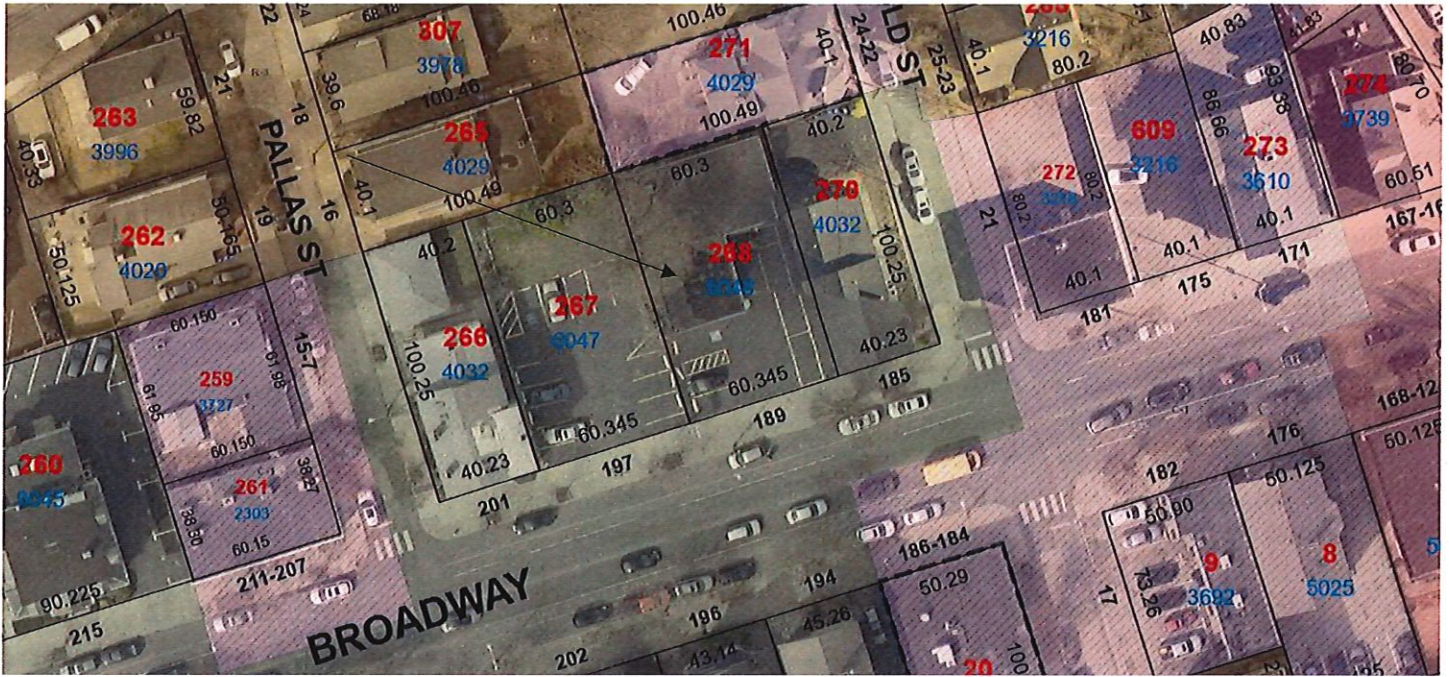
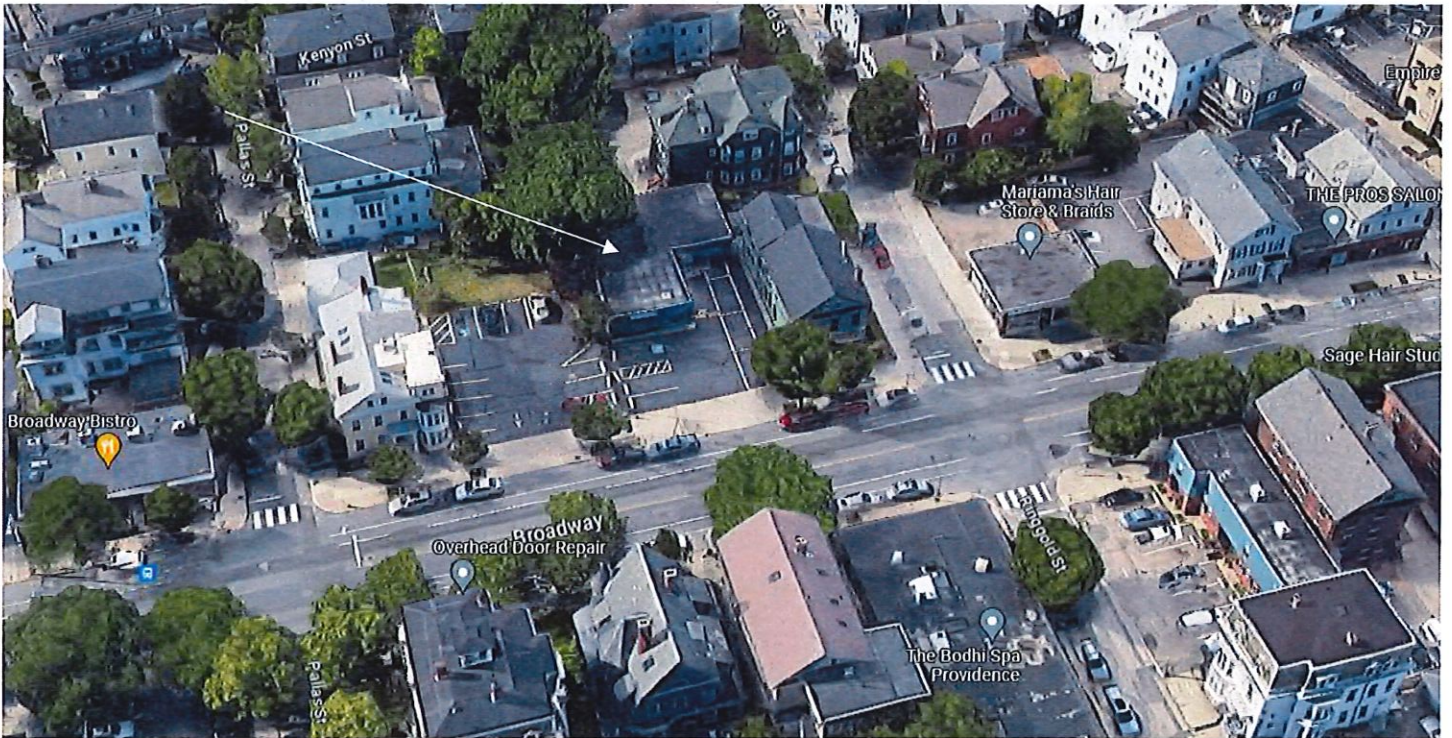


2. CASE 23.073, 189 BROADWAY, Commercial Building, 1950s (BROADWAY)

One-story; flat; concrete block commercial building; with storefront windows and entry.
NON-CONTRIBUTING to Broadway/Armory NRHD



Arrow indicates 189 Broadway.



Arrow indicates project location, looking north.

Applicant/Architect: CBH Architect LLC, Charlotte Breed Handy, 165 Williams Street, Providence, RI 02906

Owner: Broadway Buildings LLC, 118 Manton Ave, Box 10, Providence, RI 02909

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

- the construction of a second-floor addition with solar panels on flat roof and changes to fenestration &, doors with construction of an ADA-accessible ramp.

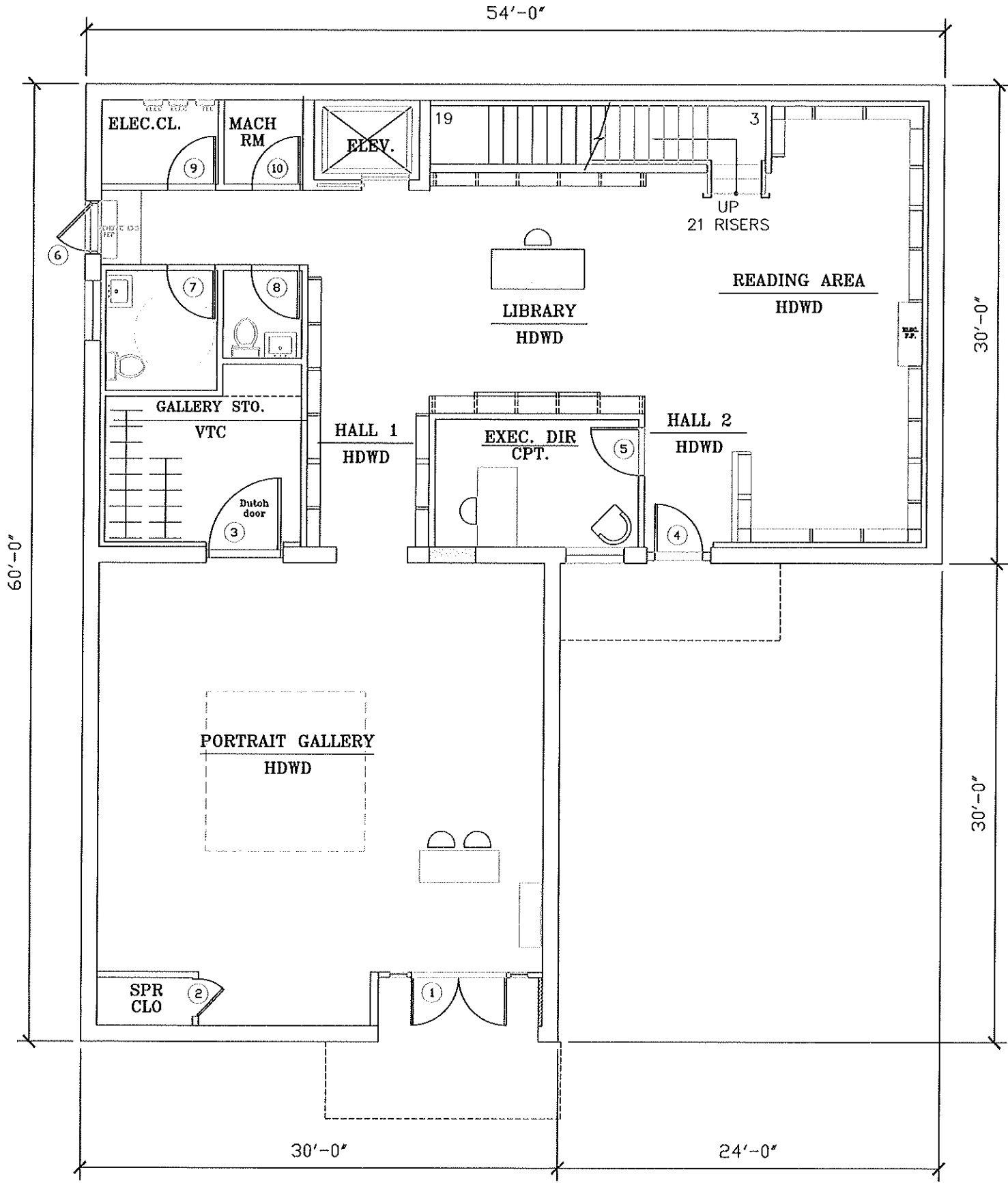
Issues: The following issues are relevant to this application:

- At the June 26th meeting the item was granted conceptual approval.
- The plans as submitted are zoning compliant; and,
- Revised plans, renderings and photos have been submitted.

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

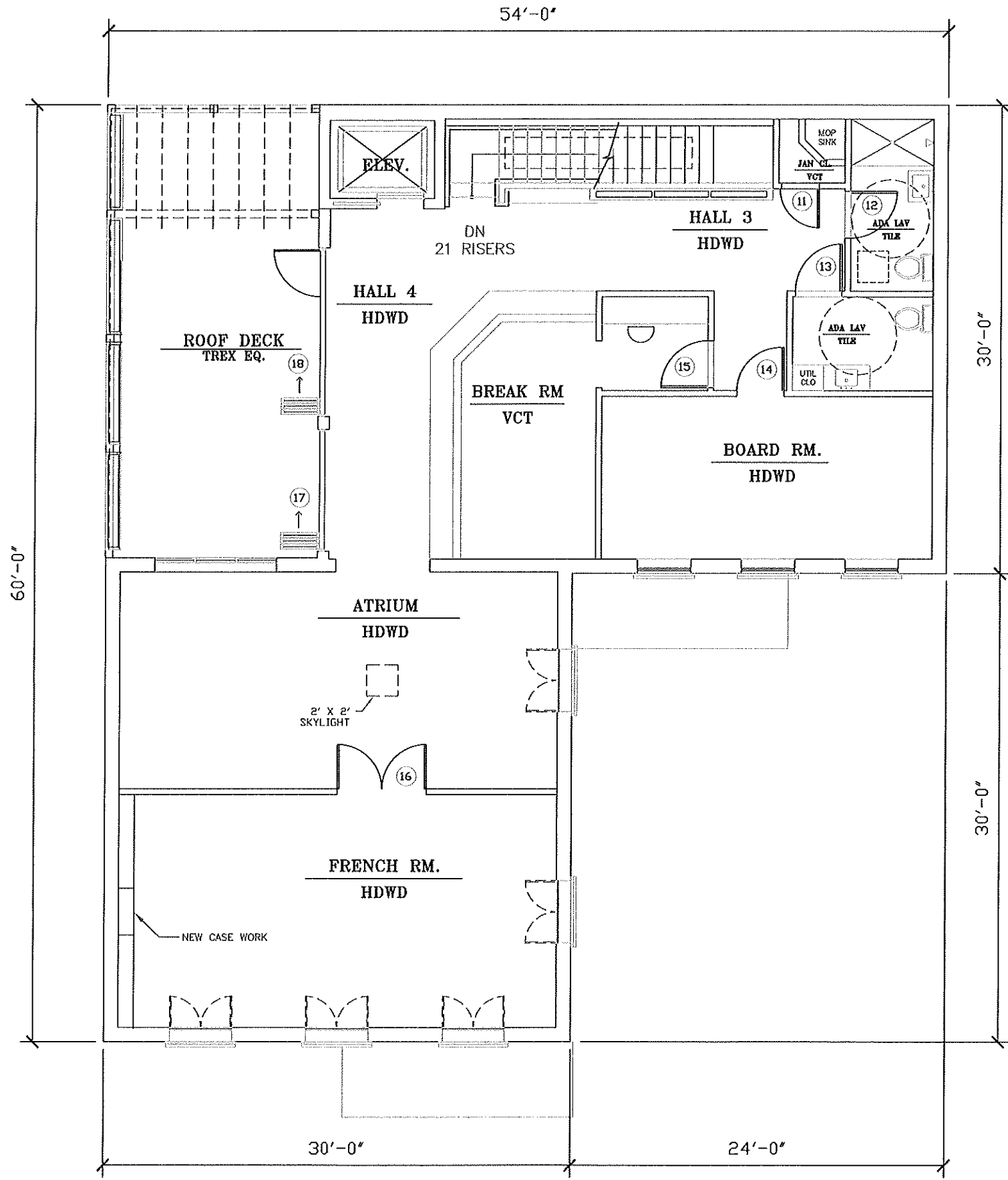
- a) 189 Broadway is a secondary structure of minimal historical and architectural significance that minimally contributes to the significance of the Broadway local historic district, having been recognized as a non-contributing structure to the Broadway/Armory National Register Historic District;
- 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 the property is considered secondary and non-contributing.

Staff recommends a motion be made stating that: The application is considered complete. 189 Broadway is a secondary structure of minimal historical and architectural significance that minimally contributes to the significance of the Broadway local historic district, having been recognized as a non-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 the property is considered secondary and non-contributing, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



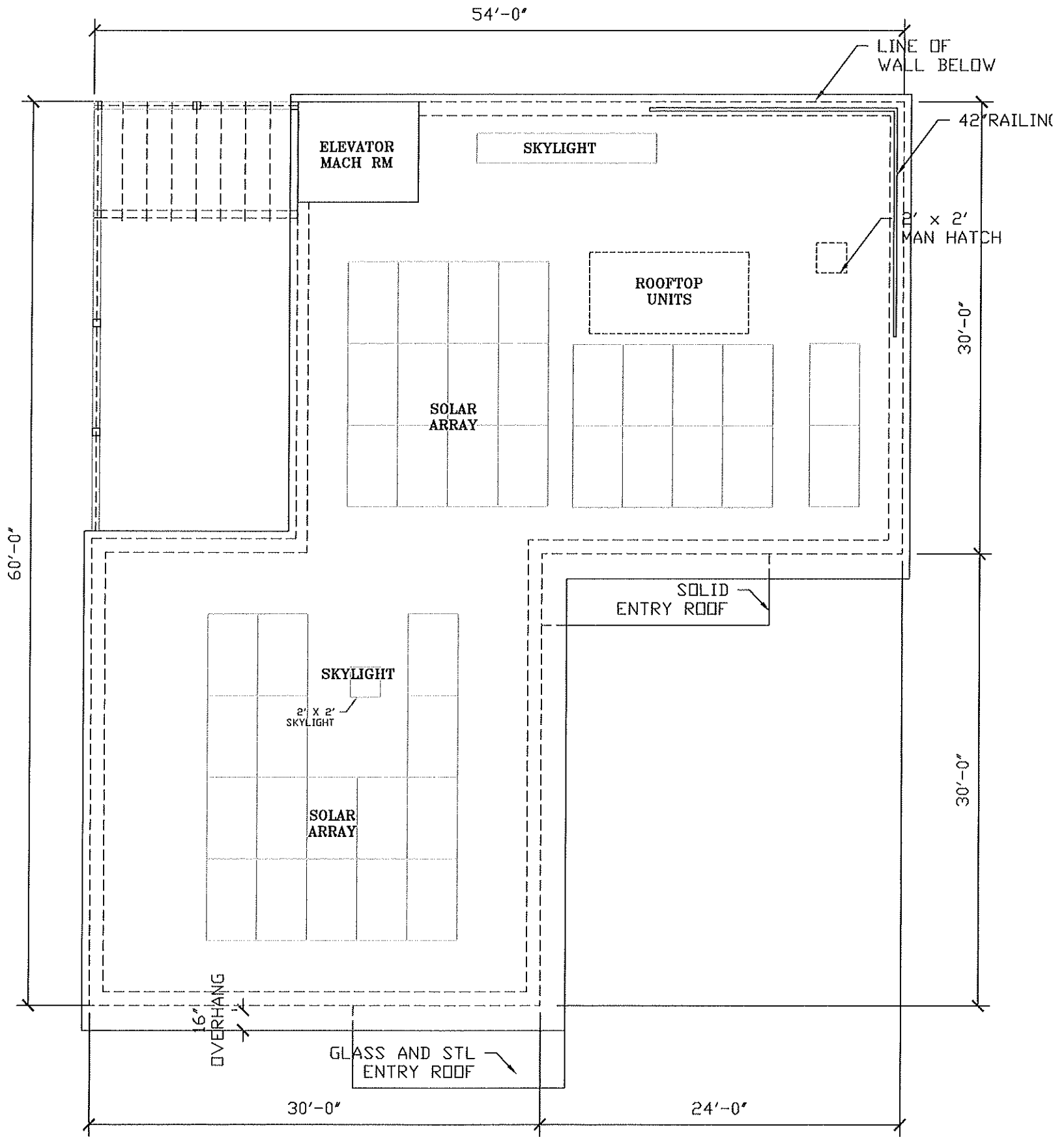
○ FIRST FLOOR CONSTRUCTION PLAN

CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION	PROPOSED FIRST FLOOR PLAN		REV.
		DATE 10/17/23	SCALE 1/8"=1'-0"	DRW CBH/MK/TR



FIRST FLOOR CONSTRUCTION PLAN

CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION	PROPOSED SECOND FLOOR PLAN		REV.
		DATE 10/17/23	SCALE 1/8"=1'-0"	DRW CBH/MK/TR



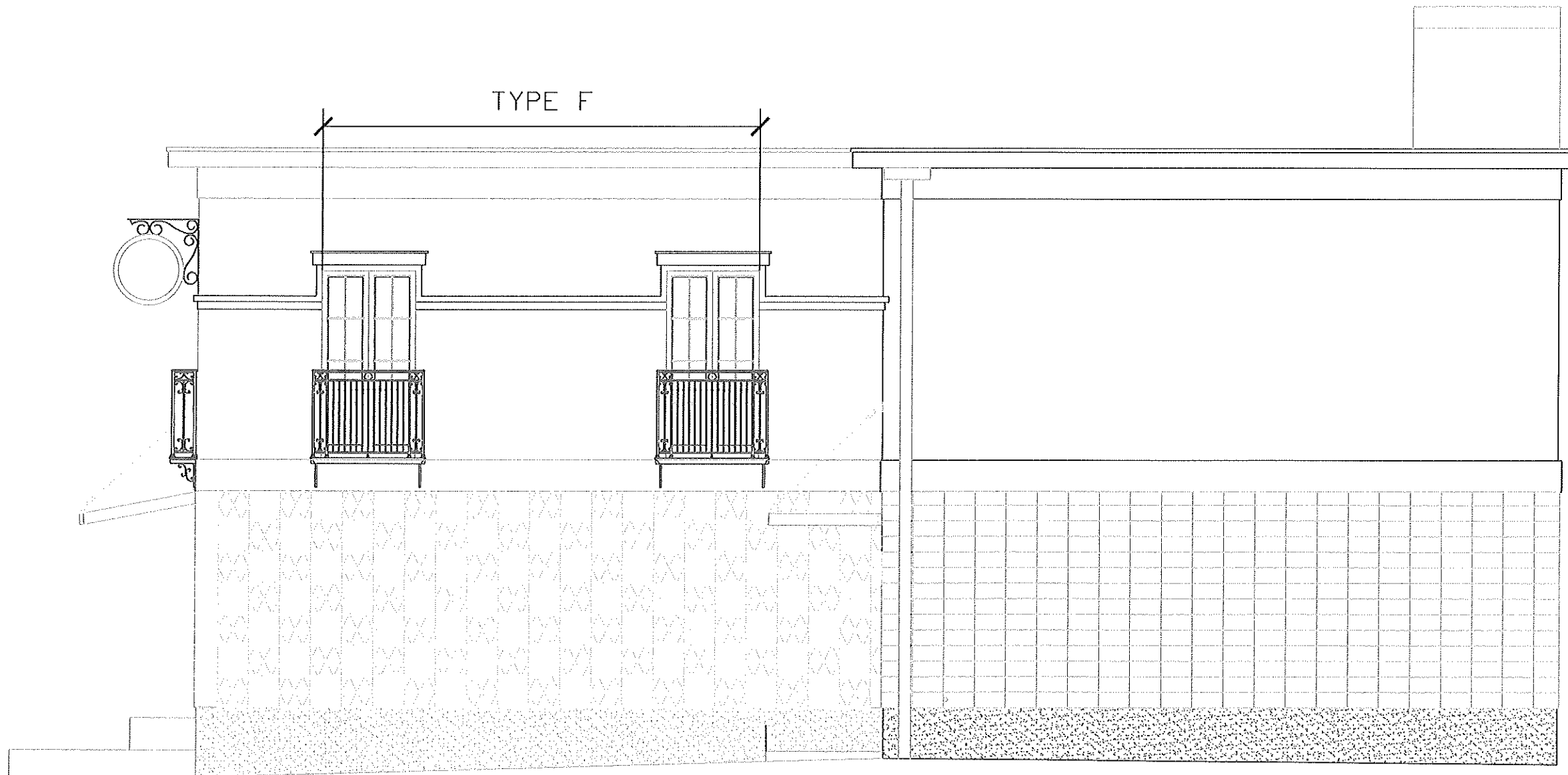
CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION		PROPOSED ROOF PLAN	REV. DATE 10/17/23 SCALE 1/8"=1'-0" DRW CBH/MK/TR CK	EXHIBIT 3C
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○ SOUTH ELEVATION
FACING STREET

REV.

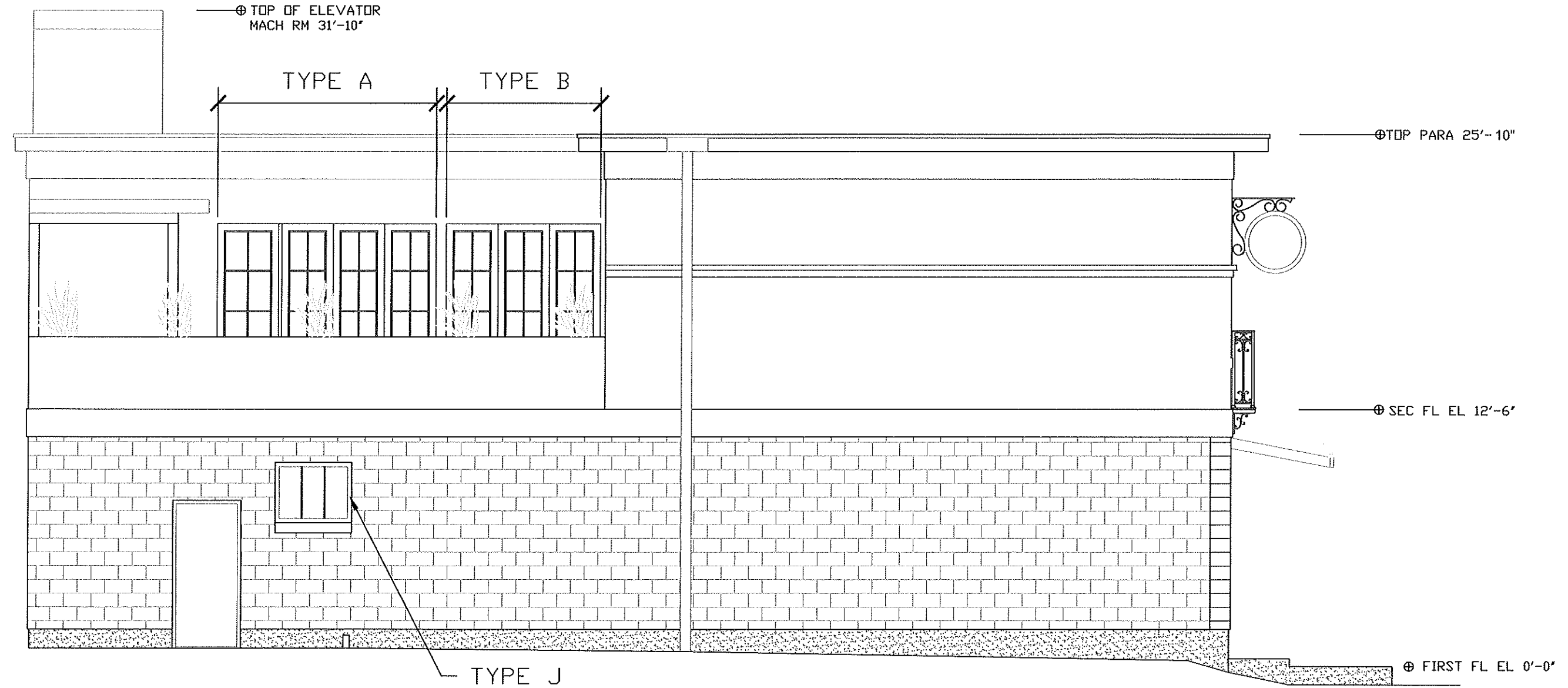
CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION		SOUTH ELEVATION	DATE 10/17/23	EXHIBIT 3D
				SCALE 3/16"=1'-0"	



- ⊕ TOP OF ELEVATOR
MACH RM 31'-10"
- ⊕ TOP PARA 25'-10"
- ⊕ ROOF EL 25'-0"
- ⊕ SEC FL EL 12'-6"
- ⊕ FIRST FL EL 0'-0"

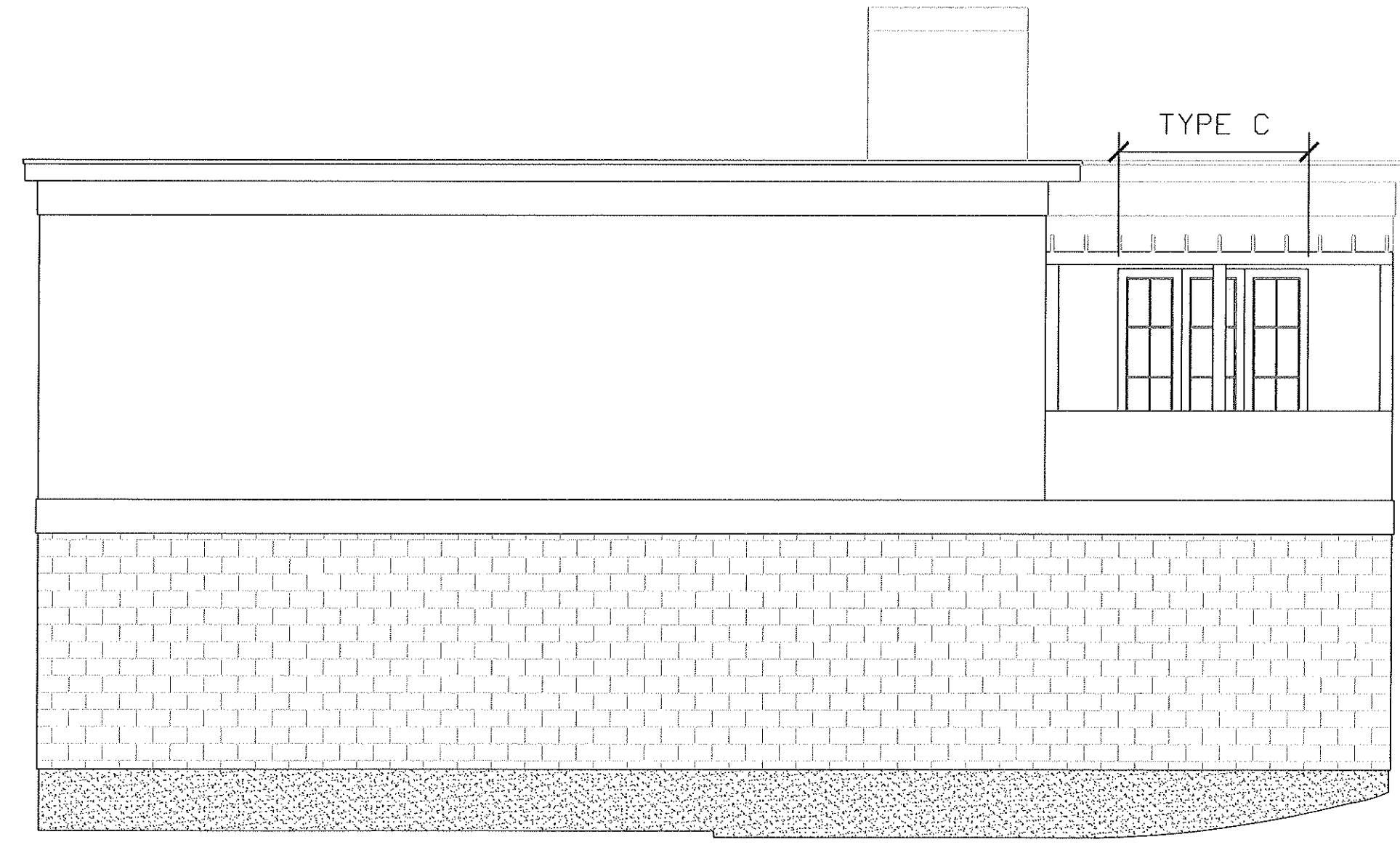
○ EAST ELEVATION
FACING ADJACENT BUILDING

