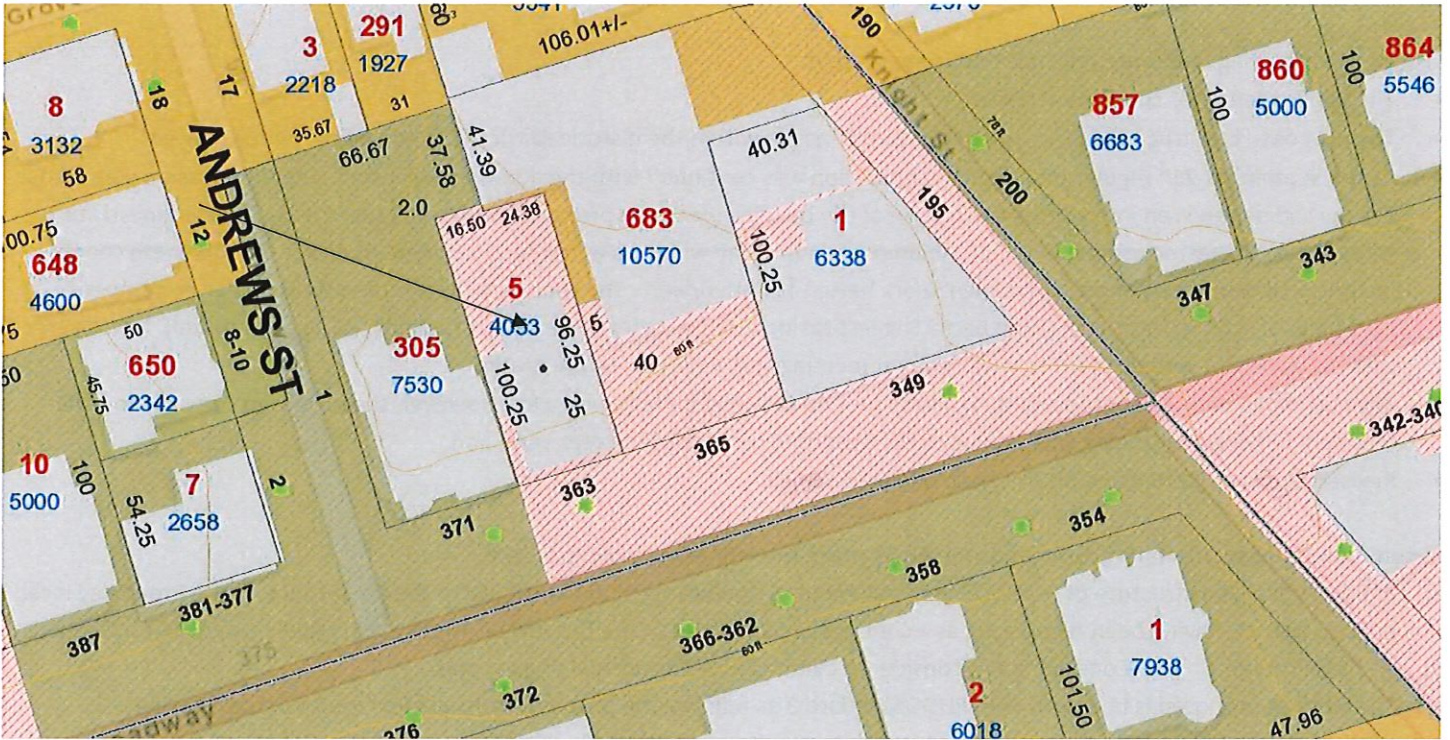


PROJECT REVIEW

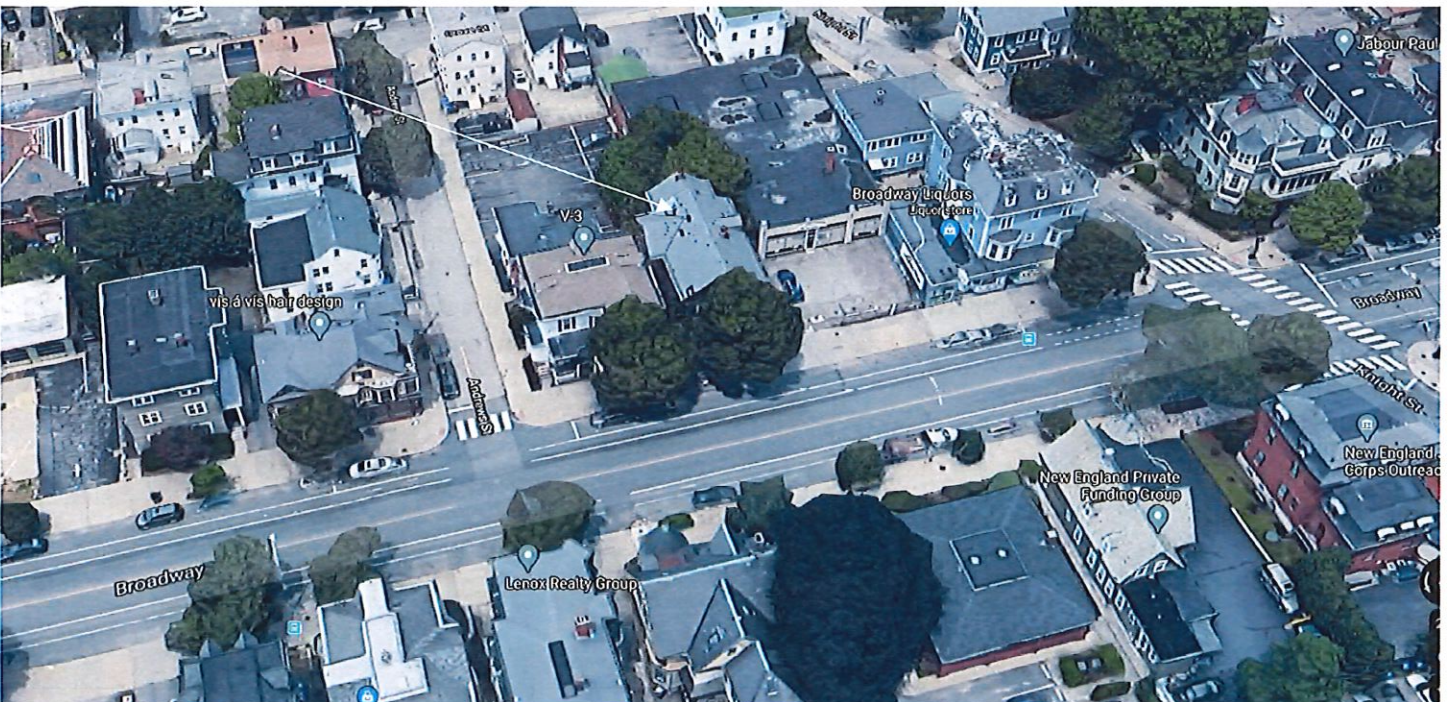
1. CASE 20.075, 369 BROADWAY, William D. Hilton House, 1872 (BROADWAY)

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 New Construction and includes:

- The applicant is requesting the construction of a four-level rear story, one-level partially below grade, two upper floors and a recessed third floor behind the existing structure.

Issues: The following issues are relevant to this application:

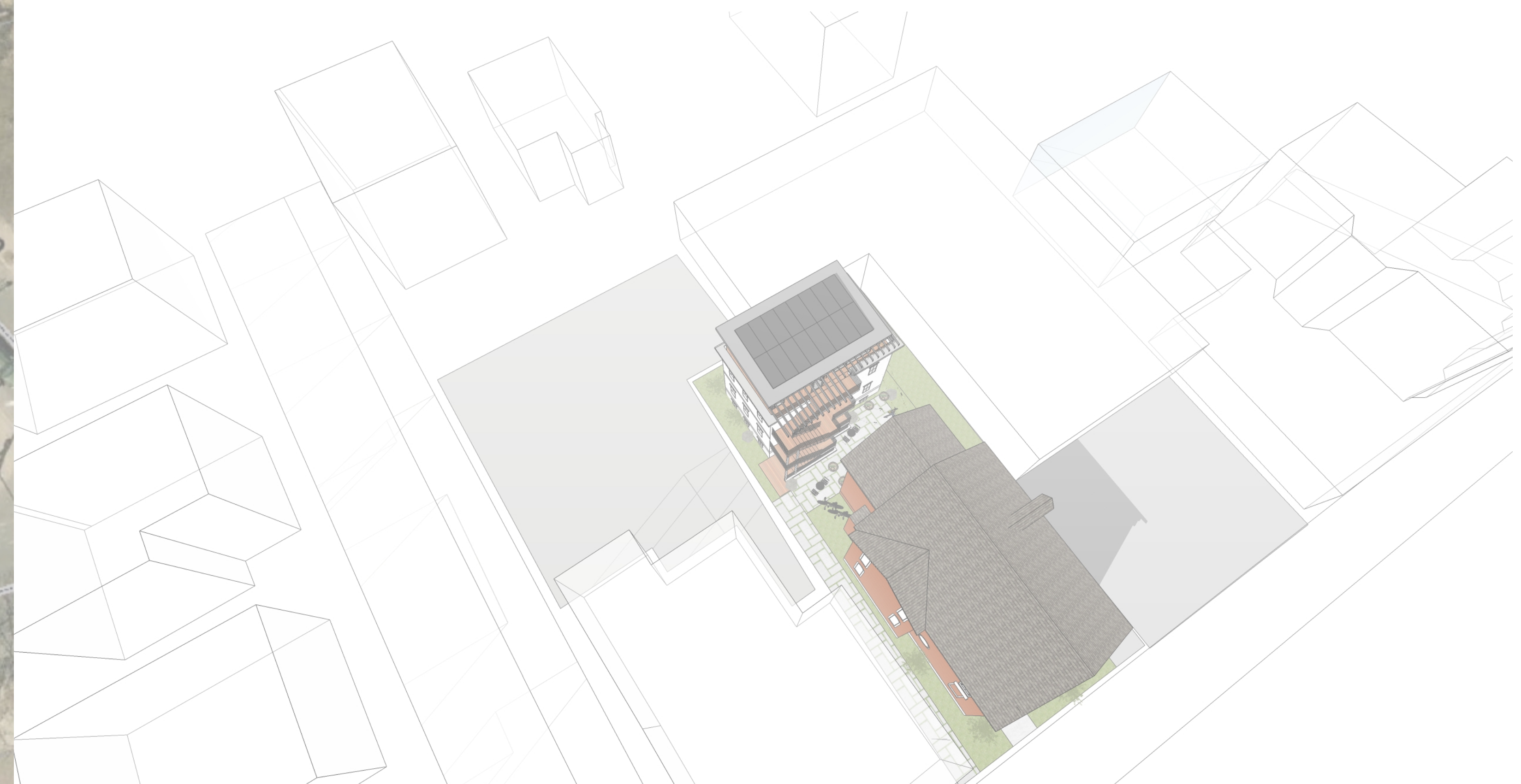
- The application is for conceptual review;
- The proposed construction will be minimally-to-not visible within the historic district from the public rights-of-ways;
- At the September 21st regular meeting the application was continued with the applicant's consent. The Commission stated that the revised design is an improvement. The size of the building given the proposed design still seems large. More fenestration would help. Suggested using the size of the original double bay windows as a reference point. Staircase with its mesh seems institutional. Something more open might work better, be "friendlier". The spacing between the two buildings is cramped. Possibility of sliding the new building back? Suggest taking more cues from the historic building (siding horizontal). It was agreed that the applicant would return to a subsequent meeting with revised documentation;
- The current zoning of the property (C-1) allows for two principal buildings on a lot. However, the proposed construction will require a dimensional zoning various due to the proposed setback of the rear yard; and,
- Revised plans, rendering and photos have been submitted.

