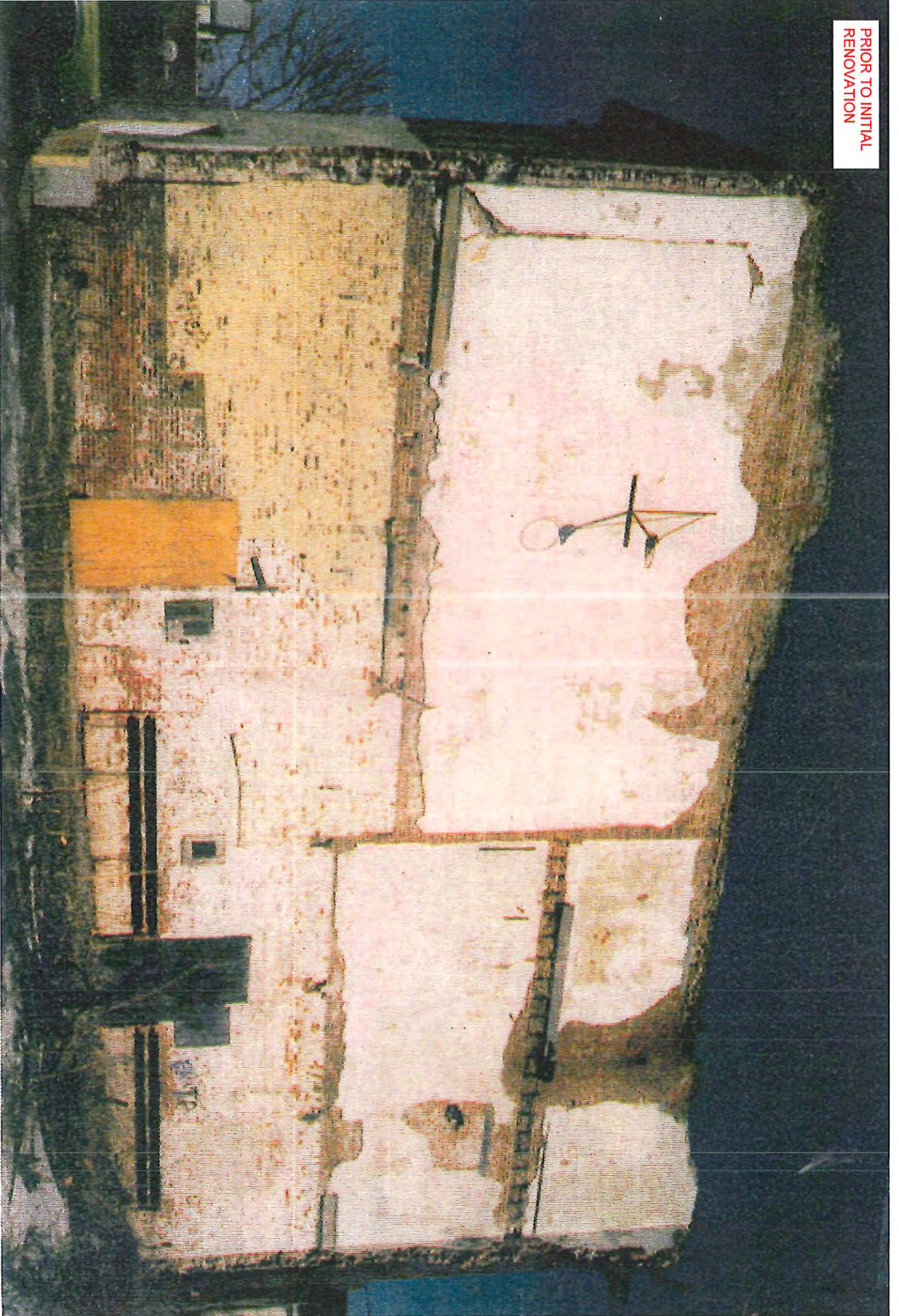
PRIOR TO INITIAL RENOVATION



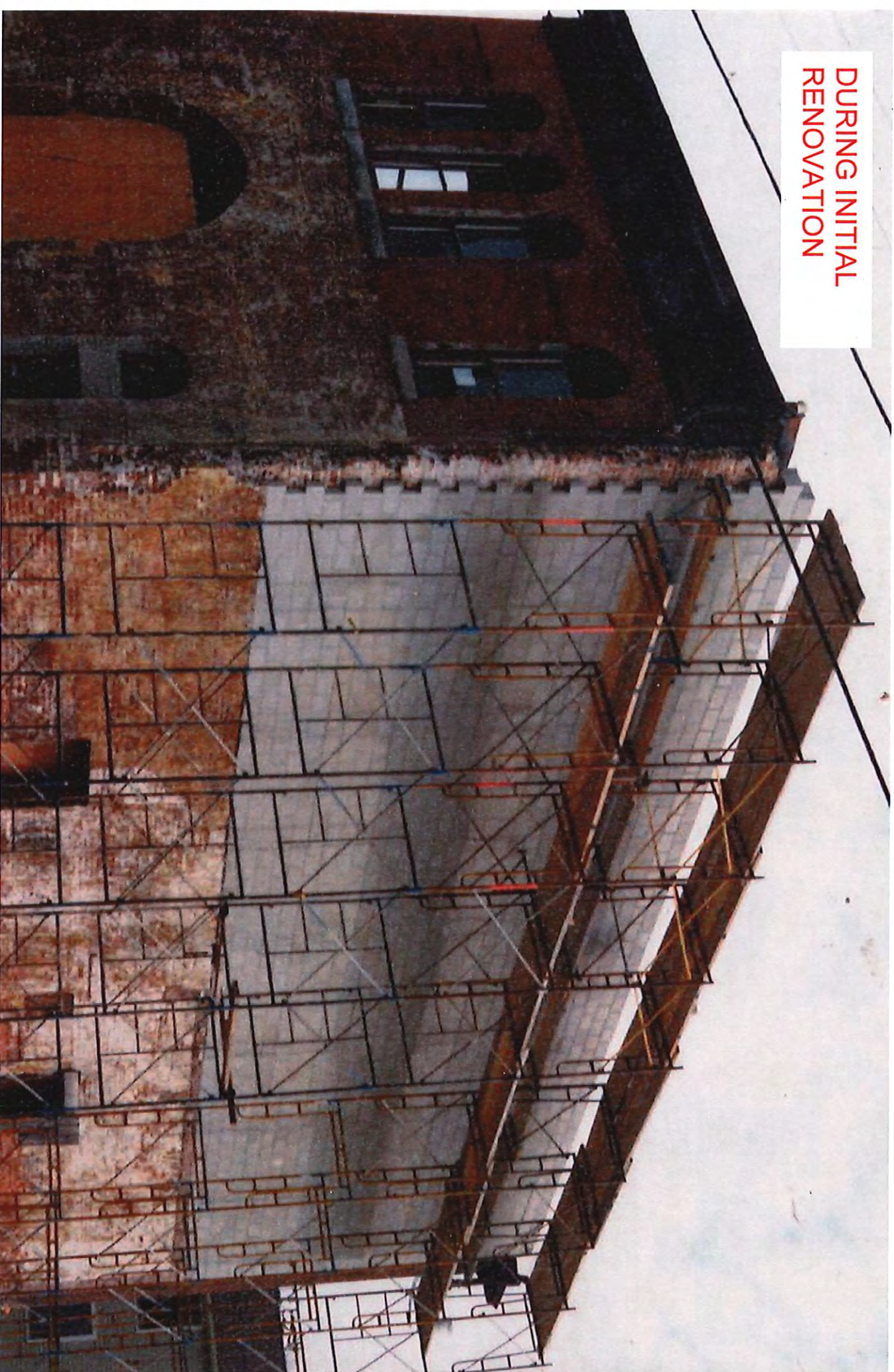
PRIOR TO INITIAL RENOVATION



PRIOR TO INITIAL
RENOVATION

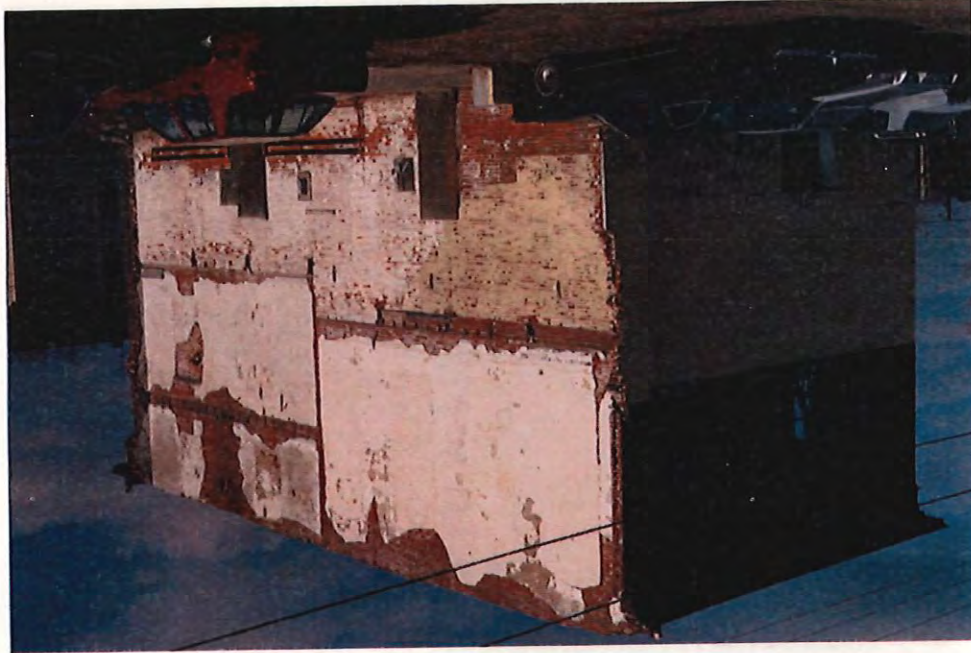


DURING INITIAL
RENOVATION



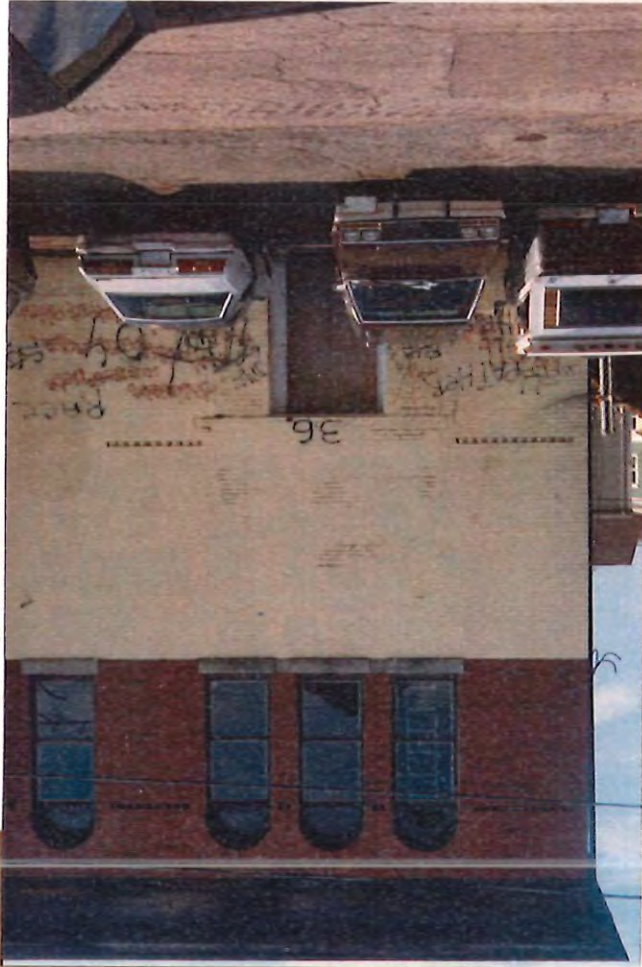
DURING INITIAL RENOVATION





The Annex was originally built as an extension of a Victorian Firehouse demolished several years ago. The South elevation of the Annex shows the residual material and arched openings of its earlier use. Project specifications call for the cleaning and repair of the existing wall as well as the addition of a masonry facing to provide a finished appearance. Arched openings and the superimposition of line and color will be in keeping with the restoration.

The West facade and front of the Harrison St. Firehouse offers some sensitive brick detailing along with a beautiful asymmetrical pattern of arched doorways and windows. A close reading of the bottom photograph shows the large arched bands of brick that form two prominent doors. The project specifications call for the removal of the present brick infill to be replaced by large half round windows with a glass slider in the large opening, while the smaller will serve as the entry door for Unit B.



The East facade will also be cleaned and restored with new thermal windows. This facade will provide an arched entry way to Unit A. Unit A will enjoy the quieter, less travelled Powhatten St. and faces three of the new revival single family homes built and sold this past year by the Armory Revival Company.