REV.	DATE 10/17/23	EXHIBIT 3E
	SCALE 3/16" = 1'-0"	
EAST ELEVATION		DRW CBH/MK/TR CK
BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION		
CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963		



○ WEST ELEVATION
 FACING ADJACENT LOT/YARD

REV.	DATE	10/17/23	EXHIBIT 3F
	SCALE	3/16"=1'-0"	
	DRW	CBH/MK/TR	
	CK		
WEST ELEVATION			
BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION			
CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963			



⊕ TOP OF ELEVATOR
MACH RM 31'-10"

⊕ TOP PARA 25'-10"
⊕ ROOF EL 25'-0"

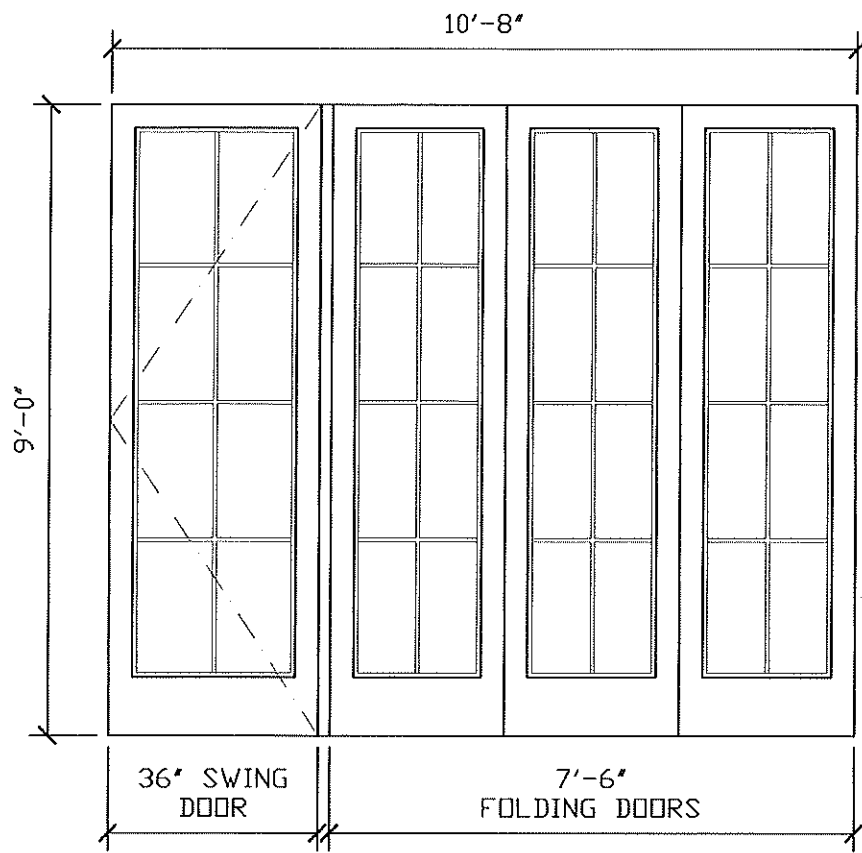
⊕ SEC FL EL 12'-6"

⊕ FIRST FL EL 0'-0"

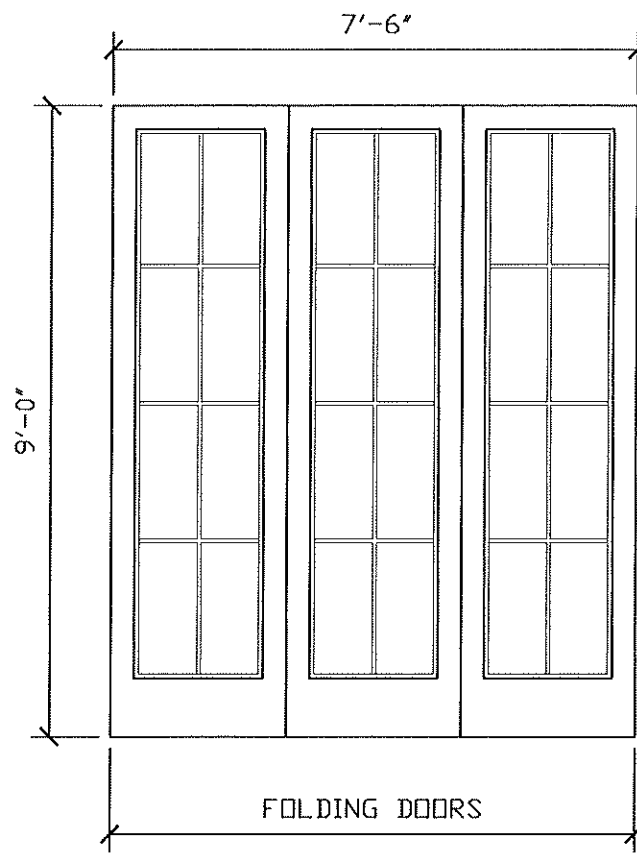
○ NORTH ELEVATION
REAR OF SITE

REV.

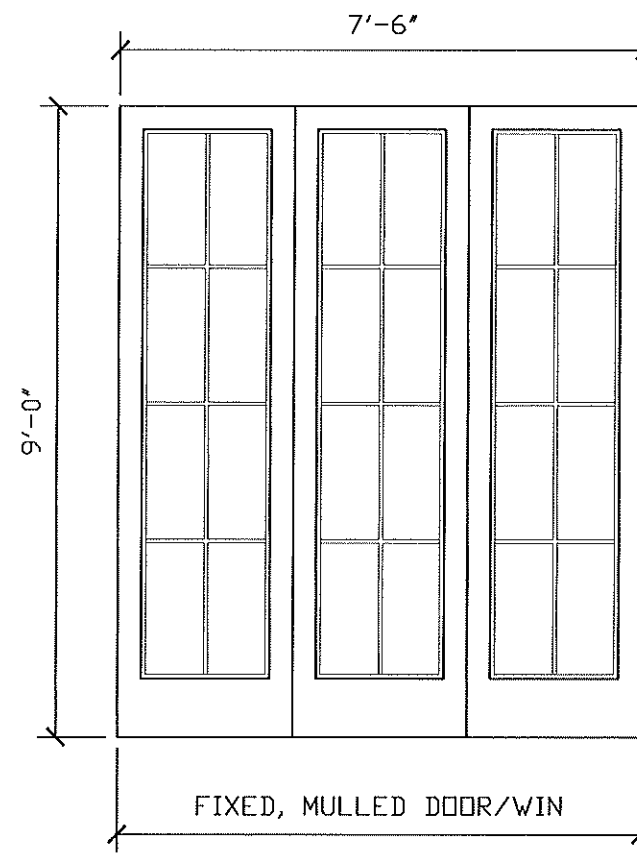
CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION		NORTH ELEVATION	DATE 10/17/23 SCALE 3/16"=1'-0" DRW CBH/MK/TR CK CK	EXHIBIT 3G
	For: HISTORIC DISTRICT COMMISSION				



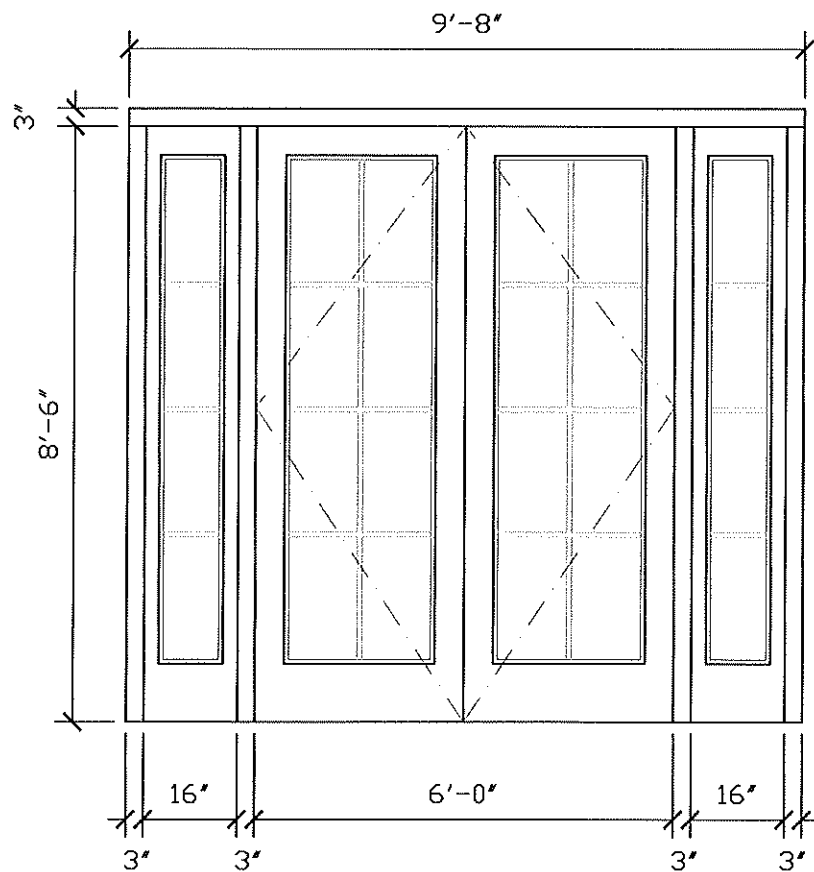
○ PROPOSED TYPE A
FOLDING DOOR; TOP HUNG



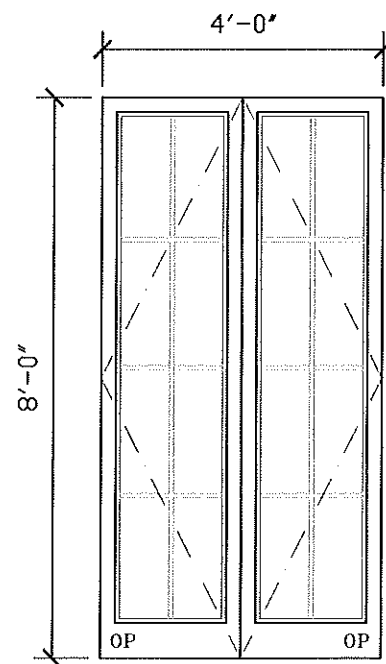
○ PROPOSED TYPE B
FOLDING DOORS



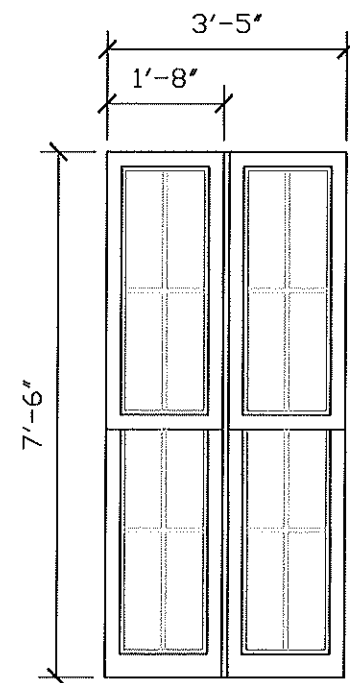
○ PROPOSED TYPE C
FIXED, MULLED DOOR/WIN



