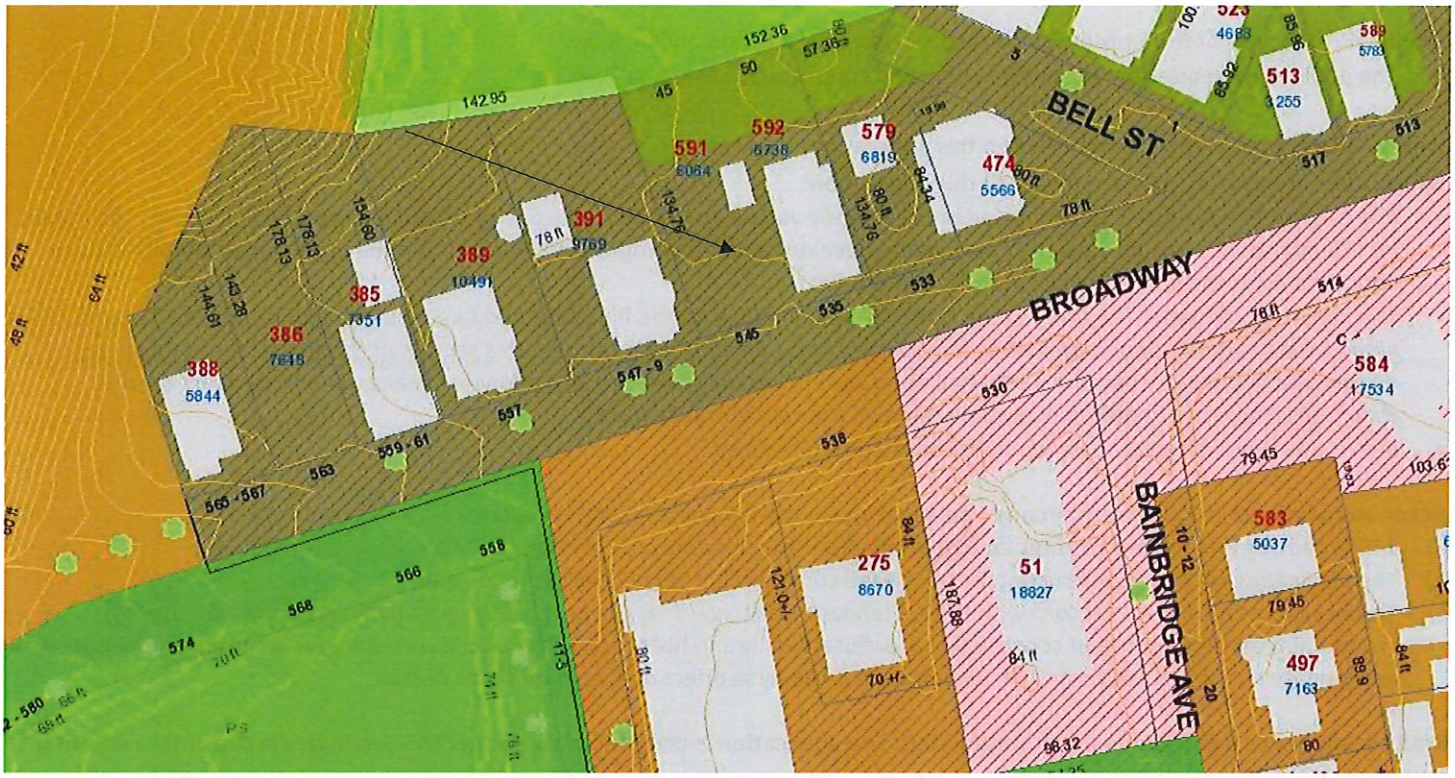
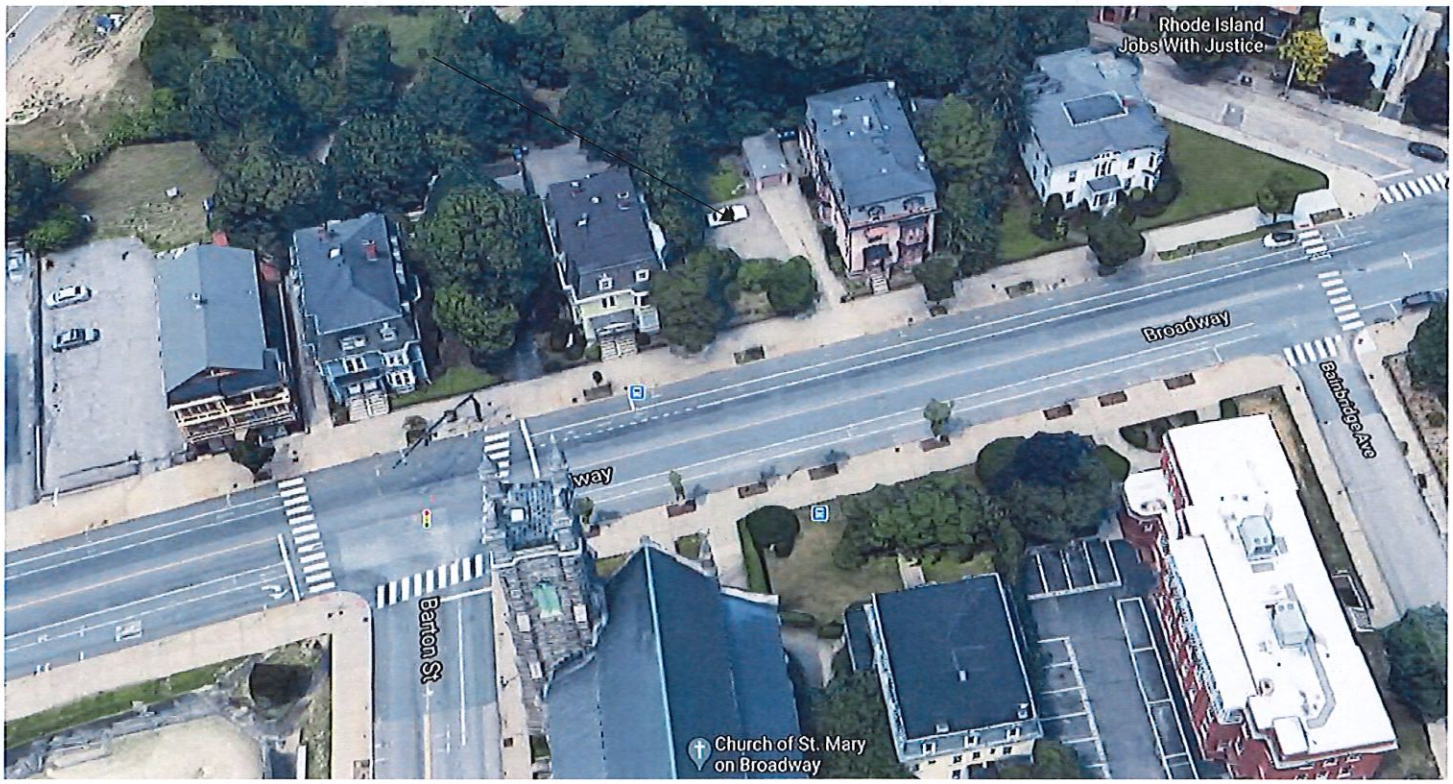
3. CASE 20.120, 545 BROADWAY, Vacant Lot (BROADWAY)
Currently a vacant lot within the College Hill local historic district.



