

Applicant/Owner: Terryl 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;
- At the 12/20 meeting the item was continued. The Commission stated concerns about the level of documentation provided. The Commission requested existing elevations and a drawing and/or rendering showing the proposed modified building in context with the adjacent building. There was feedback regarding the existing modifications with Commissioners commenting that the existing front façade should remain intact, while allowing for changes in the storefront; and,
- Revised 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 2008 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 review; 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.

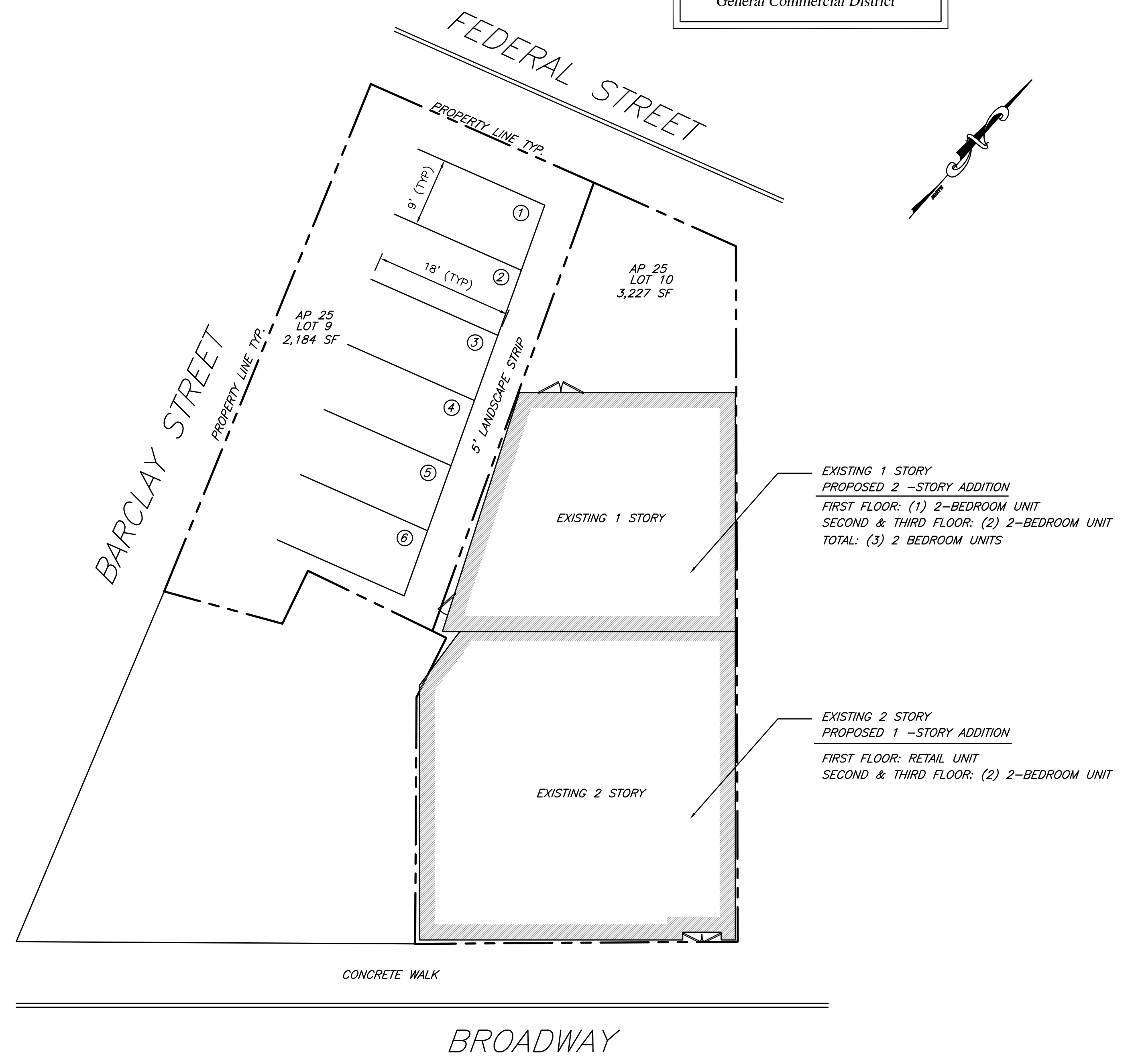


ELEVATION PHOTO
NOT TO SCALE

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



AERIAL PHOTO
NOT TO SCALE



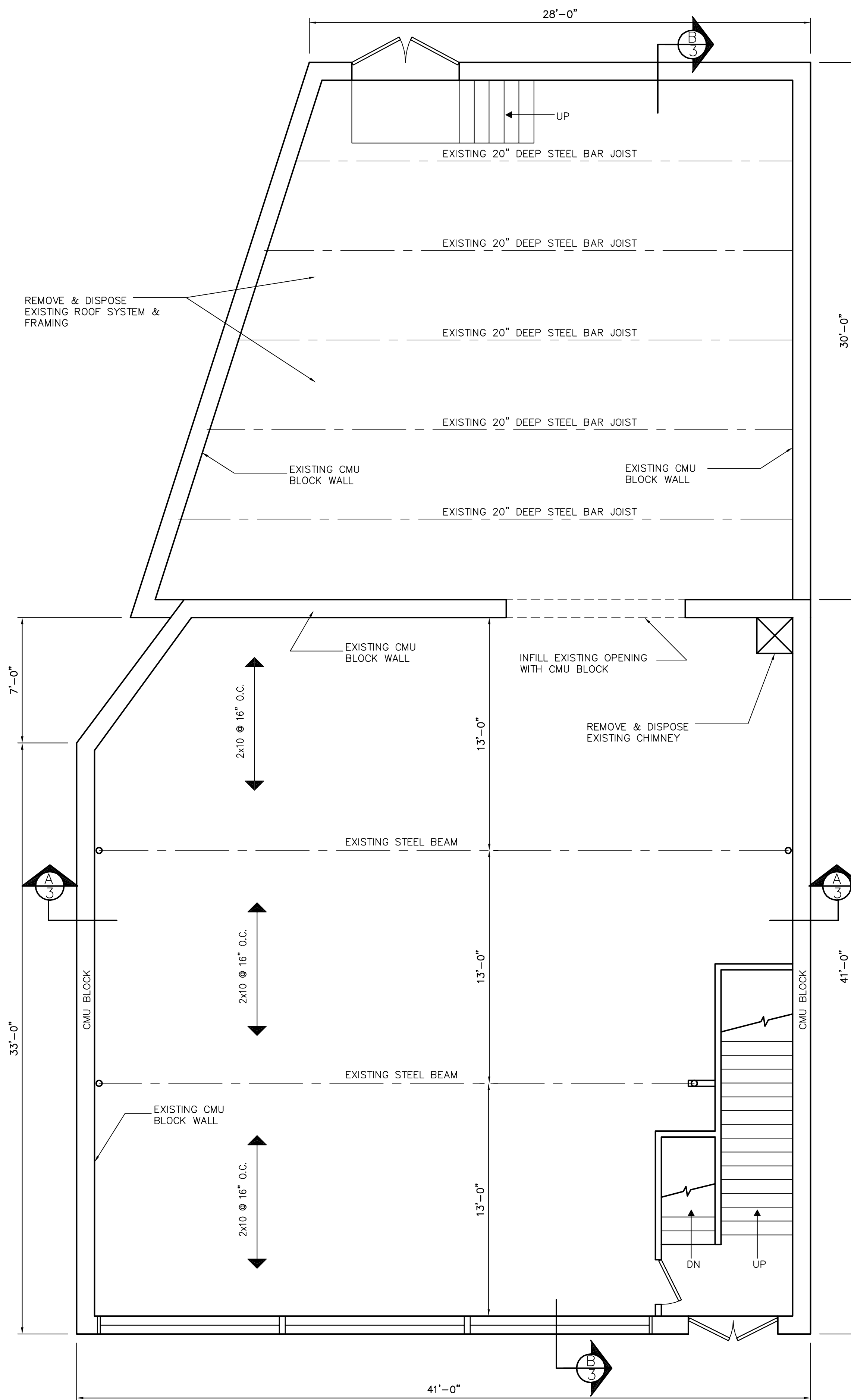
PLAT PLAN
SCALE: 1"=10'

