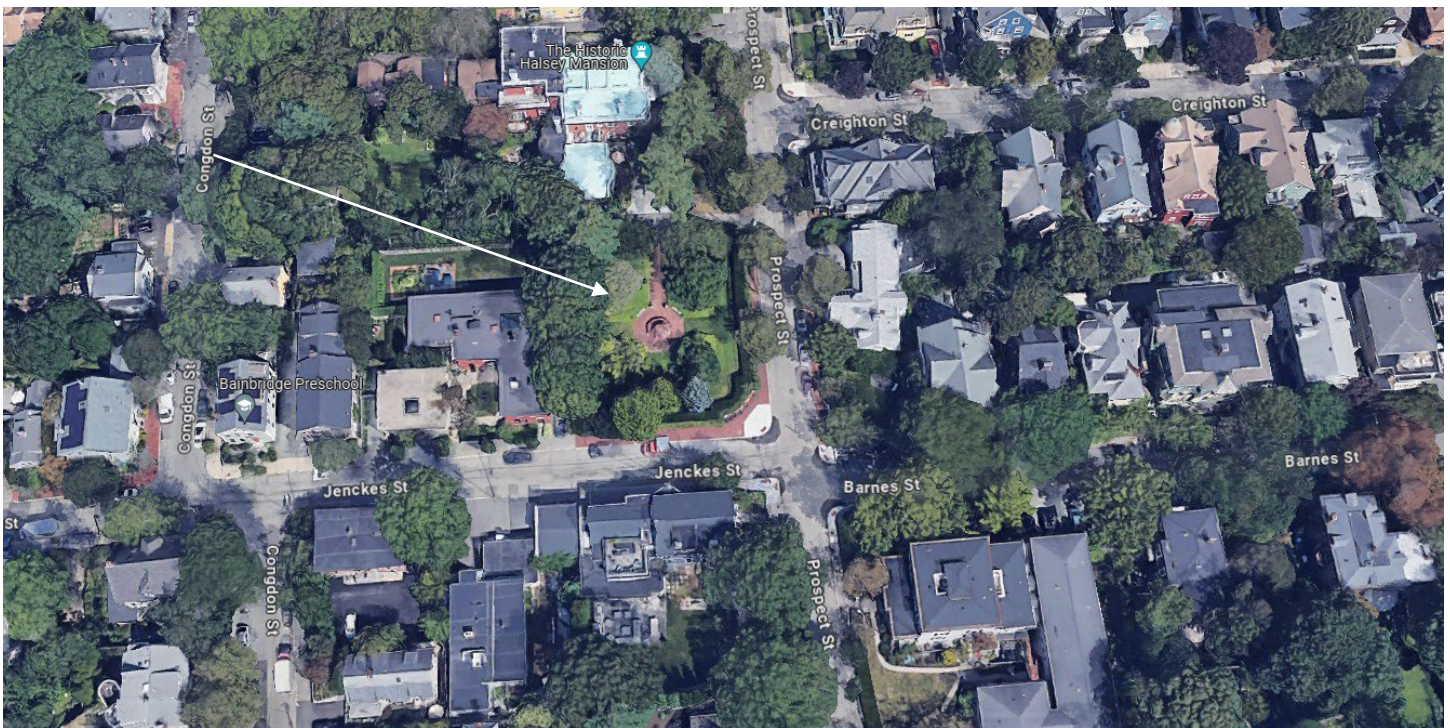


**7. CASE 24.079, 118-126 BENEVOLENT STREET, Vacant lot (POWER-COOKE)**  
Vacant lots within the College Hill NRHD.



Arrow indicates 118-126 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 39<sup>th</sup> 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 three single-family residences with detached garages.

**Issues:** The following issues are relevant to this application:

- The existing properties 118-126 Benevolent St. are to be subdivided into three equal lots, each with  $\geq 50'$  wide street frontage. Upon each lot will be a new three-story single-family residence (each with 1490sf footprint, 40' height) over full basements with detached garages (each with 620sf footprint, 20' height). Private driveway access for each property will extend from Benevolent St. to the north end of each site. Some regrading of the lots will be required;
- The proposed building's form and siting are appropriate for the location; and,
- Plans and photos have been submitted, additional materials will be made available at the meeting.

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

- a) 118-126 Benevolent Street are currently vacant parcels of approximately 16,427 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. 118-126 Benevolent Street are currently vacant parcels of approximately 16,427 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.**

**BENEVOLENT ST. HOMES  
DESIGN UPDATE - R1**

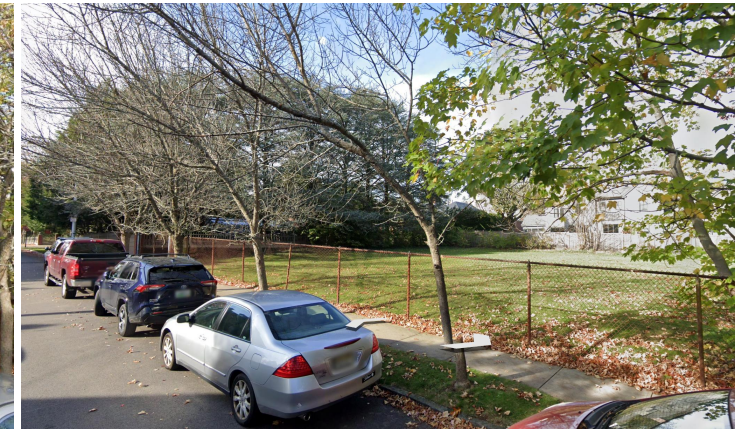


**COVER SHEET**

BENEVOLENT ST. HOMES 118-126 BENEVOLENT ST, PROVIDENCE, RI 02906  
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**EXBT. 1B**

