

Applicant/Owner: Samuel & Margaret Cox, 118 Benefit Street, Providence, RI 02906

Architect: John-Paul Couture Architect, 12 Arnold Street, Providence, RI 02906

Proposal: The scope of work proposed consists of Major Alterations and includes:

- the installation of replacement windows to the south, west and north elevations, the enclosure of the existing porch, west elevation and the construction of a second floor to the kitchen addition.

Issues: The following issues are relevant to this application:

- The modification will be minimally visible from the public right-of-way; and,
- Drawings and photos have been submitted.

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

- a) 118 Benefit Street is a structure of historical and architectural significance that contribute 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 Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are 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 for conceptual review. 118 Benefit Street is a structure of historical and architectural significance that contribute 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. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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 staff to review any additional details.

JP Couture, Architect, Inc.



EAST ELEVATION (FRONT)



SOUTH ELEVATION

JP Couture, Architect, Inc.



WEST ELEVATION (REAR)



NORTH ELEVATION

JP Couture, Architect, Inc.



RENDERING - EAST ELEVATION (FRONT)

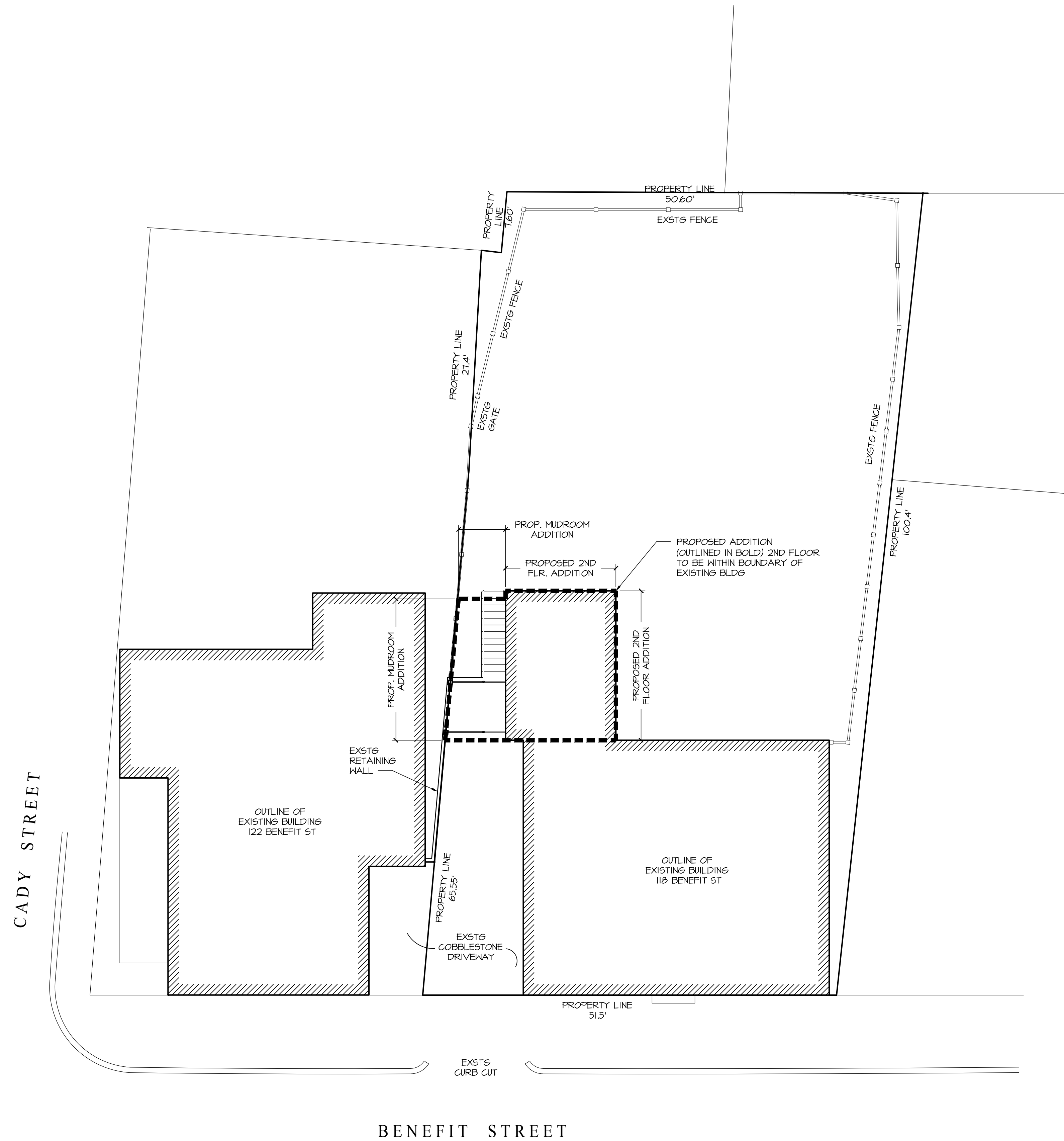
JP Couture, Architect, Inc.



RENDERING - WEST ELEVATION (REAR)



RENDERING - WEST ELEVATION (REAR)



- GENERAL NOTES:**
1. DO NOT SCALE DRAWINGS.
 2. VERIFY ALL DIMENSIONS IN FIELD.
 3. REPORT ANY DISCREPANCIES TO JP COUTURE.

