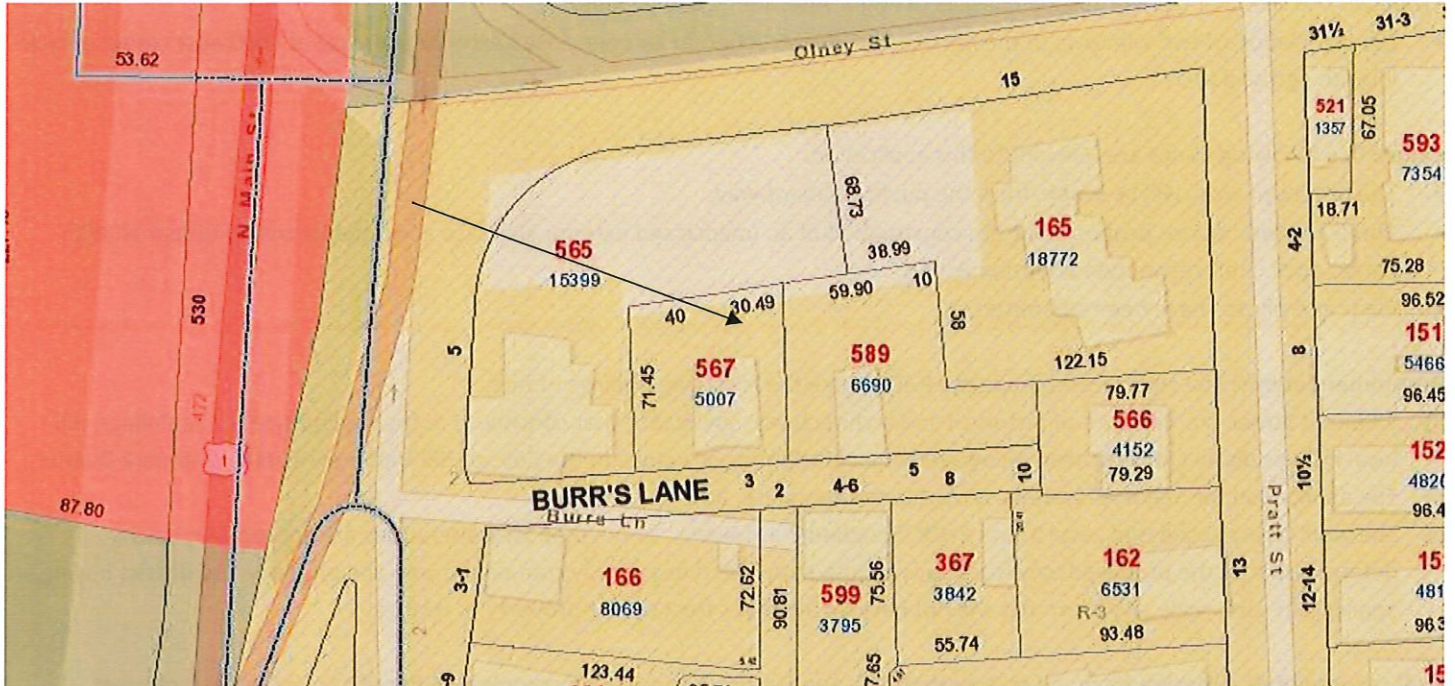
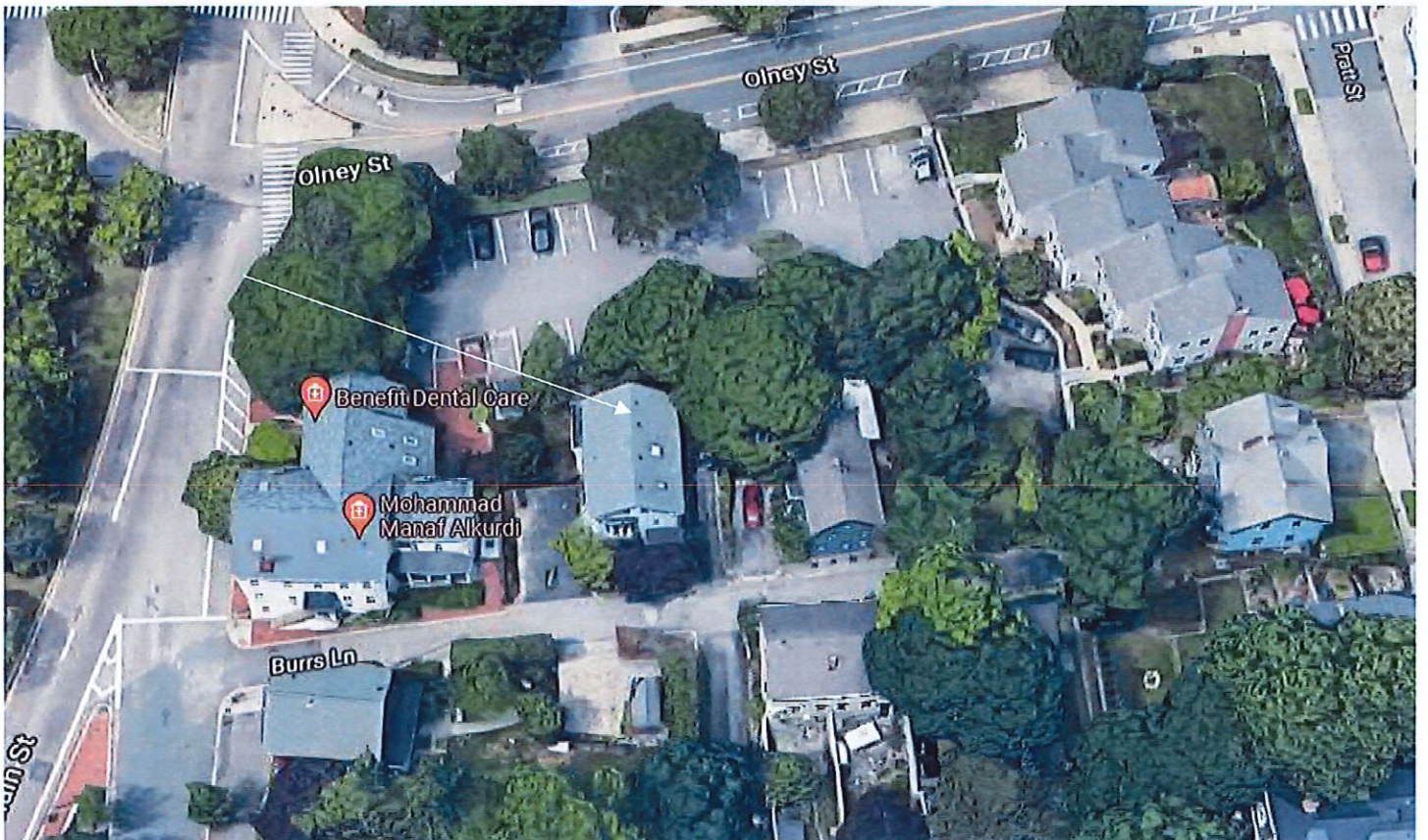


7. **CASE 22. 076, 5 BENEFIT STREET, House, pre1820-40, with addition c. 1980 (COLLEGE HILL)**
Greek Revival; 2½ stories; flank gable; clapboard; entrance on south up high flight of steps under flat-roofed porch; 5 bay with molded window caps and paneled pilasters; L-to east with porch across front; wide entablature.
CONTRIBUTING



Arrow indicates 5 Benefit Street.



Arrow indicates project location, looking north.

Applicant/Owner: MSS Seven Realty LLC, 288 Grove Street, Ste. 383, Braintree, MA 02184

Architect: Providence Architecture, 269 Wickenden Street, Providence, RI 02906

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

- the installation of two windows to the north gable. Construction of an unenclosed exterior staircase at northeast corner of rear ell with egress door.

Issues: The following issues are relevant to this application:

- The proposed work will be visible from the public rights-of-way;
- There are two options proposed for the construction of an unenclosed exterior staircase at northeast corner of rear ell with egress door. Staff recommends Option B; and,
- Plans and photos have been submitted.

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

- a) 5 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 Landmark 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. 5 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 Landmark 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.