PROJECT NO: 2425  
DATE: 07/15/24  
SCALE:

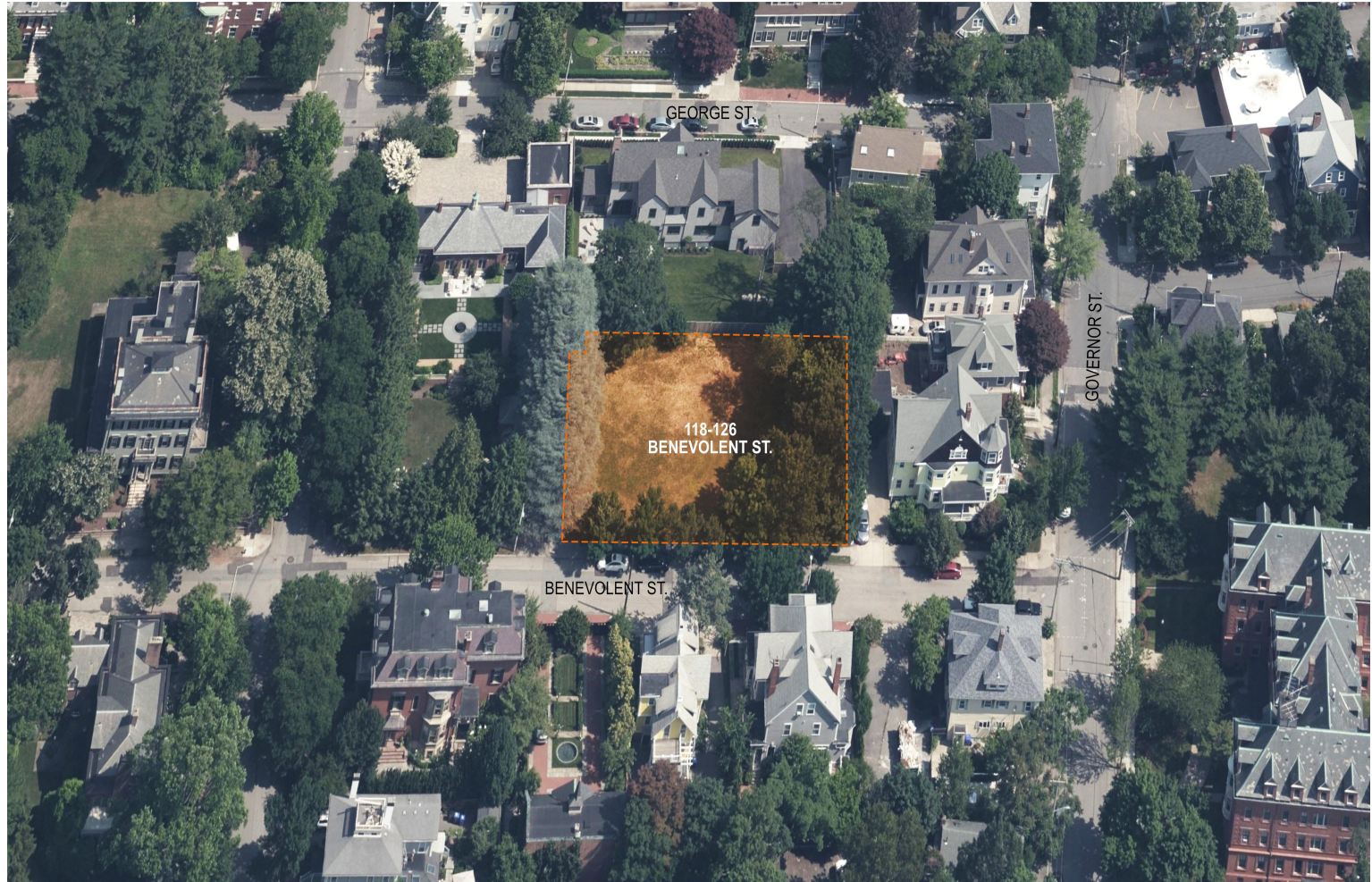


## SITE PHOTOS

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## EXBT. 2A

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE:



