

7. CASE 23.112, 545 BROADWAY, Vacant Lot (BROWAY)

Currently a vacant lot within the Broadway local historic district, which is within the boundaries of the Broadway/Armory National Register Historic District.



Arrow indicates 545 Broadway.



Arrow indicates project location, looking north.

Applicants: 545 Broadway LLC, P.O. Box 485, Sharon, MA 02067

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 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 meets the dimensional zoning requirements;
- The proposed residence is a three-story, building with three 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
- This design was previously approved by PHDC (Res# 21-03) as a mixed-use building. The changes include the following:
 - 1. Building is 4' longer to 52' in length;
 - 2. Rear entry and ramp have been removed;
 - 3. Side entry to center stair has been added;
 - 4. Front porch has been reduced by 4' in depth. one column removed;
 - 5. Third floor window have been changed to casement units to meet egress requirements; and,
 - 6. Various adjustments to window locations and configuration to reflect changes to interior layouts.
- 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, which is within the boundaries of the Broadway/Armory National Register 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, which is within the boundaries of the Broadway/Armory National Register 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 as they become available.



1 - 535 Broadway - adjacent to the east



2 - 535 Broadway - west side to shared driveway



3 - Vacant lot and view of 547 Broadway



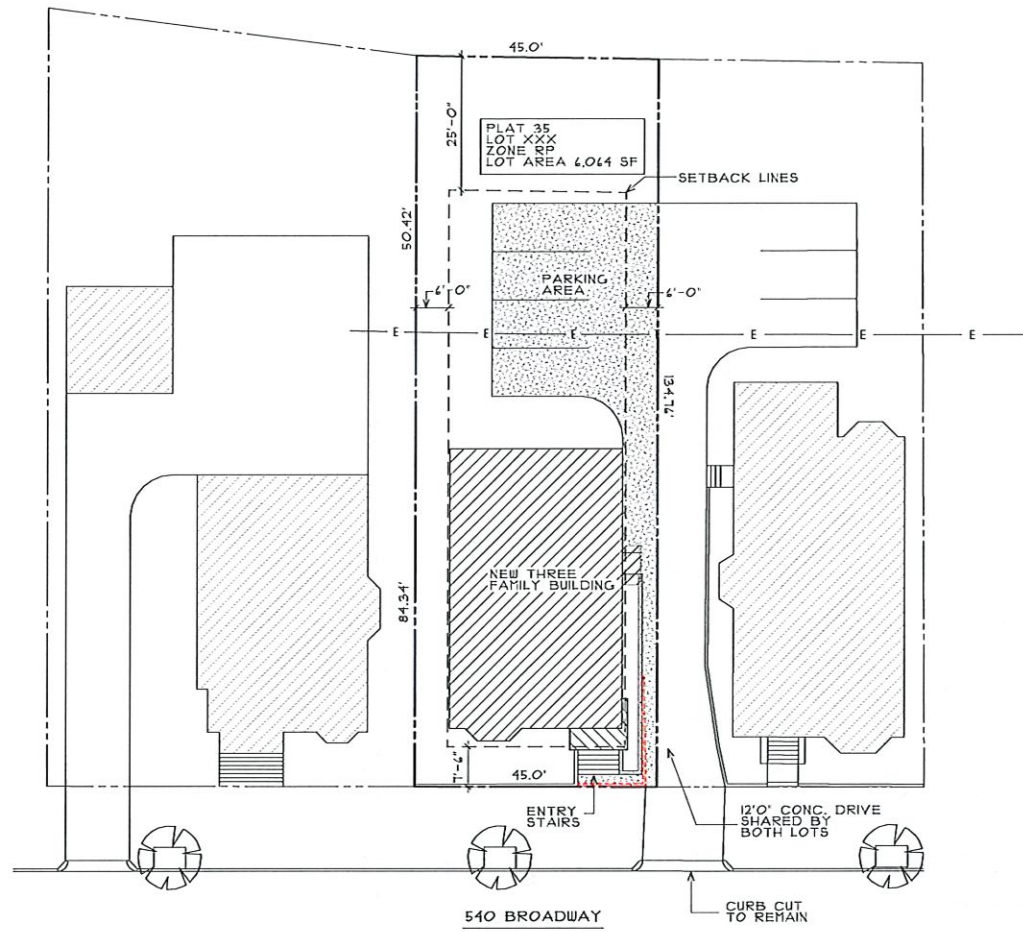
4 - 547 Broadway adjacent to the west



5 - nearby property - 529 Broadway



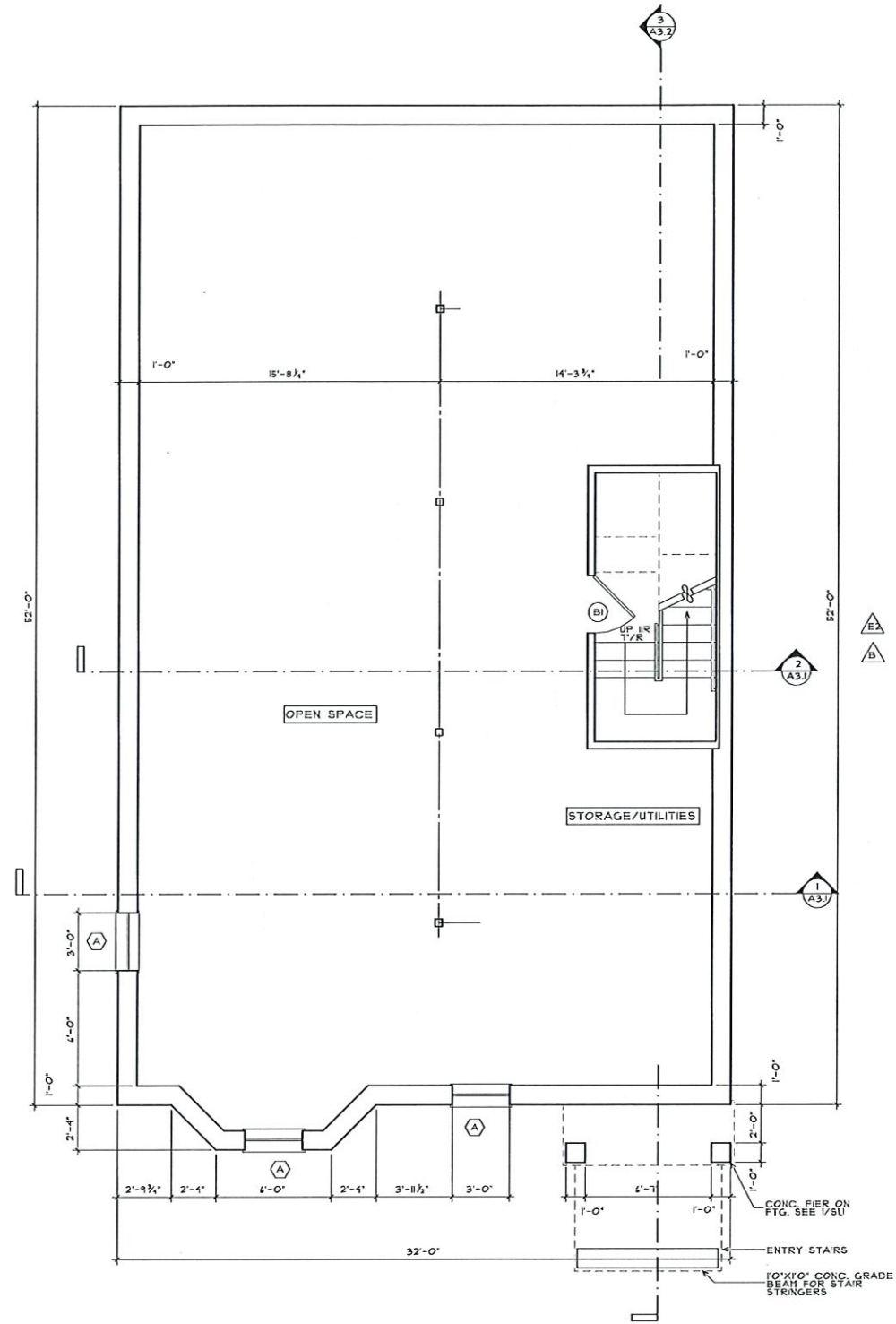
6 - Church of St. Mary across the street



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



Zoning Summary 540 Broadway				
Lot Area	6,064			
Rear Yard	3,458			
Front Yard	381			
Coverages	Proposed	% of Lot	Allowed	
Building	1,700	28%		
Porches	75	1%		
Subtotals	1,775	29%	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.O. 1/4" = 1'-0"