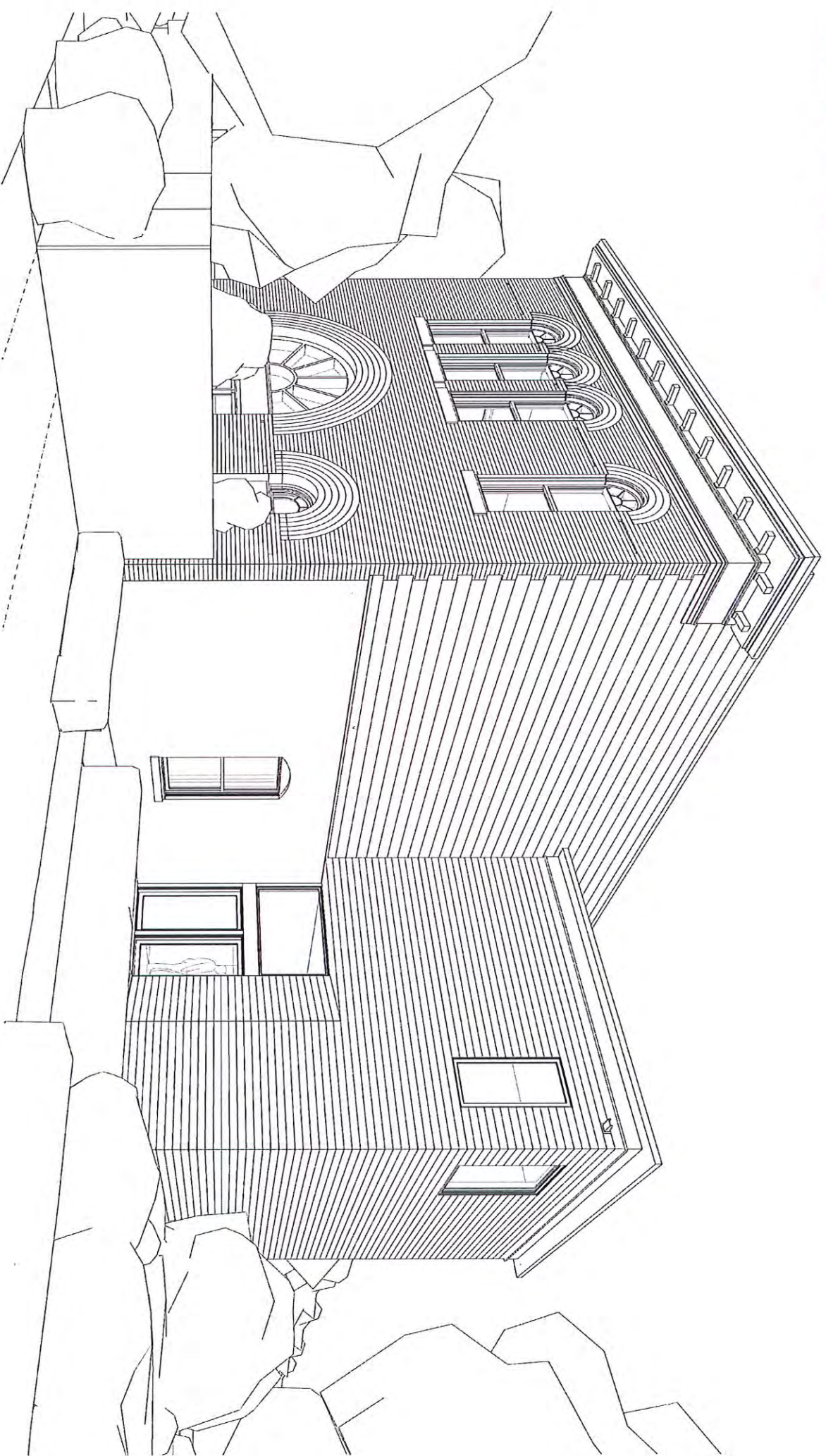


CURRENT PHOTO



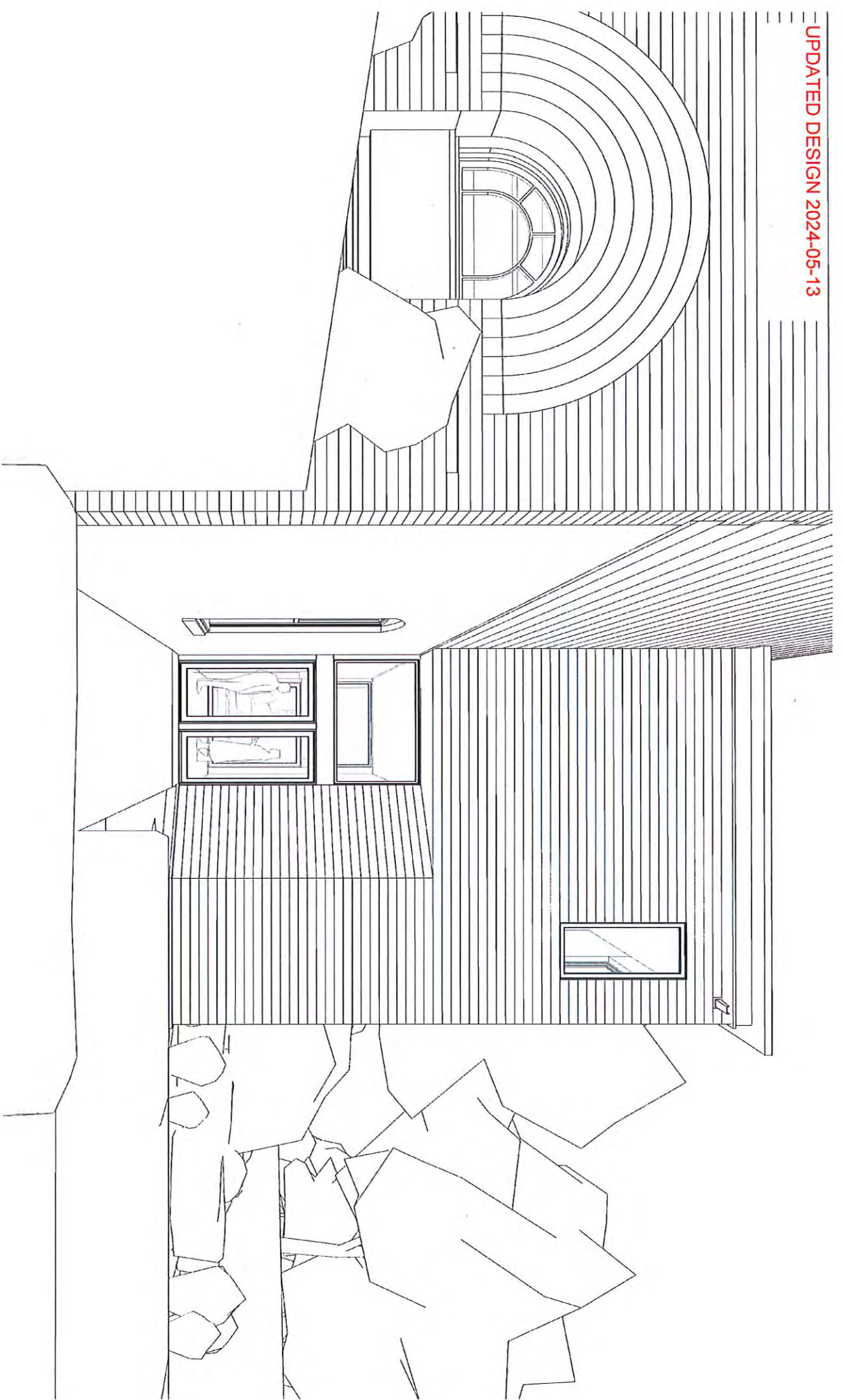
PRELIMINARY DESIGN
2024-04-15





PRELIMINARY DESIGN
2024-04-15



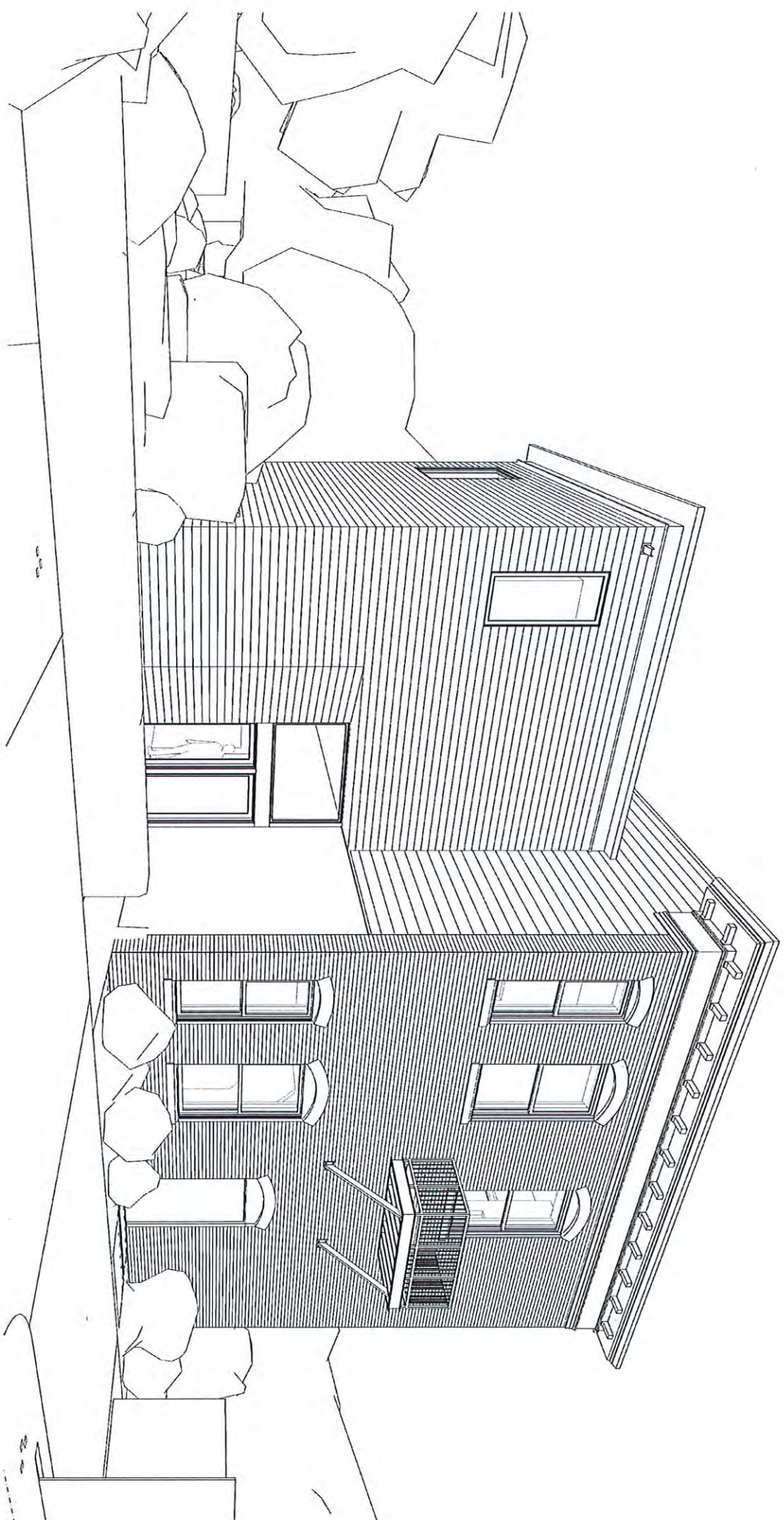


