

DD-DPR

For office use only

Application No: _____

Date Received: _____

Date Accepted: _____

By: _____

DOWNCITY DISTRICT D-1

Review: Admin DDRC

Hearing Date: _____

NR Status: _____

City of Providence Application for Downtown District Development Plan Review

1. General Information

Property Address: 139 Point Street, Providence, RI 02903	Assessor's Plat: 021	Lot: 427
Property Name (if any):		
Owner Name: Point Parsonage LLC - Robert Gaumont	Phone: 401-751-3265	Email: Rgaumont@coastlinetrust.com
Mailing Address: 90 Elm Street, providence, RI 02903		
Applicant Name: Vision 3 Architects - Andrew Miele	Phone: 401-699-4208	Email: amiele@vision3architects.com
Mailing Address: 225 Chapman Street, Providence, RI 02905		
Architect/Contractor Name (If Any): E. Turgeon Construction Corporation		
Mailing Address: 8 Webb Street, Unit B, Cranston, RI 02920		
Contact Person: David Ducharme	Phone: 401-965-3071	Email: david@eturgeon.com

2. Description of Proposed Work (check as many as necessary):

This application is for: Development Plan Review Waiver Development Incentive

Application Category (check as many as necessary):

- | | | |
|---|--|---|
| <input type="checkbox"/> Repair/Replacement/Restoration | <input type="checkbox"/> Minor Alterations/Additions | <input checked="" type="checkbox"/> Major Alterations/Additions |
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Site Improvements |
| <input type="checkbox"/> Moving of Structures | <input type="checkbox"/> Public Art | <input type="checkbox"/> Temporary Use |

Waiver Category (check as many as necessary):

- Development Standard Design Standard Demolition Waiver

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

The Project is generally limited to the replacement of the exterior façade at 139 Point Street. Exploratory demolition work has

been done to the previous Trespa panel system and horizontal metal siding, to reveal the existing tan brick and CMU. These

existing systems will be replaced with a new brick facade and limestone base along Point street, and a new metal panel

system at the entrance. All windows to be replaced with new and in kind, matching existing locations. Exterior non-illuminated

signage to provided at the Southwest corner, identifying "139 Point Street". Exterior lighting to be for accent lighting only,

along the street side. Parking lot resurfacing and restriping, to match existing grading and layout. All site work to be

performed will comply with Article 15 and all signage will comply with Article 16.

(continued on next page)

3. Documentation Submitted

The Administrative Officer will provide checklists of specific documentation required for your project (see **City of Providence Land Development and Subdivision Regulations, Appendix G: Downtown District Formal and Administrative Development Plan Review Submission Requirements**). Incomplete applications cannot be submitted for review. All documentation must be labeled and dated. All documentation will be retained by the DDRC as part of the public record. Please check off all items submitted as required documentation for your application.

- Photographs**
- Plans, Elevations, and Sections** (as necessary to illustrate the project. Include existing and proposed conditions)
- Shop Drawings, Product Literature, Specifications**
- Material/Color Samples**
- Model** (*new construction projects only*)
- Financial Data** (*demolition proposals only*)
- List of Professional Witnesses or Owner's Representatives** (*public hearings only. Include name, business address, and professional qualifications.*)
- Application Fee** (amount: \$ 300.00 - checks or money orders only, made payable to City of Providence. Cash not accepted.)
- Description of Eligibility for Incentives** (see Section 603 of the Providence Zoning Ordinance).

4. List of Abutting Property Owners

When an application is to be reviewed at a public meeting, all owners of abutting properties must be given advance written notice of the meeting and an opportunity to comment on the application. For applications for development plan review, "abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; streets are considered common property lines. For applications for waivers or incentives, "abutters" are those properties within 200 feet of any lot line of the subject property. Names and complete mailing addresses are to be obtained from the most current records of the City Tax Assessor (Providence City Hall, 25 Dorrance Street, Providence, telephone (401) 421-7740, TDD (401) 751-0203). Abutting lots which lie outside the plat in which the subject property is located must also be included. Attach additional sheets if necessary.

<u>Plat/Lot</u>	<u>Street Address</u>	<u>Owner Name and Address (include city, state, zip code)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

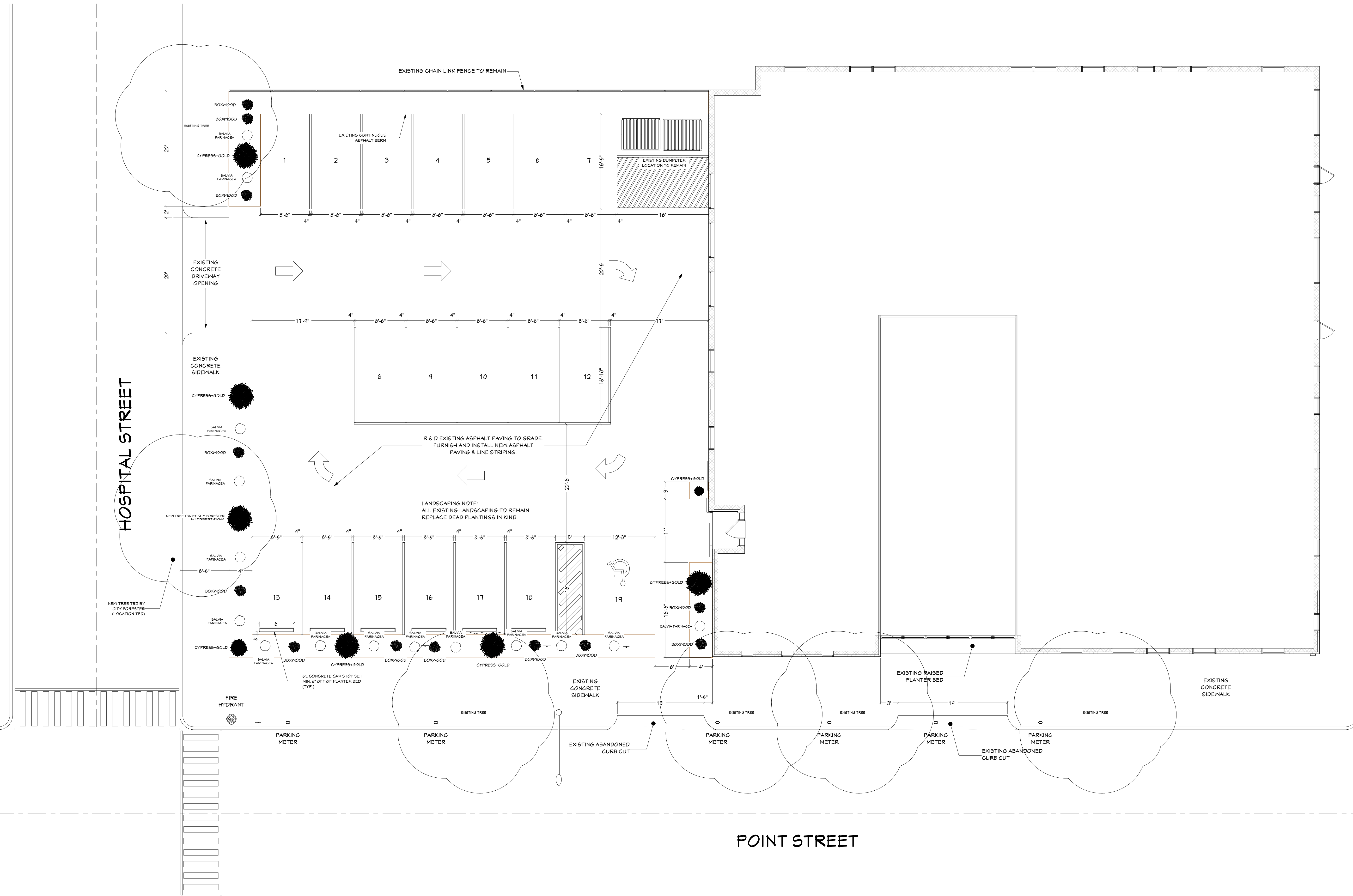
5. Signatures

Both signatures are required. Please print or type name under signature. Owner's signature authorizes DDRC members and staff to make periodic site visits during project review.