REVISIONS		
NO.	DATE	BY

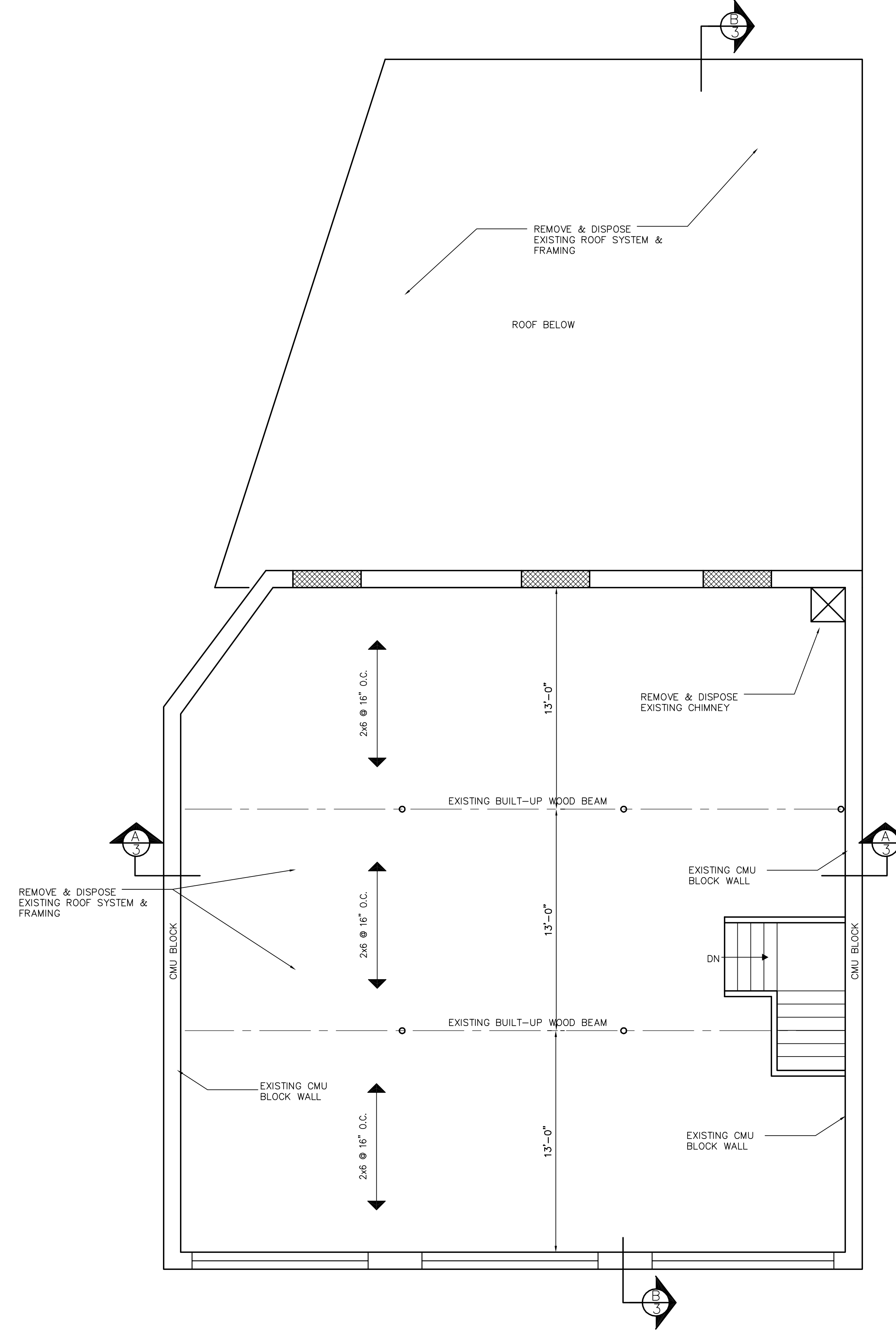
SHEET DESCRIPTION
PROPOSED RENOVATIONS
 117 BROADWAY
 PROVIDENCE, RI

PREPARED FOR:
VINCENT MANN
 117 BROADWAY
 PROVIDENCE, RI

DATE: JAN. 2022
 SCALE: AS SHOWN
 DWG BY: RM
 CDD BY: MH
 JOB NO.
 SHEET NO.
 1 OF 8



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