CURRENT PHOTO



PRELIMINARY DESIGN
2024-04-15



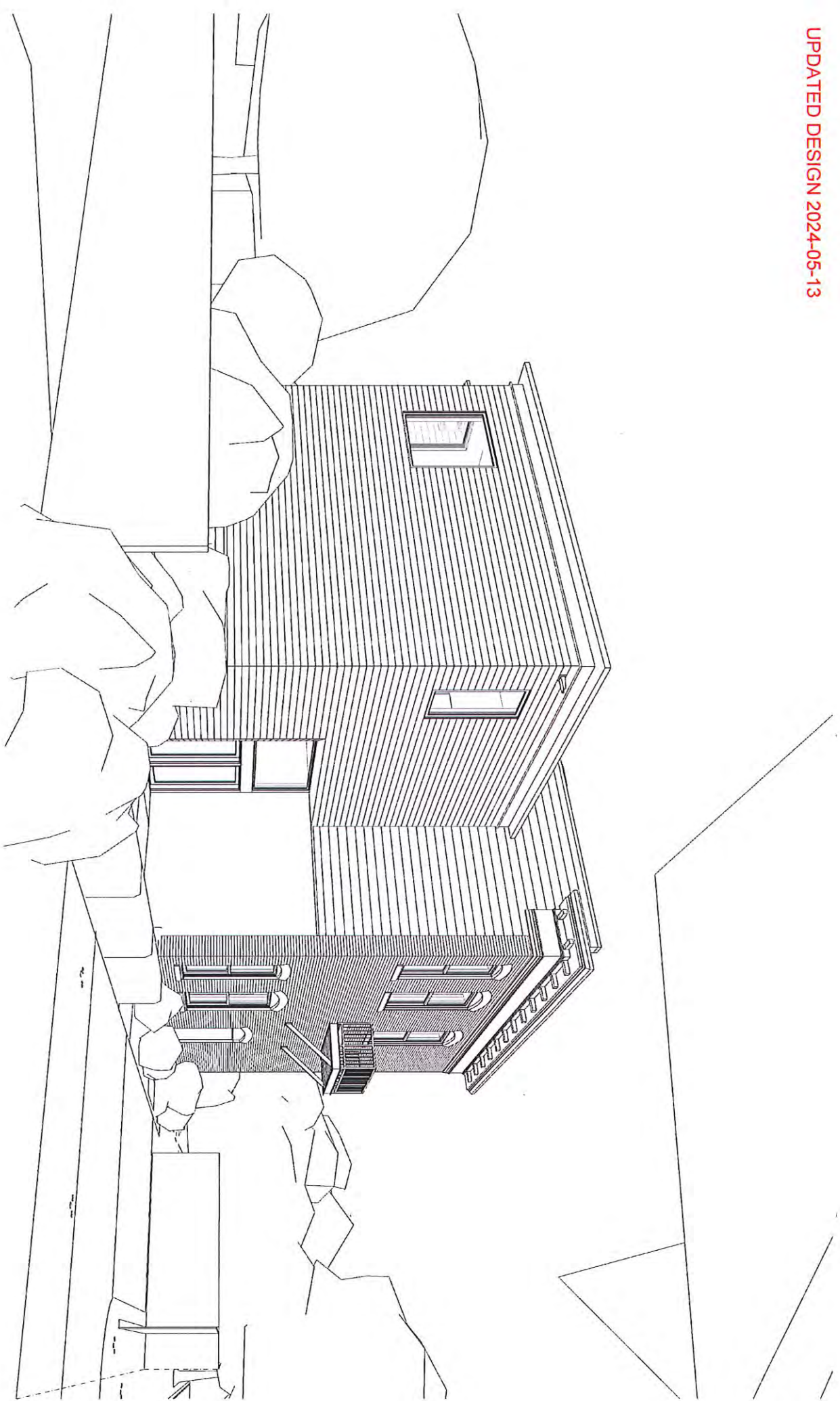


CURRENT PHOTO



PRELIMINARY DESIGN
2024-04-15



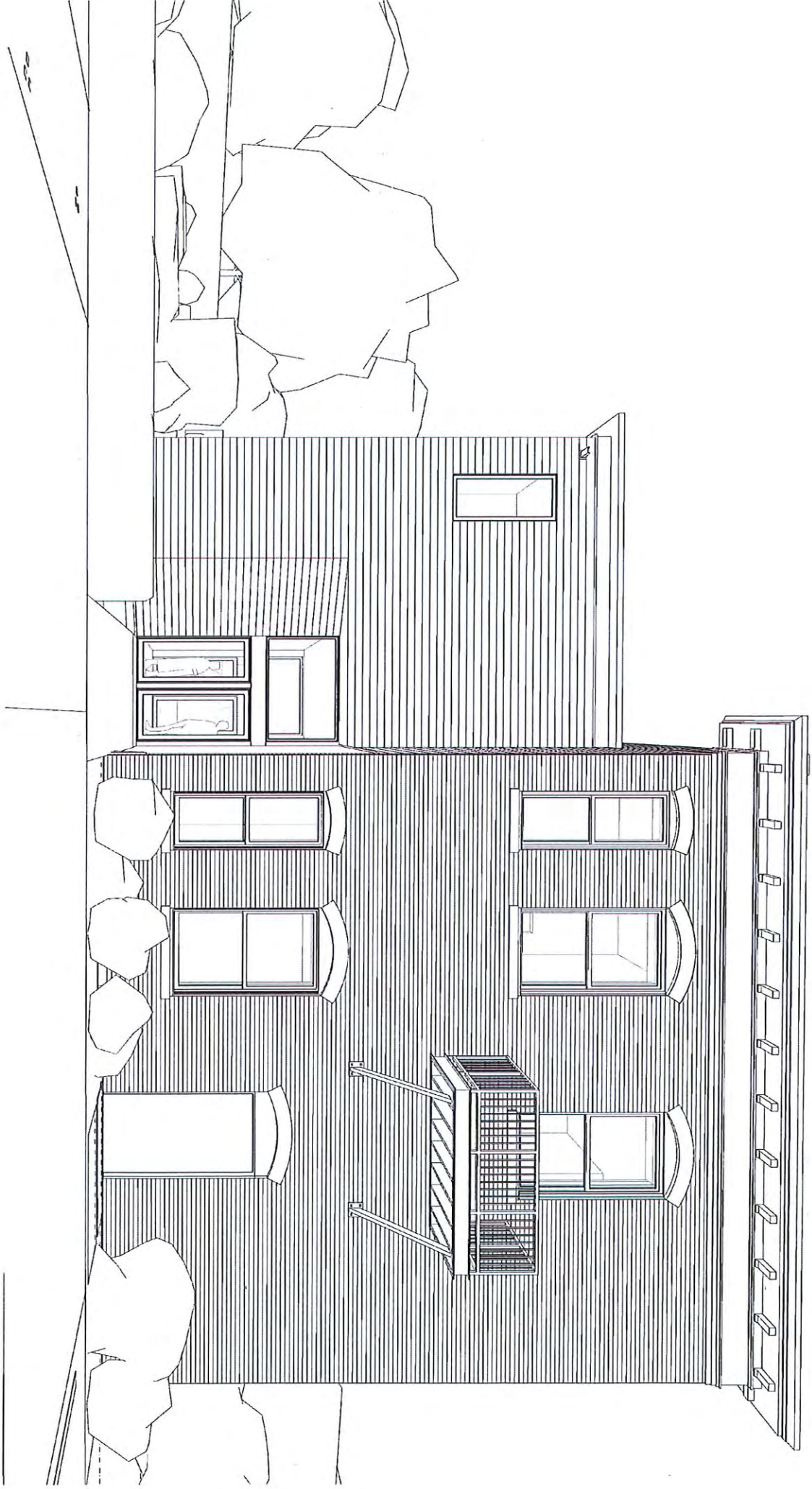


CURRENT PHOTO



PRELIMINARY DESIGN