Arrow indicates 545 Broadway.



Arrow indicates project location, looking north.

Applicants/Owners: Broadway Capital Holdings, LLC, 335 Broadway, Providence, RI 02909
Architect: Mark Rapp, ACME architects, LLC, 9 Simmons Rd, Little Compton, RI 02837

Proposal: The scope of work proposed consists of New Construction and includes:

- The applicant is requesting the construction of a three-story, mixed-use building.

Issues: The following issues are relevant to this application:

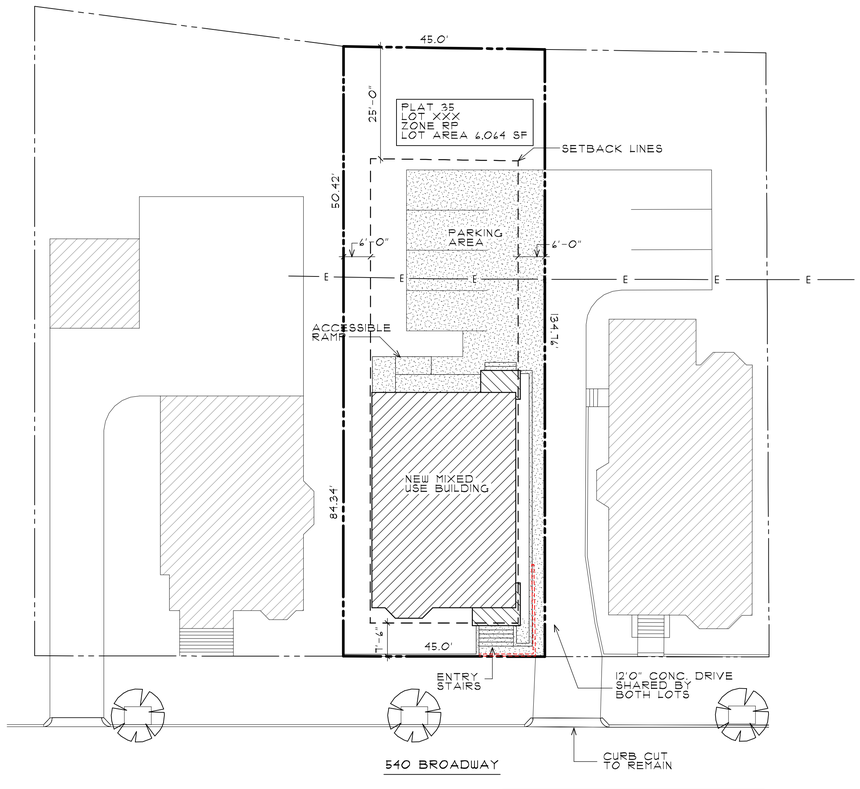
Issues: The following issues are relevant to this application:

- The proposed residence is to be located on a currently vacant lot on the north side of Broadway, west of Bell Street. The vacant lot is 6,064 sq. ft. From a zoning perspective the development is a by-right development and the proposal as submitted does appear to meet the dimensional zoning requirements;
- The proposed residence is a three-story, building with an office on the first floor and two residential units above. The proposal is a neo-Second Empire design, reflecting the abutting and adjoining properties on this section of Broadway. It is a three-bay design with a two-story bay and a side-hall entry with hood and stairs. The third floor is a mansard with dormers on all elevations. There is a handicap-accessible ramp on the rear elevation; and,
- Plans, elevations, streetscape and photos have been submitted.

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

a) 545 Broadway is currently a vacant lot within the Broadway local historic district;
b) The application for New Construction is considered complete for conceptual approval; and,
c) The work as proposed is in accord with PHDC Standard 8 as follows: 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 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. 545 Broadway is currently a vacant lot within the Broadway local historic district. The Commission grants Conceptual Approval of the proposal as submitted as the proposed New 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 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 return to the Commission for final approval.

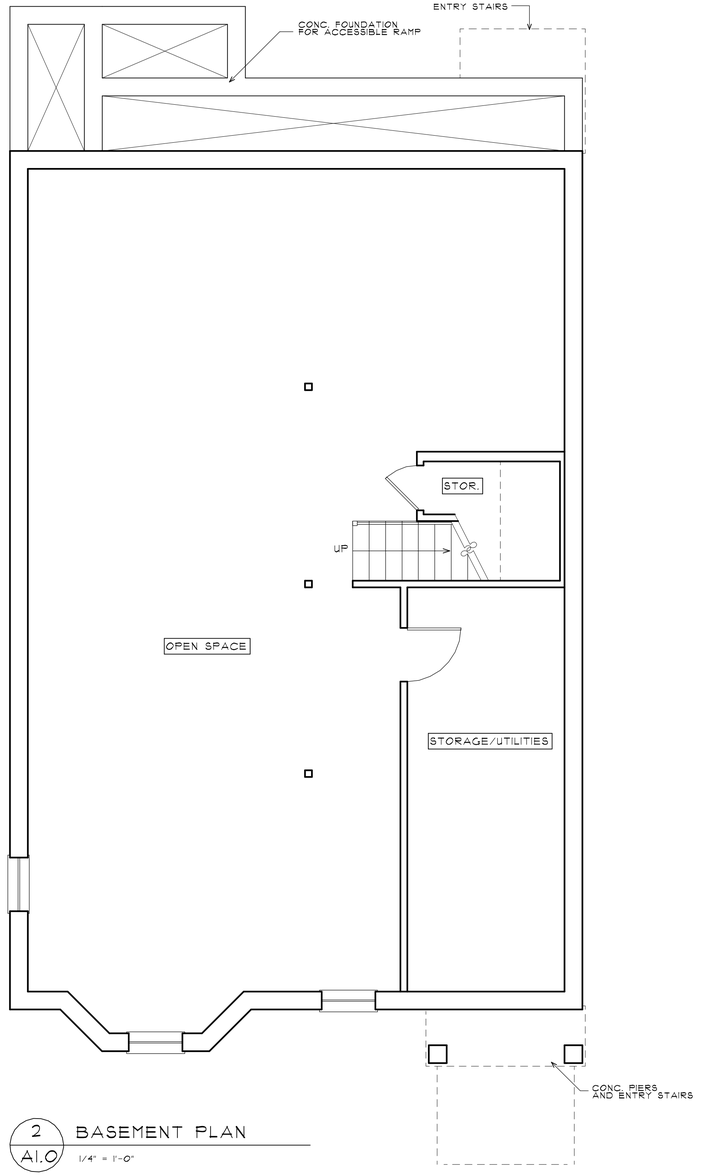


1 / C1.1 SITE PLAN

1/16" = 1'-0"

NORTH

Zoning Summary				
540 Broadway				
Lot Area	6,064			
Rear Yard	3,468			
Front Yard	381			
Coverages	Proposed	% of Lot	Allowed	
Building	1,569	26%		
Porches	95	2%		
Subtotals	1,664	27%	55%	OK
Impervious				
Rear	1476	43%	50%	OK
Front	115	30%	33%	OK
Others	178			
Total	3,433	57%	65%	OK
All numbers are SF				



2 / A1.0 BASEMENT PLAN

1/4" = 1'-0"

NEW MIXED USE BUILDING

540 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

ACME ARCHITECT L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837

T. 401 465 5247
F. 401 635 8662

MarkRappArchitect.com

SITE PLAN, BASEMENT PLAN

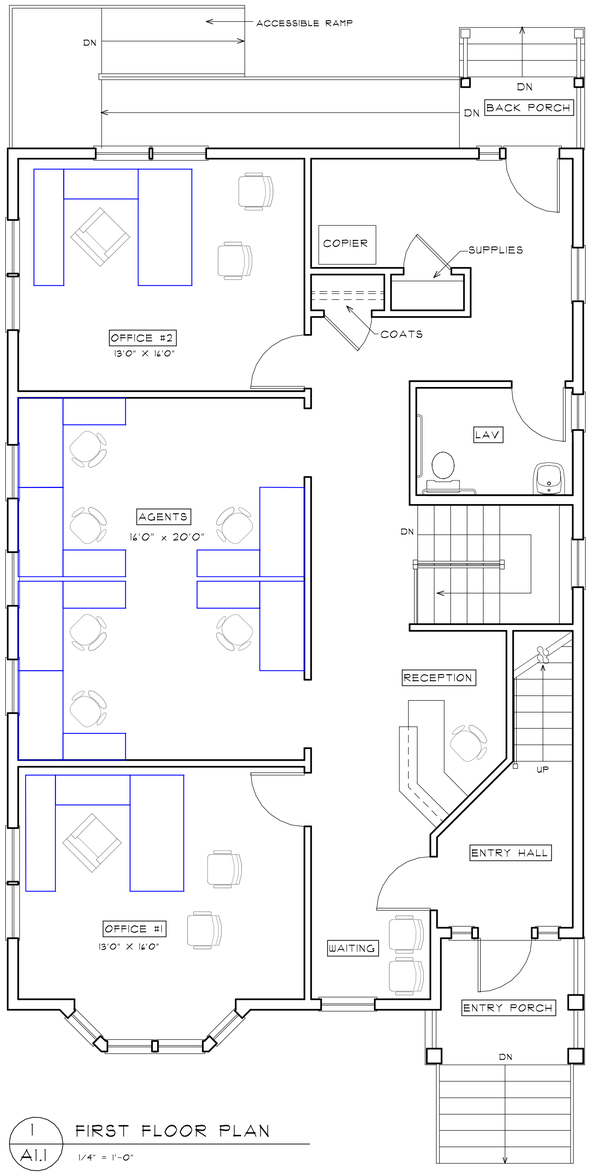
REVISIONS:

DATE: 9/20/20
SCALE: AS NOTED

HDC REVIEW

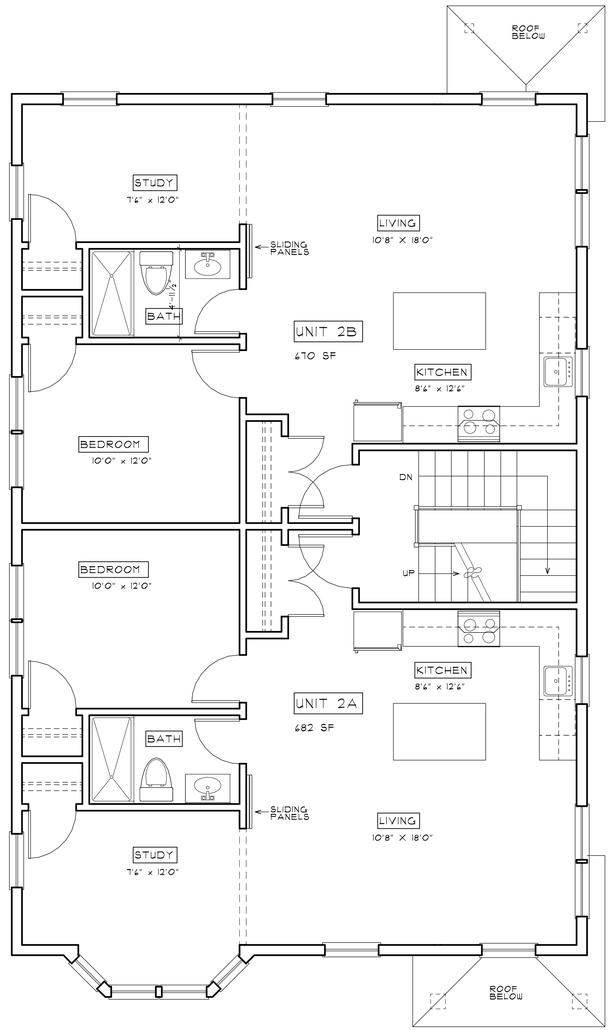
SHEET
A1.0

20-17



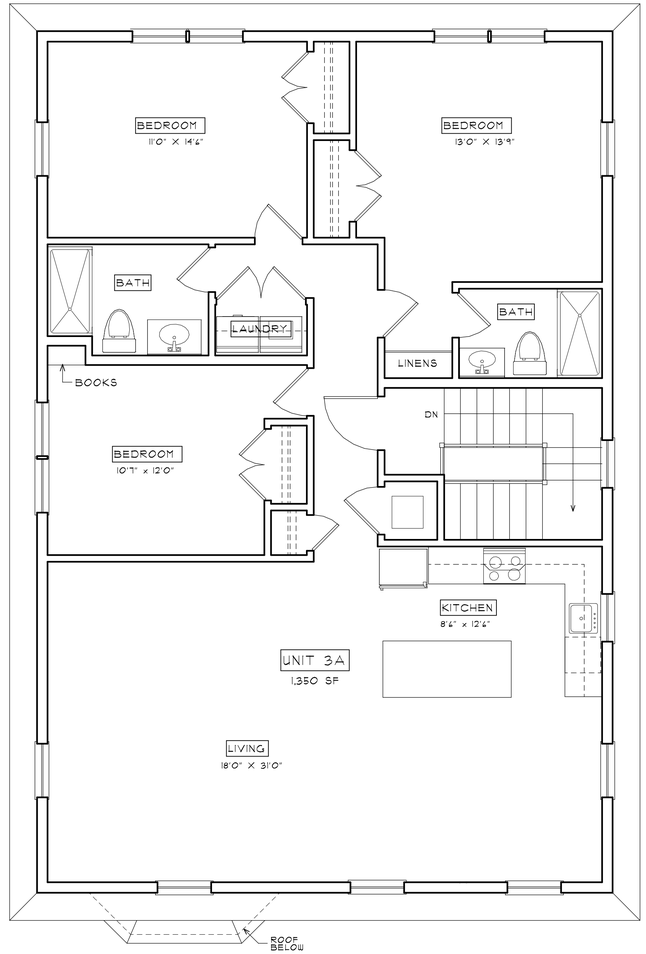
1 A1.1 FIRST FLOOR PLAN

1/4" = 1'-0"



2 A1.1 SECOND FLOOR PLAN

1/4" = 1'-0"



3 A1.1 THIRD FLOOR PLAN

1/4" = 1'-0"

NEW MIXED USE BUILDING

540 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

ACME ARCHITECT L.L.C.
9 SIMMONS ROAD
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MarkRappArchitect.com

FLOOR PLANS, ELEVATION

REVISIONS:

DATE: 9/20/20
SCALE: 1/4" = 1'-0"

SHEET
A1.1

20-17

HDC REVIEW



1 A2.1 SOUTH (STREET) ELEVATION
1/4" = 1'-0"



2 A2.1 EAST ELEVATION
1/4" = 1'-0"



3 A2.1 NORTH ELEVATION
1/4" = 1'-0"



4 A2.1 WEST ELEVATION
1/4" = 1'-0"

NEW MIXED USE BUILDING

540 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

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9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
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F. 401 635 8662
MarkRappArchitect.com

ELEVATIONS

REVISIONS:

DATE: 9/20/20
SCALE: 1/4" = 1'-0"

HDC REVIEW

SHEET
A2.1

20-17







547

PL

540 BROADWAY

PL

SHARED DRIVEWAY

535

PROPOSED STREET ELEVATION


Rhode Island
Jobs With Justice
Broadway
Bainbridge Ave
Barton St
Church of St. Mary
on Broadway

