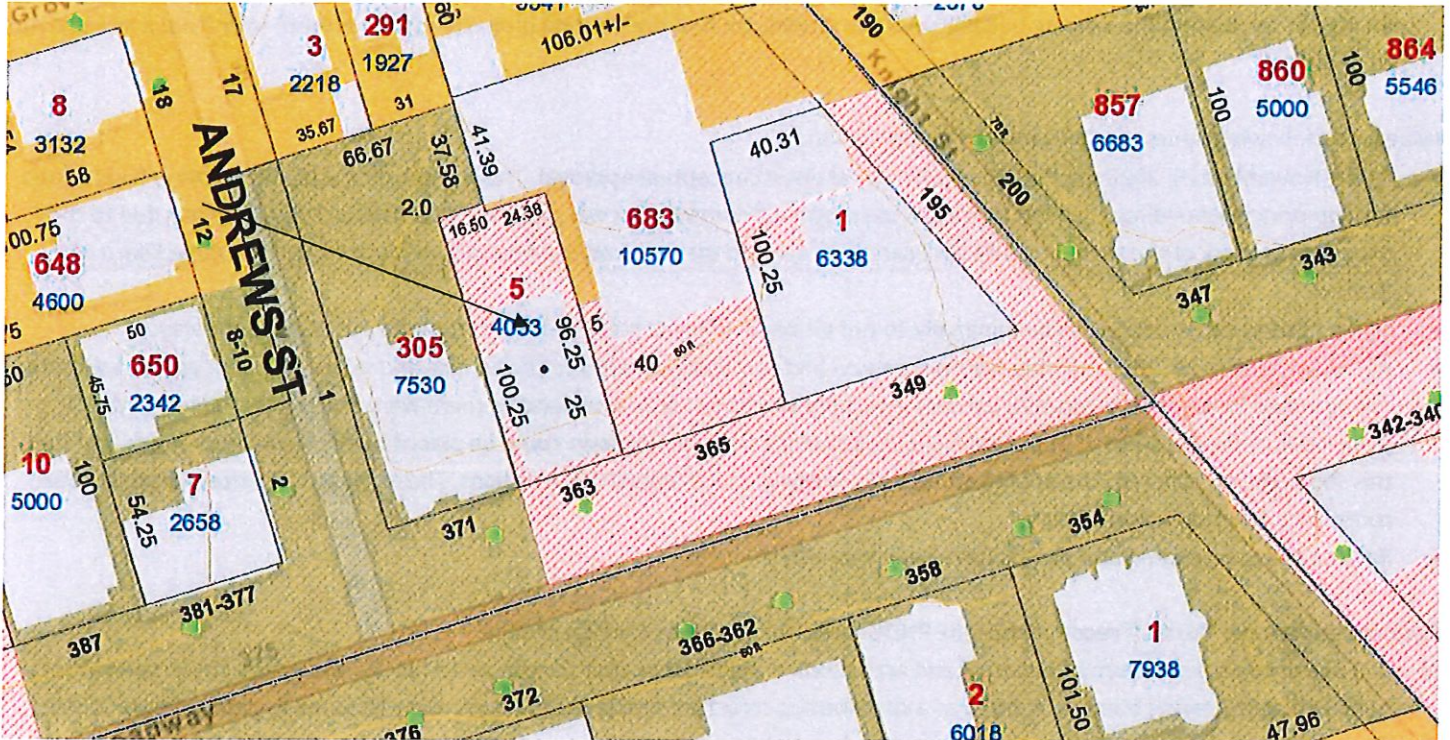
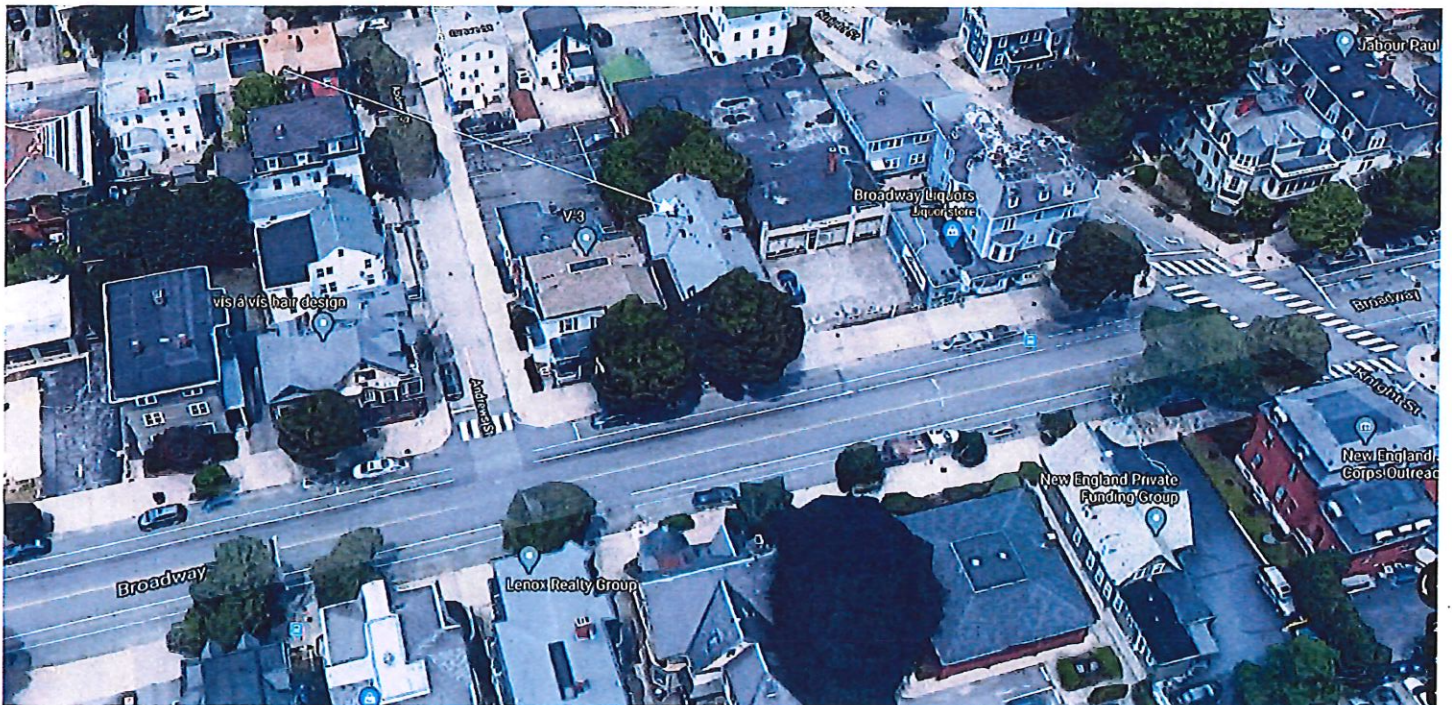


- 3. CASE 20.075, 369 BROADWAY, William D. Hilton House, 1872 (BROADWAY)**
2½-story; cross-gable; clapboard house; with side-hall entry under bracketed hood, bracketed window sills and caps, 1-story front and side bays, rope window molding, and ocular window.
CONTRIBUTING



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 building, one-level partially below grade, two upper floors and an attic story, behind the existing building; and the modification of the existing property's rear entrance stair from a straight-run to a side-run.

Issues: The following issues are relevant to this application:

- At the November 23, 2020 meeting the applicant received conceptual approval. 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 variance due to the proposed setback of the rear yard. The applicant has received the required dimensional variance from the Zoning Board of Review;
- The proposed construction will be minimally-to-not visible within the historic district from the public rights-of-ways;
- At the November 23, 2020 meeting the Commission had comments related to the cornice and railing. It was suggested that the railing would be better if truncated, perhaps a parapet would be ideal. Additionally, there were comments related to the placement of the windows: it appeared from the drawings that the windows could be placed higher in the floor levels and that this should be considered. The applicants agreed to review and evaluate these options. The applicant has incorporated these comments into the revised design,
- 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; 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.