VIEW LOOKING NORTH



VIEW LOOKING EAST

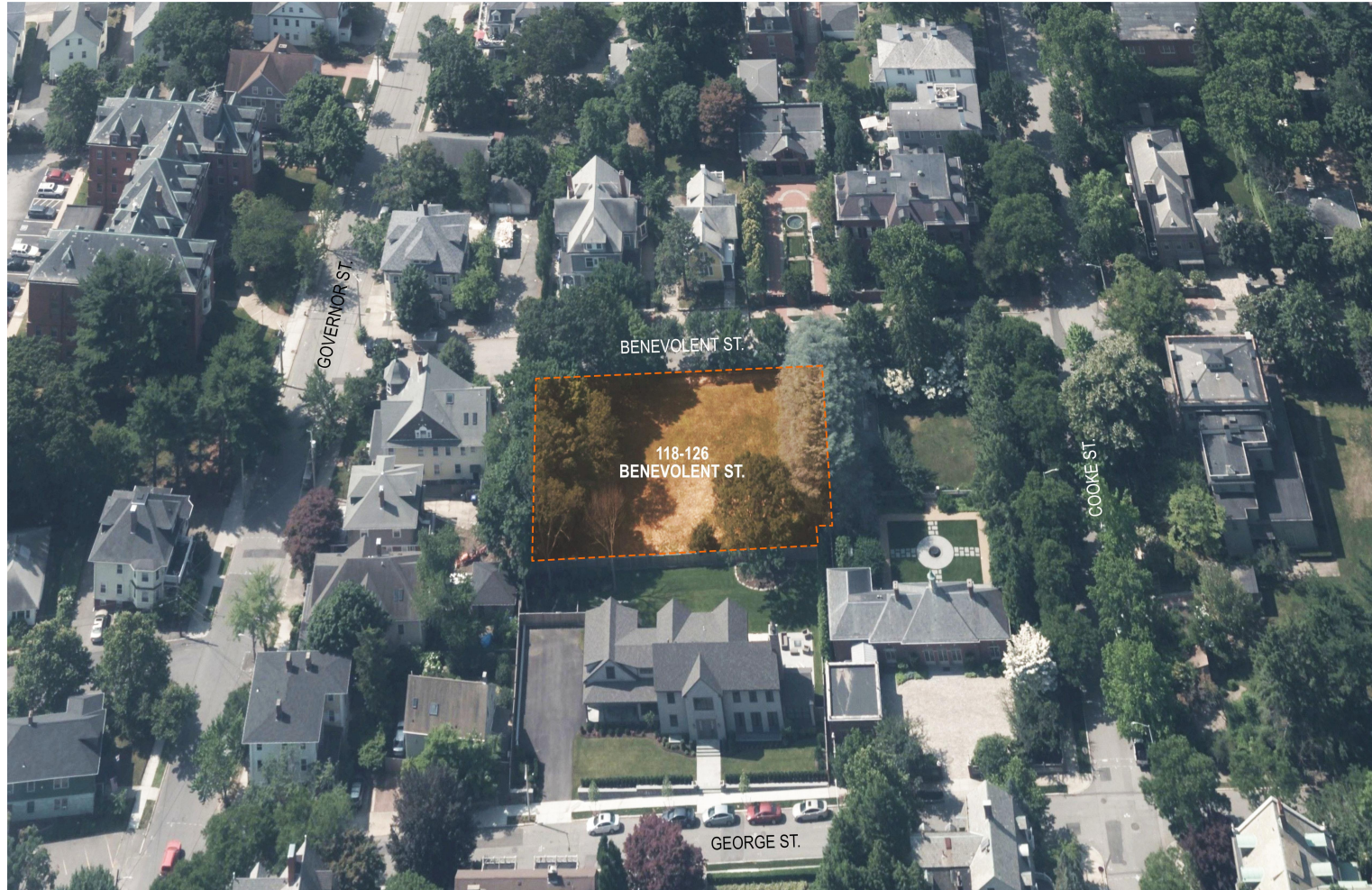


## SITE PHOTOS

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## EXBT. 2B

PROJECT NO: 2425  
 DATE: 07/15/24  
 SCALE:



