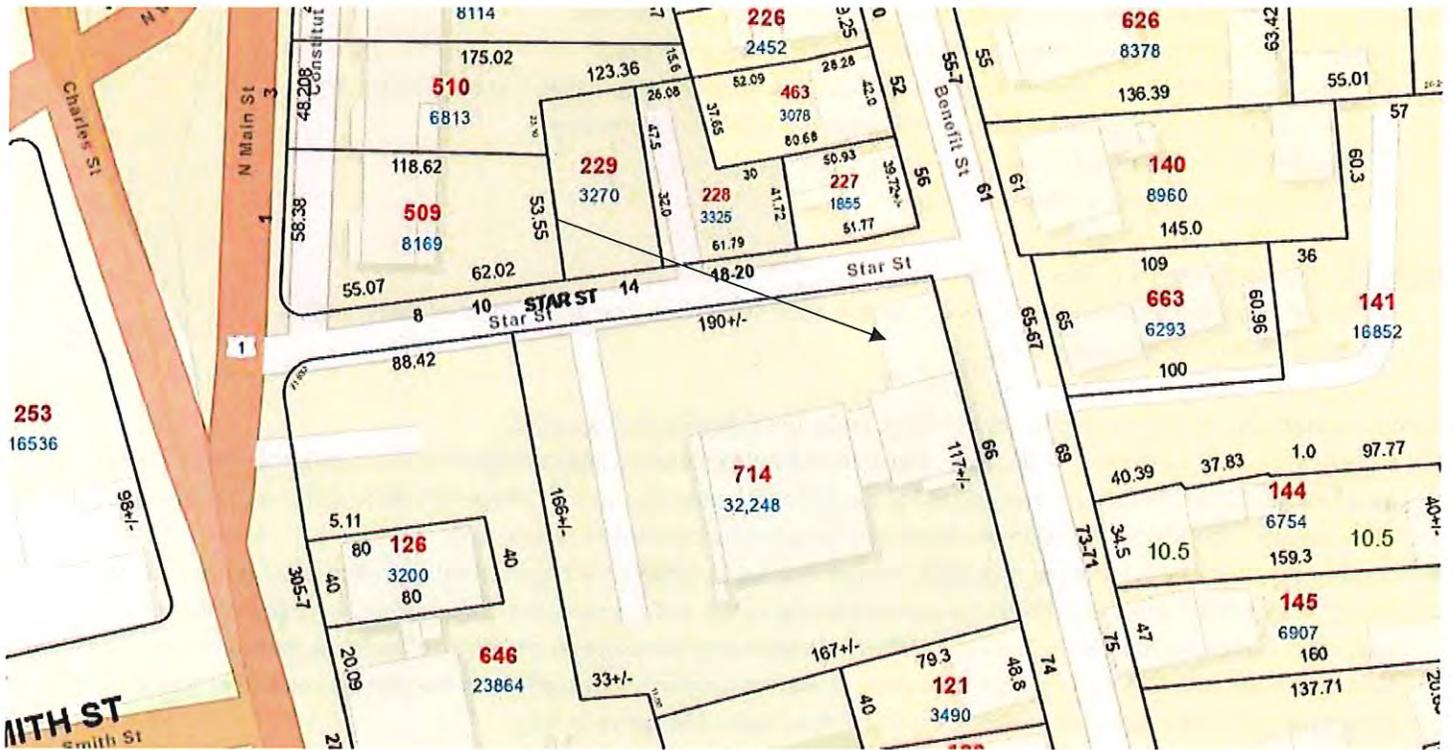
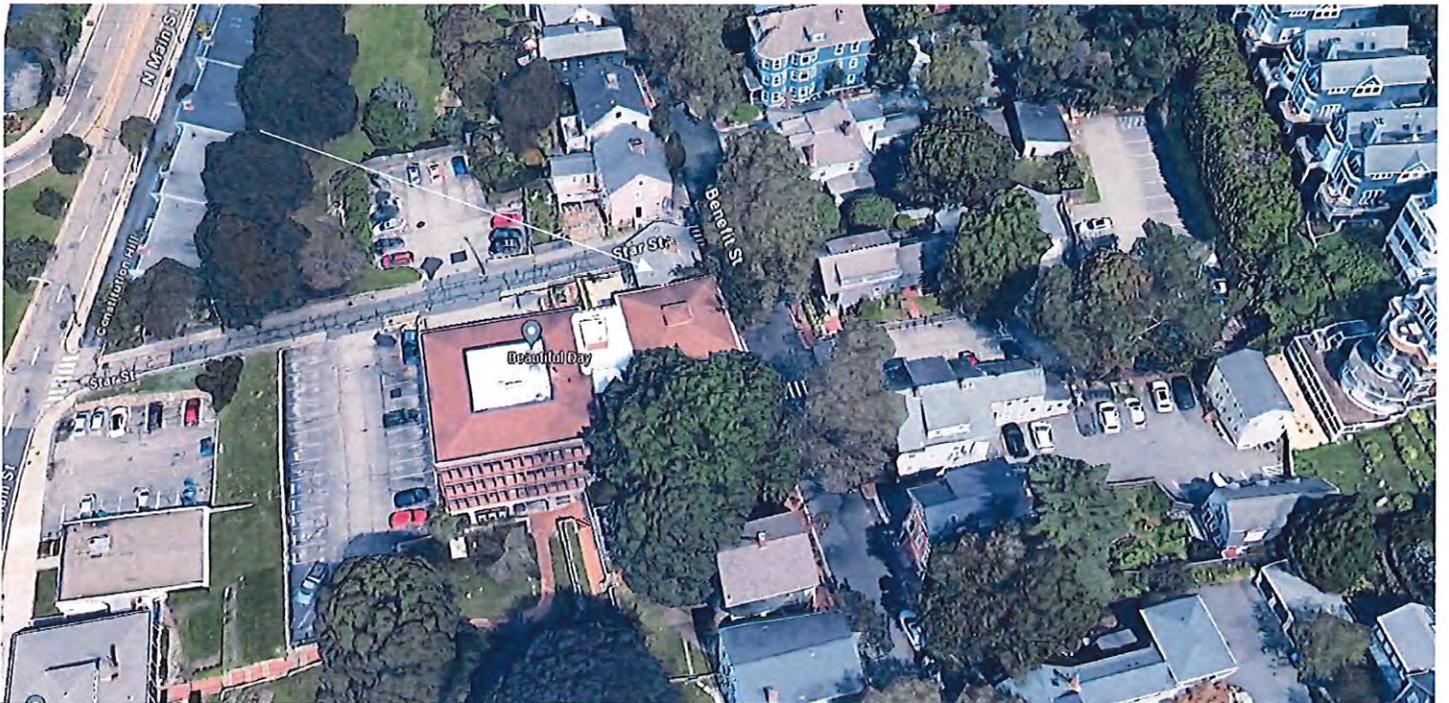


5. CASE 24.048, 62 BENEFIT STREET, Amos Allen House, c1773 (COLLEGE HILL)  
Colonial; 2-1/2 stories; clapboard; gable roof with center chimney; 4-bay facade with pedimented doorway flanked by pilasters.  
CONTRIBUTING



Arrow indicates 62 Benefit Street



Arrow indicates project location, looking north.

Applicant/Architect: Peter Lotgren, 119 Elton Street, Providence, RI 02906  
Owner: Episcopal Diocese of RI, 275 North Main Street, Providence, RI 02903

Proposal: The scope of work proposed consists of Major Alterations and includes:  
• as part of the rehabilitation of the property into a single-family residence:

1. removal of extension from adjoining building and infill door opening to match existing clapboards;
2. removal of one window and relocation of a second window, west elevation;
3. addition of two skylights to west slope of roof; and,
4. extension of steel railing along Star Street.

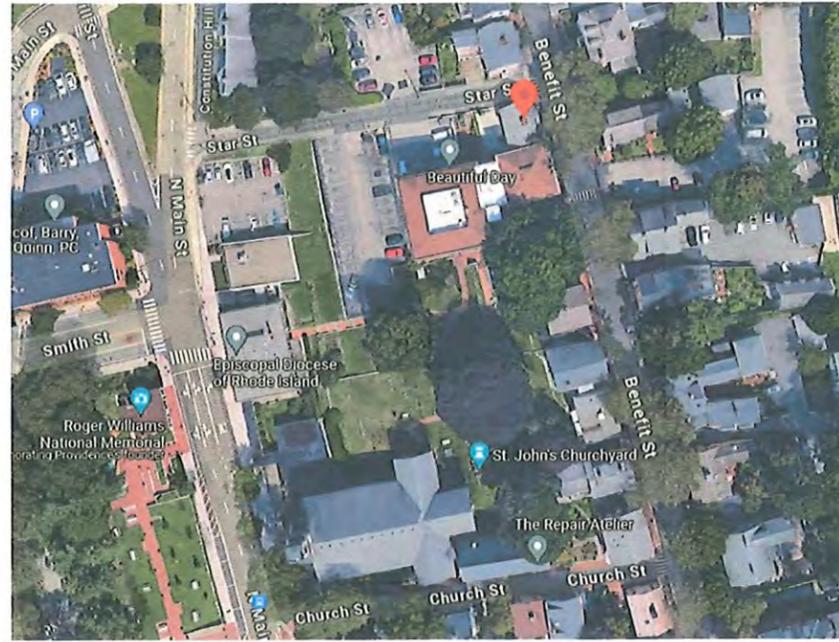
Issues: The following issues are relevant to this application:

- Some of the proposed modifications will be minimally visible from the public rights-of-ways; and,
- Plans and photos have been submitted.

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

- a) 62 Benefit Street is a structure of historical and architectural significance to 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 Major Alterations is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standards 2 & 8 as follows: as the proposed alterations are appropriate having determined that the proposed construction will be similar in size and appearance to the existing, matching in visual features (Standard 2) and is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic character of, will not have an adverse effect on the property or district (Standard 8), as the proposed modifications will be minimally visible from the public rights-of-ways.

Staff recommends a motion be made stating that: The application is considered complete. 62 Benefit Street is a structure of historical and architectural significance to 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 proposal as submitted having determined that the proposed alterations are appropriate having determined that the proposed construction will be similar in size and appearance to the existing, matching in visual features (Standard 2) and is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic character of, will not have an adverse effect on the property or district (Standard 8), as the proposed modifications will be minimally visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with the applicant to reappear at a subsequent meeting for Final Approval.



**LOFGREN**  
CONSULTING ARCHITECT, LLC.

# 62 Benefit Street



2 BENEFIT STREET DORMERS



1 VIEW OF BAY WINDOW

62 BENEFIT STREET  
PROVIDENCE RI 02904

**PHDC**  
**HISTORIC REVIEW**  
APRIL 25 2024

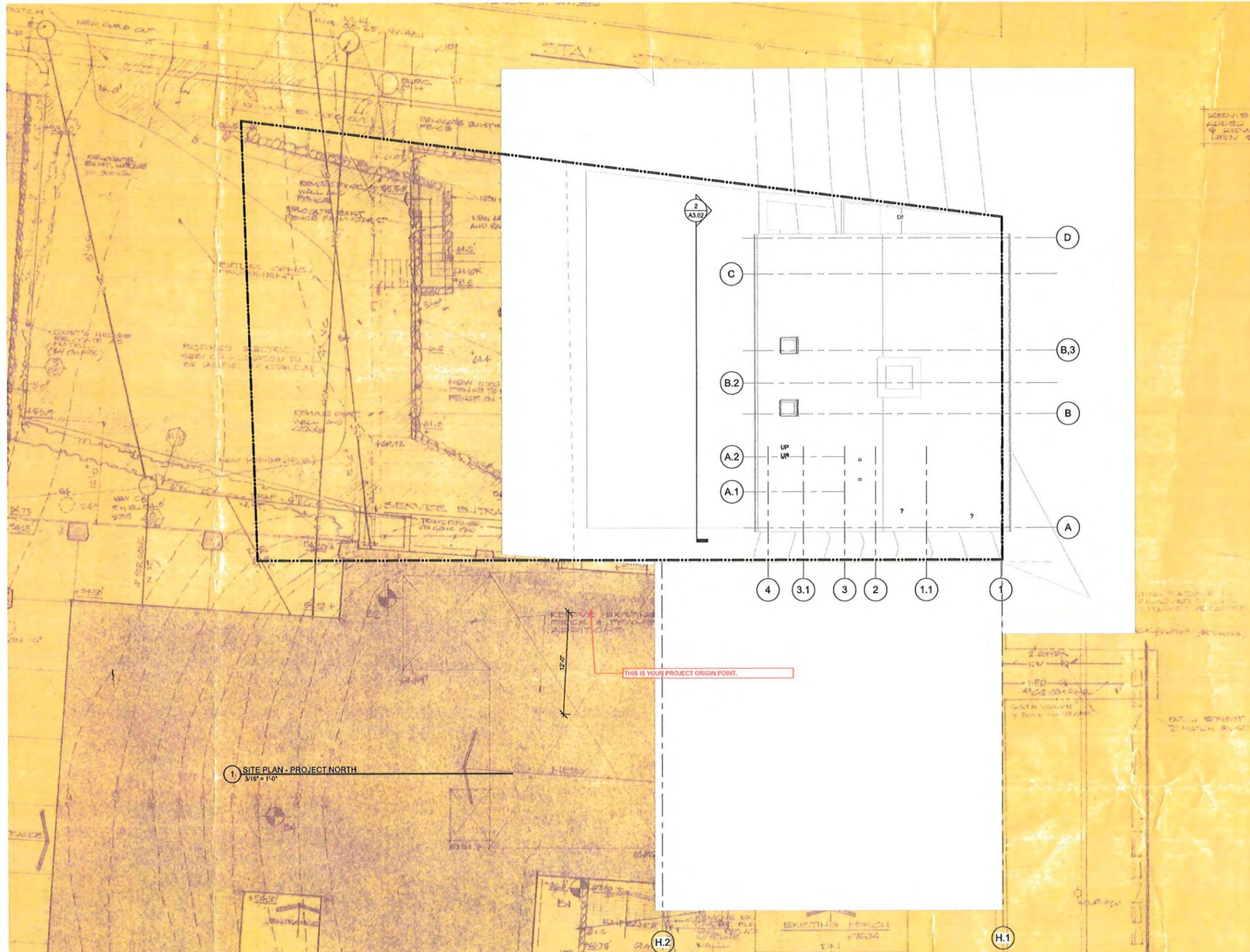
EPISCOPAL DIOCESE OF RHODE ISLAND  
275 NORTH MAIN STREET  
PROVIDENCE RI 02903

LOFGREN CONSULTING ARCHITECT, LLC.  
119 ELTON STREET  
PROVIDENCE RI 02906  
617.388.4081

62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
 275 NORTH MAIN STREET  
 PROVIDENCE RI 02903  
 401.274.4500

LOFGREN CONSULTING ARCHITECT, LLC.  
 119 ELTON STREET  
 PROVIDENCE RI 02906  
 PETER@LOFGRENCARCH.COM  
 617.388.4081



PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024

**LOFGREN**  
 CONSULTING ARCHITECT, LLC.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**SITE PLAN**

SCALE: 3/16" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**G2.00**



62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
 275 NORTH MAIN STREET  
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 617.388.4081

PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024

**LOFGREN**  
 CONSULTING ARCHITECT, LLC.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXTERIOR  
 PHOTOS**

SCALE:  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**G2.01**

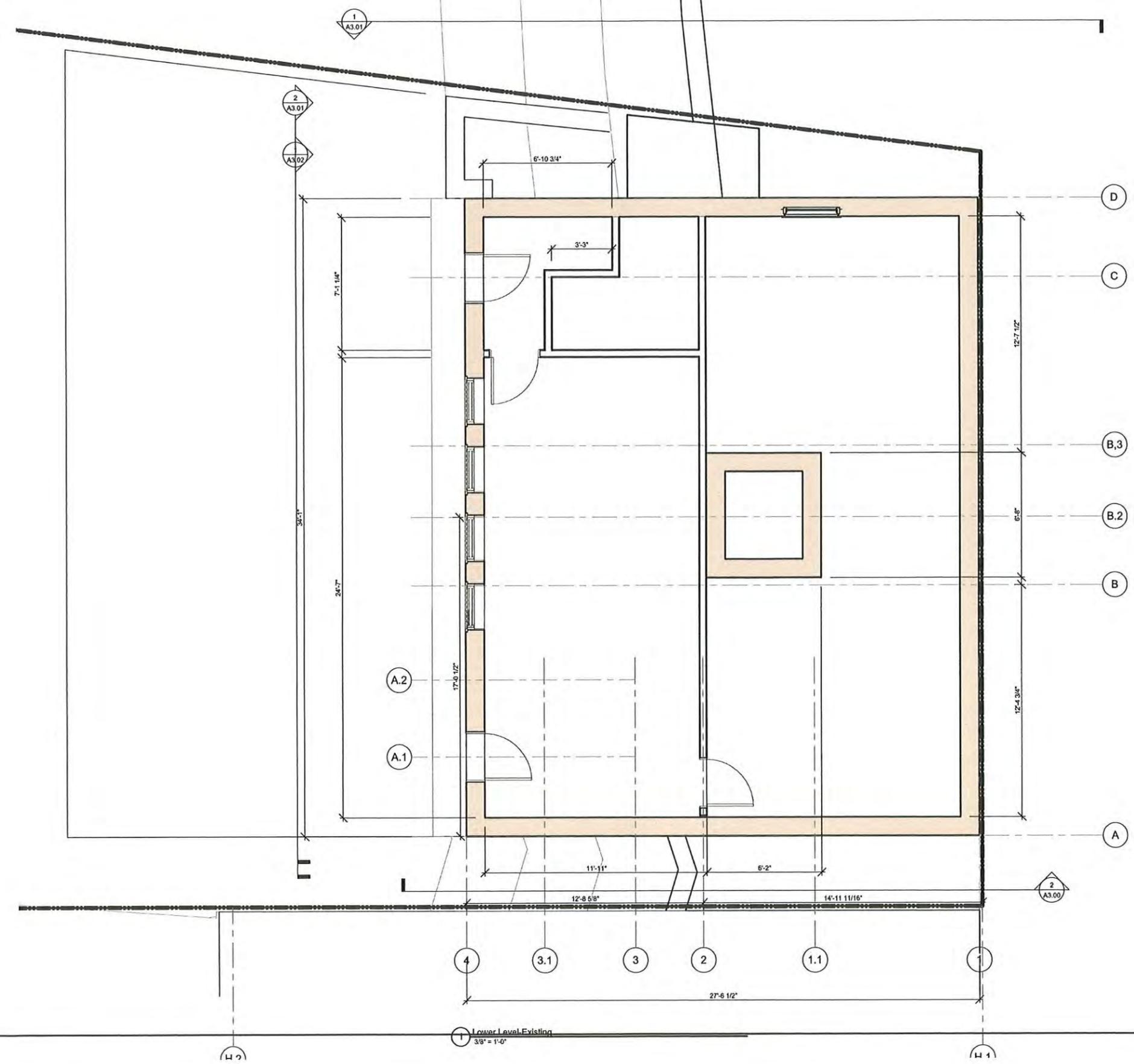
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING PLAN -  
GROUND LEVEL**

SCALE: 3/8" = 1'-0"  
PROJECT NUMBER: 2210.00  
DRAWING NUMBER:

**A0.00**



Lower Level, Existing  
3/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:

**EXISTING PLAN - LEVEL 1**

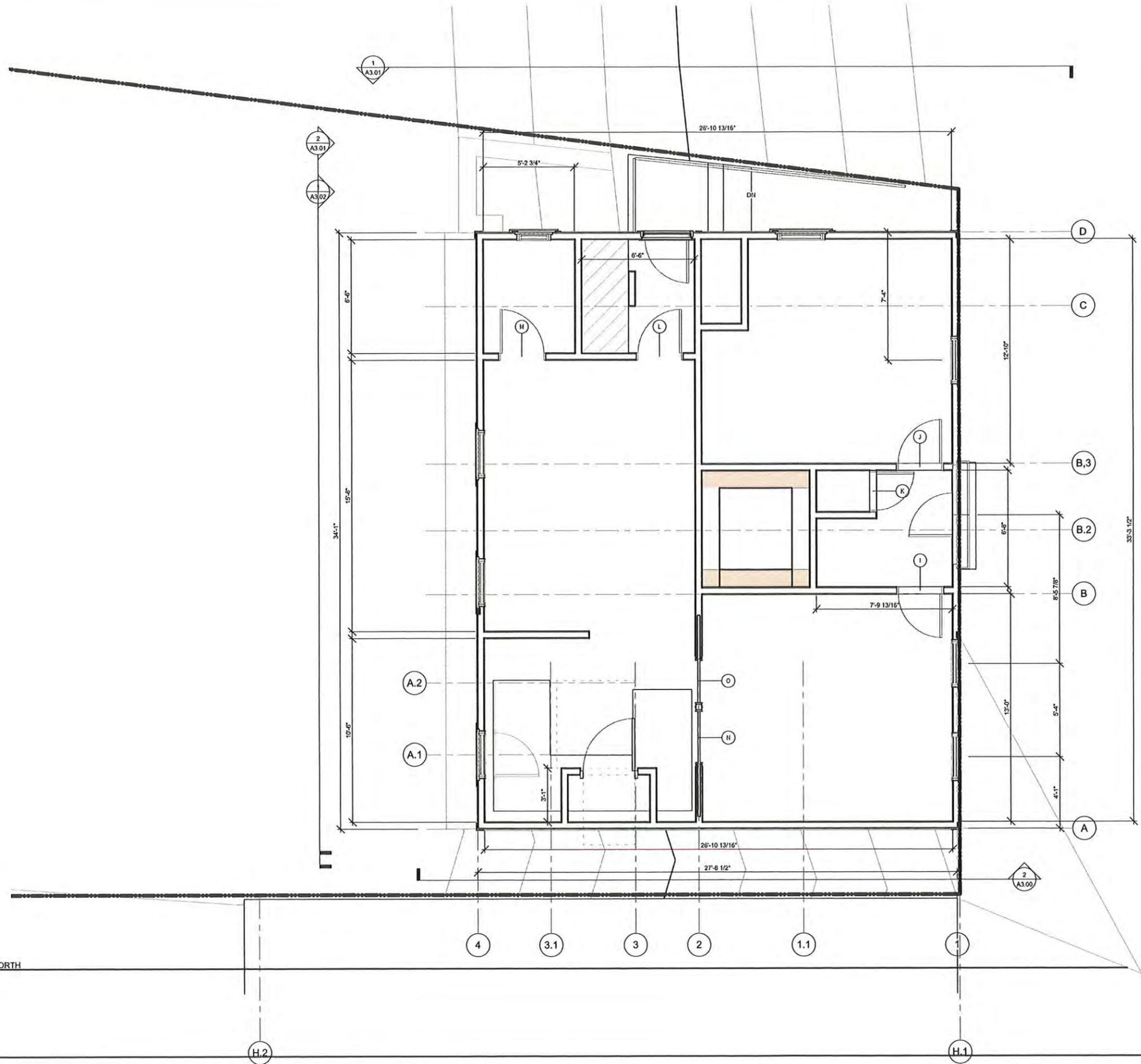
SCALE: 3/8" = 1'-0"

PROJECT NUMBER: 2210.00

DRAWING NUMBER:

**A0.10**

1 EXISTING ELEVATION NORTH  
 3/8" = 1'-0"



62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
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 617.388.4081

PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024

**LOFGREN**  
 CONSULTING ARCHITECT, LLC.

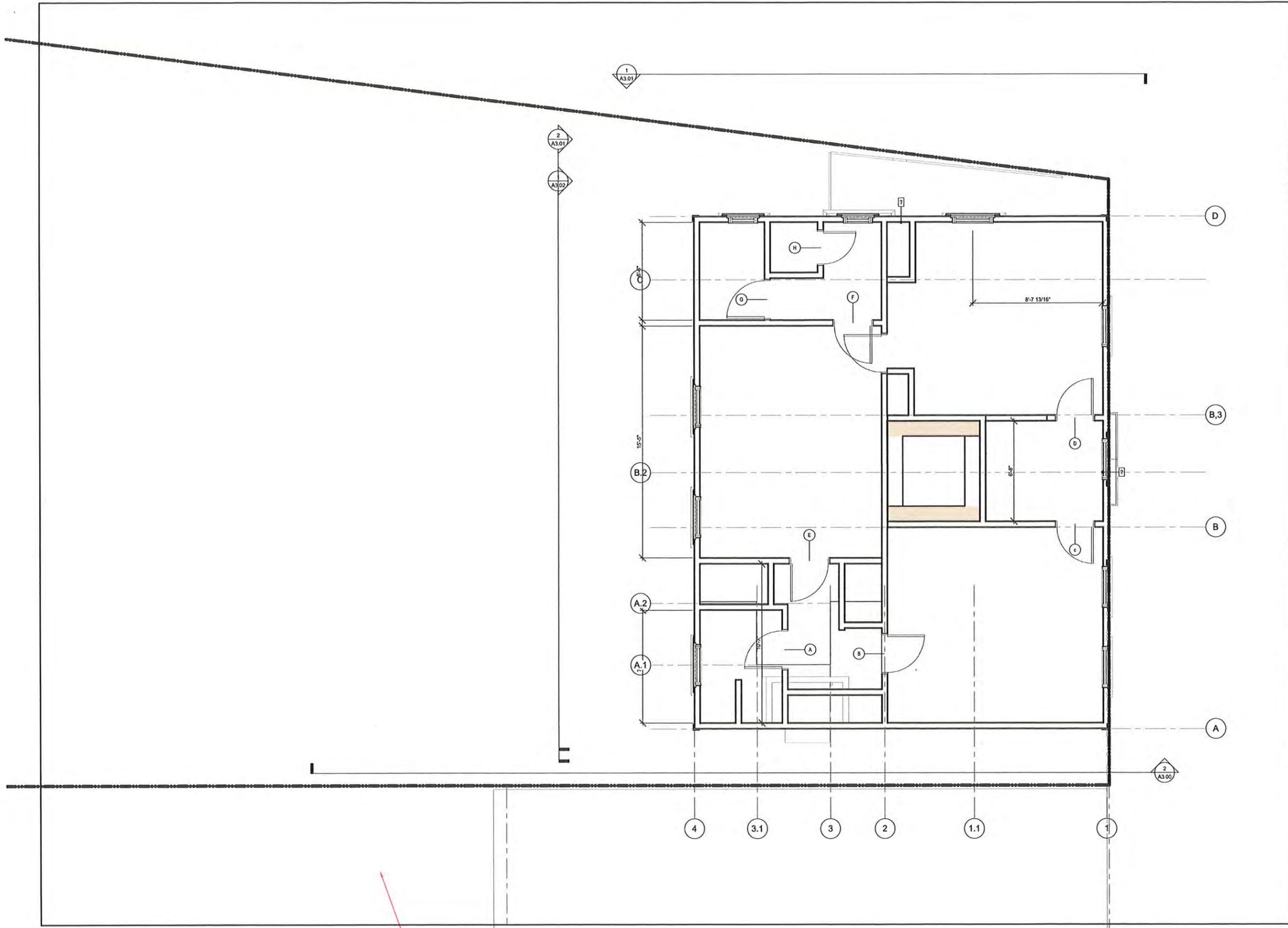
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING PLAN - LEVEL 2**

SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A0.20**



62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
 275 NORTH MAIN STREET  
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PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024


  
 CONSULTING ARCHITECT, LLC.

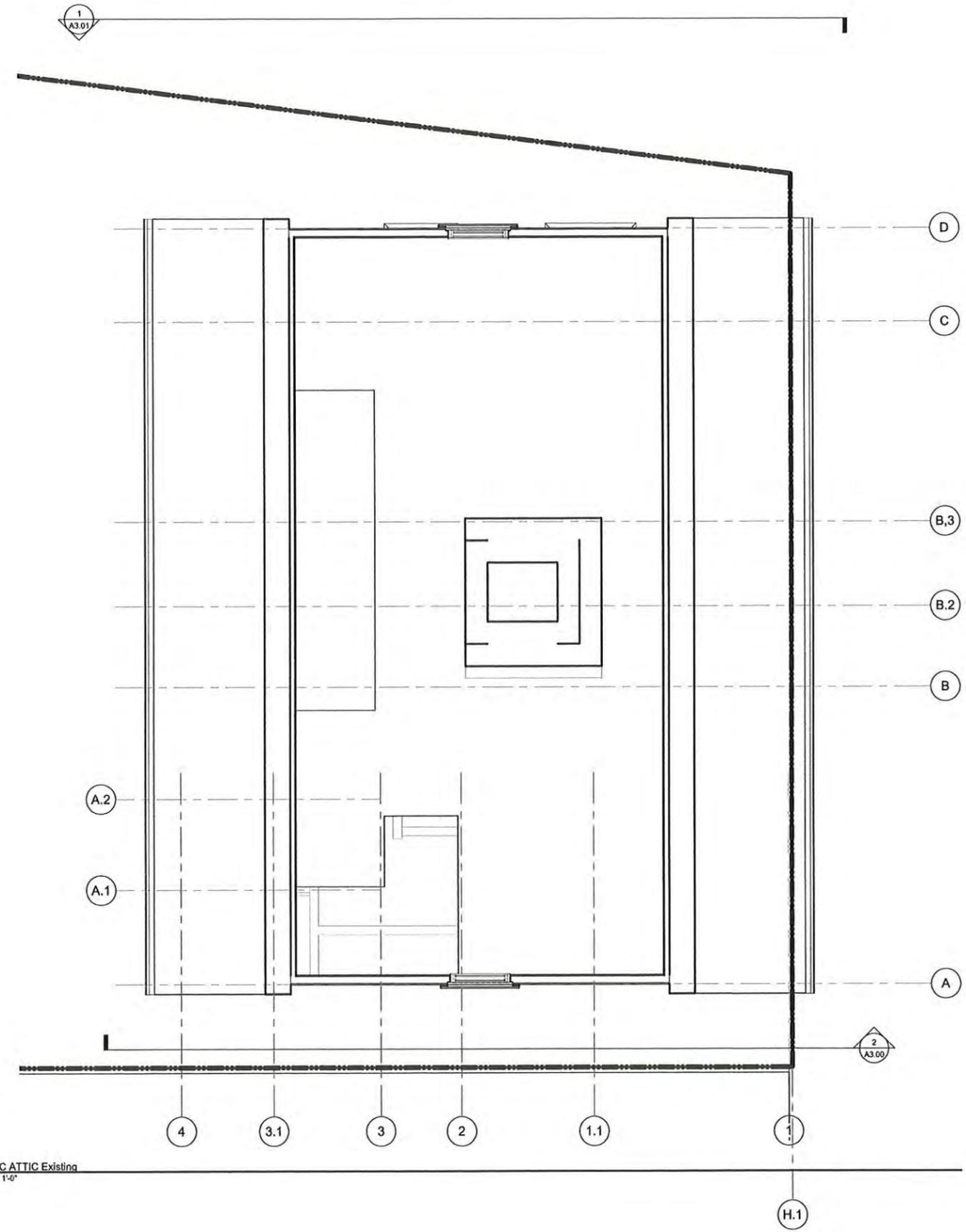
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING PLAN -  
 ATTIC**

SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A0.30**



1 ATTIC ATTIC Existing  
 3/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:

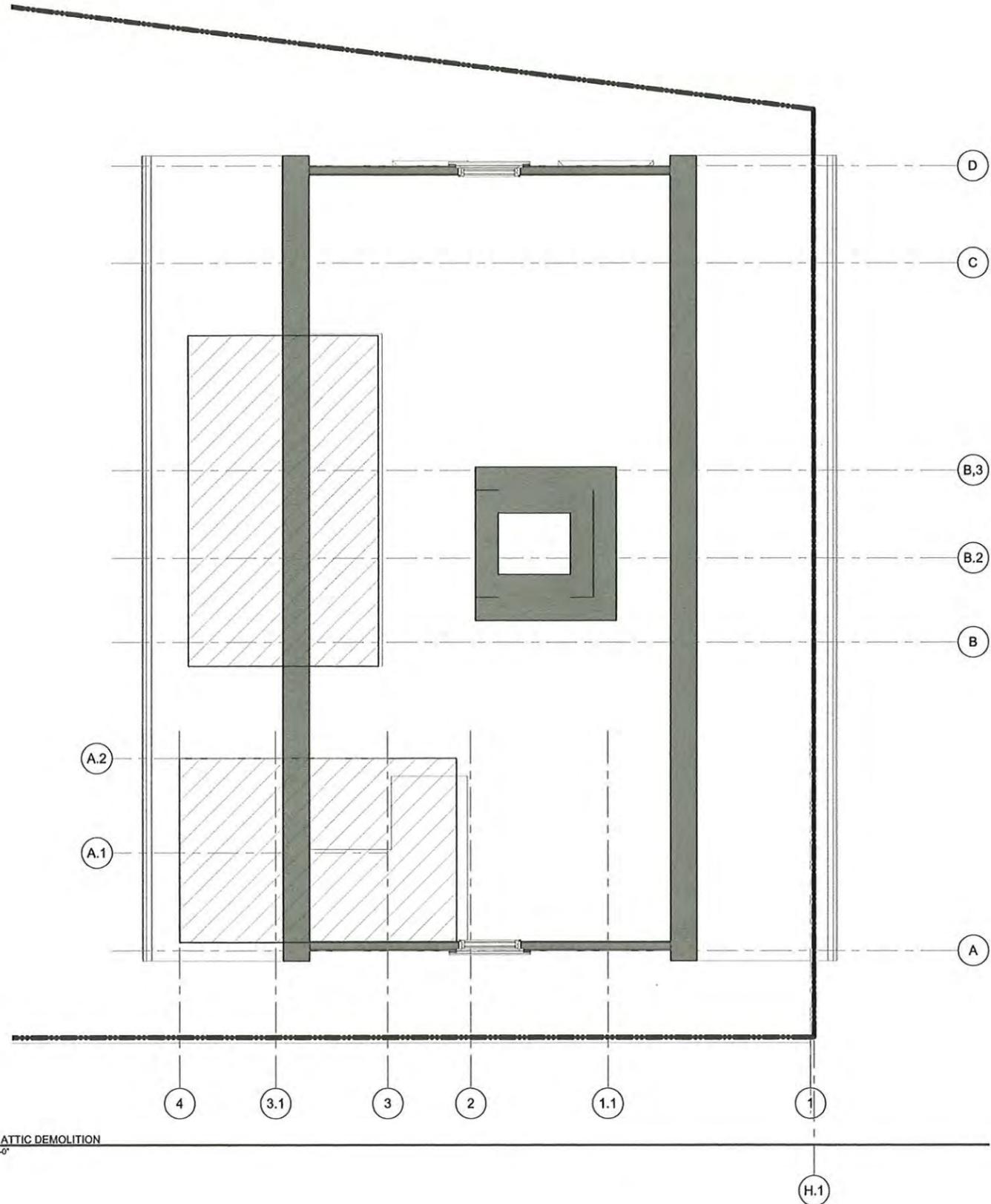
**ATTIC**  
**DEMOLITION**

SCALE: 3/8" = 1'-0"

PROJECT NUMBER: 2210.00

DRAWING NUMBER:

**A1.30**



**1** ATTIC ATTIC DEMOLITION  
 3/8" = 1'-0"

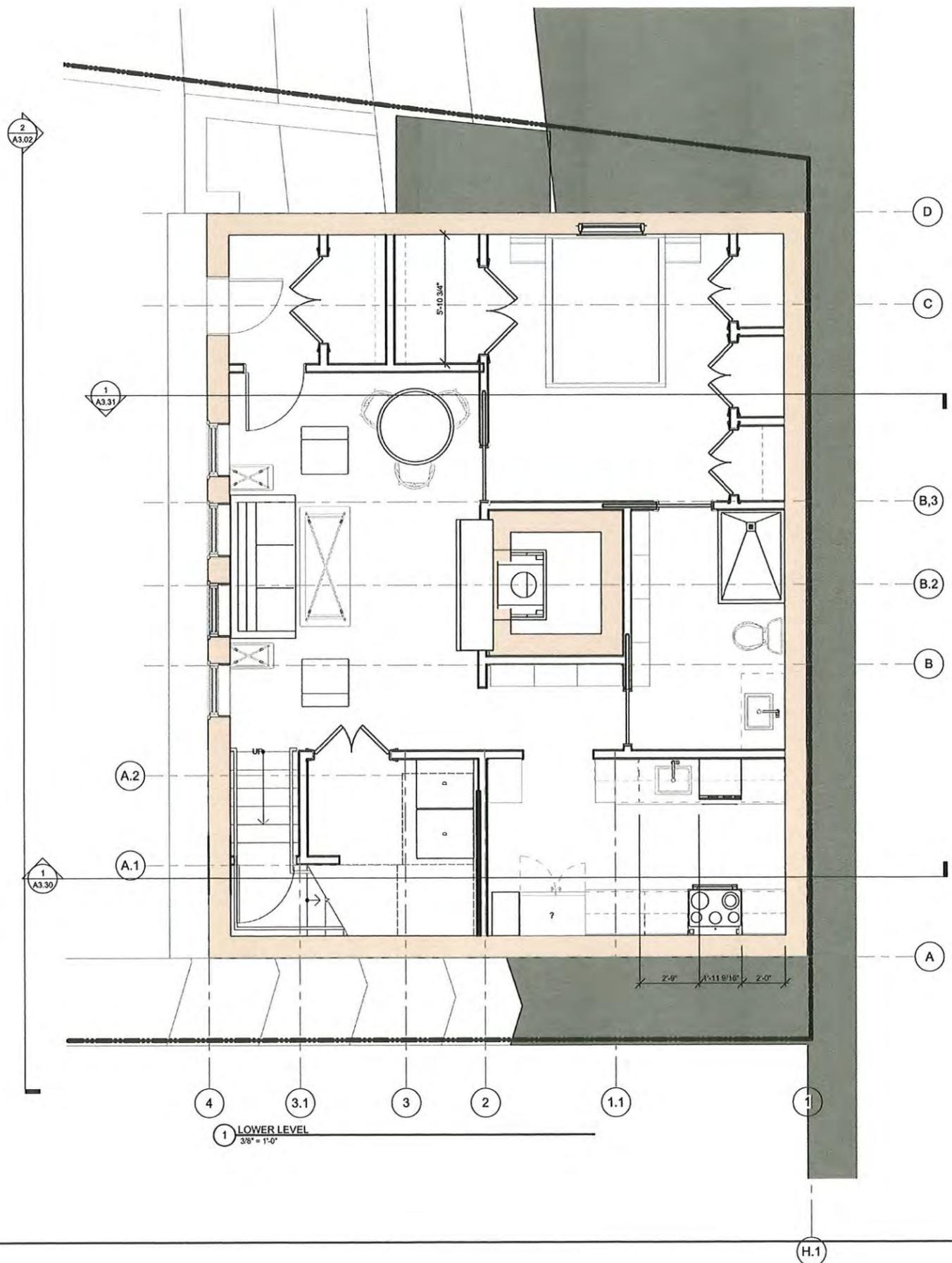
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**FLOOR PLAN -  
GROUND LEVEL**

SCALE: 3/8" = 1'-0"  
PROJECT NUMBER: 2210.00  
DRAWING NUMBER:

**A2.00**



1 LOWER LEVEL  
3/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION

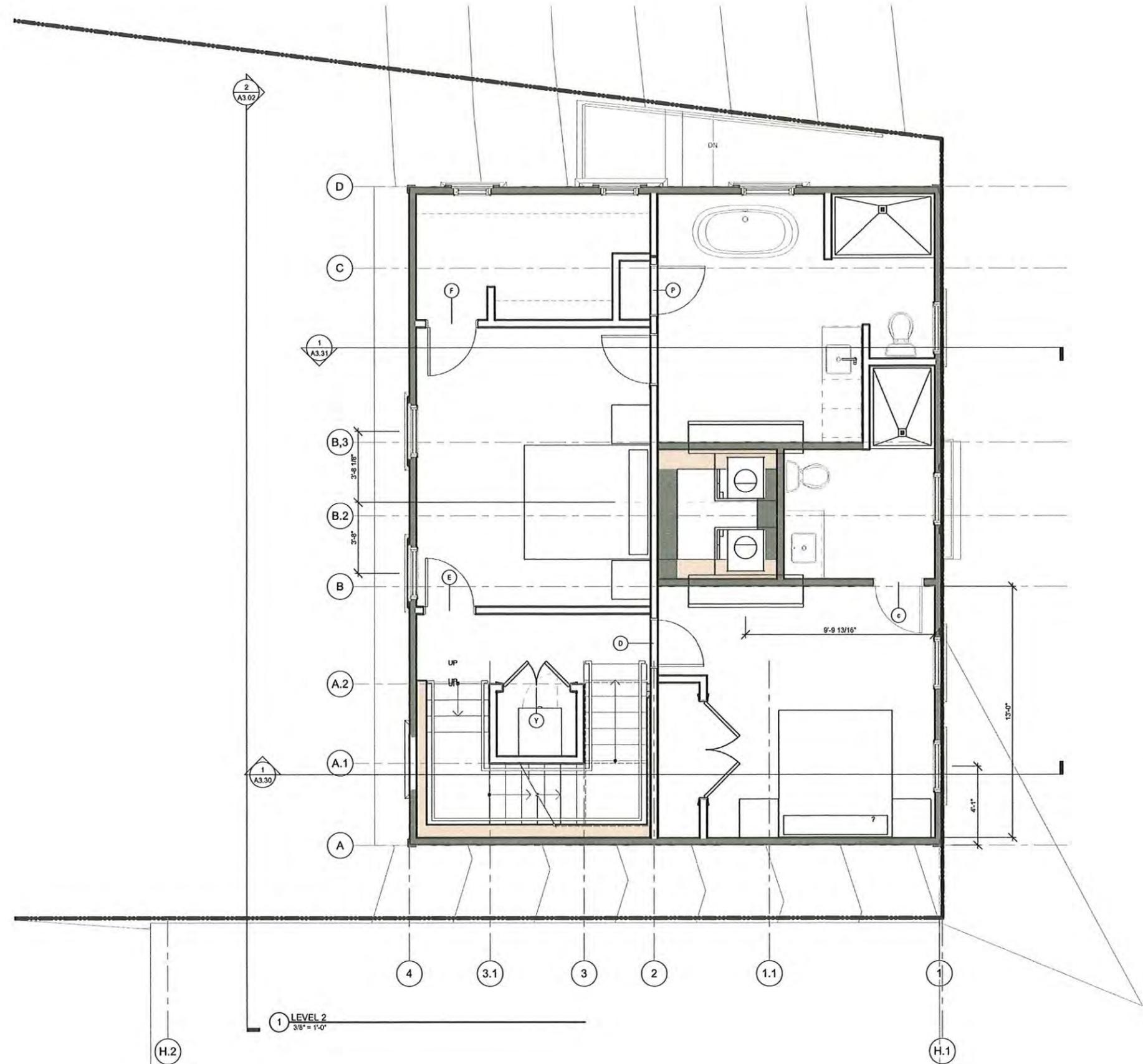
DRAWING NAME:  
**FLOOR PLAN - LEVEL 1**

SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A2.10**



**1 LEVEL 1**  
 3/8" = 1'-0"



PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024

**LOFGREN**  
 CONSULTING ARCHITECT, LLC.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**2ND LEVEL PLAN**

SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A2.20**

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:

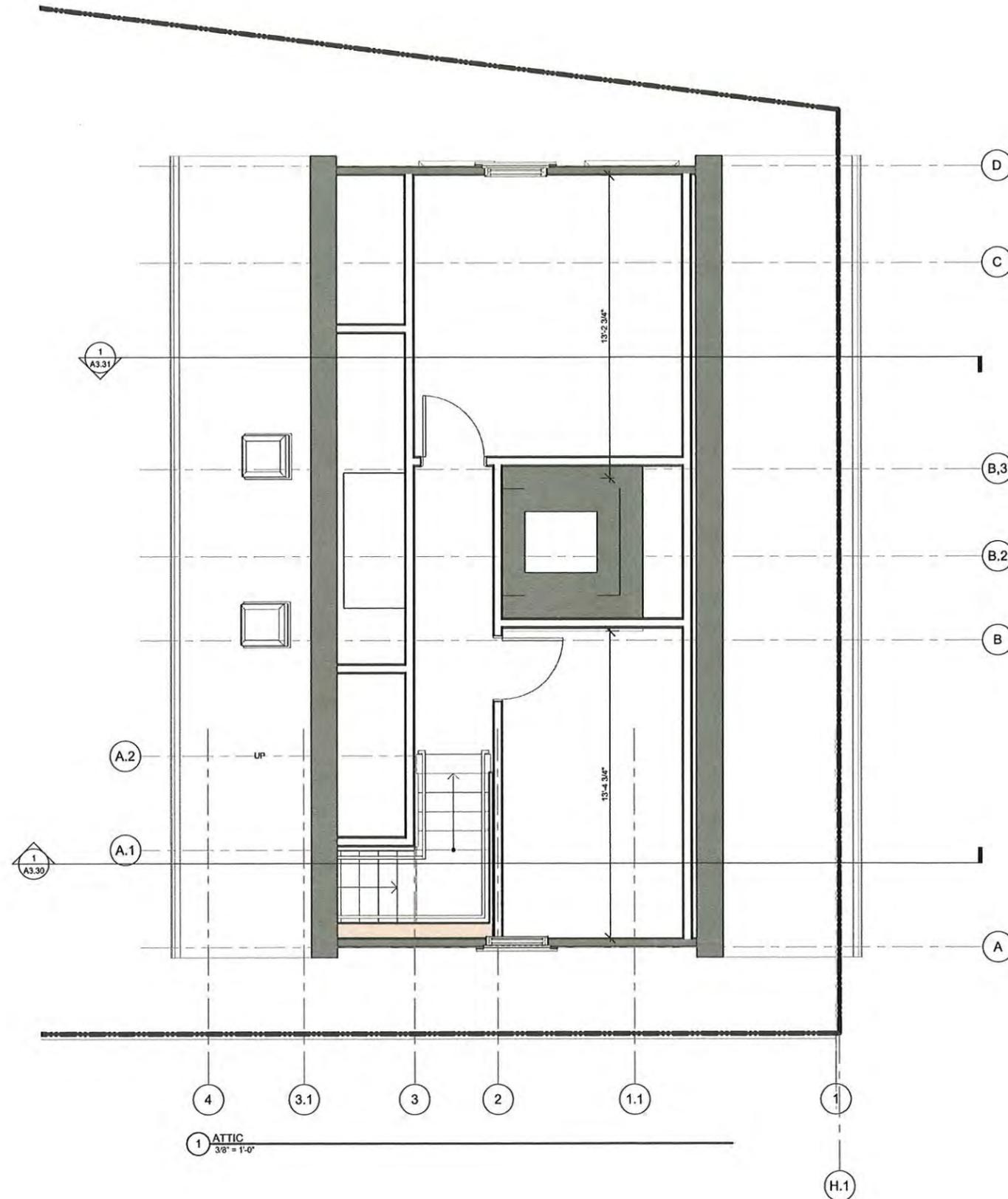
**FLOOR PLAN -  
ATTIC**

SCALE: 3/8" = 1'-0"

PROJECT NUMBER: 2210.00

DRAWING NUMBER:

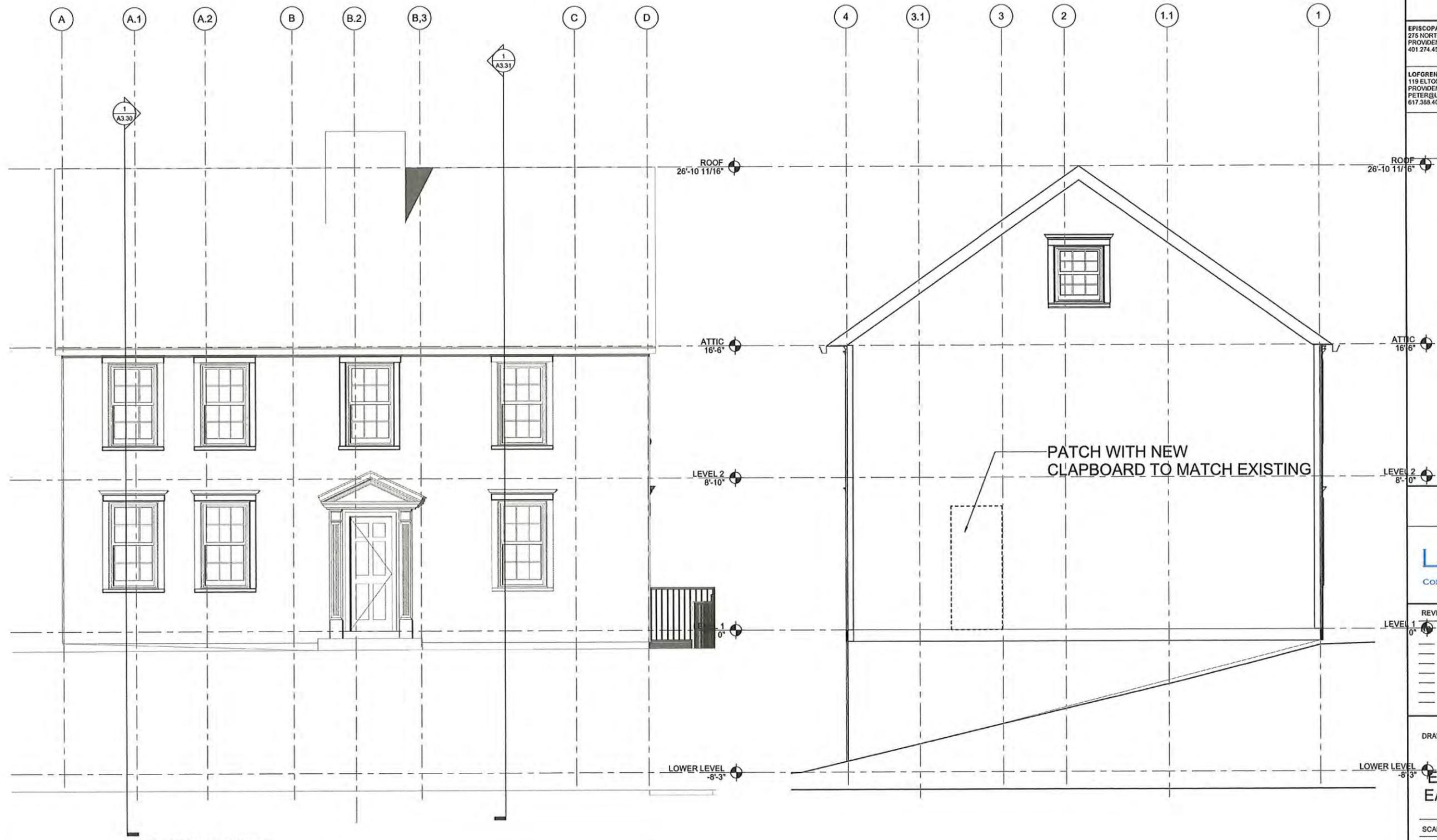
**A2.30**



62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
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**1** EXISTING EAST ELEVATION  
 3/8" = 1'-0"

PATCH WITH NEW CLAPBOARD TO MATCH EXISTING

PHDC  
 HISTORIC REVIEW  
 APRIL 25 2024

**LOFGREN**  
 CONSULTING ARCHITECT, LLC.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING ELEVATIONS - EAST & SOUTH**

SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A3.00**

62 Benefit Street

EPISCOPAL DIOCESE OF RHODE ISLAND  
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APRIL 25 2024

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING  
ELEVATIONS -  
WEST & NORTH**

SCALE: 3/8" = 1'-0"  
PROJECT NUMBER: 2210.00  
DRAWING NUMBER:

**A3.01**



2 EXISTING ELEVATION WEST  
3/8" = 1'-0"

1 EXISTING ELEVATION NORTH  
3/8" = 1'-0"

PROPOSED NEW RAILING  
TO MATCH EXISTING

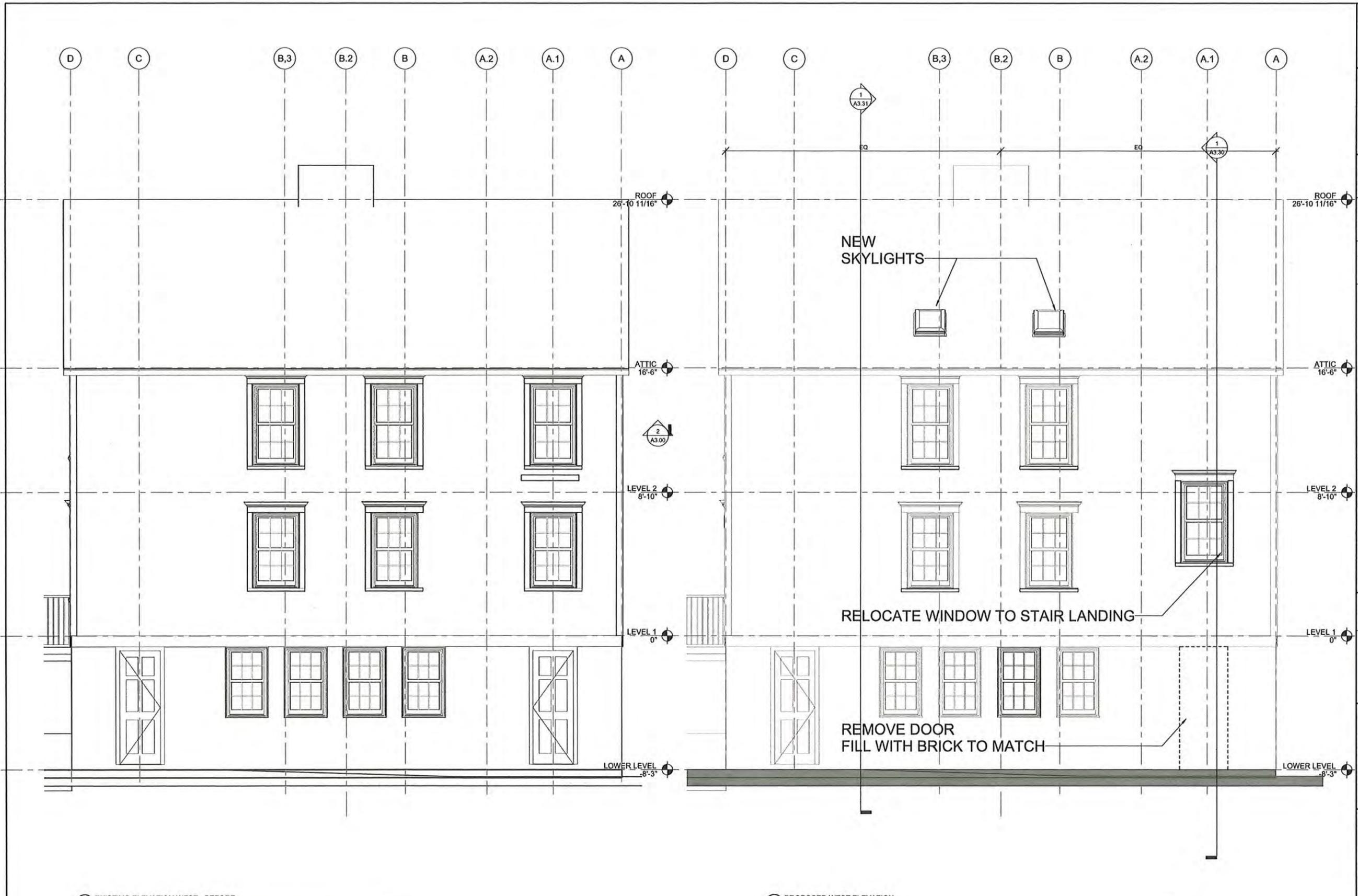
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**EXISTING AND PROPOSED WEST ELEVATIONS**

SCALE: 3/8" = 1'-0"  
PROJECT NUMBER: 2210.00  
DRAWING NUMBER:

**A3.02**



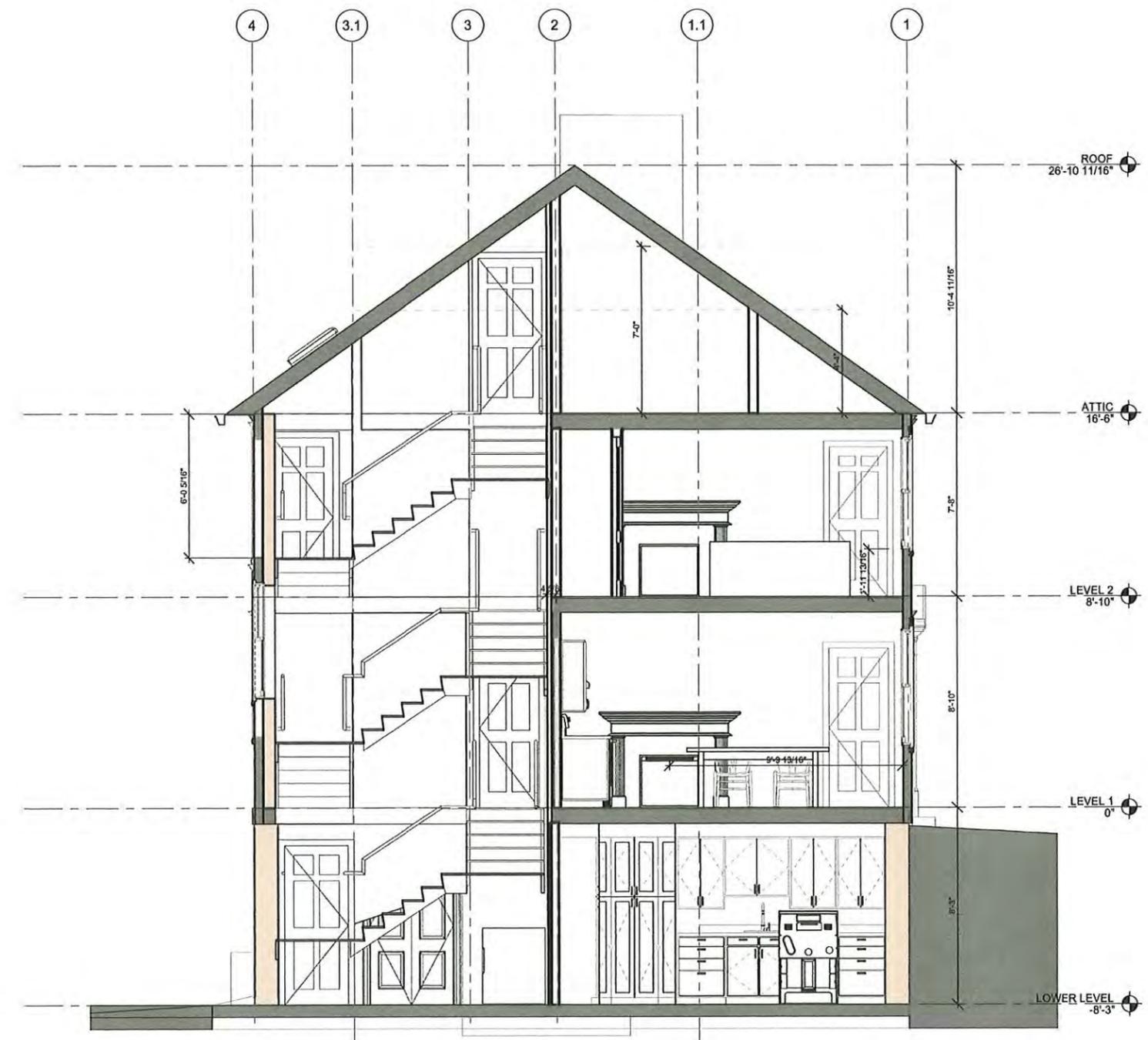
1 EXISTING ELEVATION WEST - BEFORE  
3/8" = 1'-0"

2 PROPOSED WEST ELEVATION  
3/8" = 1'-0"

62 Benefit Street

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1 SECTION AT STAIR  
 3/8" = 1'-0"

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 APRIL 25 2024

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING NAME:  
**BUILDING SECTIONS**

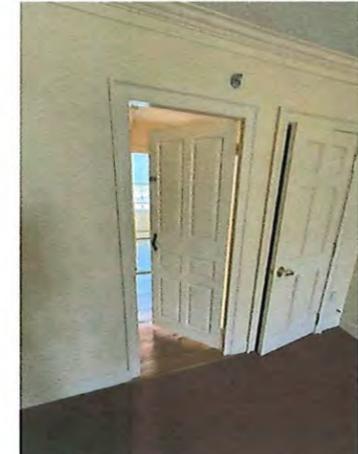
SCALE: 3/8" = 1'-0"  
 PROJECT NUMBER: 2210.00  
 DRAWING NUMBER:

**A3.30**

DOOR & FRAME SCHEDULE													
DOOR #	OPENING WIDTH	WIDTH BY PANEL		OPENING HEIGHT	PANEL TYPE		THICK	CONSTR.	FACING & FINISH	FRAME		HARDWARE	COMMENTS
		Panel A	Panel B		Panel A	Panel B				TYPE	CONSTR.		
AA	2'-6"			7'-0"			1 3/8"						
BB	2'-6"			7'-0"			1 3/8"						
CC	2'-6"			7'-0"			1 3/8"						
DD	4'-0"			6'-8"			1 3/4"						
EE	4'-0"			6'-8"			1 3/4"						
FF	3'-0"			6'-8"			1 3/4"						
GG	3'-0"			6'-8"			1 3/4"						
HH	3'-0"			6'-8"			1 3/4"						
II	2'-8"			6'-8"			1 3/8"						
MM	2'-8"			6'-8"			1 3/8"						
U	2'-6"			6'-8"			1 3/8"						
V	2'-6"			6'-8"			1 3/8"						
W	2'-6"			7'-0"			1 3/8"						
X	2'-6"			7'-0"			1 3/8"						
Z	3'-6"			6'-8"			1 3/4"						
B	2'-6"			6'-8"			1 3/8"						REUSE
I	2'-6"			6'-8"			1 3/8"						KEEP AT CURRENT LOCATION
J	2'-6"			6'-8"			1 3/8"						KEEP AT CURRENT LOCATION
K	2'-2"			6'-5"			1 3/8"						SALVAGE
L	2'-6"			6'-7"			1 3/8"						REUSE
L	2'-6"			6'-8"			1 3/8"						STORE FOR REUSE
LL	3'-0"	3'-0"		7'-0"	F		1 3/4"						
M	2'-8"			6'-7"			1 3/8"						REUSE
M	2'-8"			6'-8"			1 3/8"						STORE FOR REUSE
N	3'-0"			7'-0"			1 3/8"						REUSE
N	2'-6"			7'-0"			1 3/8"						STORE FOR REUSE
O	2'-6"			7'-0"			1 3/8"						REUSE
O	2'-6"			7'-0"			1 3/8"						STORE FOR REUSE
Q	2'-8"			6'-7"			1 3/8"						
R	5'-0"			6'-8"			1 3/4"						
T	2'-6"			6'-8"			1 3/8"						
Y	3'-6"			6'-8"			1 3/4"						
A	2'-6"			6'-8"			1 3/8"						REUSE
B	2'-6"			6'-8"			1 3/8"						REUSE
C	2'-5"			6'-3"			1 3/8"						KEEP AT CURRENT LOCATION
D	2'-5"			6'-3"			1 3/8"						REUSE
D	2'-5"			6'-3"			1 3/8"						STORE FOR REUSE
E	2'-6"			6'-8"			1 3/8"						REUSE
E	2'-6"			6'-8"			1 3/8"						STORE FOR REUSE
F	2'-6"			6'-8"			1 3/8"						KEEP AT CURRENT LOCATION
F	2'-6"			6'-8"			1 3/8"						STORE FOR REUSE
G	2'-6"			6'-8"			1 3/8"						REUSE
G	2'-6"			6'-8"			1 3/8"						STORE FOR REUSE
H	2'-2"			6'-5"			1 3/8"						
NN	2'-8"			6'-8"			1 3/8"						
P	2'-6"			6'-8"			1 3/8"						
S	5'-0"			6'-8"			1 3/4"						
Y	3'-6"			6'-8"			1 3/4"						
JJ	2'-8"			6'-8"			1 3/8"						
KK	2'-8"			6'-8"			1 3/8"						



A



B



C



D



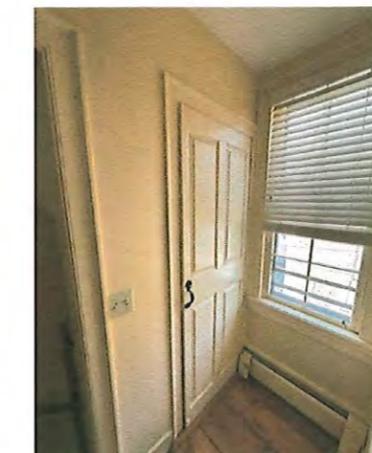
E



F



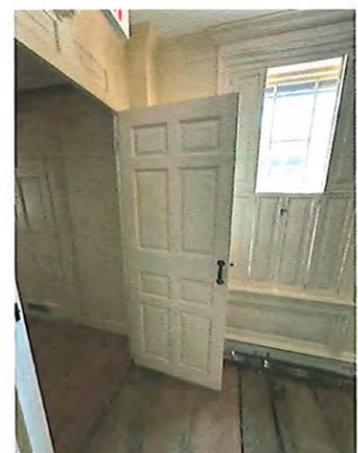
G



H



I



J



K



L/M



N/O

REVISIONS:		
NO.	DATE	DESCRIPTION