

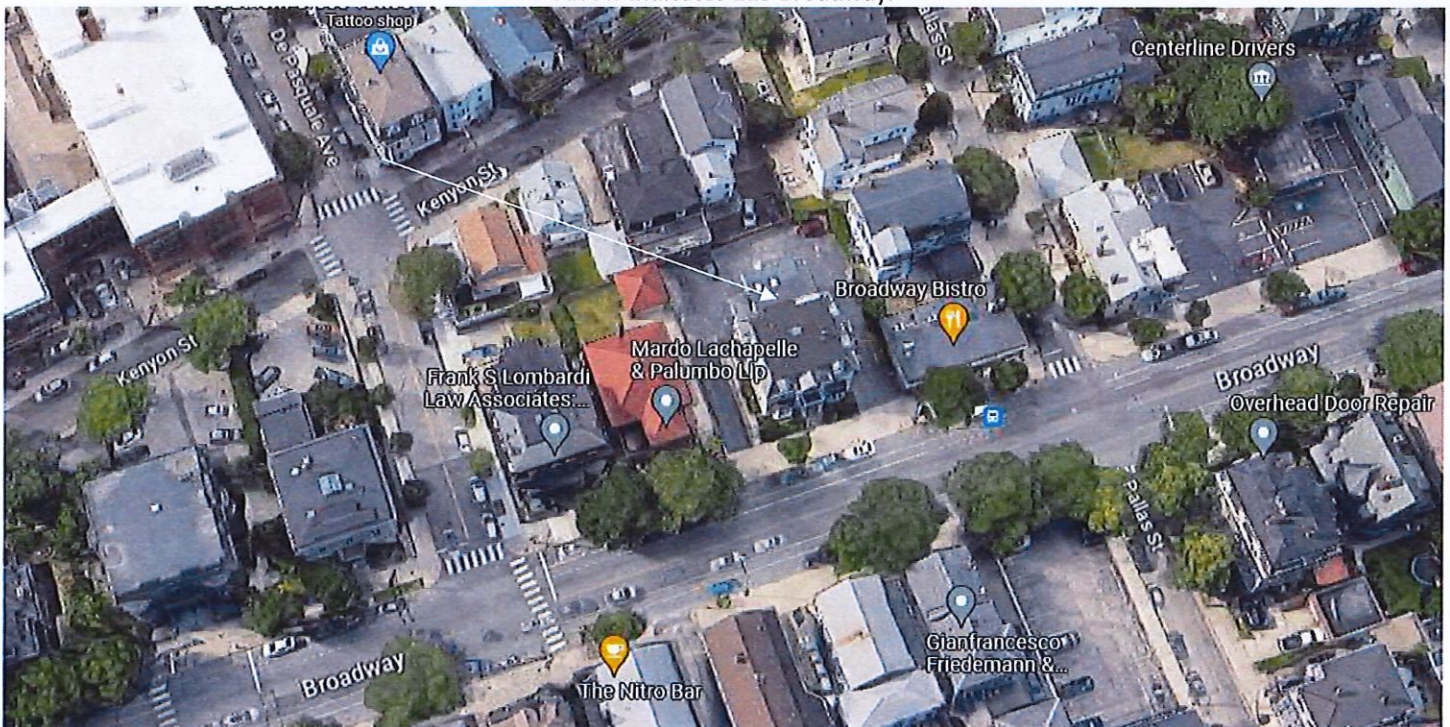
5. CASE 23.048, 215 BROADWAY, Betsy R. Remington House, 1867 (BROADWAY)

2½-story; mansard; clapboard house; symmetrical with ornate central entry portico with clustered colonnettes, gable pavilion, flanking 1-story bays and elaborate bracketed trim. Remington was a cotton broker, partner in Daniel Remington & Son. The firm went bankrupt in 1878. Contemporary carriage house at 64 Kenyon Street.

CONTRIBUTING



Arrow indicates 215 Broadway.



Arrow indicates project location, looking north.

Applicant/Owner: Aref Shehadeh, 215 Broadway LLC, 81 Gentian Avenue, Providence, RI 02908

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

- the modification of two existing vinyl windows with two larger windows for egress requirements, to match design of larger buildings on building, side (east) elevation.

Issues: The following issues are relevant to this application:

- Plans and photos have been submitted.

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

- a) 215 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 Register Historic District;
- b) The application for Major Alterations is 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 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, as some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing, additionally alterations are needed to meet egress requirements.