VIEW LOOKING SOUTH



VIEW LOOKING WEST

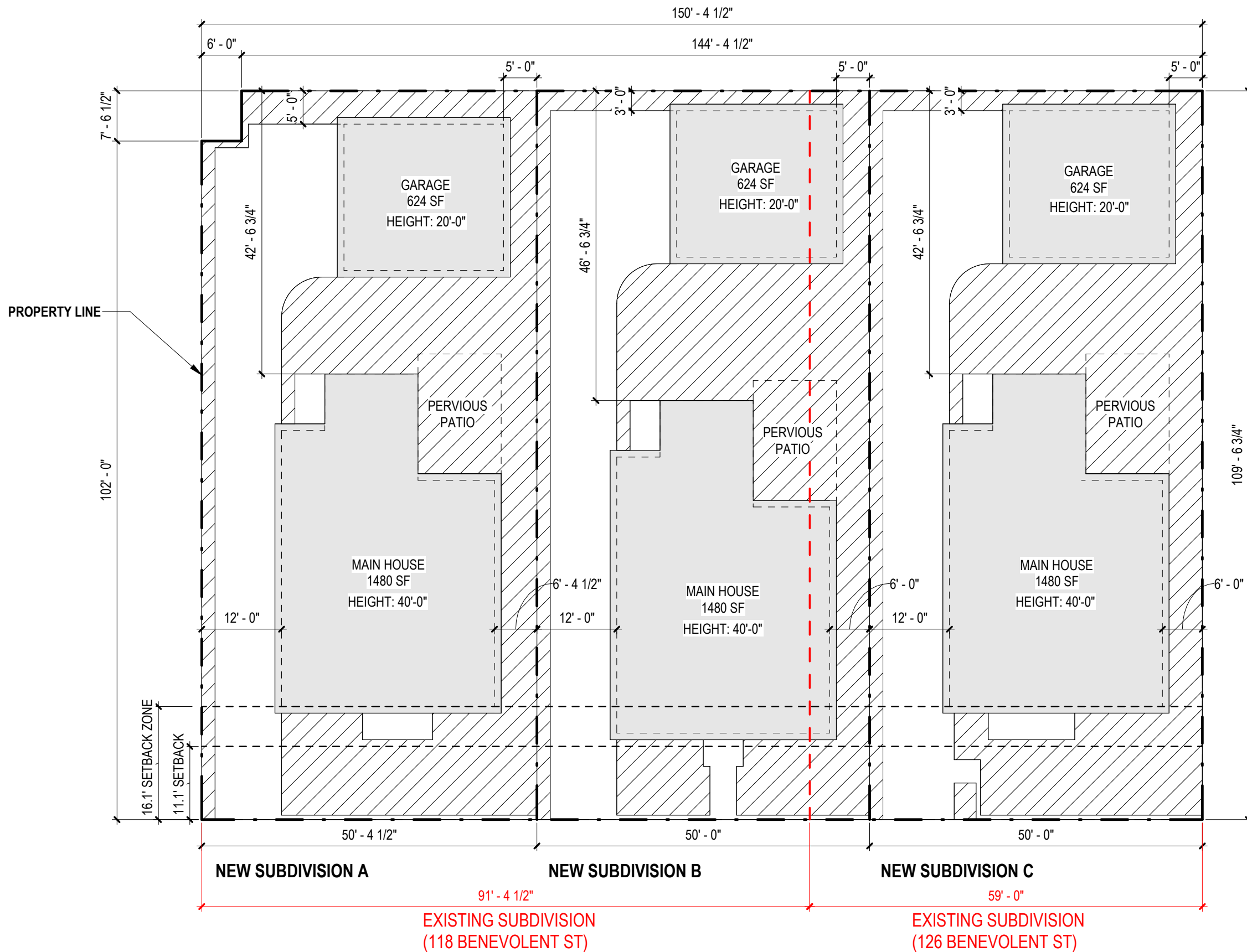


## SITE PHOTOS

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## EXBT. 2C

PROJECT NO: 2425  
 DATE: 07/15/24  
 SCALE:

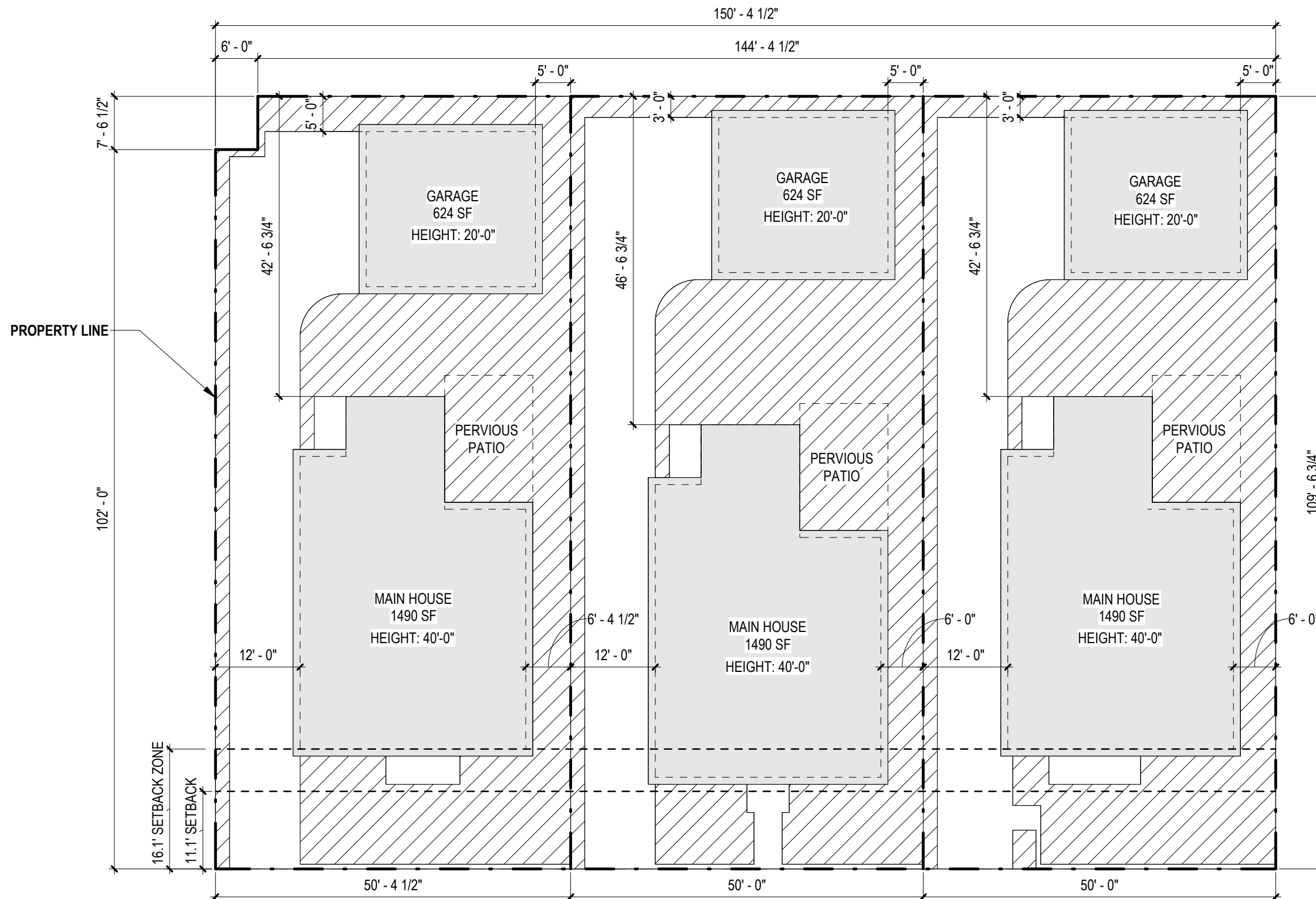


## PROPOSED SUBDIVISION

BENEVOLENT ST. HOMES 118-126 BENEVOLENT ST, PROVIDENCE, RI 02906  
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## EXBT. 3A