CUSTOM HOMES ■ RENOVATION
RESTORATION

JP COUTURE,
ARCHITECT

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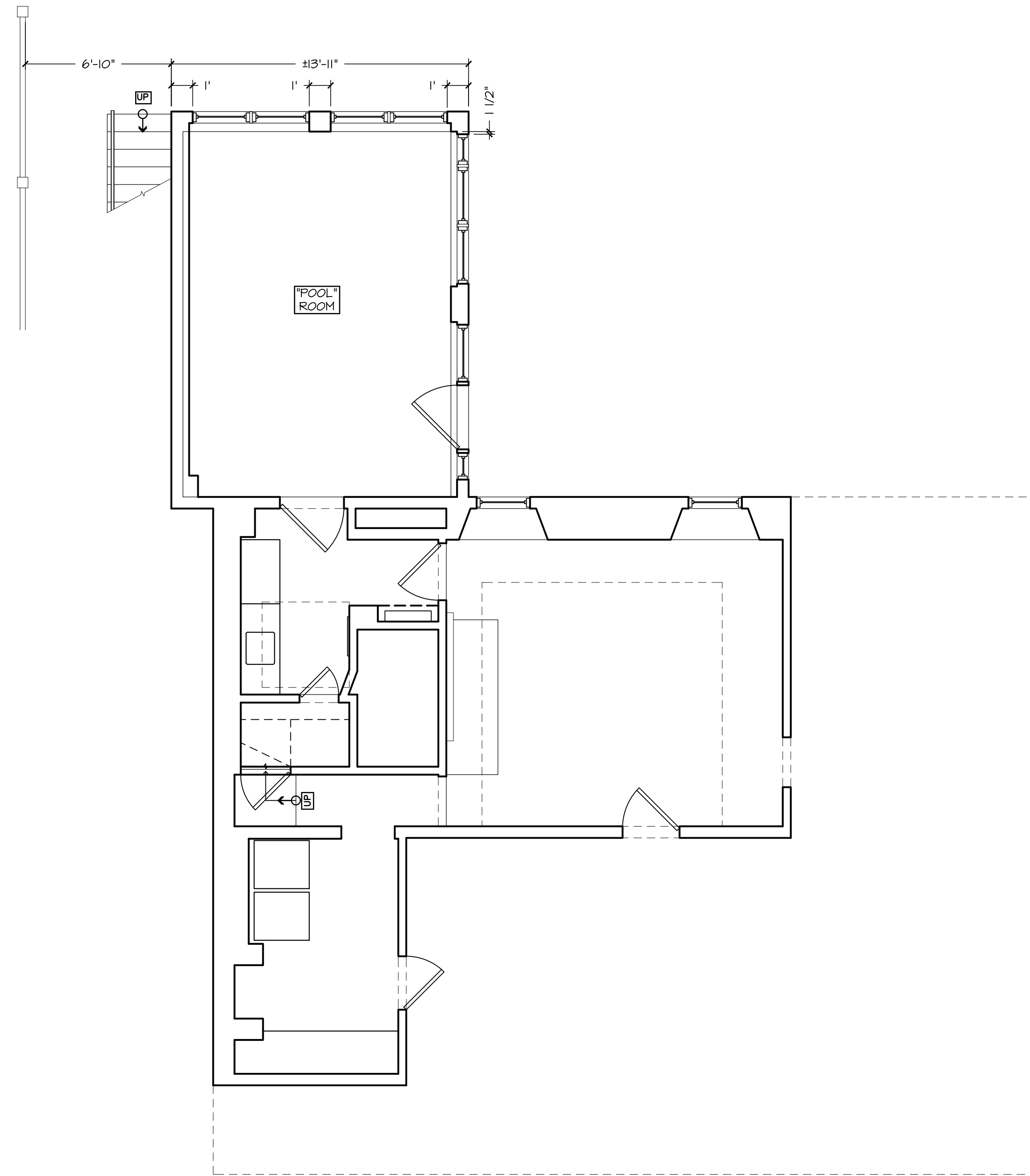
No.	Date	Revisions

COX RESIDENCE
118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: JUN. 14, 2024

C1.1

Project Number:



1 EXISTING BASEMENT FLOOR PLAN, PARTIAL
SCALE: 1/4"=1'-0"

GENERAL NOTES:

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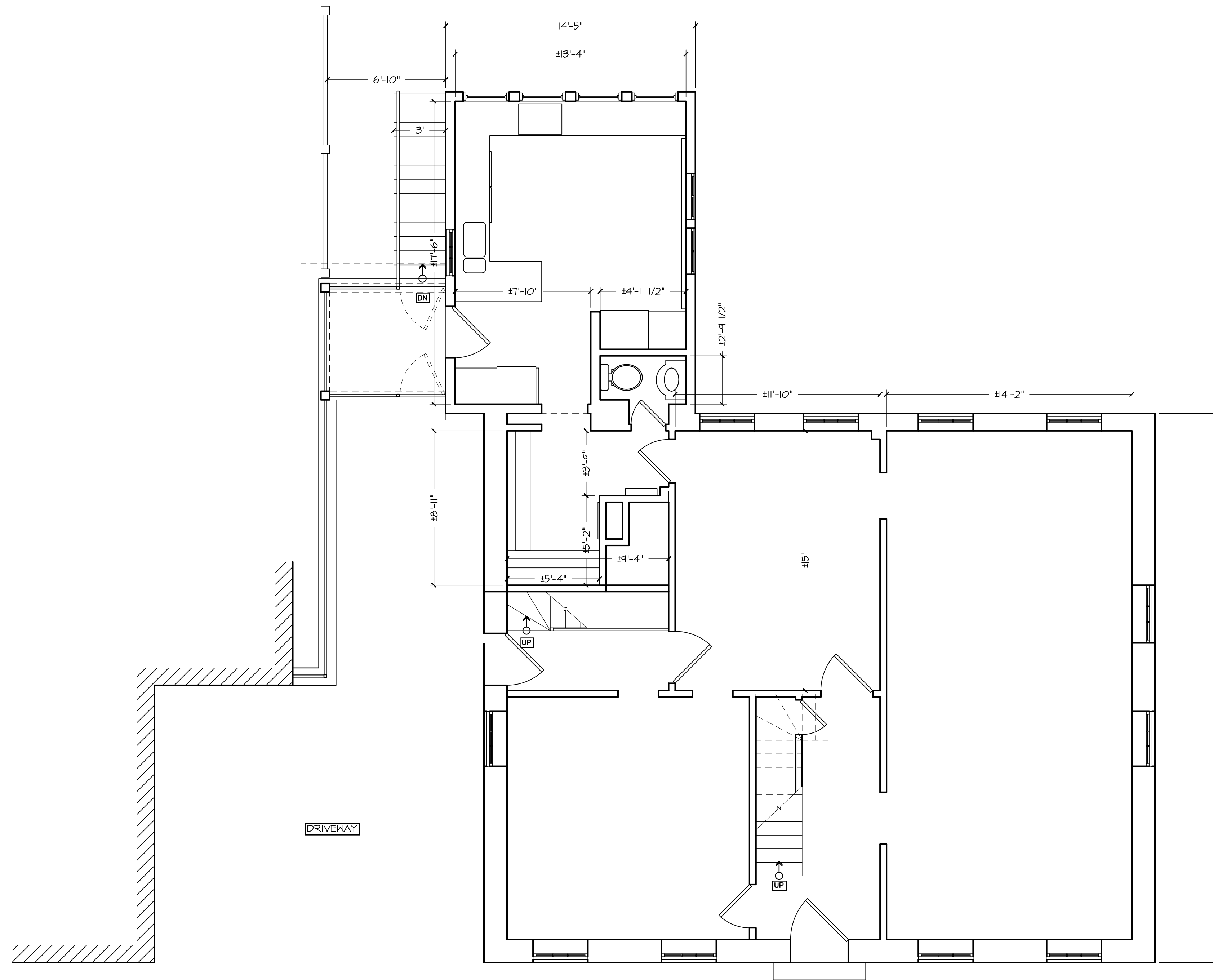
No.	Date	Revisions

COX RESIDENCE
118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: MAY 1, 2024

EX1.0

Project Number:



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

GENERAL NOTES:

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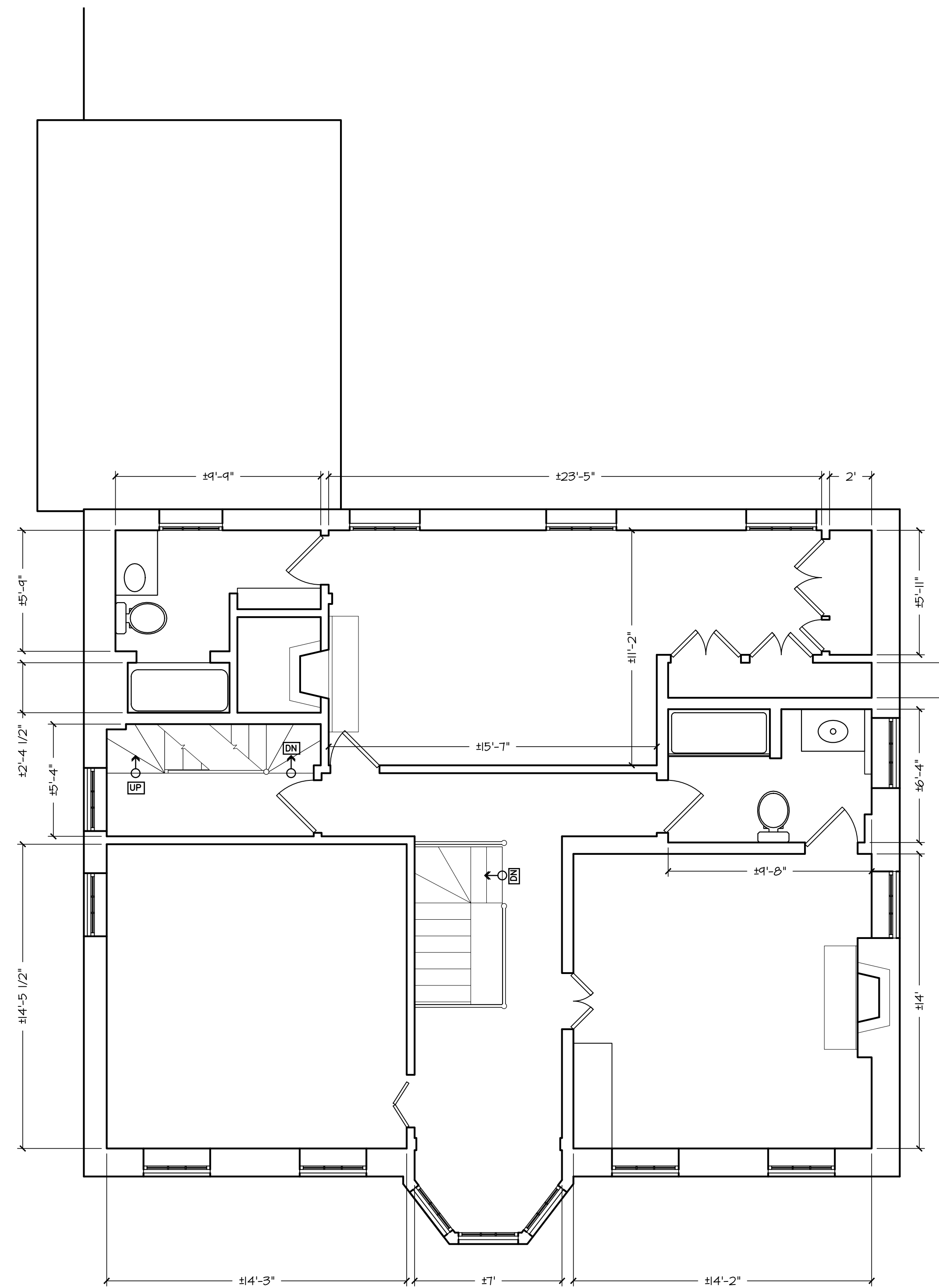
No.	Date	Revisions

COX RESIDENCE
 118 BENEFIT STREET
 PROVIDENCE, RHODE ISLAND

Date: MAY 1, 2024

EX1.1

Project Number:



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES:

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COX RESIDENCE
118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: MAY 1, 2024

EX1.2

Project Number:



EXISTING EXTERIOR ELEVATION: EAST
SCALE: 1/4"=1'-0"



EXISTING EXTERIOR ELEVATION: NORTH
SCALE: 1/4"=1'-0"

GENERAL NOTES:

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COX RESIDENCE
118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: MAY 1, 2024

EX2.1

Project Number:



1 EXISTING EXTERIOR ELEVATION: WEST
SCALE: 1/4"=1'-0"



2 EXISTING EXTERIOR ELEVATION: SOUTH
SCALE: 1/4"=1'-0"

GENERAL NOTES:

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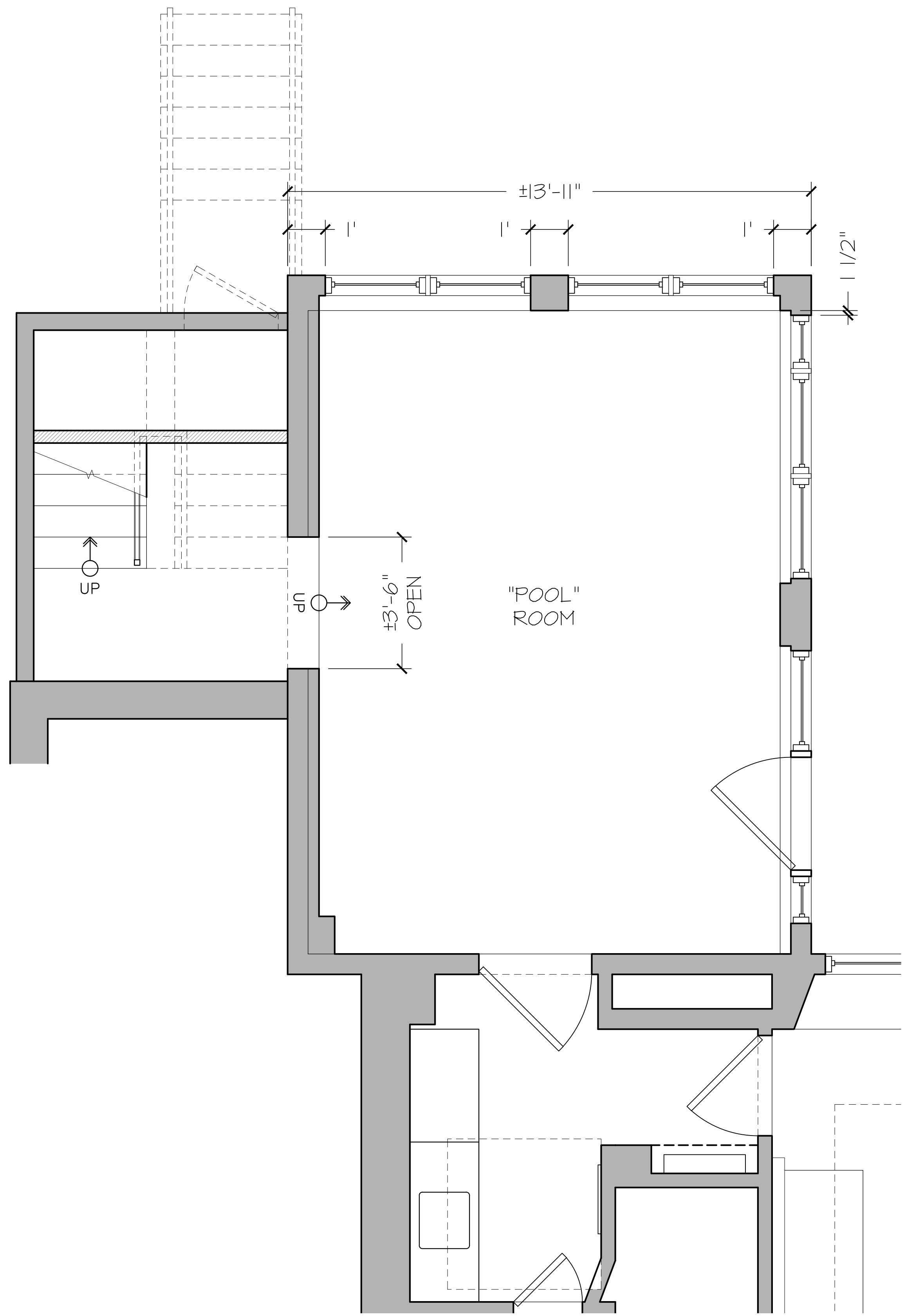
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PROVIDENCE, RHODE ISLAND