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 Register 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: the proposed construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form, will be minimally-to-not visible within the historic district from the public rights-of-way, so that it 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 Register Historic District. The Commission grants Conceptual Approval of the proposal as submitted, as the proposed construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form, will be minimally-to-not visible within the historic district from the public rights-of-way (Standard 8), so that it 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 once the required dimensional zoning relief has been granted.

369 Broadway | Rear Addition Conceptual Design Review

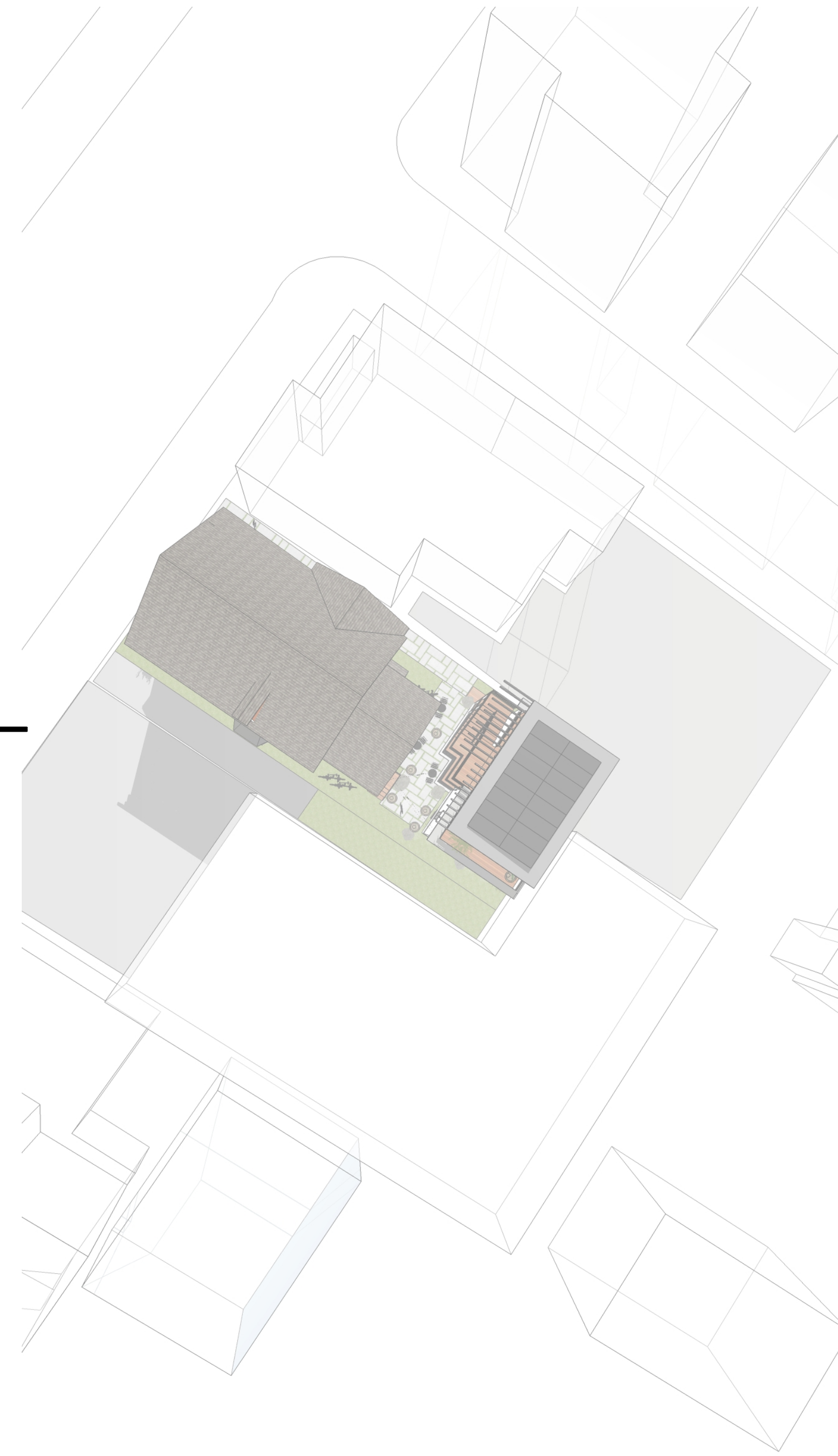
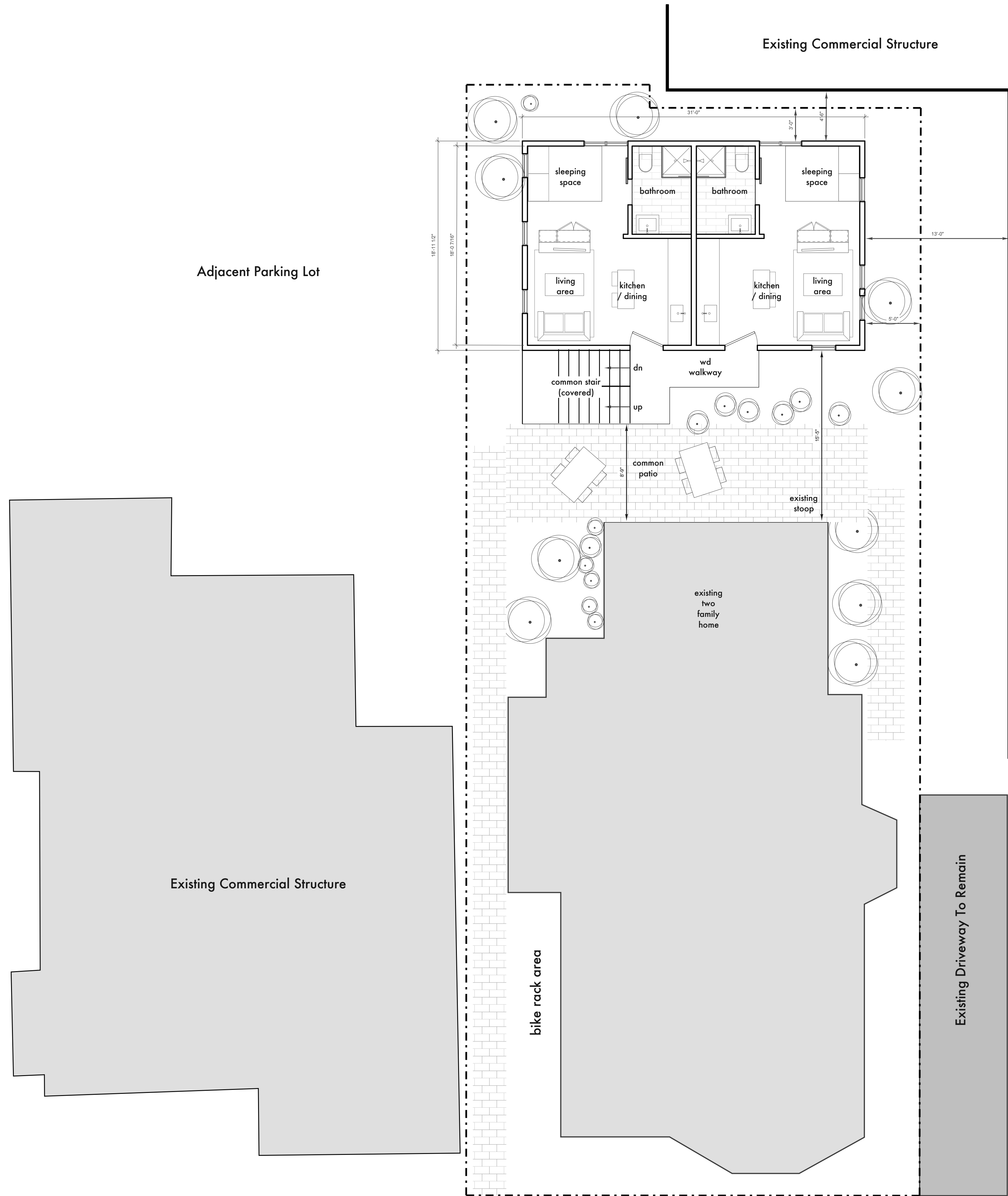


