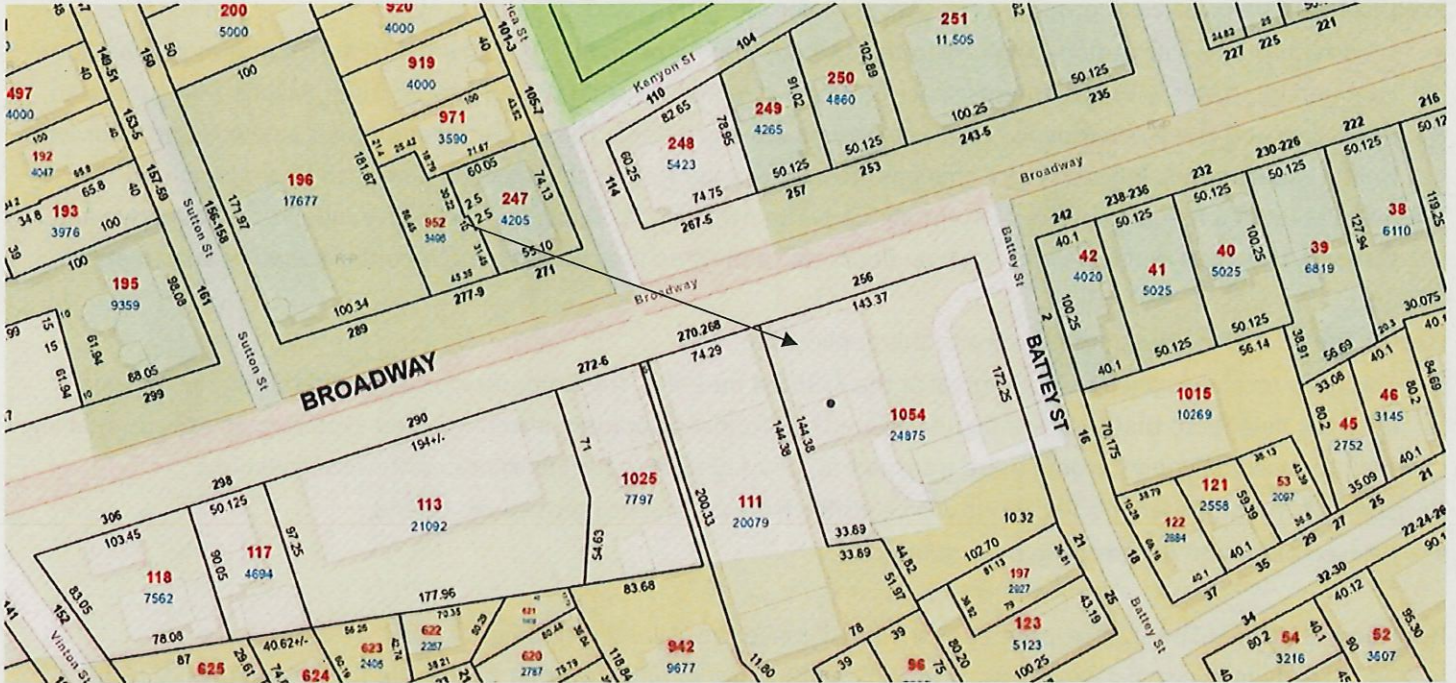


**PROJECT REVIEW**

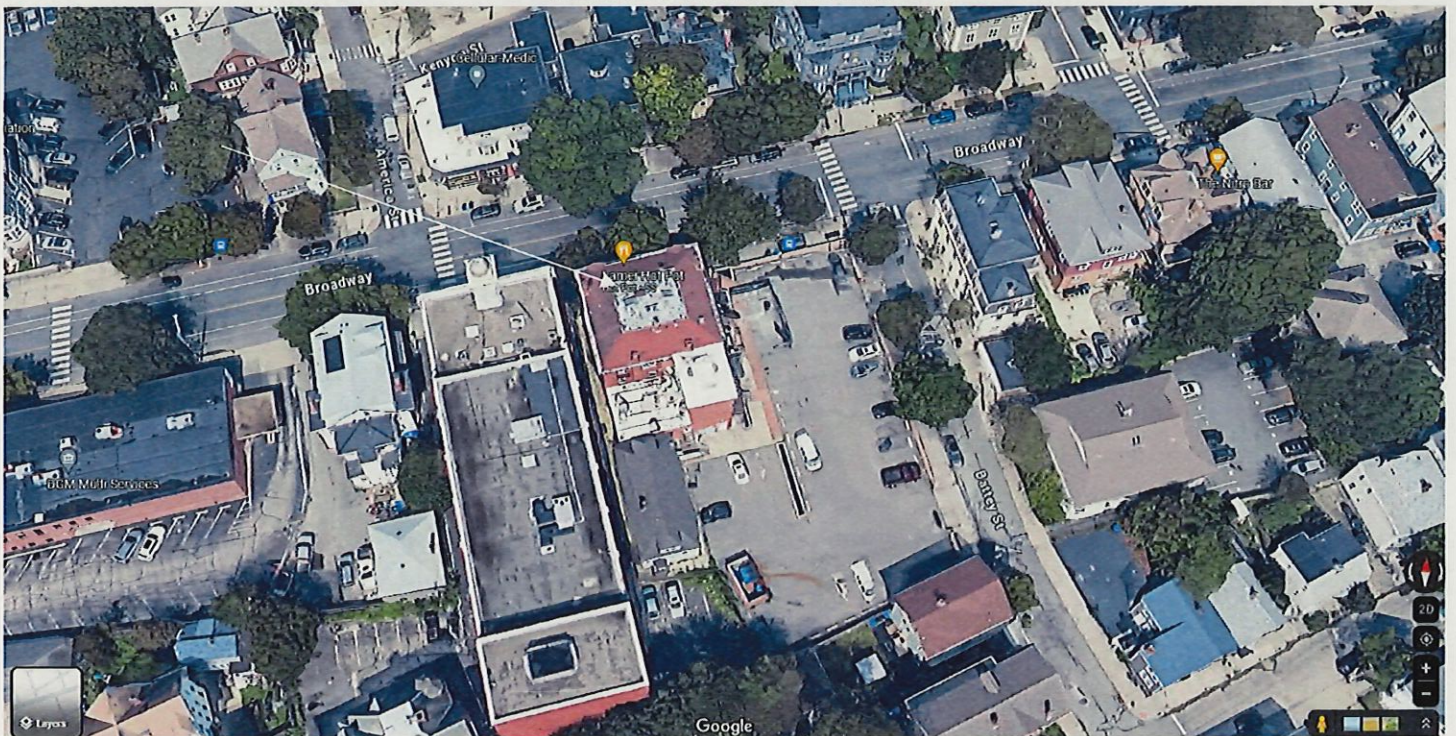
**1. CASE 24.029, 256 BROADWAY, H.B. & R.P. Gladding House, 1867-68 (BROADWAY)**

C.P. Hartshorn, architect. Three-story; flat; brick monumental Italianate double house; with consoled pediments rising above bracketed eaves above each end bay of the Four-bay facade, and olive-stone lintel window caps on original windows, now primarily obscured on the facade by a two-story bay window on the east end and a two-story, two-bay storefront addition on the west. Henry B. and Royal P. Gladding, brothers and partners in a book and stationery store on Westminster Street, built this at a cost of about \$30,000. Early 20th C. house located at rear.

**CONTRIBUTING**



Arrow indicates 256 Broadway.



Arrow indicates project location, looking north.

**Applicant/Owner:** Aref Shehadeh, Live 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:

- construction of a fourth-floor addition to the existing three-story building; Current structure contains ground floor commercial spaces with apartments space on floors two and three. The proposed changes include renovations to floors two and three resulting in five (5) apartments on each floor. The proposed addition is a new fourth floor with four (4) apartments. Infrastructure changes include extending stairs and elevator to fourth floor along with installation of a fire sprinkler system throughout. The owner is also looking to replace windows on floors two and three and add two windows, one each on floors two and three to accommodate reconfiguration of apartments.

**Issues:** The following issues are relevant to this application:

- This item received conceptual approval at the 3/35/24 meeting. The Commission suggested raising the existing chimney heights so that they are slightly above the proposed addition; also requested exploring options for making the proposed balconies' fronts more transparent, Revised plans have incorporated these suggestions;
- Some of the proposed modifications will be visible from the public rights-of-ways; and,
- Revised plans and photos have been submitted.

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

- a) 256 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 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 majority of the proposed modifications will be minimally-to-not visible from the public rights-of-ways.

**Staff recommends a motion be made stating that: The application is considered complete. 256 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the majority of the proposed modifications are minimally-to-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

## 256- 260 BROADWAY

- Existing Site Plan
- Existing and Proposed Building Elevations
- Existing Photos
- Items for Approval
- Proposed Site Plan
- Images From the Street
- Massing Comparisons
- Floor Plans



### CONSULTANTS

ACME ARCHITECTS

Mark Rapp

GLEN S. FONTECCHIO ARCHITECTS

Glen S. Fontecchio

### DEVELOPER

PROVIDENCE HAUS MANAGEMENT

Aref Shehadeh

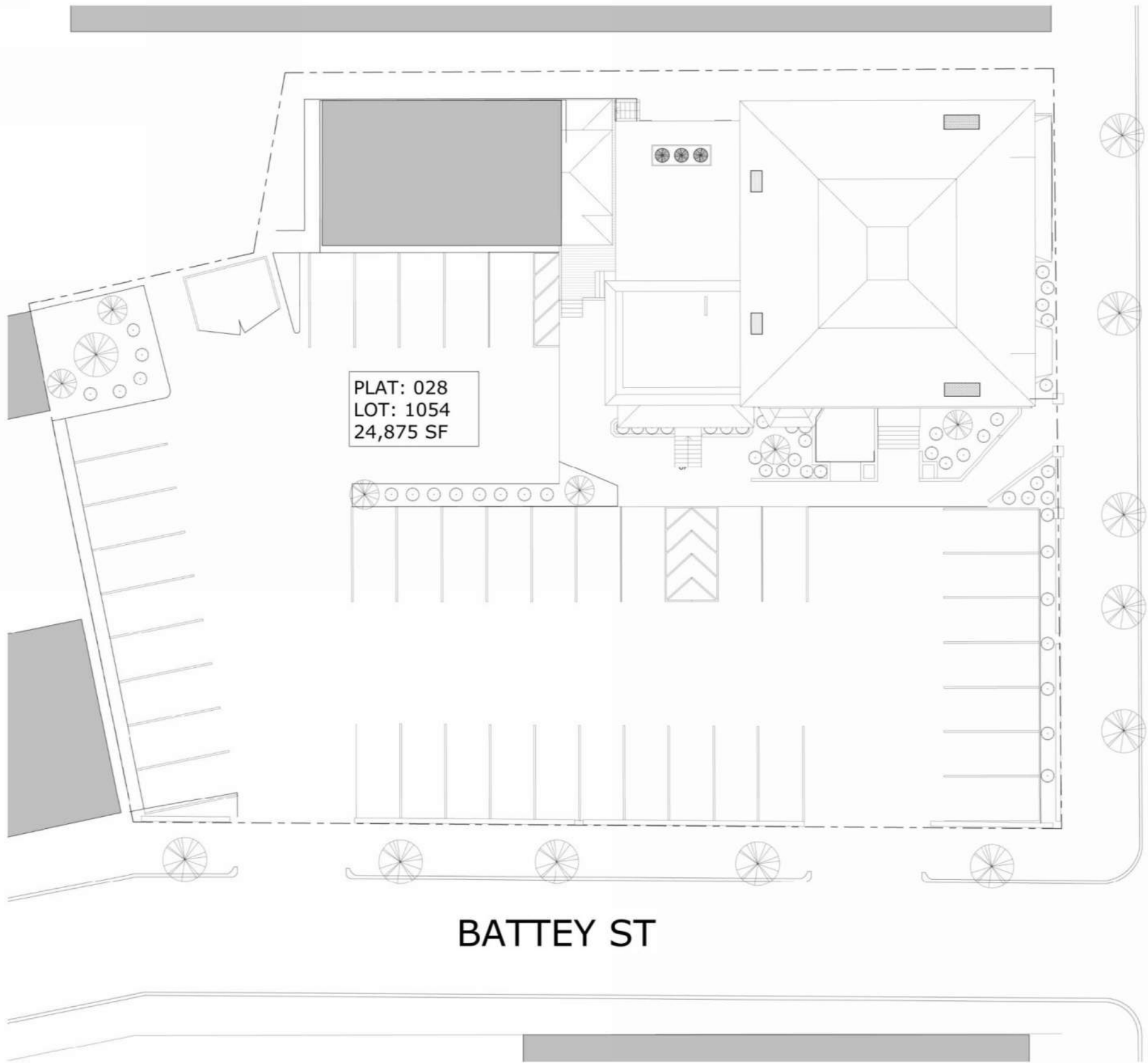
### ARCHITECT

SOUTH COUNTY ARCHITECTURE & DESIGN

Ron Stevenson



The owner proposes an addition to an existing three-story building. Current structure contains ground floor commercial spaces with apartments/commercial space on floors two and three. The proposed changes include renovations to floors two and three resulting in five (5) apartments on each floor. The proposed addition is a new fourth floor with four (4) apartments. Infrastructure changes include extending stairs and elevator to fourth floor along with installation of a fire sprinkler system throughout. The owner is also looking to replace windows on floors two and three and add two windows, one each on floors two and three to accommodate reconfiguration of apartments.



PLAT: 028  
LOT: 1054  
24,875 SF

BATTEY ST

BROADWAY ST







EXISTING SOUTH ELEVATION

NEW SOUTH ELEVATION



EXISTING WEST ELEVATION

NEW WEST ELEVATION



EXISTING NORTH ELEVATION

NEW NORTH ELEVATION



EXISTING EAST ELEVATION

NEW EAST ELEVATION



PORTIONS OF THE NEW HIP ROOF AROUND THE ENTIRE PERIMETER TO REMAIN

NEW ELEVATOR OVERRUN STRUCTURE

4" ALUMINUM CAP OVER 12" FIBER CEMENT TRIM

EPDM RUBBER ROOF

BLACK ALUMINUM CAP AND POST WITH CABLE RAIL SYSTEM

9" HARDIE ARTISAN SIDING WITH FLAT GROOVE

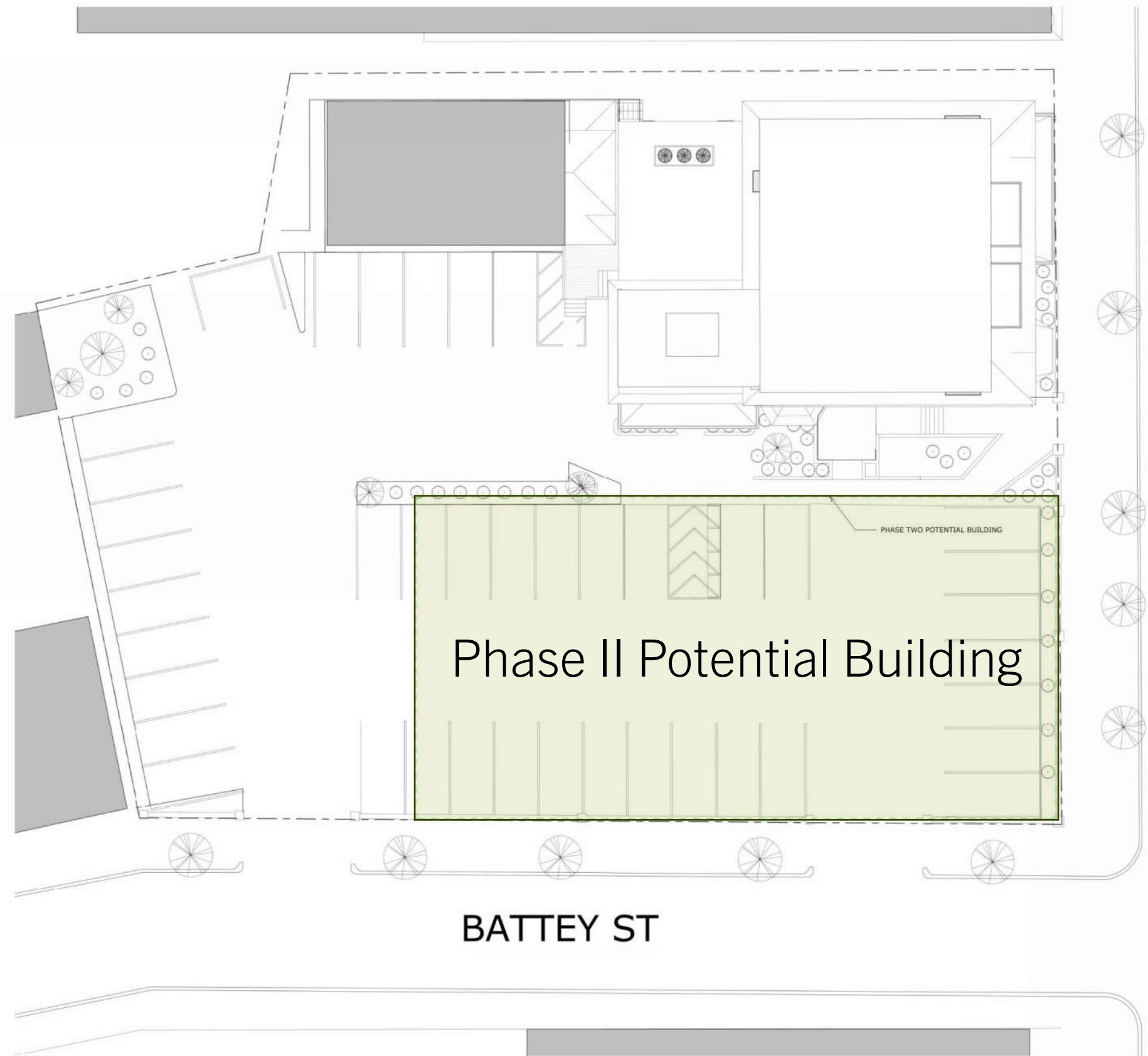
EXISTING PEDIMENT TO REMAIN

EXTEND CHIMNEY UP 2' MIN. ABOVE NEW ROOF

EXISTING CORNICE TO REMAIN

ALL EXISTING 2<sup>ND</sup> AND 3<sup>RD</sup> WINDOWS TO BE REPLACED WITH NEW. SEE WINDOW PACKAGE FOR MORE INFORMATION.





Phase II Potential Building

PHASE TWO POTENTIAL BUILDING

BATTEY ST

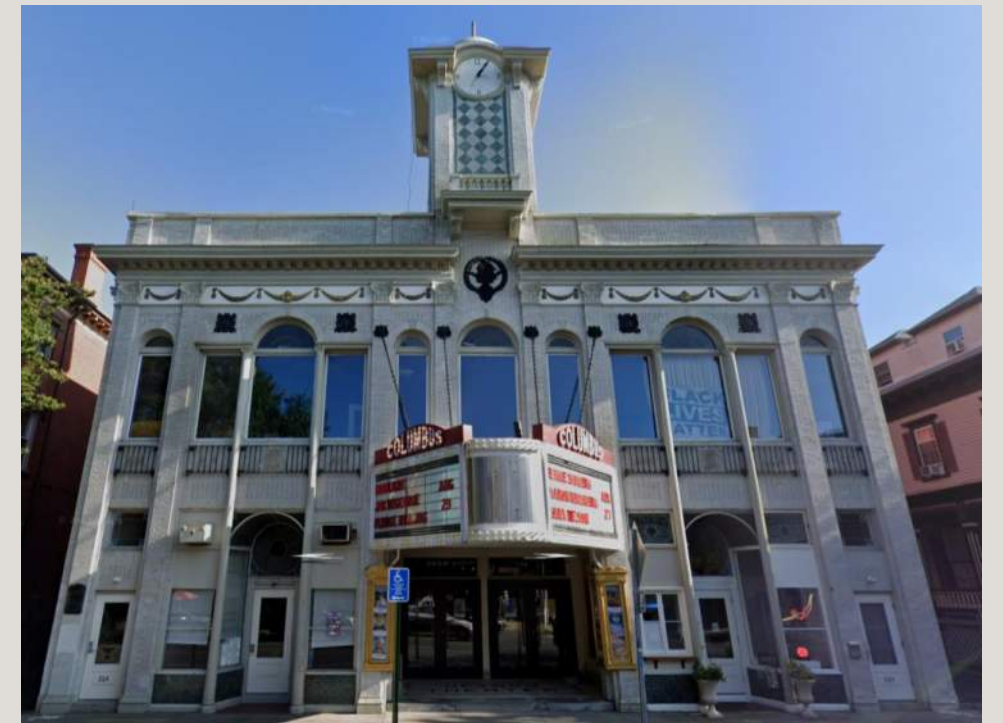
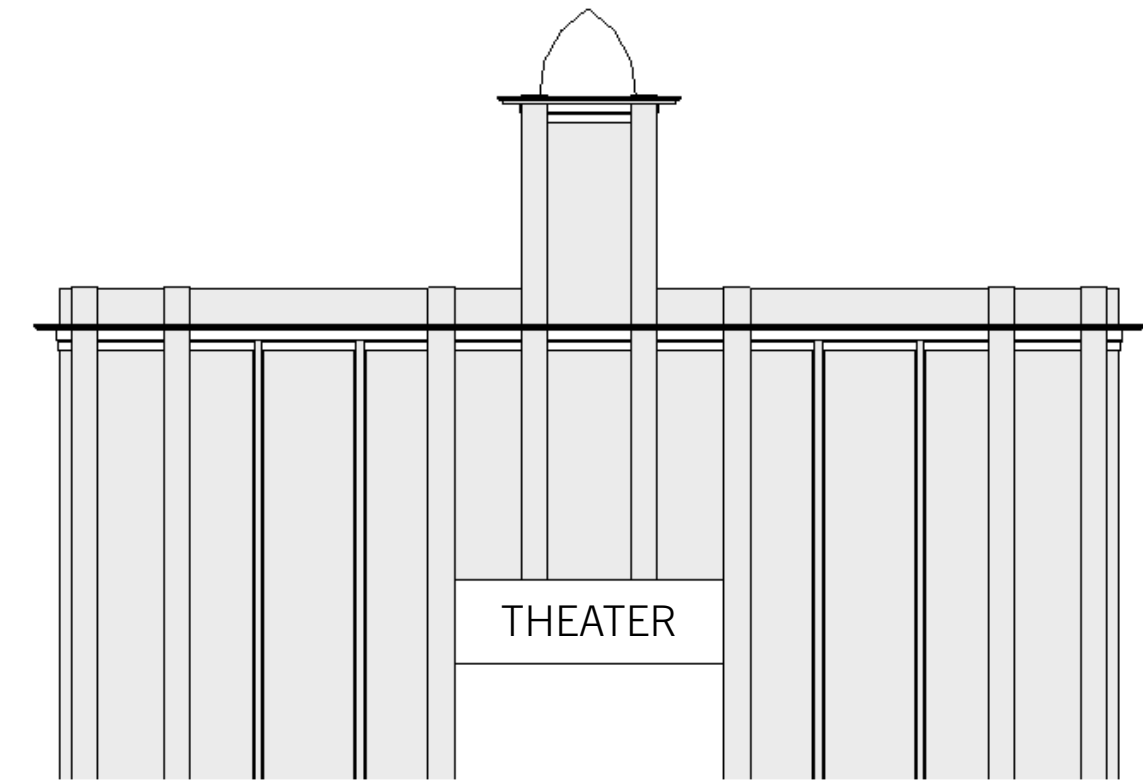
BROADWAY ST

