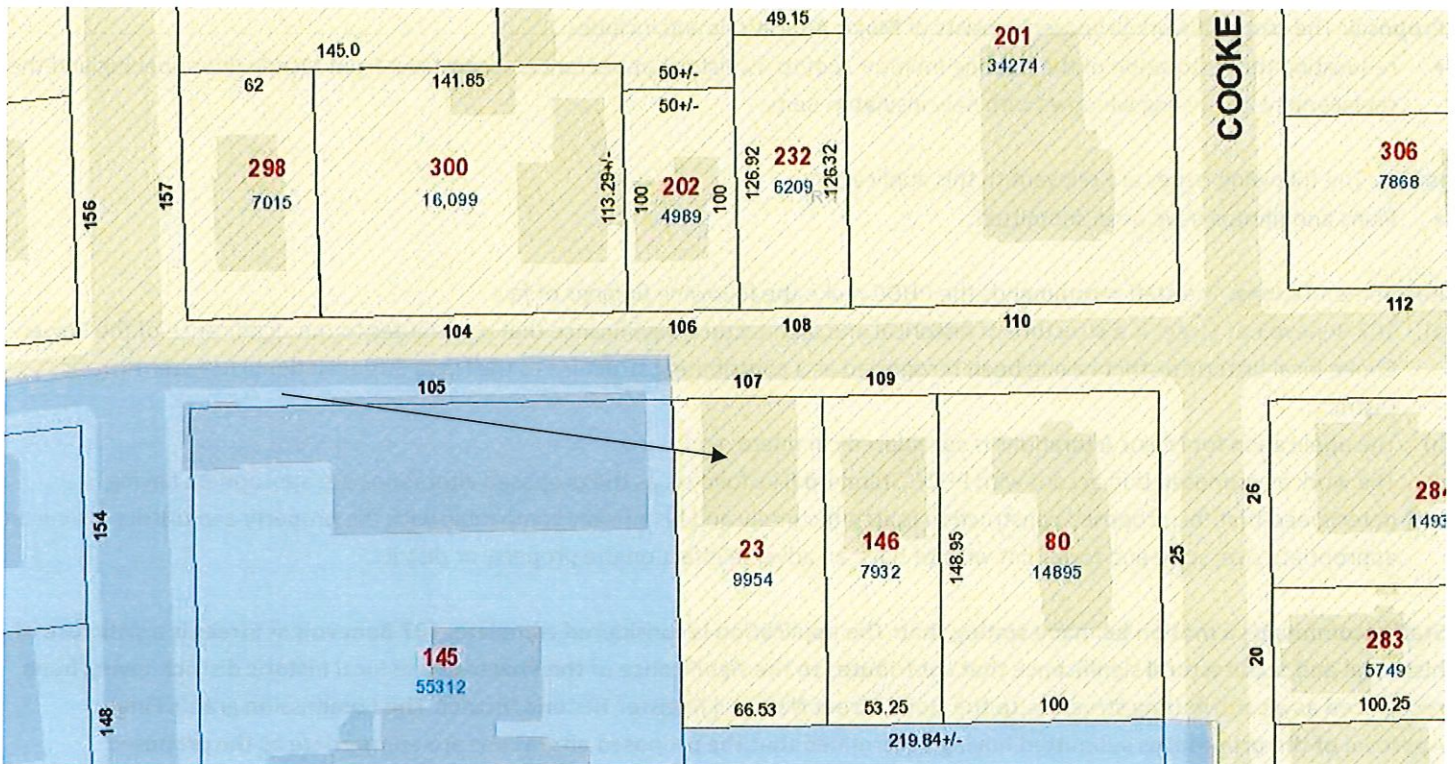


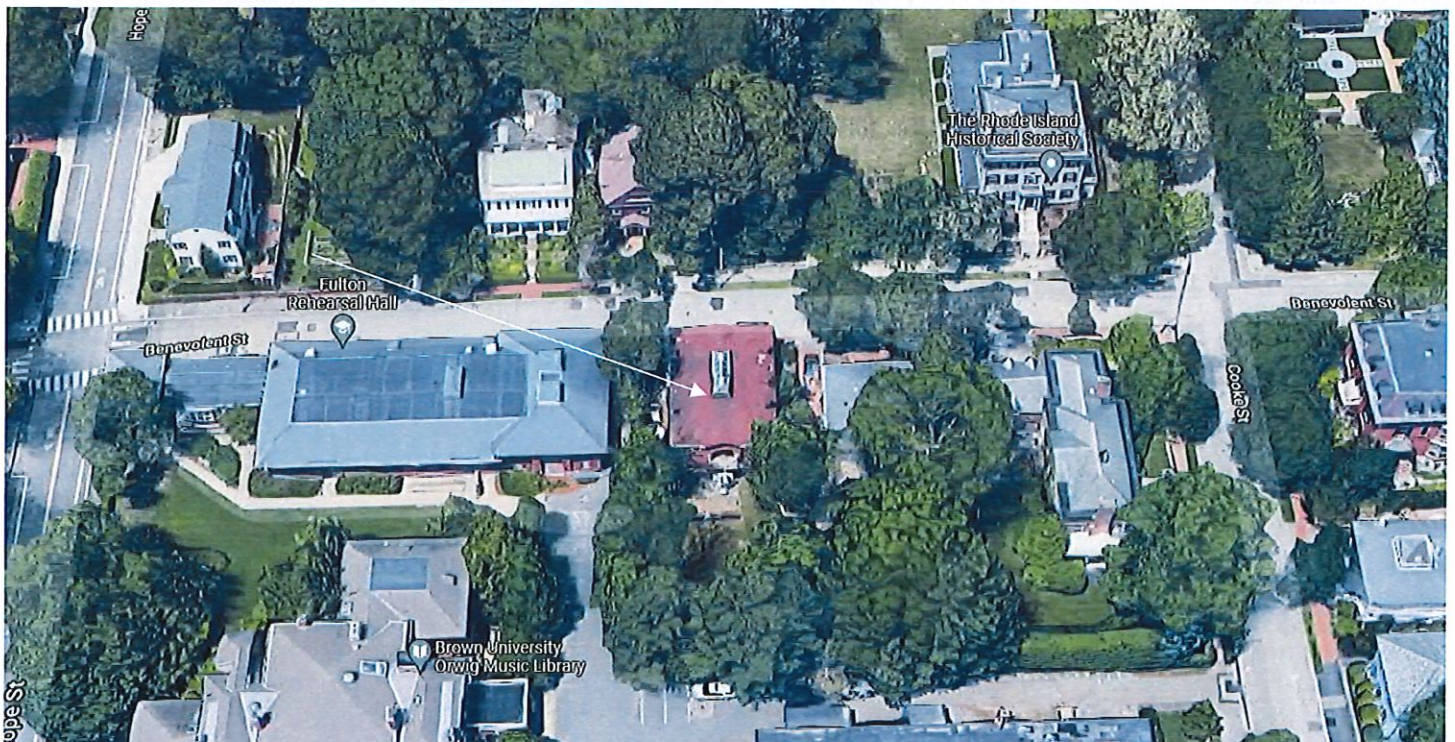
**4. CASE 22.029, 107 BENEVOLENT STREET, Amasa Sprague Stable, c 1850 (POWER-COOKE)**

Stable buildings of Sprague-Hidden house. Rectangular, hip-roofed and gable-roofed; brick with stone, brick and wooden trim in Italianate style reminiscent of work of Thomas A. Tefft; handsome grouping of building which includes 151 Hope and 105 and 107 Benevolent Streets.

CONTIRBUTING



Arrow indicates 107 Benevolent Street.



Arrow indicates project location, looking north.



**Applicant/Contractor:** John Grant, Site Specific LLC, 141 Gano Street, Providence, RI 02906

**Owner:** Toby Tucker Peters, 107 Benevolent Street, Providence, RI 02906

**Architect:** Jonathan Chambers Architect, 4 Traverse Street, Providence, RI 02906

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

- requesting the restoration of the existing monitor roof to its historic appearance, reconstruct front façade door opening and the replacement of existing windows with new insulated units.

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

- Plans and photos have been submitted.

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

- a) 107 Benevolent Street is a structure of historical and architectural significance that contributes to the significance of the Power-Cooke local historic district having been recognized as a contributing structure to the Hope Street 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 will not have an adverse effect on the property or district.

