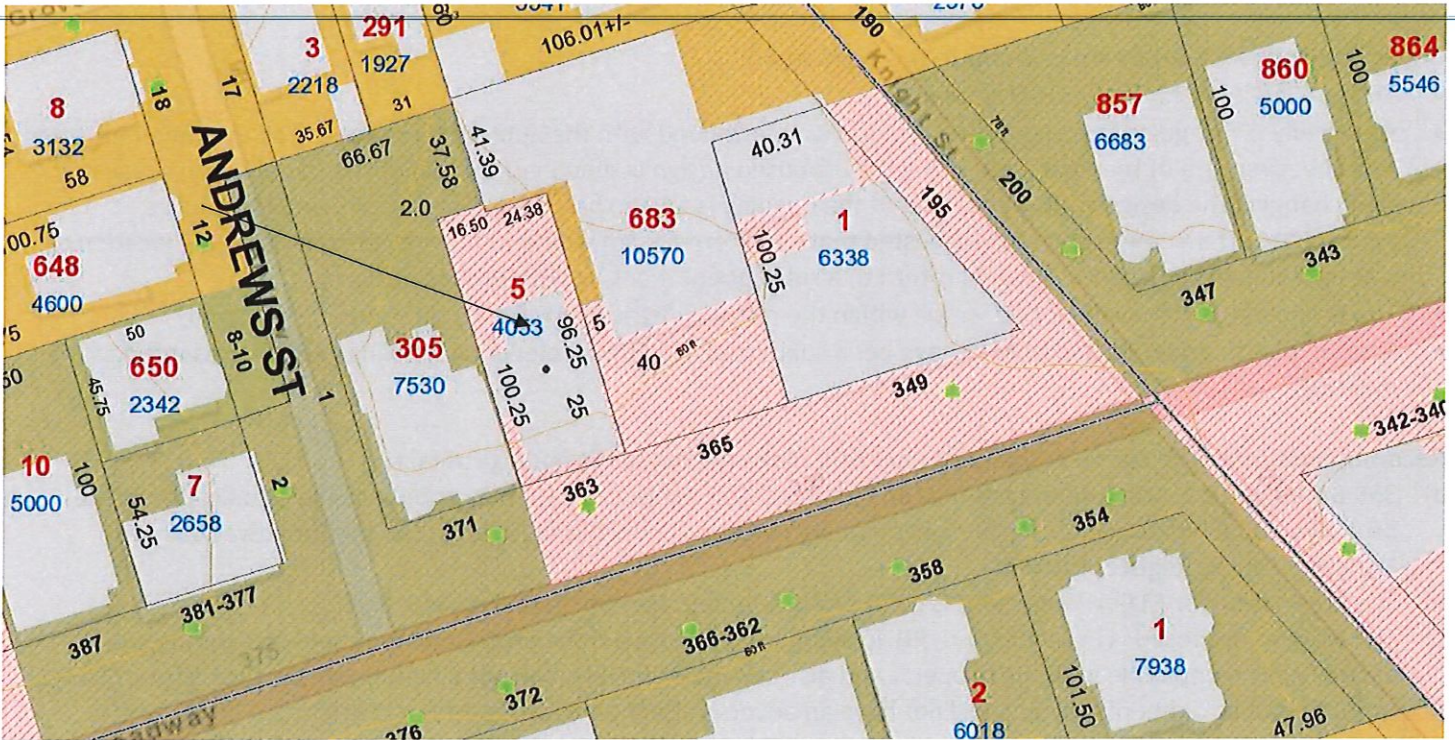


**PROJECT REVIEW**

- CASE 20.075, 369 BROADWAY, William D. Hilton House, 1872 (BROADWAY)**  
2½-story; cross-gable; clapboard house; with side-hall entry under bracketed hood, bracketed window sills and caps, 1-story front and side bays, rope window molding, and ocular window.  
**CONTRIBUTING**



Arrow indicates 369 Broadway.



Arrow indicates project location, looking north.

**Applicant/Architect:** Kevin Diamond, 269 Wickenden Street, Providence, RI 02903

**Owner:** Dustin Dezube, 269 Wickenden Street, Providence, RI 02903

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

- The applicant is requesting the construction of a four-level rear addition, one-level partially below grade, two upper floors and an attic story connected to the main structure through a covered stairwell.

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

- The application is for conceptual review;
- At the July 27<sup>th</sup> regular meeting the application was continued with the applicant's consent. The Commission stated that the given size of the existing building the proposed design seemed large in scale. The Commission suggested that changing the design so that the mass of the building is lower than the main structure would be more appropriate. The Commission also suggested that a modern design would not be inappropriate for the location. It was agreed that the applicant would return to a subsequent meeting with revised designs;
- The proposed addition will not be visible within the historic district from the public rights-of-way; and,
- Revised plans, rendering and photos have been submitted. Additional elevation drawings will be presented at the meeting.

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

- a) 369 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register 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: the proposed alterations as submitted are aesthetically compatible with the property and district, are reversible, will not be visible within the historic district from the public rights-of-way and will not have an adverse effect on the property or district.

**Staff recommends a motion be made stating that: The application is considered complete. 369 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register District. The Commission grants Conceptual Approval of the proposal as submitted, as the proposed alterations are aesthetically compatible with the property and district, are reversible and 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 the full commission for final approval at a subsequent meeting.**

# WEST BROADWAY NEIGHBORHOOD ASSOCIATION



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**President**

Rebecca Atwood  
**Vice President**

Rachel Robinson  
**Vice President**

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Noel Sanchez  
Nancy Worthen

## **Staff:**

Kari Lang  
Rod Mortier  
Jessica Jennings

17 September 2020

Dustin Dezube

[ddezube@gmail.com](mailto:ddezube@gmail.com)

Kevin Diamond, R.A.

[kevin@providenceliving.com](mailto:kevin@providenceliving.com)

Re: 369 Broadway

Dear Dustin and Kevin,

Thank you both very much for reaching out to the WBNA and our Community Development Committee (CDC). We really appreciate your interest working with the community and value the opportunity to preview and provide comments on your proposed project at 369 Broadway.

As a brief recap, on September 10<sup>th</sup>, you and our CDC held a virtual meeting to review your proposed project. The CDC is a community group of residents with expertise in planning, development, architecture and neighborliness who are working to encourage sensitive development that reinforces the walkable, diverse, historic, mixed-use and pedestrian-scale character of the neighborhood.

Overall, the CDC is supportive of your approach of adding a contemporary multi-unit extension behind the historic building at 369 Broadway. We appreciate your preserving the existing historic building, both the exterior and interior, without adaptation. And we appreciate the siting of the modern extension so that it maintains the historic integrity of the streetscape, located discreetly behind and mostly concealed from view from the public realm of the sidewalks and street of Broadway.

Density – You are proposing eight studio apartments in the new addition. We support increased density when done “gently”, and also understand the economics of developing relatively large numbers of very small units and that this could yield you the highest financial return on your investment. Nevertheless, considering the size of the site, the limited walkways, parking and outdoor space, we believe the site would more comfortably accommodate an addition of four to six units. We are concerned that the below-grade units be provided good quality light and access. We do appreciate and commend you for retaining the historic building as two larger units.

Scale – You are proposing an addition that does not exceed the historic building in height or width and we appreciate that approach.

Building character and neighborhood context – We believe it is both exciting and challenging to introduce an element of contemporary architecture within a historic neighborhood. Sensitive siting, massing and design will be critical for a successful project. We encourage very close attention to detail so the that exterior expression of the building, while modern in palette, complements the surrounding historic architecture with comparable quality of materials and articulation. The selections and relationships of materials for foundation, siding, fascia and soffits, windows, balconies, stairs and stair enclosure will be critical for the addition to complement the historic neighborhood. In our review of the proposed elevations, we think the addition would benefit from additional glazing.