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant: 
Andrew Miele

Owner:  , VP
Robert Gaumont FOR POINT PARSONAGE, LLC



HOSPITAL STREET

PARSONAGE STREET

POINT STREET

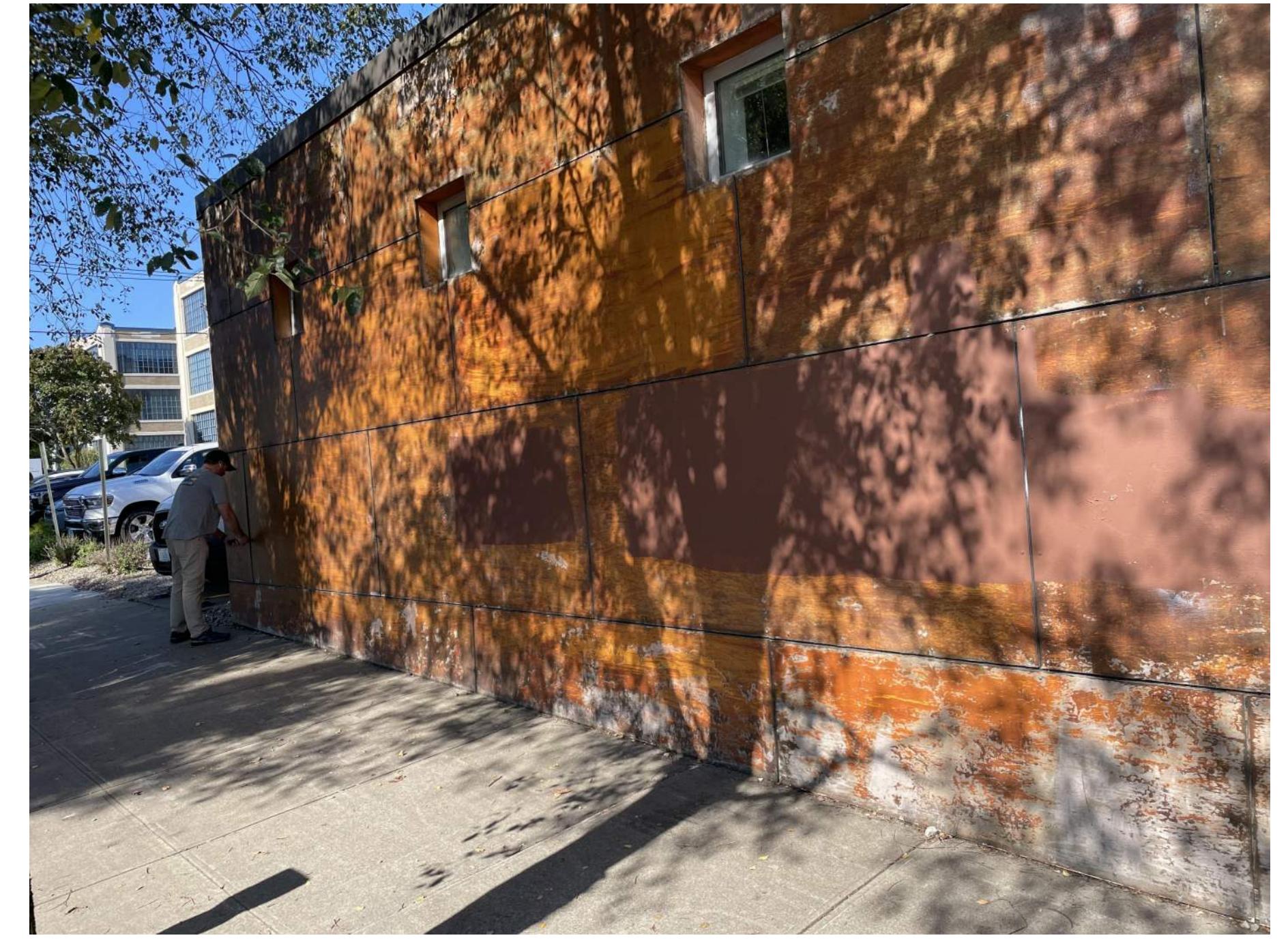
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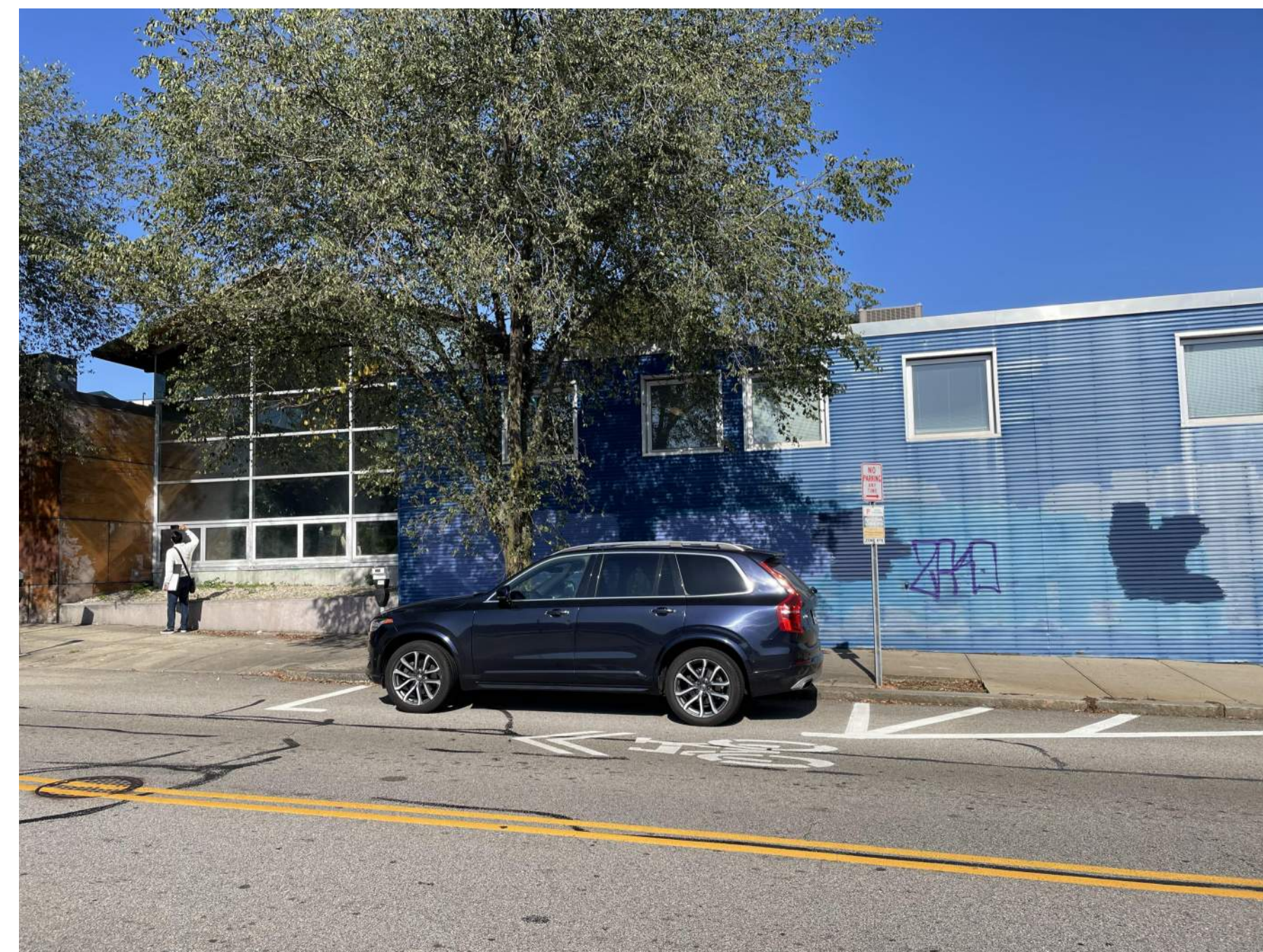
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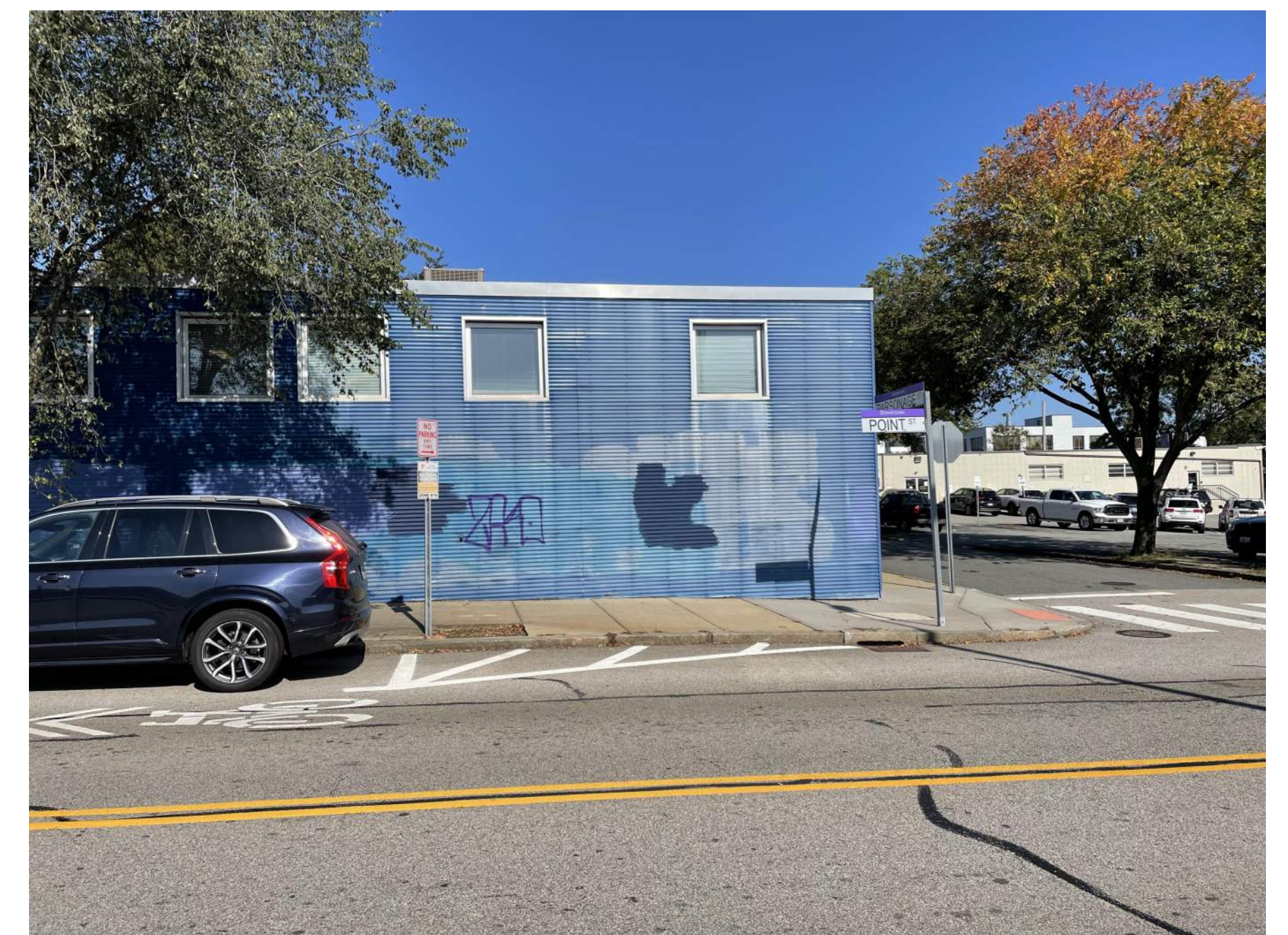
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EXISTING PHOTO D