**Staff recommends a motion be made stating that: The application is considered complete. 107 Benevolent Street is a structure of historical and architectural significance that contributes to the significance of the Power-Cooke local historic district having been recognized as a contributing structure to the Hope Street 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 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.**



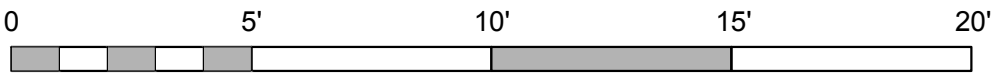
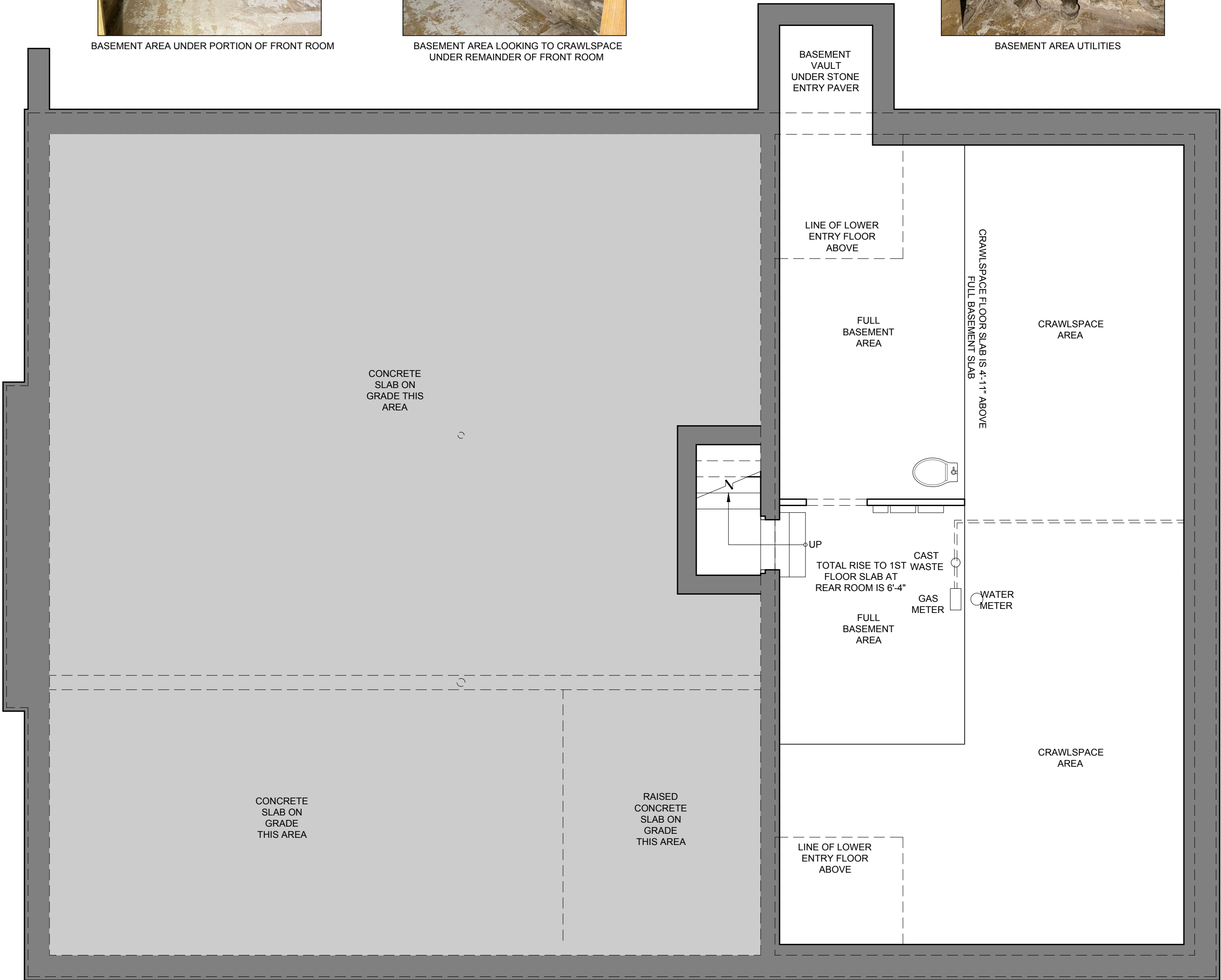
BASEMENT AREA UNDER PORTION OF FRONT ROOM



BASEMENT AREA LOOKING TO CRAWLSPACE UNDER REMAINDER OF FRONT ROOM



BASEMENT AREA UTILITIES



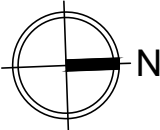
GRAPHIC SCALE

1

BASEMENT PLAN

EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"





jonathan chambers

architects

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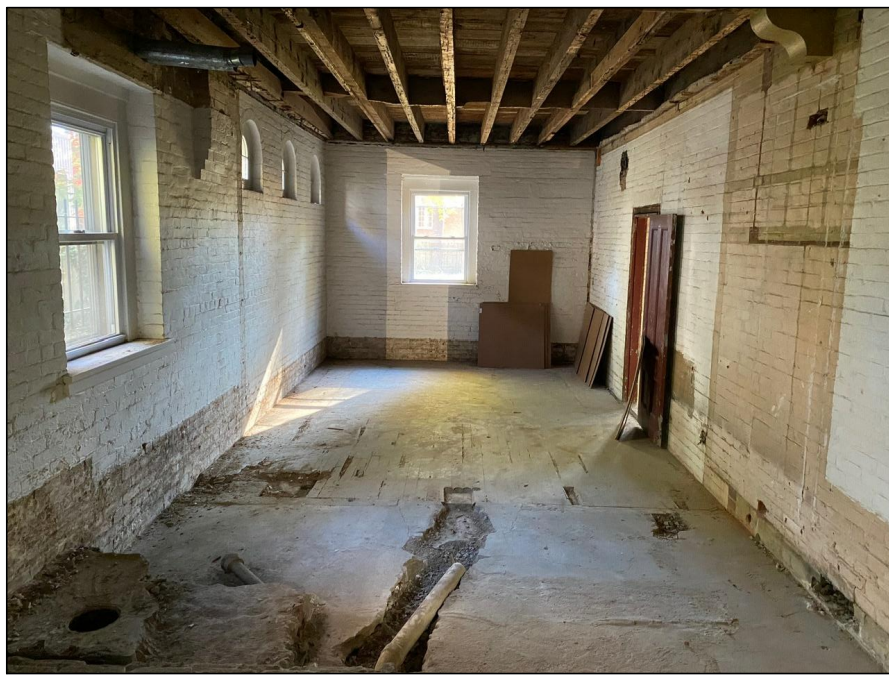
<div>107 Benevolent Street</div> <div>Alterations to Existing Single Family Residence</div>	
<div>Project Address</div> <div>107 Benevolent Street</div> <div>Providence, RI 02906</div>	<div>Client Information</div> <div>Site Specific</div> <div>141 Gano Street</div> <div>Providence, RI 02906</div>
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Garage Sch. I	01.17.2022
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Window Var.	03.03.2022
DD Inter. Rev.	03.11.2022
PHDC (House)	03.16.2022

scale: AS NOTED

EXISTING  
BASEMENT PLAN

X2.0





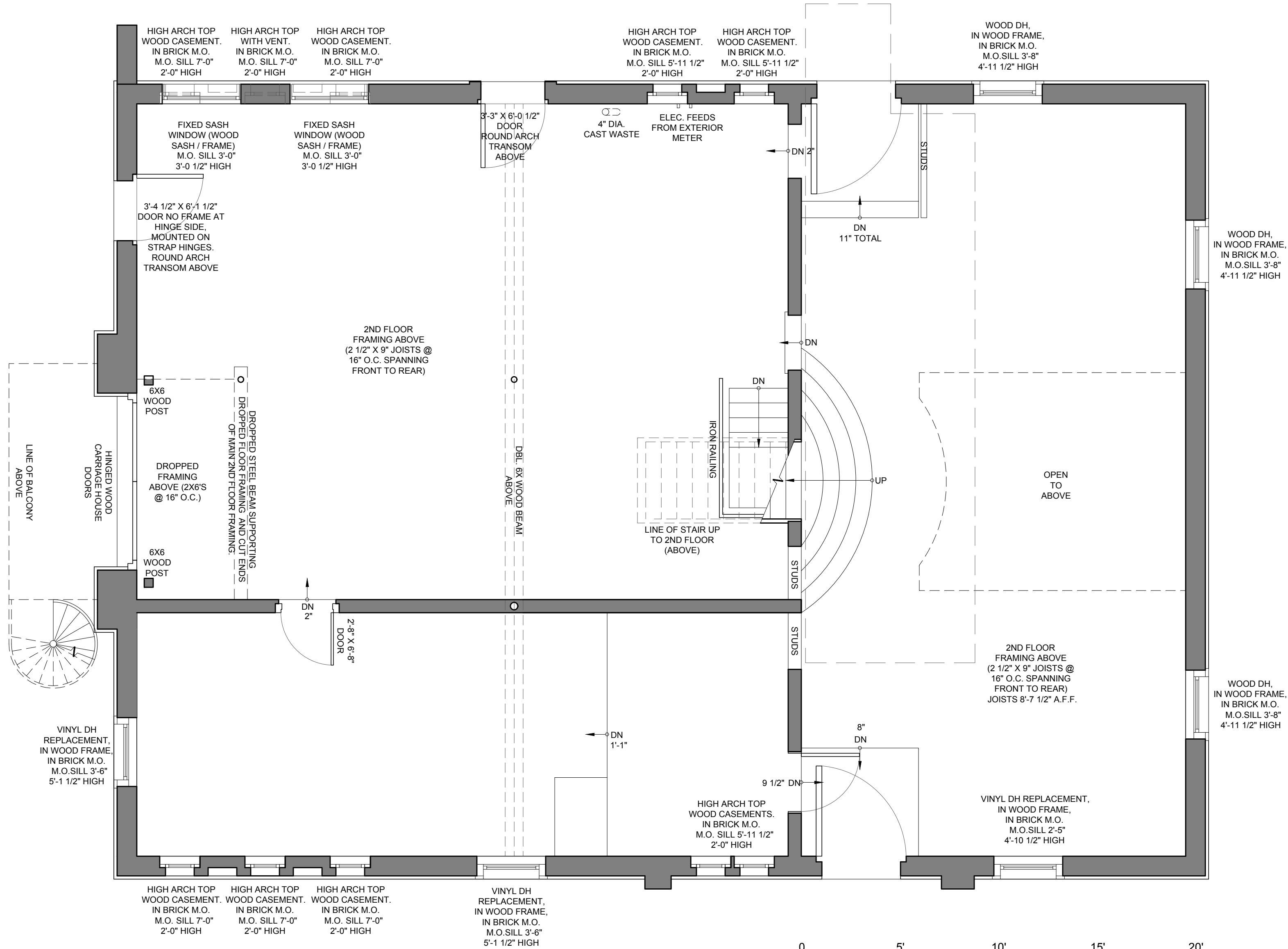
REAR SE CORNER ROOM LOOK SOUTH TO REAR YARD (EXISTING CONDITIONS)



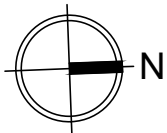
FRONT ROOM LOOKING WEST TOWARD DRIVEWAY (EXISTING CONDITIONS)



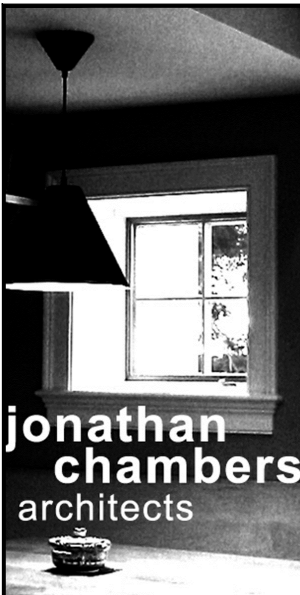
REAR SW ROOM LOOKING SOUTH TOWARD REAR YARD (EXISTING CONDITIONS)



1 1ST FLOOR PLAN  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



GRAPHIC SCALE



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## 107 Benevolent Street Alterations to Existing Single Family Residence

### Project Address

107 Benevolent Street  
Providence, RI 02906

### Client Information

Site Specific  
141 Gano Street  
Providence, RI 02906

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PHDC (House)	03.16.2022

scale: AS NOTED

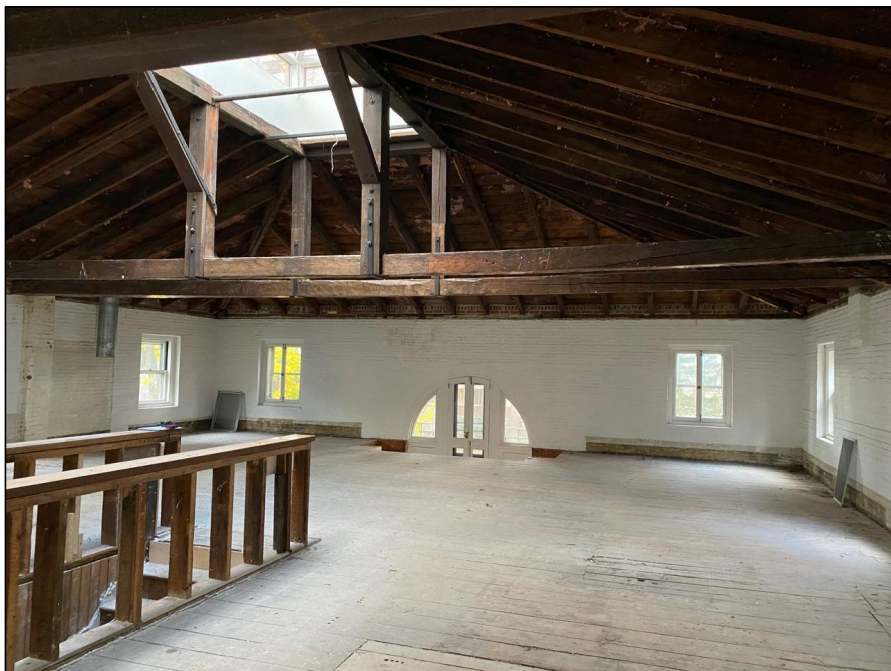
EXISTING  
1ST FLOOR PLAN

X2.1

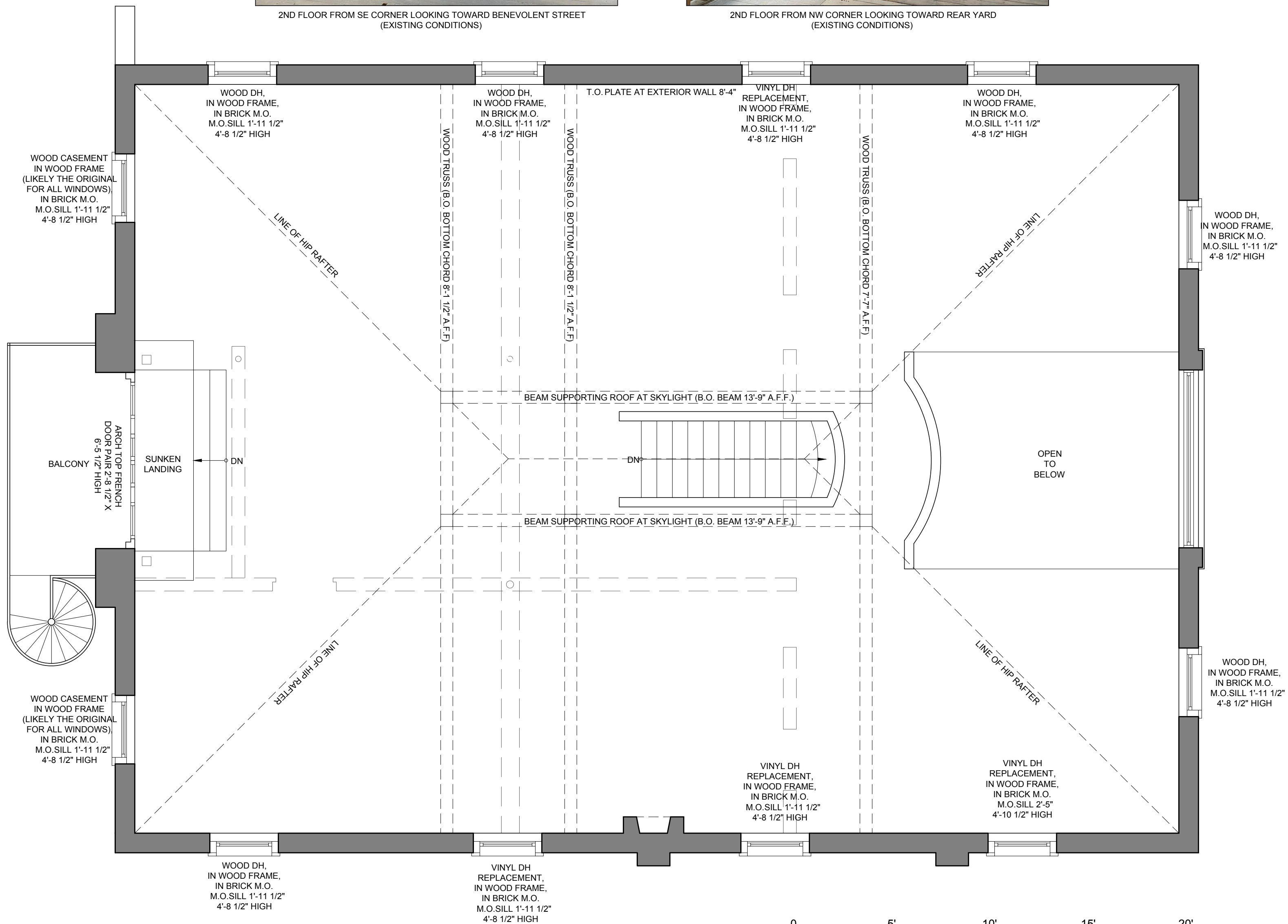




2ND FLOOR FROM SE CORNER LOOKING TOWARD BENEVOLENT STREET  
(EXISTING CONDITIONS)



2ND FLOOR FROM NW CORNER LOOKING TOWARD REAR YARD  
(EXISTING CONDITIONS)



1 2ND FLOOR PLAN  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



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# 107 Benevolent Street

## Alterations to Existing Single Family Residence

### Project Address

107 Benevolent Street  
Providence, RI 02906

### Client Information

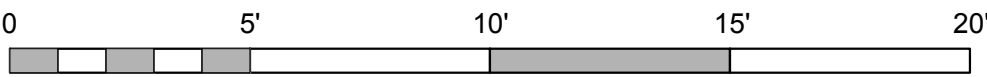
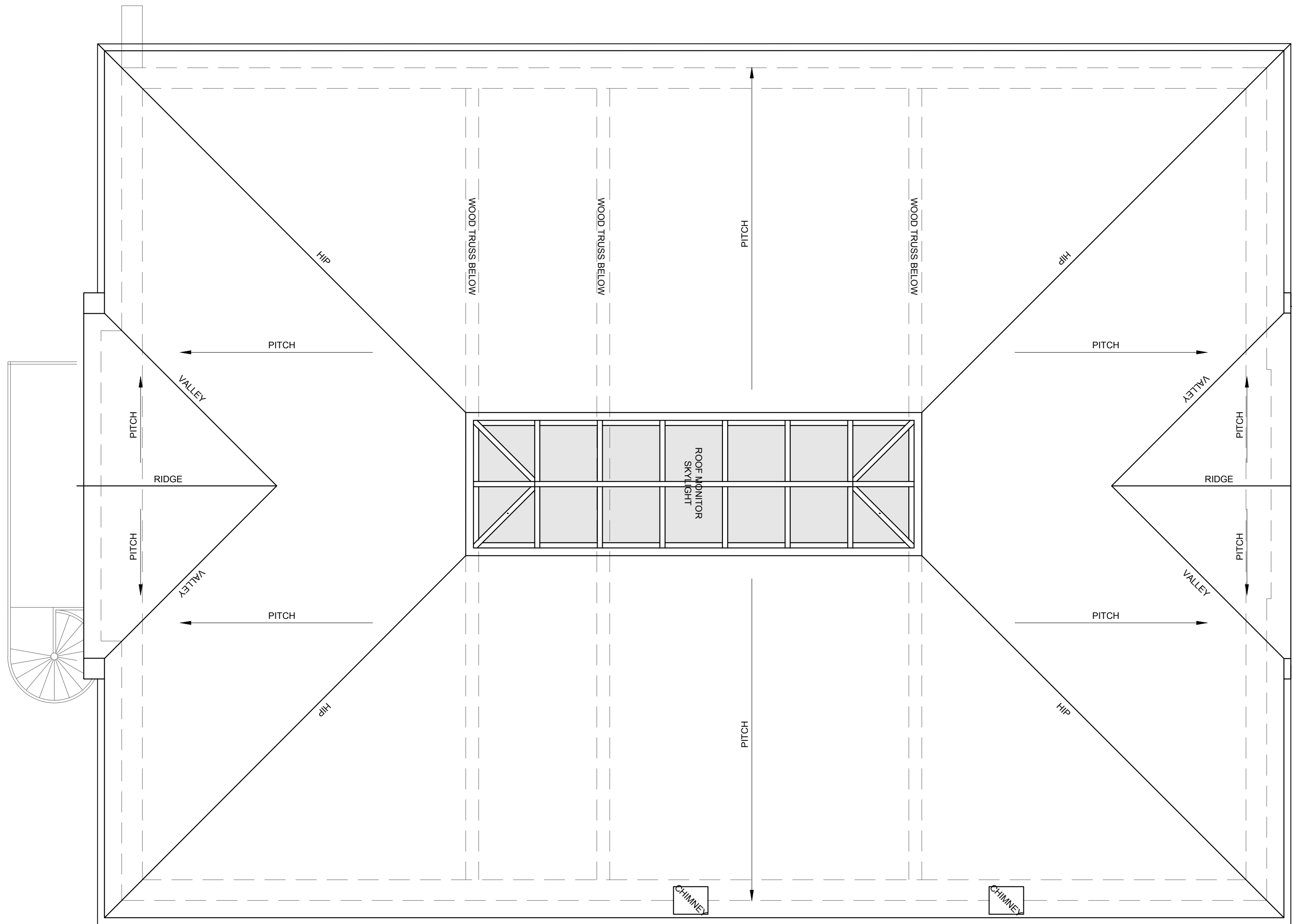
Site Specific  
141 Gano Street  
Providence, RI 02906

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Existing Plans	11.30.2021
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Window Var.	03.03.2022
DD Inter. Rev.	03.11.2022
PHDC (House)	03.16.2022

scale: AS NOTED

EXISTING  
2ND FLOOR PLAN

X2.2



GRAPHIC SCALE

RELEASE	DATE
Existing Plans	11.30.2021
Schematic I	12.09.2021
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scale: AS NOTED

EXISTING  
ROOF PLAN

X2.3





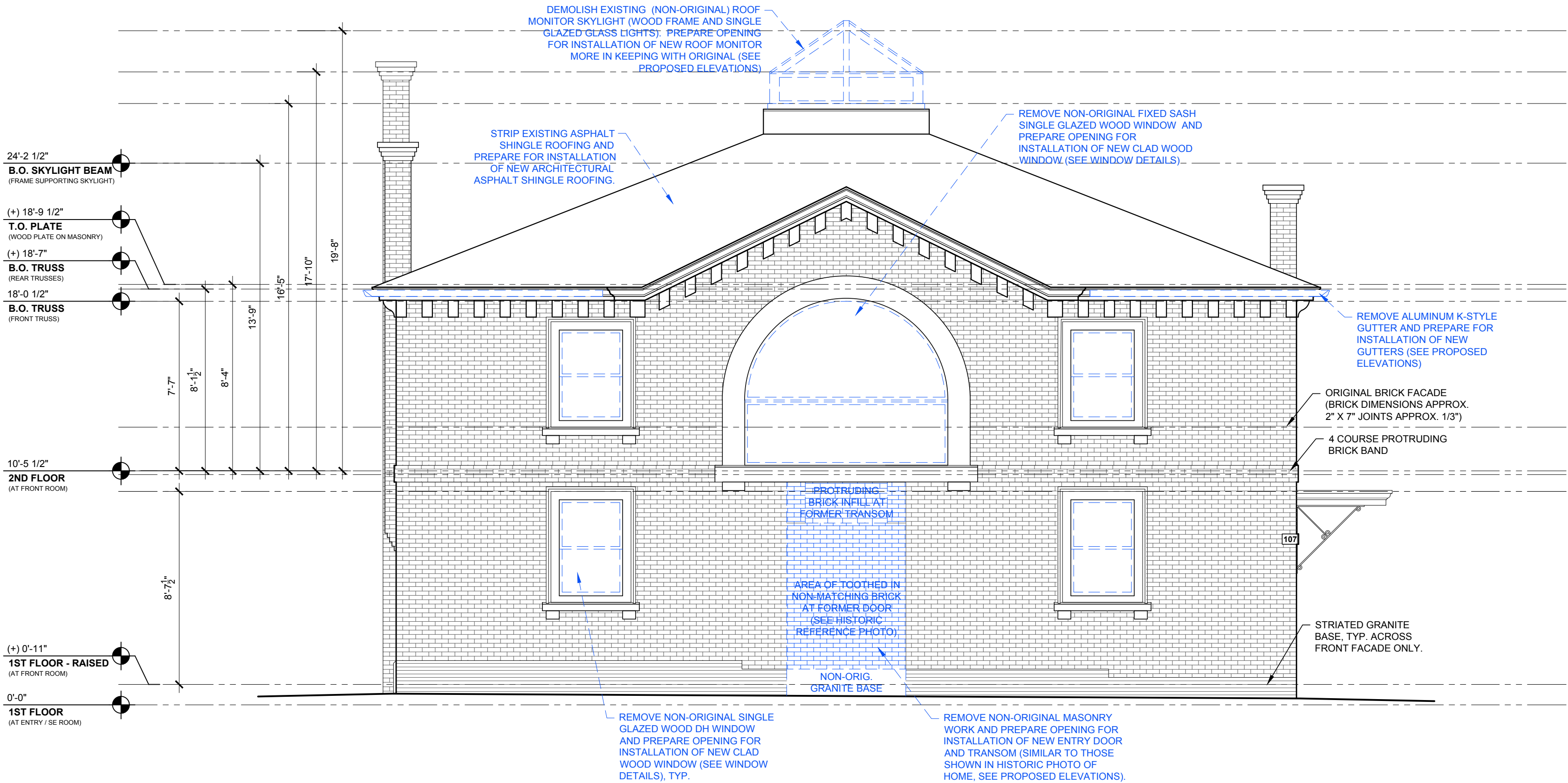
CLOSE UP OF MASONRY INFILL AT FORMER ENTRY DOOR



HISTORIC PHOTO OF PROPERTY CIRCA 1925 (FROM PROVIDENCE LIBRARY DIGITAL ARCHIVES)



FRONT FACADE FROM FAR SIDE OF BENEVOLENT STREET



1 FRONT (NORTH) ELEVATION  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



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# 107 Benevolent Street Alterations to Existing Single Family Residence