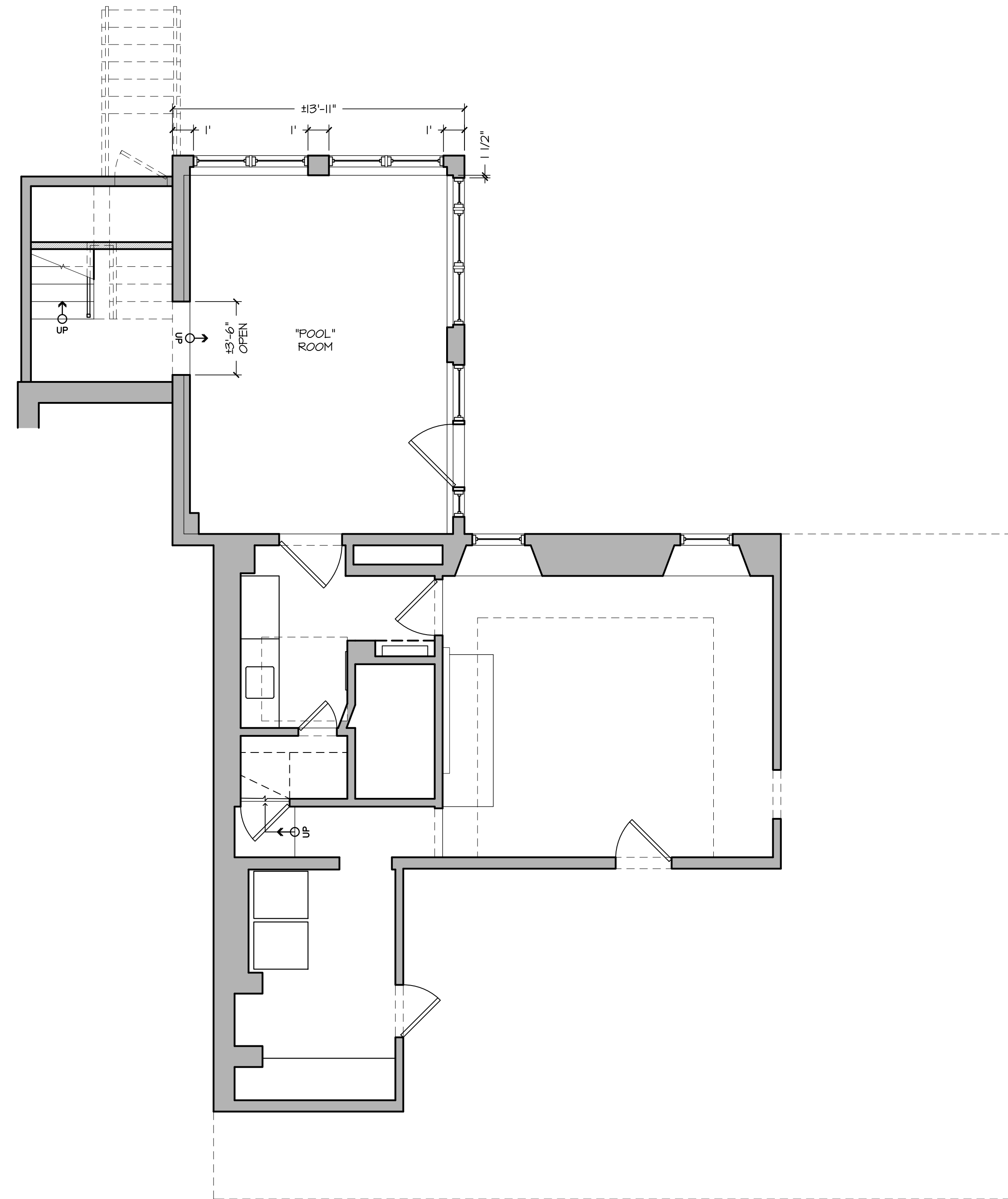
Date: MAY 1, 2024

EX2.2

Project Number:



2 PROPOSED NEW STAIR FROM MIDROOM ABOVE
SCALE: 1/2"=1'-0"



1 PROPOSED BASEMENT FLOOR PLAN, PARTIAL
SCALE: 1/4"=1'-0"

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No.	Date	Revisions

COX RESIDENCE
118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: JUN. 13, 2024

A1.0

Project Number:

GENERAL NOTES:

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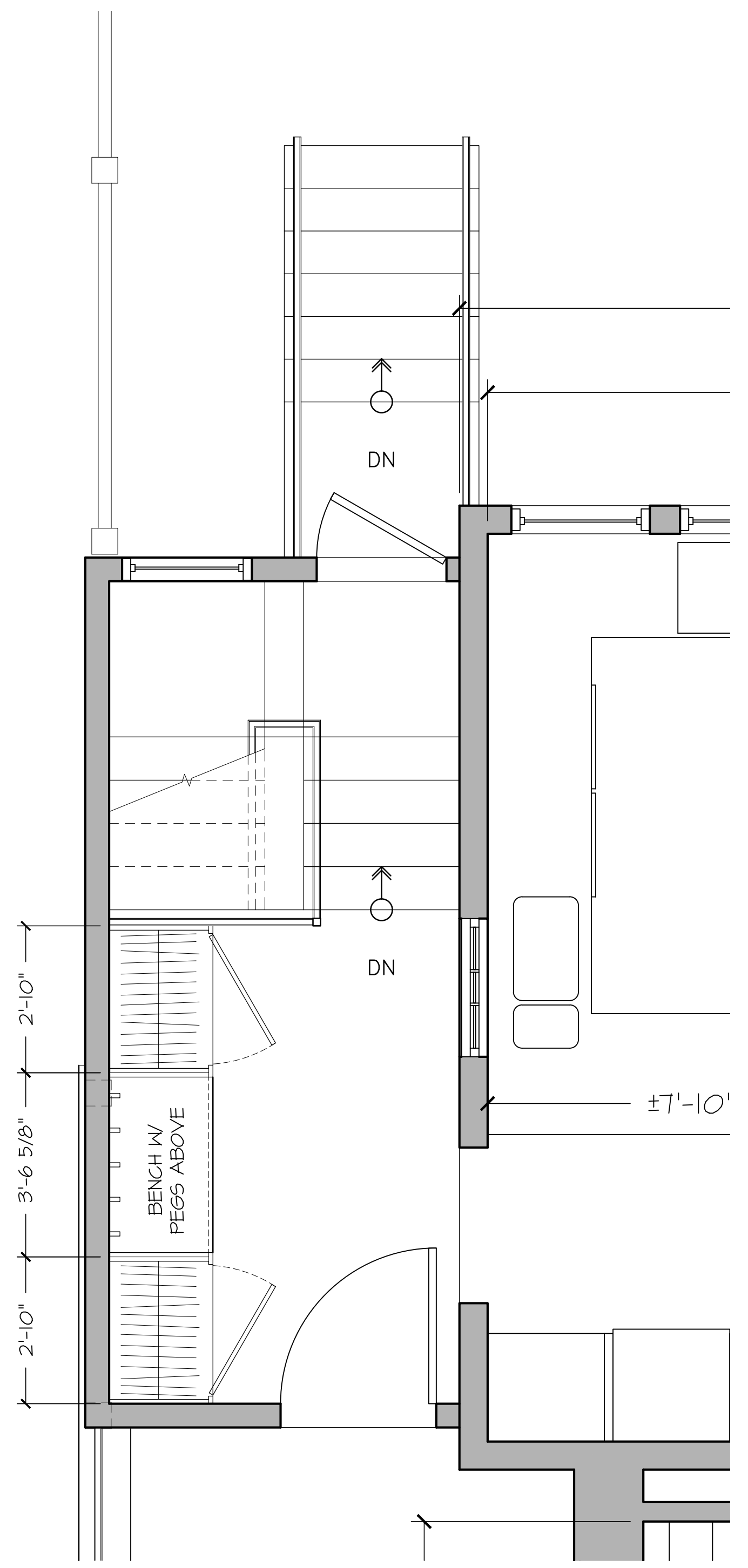
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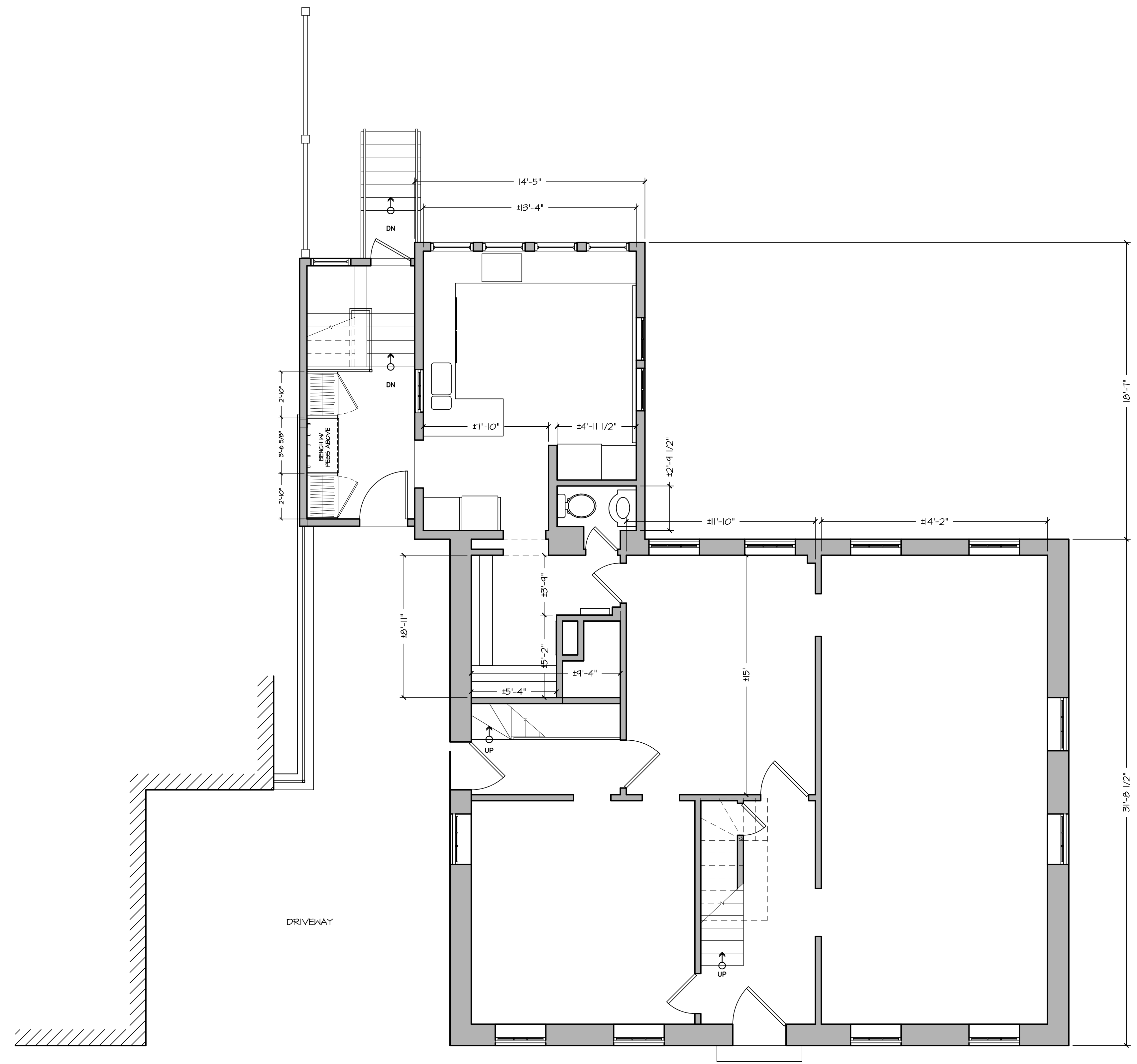
Date: JUN. 13, 2024

