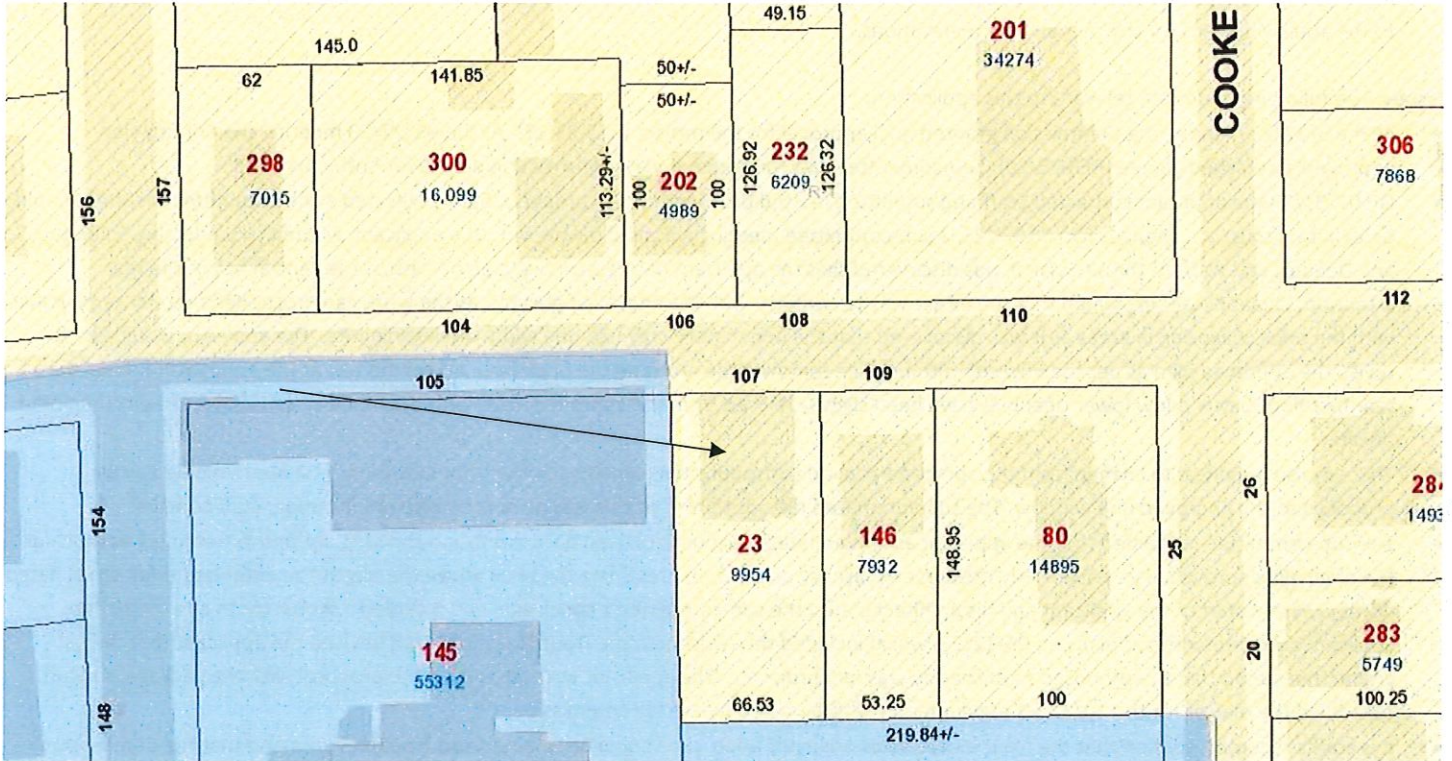


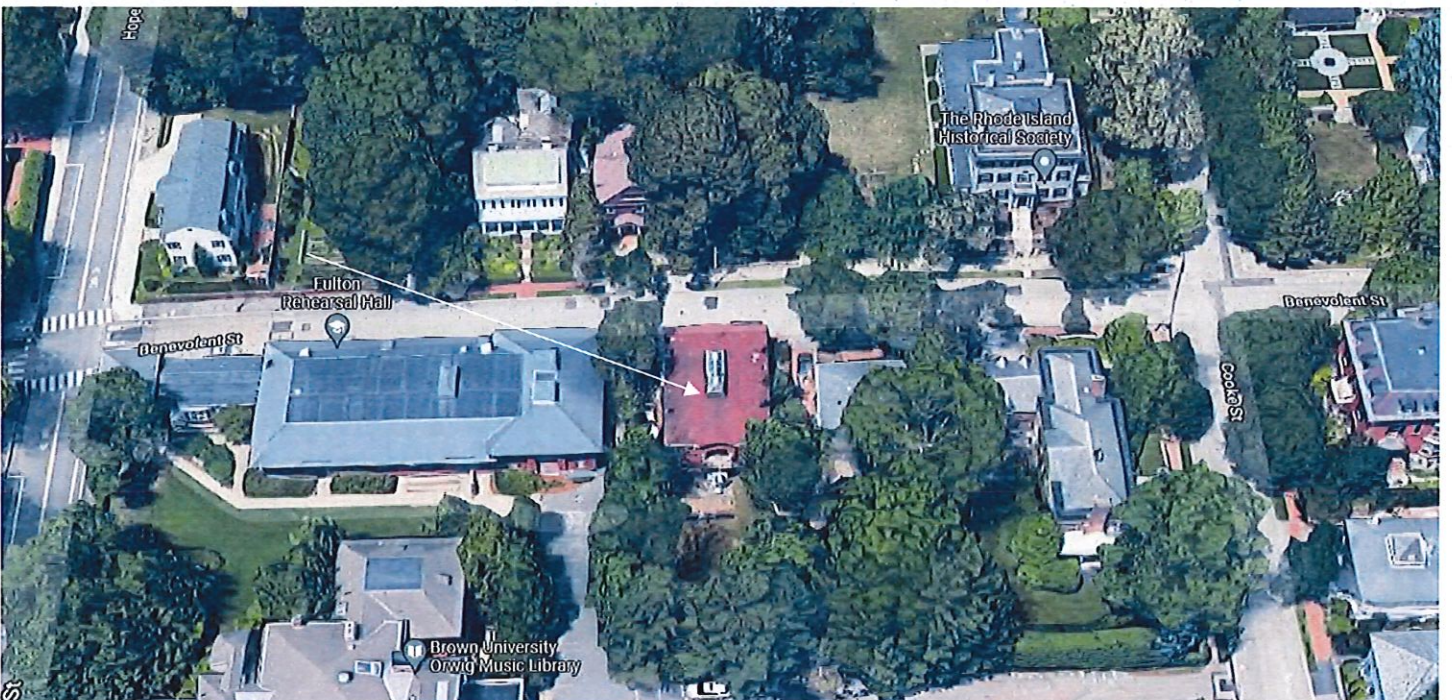
PROJECT REVIEW

1. CASE 23.028, 107 BENEVOLENT STREET, Amasa Sprague Stable, c 1850 (POWER-COOKE)

Stable buildings of Sprague-Hidden house. Rectangular, hip-roofed and gable-roofed; brick with stone, brick and wooden trim in Italianate style reminiscent of work of Thomas A. Tefft; handsome grouping of building which includes 151 Hope and 105 and 107 Benevolent Streets. CONTIRBUTING



Arrow indicates 107 Benevolent Street.



Arrow indicates project location, looking north.

Applicant/Owner: Frank Scotti, 107 Waterman Street, Providence, RI 02906

Architect: Scott Weymouth Architect, 4 Traverse Street, Providence, RI 02906

Proposal: The original scope of work proposed consisted of Major Alterations and included:

- requesting the installation of insulated replacement windows; modification of existing openings and installation of windows, 1st floor, installation of balcony (rear) elevation, as part of the rehabilitation of the building (approved 03/27/23). The applicant has submitted revisions to the approved plans for the rear and front elevations.

Issues: The following issues are relevant to this application:

- At the 3/27/23 meeting the Commission granted final approval for the project (RES-23-13). At the 05/22/23 meeting the Commission approved a detached garage (RES-23-20); Sub-committee was formed to review construction details for both approvals;
- On 07/31/23 the applicant contacted Staff and submitted revised drawings for the property. Staff suggested a sub-committee meeting should be held to discuss the changes; On 08/07/23, a sub-committee meeting was held on-site with the applicant, Members Sanderson, Schoettle, and DeBoer, and staff. At the site visit it was discovered that the applicant had removed a large portion of the central bay of the rear elevation. The applicant explained that the intent was to conform with the approved plan but as the work had proceeded there became issues with the brick collapsing in areas as it was discovered that the upper story only had one width of existing brick. The applicant would like to revise the approved plan as per the new submittal, which removed the arch and the brick from above the bay at the entablature. Also, the rear first floor bay window lower openings have been slightly revised from the approved plans with the modifications having been completed on-site;
- There is also a request to change from the approved plan and introduce two windows to the front elevation, first floor, middle bay as proposed to the approved one window. The sub-committee did not think that this was an appropriate modification, staff concurs;