Project Address  
107 Benevolent Street  
Providence, RI 02906

Client Information  
Site Specific  
141 Gano Street  
Providence, RI 02906

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scale: AS NOTED

EXISTING / DEMO  
ELEVATIONS &  
REFERENCE  
PHOTOS

X3.1





CLOSE UP VIEW OF CURRENT MAIN ENTRY DOOR



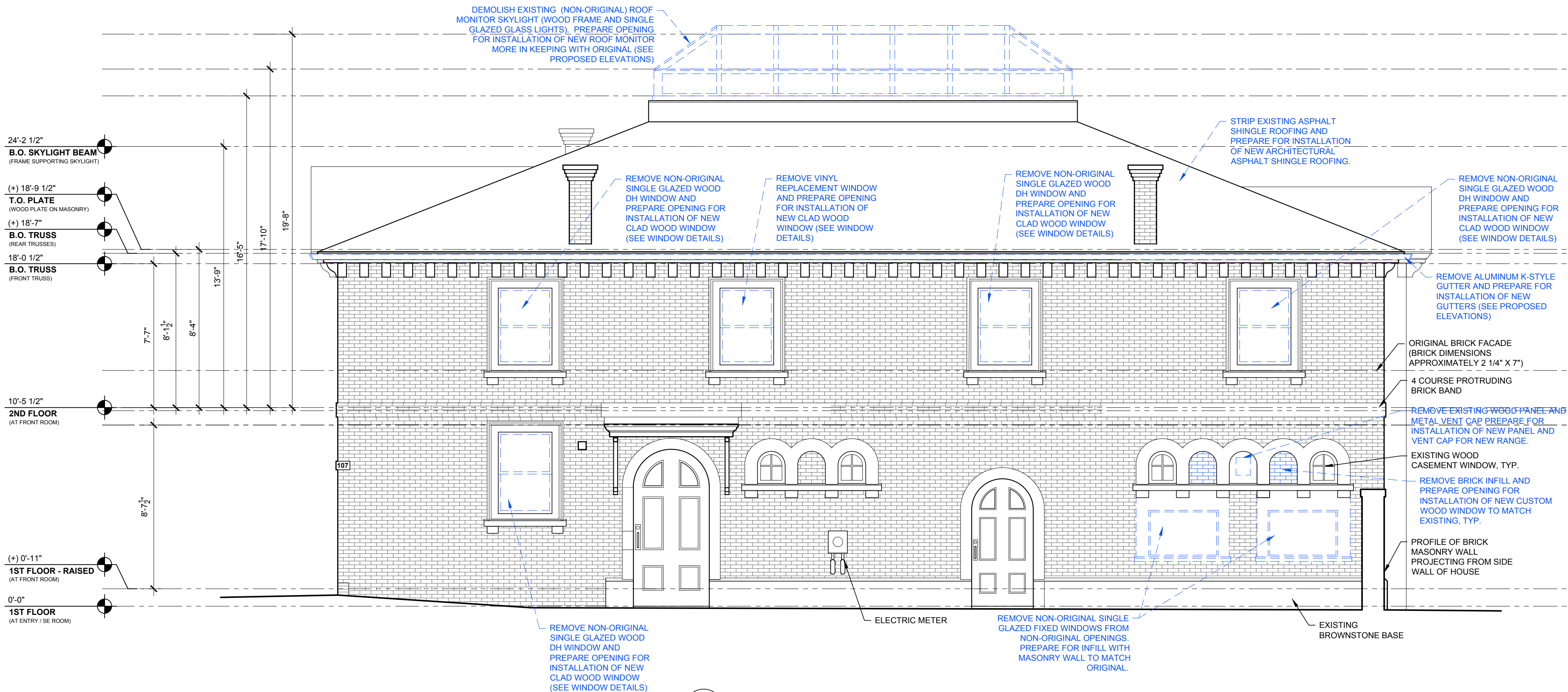
FRONT HALF OF FACADE FROM CENTER OF DRIVEWAY



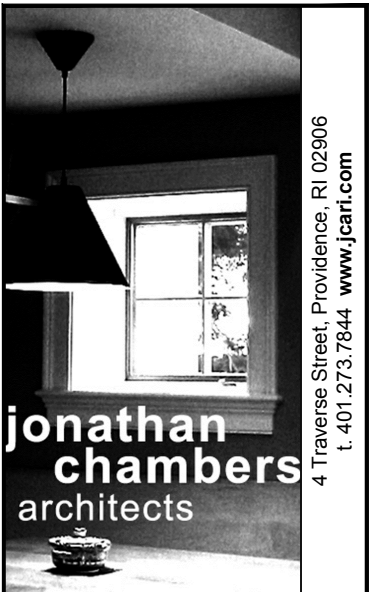
REAR HALF OF FACADE FROM CENTER OF DRIVEWAY



CLOSE UP VIEW OF NON-ORIGINAL WINDOWS BELOW ORIGINAL ARCHTOP CASEMENTS



1 SIDE (WEST) ELEVATION  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



107 Benevolent Street  
Alterations to Existing Single Family Residence

Project Address

107 Benevolent Street  
Providence, RI 02906

Client Information

Site Specific  
141 Gano Street  
Providence, RI 02906

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scale: AS NOTED

EXISTING / DEMO  
ELEVATIONS &  
REFERENCE  
PHOTOS

X3.2





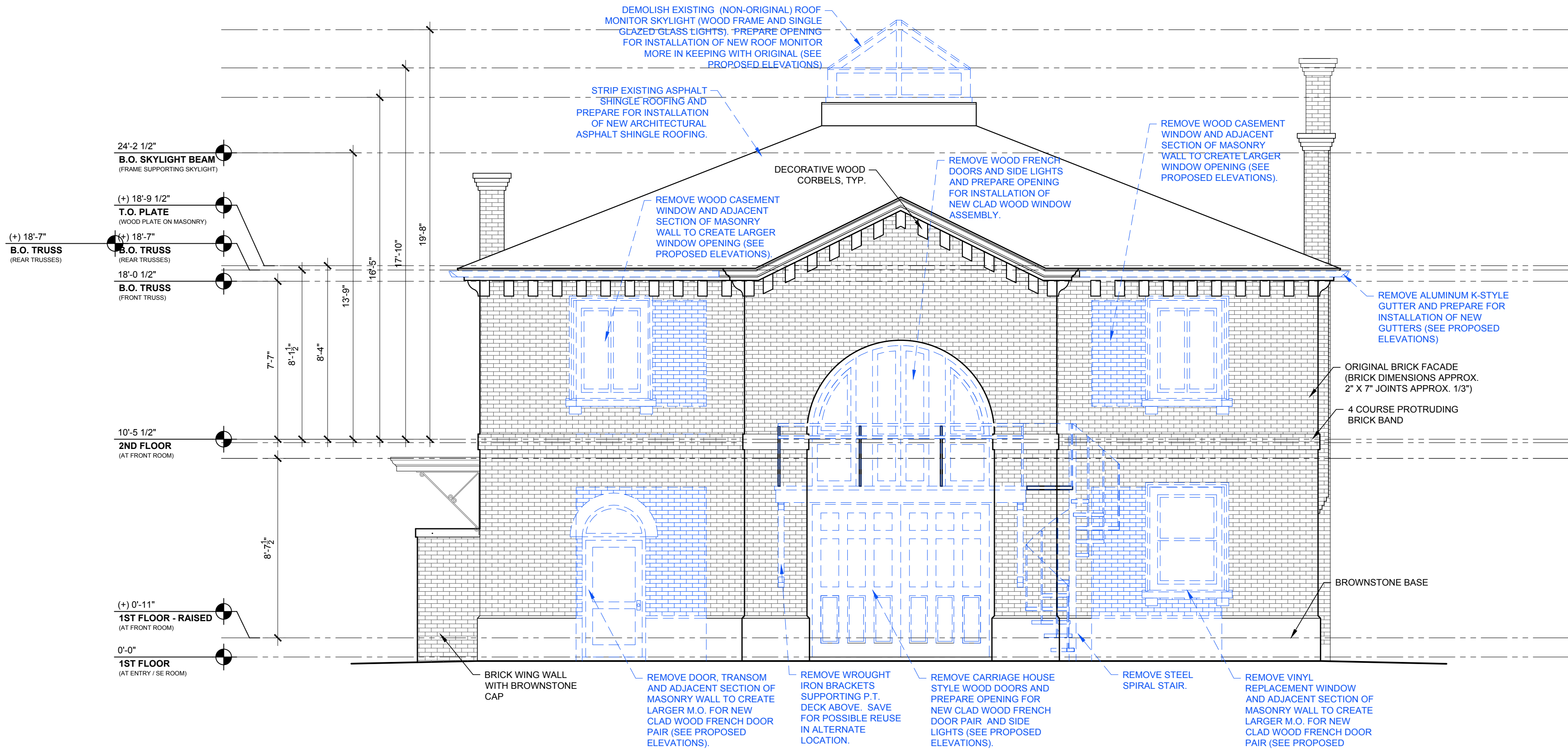
CLOSE UP VIEW ARCH TOP OPENING



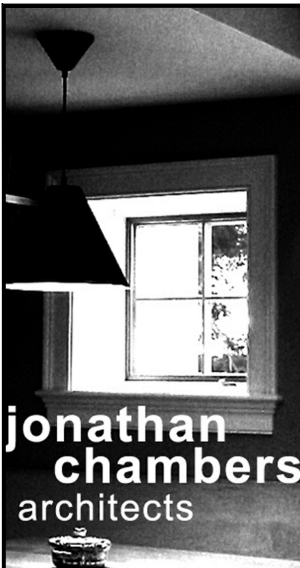
REAR FACADE FROM WEST SIDE OF REAR YARD



POSSIBLE ORIGINAL WOOD FRENCH CASEMENT WINDOWS (2ND FLOOR REAR)



1 REAR (SOUTH) ELEVATION  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



107 Benevolent Street  
Alterations to Existing Single Family Residence

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107 Benevolent Street  
Providence, RI 02906