A1.1

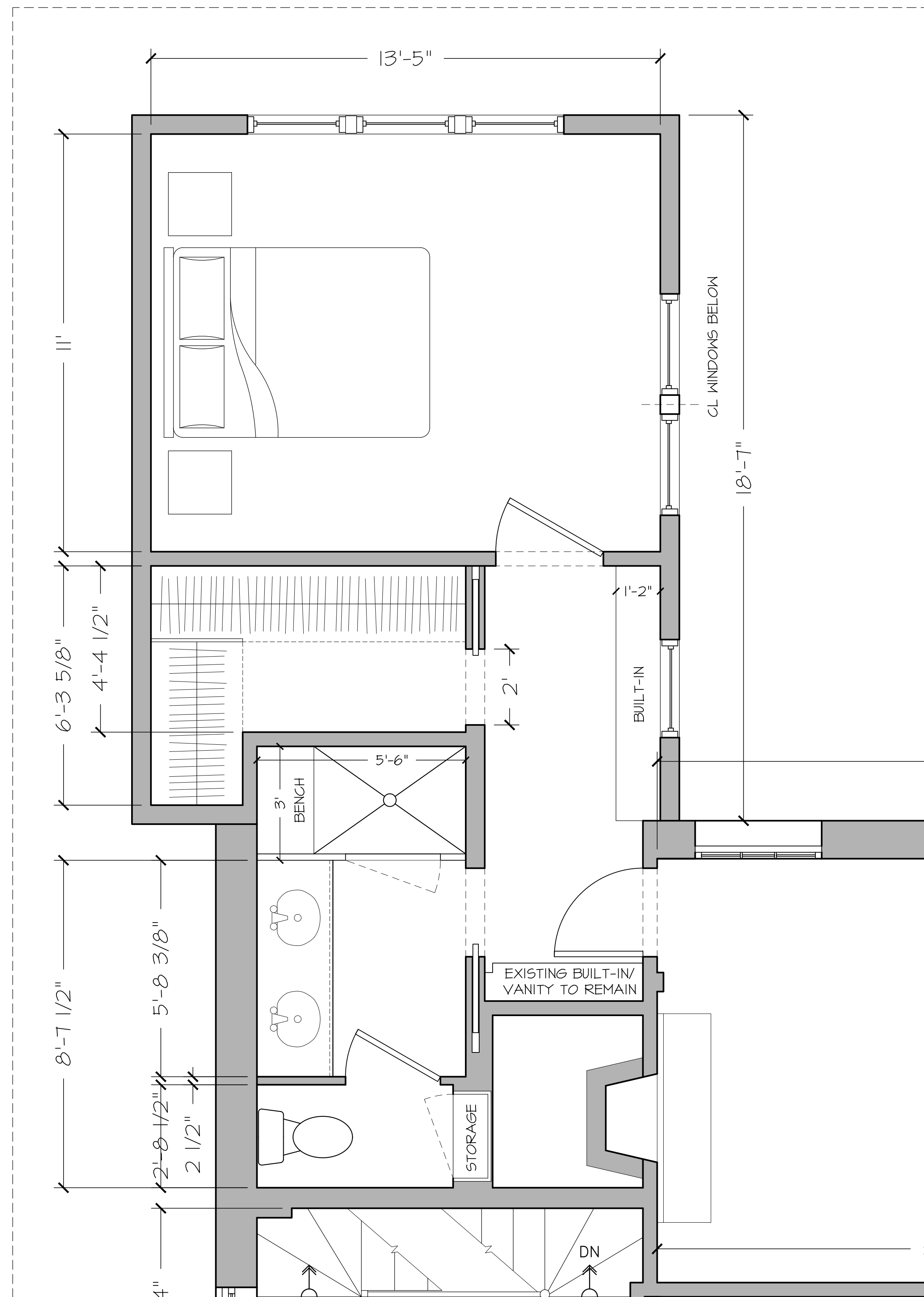
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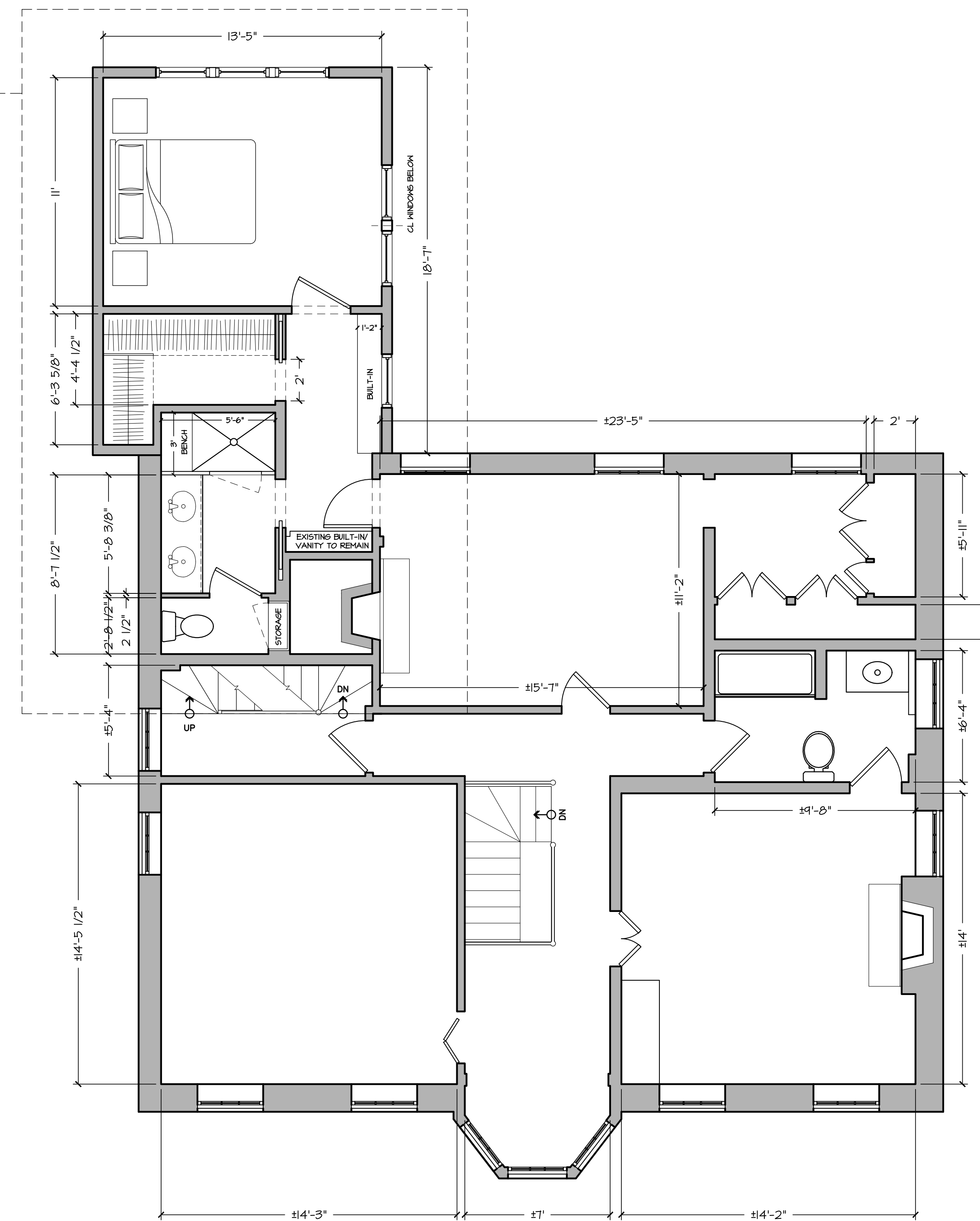
2 PROPOSED MIDROOM PLAN ENLARGED
SCALE: 1/2"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED MASTER SUITE ADDITION, ENLARGED
SCALE: 1/2"=1'-0"



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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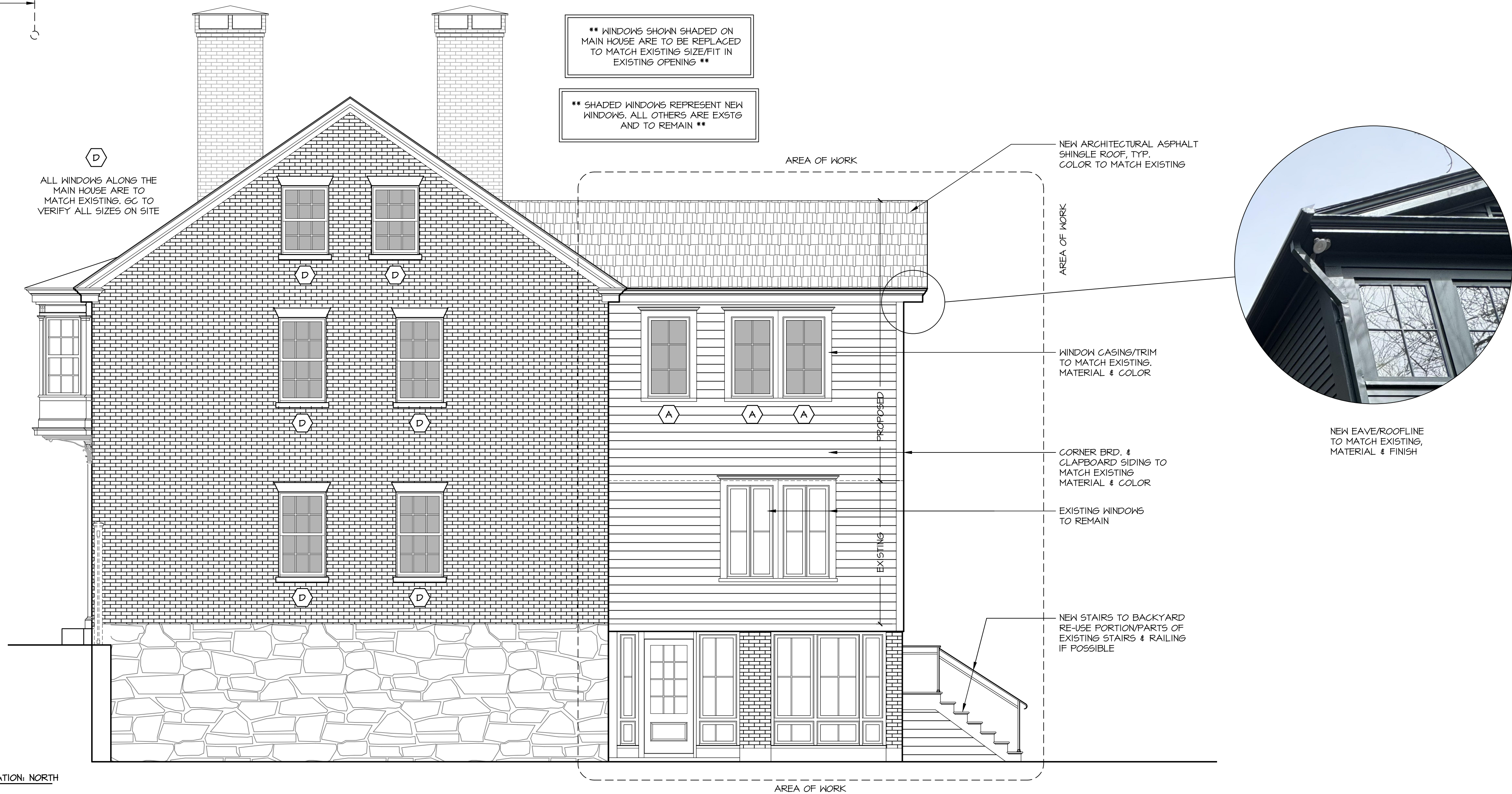
Date: JUN. 13, 2024

A1.2

Project Number:



1 PROPOSED EXTERIOR ELEVATION: EAST
SCALE: 1/4"=1'-0"



1 PROPOSED EXTERIOR ELEVATION: NORTH
SCALE: 1/4"=1'-0"

GENERAL NOTES:

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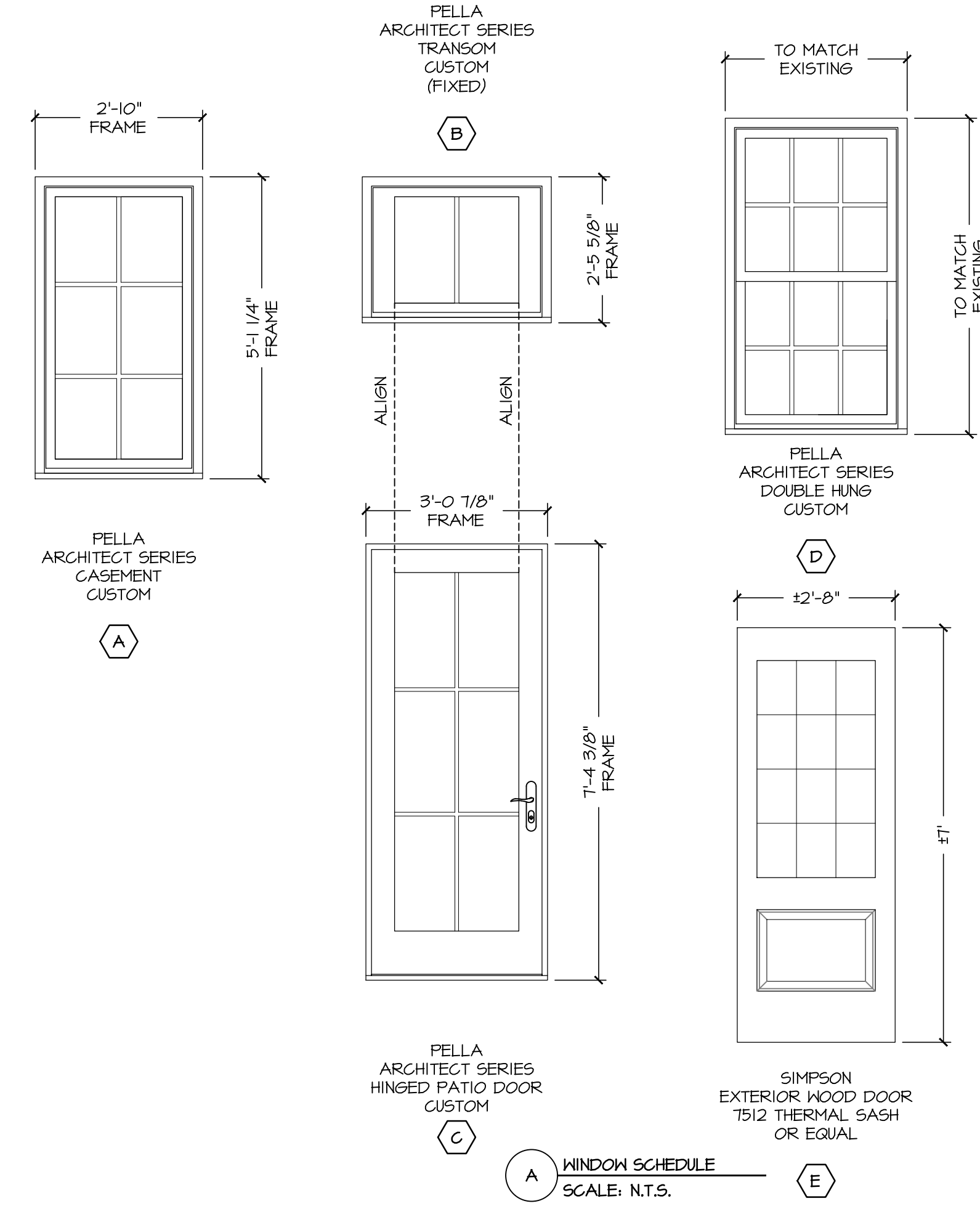
Date: JUN. 14, 2024

A2.1

Project Number:



** SHADED WINDOWS REPRESENT NEW WINDOWS. ALL OTHERS ARE EXISTING AND TO REMAIN **



- NEW WINDOW NOTES:**
1. ALL WINDOWS & DOORS SHALL BE MANUFACTURED BY PELLA ARCHITECT SERIES UNLESS NOTED OTHERWISE. SUBSTITUTES MUST BE APPROVED BY ARCHITECT/OWNER
 2. WINDOWS SHALL BE (COLOR TBD) ALUMINUM CLAD EXTERIOR & PRIMED PINE INTERIOR, UNLESS OTHERWISE NOTED.
 3. LOW-E INSULATING GLAZING TO MEET IECC 2009 WITH (1/8" WDL) SIMULATED DIVIDED LIGHT W/ ALUMINUM MILL FINISH SPACER BAR UNLESS OTHERWISE NOTED.
 4. PROVIDE SURFACE MOUNTED SASH LOCK HARDWARE. FINISH TBD REVIEW W/ARCHITECT.
 5. WHITE JAMB LINERS, UNLESS OTHERWISE NOTED. REVIEW W/ARCHITECT.
 6. GC TO SUPPLY & INSTALL JAMB EXTENSIONS. COORDINATE W/ ARCHITECT & INTERIOR FINISHES
 7. ALL EXTERIOR CASINGS & MULL CASINGS SHALL BE 3/4x6 AZEK TRIM BD. REVIEW ALL WINDOWS & CASINGS W/ ARCHITECT PRIOR TO ORDERING.
 8. LONGHORN SILL, IN LENGTHS TO RECEIVE CASINGS AS SHOWN. PROVIDE FIELD APPLIED CONTINUOUS SILL UNDER MULTIPLE UNITS WHERE SHOWN OR SCHEDULED.
 9. ALL SILLS TO BE CUSTOM 2" AZEK HISTORIC SILL UNLESS NOTED OTHERWISE. REVIEW W/ARCHITECT.
 10. PROVIDE COPPER PANS OR EQUAL AT ALL WINDOWS AND EXTERIOR DOORS.
 11. PROVIDE FIBERGLASS BETTER VUE FULL INSECT SCREENS WHERE APPLICABLE. COLOR TO MATCH CLAD EXTERIOR.
 12. STANDARD GLAZING BEAD UNLESS NOTED OTHERWISE
 13. EGRESS HARDWARE FOR CASEMENT OPERATING WINDOWS, TYP.
 14. INTERIOR HARDWARE FINISH TO BE DETERMINED

- GENERAL NOTES:**
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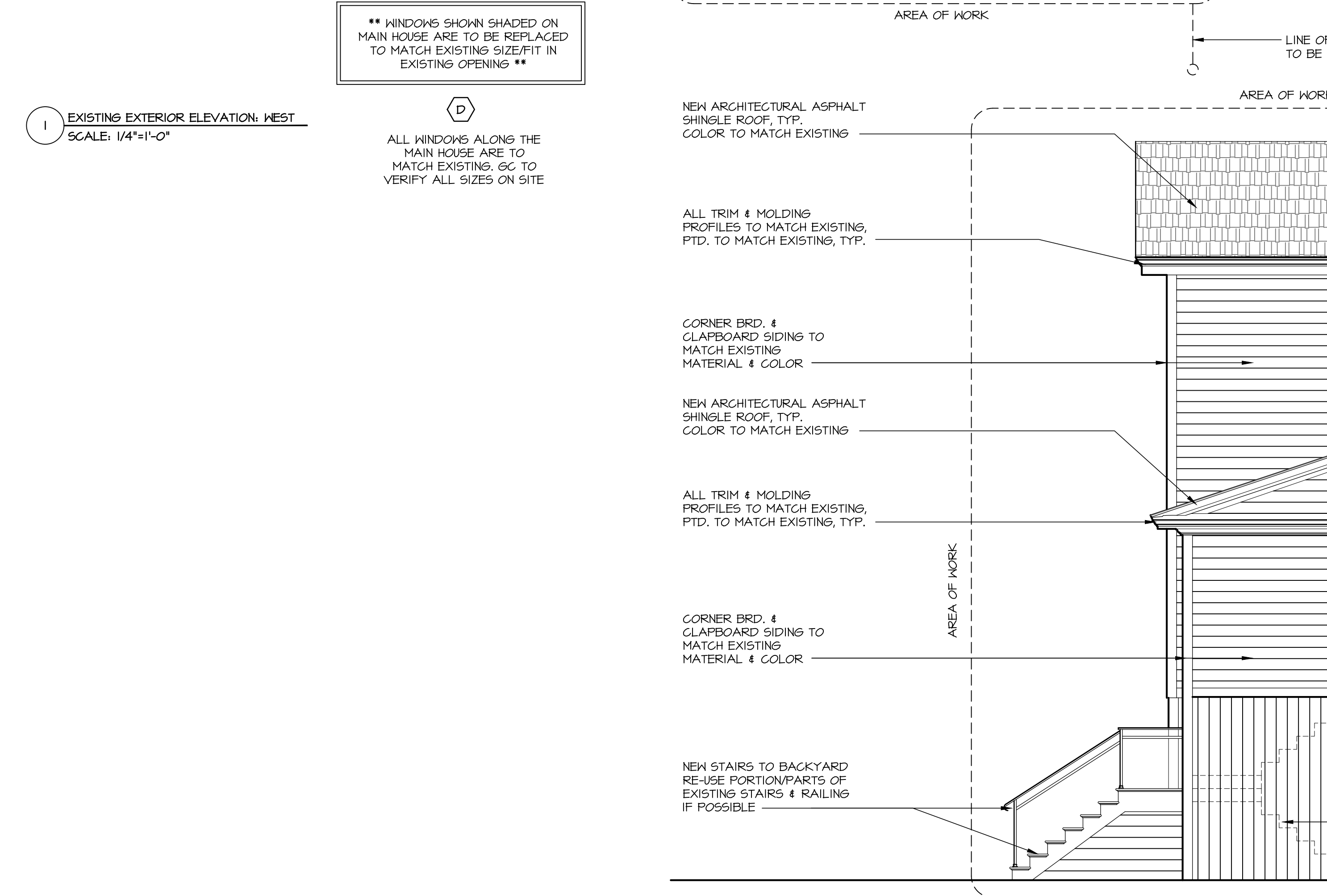
CUSTOM HOMES ■ RENOVATION RESTORATION

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No.	Date	Revisions



** WINDOWS SHOWN SHADED ON MAIN HOUSE ARE TO BE REPLACED TO MATCH EXISTING SIZE/FIT IN EXISTING OPENING **

** WINDOWS SHOWN SHADED ON MAIN HOUSE ARE TO BE REPLACED TO MATCH EXISTING SIZE/FIT IN EXISTING OPENING **

1 EXISTING EXTERIOR ELEVATION: WEST
SCALE: 1/4"=1'-0"

D ALL WINDOWS ALONG THE MAIN HOUSE ARE TO MATCH EXISTING, GC TO VERIFY ALL SIZES ON SITE

2 EXISTING EXTERIOR ELEVATION: SOUTH
SCALE: 1/4"=1'-0"

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118 BENEFIT STREET
PROVIDENCE, RHODE ISLAND

Date: JUN. 14, 2024

A2.2

Project Number: