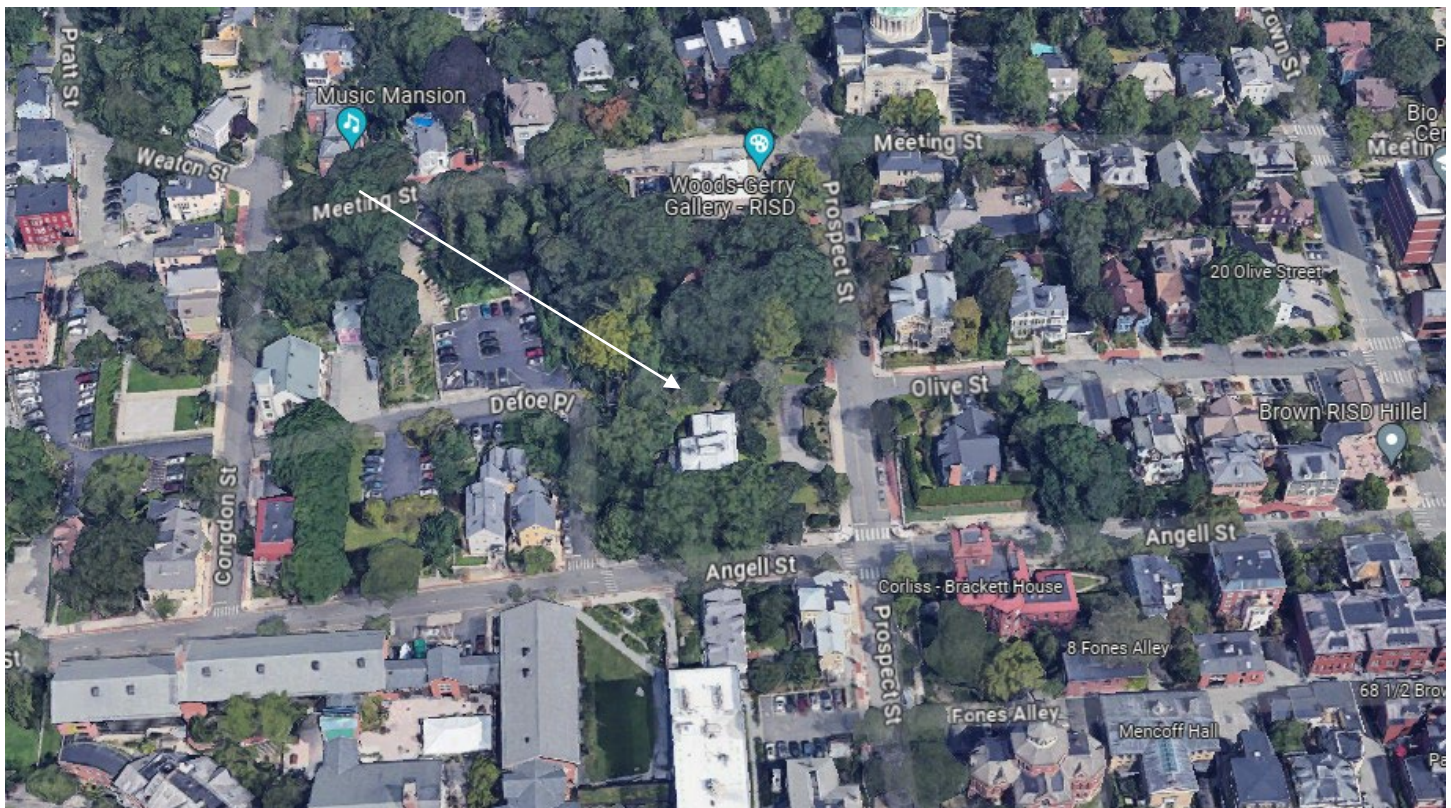


4. CASE 25.025, 64 ANGELL STREET, George Benson House, 1794-97 (COLLEGE HILL)

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; splayed 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 (Singular)



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 construction of a new, single-family house on the northeast portion of the parcel, the construction of a three-unit condominium on the northwest portion of the parcel and a detached garage for the Benson House along the western portion of the parcel.