Client Information  
Site Specific  
141 Gano Street  
Providence, RI 02906

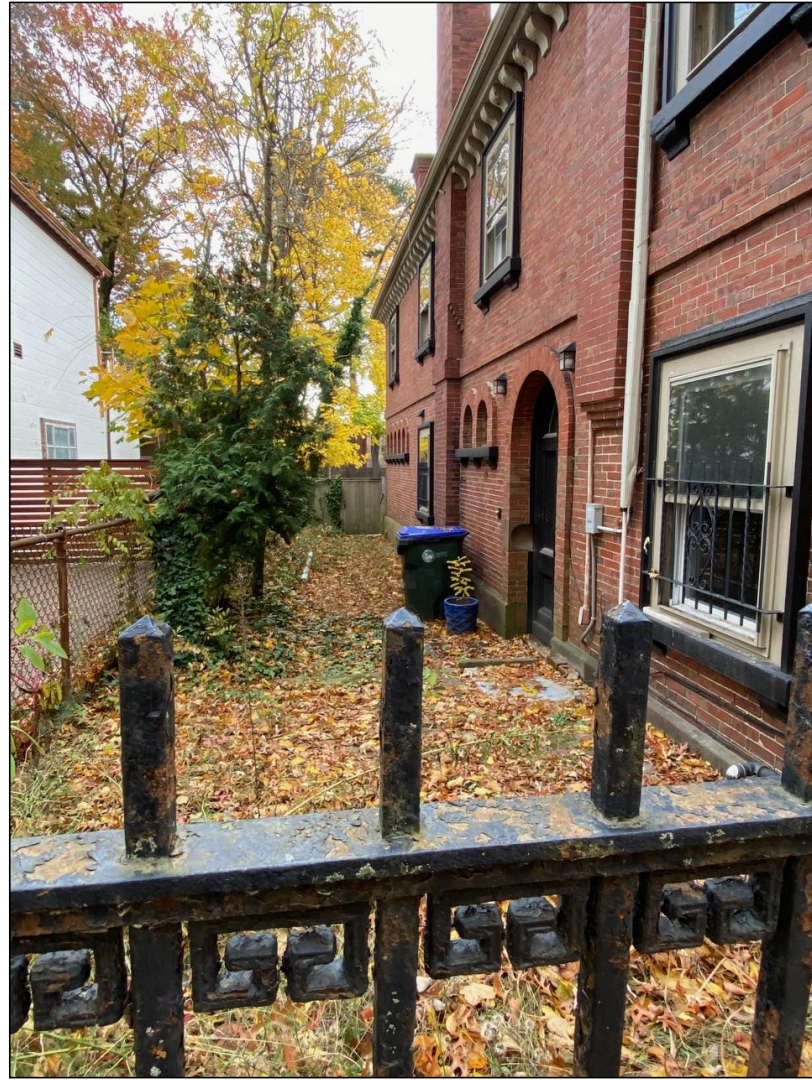
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scale: AS NOTED

EXISTING / DEMO  
ELEVATIONS &  
REFERENCE  
PHOTOS

X3.3





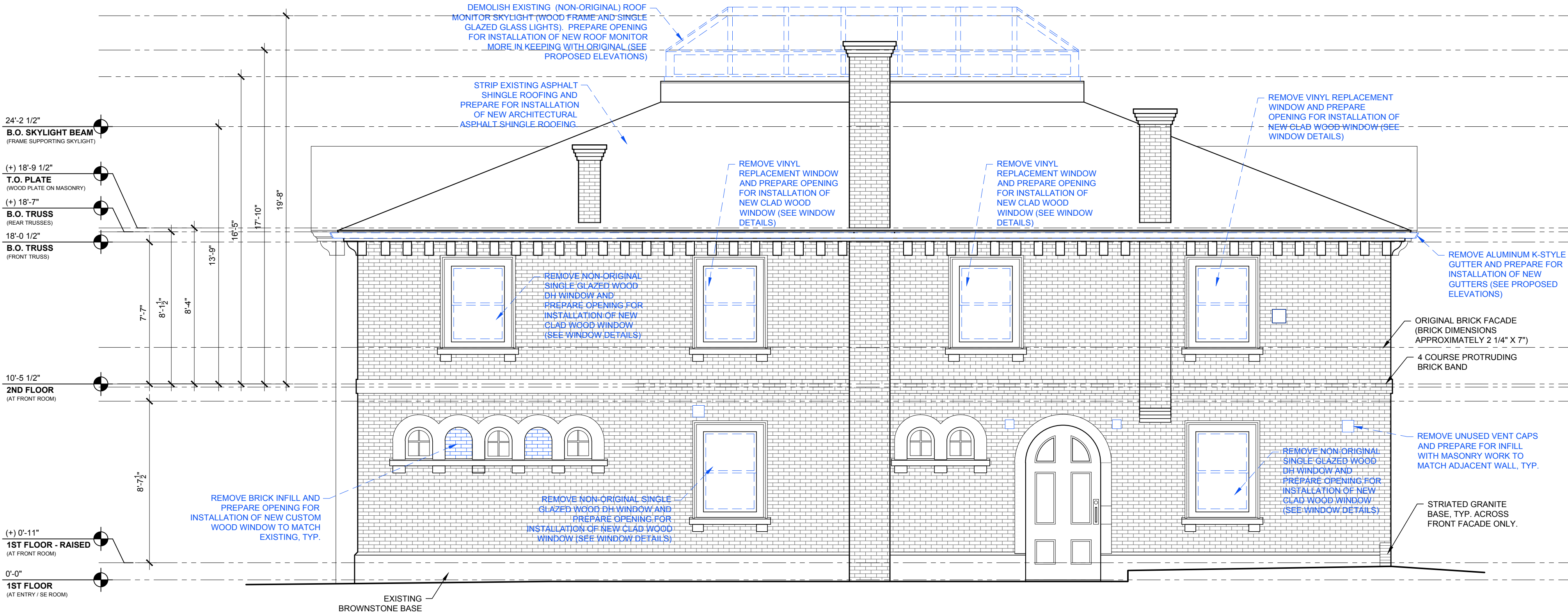
SIDE (EAST) FACADE UPPER AND SIDE YARD



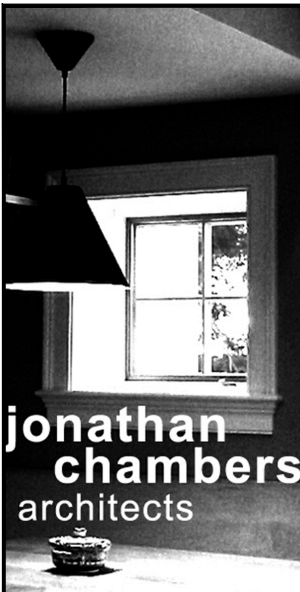
SIDE (EAST) AND FRONT (NORTH) FACADES FROM NEAR SIDEWALK ON BENEVOLENT STREET



TYPICAL WINDOW CASING AND SILL CLOSEUP



1 SIDE (EAST) ELEVATION  
EXISTING CONDITIONS SCALE: 1/4" = 1'-0"



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# 107 Benevolent Street Alterations to Existing Single Family Residence

## Project Address

107 Benevolent Street  
Providence, RI 02906

## Client Information

Site Specific  
141 Gano Street  
Providence, RI 02906

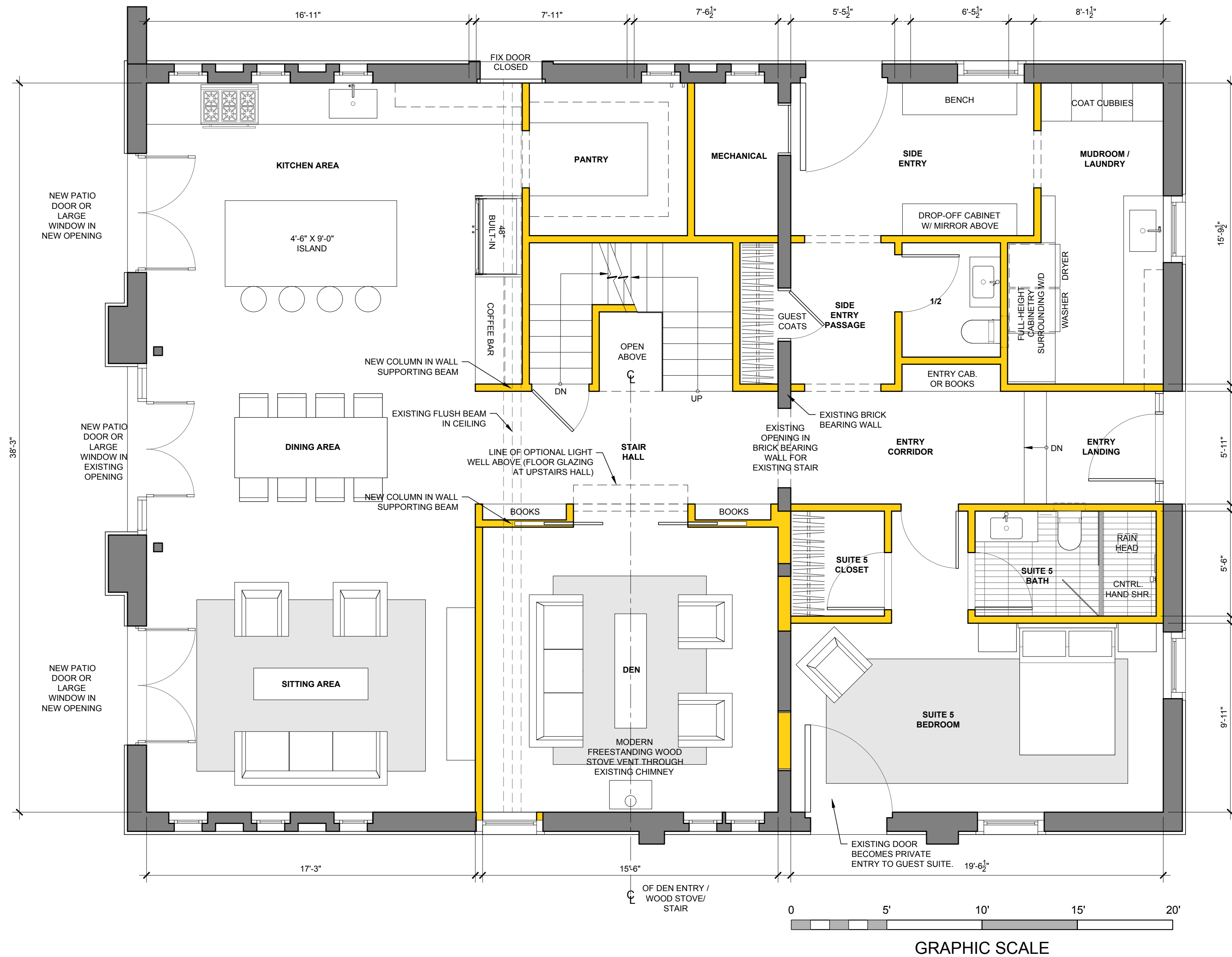
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DD Inter. Rev.	03.11.2022
PHDC (House)	03.16.2022

scale: AS NOTED

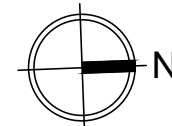
EXISTING / DEMO  
ELEVATIONS &  
REFERENCE  
PHOTOS

X3.4





1 1ST FLOOR PLAN  
PROPOSED  
SCALE: 1/4" = 1'-0"



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# 107 Benevolent Street Alterations to Existing Single Family Residence

Project Address  
107 Benevolent Street  
Providence, RI 02906

Client Information  
Site Specific  
141 Gano Street  
Providence, RI 02906

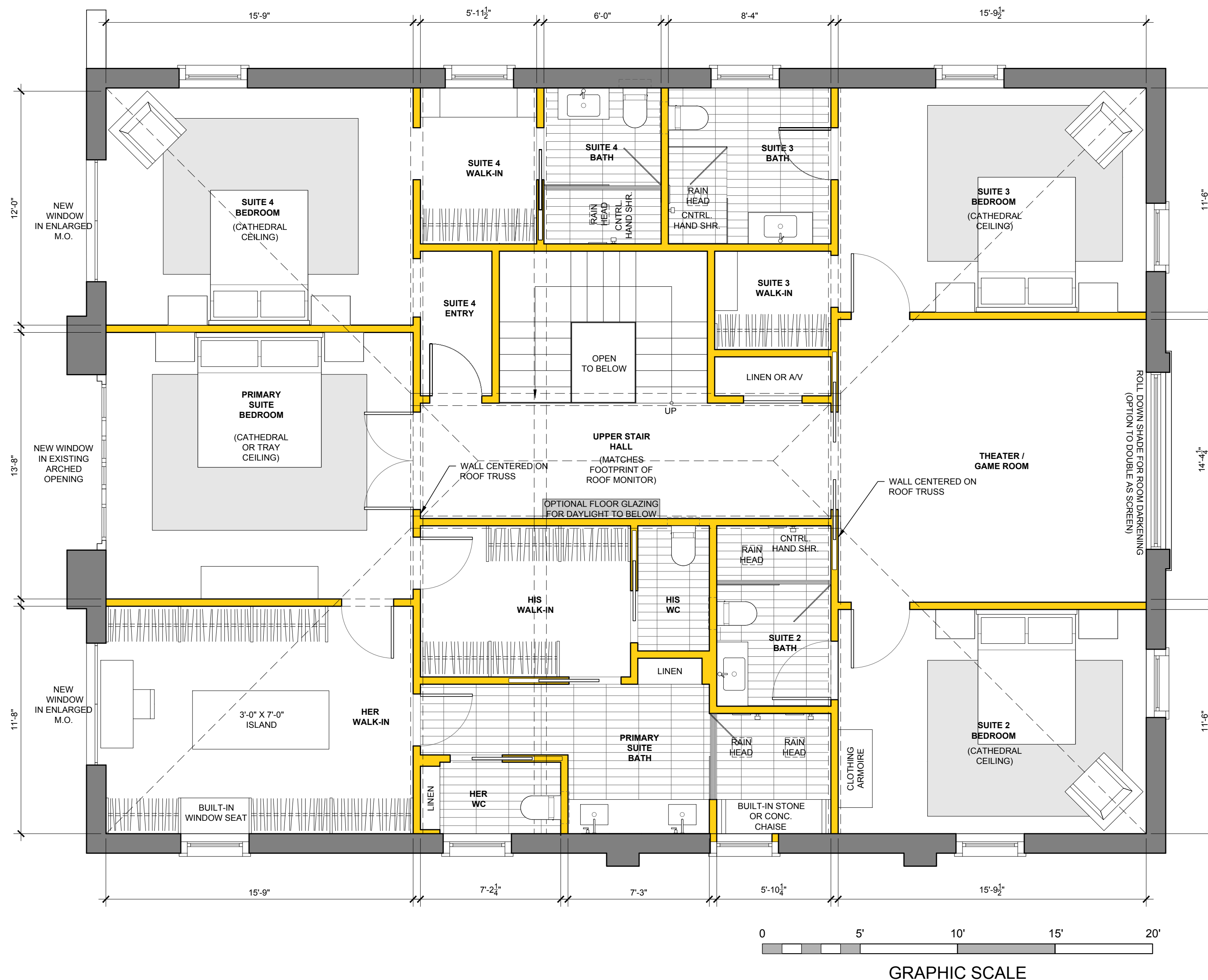
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PHDC (House)	03.16.2022

scale: AS NOTED

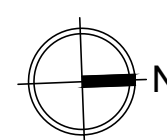
PROPOSED  
1ST FLOOR PLAN

A2.1





1 2ND FLOOR PLAN  
PROPOSED SCALE: 1/4" = 1'-0"



# 107 Benevolent Street Alterations to Existing Single Family Residence

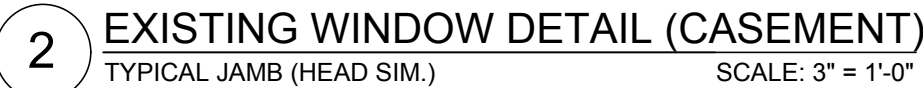
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scale: AS NOTED

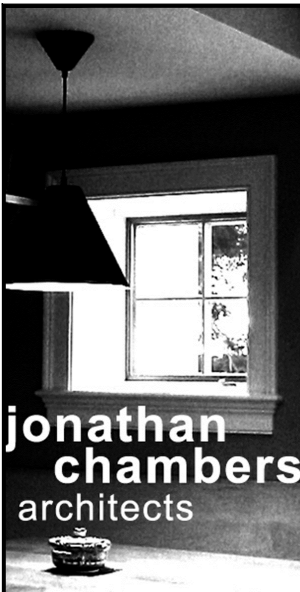
PROPOSED  
2ND FLOOR PLAN

A2.2









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# 107 Benevolent Street

## Alterations to Existing Single Family Residence

### Project Address

107 Benevolent Street  
Providence, RI 02906

### Client Information

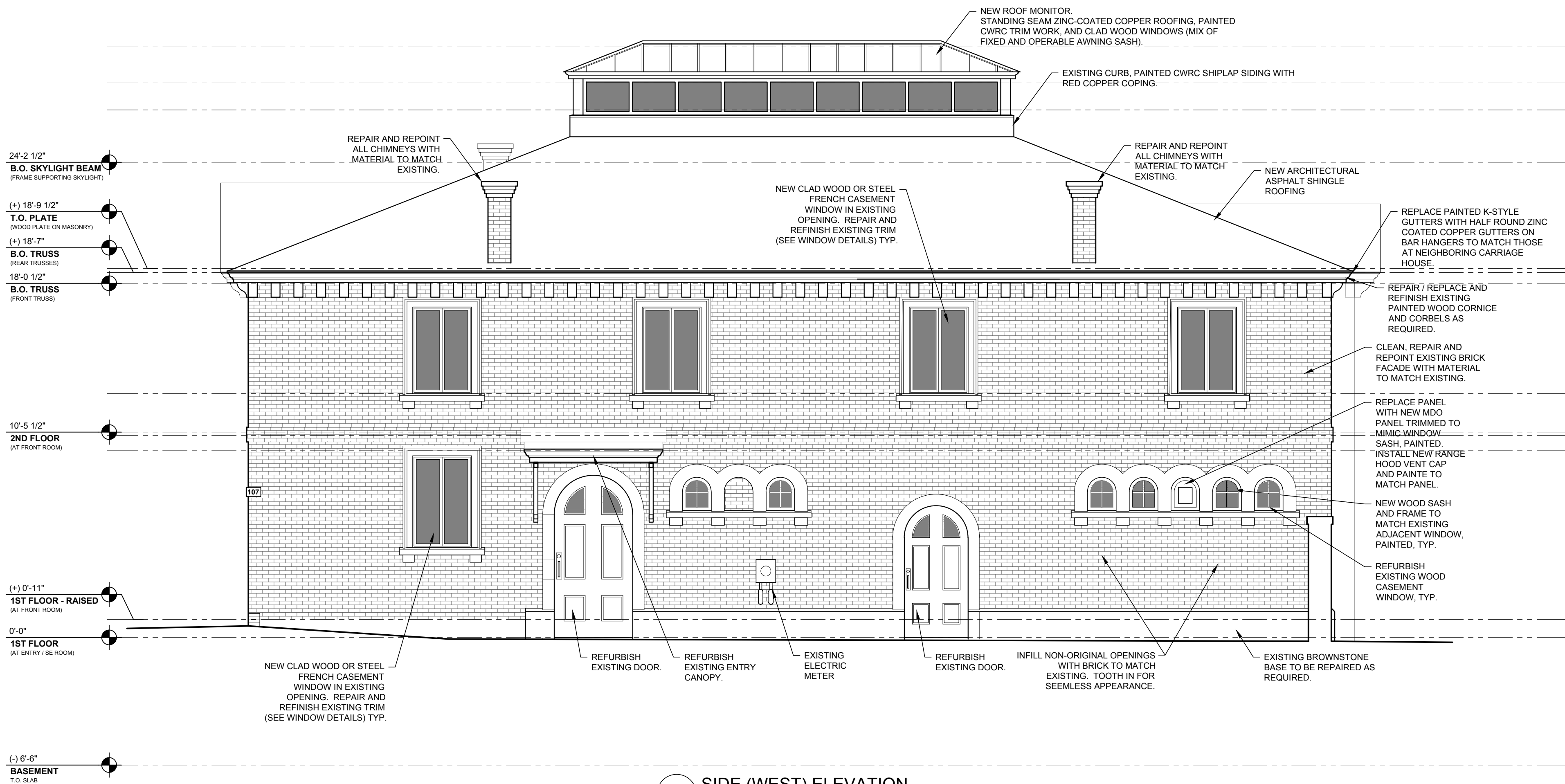
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scale: AS NOTED

PROPOSED  
ELEVATIONS

A3.2



1 SIDE (WEST) ELEVATION  
PROPOSED SCALE: 1/4" = 1'-0"





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107 Benevolent Street  
Alterations to Existing Single Family Residence

Project Address

107 Benevolent Street  
Providence, RI 02906

Client Information

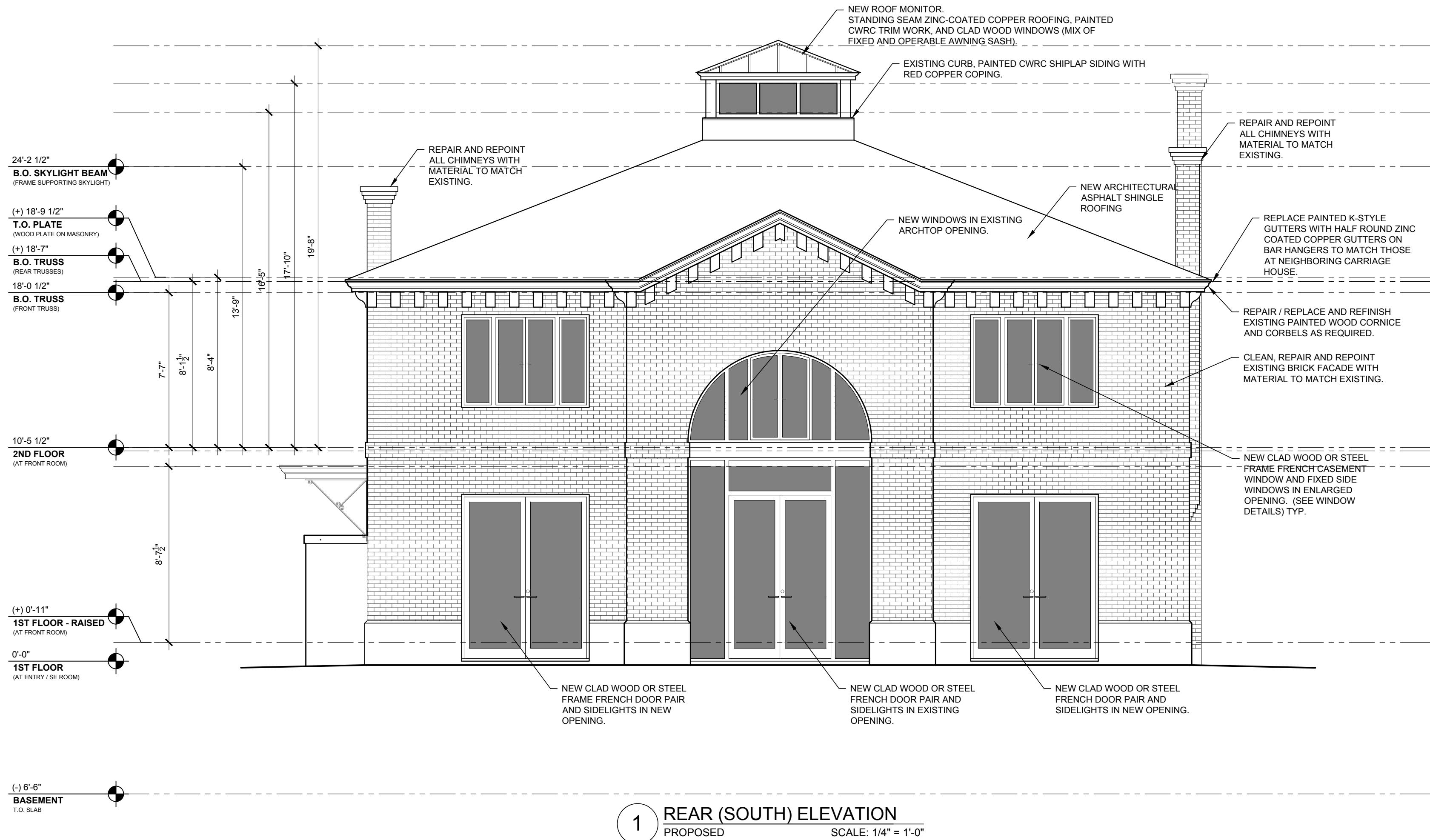
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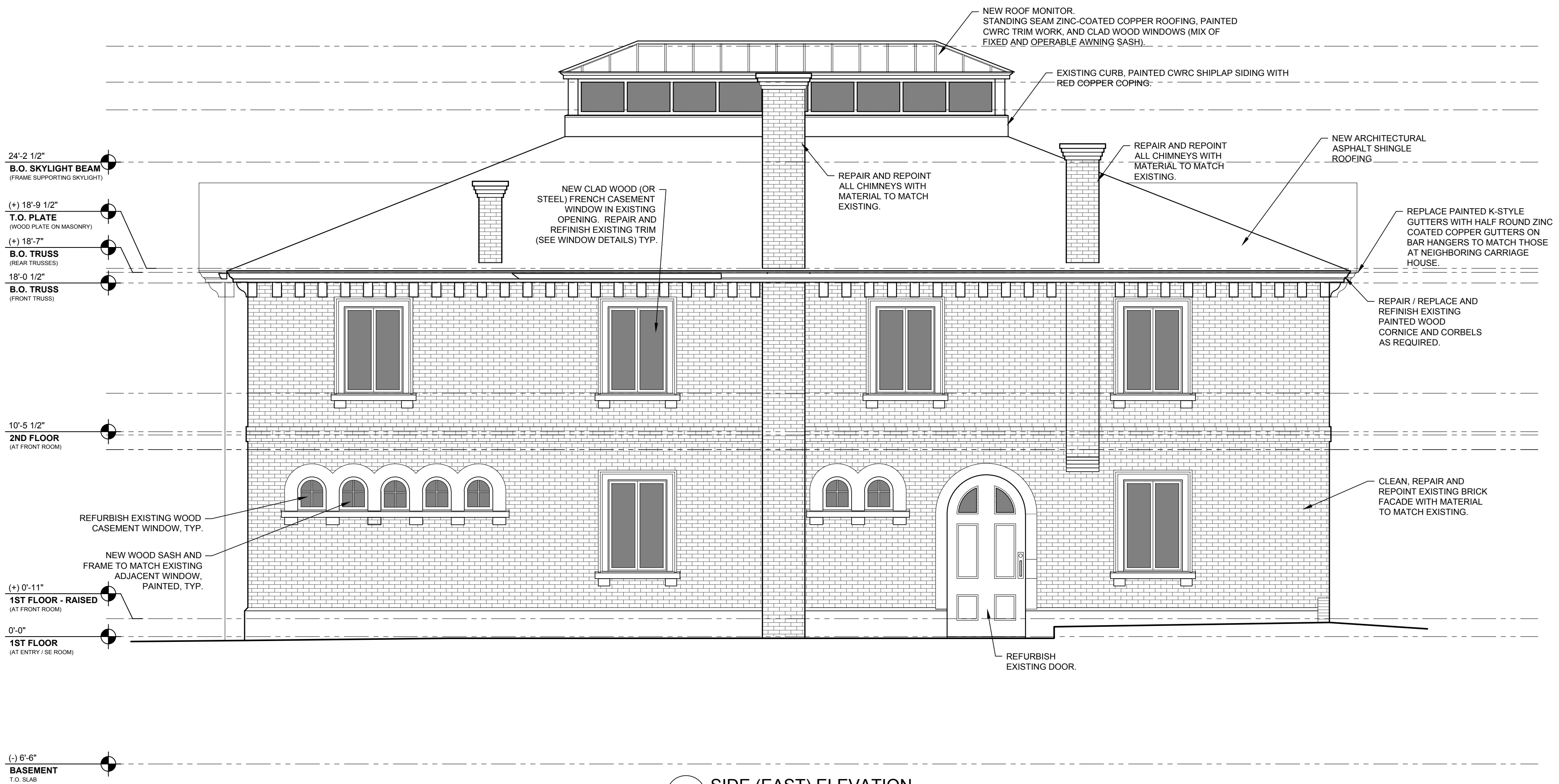
scale: AS NOTED

PROPOSED  
ELEVATIONS

A3.3







4 Traverse Street, Providence, RI 02906  
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# 107 Benevolent Street

Alterations to Existing Single Family Residence

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scale: AS NOTED

PROPOSED  
ELEVATIONS

A3.4