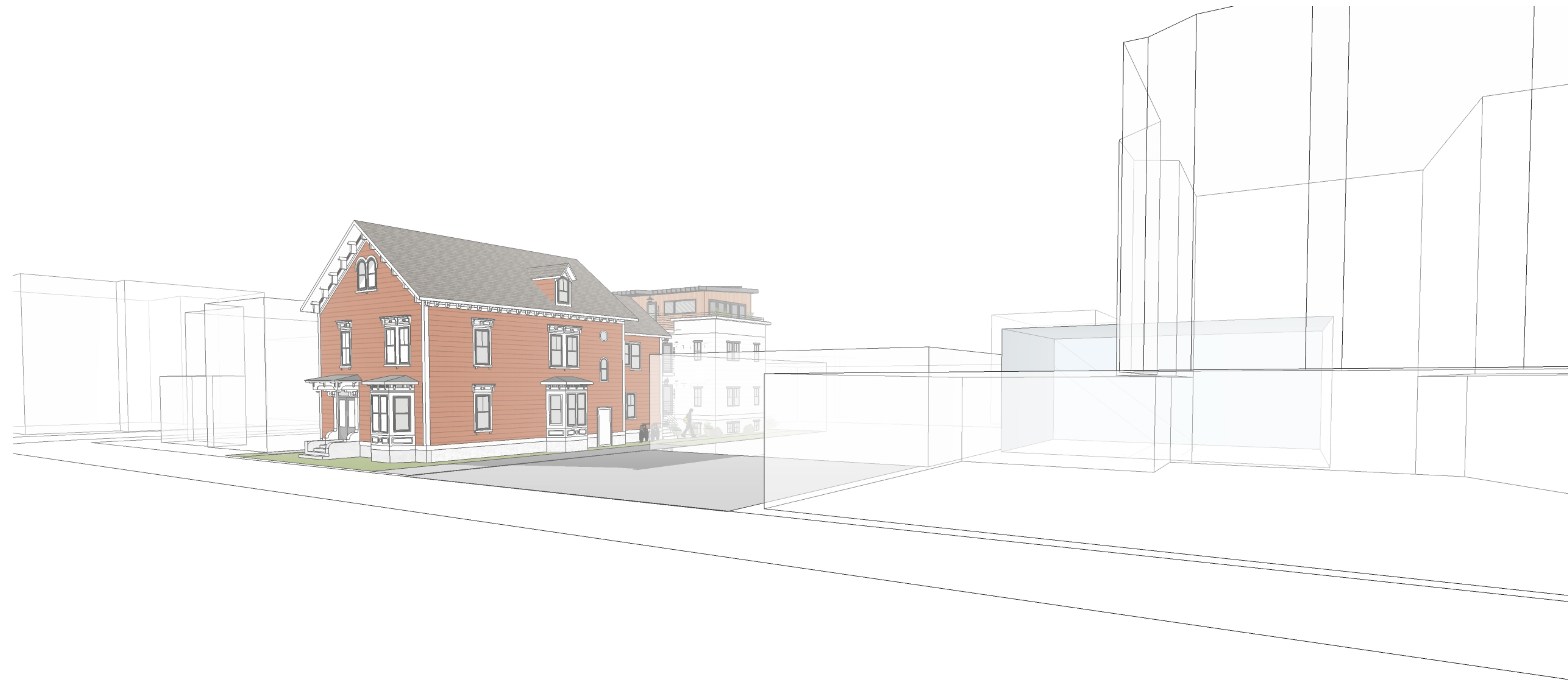
Proposed Scope:

- + Construction of modern free-standing residential structure behind the existing historic home at 369 Broadway
- + 7 units total; three stories above grade, one below. two units on first three levels and 1 unit on top level.
- + Rotate existing brick stoop at rear to accommodate better outdoor space between two structures

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consultants:

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Perspective



sheet
A9

consultants:

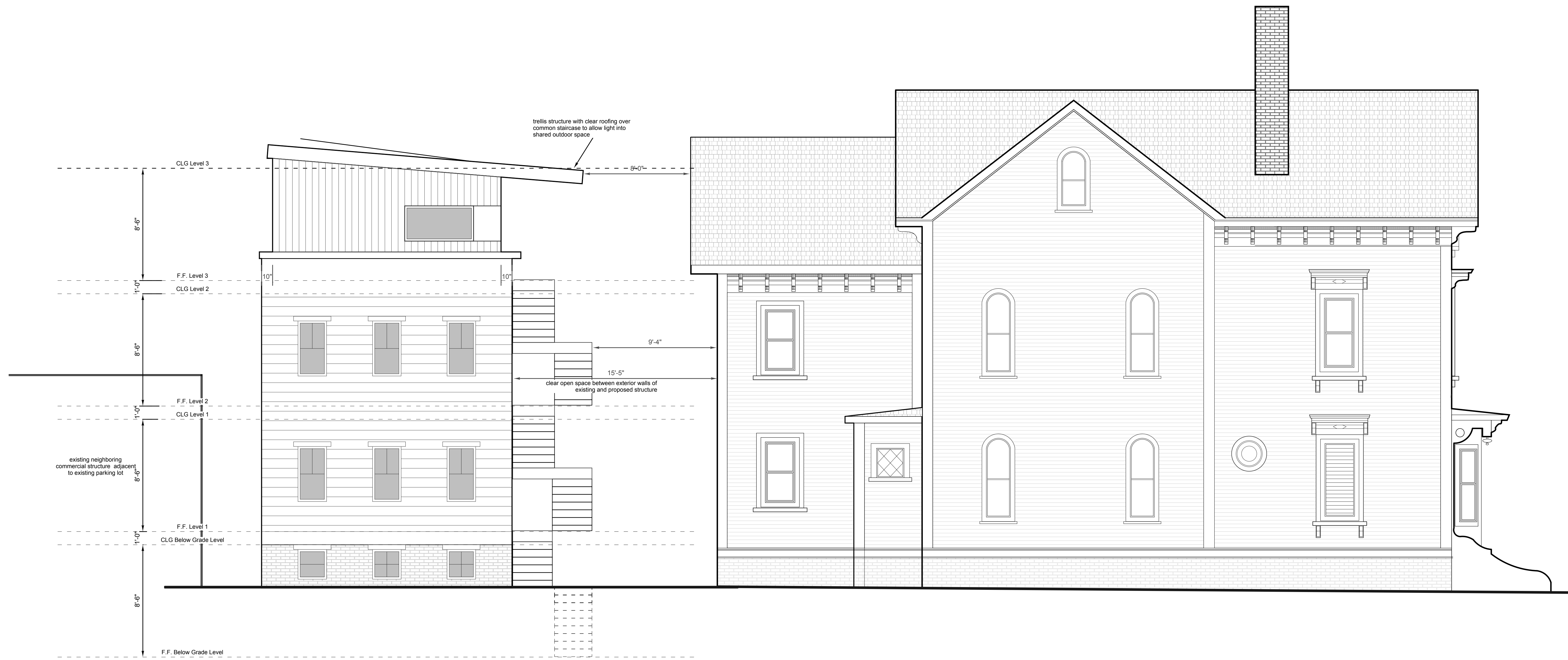
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Perspective

sheet
A10



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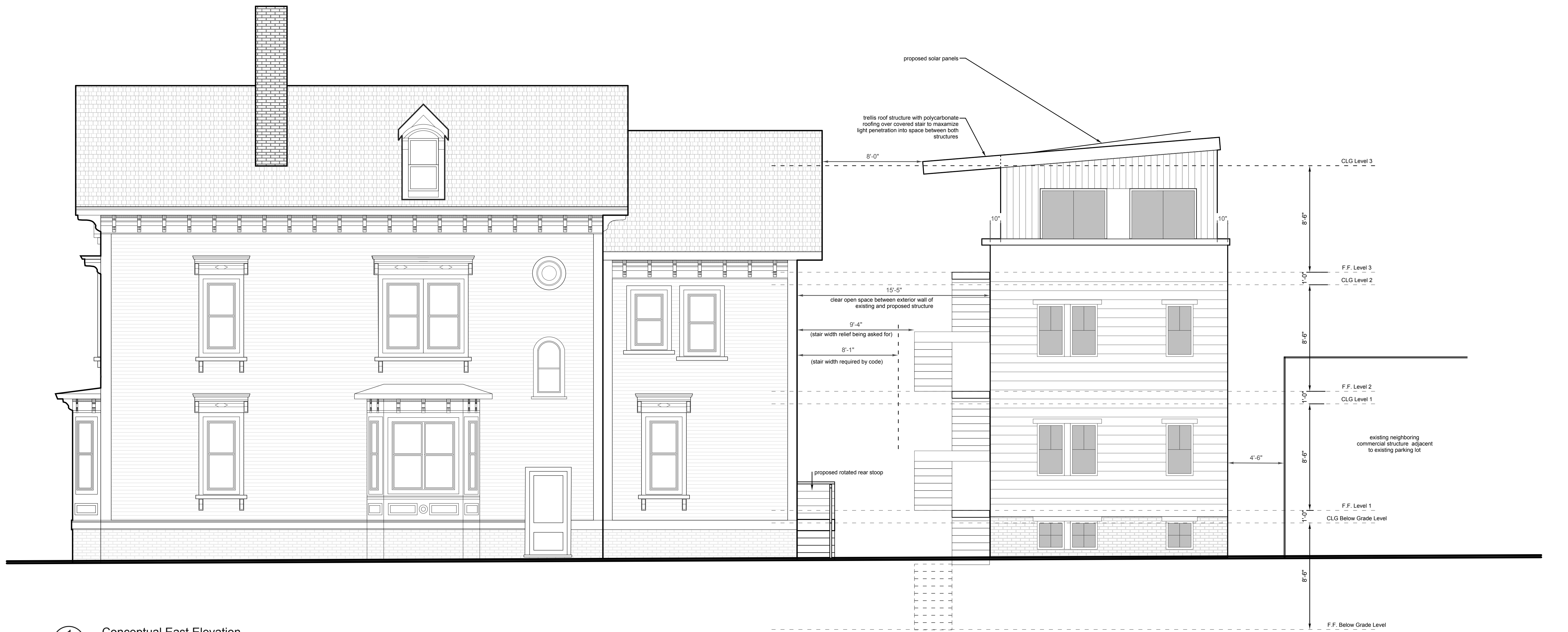
1 Conceptual West Elevation
A3 1/4" = 1'-0"

