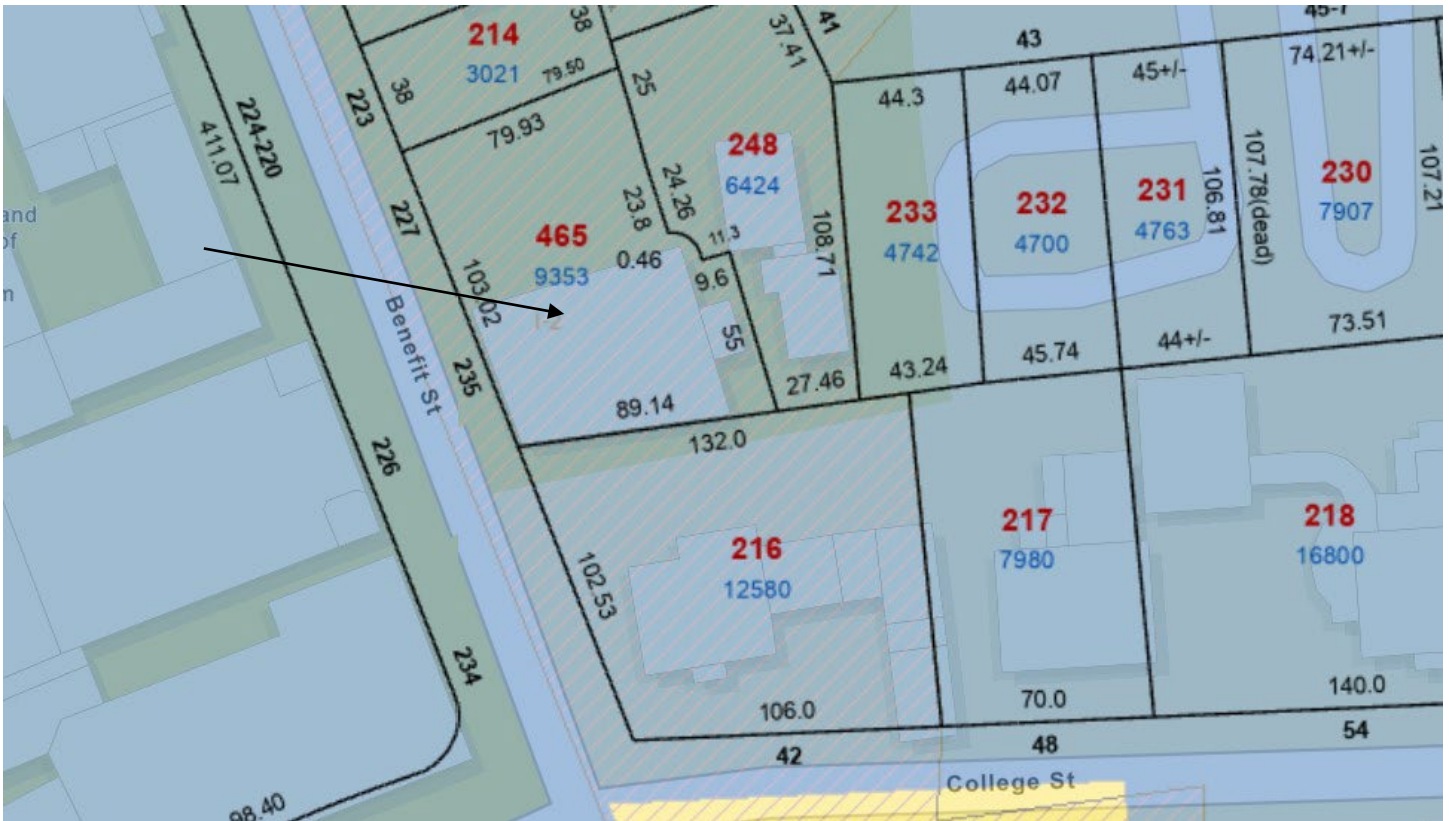


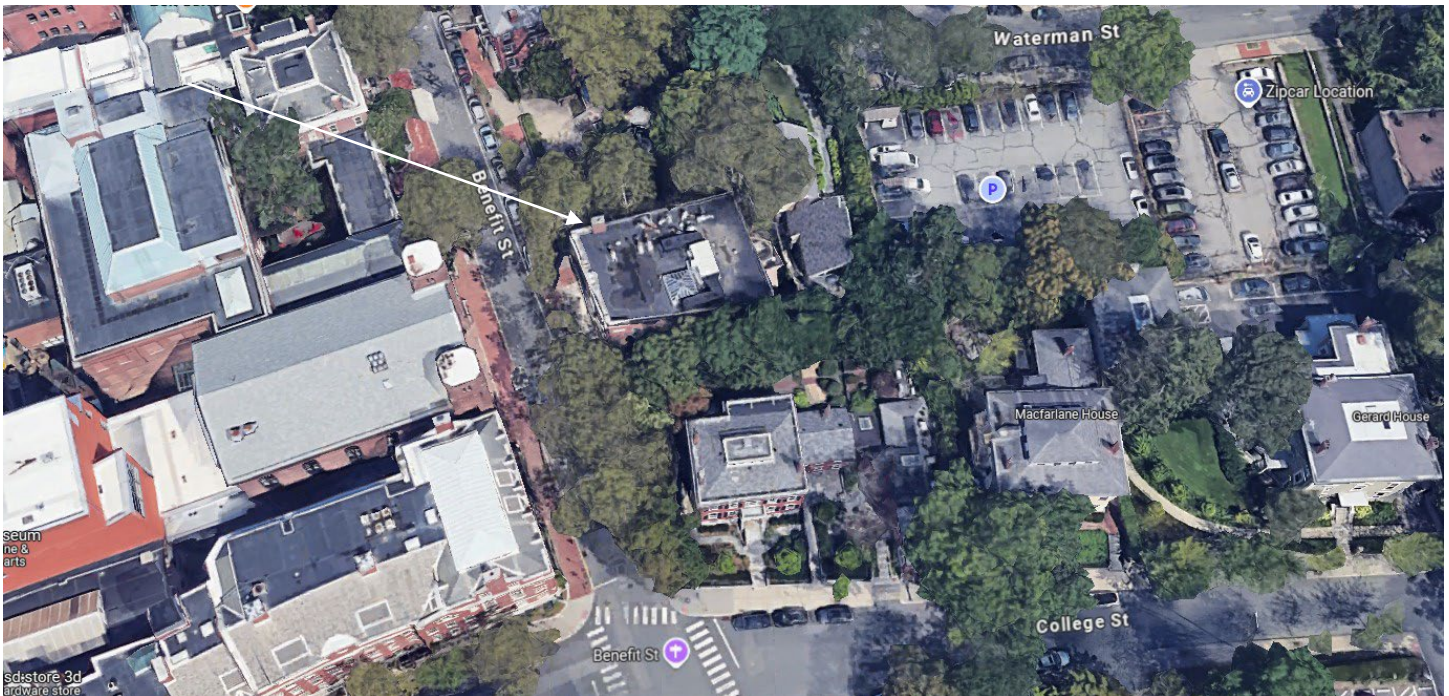
2. CASE 25.006, 235 BENEFIT STREET, R.I. College of Pharmacy/Benson Hall, ca1910 (COLLEGE HILL)

Beaux Arts; 3 stories; flat roof; brick with stone trim; limestone base and rusticated first floor with recessed- entrance; 3-bay façade with central balcony and stone fan above entrance; Greek key stringcourse between 1 and 2; parapet.

CONTRIBUTING



Arrow indicates 235 Benefit Street.



Arrow indicates project location, looking north.

Applicant: Anthia Maniotes, Rhode Island School of Design, 173 Benefit Street, Providence, RI 02906

Owner: Rhode Island School of Design, 20 Washington Place, Providence, RI 02903

Architect: Rich Ryan, Beacon Architectural Associates, 145 South Street, Boston, MA 02111

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

- the modification of a window to a door for ADA access and site improvements to include construction of ramps within the existing landscape (Frazier Terrace).

Issues: The following issues are relevant to this application:

- The modifications will be visible from the public right-of-way; and,
- An architect's narrative, drawings and photos have been submitted.

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

- a) 235 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: 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 for conceptual review. 235 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. The Commission grants Final Approval of the proposal as submitted 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 details.



NARRATIVE DESCRIPTION

1. FRAZIER TERRACE MODIFICATIONS for Electrical service upgrades ([BASE BID – Diagrams S-1 through S-4](#))

1. Install new underground transformer vault and switchgear per RIE requirements (S-2). Installation is part of the existing electrical service upgrade to Benson Hall (to the south). New HVAC (Heating, Ventilation & Air Conditioning) equipment and distribution will improve indoor air quality and provide cooling for this academic building.