1. ALL PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE
2. REFER TO DRAWING 1/511 FOR CONCRETE FOUNDATION WALLS AND FOOTINGS

DESIGN #1

SITE PLAN, BASEMENT PLAN
LEGENDS, SCHEDULES

DATE: 8/17/23
SCALE: AS NOTED

REVISIONS:

SHEET

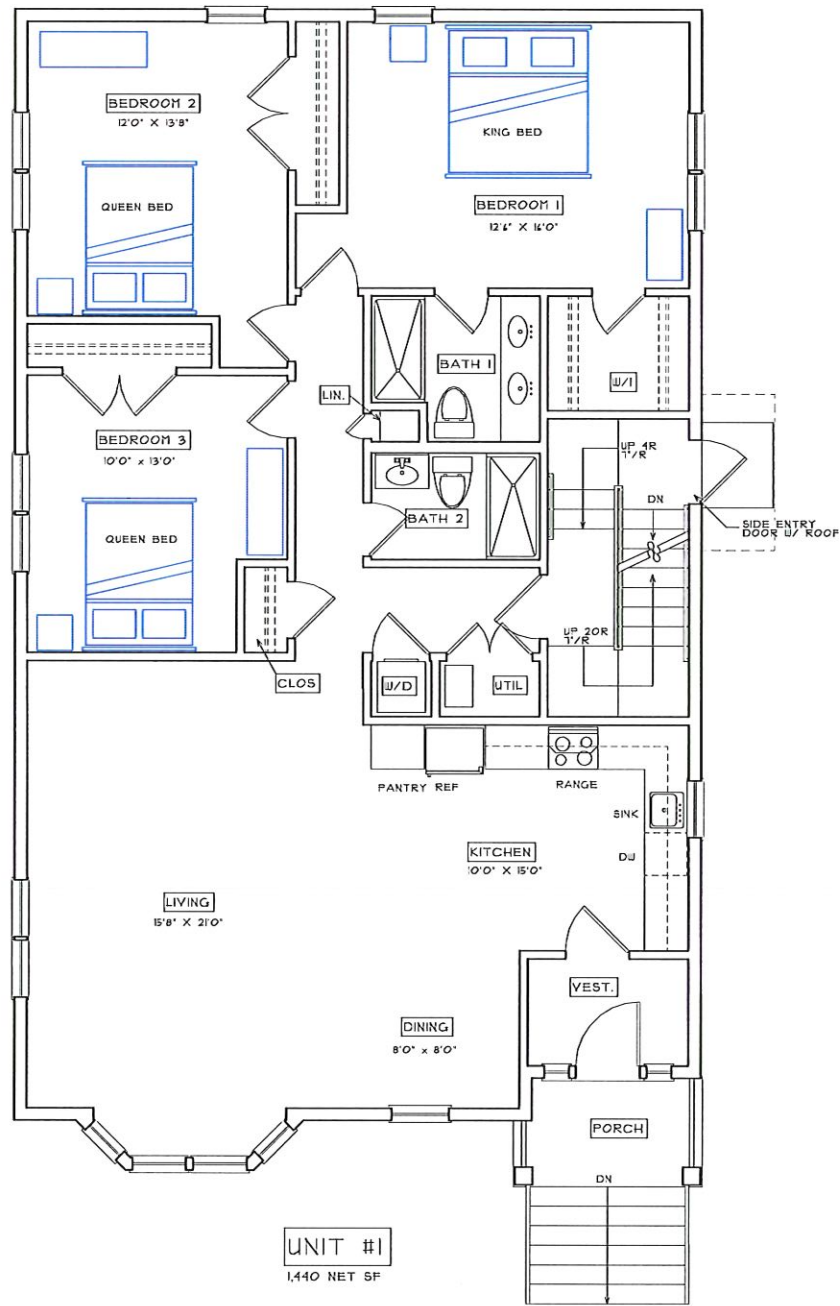
A1.0

NEW THREE-FAMILY
RESIDENCE
545 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

