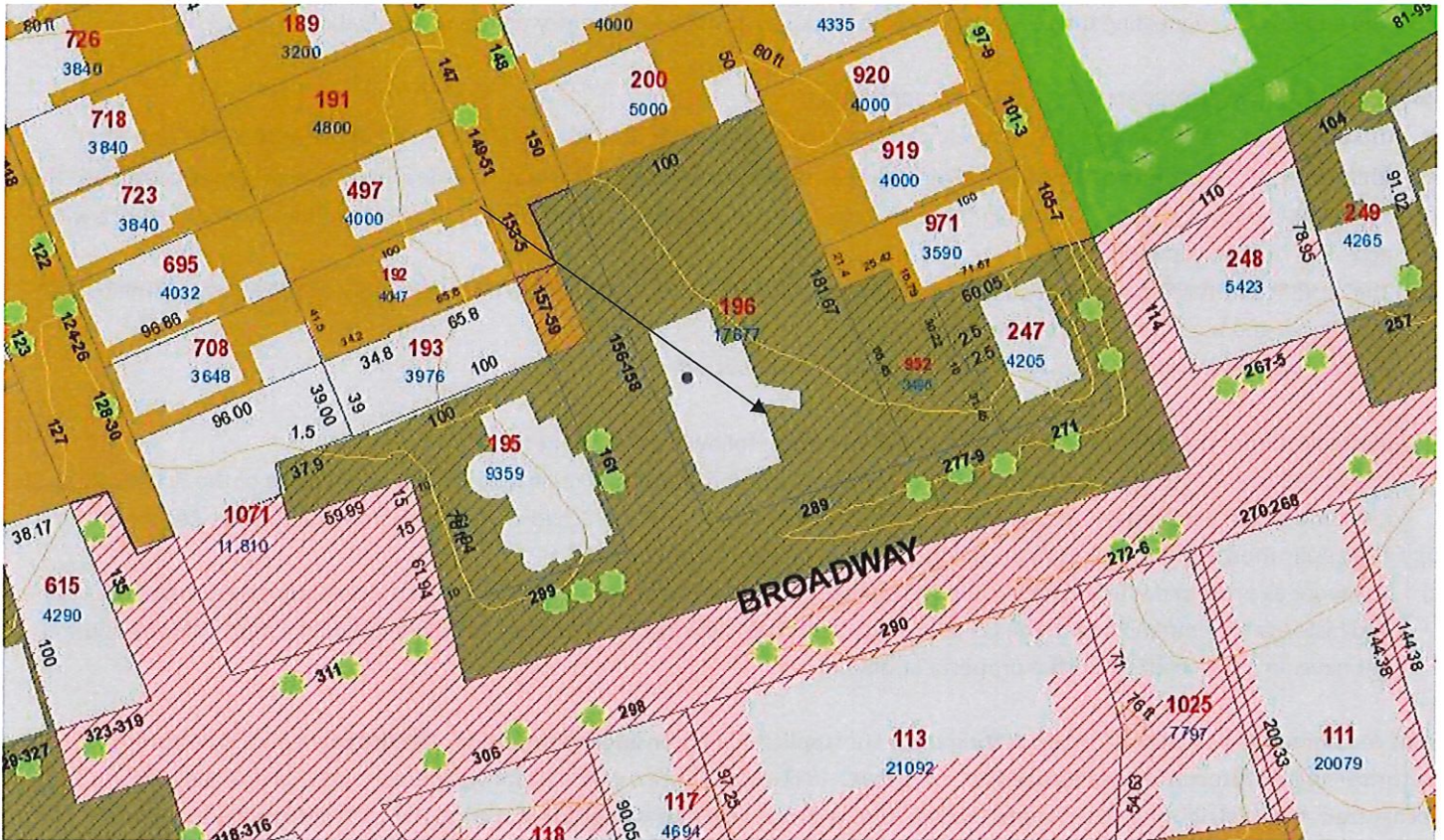


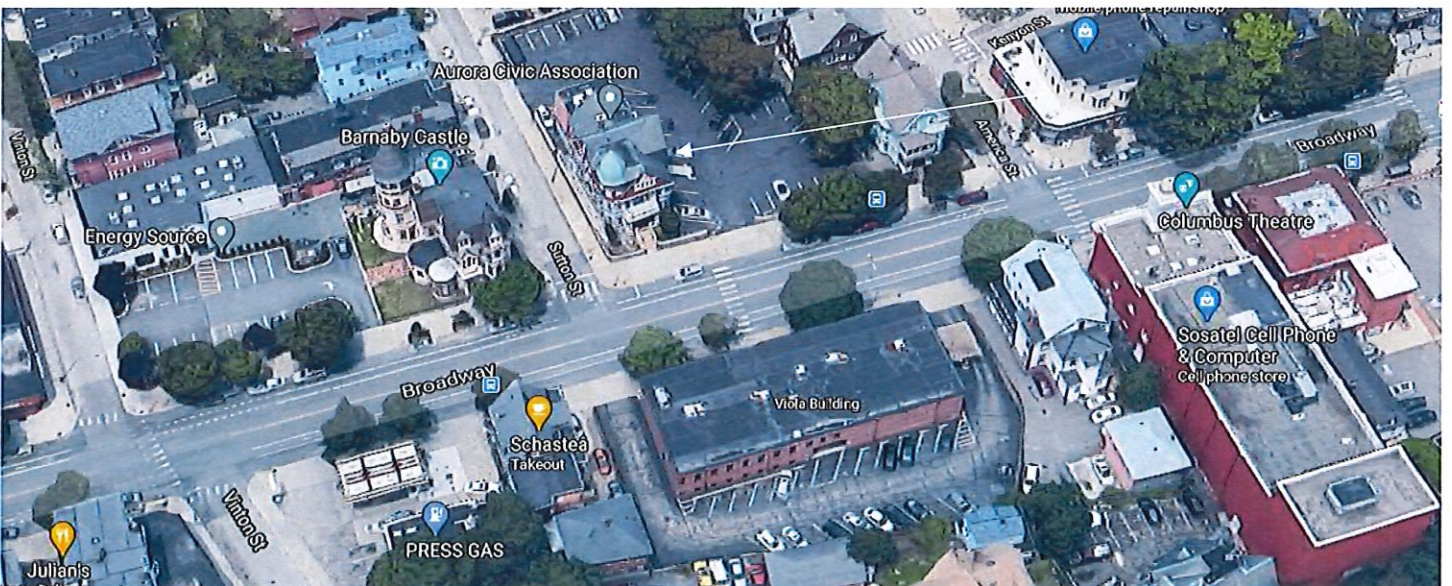
2. CASE 20.137, 289 BROADWAY, Wm. H. Walton House, now Aurora Civic Assoc., 1889 (BROADWAY)

2 ½ story; slate, cross-gable; clapboard and red slate; imposing house; Queen Anne with Colonial Revival front porch and octagonal corner tower; Palladian windows and pargeeted panels in floral designs.

CONTRIBUTING



Arrow indicates 289 Broadway.



Arrow indicates project location.



**Applicant:** Hon. Frank Caprio, 289 Broadway, Providence, RI 02909

**Owner:** Aurora Civic Association, 289 Broadway, Providence, RI 02909

**Architect:** Tom Patterson, 191 Hilton Street, Tiverton, RI 02978

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

- The applicant is requesting the construction of an enclosed air-lock to the entry on the east elevation.

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

- In 2016 the Commission approved a modification to the project area. This modification was for ADA-accessible entrance located at the east entrance of the building in a newly configured entryway. The approved design was constructed. The applicant is now requesting modifying this modification to enclose the exterior entry stair and introduce a new entrance with access to both entrances;
- The modifications are being done to a recent approved addition that, while visible from the public rights-of-way, is minimally noticeable and is a secondary elevation; and,
- Photos, and existing and proposed elevation have been submitted.

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

- a) 289 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 review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed alterations as submitted are architecturally and historically compatible with the property and district, are reversible, are not visible from the public rights-of-way and will not have an adverse effect on the property or district.