2. Remove extents of concrete terrace, including portions of site retaining walls, sidewalk and steps as shown on diagram S-1.
3. Rebuild steps at southern end of terrace (closest to Benson Hall building) – construction to match materials to the greatest extent possible (diagram S-2).
4. At new location, construct new concrete landing off of sidewalk, ramp up to new lower accessible terrace and new steps to upper portion of terrace (diagram S-2, page left).
5. Original steps at northern end of terrace to remain (shown on S-1, page left).
6. Masonry & concrete cap retaining wall(s) along Benefit Street sidewalk to match existing materials and profile.

2. ACCESSIBLE ENTRY AT NORTH ELEVATION ([BASE BID – A-1](#))

- a. Remove existing window (second from right-hand corner, North Elevation)., See diagram A-1 and photographs 1 through 3 at the end of this document.
- b. Sawcut (previously removed window's) masonry opening down to existing floor slab, create enlarged full-height opening for new door.
- c. Install new exterior wood panel door with transom, see exterior elevation. Frame profile to match existing to greatest extent possible.
- d. Construct accessible concrete walkway and landing pad at new door, tie in to site improvements (above).

[ALTERNATE #1 | WIDER DOOR LEAF \(A-2\)](#)

- Remove existing window (same as base bid)
- Increase width of (previously removed window's) masonry opening as shown on diagram, to prepare for a new (wider) door.
- Sawcut masonry opening down to existing floor slab.
- Install new exterior wood panel door with transom, see exterior elevation. Frame profile to match existing to greatest extent possible.
- Install concrete landing pad same as base bid.

[ALTERNATE #2 | FLAT HUNG CANOPY \(A-3\)](#)

- Install flat hung roof canopy, see Alternate #2 diagram for information.