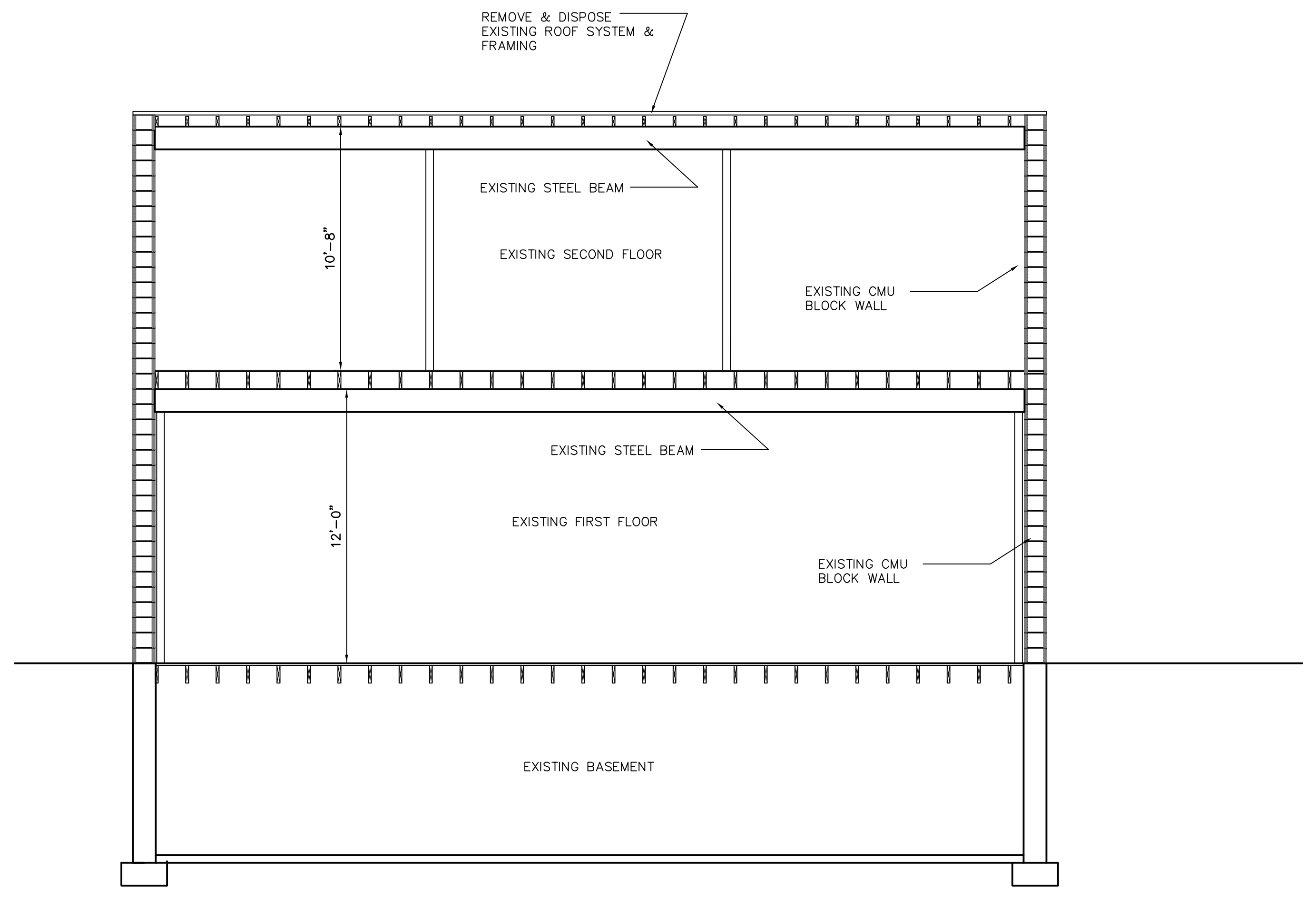
EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

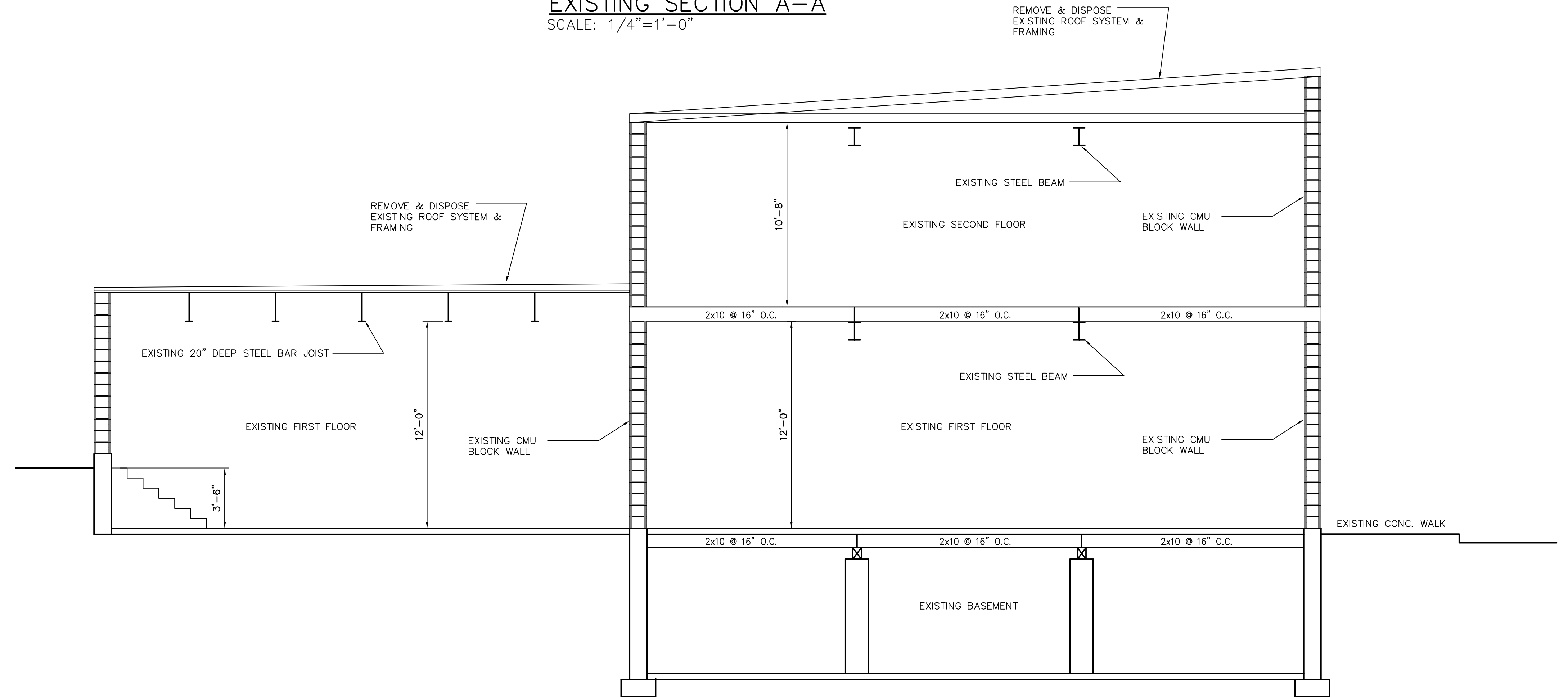
SHEET DESCRIPTION
PROPOSED RENOVATIONS
117 BROADWAY
PROVIDENCE, RI

PREPARED FOR:
VINCENT MANN
117 BROADWAY
PROVIDENCE, RI

DATE: OCT. 2021
SCALE: AS SHOWN
DRAWN BY: RM
CHECKED BY: MH
JOB NO.
SHEET NO.