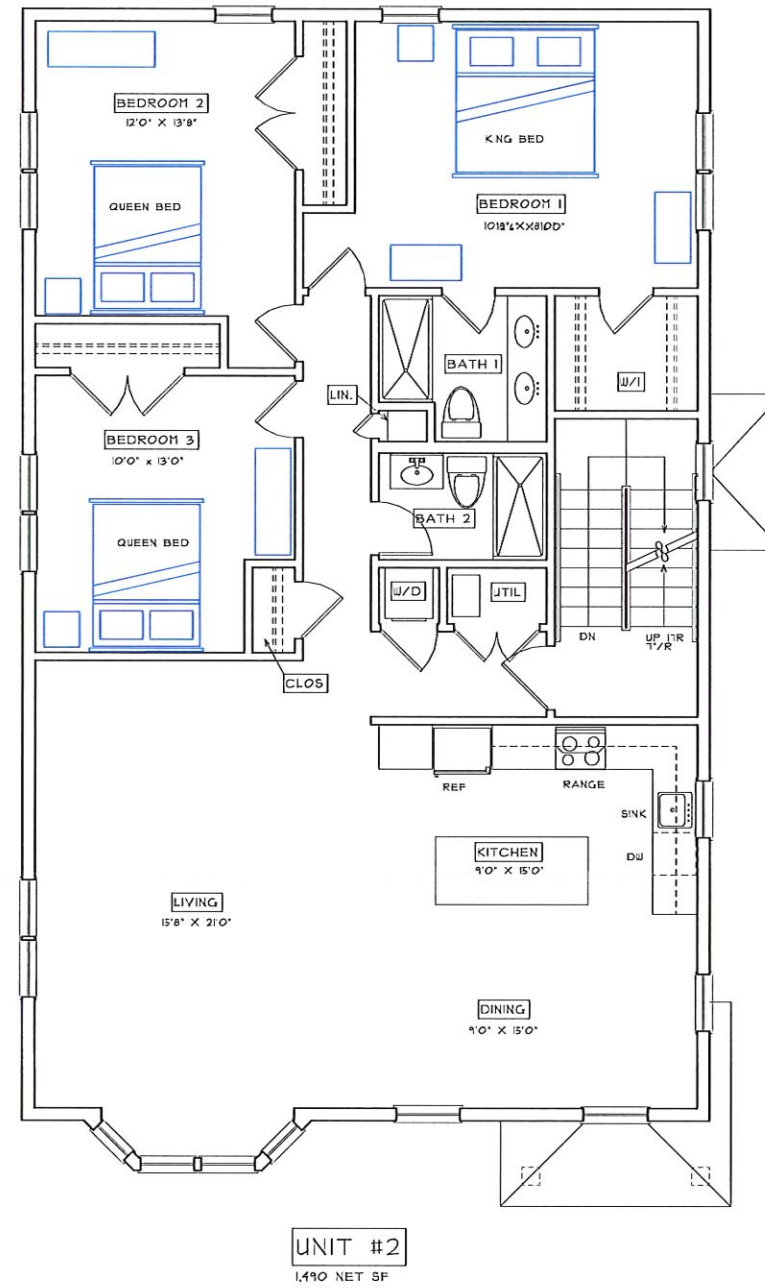
ACME
ARCHITECT
L.L.C.

