

PROJECT REVIEW

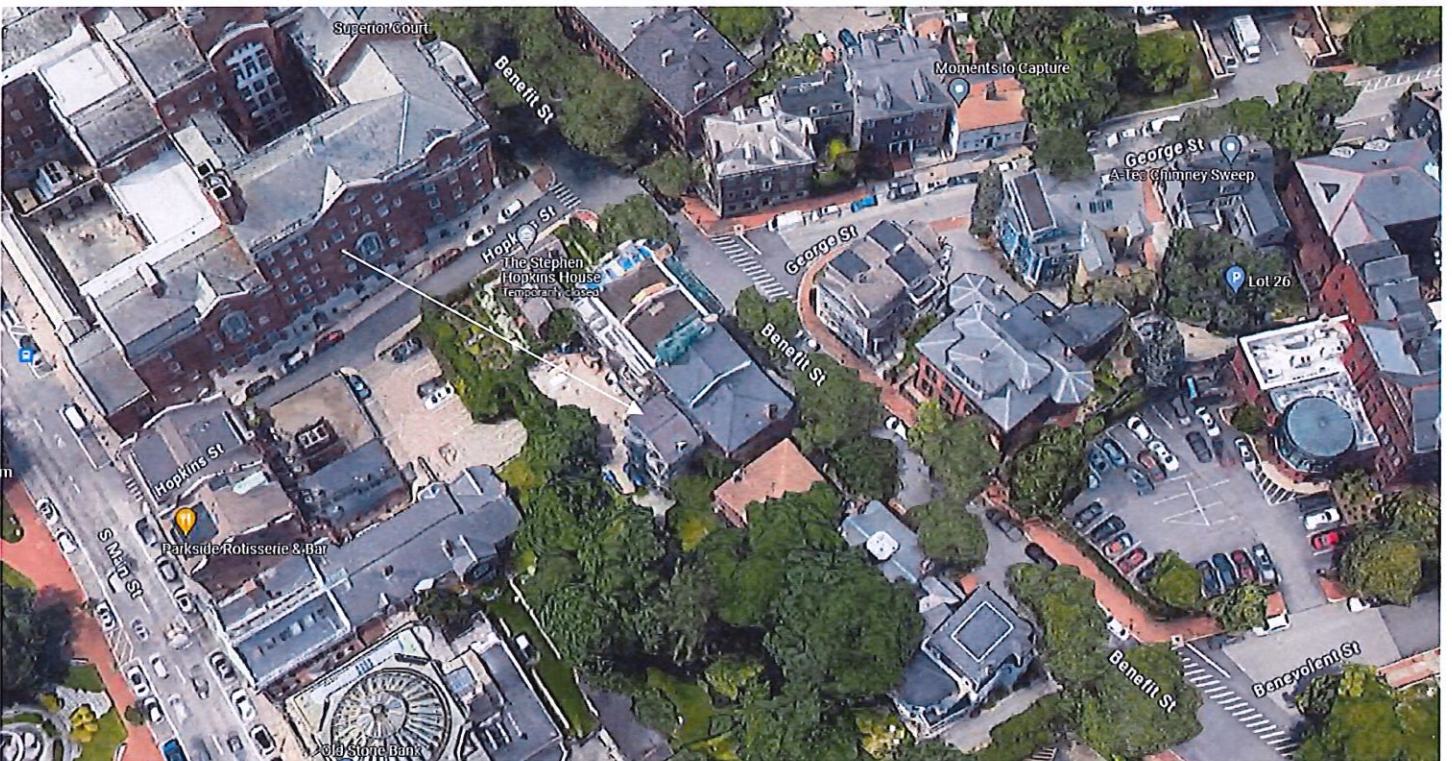
1. CASE 23.154, 274 BENEFIT STREET, Thomas Poynton Ives Block, 1814-19 (COLLEGE HILL)

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 274 Benefit Street.



Arrow indicates project location, looking north.

Applicant/Architect: Peter Lofgren, 119 Elton Street, Providence, RI 02906

Owners: Stan Weiss, 274 Benefit Street, Providence, RI 02906

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

- the installation of a new window on the first floor, rear ell.

Issues: The following issues are relevant to this application:

- The proposed modifications will not be visible from the public rights-of-ways; and,
- Plans have been submitted.

