

126 BENEVOLENT STREET
HDC CONCEPTUAL REVIEW



GENERAL STANDARDS

8. New additions, exterior alterations or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.

NEW CONSTRUCTION & ADDITIONS

DESIGN CRITERIA

New construction should reflect the design trends and concepts of the period in which it is created, while recognizing that a new building or addition must fit into an existing framework of a variety of older buildings. New structures should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

SOURCE DOCUMENT:
PROVIDENCE HISTORIC DISTRICT COMMISSION STANDARDS & GUIDELINES FOR THE ARMORY,
BROADWAY, COLLEGE HILL, NORTH ELMWOOD, PROVIDENCE LANDMARKS DISTRICT-
RESIDENTIAL, POWER-COOKE, SOUTH ELMWOOD AND STIMSON AVENUE DISTRICTS.









- MAP KEY**
- LOT SIZE (SQ. FT)
 - BUILDING FOOTPRINT (SQ. FT)
 - POWER-COOKE DISTRICT BOUNDARY
 - LOCAL PRECEDENT (EX. 9C-9F)





117 BENEVOLENT STREET



121/123 BENEVOLENT STREET





129 BENEVOLENT STREET



138 GOVERNOR STREET





110 BENEVOLENT STREET
TOBEY HOUSE, ALDRICH HOUSE



26 COOKE STREET
BENJAMIN B. ADAMS HOUSE





236 GEORGE STREET



37 COOKE STREET
C.H. MERRIMAN HOUSE



CONCERN

BUILDING SCALE / SIZE

DAMAGED TREES / CANOPY REPLACEMENT

TWO LOTS/STRUCTURES PREFERRED

NEIGHBORING TREE PROTECTION

COMPATIBLE ARCHITECTURAL CHARACTER

DESIGN RESPONSE

FOOTPRINT WITHIN 1% OF MEDIAN

*NEW PLANTING PLAN, CANOPY EXCEEDED
EXISTING ELM PRESERVED
INVASIVES/DAMAGED REMOVED*

TWO STRUCTURES PLANNED

VOLUNTARY FUTURE BUILDABLE AREA

ADDITIONAL DESIGN DETAIL PRESENTED



CONTEXT ANALYSIS - Scale and Massing

126 Benevolent St

Directly abutting / same block / either side / opposite side

SORTED BY LOT SIZE

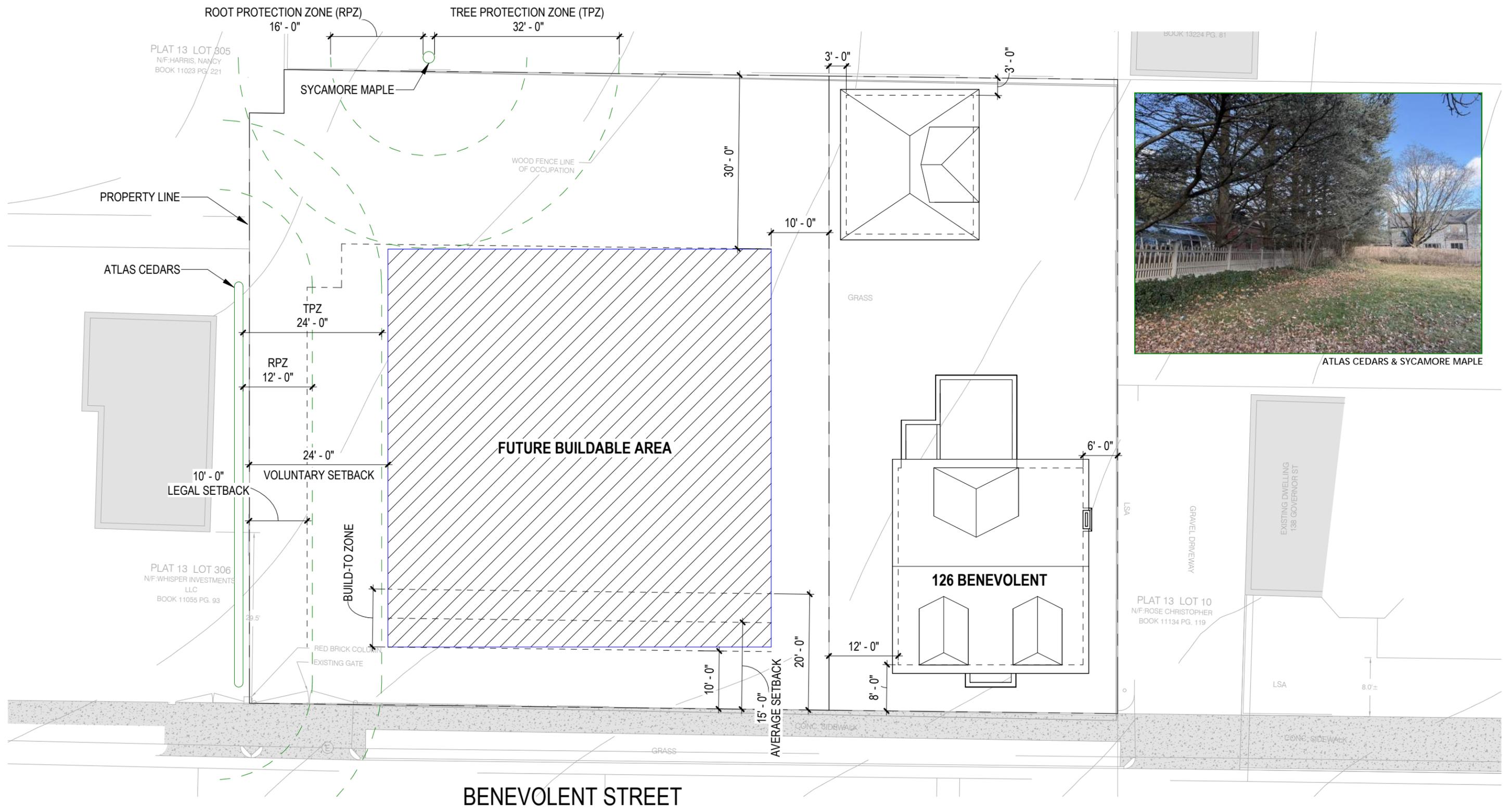
	AP/LOT	ADDRESS	LOT AREA / sf	BUILDING FOOTPRINT / sf	HEIGHT IN STORIES	DETACHED GARAGE (Y/N)
SAME BLOCK	13/163	283 George St	3,551	1,533	3	N
SAME BLOCK	13/195	279 George St	3,725	924	2	N
SAME BLOCK	13/165	140 Governor St	5,251	1,851	3	Y
SAME BLOCK	13/164	148 Governor St	5,375	2,248	3	Y
SUBJECT SITE	13/319	126 Benevolent	5,478	2,114	3	Y
SAME STREET	13/253-260	121-123 Benevolent	5,602	2,385	3	N
SAME STREET	13/10	130 Benevolent	5,763	2,230	3	N
SAME STREET	13/152	117 Benevolent	6,049	1,669	2	N
SAME STREET	13/306	112 Benevolent	7,868	563	1	N
SAME STREET	13/166-255	125-131 Benevolent	8,149	2,152	3	Y
SAME STREET	13/284	26 Cooke - 115 Benevolent	14,933	4,378	3	Y
SAME BLOCK	13/305	251 George St	15,199	3,182	1	N
SAME BLOCK	13/311	253 George St	16,362	3,156	2	N
MEDIAN			5,763	MEDIAN LOT SIZE		
			4.95%	deviation		

SORTED BY BUILDING FOOTPRINT

	AP/LOT	ADDRESS	LOT AREA	BUILDING FOOTPRINT	HEIGHT IN STORIES	DETACHED GARAGE (Y/N)
SAME STREET	13/306	112 Benevolent	7,868	563	1	N
SAME BLOCK	13/195	279 George St	3,725	924	2	N
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SAME BLOCK	13/305	251 George St	15,199	3,182	1	N
SAME STREET	13/284	26 Cooke - 115 Benevolent	14,933	4,378	3	Y
				2,152	MEDIAN BUILDING FOOTPRINT	
				0.87%	deviation	



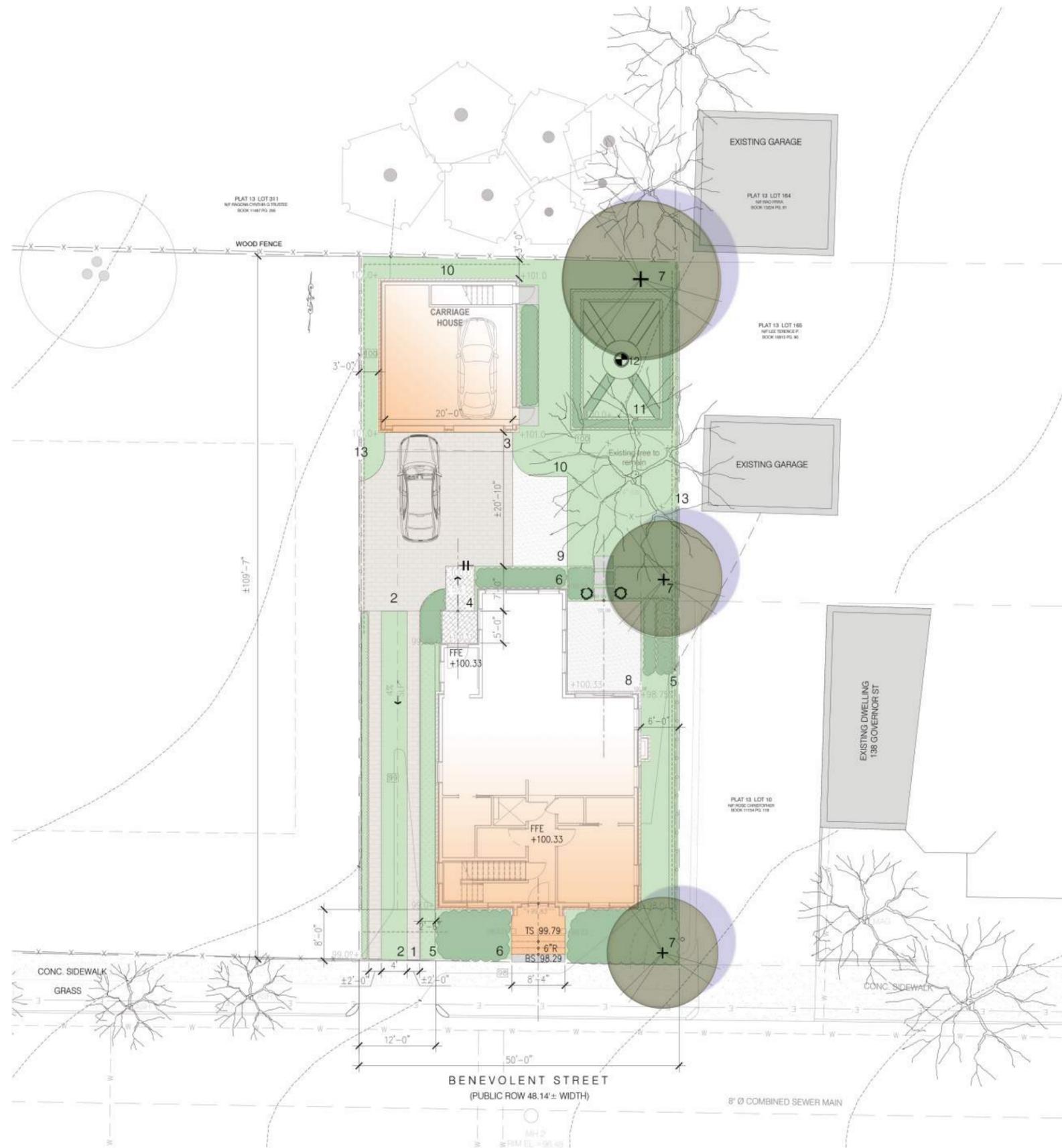
EXHIBIT 3A - FUTURE BUILDABLE AREA



ATLAS CEDARS & SYCAMORE MAPLE



EXHIBIT 3B - SITE PLAN



LEGEND:

---	PROPERTY LINE		EXISTING TREE
---	ZONING SETBACK		PROPOSED TREE
-100-	EXISTING CONTOUR		PROPOSED EVERGREEN TREE
+100-	PROPOSED CONTOUR		PROPOSED PLANTING
+12.50	PROPOSED SPOT ELEVATION		PROPOSED LOW GROUNDCOVER
TS / BS	TOP OF STEP/ BOTTOM OF STEP		LAWN
TW / BW	TOP OF WALL/ BOTTOM OF WALL		
SLP →	DIRECTION OF SLOPE / PITCH		
⊕	FLUSH		
— —	PROPOSED FENCING		
—x—	EXISTING FENCING		
---	DRAIN LINE		
	CONCRETE PAVING		
	ADA RAMP		
	STONE STEPPER		
	PERVIOUS PAVING		
	STEP		

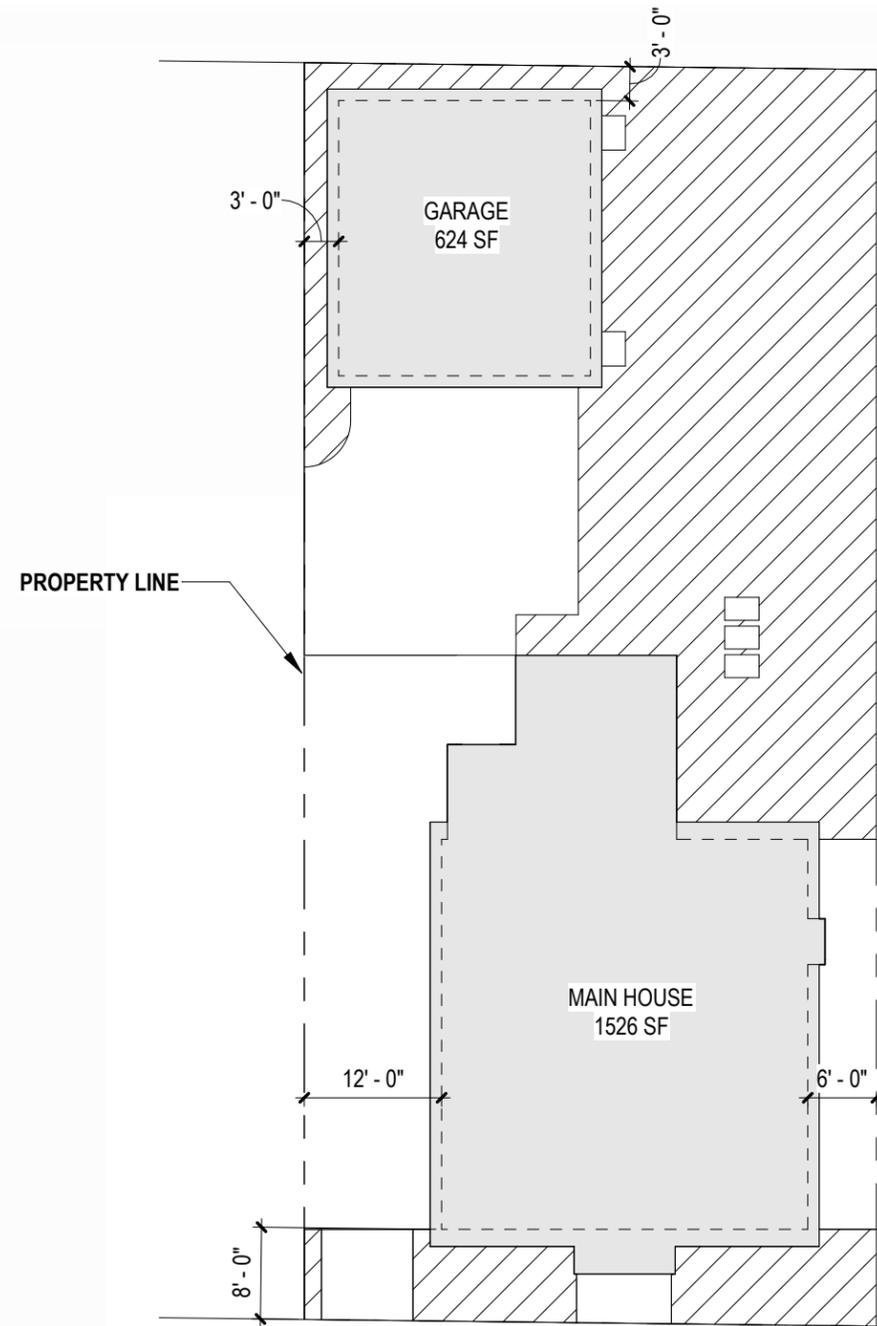
KEY:

1. DRIVEWAY
2. LAWN STRIP
3. APRON
4. ADA RAMP
5. GROUNDCOVER
6. PLANT BED
7. PROPOSED TREE
8. PATIO - PERVIOUS
9. GRILLING AREA
10. NO MOW LAWN
11. GARDEN
12. FOUNTAIN
13. PROPOSED FENCE

TREE CANOPY COVERAGE

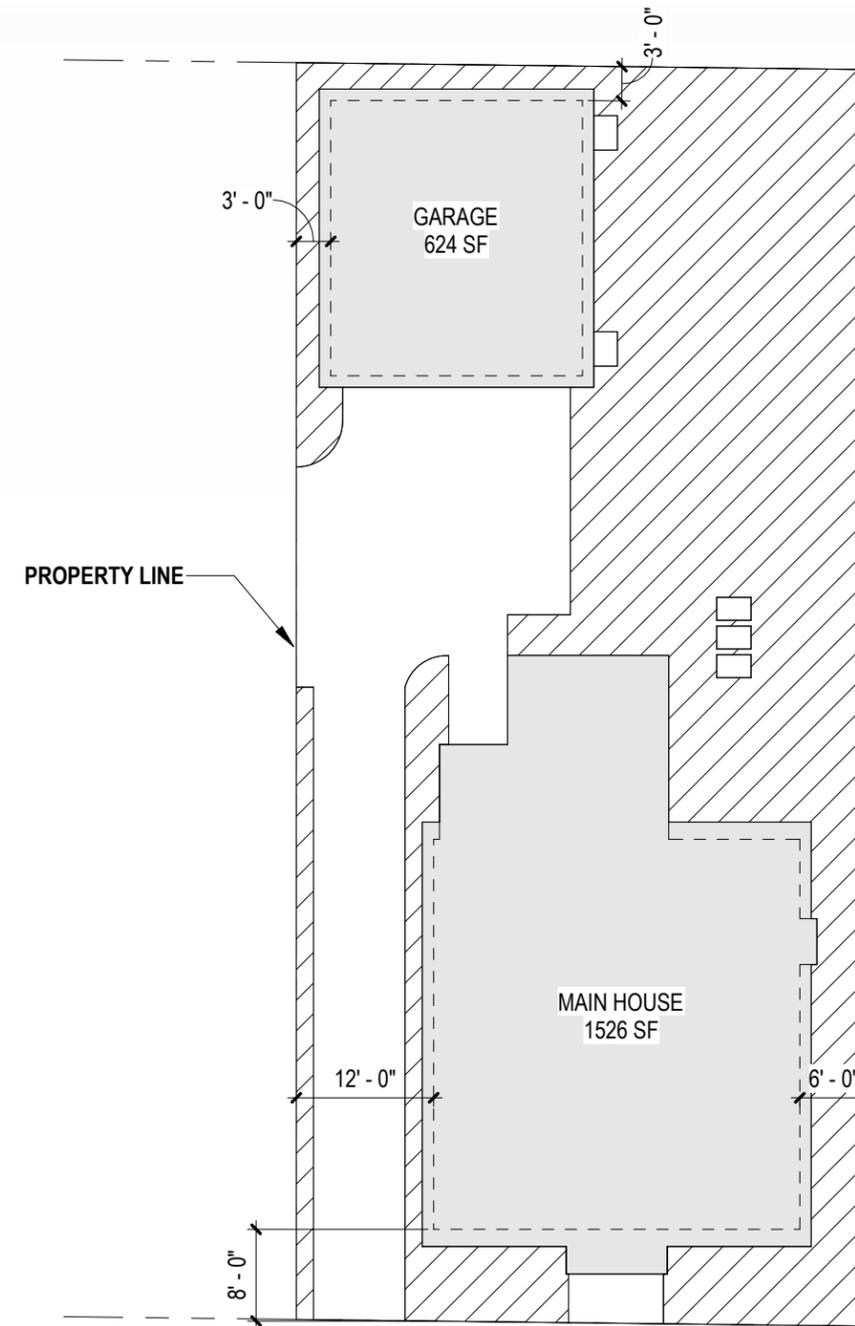
LOT AREA	5,478 SF	
REQUIRED TREE CANOPY	30% = 1,644 SF	
CREDIT	1 EXISTING TREE (14" CAL.) ELM?	300 SF
PROPOSED TREE CANOPY	1 LARGE TREE GINGKO BALOBA	1000 SF
	1 MEDIUM TREE CLADRASTIS	700 SF
	1 SMALL TREE CORNUS KOUSA	300 SF
TOTAL COVERAGE		2300 SF





FRONT & REAR COVERAGE:

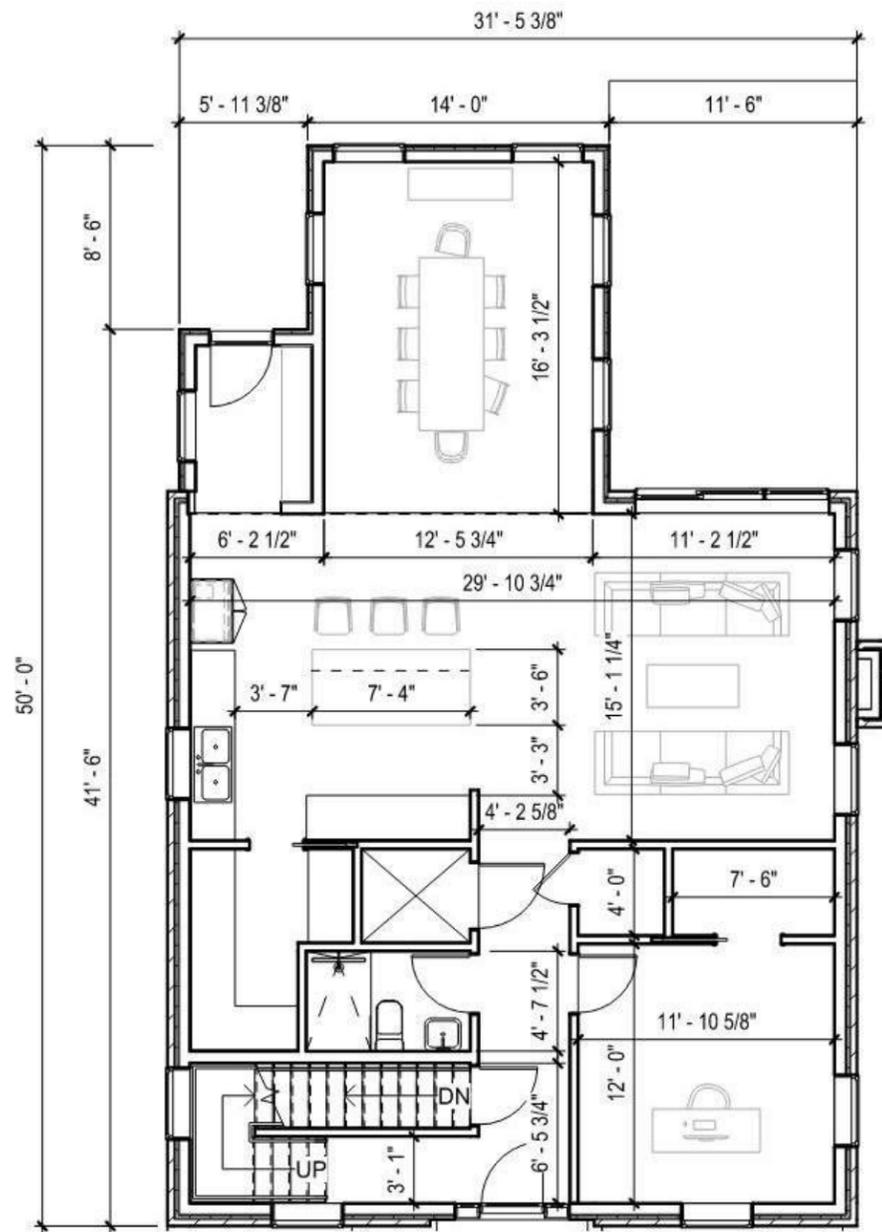
REAR YARD 2848 SF	REAR IMPERVIOUS 1082 SF (38%) (<50%)
FRONT YARD 408 SF	FRONT IMPERVIOUS 133 SF (32%) (<33%)



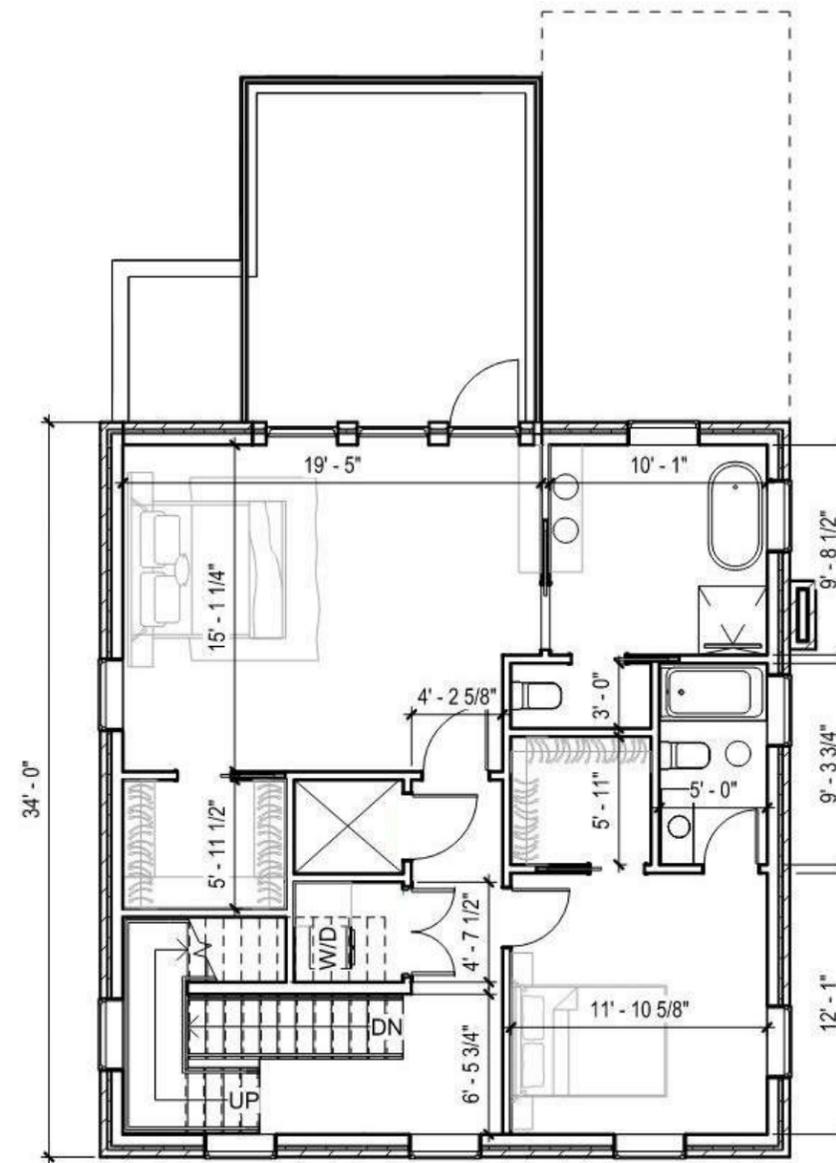
TOTAL COVERAGE:

TOTAL LOT AREA 5478 SF	TOTAL PERVIOUS 2429 SF (>1000 SF)
BUILDING COVERAGE 2150 SF (39%) (<45%)	TOTAL IMPERVIOUS 3049 SF (55.6%) (<65%)

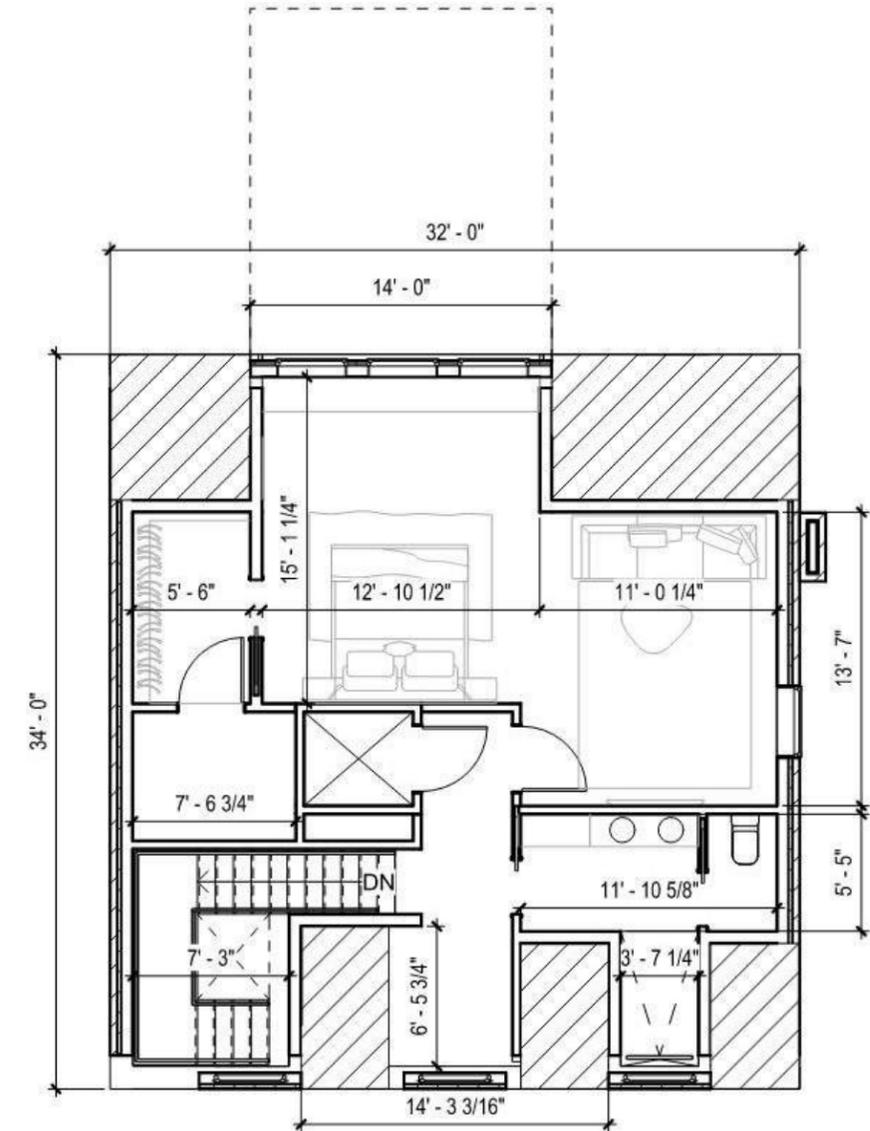




1 FIRST FLOOR PLAN -
1/8" = 1'-0"

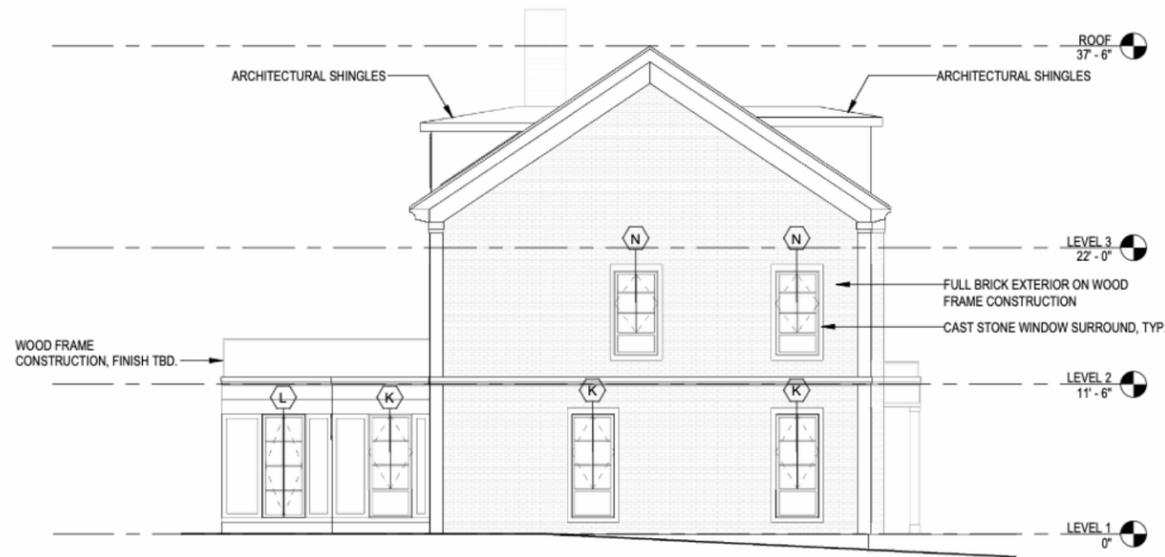


2 SECOND FLOOR PLAN -
1/8" = 1'-0"

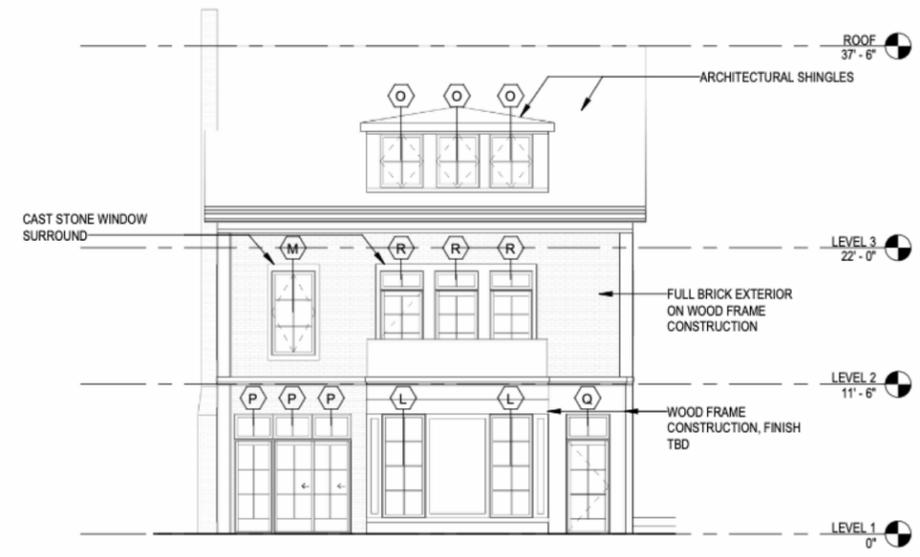


3 THIRD FLOOR PLAN -
1/8" = 1'-0"

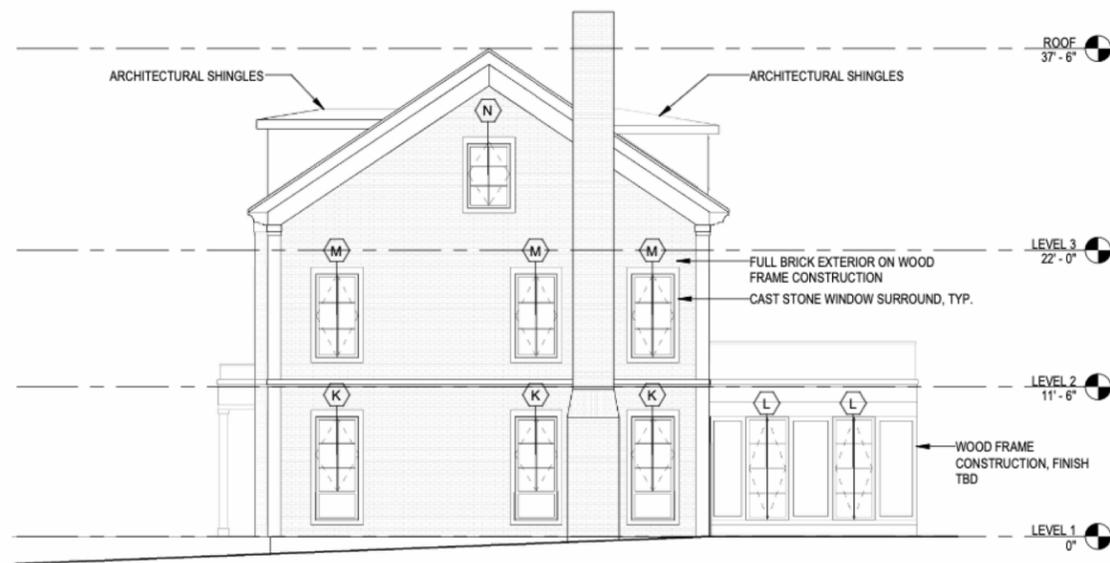




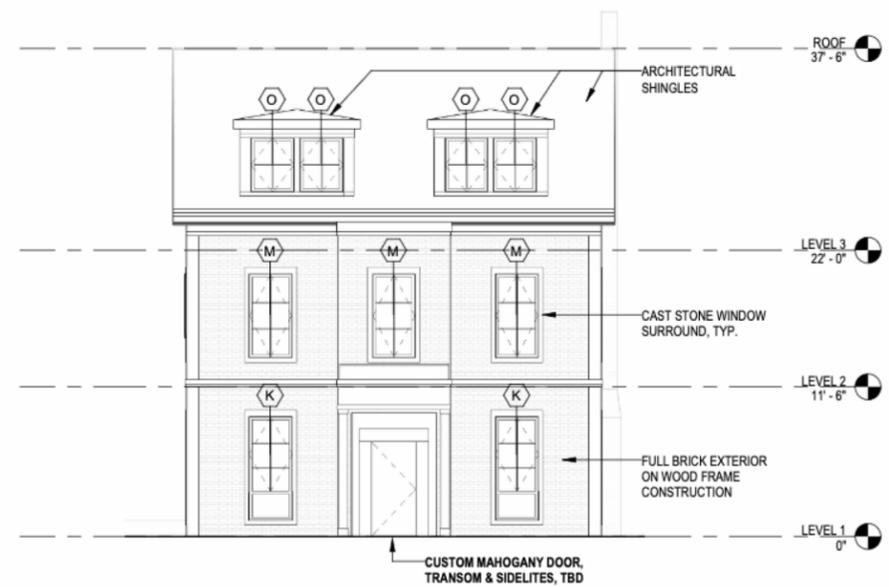
4 WEST -
1/8" = 1'-0"



2 NORTH
1/8" = 1'-0"

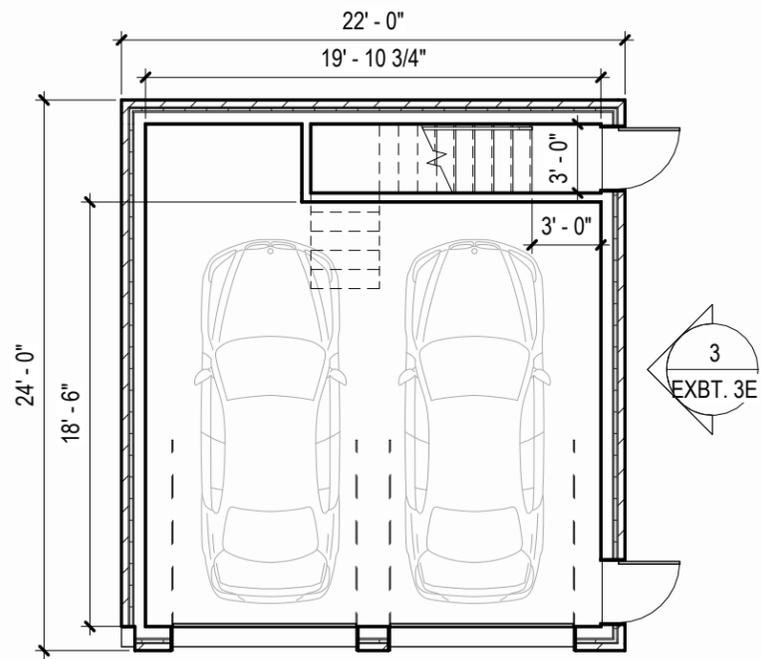


3 EAST
1/8" = 1'-0"

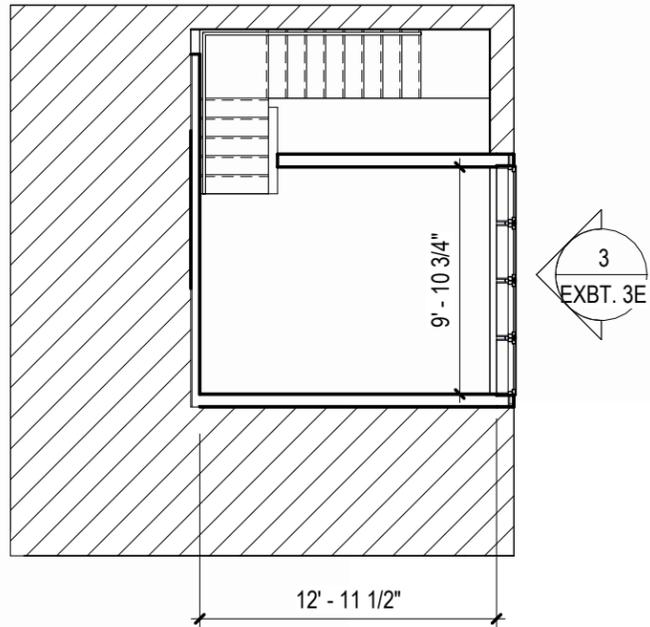


1 SOUTH
1/8" = 1'-0"

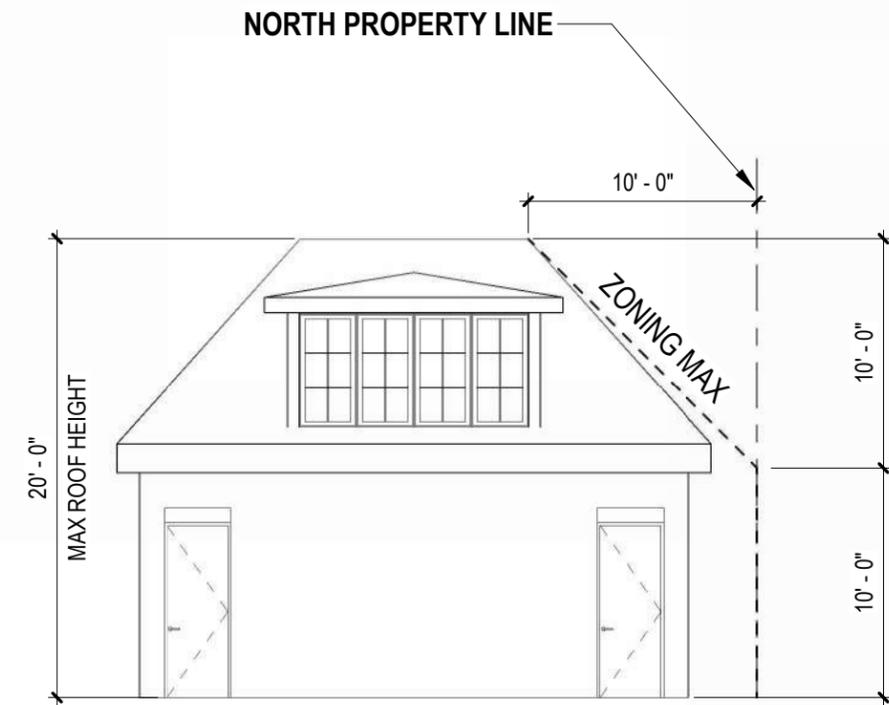




1 FIRST FLOOR GARAGE PLAN -
 1/8" = 1'-0"



2 SECOND FLOOR GARAGE PLAN -
 1/8" = 1'-0"

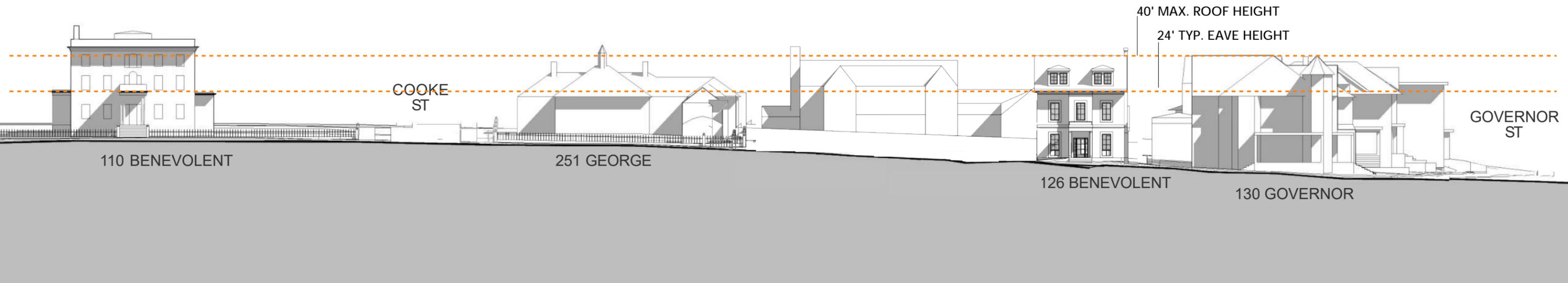


3 GARAGE EAST ELEVATION
 1/8" = 1'-0"



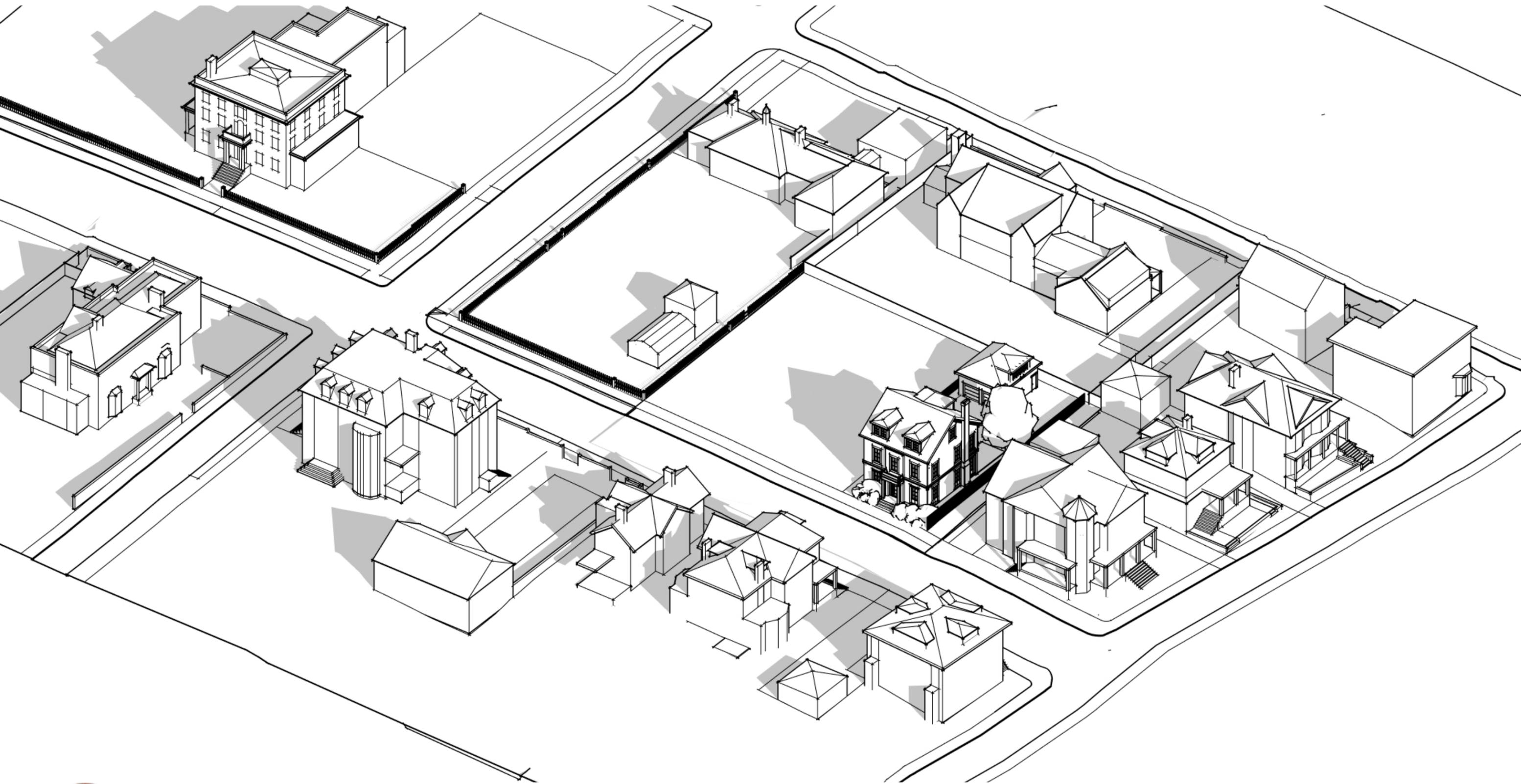


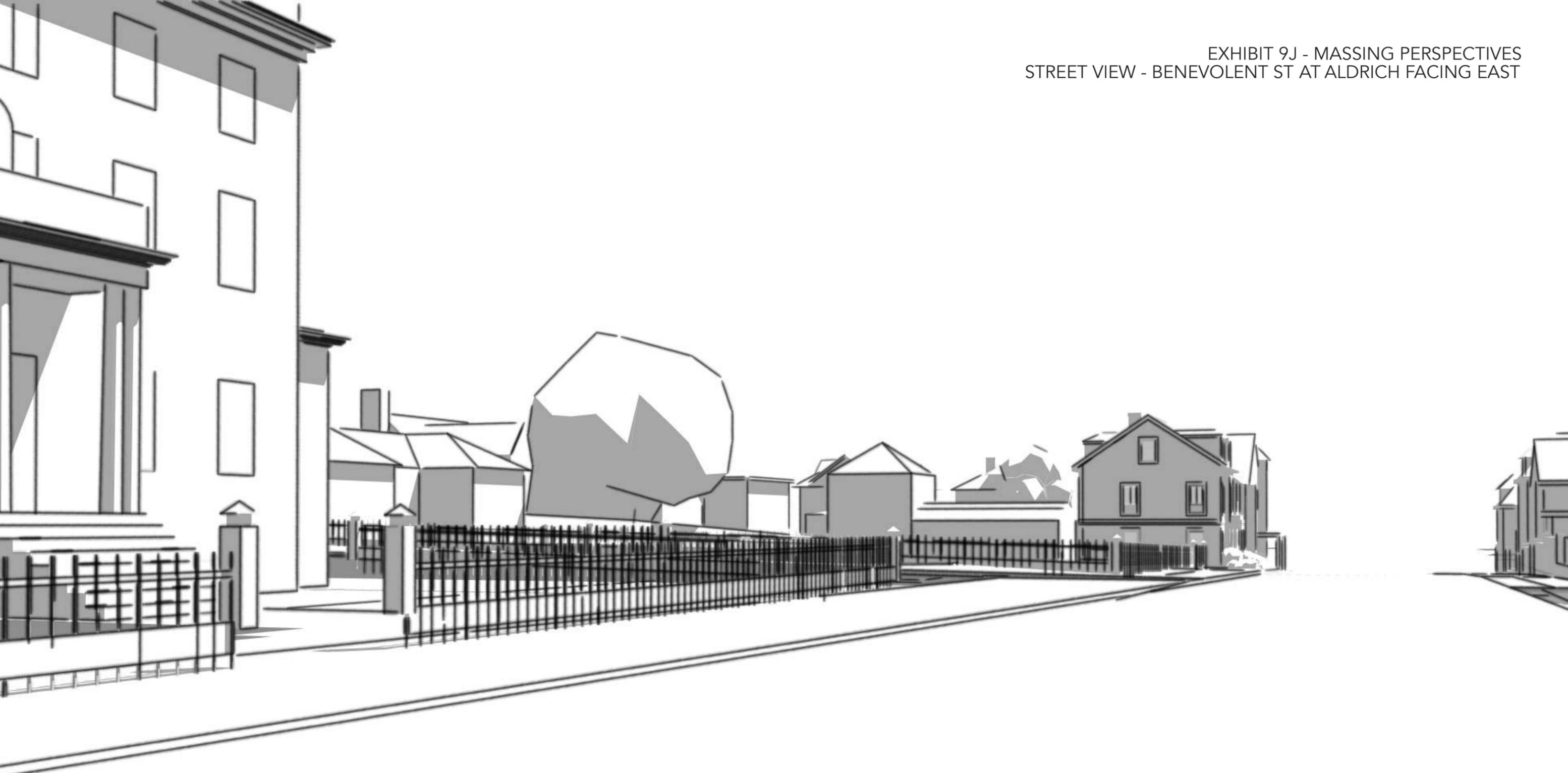
BENEVOLENT STREET ELEVATION LOOKING SOUTH



BENEVOLENT STREET ELEVATION LOOKING NORTH

















KITE ARCHITECTS INC.
One Central Street, Providence RI 02907

