

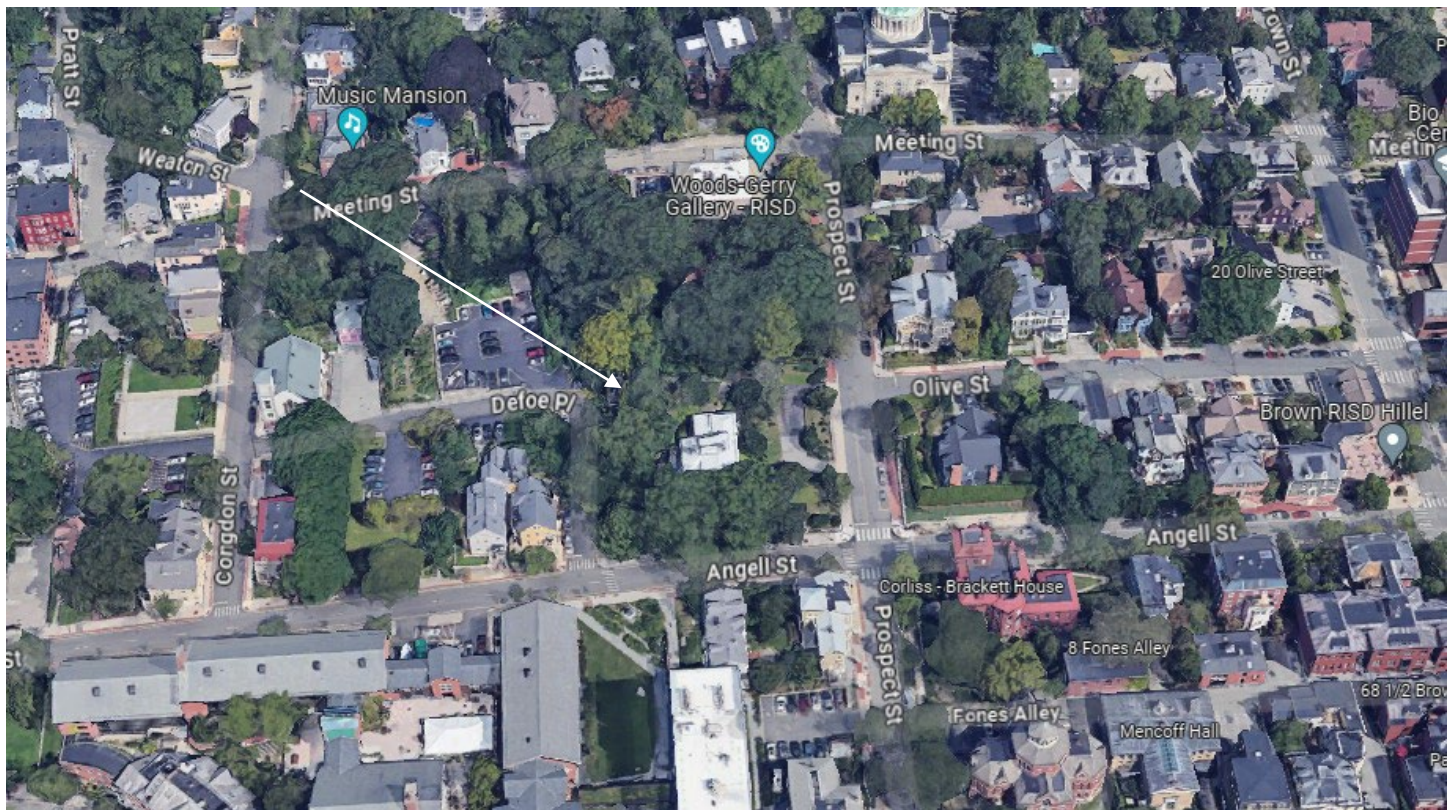
**6. CASE 25.025, 64 ANGELL STREET, George Benson House, 1794-97 (COLLEGE HILL)**

Federal; 2-1/2 stories; hip roof with deck and roof balustrades; clapboard; 5-bay facade; central entrance under Doric portico with segmental pedimented roof; played lintel window caps with carved keystones; pedimented dormers; set above street on lot fronted by stone retaining wall topped with Federal Revival fence. Originally owned by a partner in the important Providence merchant firm Brown, Benson & Ives.

CONTRIBUTING



Arrow indicates 64 Angell Street.



Arrow indicates project location, looking north.

**Applicant:** Kevin Diamond, 244 Weybosset St, L1, Providence, RI 02903

**Owner:** Dustin Dzube, 244 Weybosset St, L1, Providence, RI 02903

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

- The applicant is requesting the new construction of a single-family home with attached garage and accessory-dwelling unit.

**Issues:** The following issues are relevant to this application:

- This is a conceptual review. Planning staff have reviewed the proposal for zoning compliance. The use of a single-family dwelling is permitted, and the proposal complies with the height regulations. The proposed building will require a subdivision to create a buildable lot, and the lot will have to meet all dimensional requirements such as lot size and width, setback, lot coverage, pervious surface coverage, etc.;
- The Planning department has been working with the applicants on an acceptable proposal as to how units can be added to the parcel. The applicants have agreed to not propose units at the southeast and southwest portions of the parcel, which allows the Benson House to remain unencumbered in its siting and primary view corridors;
- Developments are being proposed at the northeast and northwest portions. The northeast portion would be a townhouse development and while the applicants have shown this form to be transparent to their overall intentions, this proposal is not under consideration by the Commission with this application.;
- The proposed building's form and siting is appropriate for the location, not impinging on the Benson House or the Woods-Gerry House to the north; and,
- Plans, renderings and photos have been submitted.

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

- a) 64 Angell 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 New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed new 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.

**Staff recommends a motion be made stating that: The application is considered complete. 64 Angell 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 Conceptual Approval of the new construction, citing Standard 8, 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, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval once the necessary subdivision has been granted.**