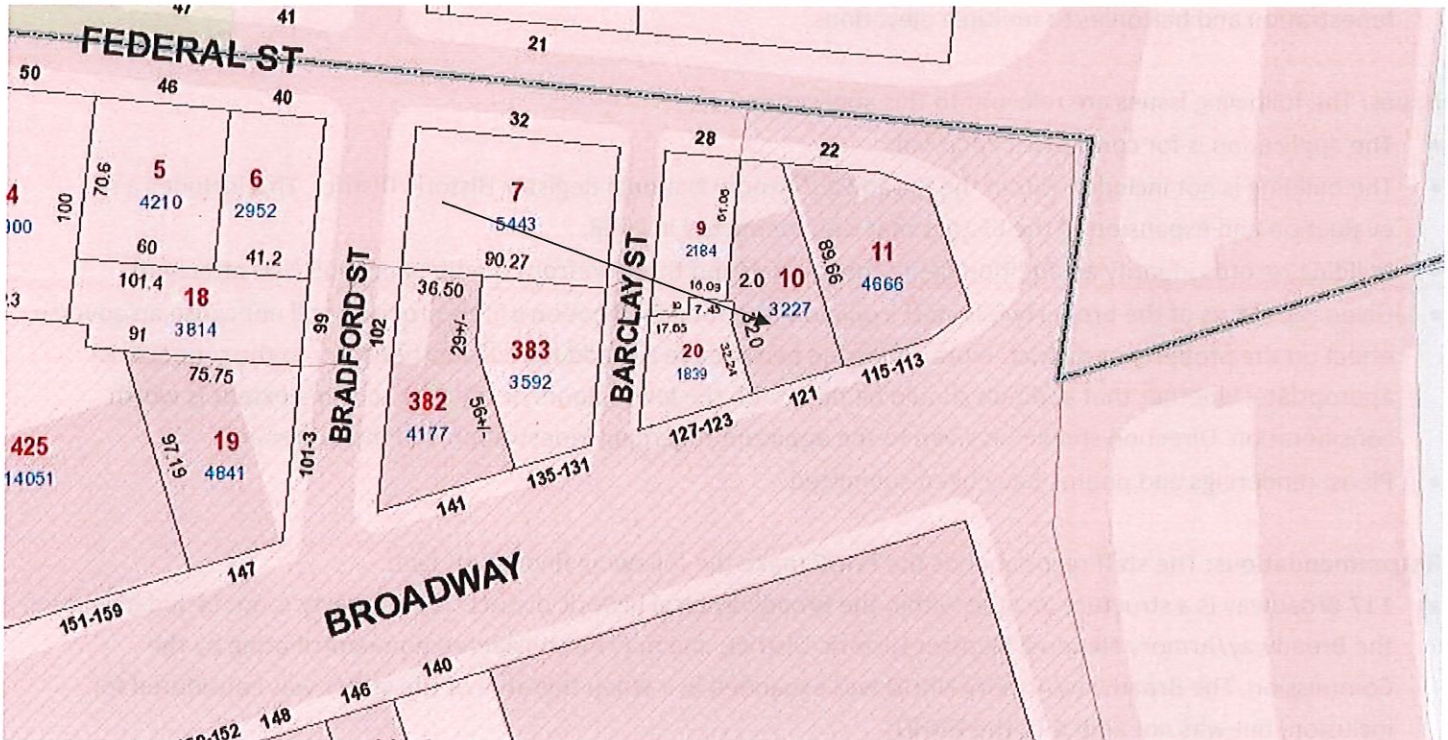


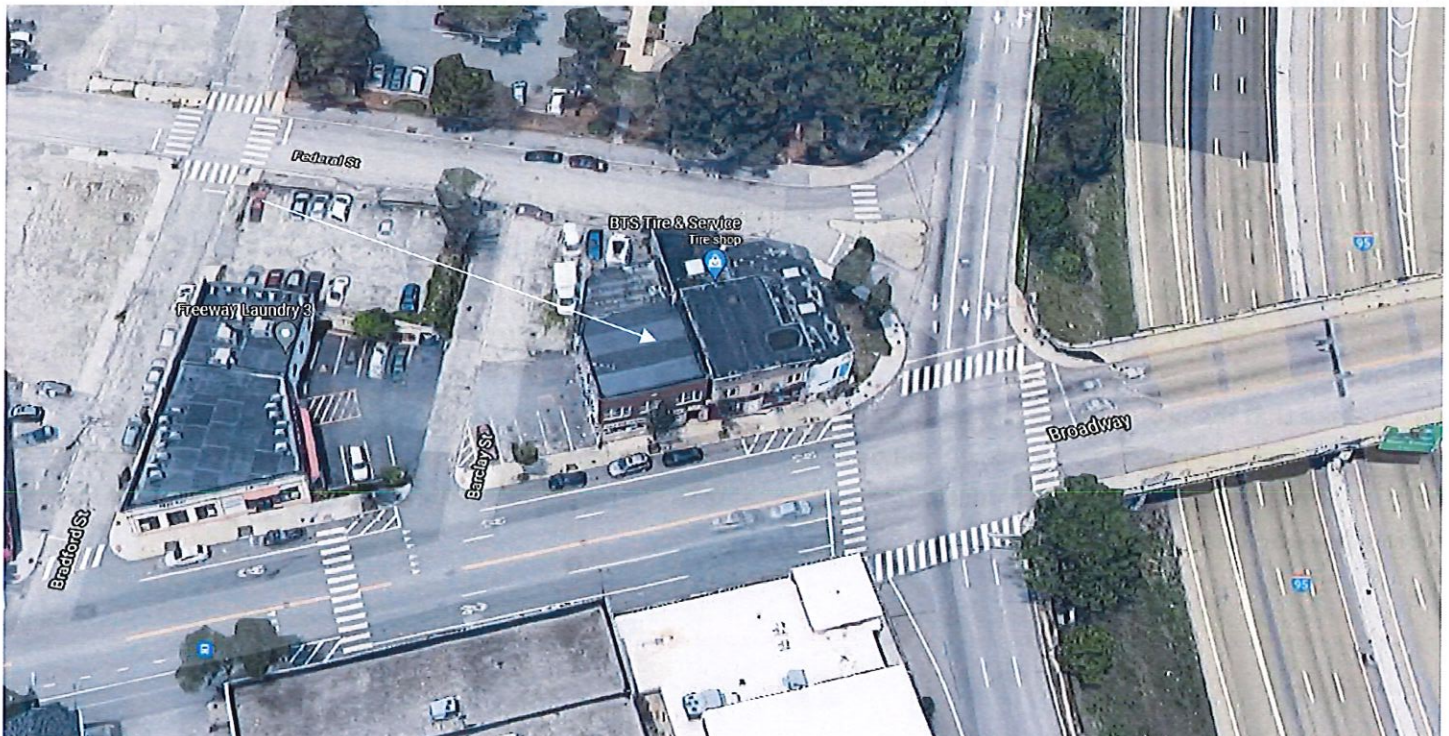
5. CASE 21.139, 117 BROADWAY, Commercial Building, 1935 (BROADWAY)

Two-story commercial storefront with infilled storefront and entrance at east corner, second floor three bays with windows, brick façade; CMU-construction with flat roof.

Not included within the Broadway/Armory NRHD



Arrow indicates 117 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: Terry Desuze, Desuze Construction, P.O. Box 2001, Providence, RI 02905

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

- the modification of the existing building to include the addition of a third floor, new siding and installation of fenestration and balconies to multiple elevations.

Issues: The following issues are relevant to this application:

- The application is for conceptual approval;
- The building is not included within the Broadway/Armory National Register Historic District. This includes a re-evaluation and expansion of the district that was conducted in 2008;
- Building records identify an addition being constructed and the storefront modified in 1965 (see attached);
- Given the status of the property it is staff's opinion that the modification of this property will not cause an adverse effect on the property or district. From a massing perspective the addition of another story to the property is appropriate, whether that addition should be flush with the lower floors or set back to some extent is worth consideration. Direction should be given to the applicant regarding fenestration and materials; and,
- Plans, renderings and photos have been submitted.

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

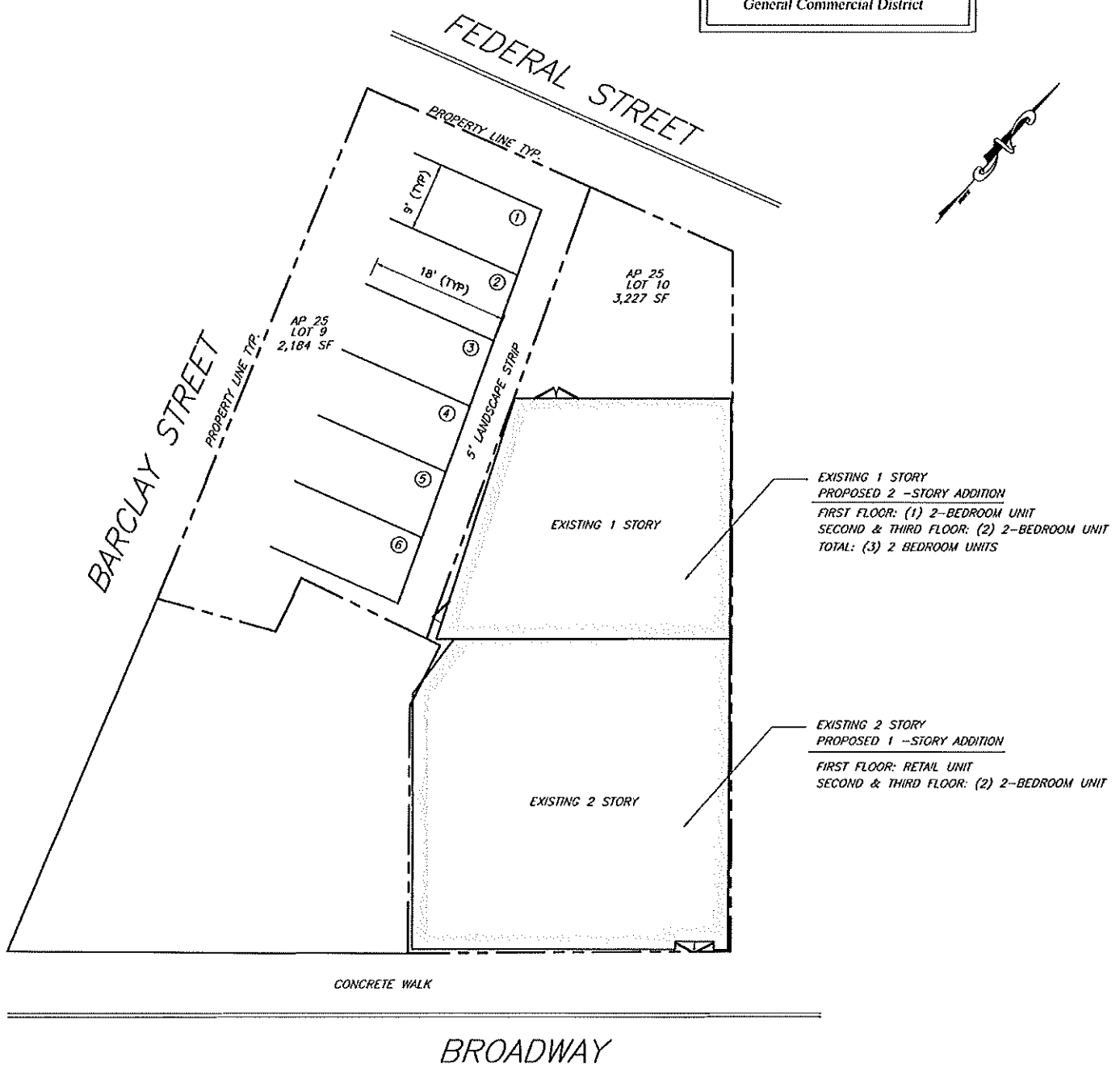
- a) 117 Broadway is a structure located within the Broadway local historic district. The property is not included within the Broadway/Armory National Register Historic District, and may be considered non-contributing by the Commission. The Broadway/Armory NRHD was expanded in # when this area of the street was considered for inclusion, but was not added to the NRHD;
- b) The application for Major Alterations is considered complete for conceptual; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are 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 for conceptual review. 117 Broadway is a structure located within the Broadway local historic district. The property is not included within the Broadway/Armory National Register Historic District, and may be considered non-contributing by the Commission. The Broadway/Armory NRHD was expanded in 2008 when this area of the street was considered for inclusion, but was not added to the NRHD. The Commission grants Conceptual Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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 staff to review any additional required details.

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 4000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6% (+/-) FOR ALL CONCRETE EXPOSED TO WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
 2. ALL REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 1318-83 AND SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-74
 3. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS - 3 INCHES
FOUNDATION WALLS - 2 INCHES
 4. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE-60. LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318-83 FOR TENSION LAP SPLICES, CLASS C, UNLESS NOTED OTHERWISE.
 5. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
 6. SLAB ON GRADE SHALL BE CAST IN ALTERNATE PATTERNS OR SAW CUT INTO AREAS NOT TO EXCEED 900 S.F. OR AS INDICATED ON THE PLANS.
 7. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
 8. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
 9. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLABS, COMPACT FROM STRIP LINE TO UNDERSIDE OF SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
 10. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
 11. ALL MORTAR SHALL BE TYPE M OR S.
 12. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
 13. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
 14. STRUCTURAL LUMBER SHALL BE HEMFIR #1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.
 15. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT PROJECT SITE.
 16. ALL MECHANICAL, PLUMBING, AND ELECTRICAL TRADE WORKS MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
 17. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
 18. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
 19. CONTRACTOR WILL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
 20. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE ENGINEER WOULD MAKE NULL AND VOID.
 21. NOTIFY ENGINEER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
 22. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
 23. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY (DIG SAFE)
- DESIGN LOADS:
CONFORM TO THE FOLLOWING DESIGN LOADS REQUIREMENTS UNLESS NOTED OTHERWISE:
- | | |
|-----------------------|---------|
| ROOF LOAD (SNOW LOAD) | 30 PSF |
| FLOOR LIVE LOAD | 40 PSF |
| WIND LOAD | 100 MPH |

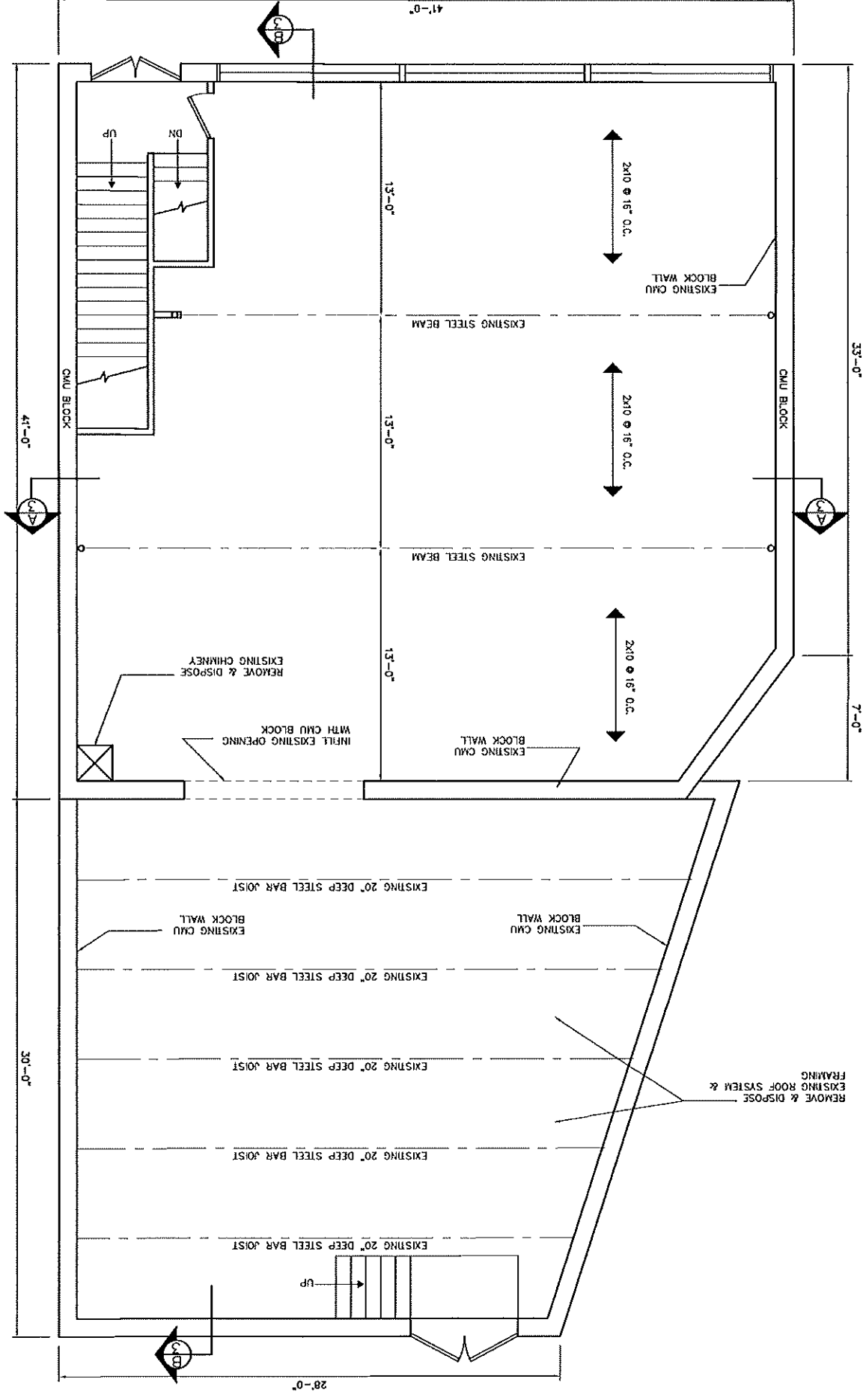
PARCEL DATA
 AP 25
 LOTS 9 & 10
 TOTAL AREA
 5,411 SQ. FT.±
 ZONING DATA: HD C-2
 Historical Overlay District
 General Commercial District



PLAT PLAN
 SCALE: 1"=10'

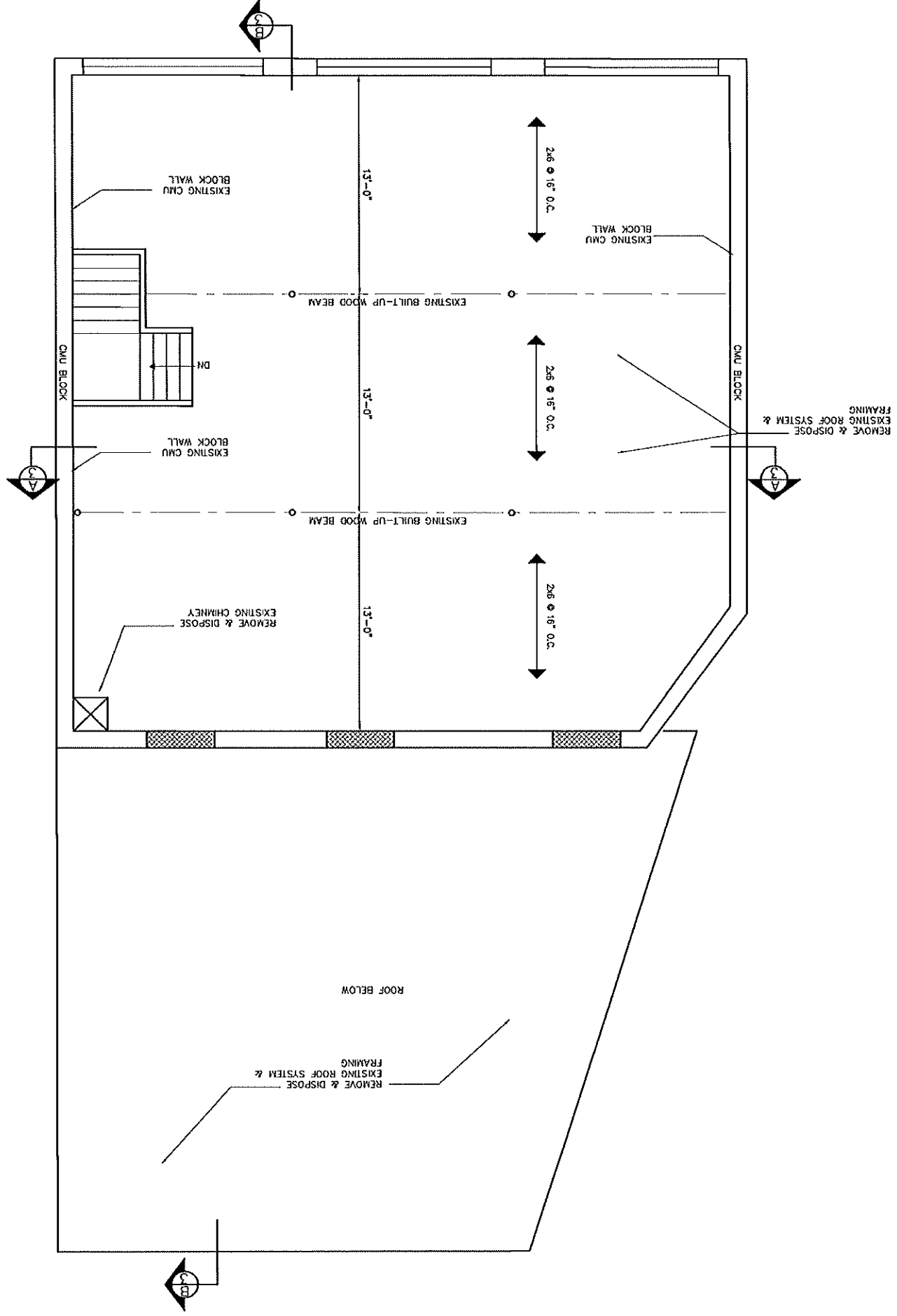
EXISTING FIRST FLOOR PLAN

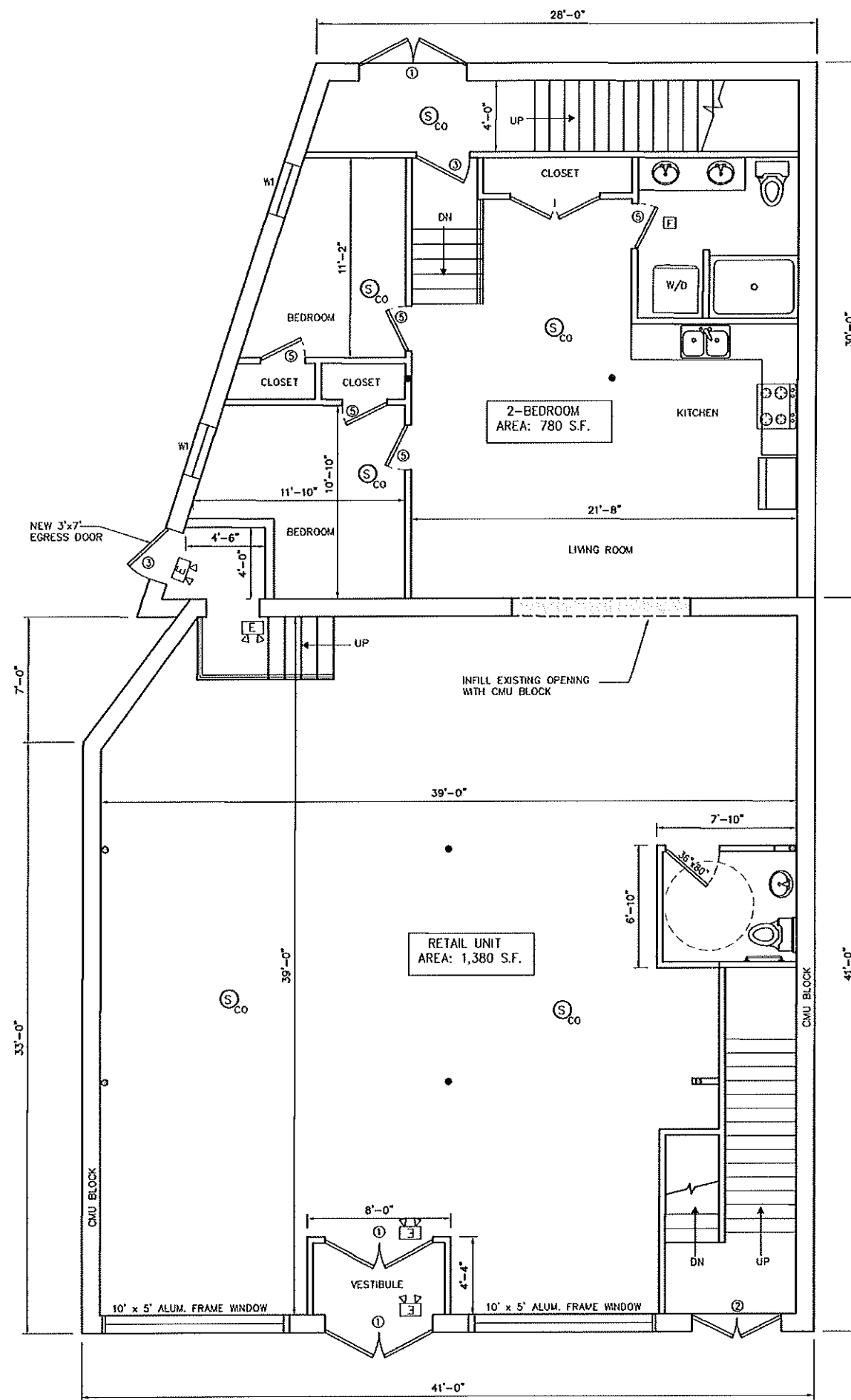
SCALE: 1/4"=1'-0"



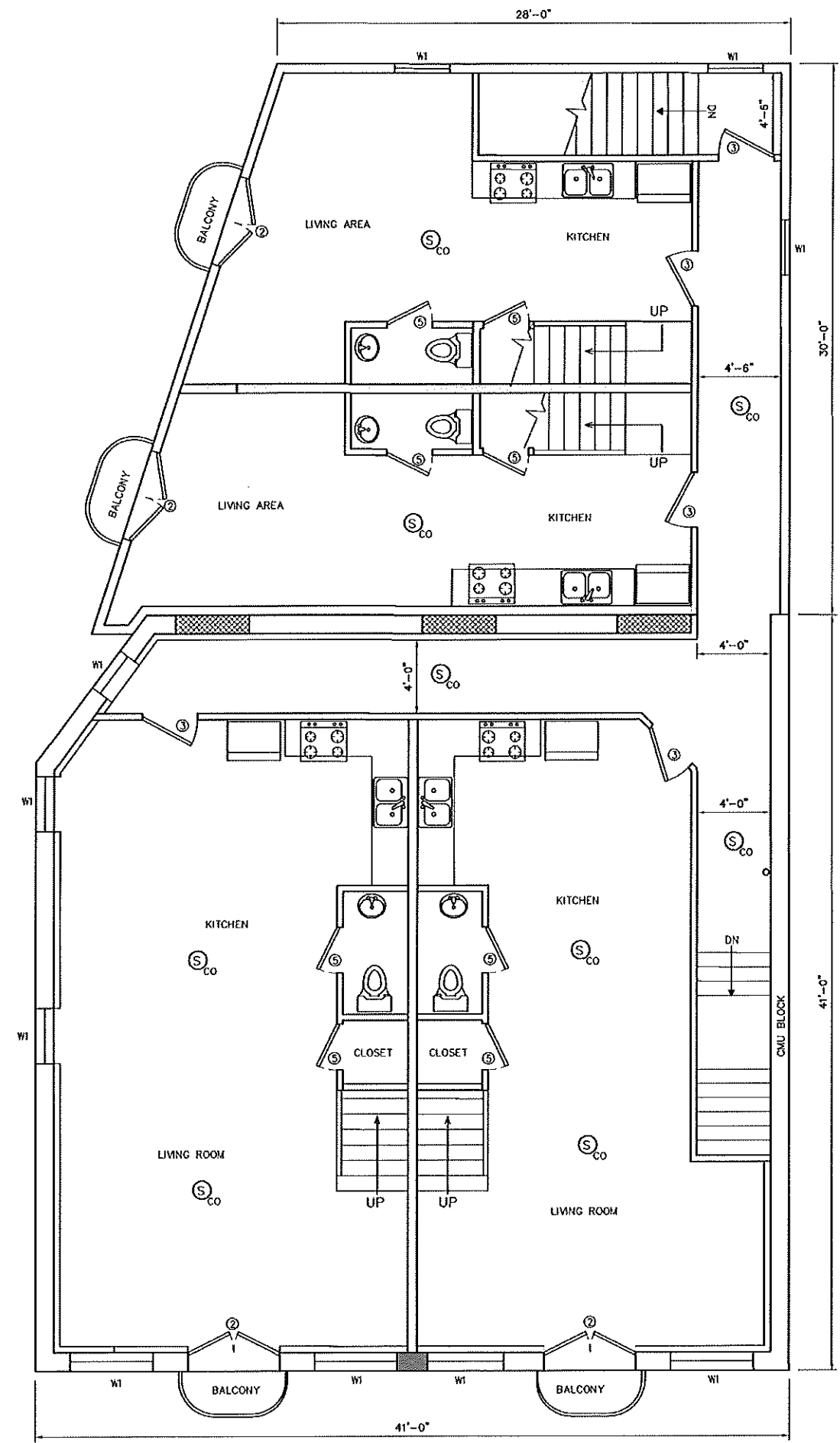
EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

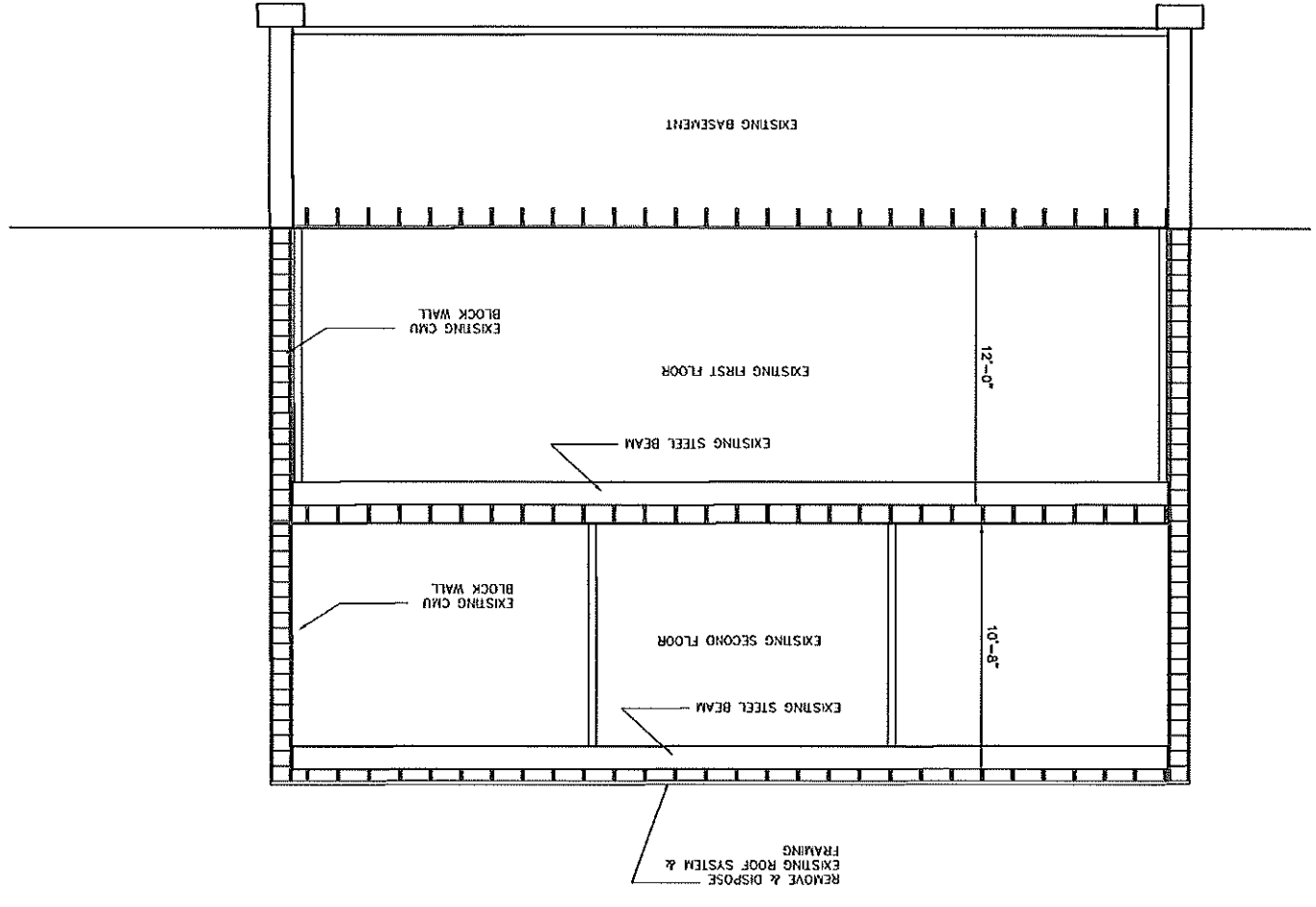
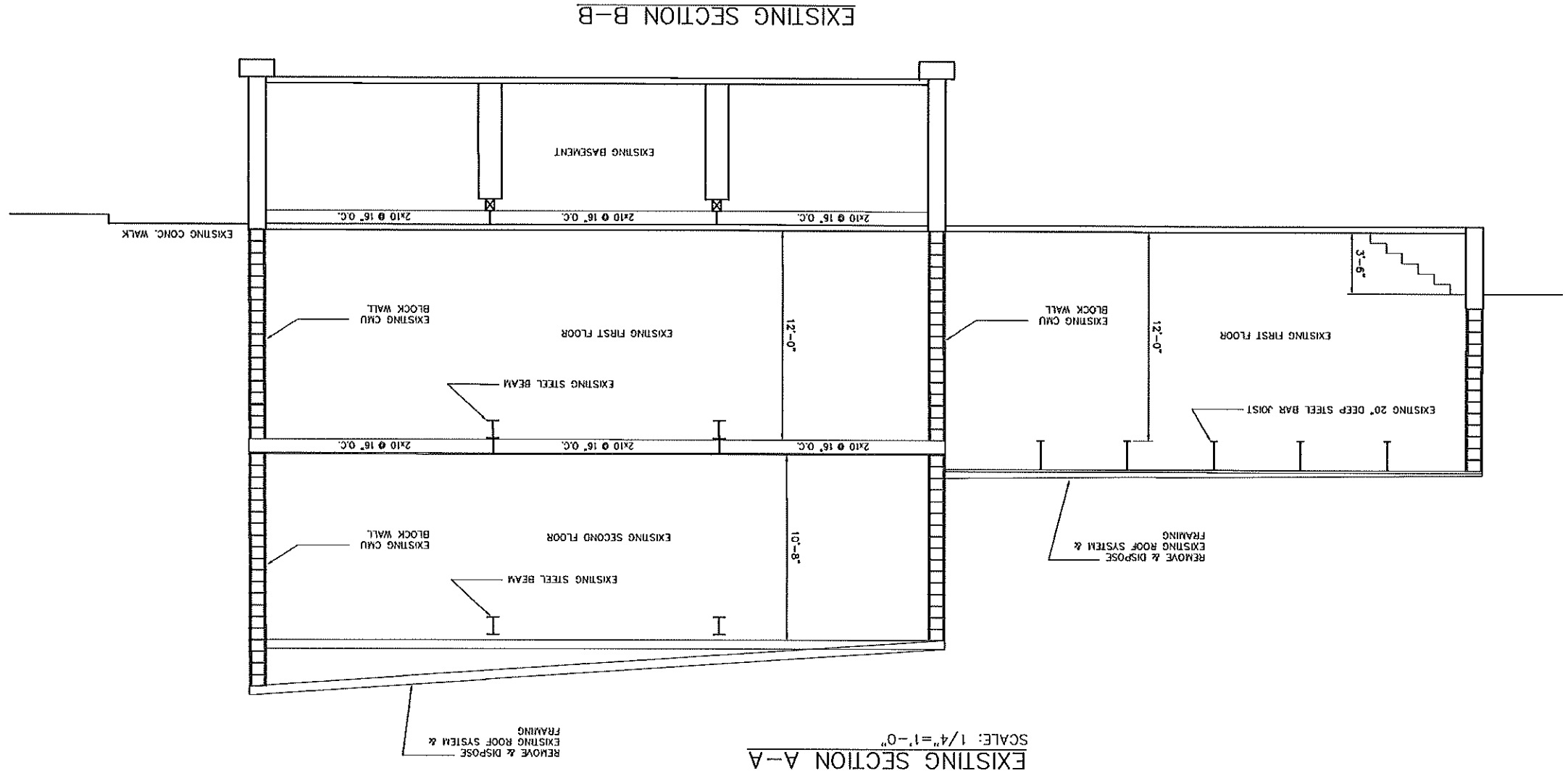




PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



Gypsum Wallboard Partitions / Wood Framing (Load - Bearing)

No. Fire Rating	Ref.	Design No.	Description	STC	Test No.
2hr.	UL GA	U301 Based on WP 4135	Two layers 5/8" Fire-Shield Gypsum Wallboard nail applied to 2 x 6 wood studs spaced 16" o.c. Boards may be applied horizontally or vertically with all joints staggered.	40	

Gypsum Wallboard Floor/Ceiling - Wood Framing (wood joists with rough and finished floor)

Fire Rating	Ref.	Design No.	Description	STC	Test No.
2 hr.	UL GA	L505 FC 5724	5/8" Fire-Shield C Gypsum Wallboard, base layer nailed at right angles to 2 x 10 wood joists spaced 16" o.c., resilient furring channels spaced 24" o.c. and nailed through base board into and at right angles to joists. Face layer of 5/8" Fire-Shield G board screwed to furring channel. Nominal 1" T & G sub and finish floor. Optional floor system consist of Floor Topping Mixture over plywood.	est. 45	

ALL EXTERIOR WALLS SHALL BE 2x6 FRAMING @ 16" O.C.
ALL INTERIOR WALLS SHALL BE 2x4 FRAMING @ 16" O.C.
HEADERS
(3) 2x8 TRIPLE HEADER W/ 1/2" PLYWOOD OVER DOORS & WINDOWS

DOOR SCHEDULE		
NO.	ROUGH OPENING	TYPE
①	6'-2 1/2" x 7'-2 1/2"	6'-0"x7'-0" STEEL DBLE EXTERIOR
②	5'-2 1/2" x 6'-10 1/2"	5'-0"x6'-8" GLASS DBLE EXTERIOR
③	3'-2 1/2" x 6'-10 1/2"	3'-0"x6'-8" STEEL 1 HR RATED EXT
④	3'-2 1/2" x 6'-10 1/2"	3'-0"x6'-8" STEEL INTERIOR
⑤	2'-8 1/2" x 6'-10 1/2"	2'-6"x6'-8" WOOD INTERIOR
⑥	4'-2 1/2" x 6'-10 1/2"	4'-0"x6'-8" WOOD BI-FOLD

NOTES:
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS

WINDOW SCHEDULE			
NO.	UNIT DIMENSION	DESIGNATION	TYPE
W1	3'-2" x 4'-9 1/2"	3046	DOUBLEHUNG
W2	6'-2 1/4" x 4'-9 1/2"	3046-2	DOUBLEHUNG

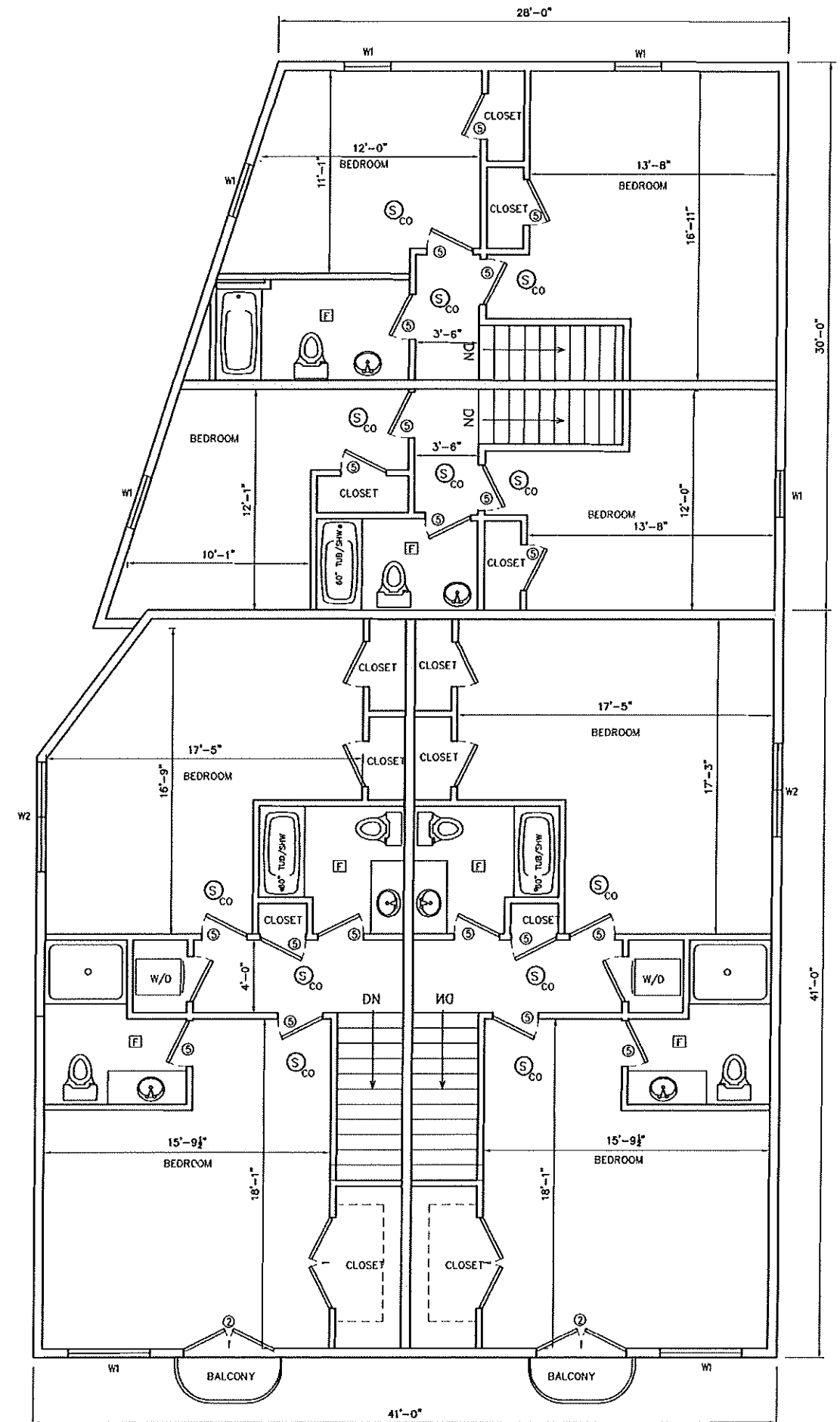
USE DOUBLE PANE WINDOWS

NOTES:
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.
2. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24", AND MAXIMUM 44" FROM FINISH FLOOR

- [F] EXHAUST FAN (VENTED OUTSIDE)
- [S_{CO}] SMOKE & CO DETECTORS HARD WIRED
- [E] EXIST SIGN W/ EMERGENCY LIGHTS

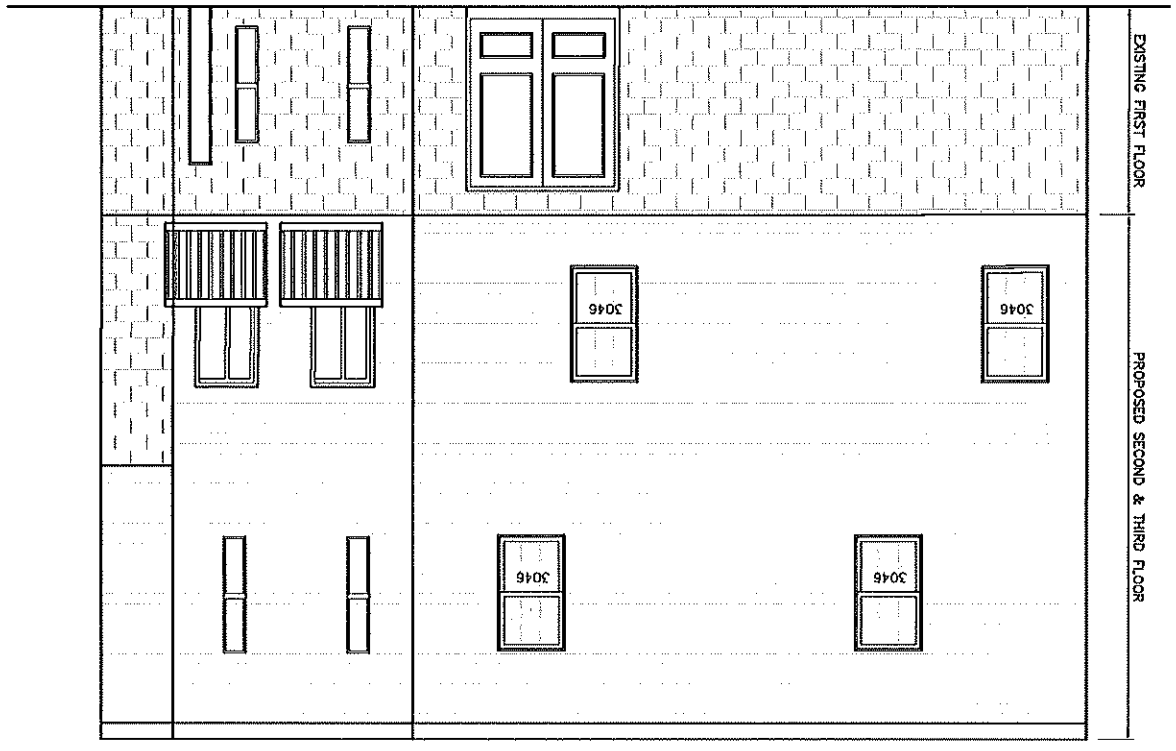
INSULATION:
WALL R-20
FLOOR R-30
ROOF R-38
WINDOW U-VALUE: 0.33

HATCH INDICATES 2x6 2 HR RATED WALL
SEE DETAIL THIS SHEET

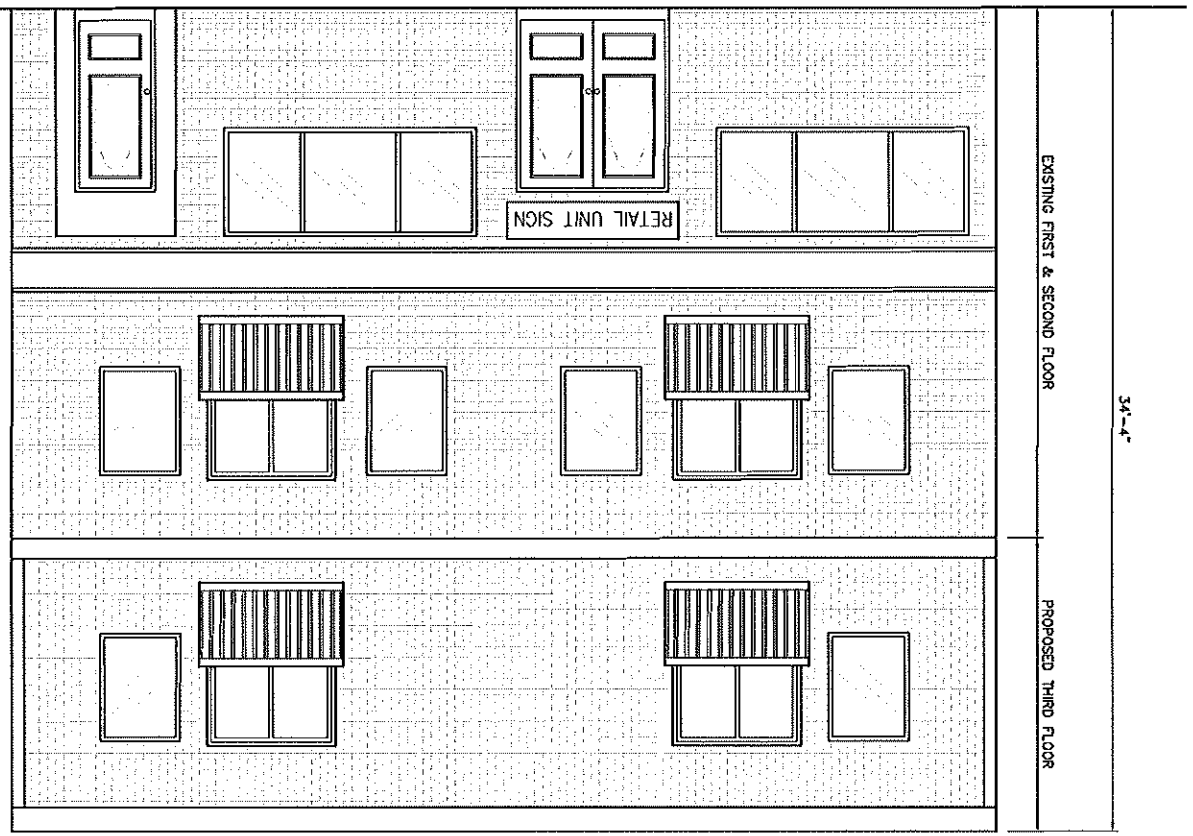


PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

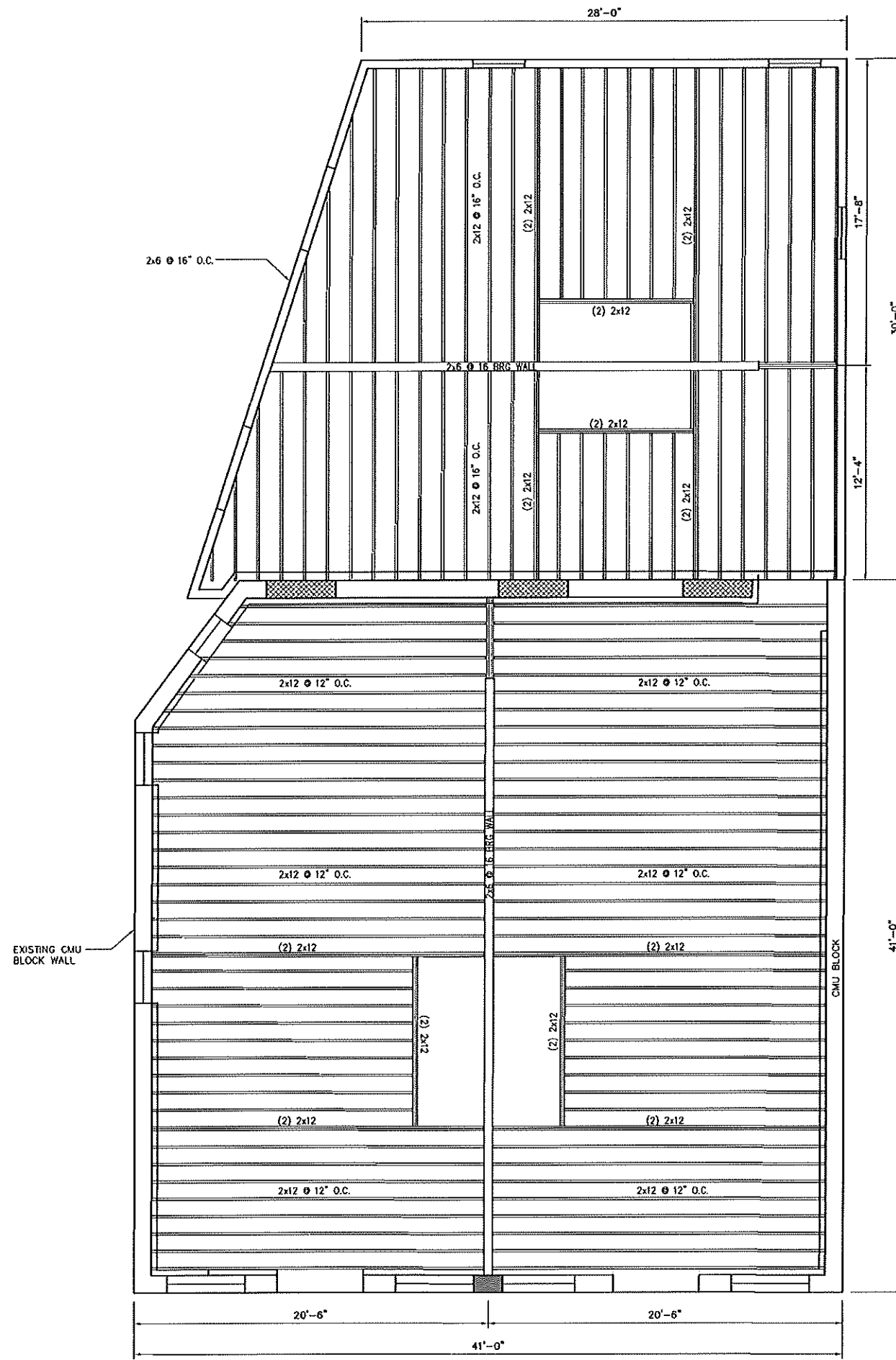


PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

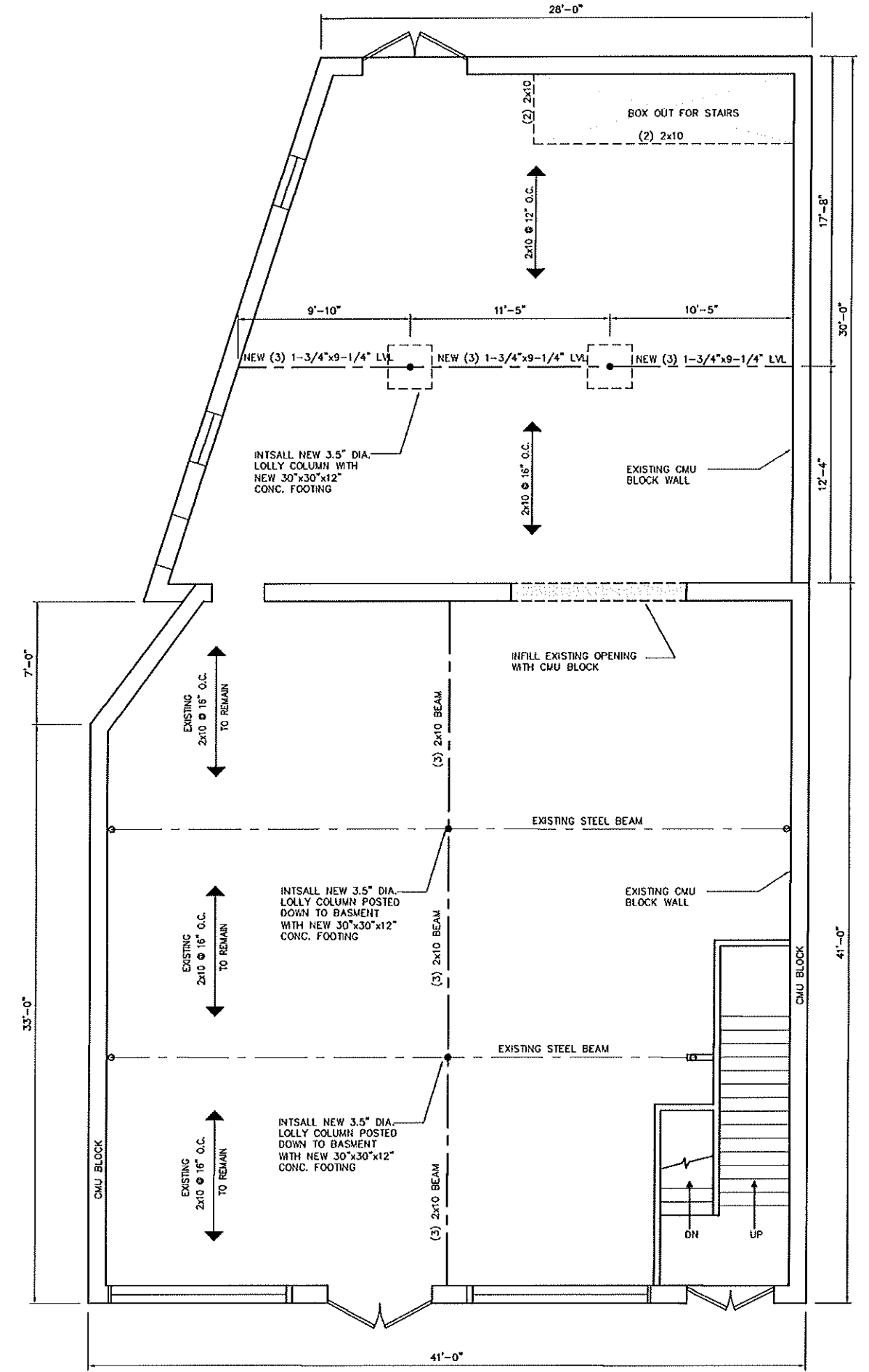


PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



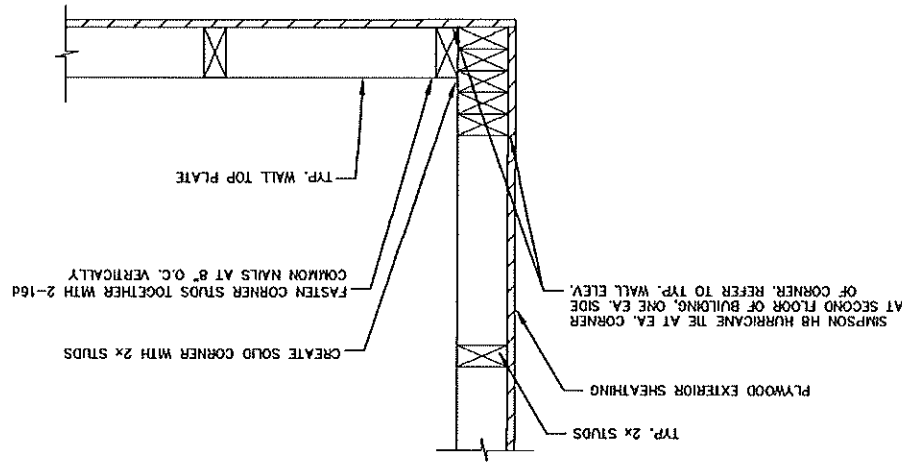


PROPOSED THIRD FLOOR FRAMING
 SCALE: 1/4" = 1'-0"

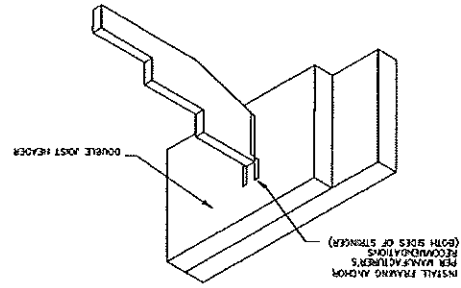


PROPOSED SECOND FLOOR FRAMING
 SCALE: 1/4" = 1'-0"

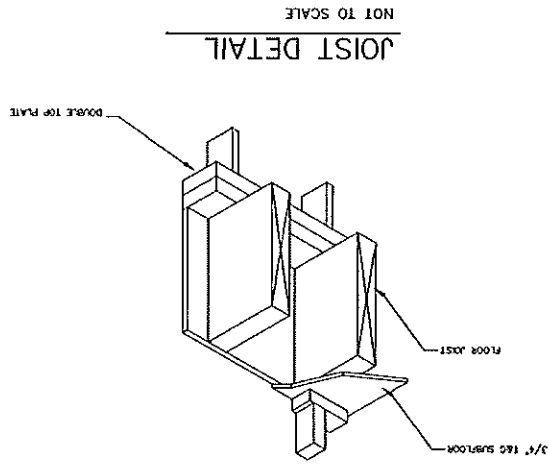
TYP. CORNER DETAIL



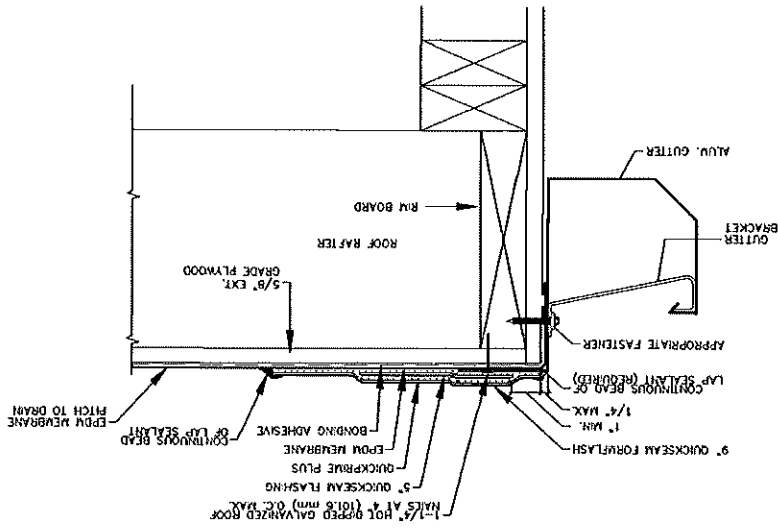
STAIR FRAMING DETAIL



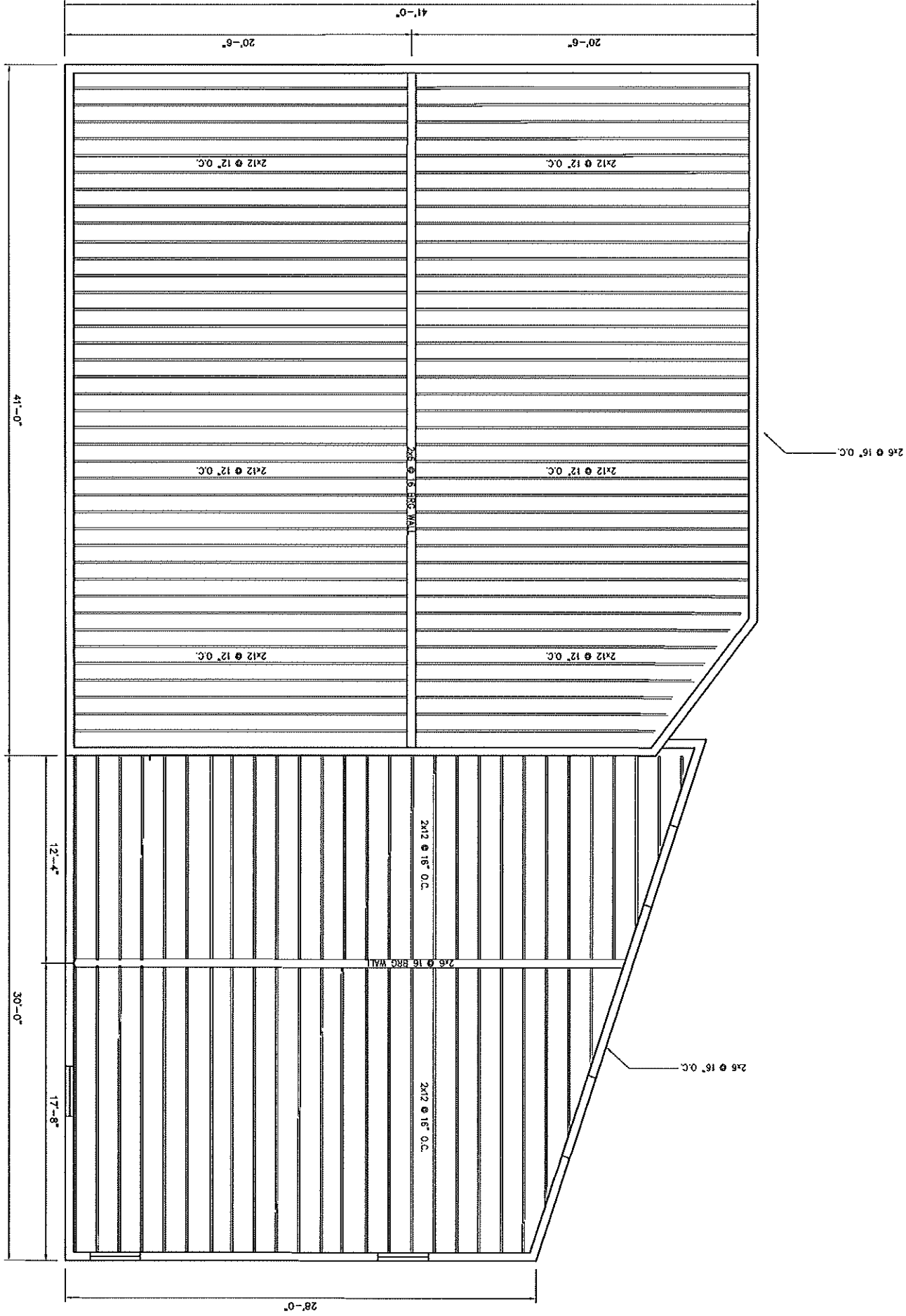
JOIST DETAIL

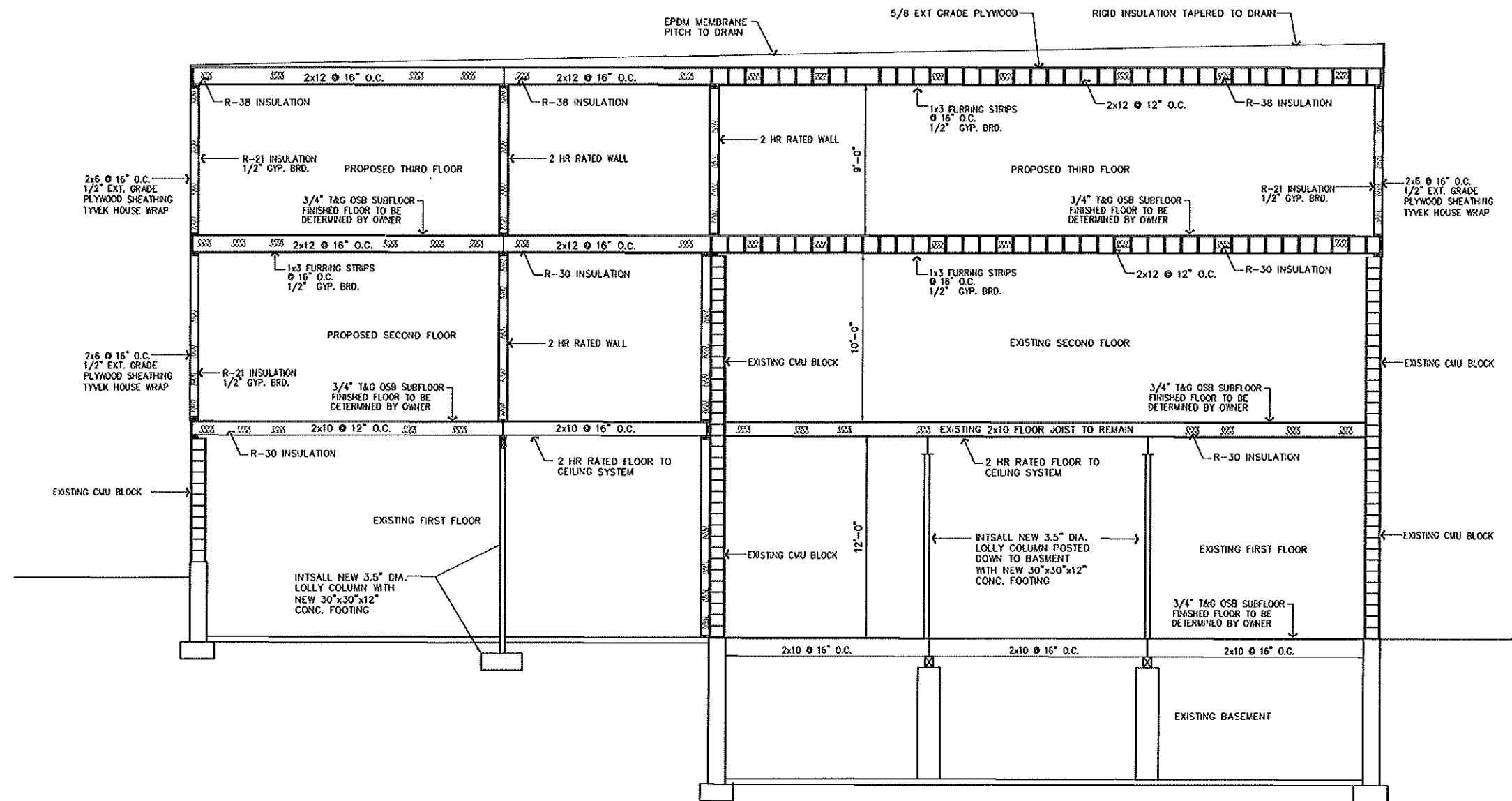
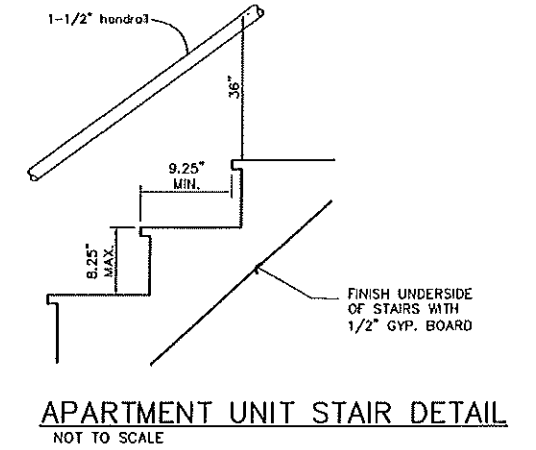
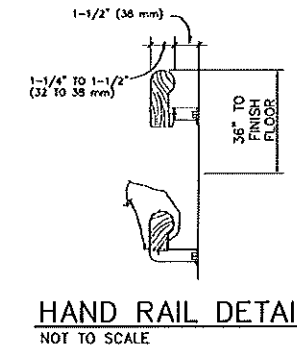
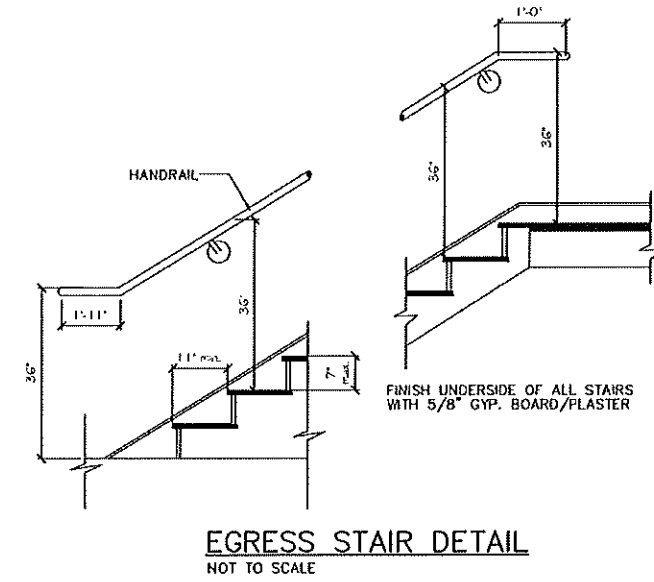
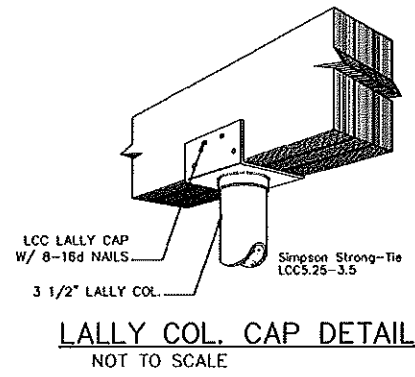
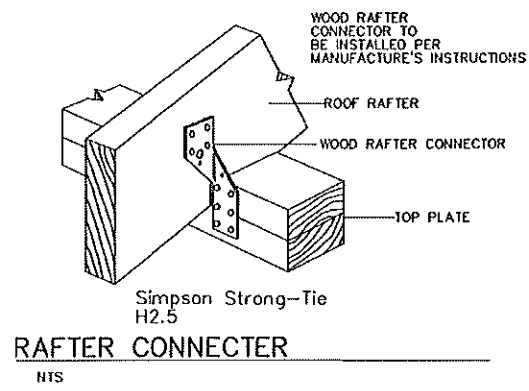


FLAT ROOF DETAIL



PROPOSED ROOF FRAMING















121
BROADWAY



INSPECTOR OF BUILDINGS DEPARTMENT

DATE March 22, 1955 PERMIT NO. 199
 LOCATION 117 Broadway
 WARD 13 PLAT 25 LOT 10
 OWNER Ernest Millmather
 ARCHITECT
 BUILDER Owner
 MATERIAL Brick
 NATURE OF WORK Repairs after fire.
 NO. OF BLDGS.
 NO. OF STORIES 2
 TO BE USED FOR Stores & Offices
 NO. OF FAMILIES
 FIRE DISTRICT

DEPARTMENT OF BUILDING INSPECTION

DATE June 8, 1965 PERMIT NO. 564
 LOCATION 117 Broadway
 WARD 13 PLAT 25 LOT 10
 OWNER Vincent Marino & wf. Elena
 ARCHITECT Arman Caruolo
 BUILDER Rossi Builders
 MATERIAL Brick
 NATURE OF WORK Erect an addition (41'0" x 32'0") at rear
 NO. OF BLDGS. 1 replace present wood store front with
 NO. OF STORIES 2 Zourite. Addition limited in use to low
 TO BE USED FOR Printing Shop hazard storage.
 NO. OF FAMILIES
 FIRE DISTRICT 2
 Estimated Cost \$4700

c2/140