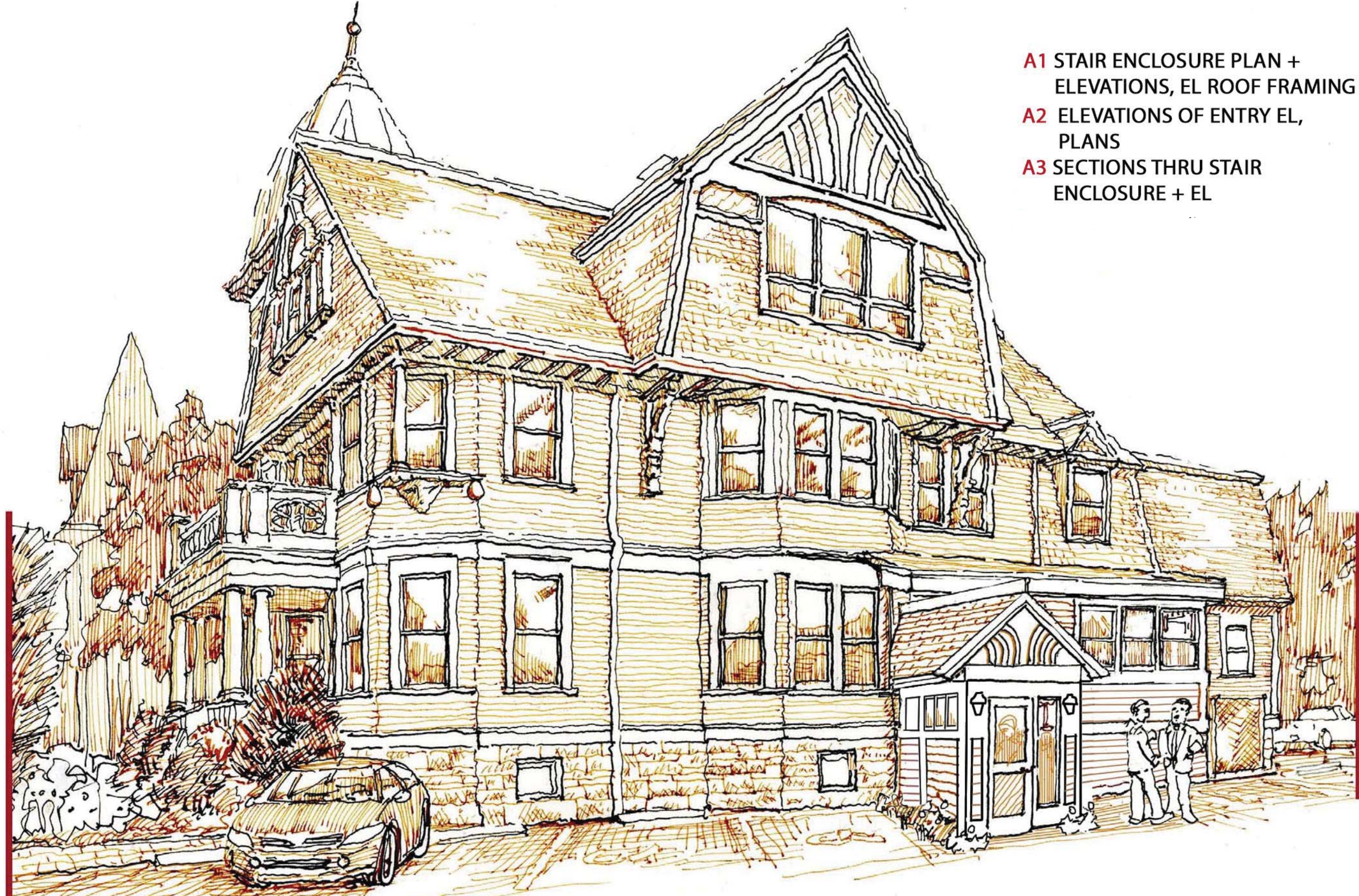
**Staff recommends a motion be made stating that: The application is considered complete. 289 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission grants Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.**





189 Broadway





- A1** STAIR ENCLOSURE PLAN + ELEVATIONS, EL ROOF FRAMING
- A2** ELEVATIONS OF ENTRY EL, PLANS
- A3** SECTIONS THRU STAIR ENCLOSURE + EL