EXISTING PHOTO E



EXISTING PHOTO F

EXISTING PHOTOS, PRE-DEMOLITION

139 POINT STREET - EXTERIOR REFRESH

Project Status: DDDPR SUBMISSION

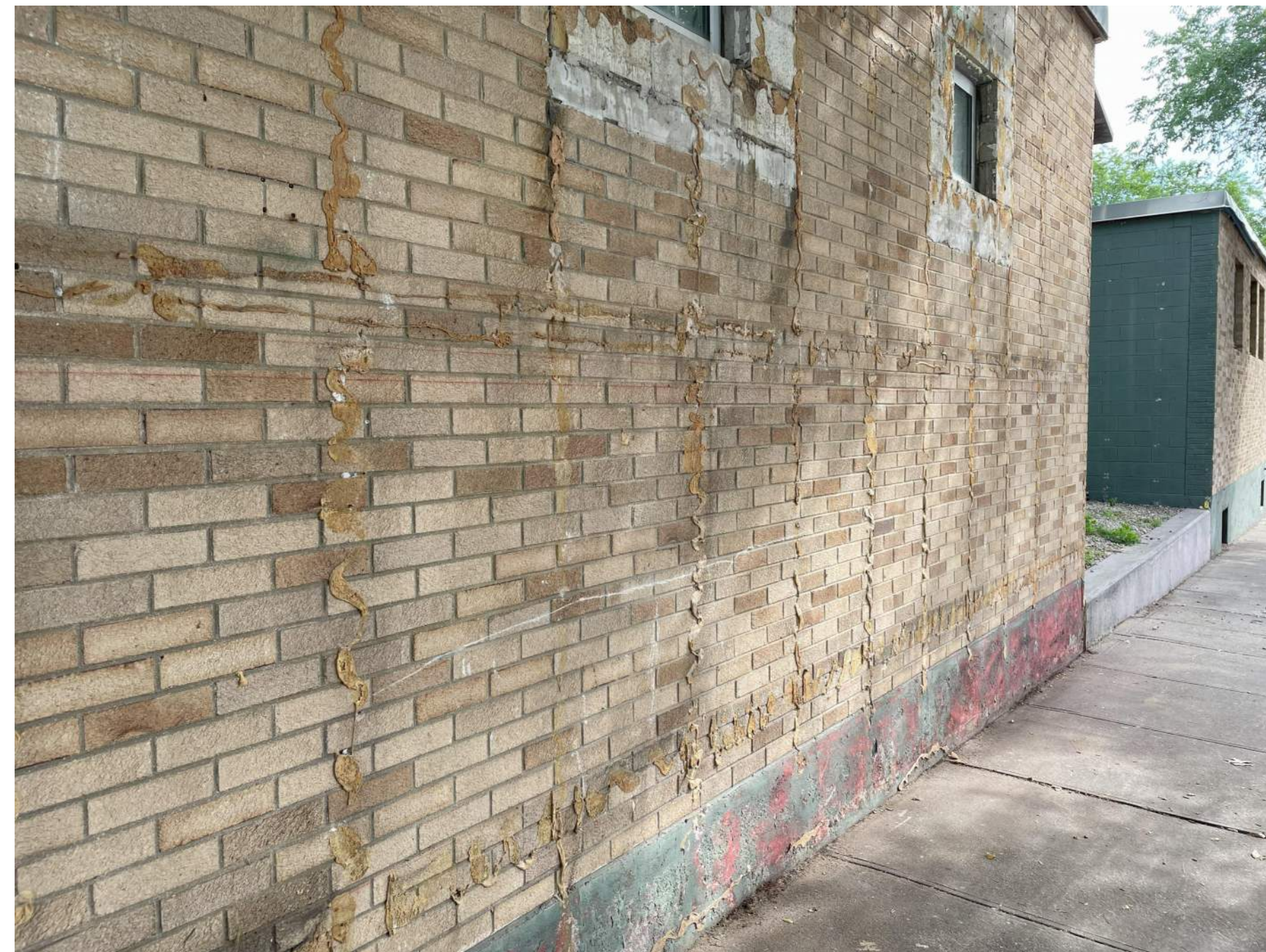
Project No.: 23038b

Date: 08/28/2024

VISION 3 ARCHITECTS SD-01



EXISTING PHOTO A



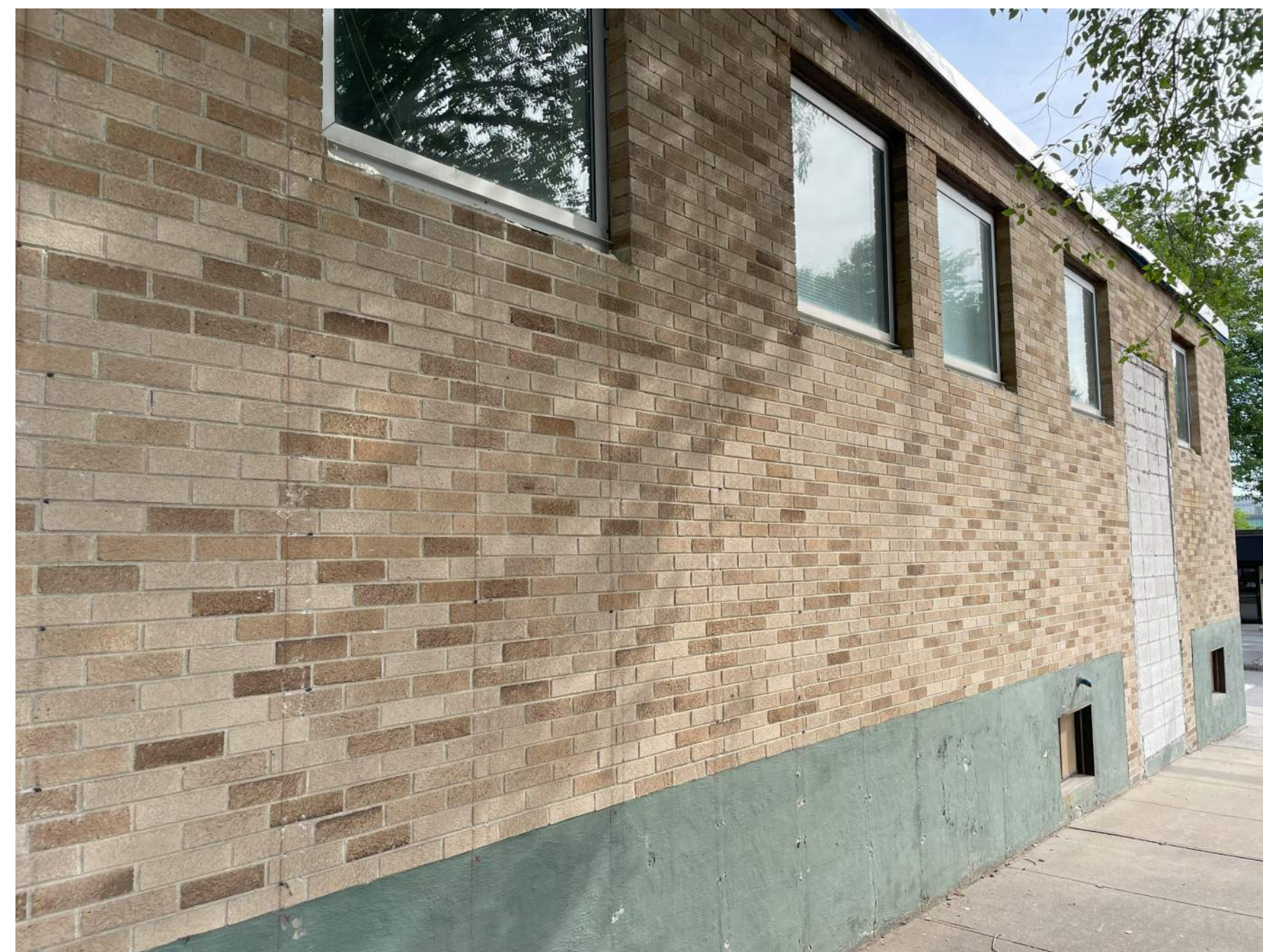
EXISTING PHOTO B



EXISTING PHOTO C



EXISTING PHOTO D



EXISTING PHOTO E



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EXISTING PHOTOS, EXPL. DEMOLITION

139 POINT STREET - EXTERIOR REFRESH

Project Status: DDDPR SUBMISSION

Project No.: 23038b

Date: 08/28/2024

VISION 3 ARCHITECTS SD-02

PRE-FORMED ALUMINUM ROOF FASCIA TO MATCH EXISTING CLEAR ANODIZED AT BRICK SECTION, FLASH INTO EXISTING ROOF AND TOWARDS EXISTING DRAINAGE

PRE-FORMED ALUMINUM ROOF COPING TO MATCH EXISTING CLEAR ANODIZED AT METAL PANEL SECTION, FLASH INTO EXISTING ROOF SYSTEM AND TOWARDS EXISTING DRAINAGE

ALUMINUM COMPOSITE METAL PANEL WITH RAIN SCREEN ATTACHMENT SYSTEM, ALUCUBOND JLR GRAY METALLIC METAL PANELS TO RETURN INTO RECESSED ENTRANCE.

EXISTING METAL ROOF EDGE TO REMAIN

PROVIDE MASONRY PAINT SYSTEM AT EXISTING CMU

THIN BRICK VENEER SET IN LATICRETE MVIS SYSTEM (FLUID APPLIED AIR AND WATER BARRIER, VENEER MORTAR, AND POINTING MORTAR) INSTALLED OVER EXISTING CMU WALL AND FOUNDATION WALL. BRICK TO MATCH RED SMOOTH FLASHED MODULAR.

FULL BRICK VENEER SYSTEM (AIR AND VAPOR BARRIER INSTALLED OVER EXISTING EXTERIOR SHEATHING, AIRSPACE WIDTH TO BE DETERMINED, BRICK TO MATCH RED SMOOTH FLASHED MODULAR, MASONRY ANCHORS PER STANDARD MASONRY PRACTICE, THROUGH WALL FLASHING, WEEPS 24" ON CENTER AT BOTTOM OF WALL, AND WEEP VENTS AT TOP OF WALL). PROVIDE STRUCTURAL STEEL ANGLE AT EXISTING BRICK SHELF TO SUPPORT BRICK OVERHANGING EDGE. FACE OF FULL BRICK COURSE TO ALIGN WITH FACE OF THIN BRICK VENEER BELOW. PROVIDE ALLOWANCE FOR NEW INSULATION IF EXISTING IS NOT PRESENT.



SOLDIER COURSE AT HEAD OF ALL NEW WINDOWS, PROVIDE STRUCTURAL STEEL LINTEL TO SUPPORT BRICK HEADER

EFCO PRE-GLAZED ALUMINUM "AWNING" WINDOW WITH 1" INSULATED LOW-E GLAZING, MATCH EXISTING OPENING SIZES.

INDIRECT/DIRECT LED EXTERIOR WALL SCONCE, BASIS OF DESIGN: NUVO LIGHTING 62-1146R1

ROWLOCK BRICK SILL AT ALL NEW WINDOWS

THIN BRICK VENEER SET IN LATICRETE MVIS SYSTEM (FLUID APPLIED AIR AND WATER BARRIER, VENEER MORTAR, AND POINTING MORTAR) INSTALLED OVER EXISTING CMU WALL. BRICK TO MATCH RED SMOOTH FLASHED MODULAR. EXTENTS OF THIN BRICK SHOWN WITH DIAGONAL HATCH. PROVIDE ALLOWANCE FOR FLASHING DETAIL (TBD) AT CURTAINWALL SYSTEM TO REMAIN