EXISTING CONDITIONS PHOTOGRAPHS



1. Benson Hall, North Elevation



2. Benson Hall, North Elevation, close-up



3. East Elevation – Frazier Terrace, Benson Hall (at left)



BENSON HALL – 235 Benefit Street



4. South East view looking at Frazier Terrace (front left) and Benson hall (right)



5. Benefit Street looking East



BENSON HALL – 235 Benefit Street



6. View from Frazier Terrace looking west at Benefit Street (Benson Hall window>door opening at far left)



RHODE ISLAND SCHOOL
OF DESIGN
2 COLLEGE STREET
PROVIDENCE RI 02906

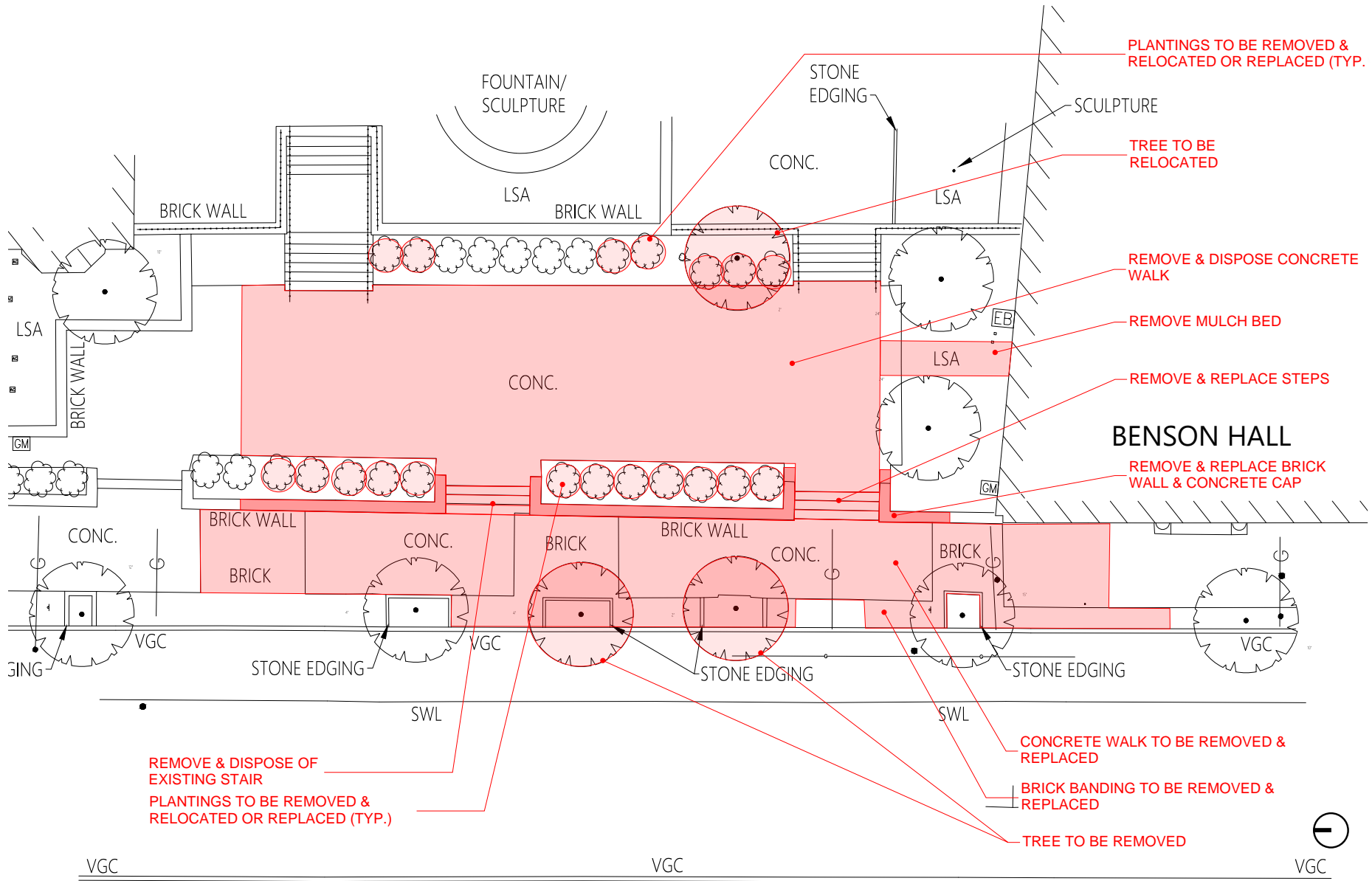
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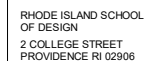
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S-1





235 Benefit Street | Plat 12, Lot 465

S-2





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S-3



ILLUSTRATIVE SITE PLAN

Project Title: RISD BENSON HALL ELECTRIC SERVICE UPGRADE
Location: PROVIDENCE
DATE: DEC 10, 2024



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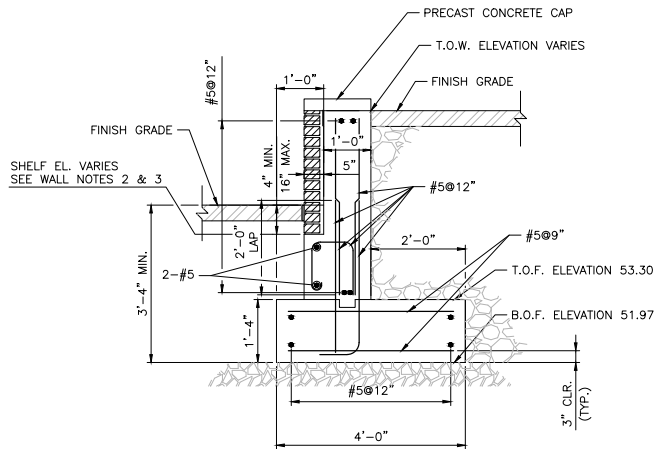
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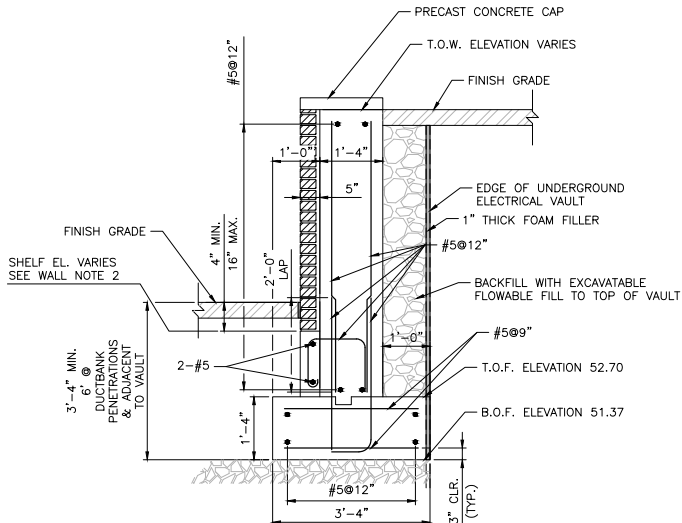
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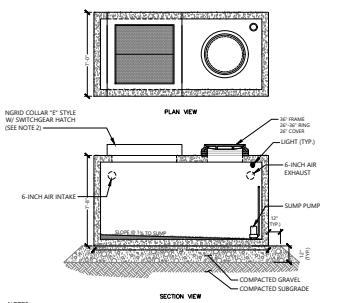
S-4



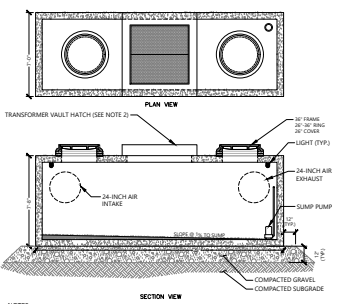
RETAINING WALL AT RAMP
SCALE: 3/4" = 1'-0"



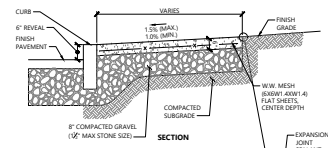
RETAINING WALL AT VAULT
SCALE: 3/4" = 1'-0"



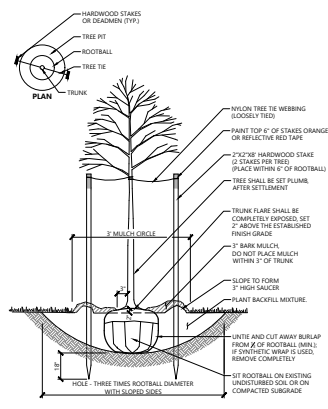
NOTES:
1. SWITCH GEAR VAULT SHALL COMPLY WITH REQUIREMENTS OF NATIONAL GRID DOCUMENT RIMS482.
2. HATCH FOR SWITCH GEAR VAULT SHALL COMPLY WITH NATIONAL GRID DOCUMENT RIMS482.
3. GROUND GRID FOR ALL VAULTS SHALL COMPLY WITH NATIONAL GRID STANDARD SPECIFICATIONS. (SEE NATIONAL GRID SUPPLEMENT TO SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (ES 7598 LATEST VERSION - DETAIL SECTION 25.3))
4. VAULT FLOOR SHALL BE PROVIDED WITH CONCRETE TOPPING SLAB TO SLOPE TO THE SUMP.
5. VAULT LIGHTING, VENTILATION, AND SUMP PUMP SYSTEMS TO BE DESIGNED AND INSTALLED BY CONTRACTOR TO COMPLY WITH NATIONAL GRID STANDARD SPECIFICATIONS.
SWITCHGEAR VAULT
N.T.S.



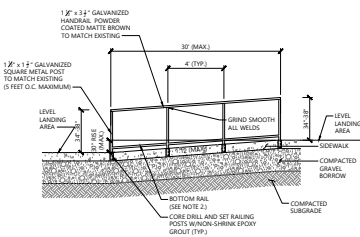
NOTES:
1. TRANSFORMER VAULT SHALL COMPLY WITH REQUIREMENTS OF NATIONAL GRID DOCUMENT RIMS482.
2. HATCH FOR SWITCH GEAR VAULT SHALL COMPLY WITH NATIONAL GRID DOCUMENT RIMS482.
3. GROUND GRID FOR ALL VAULTS SHALL COMPLY WITH NATIONAL GRID STANDARD SPECIFICATIONS. (SEE NATIONAL GRID SUPPLEMENT TO SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS (ES 7598 LATEST VERSION - DETAIL SECTION 25.3))
4. VAULT FLOOR SHALL BE PROVIDED WITH CONCRETE TOPPING SLAB TO SLOPE TO THE SUMP.
5. VAULT LIGHTING, VENTILATION, AND SUMP PUMP SYSTEMS TO BE DESIGNED AND INSTALLED BY CONTRACTOR TO COMPLY WITH NATIONAL GRID STANDARD SPECIFICATIONS.
TRANSFORMER VAULT
N.T.S.



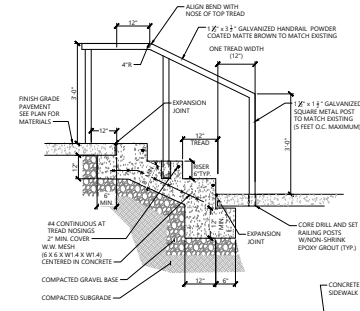
NOTES:
1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI, BOTH MIXES TO BE TYPE II, 6% (1.5%) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILANE PRODUCT.
Concrete Sidewalk
Source: VHB
N.T.S. 3/20 LD. 420



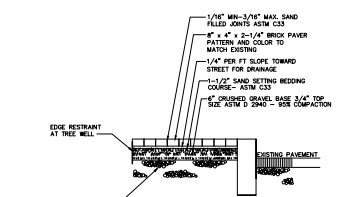
Tree Planting (For Trees Under 4" Caliper)
Source: VHB
N.T.S. 9/21 LD. 602



NOTES:
1. FOR ADDITIONAL INFORMATION ON RAMPS SEE SECTION 405 RAMPS OF THE DEPARTMENT OF JUSTICE 2010 STANDARDS.
2. EDGE PROTECTION TO BE PROVIDED BY A BOTTOM RAIL WITH THE BOTTOM OF THE RAIL TO BE NO HIGHER THAN 4 INCHES ABOVE THE RAMP SURFACE.
3. REFER TO SIDEWALK DETAIL FOR SIDEWALK CONSTRUCTION.
Concrete Ramp with Handrails
Source: VHB
N.T.S. 2/20 LD. 764A



NOTES:
1. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PARALLEL TO STAIR LENGTH.
2. NUMBERS OF RISERS VARY - SEE PLANS. ALL RISERS SHALL HAVE EQUAL HEIGHTS.
3. PROVIDE SEALED EXPANSION JOINTS TOP AND BOTTOM OF STAIRS AS INDICATED ON PLANS.
Concrete Steps and Sidewalk
Source: VHB
N.T.S. 1/20 LD. 765



Brick Pavement (Pedestrian Load)
Source: VHB
N.T.S. S-411R1

BASE BID



RHODE ISLAND SCHOOL
OF DESIGN
2 COLLEGE STREET
PROVIDENCE RI 02906

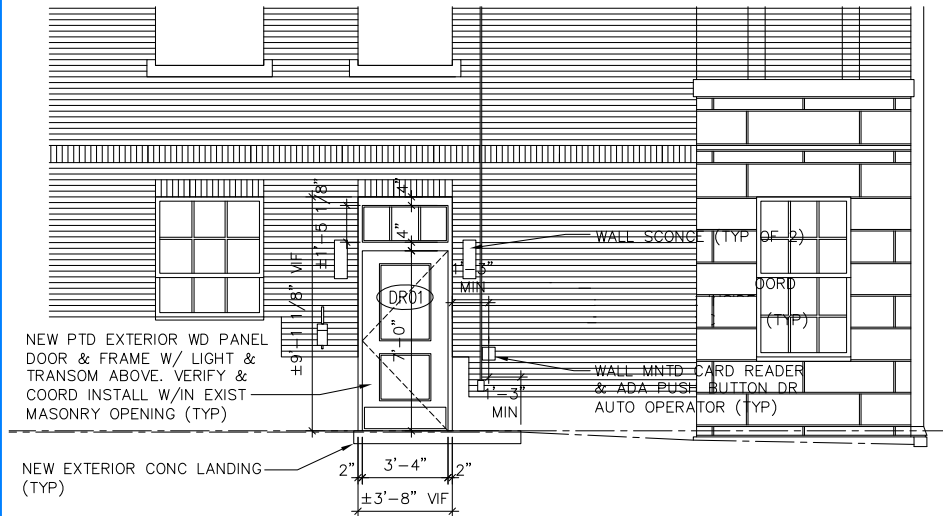
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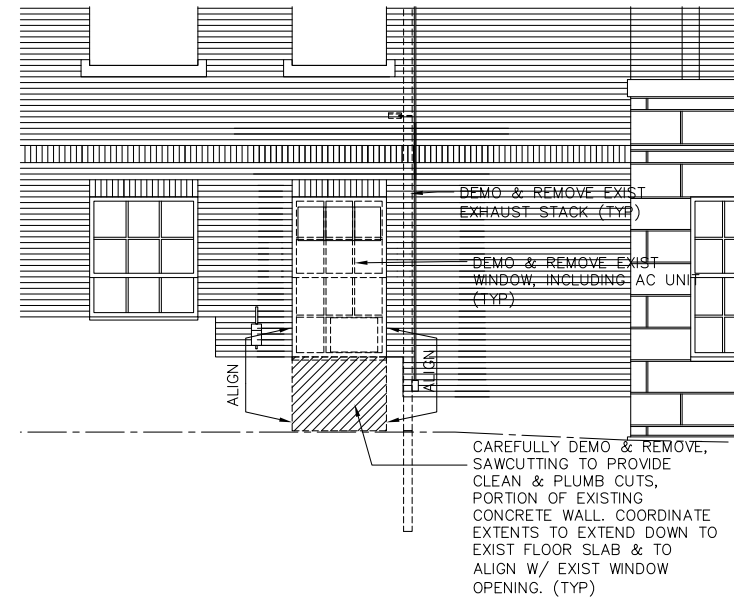
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A-1

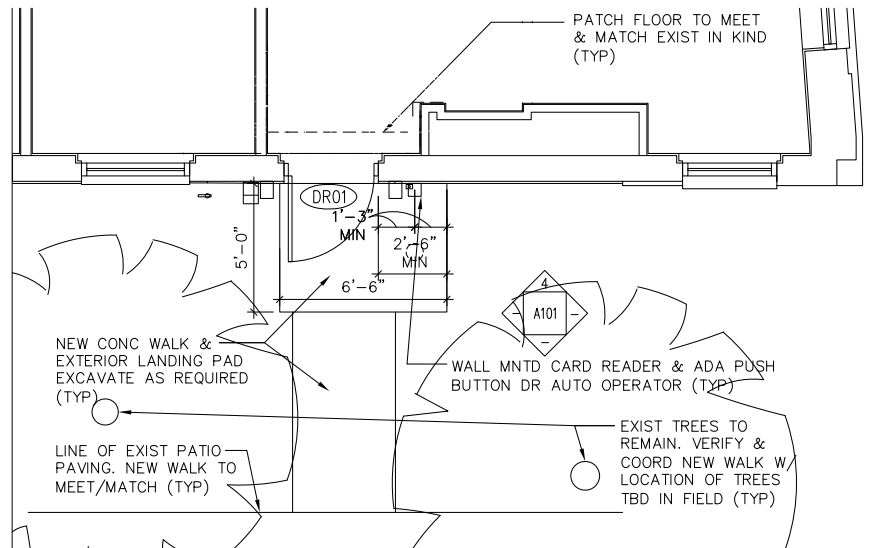


- DR01 • Exterior solid wood panel door with integrated fixed-glass light and kick plate to match existing entry doors. Frame profile to match existing. Door & Frame to be painted. (Frame Size: +/- 2"x12", verify frame depth w/ existing wall)