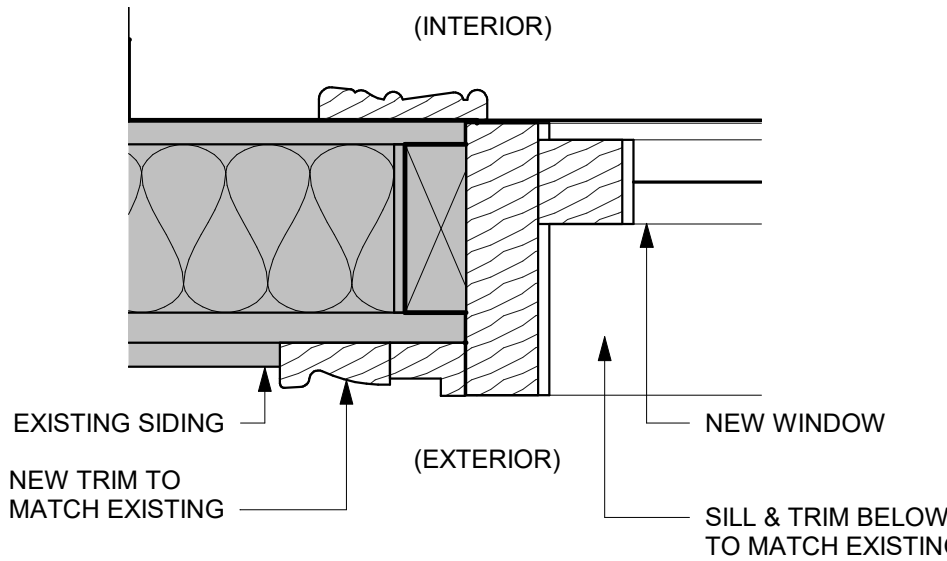
Staff recommends a motion be made stating that: The application is considered complete. 215 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. 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, as some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing, additionally alterations are needed to meet egress requirements, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



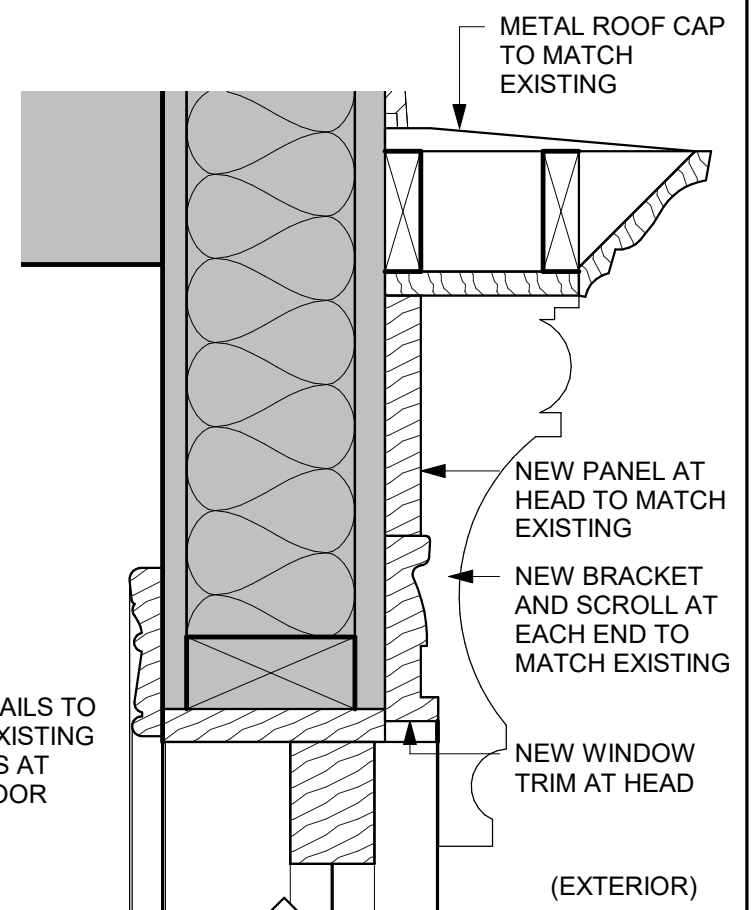
215
Broadway



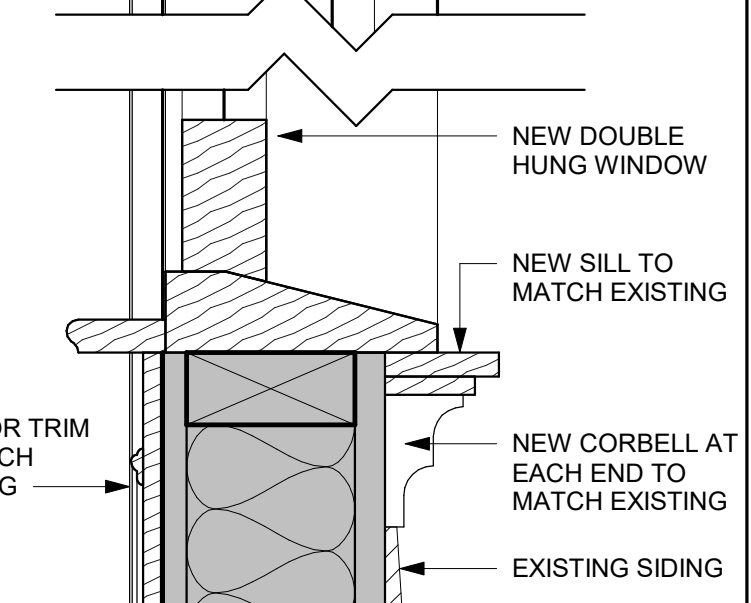
4 ELEV. - EAST - DEMO DETAIL
3/8" = 1'-0"



