

Applicant/Owner: Aref Shehadeh, 298 Broadway LLC, 81 Gention Avenue, Providence, RI 02908

Architect: Ron Stevenson, South County Architectura and Design, 53 Narragansett Ave, Suite A, Jamestown, RI 02835

Consulting Architects: Mark Rapp, ACME Architects, 9 Simmons Rd, Little Compton, RI 02837

Glen Fontecchio, Glenn S. Fontecchio Architects, 19 Luzon Avenue, Providence, RI 02906

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

- 298 Broadway – Front:
Current building is a wood frame, 2-1/2" story structure with commercial and apartment on ground floor and two (2) apartments on second floor and attic. The Owner proposes expanding the third-floor attic space with gable and shed dormers matching current building forms. This will allow for renovations to second floor and code compliant apartments on third floor while maintaining the character of the building. When completed, the building shall maintain the ground floor commercial space along with nine (9) apartments on floors one, two and three.
- 298 Broadway – Rear:
Current building is a wood frame, 2-story structure with two (2) apartments on first and second floors. The Owner proposes expanding by adding a third floor within current footprint. The addition shall match existing lower floor cladding and be capped with a new flat roof and cornice. New window shall match existing in size and layout. With renovations to floors one and two and the addition of a third floor, each

Issues: The following issues are relevant to this application:

- This is a conceptual review;
- Some of the proposed modifications will be visible from the public rights-of-ways; and,
- Plans and photos have been submitted.

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

- a) 298 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 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications will be minimally-not visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 298 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 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications are minimally-not visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval.

HDC REVIEW

300 BROADWAY

- Existing Site Plan
- Proposed Building Elevations
- Existing Photos
- Images From the Street
- Before and After Render
- Floor Plans



CONSULTANTS
ACME ARCHITECTS
Mark Rapp

GLEN S. FONTECCHIO ARCHITECTS
Glen S. Fontecchio

DEVELOPER
PROVIDENCE HAUS MANAGEMENT
Aref Shehadeh

ARCHITECT
SOUTH COUNTY ARCHITECTURE & DESIGN
Ron Stevenson

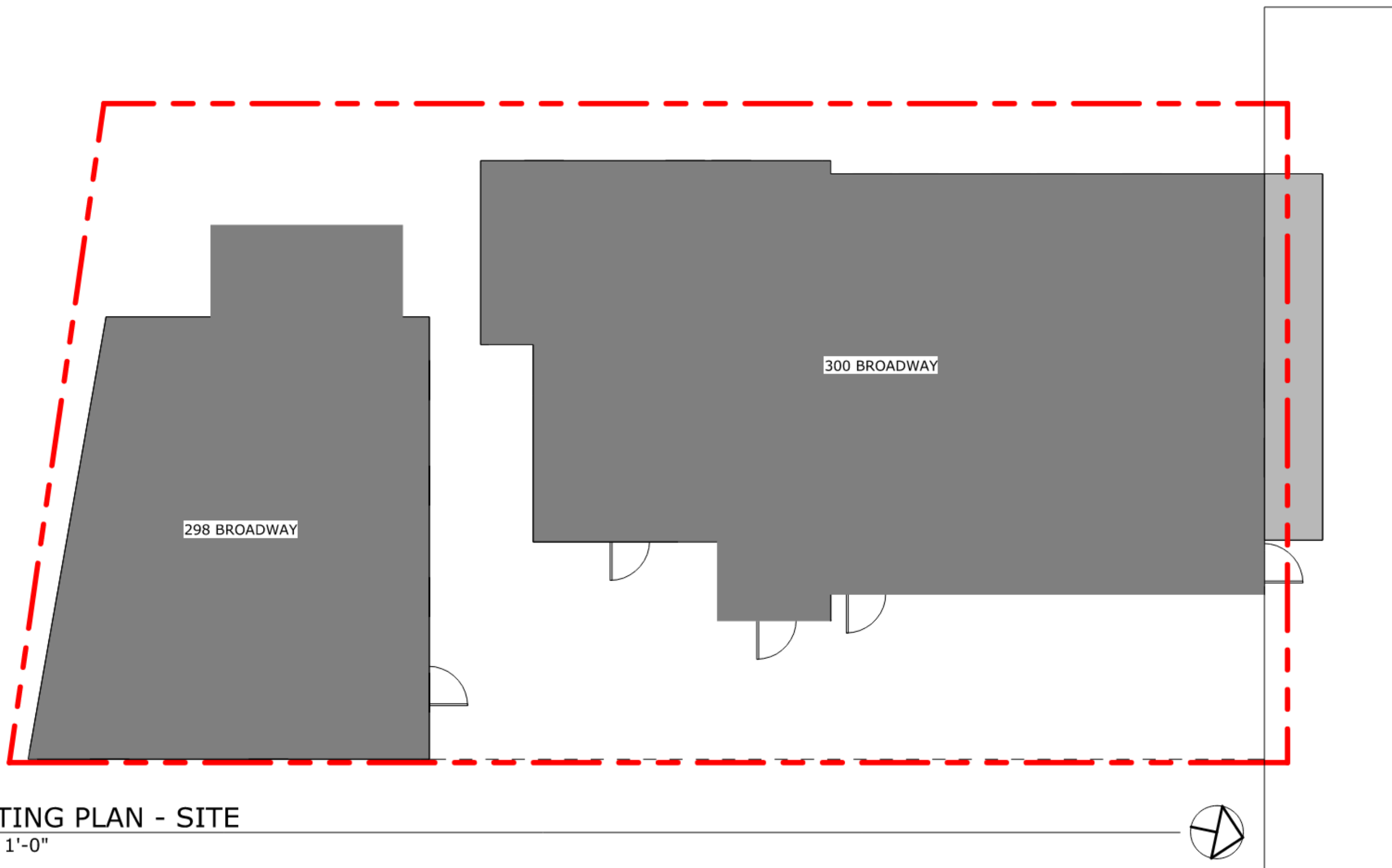
298 BROADWAY

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300 BROADWAY

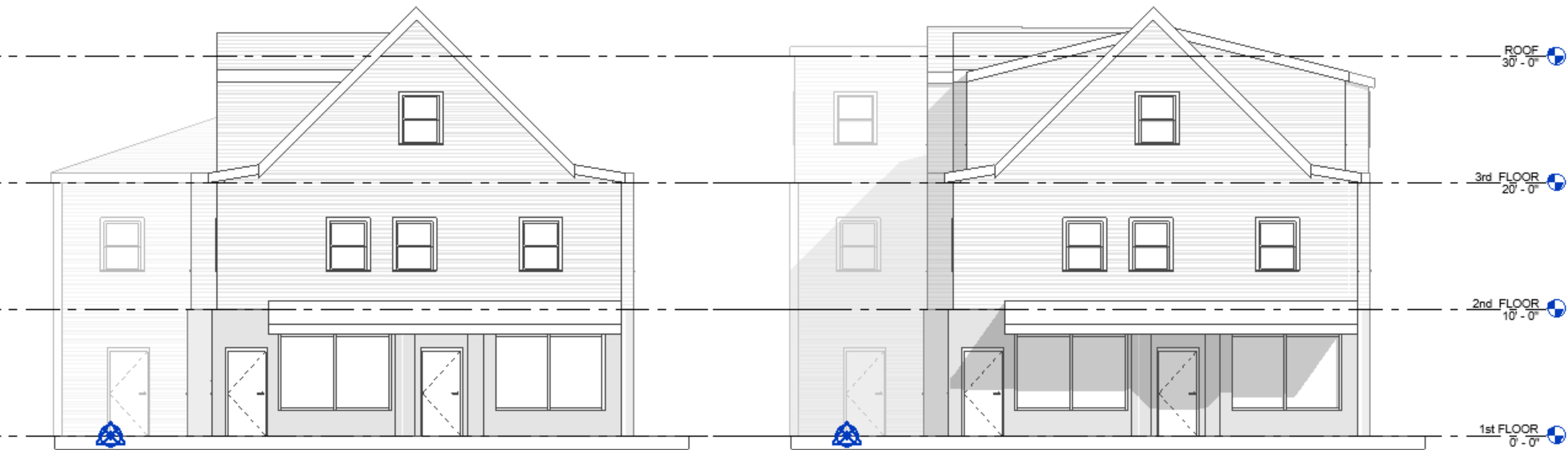
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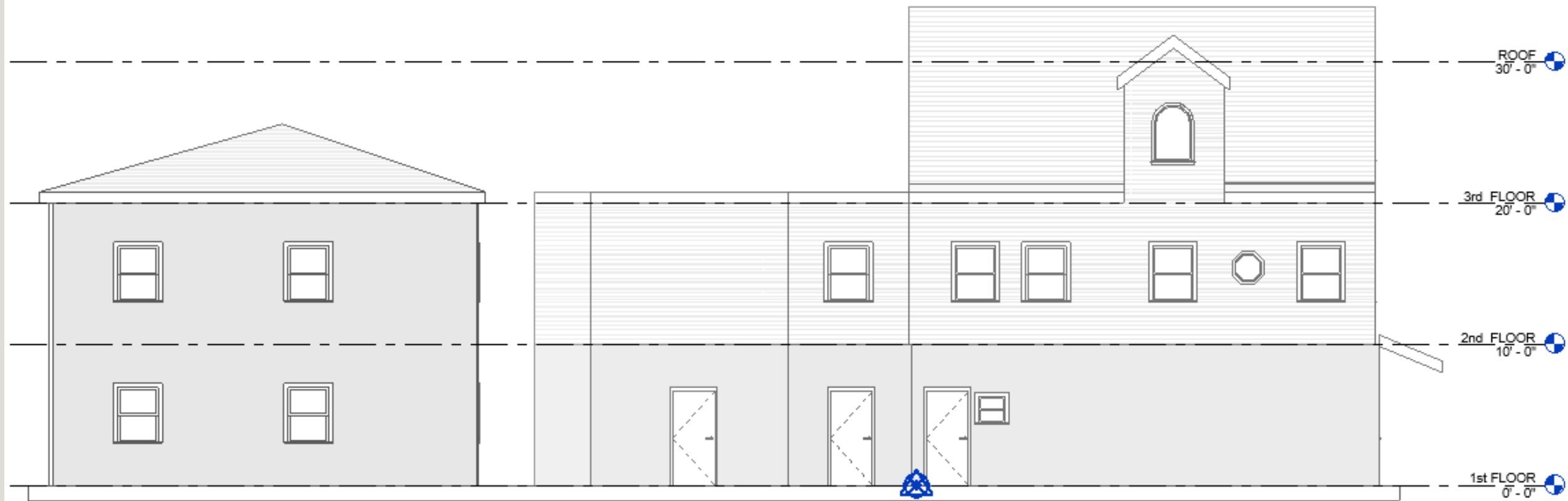
1
C1.01 EXISTING PLAN - SITE
1/8" = 1'-0"





EXISTING NORTH ELEVATION

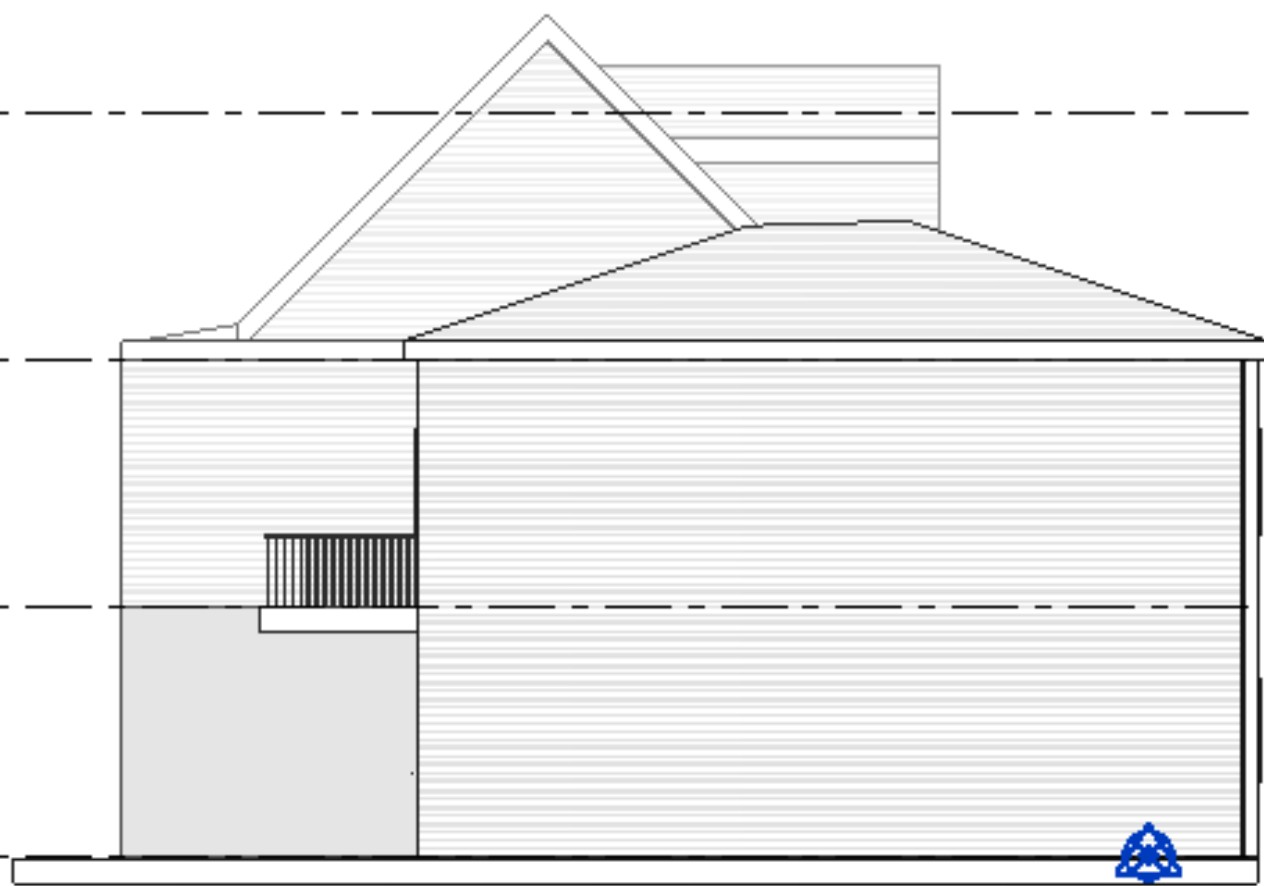
NEW NORTH ELEVATION



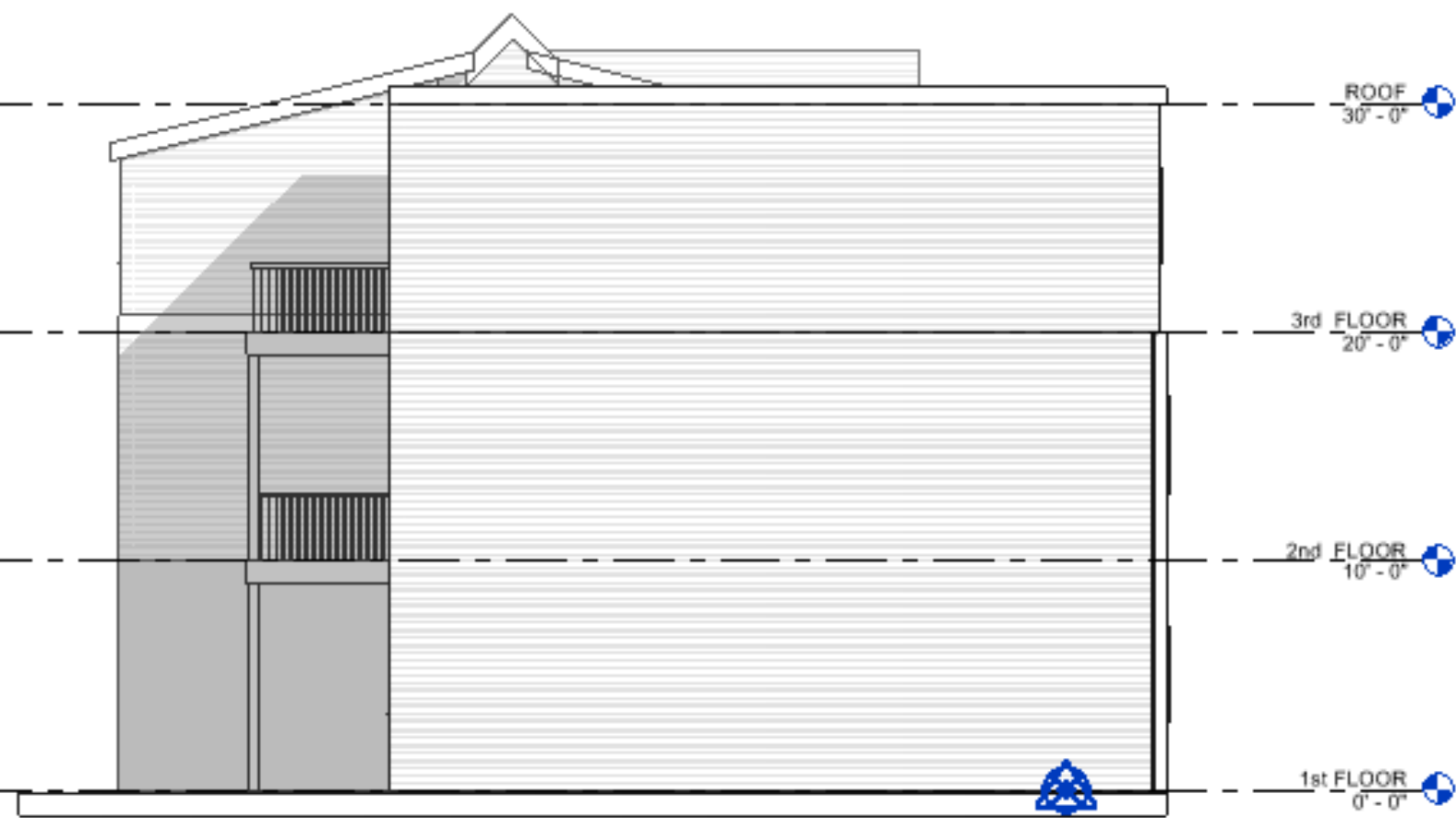
EXISTING EAST ELEVATION



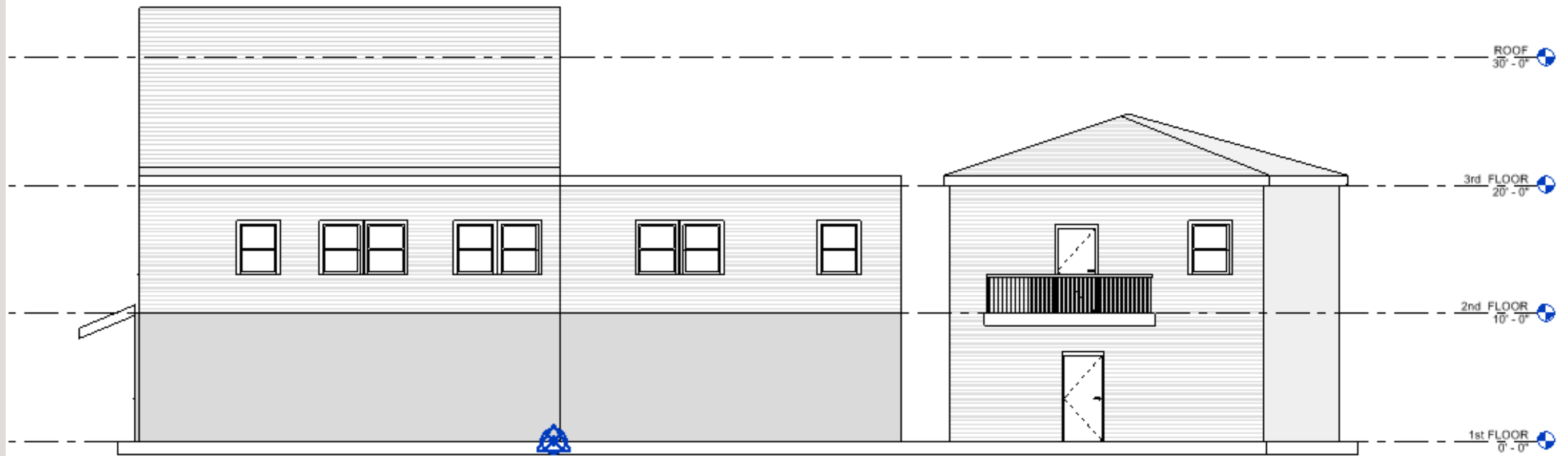
NEW EAST ELEVATION



EXSITING SOUTH ELEVATION



NEW SOUTH ELEVATION



EXISTING WEST ELEVATION



NEW WEST ELEVATION



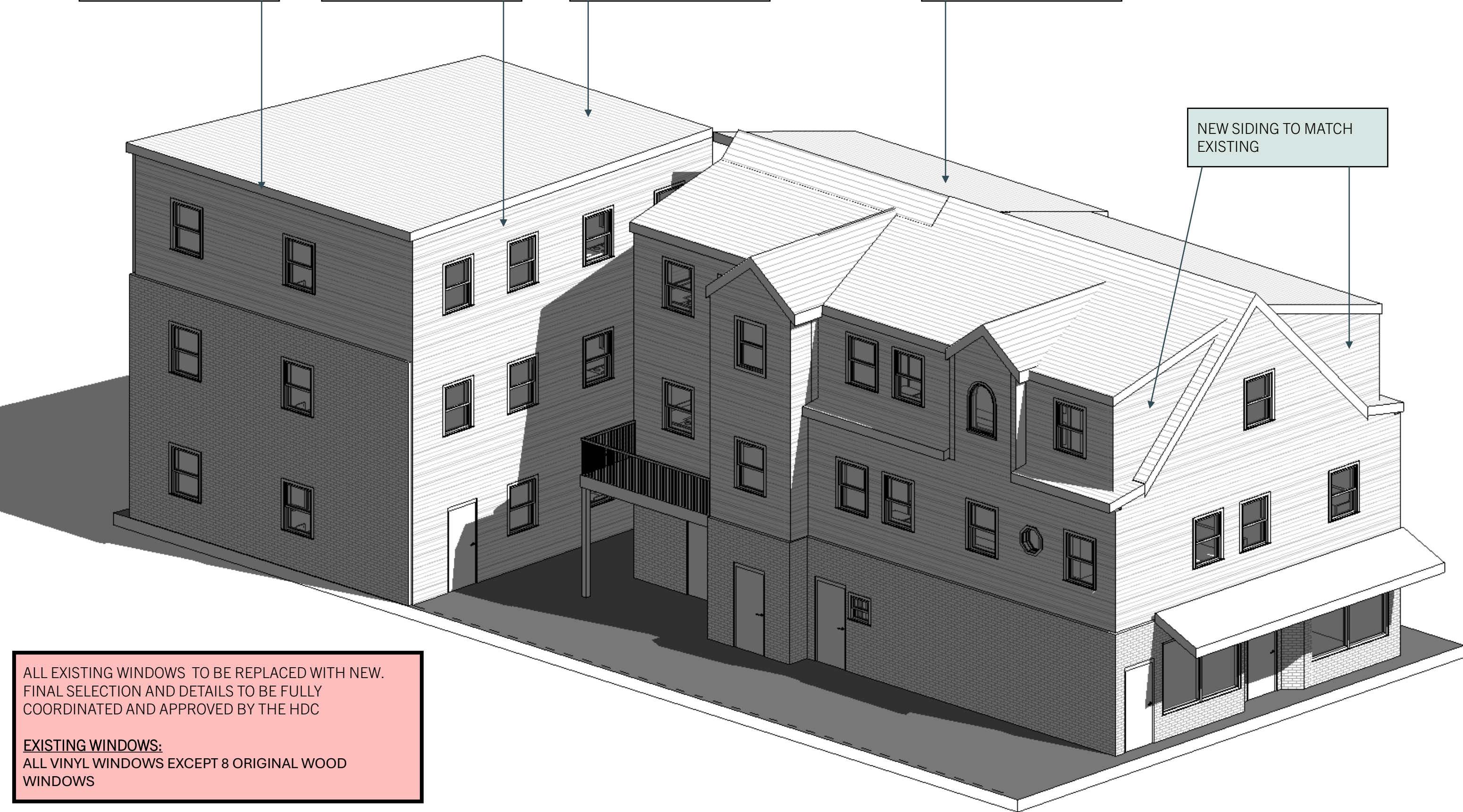
4" ALUMINUM CAP OVER
12" FIBER CEMENT TRIM

NEW SIDING TO MATCH
EXISTING BELOW

EPDM RUBBER ROOF

ASPHALT SHINGLES TO
MATCH EXISTING

NEW SIDING TO MATCH
EXISTING



ALL EXISTING WINDOWS TO BE REPLACED WITH NEW.
FINAL SELECTION AND DETAILS TO BE FULLY
COORDINATED AND APPROVED BY THE HDC

EXISTING WINDOWS:
ALL VINYL WINDOWS EXCEPT 8 ORIGINAL WOOD
WINDOWS

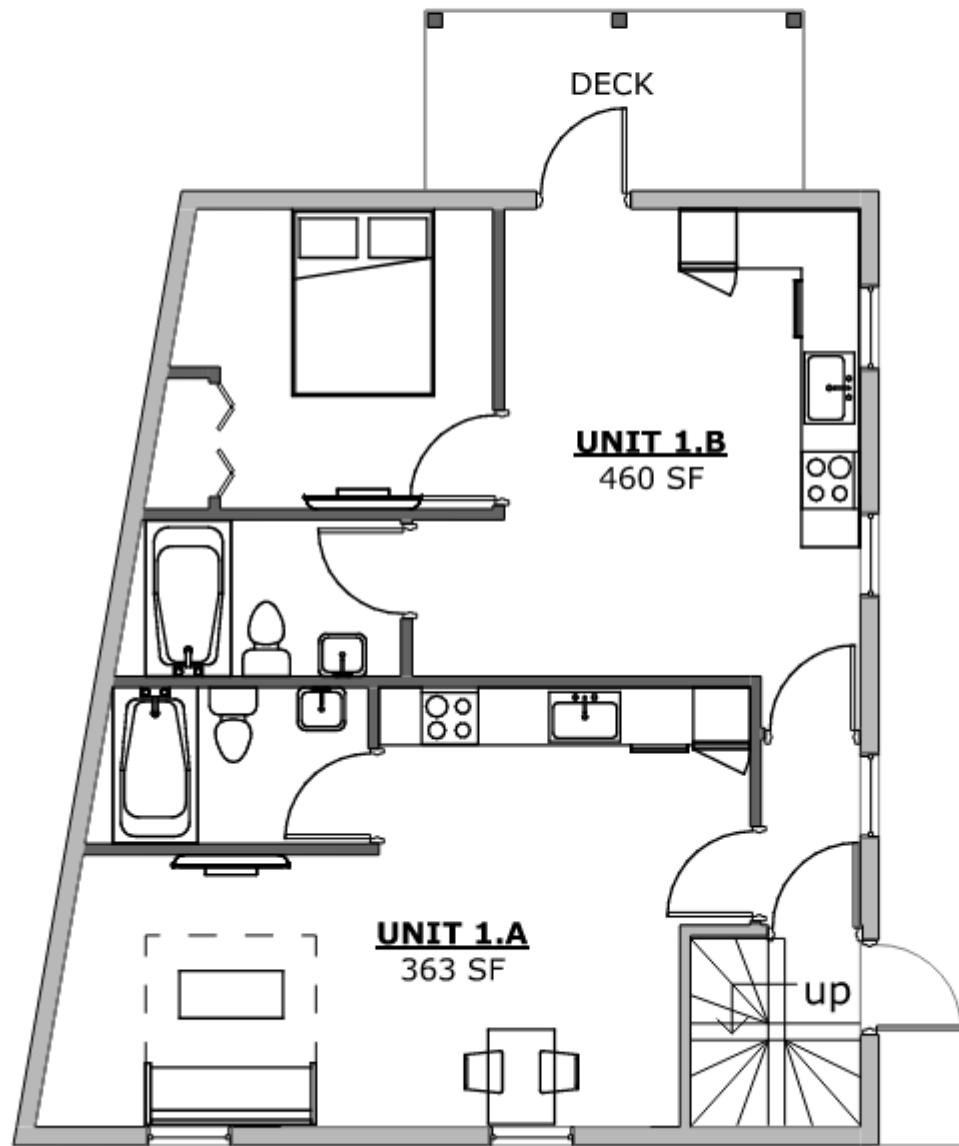


EXISTING

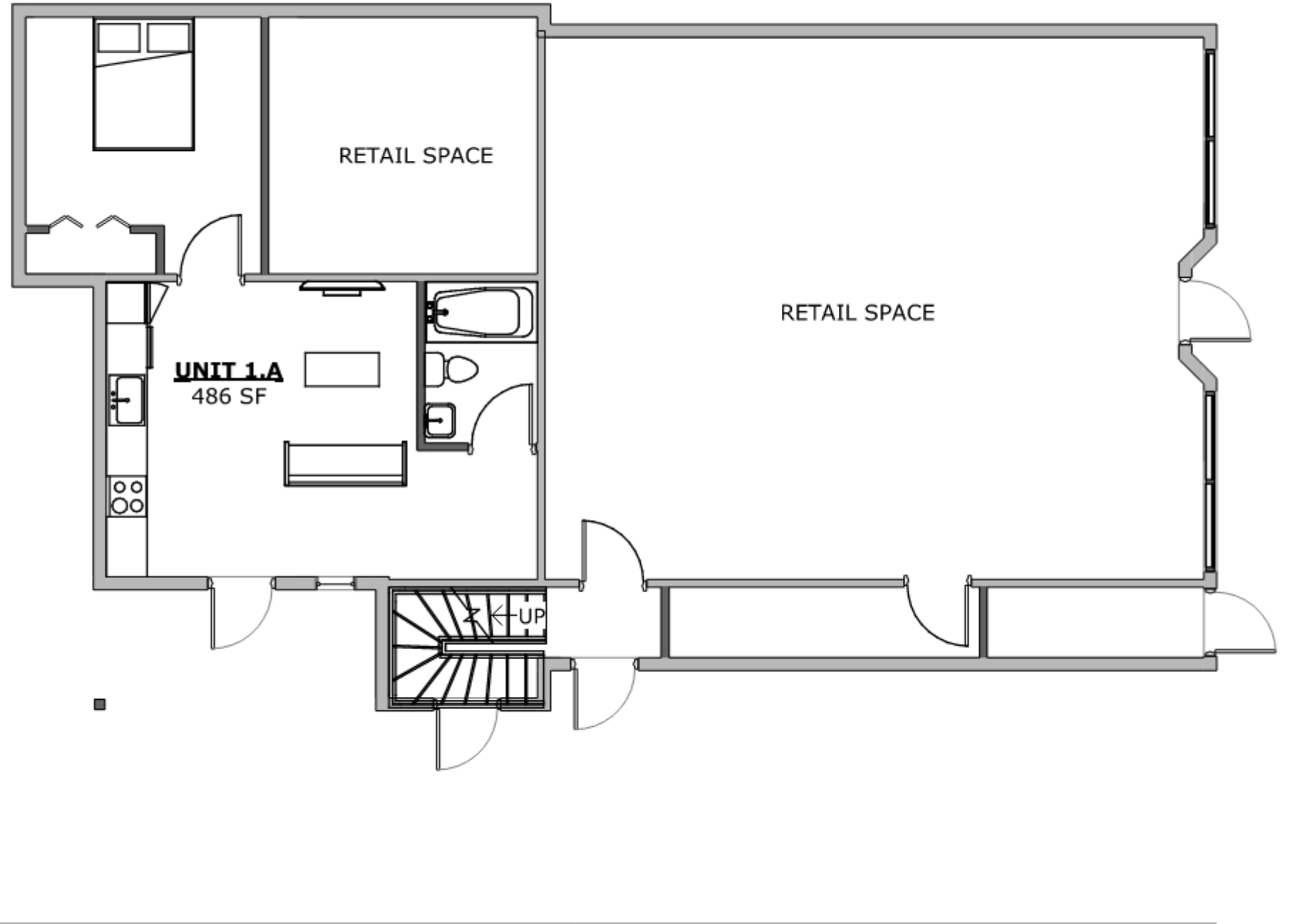


PROPOSED

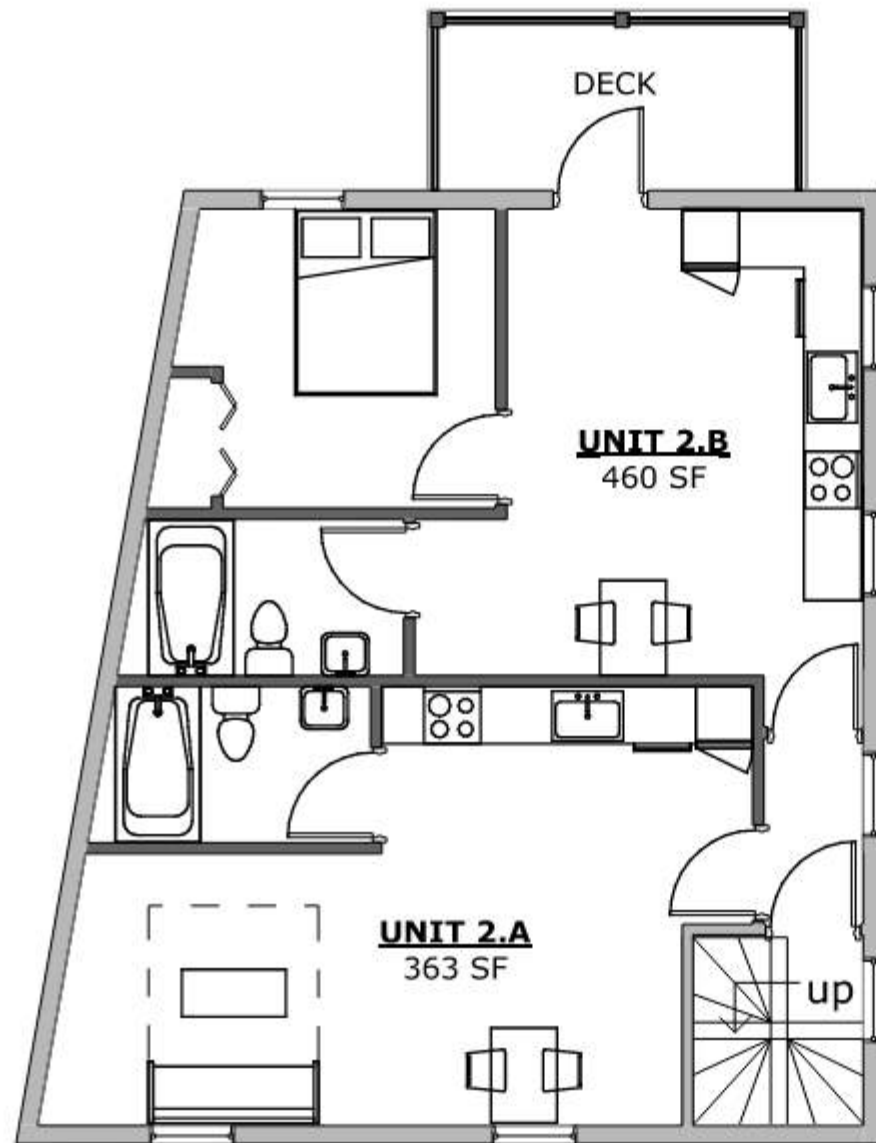
FLOOR 1 TOTAL 927 SF
BUILDING GROSS 2,781 SF



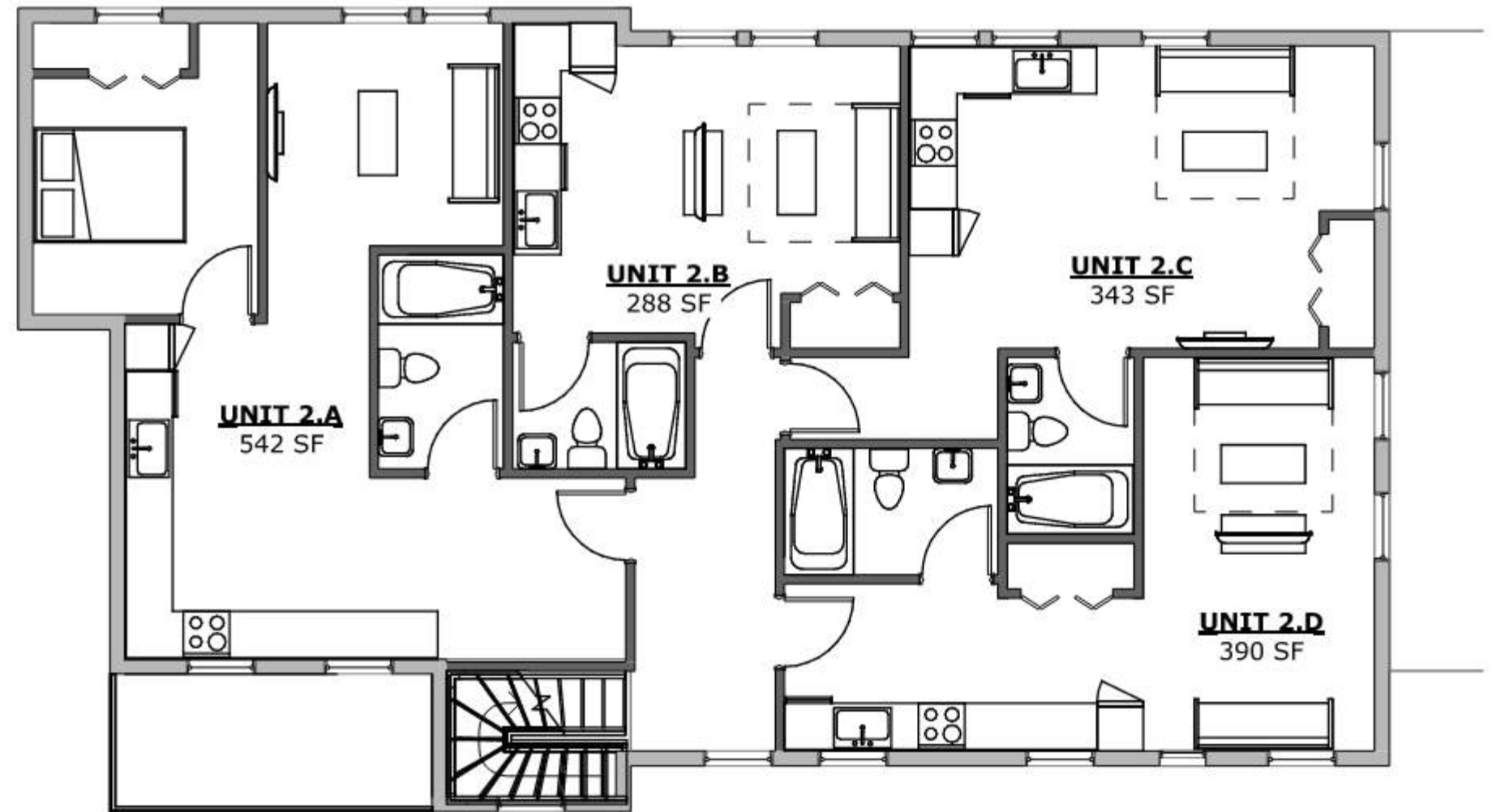
FLOOR 1 TOTAL 1,813 SF
BUILDING GROSS 5,453 SF



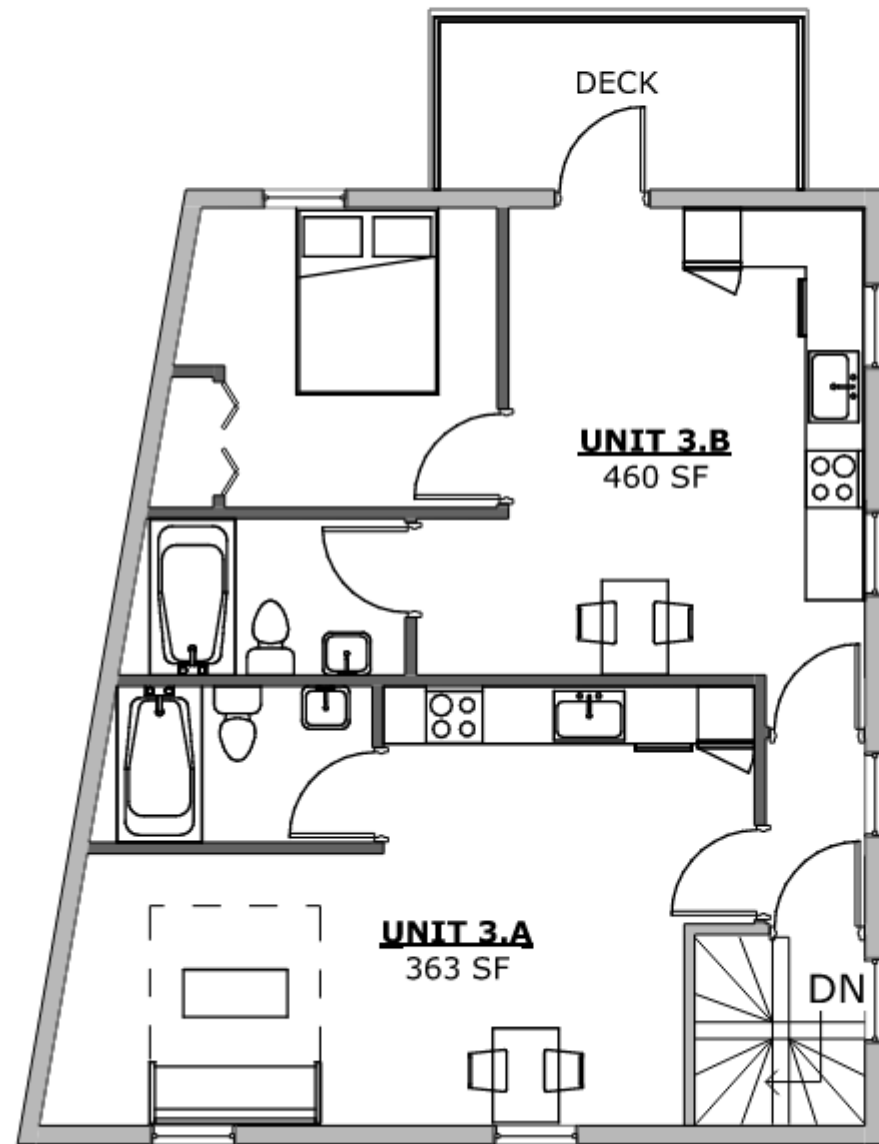
FLOOR 2 TOTAL 927 SF



FLOOR 2 TOTAL 1820 SF



FLOOR 3 TOTAL 927 SF



FLOOR 3 TOTAL 1820 SF