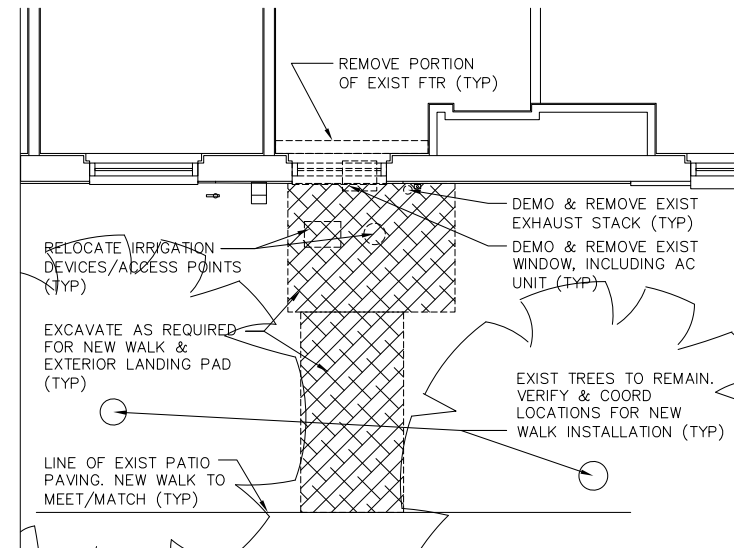
ENTRY EXTERIOR ELEVATION



DEMO EXTERIOR ELEVATION



ENTRY PLAN



DEMO PLAN



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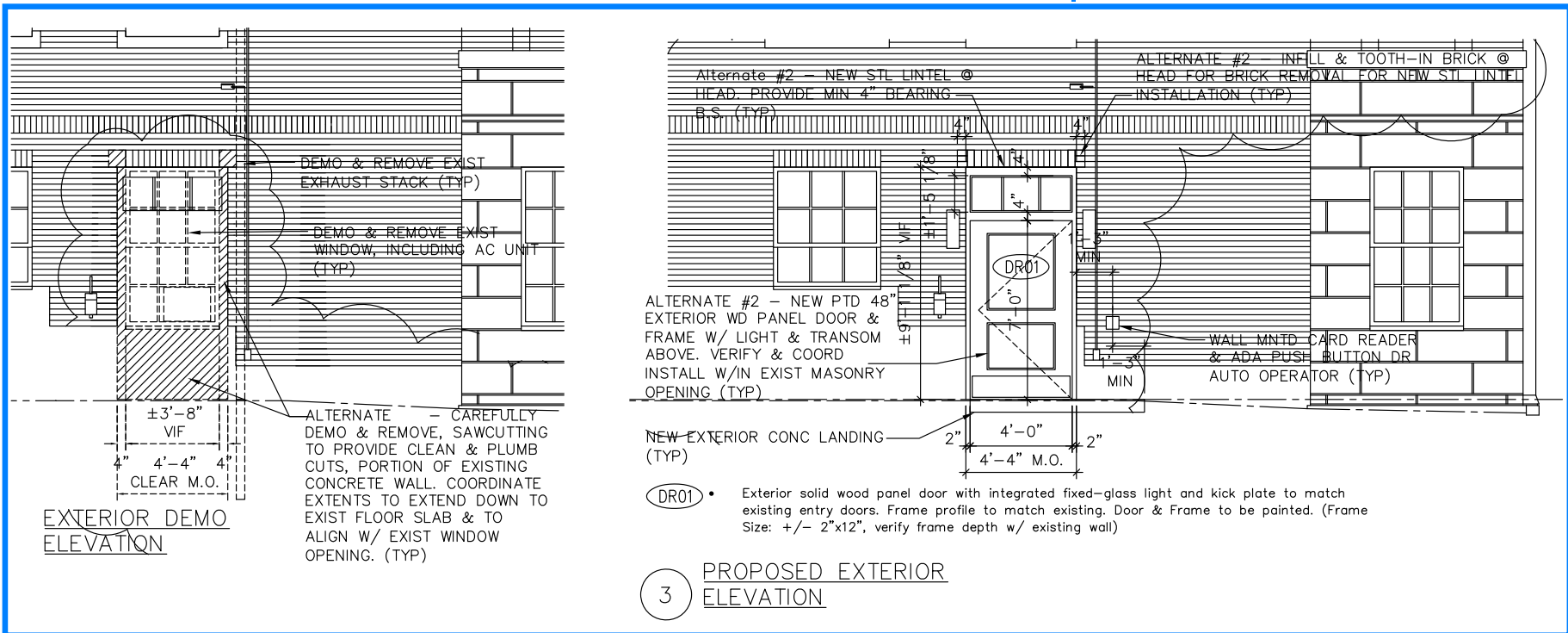
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A-2