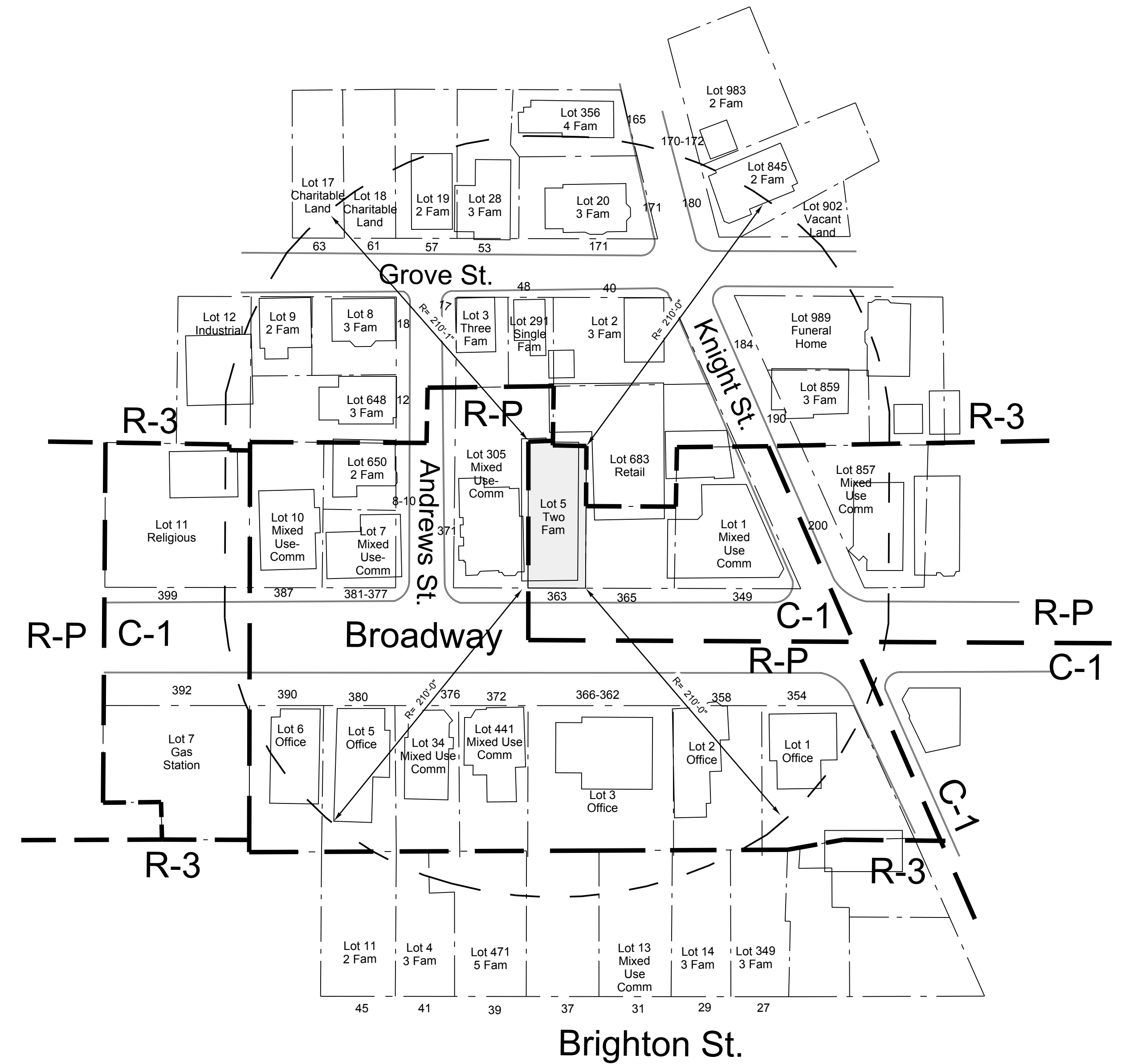
Staff recommends a motion be made stating that: The application is considered complete. 369 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission grants 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 a sub-committee to review construction details as they become available.

369 Broadway, Providence R.I. 02909

Project Intent: Proposed behind the existing structure at 369 Broadway is a detached structure with three levels above grade and one level below grade. A total of 7 dwelling units are proposed within the building. Remove and replace rear stoop at existing structure



1
A1 Rendering
N.T.S.



2
A1 Radius Map
1" = 60'

Providence Living
369 Broadway
Providence, RI

consultants:

sheet	status key	set issued	date	status
	new/ant		04/12/2021	
	revised			
	unchanged			
		Historic District Review		

Cover Sheet

not for construction

sheet
A01

sheet	set issued	date	status
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status key	new	●	○
	revised	○	○
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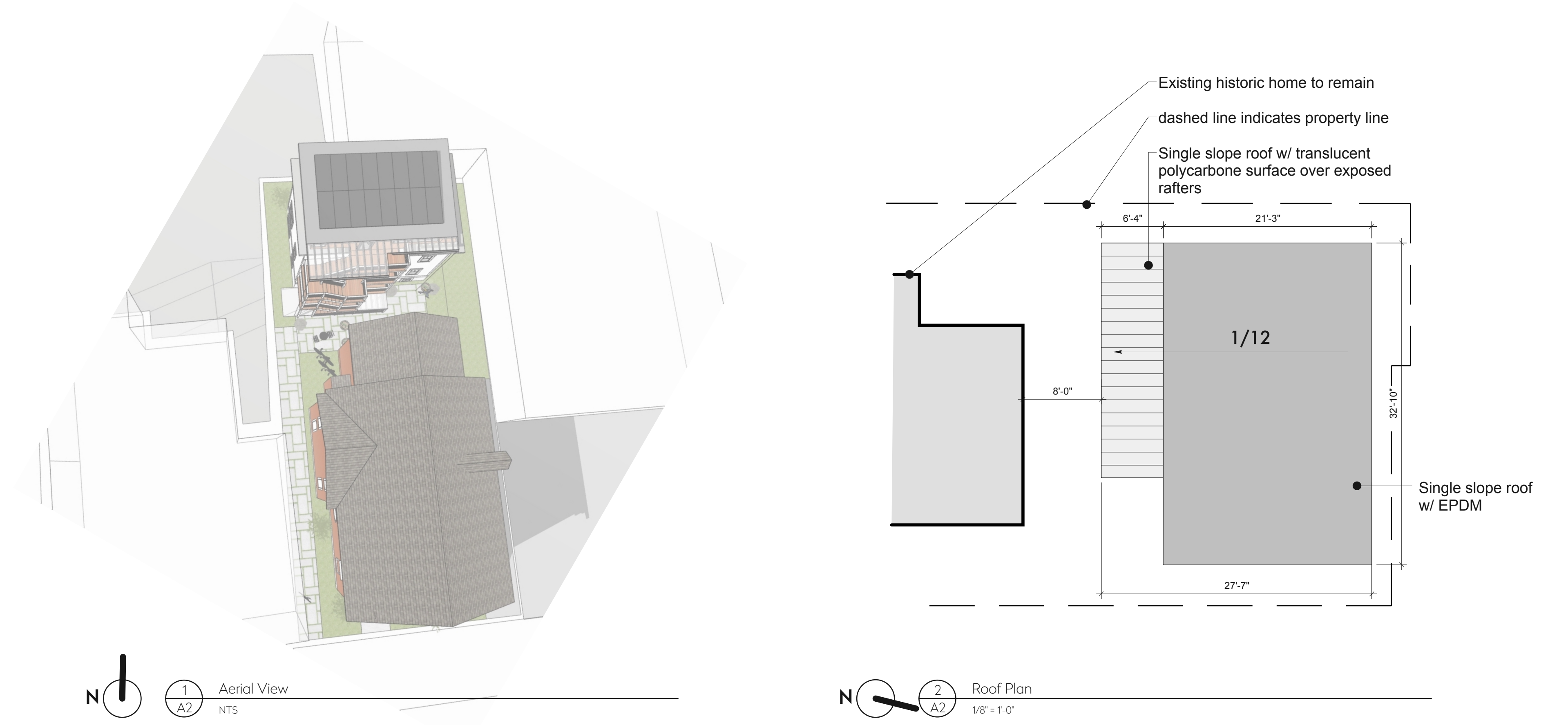
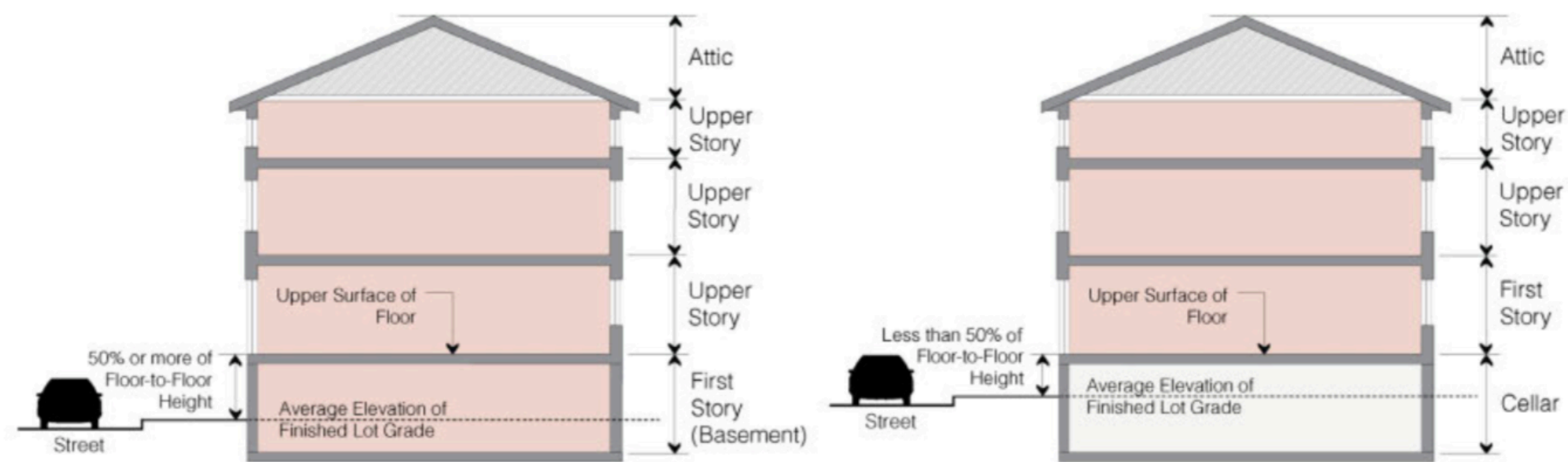