5 Benefit Street, Providence, RI 02904

Historic Mixed Use Redevelopment

Scope of Work:

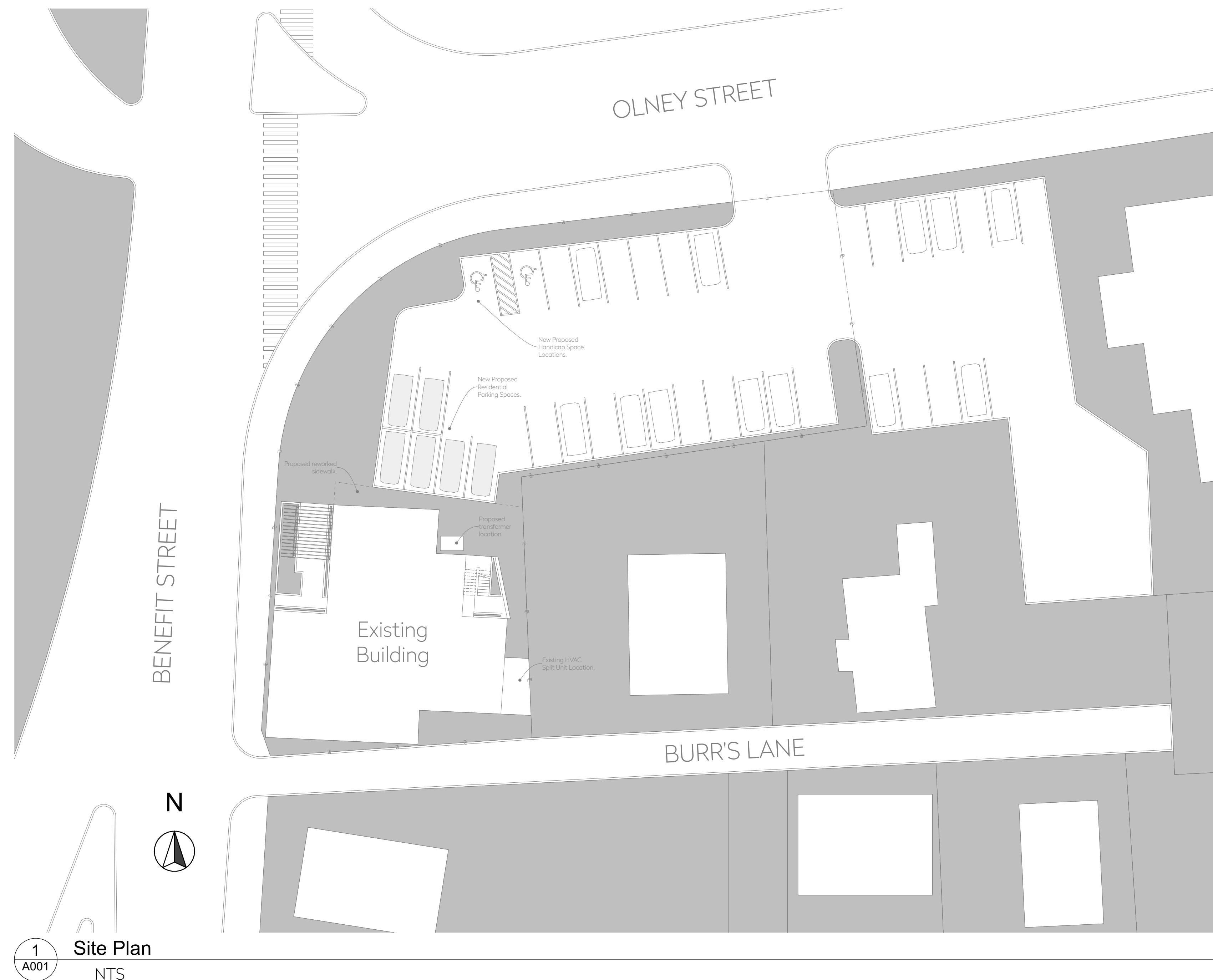
- Add pair of windows within gable at north facade.
- Add open air painted wood trellis at western courtyard.
- Add new covered/unenclosed exterior staircase at northeast corner. (Add new exterior door at top of staircase).
- Horizontal wall sign at western facade of dentist office
- Repair and replace decking at existing porch along Burr's Lane, add additional granite block step for code compliance.



PARCEL INFORMATION:

ZONE: R-3
 OVERLAYING ZONE: Historic District
 PLAT: 9 LOT: 565
 LOT SIZE: 0.35 Acres
 PROPOSED USE: Dentist office on Ground level & part of Level 1 with three residential units throughout the rest of the building.

Existing Parking Spaces: **30**
 Proposed Parking Spaces: **4**
 TOTAL Parking Spaces: **34**



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 919.886.2426
 providencearchitecture.com

ARCHITECT
 FIRM: PROVIDENCE ARCHITECTURE
 ARCHITECT: KEVIN DIAMOND, R.A. RH585

CONSULTANTS

Historic Mixed Use Redevelopment

5 Benefit St
 Providence, Rhode Island
 02904

Project Number: Project Number

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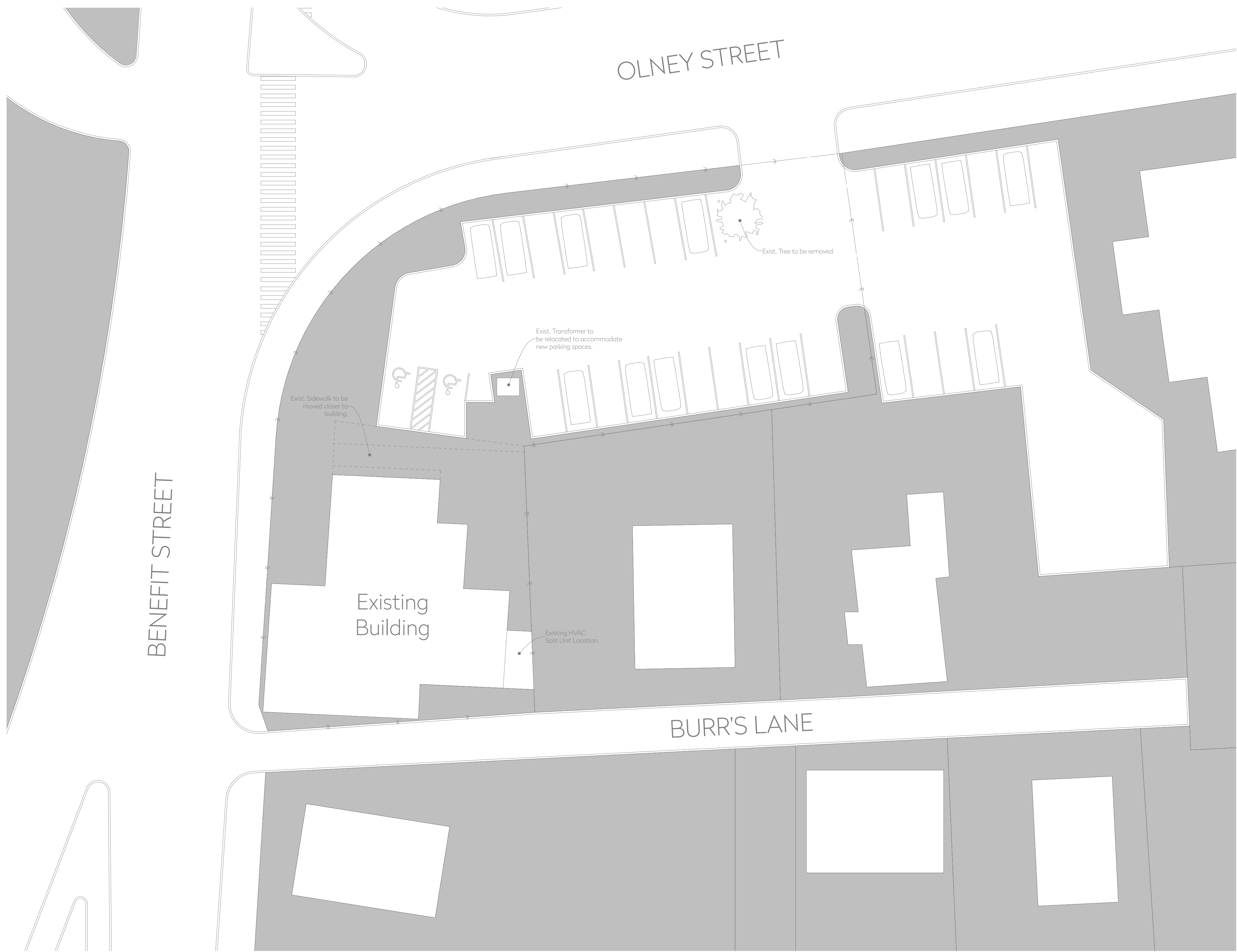
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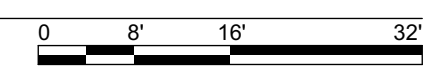
Cover Sheet and Site Plan

A001

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1 Site Plan
A002 SCALE: 1/16" = 1'-0"



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Historic Mixed Use Redevelopment

