

Applicant/Designer: Joseph J. Pacheco, 112 Dexter Street, Cumberland, RI 02864

Owner: Waleed/Ghazi Property Group, 15 Raven Road, Canton, MA 02021

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

- the construction of two dormers, one each on the east and west slopes of the gable roof.

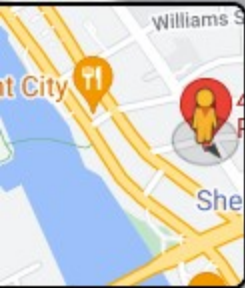
Issues: The following issues are relevant to this application:

- The application is for conceptual approval;
- The question before the Commission is whether dormers added to this 18th C. property is appropriate, and if so, what should their size and location be? The documentation as submitted is schematic, at best. If dormers are deemed appropriate the applicant should return with more detailed drawings to include a cut through the dormers;
- Plans and photos have been submitted.

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

- a) 404 Benefit Street is a structure of historical and architectural significance that contribute 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;
- 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 quality of the property will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 404 Benefit Street is a structure of historical and architectural significance that contribute 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 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 quality of the property will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission with additional documentation for final review.

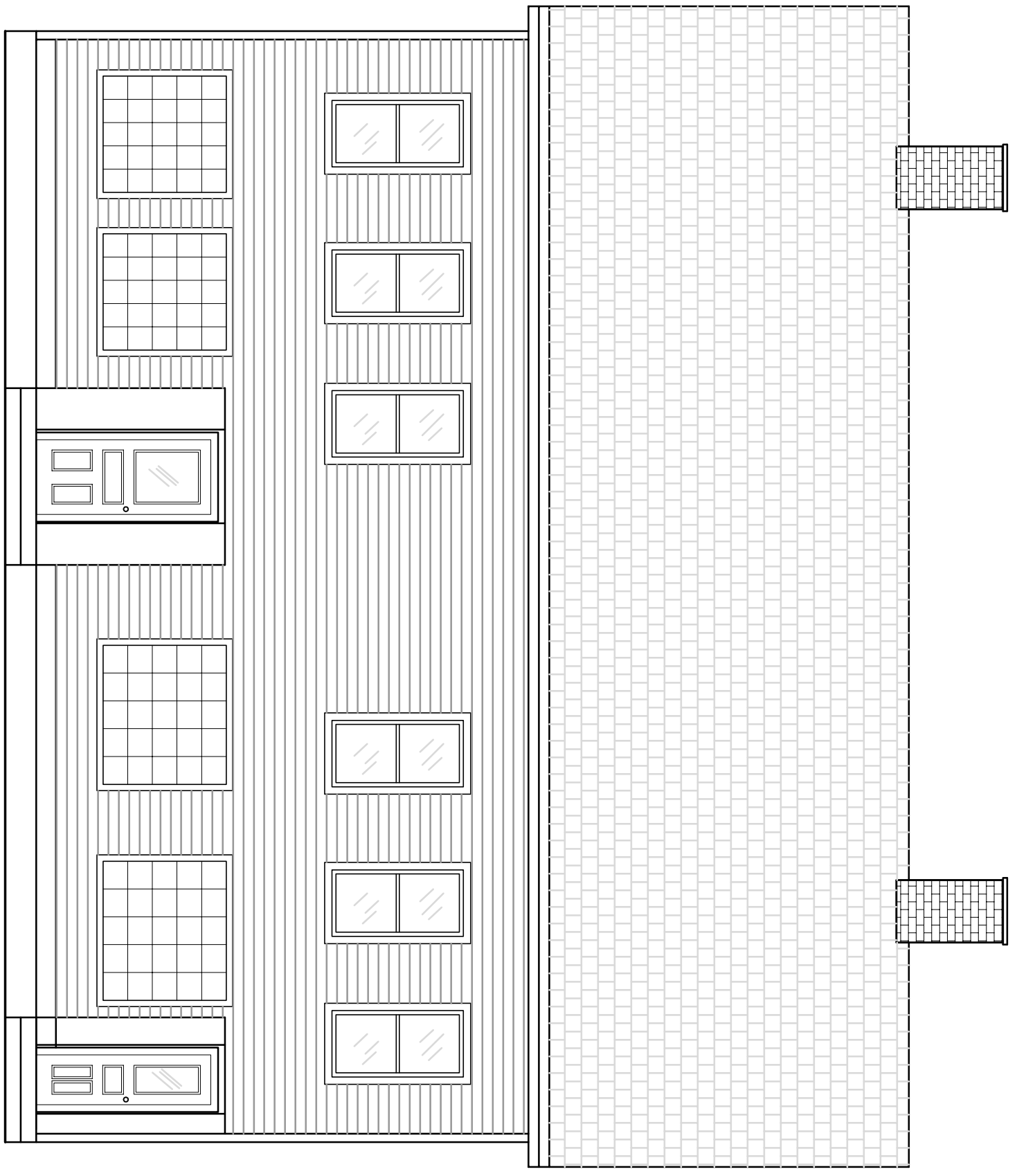


No.	Revision/Issue	Date

OWNER: Ghazi Property Group
LOCATION: 404 Benefit St, Providence RI



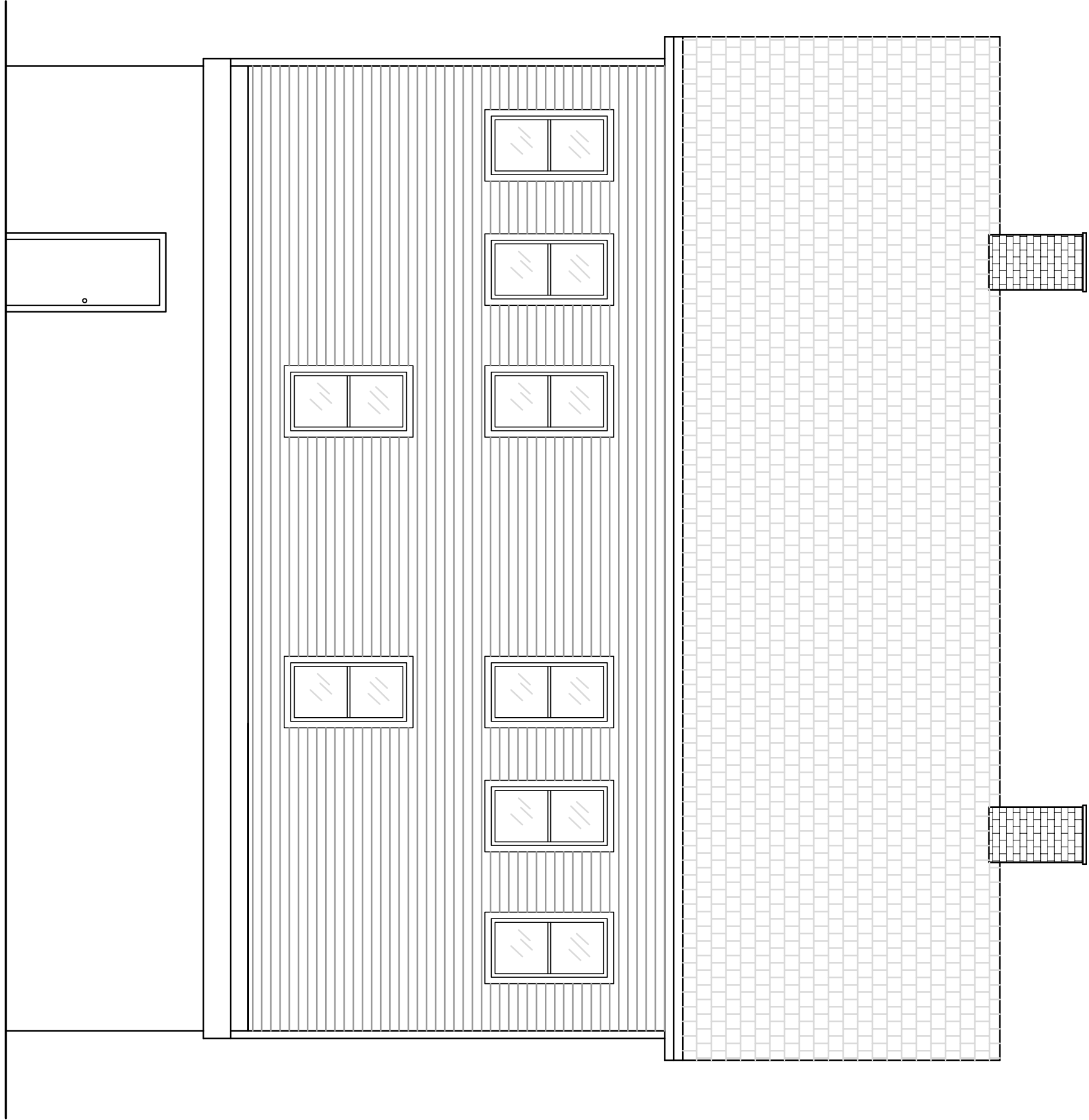
DATE: 1.16.22
DRAWN BY: WC
FILE: Existing Benefit Elev
EE.1



