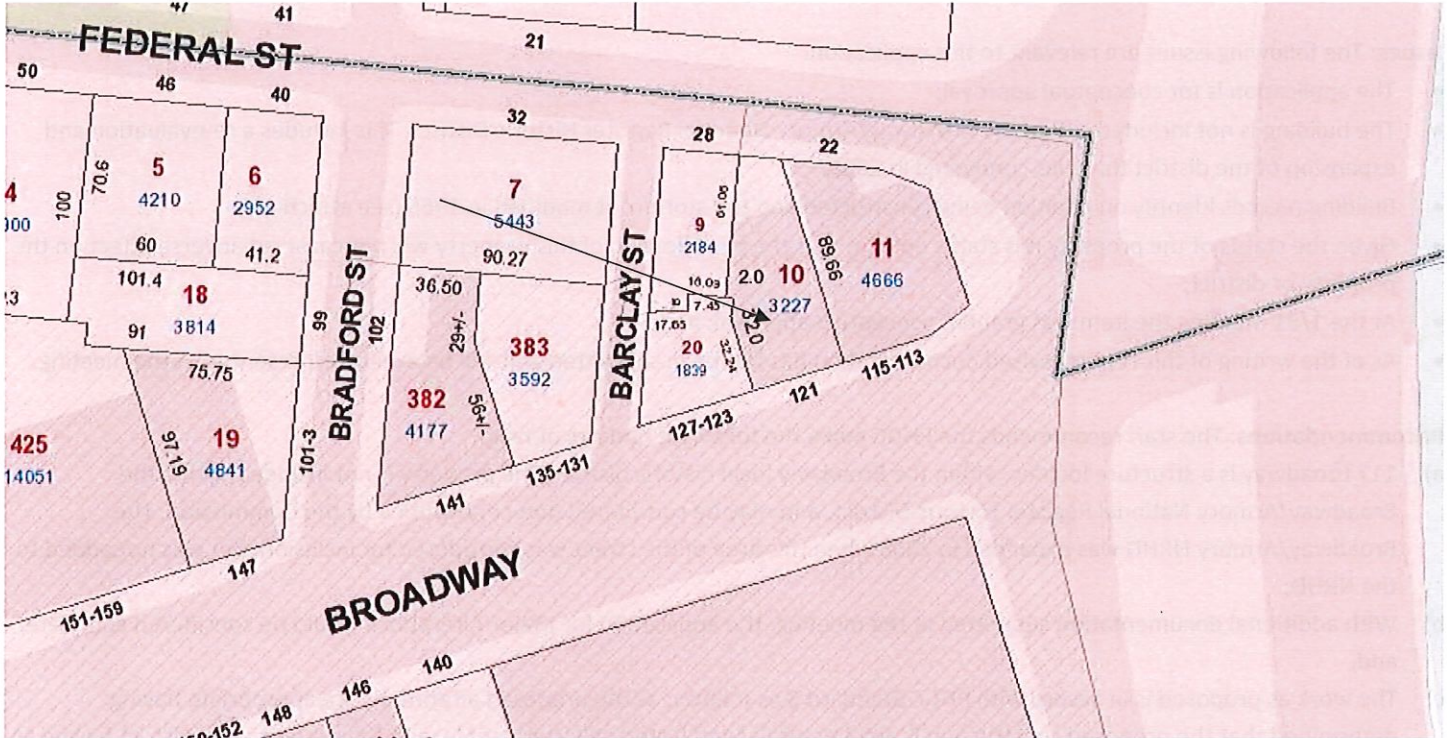


**PROJECT REVIEW**

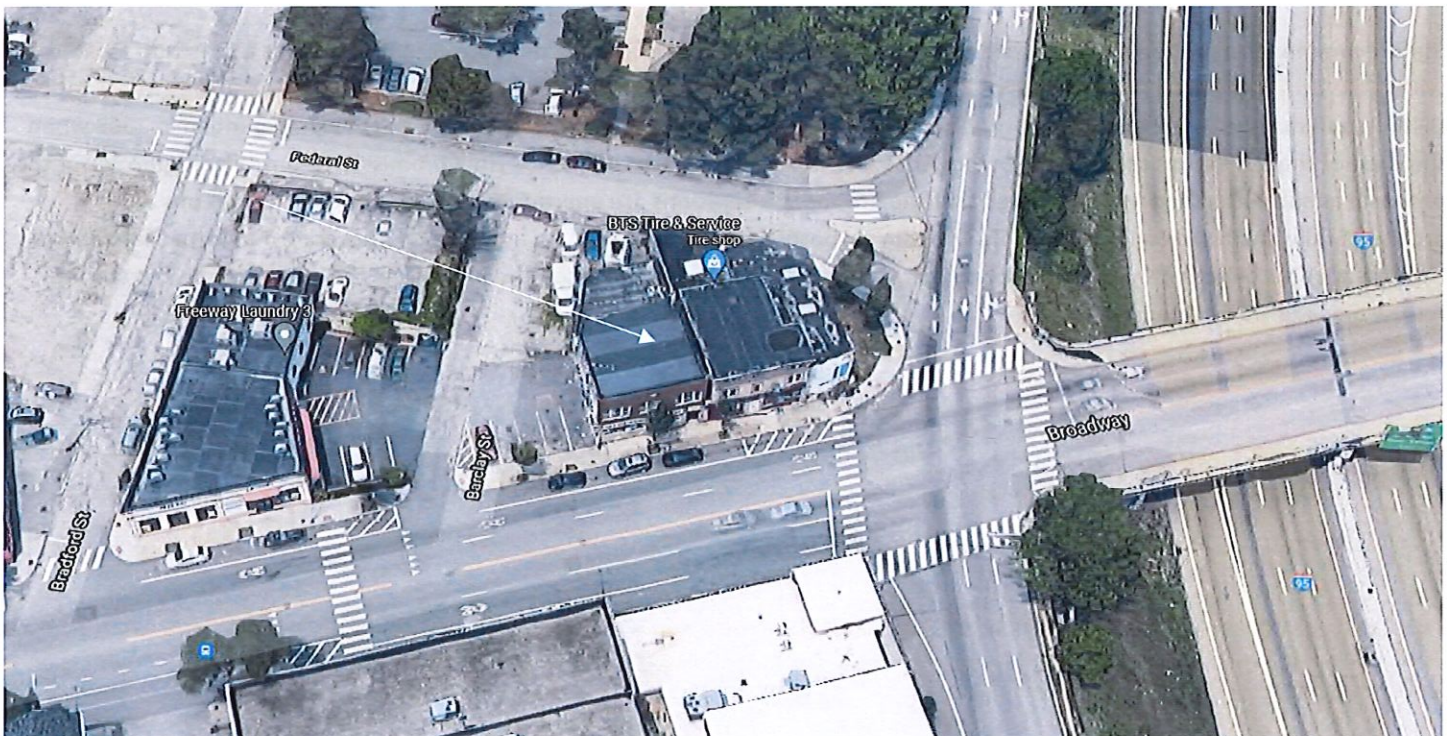
**1. CASE 21.139, 117 BROADWAY, Commercial Building, 1935 (BROADWAY)**

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:** 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 1/31 meeting the item was granted conceptual approval; and,
- As of the writing of this report revised documentation has not been submitted and will be available/presented at the meeting.

**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) With additional documentation submitted at the meeting, the application for Major Alterations would be considered complete; 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. 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 Final 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.