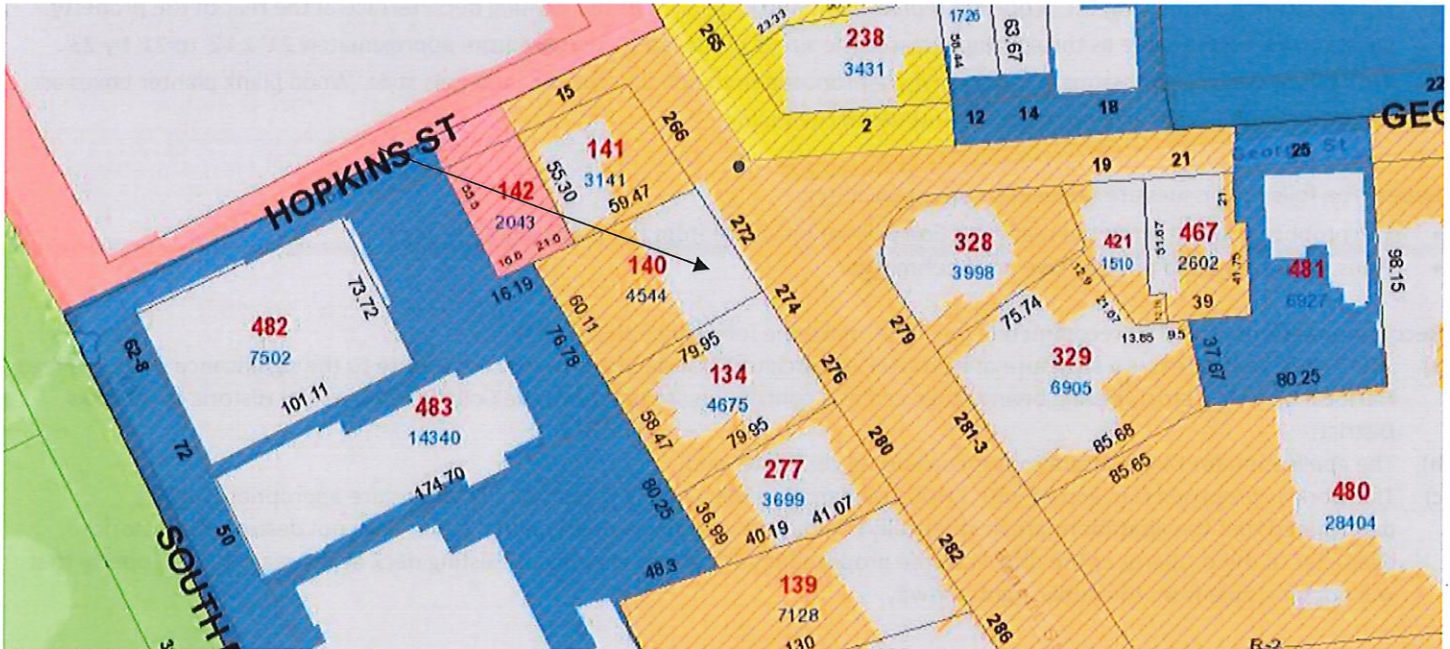