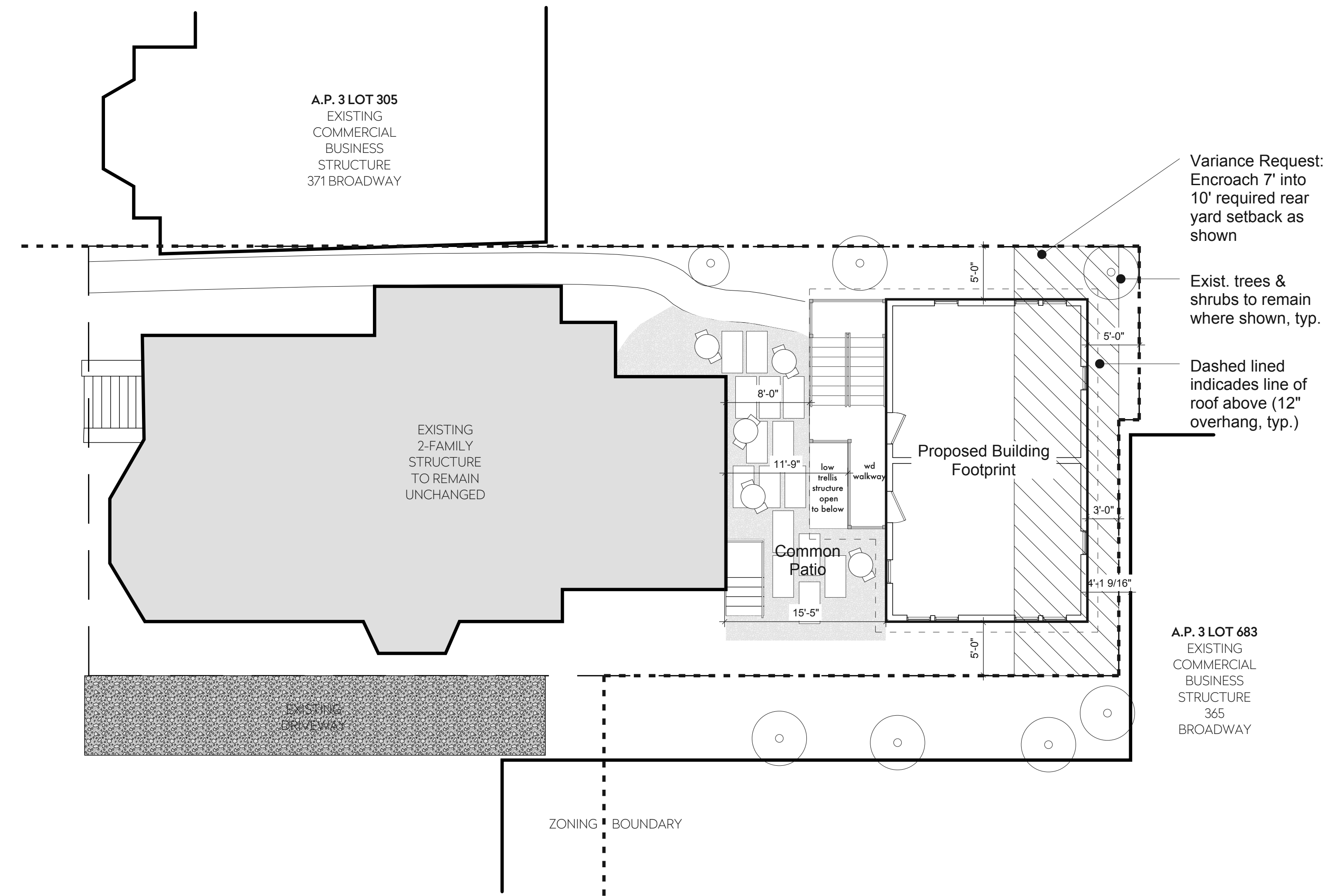
FIGURE 2-5



Zoning Chart

Plat: 33 Lot: 5 Lot Area: 4,077 SF Zone: C-1 Overlays: Historic District

	Required	Proposed	Relief
Setbacks	Front: Build to 24.55' Side: 5' Rear: 10' (abutting residential zone)	NA Side: 5' Rear: 3'	NA NA 7' Encroachment
Impervious Surface Coverage	No Max	NA	NA
Max Building Height	45' Not to Exceed 4-stories	33'-3" 3-stories above grade with cellar below	NA
Min. First Story Height	9' Res. 11' Non-Res.	8'-6" Res.	6" lower at level 1
Min. Bldg Height	16'	33'-3"	NA



3
A2 Schematic Site Plan
1/8" = 1'-0"

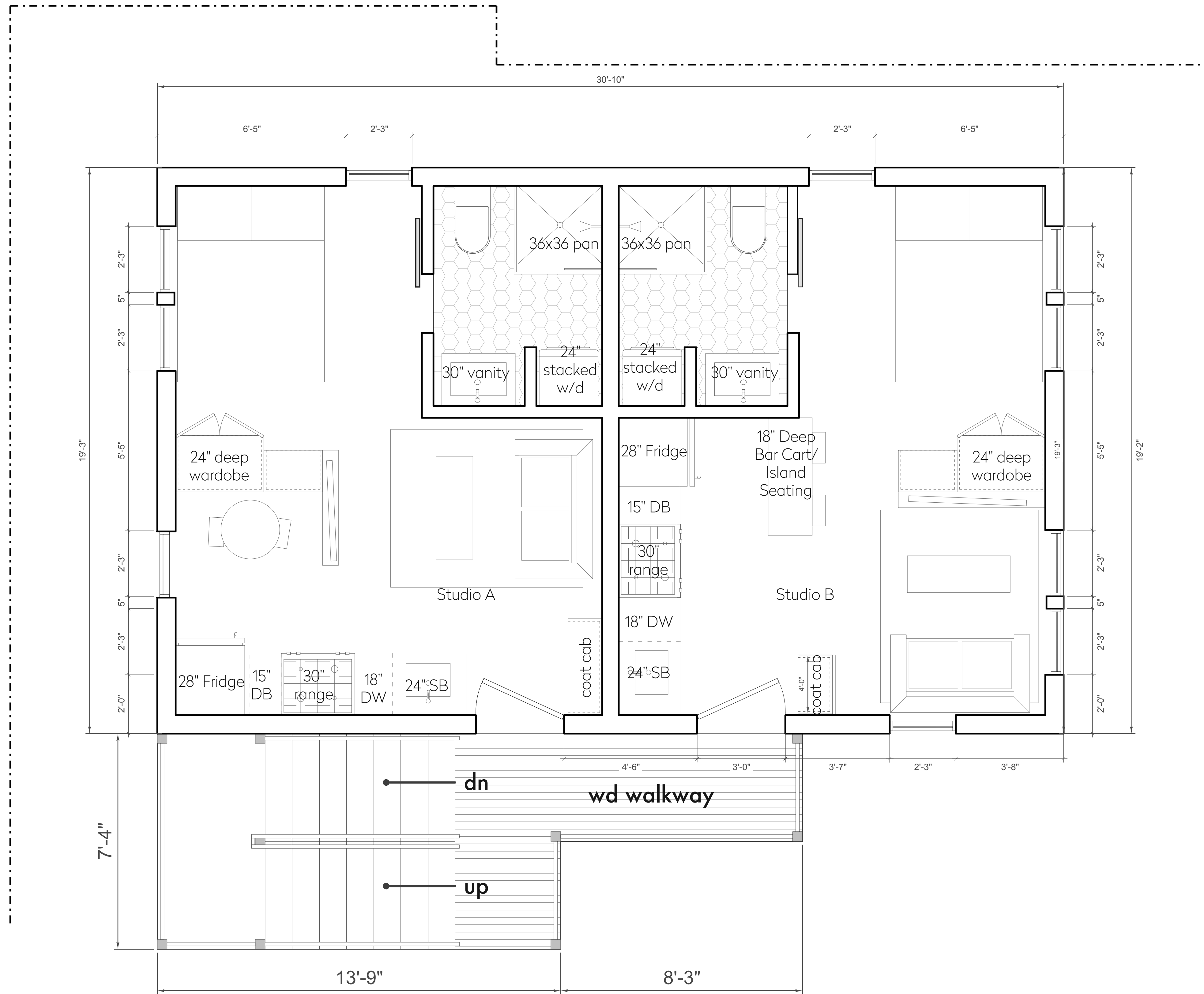
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Typical Floor Plan
(G-2)