Existing Benefit St. Elevation

EE.1

Scale = 3/16" = 1'-0"



Existing Rear Elevation

Scale = 3/16" = 1'-0"

EE.3

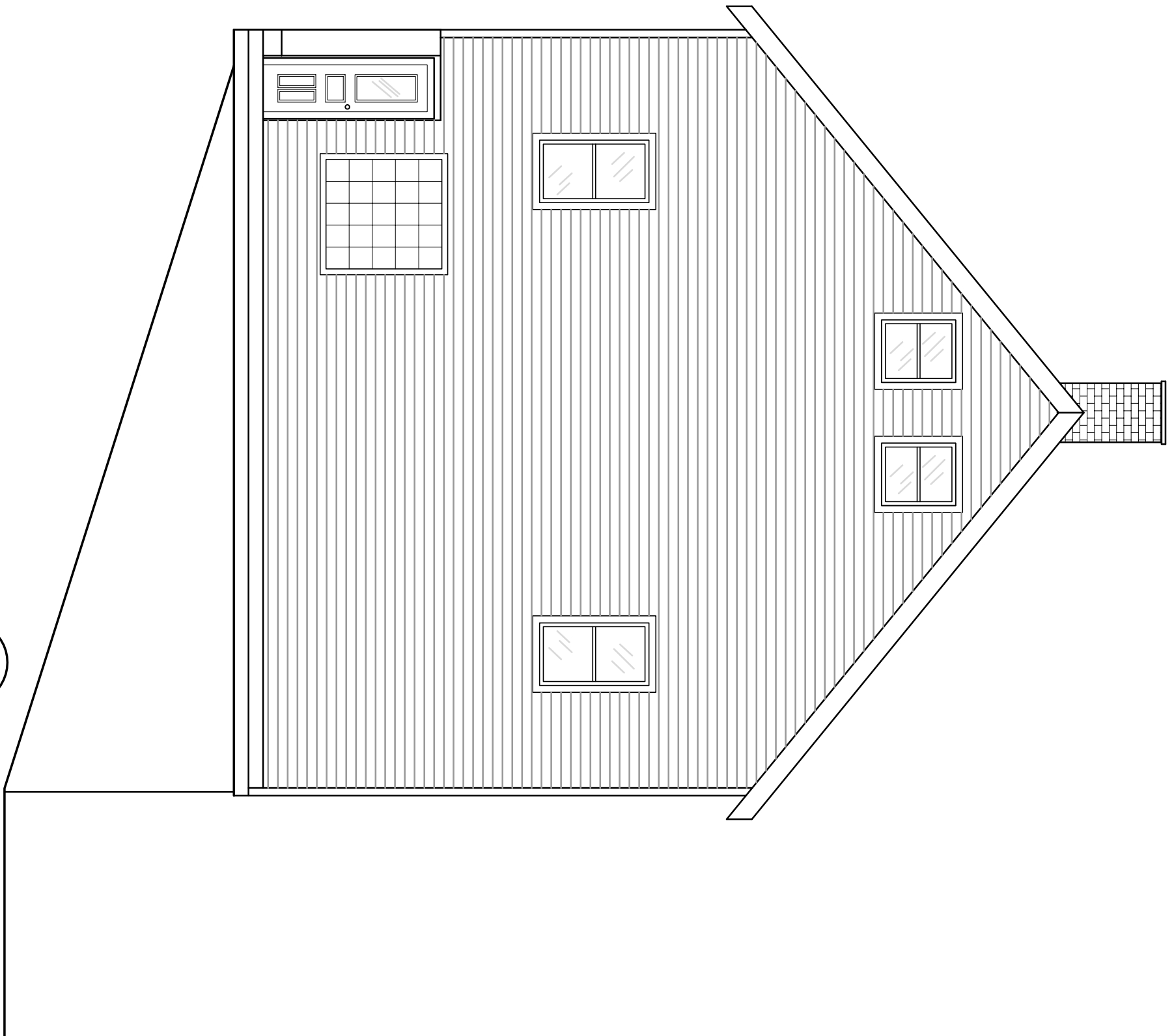
General Notes

No.	Revision/Issue	Date

OWNER: Ghazi Property Group
 LOCATION: 404 Benefit St, Providence RI



DATE: 1.16.22
 DRAWN BY: WG
 FILE: Existing Rear Elev
EE.3



Existing Transit St. Elevation

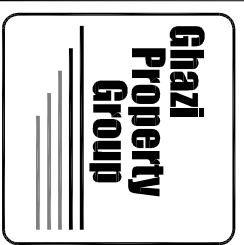
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EE.2