- The sub-committee requested that the applicant ask his architect to submit revised documentation showing options for retaining as much of the originally approved plan, particularly the curved masonry opening and retaining the brick above the bay at the entablature (an email dated 08/09/23 from staff to the applicant and his architect stated the sub-committee's conclusion and included a sketch (both attached); The applicant submitted revised plans on 09/12/23, which included the revision to the front elevation. Staff advised the applicant that the sub-committee stated that the proposed modification was inappropriate. The applicant wanted to keep the proposal with the package, so Staff scheduled the matter for the 10/23/23 regular meeting to be heard by the full commission;
- It is staff's recommendation that the front elevation as originally approved should be retained and would recommend that the Commission request that the applicant amend the application and withdraw that portion of the supplemental application, while approving the supplemental revisions for the rear elevation. If the applicant requests a vote on the full supplemental documentation staff recommends bifurcating the approval and approving the rear modifications, while denying the front modifications; and,
- The original approved plans and the supplemental revised plans have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact with the changes to the front elevation withdrawn from the submittal and the application amended:

- 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 Major Alterations is considered complete; and,
- c) The work as amended 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 amended 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.

Martin, Jason

From: Martin, Jason
Sent: Wednesday, August 9, 2023 2:26 PM
To: 'FM Scotti'; Scott Weymouth
Subject: 107 Benevolent PHDC sub-committee notes
Attachments: 107 Benevolent - South Elevation Sketch.JPG

Hi Frank and Scott -

I have the sub-committees comments/requests fleshed out for you:

1. On the street (or north) elevation, the sub-com (SC) stated that the single window in the middle, simulating the flanking windows on the first floor, should remain as shown in the approved submittal.

According to Frank, the arched opening above will be infilled with remnants of the windows that were in the original arched opening on the south side (which is shown in the updated drawings). This is laudable but they prefer the original proposal shown on the 3/8/23 drawing. It has a lower sill and picks up on the scale and detailing of the other windows.

2. On the south elevation, it is extremely regrettable that the arch was removed by saw cutting it and leaving irregular saw marks to create a vertical opening up to the underside of the gabled cornice. It does not look good. The original plan was to salvage the bricks of the arch and rebuild the brick arch as high as the arched opening on the north side (about 2' or 3'). That apparently was not feasible (and not conveyed to the PHDC until after the damage was done). Believe they are now being asked to agree to an infill design that's already framed in but is less than appropriate and out of sync with the history and character of the carriage house.

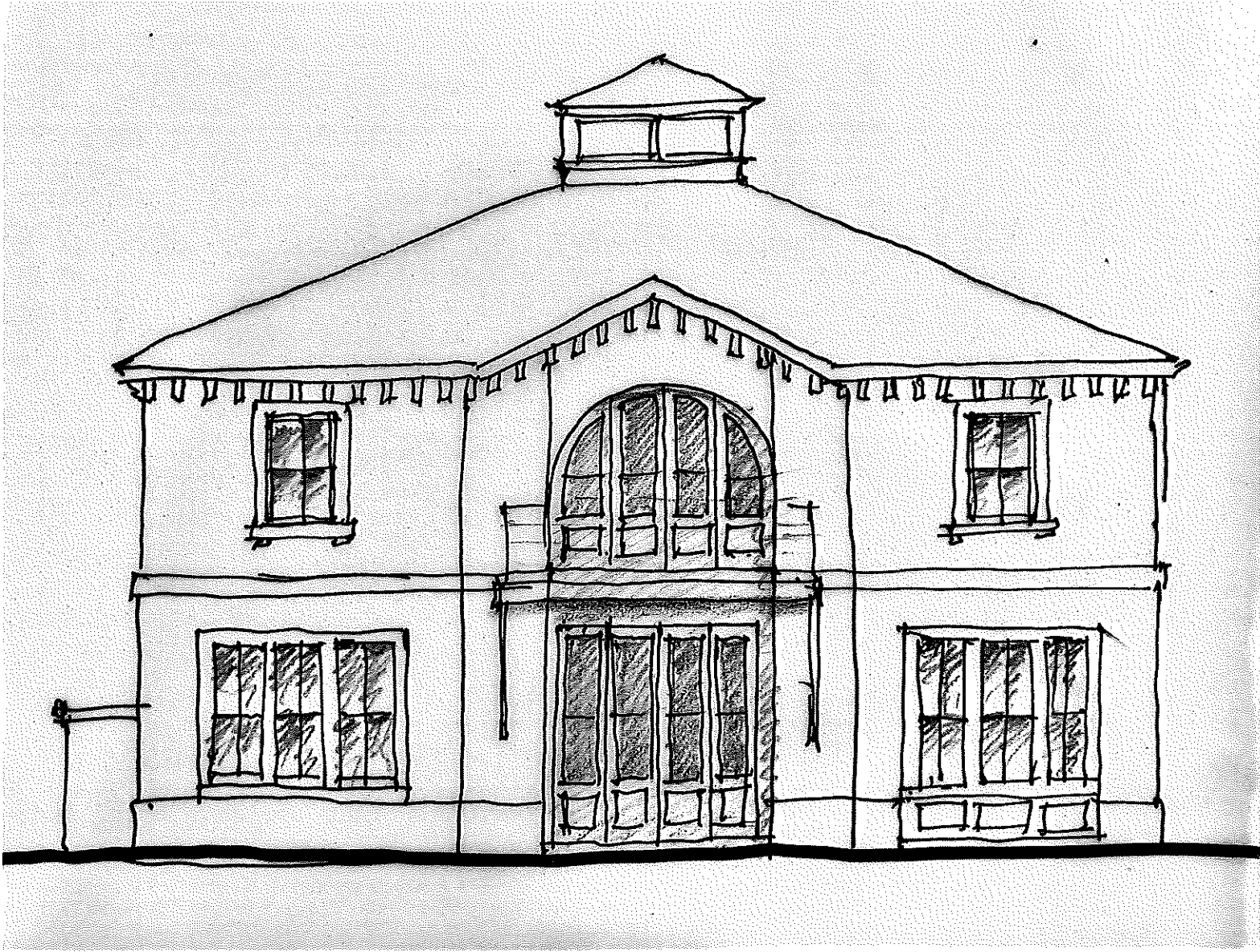
To recapture the original intent of the 3/8 proposal (which was approved), SC suggests a compromise of sorts depicted in a quick sketch, attached. The window and door treatment for the first and second floor arched opening should be in alignment and consist of French doors in the middle. The horizontal muntins could be optional. The blank panel between the arch top and the gable cornice could be flush with the brick walls on either side and painted a brick color. Or the panel could be recessed 4" say, provided the brick returns are properly rebuilt. (SC should also review the balcony detailing, which was not discussed.)

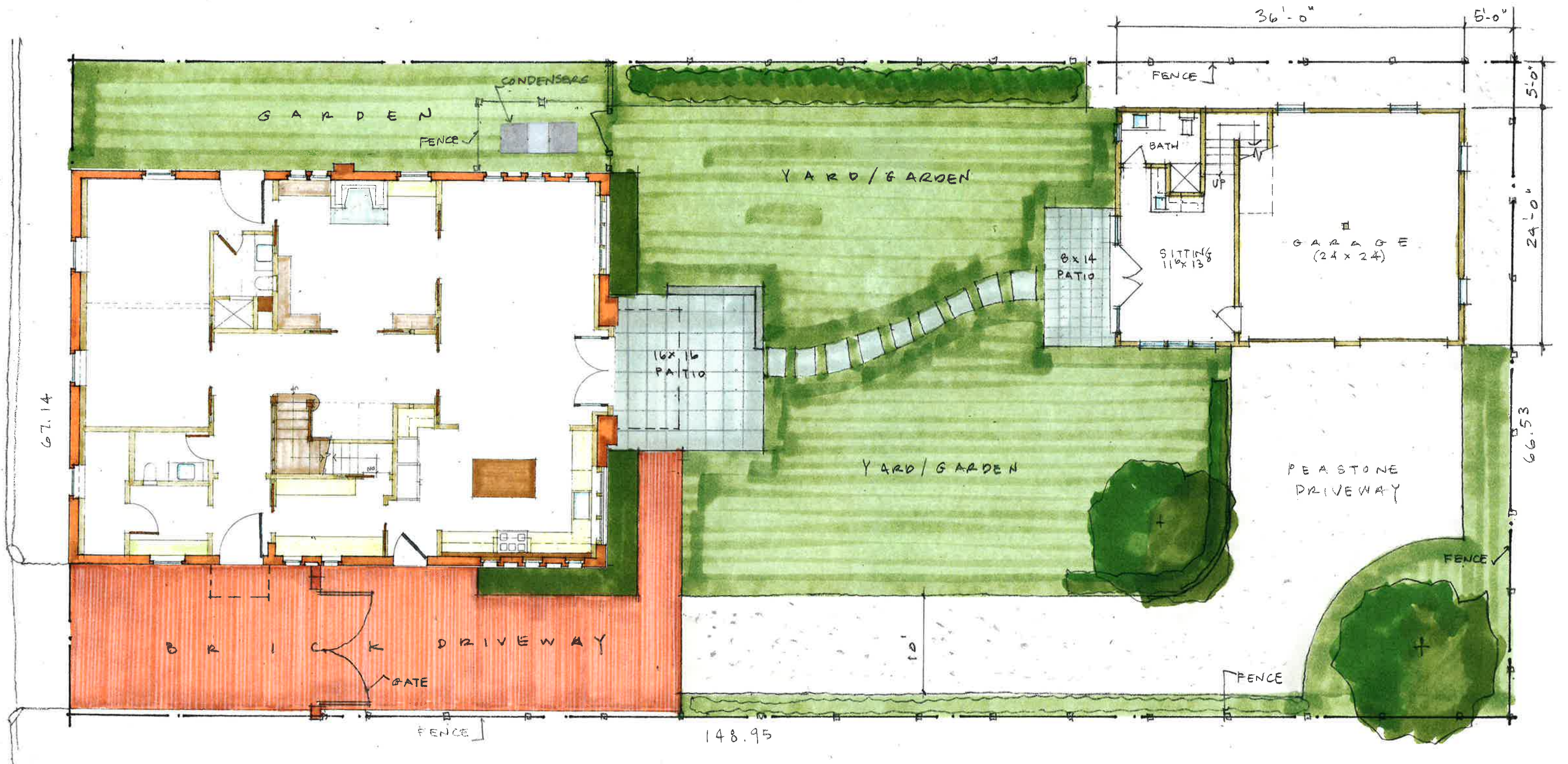
3. The large masonry openings on the south elevation on the first floor flanking the center doors also are concerning, especially given the way the wood framing for the windows has been installed. It suggests that the side and top casings will not be equal, as they should be and as depicted in the renderings. As the sketch shows, suggest that both sets of triple windows be the same dimensionally, with the windows on the left sitting on top of the existing stone foundation and no panels, if possible.
4. It is our understanding that the wing wall capped with stone that once anchored a gate will be reconstructed.
5. Although it is not within our purview, I suggest that Frank seek out the advice of Clark to provide a better color scheme for the trim.

Please let me know when revised drawings are available (Scott they also mention drawings being dimensioned please), and we'll set up a day/time and revisit.

Thanks,

J





67.14

36'-0"

5'-0"

24'-0"

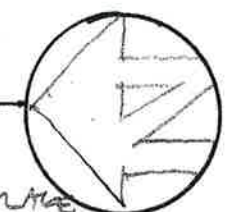
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148.95

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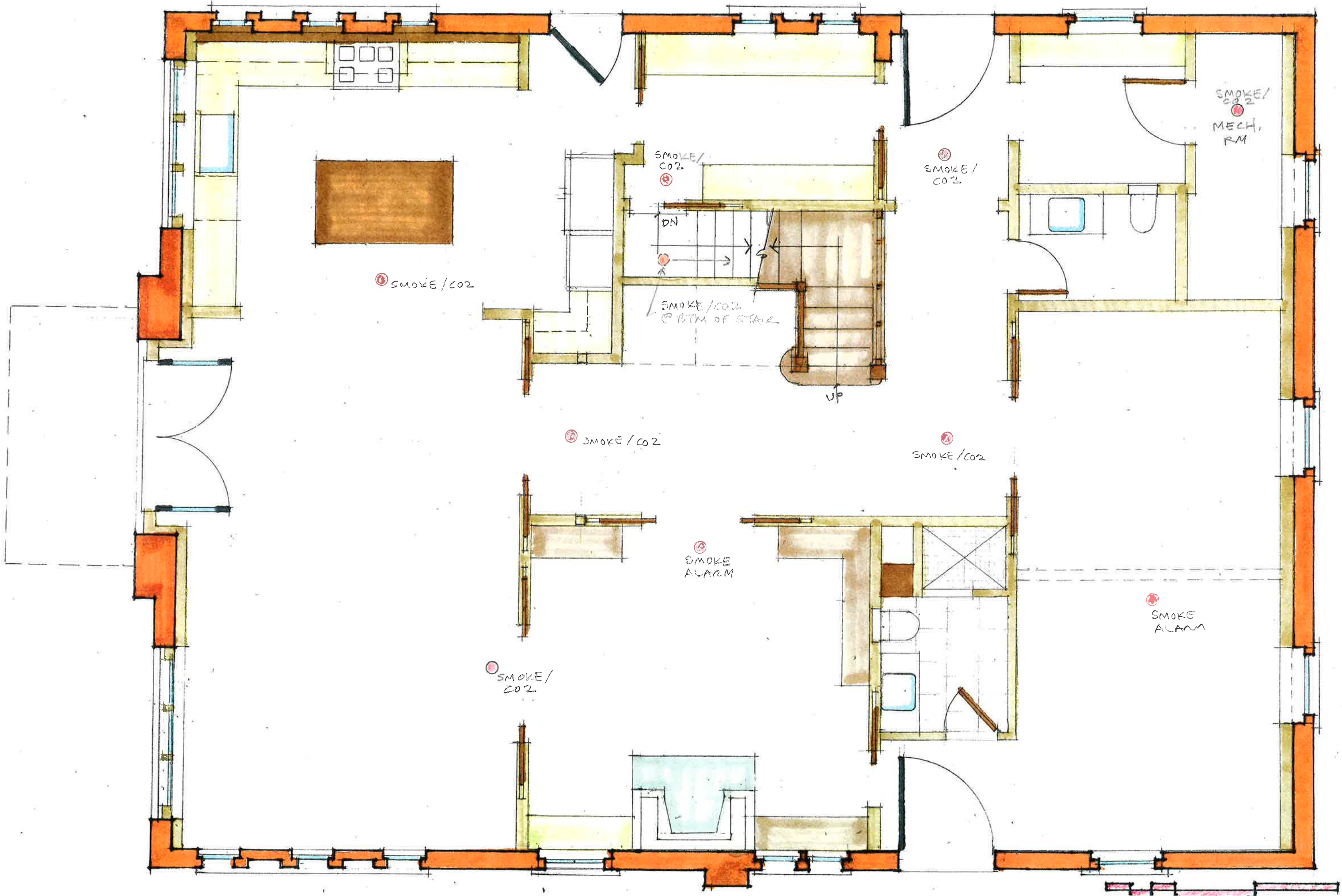
5.9.23



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)