EXISTING SECTION A-A
SCALE: 1/4"=1'-0"



EXISTING SECTION B-B
SCALE: 1/4"=1'-0"

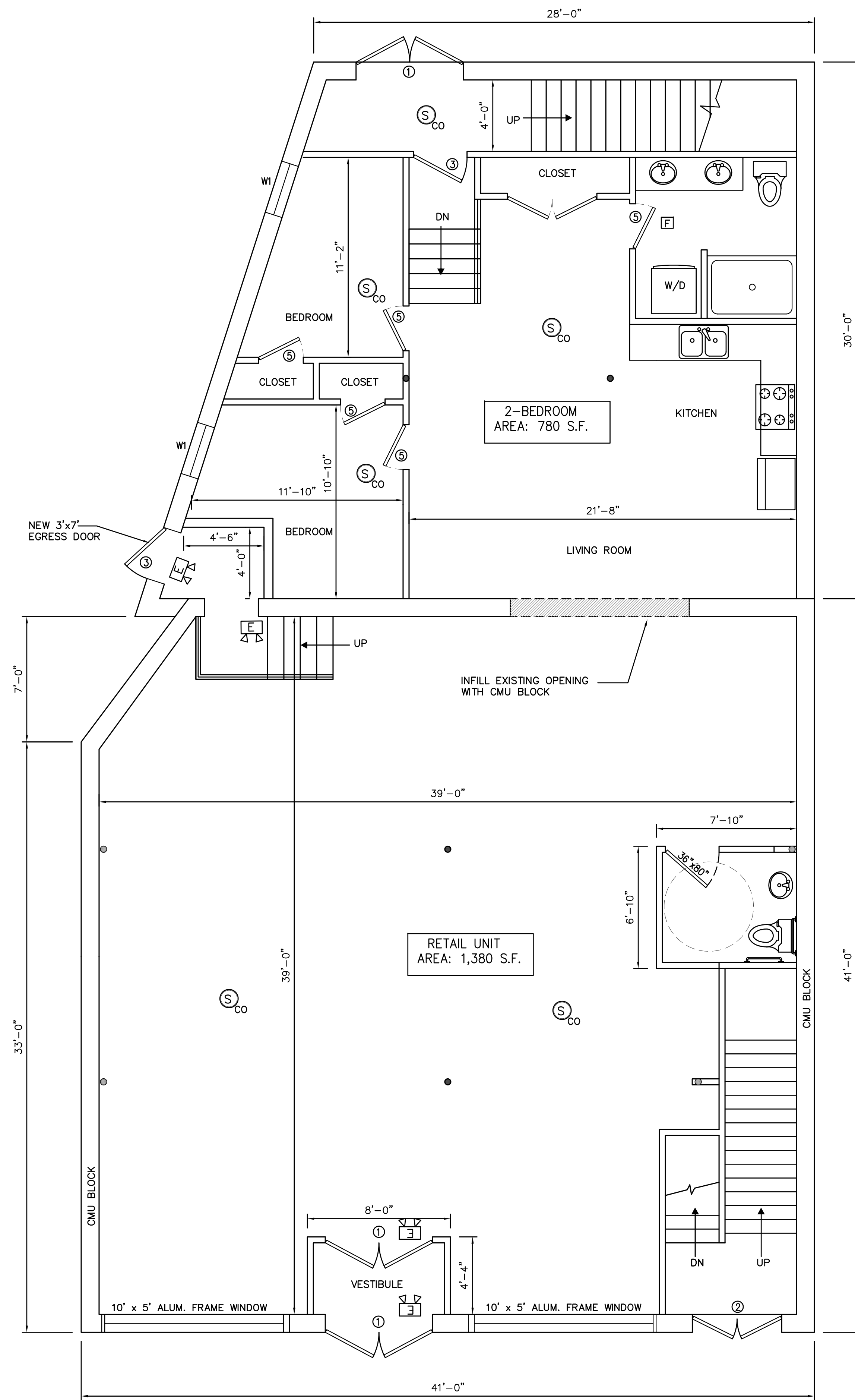
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DRAFT CONCEPT
FOR REVIEW

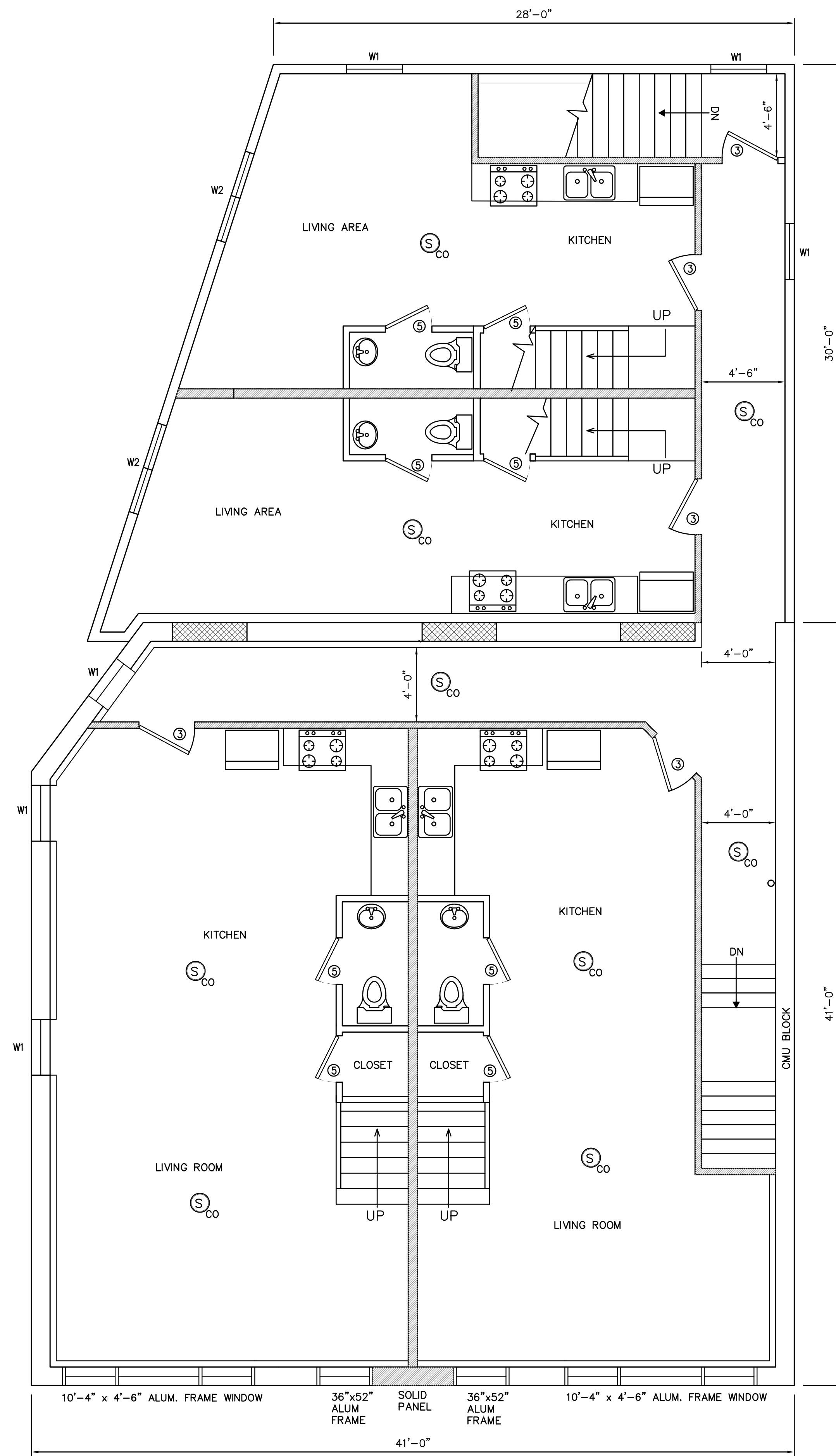
SHEET DESCRIPTION
PROPOSED RENOVATIONS
117 BROADWAY
PROVIDENCE, RI

PREPARED FOR:
VINCENT MANN
117 BROADWAY
PROVIDENCE, RI

DATE: AUGUST 2021
SCALE: AS SHOWN
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CHECKED BY: MH
JOB NO.
SHEET NO.



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



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

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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

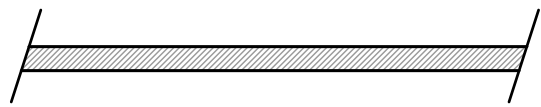
WINDOW SCHEDULE			
NO.	UNIT DIMENSION	DESIGNATION	TYPE
W1	3'-2" x 4'-9 1/2"	3046	DOUBLEHUNG
W2	6'-2 1/4" x 4'-9 1/2"	3046-2	DOUBLEHUNG

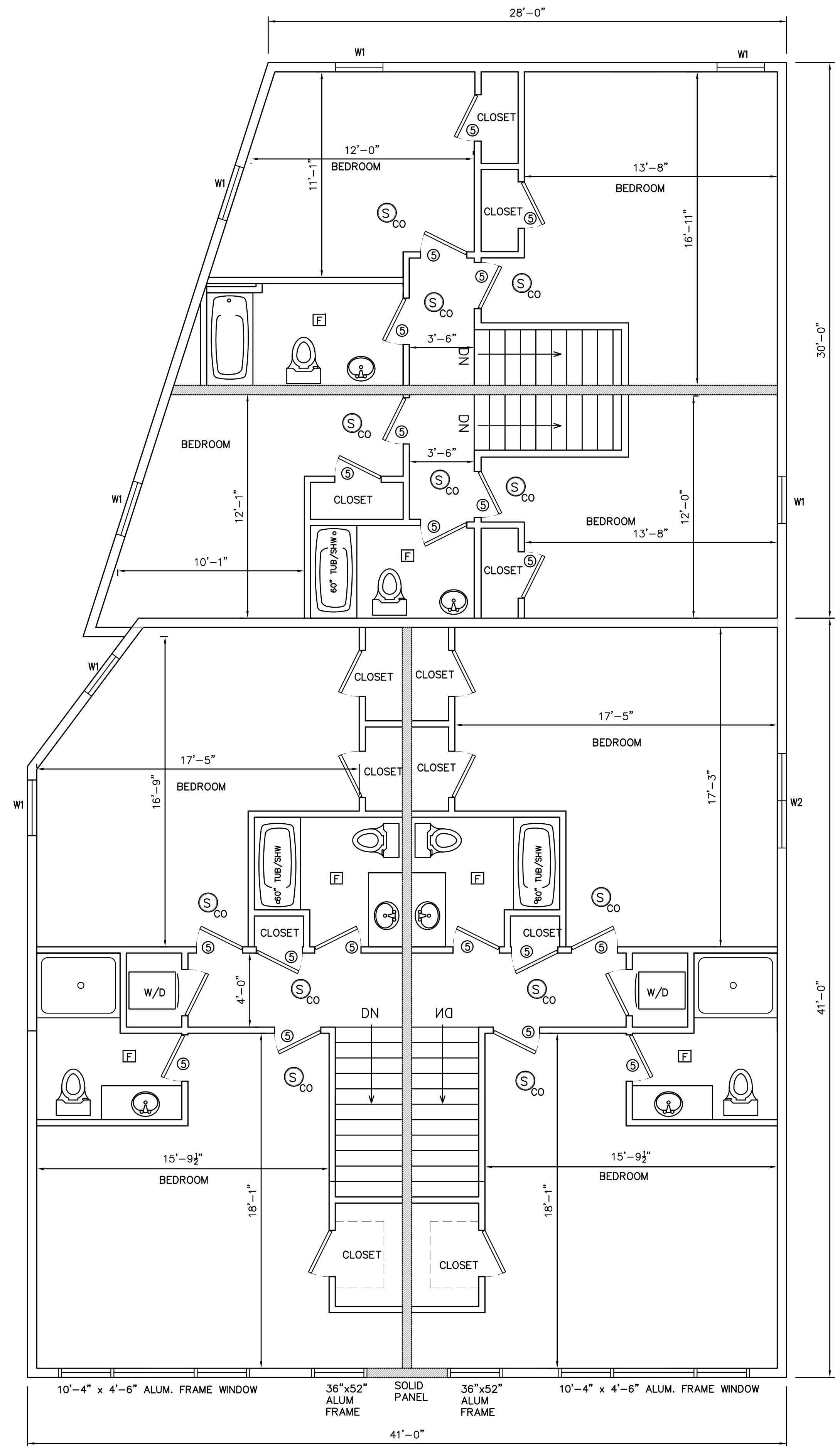
USE DOUBLE PANE WINDOWS

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"

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5 OF 9



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



EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

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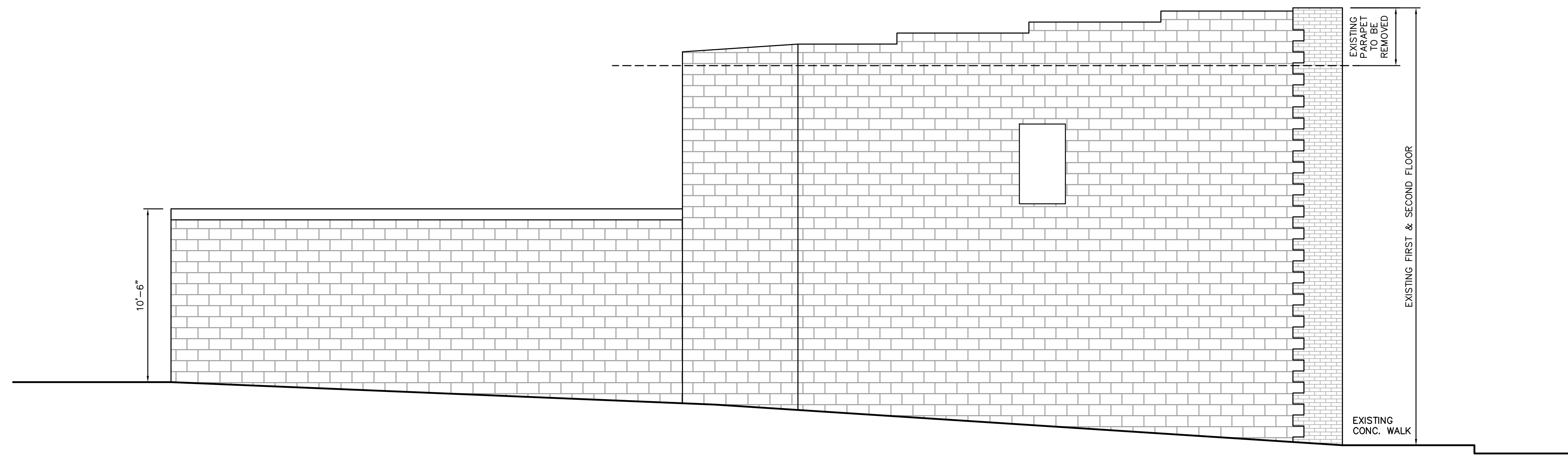
PREPARED FOR:	VINCENT MANN
	117 BROADWAY
	PROVIDENCE, RI

DATE:	JAN. 2022
SCALE:	AS SHOWN
DWN.BY:	RM
CHK.BY:	MH
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SHEET NO.	

6a OF 9



PROPOSED LEFT (WEST) ELEVATION
SCALE: 1/4"=1'-0"



EXISTING LEFT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

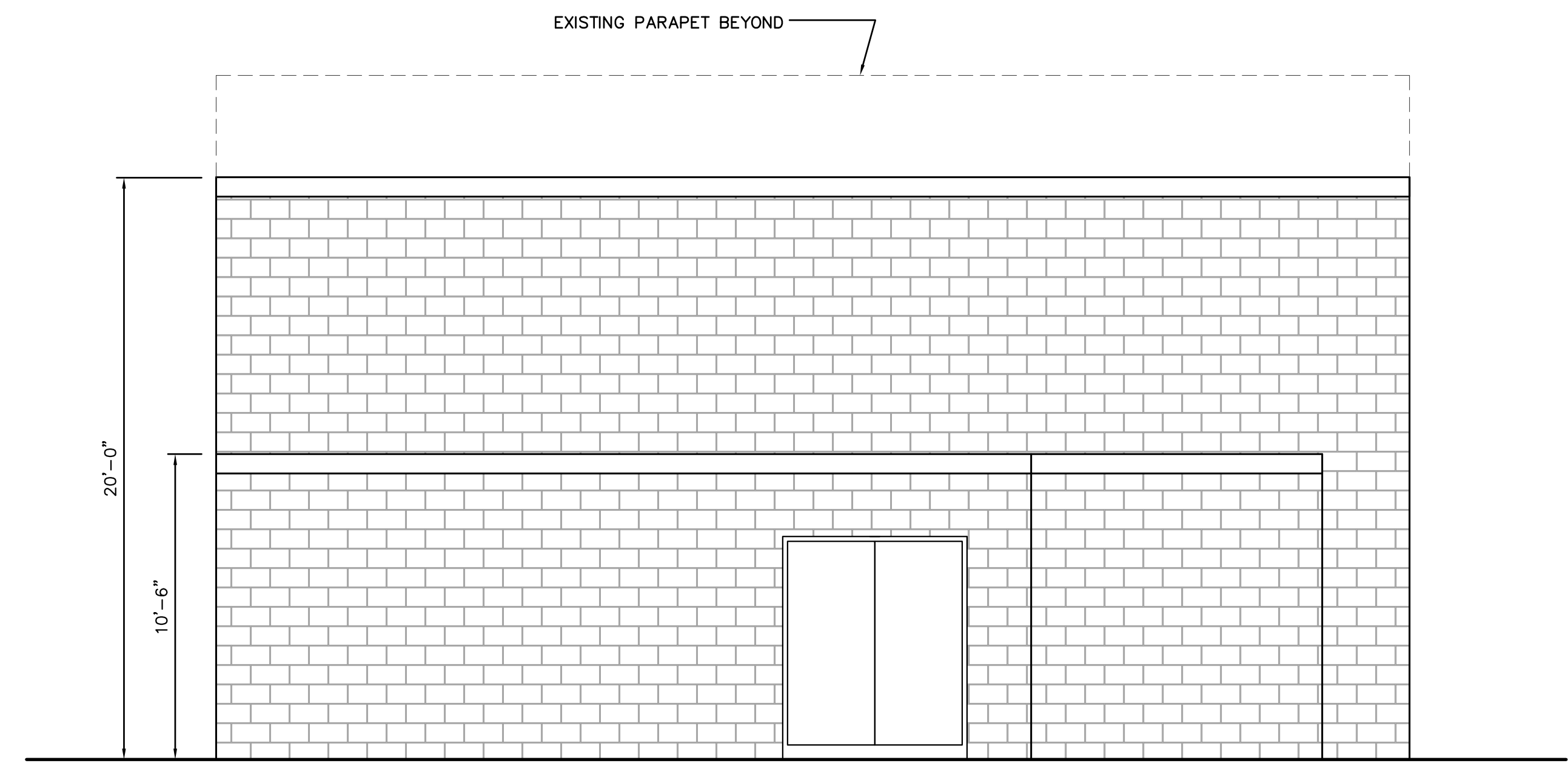
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PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



EXISTING REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"

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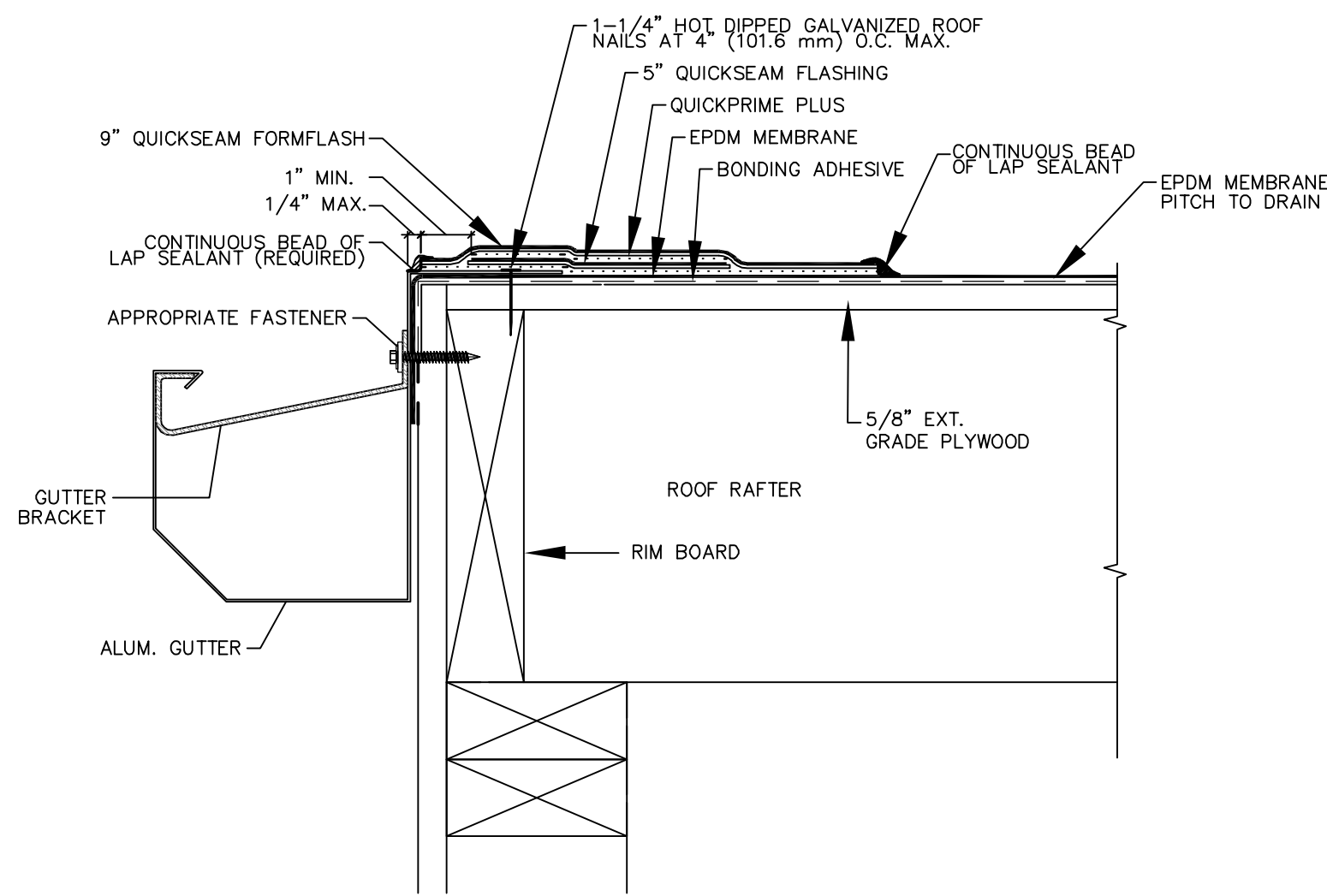
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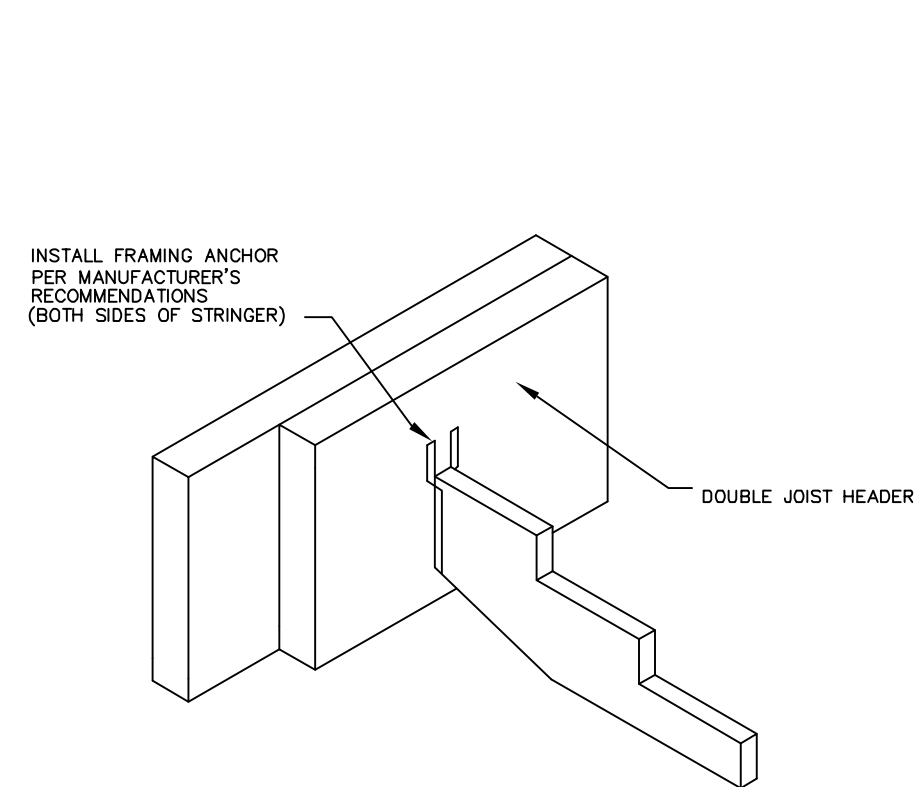
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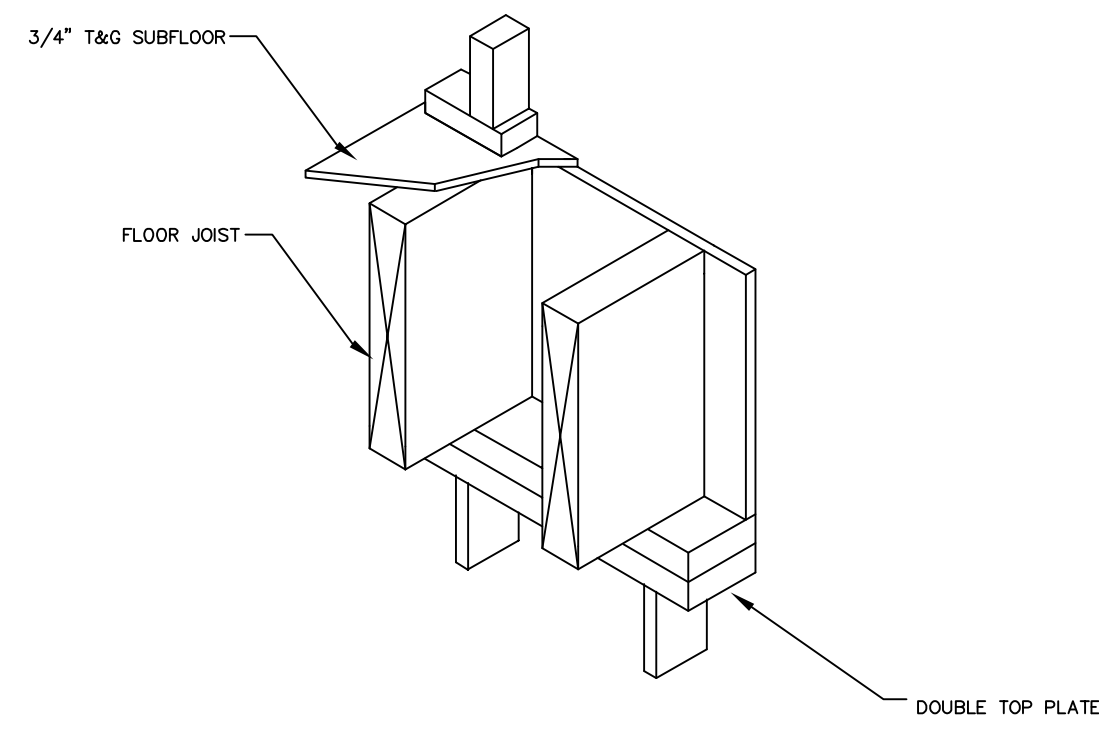
6c OF 9



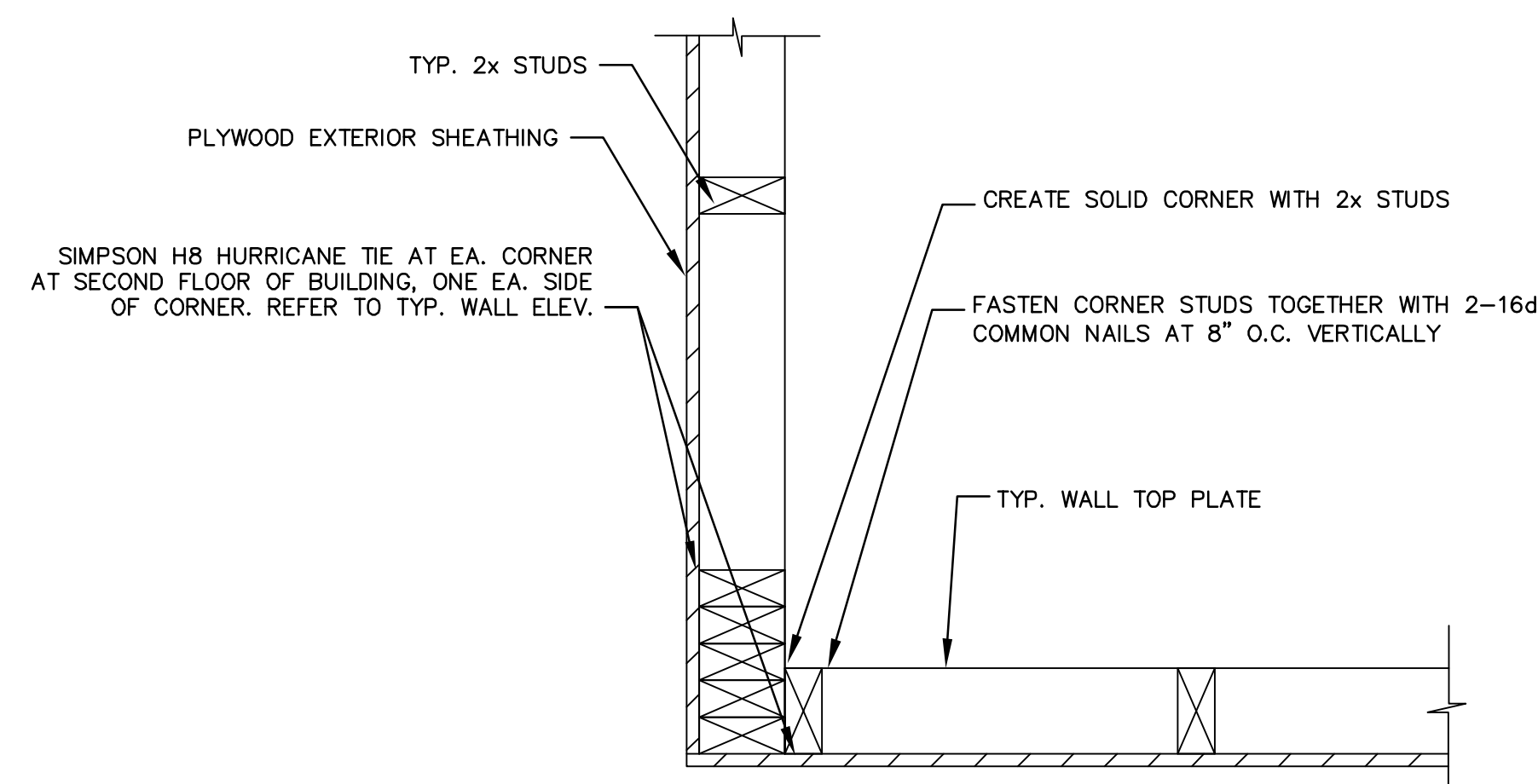
FLAT ROOF DETAIL
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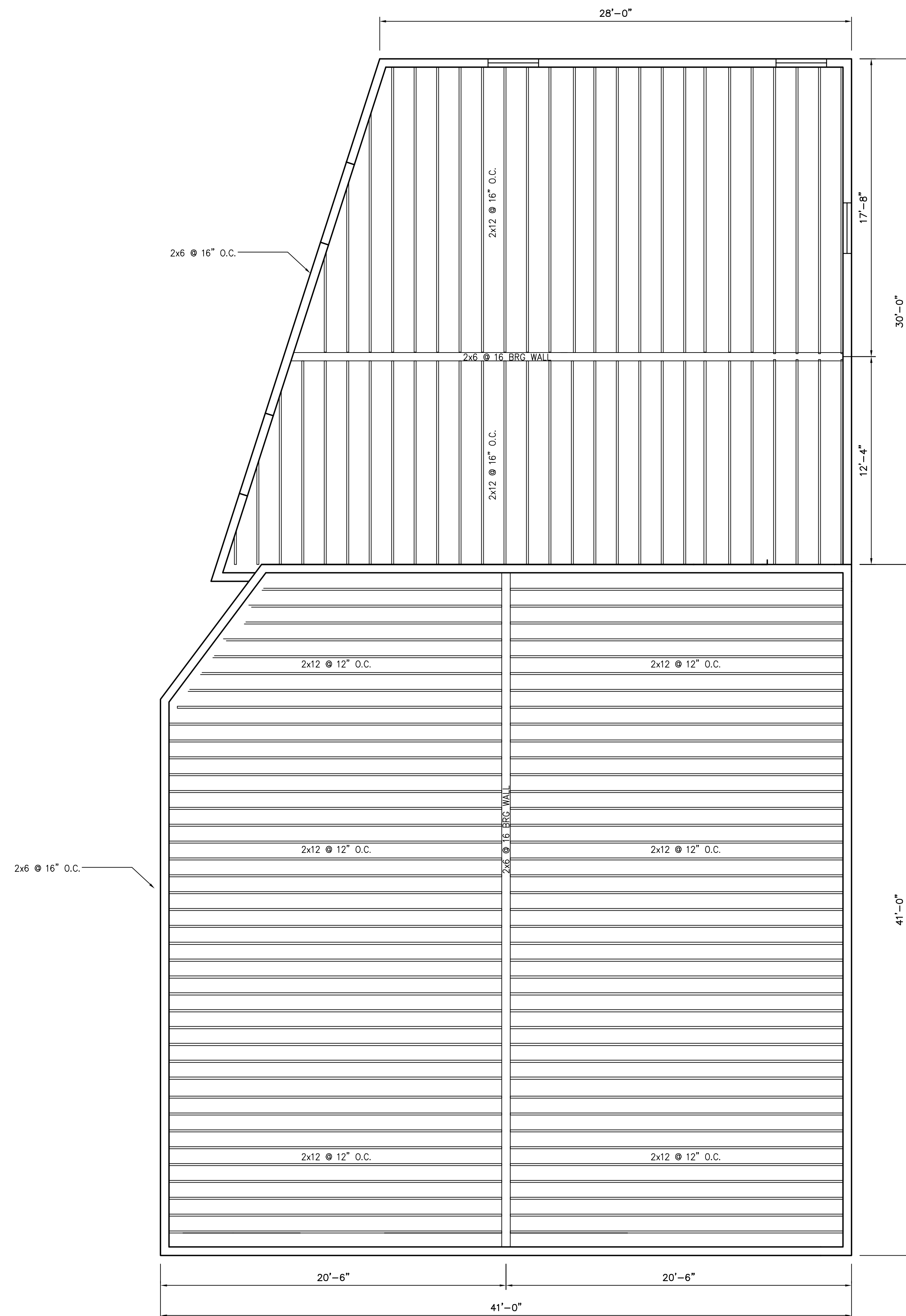
STAIR FRAMING DETAIL
NOT TO SCALE



JOIST DETAIL
NOT TO SCALE



TYP. CORNER DETAIL
NOT TO SCALE



PROPOSED ROOF FRAMING
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