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

- a) 274 Benefit Street is a structure of historical and architectural significance that contributes 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 for approval; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed construction is 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, as the proposed modification is to a rear, later addition and will not be visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 274 Benefit Street is a structure of historical and architectural significance that contributes 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. The Commission grants Final Approval of the proposal as submitted as the proposed Major Alterations is appropriate having determined that the proposed alteration 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, as the proposed modification is to a rear, later addition and will not be visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

274 Benefit Street



274 Benefit Street

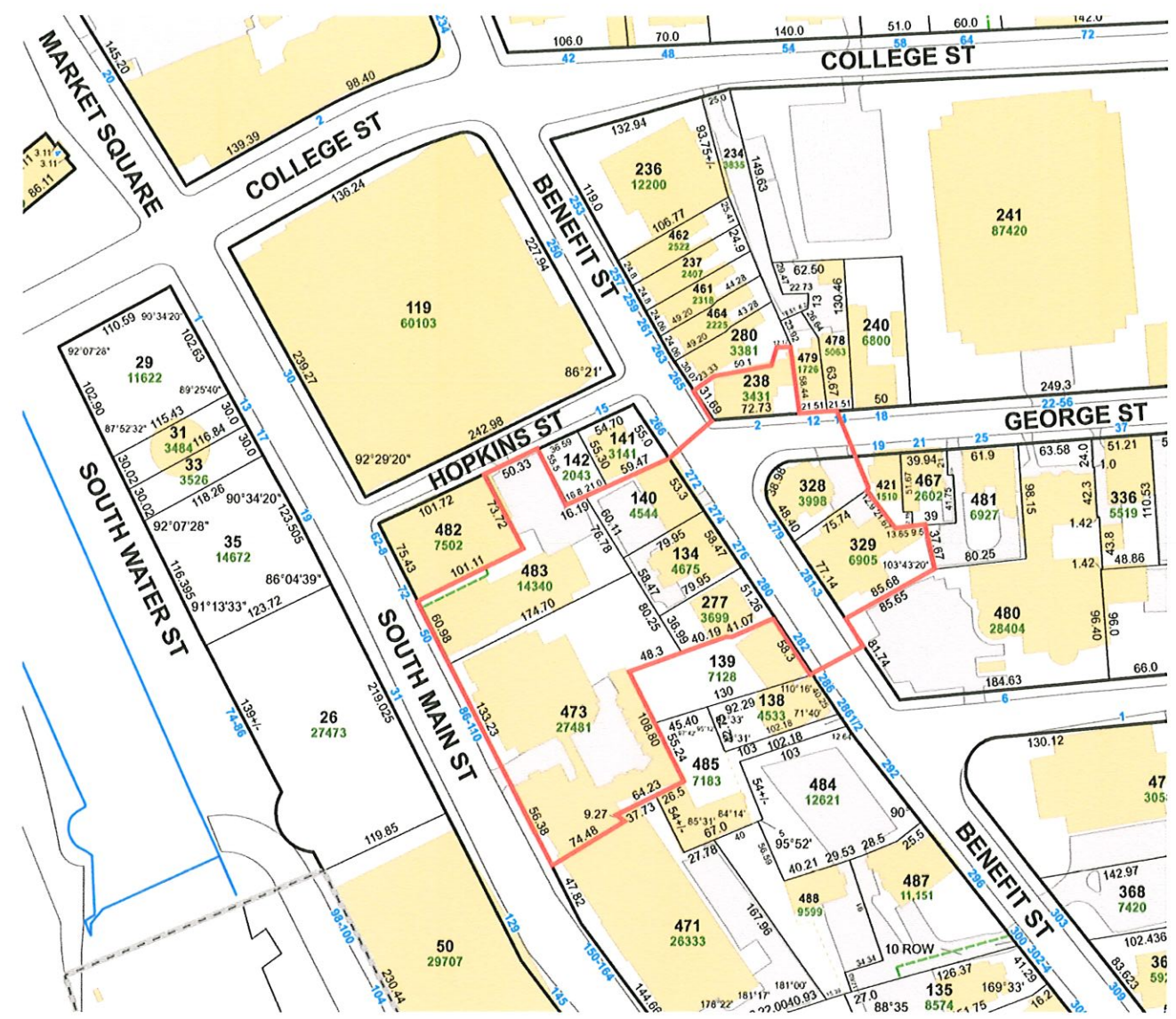


t Street Rear Window

er For Review

Aerial Location Plan - Front Facade A101

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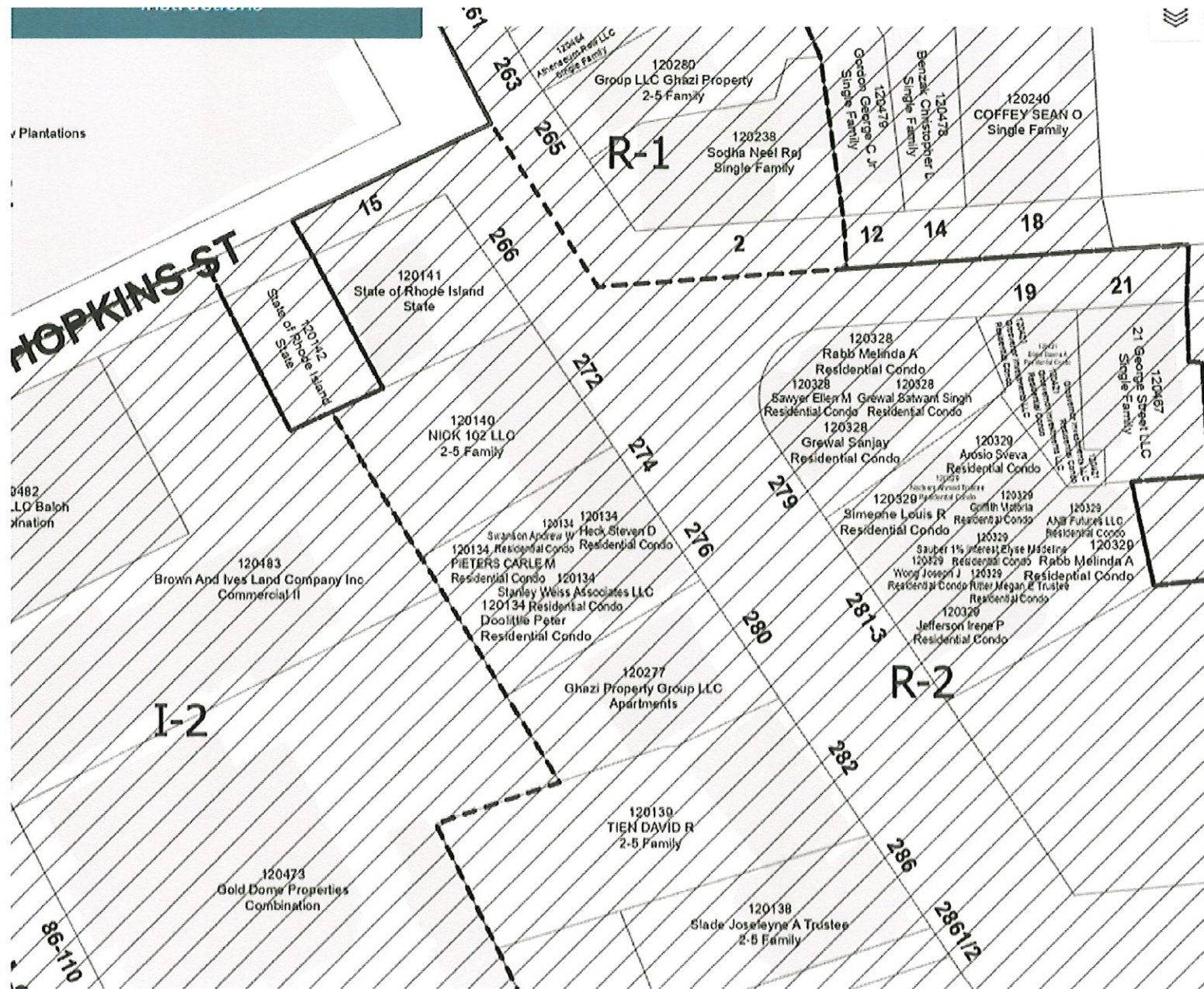


t Street Rear Window

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Plat Map and Abutters A102

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Abutters A103

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Photos Existing Rear Elevations A104