not for construction

sheet
A03



1
A3 Floor Plan - Levels G-2
1/2" = 1'-0"

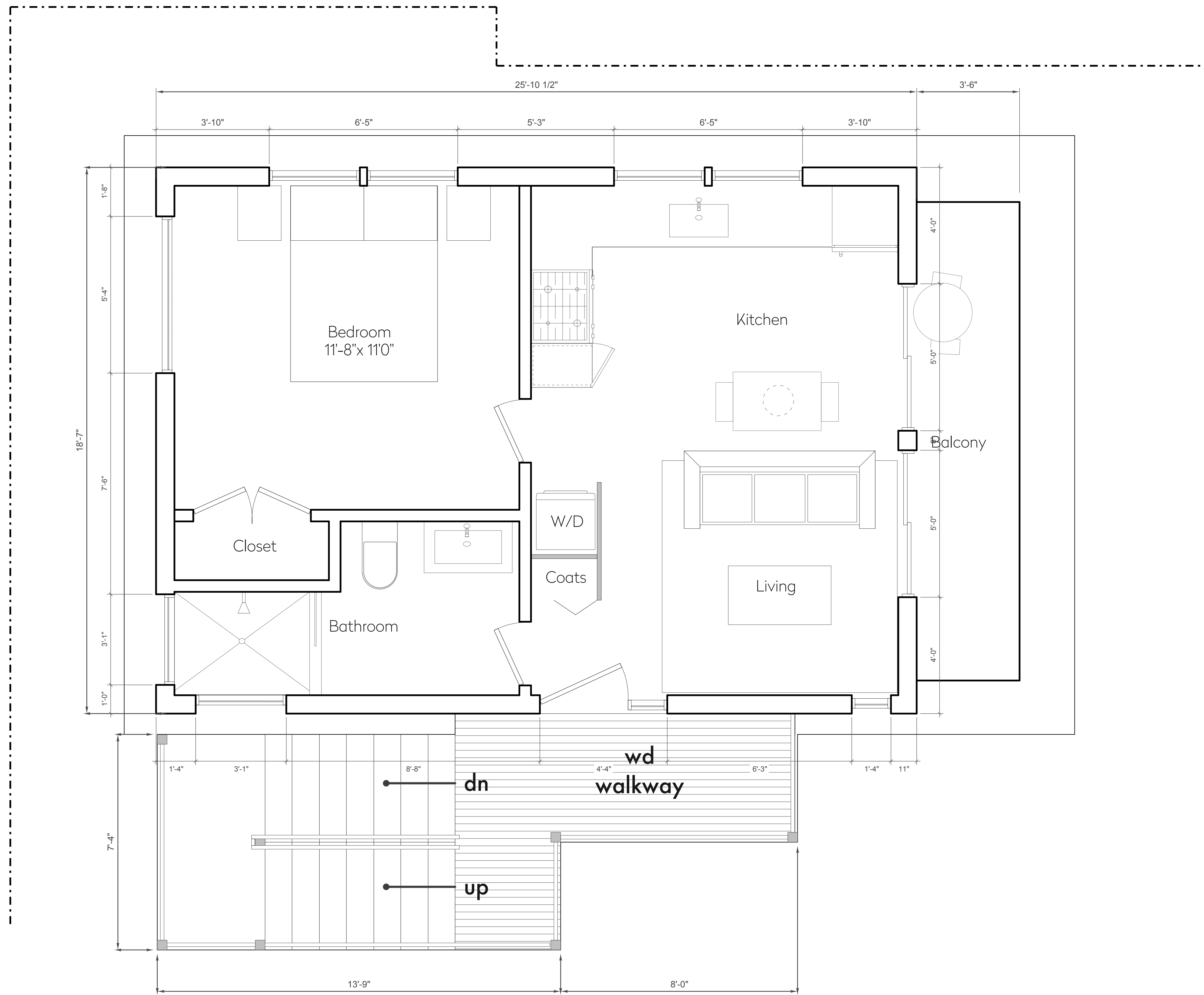
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Level 3 Floor Plan

not for construction

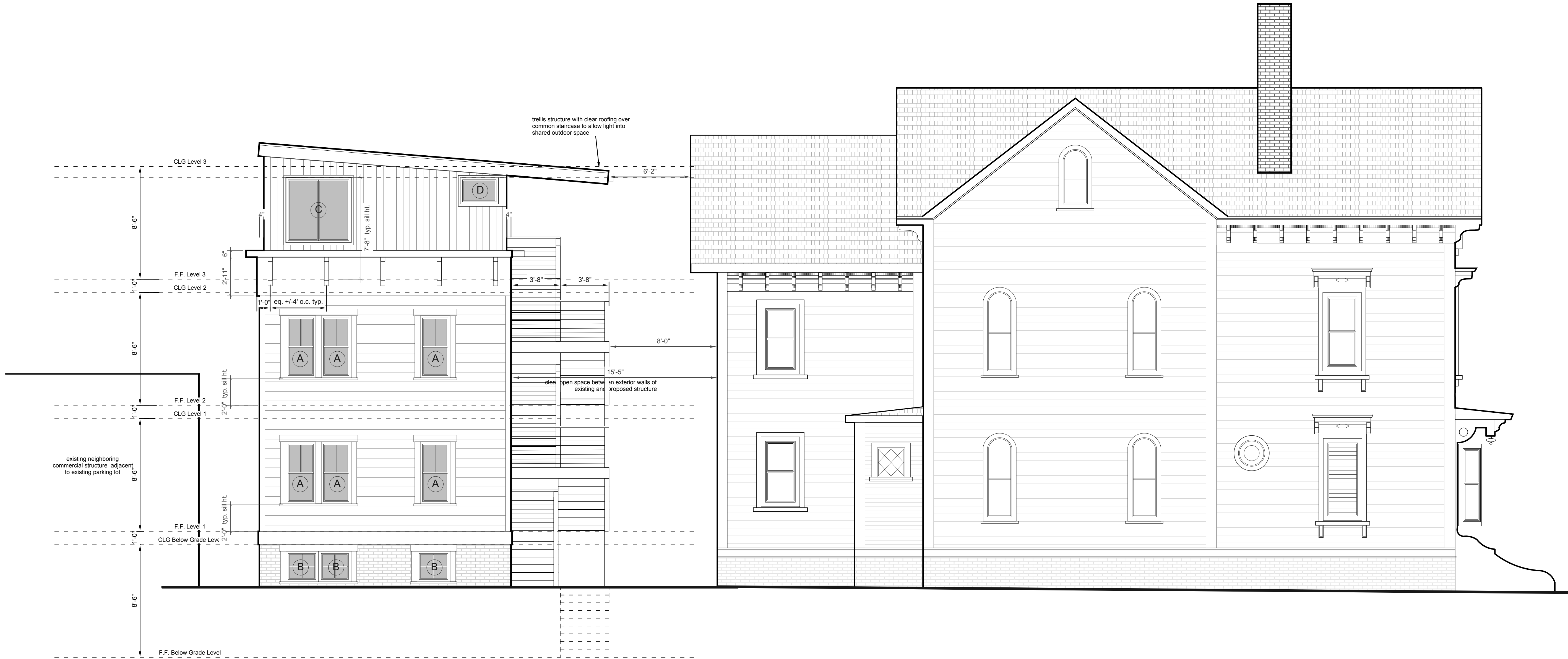
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A04



1 Floor Plan - Level 3
A4 1/2" = 1'-0"

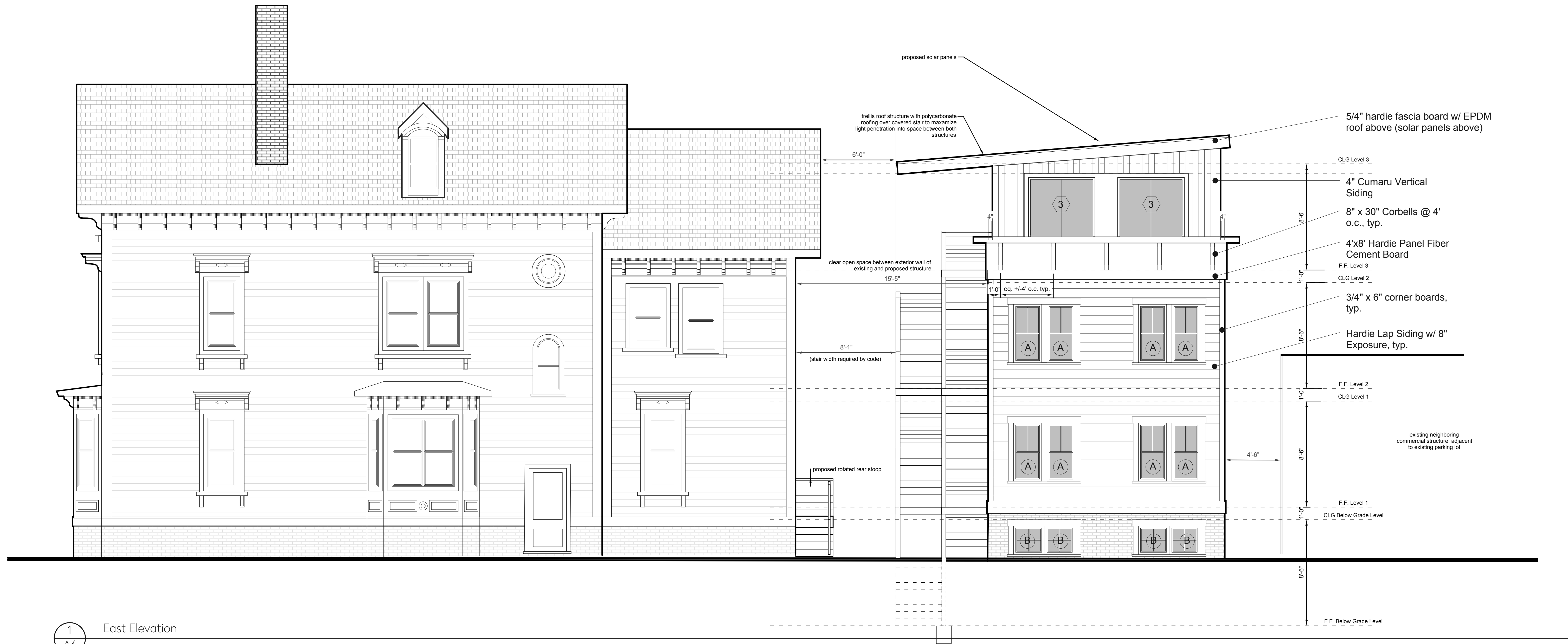
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Peer art		●	
Revised		○	
Unchanged		○	



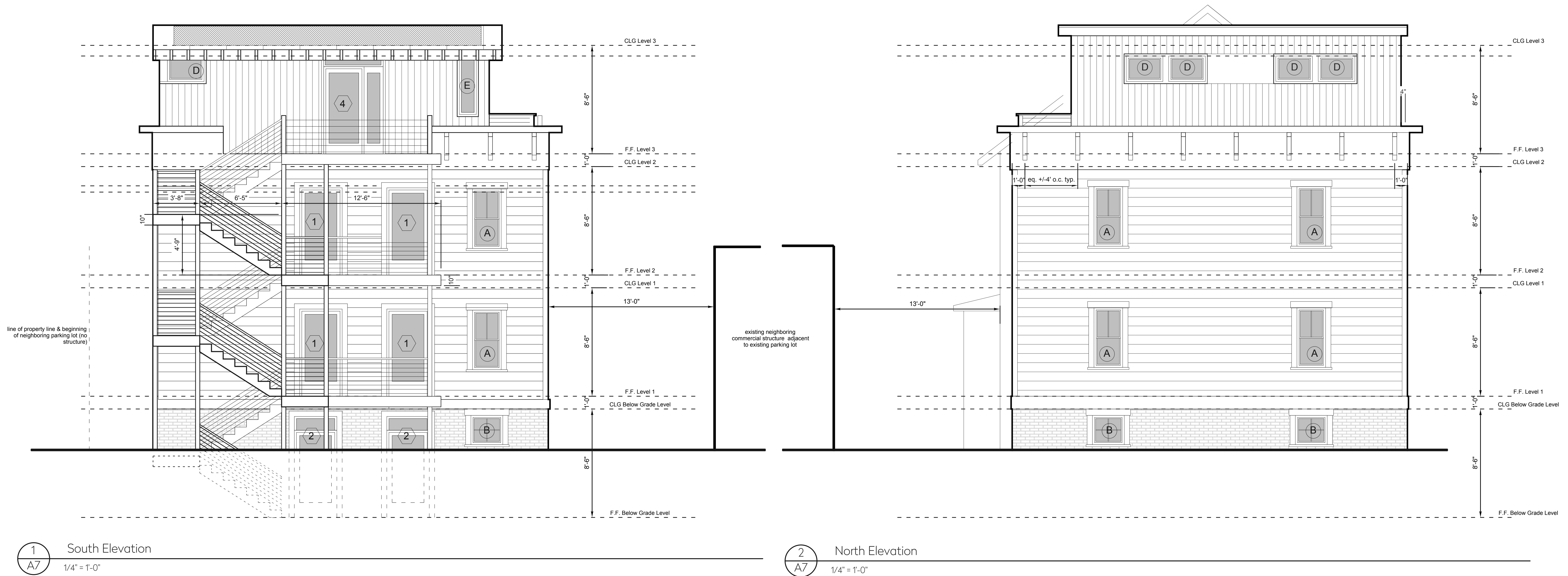
1 West Elevation
A5 1/4" = 1'-0"

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	revised			○
	unchanged			○



1 East Elevation
A6 1/4" = 1'-0"

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		Revised		<input type="radio"/>
		Unchanged		<input type="radio"/>



1 South Elevation
A7 1/4" = 1'-0"

2 North Elevation
A7 1/4" = 1'-0"

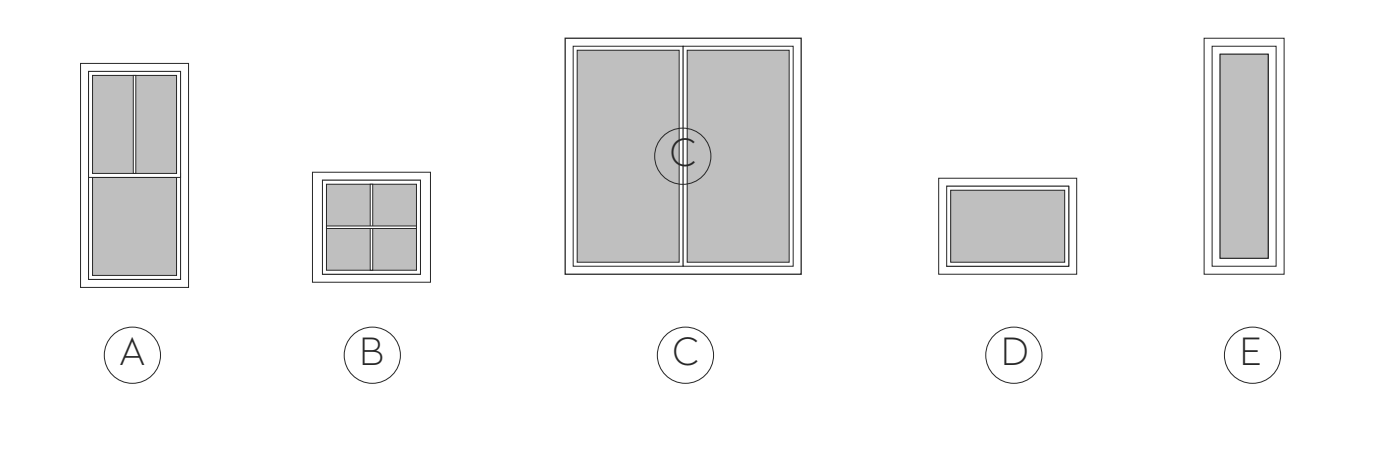
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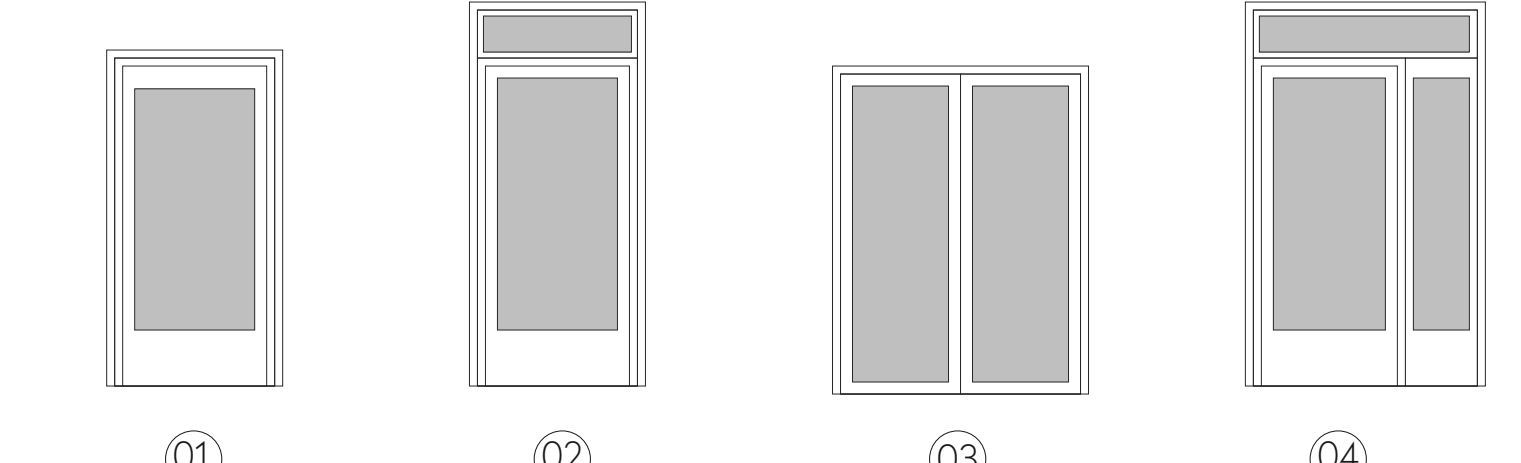
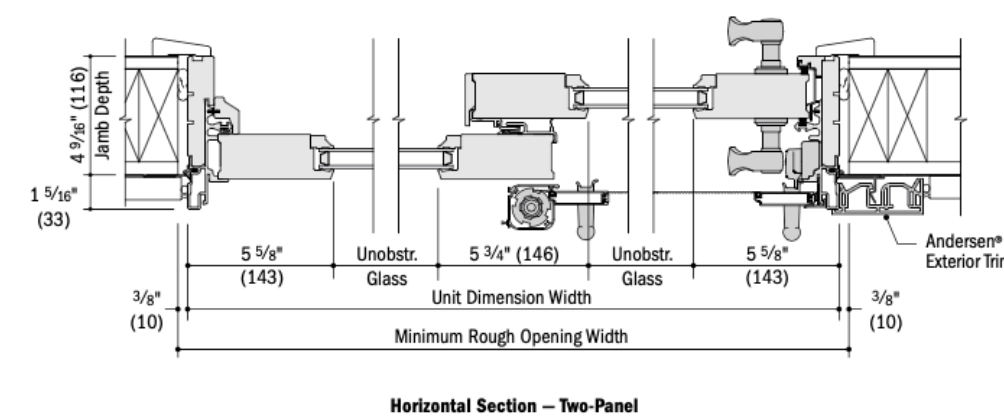
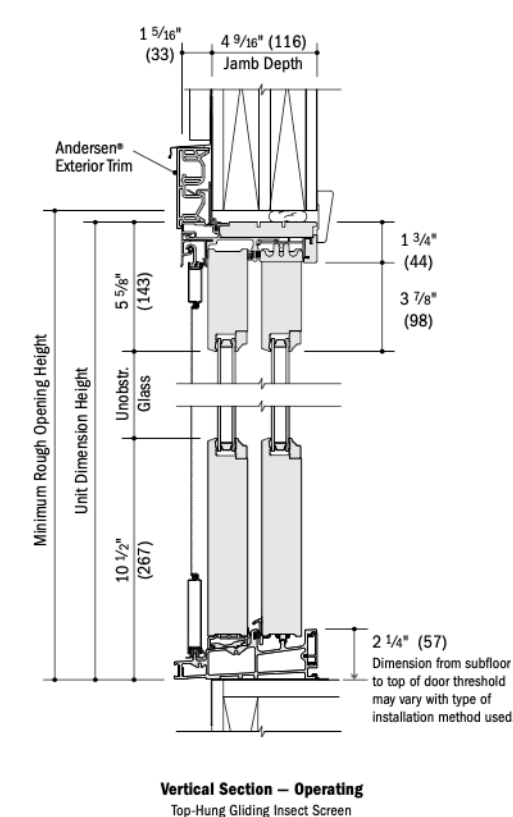
1 Building Section
A8 1/4" = 1'-0"