Consultants:

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Concept Design

sheet
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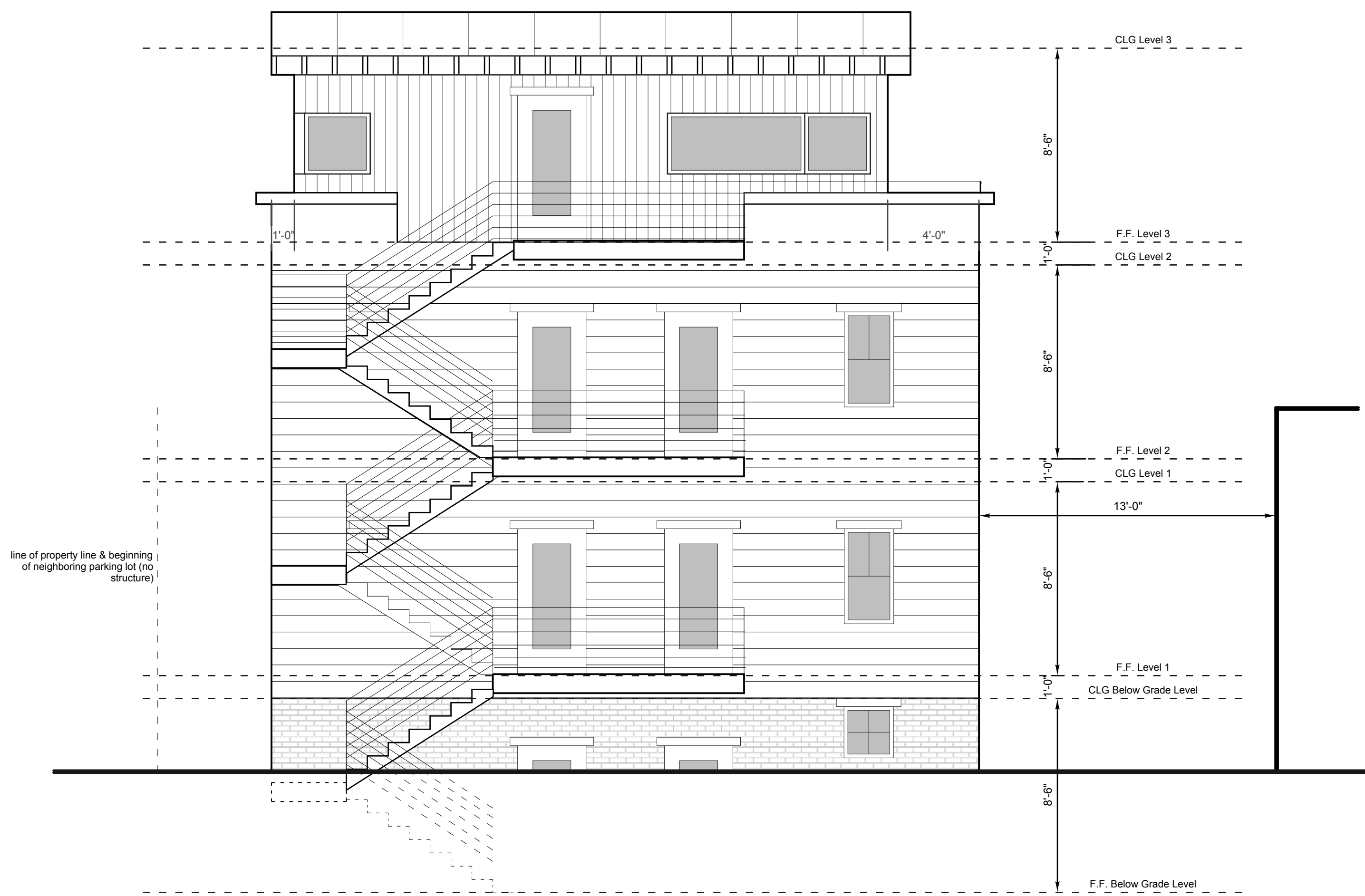
1 Conceptual East Elevation
A4 1/4" = 1'-0"

CONSULTANTS:

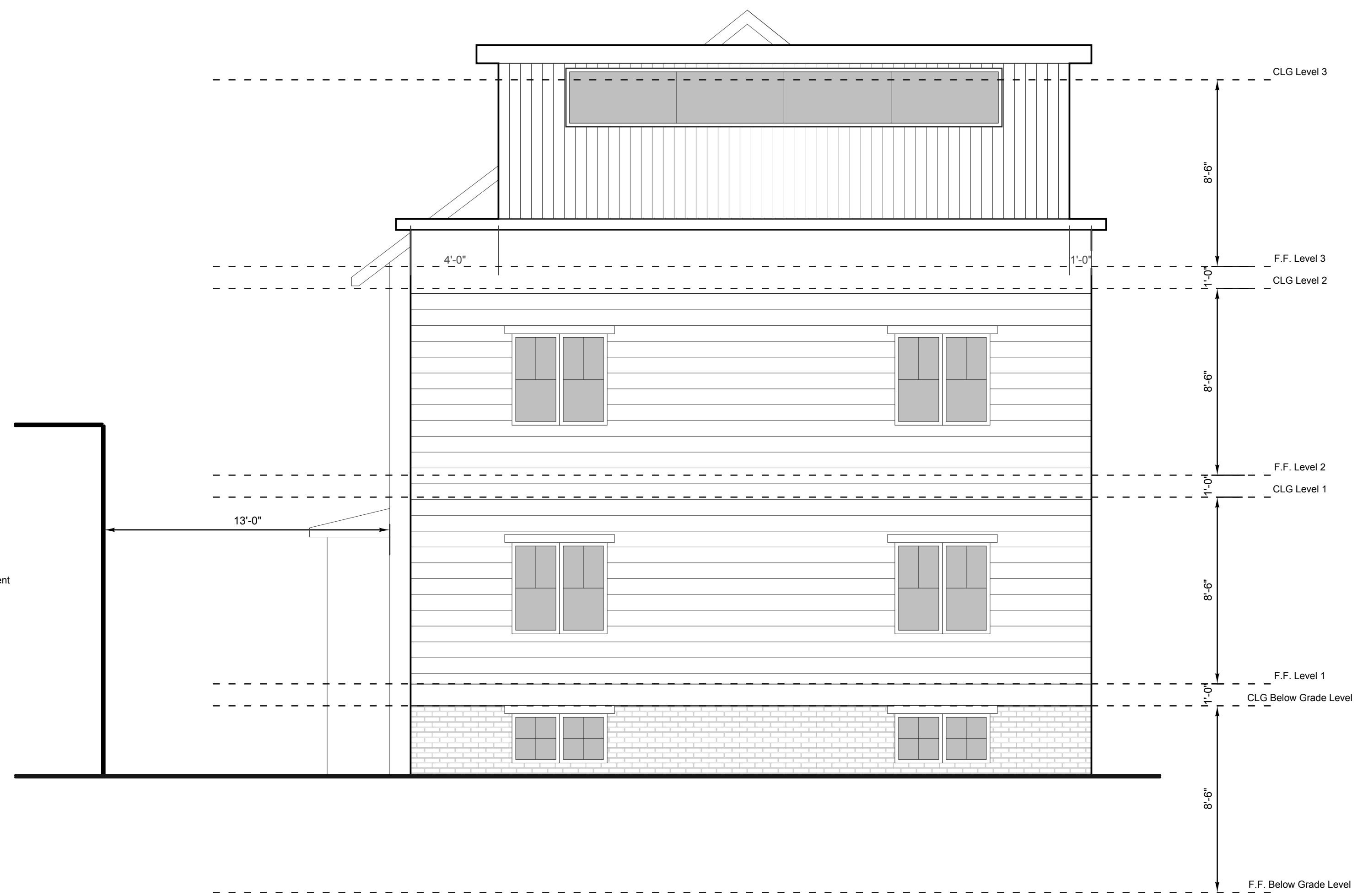
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Conceptual Elevations

sheet
 A05



1
 A5 Conceptual South Elevation
 1/4" = 1'-0"



2
 A5 Conceptual North Elevation
 1/4" = 1'-0"



consultants:

sheet	status key	set issued	date	status
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	revised			○
	unchanged			○

Perspective



Rotate Existing Masonry Stoop-
 existing awning to remain, masonry
 stoop to be removed and reconstructed
 90 degrees relative to existing
 condition as shown



Proposed Common Space & Rotated Stoop

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Perspective



Proposed Common Space & Rotated Stoop

consultants:

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Perspective

sheet
A07



consultants:

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Perspective

sheet

A08