

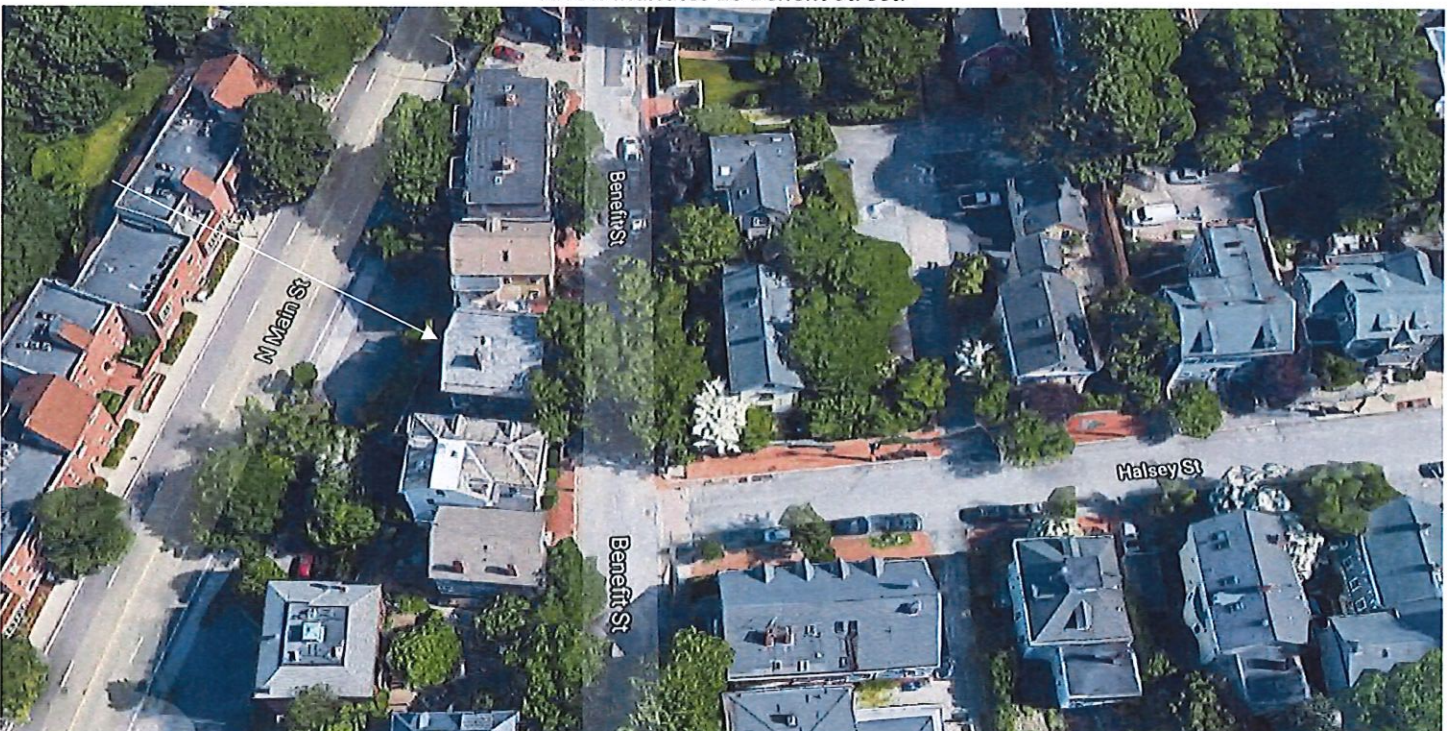
2. CASE 21.016, 20 BENEFIT STREET, Christopher R. Drowne House, 1862-3 (COLLEGE HILL)

Italianate; 2 ½ stories; flank gable; clapboard; entrance on north under Ionic porch, paneled corner posts; molded window caps; modillion cornice.

CONTRIBUTING



Arrow indicates 20 Benefit Street.



Arrow indicates project location.

Owners/Applicants: Stephen & Nicole Traub, 20 Benefit Street, Providence, RI 02904

Architect: Jack Ryan Architects, 22 Bianco Court, Providence, RI 02909

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

- The applicant is requesting the construction of first- and second-floor porches, removal of window and installation of new door (first floor) conversion of window to door (second floor), rear elevation (see attached scope-of-work).

Issues: The following issues are relevant to this application:

- In 2018, under a previous owner, the Commission approved the installation of a window on the second floor, rear elevation; this window is now proposed to be converted to a door for egress to the second-floor porch;
- There is an asymmetrical small window on the first floor, rear elevation that is proposed to be removed with a new opening created matching the existing fenestration for egress to the first floor porch; One suggested option is to retain this window and have the egress door adjacent to the window, creating a side lite of sorts;
- The proposed modifications are visible from the public right-of-way; however, this is the rear elevation of the house which is elevated approximately 40' from North Main Street, a major vehicular thoroughway. The alterations will be visible, but are not uncharacteristic for the residence; Similar porches exist on adjoining properties; and,
- A scope-of-work, plans, elevations, specifications and photos have been submitted.

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

- a) 20 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local 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 will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 20 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks 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, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Application for Certificate of Appropriateness

20 Benefit Street, Providence RI

Scope of Work:

New exterior two level deck addition to the rear elevation of the house.

Lower deck dimensions are 10-8" deep x 27'-0" wide. Supported on 3 wood posts. Painted wood railing with intermediate posts. Access point to the deck will be a new opening from the living room that will be stacked below the existing window above. Door trim to match the existing window trim. Glass door with divided lite and transom. Wood decking.

Upper deck dimensions are 10-8" deep x 13'-10" wide. Supported on 2 wood posts. Painted wood railing with intermediate posts. Access point to the deck will be from the master bathroom through the existing window opening that will be converted to a door opening. Existing window trim to be modified for door opening. Glass door with divided lite and transom. Wood decking.

Existing powder room window on first floor rear elevation will be removed. Window trim removed and infilled with painted wood clapboards.