FULL BRICK VENEER SYSTEM (AIR AND VAPOR BARRIER INSTALLED OVER EXISTING EXTERIOR SHEATHING, AIRSPACE WIDTH TO BE DETERMINED, BRICK TO MATCH RED SMOOTH FLASHED MODULAR, MASONRY ANCHORS PER STANDARD MASONRY PRACTICE, THROUGH WALL FLASHING, WEEPS 24" ON CENTER AT BOTTOM OF WALL, AND WEEP VENTS AT TOP OF WALL). PROVIDE STRUCTURAL STEEL ANGLE AT EXISTING BRICK SHELF TO SUPPORT BRICK OVERHANGING EDGE. FACE OF FULL BRICK COURSE TO ALIGN WITH FACE OF THIN BRICK VENEER BELOW. PROVIDE ALLOWANCE FOR NEW INSULATION IF EXISTING IS NOT PRESENT.

ADAIR SEPIA SPLIT FACED VEINED LIMESTONE VENEER SET IN LATICRETE MVIS SYSTEM (FLUID APPLIED AIR AND WATER BARRIER, VENEER MORTAR, AND POINTING MORTAR) INSTALLED OVER EXISTING FOUNDATION WALL.

LIMESTONE ACCENT BAND SET IN BRICK MORTAR BED

PERSPECTIVE VIEW - SOUTHWEST CORNER

THIN BRICK VENEER SET IN LATICRETE MVIS SYSTEM (FLUID APPLIED AIR AND WATER BARRIER, VENEER MORTAR, AND POINTING MORTAR) INSTALLED OVER EXISTING CMU WALL AND FOUNDATION WALL. BRICK TO MATCH RED SMOOTH FLASHED MODULAR.

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LIMESTONE CAP AT EDGE OF EXISTING PLANTER BED SET IN MORTAR BED

LIMESTONE ACCENT BAND SET IN BRICK MORTAR BED

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PRE-FORMED ALUMINUM ROOF FASCIA TO MATCH EXISTING CLEAR ANODIZED AT BRICK SECTION, FLASH INTO EXISTING ROOF AND TOWARDS EXISTING DRAINAGE

SOLDIER COURSE AT HEAD OF ALL NEW WINDOWS, PROVIDE STRUCTURAL STEEL LINTEL TO SUPPORT BRICK HEADER

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ROWLOCK BRICK SILL AT ALL NEW WINDOWS

EXISTING METAL ROOF EDGE TO REMAIN

PROVIDE MASONRY PAINT SYSTEM AT EXISTING CMU

PROVIDE ALUMINUM LETTERING SIGNAGE

FULL BRICK VENEER SYSTEM (AIR AND VAPOR BARRIER INSTALLED OVER EXISTING EXTERIOR SHEATHING, AIRSPACE WIDTH TO BE DETERMINED, BRICK TO MATCH RED SMOOTH FLASHED MODULAR, MASONRY ANCHORS PER STANDARD MASONRY PRACTICE, THROUGH WALL FLASHING, WEEPS 24" ON CENTER AT BOTTOM OF WALL, AND WEEP VENTS AT TOP OF WALL). PROVIDE STRUCTURAL STEEL ANGLE AT EXISTING BRICK SHELF TO SUPPORT BRICK OVERHANGING EDGE. FACE OF FULL BRICK COURSE TO ALIGN WITH FACE OF THIN BRICK VENEER BELOW. PROVIDE ALLOWANCE FOR NEW INSULATION IF EXISTING IS NOT PRESENT.