**NEW ENTRY ENCLOSURE**  
**AURORA CIVIC ASSOCIATION**  
**SUMMER 2020**

**PATERSON+COMPANY**

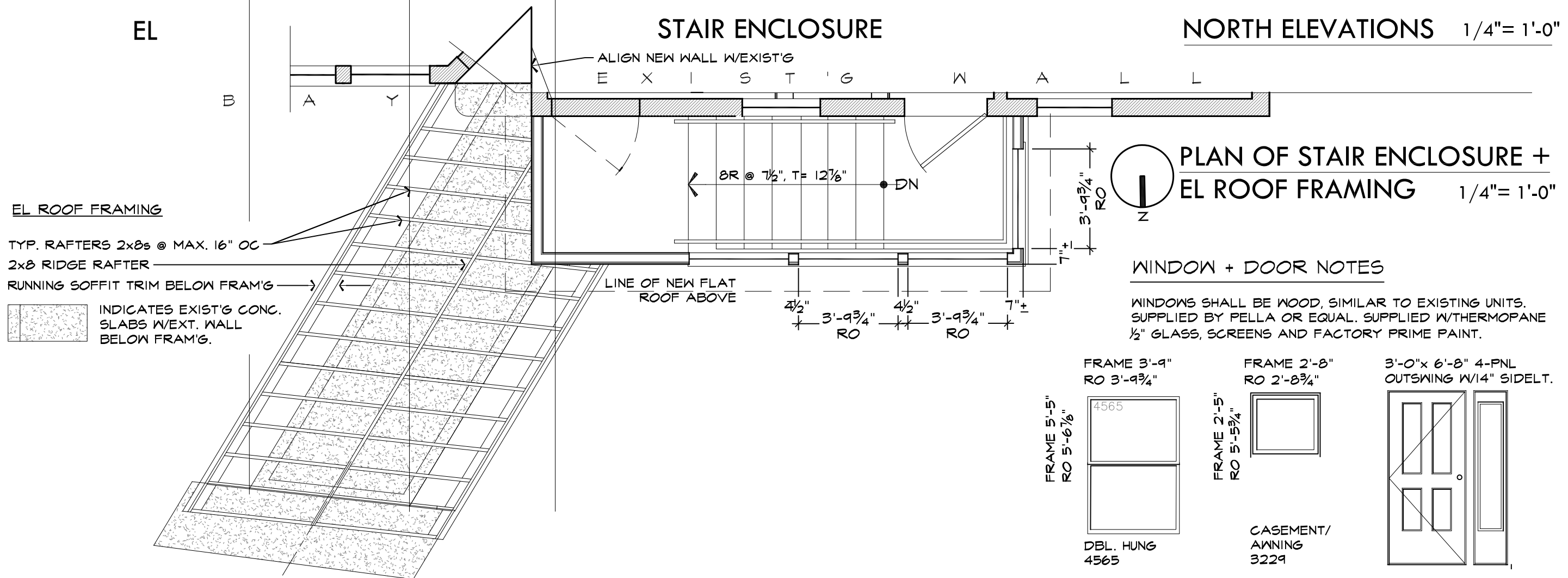




EL

**STAIR ENCLOSURE**

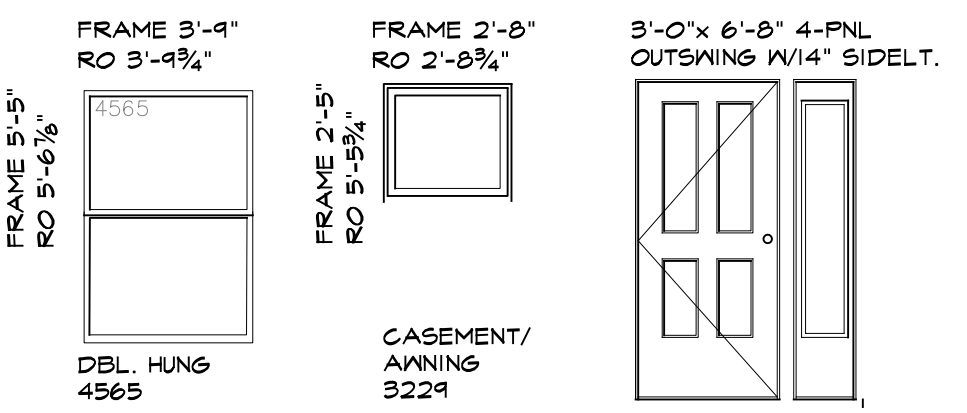
**NORTH ELEVATIONS** 1/4" = 1'-0"



**PLAN OF STAIR ENCLOSURE + EL ROOF FRAMING** 1/4" = 1'-0"

**WINDOW + DOOR NOTES**

WINDOWS SHALL BE WOOD, SIMILAR TO EXISTING UNITS. SUPPLIED BY PELLA OR EQUAL. SUPPLIED W/THERMOPANE 1/2" GLASS, SCREENS AND FACTORY PRIME PAINT.



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STRUCTURAL ENGINEER:

DATE: 10/04/20

DRAWN BY: THP

SCALE: 1" = 40'

REF. SHEET:

TITLE:  
STAIR ENCLOSURE  
PLAN + ELEVATION  
EL ROOF FRAMING  
PLAN

**A1**

NEW ENTRY ENCLOSURE FOR THE  
**THE AURORA CIVIC ASSOCIATION**  
289 BROADWAY PROVIDENCE RHODE ISLAND

STRUCTURAL  
ENGINEER:

DATE: 10/04/20

DRAWN BY: THP

SCALE: AS NOTED

REF. SHEET:

TITLE:  
EAST + WEST  
ELEVATIONS, PLANS  
OF EL

**A2**

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WEST

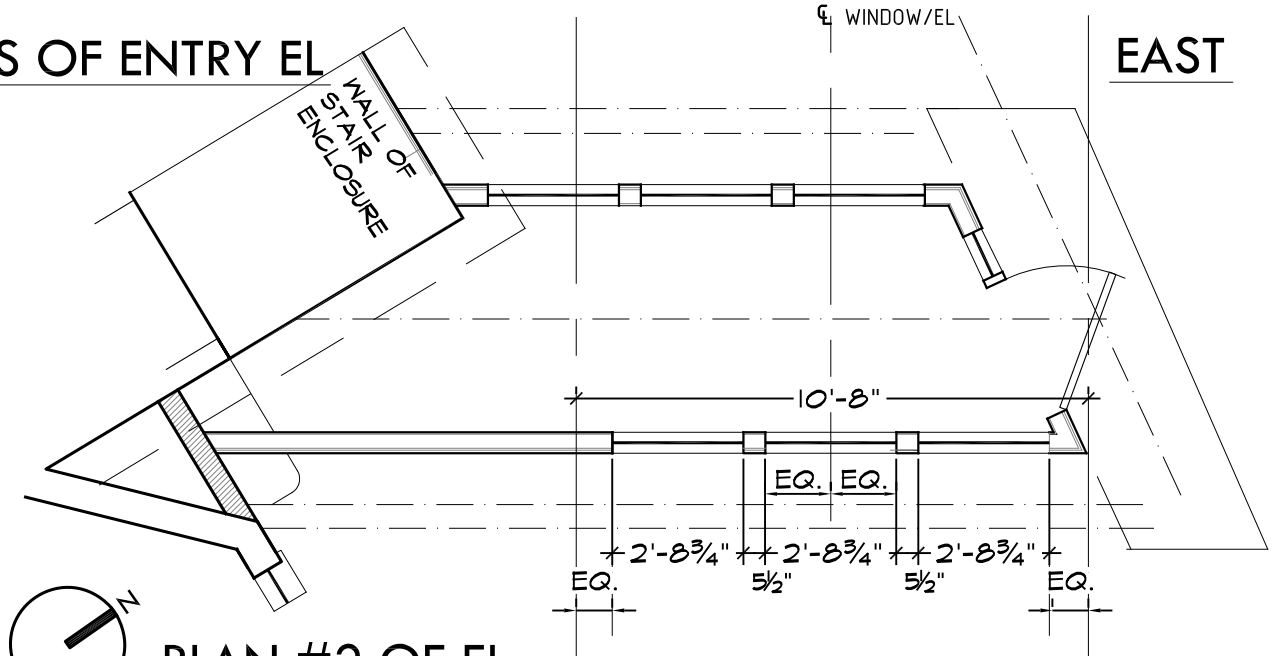
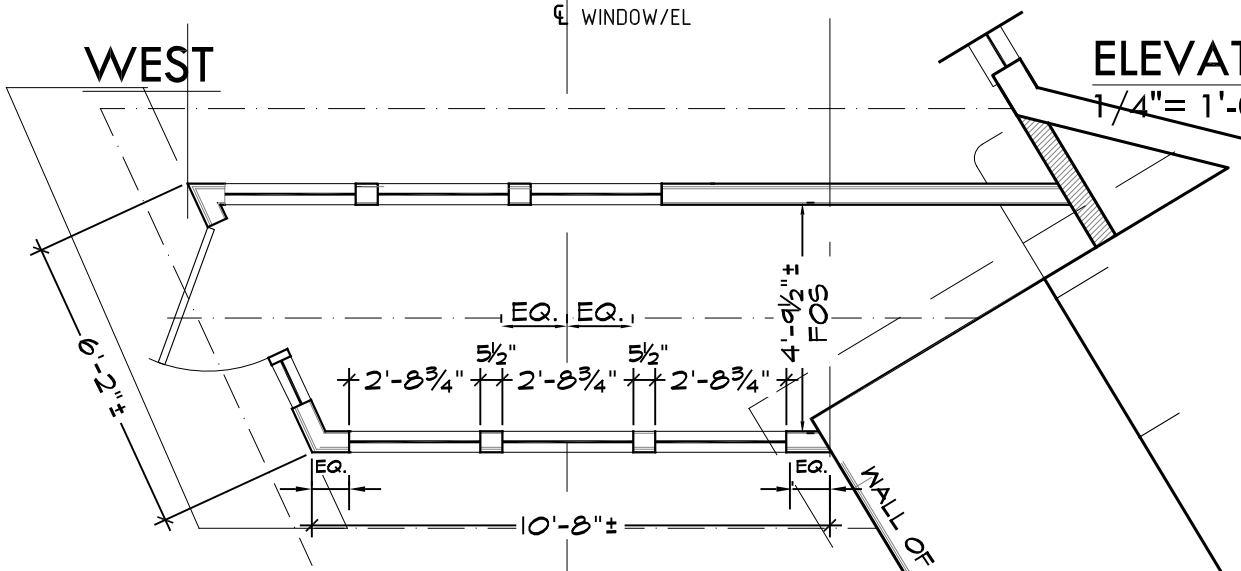
WINDOW/EL