Exhibit 10:

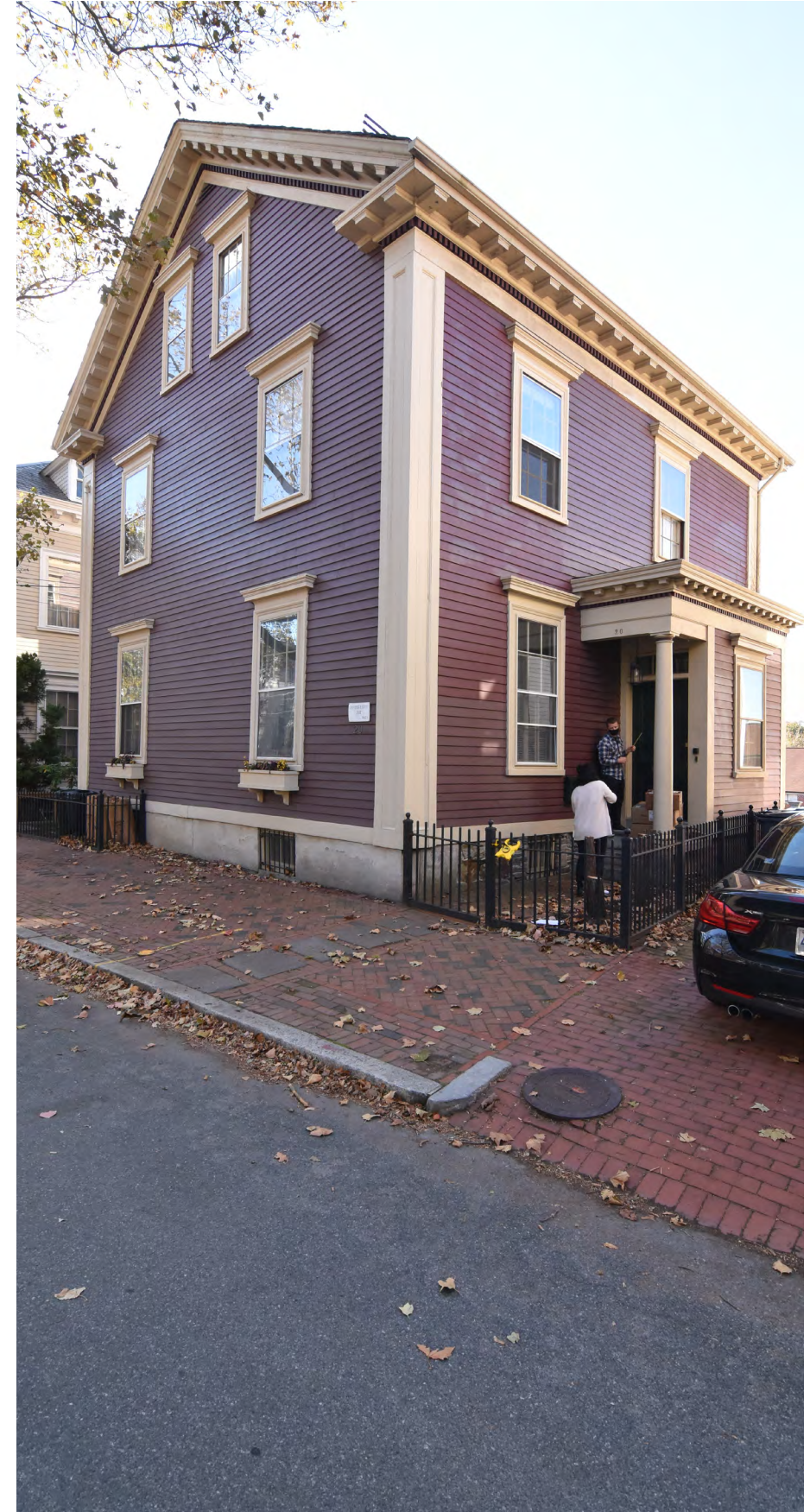
Jack Ryan of Jack Ryan Architect, LLC will be a representative for the owner and applicant and will appear on their behalf at the public hearing.



EXISTING CONDITION
- VIEW FROM BENEFIT STREET



EXISTING CONDITION



EXISTING CONDITION

ARCHITECT:	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET, UNIT 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM	
	PROJECT:	
ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	EXISTING CONDITION HISTORIC DISTRICT COMMISSION PRESENTATION	
DRAWN BY:	RYANMK	DWG. NO.:
CKD BY:	RYAN	
DATE:	03-08-2021	1
SCALE:	N.T.S.	



EXISTING CONDITION -
REAR ELEVATION



EXISTING CONDITION -
REAR ELEVATION



RECENT CONDITION OF REAR ELEVATION

ARCHITECT:	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET, UNIT 2NB PROVIDENCE, RI 02903 401.749.1797 WWW.JACKRYANARCHITECT.COM	
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ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	EXISTING CONDITION HISTORIC DISTRICT COMMISSION PRESENTATION	
DRAWN BY:	RYANMMK	DWG. NO.:
CKD BY:	RYAN	
DATE:	03-08-2021	2
SCALE:	N.T.S.	



EXISTING CONDITION
FIRST FLOOR FAMILY ROOM



EXISTING CONDITION
FIRST FLOOR WATER CLOSET WINDOW



EXISTING CONDITION
FIRST FLOOR MUDROOM WINDOW

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	PROJECT:	
ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	EXISTING CONDITION HISTORIC DISTRICT COMMISSION PRESENTATION	
DWG. NO.:	3	SCALE: N.T.S.
DATE:	03-08-2021	CKD BY: RYAN
DATE:	03-08-2021	RYAN
DATE:	03-08-2021	RYAN
DATE:	03-08-2021	RYAN