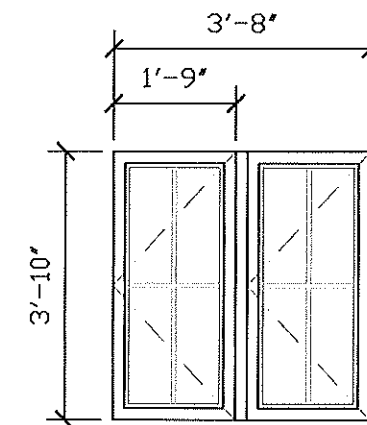
○ PROPOSED TYPE D
FRENCH DOOR W/ SIDELIGHTS



○ PROPOSED TYPE F
FRENCH DOOR- DUAL OPERABLE



○ PROPOSED TYPE G
1" MULLED DOUBLE HUNG WINDOW



○ PROPOSED TYPE H
MULLED CASEMENT/CASEM'T WIN

REV.

DATE 10/17/23

SCALE 3/8"=1'-0"

DRW CBH/MK/JH

CK

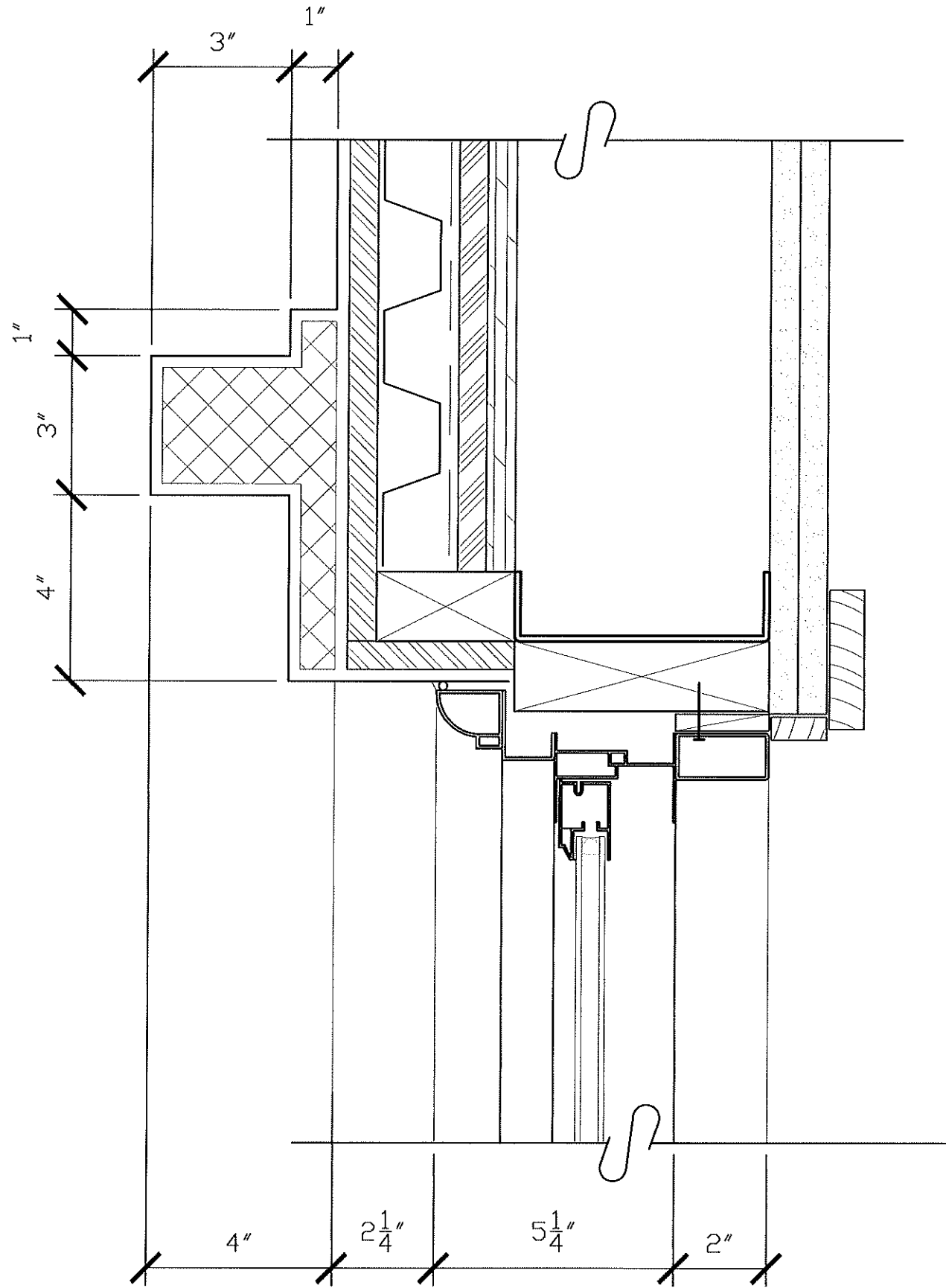
WINDOW & DOOR
ELEVATIONS

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

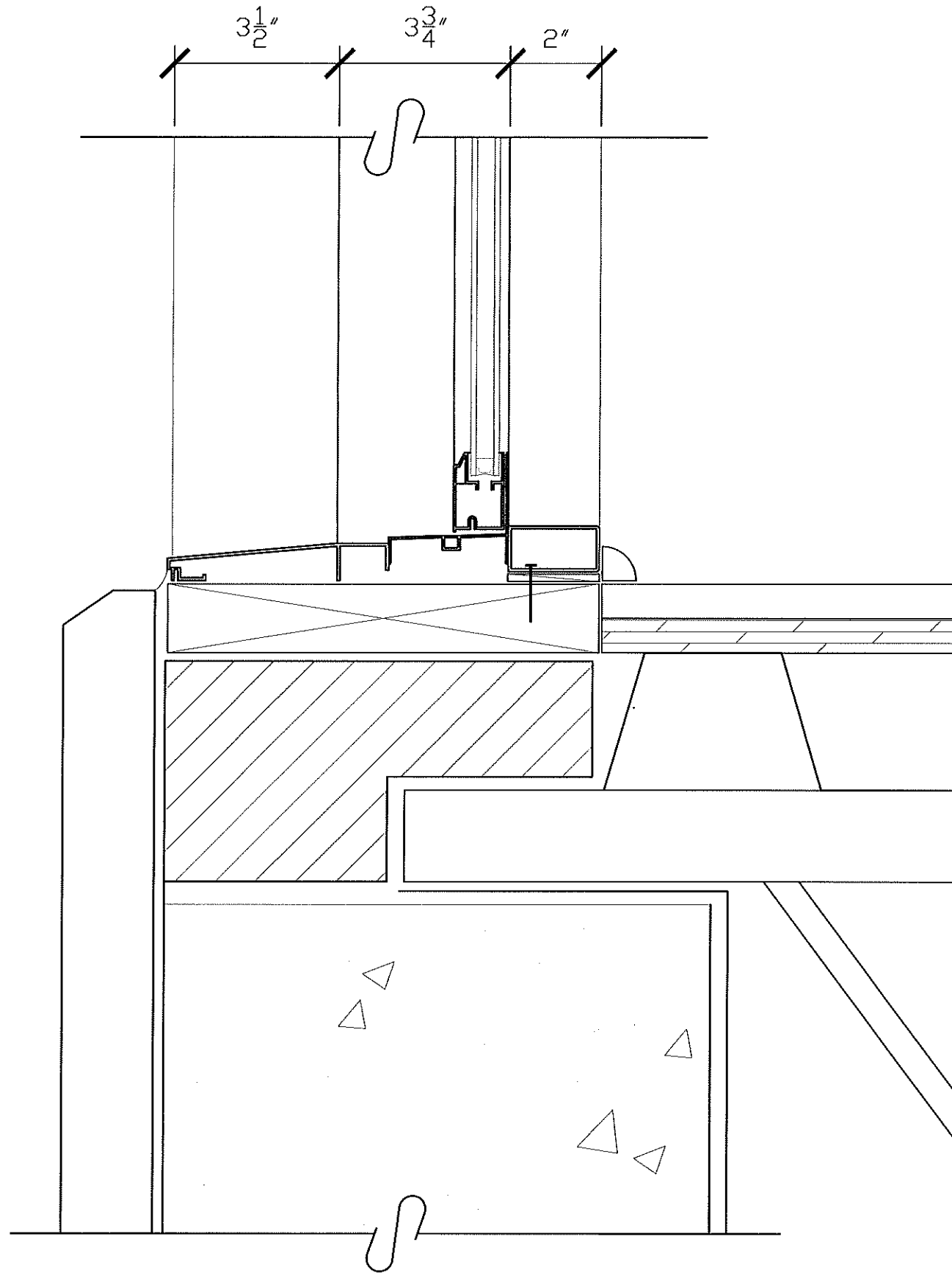
For: HISTORIC DISTRICT COMMISSION

CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368 9963

EXHIBIT
3H

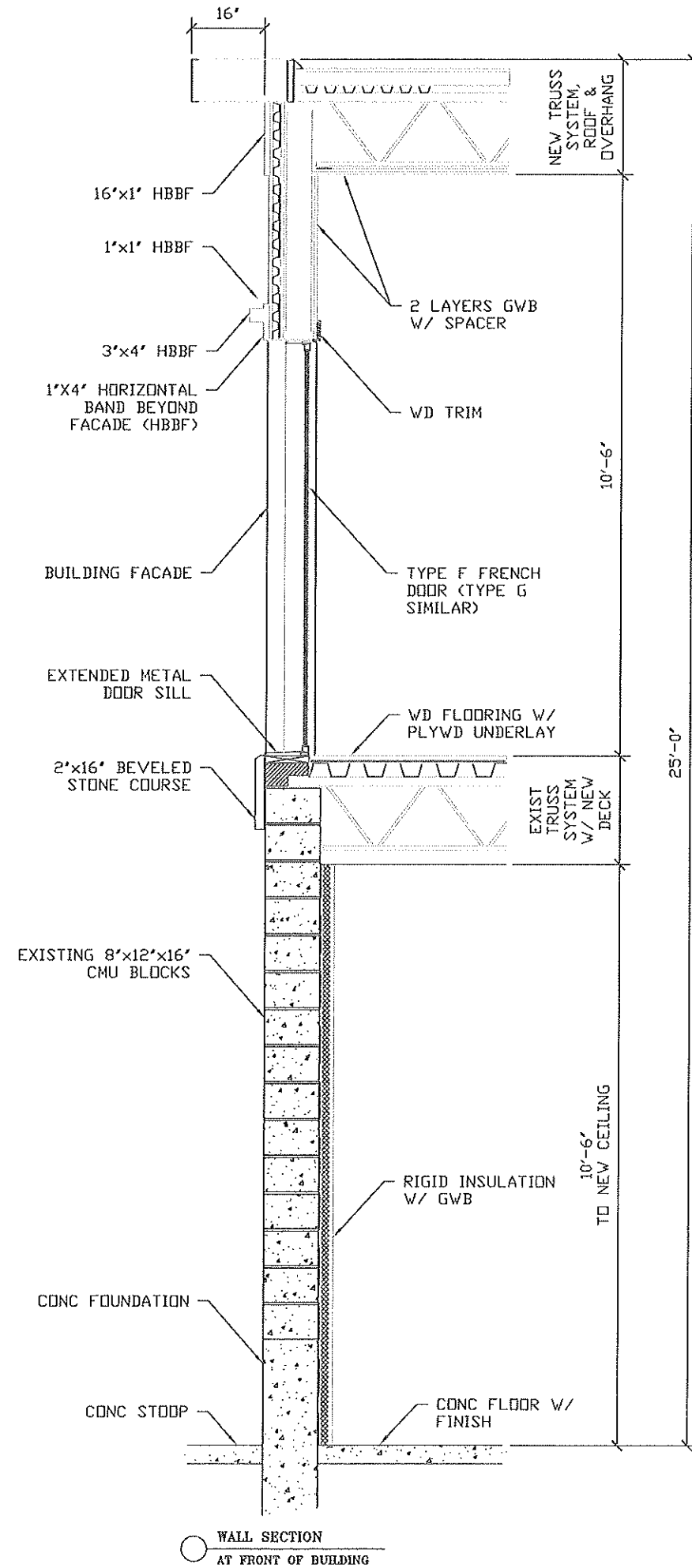
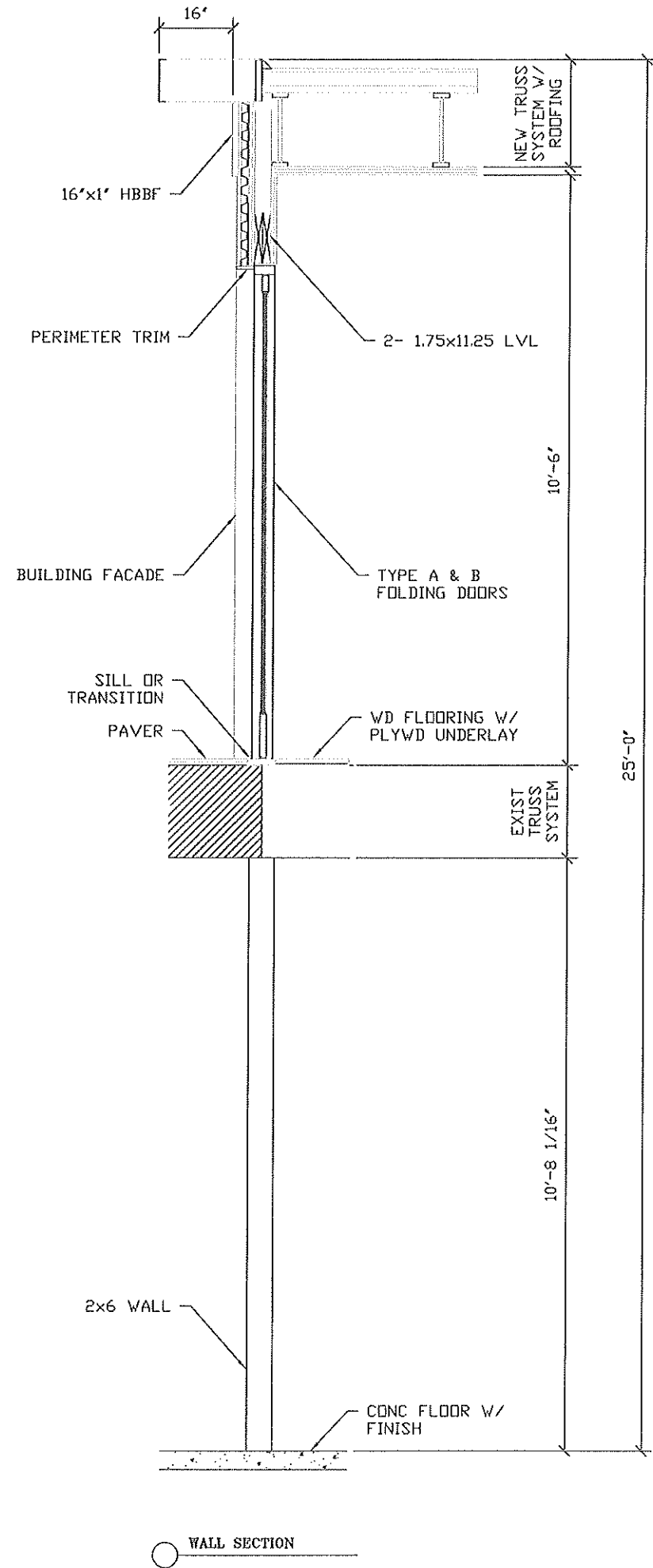


○ DOUBLE HUNG WINDOW HEAD DETAIL
FRENCH DOOR SIMILAR



○ DOUBLE HUNG WINDOW SILL DETAIL
FRENCH DOOR SIMILAR

CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION	FRENCH DOOR HEAD & SILL DETAILS		REV.
		DATE 10/17/23	SCALE 3"=1'-0"	DRW CBH/MK/TR
				EXHIBIT 31



REV.

DATE 10/17/23

SCALE 3/8"=1'-0"

