

**PROJECT REVIEW**

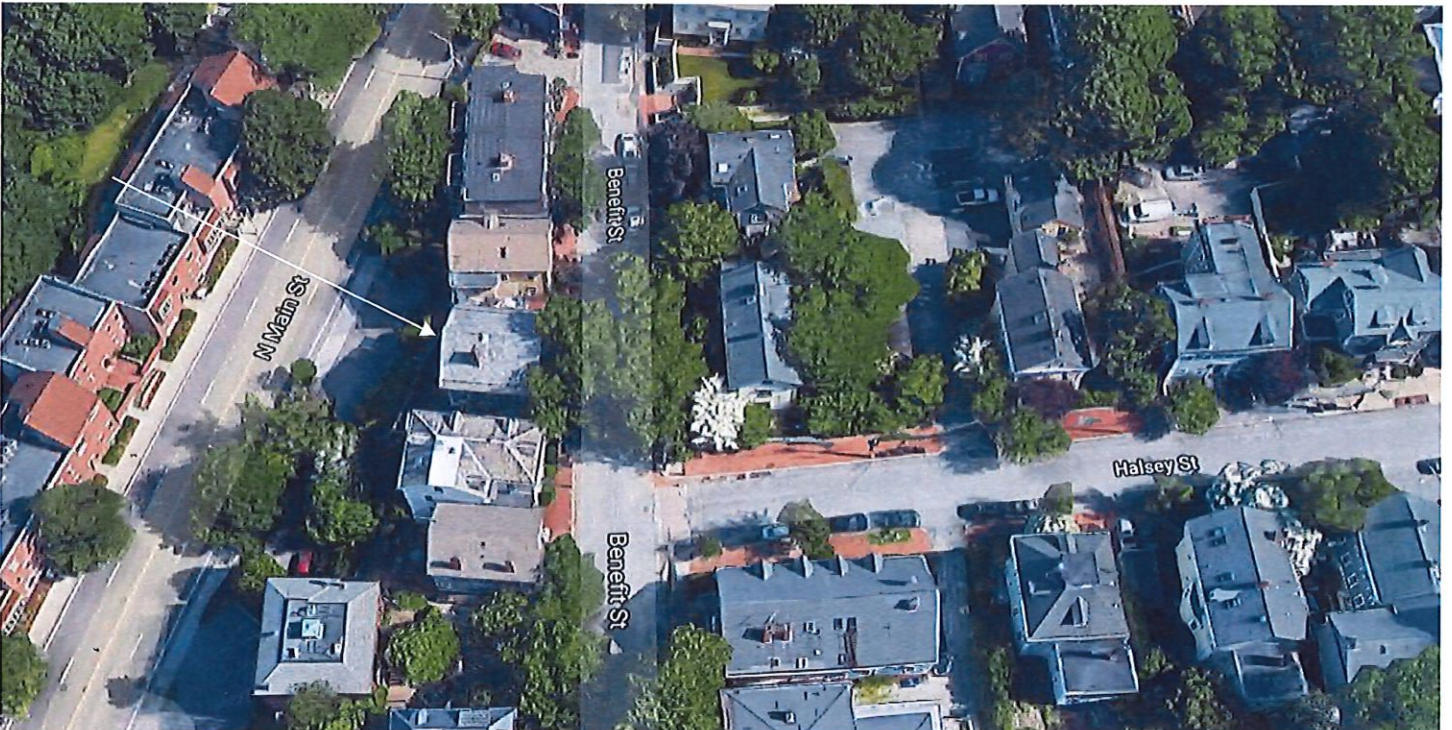
**1. CASE 21.016, 20 BENEFIT STREET, Christopher R. Drowne House, 1862-3 (COLLEGE HILL)**

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 a first-floor porch, the relocation of one window, and the installation of an egress door, rear elevation.

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

- At the March 22<sup>nd</sup> meeting the item was continued. Overall there was a negative reaction to the proposed second floor deck. Discussion of the first-floor deck was focused on size (could it be smaller?) and type of balustrades (traditional or modern?). Could the smaller window be relocated a little so that it is retained within the bathroom? Issue of transoms over egress door: suggested removing and using a door that more closely resembled the windows. The Commission requested that these items be re-examined and for the applicant to return to the Commission with revised drawings. The applicant's representative agreed;
- The proposed modifications are visible from the public right-of-way;
- The applicant has submitted revised documentation which incorporates many, if not all, of the Commission's comments/concerns into the new design. The second-floor porch has been removed, the small window has been relocated; and,
- A revised 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.