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PERSPECTIVE VIEW - SOUTHEAST CORNER

NEW EXTERIOR FACADE

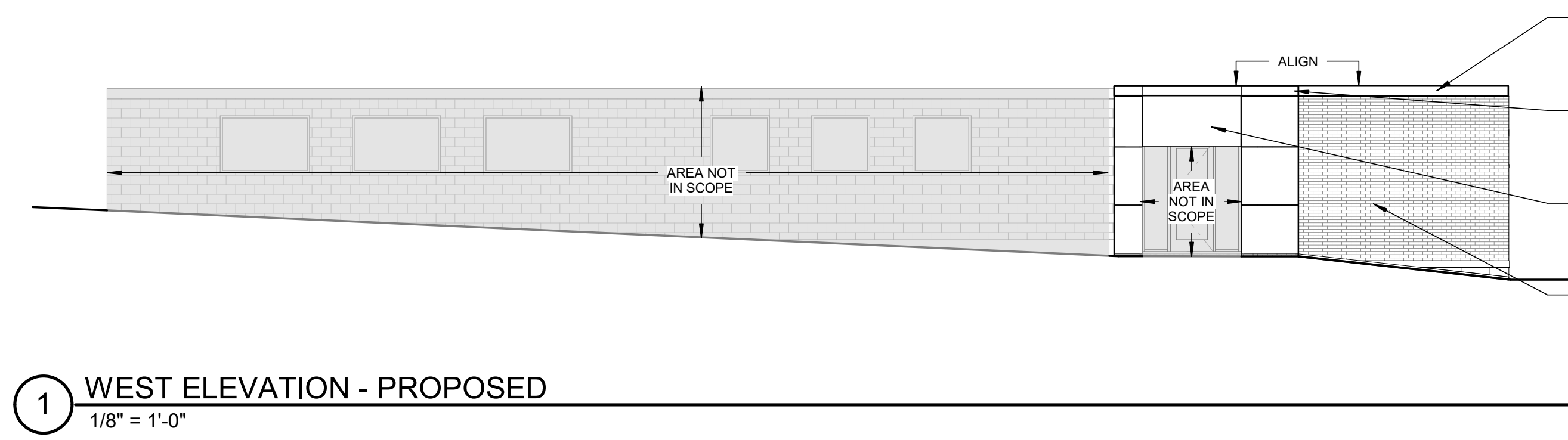
139 POINT STREET - EXTERIOR REFRESH

Project Status: DDDPR SUBMISSION

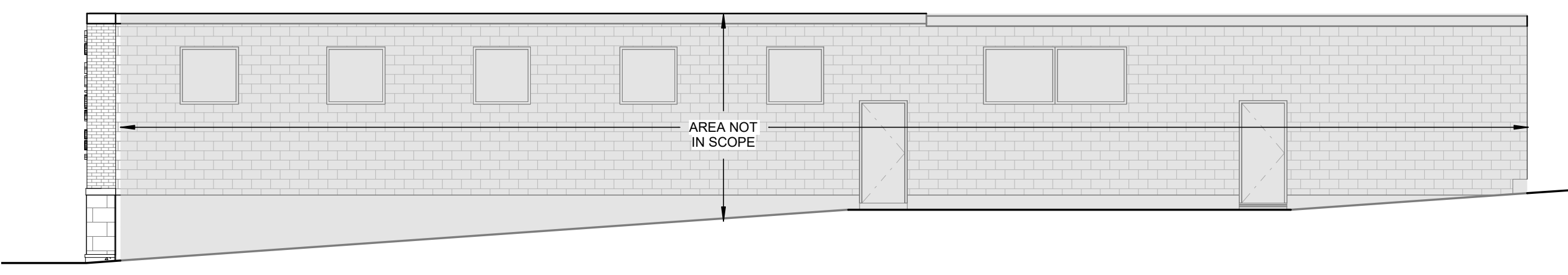
Project No.: 23038b

Date: 08/28/2024

VISION 3 ARCHITECTS SD-03



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



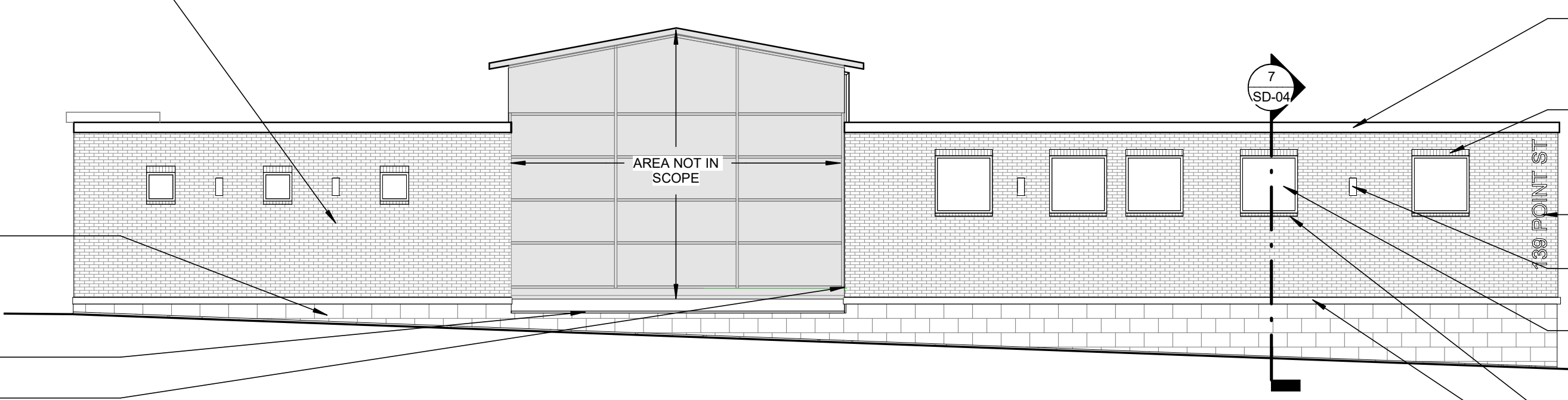
2 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