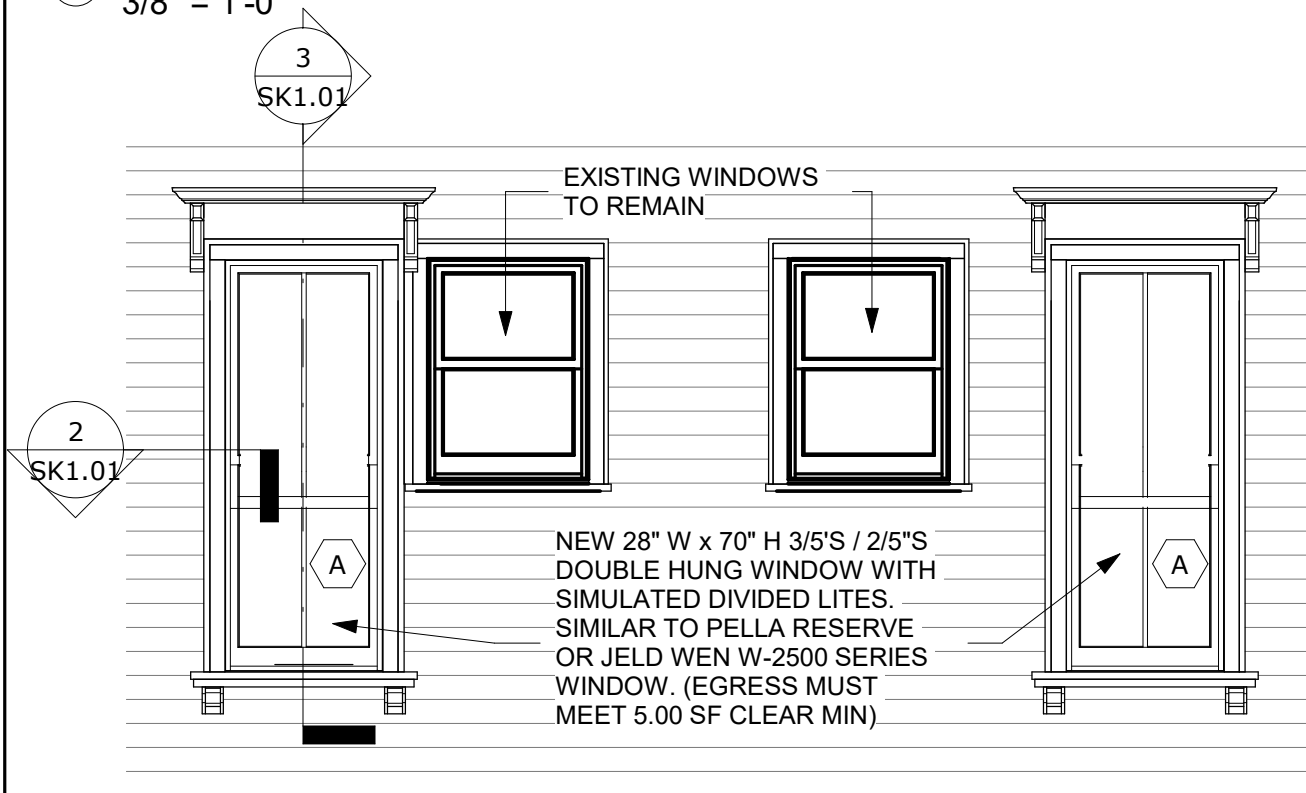
2 TYP. JAMB
3" = 1'-0"



NOTE:
TRIM DETAILS TO
MATCH EXISTING
WINDOWS AT
FIRST FLOOR



3 TYP. HEAD & SILL
3" = 1'-0"



1 ELEV. - EAST - PRO DETAIL
3/8" = 1'-0"



PHOTO OF EXISTING WINDOW

 <p>SOUTH COUNTY ARCHITECTURE & DESIGN, INC. 53 Narragansett Avenue - Suite A Jamestown, RI 02835 401.200.3663 www.southcountyarchitects.com</p>	Stamp:	Project:	Title:	Date:
		<p>BROADWAY APARTMENTS</p> <p>215 Broadway Providence, RI 02903</p>	<p>WINDOW DETAILS</p> <p>Project Status: ISSUED FOR PERMIT</p>	<p>04/17/2023</p> <p>Drawing Number: SK1.01</p>