2024-04-15

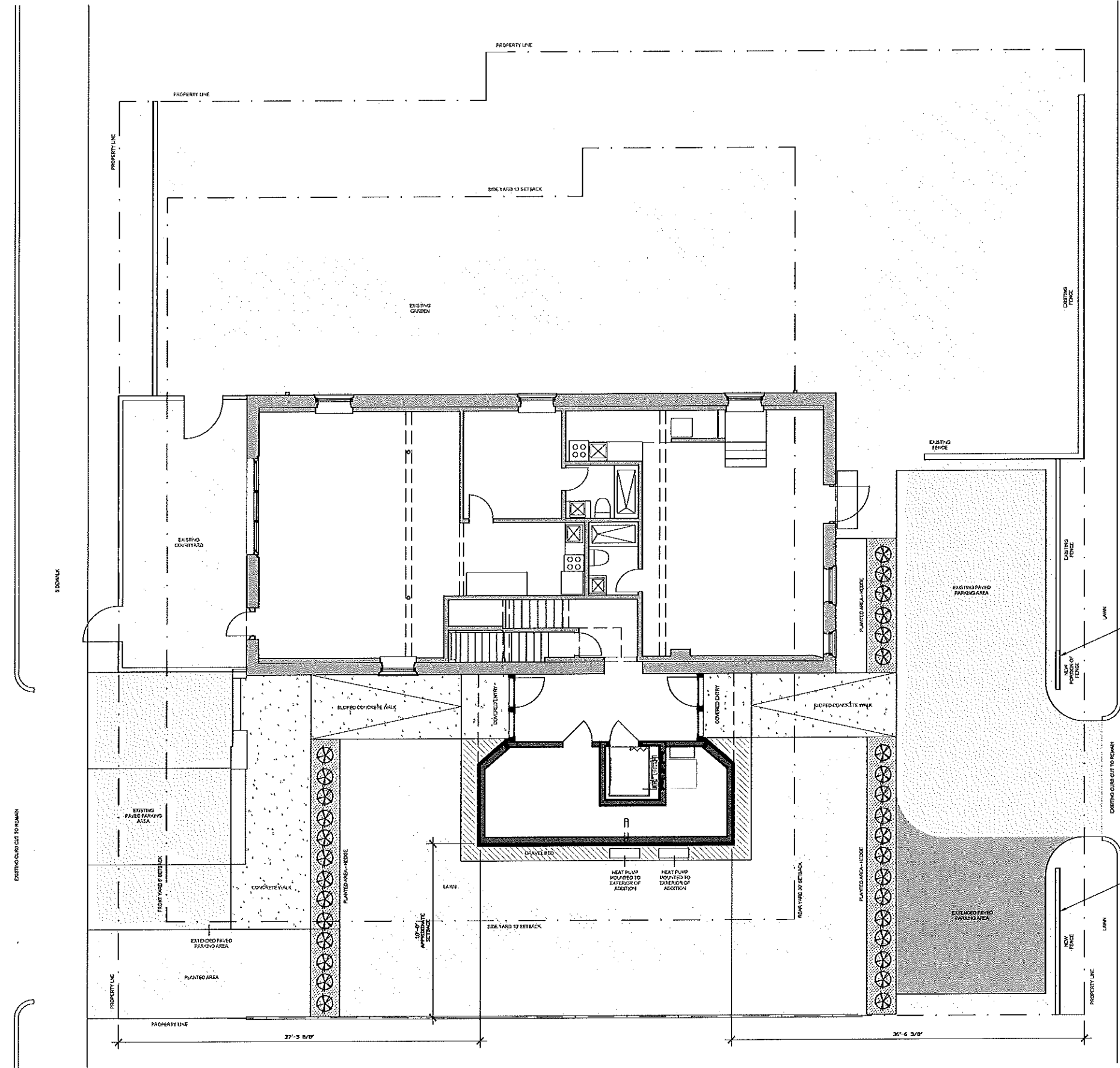






HARRISON STREET

POWHATAN STREET



SCALE
3/16" = 1'-0"

ISSUE:	HDC UPDATE	DRAWN BY:	RYAN
08-15-2024		CHK BY:	RYAN
		DATE:	08-15-2024
		SCALE:	3/16" = 1'-0"