Issues: The following issues are relevant to this application:

- This is a conceptual review. At the February 24th meeting, the application was continued. The Commission had requested additional study by examining how developments on similar estates had been constructed. In such cases it is typical for a long building to be constructed behind the main house, often as a carriage house. The problem has not been adequately solved, and this is the responsibility of the architect. Other commissioners agreed, stating that this was a Singular structure and needs to be handled with caution and care. The concept of having a charrette where experts could be gathered and assist the development team was brought up, perhaps the Providence Preservation Society (PPS) could facilitate? PPS indicated agreement. Applicant agreed to a continuance, participation in a charrette process, to return then to the Commission for further review;
- A charrette was held at PPS. See attached memo from Staff. In summary, the charrette was agreed to be extremely productive, exhibited by the submitted plans with the current proposal being responsive to the Commission's previously stated concerns. Charrette participants will be available at the meeting to give additional testimony and/or comment;
- The applicants have amended their application, requesting that the Commission consider the submitted plan as a master plan proposal for the development of the parcel. There has been no official review or submittal for the subdivision of the property related to this concept. The concept is stated as consisting of three parcels:
 - 1) the Benson House and proposed detached garage, along the western portion of the parcel. This would require zoning variances, including the removal of a Significant tree;
 - 2) a single family residence with attached garage at the northeast portion of the parcel. This would require zoning variances; and,
 - 3) a three family residence with attached garage at the northwest portion of the parcel. This would require zoning variances.
- The Planning Department has been working with the applicants on an acceptable proposal as to how units can be added to the parcel. The proposal needs review for zoning compliance. Without a subdivision application it is not possible to evaluate and comment on the proposal other than to say that it would require zoning relief, the extent of which will need to be determined;
- The applicants have agreed to not propose development at the southeast and southwest portions of the parcel, which allows the Benson House to remain unencumbered in its siting and primary view corridors. The House's detached garage's location is challenged by the fact that a significant elm tree is currently at that position. The parcel has three significant trees, the Elm along the western border and two Oaks along Angell Street.
- It is staff's opinion that if there is to be a detached garage allowed for the Benson House (parcel 1), its proposed location is the most appropriate one, preserving the important site lines to and from the house. These would be impeded and it would be inappropriate if the garage was moved further south of the proposed location. The affected significant tree is visually the lesser of the three significant trees in that the Elm is more removed from the public right-of-way than the two Oaks. Development of the northwestern portion (parcel 2) may also have an impact on the Elm and should be taken into consideration;
- 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 singular 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. The review is for a development including the restoration of the Benson House and the construction of a detached garage along the western portion of the parcel, which may necessitate the removal of a significant Elm tree; the construction of a single-family house on the northeast portion of the parcel; and, the construction of a three-unit condominium on the northwest portion of the parcel; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed new construction is appropriate having determined that the proposed construction is based on historical precedents in the development of comparative estates and 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 for 64 Angell Street a structure of singular historical and architectural significance of the College Hill local historic district, recognized as a contributing structure to the College Hill National Historic Landmarks District is considered complete. The Commission cites Standard 8 in granting Conceptual Approval of the application for new construction, having determined that the proposed new construction is appropriate being architecturally and historically compatible, having taken historical precedents in the development of comparative estates, and submitted construction of 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 and any necessary zoning relief has been granted.