DRW CBH/MK/TR

CK

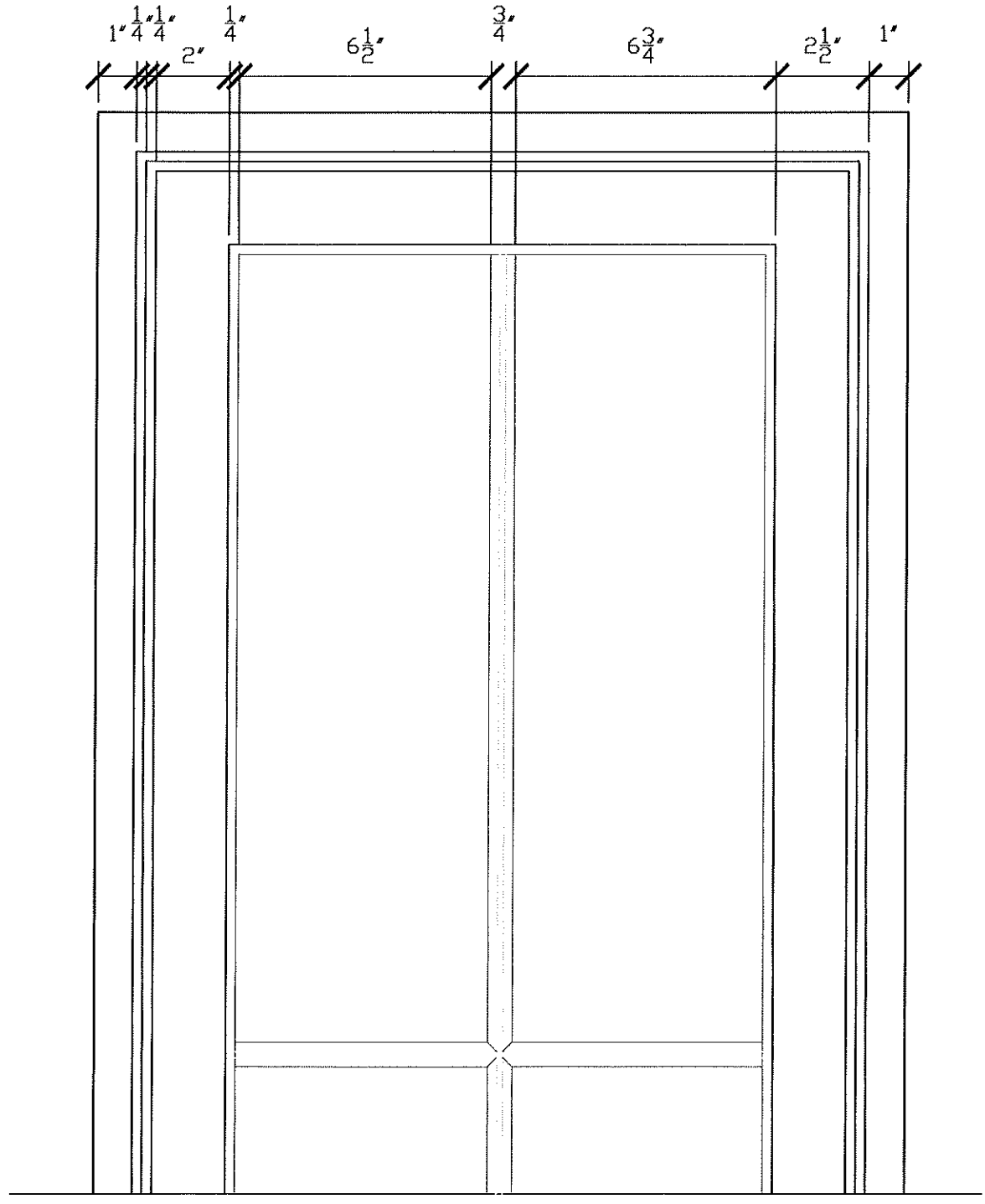
WALL SECTIONS

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

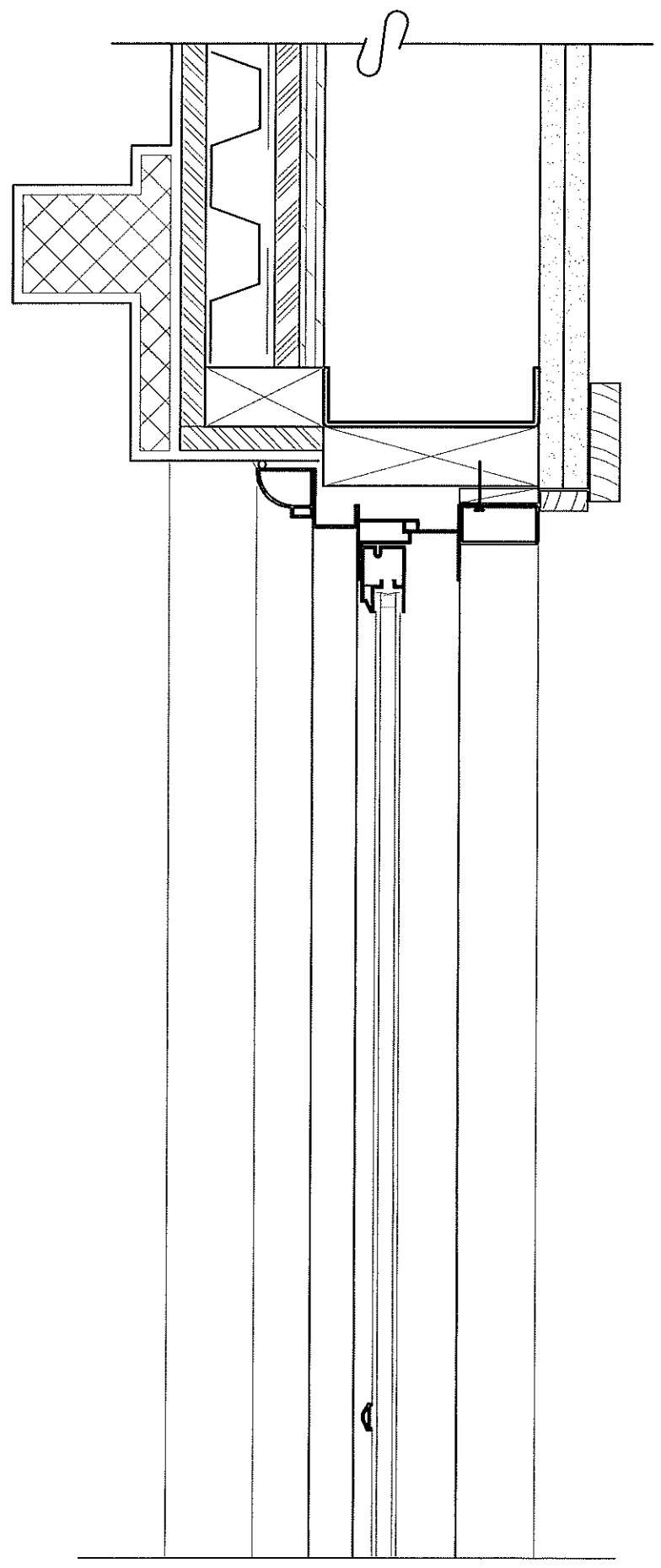
For: HISTORIC DISTRICT COMMISSION

CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368 9963

EXHIBIT
3J



○ ENLARGED WIN ELEV
PARTIAL VIEW



○ SECTION AT WINDOW

CBH Architect LLC 165 Williams Street Providence, RI 02906 401 368 9963	BROADWAY BUILDING LLC 189 BROADWAY PROVIDENCE, RI 02903 For: HISTORIC DISTRICT COMMISSION		ENLARGED WINDOW ELEVATION		REV.
	DATE 10/17/23	SCALE 3"=1'-0"	DRW CBH/MK/TR	CK	EXHIBIT 3K



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

DATE: 10/15/2023

SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT
7A



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

DATE: 10/15/2023

SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT
7B



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

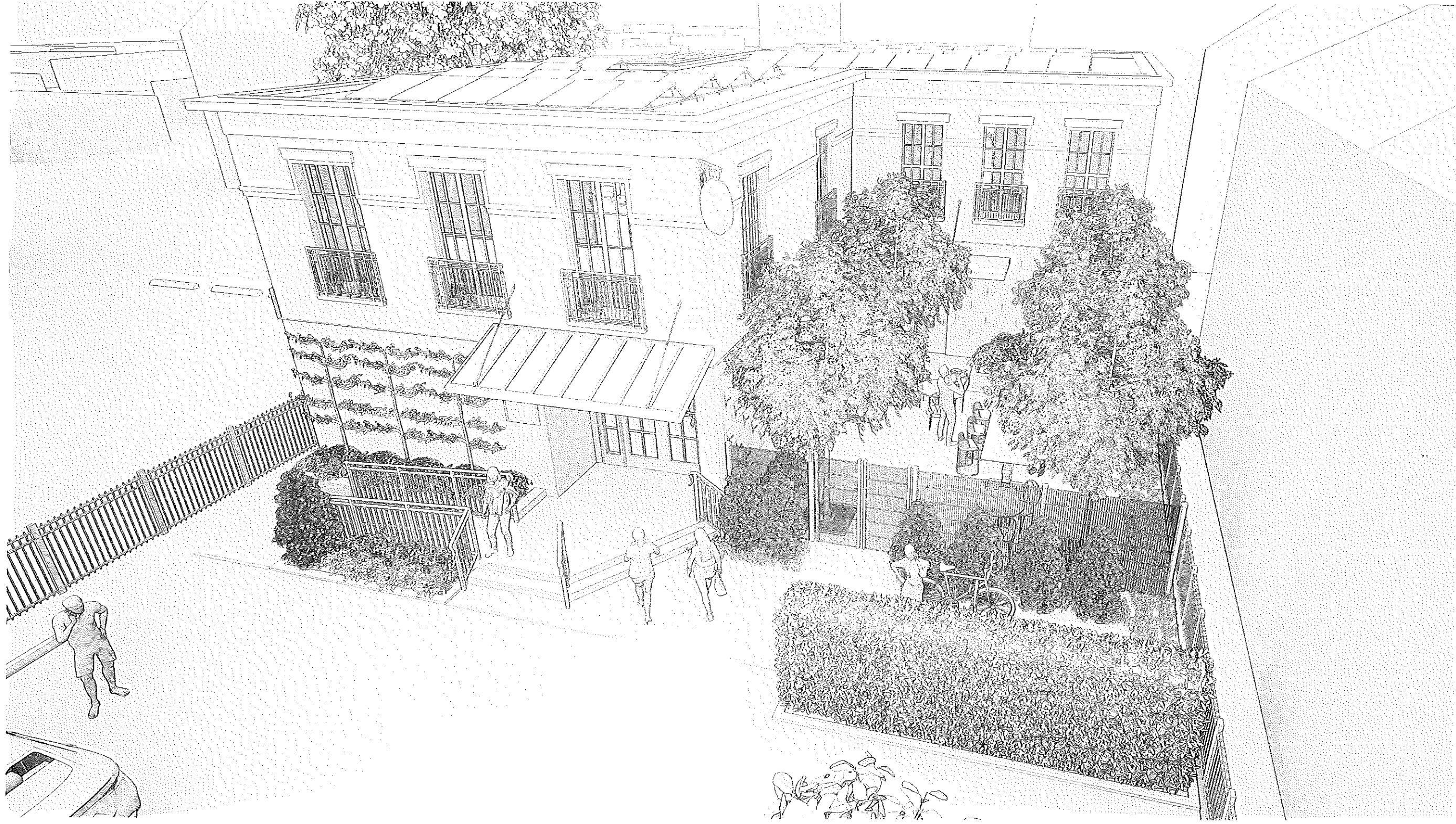
DATE: 10/15/2023

SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT
7C



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

DATE: 10/15/2023

SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT
7D



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

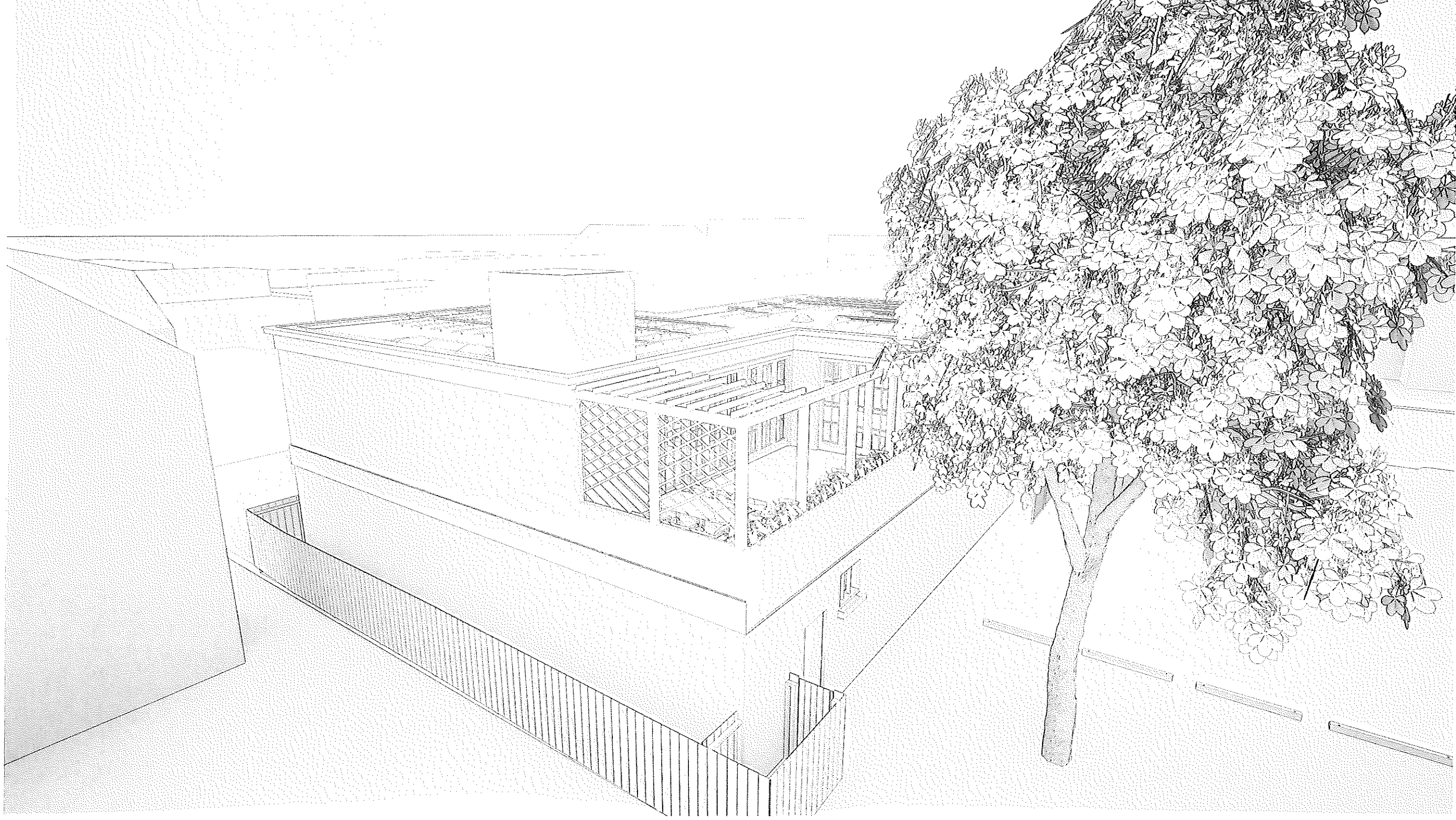
DATE: 10/15/2023

SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT
7E



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

DATE: 10/15/2023

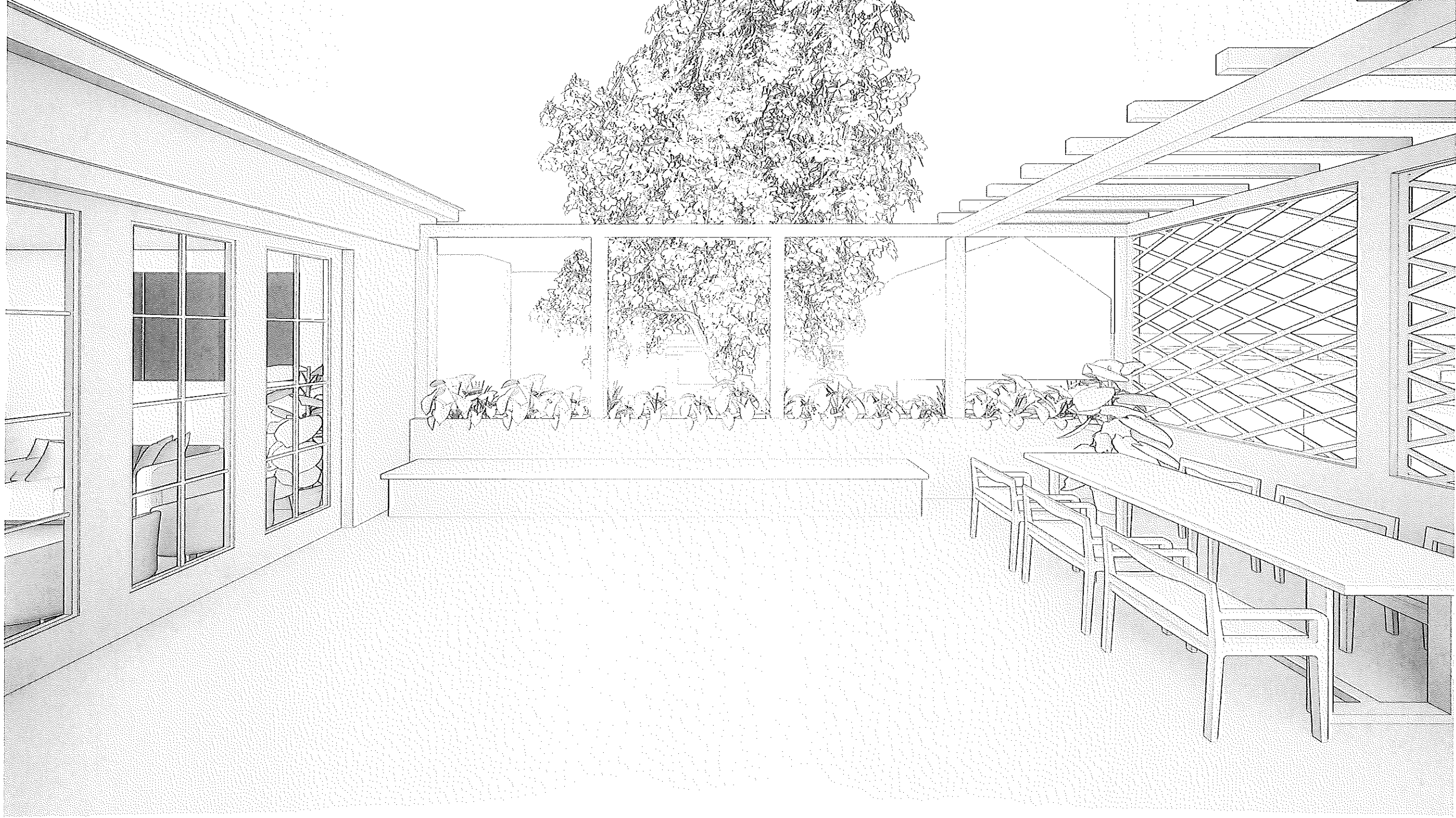
SCALE: PERSPECTIVE

DRW: CBH/MK/TR

CK

EXHIBIT

7F



CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368-9963

BROADWAY BUILDING LLC
189 BROADWAY
PROVIDENCE, RI 02903

For: HISTORIC DISTRICT COMMISSION

DATE: 10/15/2023

SCALE: PERSPECTIVE

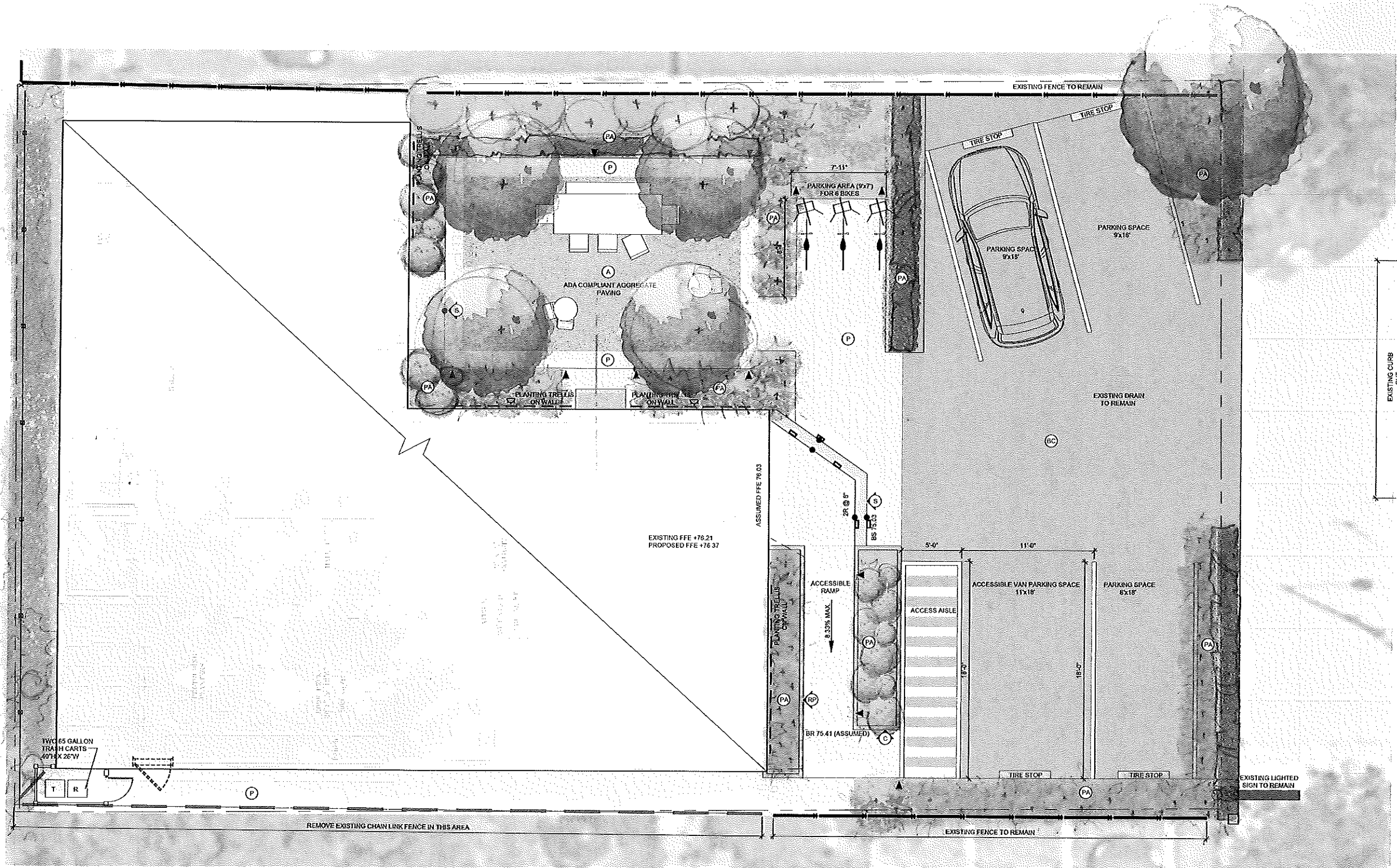
DRW: CBH/MK/TR

CK

EXHIBIT
7G

MATERIALS LEGEND

SYM	DESCRIPTION	SYM	DESCRIPTION
(A)	AGGREGATE PAVING	(T)	PLANTING TRELLIS ON WALL
(BC)	BITUMINOUS CONCRETE	(P)	PAVING
(C)	CURB	(RP)	RAISED PLANTER
(PA)	PLANTING AREA	(S)	STOOP / STEPPER
		(T)	PROPOSED TREES
		(E)	EVERGREEN SHRUB HEDGE TBD
		(L)	LED RISER LIGHT TBD
		(S)	LED STEM LIGHT TBD
		(W)	LED WASH LIGHT TBD



NOT FOR CONSTRUCTION

189 Broadway
189 Broadway
Providence, RI

ARCHITECT:
CBH Architecture
165 Williams St
Providence, RI
401-368-9963

CIVIL ENGINEER:
Douglas Design Group
101 Plain St
Providence, RI
508-821-8728

LANDSCAPE ARCHITECT:
Bernice Wahler Landscapes
Sandwich, MA 02563
774-269-5429

DRAWING TITLE:
HDC PERMIT
LANDSCAPE PLAN

DATE	ISSUE
10/12/2023	ISSUED FOR HDC

DRAWN BY: BW/AELP
CHECKED BY: BW
SCALE: 1/4" = 1'-0"
DATE: OCTOBER 12, 2023
DRAWING NUMBER:
L1.0