A100

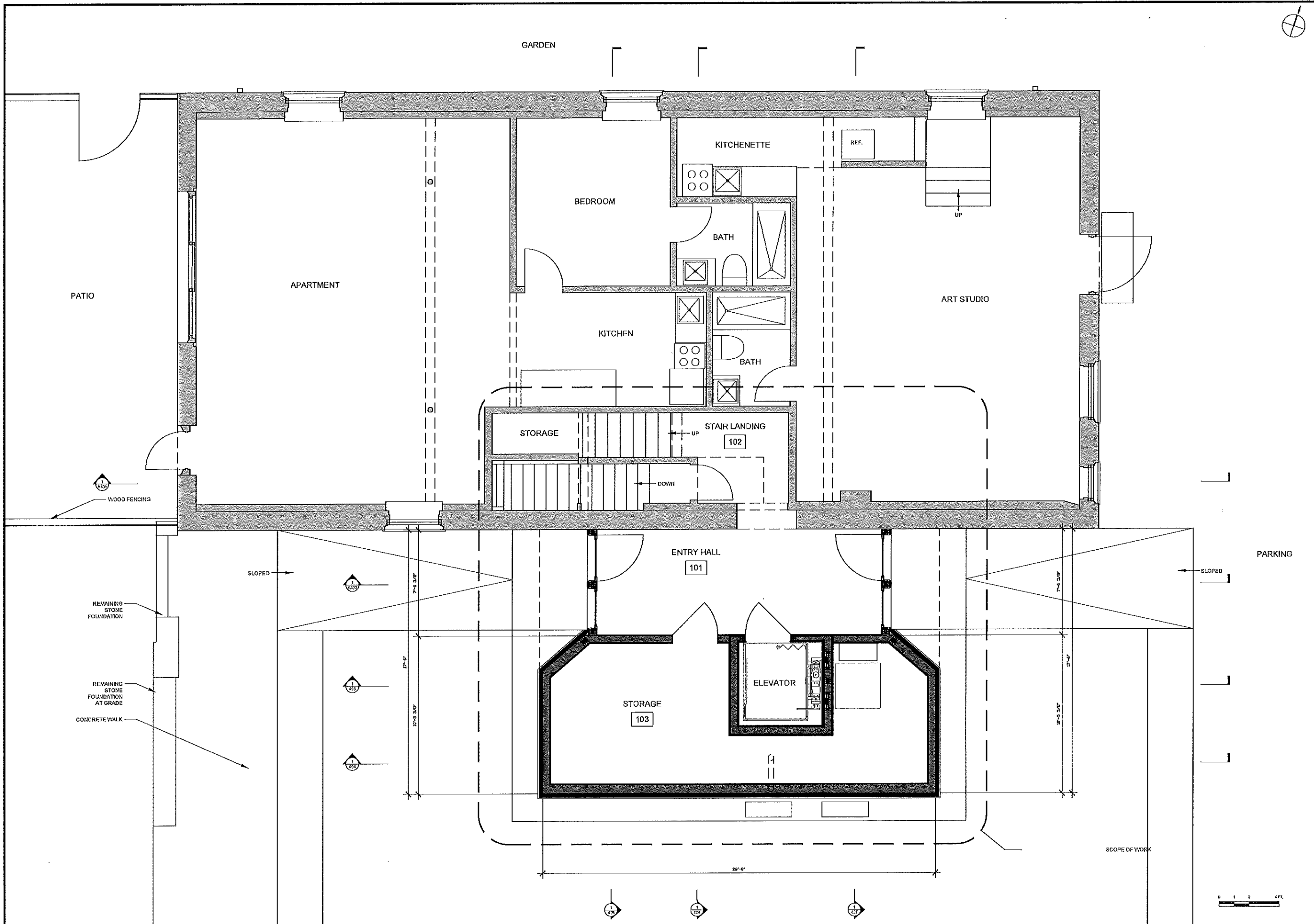
PROPOSED SITE PLAN

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 SITE PLAN



DWG. NO.:	A201
DRAWN BY:	RYAN / CLOUSE
CHECKED BY:	RYAN
DATE:	02-12-2024
SCALE:	3/8" = 1'-0"
ISSUE:	05-13-2024
HDC UPDATE:	

DRAWING:
PROPOSED FIRST LEVEL PLAN

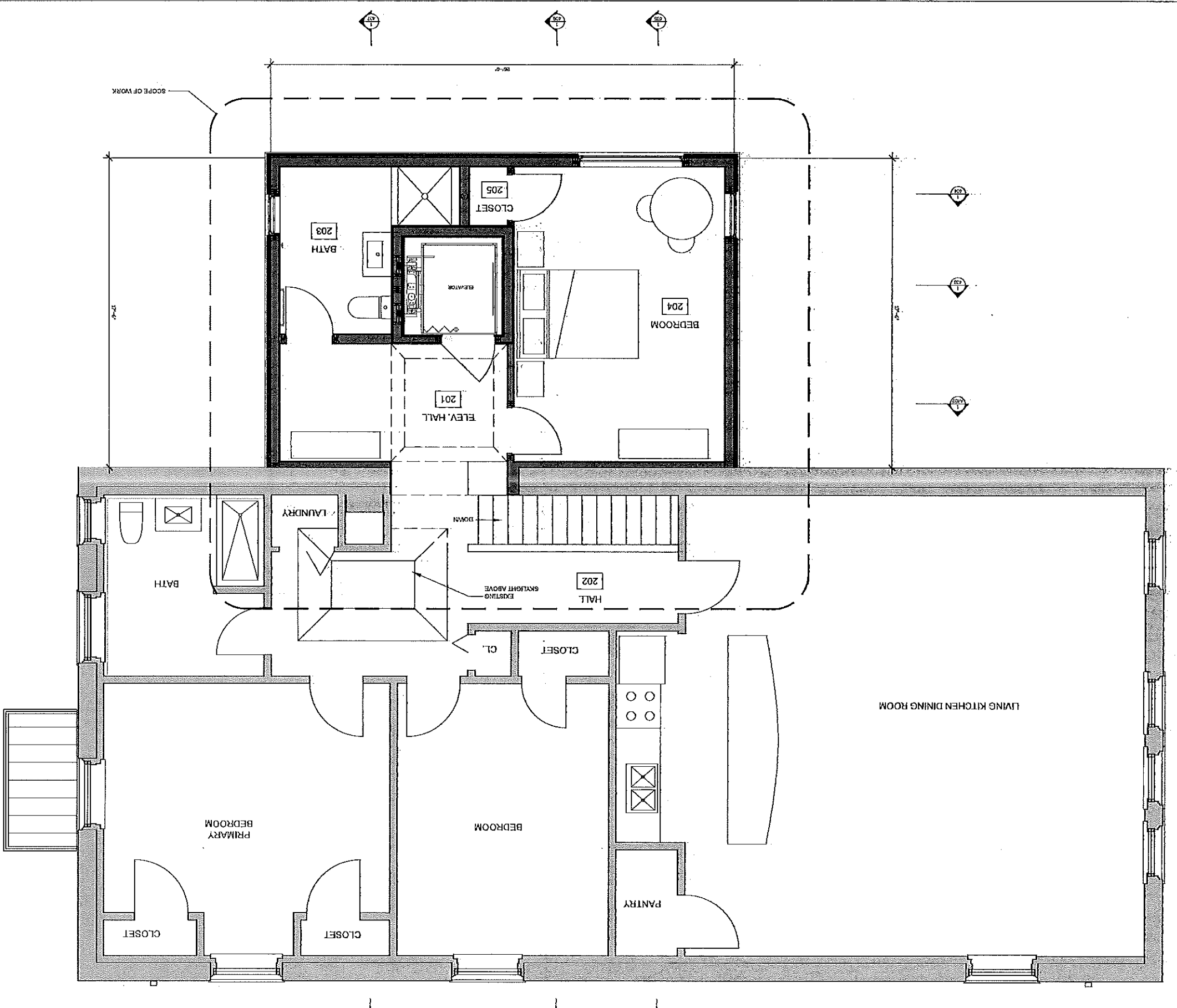
PROJECT:
**FRAZER RESIDENCE
36 HARRISON STREET
PROVIDENCE, RHODE ISLAND 02909**



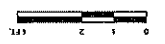
JACK RYAN ARCHITECT, LLC
400 WASHINGTON STREET
SUITE 2NB
PROVIDENCE, RI 02903
401.749.1797
WWW.JACKRYANARCHITECT.COM

PROPOSED FIRST LEVEL PLAN

SCALE
3/8" = 1'-0"



SCALE
3/8" = 1'-0"



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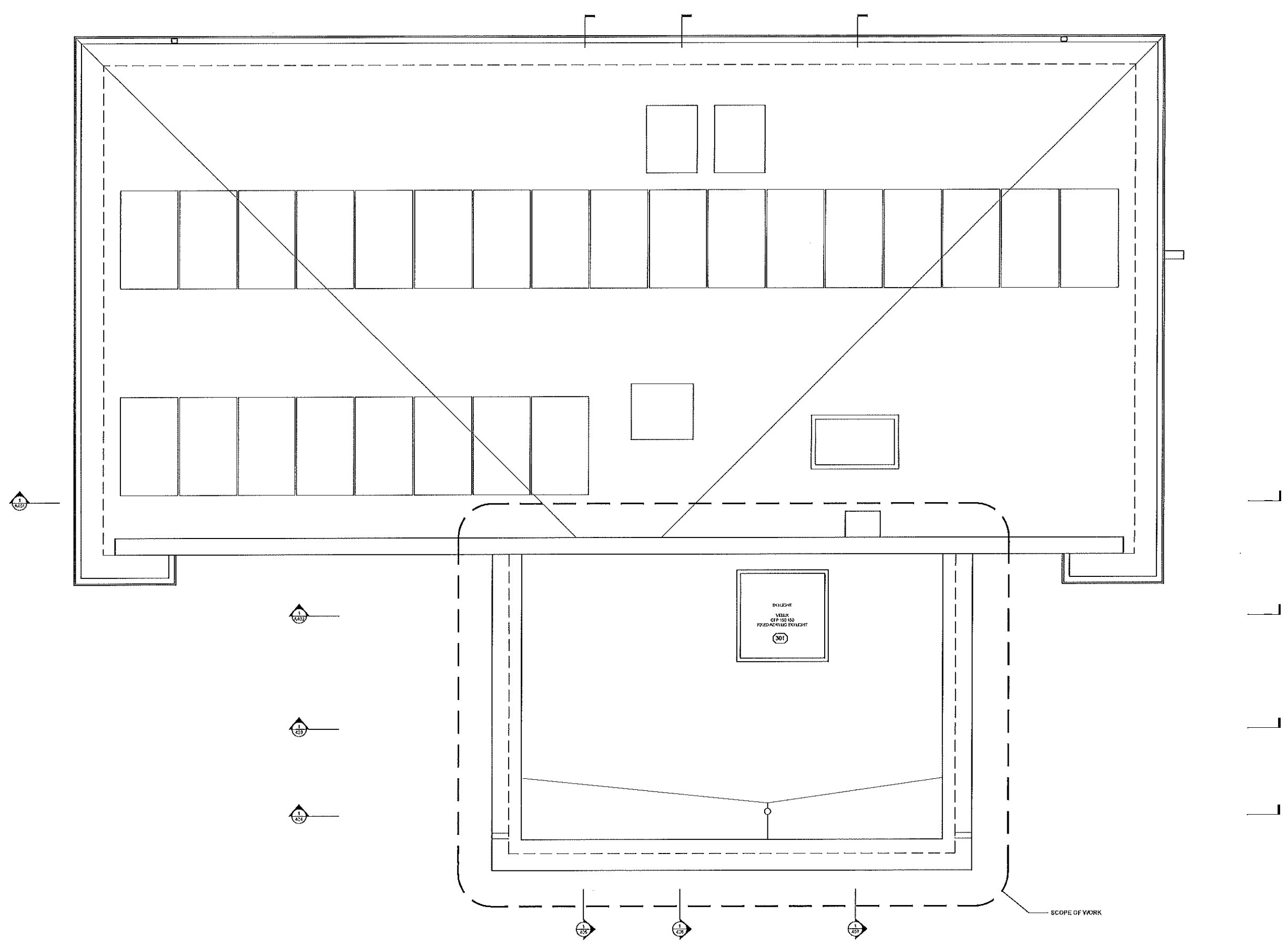


PROJECT:
 FRAZER RESIDENCE
 36 HARRISON STREET
 PROVIDENCE, RHODE ISLAND 02909

DRAWING:
 PROPOSED SECOND LEVEL PLAN

ISSUE	DATE	DESCRIPTION	BY
05-13-2024	05-13-2024	HDC UPDATE	RYAN / CLOSE
			RYAN

DWG. NO.:
A203



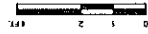
PROPOSED ROOF LEVEL PLAN



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

<p>PROJECT: FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909</p>		<p>DRAWING: PROPOSED ROOF LEVEL PLAN</p>		<p>DWG. NO.: A204</p>	
<p>ISSUE: 05-13-2024</p>		<p>HDC UPDATE:</p>		<p>DWN BY: RYAN / GLOUSE</p>	
<p>DATE: 05-13-2024</p>		<p>CKD BY: RYAN</p>		<p>SCALE: 3/8" = 1'-0"</p>	
<p>JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET SUITE 210B PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM</p>					

SCALE
3/8" = 1'-0"