Historic Captain George Benson Mansion Circa 1797

HDC Presentation

Review for Conceptual Approval

4.28.2025 PHDC Hearing

64 Angell Street

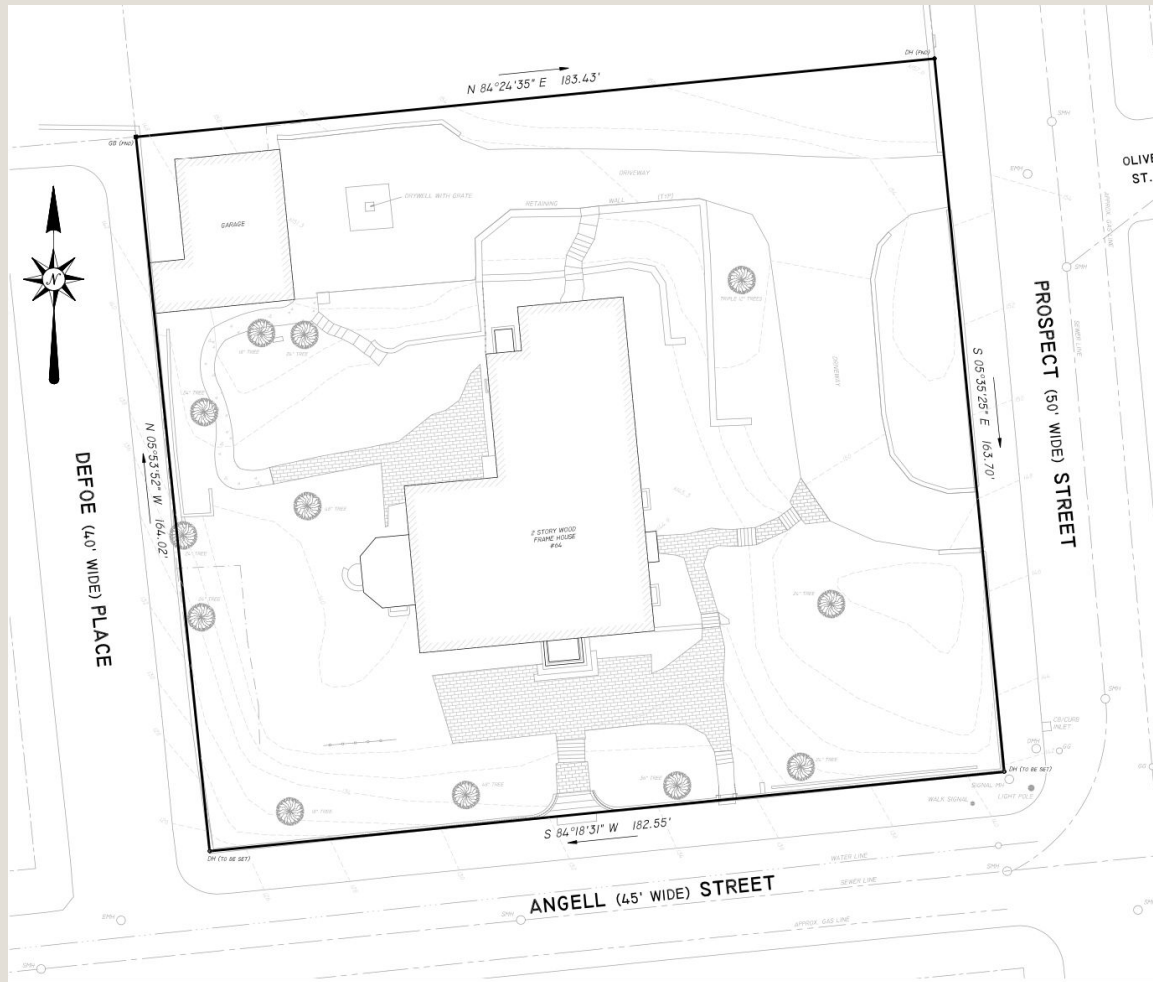


64 Angell Street
Providence Rhode Island

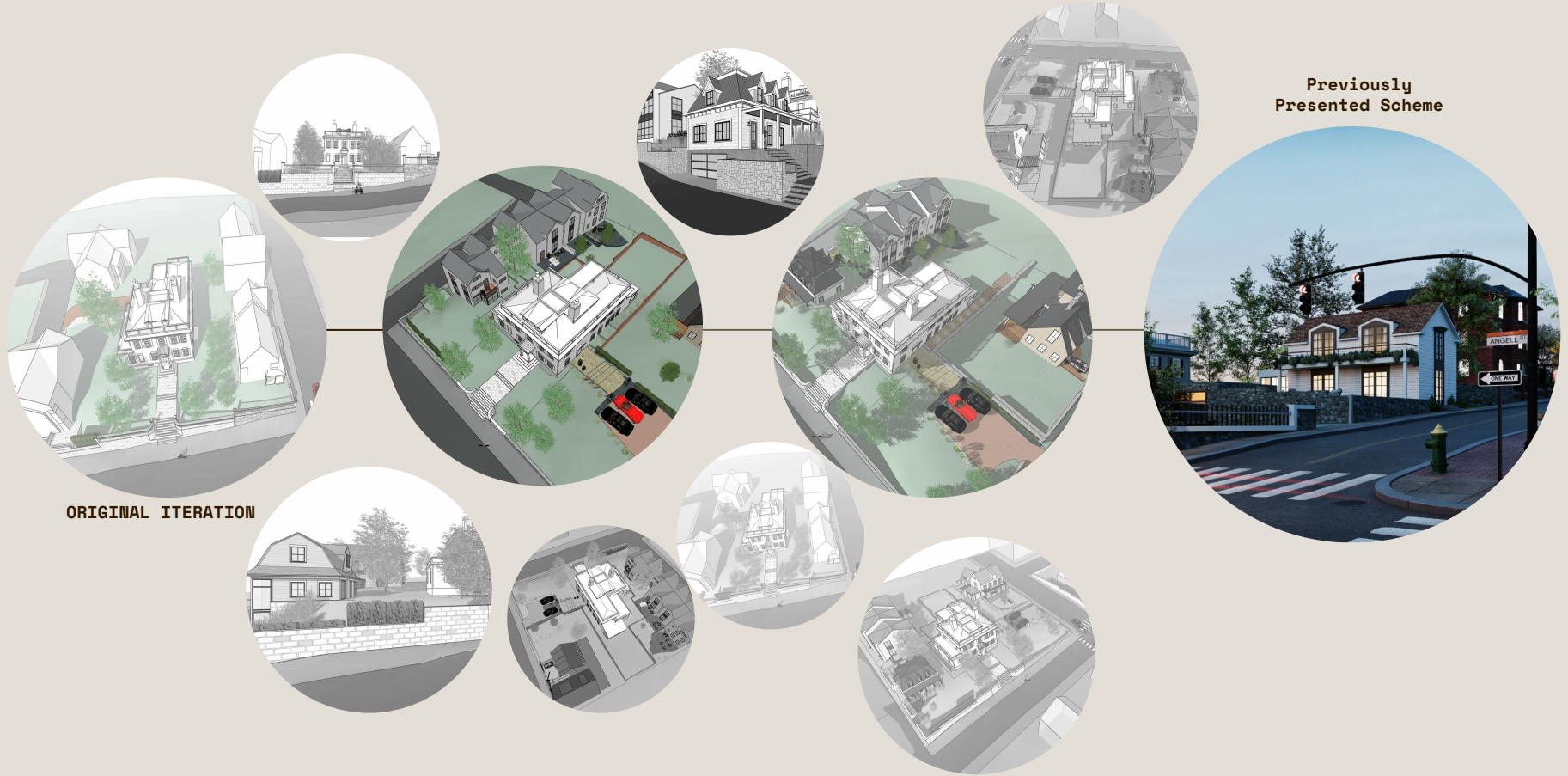


Requesting conceptual approval for a sensitively sited single-family home in the northeast quadrant, a three-story condominium building in the northwest quadrant, and a discreetly sited detached garage nestled along Defoe Place to serve the historic mansion.

EXISTING SITE PLAN



PROJECT PROGRESS



PRIMARY FEEDBACK POINTS: *Latest HDC Hearing*

Consider Historic Precedents: Strongly consider the design precedents of homes built adjacent to notable historic properties, particularly those featuring narrow volumes that slip behind adjacent significant structures. This strategy helps reduce the perceived scale of new volumes introduced to the site and preserves the visual hierarchy of the original structures. — *HDC*

Maintain Sidewalk Experience: Ensure the proposed home has its front door facing Prospect Street to align with the sidewalk engagement seen in neighboring properties. — *HDC*

Garage Placement: Set the garage back from Prospect Street to minimize its visual prominence. — *HDC Member*

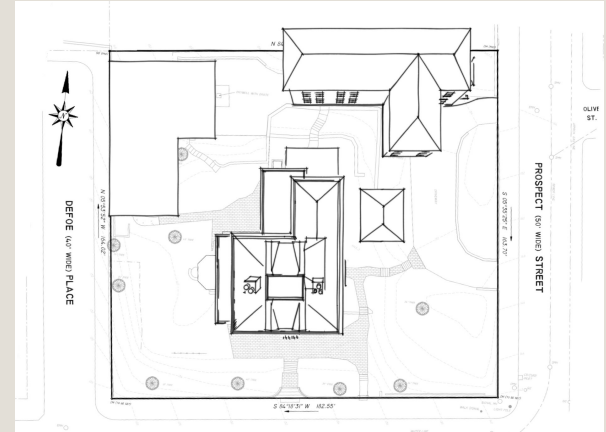
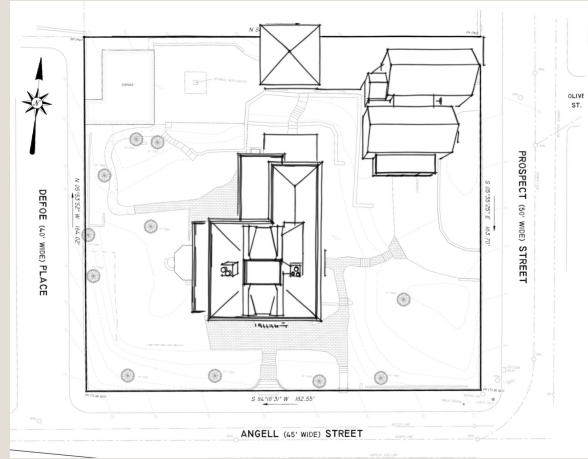
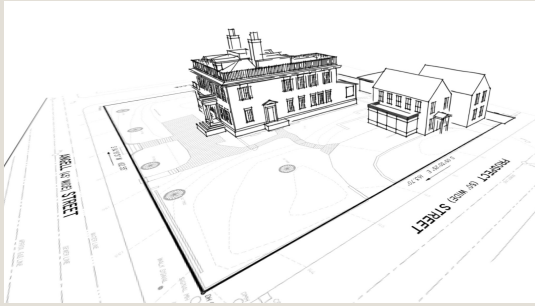
Historic Design Language: Revise the design to remove ribbon windows that span multiple levels, as they do not align with the historic architectural character of the district. — *PPS / Marisa Brown*

Reconsider Garage Location: Rethink the location of the garage to avoid having it front the street; consider placing it so that garage doors do not face street. — *PPS / Marisa Brown*

Reference Historic District Standards: Ensure the design complies with the established standards for new construction within the College Hill Historic District. — *PPS / Marisa Brown*

Design Charrette Recommendation: HDC Vice Chair Sanderson recommends holding a design charrette with PPS and any interested stakeholders to collaboratively address concerns.

Sketches from charrette hosted by PPS on 04.07.25



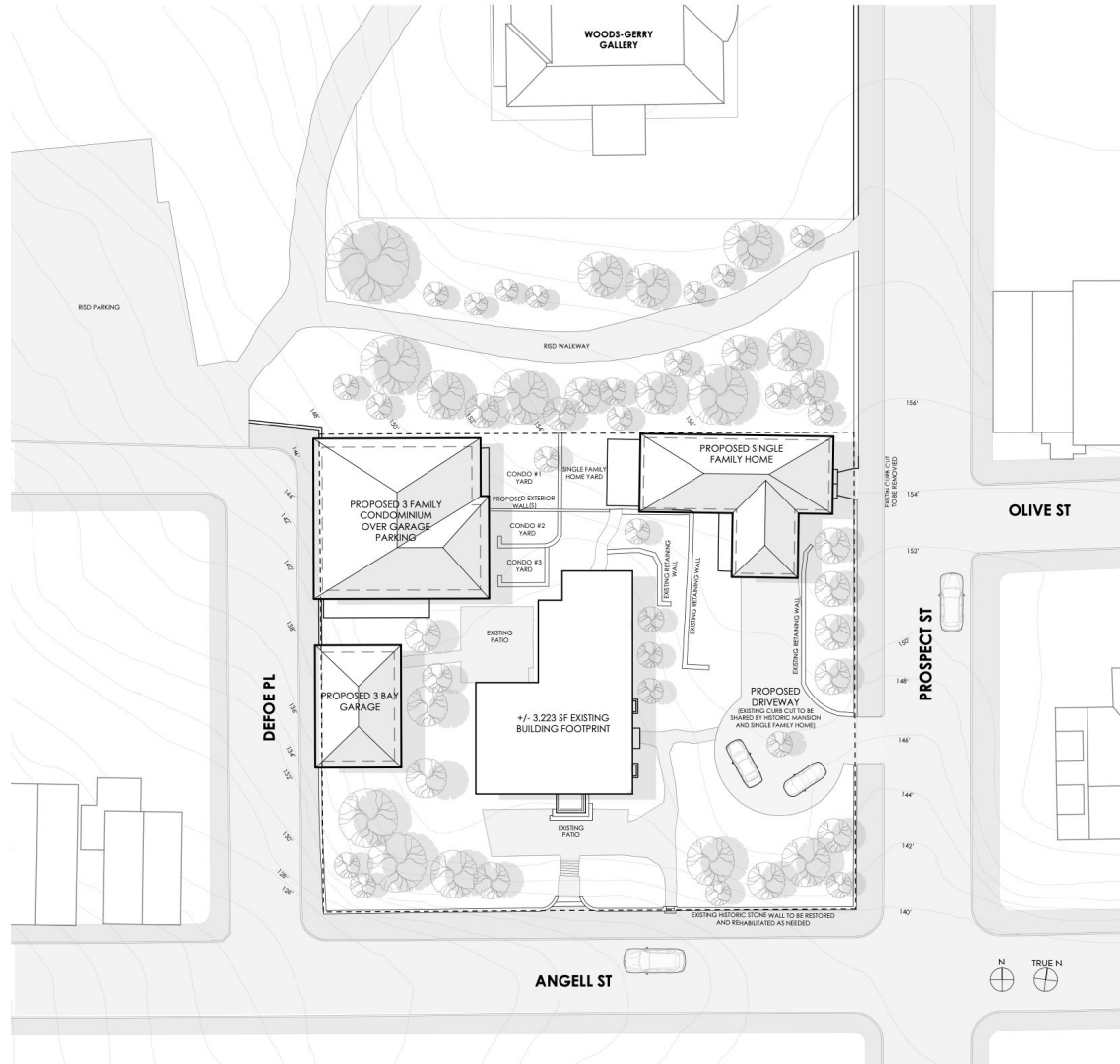
Charrette Highlights:

- **Garage Relocation for Benson House:** Stakeholders recommended reconsidering the location of the proposed detached garage intended to serve the Benson House away from Prospect Street, suggesting it instead front Defoe Place instead, with the goal of preserving the view of the Benson house from Prospect St. .
- **Unified Site Design:** Stakeholders encouraged a cohesive design approach for both the single-family and multi-family structures, emphasizing a visual and conceptual connection that reflects a holistic design process. These additions should relate to the Benson House but feature more restrained architectural detailing.
- **Single-Family Precedent Exploration:** In discussing the proposed single-family home, there was strong encouragement to explore architectural precedents such as the Rundlet-May House. This precedent features a long, narrow stable volume that subtly extends beyond the historic volume, offering a sensitive strategy for massing and site integration.
- **Reconfiguration of Townhouses:** Several stakeholders suggested reimagining the three proposed townhouses as a single condominium style building with one shared subsurface garage and curb cut, in order to minimize the visual impact on the streetscape and reduce the overall size and width of the footprint.
- **Streetscape and Vegetative Buffer :** The design team was encouraged to include a vegetated buffer strip between the sidewalk and the proposed single-family home. Additionally, garage doors for the single-family home should be repositioned so they are not visible from the front elevation.

Revised Concept



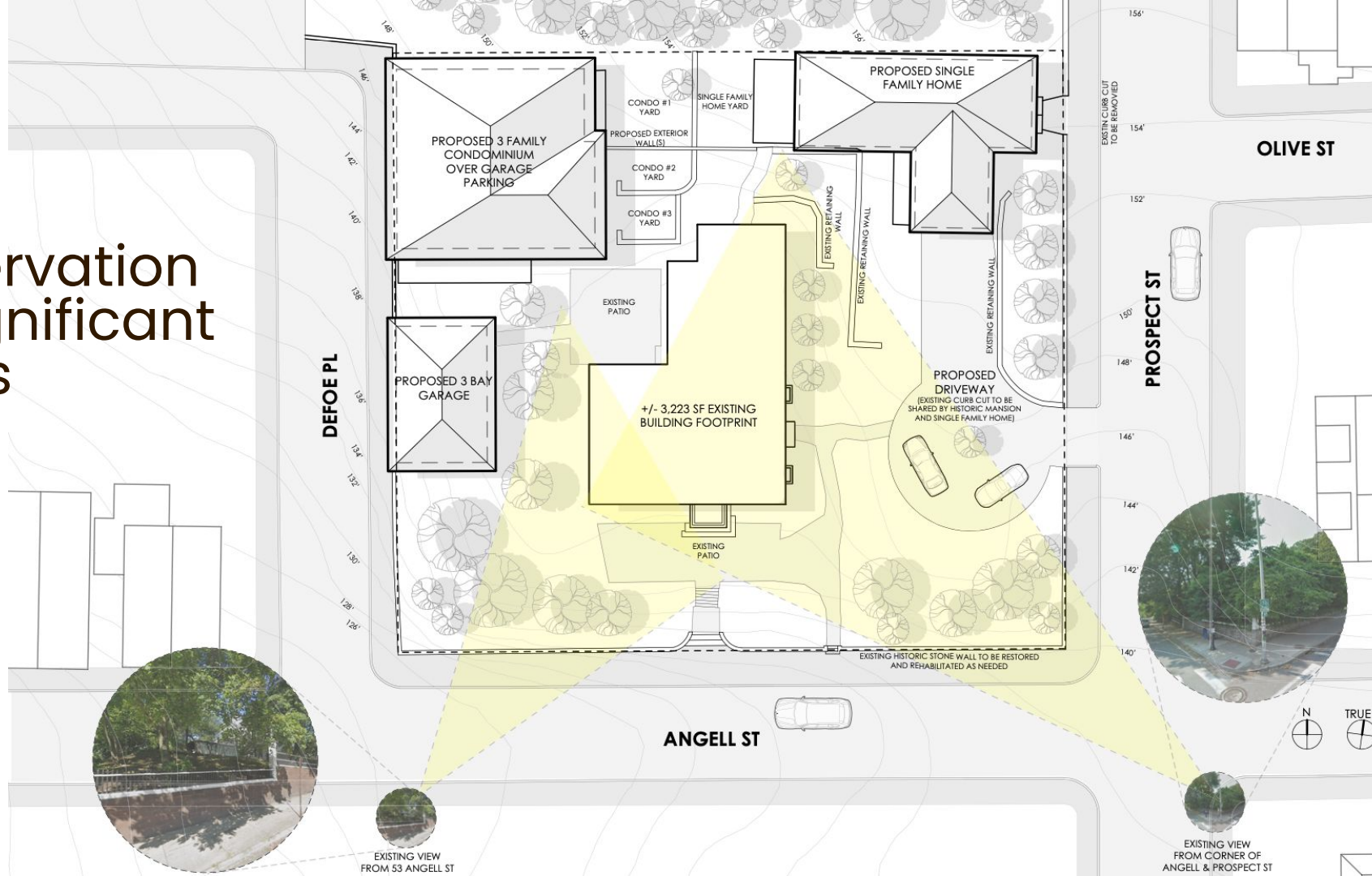
PROPOSED SITE PLAN