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

Mail: RappArchitect.com



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

DESIGN #1

FIRST & SECOND FLOOR
PLANS, DETAILS

DATE: 8/17/23
REVISIONS:
SCALE: AS NOTED

SHEET

A1.1

NEW THREE-FAMILY
RESIDENCE

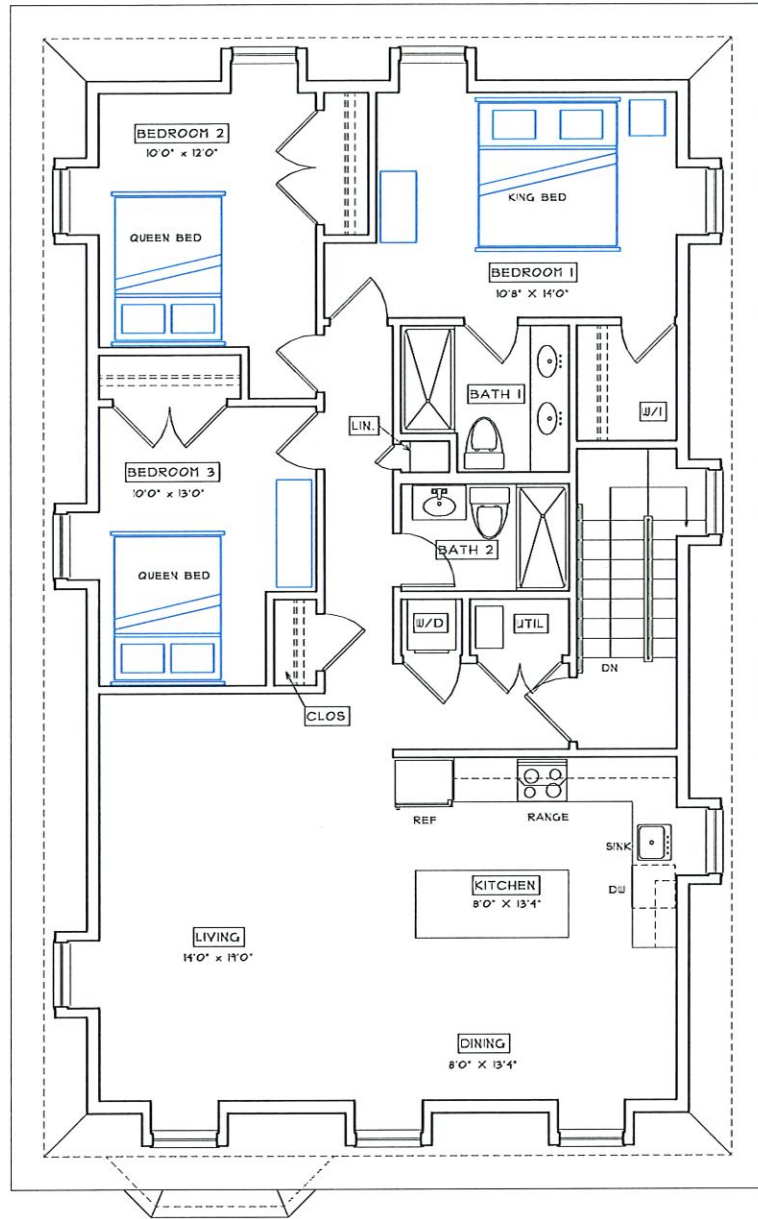
545 BROADWAY
PROVIDENCE, RHODE ISLAND 02904

ACME
ARCHITECT
L.L.C.

8 SILMONS ROAD
LITTLE COMPTON,
RHODE ISLAND 02837

T: 401 465 5247
F: 401 635 8662

info@acmearchitect.com



UNIT #3
1,240 NET SF

3 THIRD FLOOR PLAN
A.I. 1/4" = 1'-0"

NEW THREE-FAMILY
RESIDENCE
545 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

ACME
ARCHITECT
L.L.C.

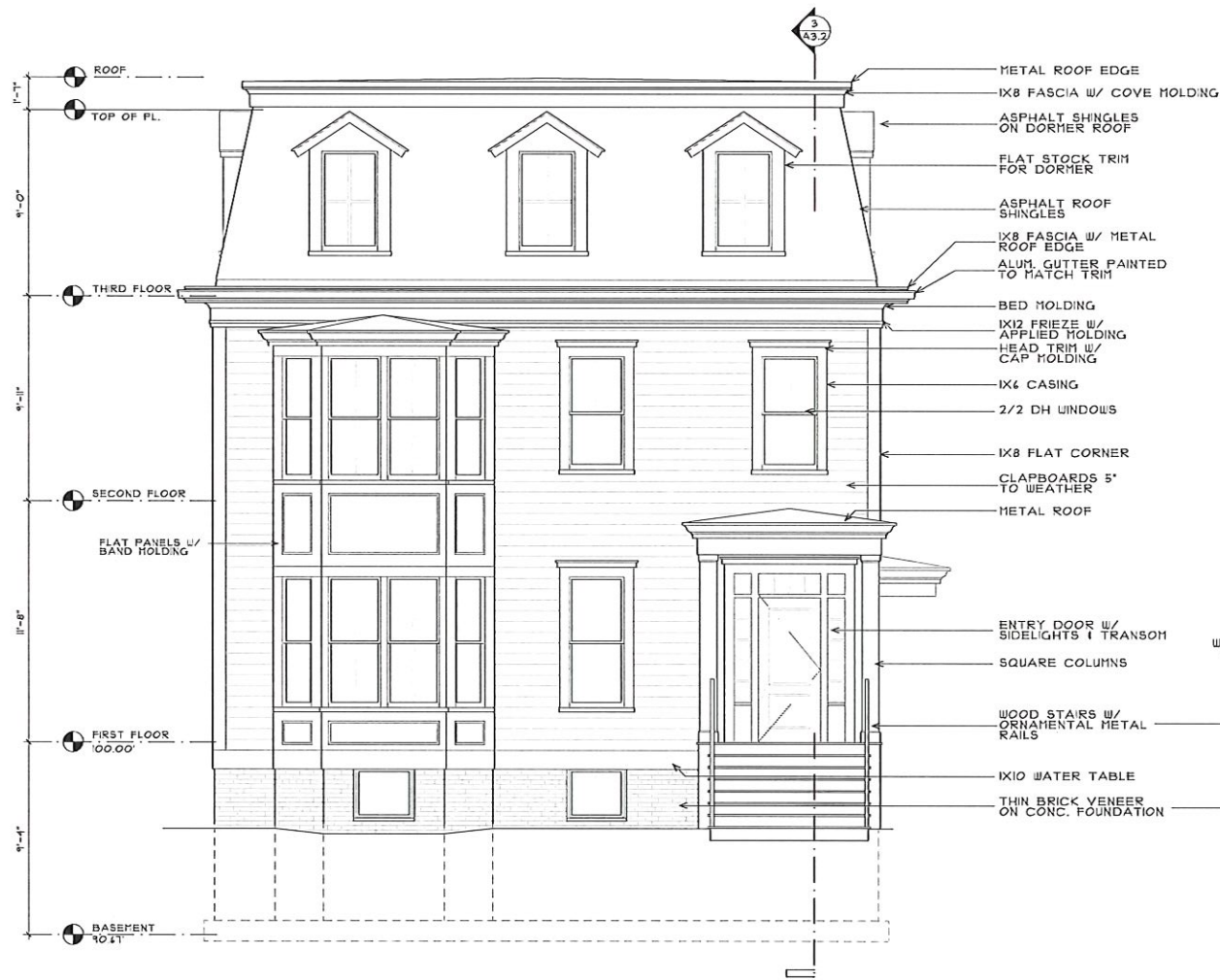
9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02837
T. 401 465 5247
F. 401 635 8662
MarkRappArchitect.com

THIRD FLOOR, ROOF PLANS
DOOR SCHEDULE

DATE: 8/17/23
SCALE: AS NOTED
REVISIONS:

SHEET

A1.2



- METAL ROOF EDGE
- 1X8 FASCIA w/ COVE HOLDING
- ASPHALT SHINGLES ON DORMER ROOF
- FLAT STOCK TRIM FOR DORMER
- ASPHALT ROOF SHINGLES
- 1X8 FASCIA w/ METAL ROOF EDGE
- ALUM. GUTTER PAINTED TO MATCH TRIM
- BED HOLDING
- 1X12 FRIEZE w/ APPLIED HOLDING
- HEAD TRIM w/ CAP HOLDING
- 1X4 CASING
- 2/2 DH WINDOWS
- 1X8 FLAT CORNER
- CLAPBOARDS 5" TO WEATHER
- METAL ROOF
- ENTRY DOOR w/ SIDELIGHTS & TRANSOM
- SQUARE COLUMNS
- WOOD STAIRS w/ ORNAMENTAL METAL RAILS
- 1X10 WATER TABLE
- THIN BRICK VENEER ON CONC. FOUNDATION

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

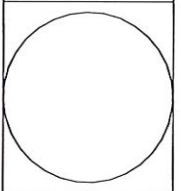


2 EAST ELEVATION
A2.1 1/4" = 1'-0"

NEW THREE-FAMILY
RESIDENCE
545 BROADWAY
PROVIDENCE, RHODE ISLAND 02909

ACME
ARCHITECT
LLC.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02887
T. 401.465.5247
F. 401.635.8652
Matt Rapch/Architect.com



SOUTH & EAST ELEVATIONS

DATE: 8/17/23
SCALE: 1/4" = 1'-0"
REVISIONS:

SHEET
A2.1

DESIGN #1



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



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

DESIGN #1

NORTH & WEST ELEVATIONS

DATE: 8/17/23
SCALE: 1/4" = 1'-0"
REVISIONS:

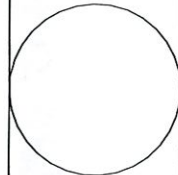
SHEET

A2.2

ACME
ARCHITECT
L.L.C.

9 SIMMONS ROAD
LITTLE COMPTON
RHODE ISLAND 02637
T. 401 465 5247
F. 401 635 8662

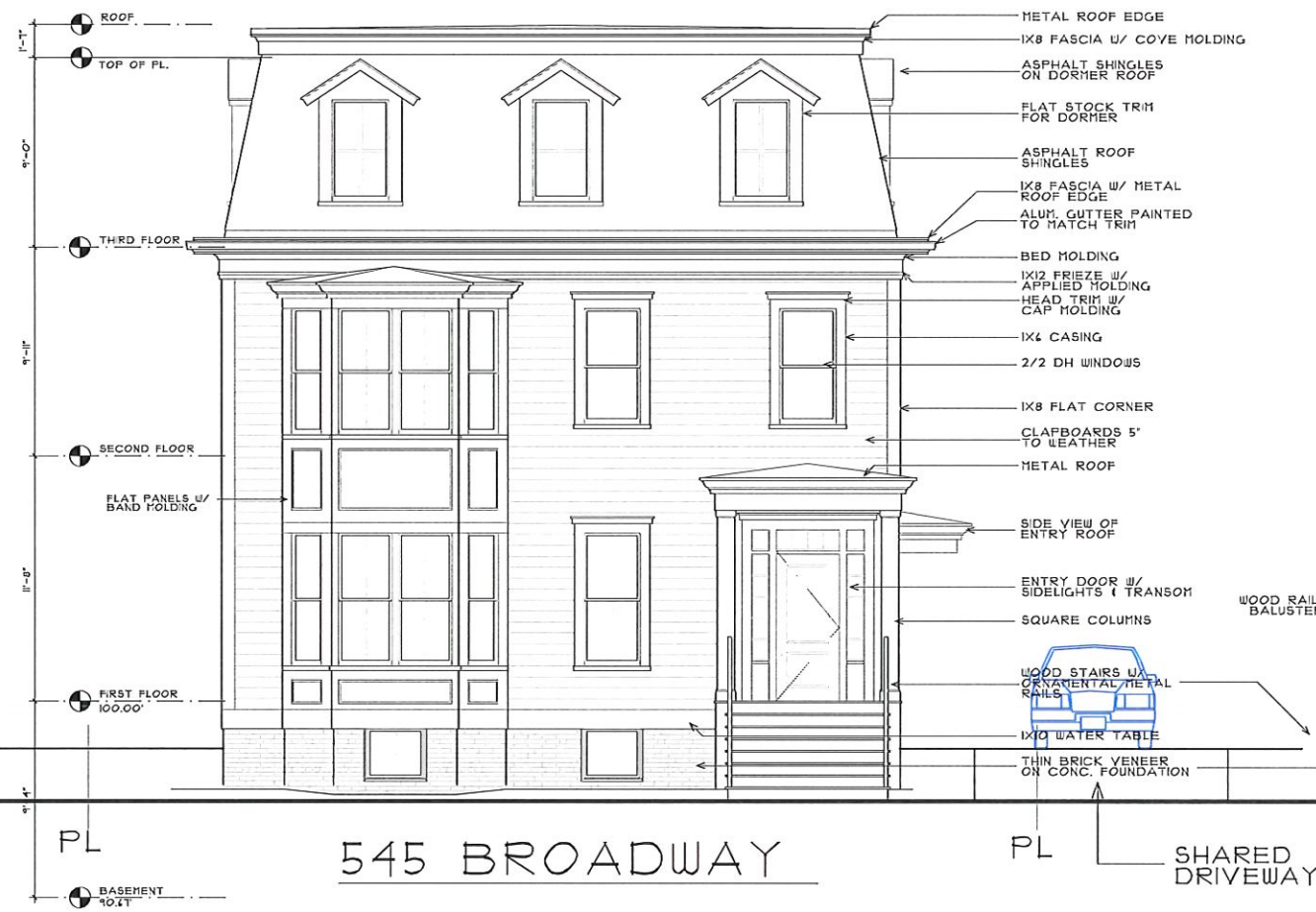
MarkRappArchitect.com



NEW THREE-FAMILY
RESIDENCE
545 BROADWAY
PROVIDENCE, RHODE ISLAND 02909



547



545 BROADWAY



535

PROPOSED STREET ELEVATION



SOUTH (STREET) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PROPOSED ELEVATIONS



SOUTH (STREET) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PREVIOUSLY APPROVED ELEVATIONS