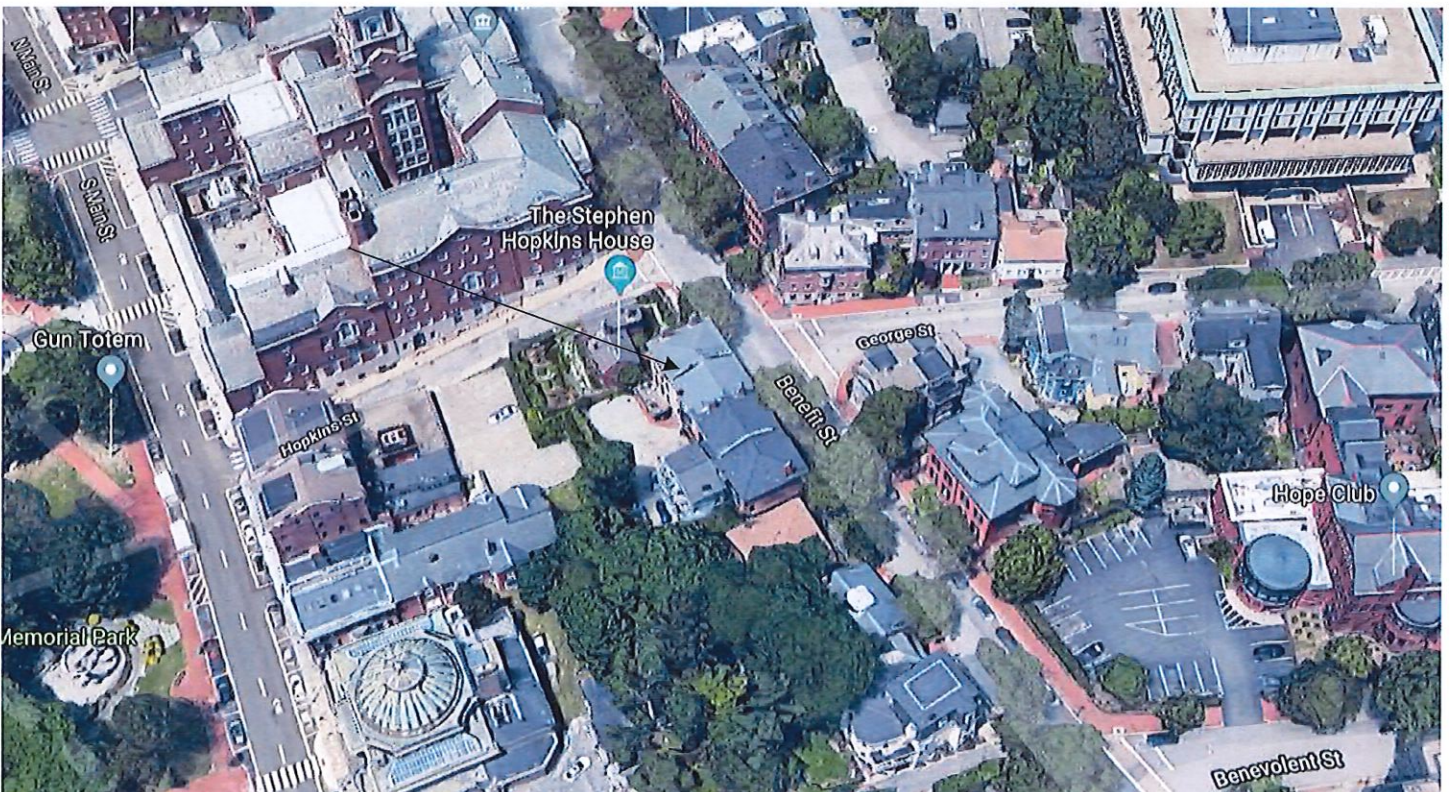


6. **CASE 22.109, 270-272 BENEFIT STREET, Thomas Poynton Ives Block, ca 1814-19 (COLLEGE HILL)**
Federal; 3 stories; low hip roof; brick. Row house with four units, each 3 bays wide, with side-hall entrances arranged in two pairs. Fanlight doorways framed by panelled pilasters and pediments; a later center archway is cut through one unit, leading to a rear courtyard.
CONTRIBUTING



Arrow indicates 270-272 Benefit Street.



Arrow indicates project location, looking north.

Applicant/Owner: Nick 102 LLC, 400 Main St, Ste. 250, Los Altos, CA 94022

Attorney: Thomas V. Moses, Moses Ryan Ltd., 40 Westminster Street, 9th Floor, Providence, RI 02903

Architect: Studio Panduro, 210 11th Avenue, Suite 204, New York, NY 1001

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

- The applicant is requesting the proposed replacement and expansion of the existing deck/terrace at the rear of the property. Location will be the same as the existing terrace. The size is proposed to increase from approximately 21' x 12' to 21' by 23'. Wood floor decking and wrought iron railing are proposed to match the existing materials style. Wood plank planter boxes are proposed to be placed around the entire interior of the railing.

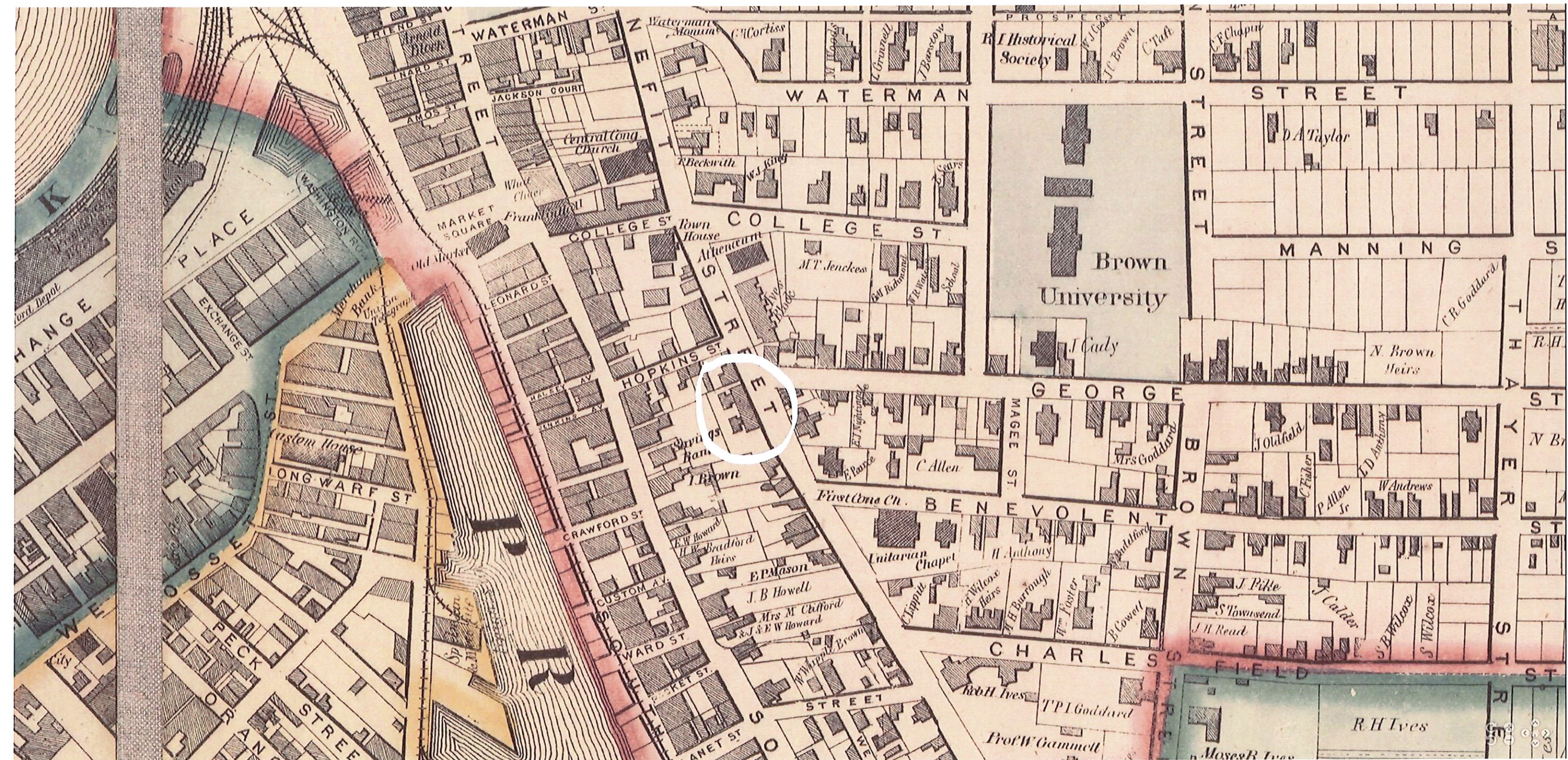
Issues: The following issues are relevant to this application:

- The proposed alteration to the rear elevation will not be visible from the public rights-of-way.
- Plans, renderings and photos have been submitted.

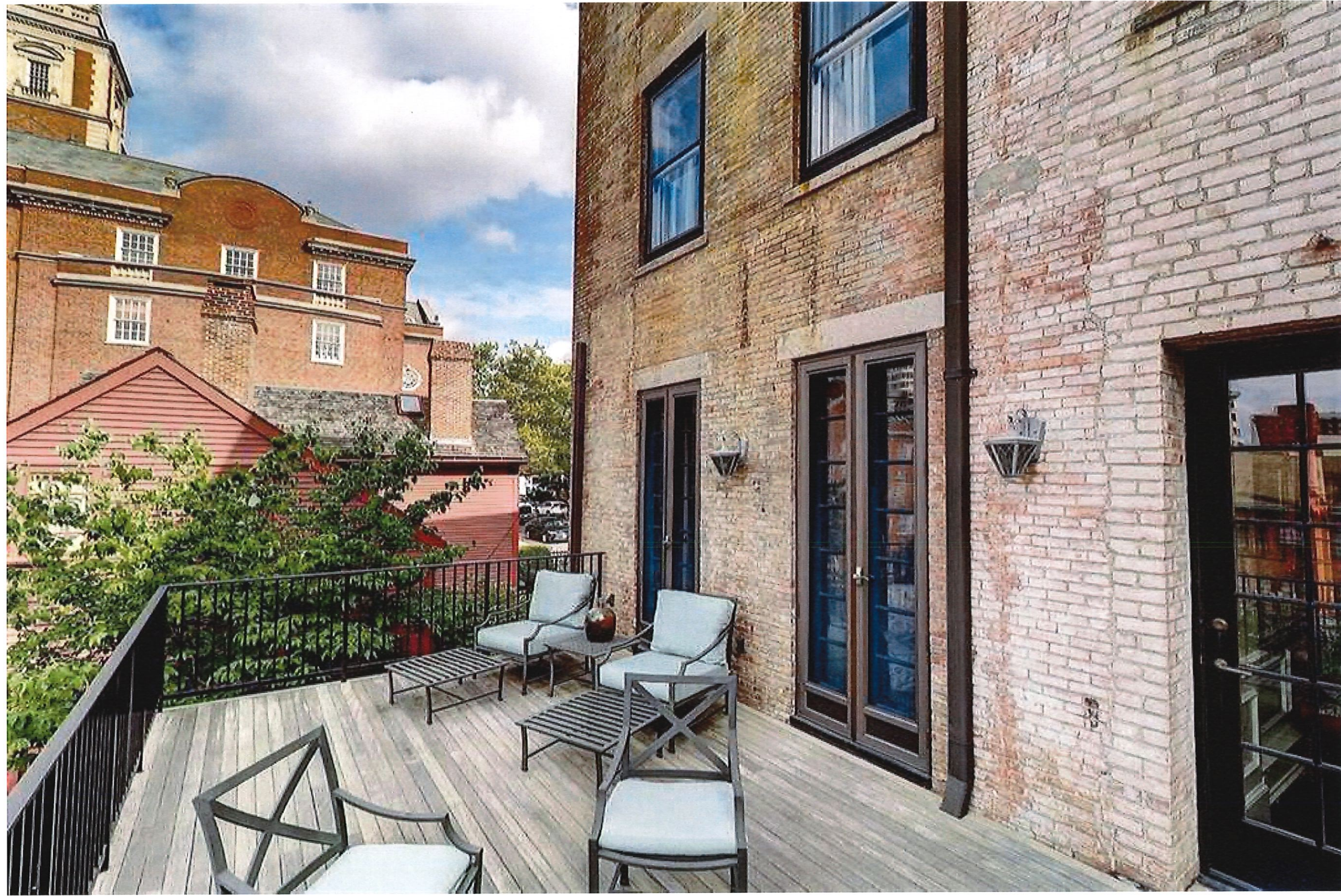
Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 270-272 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; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed alterations are appropriate having determined that the alterations are aesthetically compatible with the property and district, does not destroy the historic character of the property or the district as the proposed modifications expand an existing deck at the rear of the property that will not be visible from the public rights-of-way.

Staff recommends a motion be made stating that: The application is considered complete. 270-272 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district being listed as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted as the proposed alterations are appropriate having determined that the proposed alterations are appropriate having determined that the alterations are aesthetically compatible with the property and district, does not destroy the historic character of the property or the district as the proposed modifications expand an existing deck at the rear of the property that will not be visible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.







BENEFIT ST - TERRACE

STUDIO PANDURO

AUGUST 05, 2022

EXISTING TERRACE



BENEFIT STREET - TERRACE
STUDIO PANDURO 210 ELEVENTH AVE SUITE 204 NEW YORK, NY 10001

EXISTING TERRACE - AERIAL PHOTO
AUGUST 05, 2022 P.3



BENEFIT STREET - TERRACE
STUDIO PANDURO 210 ELEVENTH AVE SUITE 204 NEW YORK, NY 10001

EXISTING TERRACE - PHOTO
AUGUST 05, 2022 P.4

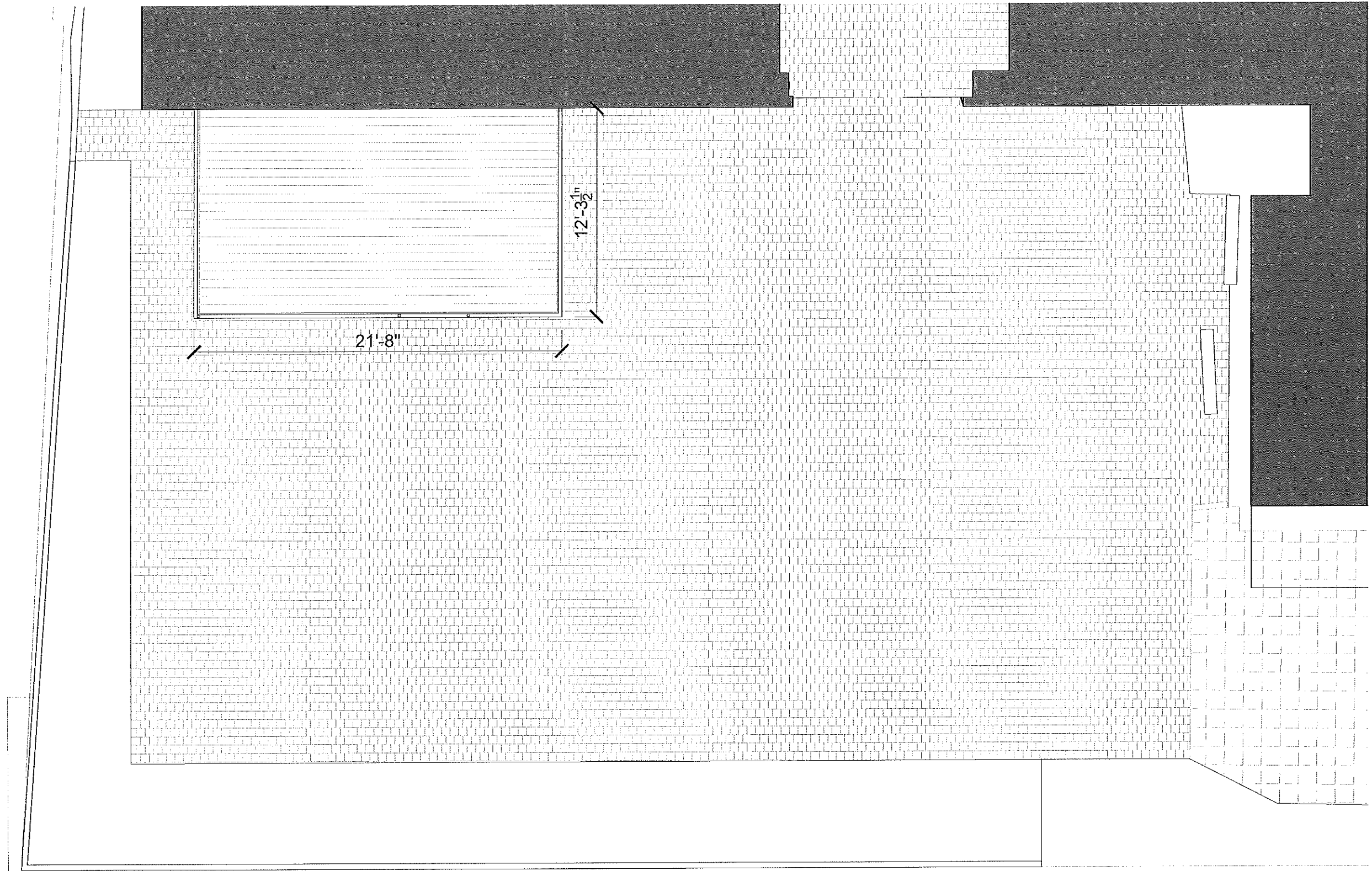


BENEFIT STREET - TERRACE

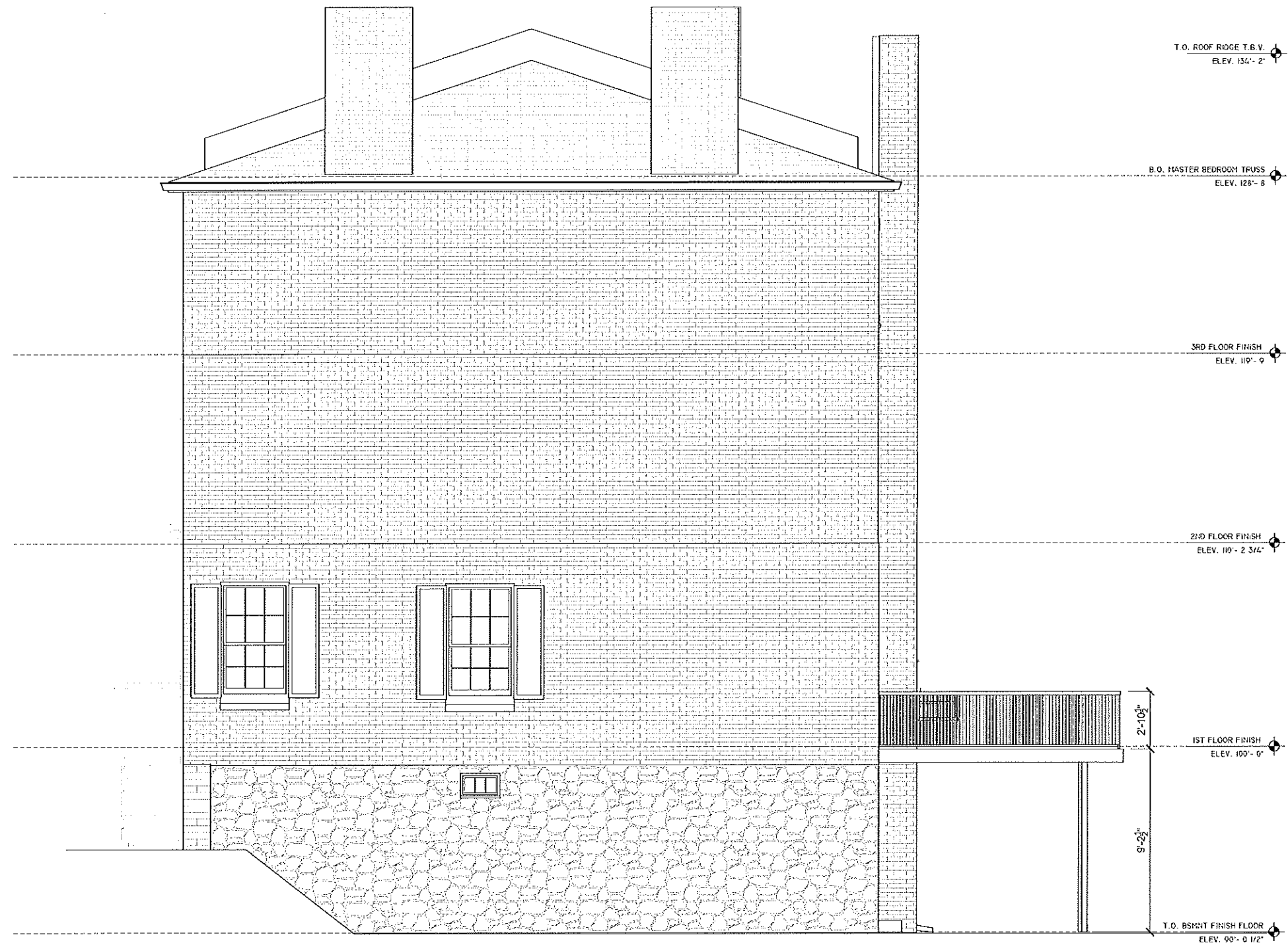
STUDIO PANDURO 210 ELEVENTH AVE SUITE 204 NEW YORK, NY 10001

EXISTING TERRACE - PHOTO OF SKYLINE FROM TERRACE

AUGUST 05, 2022 P.5









BENEFIT STREET - TERRACE
STUDIO PANDURO 210 ELEVENTH AVE SUITE 204 NEW YORK, NY 10001

EXISTING TERRACE - RENDERINGS
AUGUST 05, 2022 P.9

PROPOSED TERRACE



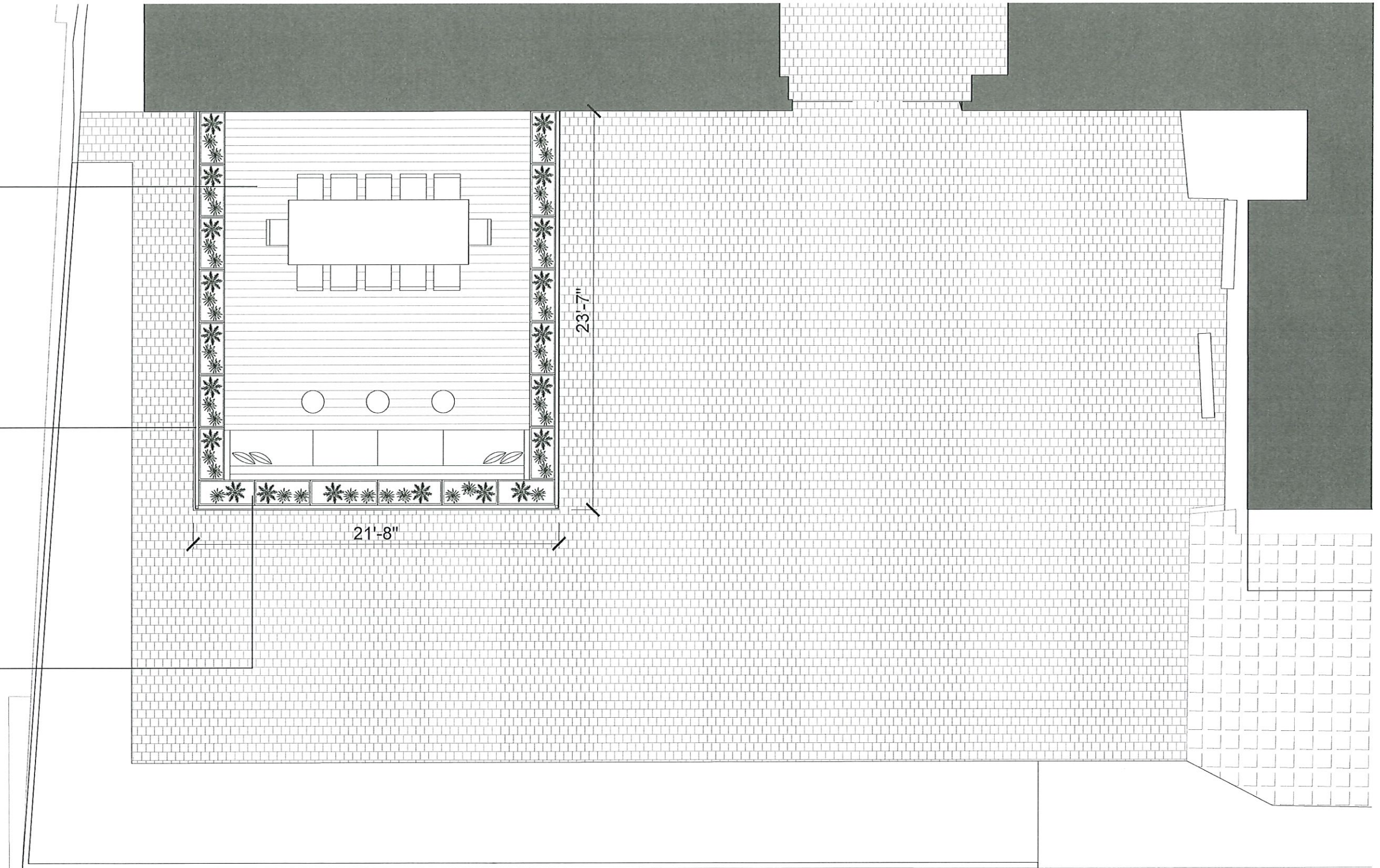
WOOD FLOOR DECKING
TO MATCH EXISTING



WROUGHT IRON RAIL-
ING TO MATCH EXISTING



WOOD PLANK PLANTER
BOXES









BENEFIT STREET - TERRACE
STUDIO PANDURO 210 ELEVENTH AVE SUITE 204 NEW YORK, NY 10001

PROPOSED TERRACE - RENDERINGS
AUGUST 05, 2022 P.14