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	revised			○
	unchanged			○

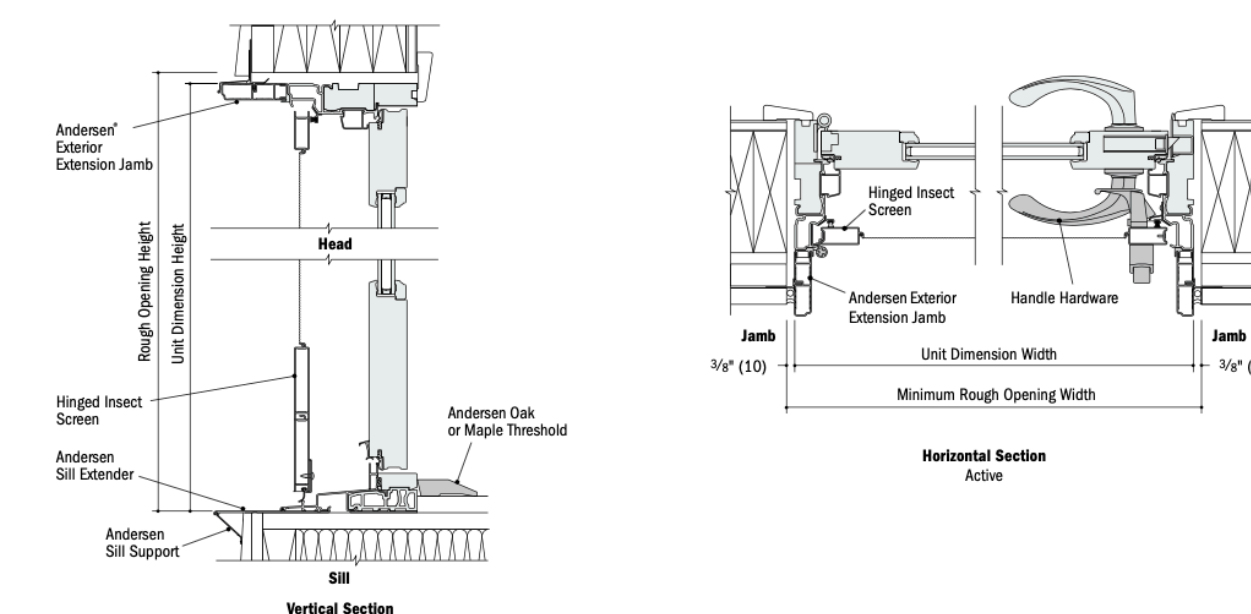
Window Type Schedule			
No.	Width	Height	Miscellaneous
A	27"	56"	2/0 Lite Pattern: Double Hung Anderson 400 Series Tiltwash
B	27"	56"	Outswing Casement Anderson A-series 4-lite
C	59"	59"	French Outswing Casement Anderson A-series 4-lite
D	34"	24"	Awning Anderson A-series
E	20"	59"	Outswing Casement Anderson A-series 4-lite



Door Type Schedule			
No.	Width	Height	Miscellaneous
01	36"	80"	French Wood Full Lite Inswing Patio Door by Anderson
02	36"	80"	French Wood Full Lite Inswing Patio Door by Anderson/transom above
03	64"	80"	Full Lite Sliding Door by Anderson
04	64"	80"	French Wood Full Lite Inswing Patio Door by Anderson/transom above & sidelight

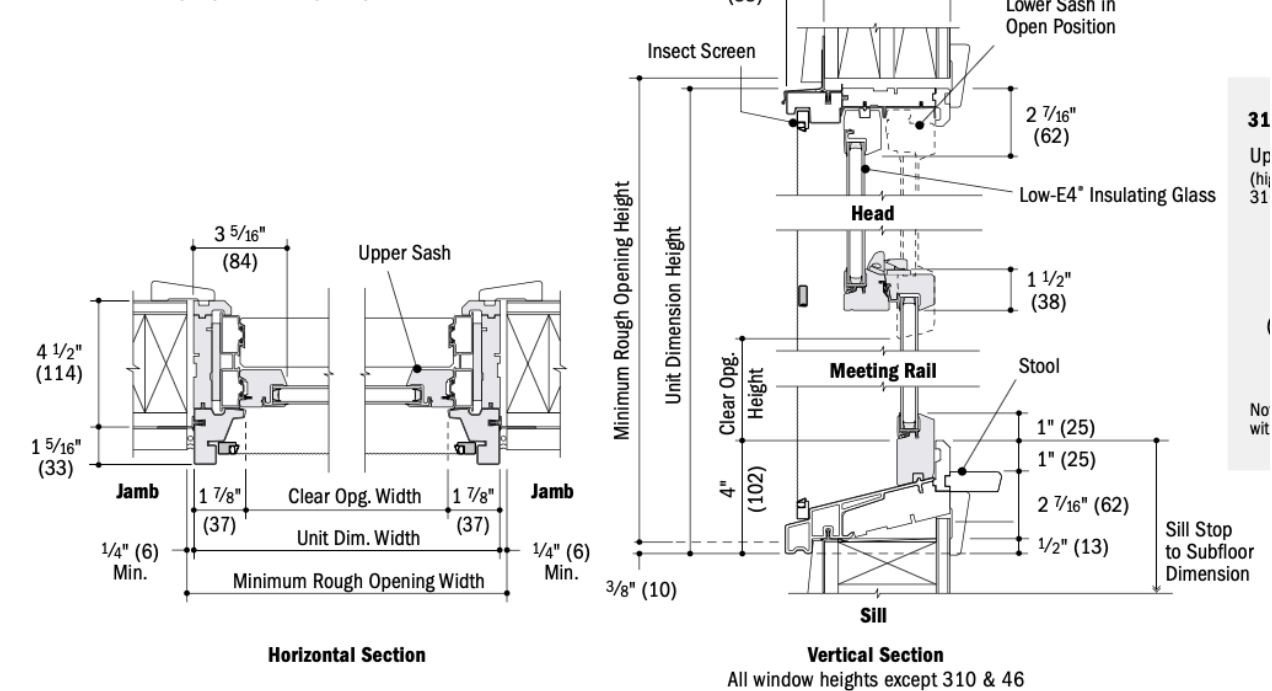
Frenchwood® Hinged Inswing Patio Door Details
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



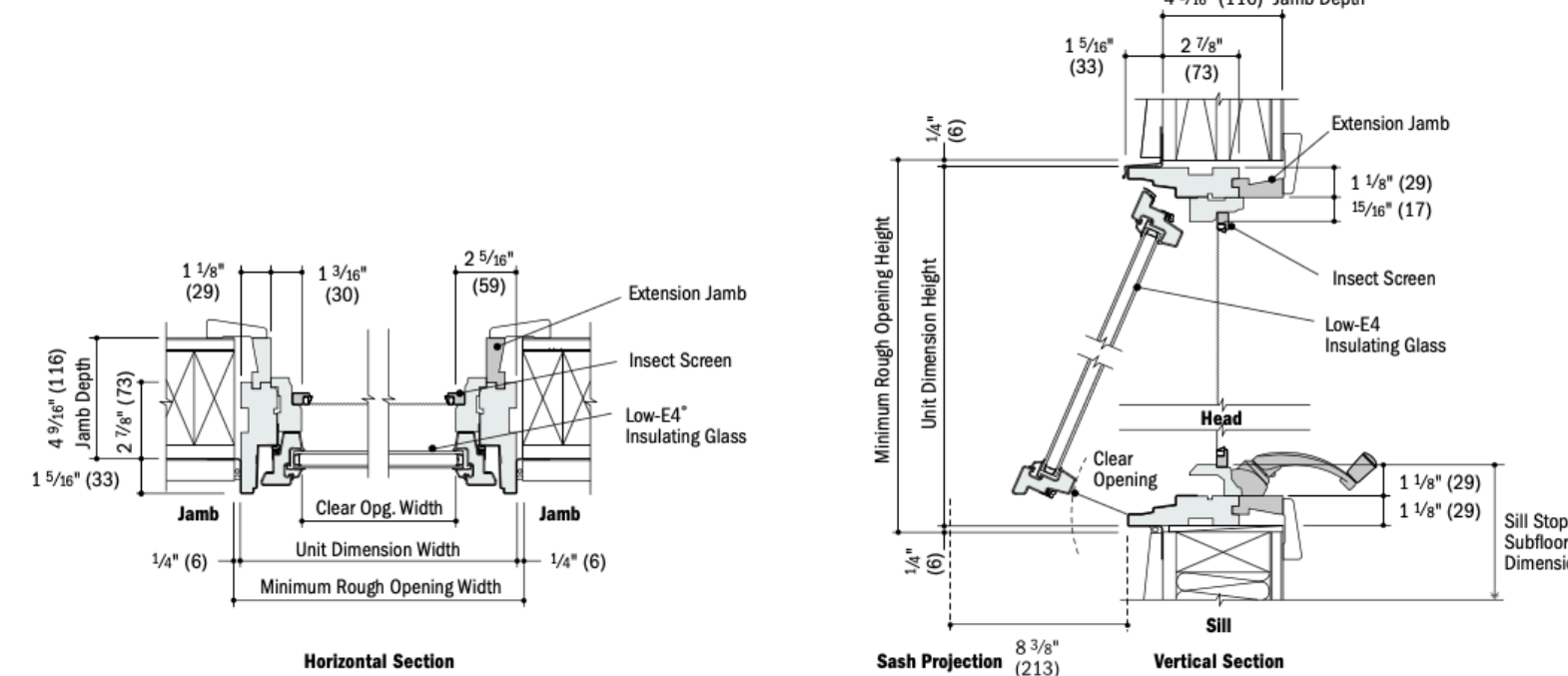
1 Anderson Frenchwood Gliding Patio Door Details
A9 1-1/2" = 1'-0"

