

Applicant/Owner: Frank Scotti, 107 Waterman Street, Providence, RI 02906
Architect: Scott Weymouth Architect, 4 Traverse Street, Providence, RI 02906

Proposal: The scope of work proposed consists of New Construction and includes:

- the construction of a 1½-story detached garage in the southeast (rear) corner of the property.

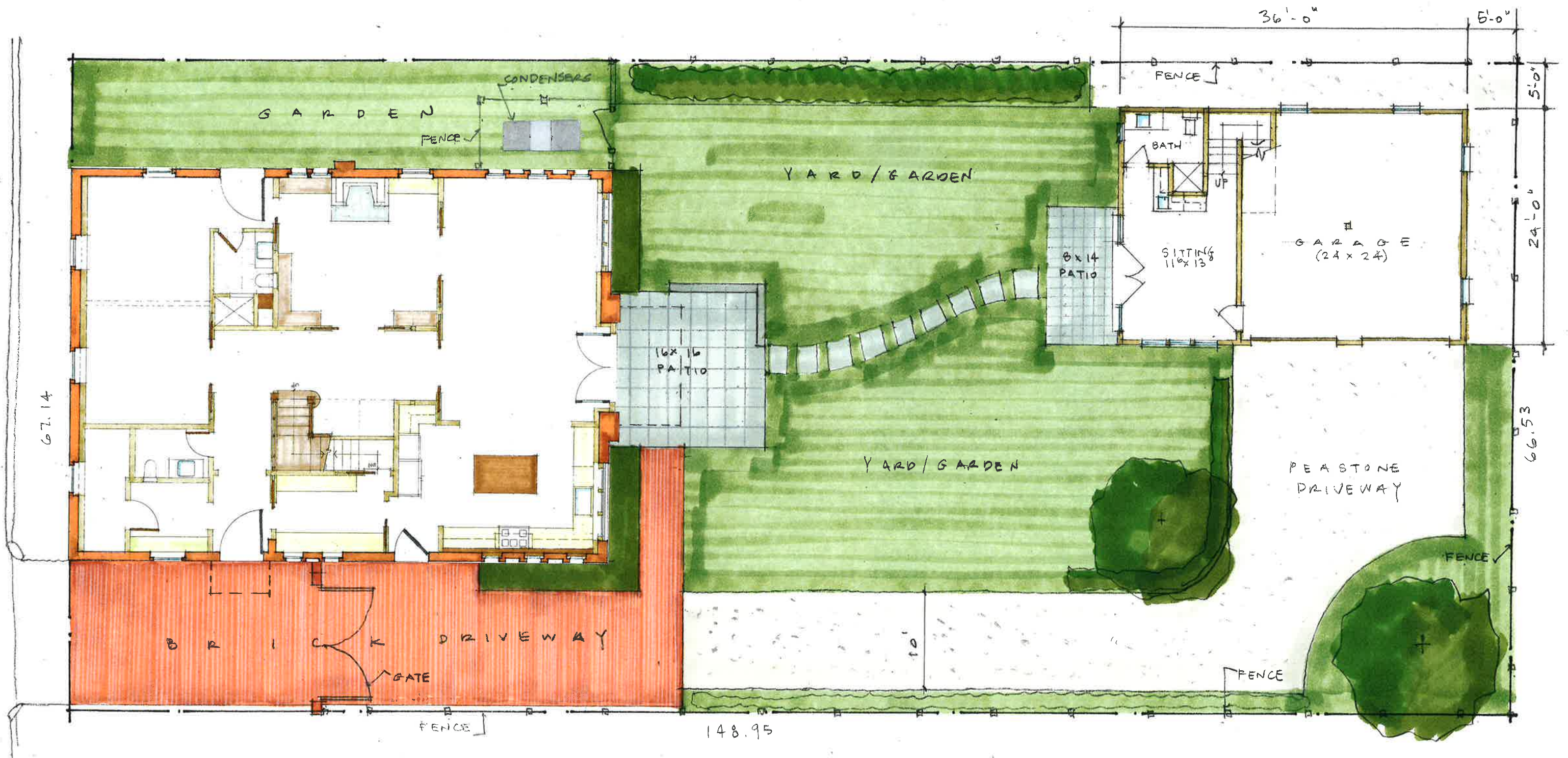
Issues: The following issues are relevant to this application:

- A scope-of-work, 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 New Construction 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.

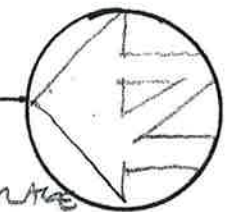
Staff recommends a motion be made stating that: The application is considered complete. 107 Benevolent Street is a structure of historical and architectural significance that contributes to the significance of the Power-Cooke local historic district having been recognized as a contributing structure to the Hope Street National Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed new construction is 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 a sub-committee to review construction details as they become available.

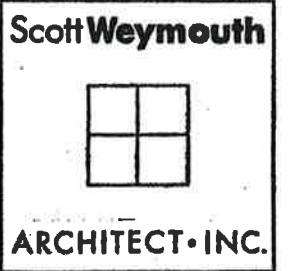
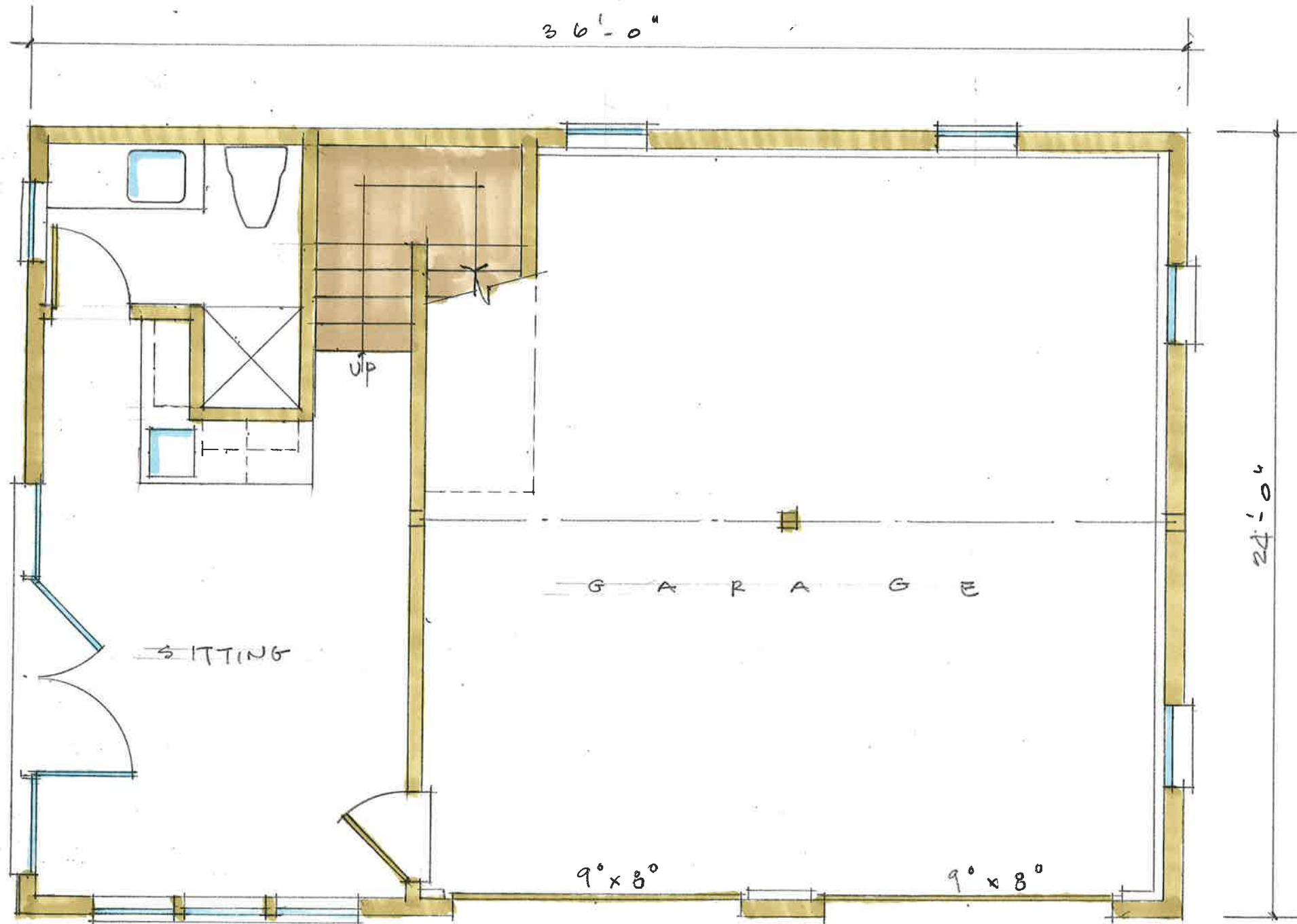


PLAT 13 LOT 23
9954 S.F. R-1 ZONE

REAR YARD IMPERVIOUS COVERAGE	
GARAGE	864.5 SF.
PATIOS, WALKS	512 SF
PEA STONE DRIVEWAY	1250 SF
TOTAL	2626.5 SF ÷ 6184.5 (REAR YARD) =
	42.5% (50% ALLOWED)

TOTAL IMPERVIOUS COVERAGE	
EXG DWELLING	2248 SF.
NEW GARAGE	864.5 SF.
BRICK DRIVEWAY	868 SF
PATIOS, WALKS, PEA STONE	1762 SF
TOTAL	5742.5 ÷ 9954 SF. = 57.69%
	(65% ALLOWED)





79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110

PROJECT

10.7
 BENEVOLENT
 STREET

PROVIDENCE
 RI

SHEET TITLE

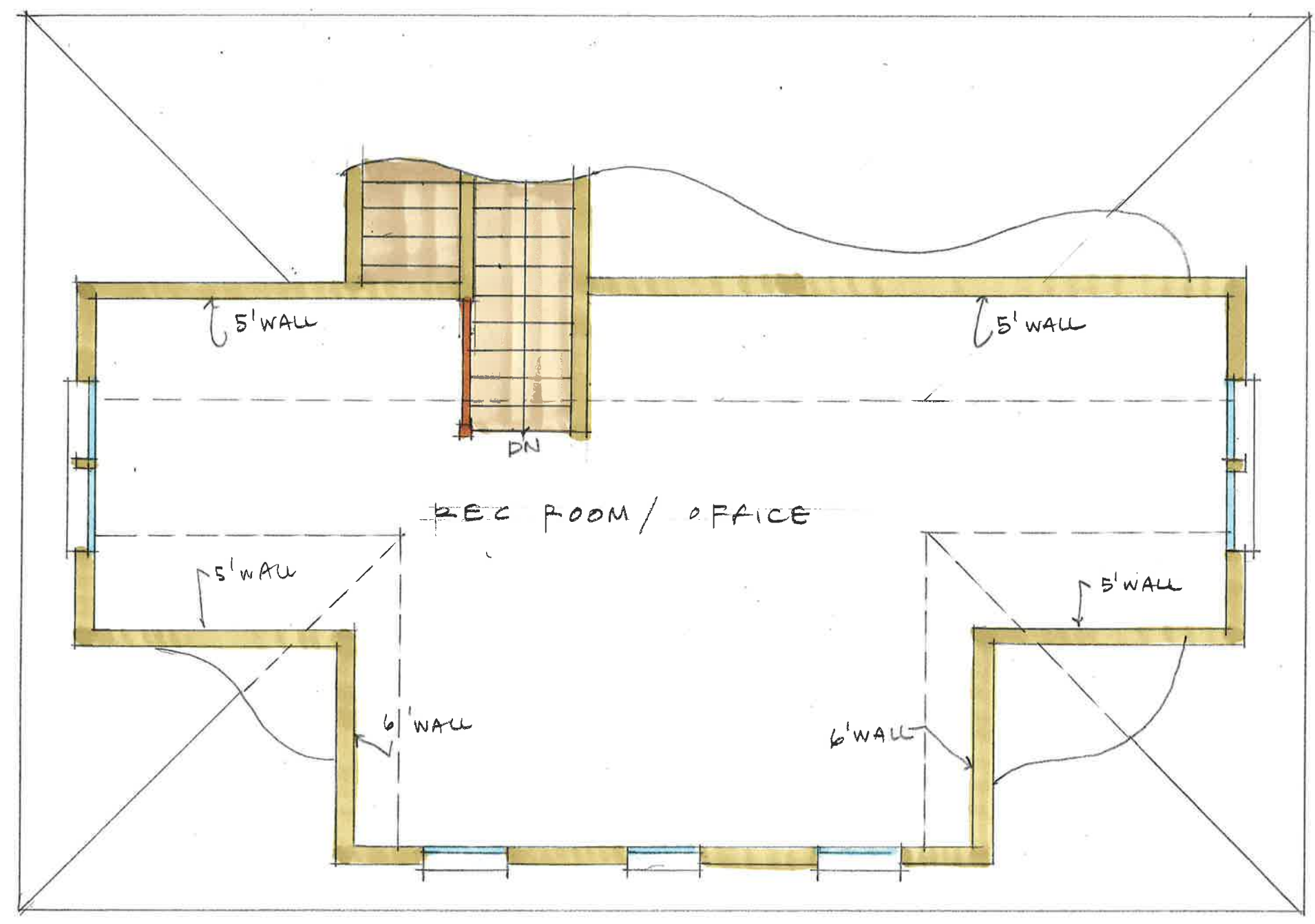
GRAND
 LEVEL

SCALE

1/4" = 1'-0"

DATE

5.9.23



PROJECT

10 T
BENEVOLENT
STREET

PROVIDENCE
RI

SHEET TITLE

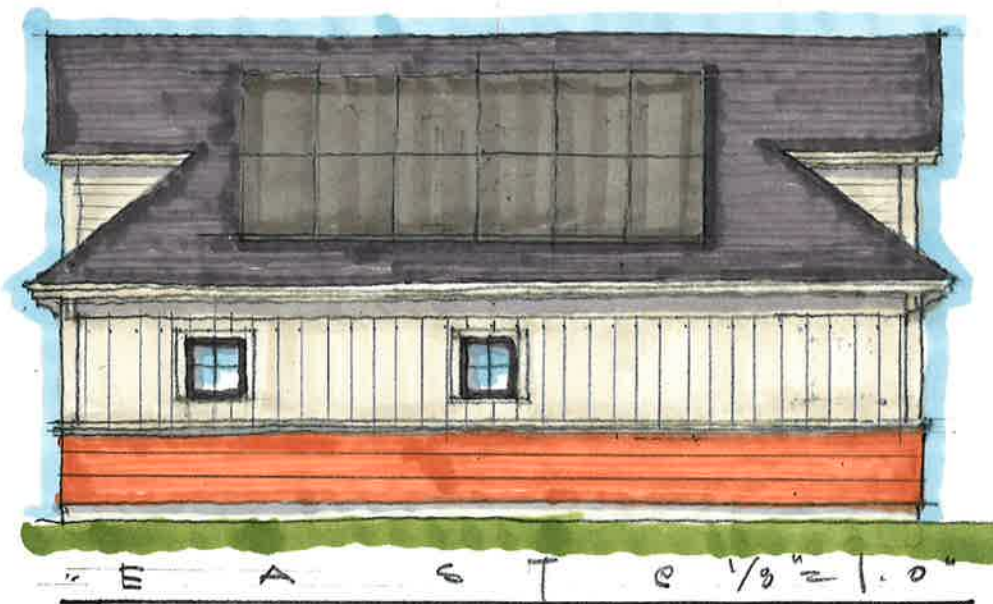
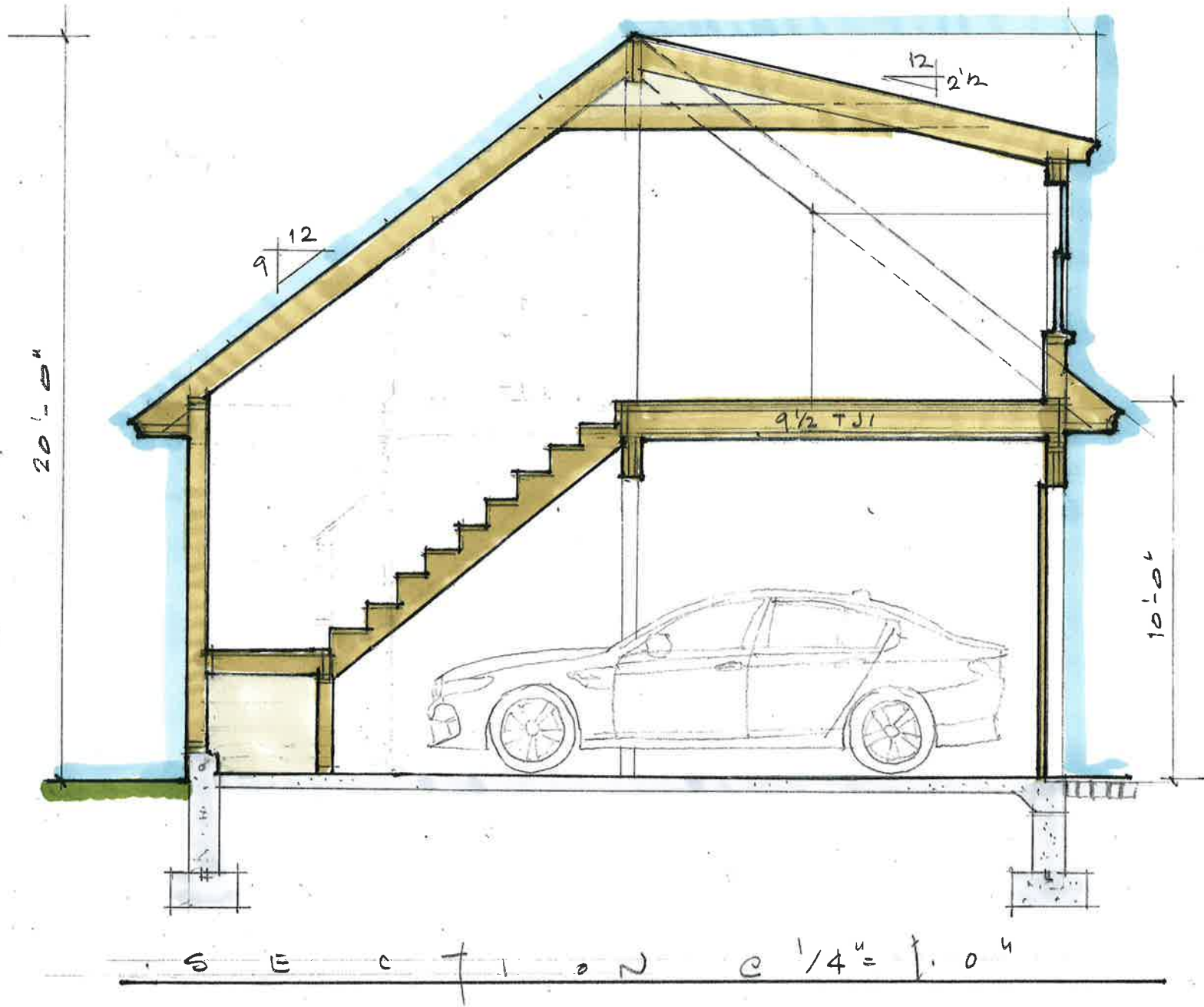
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LEVEL

SCALE

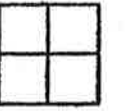
1/4" = 1'-0"

DATE

5. 9. 23



Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT

107
BENEVOLENT
STREET

PROVIDENCE
RI

SHEET TITLE

DETACHED
GARAGE

SCALE

1/8" = 1'-0"

DATE

5.9.23