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LIMESTONE CAP AT EDGE OF EXISTING PLANTER BED SET IN MORTAR BED

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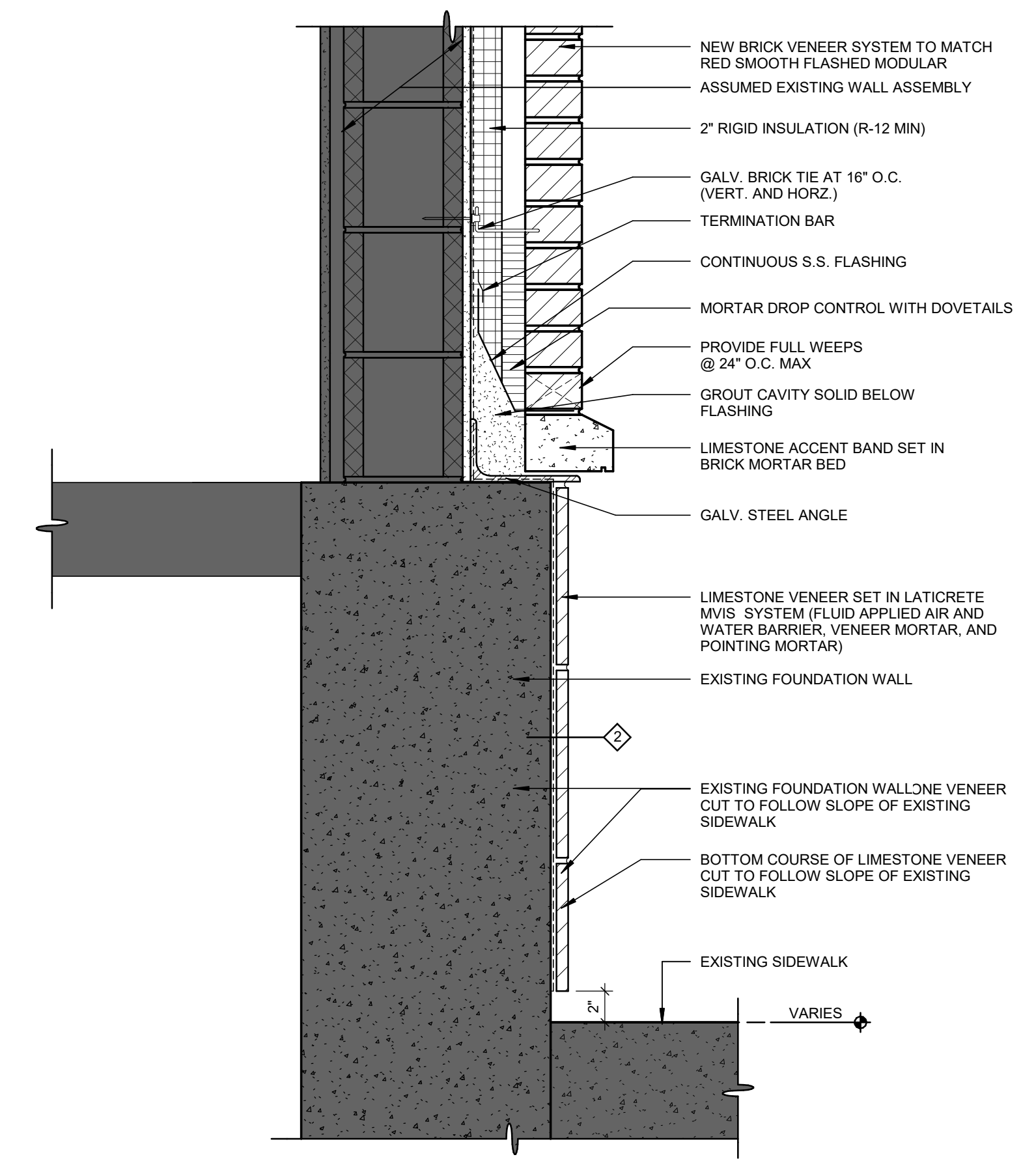
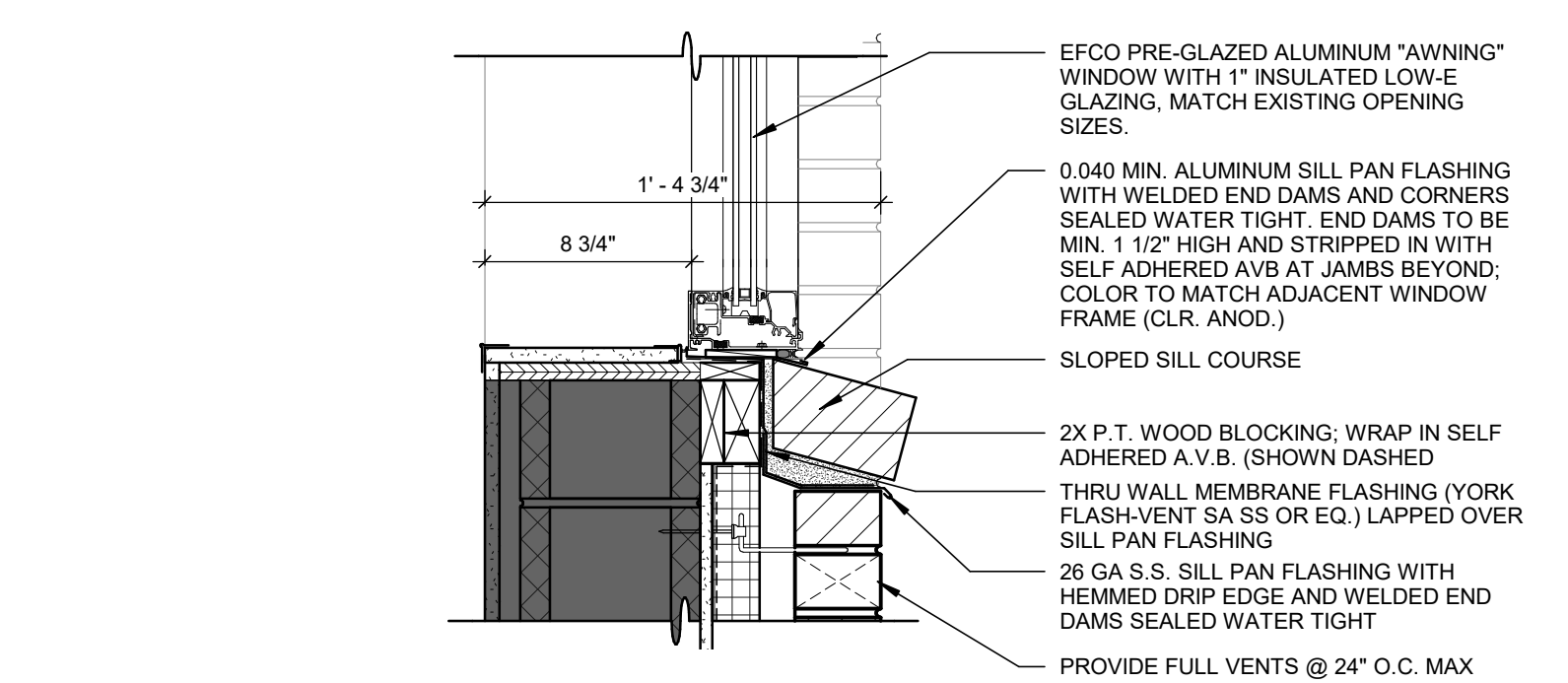
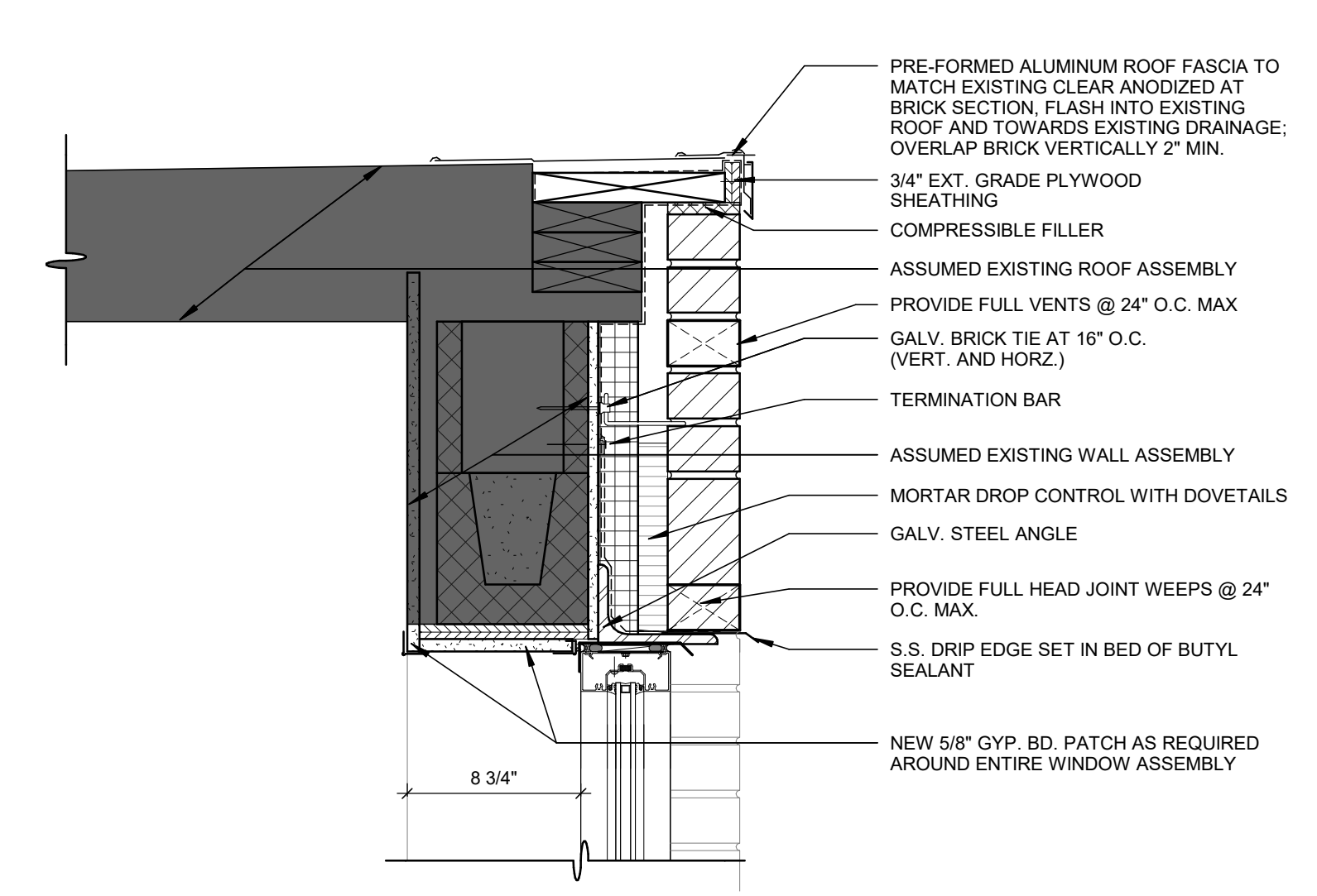
3 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

PRE-FORMED ALUMINUM ROOF FASCIA TO MATCH EXISTING CLEAR ANODIZED AT BRICK SECTION, FLASH INTO EXISTING ROOF AND TOWARDS EXISTING DRAINAGE

PRE-FORMED ALUMINUM ROOF COPING TO MATCH EXISTING CLEAR ANODIZED AT METAL PANEL SECTION, FLASH INTO EXISTING ROOF SYSTEM AND TOWARDS EXISTING DRAINAGE

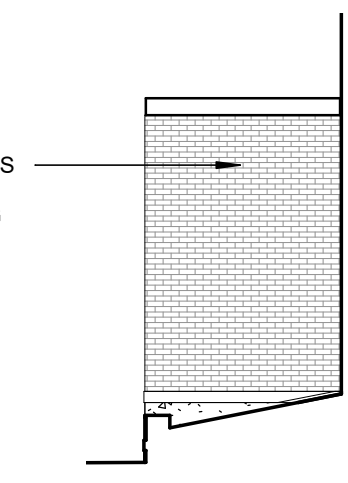
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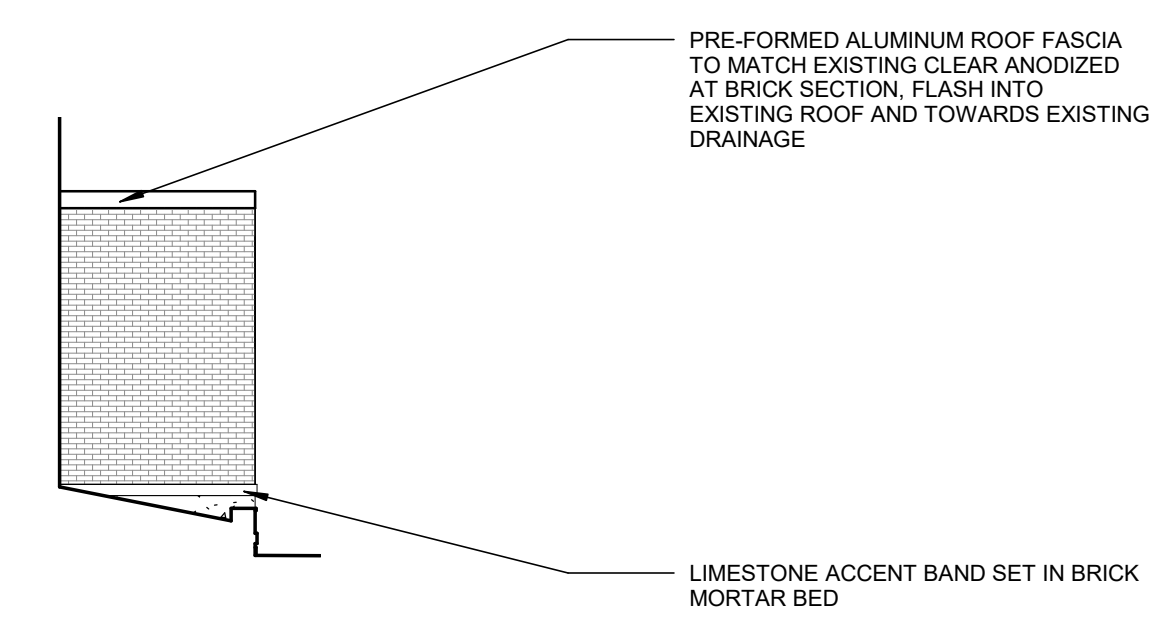


7 WALL SECTION AT WINDOW
1 1/2" = 1'-0"

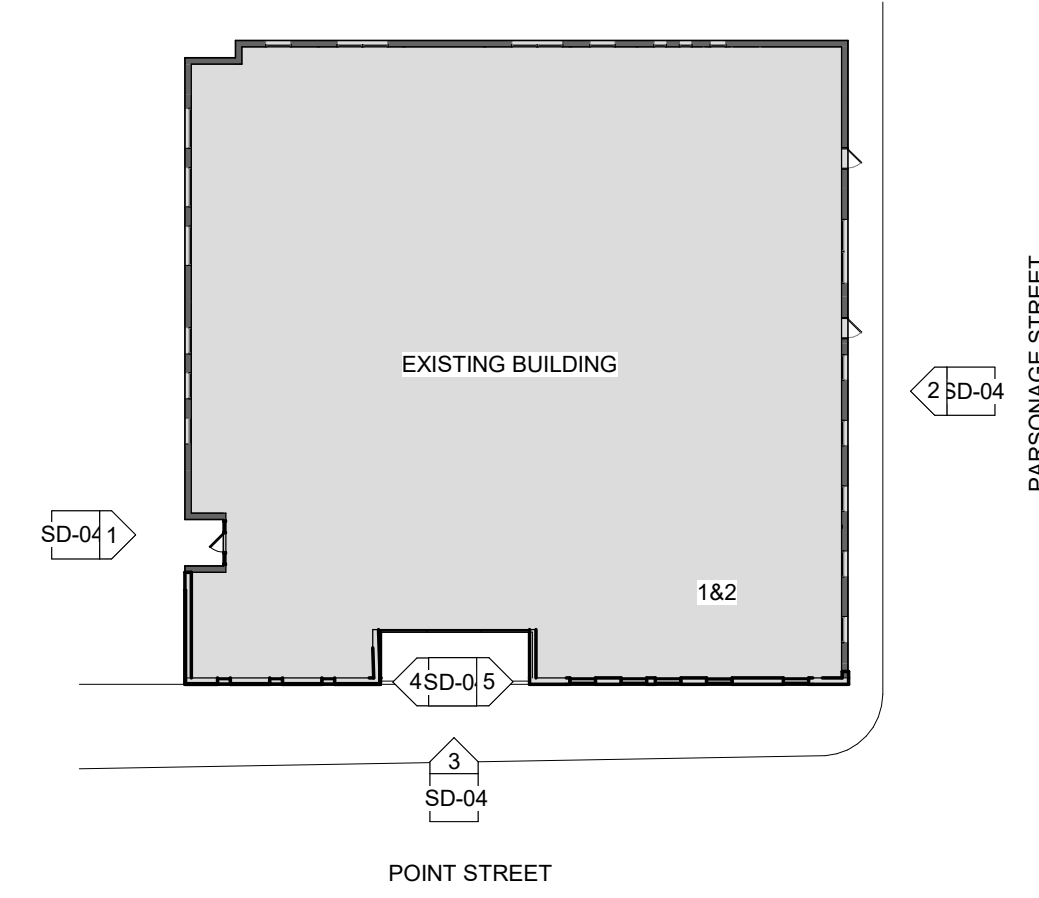
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4 PARTIAL ELEVATION - PROPOSED
1/8" = 1'-0"



5 PARTIAL ELEVATION - PROPOSED
1/8" = 1'-0"



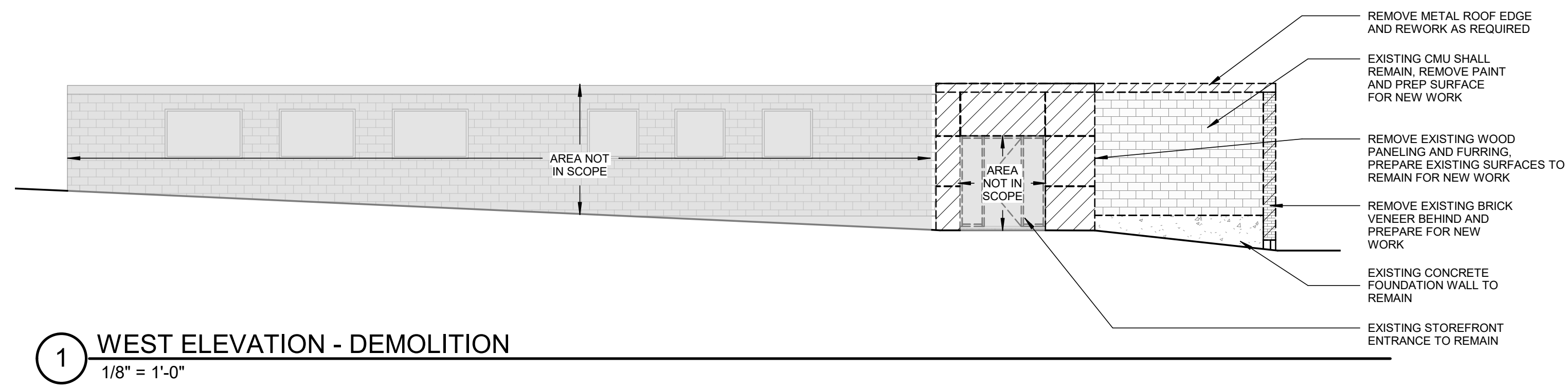
6 KEY PLAN
N.T.S.