General Notes

No.	Revision/Issue	Date

OWNER: Ghazi Property Group
LOCATION: 404 Benefit St, Providence RI



DATE: 1.16.22
DRAWN BY: WG
FILE: Existing Transit Elev
EE.2



No.	Revision/Issue	Date

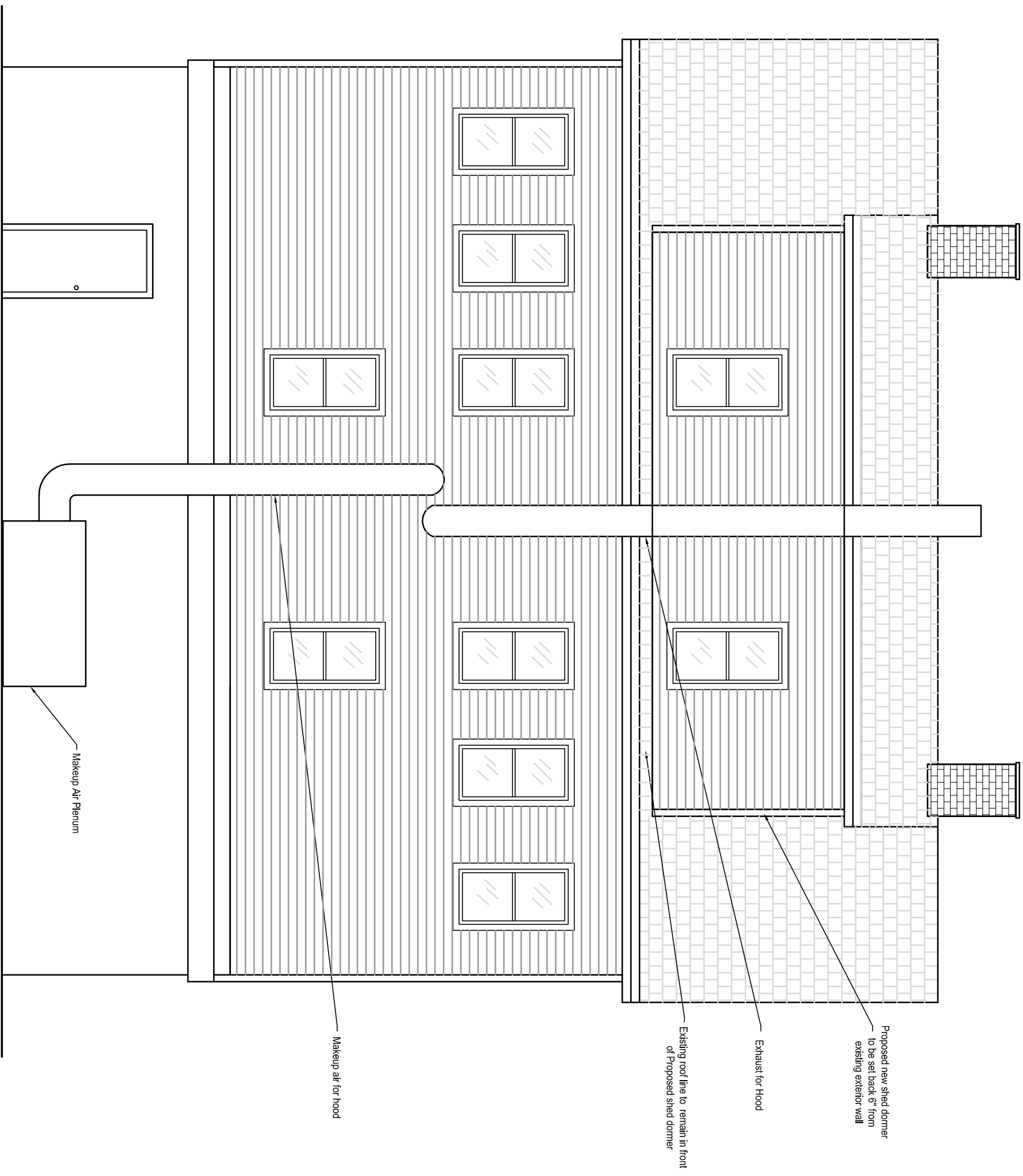
OWNER: Ghazi Property Group
LOCATION: 404 Benefit St, Providence RI



DATE: 1.16.22
DRAWN BY: WG
FILE: Benefit Elev
E.1

Benefit St. Elevation
E.1

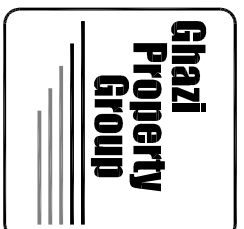
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DATE: 1.16.22
 DRAWN BY: WC
 FILE: Rear Elev
E.3

Rear Elevation E.3

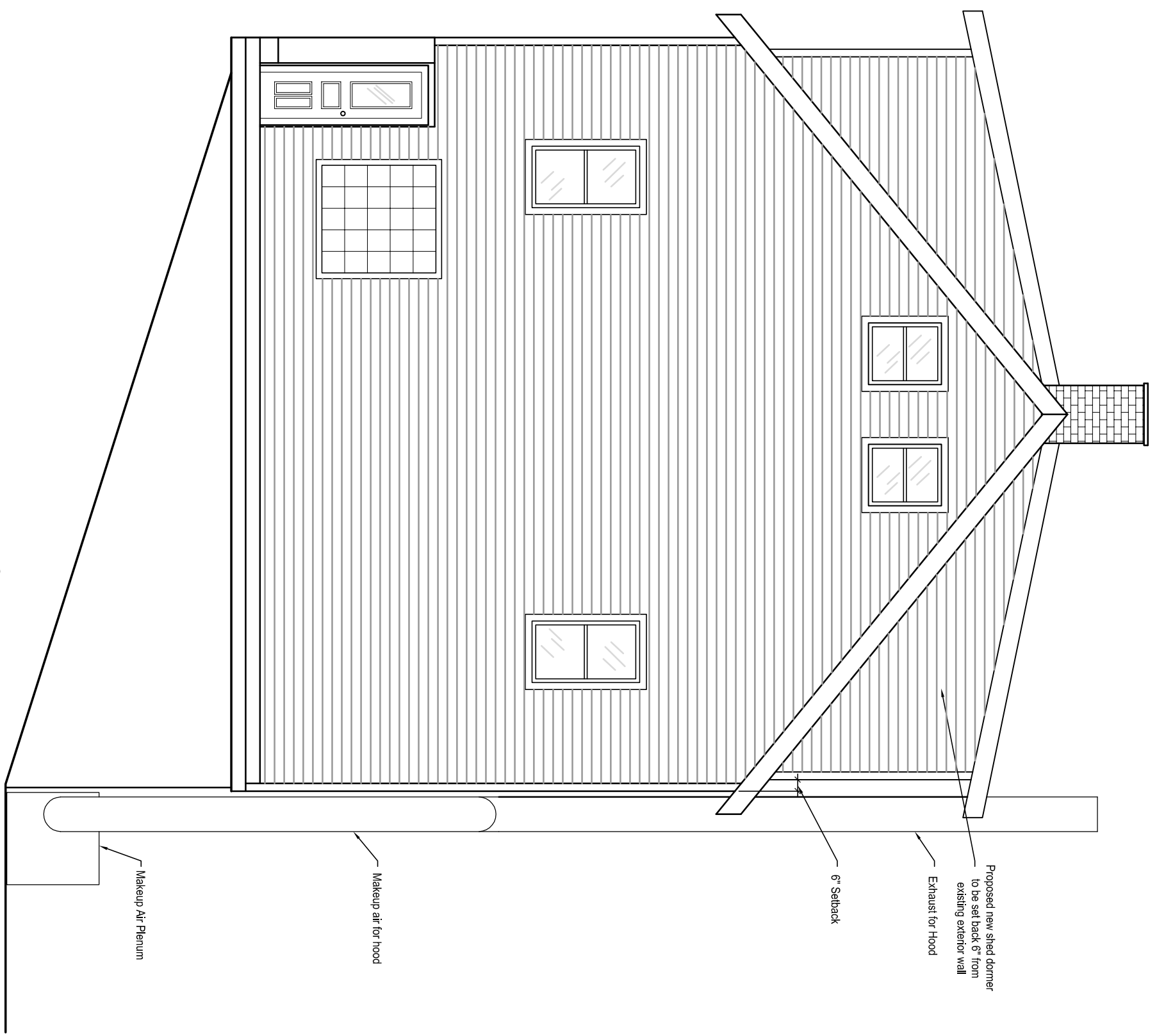
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No.	Revision/Issue	Date

OWNER: Ghazi Property Group
 LOCATION: 404 Benefit St, Providence RI



DATE: 1.16.22
 DRAWN BY: WG
 FILE: Transit Elev
E.2



Transit St. Elevation

E.2

Scale = 3/16" = 1'-0"