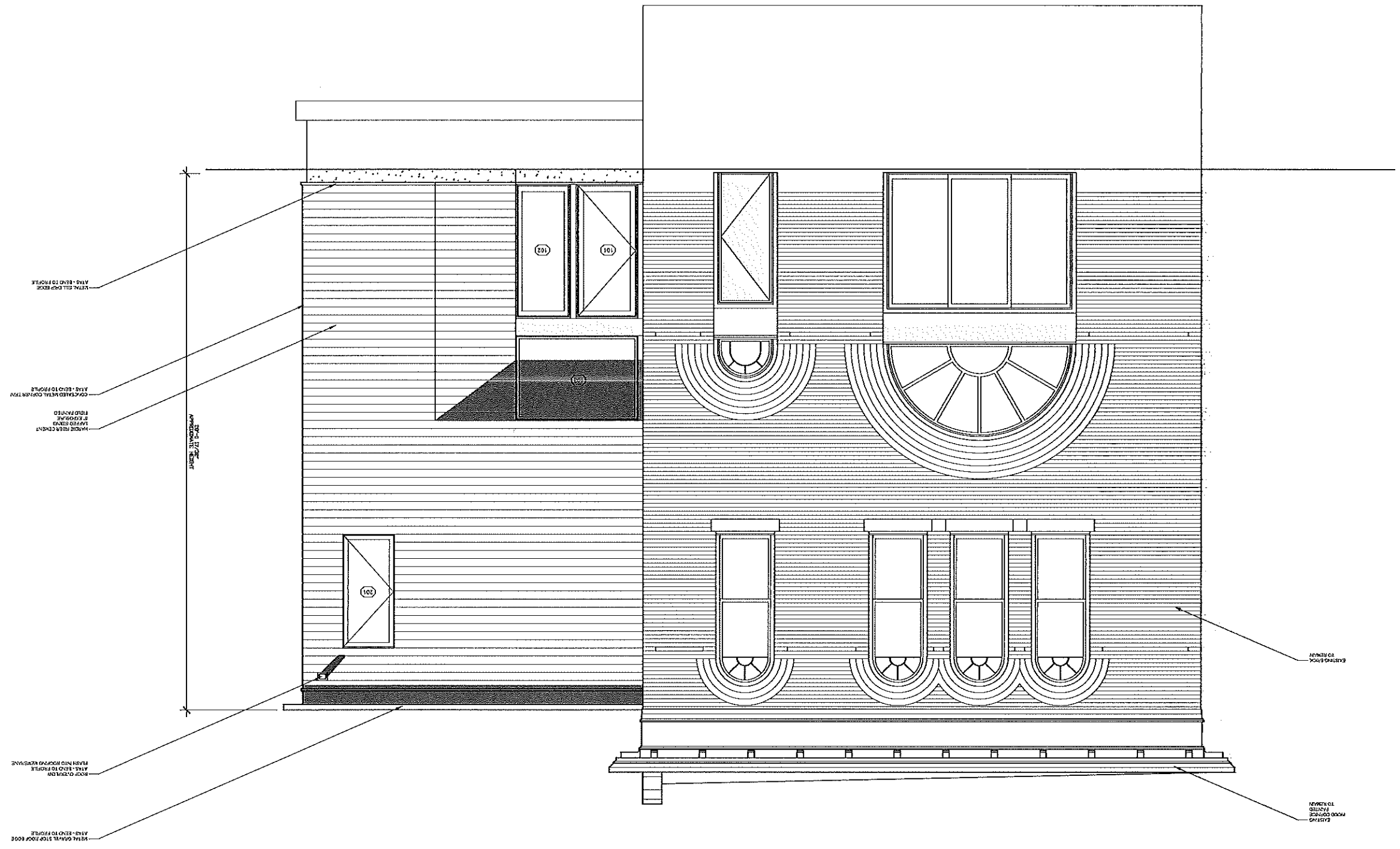


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400 WASHINGTON STREET
SUITE 2NB
PROVIDENCE, RI 02903
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PROJECT:
FRAZER RESIDENCE
36 HARRISON STREET
PROVIDENCE, RHODE ISLAND 02909

DRAWING:
PROPOSED ELEVATION



WITH 2x4 END BOARD
MATCH END TO PROFILE

COVERED WITH COPPER TRIM
MATCH END TO PROFILE

REMOVE
MATCH WITH EAST ELEVATION
MATCH WITH SOUTH ELEVATION

REMOVE
MATCH WITH SOUTH ELEVATION

WITH 2x4 END BOARD
MATCH END TO PROFILE

EXISTING
MATCH WITH SOUTH ELEVATION

EXISTING
MATCH WITH SOUTH ELEVATION

ISSUE:	HDC UPDATE	DWN BY:	RYAN
05-13-2024		CRD BY:	RYAN
		DATE:	05-13-2024
		SCALE:	3/8" = 1'-0"

DWG. NO.:

A301

PROPOSED SOUTH ELEVATION



SCALE
1/4" = 1'-0"

DWG. NO. :	A302		
DRAWN BY :	RYAN	CHECKED BY :	RYAN
ISSUE :	05-15-2024	DATE :	05-15-2024
		SCALE :	1/4" = 1'-0"

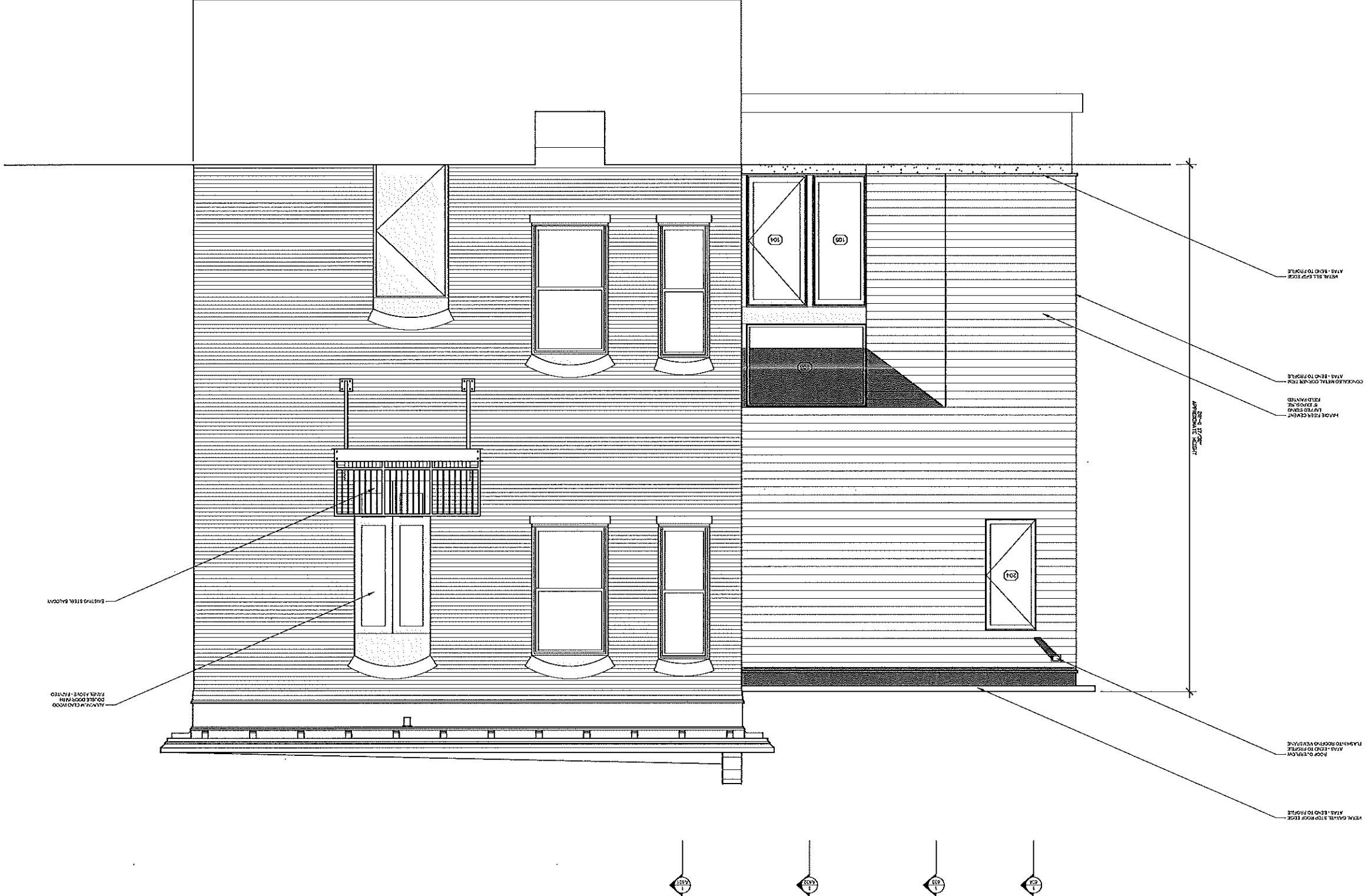
DRAWING :
PROPOSED SOUTH ELEVATION

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



JACK RYAN ARCHITECT, LLC
400 WASHINGTON STREET
SUITE 210B
PROVIDENCE, RI 02903
401.749.1797
WWW.JACKRYANARCHITECT.COM

PROPOSED EAST ELEVATION



SCALE 3/8" = 1'-0"



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

DRAWING:
 PROPOSED EAST ELEVATION

ISSUE:	DATE:	BY:	DRAWN BY:
05-13-2024	05-13-2024	HDC UPDATE	RYAN
			RYAN

DWG. NO.:
A303

PROPOSED EAST ELEVATION



SCALE
3/8" = 1'-0"

PROJECT:		FRAZER RESIDENCE 36 HARRISON STREET PROVIDENCE, RHODE ISLAND 02909	
DRAWING:		PROPOSED EAST ELEVATION	
ISSUE:	DATE:	DWG. NO.:	A303 ALT
05-15-2024	05-14-2024		
HDC UPDATE	DATE:	DWN BY:	RYAN
	05-14-2024	CHK BY:	RYAN
		SCALE:	3/8" = 1'-0"



JACK RYAN ARCHITECT, LLC
400 WASHINGTON STREET
SUITE 2NB
PROVIDENCE, RI 02903
401 749 1797
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