PROPOSED ELEVATIONS

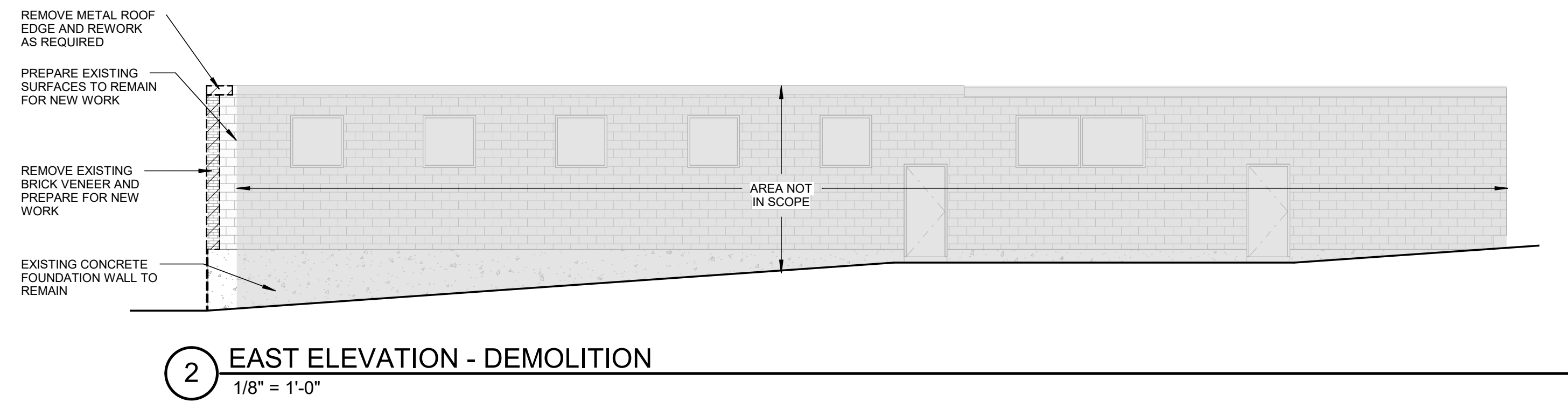
139 POINT STREET - EXTERIOR REFRESH

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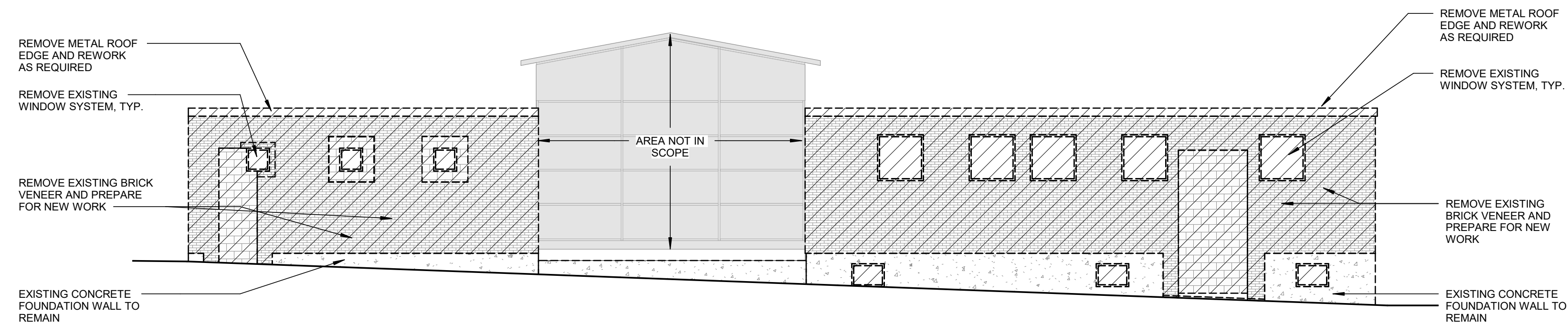




1 WEST ELEVATION - DEMOLITION
1/8" = 1'-0"



2 EAST ELEVATION - DEMOLITION
1/8" = 1'-0"



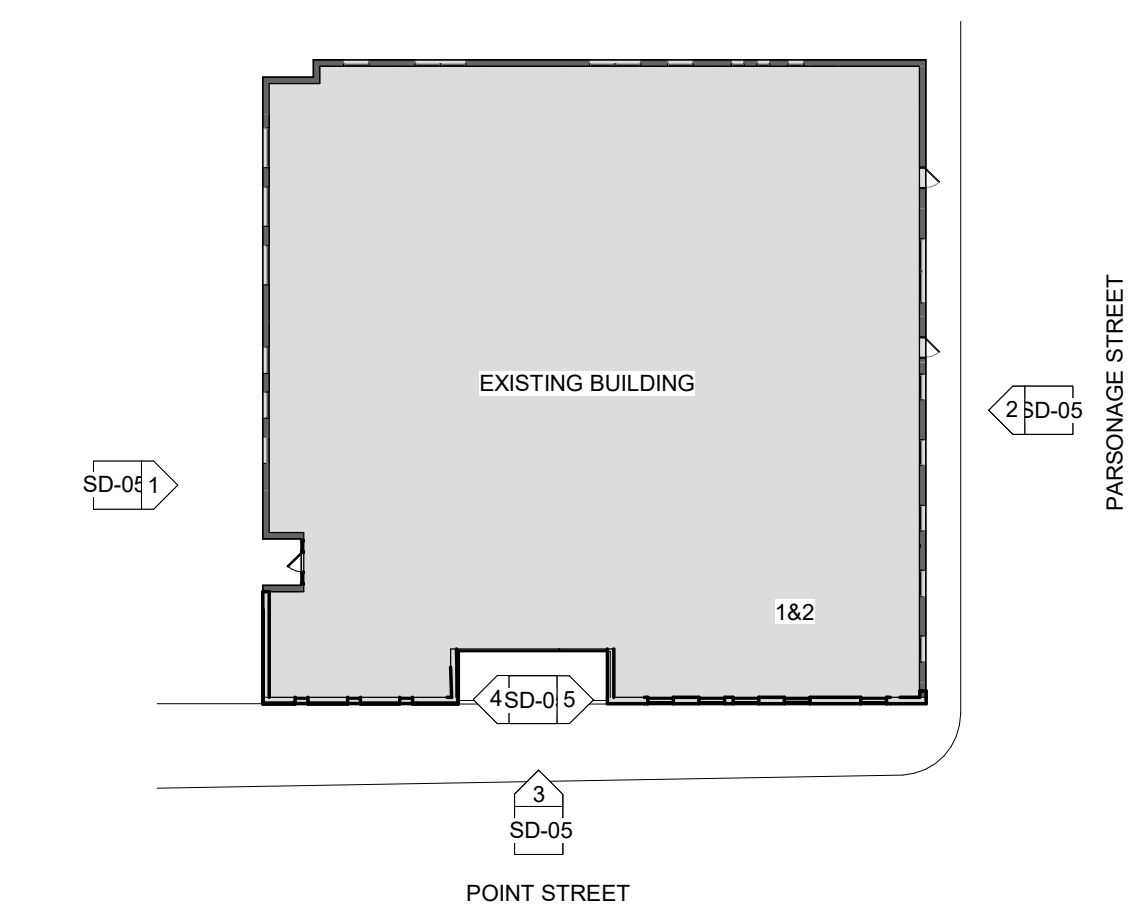
3 SOUTH ELEVATION - DEMOLITION
1/8" = 1'-0"

DEMOLITION ELEVATION SYMBOLS	
[Hatched Box]	EXISTING CONSTRUCTION TO BE DEMOLISHED AS NOTED.



4 PARTIAL ELEVATION - DEMOLITION
1/8" = 1'-0"

5 PARTIAL ELEVATION - DEMOLITION
1/8" = 1'-0"



6 KEY PLAN
N.T.S.

EXISTING/DEMO ELEVATIONS

139 POINT STREET - EXTERIOR REFRESH

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VISION 3 ARCHITECTS **SD-05**



ADAIR SEPIA SPLIT
FACED VEINED
LIMESTONE VENEER



ADAIR SEPIA MEDIUM
DRESSED VEINED
LIMESTONE SILL



ALUCOBOND JLR
GRAY METALLIC

GLEN-GERY RED
SMOOTH FLASHED
MODULAR