PROJECT NO: 2425  
 DATE: 07/08/24  
 SCALE: 1/16" = 1'-0"



**NEW SUBDIVISION A**

TOTAL LOT AREA  
5473 SF

TOTAL PERVIOUS  
2182 SF (>1000 SF)

BUILDING COVERAGE  
2114 SF (39%) (<45%)

TOTAL IMPERVIOUS  
3291 SF (60%) (<65%)

**NEW SUBDIVISION B**

TOTAL LOT AREA  
5478 SF

TOTAL PERVIOUS  
2147 SF (>1000 SF)

BUILDING COVERAGE  
2114 SF (39%) (<45%)

TOTAL IMPERVIOUS  
3331 SF (61%) (<65%)

**NEW SUBDIVISION C**

TOTAL LOT AREA  
5478 SF

TOTAL PERVIOUS  
2122 SF (>1000 SF)

BUILDING COVERAGE  
2114 SF (39%) (<45%)

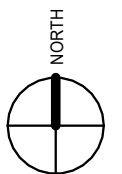
TOTAL IMPERVIOUS  
3356 SF (61%) (<65%)

**TOTAL LOT COVERAGE**

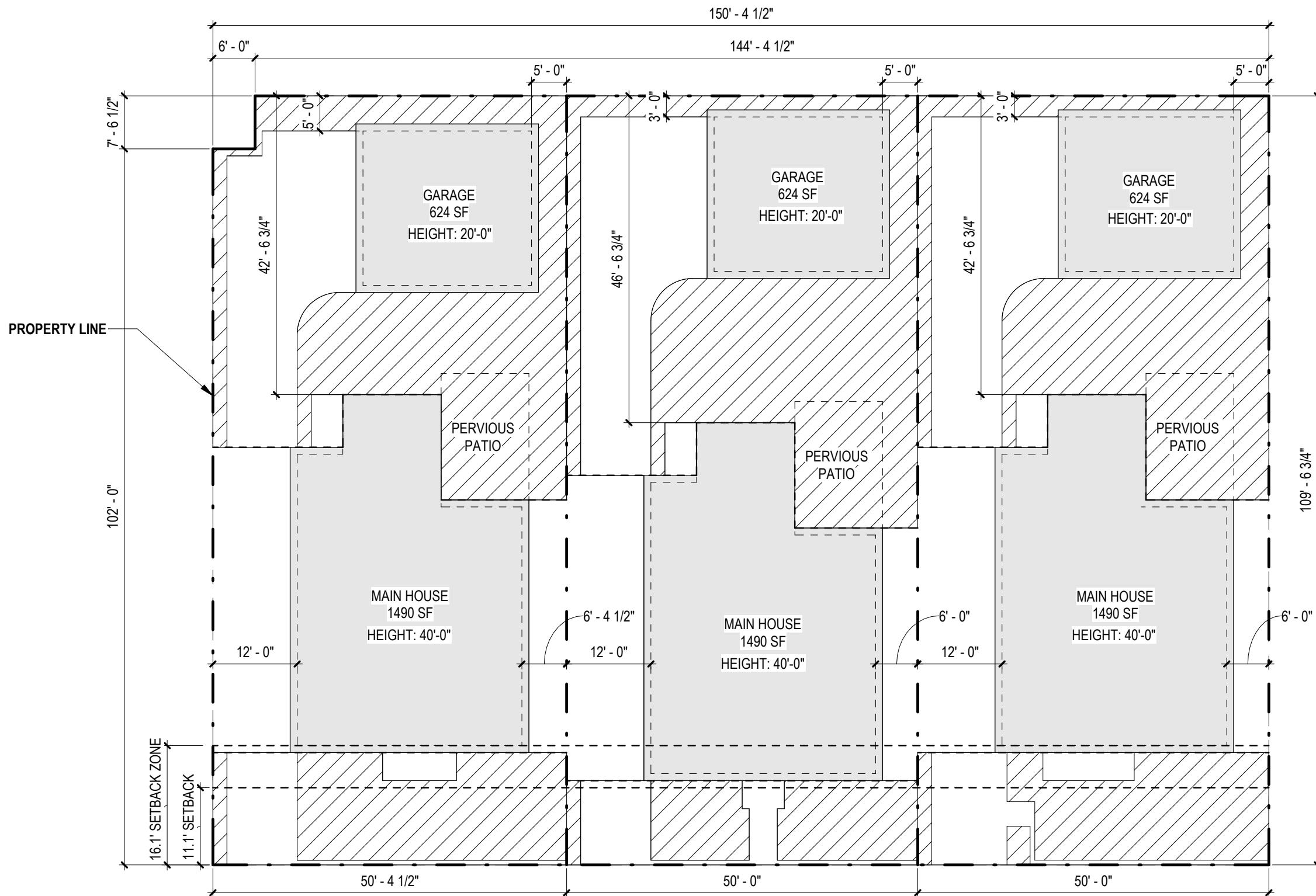
BENEVOLENT ST. HOMES 118-126 BENEVOLENT ST, PROVIDENCE, RI 02906  
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**EXBT. 3B**

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE: 1/16" = 1'-0"







**NEW SUBDIVISION A**

REAR YARD  
2505 SF

FRONT YARD  
806 SF

REAR IMPERVIOUS  
1218 SF (49%) (<50%)