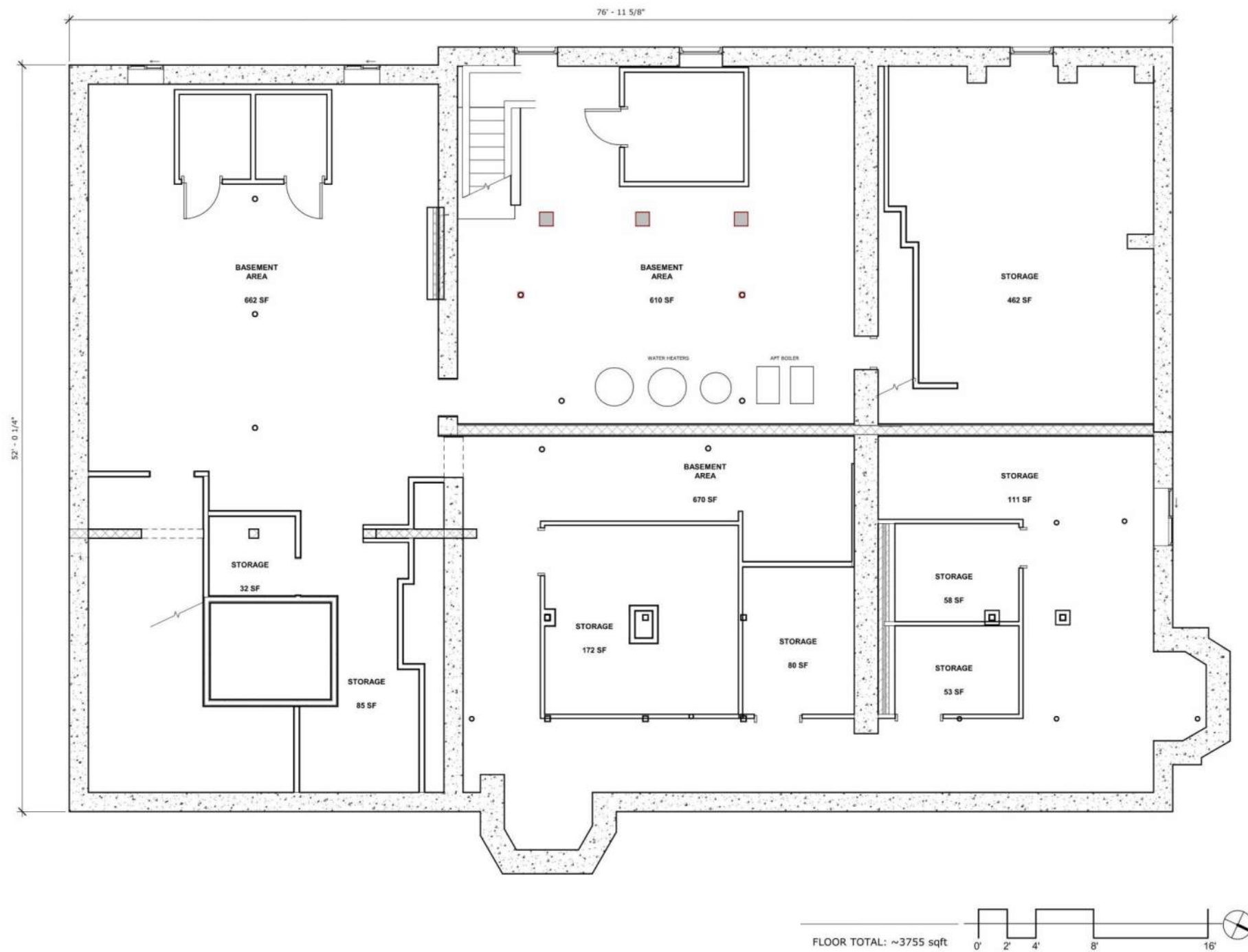




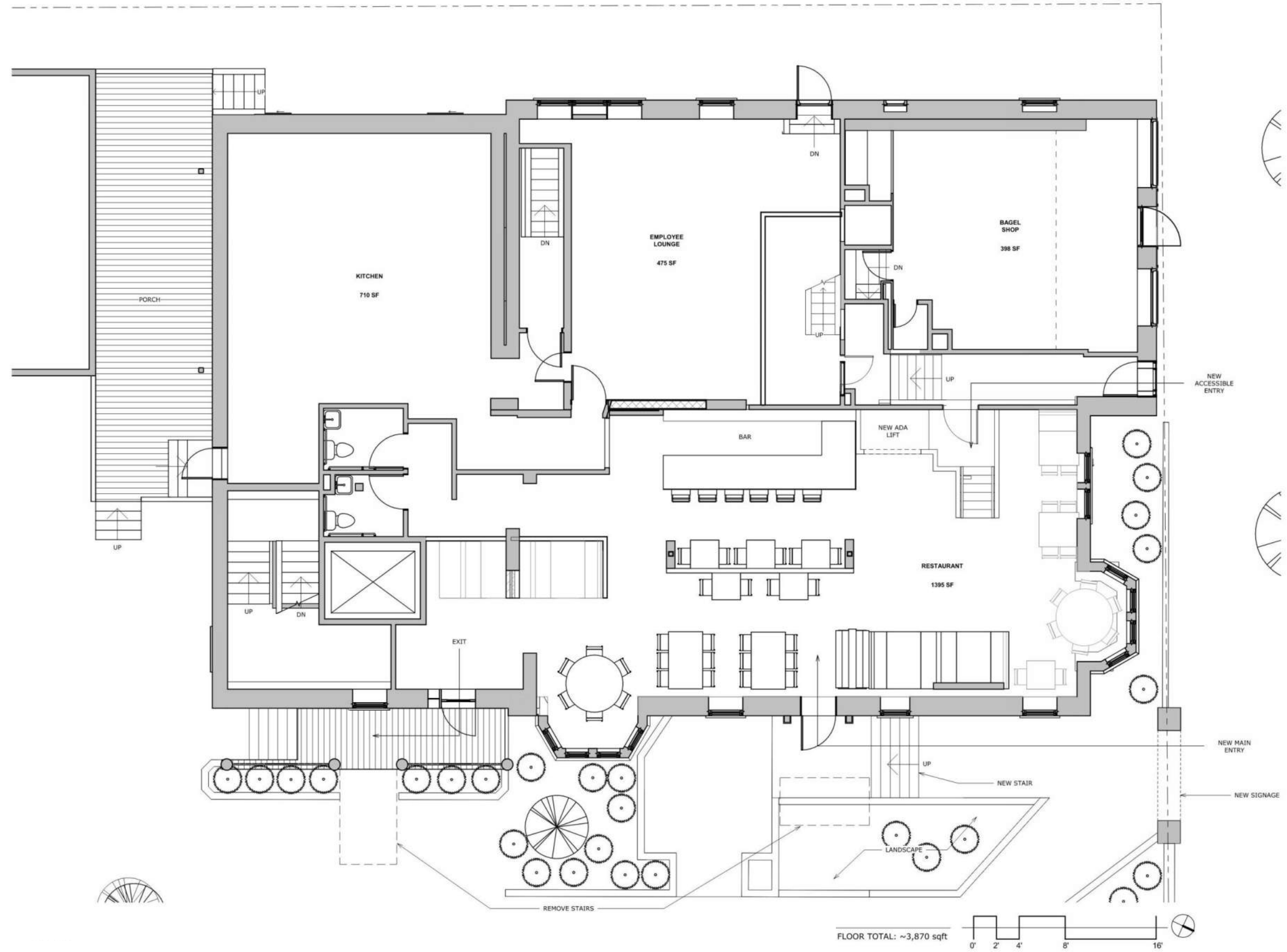


NEW STRUCTURE FOR MASSING COMPARISON  
PURPOSES ONLY

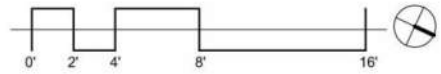




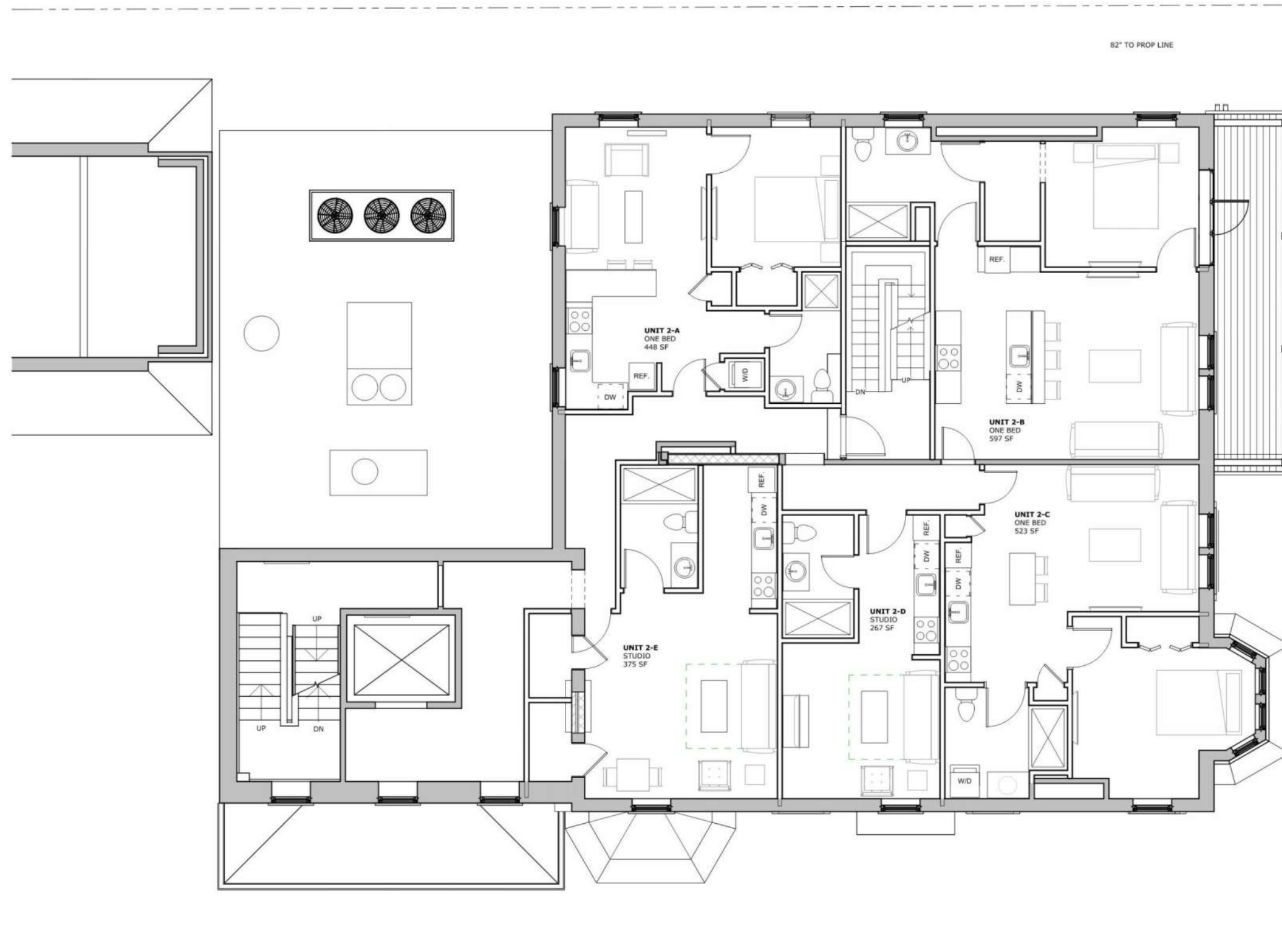
Basement



FLOOR TOTAL: ~3,870 sqft



1st Floor



### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

### FLOOR UNIT COUNT

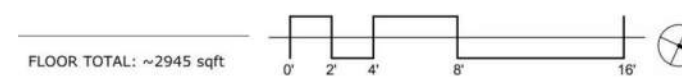
UNIT 2A:  
ONE BEDROOM - 448 SF

UNIT 2B:  
ONE BEDROOM - 597 SF

UNIT 2C:  
ONE BEDROOM - 523 SF

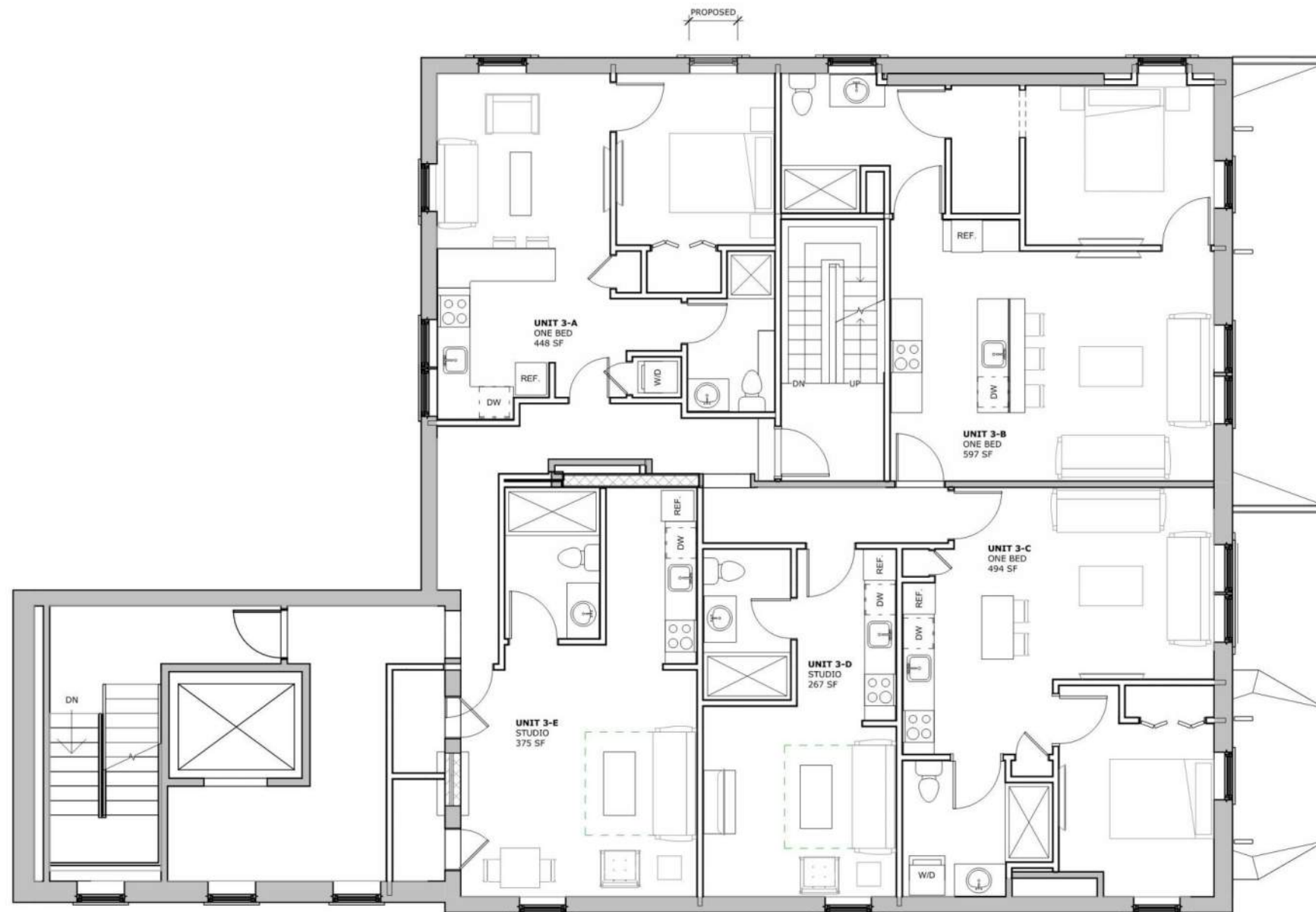
UNIT 2D:  
STUDIO - 267 SF

UNIT 2E:  
STUDIO - 375 SF



# 2<sup>nd</sup> Floor





### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOS SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

### FLOOR UNIT COUNT

UNIT 3A:  
ONE BRDROOM - 448 SF

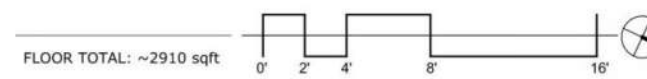
UNIT 3B:  
ONE BEDROOM - 597 SF

UNIT 3C:  
ONE BEDROOM - 494 SF

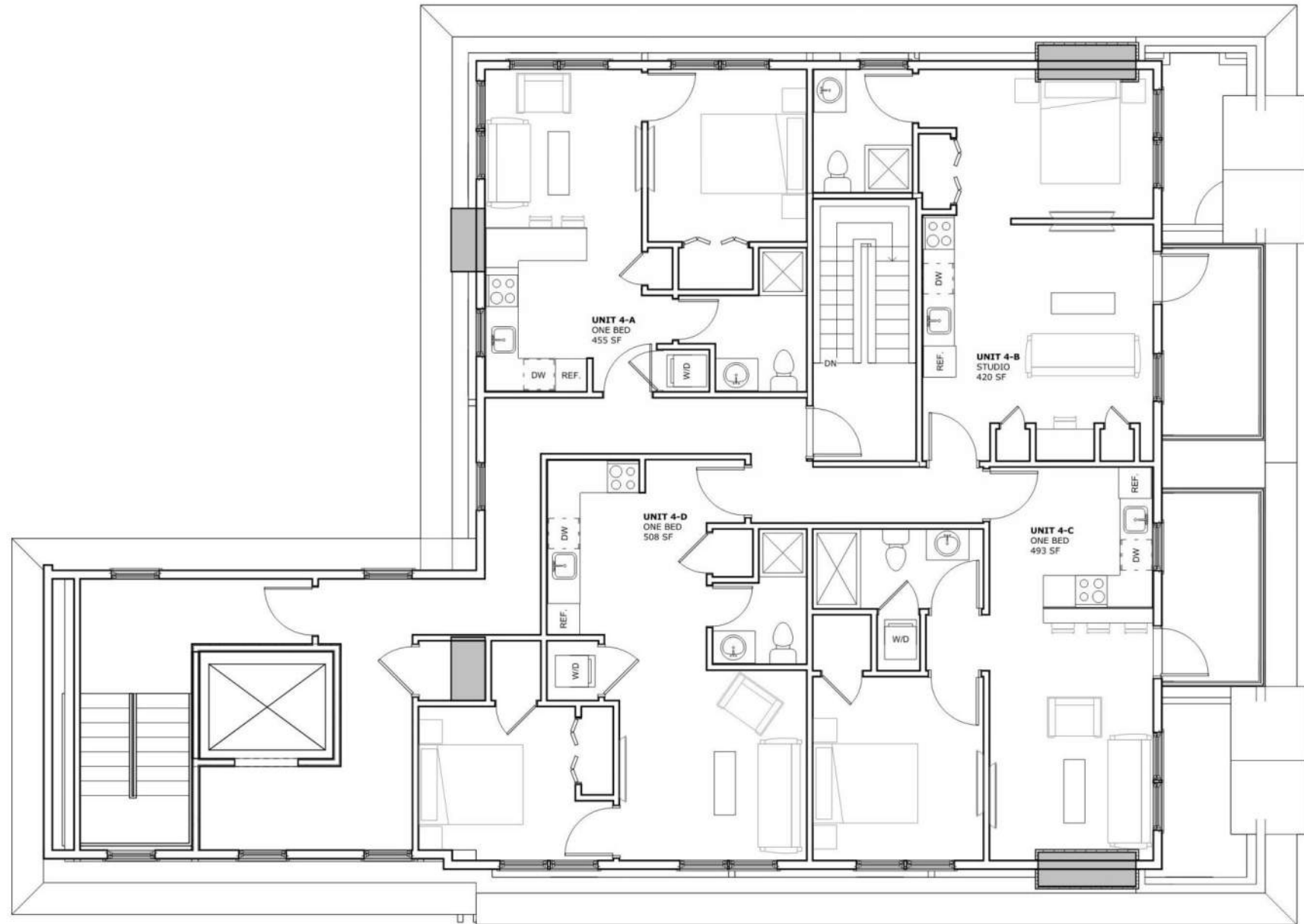
UNIT 3D:  
STUDIO - 267 SF

UNIT 3E:  
STUDIO - 375 SF

① 03 - THIRD FLOOR  
1/4" = 1'-0"



3<sup>rd</sup> Floor



### BUILDING UNIT COUNT

	EXISTING	PROPOSED
BASEMENT	STORAGE	STORAGE
FIRST FLOOR	(1) BAGEL SHOP (1) RESTAURANT	(1) BAGEL SHOP (1) RESTAURANT
SECOND FLOOR	(1) ONE BEDROOM (1) TWO BEDROOM (1) MULTI-PURPOSE SPACE	(2) STUDIO (3) ONE BEDROOM
THIRD FLOOR	(1) FOUR BEDROOM (1) MULTI-PURPOS SPACE	(2) STUDIO (3) ONE BEDROOM
FOURTH FLOOR	---	(1) STUDIO (3) ONE BEDROOM

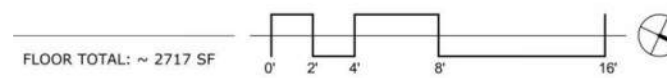
### FLOOR UNIT COUNT

UNIT 4A:  
ONE BRDRROOM - 455SF

UNIT 4B:  
STUDIO - 420 SF

UNIT 4C:  
ONE BEDROOM - 493 SF

UNIT 4D:  
ONE BEDROOM - 508 SF



4<sup>th</sup> Floor

## PHDC Application – Window Replacement

Project: Multi-Family Residence  
Address: 256 Broadway, Providence, RI 02903  
Date: 4 April 2024  
Re: Application Information

### **NARRATIVE – Scope of Work**

#### **Window Replacement**

The client would like to replace windows on the second and third floors of the building. The building is multi-use structure with commercial spaces (restaurants) on the first floor and apartments on the second and third floors. These units shall match new windows to be used on a new fourth floor addition containing apartments.

#### **Evaluation**

At present floors two and three contain thirty (30) windows in eight (8) unique configurations, sizes and materials. Of the total, six (6) are possibly original wood units with single pane glazing which are in fair condition. The remaining units contain six (6) contemporary wood windows with insulated glass; the remaining eighteen (18) are vinyl replacement units.

#### **Sash Replacement**

We propose to replace twenty four (24) units on two floors. Six (6) units in the south addition shall remain and be painted to match the new units.

The replacement windows shall be:

- The new units shall be Marvin “Elevate” insert double hung windows with fiberglass exterior and wood interior. Units will fit within existing masonry openings with matching brickmould exterior casing. Installation is made weathertight with sealant and backer rod between the unit and the casing. New window screens to be half-window. Exterior color to be black.
- All units will have a 2/2 configuration, window sizes shall remain the same
- The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new sashes for three reasons:

- Energy Efficiency – The new sashes, with insulated glass, and more efficient jamb liners and function are an improvement in air infiltration and U-value over the existing single pane windows with storm windows. The existing storm windows have weep holes in the sill which allow air to enter the building. Also, the weight pockets are to be filled with spray foam insulation to complete the envelope insulation
- Aesthetics – The Owner is willing to install replacement windows which are nearly identical to the existing ones. The muntin size and spacing will be

**ACME Architect LLC**

9 Simmons Road Little Compton Rhode Island 02837  
**MarkRappArchitect.com Tel 401.465.5247 Fax 401.635.8662**

matched. The difference in glass area is an increase of 7.2% for unit "E". From the exterior, the new sashes, along with removal of the storm windows, will result in windows which are close to the original in size, function, appearance and profile depth with windows within the wall plane, which is diminished by the storm windows.

- Lead Safety – The removal of the existing painted wood sashes, combined with the new sash operation with greatly reduce lead exposure within the building.

In conclusion, we believe that the replacement units for this building closely match the design intent and function of the existing units. The window frames along with exterior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work.

**End of Narrative**

**ACME Architect LLC**

9 Simmons Road Little Compton Rhode Island 02837  
**MarkRappArchitect.com Tel 401.465.5247 Fax 401.635.8662**



*Figure 1 - NE corner on Broadway*



*Figure 2 - East wall*



Figure 3 - East wall - 2000 addition



Figure 4 - North wall - Broadway



Figure 5 - NW corner



Figure 6 - west wall



*Figure 7 - south wall, third floor*



*Figure 8 - "B" units*





*Figure 9 - detail at "A" unit*



*Figure 10 - "D" unit to remain*



**SOUTH COUNTY  
ARCHITECTURE & DESIGN, INC.**

53 Narragansett Avenue - Suite A  
Jamestown, RI 02835

401.200.3663  
www.southcountyarchitects.com

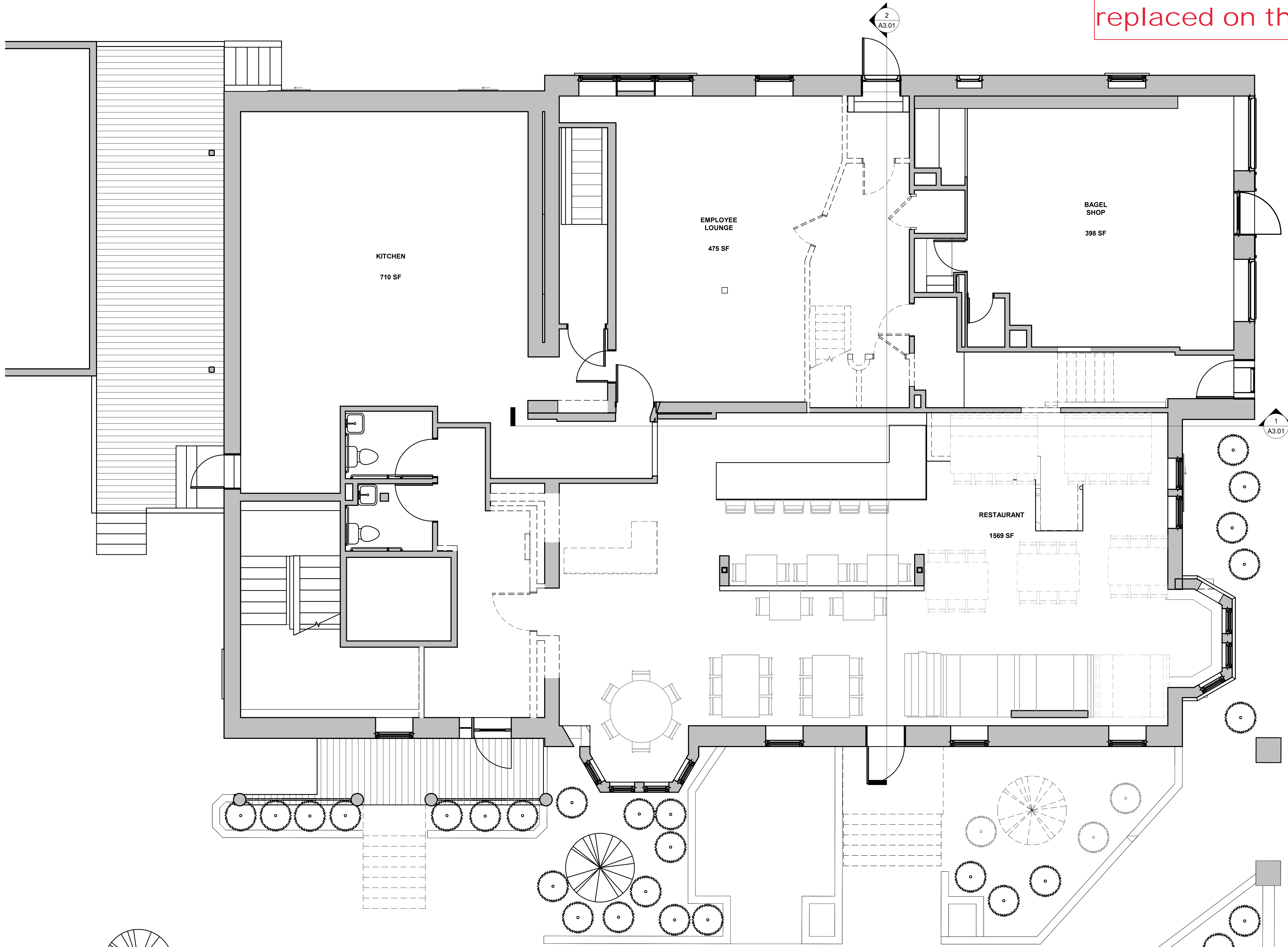
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Consultant:

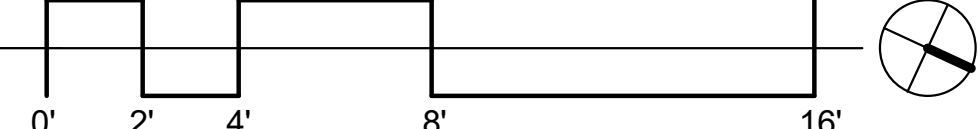
No windows to be replaced on this floor

A CME Architects LLC  
9 Simmons Road  
Little Compton, RI 02837

Window Submission  
4/4/24



01 - FIRST FLOOR - A DEMO  
1/4" = 1'-0"



Latest Revision:		
No.	Date:	Description:

Project:  
**BROADWAY  
RENOVATION**  
256-260 BROADWAY  
STREET  
PROVIDENCE, R.I.



**SOUTH COUNTY  
ARCHITECTURE & DESIGN, INC.**

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Jamestown, RI 02835

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Stamp:

Consultant:

A CME Architects LLC  
9 Simmons Road  
Little Compton, RI 02837

Window Submission  
4/4/24

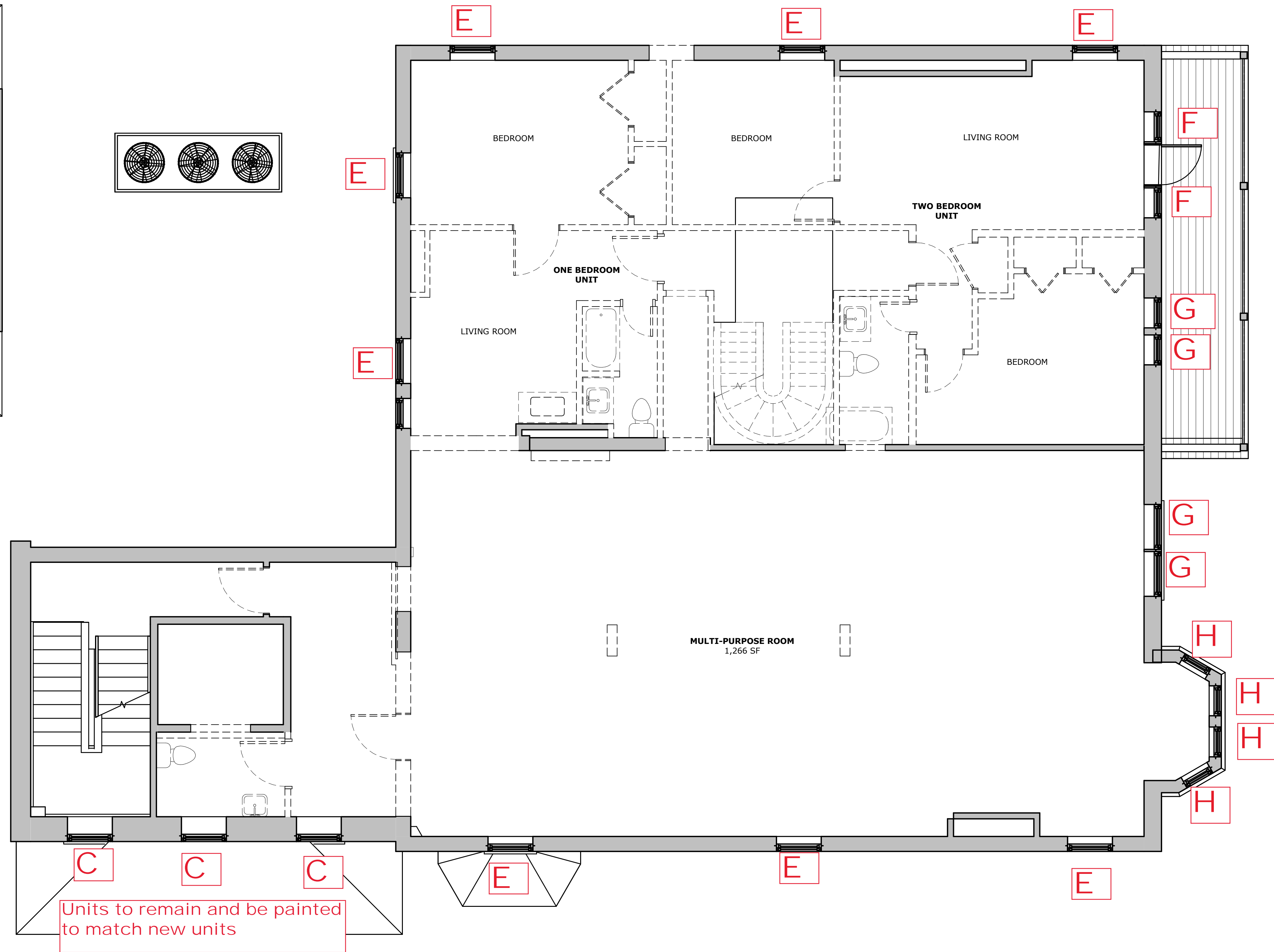
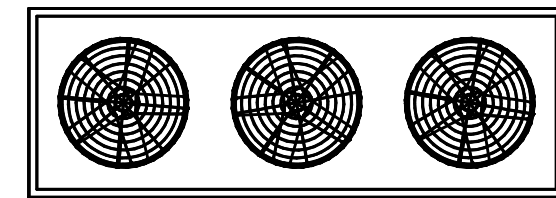
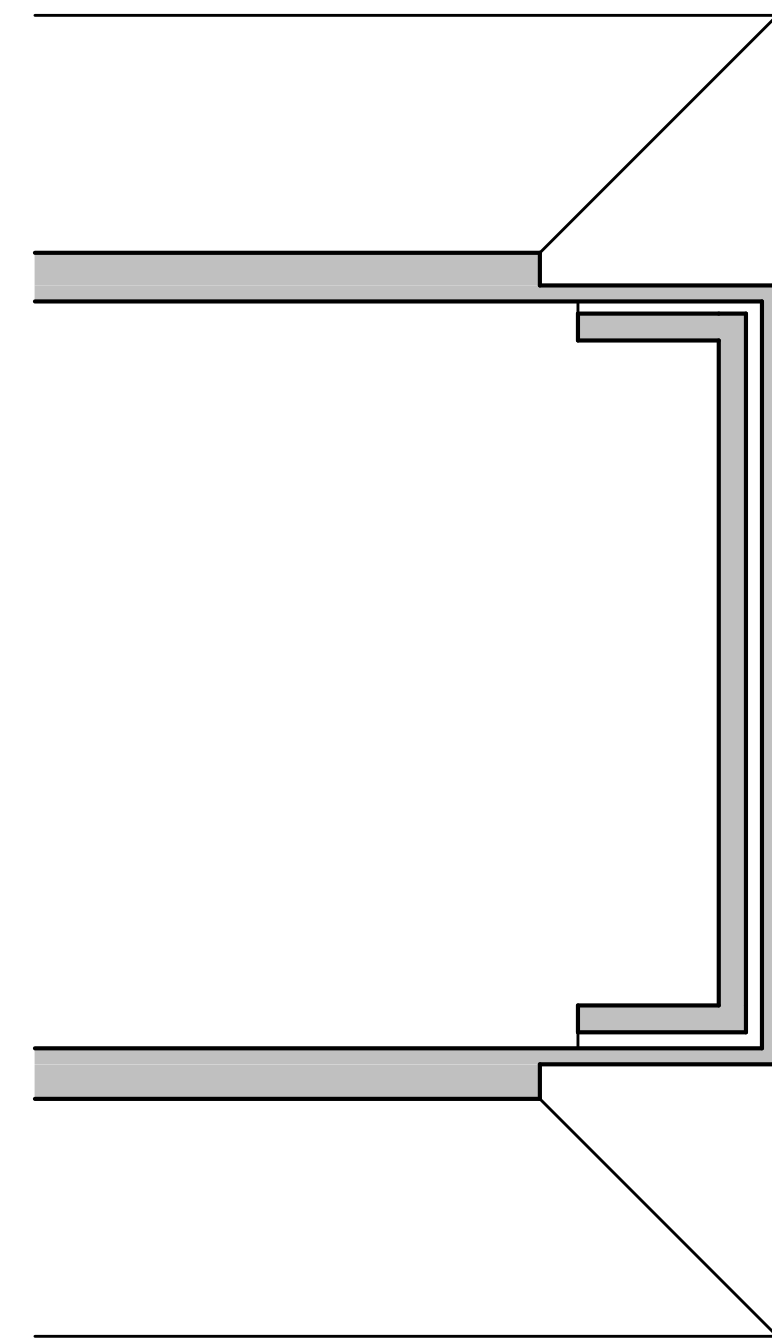
Latest Revision:

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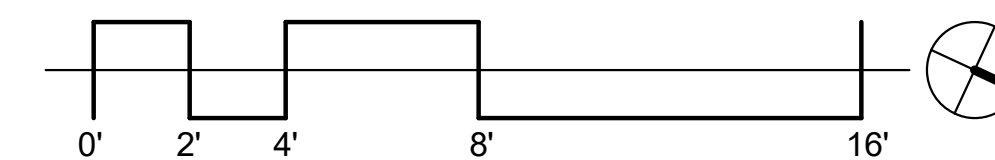
Project:

**BROADWAY  
RENOVATION**

256-260 BROADWAY  
STREET  
PROVIDENCE, R.I.



① 02 - SECOND FLOOR DEMO  
1/4" = 1'-0"





**SOUTH COUNTY  
ARCHITECTURE & DESIGN, INC.**

53 Narragansett Avenue - Suite A  
Jamestown, RI 02835

401.200.3663  
www.southcountyarchitects.com

Stamp:

Consultant:

A CME Architects LLC  
9 Simmons Road  
Little Compton, RI 02837

Window Submission  
4/4/24

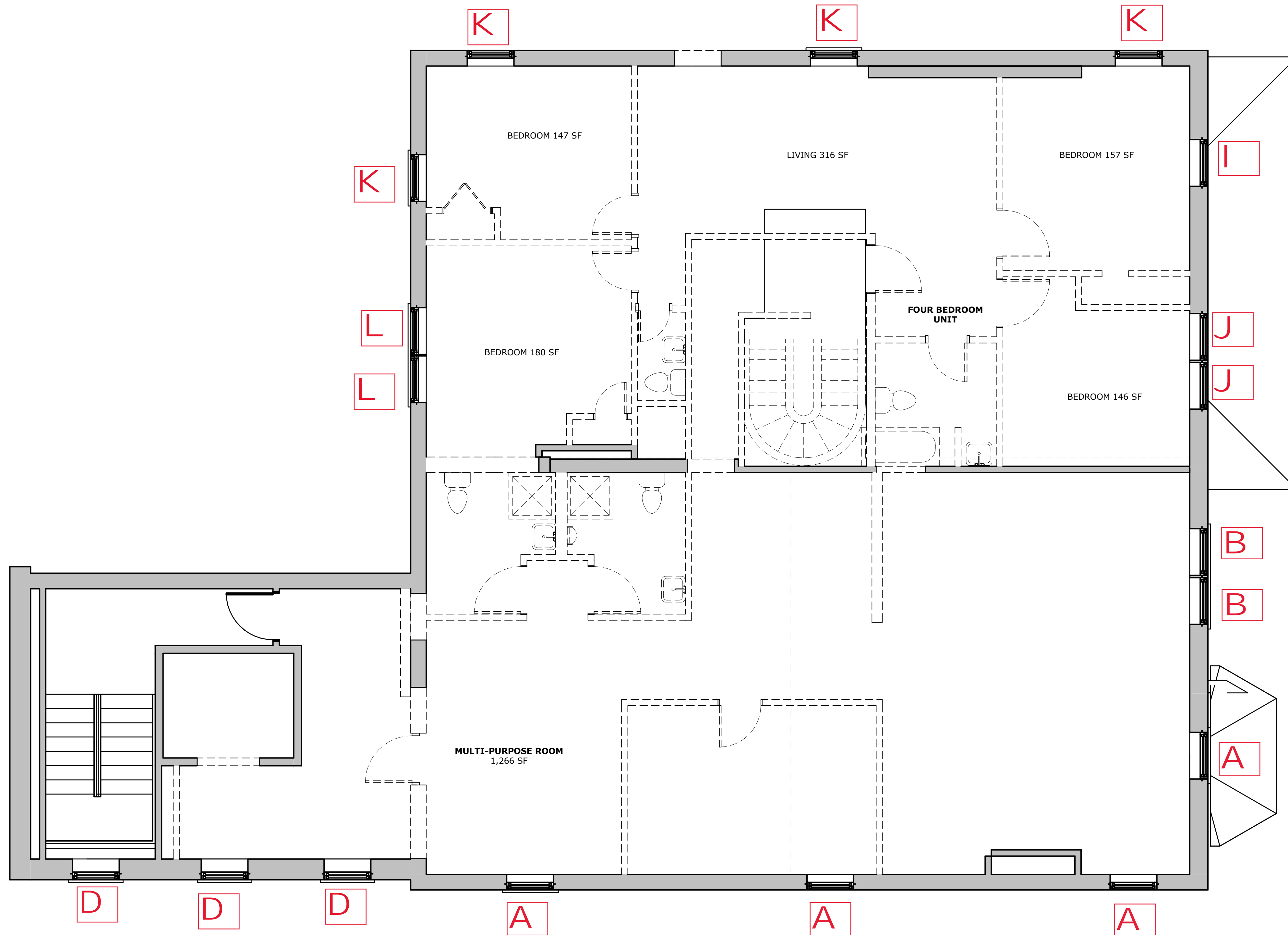
Latest Revision:

No.	Date:	Description:

Project:

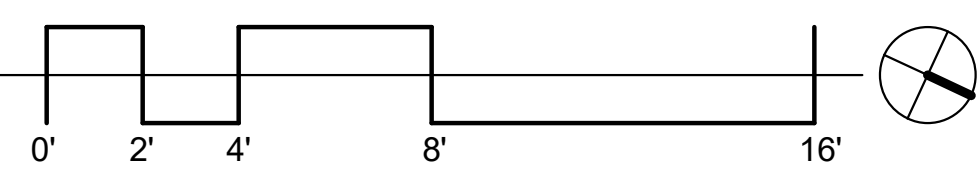
**BROADWAY  
RENOVATION**

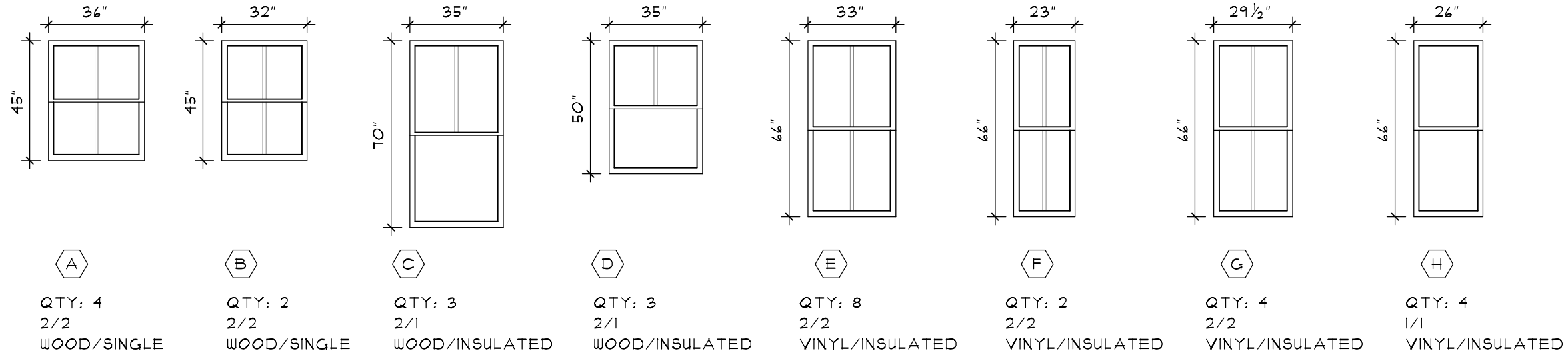
256-260 BROADWAY  
STREET  
PROVIDENCE, R.I.



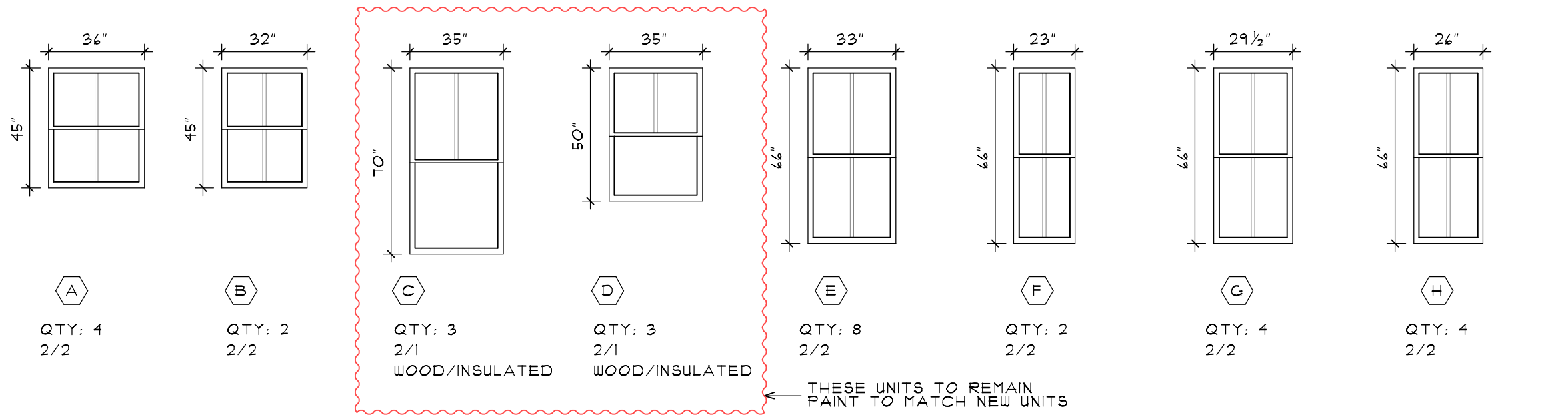
Units to remain and be painted  
to match new units

① 03 - THIRD FLOOR DEMO  
1/4" = 1'-0"



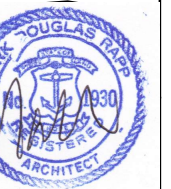


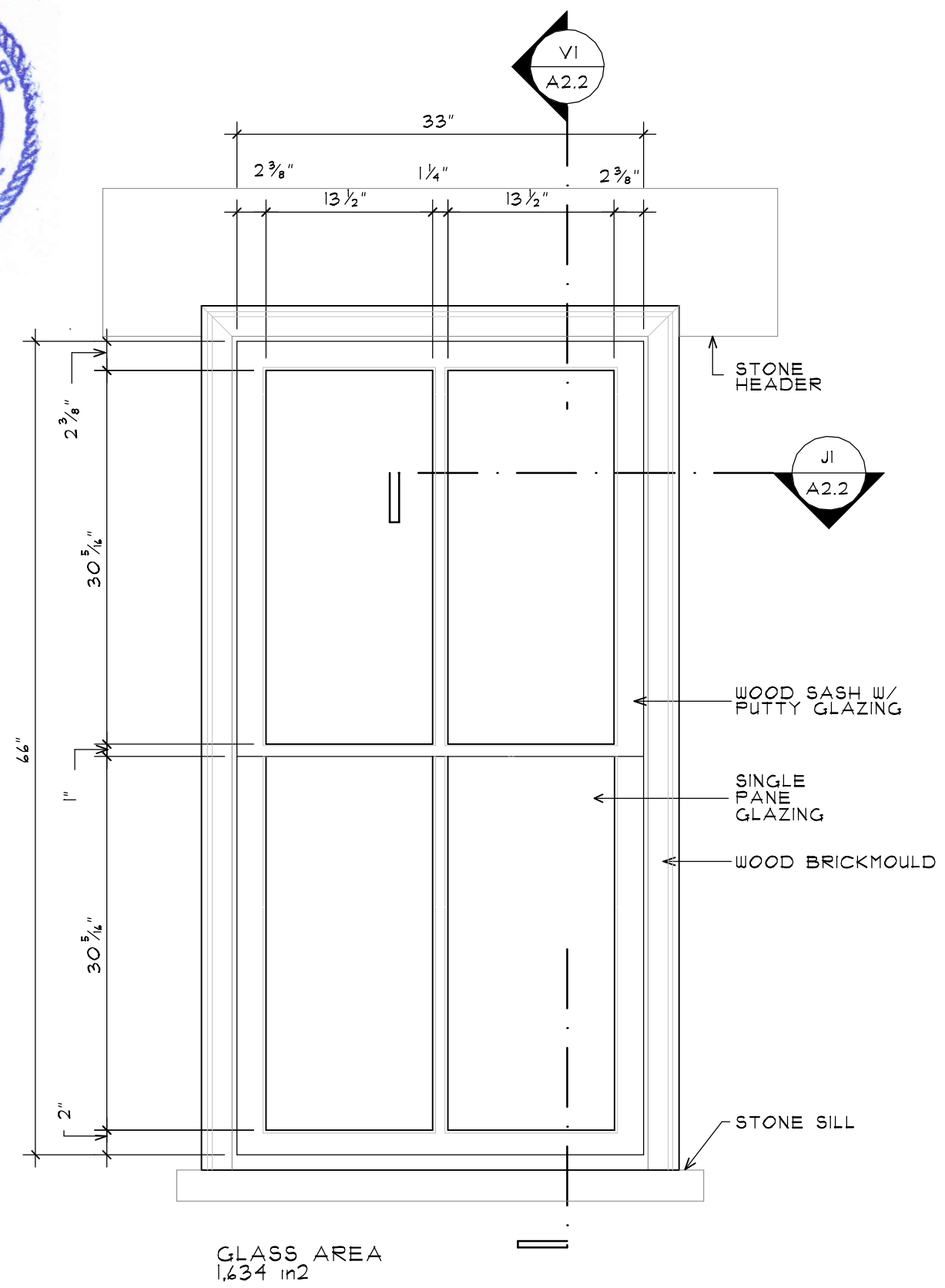
**4 WINDOW SCHEDULE - EXISTING**  
 A1.1 1/4" = 1'-0"



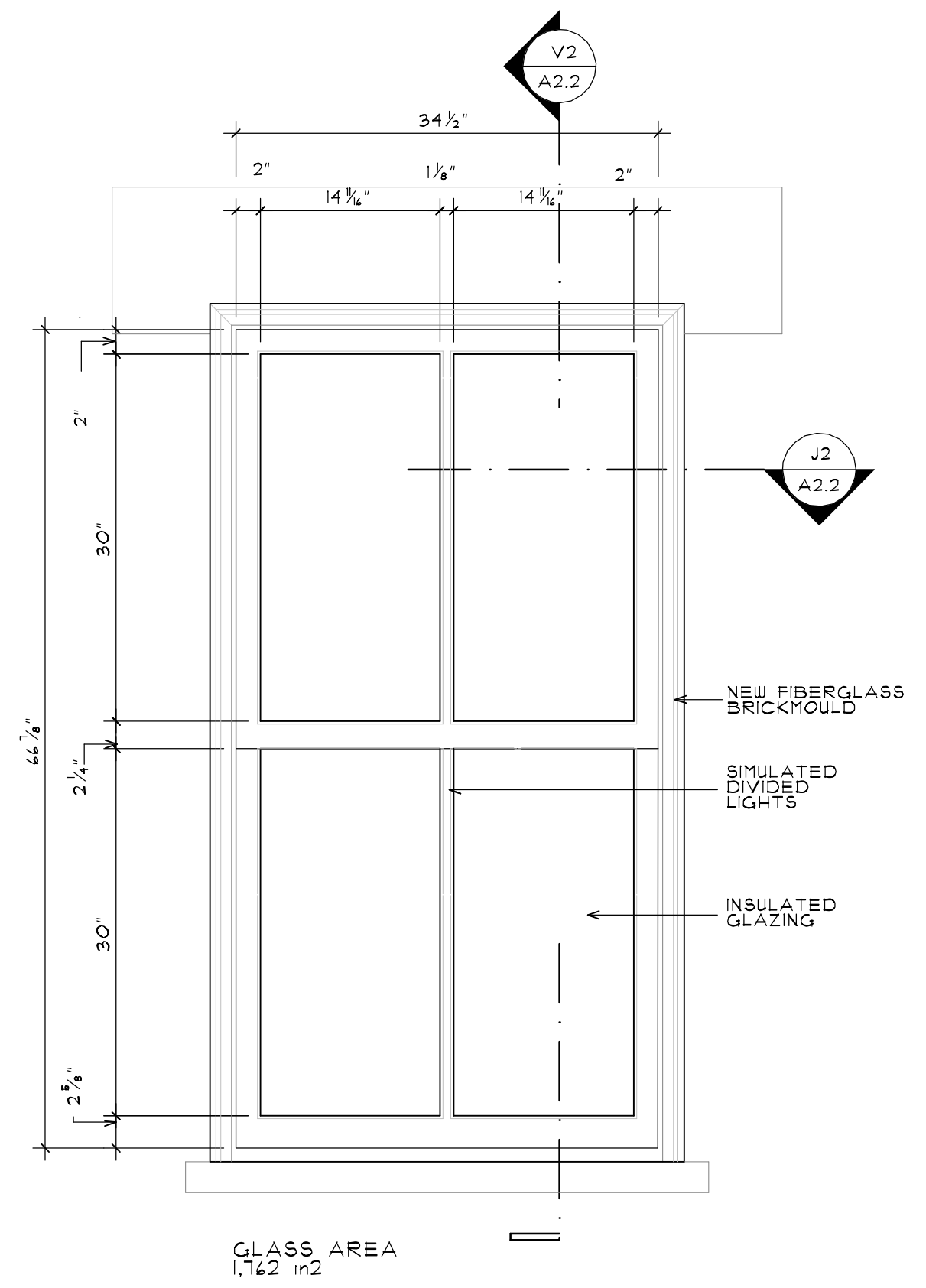
**5 WINDOW SCHEDULE - PROPOSED**  
 A1.1 1/4" = 1'-0"

ALL PROPOSED UNITS SHALL BE FIBERGLASS/WOOD UNITS W/ INSULATED GLAZING





1 EXISTING WINDOW  
A2.1 1" = 1'-0" UNIT "E"  
WOOD, SINGLE PANE GLAZING



2 PROPOSED WINDOW  
A2.1 1" = 1'-0" UNIT "E"  
FIBERGLASS/WOOD WINDOW, INSULATED GLAZING  
HALF SCREEN  
MARVIN ELEVATE DOUBLE HUNG INSERT

# A2.1



MULTI-USE BUILDING  
25% BROADWAY, PROVIDENCE, RI

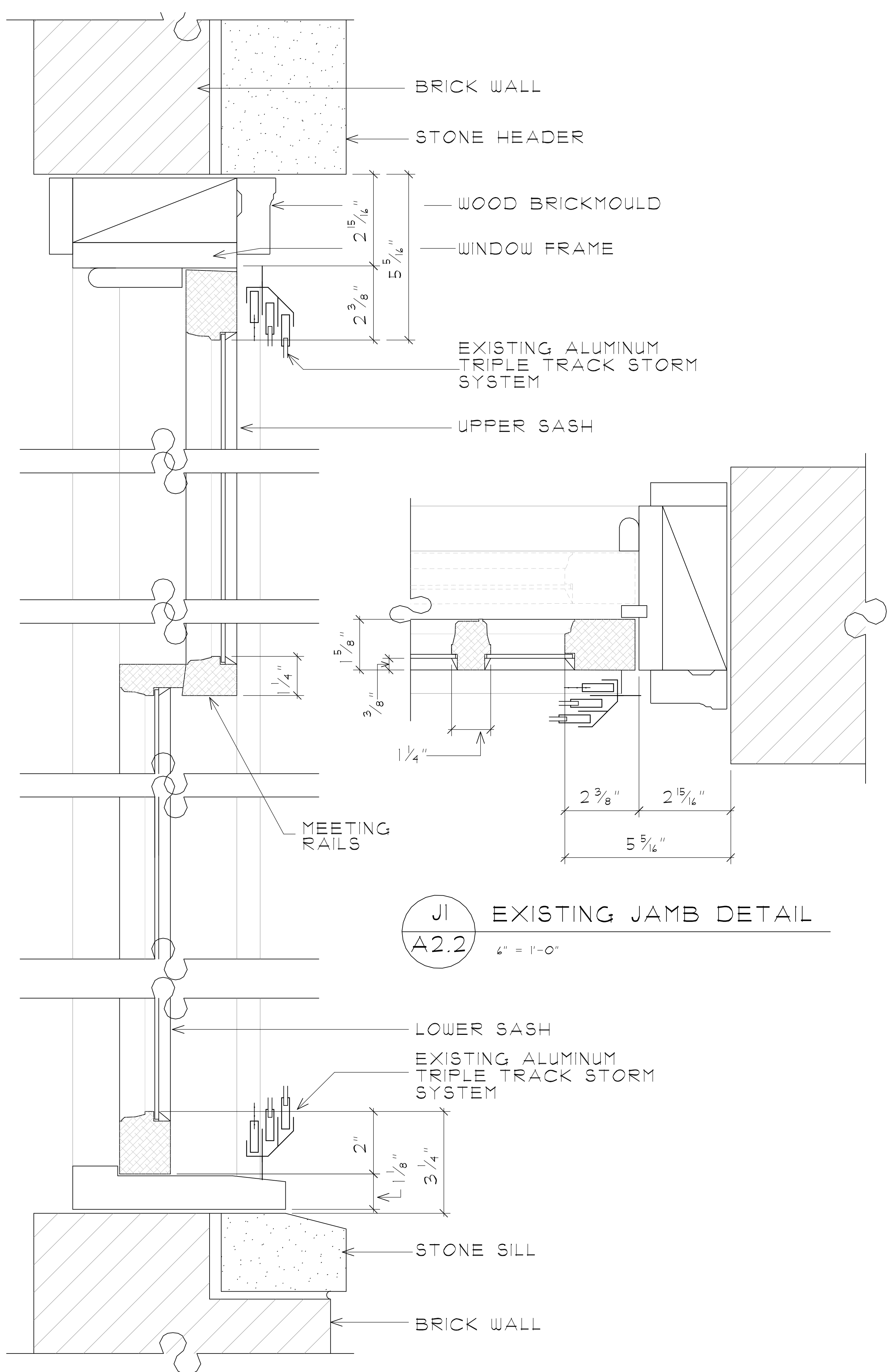
WINDOW ELEVATIONS

4/4/24

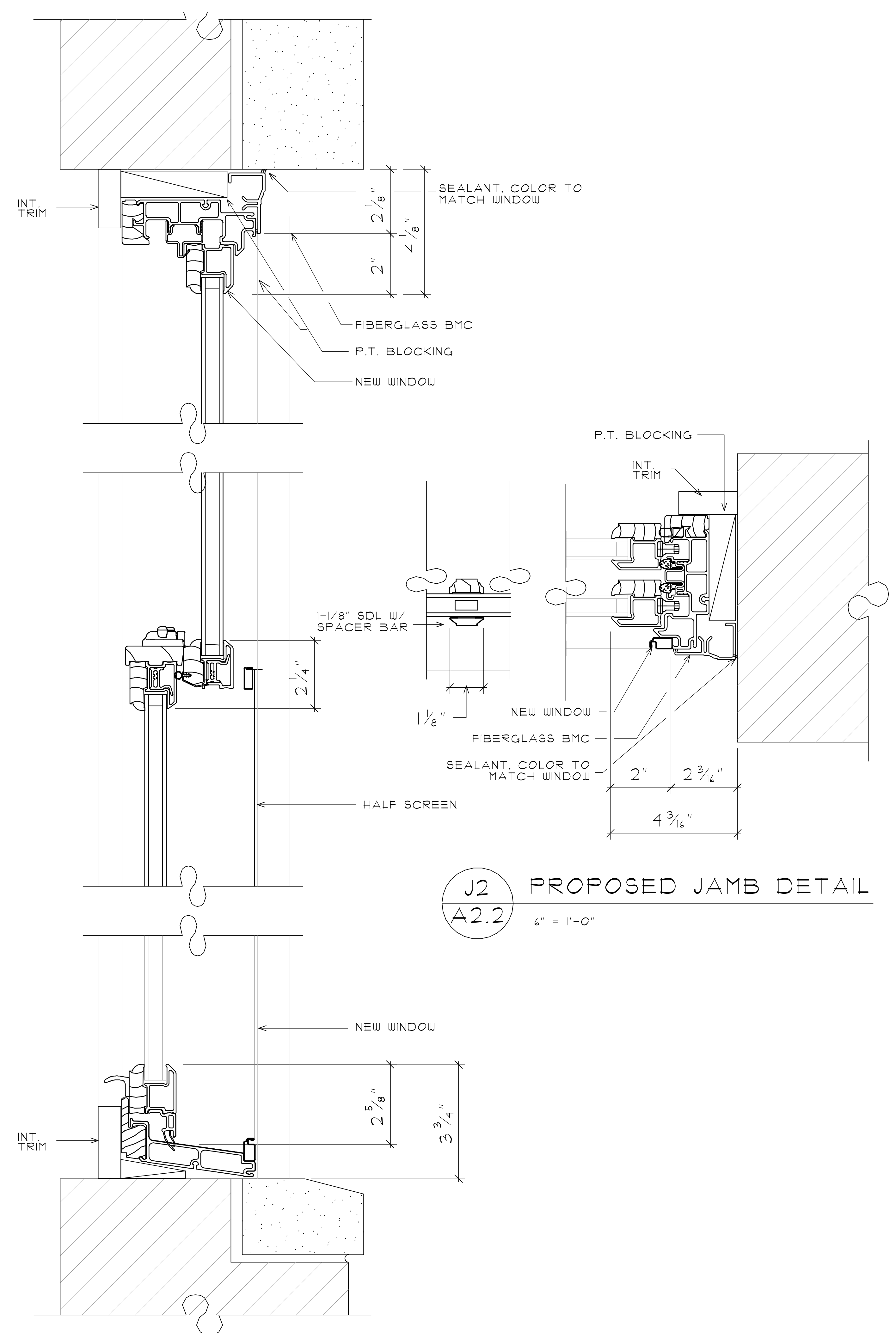
1" = 1'-0"

9 SIMMONS ROAD  
LITTLE COMPTON, RI  
T. 401 465 5247  
F. 401 636 8662  
MarkRappArchitect.com

ACME  
ARCHITECT  
L.L.C.



VI EXISTING WINDOW SECTION - VERTICAL  
A2.2 6" = 1'-0"



V2 PROPOSED WINDOW SECTION - VERTICAL  
A2.2 6" = 1'-0"

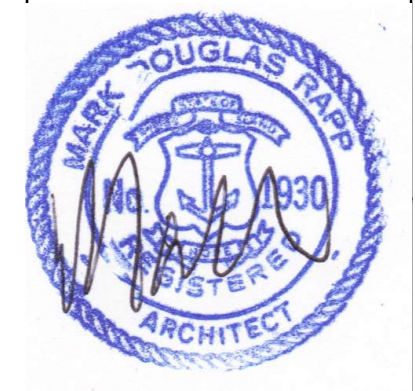
J1 EXISTING JAMB DETAIL  
A2.2 6" = 1'-0"

J2 PROPOSED JAMB DETAIL  
A2.2 6" = 1'-0"

**PHDC SUBMISSION**

PROPOSED WINDOW SASH REPLACEMENT  
**MULTI-FAMILY BUILDING**  
 256 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



WINDOW DETAILS	REVISIONS:
SHEET	DATE: 4/4/24
<b>A2.2</b>	SCALE: 6" = 1'-0"
24-00	