

3. CASE 26.005, 126 BENEVOLENT STREET, Vacant Lot (POWER-COOKE)

Vacant lot within the Hope-Power-Cooke Streets NRHD.



Arrow indicates 126 Benevolent Street.



Arrow indicates project location, looking north.

Applicant/Architect: KITE Architects, One Central Street, Providence, RI 02907

Owner: Cooke Twenty-Five Realty, 42 W 39th Street, New York, NY 10018

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

- The applicant is requesting the new construction of a single-family residence with detached garage.

Issues: The following issues are relevant to this application:

- There are two vacant parcels, 118 and 126 Benevolent Street. Cooke Twenty-Five Realty controls both parcels and intends to build dwelling units on each parcel. For consideration with this application is the eastern parcel where a new three-story single-family residence (with 1,526sf footprint, 40' height) over a full basement with a detached garage (624sf footprint, 20' height) is proposed. Private driveway access for the property will extend from Benevolent St. to the north end of the site. Some regrading of the lot will be required. The owner will submit a proposal for the western parcel when appropriate;
- The proposed building's form and siting are appropriate for the location; and,
- Plans and photos have been submitted.

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

- a) 126 Benevolent Street is currently a vacant parcel of approximately 5,478 sq. ft. in the R-1 zone within the Power-Cooke local historic 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. 126 Benevolent Street is currently a vacant parcel of approximately 5,478 sq. ft. in the R-1 zone within the Power-Cooke local historic 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.