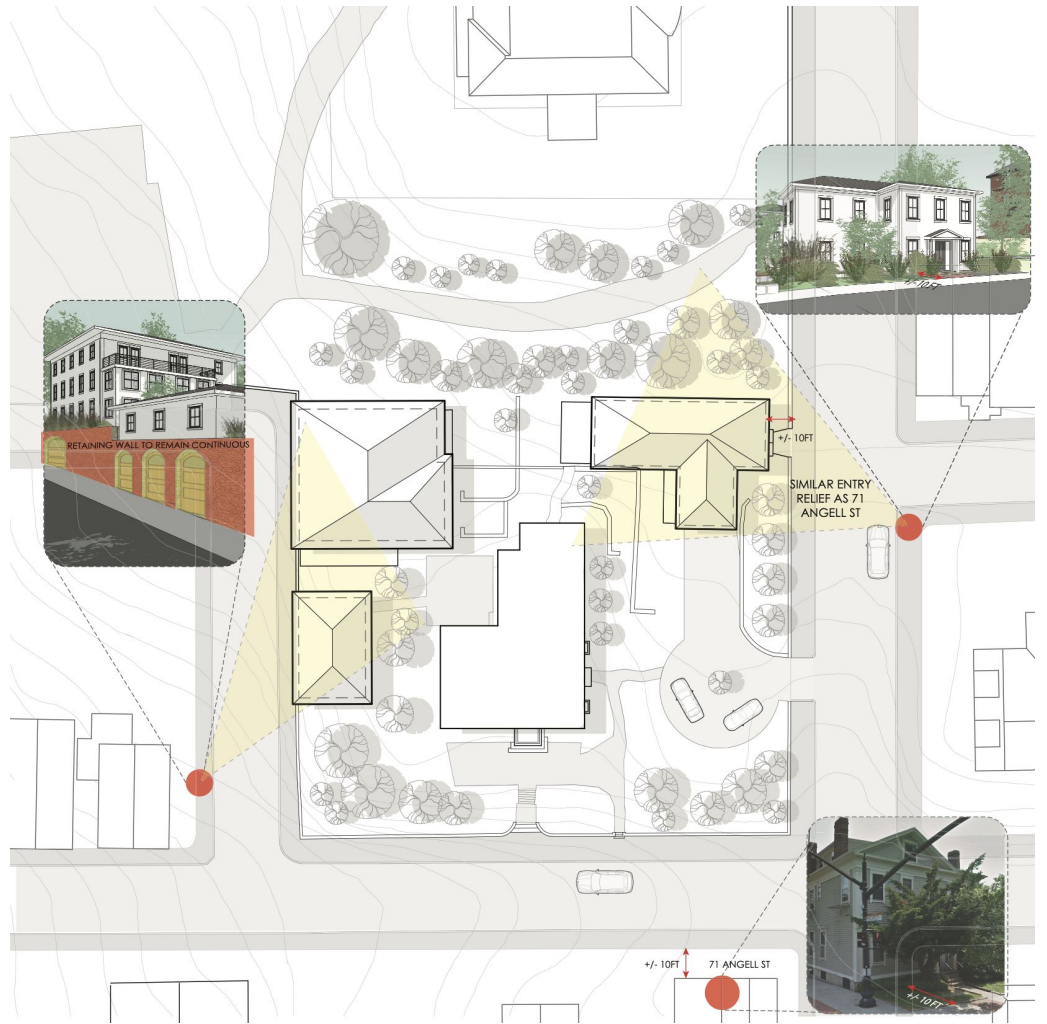
Key Design Principles:

- **Site Strategy:** Design for all new volumes have been compressed to the northern portion of the site to preserve critical view corridors to and from the historic Benson House.
- **Townhome Reconfiguration:** The previously proposed townhomes along Defoe Place have been reimagined as a more compact single, three-story building containing three condominium units—one per level. The structure includes below-grade parking to minimize curb cuts, reduce the building footprint, and lessen its overall visual impact.
- **Single-Family Design Approach:** The single-family residence has been reimagined as a narrow linear, single L-shaped volume that subtly extends past the historic Benson House. This configuration reduces its visual width, conceals the attached garage from street view, and draws inspiration from the Rundlet-May House precedent. The revised design allows the proposed single family home to utilize the existing curb cut and driveway.
- **Garage Placement for Mansion:** The detached garage serving the historic Benson House has been relocated to Defoe Place. It is discreetly tucked into the hillside and sited to preserve significant view angles both to and from the mansion. The front-most facade of the garage is recessed past the southern facade of the mansion.
- **Unified Architectural Language:** All three proposed volumes for the site share a consistent architectural vocabulary—featuring matching hipped roofs with identical pitch, a coordinated material palette, uniform window sizing, and restrained greek revival detailing that complements, but does not compete with, the historic Benson House.

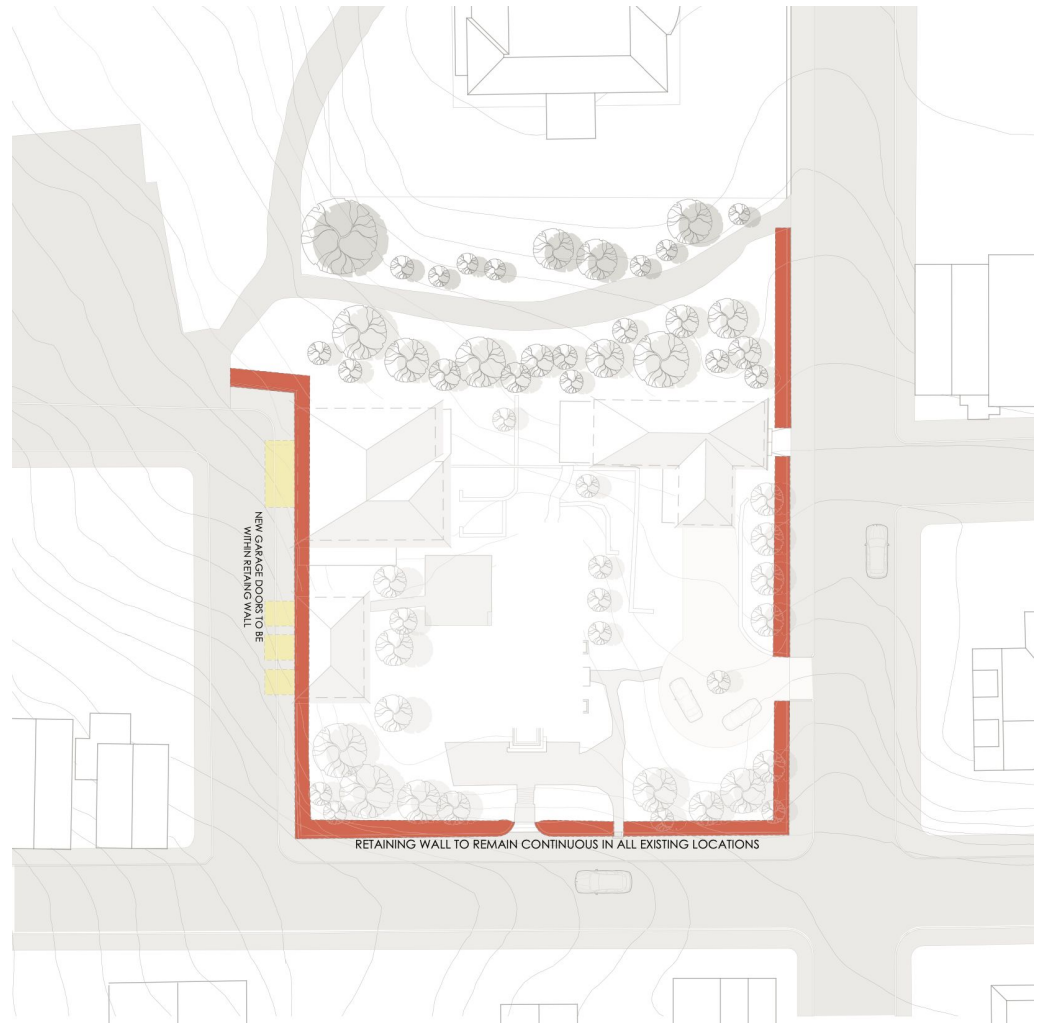
Preservation of Significant Views



Context, setbacks, and character analysis



Preserve, repair,
and maintain the
historic walls and
boundary
elements that
have historically
defined and
enclosed the site.



Introduce a landscaped buffer between Prospect Street and the proposed single-family home to enhance privacy and soften the streetscape experience.





East Elevation



Northeast Corner



Northwest Corner



Northeast Aerial



Southeast Corner



Southeast Corner



Southern View



Southwest Corner



Aerial along Defoe Place

West Aerial Elevation



Aerial



South Elevation





Site Section