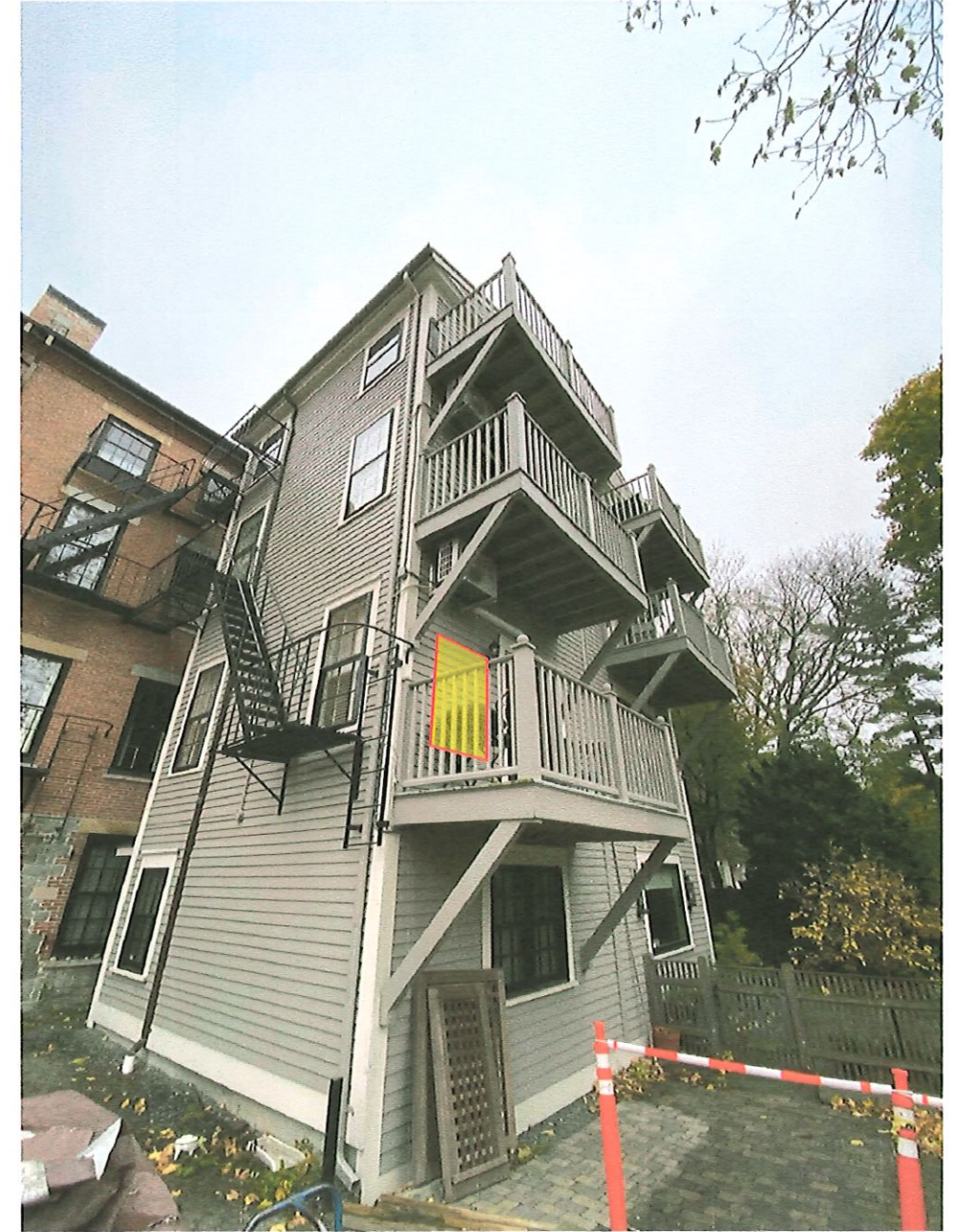
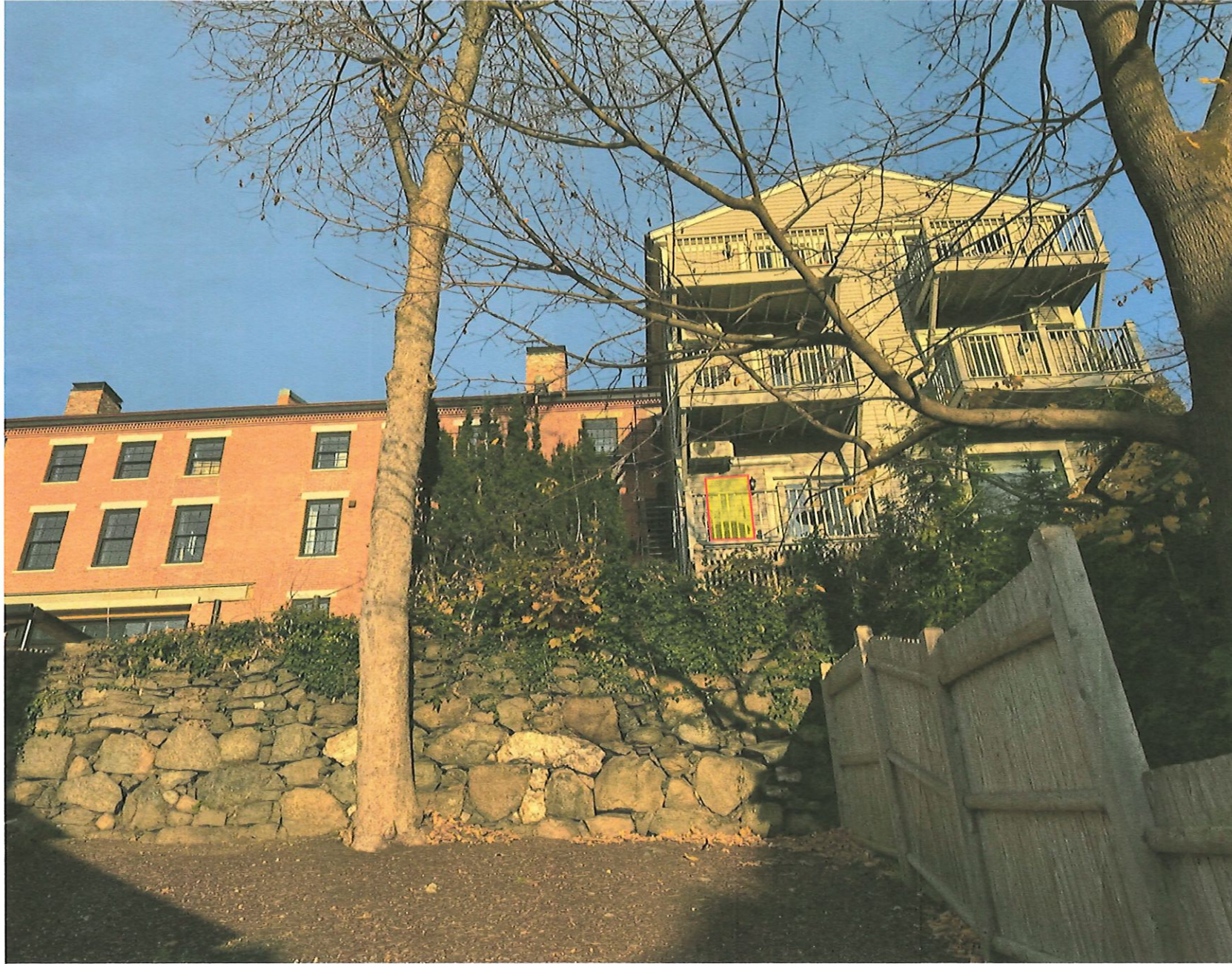
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Photos showing Proposed Window A105