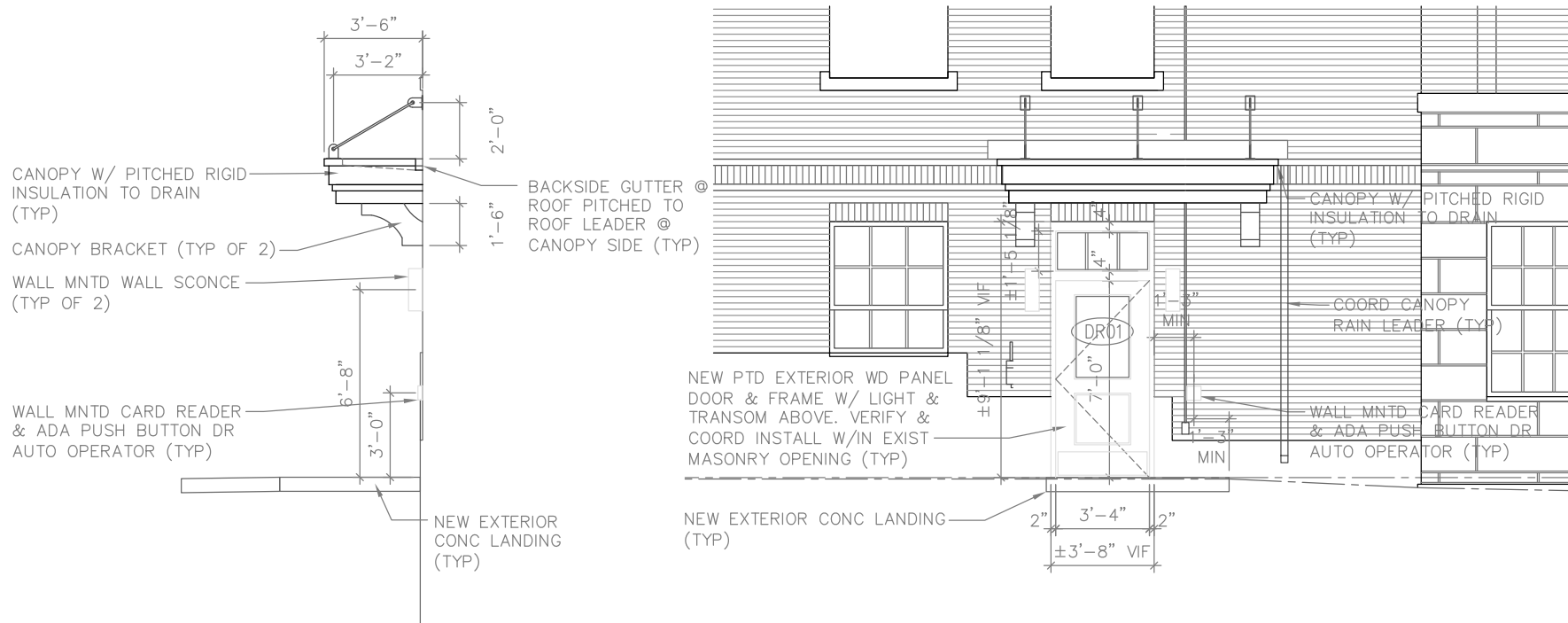
ALTERNATE #1 | WIDER DOOR LEAF





RHODE ISLAND SCHOOL
OF DESIGN
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ALTERNATE #2 | FLAT HUNG CANOPY



1 PROPOSED CANOPY ELEVATION
FLAT HUNG CANOPY ROOF OPTION

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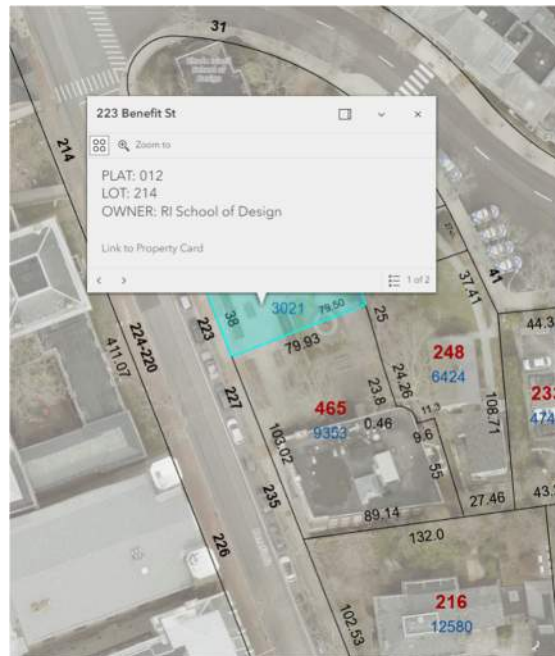
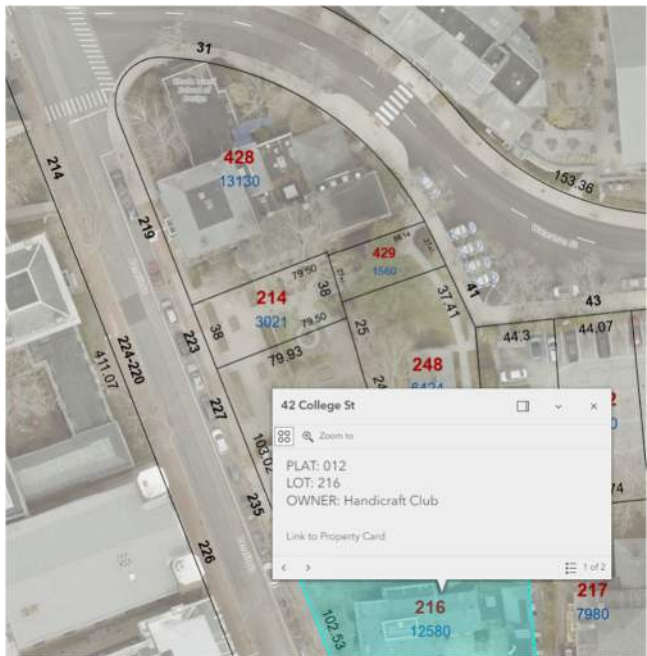
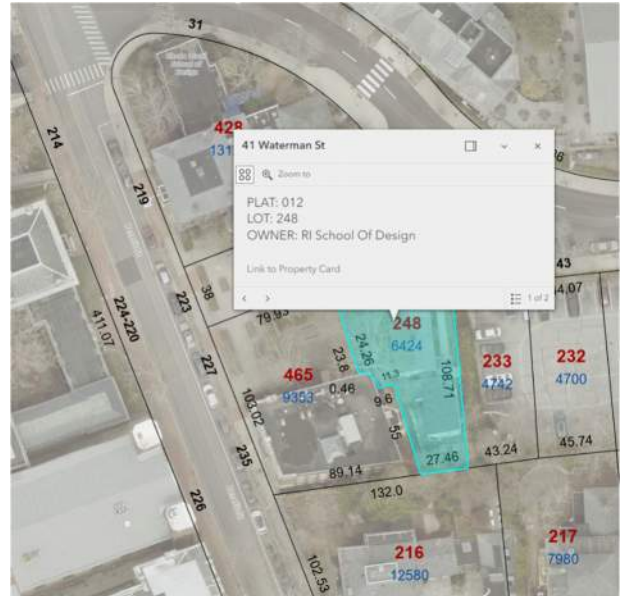
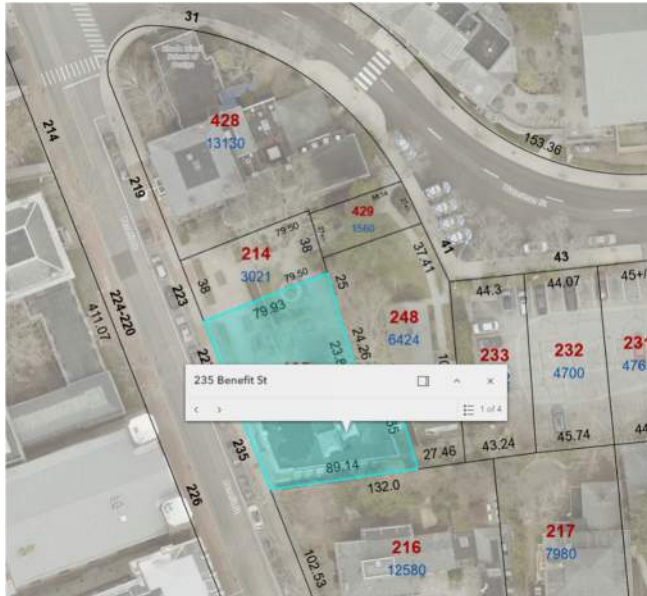
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A-3



BENSON HALL – 235 Benefit Street

ABUTTERS





BENSON HALL – 235 Benefit Street

