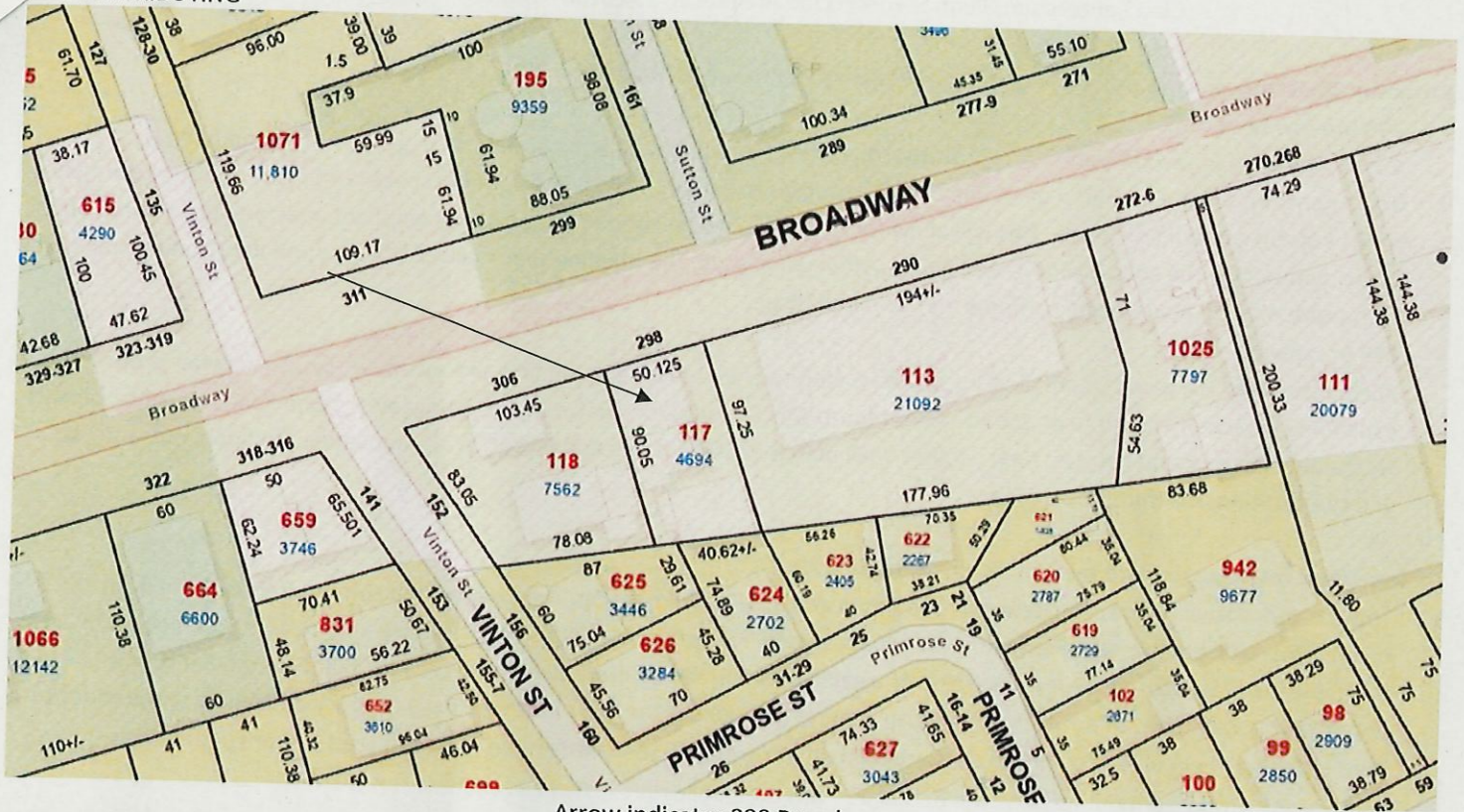


50, 298 BROADWAY, House, c1870, c1900s (BROADWAY)

and Commercial Building, ca 1870: 2½-story; cross-gable; shingle simple house; with later 1-story brick storefront addition. House at early 20th C., two-story; hip; shingle and brick very plain building; possibly garage converted to residence, located at rear of 298 Broadway.

CONTRIBUTING



Arrow indicates 298 Broadway



Arrow indicates project location, looking north.

**Applicant/Owner:** Aref Shehadeh, 298 Broadway LLC, 81 Gentian 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; the item was continued at the 3/25/24 meeting. The Commission commented that the front building has a distinctive gable form and the proposed dormers will obscure this form. Is it possible to do something that keeps the gable form, suggested lowered dormers or a gable end dormer as alternatives? For the rear building, the flat roof is potential, but could be a hip. Comment that an architectural line at the top of the existing two-story and below the proposed third-story may help alleviate concerns regarding the flat roof. 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) 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

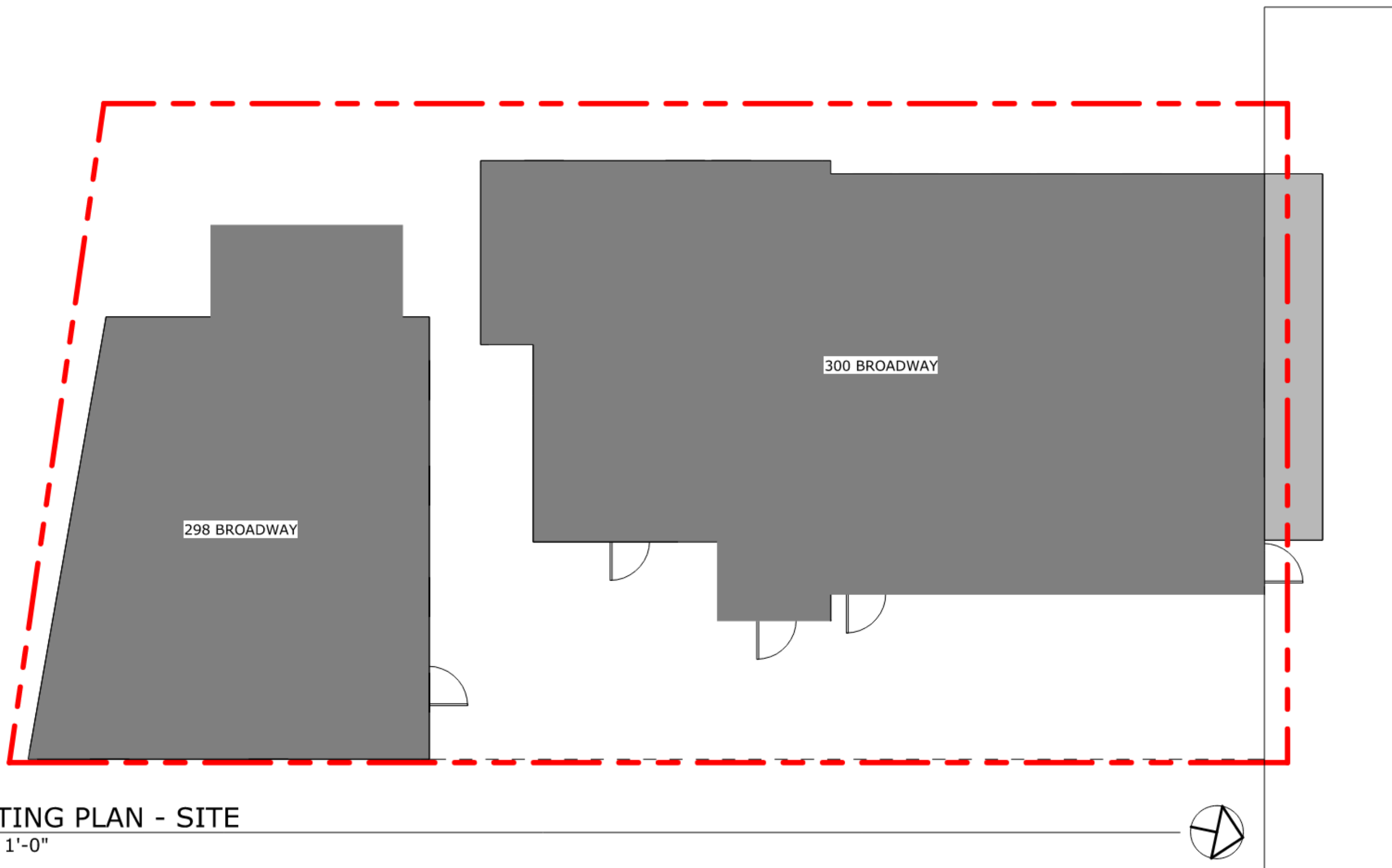
### 298 BROADWAY

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 floor will have two (2) apartments bringing the building total to six (6) units.

### 300 BROADWAY

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.





BROADWAY

1  
C1.01

EXISTING PLAN - SITE

1/8" = 1'-0"





EXISTING NORTH ELEVATION

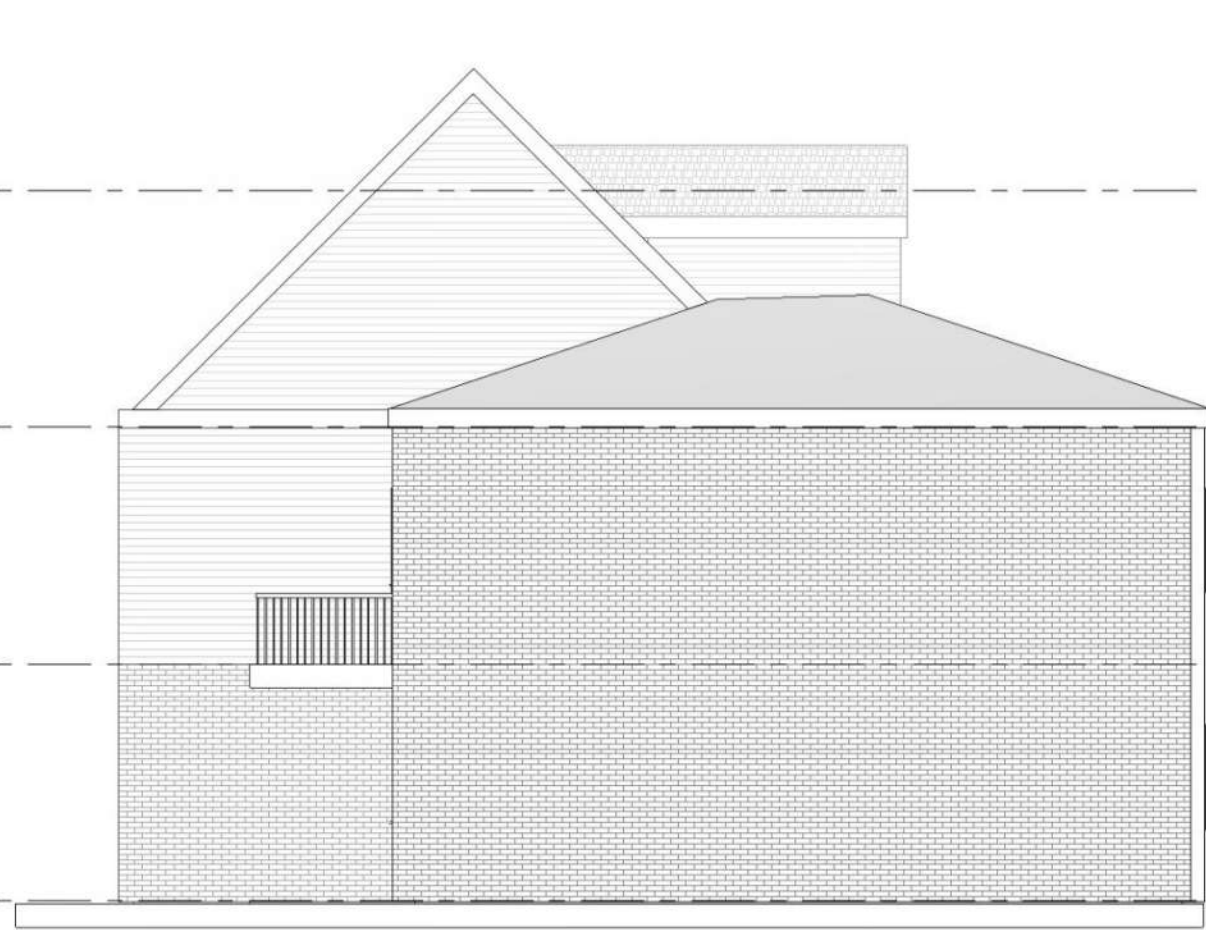
NEW NORTH ELEVATION



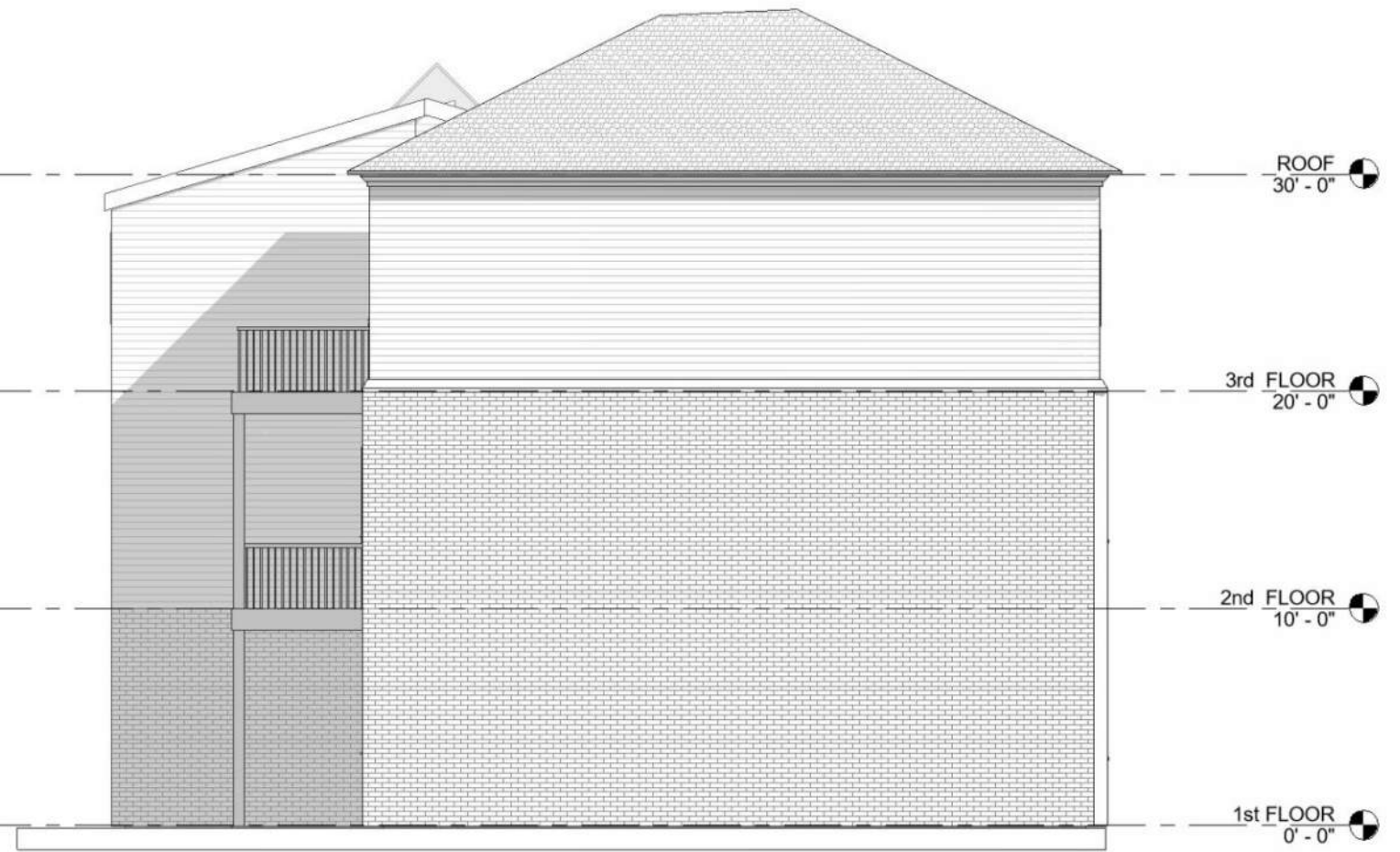
EXISTING EAST ELEVATION



NEW EAST ELEVATION



EXISTING SOUTH ELEVATION

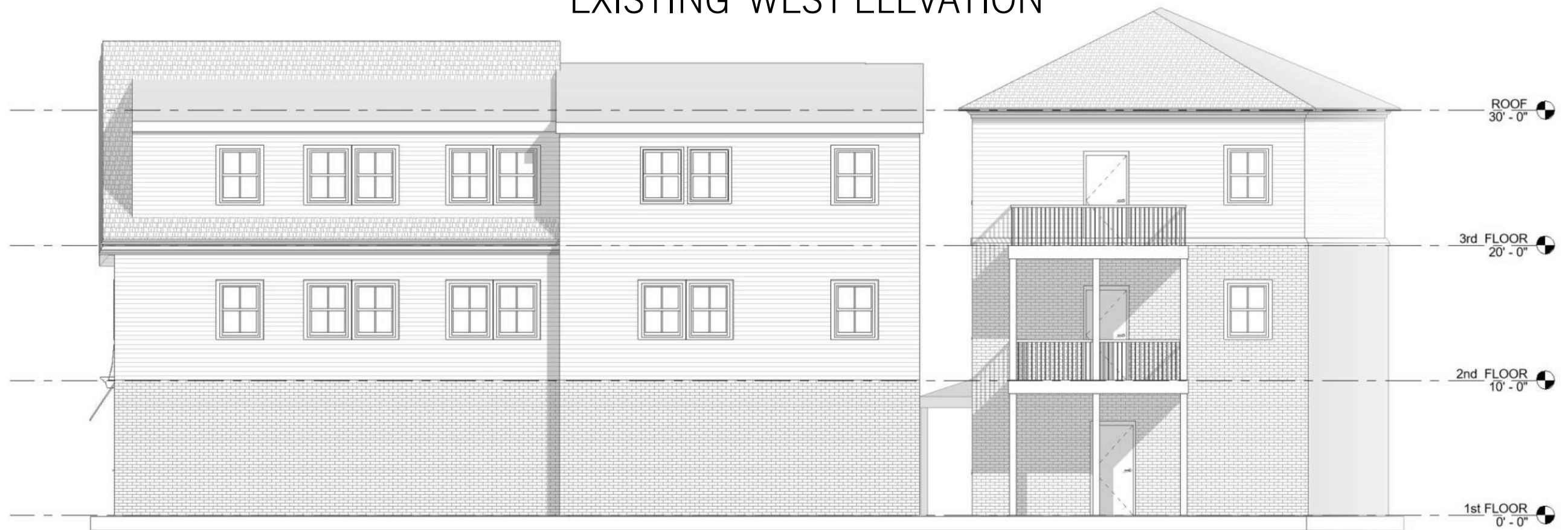


NEW SOUTH ELEVATION





EXISTING WEST ELEVATION



NEW WEST ELEVATION





NEW SIDING TO MATCH EXISTING BELOW

NEW HIP ROOF SIMILAR TO EXISTING.

ASPHALT SHINGLES TO MATCH EXISTING

NEW SIDING TO MATCH EXISTING

NEW 5/4 TRIM TRANSITION

ALL EXISTING WINDOWS TO BE REPLACED WITH NEW. SEE WINDOW PACKAGE FOR MORE INFORMATION.



EXISTING

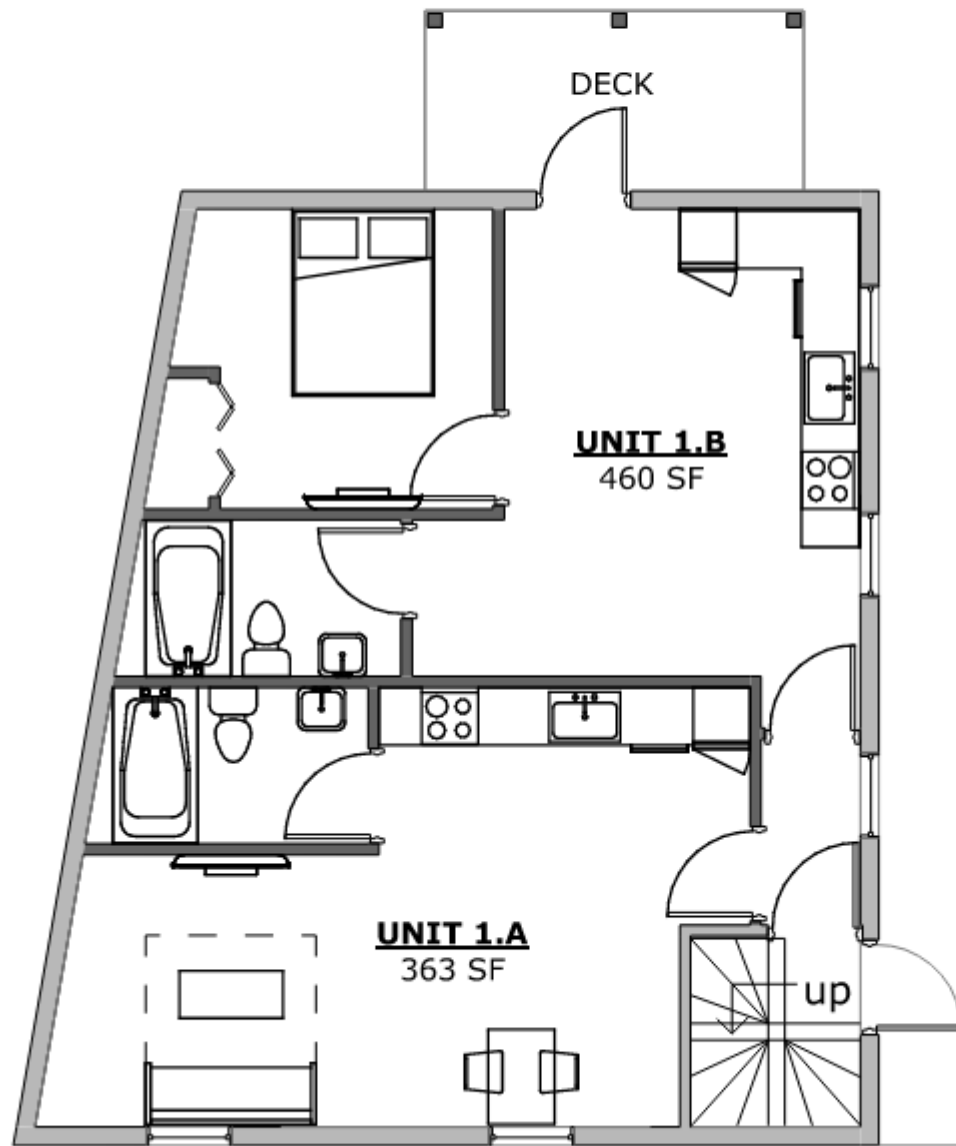


PROPOSED

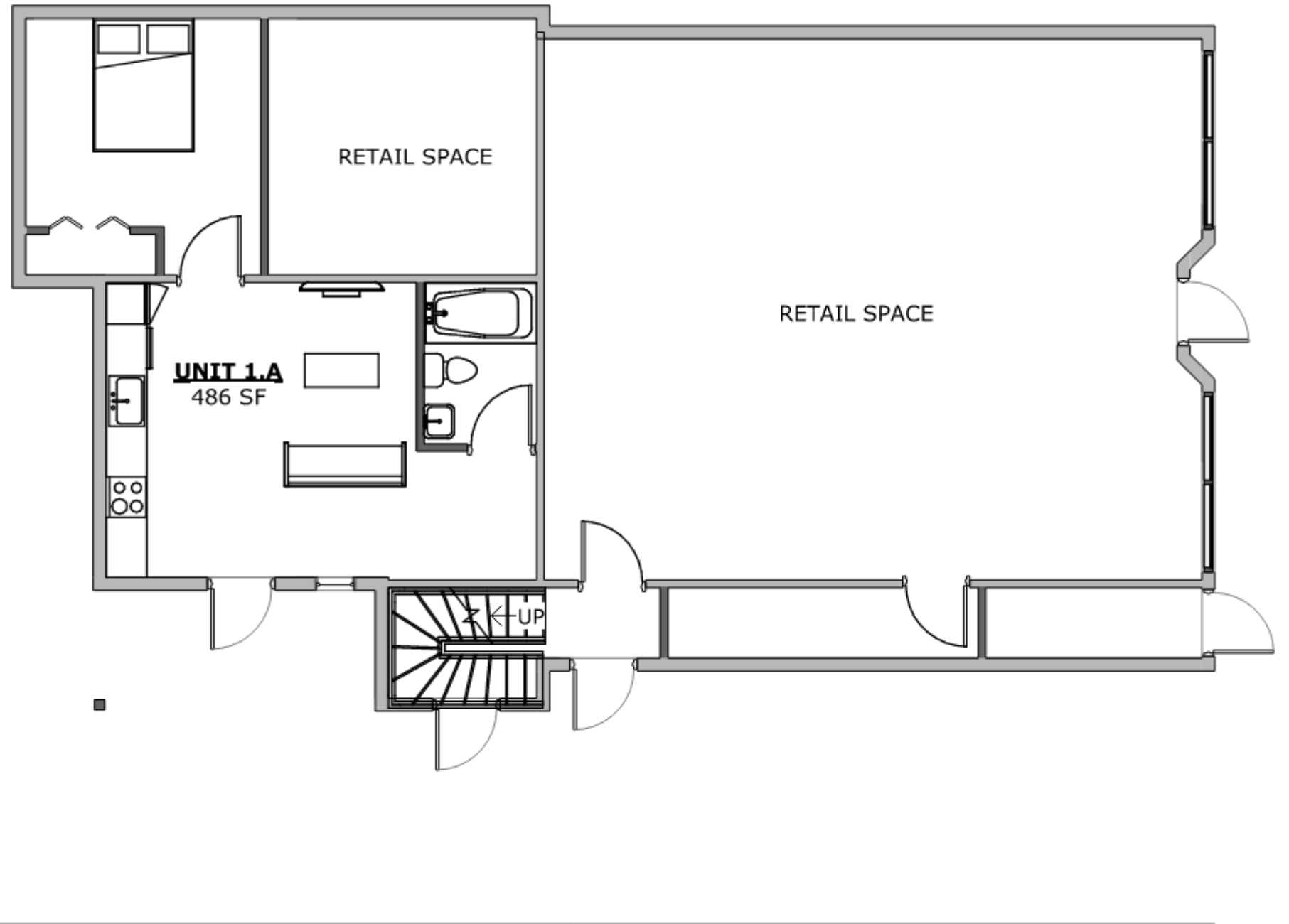


ORIGINALLY PROPOSED

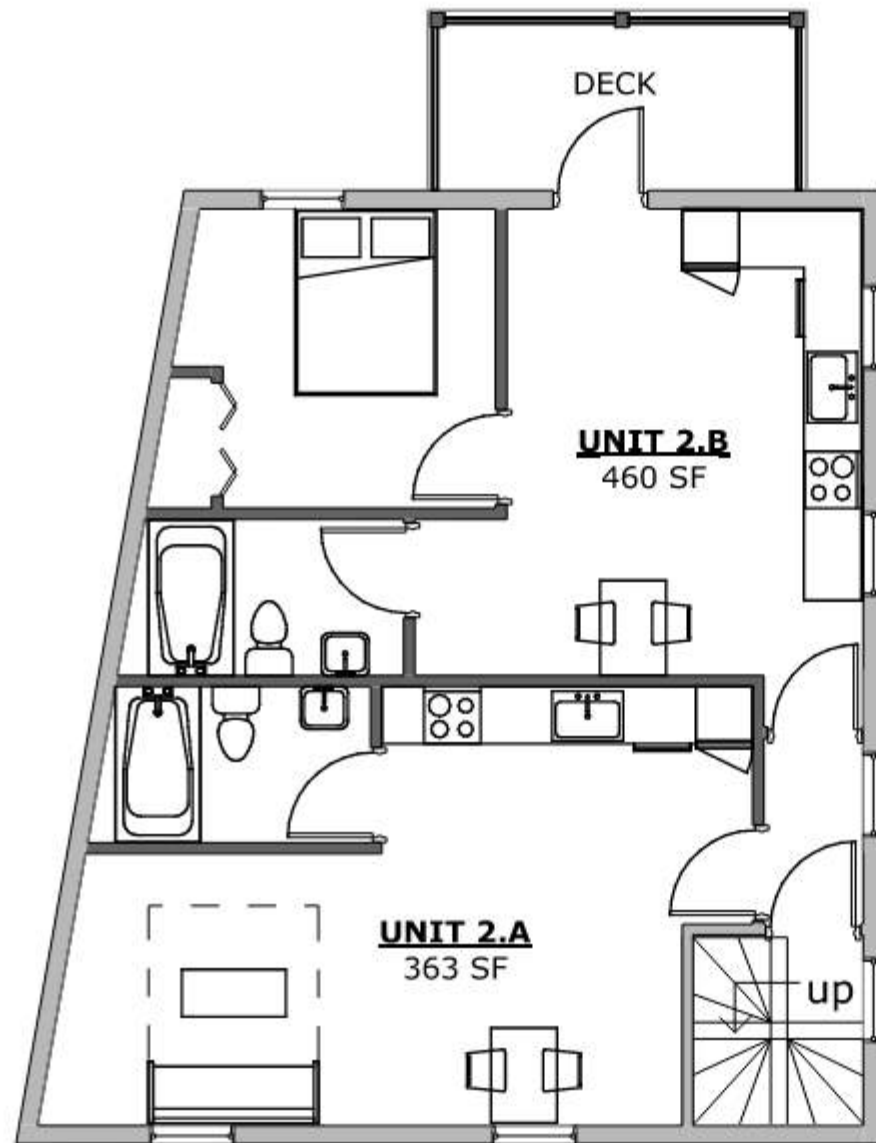
FLOOR 1 TOTAL 927 SF  
BUILDING GROSS 2,781 SF



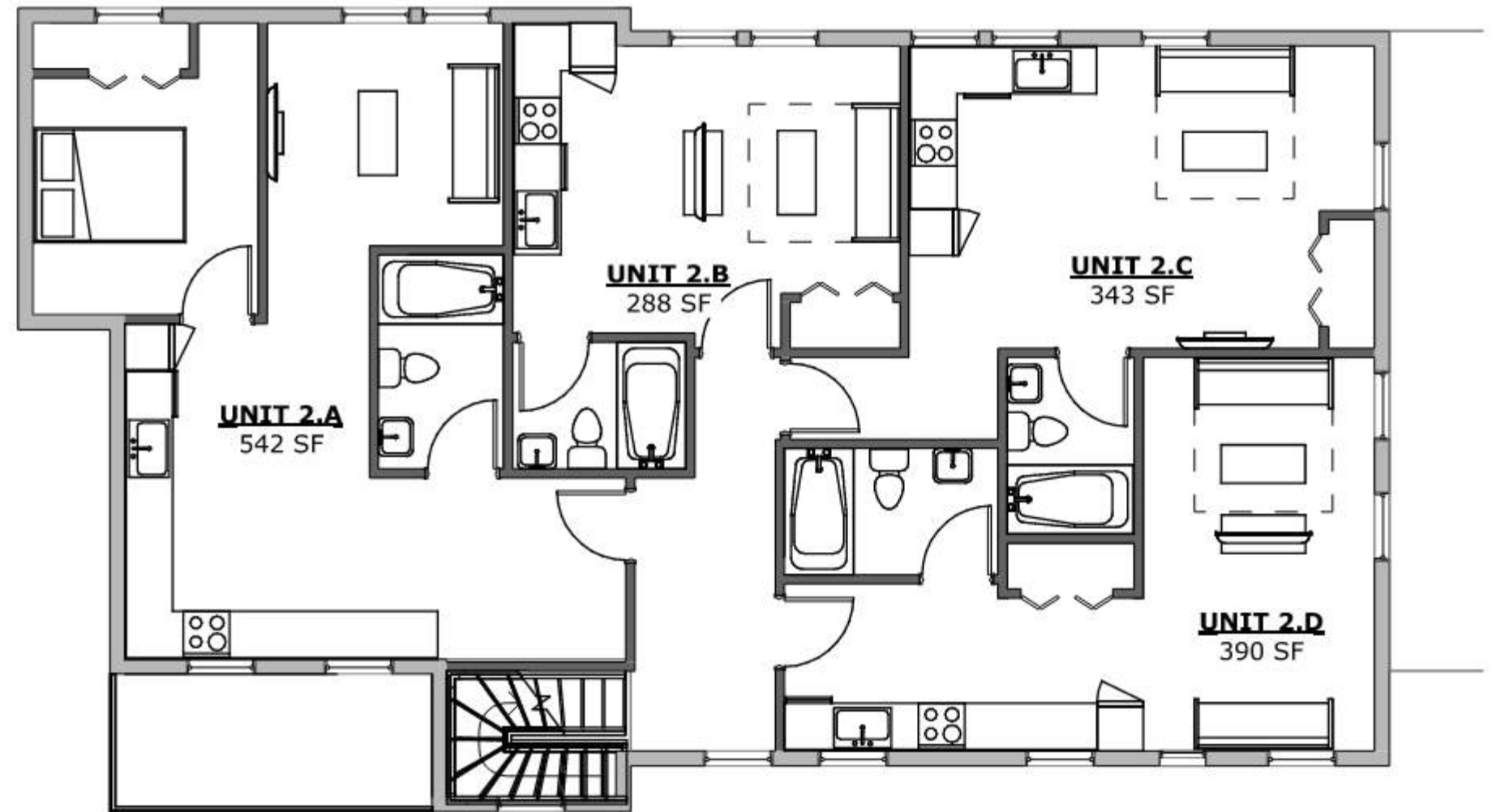
FLOOR 1 TOTAL 1,813 SF  
BUILDING GROSS 5,453 SF



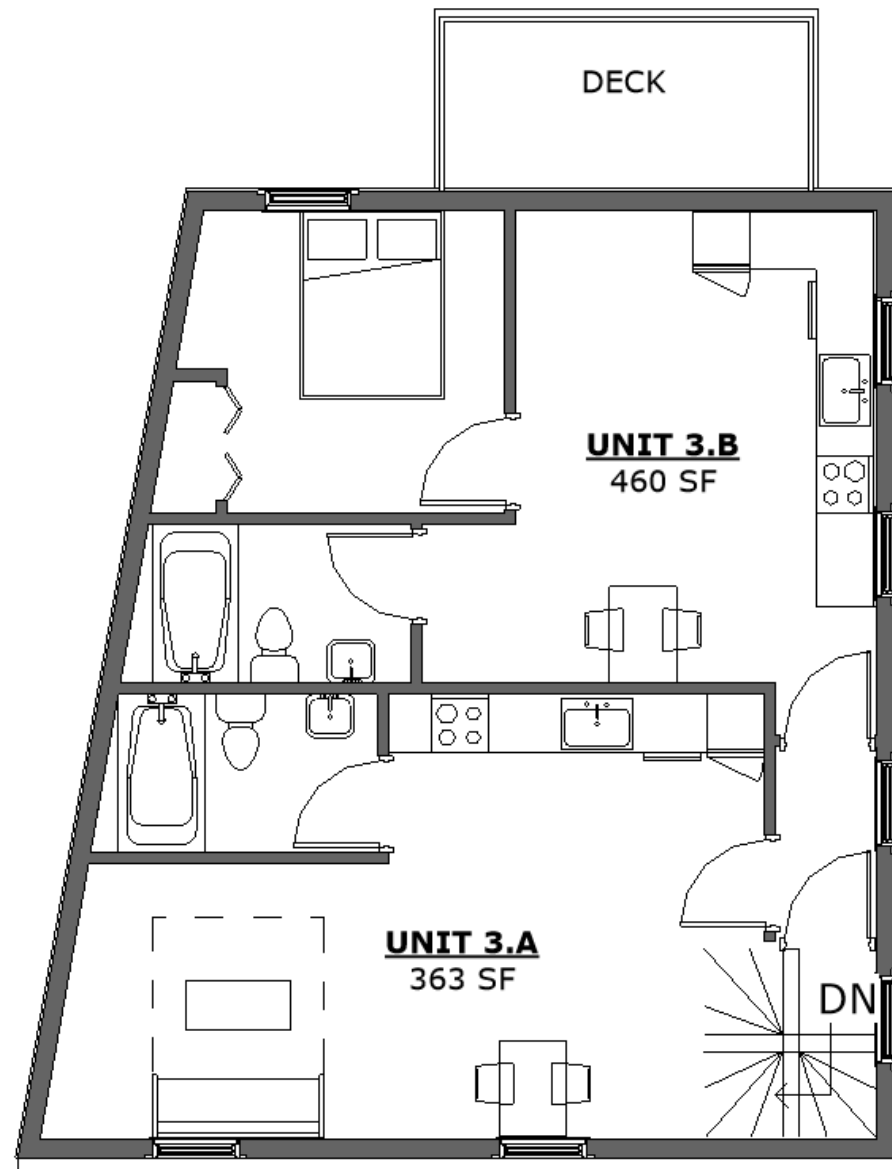
FLOOR 2 TOTAL 927 SF



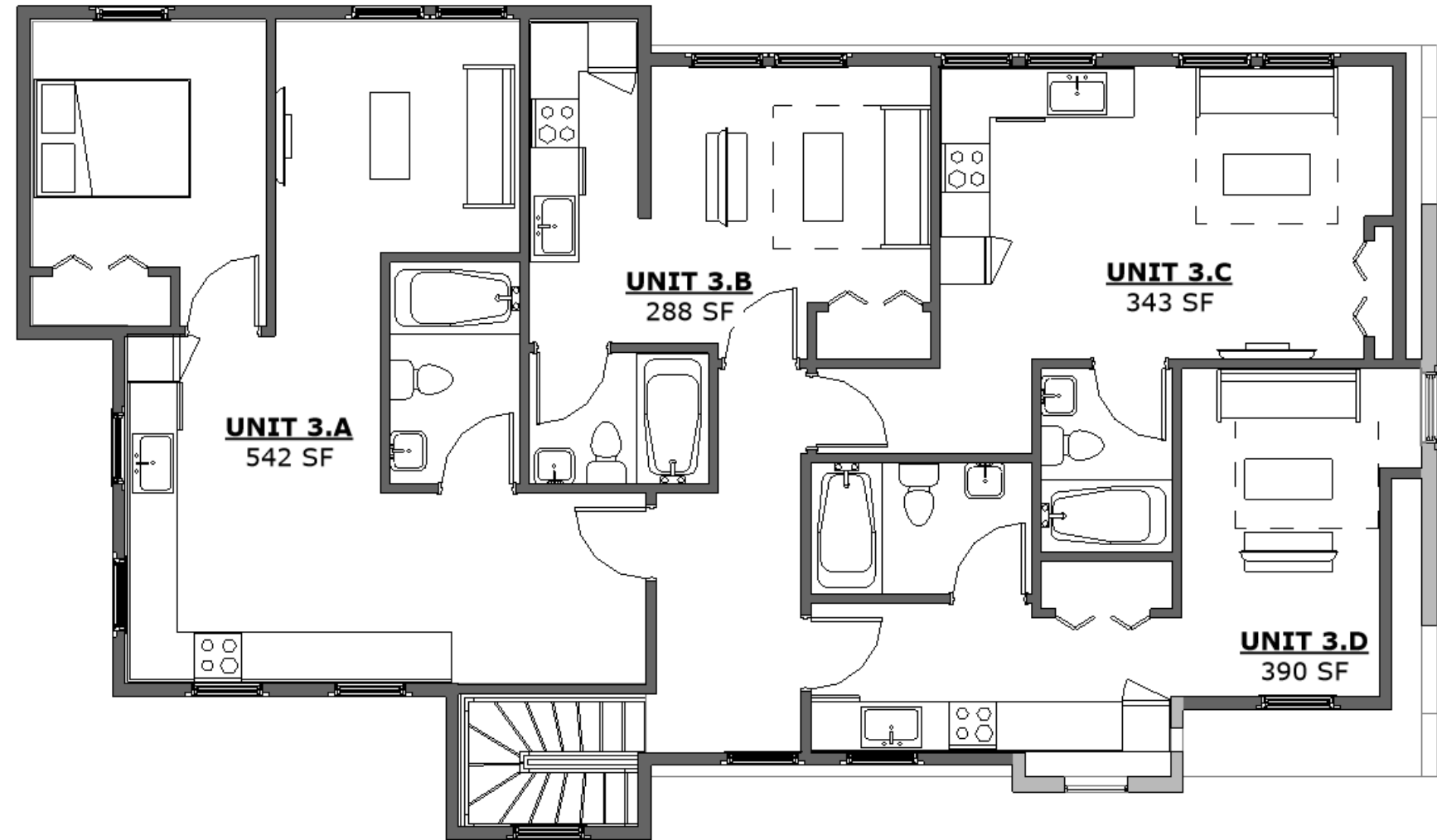
FLOOR 2 TOTAL 1820 SF



FLOOR 3 TOTAL 927 SF



FLOOR 3 TOTAL 1820 SF



## PHDC Application – Window Replacement

Project: Multi-Family Residence  
Address: 300 Broadway, Providence, RI 02903  
Date: 4 April 2024  
Re: Application Information

### **NARRATIVE – Scope of Work**

#### **Window Replacement**

This project encompasses two buildings at one address, 300 Broadway, front and rear. The client would like to replace windows on the first, second and third floors of each building as part of a larger rehab and renovation scope. The front building is a multi-use structure with commercial space and apartment on the first floor with additional apartments on the second and third floors. The rear building is a two story structure with one apartment on each floor. The proposed replacement windows shall match new windows to be specified within the addition to each building.

#### **Evaluation - 300 – Front**

At present floors one, two and three contain thirty-seven (37) windows in thirteen (13) unique configurations, sizes and materials. Of the total, eleven (11) are possibly original wood units with single pane glazing which are in fair condition. The remaining twenty six (26) units are a mix of contemporary wood and vinyl windows with insulated glass. At street level the storefront glazing shall remain intact.

#### **Evaluation - 300 – Rear**

The building has twenty three (23) double hung vinyl replacement units on floors one and two. All are the same size (see unit “Q”), one over one sash with nine (9) of the units having a SDLs at the upper sashes. None of the windows are original.

#### **Window Replacement**

We propose to replace fifty four (54) of the 60 units in both buildings. In the front building, unit’s “F” & “P” shall remain and be painted to match the new units. Units “L” & “M” will be eliminated with the proposed additions.

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 openings. Units in brick veneer will have matching brickmould exterior casing. Units installed in wood frame openings will keep all exterior trim and sills. 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, with the exception of some smaller units (“I”, “J” & “O”) which will be 1/1, window sizes shall remain the same

#### **ACME Architect LLC**

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



- The existing sashes and aluminum storm windows shall be removed

The Owner would like to replace the existing sashes with new windows 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 matched. The difference in glass area is an increase of 9.1% for unit “G”. 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 - View from NE corner*



*Figure 2 - View from NW corner*



*Figure 3 - detail at unit "E"*



*Figure 4 - view of east wall*



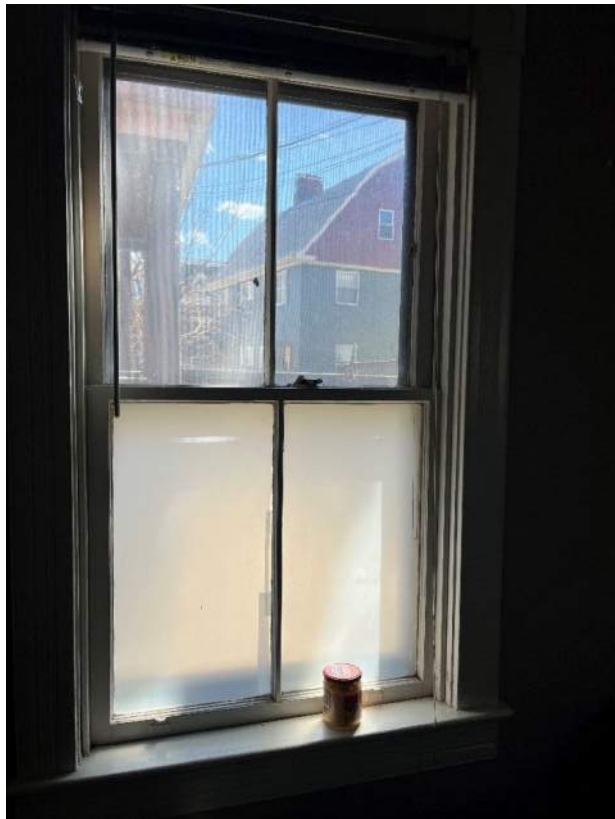
*Figure 5 - detail at east wall*



*Figure 6 - detail unit "C"*



*Figure 7 - view from SE corner*



*Figure 8 - Unit "C"*



Figure 9 - Unit "E"



Figure 10 - Unit "G"

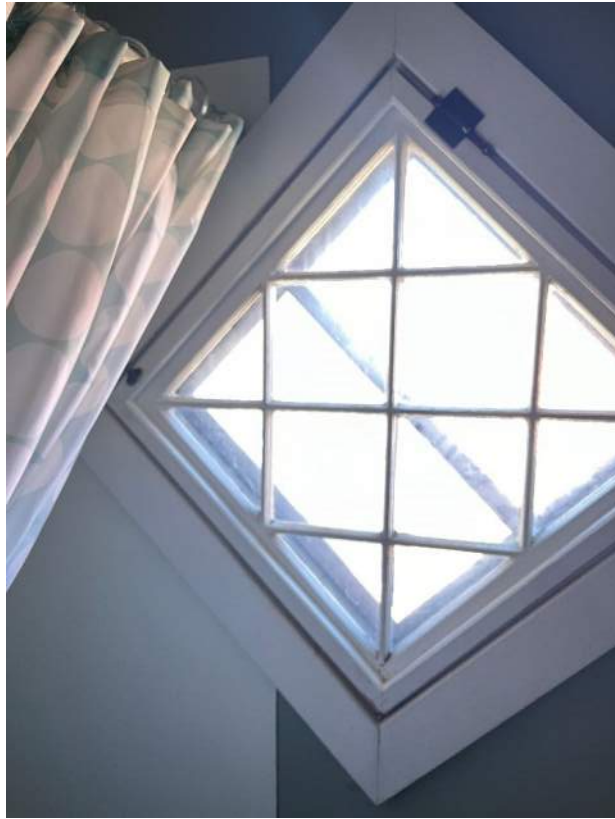


Figure 11 - Unit "F"



Figure 12 - Unit "P"



*Figure 1 - View from NE corner*



*Figure 2 - North elevation*





*Figure 3 - West elevation*



*Figure 4 - South elevation*



*Figure 5 - East elevation*



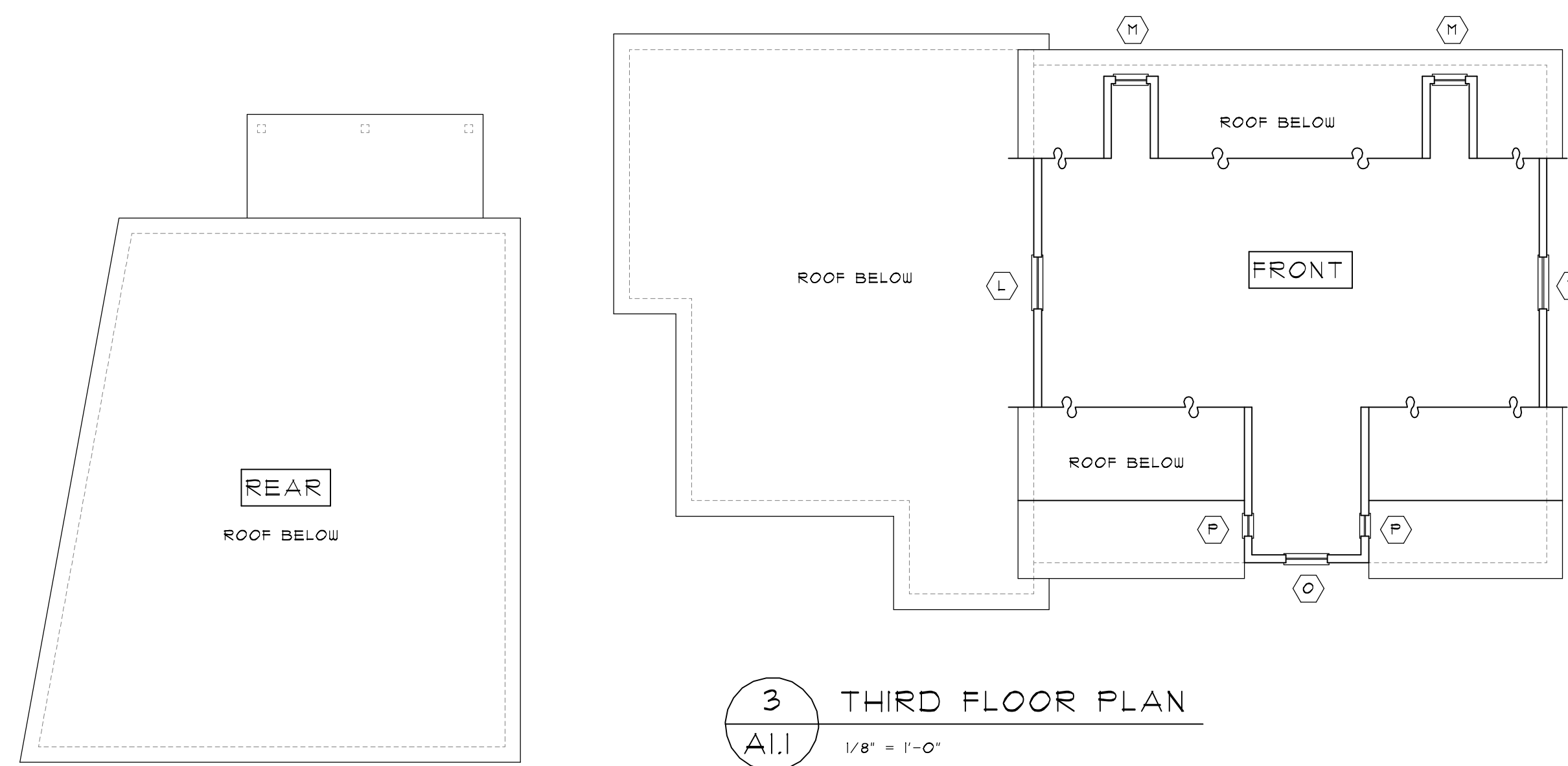
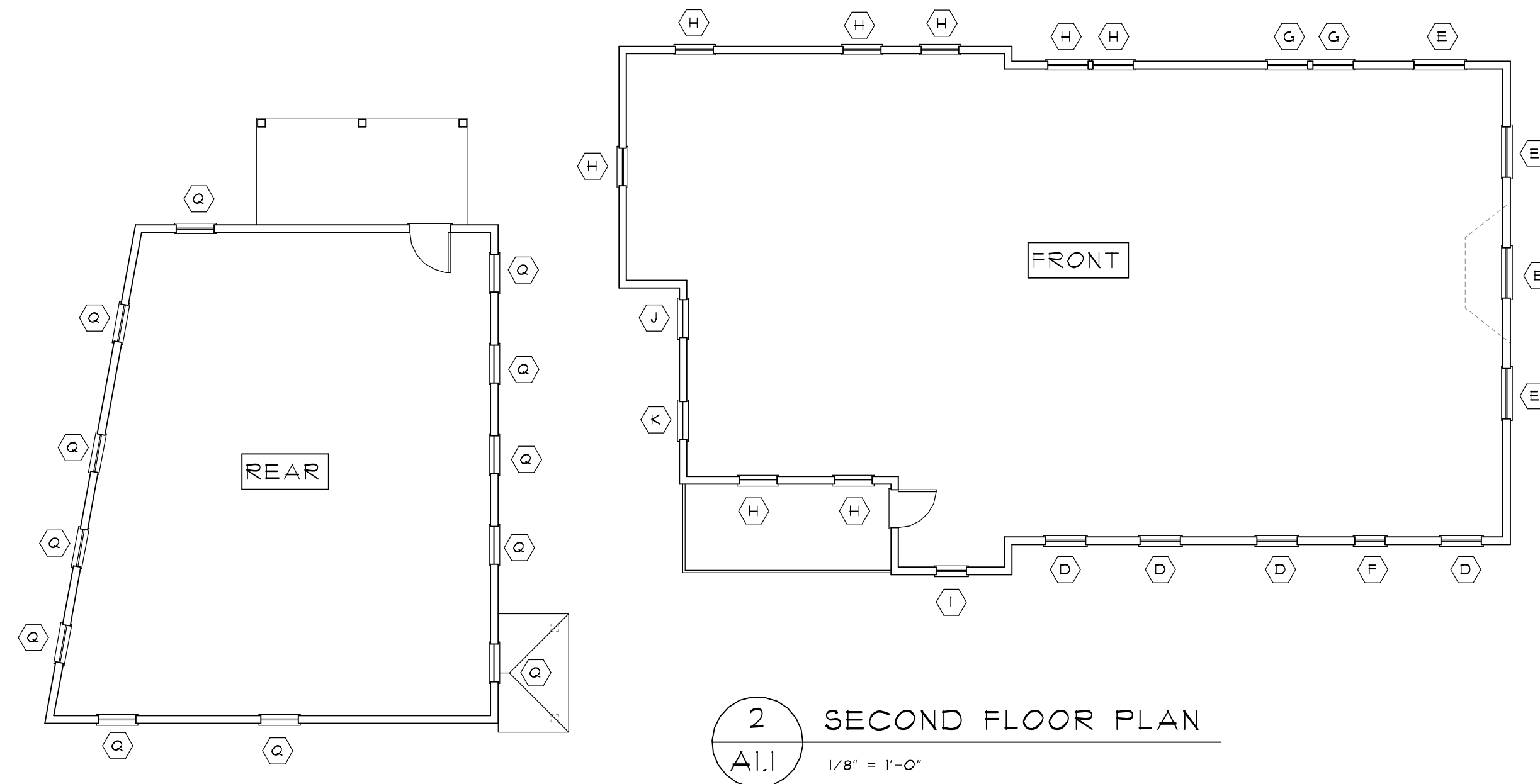
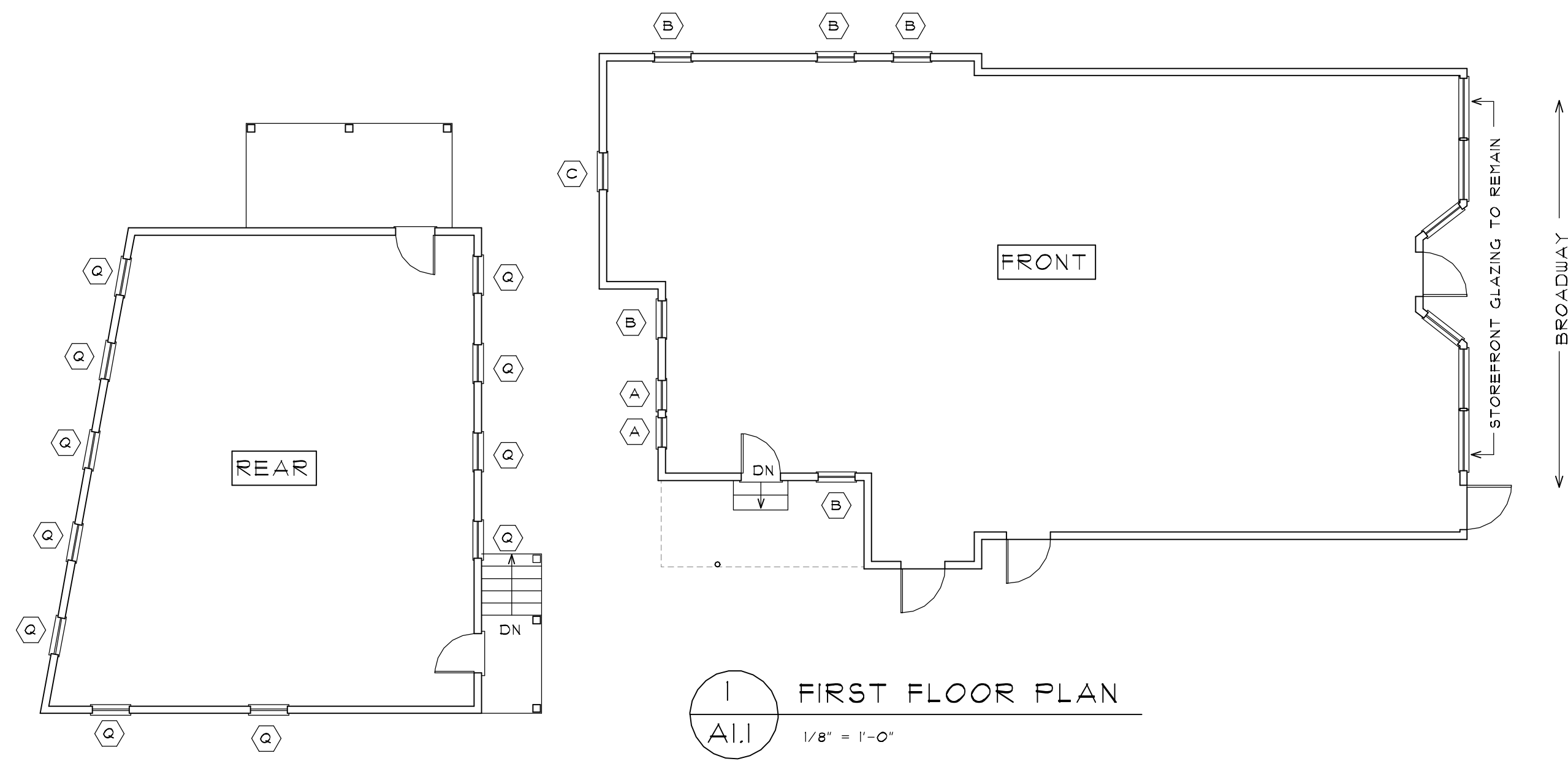
*Figure 6 - Detail unit "Q" in brick veneer*



Figure 7 - Unit "Q"



Figure 8 - Unit "Q"



QTY: 2 1/1 VINYL/INSUL	QTY: 5 1/1 VINYL/INSUL	QTY: 1 2/2 WOOD/SINGLE	QTY: 4 4/1 VINYL/INSUL	QTY: 4 8/1 WOOD/SINGLE	QTY: 1 1/2 WOOD/SINGLE	QTY: 2 4/1 WOOD/SINGLE	QTY: 8 1/1 VINYL/INSUL	QTY: 1 8/1 WOOD/SINGLE	QTY: 1 1/1 WOOD/INSUL	QTY: 1 4/1 VINYL/INSUL	QTY: 1 1/1 VINYL/INSUL	QTY: 2 4/4 WOOD/INSUL	QTY: 1 SLIDING VINYL/INSUL	QTY: 1 1/1 VINYL/INSUL	QTY: 2 2 (CASEMENT) WOOD/SINGLE	QTY: 23 1/1 VINYL/INSUL

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

QTY: 2 1/1 FIBER/INSUL	QTY: 5 1/1 VINYL/INSUL	QTY: 4 2/2 FIBER/INSUL	QTY: 4 2/2 FIBER/INSUL	QTY: 4 2/2 FIBER/INSUL	UNIT TO REMAIN 1/2 WOOD/SINGLE	QTY: 10 2/2 FIBER/INSUL	QTY: 8 1/1 VINYL/INSUL	QTY: 1 1/1 FIBER/INSUL	QTY: 1 1/1 FIBER/INSUL	QTY: 1 2/2 FIBER/INSUL	QTY: 1 1/1 VINYL/INSUL	QTY: 2 4/4 WOOD/INSUL	QTY: 1 2/2 FIBER/INSUL	QTY: 1 1/1 FIBER/INSUL	QTY: 2 2 (CASEMENT) WOOD/SINGLE	QTY: 23 2/2 FIBER/INSUL

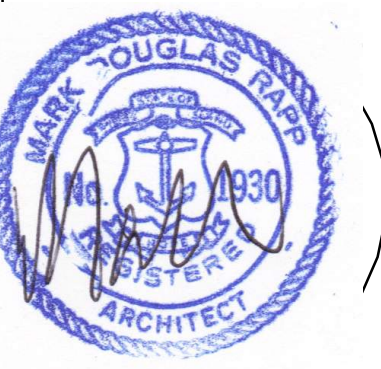
UNITS 'L' & 'M' ELIMINATED WITH PROPOSED ADDITION

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

ALL PROPOSED UNITS SHALL BE MARVIN ELEVATE INSERT UNITS W/ INSULATED GLAZING AND HALF SCREENS

PROPOSED WINDOW REPLACEMENT  
**MIXED USE BUILDINGS**  
300 BROADWAY  
PROVIDENCE, RHODE ISLAND 02903

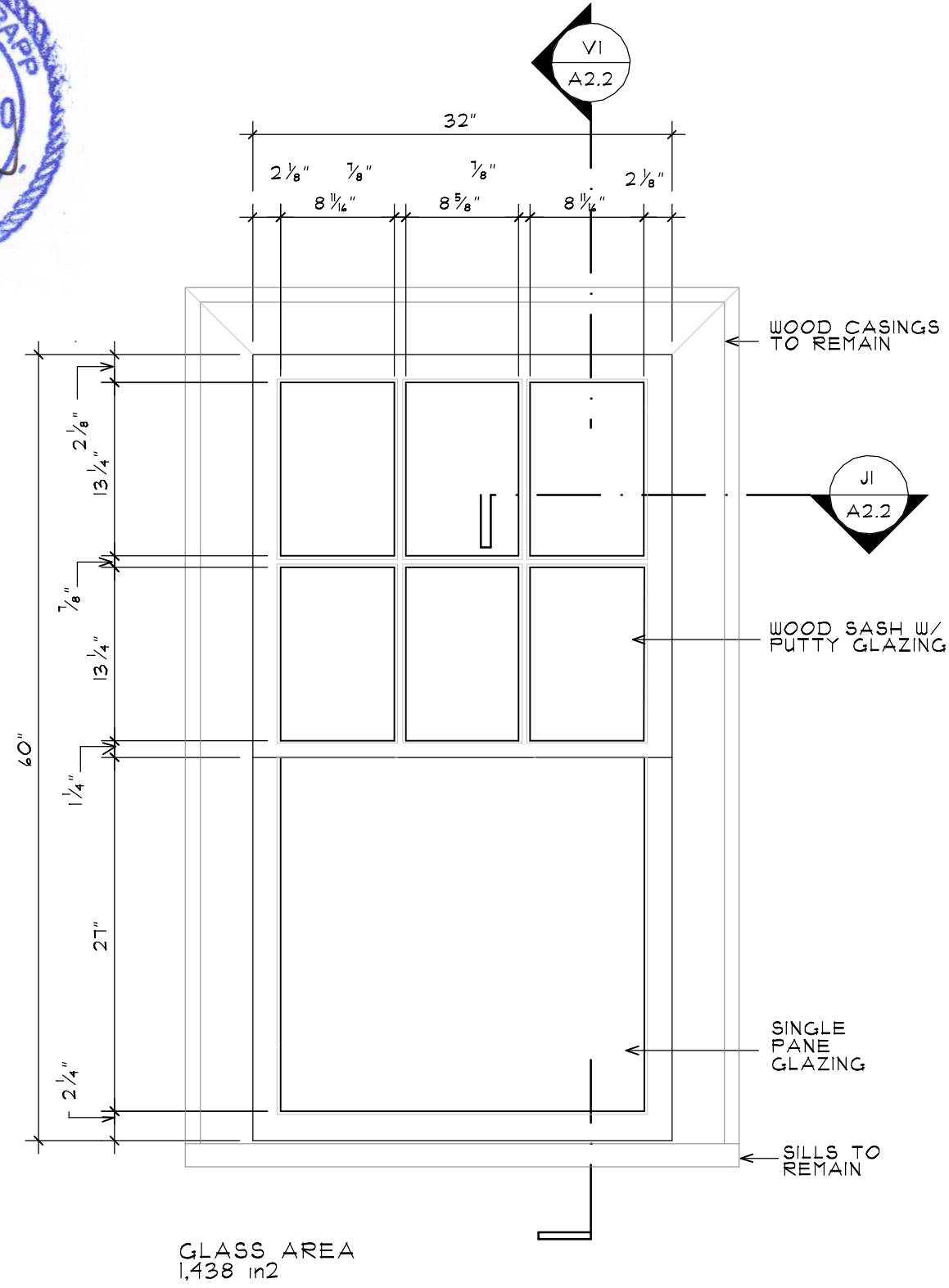
**ACME ARCHITECT L.L.C.**  
9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662  
MarkRappArchitect.com



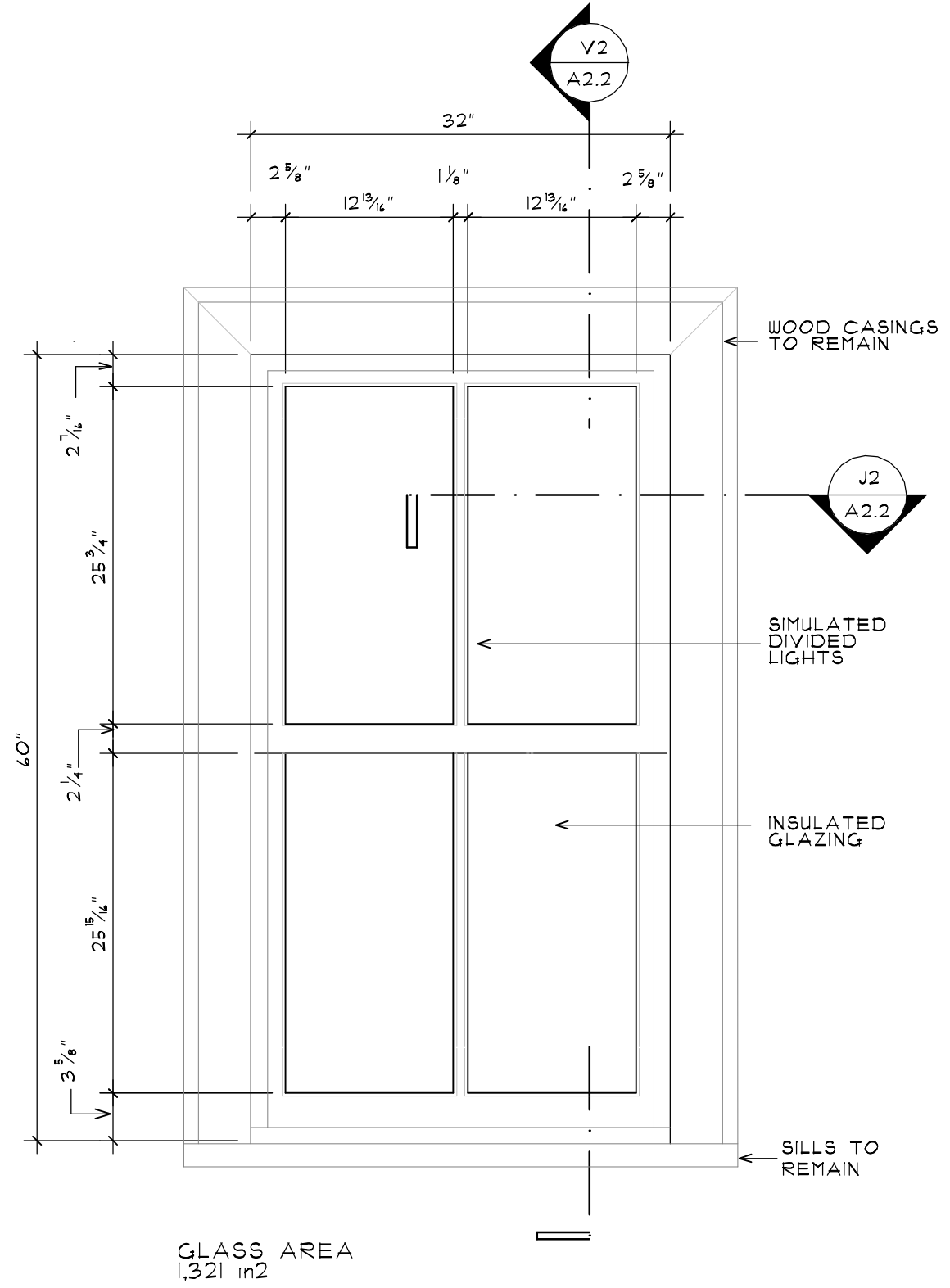
**PHDC - SUBMISSION**

KEY PLANS, WINDOW SCHEDULE  
DATE: 4/4/24  
SCALE: AS NOTED  
REVISIONS:

SHEET  
**A1.1**  
24-00



1  
A2.1  
EXISTING WINDOW  
1" = 1'-0"  
UNIT "G"



2  
A2.1  
PROPOSED SASH REPLACEMENT  
1" = 1'-0"  
UNIT "G"

ACME  
ARCHITECT  
L.L.C.

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

MULTI - USE BUILDING  
300 BROADWAY, PROVIDENCE, RI

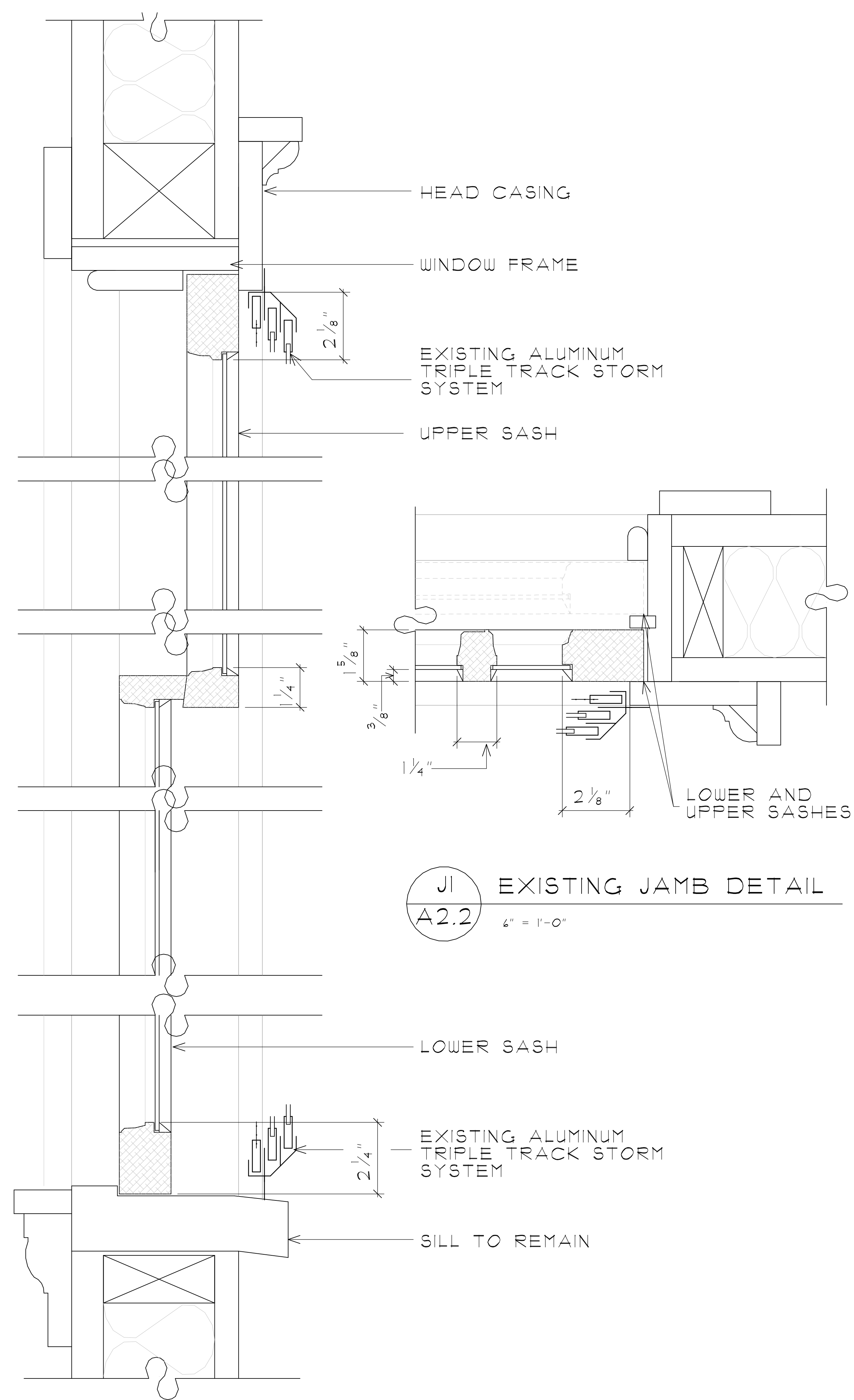
WINDOW ELEVATIONS

1" = 1'-0"

4/4/24

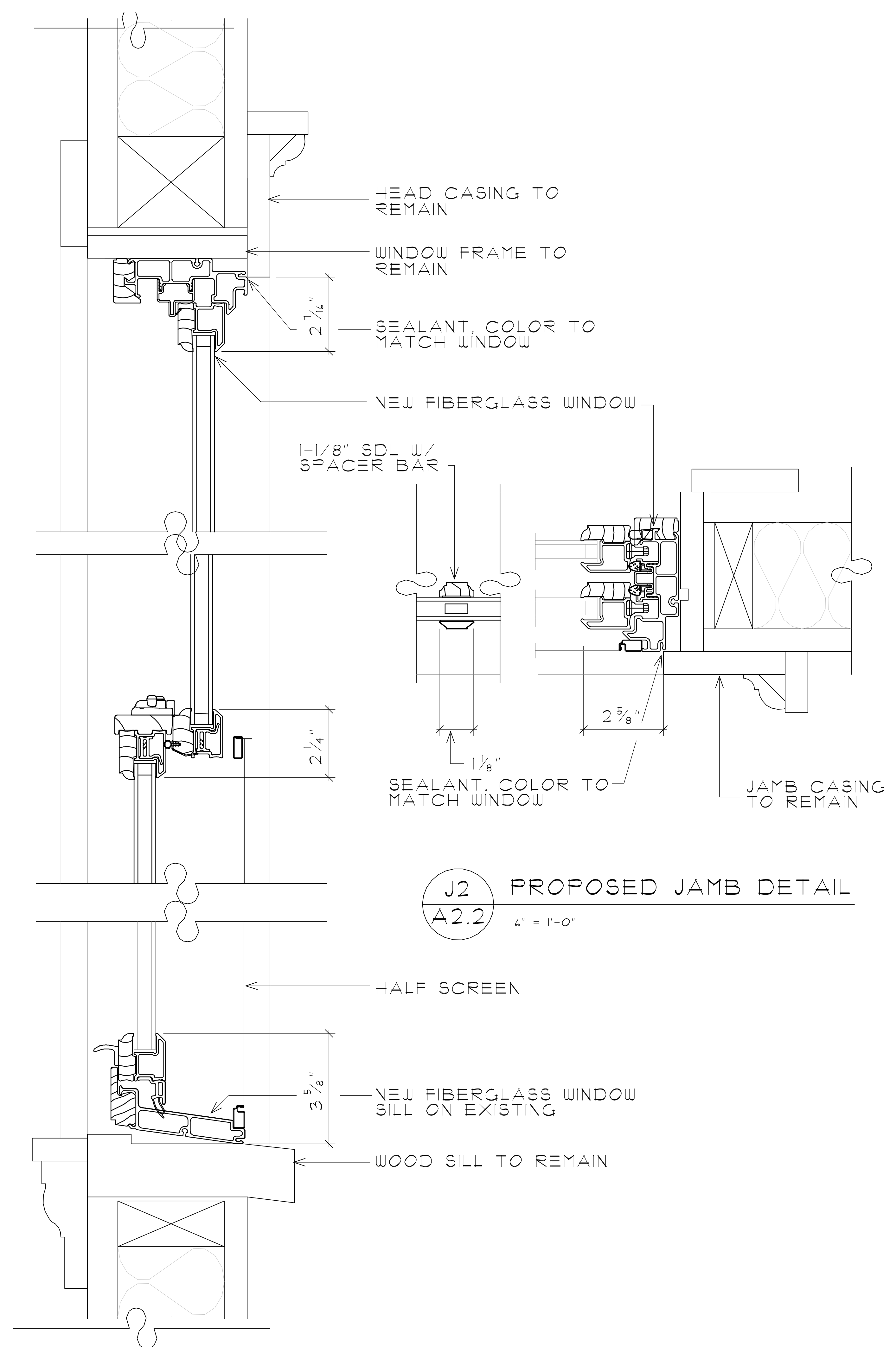
A2.1





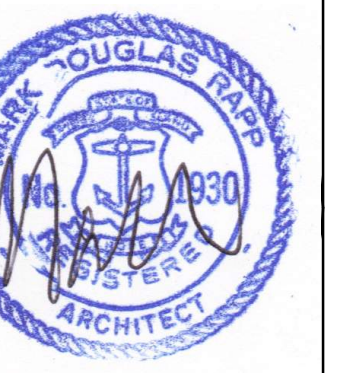
**J1** EXISTING JAMB DETAIL  
**A2.2** 6" = 1'-0"

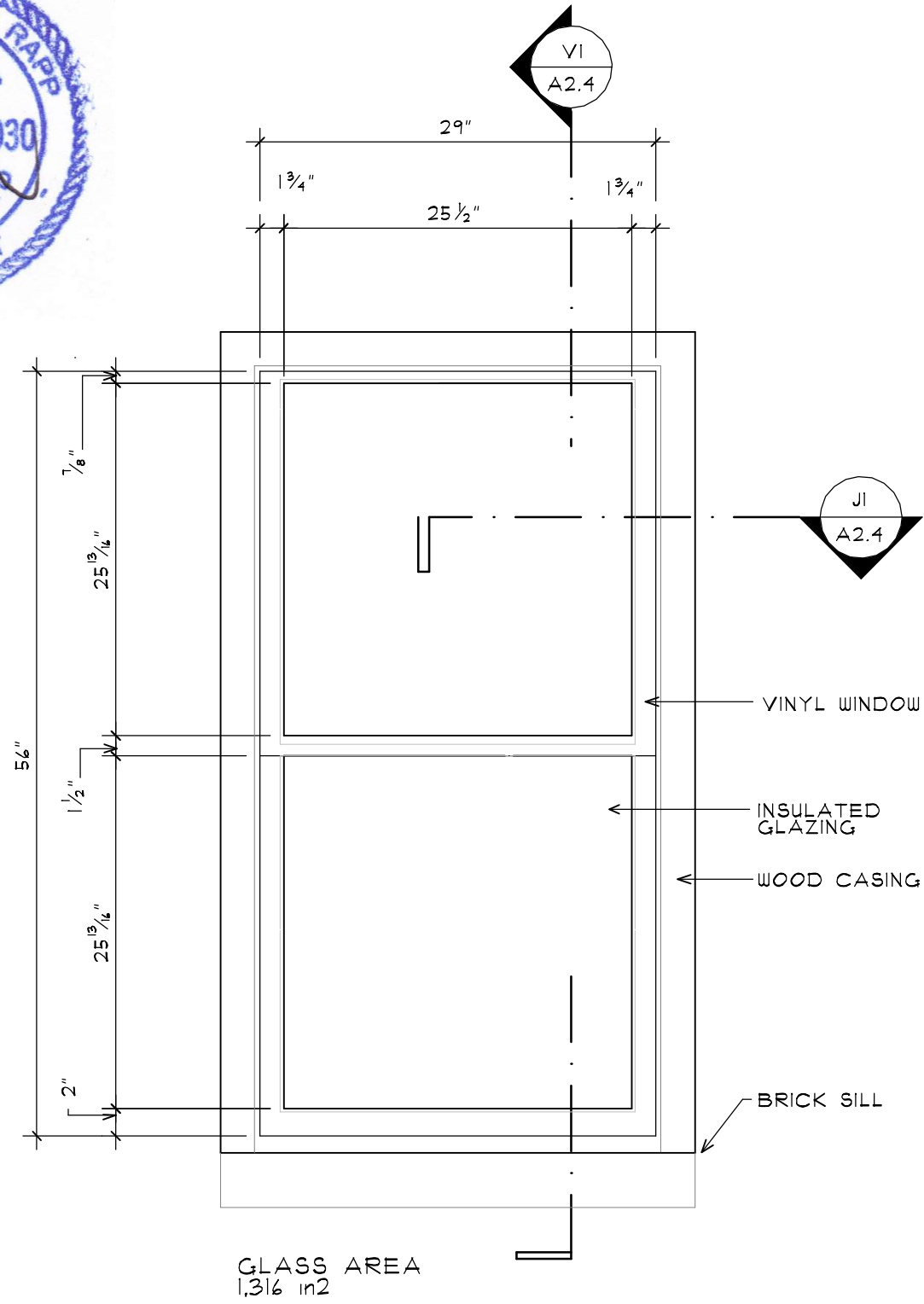
**VI** EXISTING WINDOW SECTION - VERTICAL  
**A2.2** 6" = 1'-0"



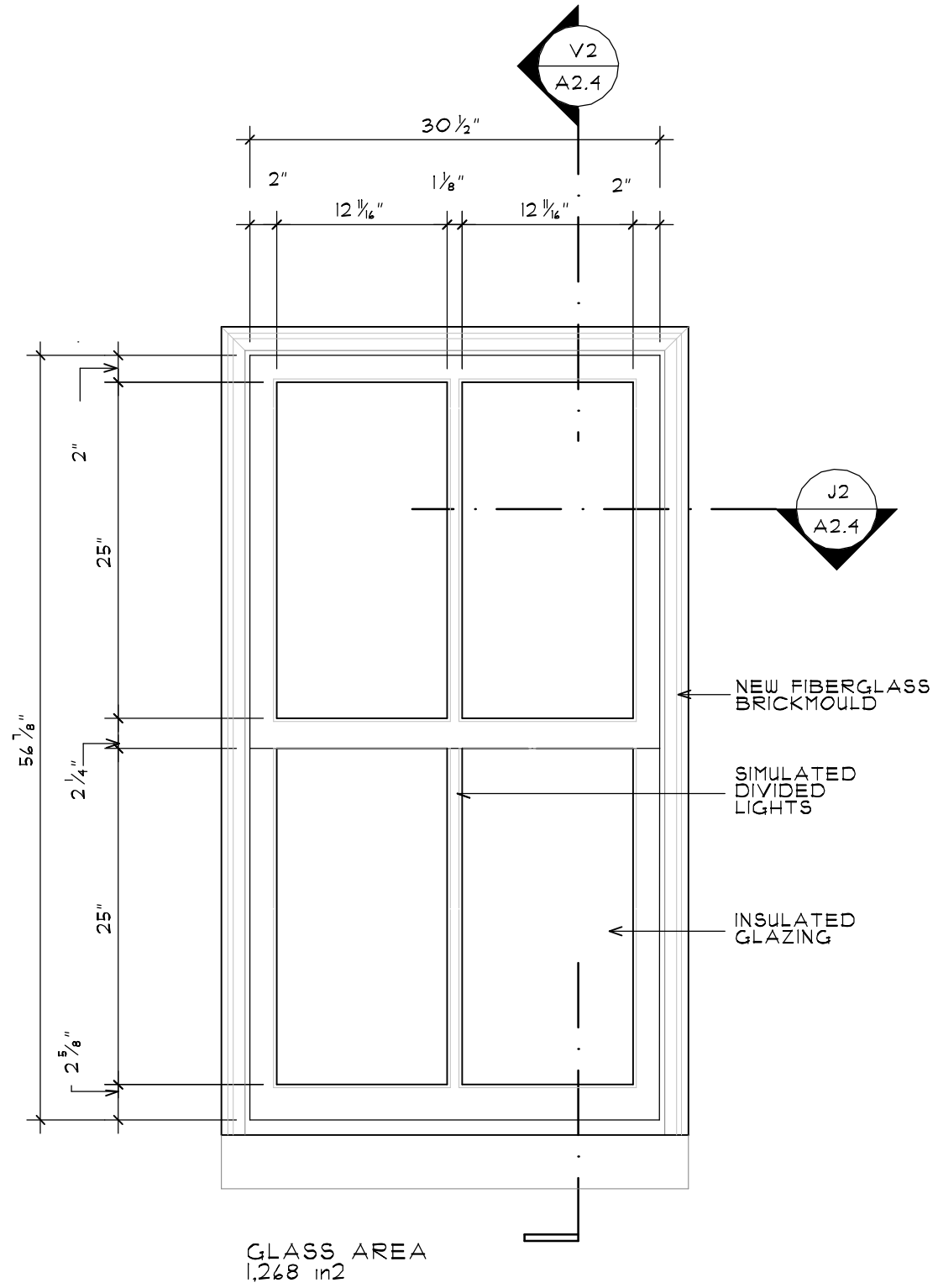
**J2** PROPOSED JAMB DETAIL  
**A2.2** 6" = 1'-0"

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





1 EXISTING WINDOW  
A2.3 1" = 1'-0" UNIT "Q"  
WOOD, SINGLE PANE GLAZING



2 PROPOSED WINDOW  
A2.3 1" = 1'-0" UNIT "Q"  
FIBERGLASS/WOOD WINDOW, INSULATED GLAZING  
HALF SCREEN  
MARVIN ELEVATE DOUBLE HUNG INSERT

**A2.3**

241-00

MULTI-USE BUILDING  
300 BROADWAY, PROVIDENCE, RI

WINDOW ELEVATIONS

1" = 1'-0"

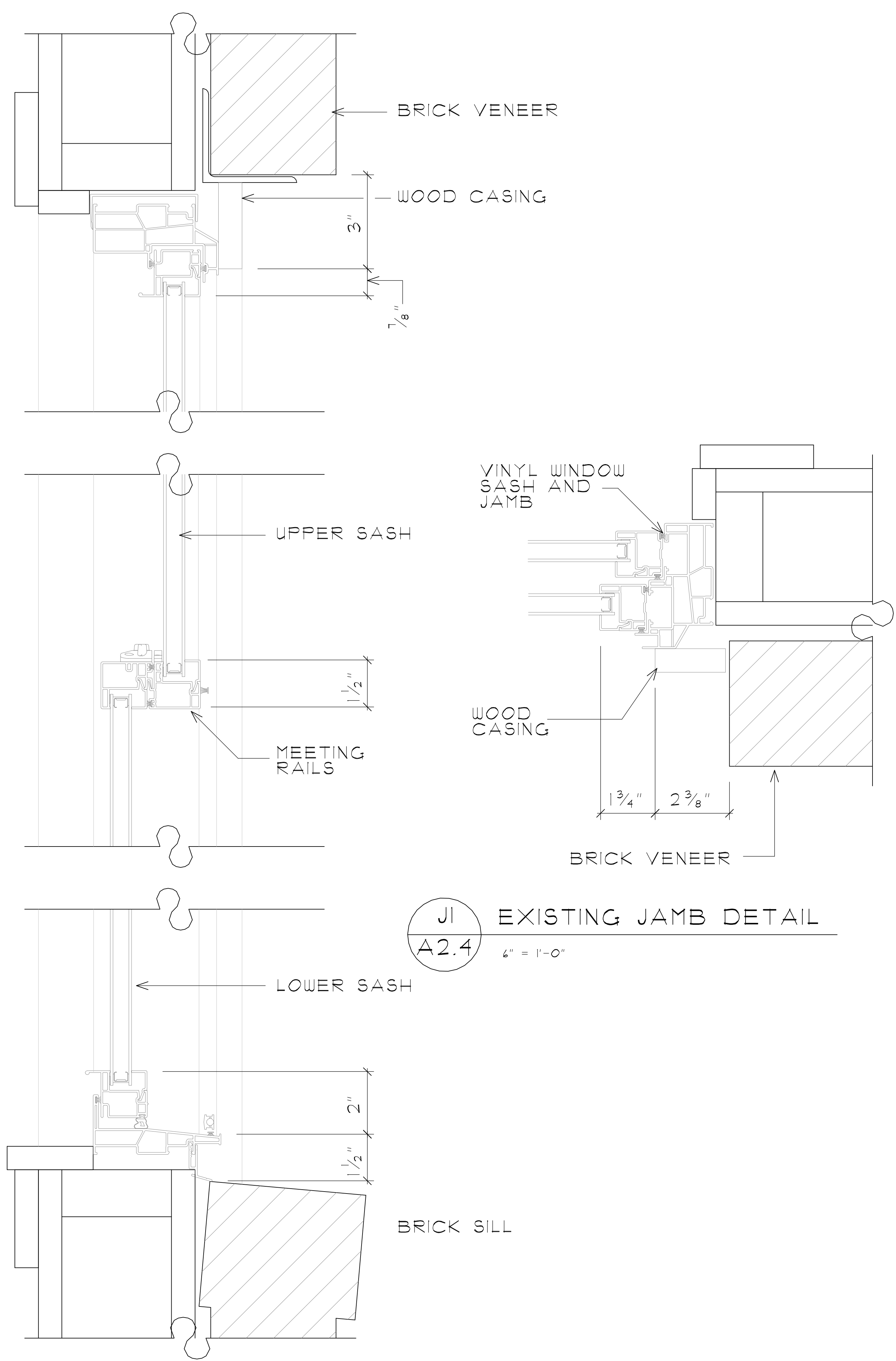
4/4/24

9 SIMMONS ROAD  
LITTLE COMPTON, RI

T. 401 465 5247  
F. 401 636 8662

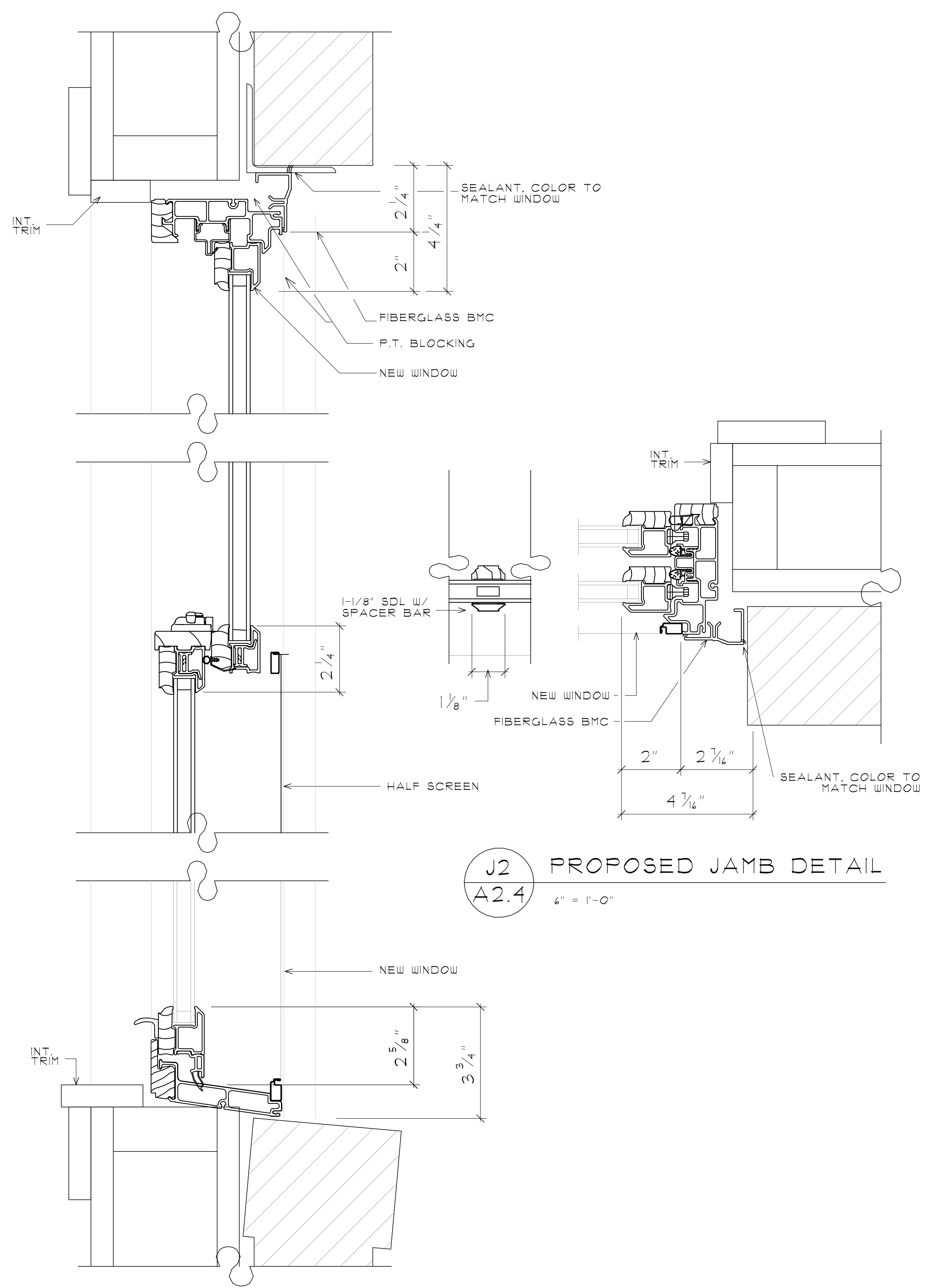
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ACME  
ARCHITECT  
L.L.C.



J1 EXISTING JAMB DETAIL  
A2.4 6" = 1'-0"

VI EXISTING WINDOW SECTION - VERTICAL  
A2.4 6" = 1'-0"



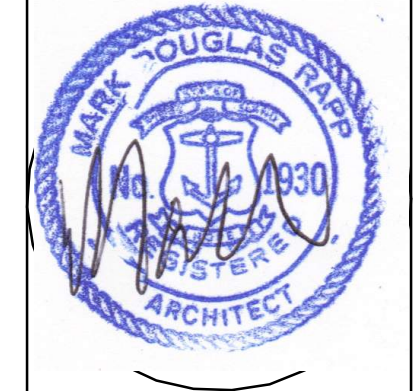
J2 PROPOSED JAMB DETAIL  
A2.4 6" = 1'-0"

V2 PROPOSED WINDOW SECTION - VERTICAL  
A2.4 6" = 1'-0"

**PHDC SUBMISSION**

PROPOSED WINDOW REPLACEMENT  
**MULTI-USE BUILDING**  
300 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:
DATE: 4/4/24	SCALE: 6" = 1'-0"
SHEET	
<b>A2.4</b>	
24-00	