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1 Elevation
10'-0"

2 Section Cut Through Deck
1/8" = 1'-0"

1 Street Rear Window

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Rear Elevation Proposed A106

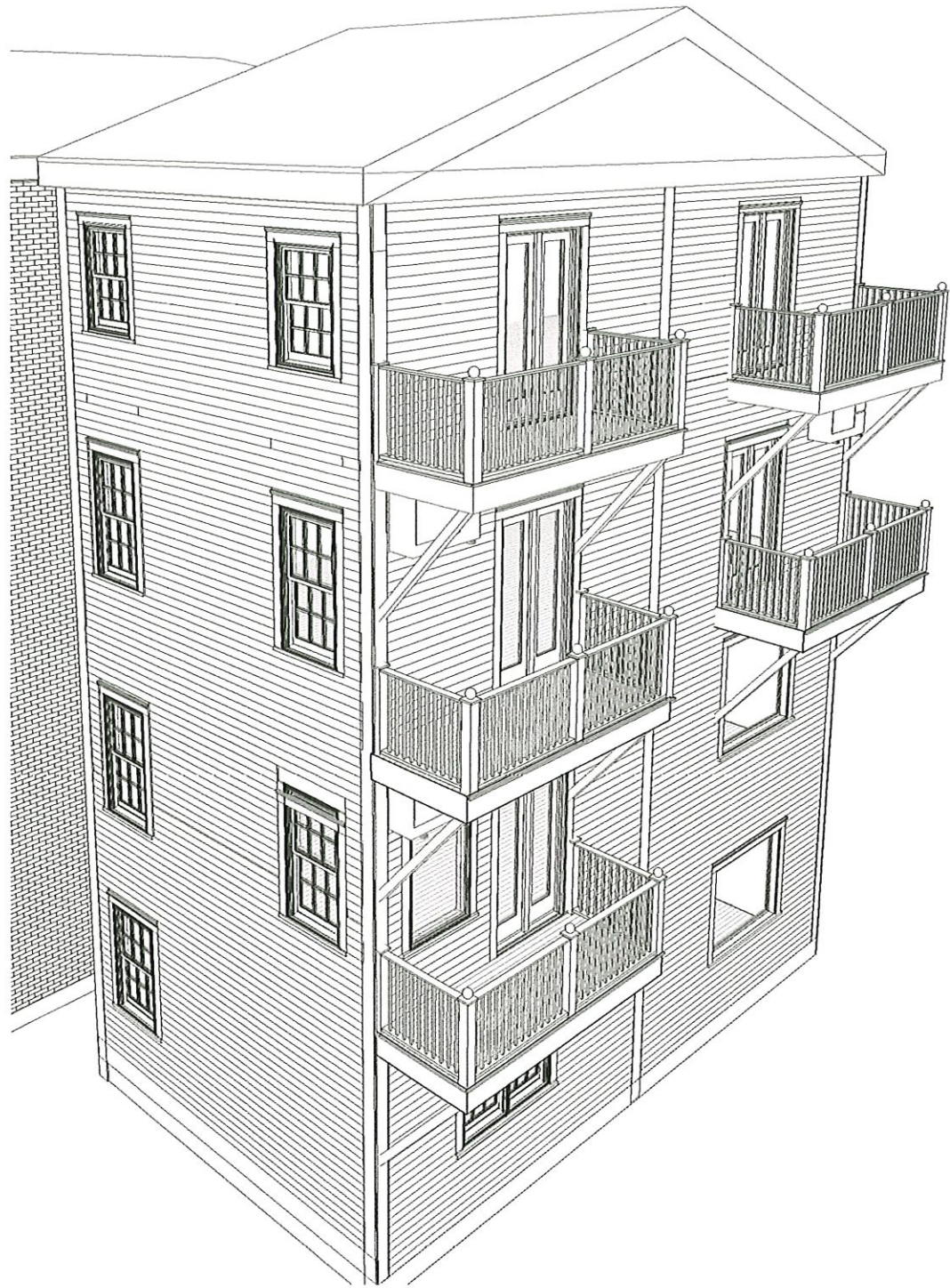
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① Perspective of Rear Facade with Proposed Window

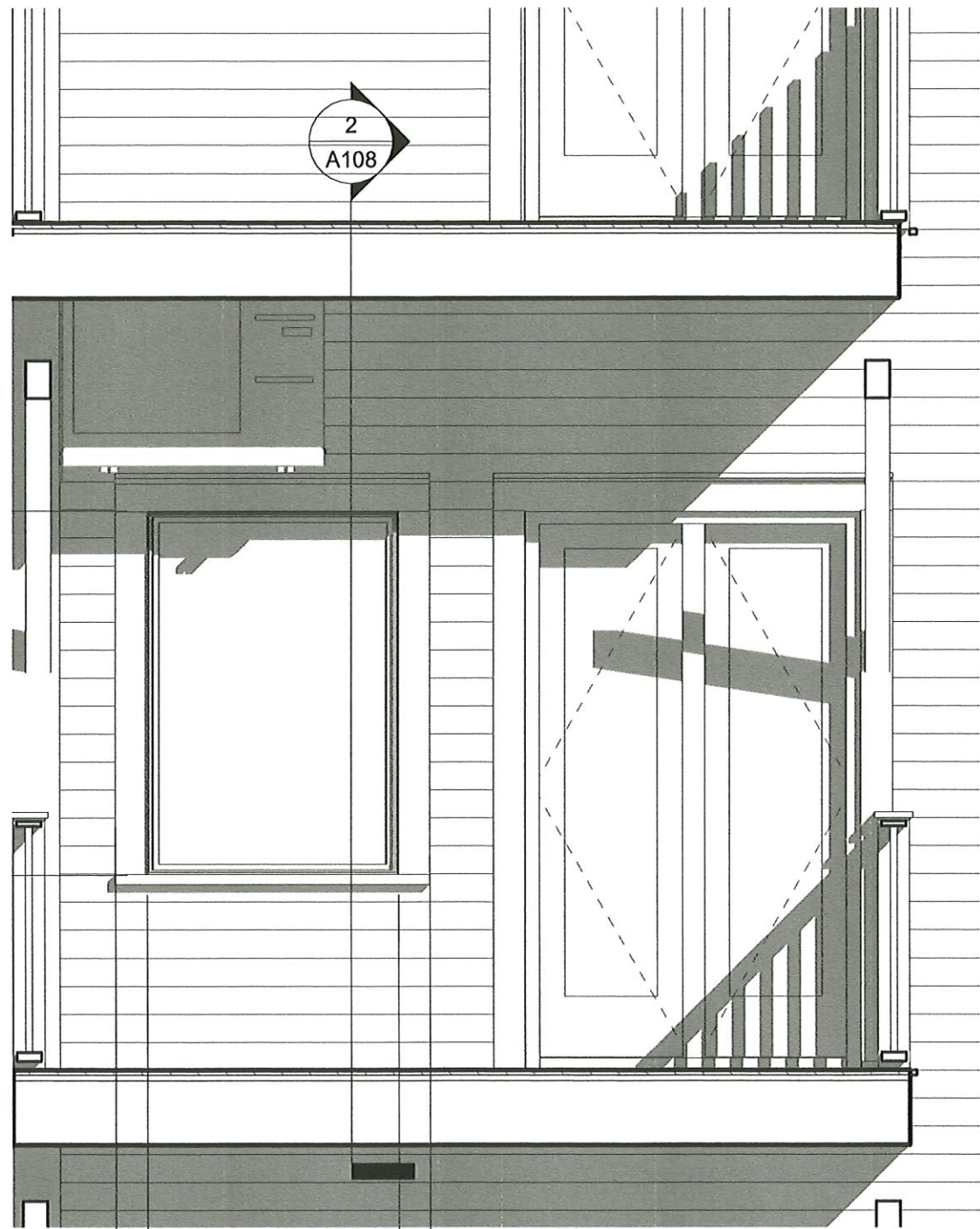


② View from the South of the Proposed Window

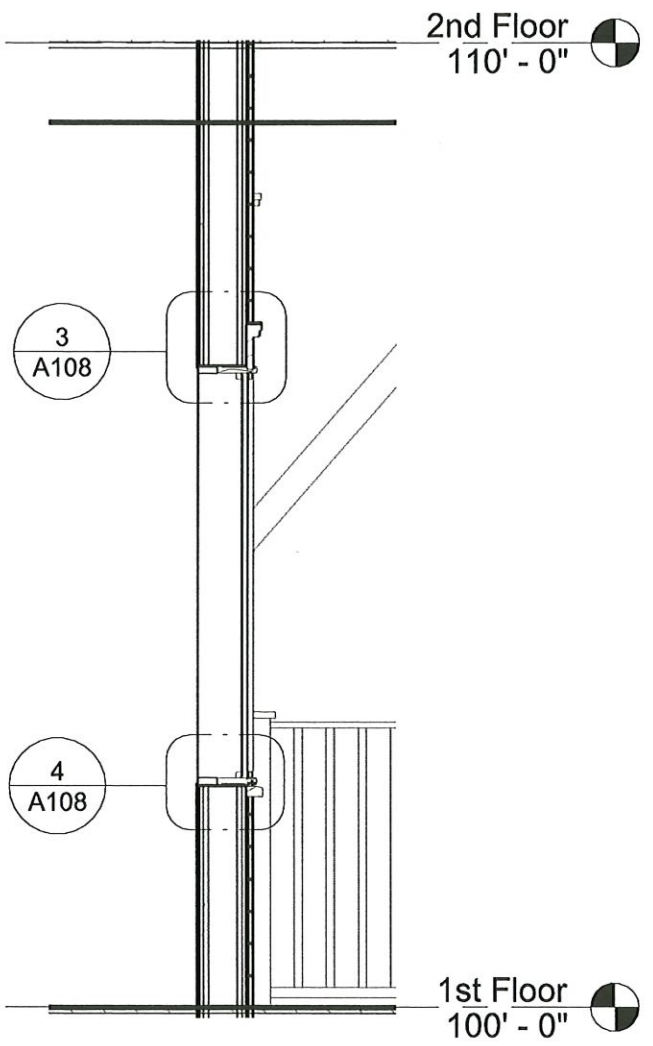
Street Rear Window

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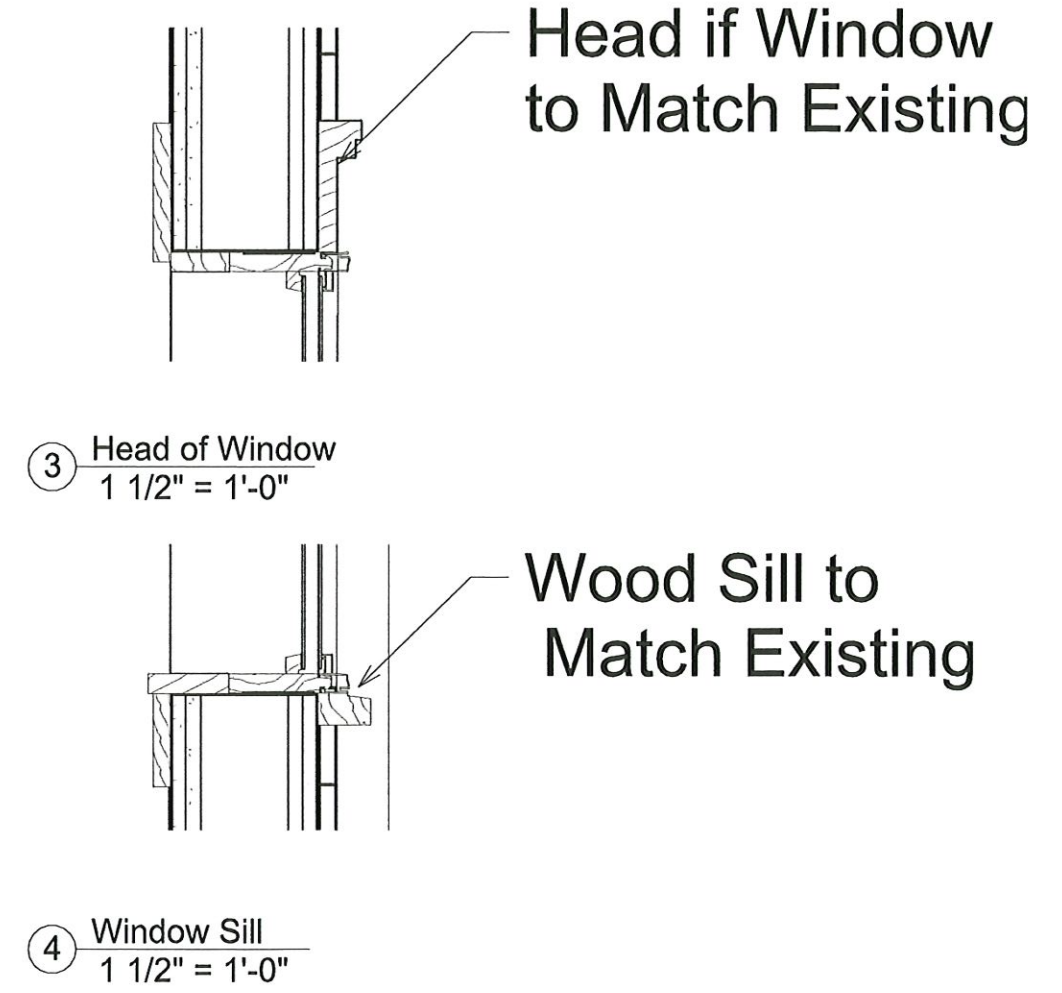
Perspective View of the Proposed New Window A107



① Window Elevation
 1/2" = 1'-0"



② Section of Window
 1/2" = 1'-0"



t Street Rear Window

Pella Reserve Traditional Picture Window A108

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