# WEST BROADWAY NEIGHBORHOOD ASSOCIATION



Affordability – The CDC believes that the neighborhood income diversity is one of our strongest assets. We appreciate that you aim to keep the new rents below \$1,000 -- though still a bit pricey for the square footage -- and encourage all efforts to maintain affordability for the long term.

Parking – You explained that the site currently has 2 stacked parking spaces and that the new units will not have parking places. We generally support minimizing parking and encouraging alternative transportation, although 2 very tight spots for 10 units is a bit more than feels comfortable. We noted that the walkway to the new addition is either through or right next to the existing parking places and encourage you to plan and designate a walkway that is safe, comfortable and well landscaped. Will you be planning bike parking for the new units?

Landscape – We noticed that there is greenspace and tree coverage in the existing backyard of the historic building. It appears that the proposed addition will necessitate removal of the tree coverage. We encourage a landscape plan to at least partially restore the lost tree coverage. And if possible, some outdoor space for tenant enjoyment would be a welcome addition.

Environmental Sensitivity – The CDC encourages a design that maximizes energy efficiency and minimizes the carbon footprint. We appreciate well-insulated and tight building construction, utilizing renewable construction materials, minimizing construction waste, and encourage the use of solar panels where appropriate. Since you will be reducing the permeability of the site, we encourage careful attention to management of stormwater on site.

Again, we thank you for presenting your project to us and giving us the opportunity to review and comment on a building scheme that will set an important precedent for future additions in our neighborhood. We appreciate that you have agreed to return to the WBNA CDC as your design evolves and materials have been selected.

Sincerely,

Cynthia Langlykke  
CDC Chair

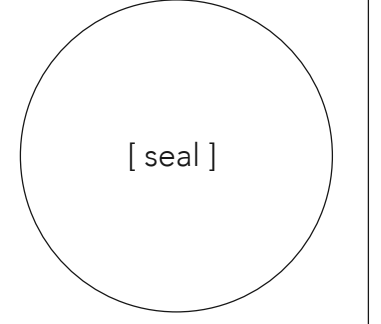
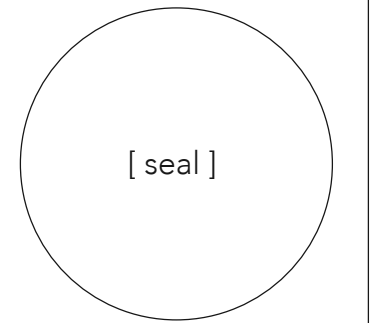
Kari Lang  
Executive Director

Cc:  
Providence Historic District Commission  
c/o Jason Martin  
[jmartin@providenceri.gov](mailto:jmartin@providenceri.gov)

# 369 Broadway | Rear Addition Conceptual Design Review

KEVIN DIAMOND  
ARCHITECT

497 Broadway # 304  
Providence, RI 02909  
919.886.2426



Providence Living  
369 Broadway  
Providence, RI

consultants:

sheet	set issued	date	status
01	Concept Design	09/17/2020	Issued

status key:  new,  revised,  unchanged

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Concept Design

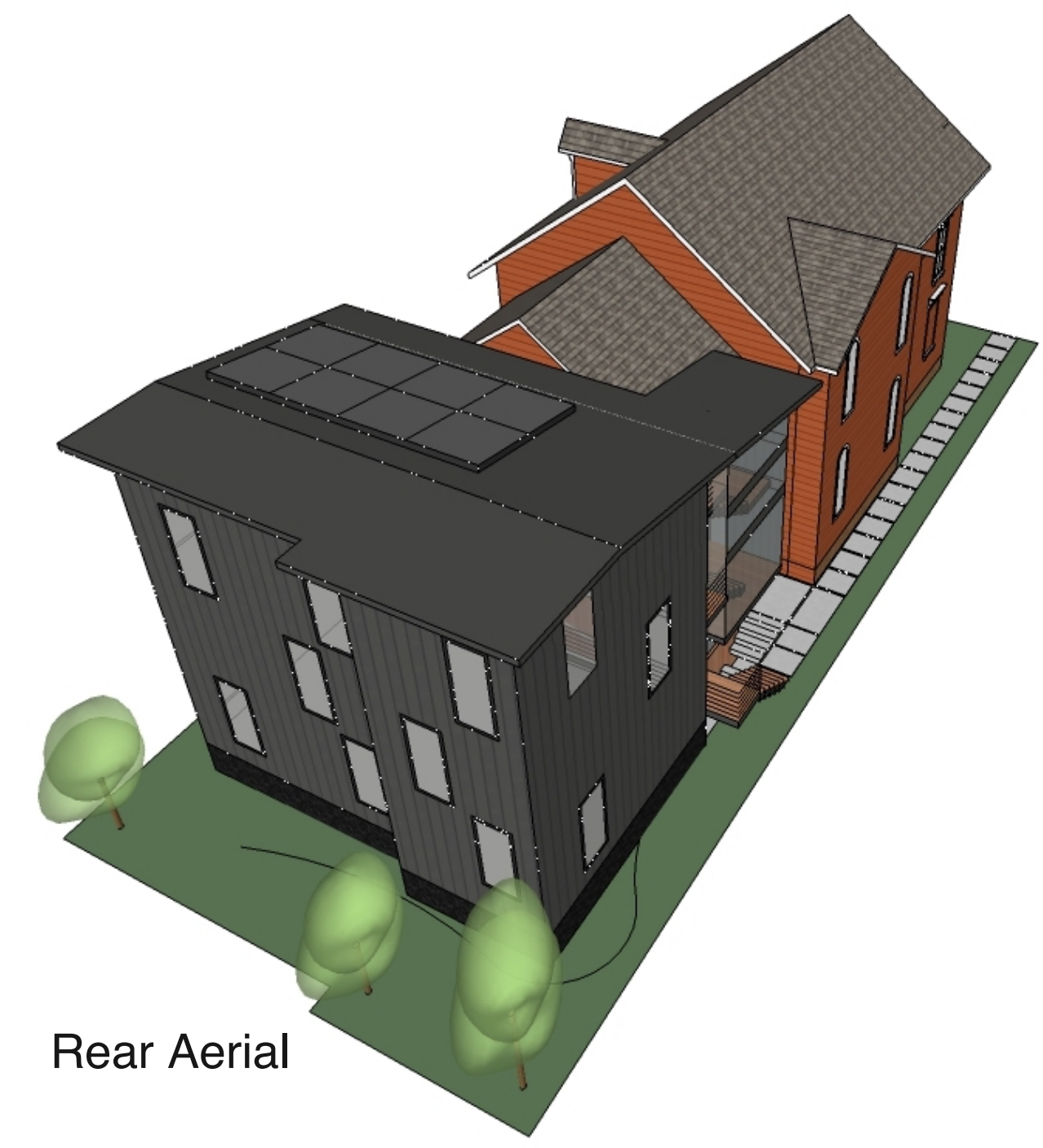
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Existing Site