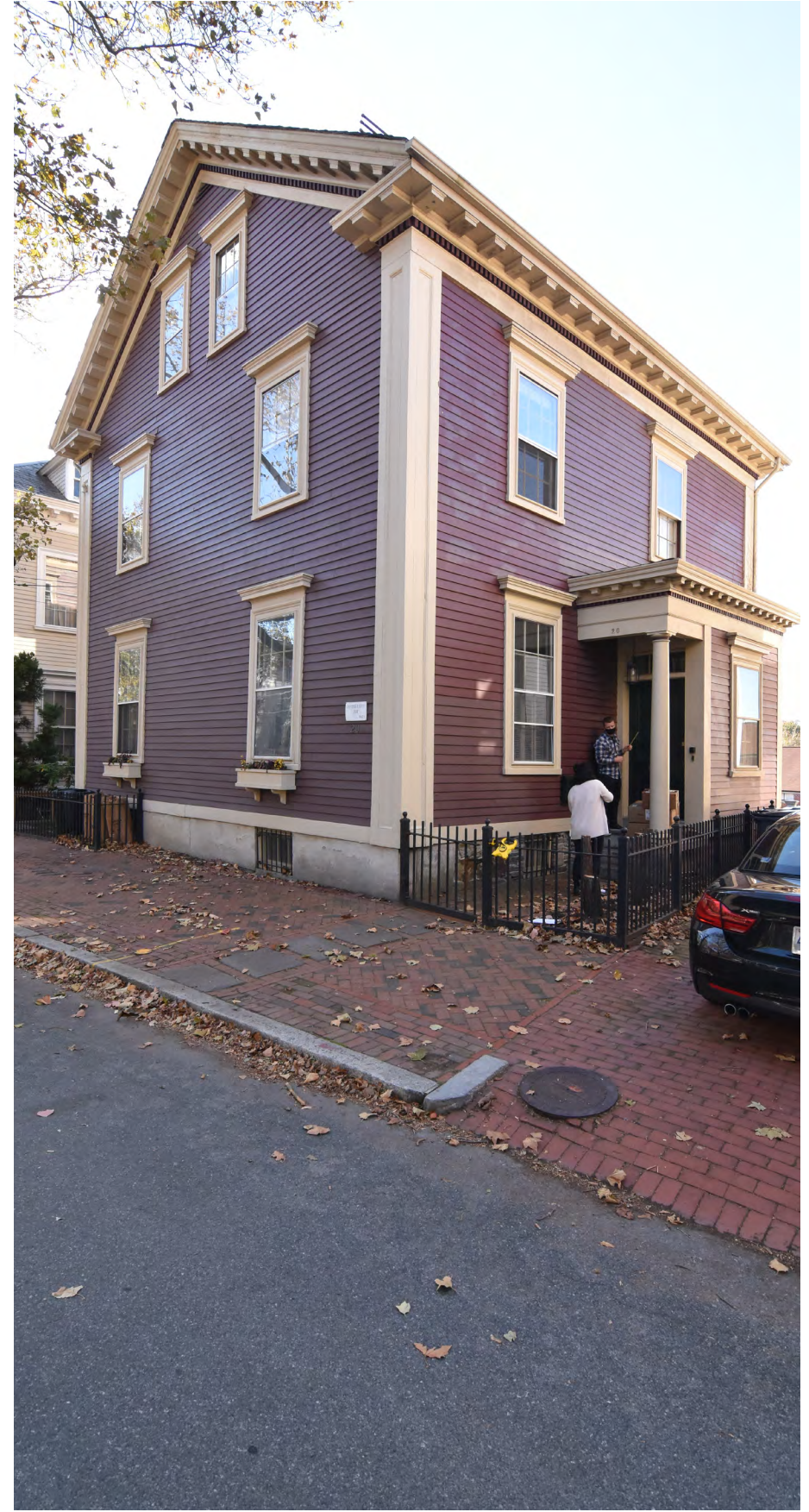
**Staff recommends a motion be made stating that:** The application is considered complete. 20 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure 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.



EXISTING CONDITION  
- VIEW FROM BENEFIT STREET



EXISTING CONDITION



EXISTING CONDITION

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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.:	1	DRAWN BY:	RYAN/MIK
		CKD BY:	RYAN
		DATE:	04-13-2021
		SCALE:	N.T.S.



EXISTING CONDITION -  
REAR ELEVATION



EXISTING CONDITION -  
REAR ELEVATION



RECENT CONDITION OF REAR ELEVATION

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ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	EXISTING CONDITION HISTORIC DISTRICT COMMISSION PRESENTATION	
DWG. NO.:	2	
DRN BY:	RYAN/MIK	SCALE: N.T.S.
CKD BY:	RYAN	
DATE:	04-13-2021	



EXISTING CONDITION  
FIRST FLOOR FAMILY ROOM

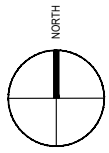
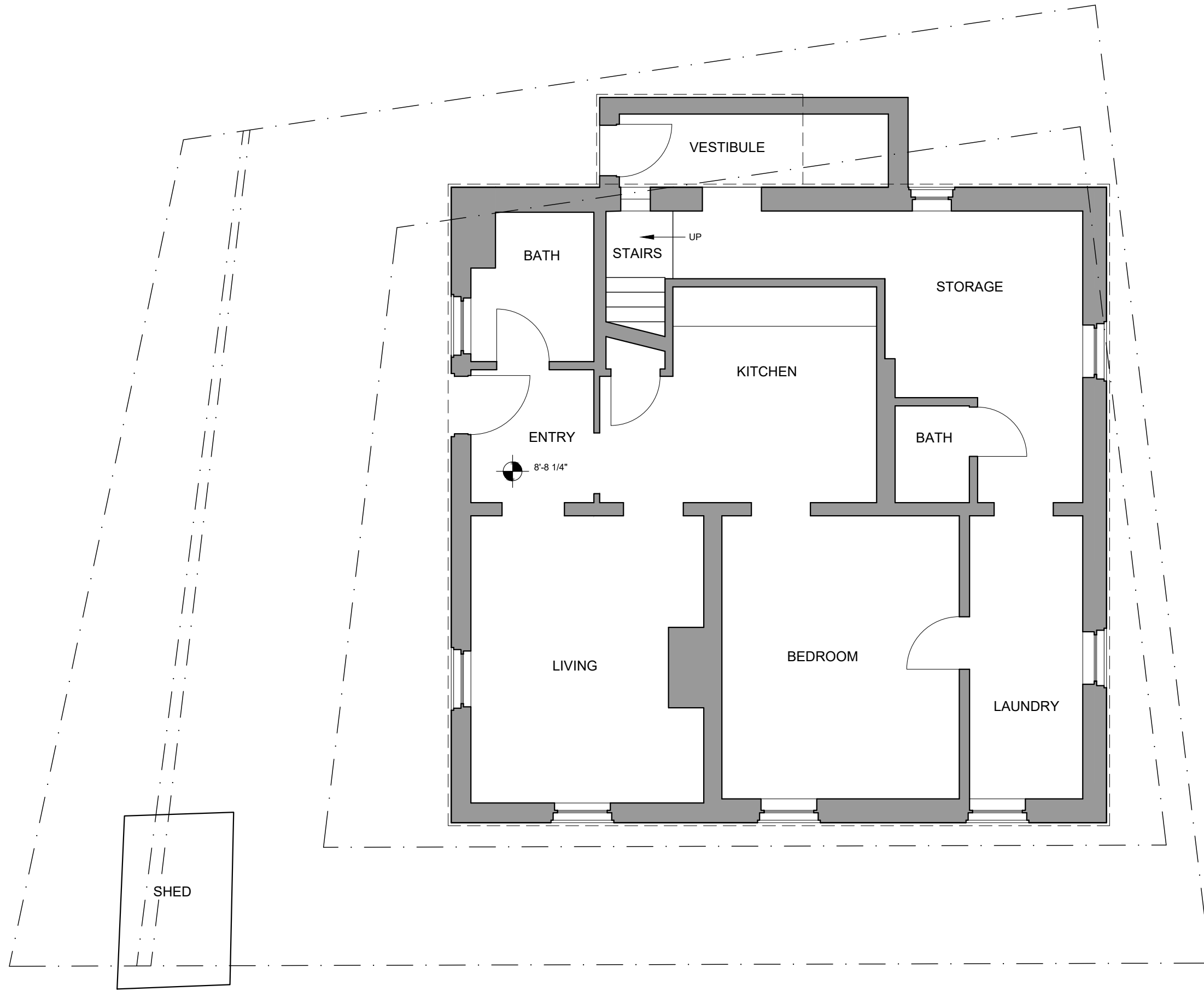


EXISTING CONDITION  
FIRST FLOOR WATER CLOSET WINDOW

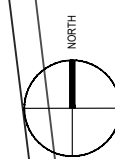
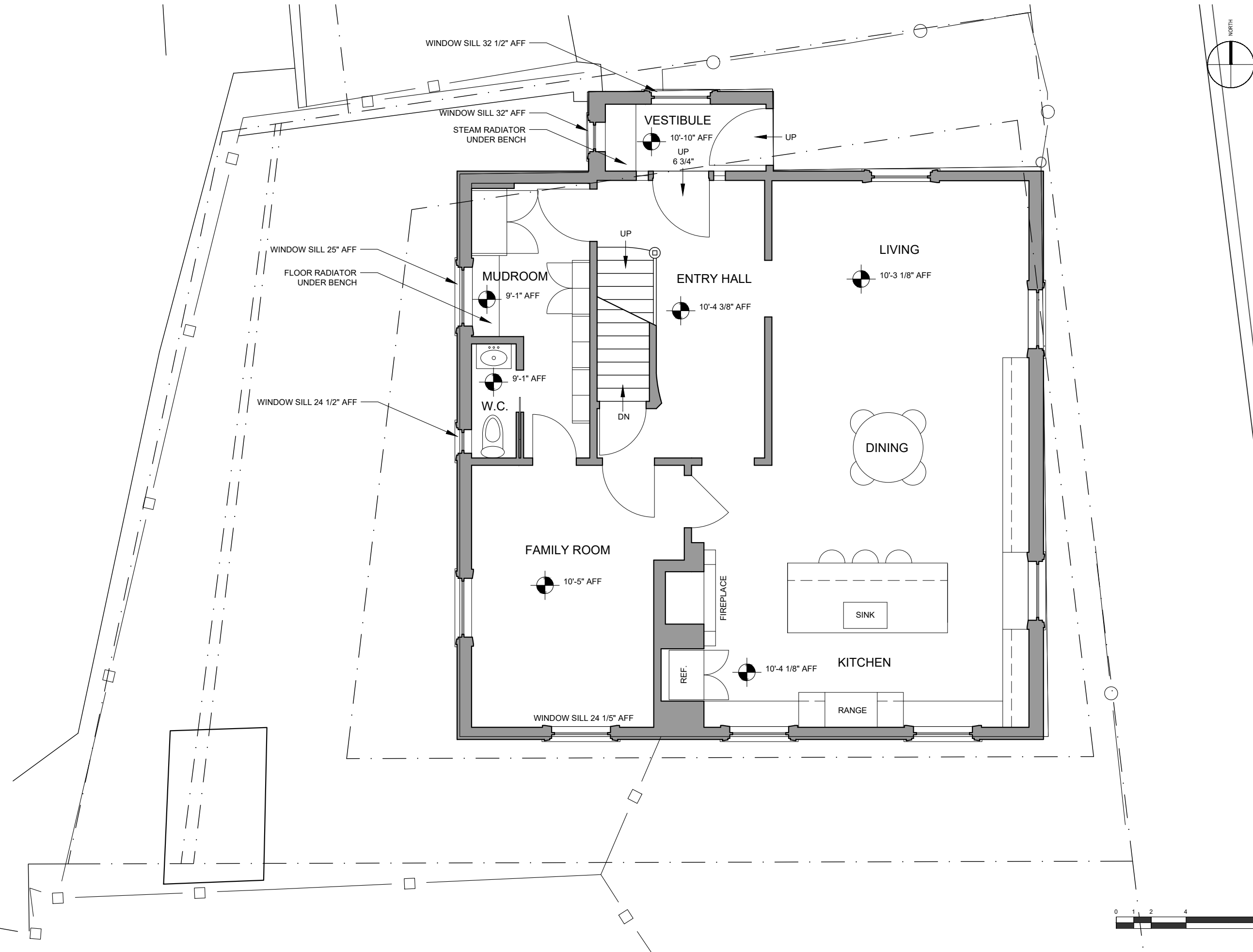


EXISTING CONDITION  
FIRST FLOOR MUDROOM WINDOW

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PROJECT:	STEPHEN AND NICOLE TRAUB RESIDENCE	
	20 BENEFIT STREET PROVIDENCE, RI 02906	
ISSUE:	EXISTING CONDITION	
	HISTORIC DISTRICT COMMISSION PRESENTATION	
DRAWN BY:	RYAN/MIK	DWG. NO.:
CKD BY:	RYAN	
DATE:	04-13-2021	SCALE:
		N.T.S.



ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET, UNIT 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>STEPHEN AND NICOLE TRAUB RESIDENCE</b> 20 BENEFIT STREET PROVIDENCE, RI 02906	ISSUE: <b>EXISTING BASEMENT AND SITE PLAN</b> <b>HISTORIC DISTRICT COMMISSION</b> <b>PRESENTATION</b>	DWN BY: RYAN/CLOUSEM/K	DWG. NO. : <b>4</b>
			CKD BY: RYAN	DATE : 04-13-2021



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PROJECT:	<b>STEPHEN AND NICOLE TRAUB RESIDENCE</b> 20 BENEFIT STREET PROVIDENCE, RI 02906	
ISSUE:	<b>EXISTING FIRST FLOOR PLAN</b> HISTORIC DISTRICT COMMISSION PRESENTATION	
DWN BY:	RYAN/CLOUSEM/K	DWG. NO.:
CKD BY:	RYAN	5
DATE:	04-13-2021	SCALE:
		N.T.S.



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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

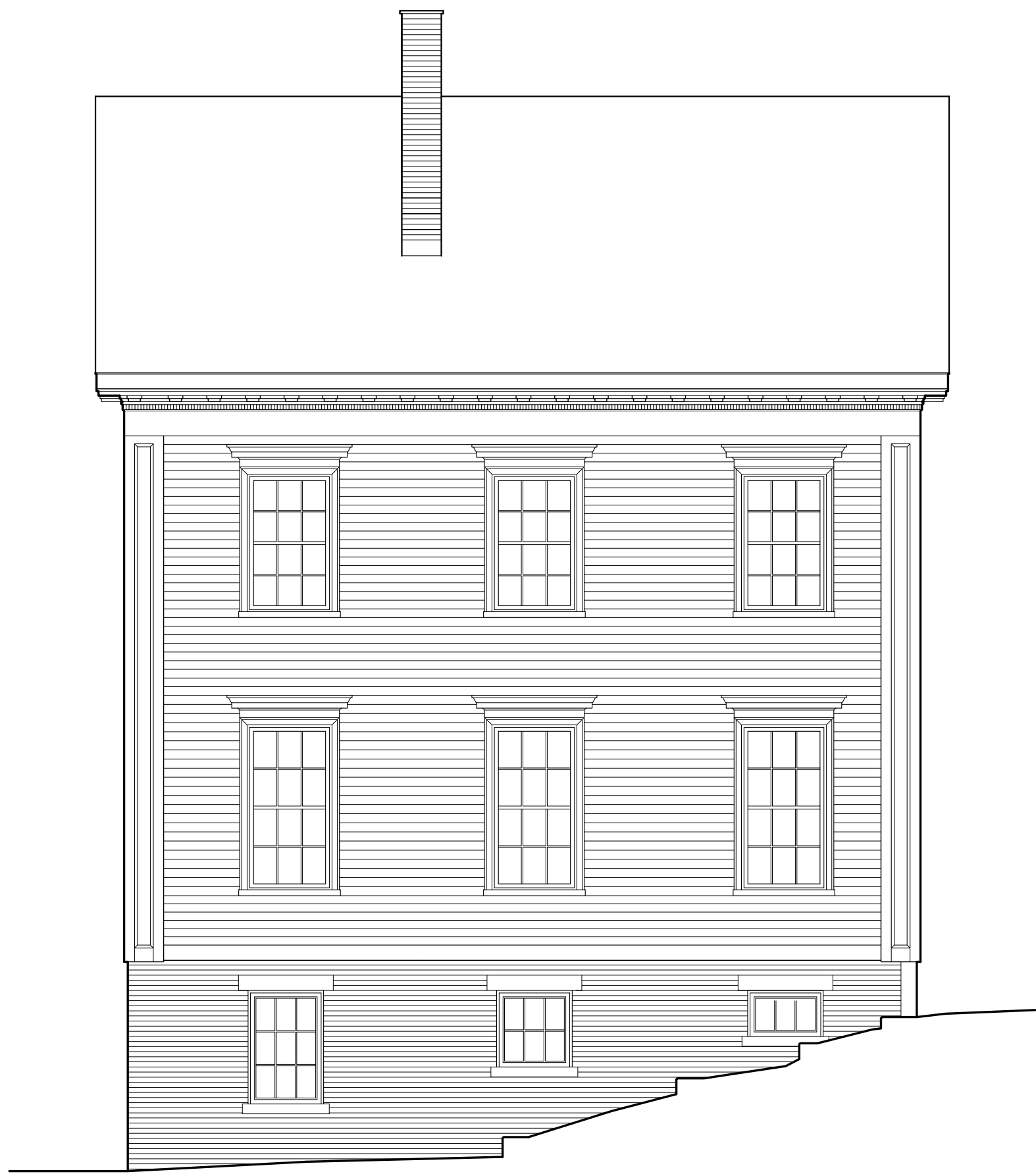
DATE :  
 04-13-2021

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

DWG. NO. :

**6**





ARCHITECT :

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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:  
04-13-2021

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

DWG. NO. :

**7**



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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 :  
 04-13-2021

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

DWG. NO. :

**8**



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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/CLOUSEMK

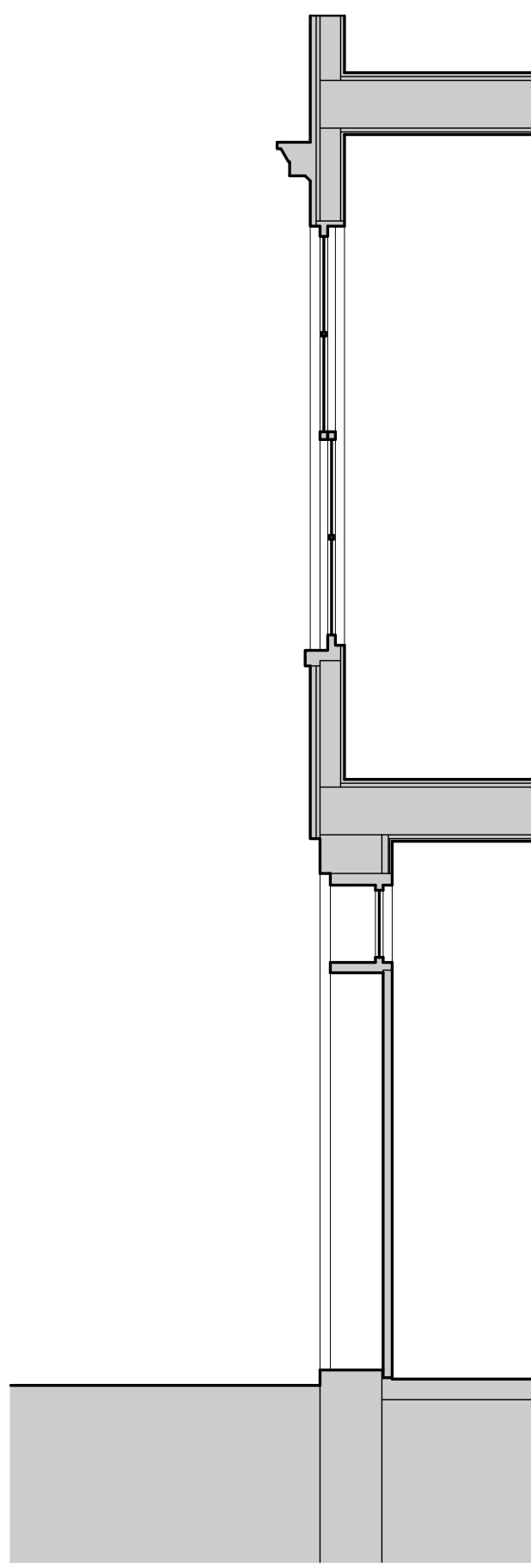
CKD BY:  
RYAN

DATE:  
04-13-2021

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

DWG. NO. :

**9**



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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

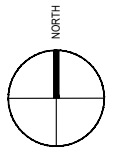
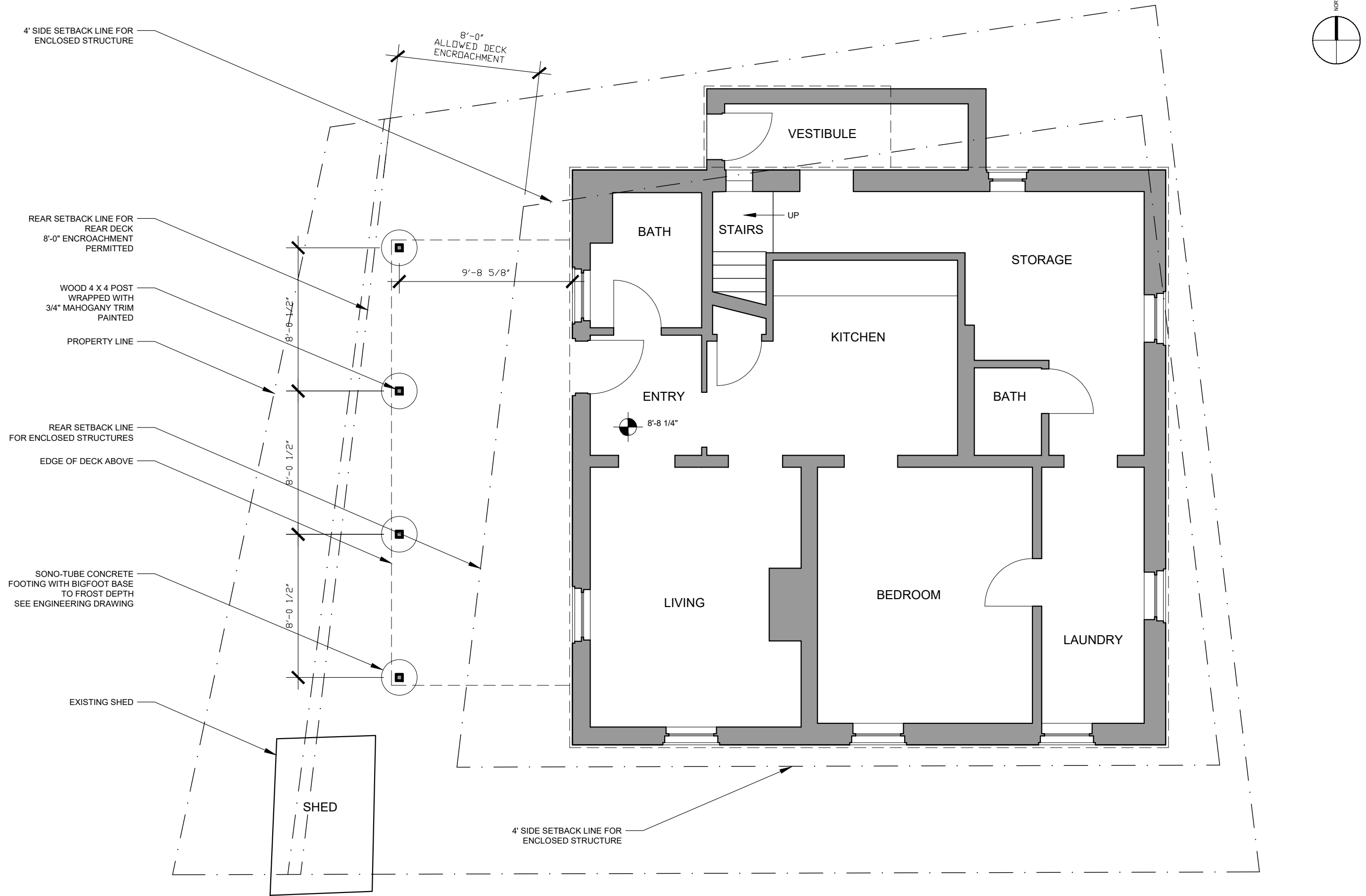
CKD BY:  
RYAN

DATE:  
04-13-2021

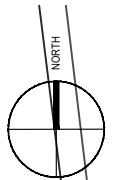
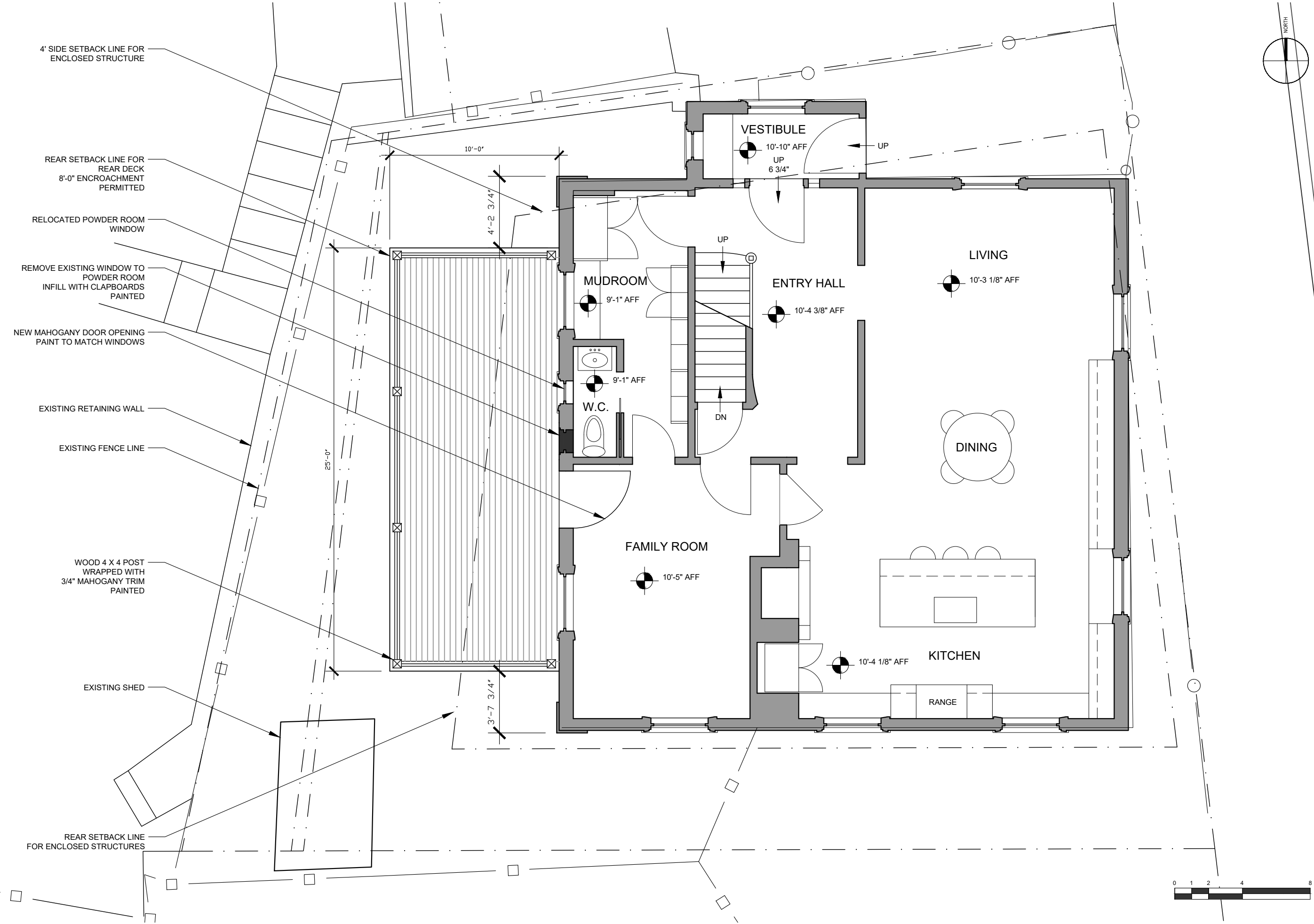
SCALE:  
3/8" = 1'-0"

DWG. NO. :

**10**



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PROJECT:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
ISSUE:	BASEMENT LEVEL HISTORIC DISTRICT COMMISSION PRESENTATION	
DWN BY:	RYAN/CLOUSEM/K	DWG. NO.:
CKD BY:	RYAN	DATE:
DATE:	04-13-2021	SCALE:
SCALE:	3/16" = 1'	11



DWG. NO.:	12
DWN BY:	RYAN/CLOUSEM/K
CKD BY:	RYAN
DATE:	04-13-2021
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:  
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RELOCATED POWDER ROOM WINDOW  
 REMOVE EXISTING WINDOW TO POWDER ROOM  
 INFILL WITH CLAPBOARDS PAINTED  
 NEW MAHOGANY DOOR OPENING  
 PAINT TO MATCH WINDOWS

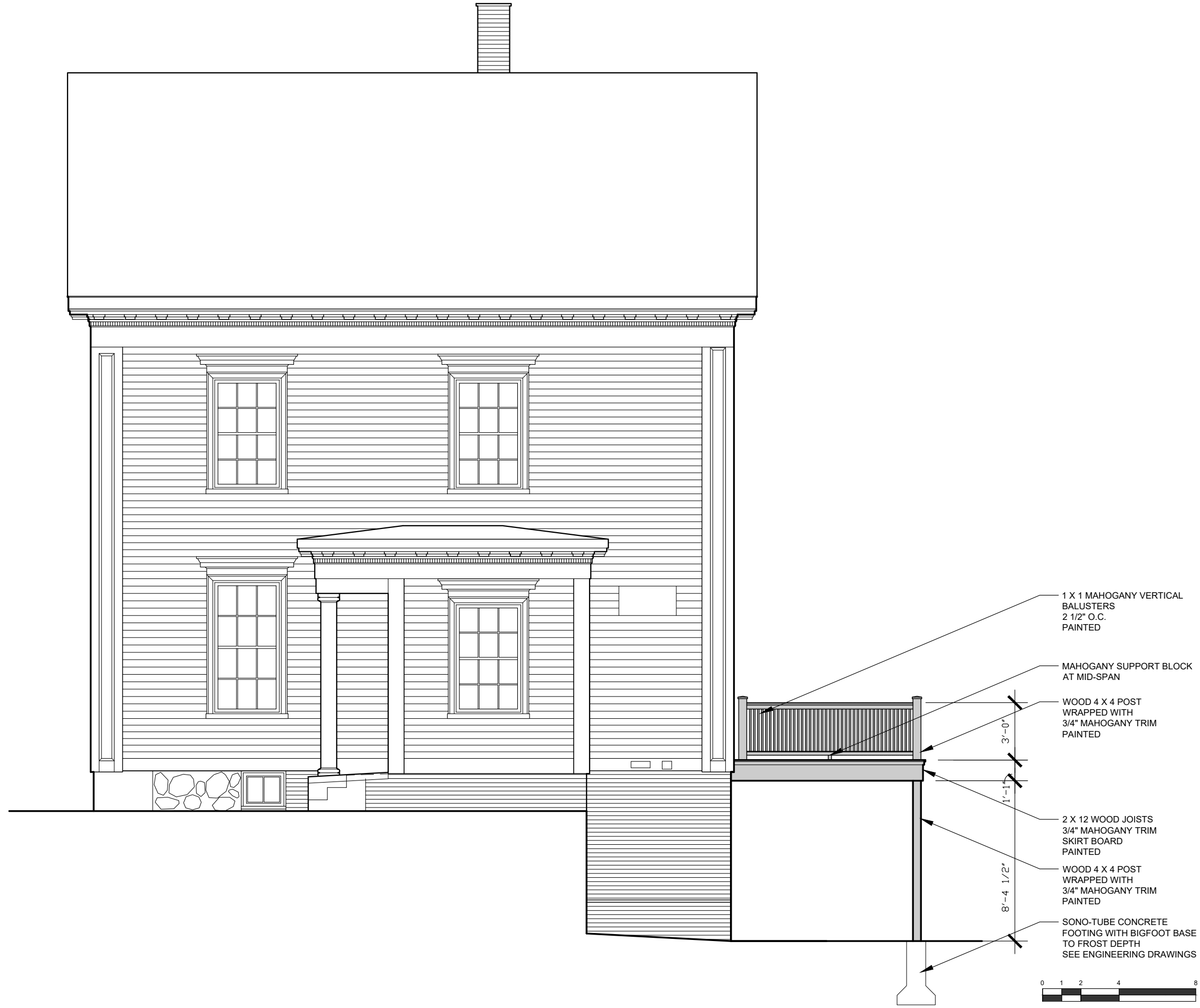
MAHOGANY SUPPORT BLOCK AT MID-SPAN  
 1 X 1 MAHOGANY VERTICAL BALUSTERS  
 2 1/2" O.C. PAINTED  
 WOOD 4 X 4 POST WRAPPED WITH 3/4" MAHOGANY TRIM PAINTED  
 2 X 12 WOOD JOISTS 3/4" MAHOGANY TRIM SKIRT BOARD PAINTED

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

SONO-TUBE CONCRETE FOOTING WITH BIGFOOT BASE TO FROST DEPTH SEE ENGINEERING DRAWING



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	PROJECT:	
ISSUE:	STEPHEN AND NICOLE TRAUB RESIDENCE 20 BENEFIT STREET PROVIDENCE, RI 02906	
	WEST ELEVATION HISTORIC DISTRICT COMMISSION PRESENTATION	
DWG. NO.:	13	
DWN BY:	RYAN/CLOUSEMK	
CKD BY:	RYAN	
DATE:	04-13-2021	
SCALE:	3/16" = 1'	



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	PROJECT :	
ISSUE :	<b>STEPHEN AND NICOLE TRAUB RESIDENCE</b> 20 BENEFIT STREET PROVIDENCE, RI 02906	
	NORTH ELEVATION HISTORIC DISTRICT COMMISSION PRESENTATION	
DWN BY :	RYAN/CLOUSEM/K	DWG. NO. :
CKD BY :	RYAN	<b>14</b>
DATE :	04-13-2021	SCALE :
		3/16" = 1"



1 X 1 MAHOGANY VERTICAL  
BALUSTERS  
2 1/2" O.C.  
PAINTED

MAHOGANY SUPPORT  
BLOCK AT MID-SPAN

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

2 X 12 WOOD JOISTS  
3/4" MAHOGANY TRIM  
SKIRT BOARD  
PAINTED

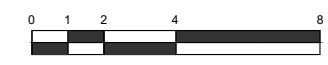
WOOD 4 X 4 POST  
WRAPPED WITH  
3/4" WOOD TRIM  
PAINTED

SONO-TUBE CONCRETE  
FOOTING WITH BIGFOOT BASE  
TO FROST DEPTH  
SEE ENGINEERING DRAWINGS

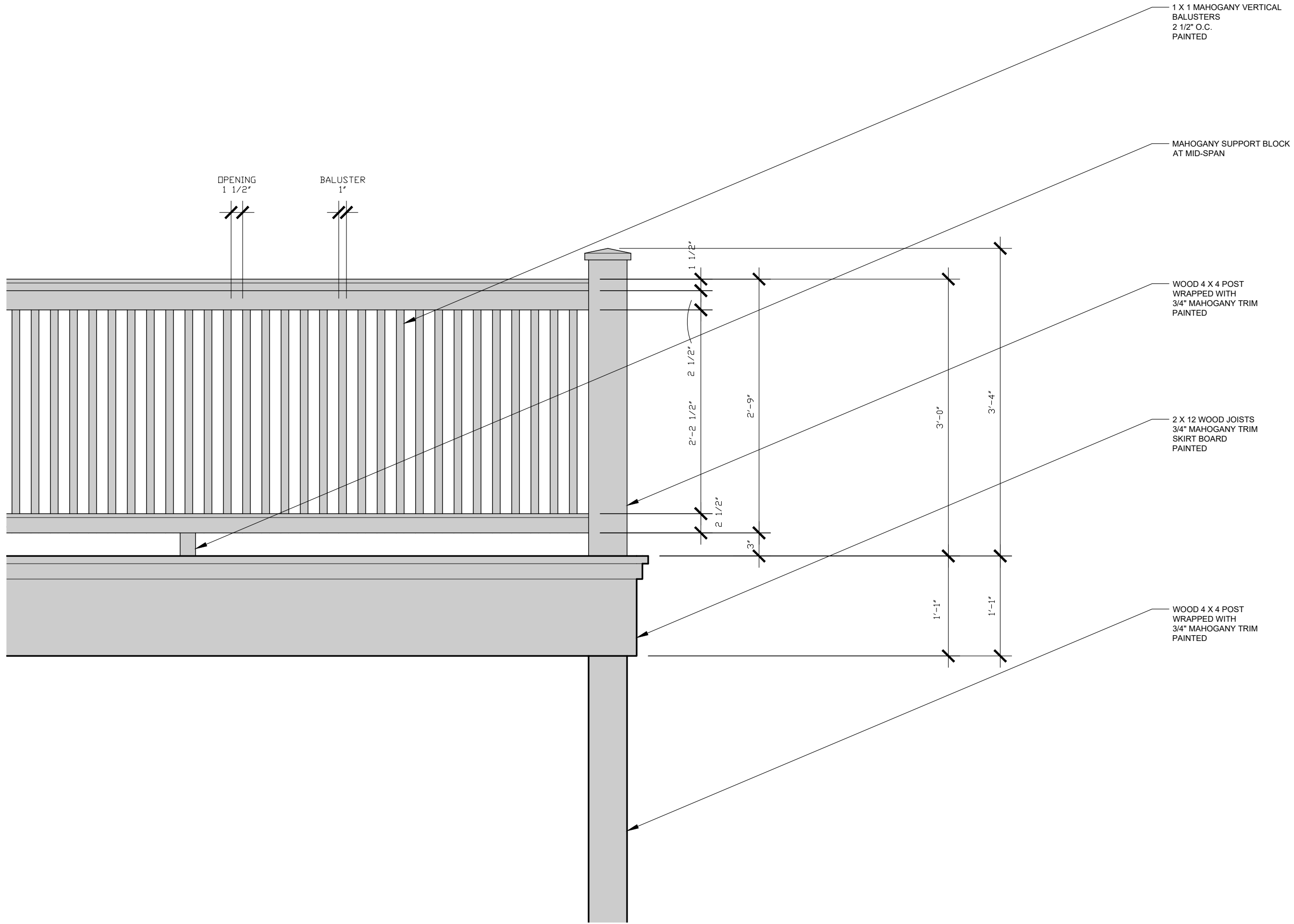
3'-0"

1'-1 1/4"

8'-4 1/2"



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						DWN BY: RYAN/CLOUSEMK	



1 X 1 MAHOGANY VERTICAL  
BALUSTERS  
2 1/2" O.C.  
PAINTED

MAHOGANY SUPPORT BLOCK  
AT MID-SPAN

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

2 X 12 WOOD JOISTS  
3/4" MAHOGANY TRIM  
SKIRT BOARD  
PAINTED

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

OPENING  
1 1/2"  
BALUSTER  
1"

1 1/2"

2 1/2"

2'-2 1/2"

2'-9"

2 1/2"

3"

3'-0"

3'-4"

1'-1"

1'-1"

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			CKD BY: RYAN	DATE : 04-13-2021



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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/MK

CKD BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**17**



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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:

RYAN/MIK

CKD BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**18**



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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**

DWG. NO.:

**19**

DWN BY:  
RYAN/MIK

CKD BY:  
RYAN

DATE:  
04-13-2021

SCALE:  
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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**

DRAWN BY:

RYAN/MIK

CK'D BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**20**



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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**

DRAWN BY :

RYAN/MIK

CK'D BY :

RYAN

DATE :

04-13-2021

SCALE :

N.T.S.

DWG. NO. :

**21**



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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**

DRAWN BY:

RYAN/MIK

CHECKED BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**22**





ARCHITECT:

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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**

DRAWN BY:

RYAN/MIK

CKD BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**23**



ARCHITECT:

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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:

RYAN/MIK

CKD BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**24**



ARCHITECT:

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PROJECT:

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

ISSUE:

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

DWN BY:

RYAN/MIK

CKD BY:

RYAN

DATE:

04-13-2021

SCALE:

N.T.S.

DWG. NO.:

**25**