ELEVATIONS OF ENTRY EL

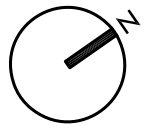
1/4" = 1'-0"

WINDOW/EL

EAST

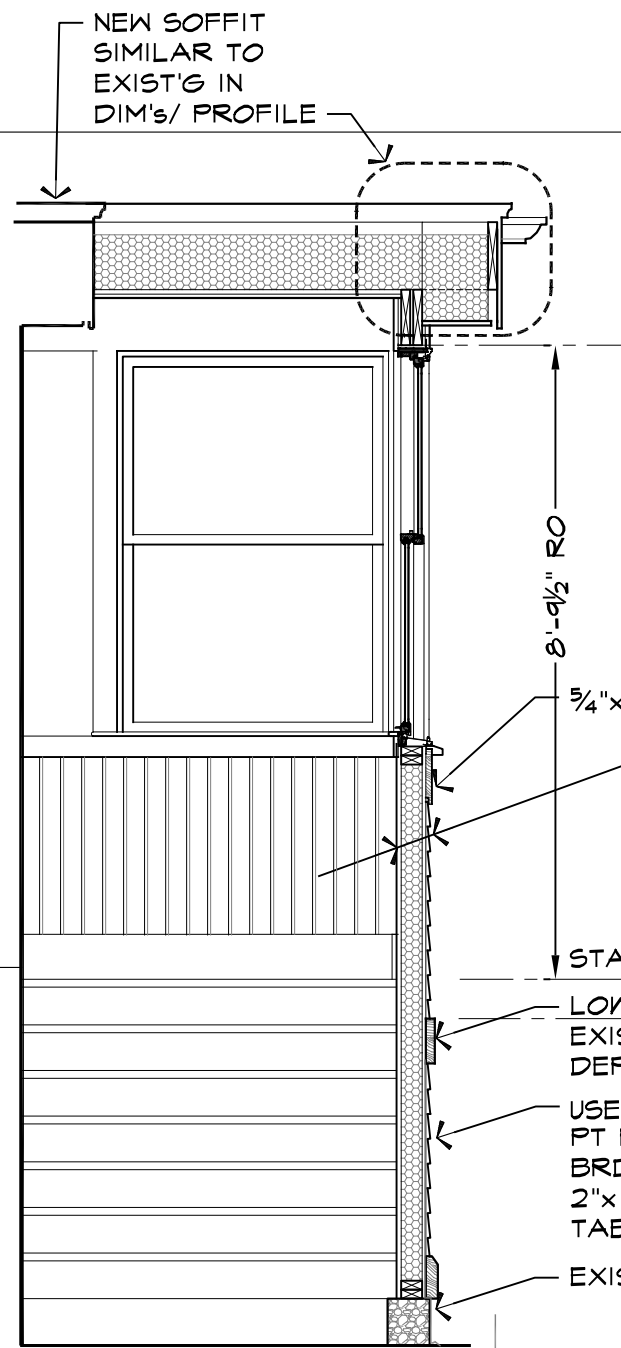


**PLAN #1 OF EL**  
1/4" = 1'-0"



**PLAN #2 OF EL**  
1/4" = 1'-0"

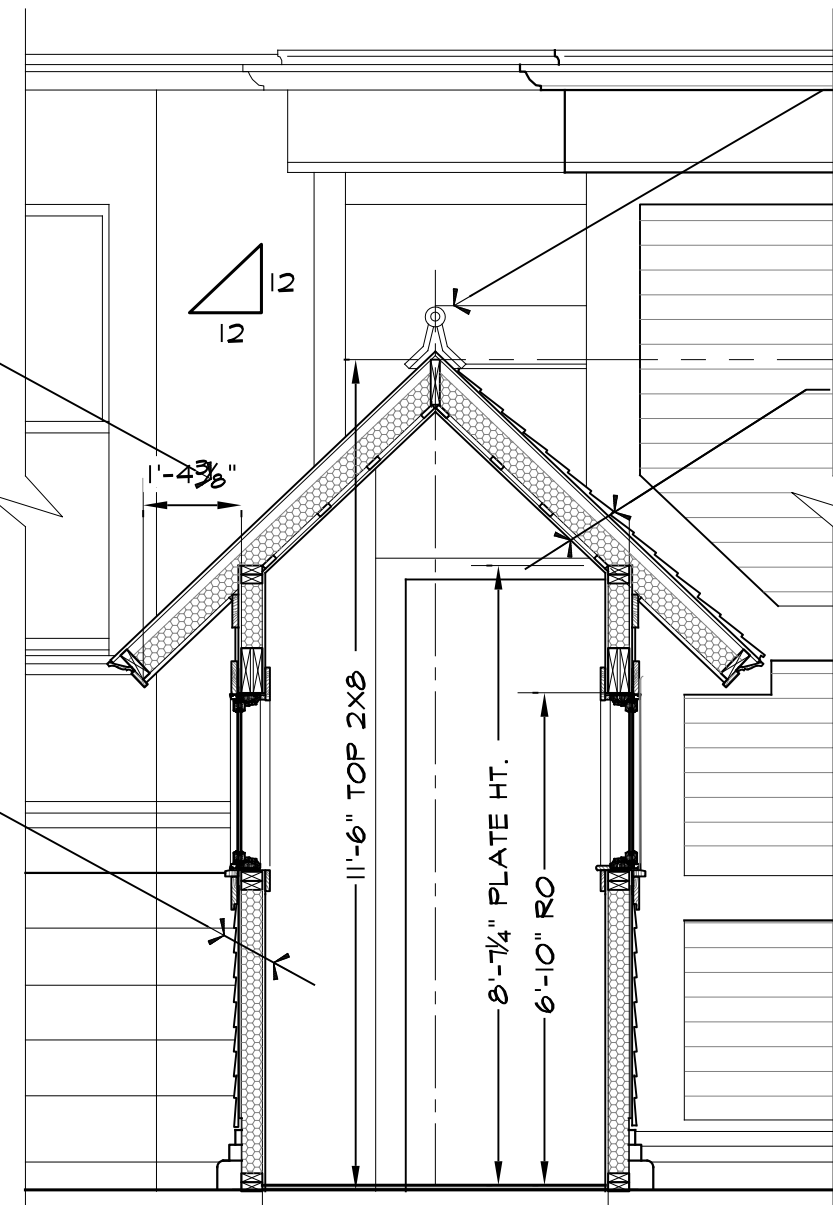
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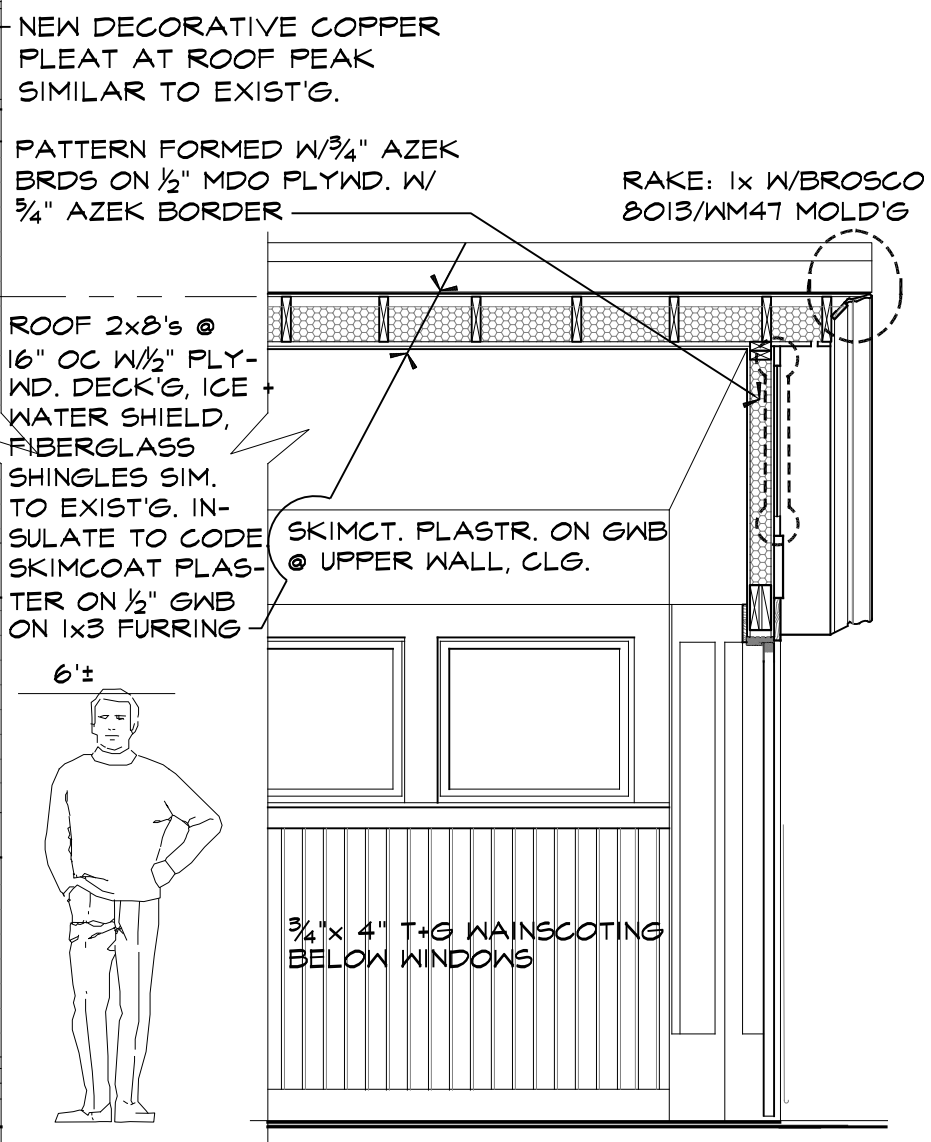
**THRU STAIR ENCLOSURE**

**SECTIONS**

3/8" = 1'-0"



**THRU EL LOOKING SW**



**THRU EL LOOKING NW**

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