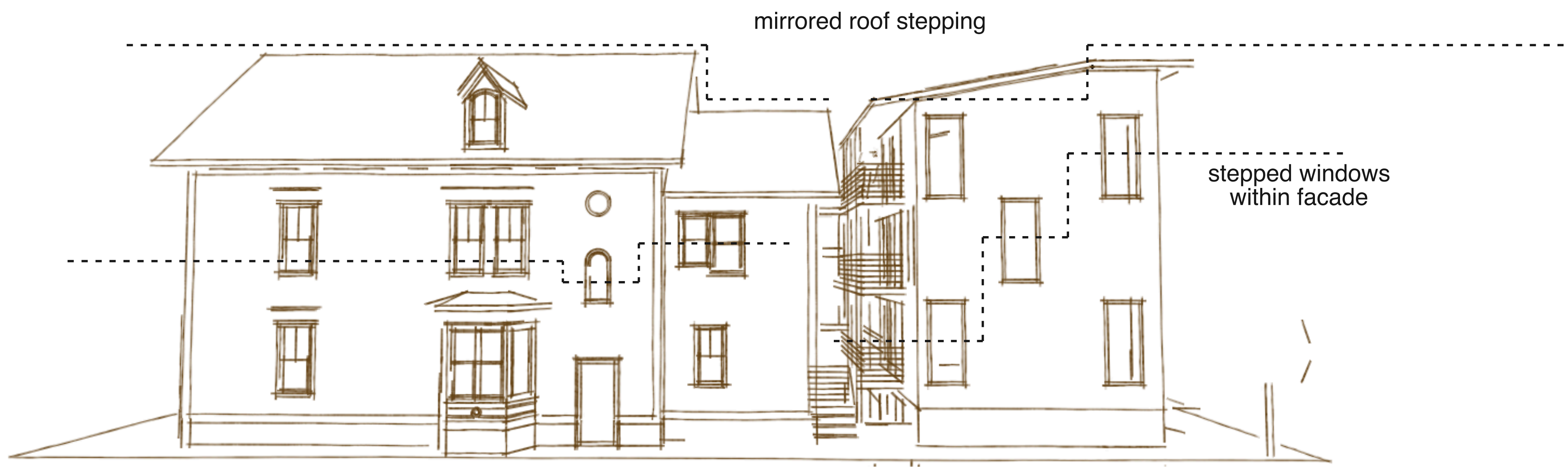


Front Aerial

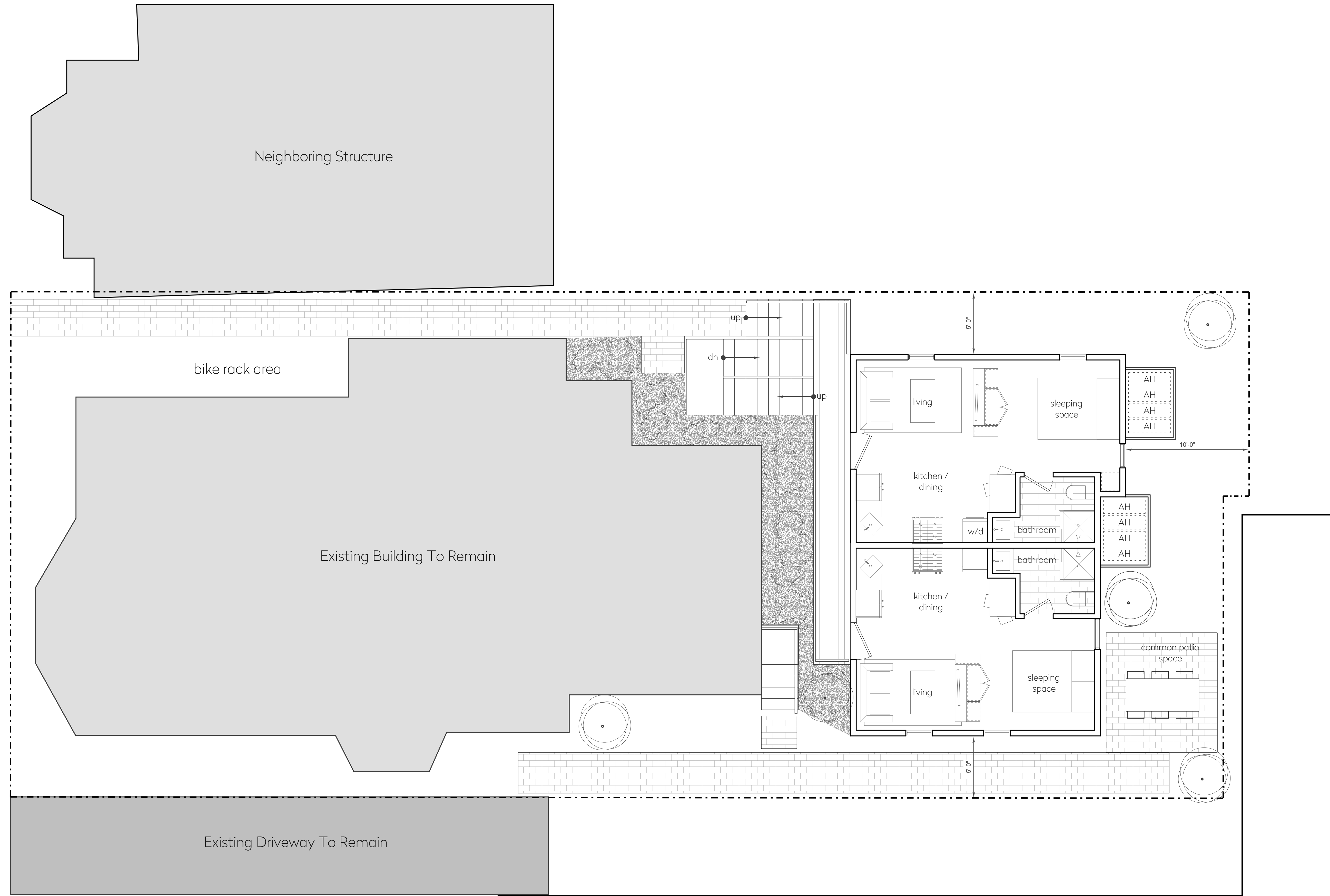


Rear Aerial

- Proposed Scope:
- + Construction of modern free-standing residential structure behind the existing historic home at 369 Broadway
  - + 8 units total; three stories above grade, one below. two units on each level.
  - + Rotate existing brick stoop at rear to accommodate proposed new structure.

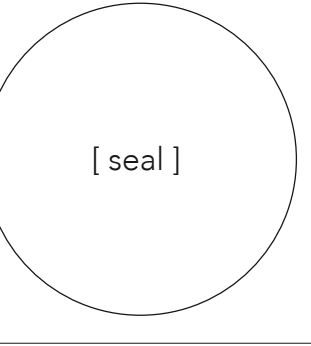
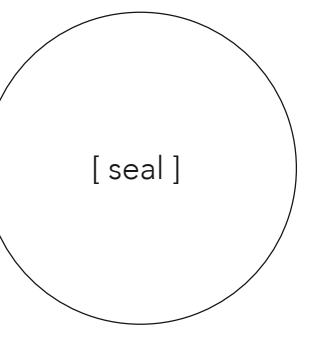


Concept Sketch



Concept Site Plan

Neighboring Structure



**Providence Living**  
369 Broadway  
Providence, RI

consultants:

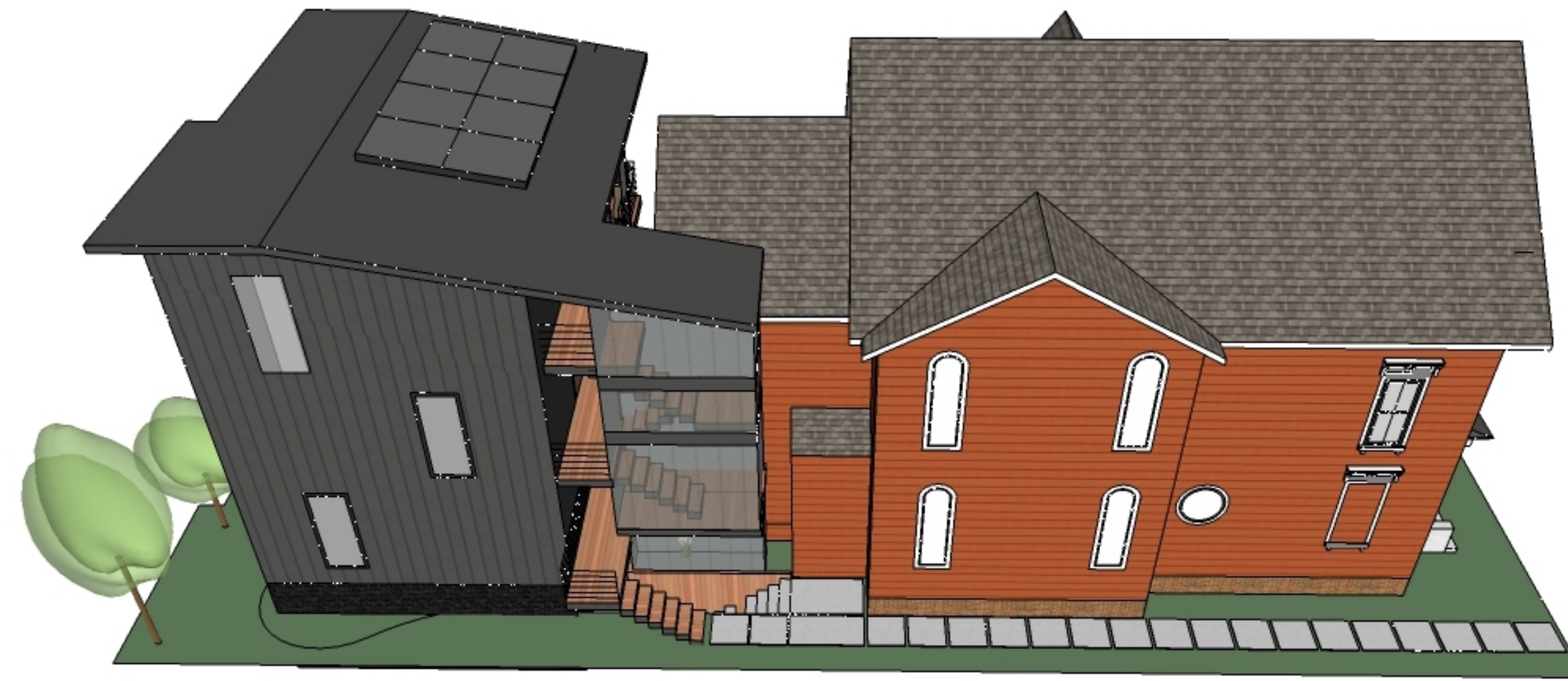
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**Concept Design**



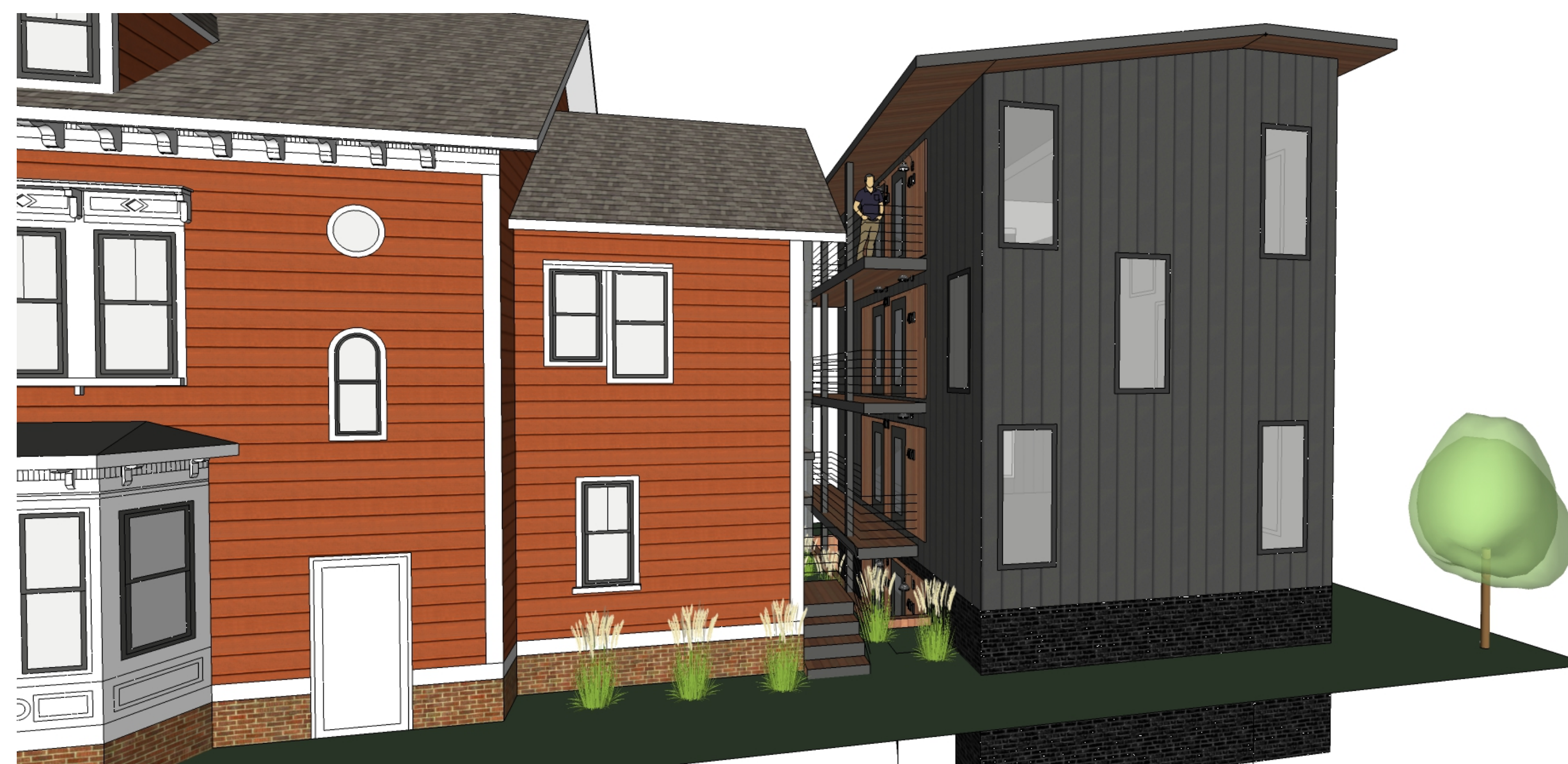
Rear Yard (Common space)



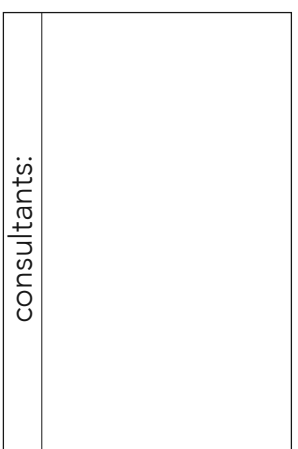
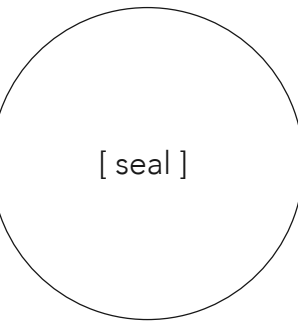
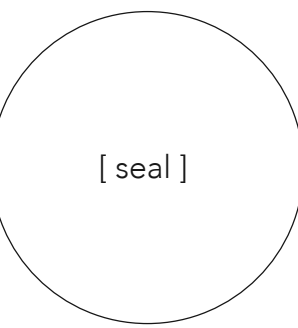
Site Entry



site entry point

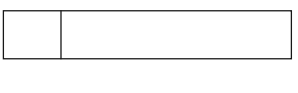


south facade



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03			Unchanged

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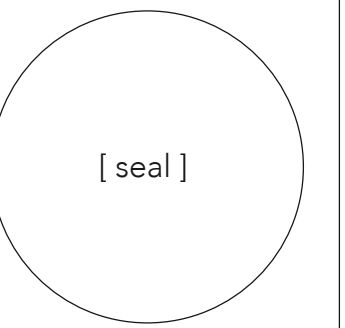
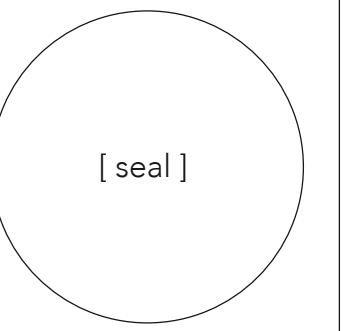




proposed stoop adjustment / rotation



Stair Tower Concept/  
Precedent Image



consultants:

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revised			<input type="radio"/>
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