5 Benefit St
Providence, Rhode Island
02904

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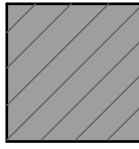
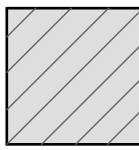
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Existing Site Plan

A002
Printed: 7/6/22

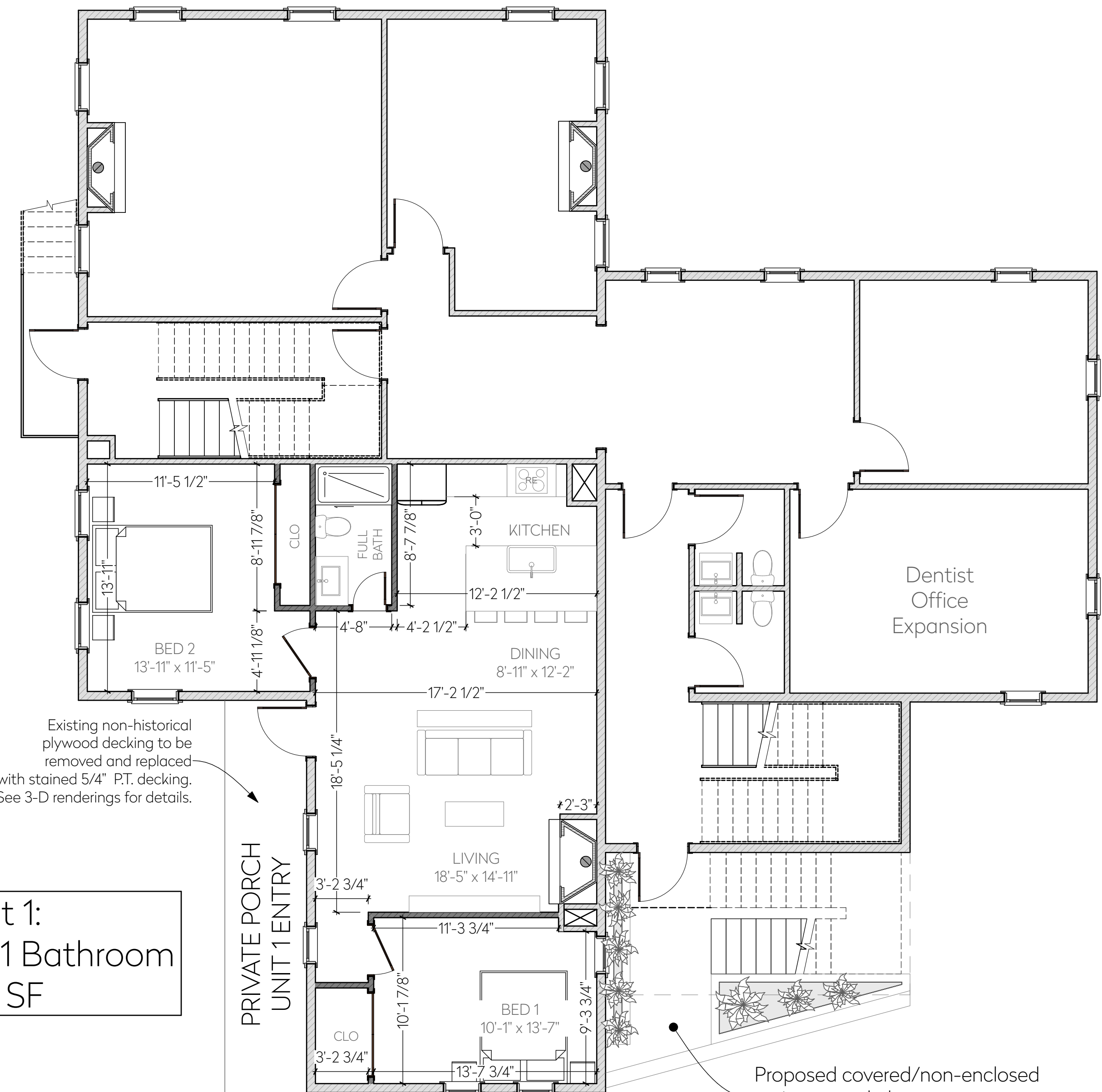
Wall Legend:

-  New walls
-  Existing wall to remain

Existing Dental Office to Remain.



2 Existing Basement
SK12 SCALE: 3/16" = 1'-0"



Unit 1:
2 Bedroom, 1 Bathroom
841 SF

1 First Floor
SK12 SCALE: 3/16" = 1'-0"





EXISTING NORTH EAST CORNER OF BUILDING
AT LOCATION OF PROPOSED EXTERIOR
STAIRCASE

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**Historic Mixed Use
Redevelopment**

5 Benefit St
Providence, Rhode Island
02904

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Exterior Stair Scheme 1

SK14

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42" cable rail w/ 2"x2" steel posts.

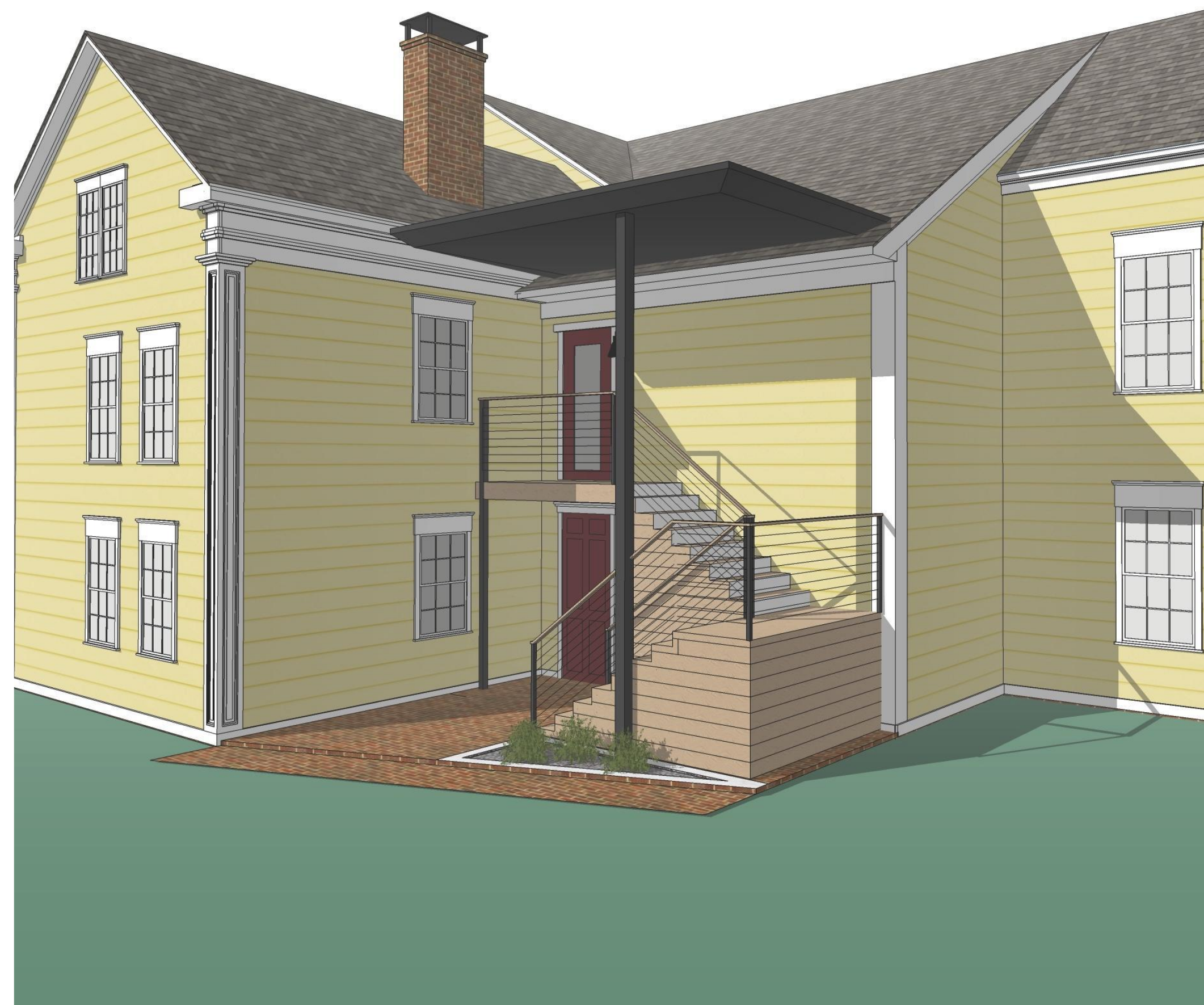
36" Hardwood Handrail to be installed.

New proposed door located at the top of the stair.

Black painted P.T. 8x8 post

Clear finished 6" x 3/4" cumaru slats installed around structure of stairwell as shown

Proposed brick hardscape proposed with planters as shown



Stairwell Awning Option A

42" cable rail w/ 2"x2" steel posts.

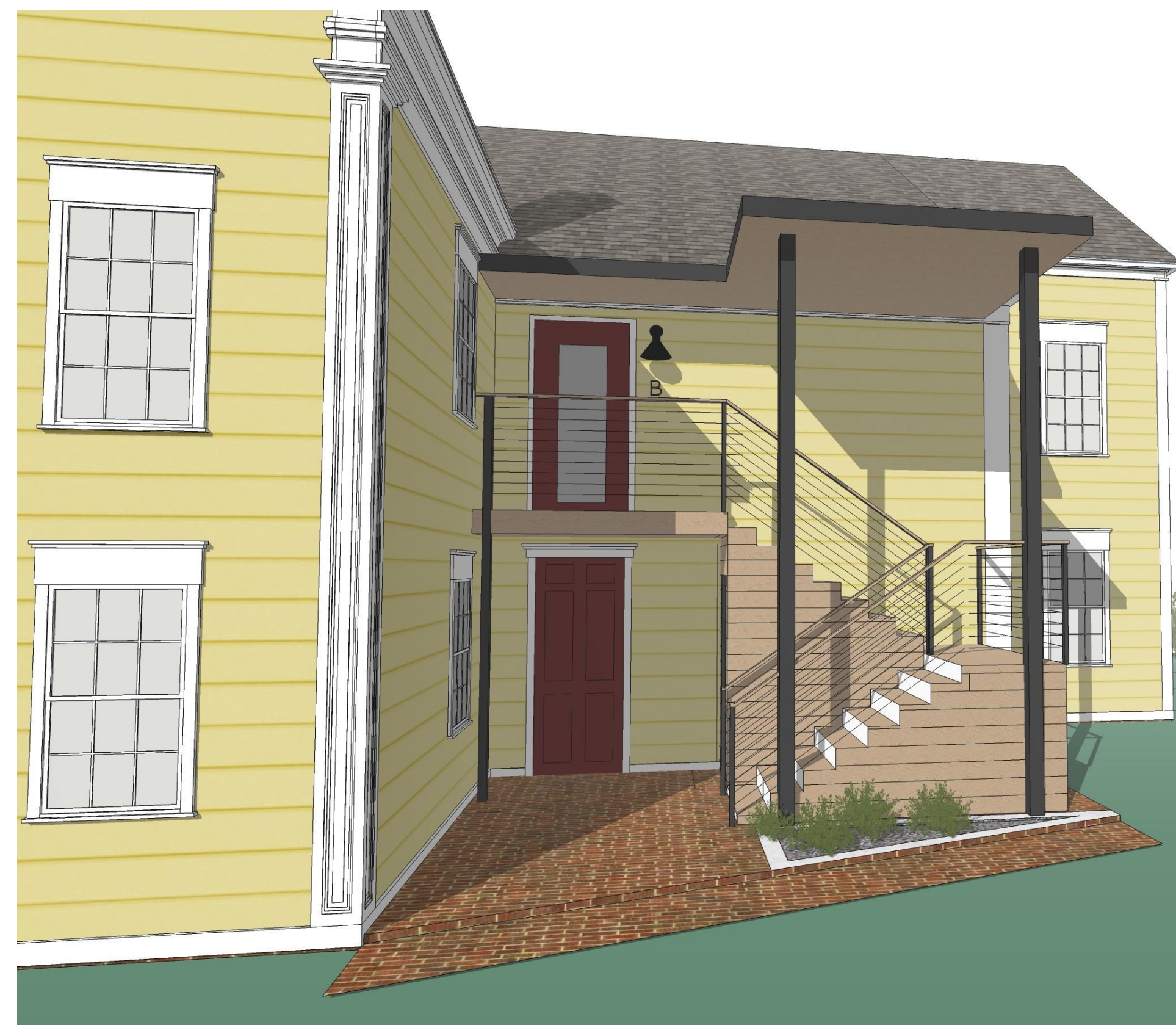
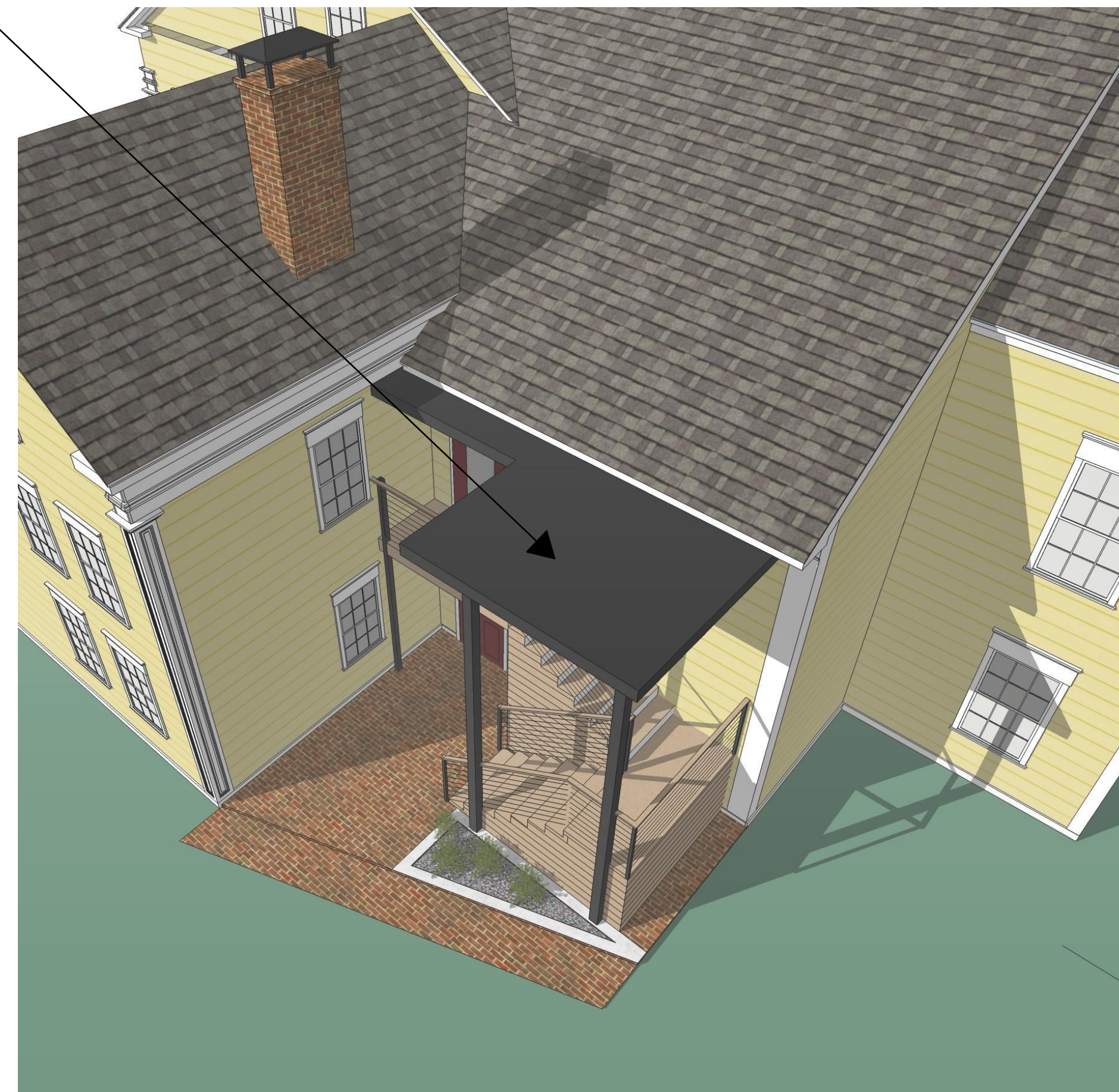
36" Hardwood Handrail to be installed.

New proposed door located at the top of the stair.

Black painted P.T. 8x8 post

Clear finished 6" x 3/4" cumaru slats installed around structure of stairwell as shown

Proposed brick hardscape proposed with planters as shown



Stairwell Awning Option B

C. Attention Getting Devices

1. Attention getting devices are permitted for non-residential uses in the C-1, C-2, and C-3 Districts.
2. Attention getting devices are limited to a maximum of one per lot, a maximum of eight feet in height and ten square feet in area, and shall be located a minimum of five feet from a lot line.
3. Attention getting devices are not permitted in the public right-of-way.
4. Attention getting devices may be erected on a lot for no more than 30 days in a single display period, with a maximum of three display periods in a calendar year with a minimum of 30 calendar days between each display period.

K. Wall Signs

(Figure 16-9)

1. Wall signs are permitted for non-residential uses in all districts.
2. The maximum size of all wall signs for a building wall is established at two square feet per linear foot of building wall where the wall signs will be mounted.
3. An additional wall sign to identify the building may be placed within the top 20 feet of the structure. The sign may not cover any fenestration or architectural features. The maximum size is established at three square feet per linear foot of building façade, measured at the roofline where the wall sign will be mounted.
4. Wall signs may be internally or externally illuminated. If externally illuminated, all light shall be directed onto the sign face.
5. Wall signs shall be safely and securely attached to the building wall. Wall signs shall be affixed flat against the wall and shall not project more than 15 inches from the building wall. Wall signs shall not encroach into the public right-of-way for more than 15 inches.
6. No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
7. Wall signs shall be constructed of wood, brick, metal, or plastic.
8. Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure.
9. Ghost signs are considered wall signs. Existing ghost signs are exempt from these requirements and deemed conforming, including prohibitions on illegally affixed and snipe signs in Section 1605. Ghost signs may be maintained and repainted but no new information or images may be added to the existing sign.

FIGURE 16-9

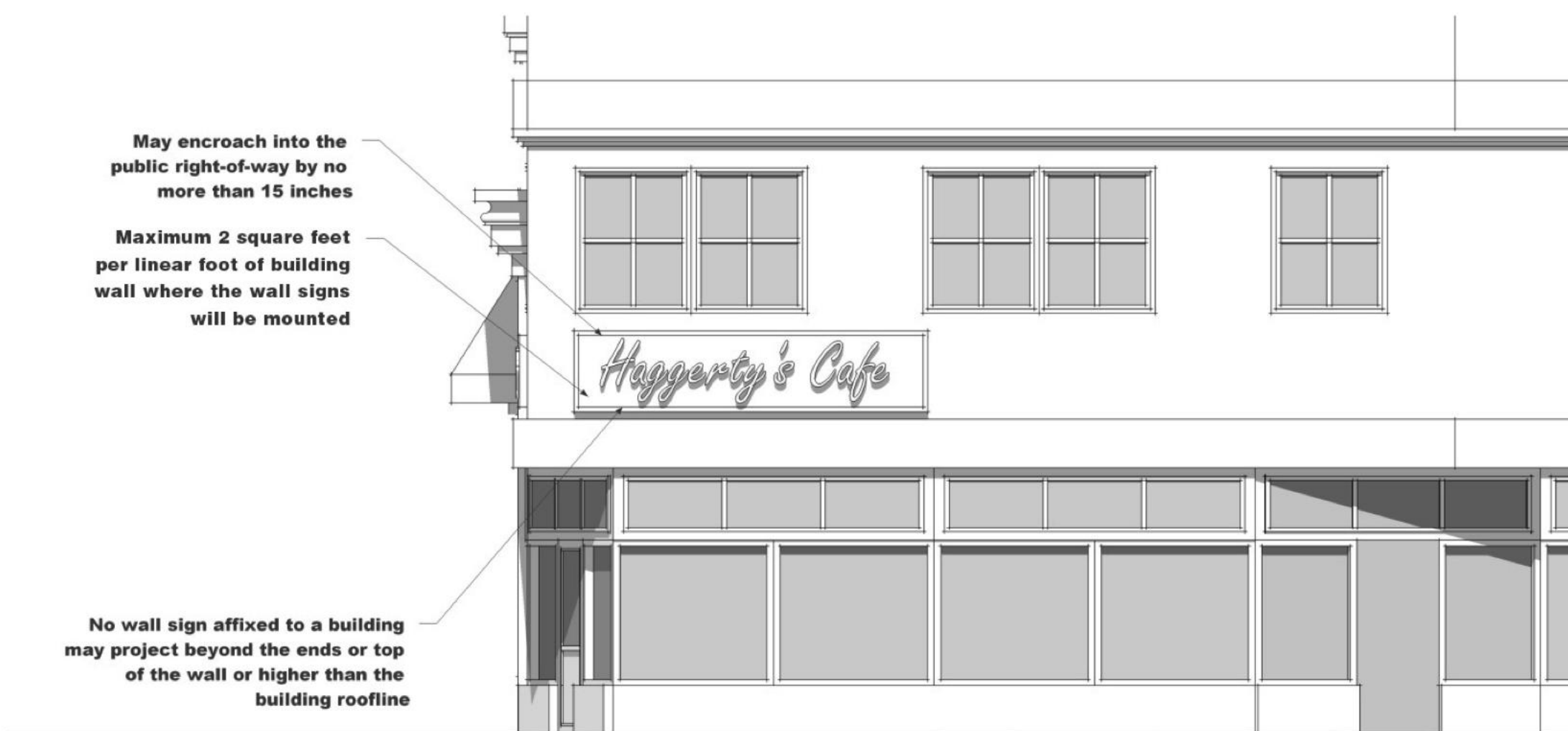


TABLE 16-2: PROJECTING SIGN REGULATIONS	
District	Maximum Sign Area Per Sign
R-1A	Prohibited
R-1	Prohibited
R-2	Prohibited
R-3	Prohibited
R-4	Prohibited
R-P	12sf
C-1	20sf
C-2	20sf
C-3	32sf
D-1	48sf
M-MU	48sf
M-1	48sf
M-2	48sf
I-1	32sf
I-2	32sf
W-2	32sf
W-3	48sf
OS	12sf
PS	12sf
CD	12sf

FIGURE 16-7

L. Window Signs

(Figure 16-10)

1. Window signs are permitted for all non-residential uses in all districts.
2. All window signs, whether temporary or permanent, are limited to no more than 25% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.
3. Window signs that are internally or externally illuminated require a permit. Neon and LED window signs are permitted only in the commercial, waterfront, and downtown districts.

FIGURE 16-10



Historic Mixed Use
Redevelopment

5 Benefit St
Providence, Rhode Island
02904

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Proposed Signage
Locations

SK15

Proposed side sconces E.Q.
distance away from center
sconce, typ.

Proposed sconce on center
with window and door.

Proposed 22' x 14" wood
surface mounted sign,
painted black and
mounted above entry door
transom.





Painted P.T. tapered 2x8 trellis members installed @ 12" o.c. fastened to painted P.T. ledger as shown

Painted P.T. 6x6 posts with (2) painted P.T. beams notched into posts as shown

White painted P.T. 6x6 post

Proposed brick hardscape proposed with planters as shown

Proposed Exterior Courtyard



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**Historic Mixed Use
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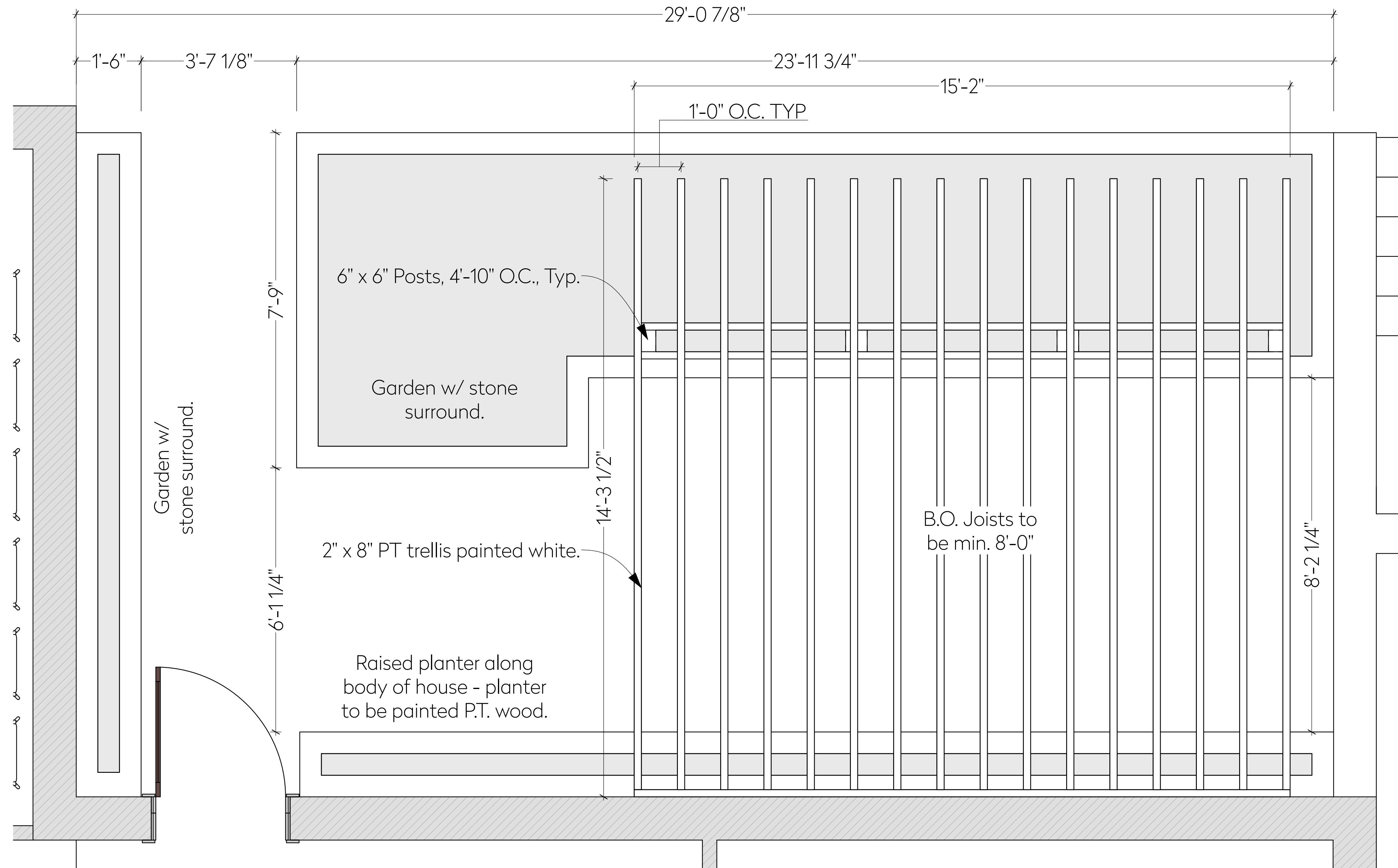
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Outdoor Space Render 2

SK20

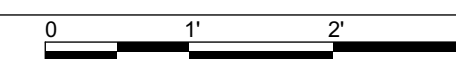
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1
SK24

Enlarged Courtyard Detail

SCALE: 3/4" = 1'-0"



Proposed windows on north gable.

(2) Tempered new construction windows to be installed.



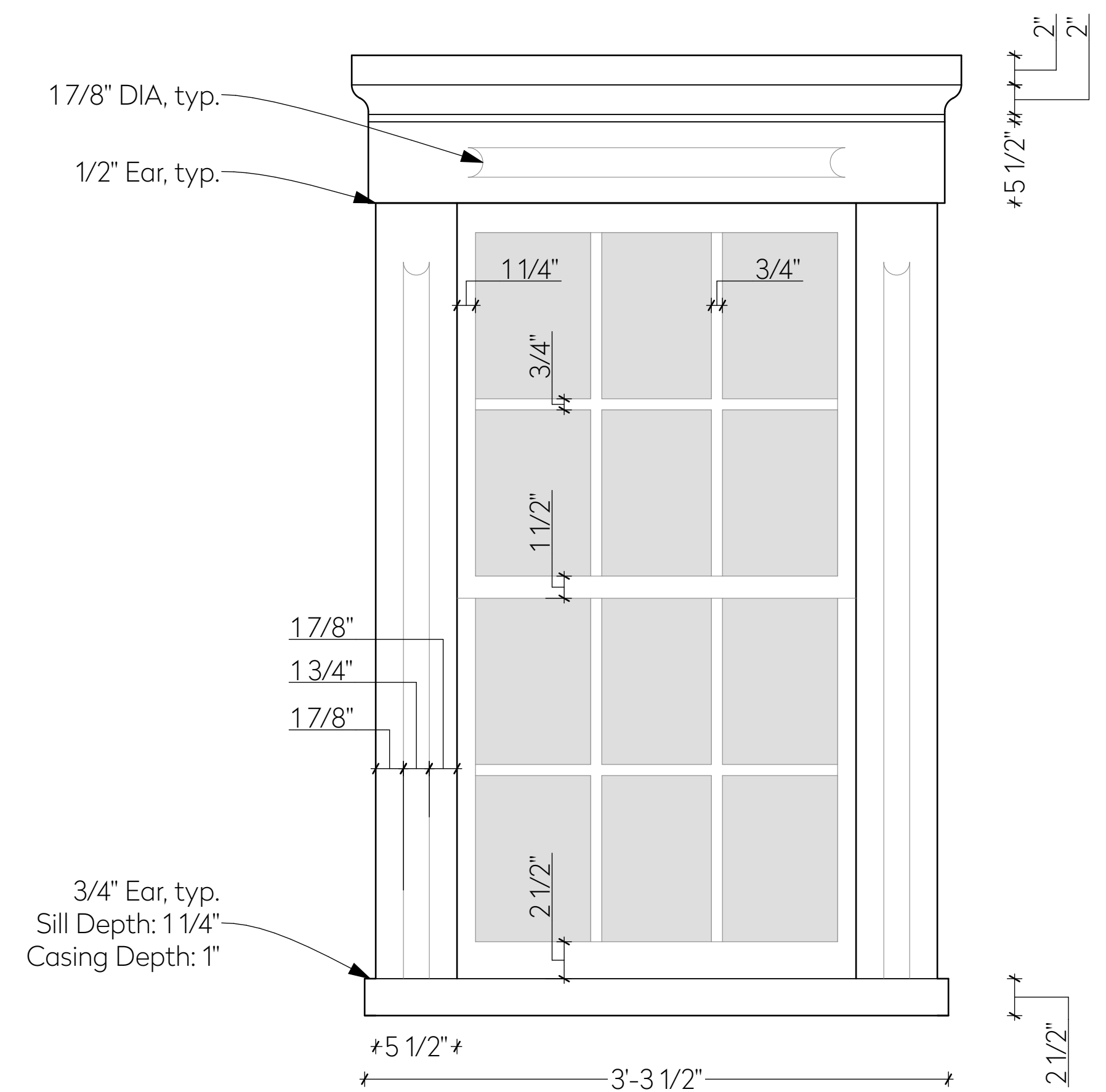
Existing windows on east gables.



Existing windows on west gable.



Existing window and casing.



Proposed casing detail: To match existing.

Historic Mixed Use
Redevelopment

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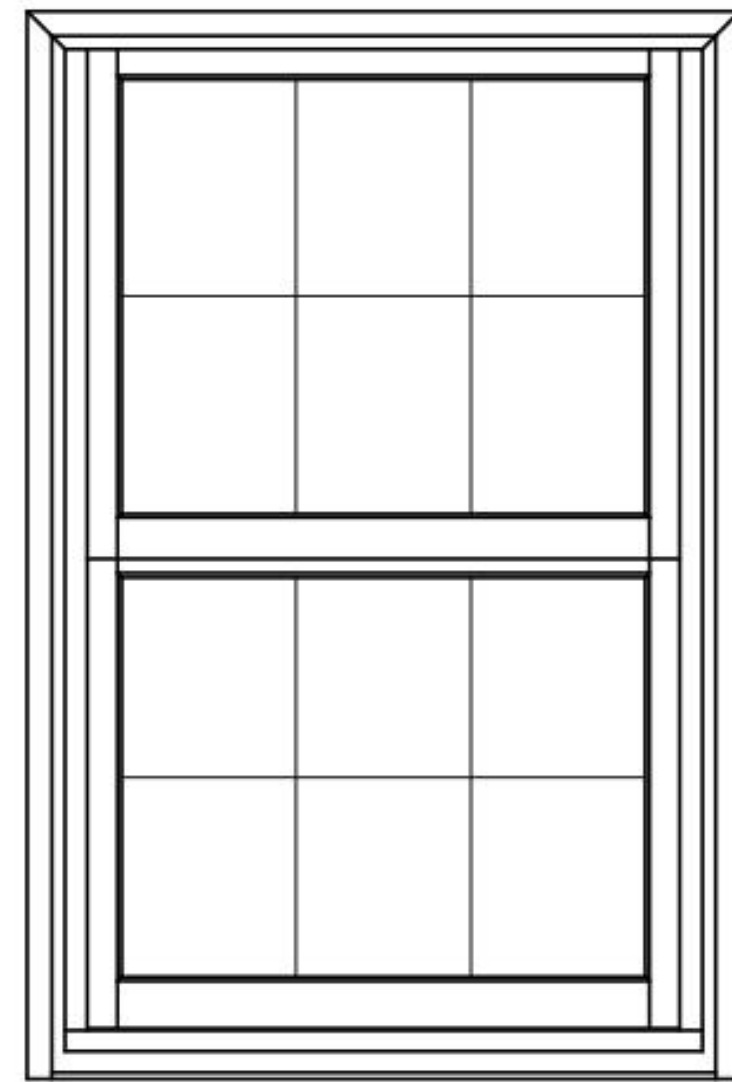
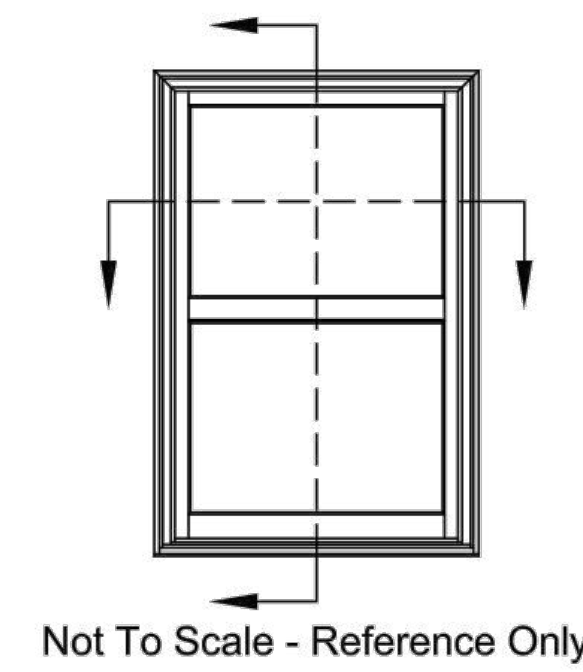
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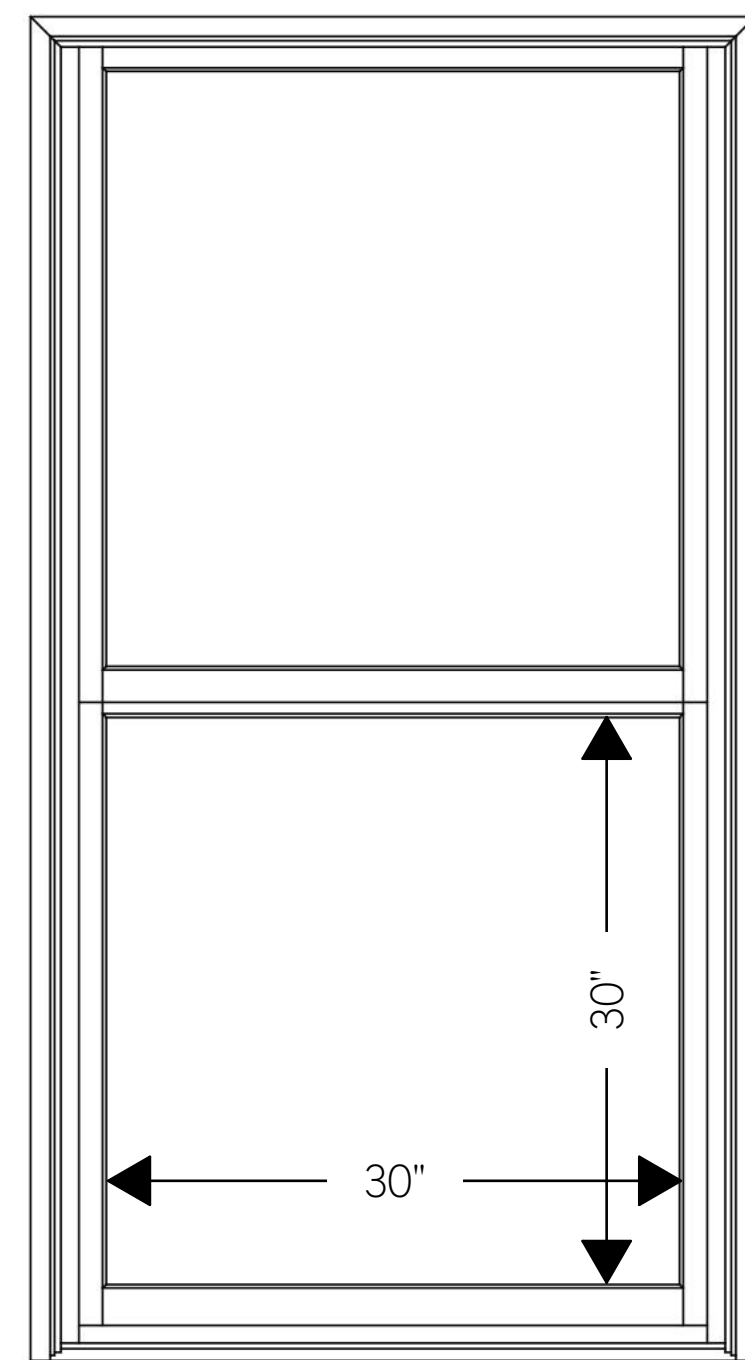
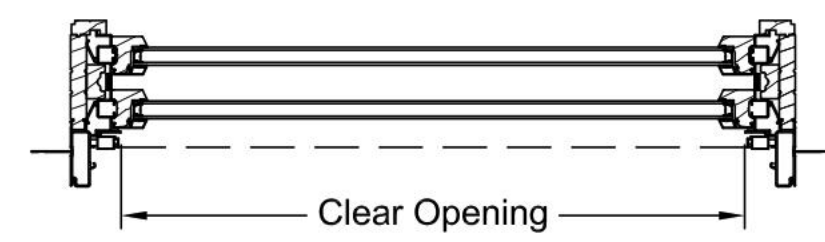
Window Details

SK25

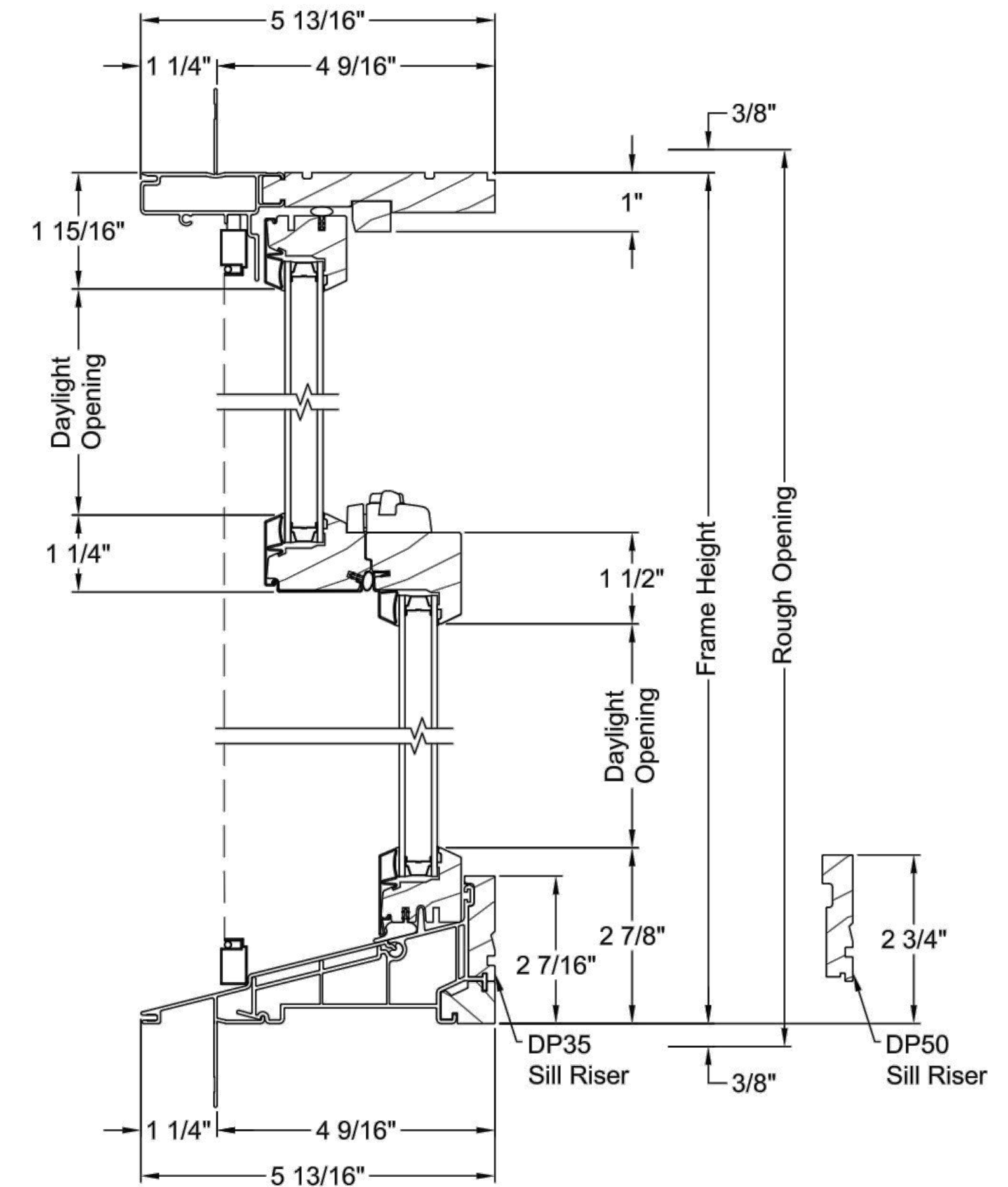
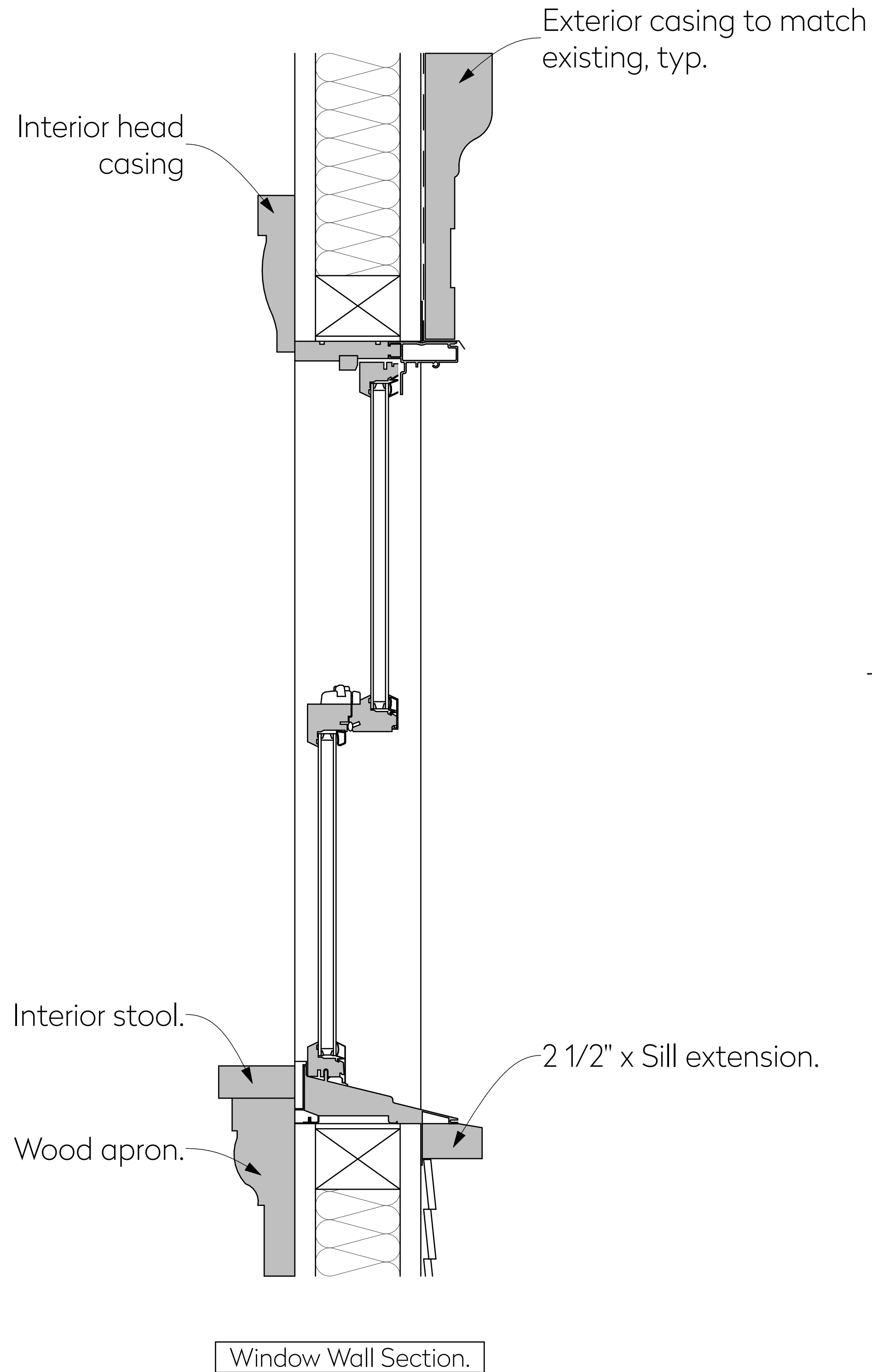
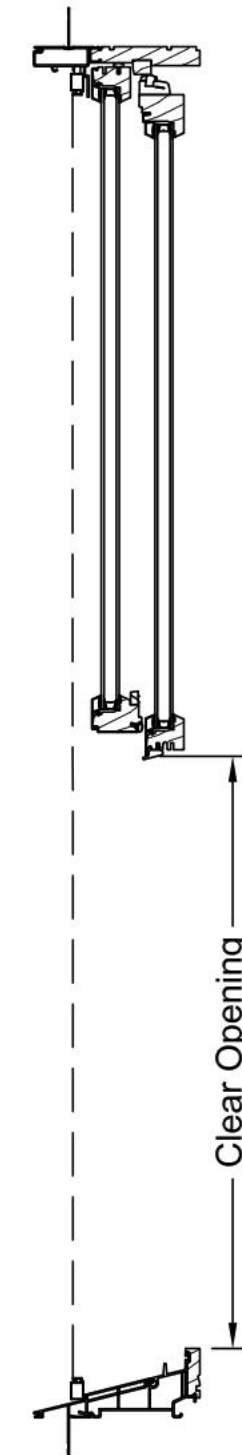
W-2500™
Clad-Wood Windows
Double-Hung



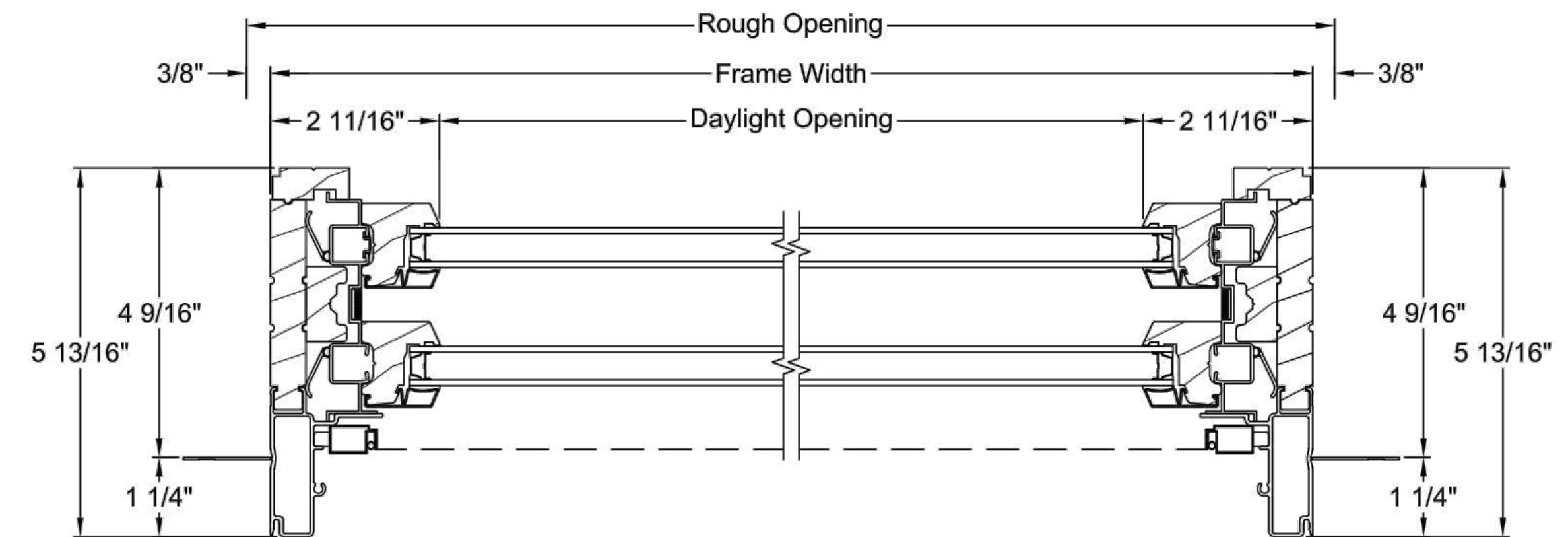
Colonial



Double-Hung (Even Divide)
Vertical = (Frame Height / 2) - 3 5/8"
Horizontal = Frame Width - 3 9/16"



Window Section Facing Right



Window Section Facing Down

Historic Mixed Use Redevelopment

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Window Shop Drawings

SK26



Existing Side Porch Conditions



Proposed Side Porch