SMOKE/
CO₂
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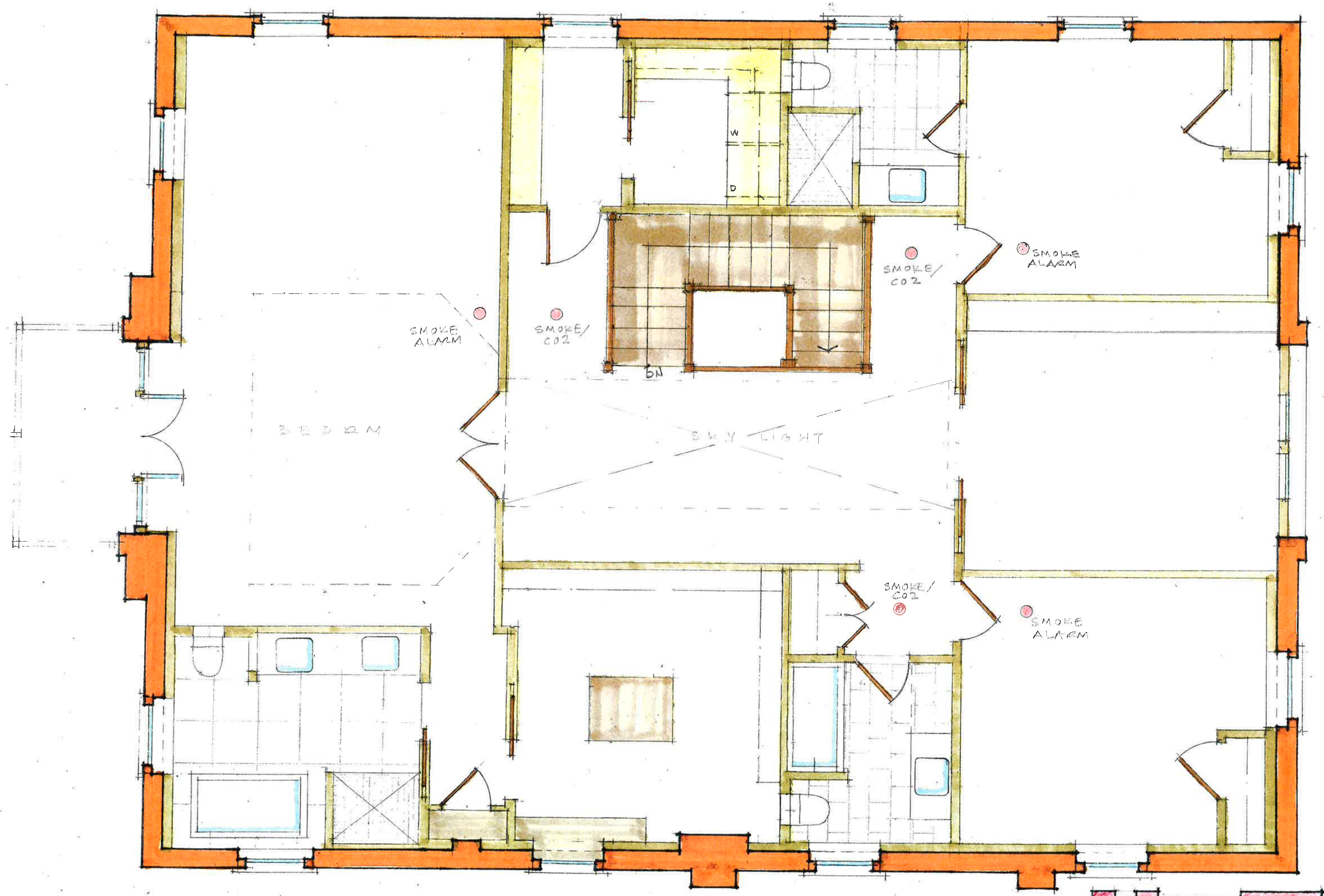
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ALARM

SMOKE
ALARM

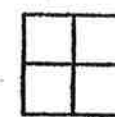
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Scott Weymouth



ARCHITECT • INC.

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

PROJECT

207 BENEVOLENT STREET

PROVIDENCE
RI

SHEET TITLE

REVISED
NORTH
ELEV.

SCALE

1/4" = 1'-0"

DATE

7.25.23



SITE
EXIST
WINDOWS +
PANELS W/
EXIST SILL
+ SILL

NEW FELLA
CLAD WINDOWS
W/ BRG CASING
+ SILL

REBUILD
END SIDE ENTRY
CANOPY

NEW WINDOW
ASSEMBLY WITH
MATCHING CASING
+ SILL

CLEAN BRG
GRANITE

L

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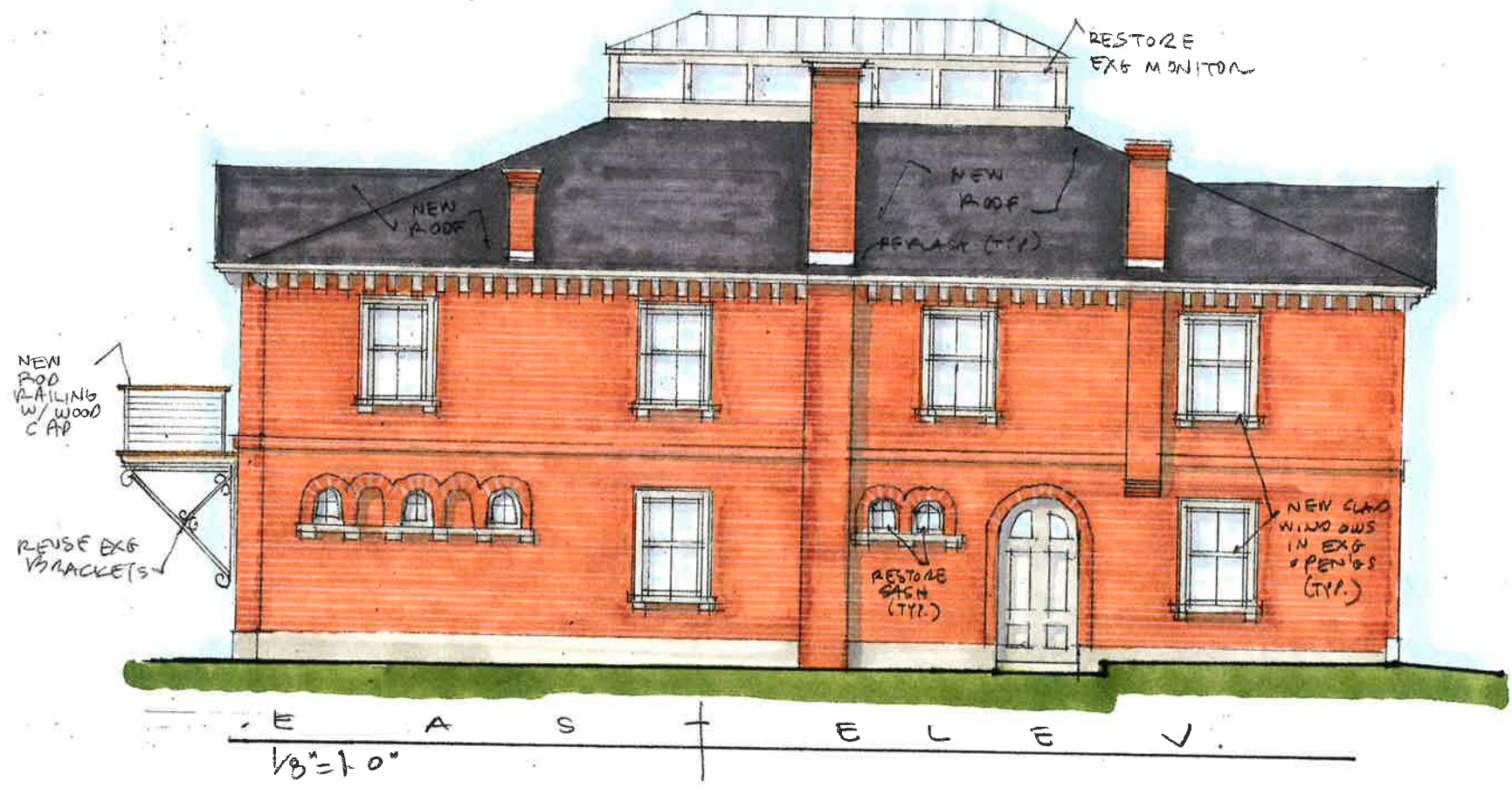
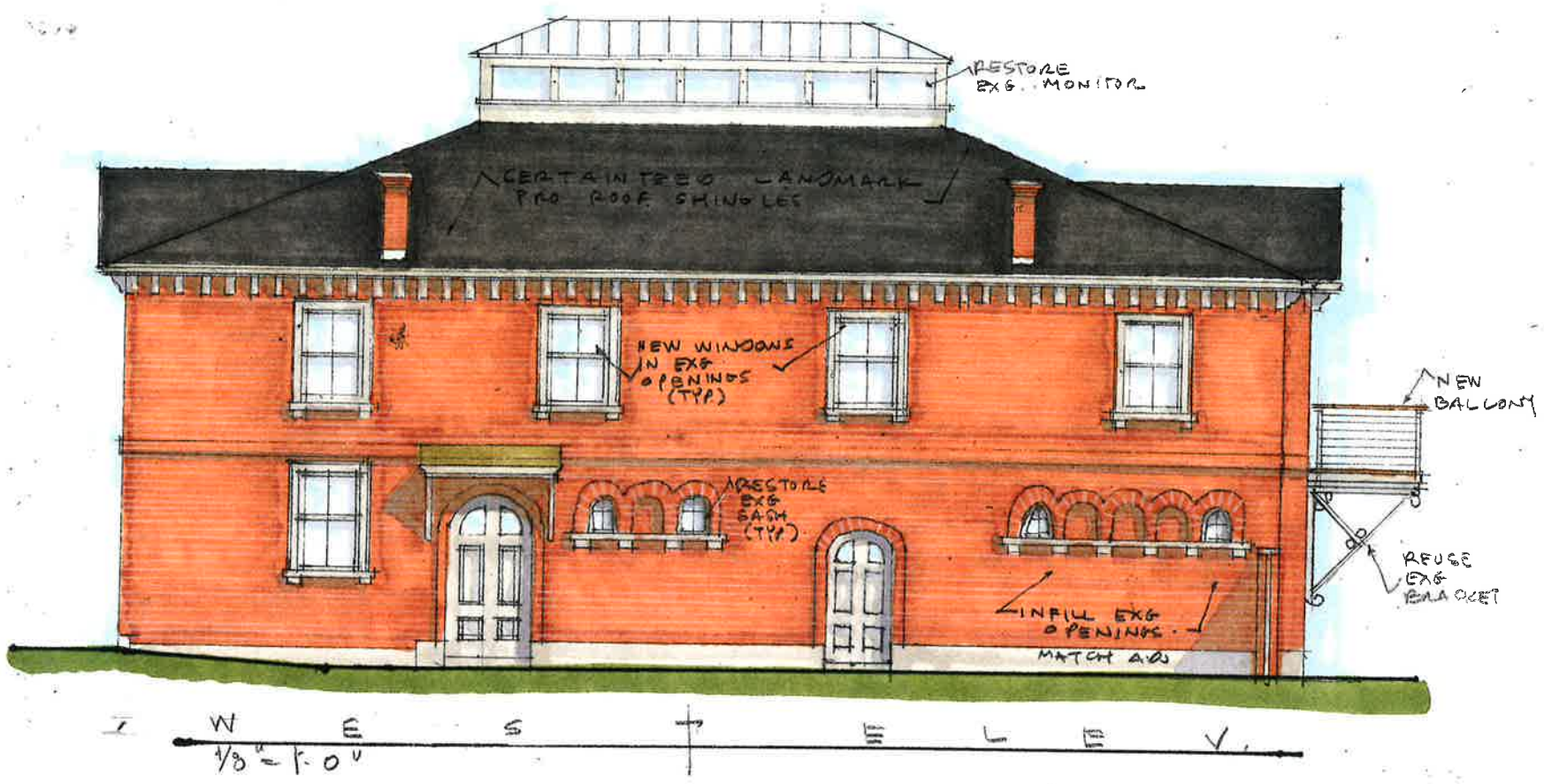
1/4" = 1'-0"

PROJECT
 107 BENEVOLENT STREET

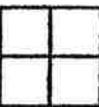
PROVIDENCE
 R.I.
 SHEET TITLE
 WEST & EAST ELEVATIONS

SCALE
 1/8" = 1'-0"

DATE
 3.8.23





Scott Weymouth

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

PROJECT
 107.
 BENEVOLENT
 STREET

PROVIDENCE
 RI

SHEET TITLE
 REVISED
 SOUTH
 ELEVATION

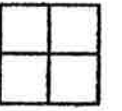
SCALE
 1/4" = 1'-0"

DATE
 7-14-23
 REV. 9-5-23

3-0
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 T H . 0 1/4" = 1'-0"



Scott Weymouth



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

PROJECT

107
BENEVOLENT
ST.

PROVIDENCE
RI

SHEET TITLE

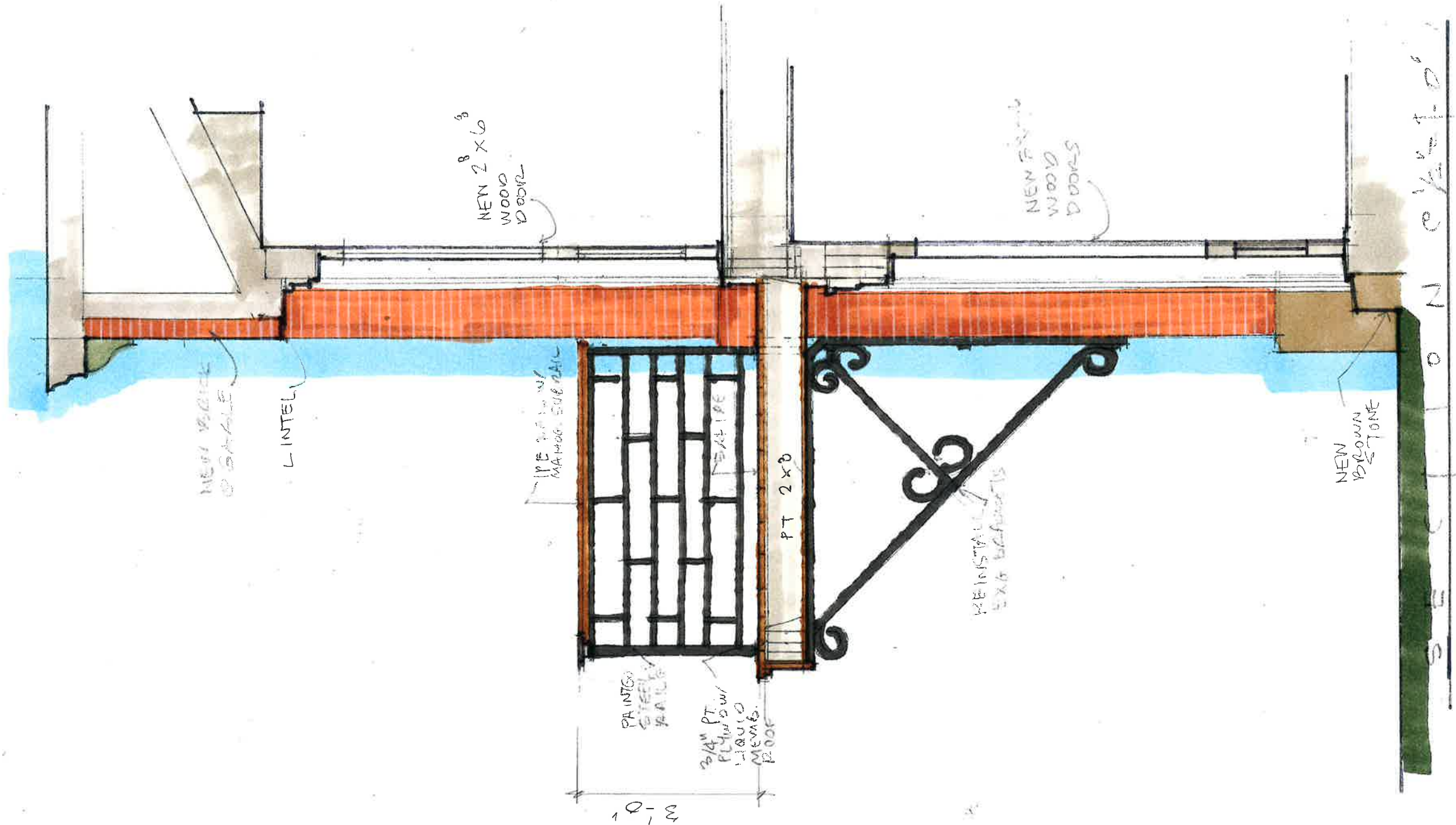
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@ BALCONY

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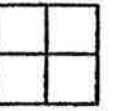
1/2" = 1'-0"

DATE

9.6.23



Scott Weymouth



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BARRINGTON, R.I. 02806

401 415-8110

PROJECT

107
BENEVOLENT
ST.

PROVIDENCE
RI

SHEET TITLE

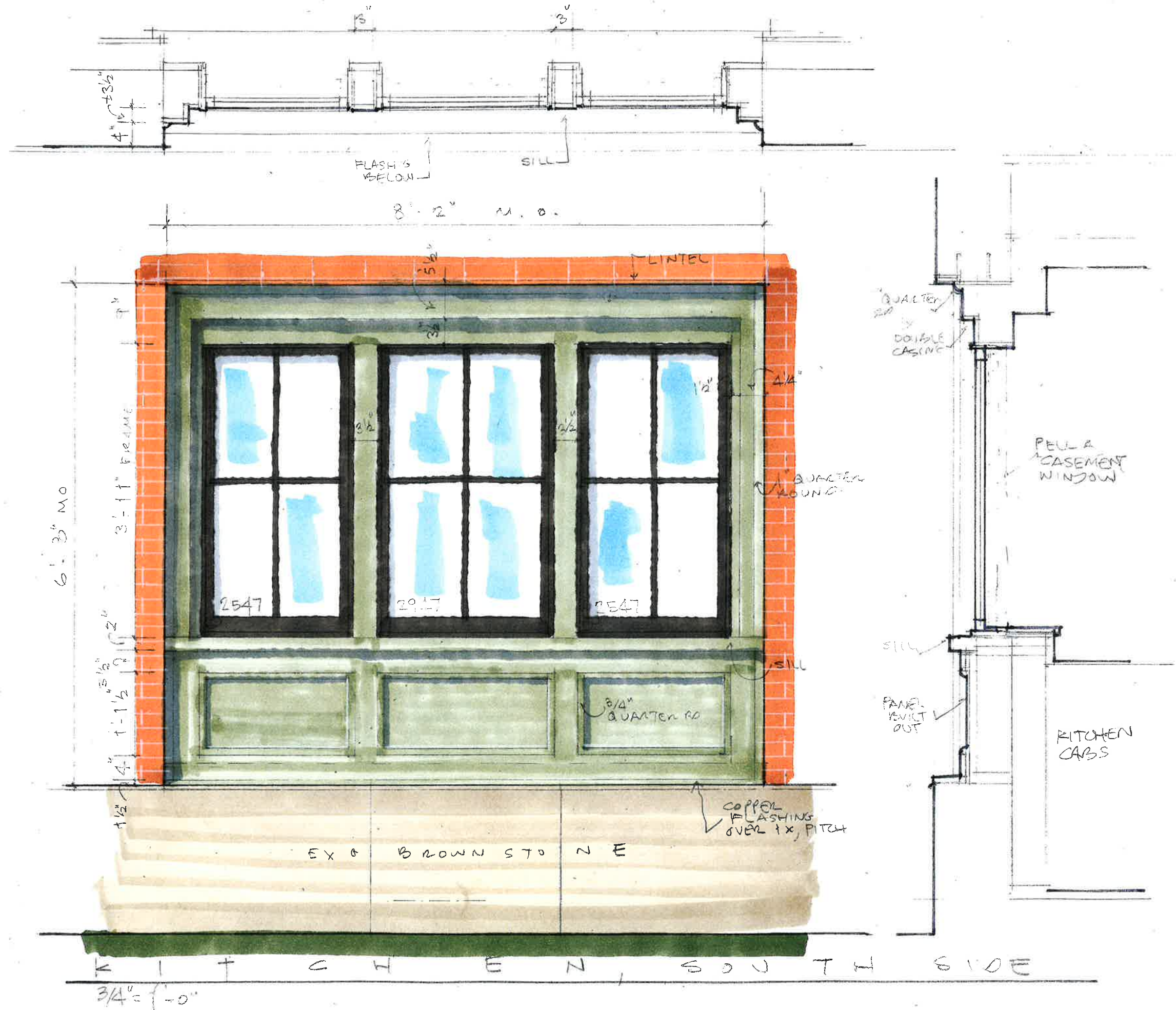
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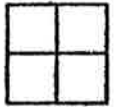
SCALE

1/2" = 1'-0"

DATE

9.6.23



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 BARRINGTON, R.I. 02806
 401 415-8110

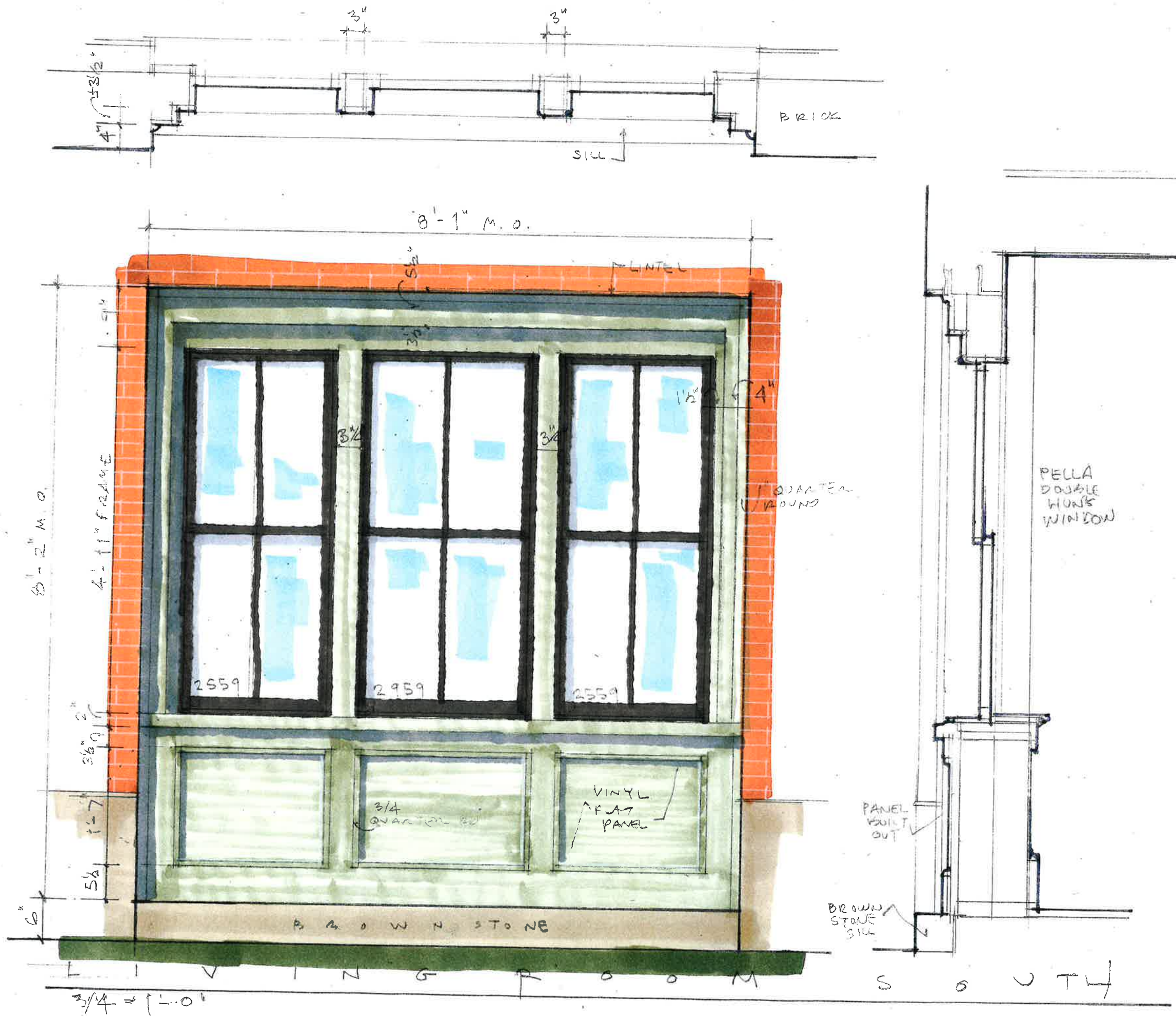
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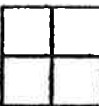
PROVIDENCE
 RI

SHEET TITLE
 KITCHEN
 WINDOWS
 (SOUTH)

SCALE
 3/4" = 1'-0"

DATE
 9.5.23



Scott Weymouth

ARCHITECT • INC.

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

PROJECT
 107 BENEVOLENT ST.

PROVIDENCE RI
SHEET TITLE
 LIVING ROOM WINDOWS
 (SOUTH)

SCALE
 3/4" = 1'-0"

DATE
 9.5.23