2 Anderson Frenchwood Inswing Door Details
A9 1-1/2" = 1'-0"

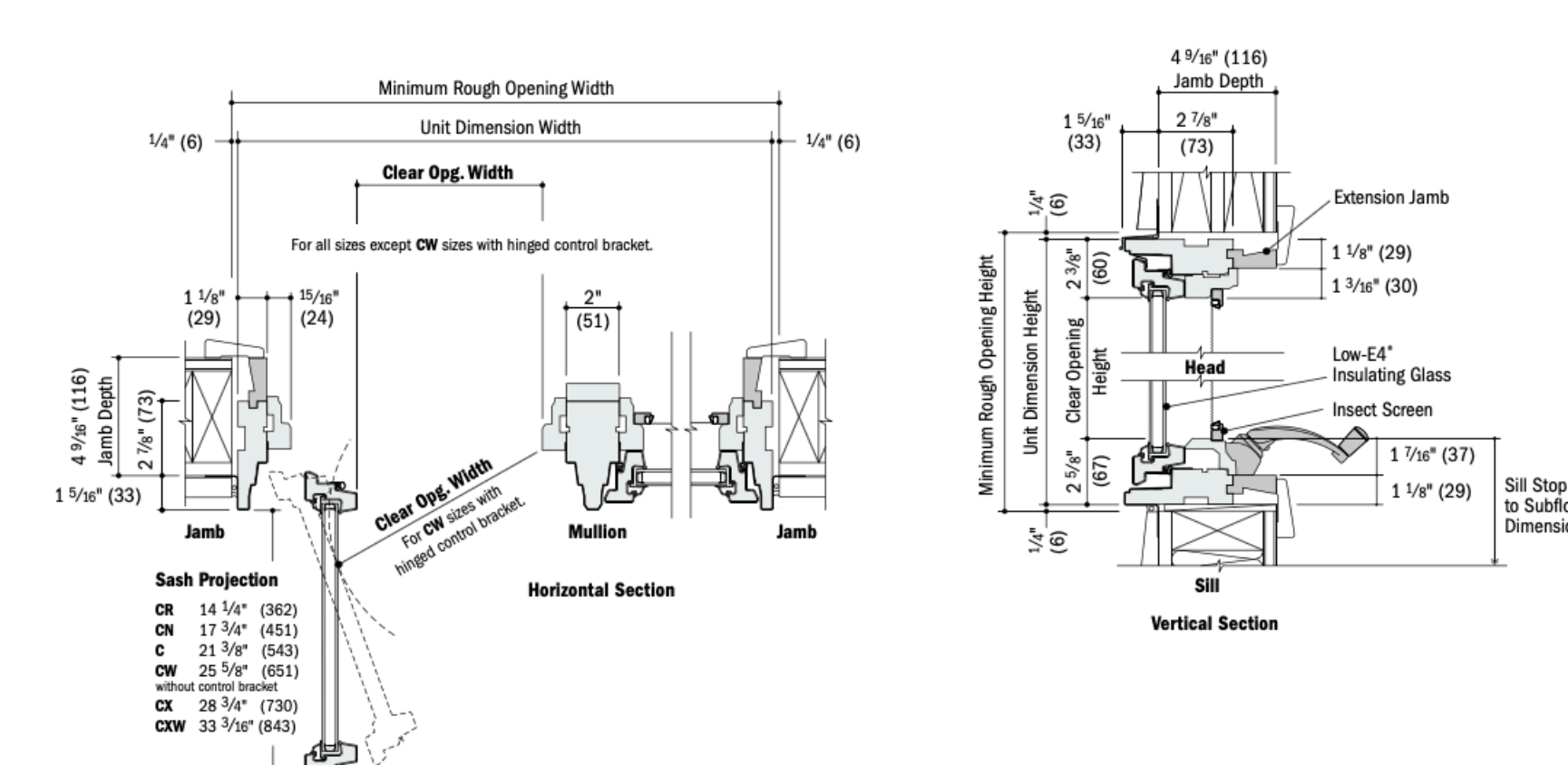
Tilt-Wash Double-Hung Window Details
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



Awning Window Details
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



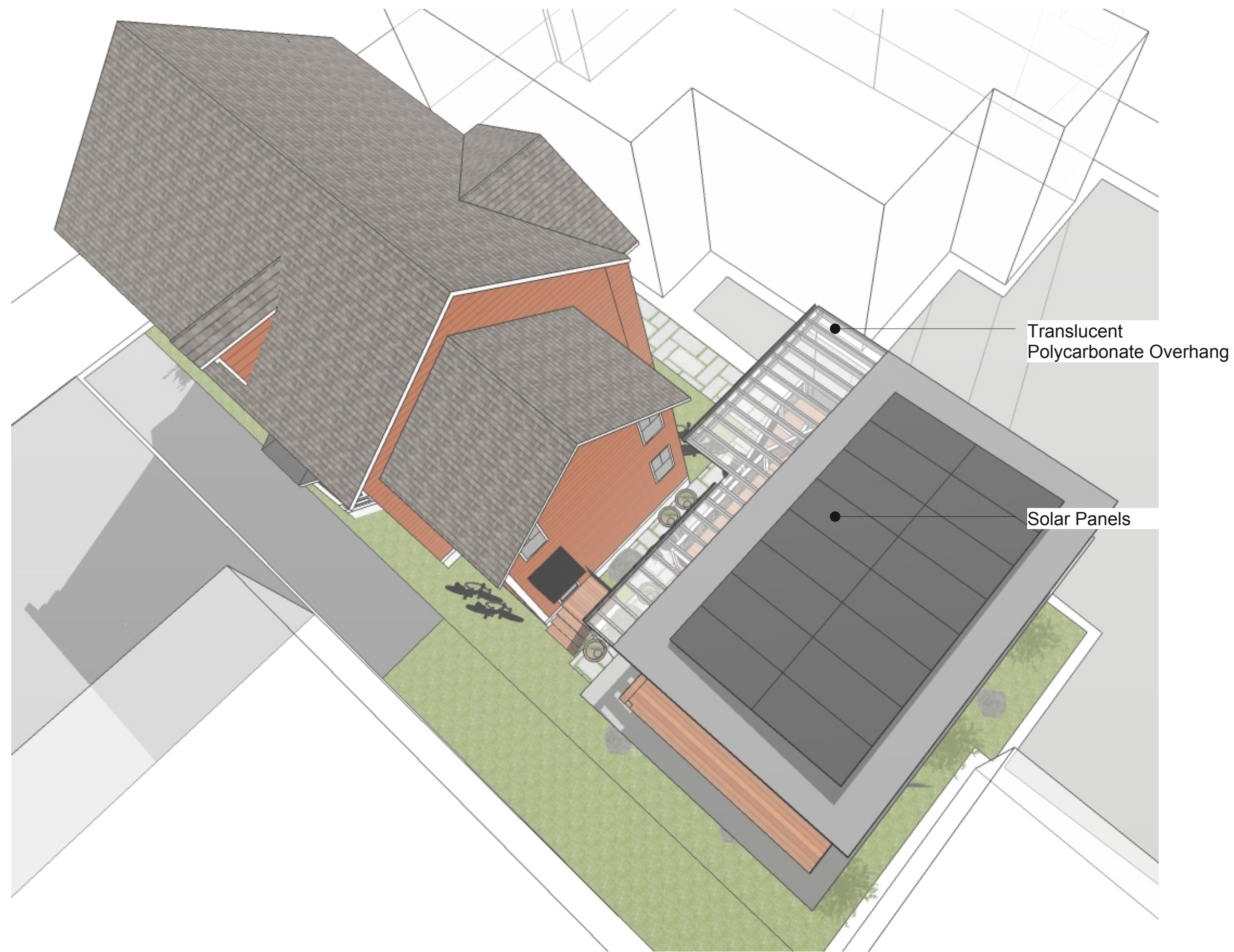
Casement Window Details
Scale 1 1/2" (38) = 1'-0" (305) - 1:8



3 Anderson 400 Series Tiltwash Double Hung Details
A9 1-1/2" = 1'-0"

4 Anderson 400 Series Awning Window Details
A9 1-1/2" = 1'-0"

5 Anderson 400 Series Casement Window Details
A9 1-1/2" = 1'-0"



1 Annotated Rendering
A10 NTS



2 Annotated Rendering
A10 NTS



3 Rendering
A10 NTS

consultants:

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revised			
unchanged			

Renderings

not for construction

sheet
A10

consultants:

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Rendering

not for construction

sheet
A11



sheet	status key	set issued	date	status
A12	new alt	Historic District Review	04.12.2021	●
	revised			○
	unchanged			○





Translucent Polycarb sheets at overhang, typ.

5/4" Hardie Panel Fiber Cement Fascia & Soffit

4" Cumaru Vertical Siding

8" x 30" Corbels @ 4' o.c., typ.

4'x8' Hardie Panel Fiber Cement Board

Typical Window Trim Detail:
Head-5/4"x6" w/ 1" Ear
Side Case-3/4" x 5"
Sill- 5/4" x 2" w/ 1" Ear

Hardie Lap Siding w/ 8" Exposure, typ.

Anderson 400 Series Windows, see schedules, typ.

kevin diamond ARCHITECT

109 Columbia St
Wakefield, RI 02879
919 886 2426

Providence Living
369 Broadway
Providence, RI

consultants:

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Historic District Review	04.12.2021		
status key			
new aht			
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Rendering

not for construction

sheet
A13



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369 Broadway
Providence, RI

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Rendering

not for construction

sheet
A14

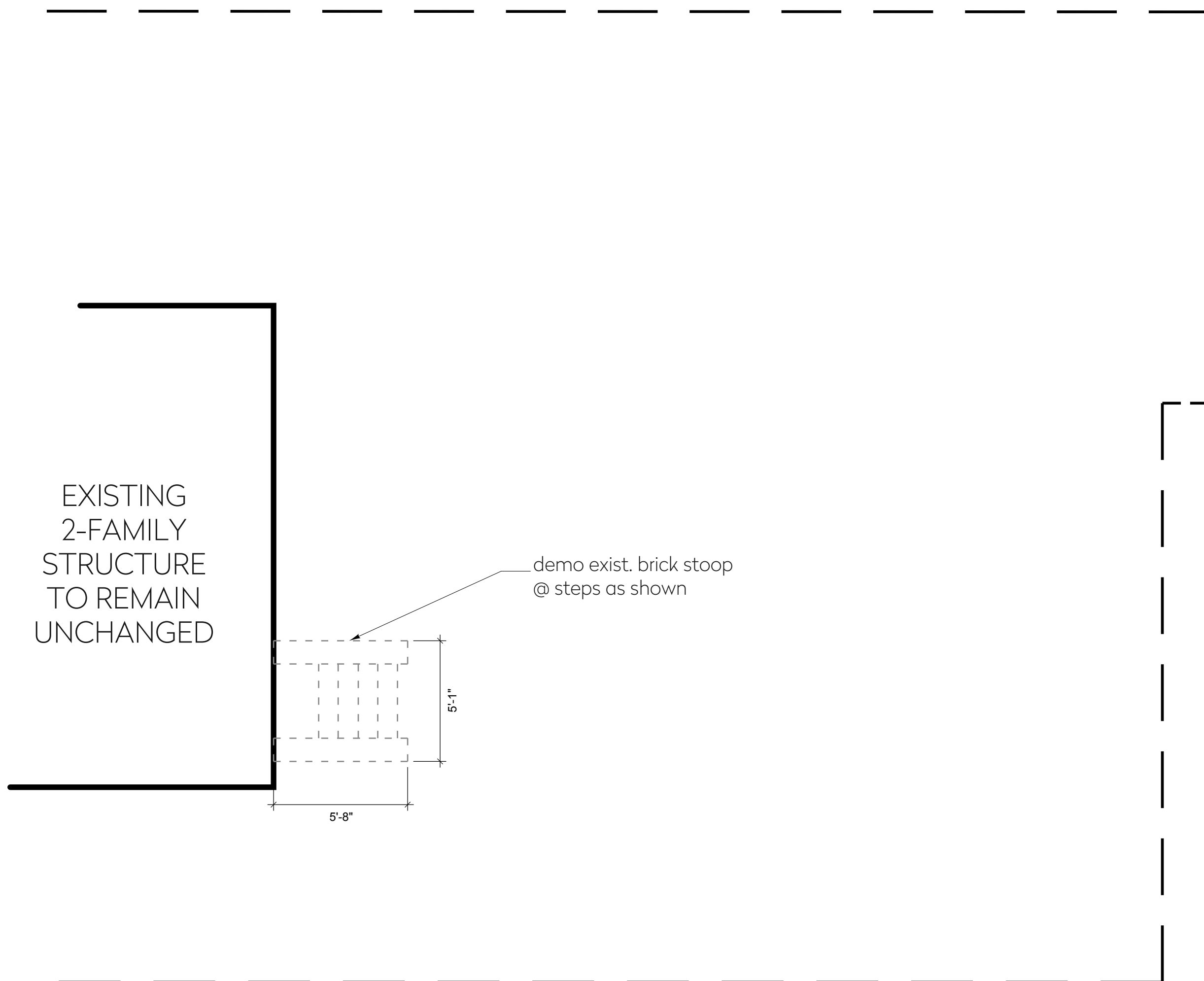


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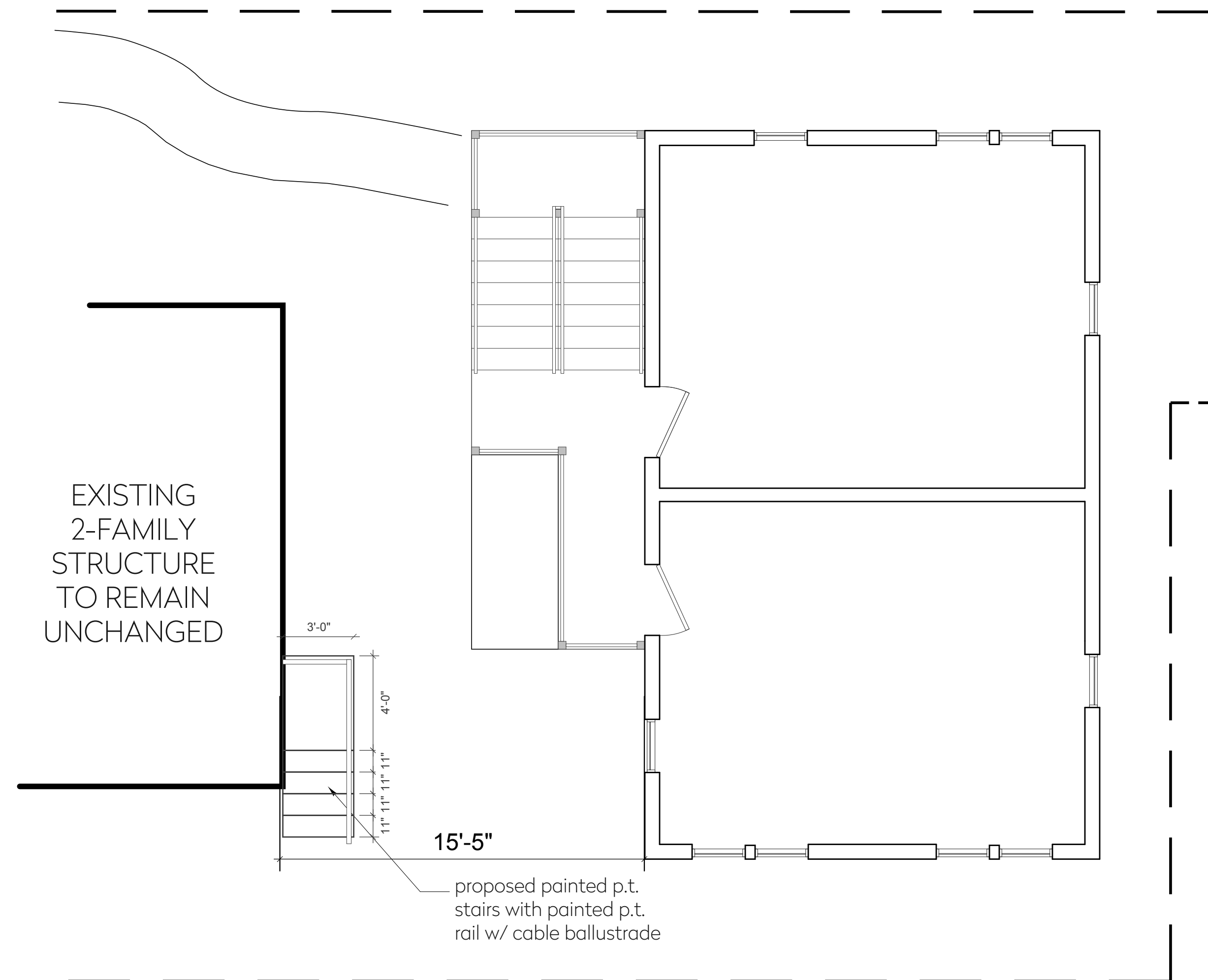
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Stoop Exhibit

not for construction



1 Existing Stoop Condition
1/4" = 1'-0"



1 Proposed Stoop Condition
1/4" = 1'-0"



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109 Columbia St
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Providence Living
369 Broadway
Providence, RI

consultants:

sheet	status key	set issued	date	status
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Existing Conditions

not for construction

sheet
A16