FRONT IMPERVIOUS  
228 SF (29%) (<33%)

**NEW SUBDIVISION B**

REAR YARD  
2729 SF

FRONT YARD  
600 SF

REAR IMPERVIOUS  
1287 SF (47%) (<50%)

FRONT IMPERVIOUS  
199 SF (33%) (=33%)

**NEW SUBDIVISION C**

REAR YARD  
2529 SF

FRONT YARD  
800 SF

REAR IMPERVIOUS  
1247 SF (49%) (<50%)

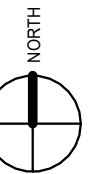
FRONT IMPERVIOUS  
263 SF (33%) (=33%)

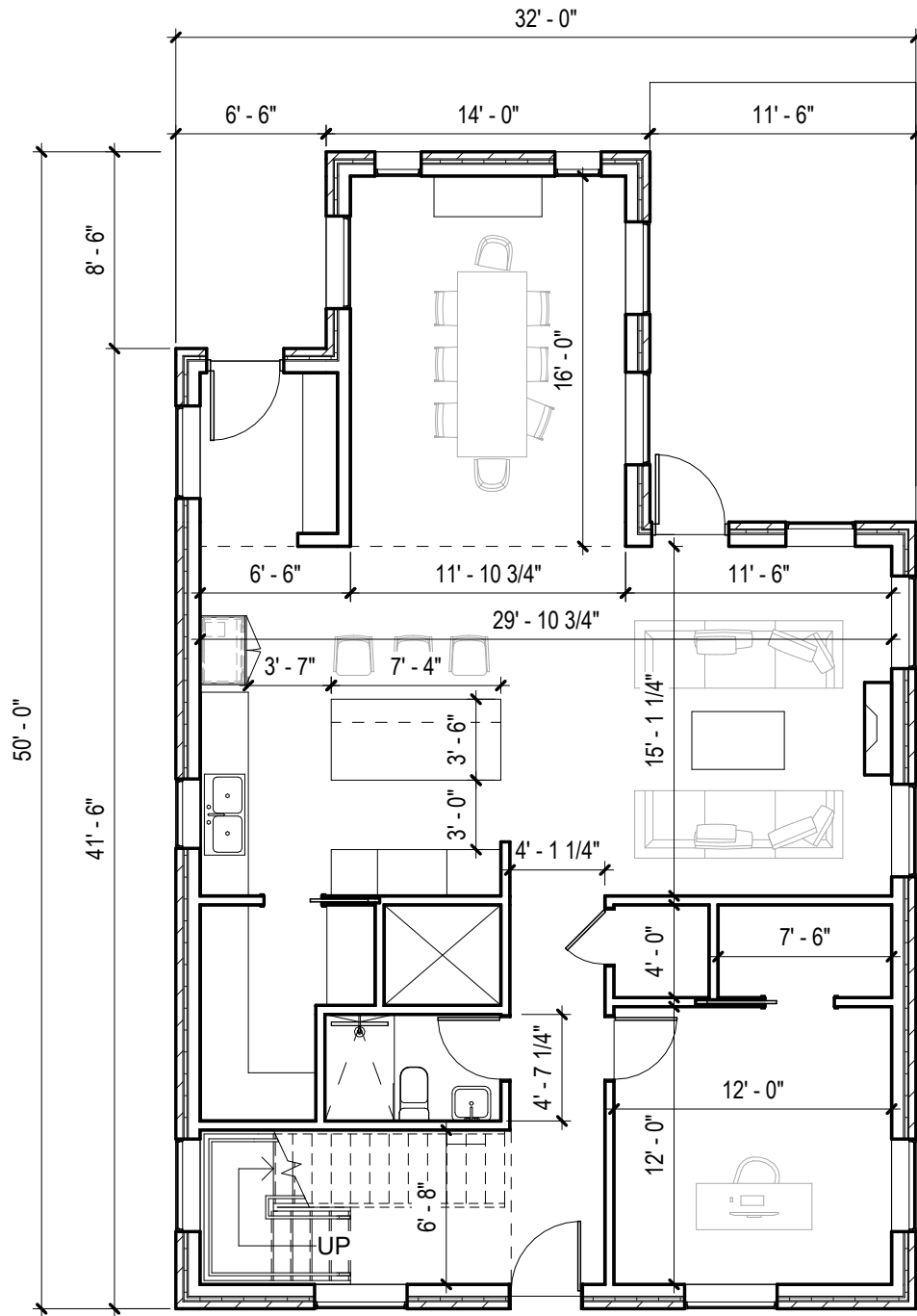
**FRONT & REAR COVERAGE**

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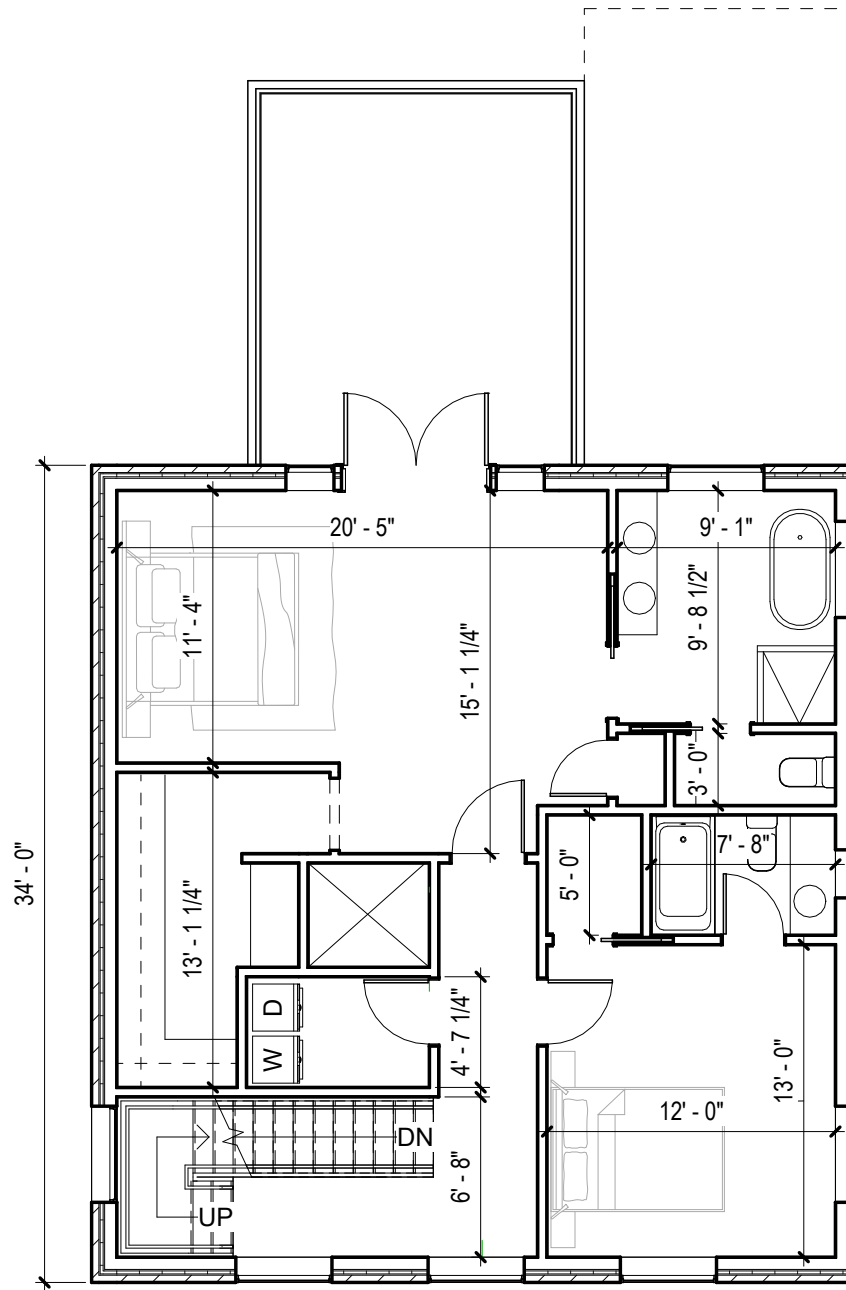
**EXBT. 3C**

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE: 1/16" = 1'-0"

