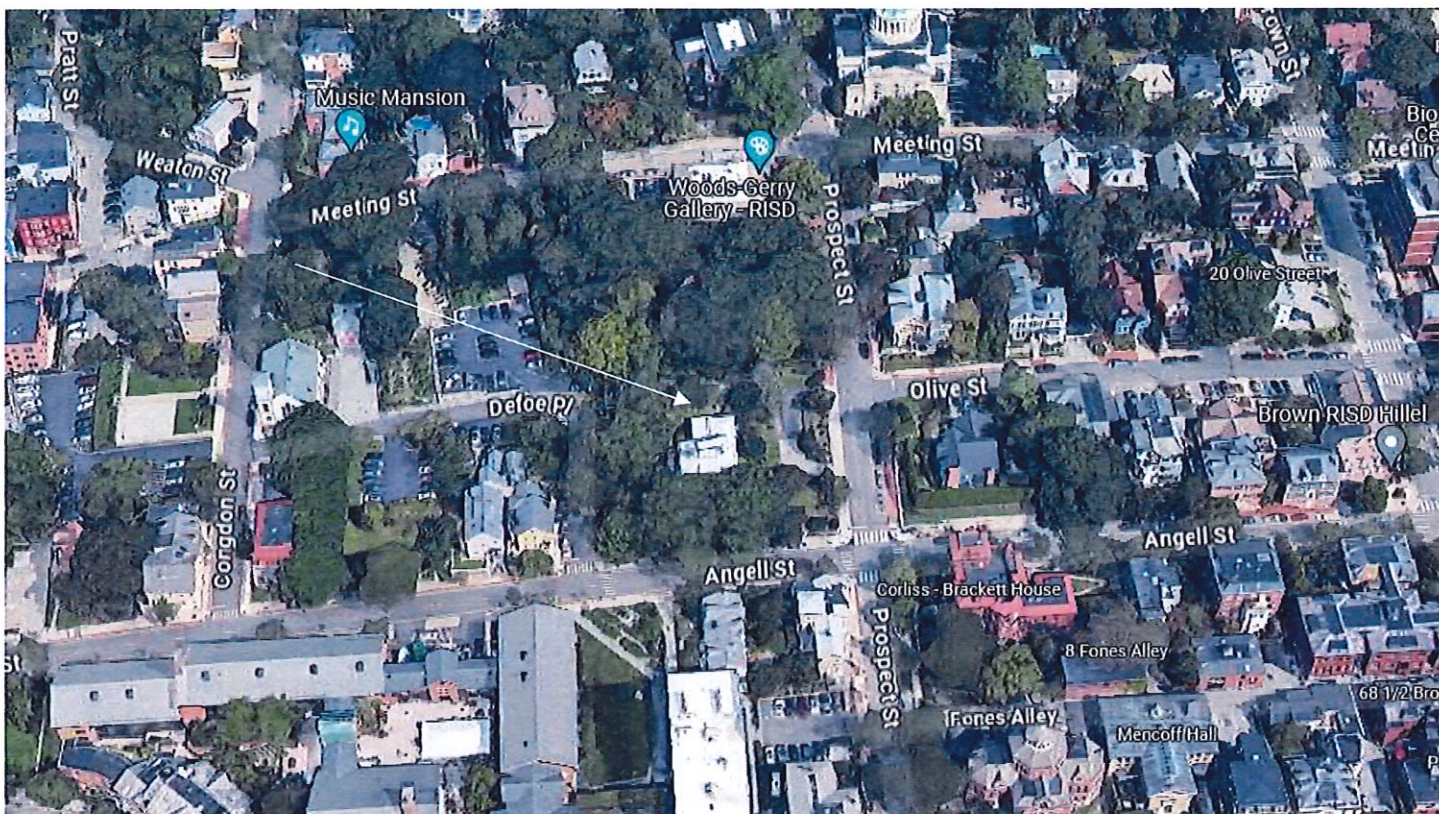


5. 64 ANGELL STREET, George Benson House, 1794-97

- Capt. George Benson House, 1794. 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 partner in the important Providence merchant firm Brown, Benson & Ives. (CHNHLD, 1970);
- Splendidly isolated, as well illustrated by early paintings of Providence, when completed near the crest of College Hill, this substantial Federal house was built by a partner in the firm Brown, Benson & Ives. Benson's architectural statement was even more ambitious, at least in siting, than that of his partner John Brown, but the design of this house shares only a hint of Brown's opulence. The house is considerably enlarged from its original form, and both the additions and the fence are Colonial Revival embellishments perhaps even gutsier than the original. (PPS AIA Guide, 2003);
- Diagonally opposite the George Corliss House, this ample, two-story Federal house, built for the partner of John Brown and Thomas Poynton Ives in China Trade ventures, typifies the substantial wooden houses built in Providence in the 1790s: correct one-story entrance porch, balustraded hipped roof, and paired interior chimneys. Like his partners, George Benson chose to locate his new house on what was then an isolated, commanding site, overlooking the town, with distant views of its waterfront. (Society of Architectural Historians, 2012);
- One of the finest Federal period mansions in Providence is this well-sited home on College Hill known as the Captain George Benson House. George Benson was a partner of the mercantile firm of Brown, Benson & Ives, who made immense sums of money at the end of the 18th century. The firm did well as the movement to abolish the transatlantic slave trade grew at the time in Rhode Island, many abolitionists placed their faith in so-called "legitimate commerce," an African trade centered on commodities other than enslaved people. In 1794, the firm run by Nicholas Brown, Jr., and his partners George Benson and Thomas Ives, tried the legitimate trade, and dispatched the ship Charlotte to Freetown Africa, under the command of Benson's half-brother, Martin. George's half-brother Martin was a slave trader, a job that may have accounted for the unusually explicit tone in a 1794 letter of instructions: "by no means take any Slaves on board the Ship on any terms whatever as we desire to have nothing to do with business." Three years later, George had this Federal style mansion constructed on the peak of College Hill which remains one of the best in the area over 200 years later. (Buildings of New England (<https://buildingsofnewengland.com/2022/04/05/captain-george-benson-house-1797/>));
- Historic American Buildings Survey, (<https://www.loc.gov/item/ri0144/>).

CONTRIBUTING



Arrow indicates 36 Harrison Street.

Mr. Kevin Diamond has requested a preliminary application discussion of the appropriateness of a subdivision of the property into five parcels and the construction of four new single-family residences.

For discussion only, no formal action will be taken.

The lot is zoned R-1 and contains approx. 29,961 sq. ft. By right the property can be sub-divided into 5 properties, each with a minimum 5,000 sq. ft. The Commission has received a request from the City Plan Commission's Administrative Office for an advisory opinion. Under the City's Land Development and Subdivision Review Regulations, the City Plan Commission's Administrative Officer reviews and approves subdivisions of land of up to 9 lots that do not need relief from lot size or lot width. In approving a subdivision, the Administrative Officer must make five findings:

1. Consistency with the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. Compliance with the Zoning Ordinance. The proposed development is in compliance with the standards and provisions of the Zoning Ordinance;
3. Environmental impact. There will be no significant negative impacts on the natural and built environment from the proposed development as shown on the final plan, with all required conditions for approval;
4. Buildable lot. The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
5. Street access. All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

Administrative Officer Robert Azar requests that the Historic District Commission issue an advisory opinion as to the consistency of this subdivision and the resulting buildings that could be built on the property with these five standards. He is particularly interested in the HDC's opinion with respect item number 3 regarding the impact on the built environment.

A review of the Sanborn Maps shows that the property has had a structure to house coaches and vehicles since at least 1900 in its northwest corner (Sanborn Map Company, 1900 Vol. 2, pg106, detail). The current structure at this location is a 3-bay cinder-block garage faced with wood siding that was constructed in 1947 (Building Cards).

The 1900 Sanborn Map also shows a structure near the northeast corner of the property (labeled as "Out Ho." 1 and 2). These structures do not appear in subsequent maps.

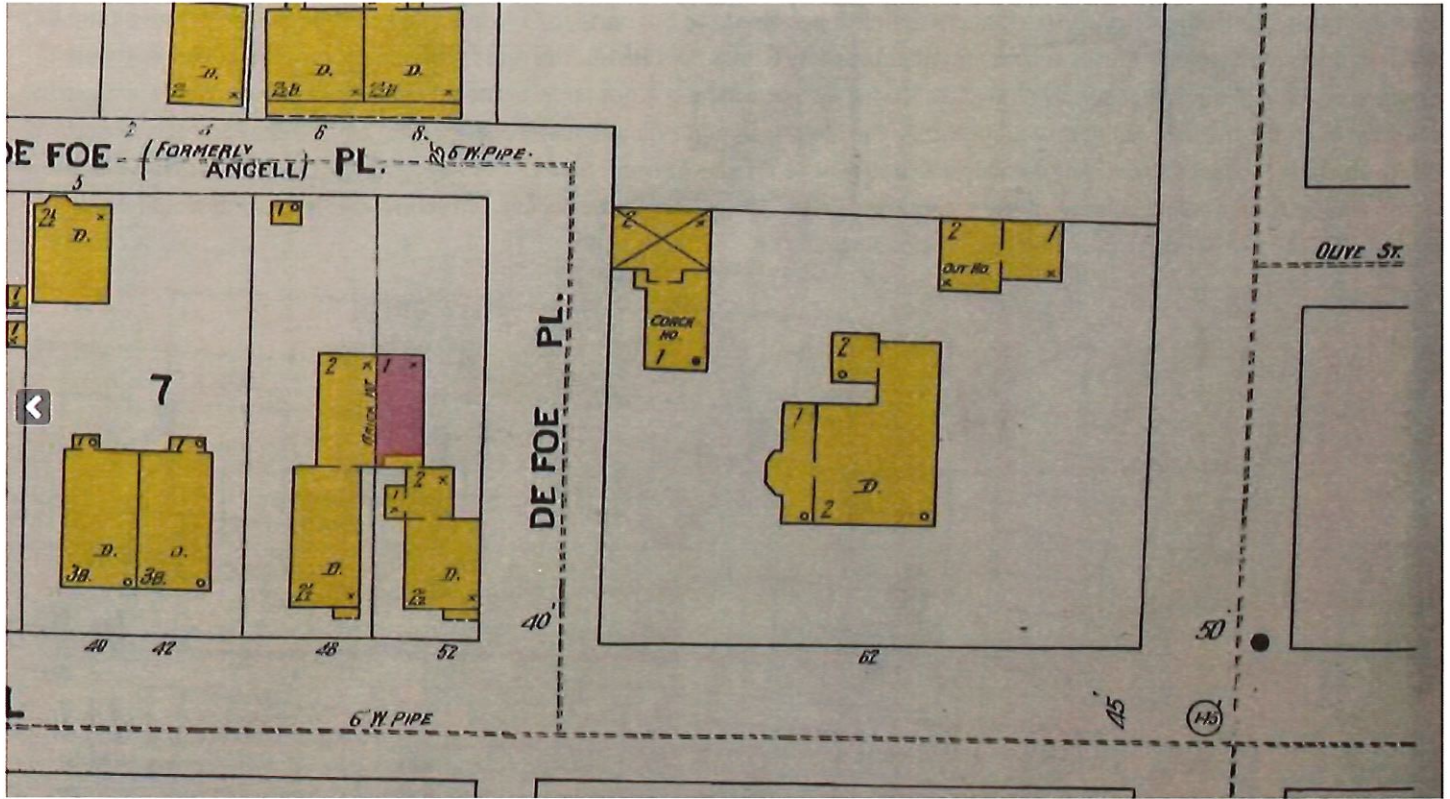
It is Staff's opinion that this is a singular property within the College Hill National Historic Landmarks District (CHNHL). The property has national significance, both historically and architecturally. While the grounds are not historic in their own right, this building has sat in its current setting for the last 120+ years with little-to-no change, especially the southern portion of the grounds. There are two significant trees on the property, one at the property's southern edge near, west past the entrance stair and another midway on the property's western side.

Sub-dividing the property at the northwest corner to allow construction of a residence that is subservient to the Benson House could be appropriate. There has been a structure at this location since at least 1900. This property should be accessed from Defoe Place. Subdividing the rest of the parcel is problematic. A parcel and structure to the southwest corner may be possible, but it is staff's opinion that any structure at this location should not disturb the existing wall along Angell Street, be set back from Angell Street to some degree, and should front and be accessed from Defoe Place. A parcel and structure at the northeast corner, if scaled appropriately and set back far enough from Prospect Street may be possible. Any structure at this location would have to consider

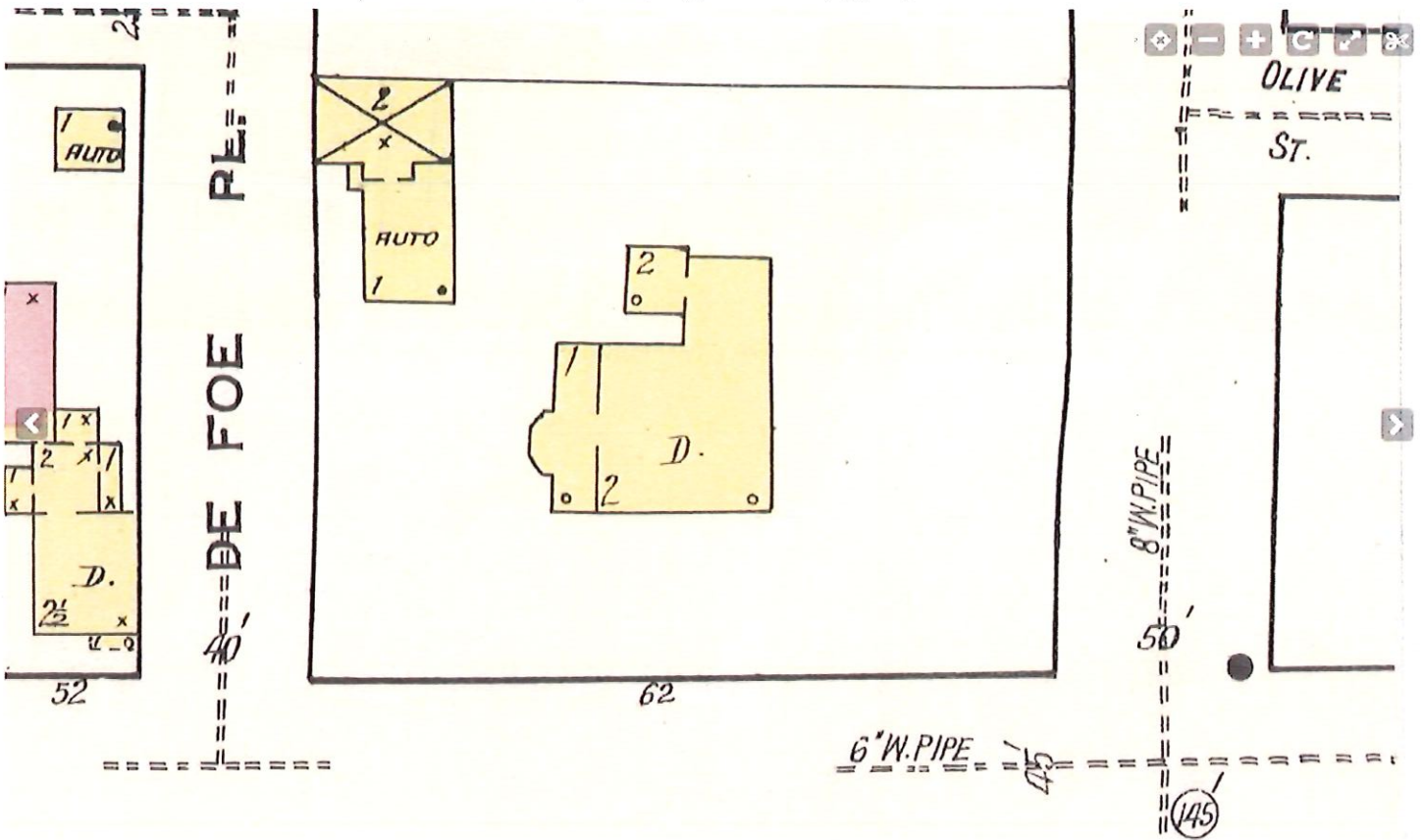
the relationship between 64 Angell Street and the abutting property to the north, 62 Prospect Street, Woods-Gerry House 1860-63. Designed by Richard Upjohn, this is another singular property within the CHNHL. The most problematic location is the southeast corner. It is staff's opinion that subdividing and allowing a structure here is not appropriate and should not be allowed. Even with a reduction in grade, the new building would obscure the historic sightlines, particularly coming west along Angell Street and north and south along Prospect Street. Additionally, the house at 45 Prospect Street, George Corliss House, 1875, cross corner from the Benson House, is another singular property within the CHNHL. The effect of introducing a structure at this location would cause an adverse effect to the Benson House and the surrounding district.



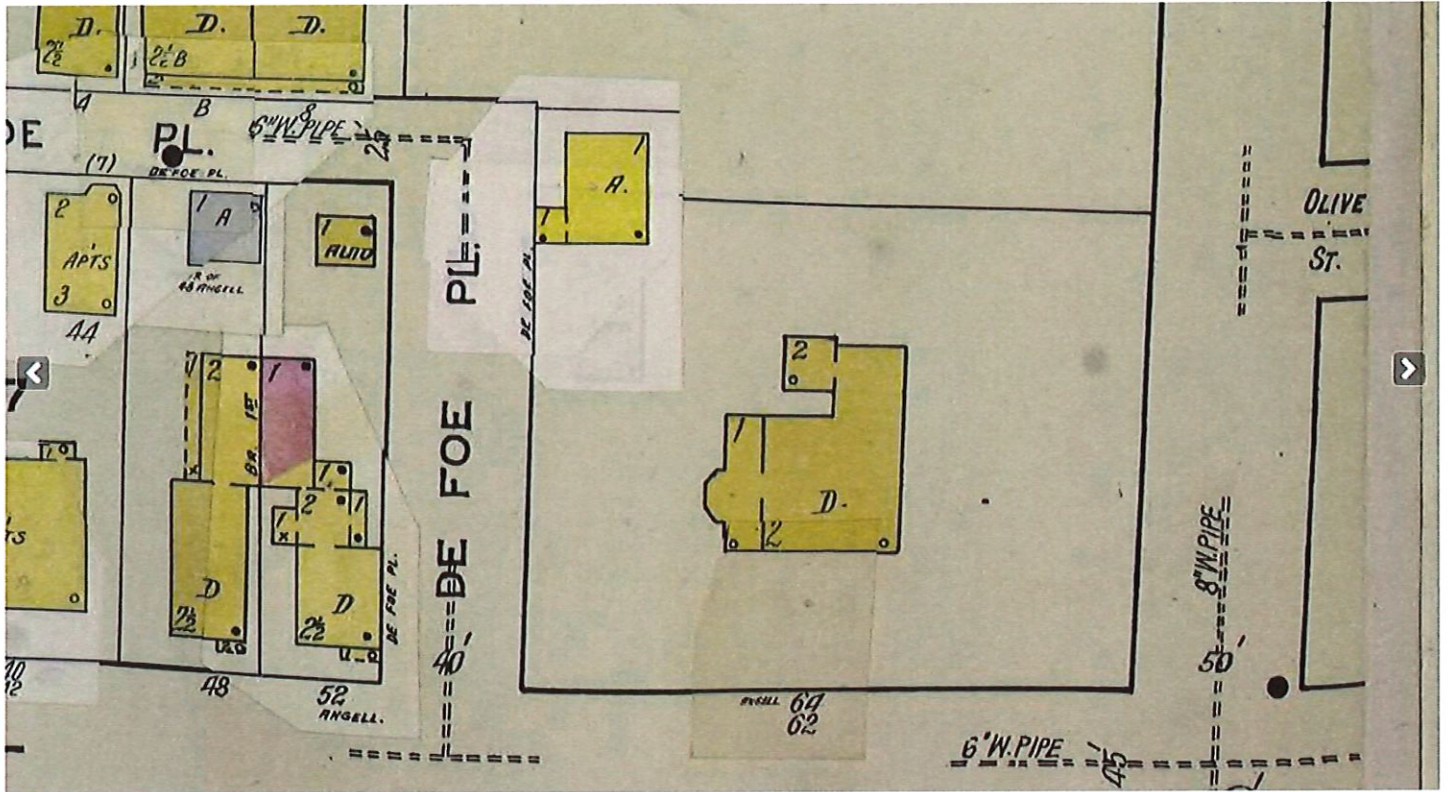
Area map showing 64 Angell Street, City of Providence, GIS mapper, 2024



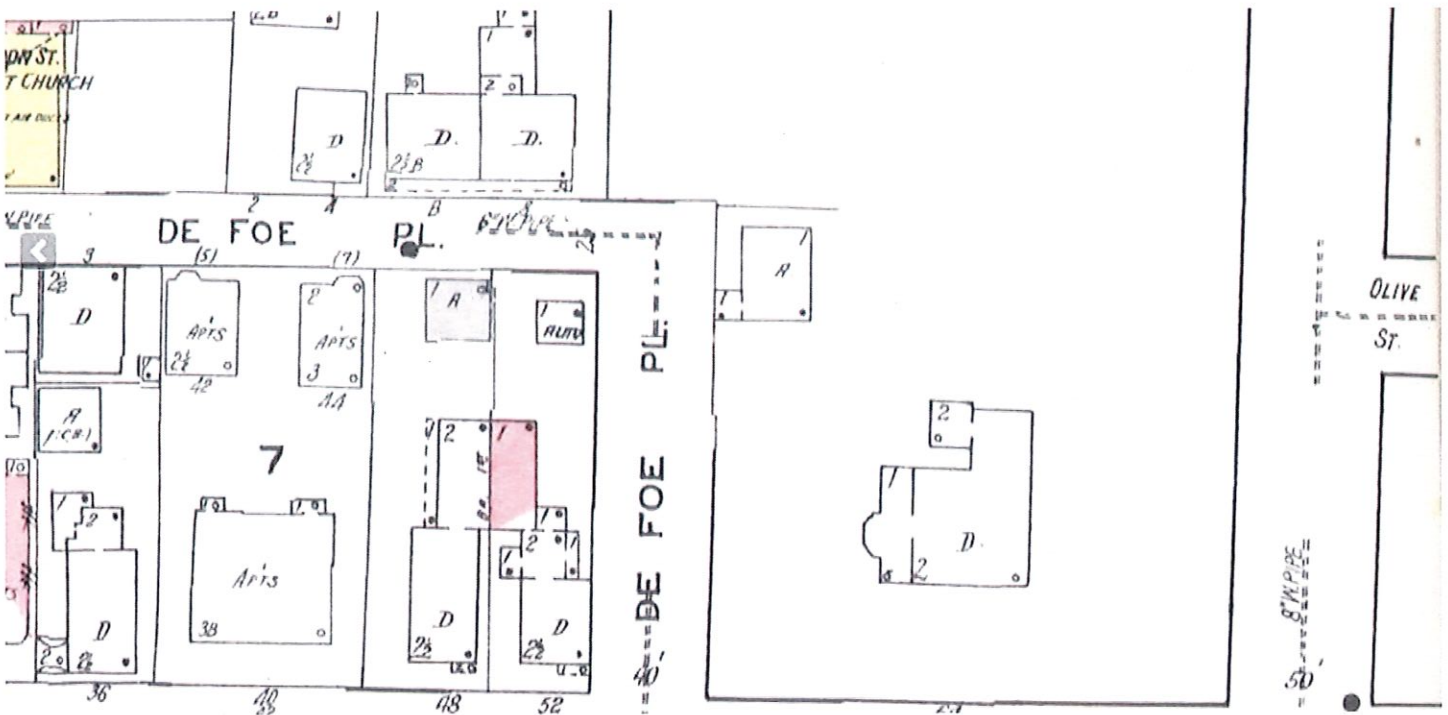
Sanborn Map Company, 1900 Vol. 2, pg106, detail



Sanborn Map Company, 1920-1921 Vol. 2, pg11, detail



Sanborn Map Company, 1920 - Mar 1951 Vol. 2, pg11, detail



Sanborn Map Company, 1920-1956 Republished 1956, p11, detail

DEPARTMENT OF BUILDING INSPECTION

INSPECTOR OF BUILDING'S DEPARTMENT

Date July 14, 1947 Permit No. 970
 Location 64 Angell Street
 Ward 1 Plat 10 Lot 255 & 7
 Owner Mrs. G. Maurice Congdon
 Architect Jackson, Robertson & Adams
 Builder Frank N. Gustafson & Son
 Material Cinder blocks.
 Nature of work 3 car garage.
 Number of buildings 1
 Number of stories 1
 To be used for Garage
 Number of families
 Fire district 2

DATE June 12, 1928 PERMIT NO. 1512
 LOCATION 64 Angell St.
 WARD 2 PLAT 10 LOT 255 & 7
 OWNER Rosa Anne Grosvenor
 ARCHITECT
 BUILDER
 MATERIAL wood
 NATURE OF WORK 2nd story addition
 NO. OF BLDGS. 1
 NO. OF STORIES 2
 TO BE USED FOR dwelling
 NO. OF FAMILIES 1
 FIRE DISTRICT 2

INSPECTOR OF BUILDINGS DEPARTMENT

DATE June 27/45 PERMIT NO. 508
 LOCATION 64 Angell St.
 WARD 1 PLAT 10 LOT 7 and 255
 OWNER Caroline Grosvenor Congdon
 ARCHITECT Jackson Robertson & Adams
 BUILDER Frank N. Gustafson
 MATERIAL wood
 NATURE OF WORK add and remove non-bearing partition, cut
 NO. OF BLDGS. 1 (windows and one story porch on rear, and
 NO. OF STORIES 2½ (general repairs
 TO BE USED FOR dwelling
 NO. OF FAMILIES 1
 FIRE DISTRICT 2

INSPECTOR OF BUILDING'S DEPARTMENT

Date May 23, 1946 Permit No. 778
 Location 64 Angell St.
 Ward 1 Plat 10 Lot 255 & 7
 Owner Mrs. G. Maurice Congdon
 Architect Jackson, Robertson & Adams
 Builder Frank N. Gustafson & Son
 Material New
 Nature of work Garage
 Number of buildings 1
 Number of stories 1½
 To be used for Garage
 Number of families
 Fire district 2

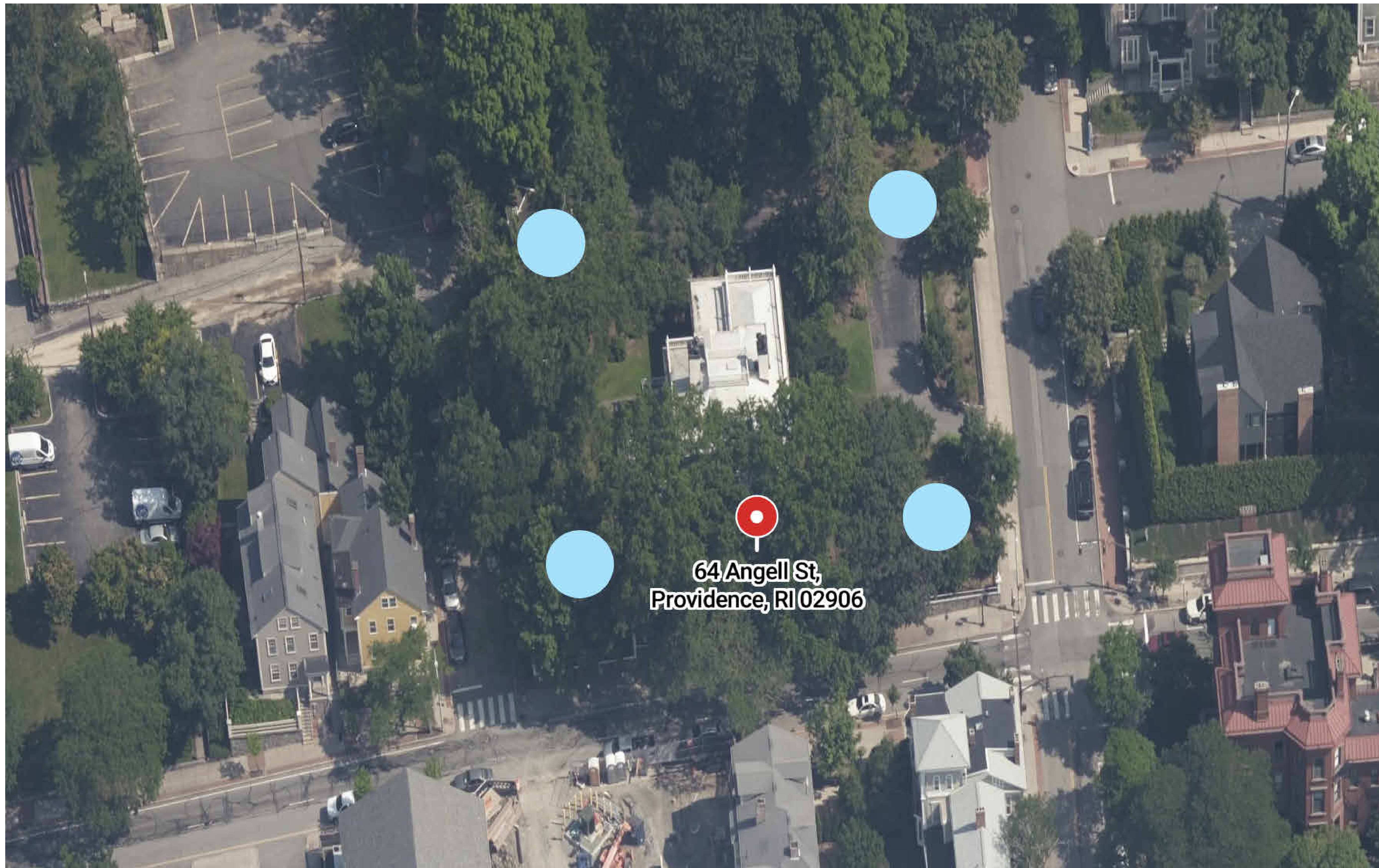
DEPARTMENT OF BUILDING INSPECTION

DATE 9/21/89 PERMIT NO. 574
 LOCATION 64 Angell ST
 WARD 12 PLAT 10 LOT 255
 OWNER Robert Goddart
 ARCHITECT
 BUILDER Fobert Pierce
 MATERIAL 5B
 NATURE OF WORK Interior renovations to kitchen,
 NO. OF BLDGS. install bulkhead
 NO. OF STORIES (2) two
 TO BE USED FOR Dwelling
 NO. OF FAMILIES (1) one
 FIRE DISTRICT 2

5,000

DEPARTMENT OF BUILDING INSPECTION

DATE July 6, 1970 PERMIT NO. 360
 LOCATION 64 Angell St.
 WARD 1 PLAT 10 LOT 255
 OWNER Robert H. I. Goddart
 ARCHITECT Robertson, Green, Beretta
 BUILDER E. A. Parr Const., Co.
 MATERIAL wood
 NATURE OF WORK erect an addition 24'0" x 19'0" at rear
 NO. OF BLDGS. $\frac{1}{2}$
 NO. OF STORIES dwelling
 TO BE USED FOR $\frac{1}{2}$
 NO. OF FAMILIES 2 \$3000
 FIRE DISTRICT



Project Intent: Add residential scale density where appropriate while preserving the historic home and its major view points.



Identifying and preserving significant vantage points of historic home.

64 ANGELL ST LOT
29984 SF



Conceptual Lot Layout



Conceptual Aerial