EXISTING CONDITION
SECOND FLOOR MASTER BEDROOM CLOSET

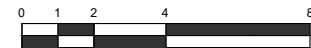
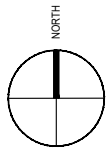
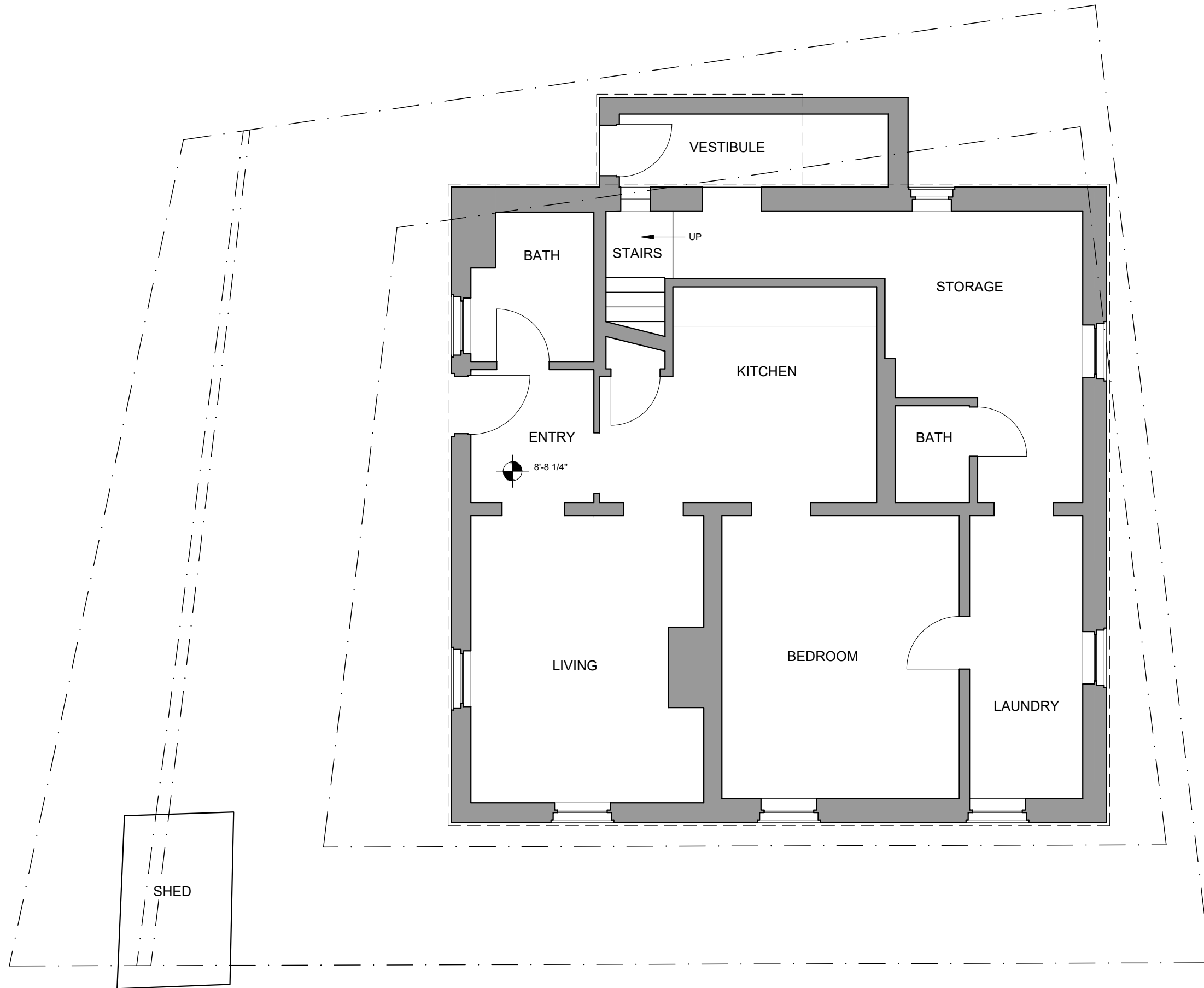


EXISTING CONDITION
SECOND FLOOR MASTER BATH

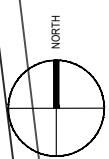
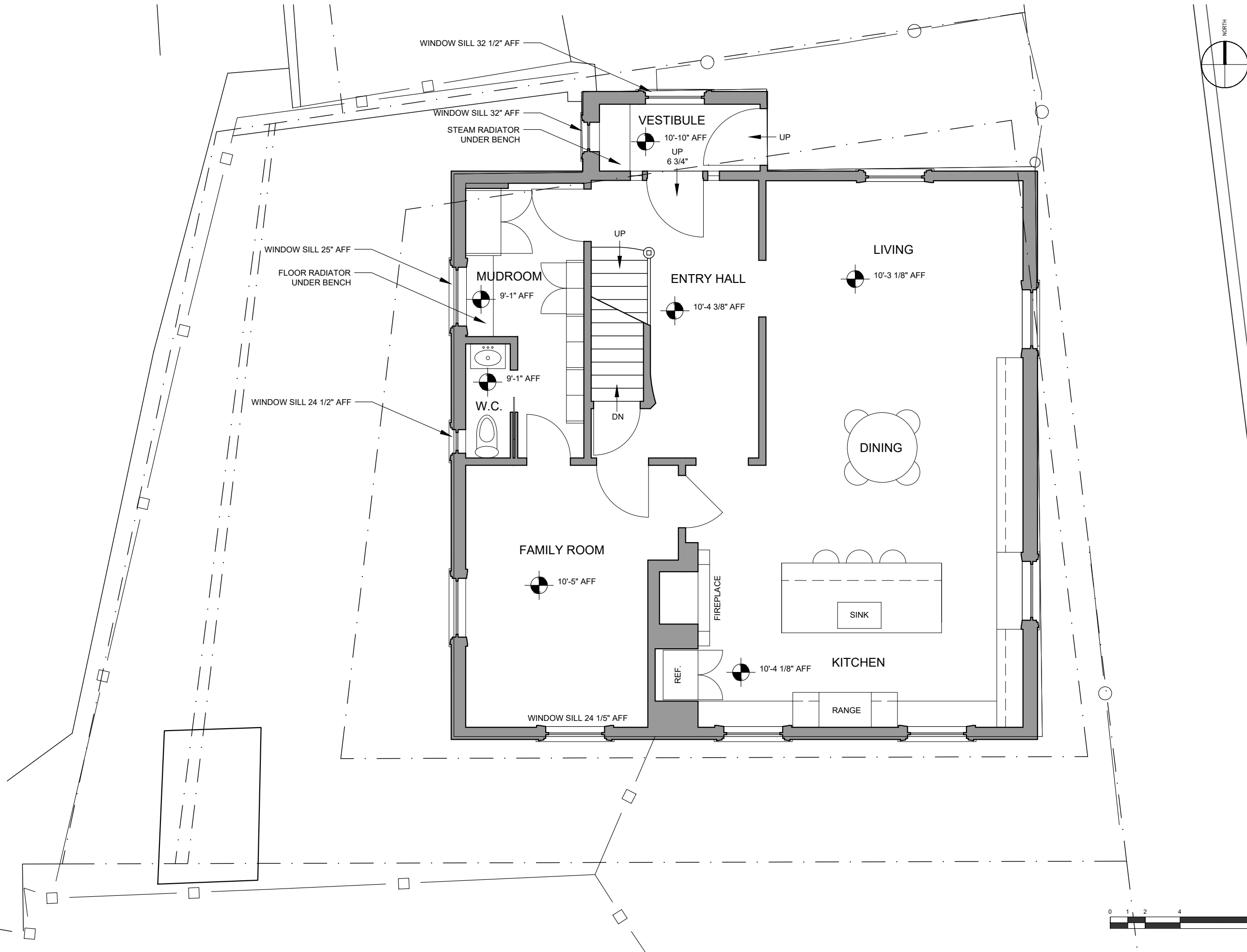


EXISTING CONDITION
SECOND FLOOR BATH

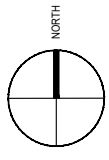
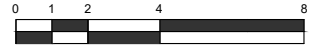
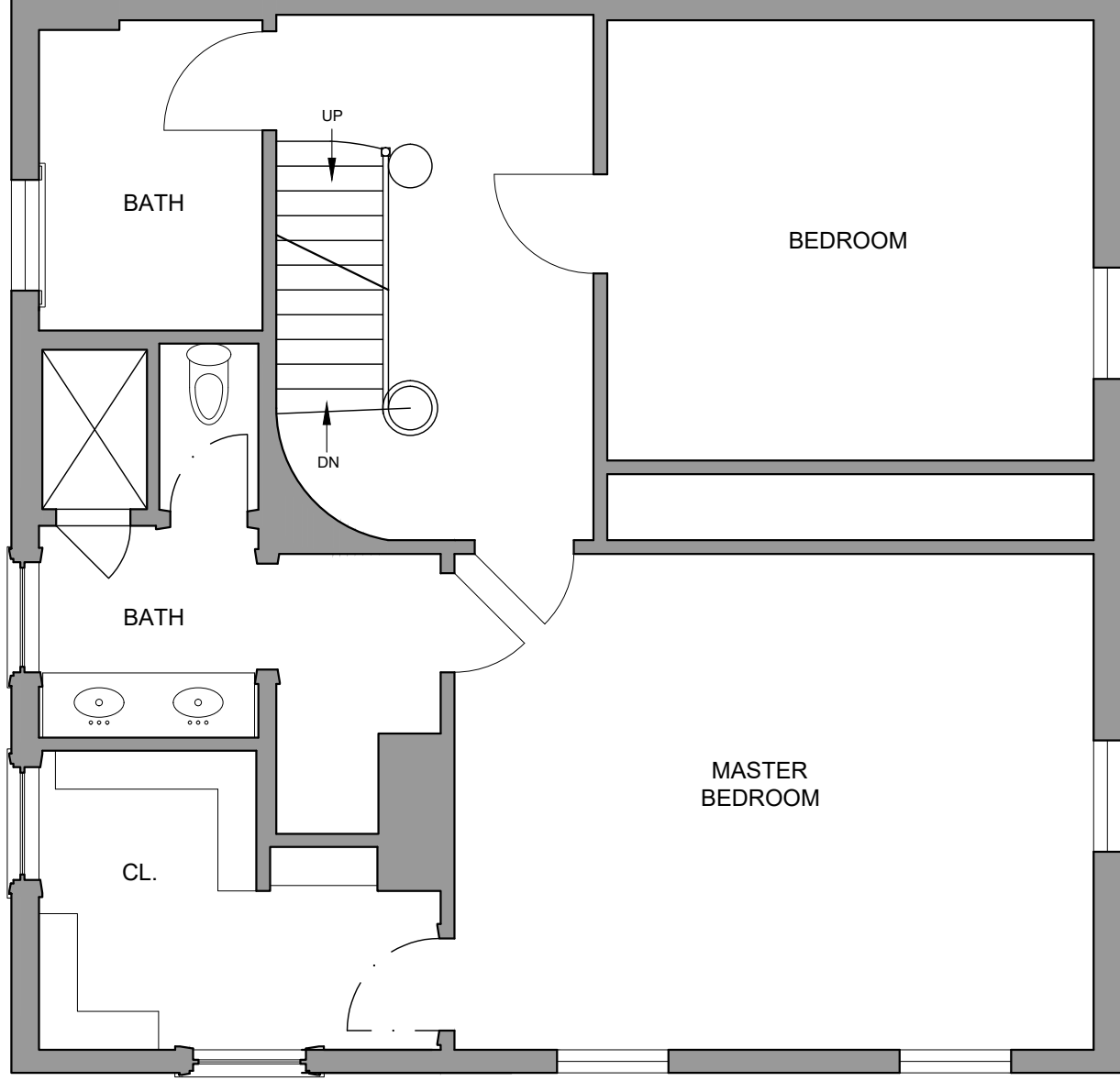
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	PROJECT:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906
ISSUE:	EXISTING CONDITION HISTORIC DISTRICT COMMISSION PRESENTATION	
DWG. NO.:	DWN BY: RYANMK	CKD BY: RYAN
	DATE: 03-08-2021	SCALE: N.T.S.
	4	



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			CKD BY: RYAN	DATE : 03-08-2021



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PROJECT:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
ISSUE:	EXISTING FIRST FLOOR PLAN HISTORIC DISTRICT COMMISSION PRESENTATION	
DWN BY:	RYAN/CLOUSEM/K	DWG. NO.:
CKD BY:	RYAN	6
DATE:	03-08-2021	SCALE:
		N.T.S.



ARCHITECT :

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 401 749 1797
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PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE :

EXISTING FIRST FLOOR PLAN
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY :
 RYAN/CLOUSEM/K

CKD BY :
 RYAN

DATE :
 03-08-2021

SCALE :
 N.T.S.

DWG. NO. :

7



ARCHITECT :

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PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE :

EXISTING EAST ELEVATION
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY :
RYAN/CLOUSEMK

CKD BY :
RYAN

DATE :
03-08-2021

SCALE :
3/16" = 1'-0"

DWG. NO. :

8



ARCHITECT :

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 401 749 1797
 WWW.JACKRYANARCHITECT.COM

PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE :

EXISTING SOUTH ELEVATION
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY :
 RYAN/CLOUSEMK

CKD BY :
 RYAN

DATE :
 03-08-2021

SCALE :
 3/16" = 1'-0"

DWG. NO. :

9



ARCHITECT :

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 401 749 1797
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PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE :

EXISTING WEST ELEVATION
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY :
 RYAN/CLOUSEMK

CKD BY :
 RYAN

DATE :
 03-08-2021

SCALE :
 3/16" = 1'-0"

DWG. NO. :

10



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PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE :

EXISTING NORTH ELEVATION
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY :

RYAN/CLOUSEM/K

DWG. NO. :

11

CKD BY :

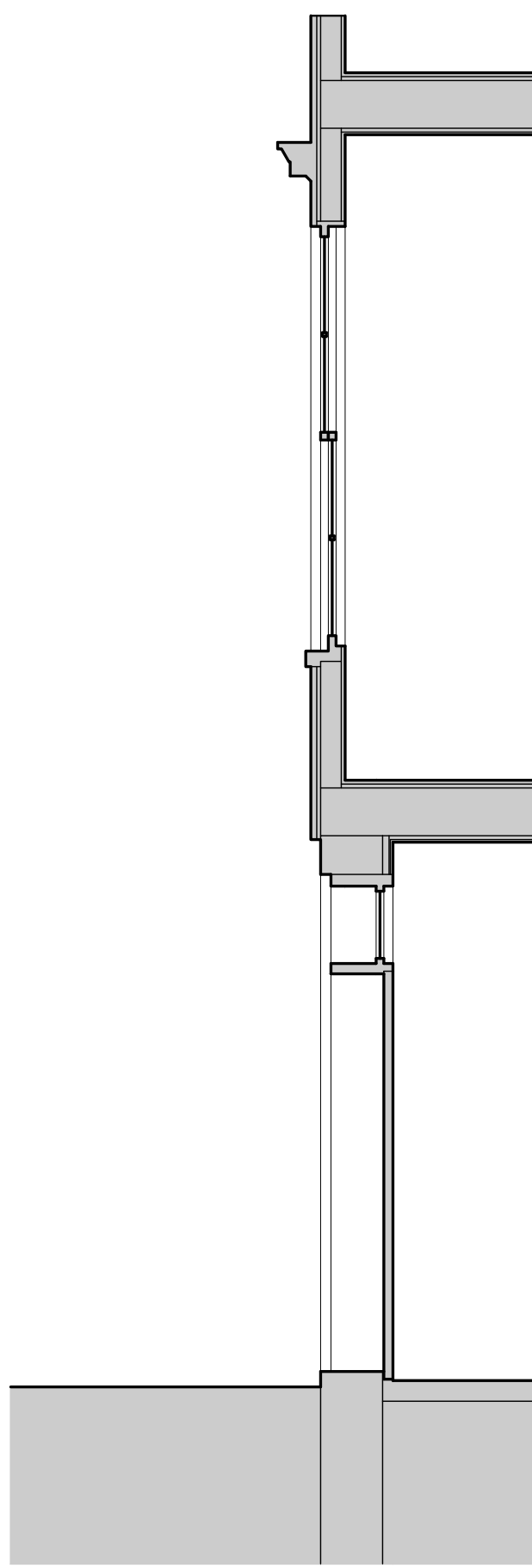
RYAN

DATE :

03-08-2021

SCALE :

3/16" = 1'-0"



ARCHITECT :

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PROJECT :

STEPHEN AND NICOLE TRAUB RESIDENCE
 20 BENEFIT STREET
 PROVIDENCE, RI 02906

ISSUE:

SECTION DETAIL
HISTORIC DISTRICT COMMISSION
PRESENTATION

DWN BY:
RYAN/CLOUSE/MK

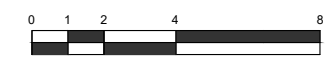
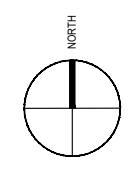
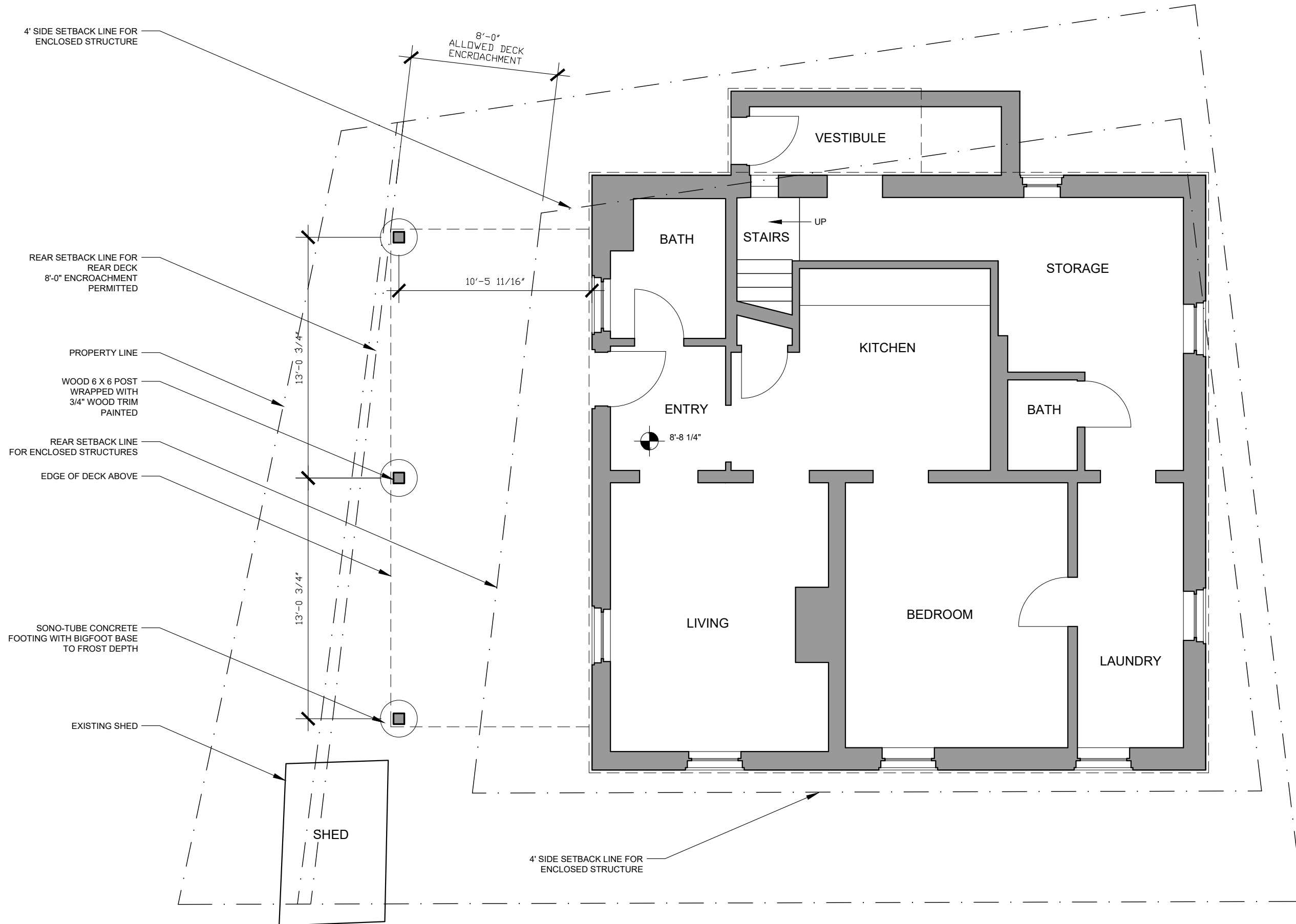
CKD BY:
RYAN

DATE:
03-08-2021

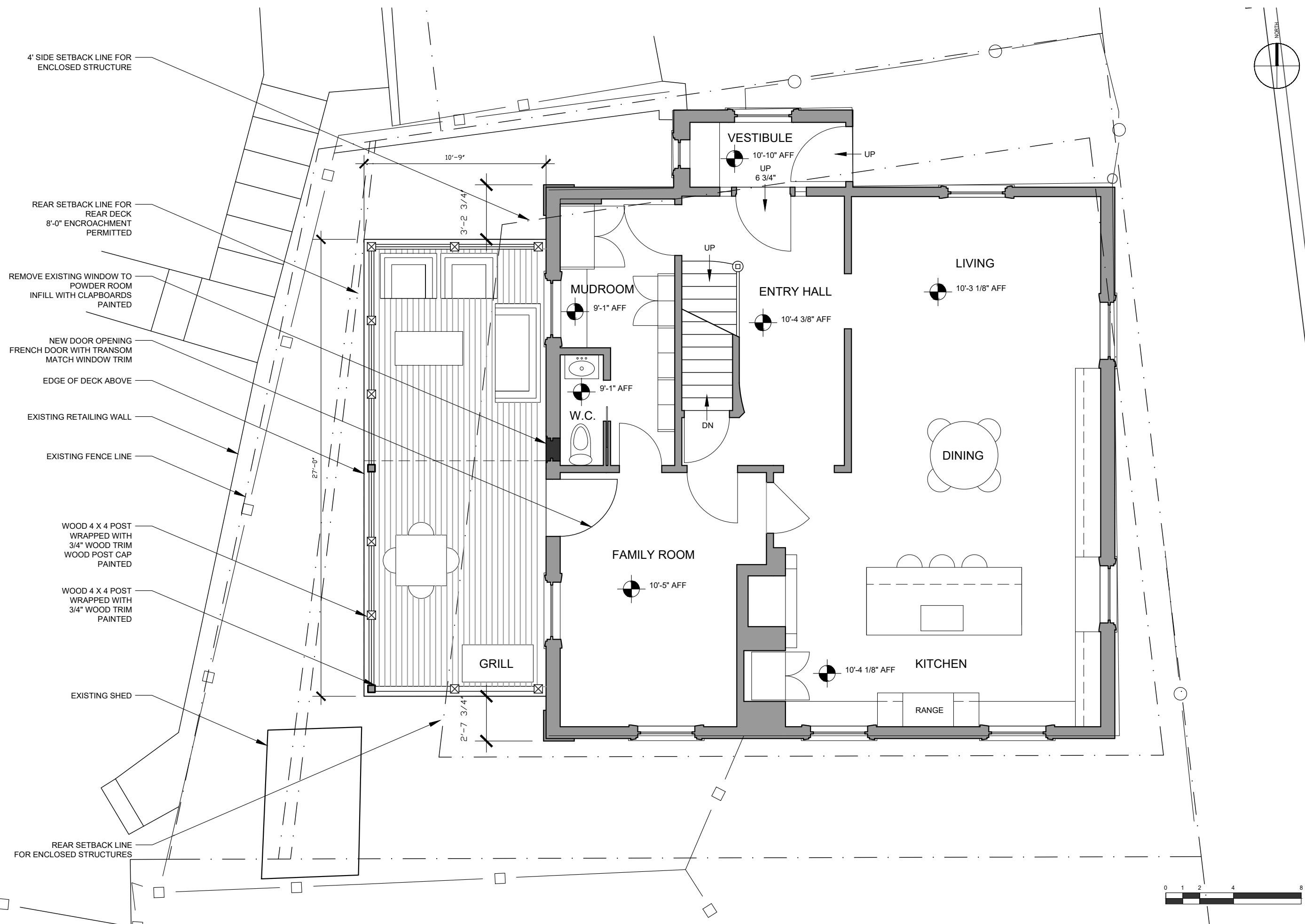
SCALE:
3/8" = 1'-0"

DWG. NO. :

12



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	PROJECT:	
ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	BASEMENT LEVEL HISTORIC DISTRICT COMMISSION PRESENTATION	
DWN BY:	RYAN/CLOUSEM/K	DWG. NO.:
CKD BY:	RYAN	DATE:
DATE:	03-08-2021	SCALE:
SCALE:	3/16" = 1'	13



4' SIDE SETBACK LINE FOR ENCLOSED STRUCTURE

REAR SETBACK LINE FOR REAR DECK 8'-0" ENCROACHMENT PERMITTED

REMOVE EXISTING WINDOW TO POWDER ROOM INFILL WITH CLAPBOARDS PAINTED

NEW DOOR OPENING FRENCH DOOR WITH TRANSOM MATCH WINDOW TRIM

EDGE OF DECK ABOVE

EXISTING RETAILING WALL

EXISTING FENCE LINE

WOOD 4 X 4 POST WRAPPED WITH 3/4" WOOD TRIM WOOD POST CAP PAINTED

WOOD 4 X 4 POST WRAPPED WITH 3/4" WOOD TRIM PAINTED

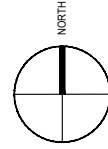
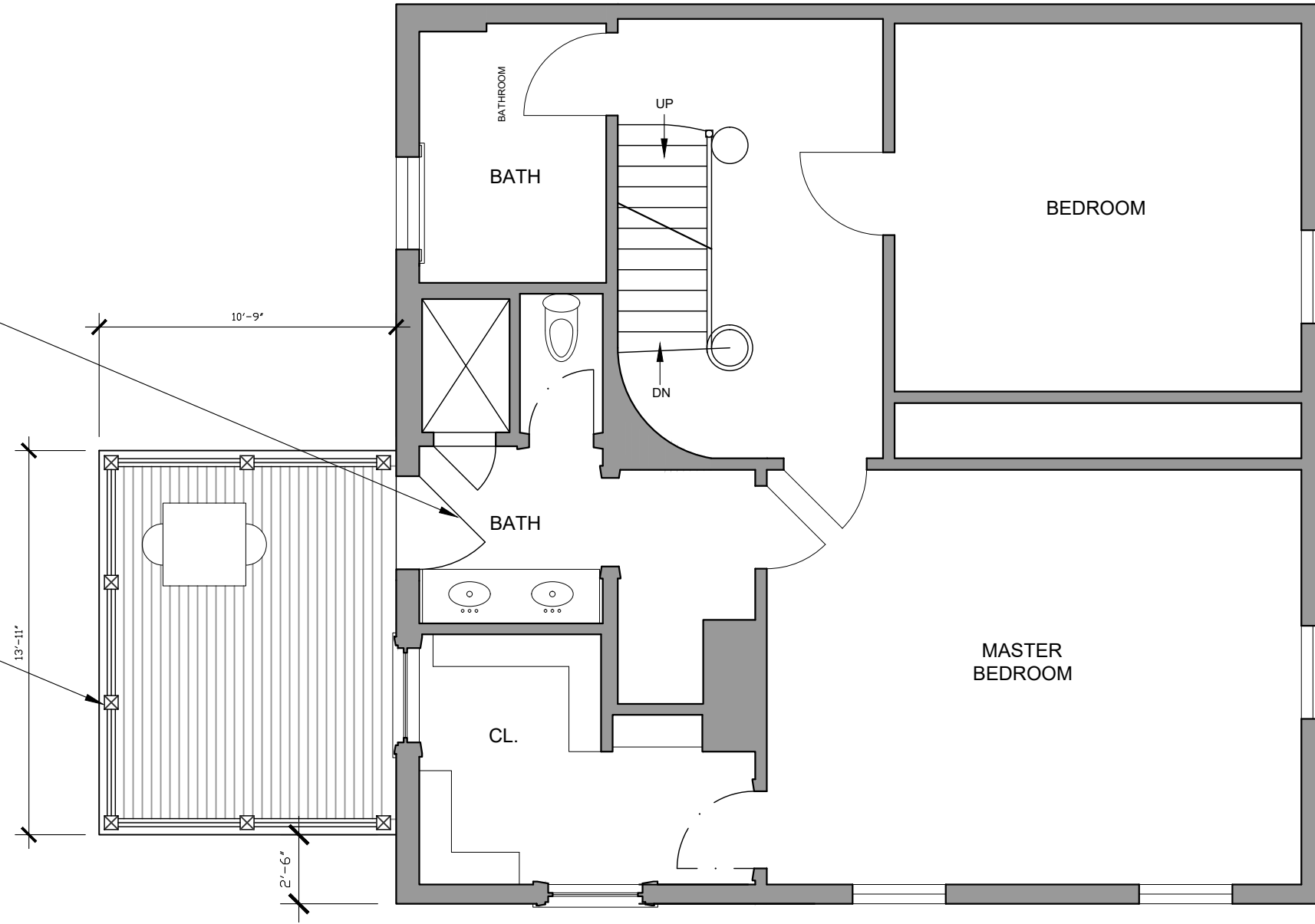
EXISTING SHED

REAR SETBACK LINE FOR ENCLOSED STRUCTURES

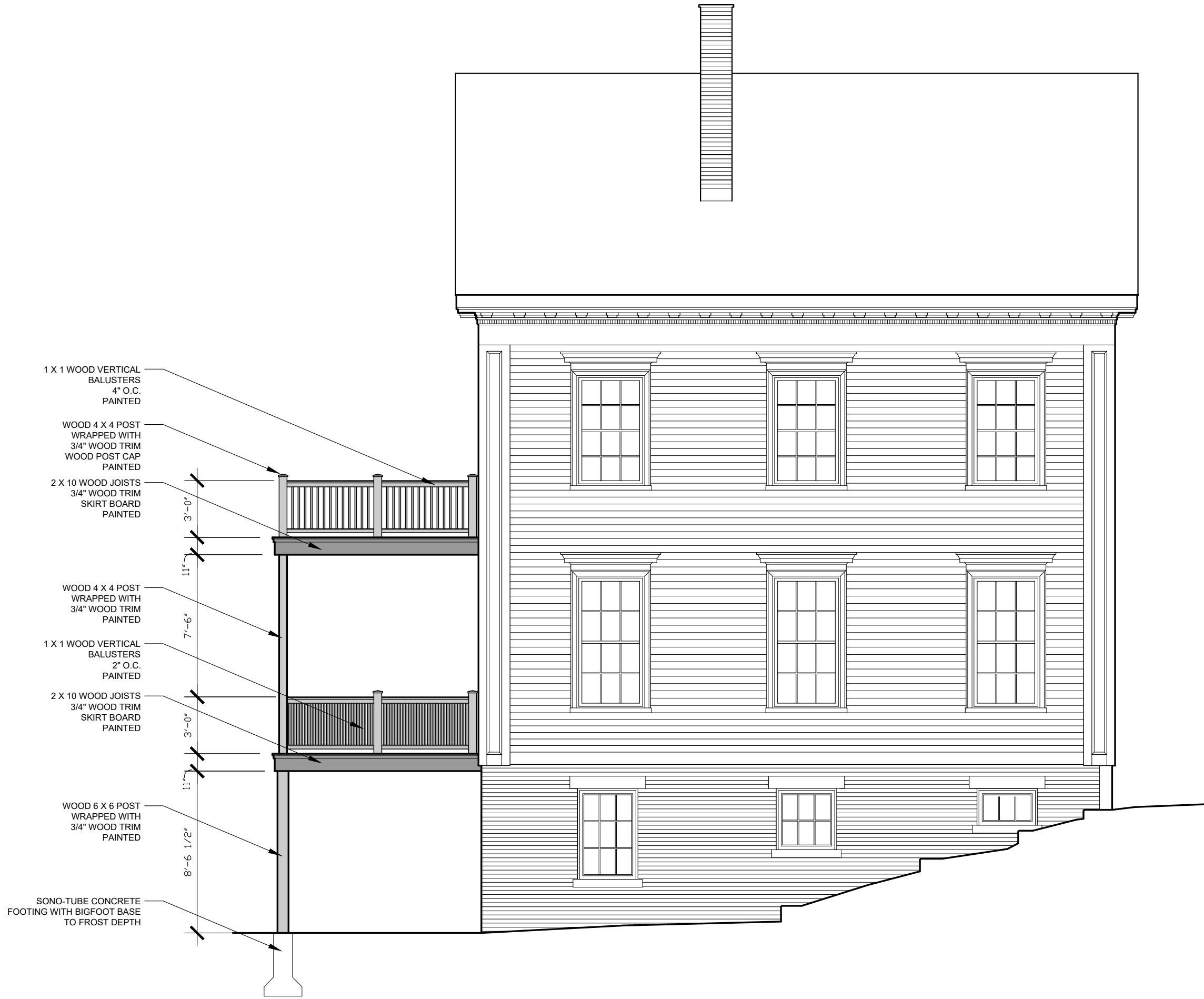
DWG. NO.:	14
DWN BY:	RYAN/CLOUSEM/K
CKD BY:	RYAN
DATE:	03-08-2021
SCALE:	3/16" = 1'
ISSUE:	
FIRST FLOOR PLAN HISTORIC DISTRICT COMMISSION PRESENTATION	
PROJECT:	
STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
ARCHITECT:	
JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET, UNIT 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	

REMOVE EXISTING WINDOW SASH AND ENLARGE OPENING FOR DOOR FRENCH DOOR WITH TRANSOM

WOOD 4 X 4 POST WRAPPED WITH 3/4" WOOD TRIM WOOD POST CAP PAINTED



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			CKD BY: RYAN	DATE : 03-08-2021



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						DWN BY:	
						CKD BY:	RYAN
						DATE:	03-08-2021
						SCALE:	3/16" = 1'

- 1 X 1 WOOD VERTICAL BALUSTERS
4" O.C.
PAINTED
- REMOVE EXISTING WINDOW SASH AND ENLARGE OPENING FOR DOOR
FRENCH DOOR WITH TRANSOM
- WOOD 4 X 4 POST WRAPPED WITH 3/4" WOOD TRIM
WOOD POST CAP
PAINTED
- WOOD 4 X 4 POST WRAPPED WITH 3/4" WOOD TRIM
PAINTED
- REMOVE EXISTING WINDOW TO POWDER ROOM
INFILL WITH CLAPBOARDS
PAINTED
- NEW DOOR OPENING
FRENCH DOOR WITH TRANSOM
MATCH WINDOW TRIM
- 1 X 1 WOOD VERTICAL BALUSTERS
2" O.C.
PAINTED
- 2 X 10 WOOD JOISTS
3/4" WOOD TRIM
SKIRT BOARD
PAINTED
- 2 X 10 WOOD JOISTS
3/4" WOOD TRIM
SKIRT BOARD
PAINTED
- WOOD 6 X 6 POST WRAPPED WITH 3/4" WOOD TRIM
PAINTED
- SONO-TUBE CONCRETE FOOTING WITH BIGFOOT BASE
TO FROST DEPTH



3'-0"
11"
7'-6"
3'-0"
11"
8'-6 1/2"



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DWG. NO. :	18
DWN BY : RYAN/CLOUSEM/K	
CKD BY : RYAN	DATE : 03-08-2021
SCALE : 3/16" = 1'	

ISSUE :
**NORTH ELEVATION
HISTORIC DISTRICT COMMISSION
PRESENTATION**

PROJECT :
STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**BEFORE -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DWN BY:

RYANMK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

19



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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**AFTER -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DWN BY:

RYANMK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

20



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WWW.JACKRYANARCHITECT.COM

PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**BEFORE -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DRAWN BY:

RYAN/MIK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

21



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WWW.JACKRYANARCHITECT.COM

PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**AFTER -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DRAWN BY:

RYAN/MIK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

22



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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**BEFORE -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DWN BY:

RYAN/MIK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

23



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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**AFTER -
VIEW FROM NORTH MAIN STREET
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DWN BY:

RYANMK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

24



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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**AFTER -
VIEW FROM FIRST FLOOR DECK
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DRAWN BY:

RYANMK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

25



ARCHITECT:

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PROVIDENCE, RI 02903
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PROJECT:

STEPHEN AND NICOLE TRAUB RESIDENCE
20 BENEFIT STREET
PROVIDENCE, RI 02906

ISSUE:

**AFTER -
VIEW FROM SECOND FLOOR DECK
HISTORIC DISTRICT COMMISSION
PRESENTATION**

DWN BY:

RYANMK

CKD BY:

RYAN

DATE:

03-08-2021

SCALE:

N.T.S.

DWG. NO.:

26