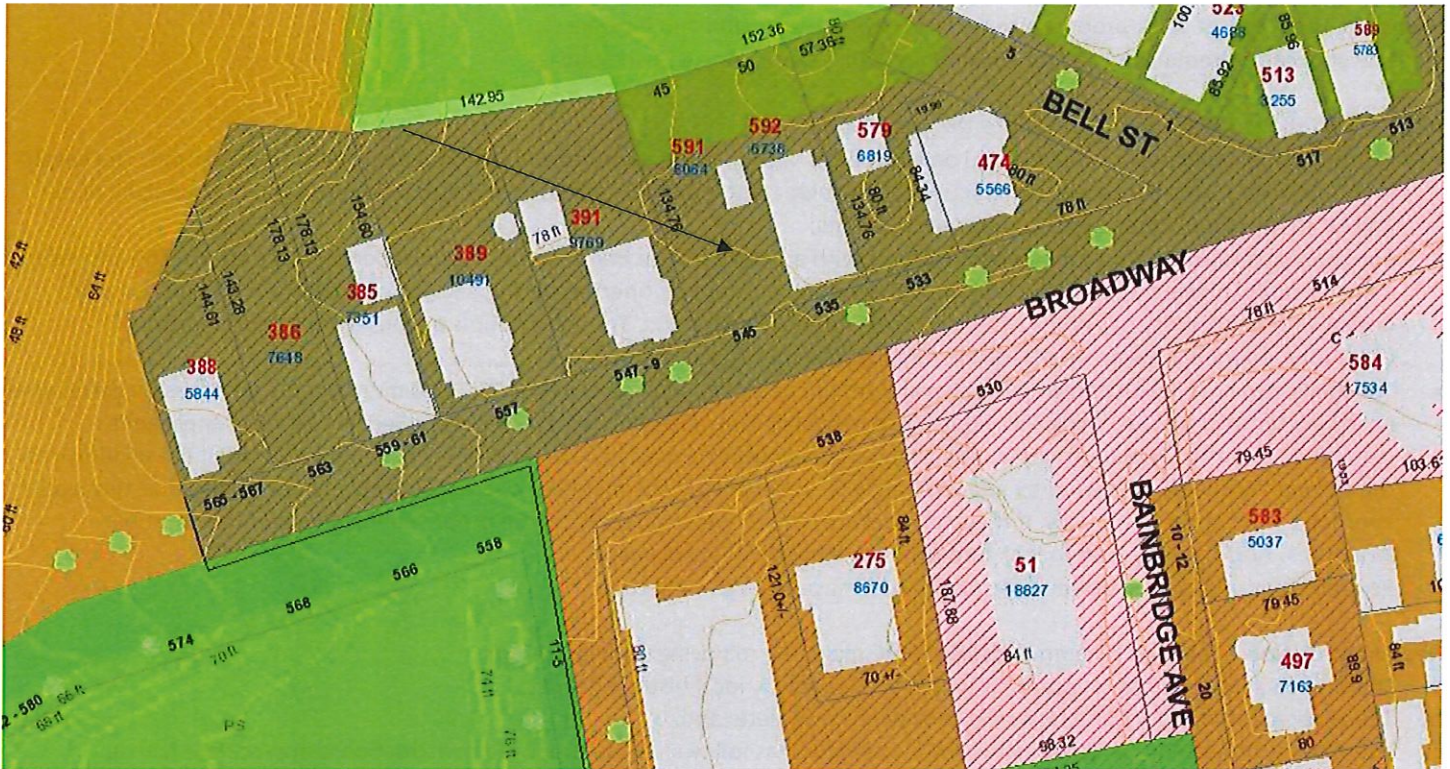
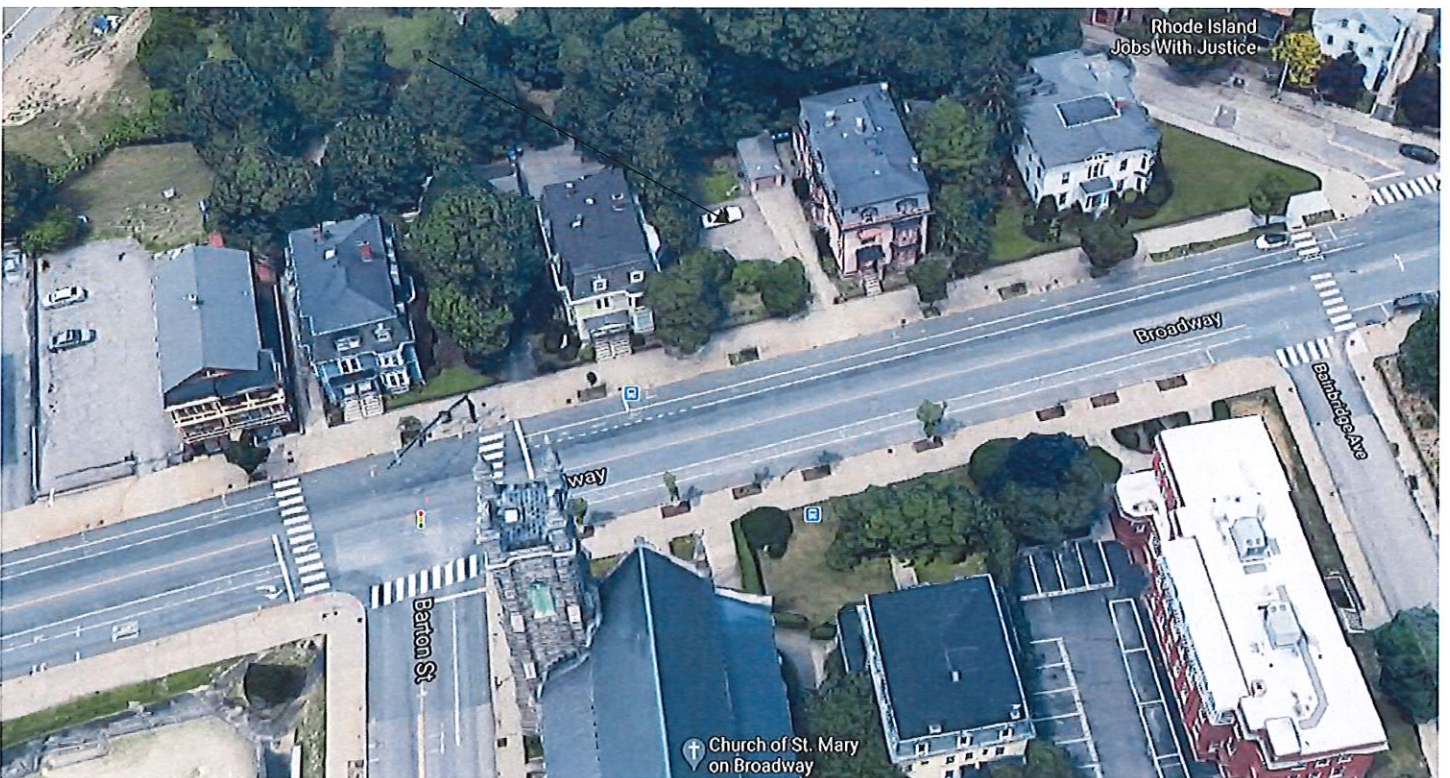


3. CASE 20.120, 545 BROADWAY, Vacant Lot (BROADWAY)  
Currently a vacant lot within the Broadway local historic district.



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:

- 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;
- The application received conceptual approval from the Commission at its October 26, 2020 meeting. the Commission responded positively to the proposal. There were questions regarding the mansard roof, could it be pulled in a bit? The applicant's responded that this would be doable, also that gutters would be installed. Comment regarding the windows: if the windows on the second floor were increased by approximately 6" in height and the first floor decreased by the same height, that this would improve the design. Additionally, if they could return with a rendering showing the proposed building and the abutting structures. Applicants agreed to look into this, come back with revisions; and,
- Revised 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; 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 Final 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 a sub-committee to review construction details once they become available.



547 - 3 FAMILY ca. 1930

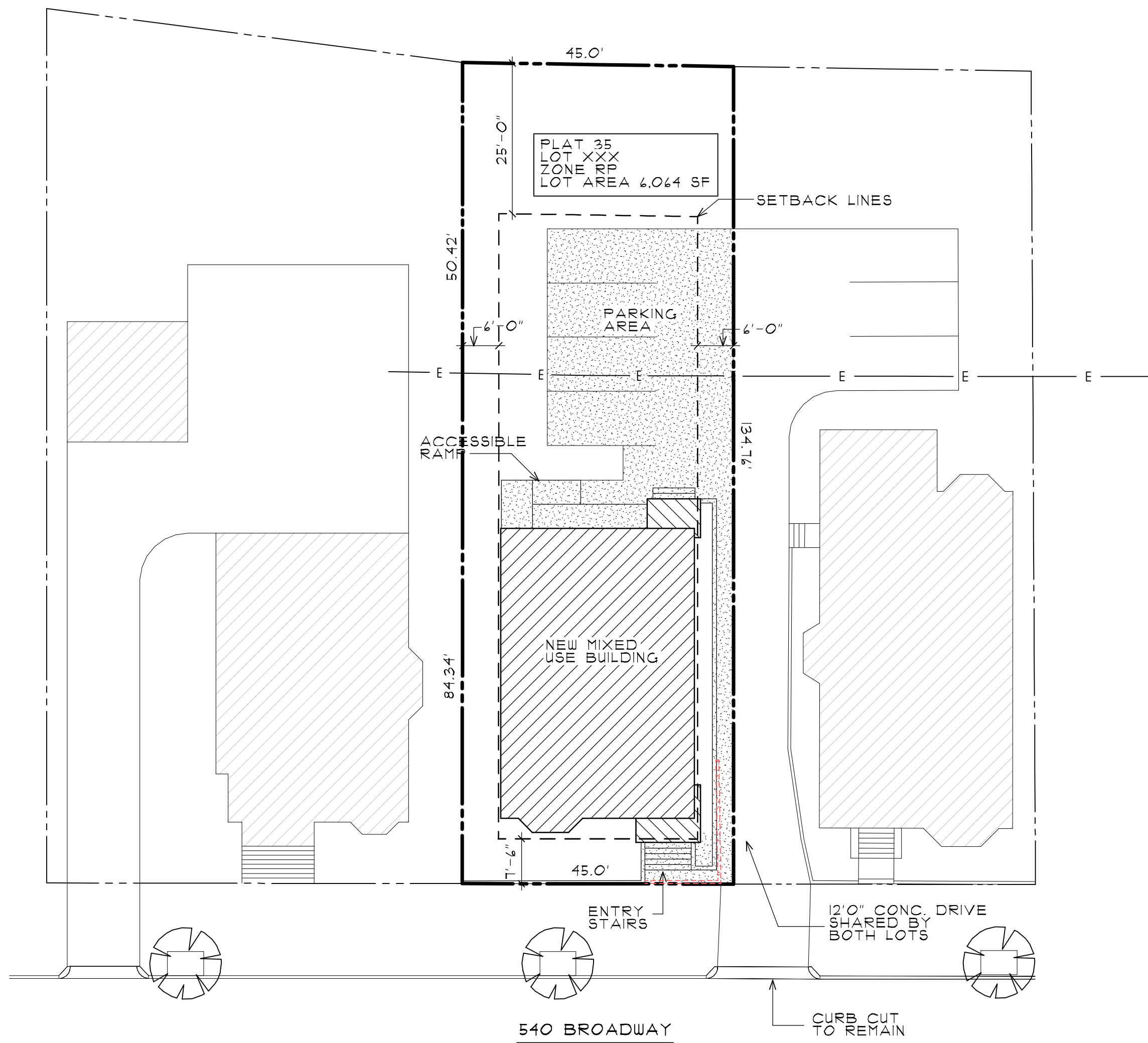


545 - 2 FAM & COMM., 2021



547 - 3 FAMILY ca. 1890

**PROPOSED STREET ELEVATION - 5 FEBRUARY 2021**

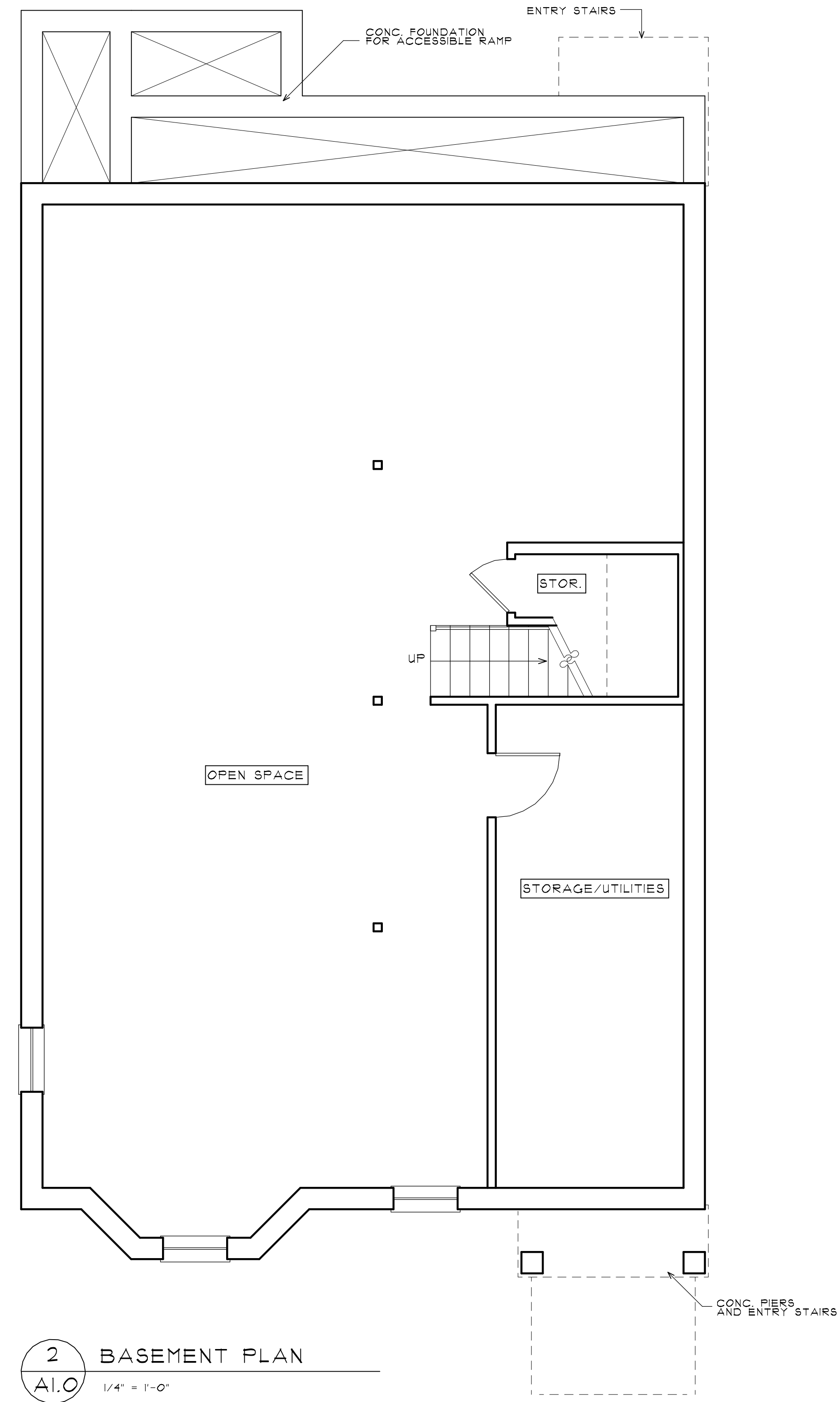


1 SITE PLAN  
C.I. 1/16" = 1'-0"



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 BASEMENT PLAN  
A.I.C. 1/4" = 1'-0"

**HDC REVIEW #2**

NEW MIXED USE BUILDING

ACME ARCHITECT L.L.C.

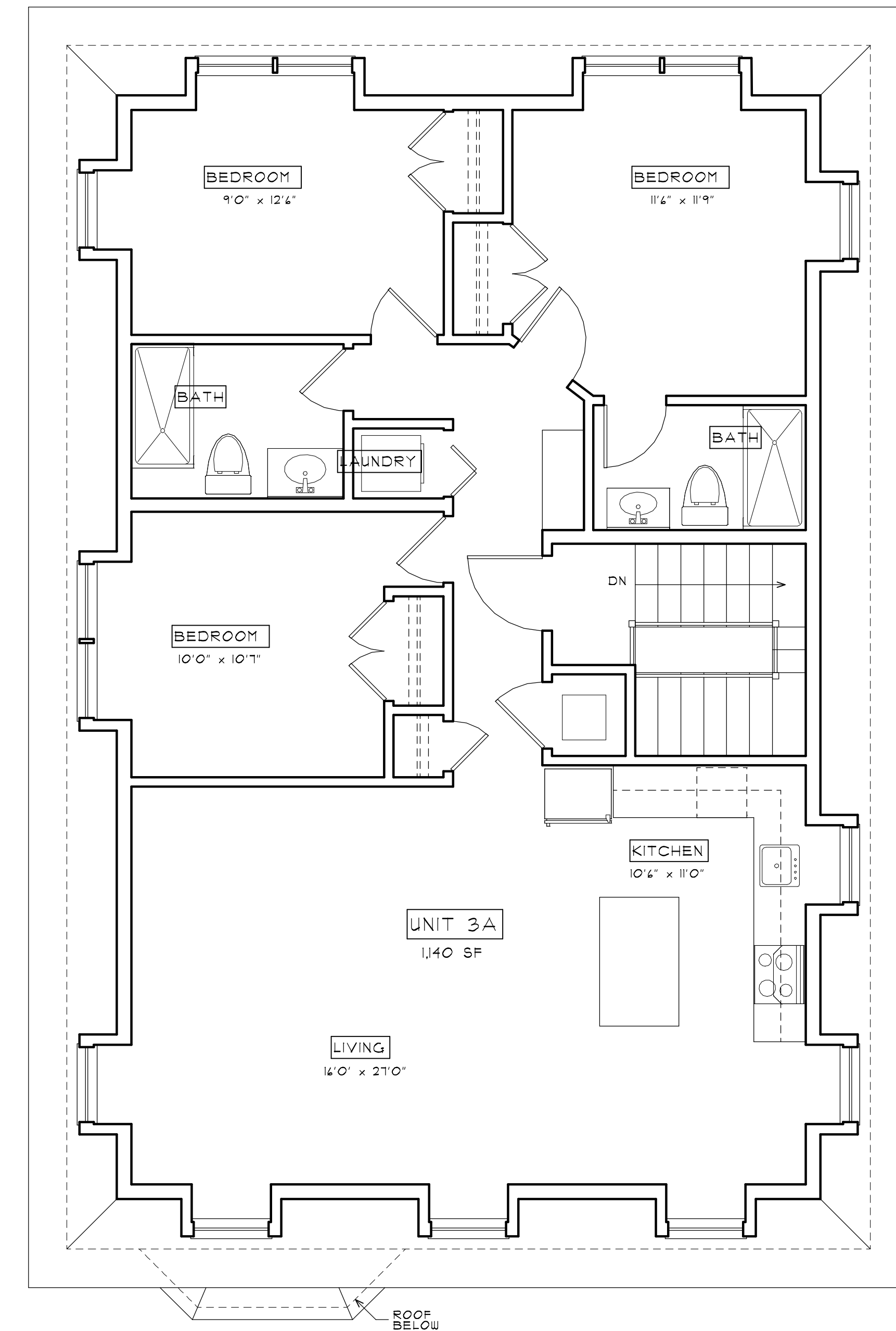
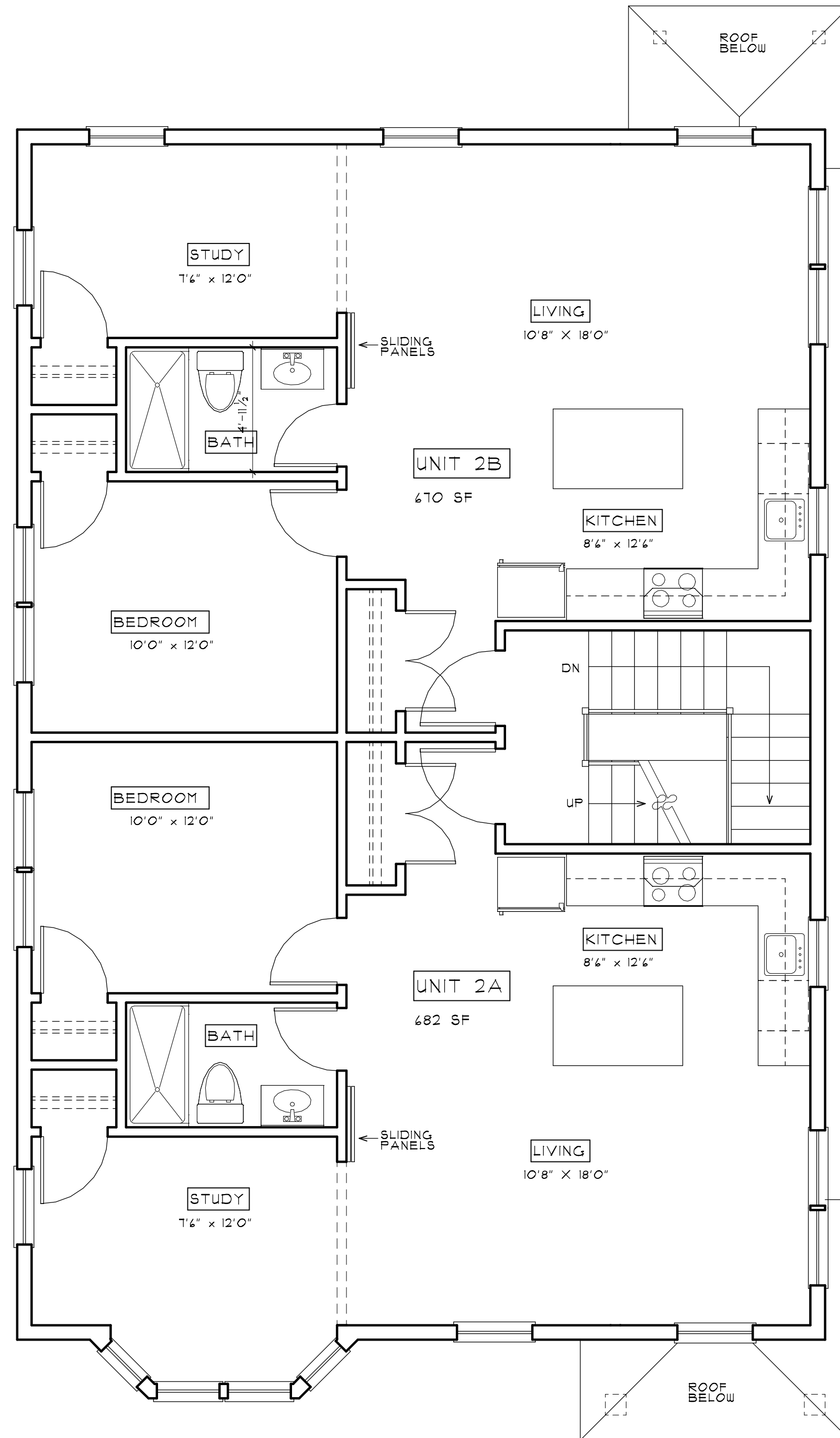
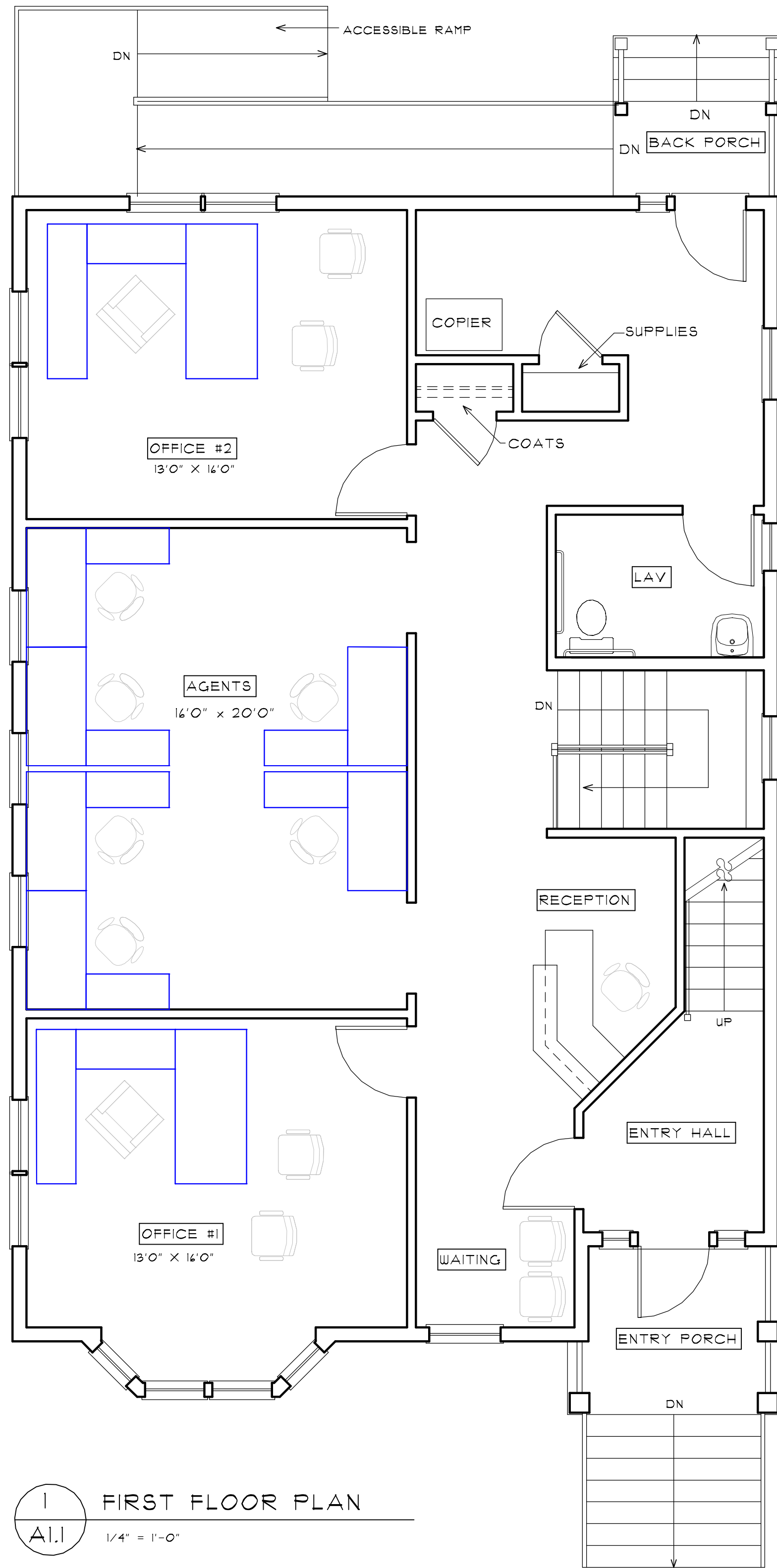
9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662  
MarkRappArchitect.com

SITE PLAN, BASEMENT PLAN

DATE: 2/5/21  
SCALE: AS NOTED  
REVISIONS:

SHEET

**A1.0**



**HDC REVIEW #2**

FLOOR PLANS

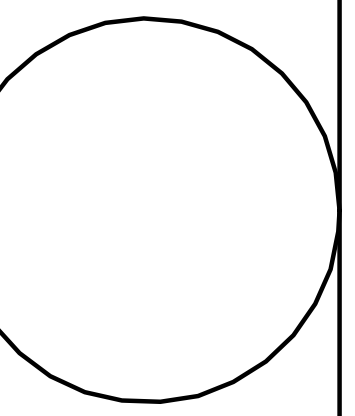
NEW MIXED USE BUILDING

DATE: 2/5/21  
SCALE: 1/4" = 1'-0"

545 BROADWAY  
PROVIDENCE, RHODE ISLAND 02909

ACME  
ARCHITECT  
L.L.C.

9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
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MarkRappArchitect.com



SHEET

**A1.1**



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

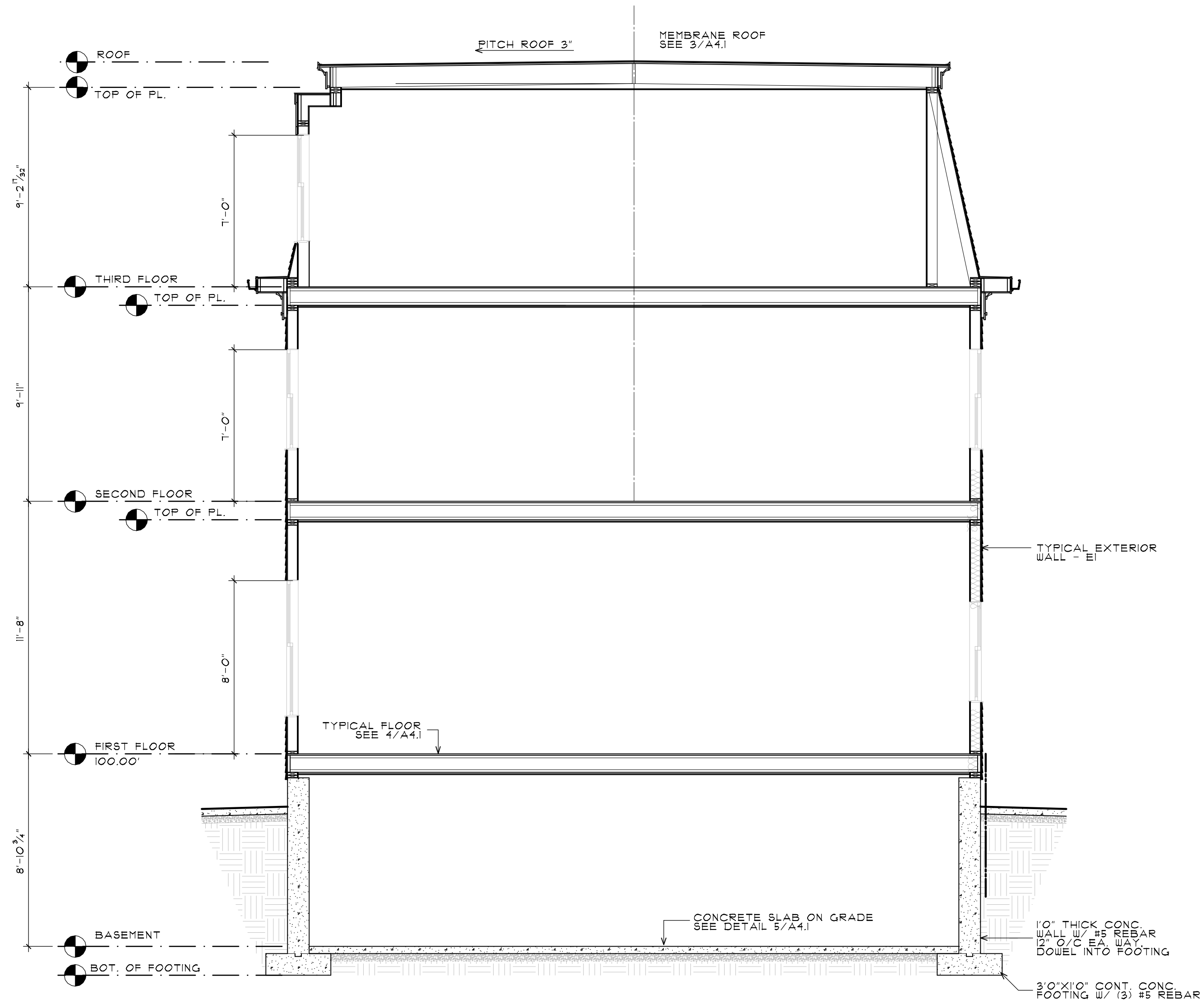
2 EAST ELEVATION  
 A2.1 1/4" = 1'-0"



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



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



I CROSS SECTION  
 A3.1 1/4" = 1'-0"

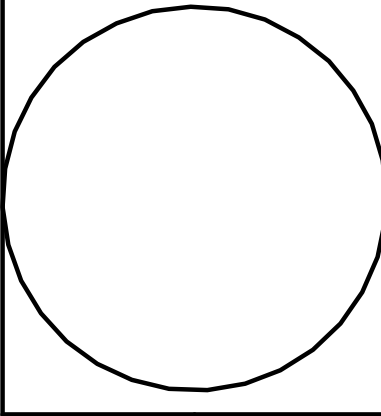
**HDC SUBMISSION #2**

NEW MIXED USE BUILDING

545 BROADWAY  
 PROVIDENCE, RHODE ISLAND 02904

**ACME**  
 ARCHITECT  
 L.L.C.

9 SIMMONS ROAD  
 LITTLE COMPTON  
 RHODE ISLAND 02837  
 T. 401 465 5247  
 F. 401 635 8662  
 MarkRappArchitect.com



BUILDING SECTIONS

REVISIONS:  
 DATE: 2/5/21  
 SCALE: 1/4" = 1'-0"

SHEET

**A3.1**