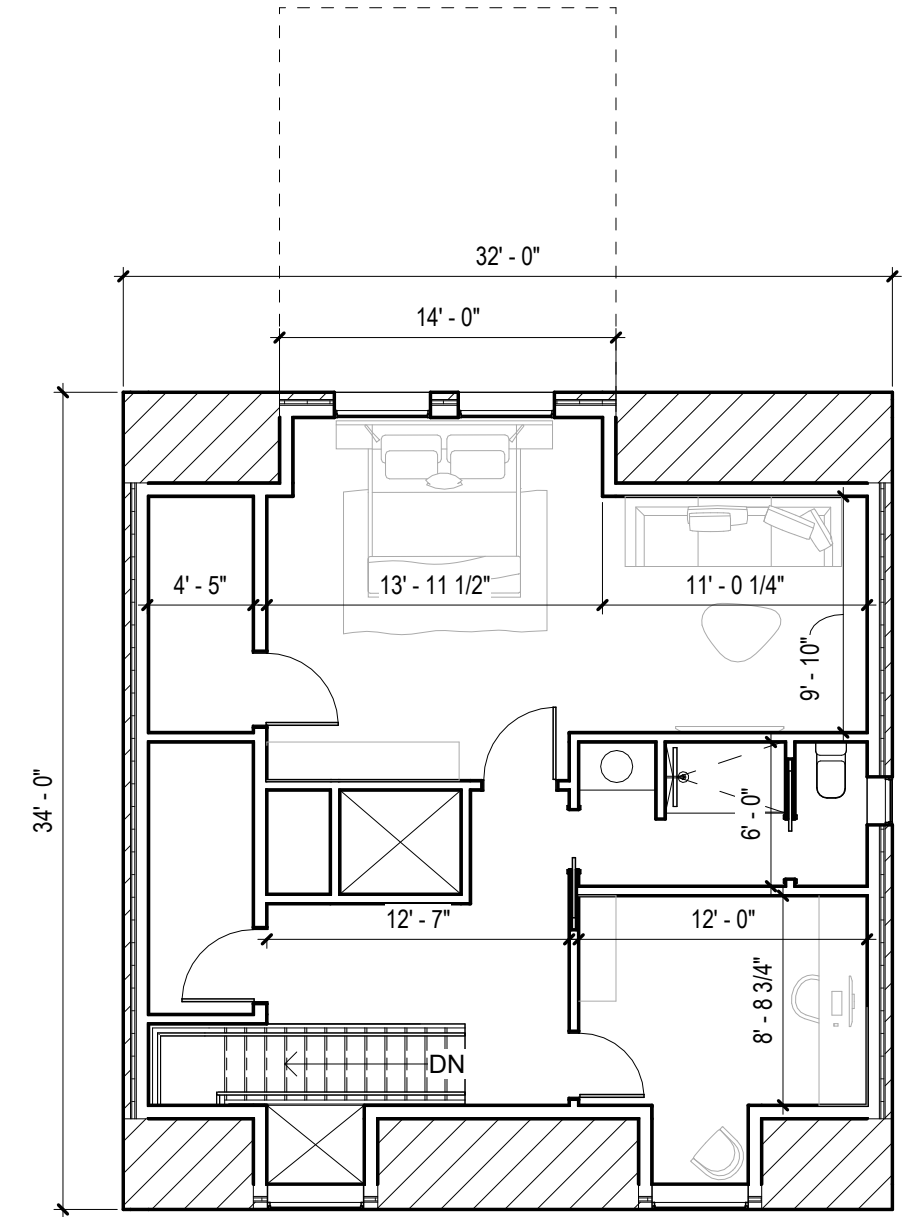




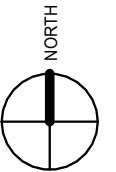
**1 FIRST FLOOR PLAN -**  
1/8" = 1'-0"



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



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

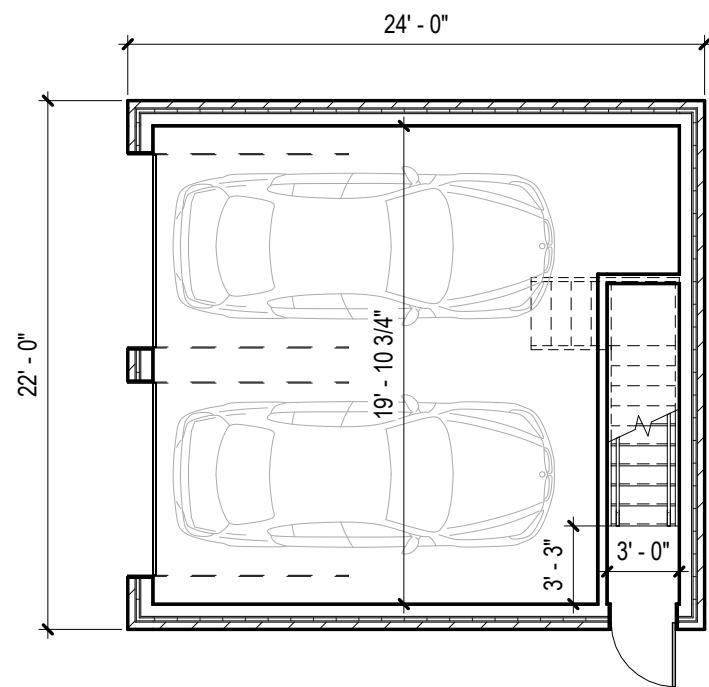


## TYPICAL HOUSE PLANS

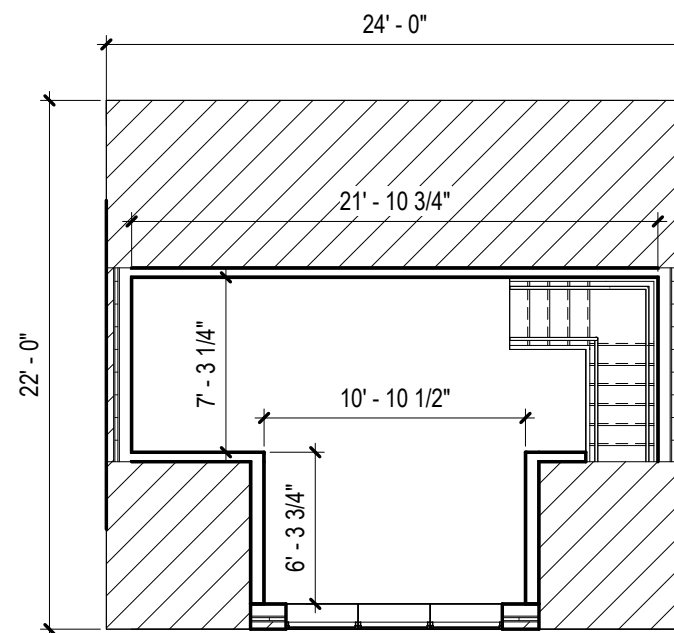
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## EXBT. 3D

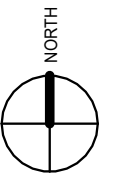
PROJECT NO: 2425  
DATE: 07/08/24  
SCALE: 1/8" = 1'-0"



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



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



## TYPICAL GARAGE PLANS

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## EXBT. 3E

PROJECT NO: 2425  
 DATE: 07/08/24  
 SCALE: 1/8" = 1'-0"



125 Governor St. - Governor Apartments



18 Cooke Street



154 Waterman St. - Charles Potter House



20 Cooke Street



## PRECEDENT IMAGERY

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## EXBT. 9A

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE:



## MASSING PERSPECTIVE

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## EXBT. 9B

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE:



## EAST PERSPECTIVE

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## EXBT. 9C

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE:



## WEST PERSPECTIVE

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## EXBT. 9D

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE:

**KITE ARCHITECTS INC.**  
One Central Street, Providence, RI 02907



**OWNER'S REPRESENTATIVES**

BENEVOLENT ST. HOMES 118-126 BENEVOLENT ST, PROVIDENCE, RI 02906  
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**EXBT. 10**

PROJECT NO: 2425  
DATE: 07/08/24  
SCALE: