2. CASE 22.115, 383 BENEFIT STREET, Thomas F. Hoppin House, 1853-55, 1982-83 (COLLEGE HILL)
Italianate palazzo type; 3 stories; brick originally stuccoed with brownstone trim; low hip roof, bracketed cornice; three-part side elevation, center recessed and originally with balustered balcony; similar treatment on courtyard side but with arcaded ground-floor entrance loggia; first service wing and stable composition with arch between. Originally had cast iron fence on retaining wall around grounds. Remodeled for office use; modern semi-cylindrical stair tower on north side. 1853-5 Alpheus Morse; 1982-3 Robinson Green Beretta.

CONTRIBUTING
Applicant/Architect: Jon-Paul Courre Architect, 26 Arnold Street, Providence, RI 02906
Owner: M. Holt Massey, 85 Merrimac Street, Ste. 501, Boston, MA 02114

Proposal: The scope of work proposed consists of Major Alterations and includes:
- the removal of two, later wood structures: one: second-story of the porte-cochere roof and installation of an outdoor patio/deck. Roof of porte-cochere to be repaired to sustain an outdoor patio/deck; two: removal of later second story wood framed addition and construction of new smaller addition; Modification of porte-cochere to provide entry to proposed separate residential units; Assorted modifications to fenestration for egress and other modifications (See attached narrative).

Issues: The following issues are relevant to this application:
- The wood structures proposed for removal are later additions (see attached building permit cards); and,
- A narrative, plans and photos have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:
  a) 383 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 for conceptual approval; and,
  c) The work as proposed is in accord with PHDC Standard 8 as follows: the alterations as proposed are appropriate having determined that the 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.

Staff recommends a motion be made stating that: The application is considered complete. 383 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 alterations as proposed are appropriate as the 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 accepting the recommendations in the staff report, with staff to review any additional required details.
SCOPE OF WORK FOR 383 BENEFIT STREET

DRAWING A2.1 SOUTH ELEVATION (VIEW FROM JOHN STREET)

Main Building – BLDG #1
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.
Existing entrance vestibule windows to be replaced with custom fixed units for use in existing opening, simulated divided light and arched transom.

Kitchen Building – BLDG #2A
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.

Porte Cochere – BLDG #2B
Removal of later second story wood framed addition. Roof of porte cochere to be repaired to sustain an outdoor patio/deck.
Modification of porte cochere to provide entry to proposed separate residential units. Center span to remain open to allow for vehicle passage. Left and right spans to be enclosed with new stair and entry door on left span for access to unit in Bldg. #2A. New entry door on right span for access to unit in Bldg. #3. Both new door units proposed to single French door units with simulated divided lights.

Stable Building – BLDG #3
Modifications include changes to window/doors 107 and 109. Wood panels on 107 to be modified to include additional glass panes. Arched window opening 109 to be modified for new custom arched door allowing unit access. The brick façade and base repair to match existing in type and finish.

Replace existing door 101.3 with new unit. Proposed door to be three panel.
Second floor later wood framed addition at rear on north side of property to be modified in scale with a new window unit on the south elevation. Proposed window to be a fixed casement unit with simulated divided lights.
Proposed new railing/guardrail to match style of existing on porte cochere #2B.

DRAWING A2.2 WEST ELEVATION (VIEW FROM BENEFIT STREET)

Main Building – BLDG #1
Windows to be evaluated for repair. Repair to be in-kind.
Single window unit on third floor to be replaced for egress compliance. Unit to be 3/3 to match existing.
Entrance vestibule windows and entry doors to be replaced. Custom units for use with existing opening. Doors proposed as 2 panel with glass and arched transom.

Kitchen Building – BLDG #2A
Remove existing window 218A and replace with new double unit in order to be egress compliant.
New window unit, 3/3 configuration (121A) to be installed on same West elevation of Bldg. 2.

DRAWING A2.3 NORTH ELEVATION

Main Building – BLDG #1
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.

Kitchen Building – BLDG #2A
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.

Porte Cochere – BLDG #2B
Porte cochere enclosures to allow for separate residential units in Buildings 2A & 3. Center span to remain open for vehicle access. Right span enclosed with new entry door for access to unit in Bldg. #2A. Existing door in left span to be replaced with new 3 panel to match new on right span.
JP Couture, Architect, Inc.

Stable Building – BLDG #3
New window openings and new 3/3 windows to replace existing to allow for egress compliance. Arched windows 111 and 112 to remain. New window 112A added below 112 for egress compliance. Existing window 113 to be replaced with a door opening (106.1).

Second floor later wood framed addition to be modified in scale with a new window unit on the north elevation. Proposed window to be a fixed casement unit with simulated divided lights. Proposed new railing/guardrail to match style of existing on porte cochere #2B.

DRAWING A2.4 EAST ELEVATION

Main Building -- BLDG #1
Windows to be evaluated for repair. Repair to be in-kind. Two 3/3 window units on the third floor to be replaced with new units to match existing for egress compliance. Existing entrance vestibule windows to be replaced with custom fixed units for use in existing opening, simulated divided light and arched transom.

Kitchen Building -- BLDG #2A
East elevation changes from modifications to porte cochere enclosures include replacement of doors in existing locations.

Porte Cochere -- BLDG #2B
East elevation changes from the enclosure of porte cochere right and left spans includes a new 2/2 window unit on east elevation of span connected to building #2A.

Stable Building -- BLDG #3
Later wood framed addition on east elevation of building #3 is being modified in size and scale and window and door modifications to this fenestration include removing existing windows and doors. 3/3 existing window unit to be replaced with double French door unit. Addition to receive new windows with simulated divided lights. Existing entry door replaced with casement window units. Brick opening to remain and filled with wood painted flush board.

GENERAL

No landscape improvements planned at this time. Footprint of the existing structure to remain intact.
SCOPE OF WORK FOR 383 BENEFIT STREET

DRAWING A2.1 SOUTH ELEVATION (VIEW FROM JOHN STREET)

Main Building – BLDG #1
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.
Existing entrance vestibule windows to be replaced with custom fixed units for use in existing opening, simulated divided light and arched transom.

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Porte Cochere – BLDG #2B
Removal of later second story wood framed addition. Roof of porte cochere to be repaired to sustain an outdoor patio/deck.
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Stable Building – BLDG #3
Modifications include changes to window/doors 107 and 109. Wood panels on 107 to be modified to include additional glass panes. Arched window opening 109 to be modified for new custom arched door allowing unit access. The brick facade and base repair to match existing in type and finish.

Replace existing door 101.3 with new unit. Proposed door to be three panel.
Second floor later wood framed addition at rear on north side of property to be modified in scale with a new window unit on the south elevation. Proposed window to be a fixed casement unit with simulated divided lights.
Proposed new railing/guardrail to match style of existing on porte cochere #2B.

DRAWING A2.2 WEST ELEVATION (VIEW FROM BENEFIT STREET)

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Single window unit on third floor to be replaced for egress compliance. Unit to be 3/3 to match existing.
Entrance vestibule windows and entry doors to be replaced. Custom units for use with existing opening. Doors proposed as 2 panel with glass and arched transom.

Kitchen Building – BLDG #2A
Remove existing window 218A and replace with new double unit in order to be egress compliant.
New window unit, 3/3 configuration (121A) to be installed on same West elevation of Bldg. 2.

DRAWING A2.3 NORTH ELEVATION

Main Building – BLDG #1
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.

Kitchen Building – BLDG #2A
No major alterations planned. Windows to be evaluated for repair. Repair to be in-kind.

Porte Cochere – BLDG #2B
Porte cochere enclosures to allow for separate residential units in Buildings 2A & 3. Center span to remain open for vehicle access. Right span enclosed with new entry door for access to unit in Bldg. #2A. Existing door in left span to be replaced with new 3 panel to match new on right span.
Stable Building – BLDG #3
New window openings and new 3/3 windows to replace existing to allow for egress compliance. Arched windows 111 and 112 to remain. New window 112A added below 112 for egress compliance. Existing window 113 to be replaced with a door opening (106.1).

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DRAWING A2.4 EAST ELEVATION

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Kitchen Building – BLDG #2A
East elevation changes from modifications to porte cochere enclosures include replacement of doors in existing locations.

Porte Cochere – BLDG #2B
East elevation changes from the enclosure of porte cochere right and left spans includes a new 2/2 window unit on east elevation of span connected to building #2A.

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Later wood framed addition on east elevation of building #3 is being modified in size and scale and window and door modifications to this fenestration include removing existing windows and doors. 3/3 existing window unit to be replaced with double French door unit. Addition to receive new windows with simulated divided lights. Existing entry door replaced with casement window units. Brick opening to remain and filled with wood painted flush board.

GENERAL

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PROPOSED REMODEL - HOPPIN HOUSE
PROVIDENCE, RHODE ISLAND
PROVIDENCE HISTORIC DISTRICT COMMISSION
Install fire doors in existing opening
Office Bldg.

Refer to ZB Res. #6880 12/86
8,000


$326,000

Masonry repairs to exterior of building and replace connector walls and roof above arch. in easterly courtyard. HDC 00-36

$211,500.00