

**BENEVOLENT STREET HOMES**  
HDC CONCEPTUAL REVIEW #2 - R1



# GENERAL STANDARDS

8. New additions, exterior alterations or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.

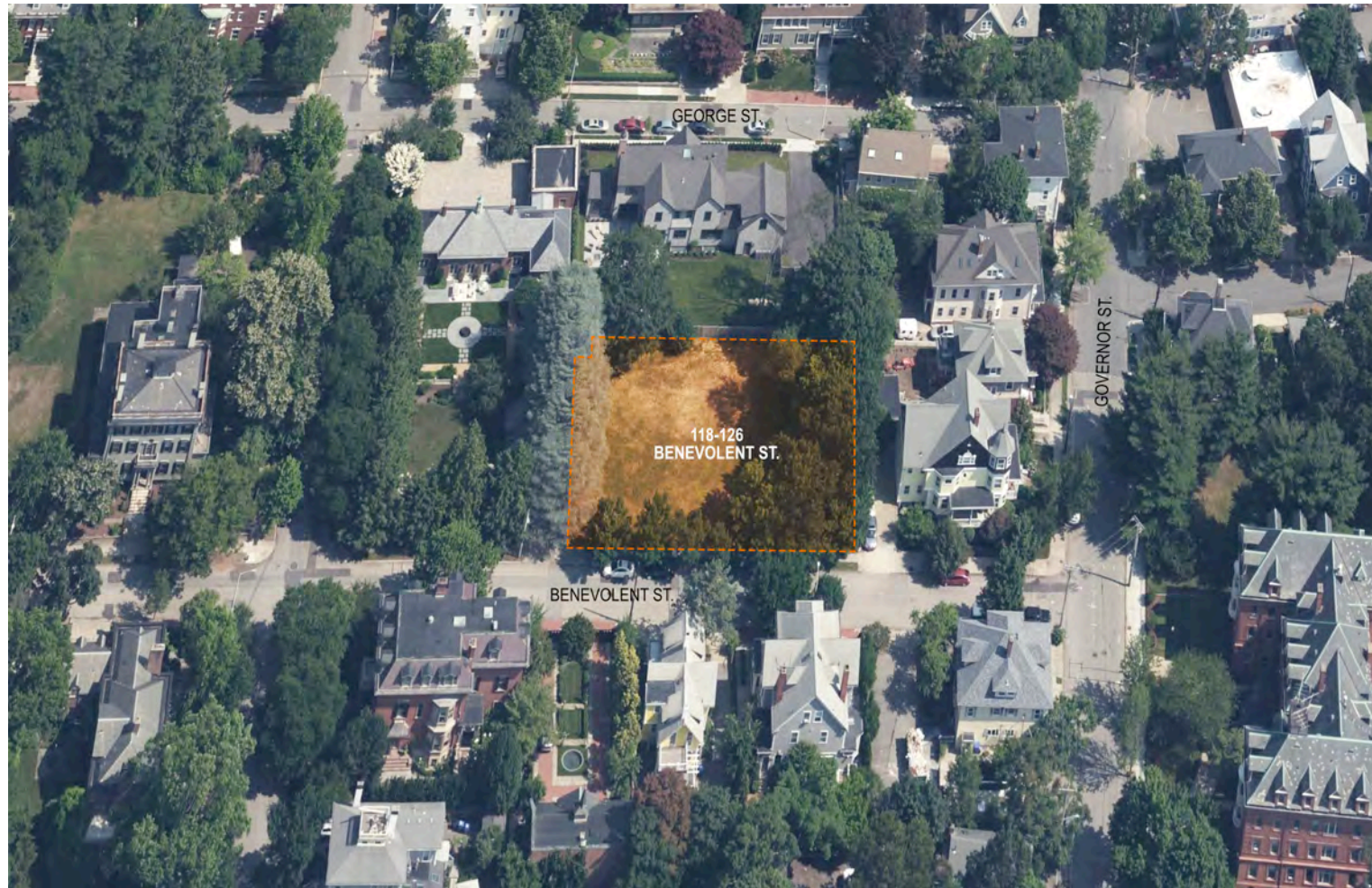
# NEW CONSTRUCTION & ADDITIONS

## DESIGN CRITERIA

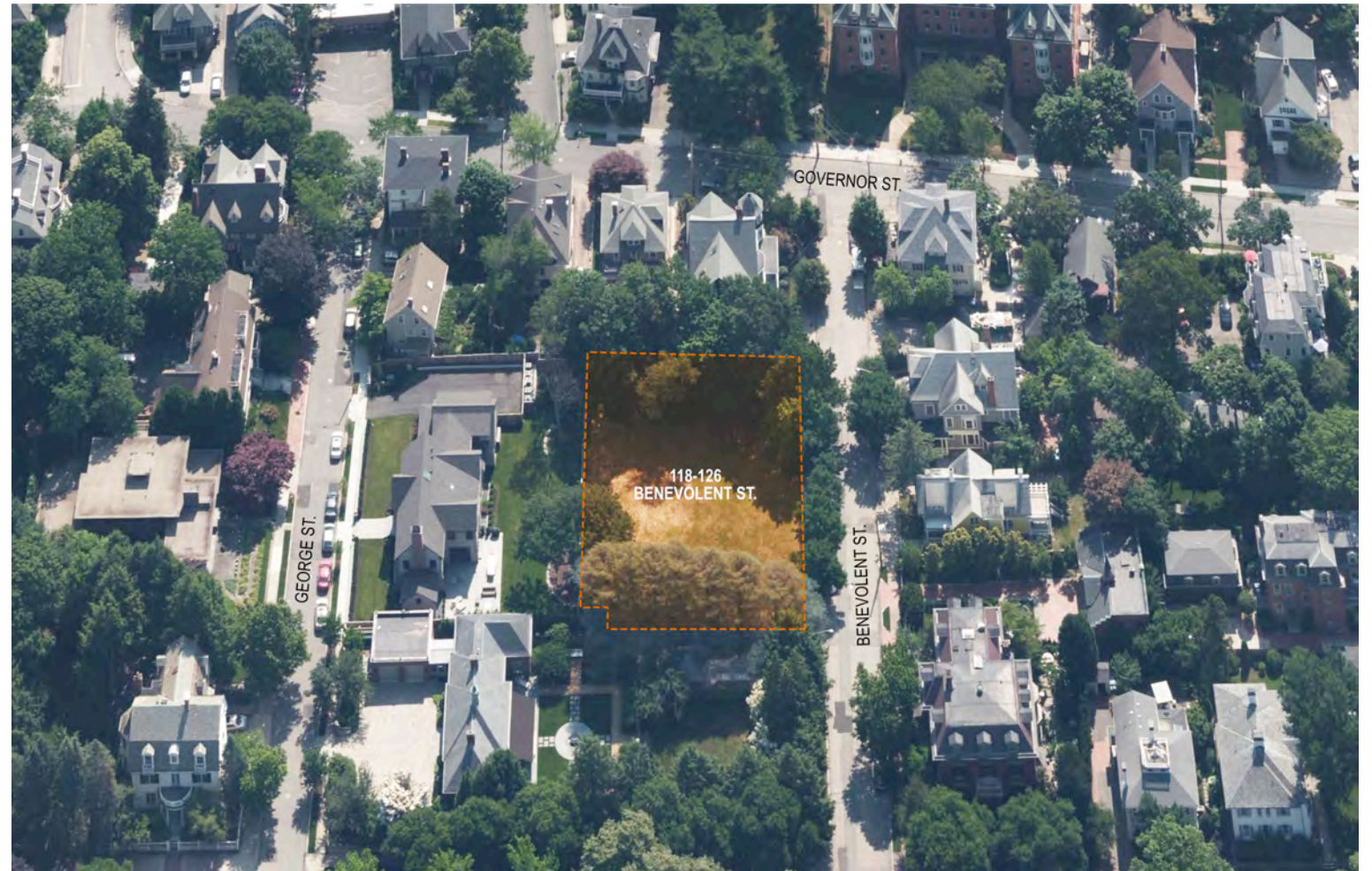
New construction should reflect the design trends and concepts of the period in which it is created, while recognizing that a new building or addition must fit into an existing framework of a variety of older buildings. New structures should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

SOURCE DOCUMENT:  
PROVIDENCE HISTORIC DISTRICT COMMISSION STANDARDS & GUIDELINES FOR THE ARMORY,  
BROADWAY, COLLEGE HILL, NORTH ELMWOOD, PROVIDENCE LANDMARKS DISTRICT-  
RESIDENTIAL, POWER-COOKE, SOUTH ELMWOOD AND STIMSON AVENUE DISTRICTS.



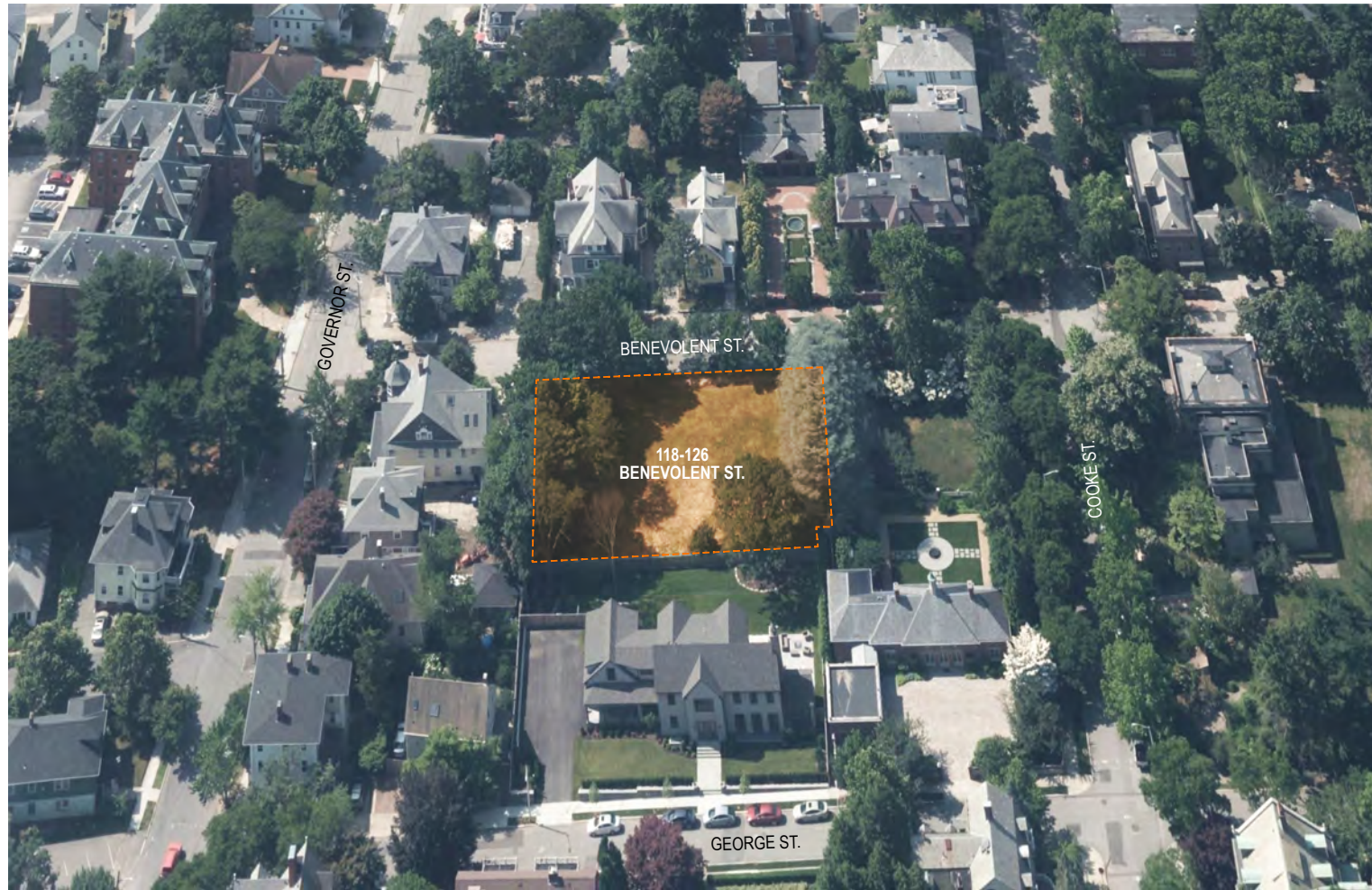


VIEW LOOKING NORTH



VIEW LOOKING EAST



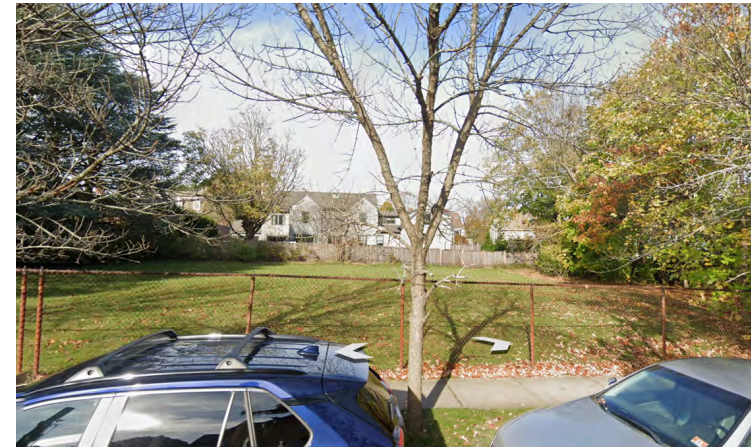
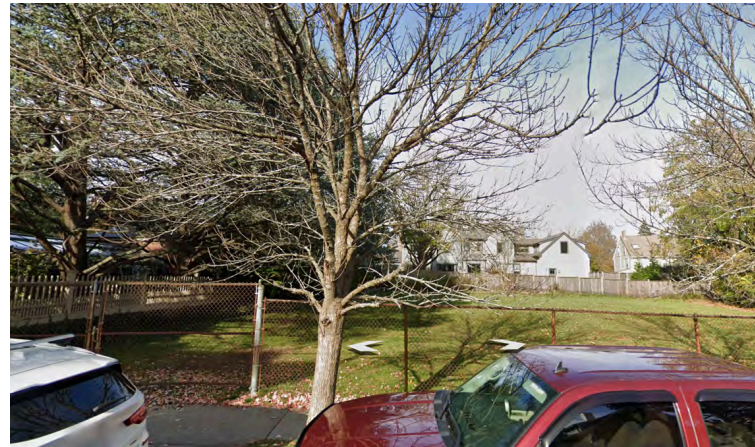


VIEW LOOKING SOUTH



VIEW LOOKING WEST





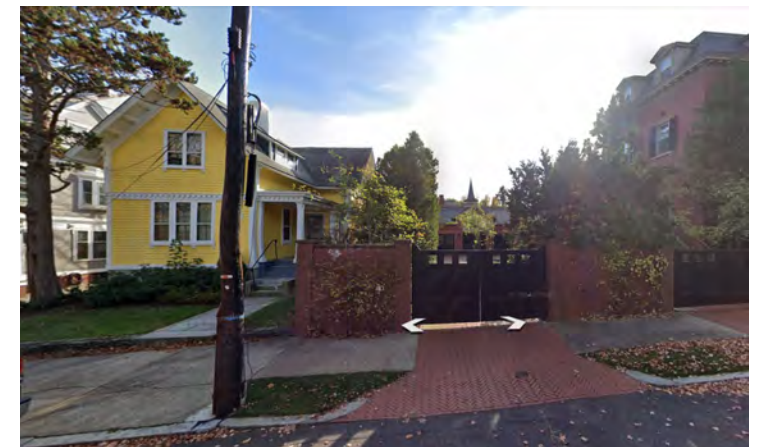
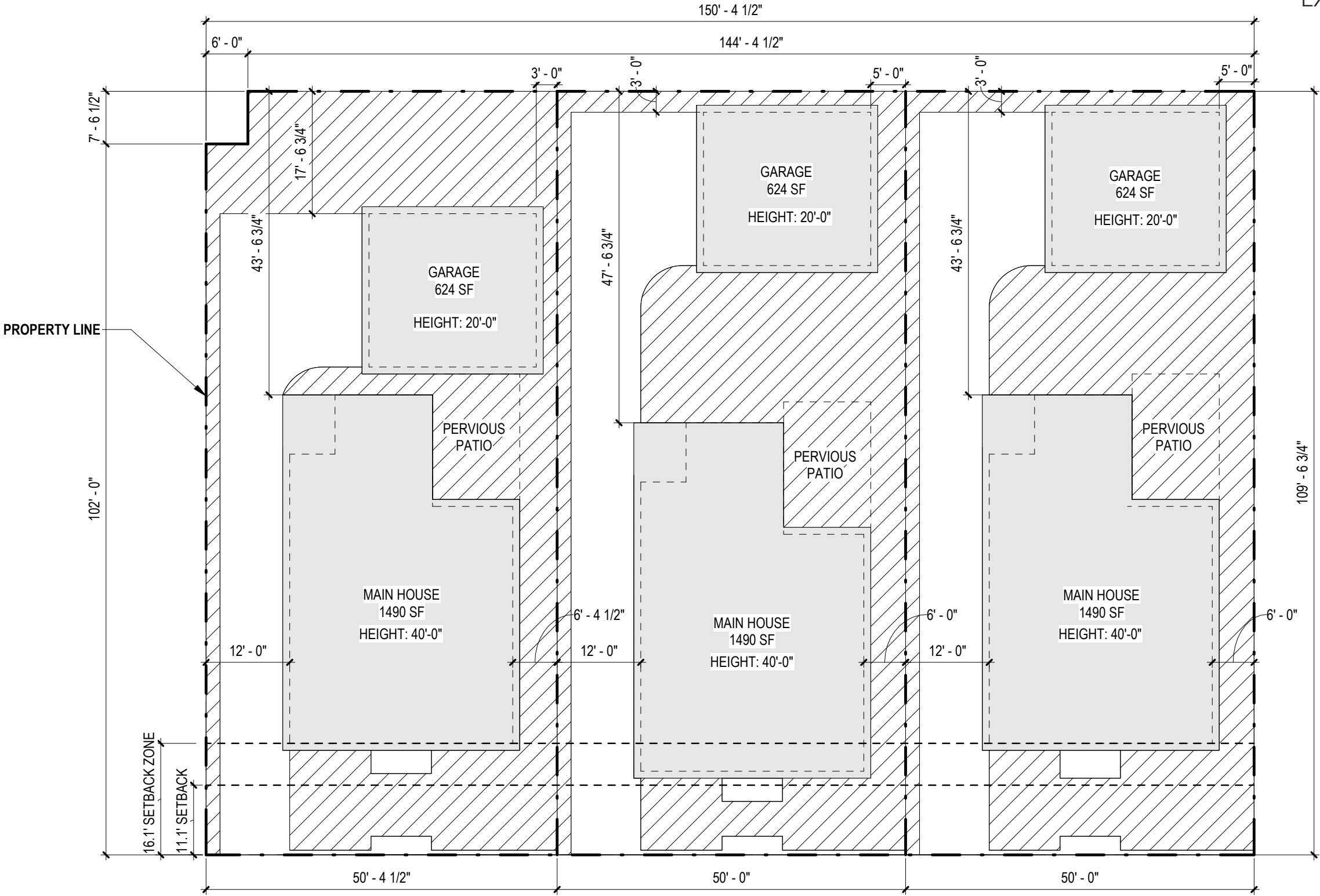


EXHIBIT 3A - TOTAL LOT COVERAGE

SCALE: 1/16" = 1'-0"



**NEW SUBDIVISION A**

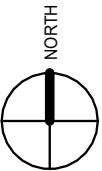
<b>TOTAL LOT AREA</b> 5473 SF	<b>TOTAL PERVIOUS</b> 2276 SF (>1000 SF)
<b>BUILDING COVERAGE</b> 2171 SF (40%) (<45%)	<b>TOTAL IMPERVIOUS</b> 3197 SF (58%) (<65%)

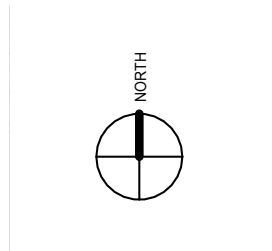
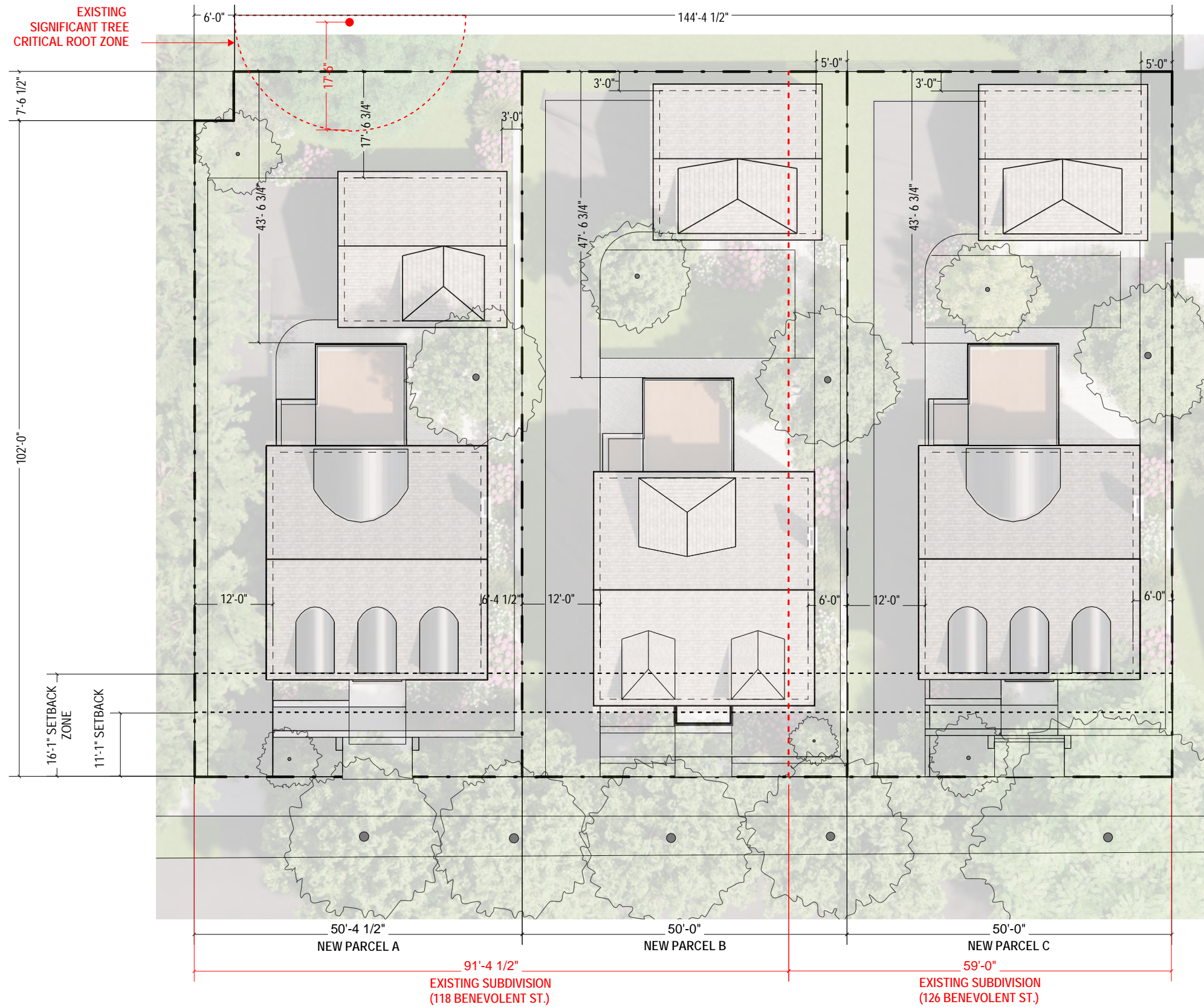
**NEW SUBDIVISION B**

<b>TOTAL LOT AREA</b> 5478 SF	<b>TOTAL PERVIOUS</b> 2182 SF (>1000 SF)
<b>BUILDING COVERAGE</b> 2171 SF (40%) (<45%)	<b>TOTAL IMPERVIOUS</b> 3296 SF (60%) (<65%)

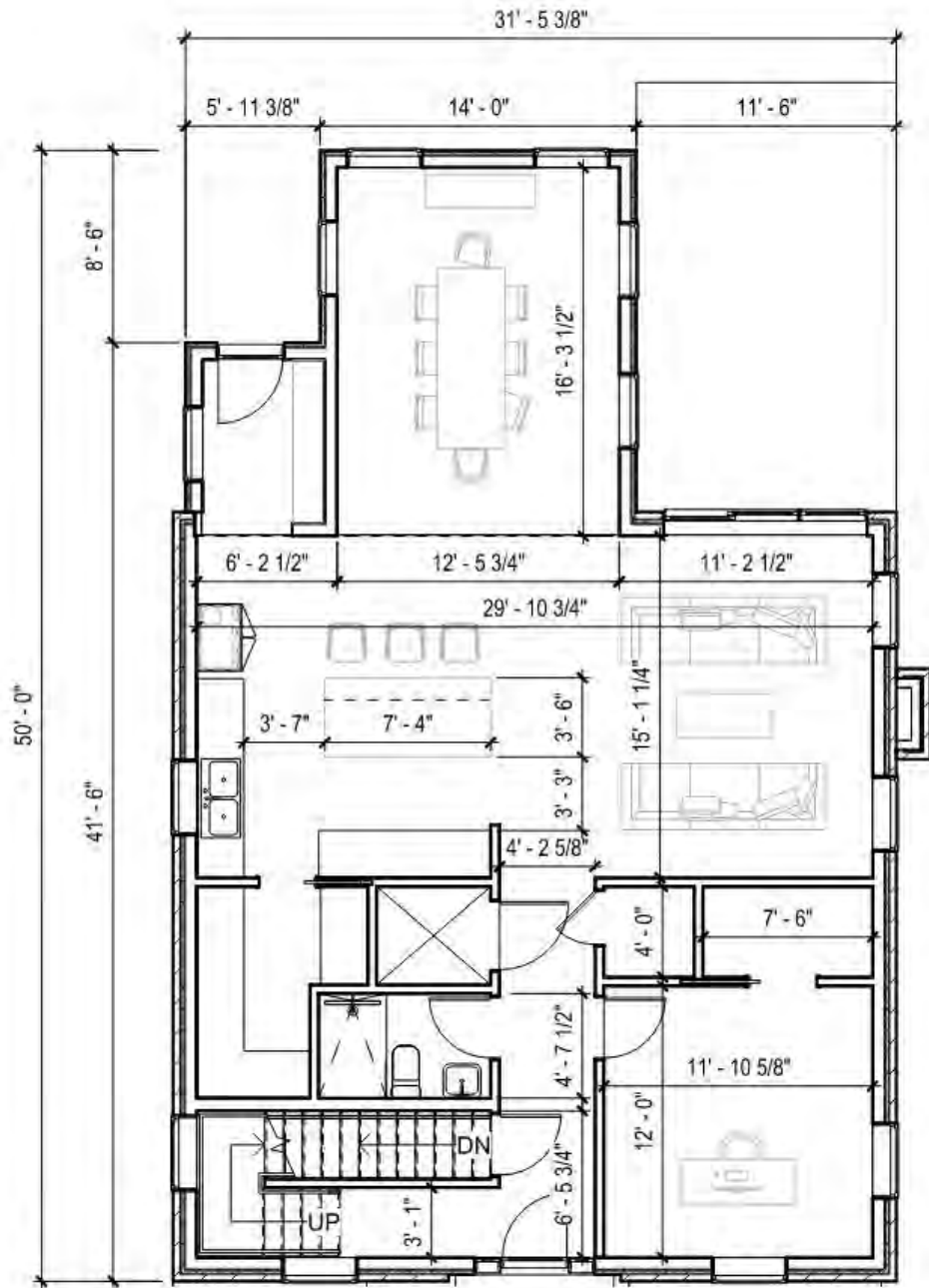
**NEW SUBDIVISION C**

<b>TOTAL LOT AREA</b> 5478 SF	<b>TOTAL PERVIOUS</b> 2177 SF (>1000 SF)
<b>BUILDING COVERAGE</b> 2171 SF (40%) (<45%)	<b>TOTAL IMPERVIOUS</b> 3301 SF (60%) (<65%)

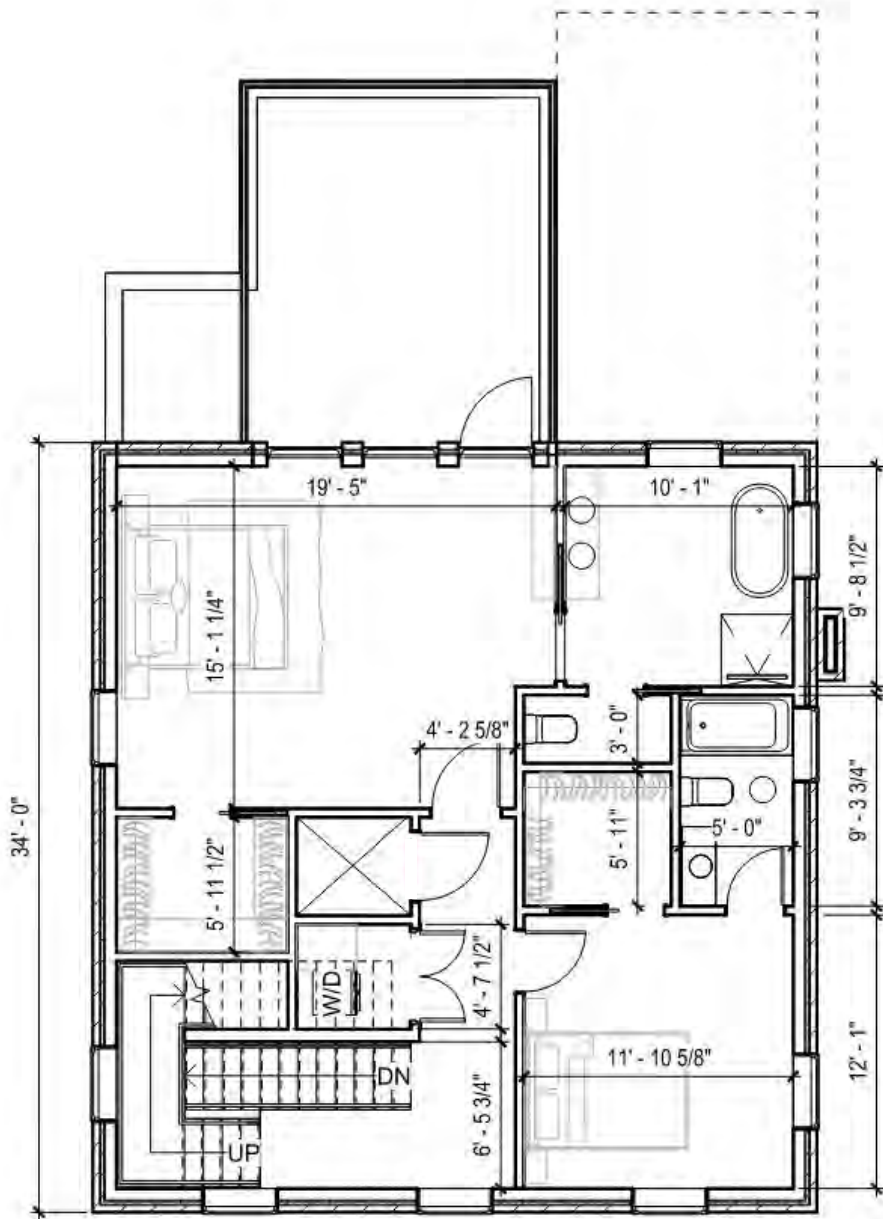




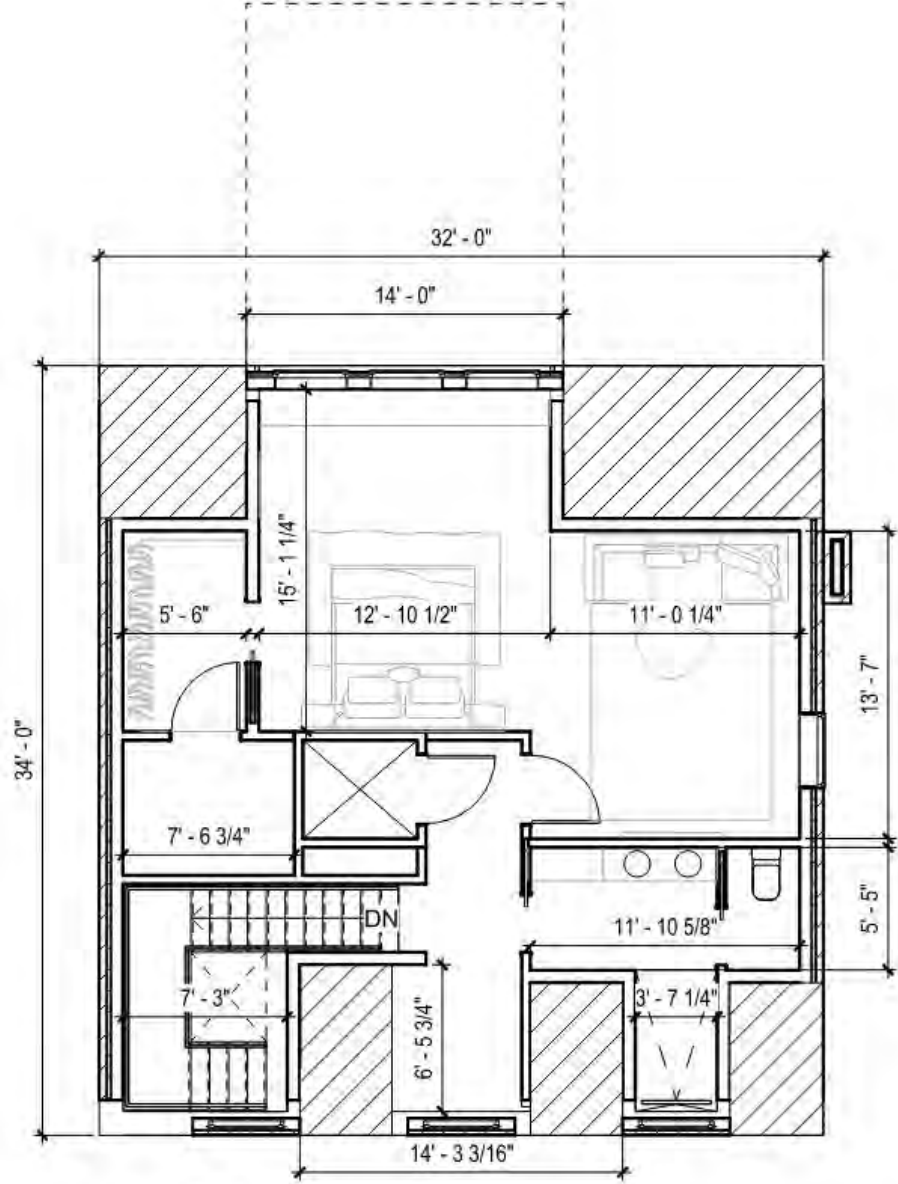




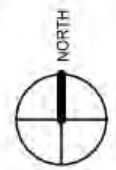
1 FIRST FLOOR PLAN -  
1/8" = 1'-0"

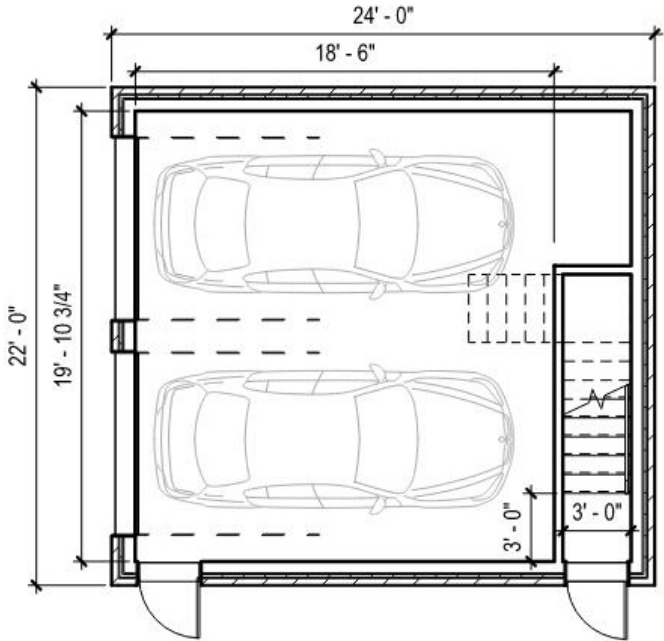


2 SECOND FLOOR PLAN -  
1/8" = 1'-0"

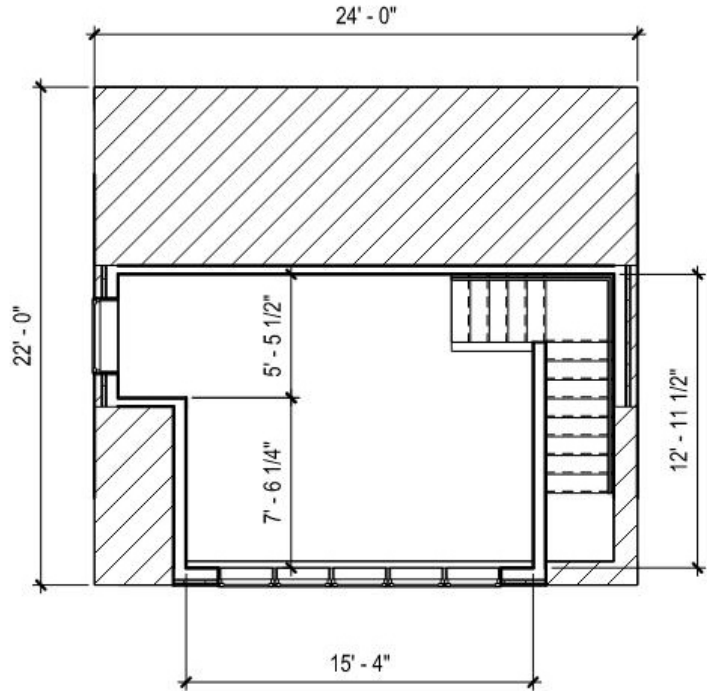


3 THIRD FLOOR PLAN -  
1/8" = 1'-0"





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

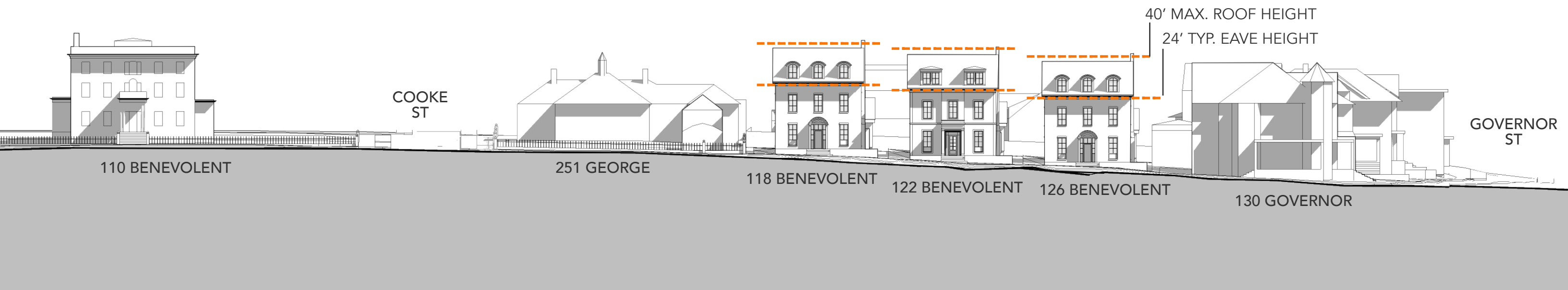


**2 SECOND FLOOR GARAGE PLAN**  
 1/8" = 1'-0"



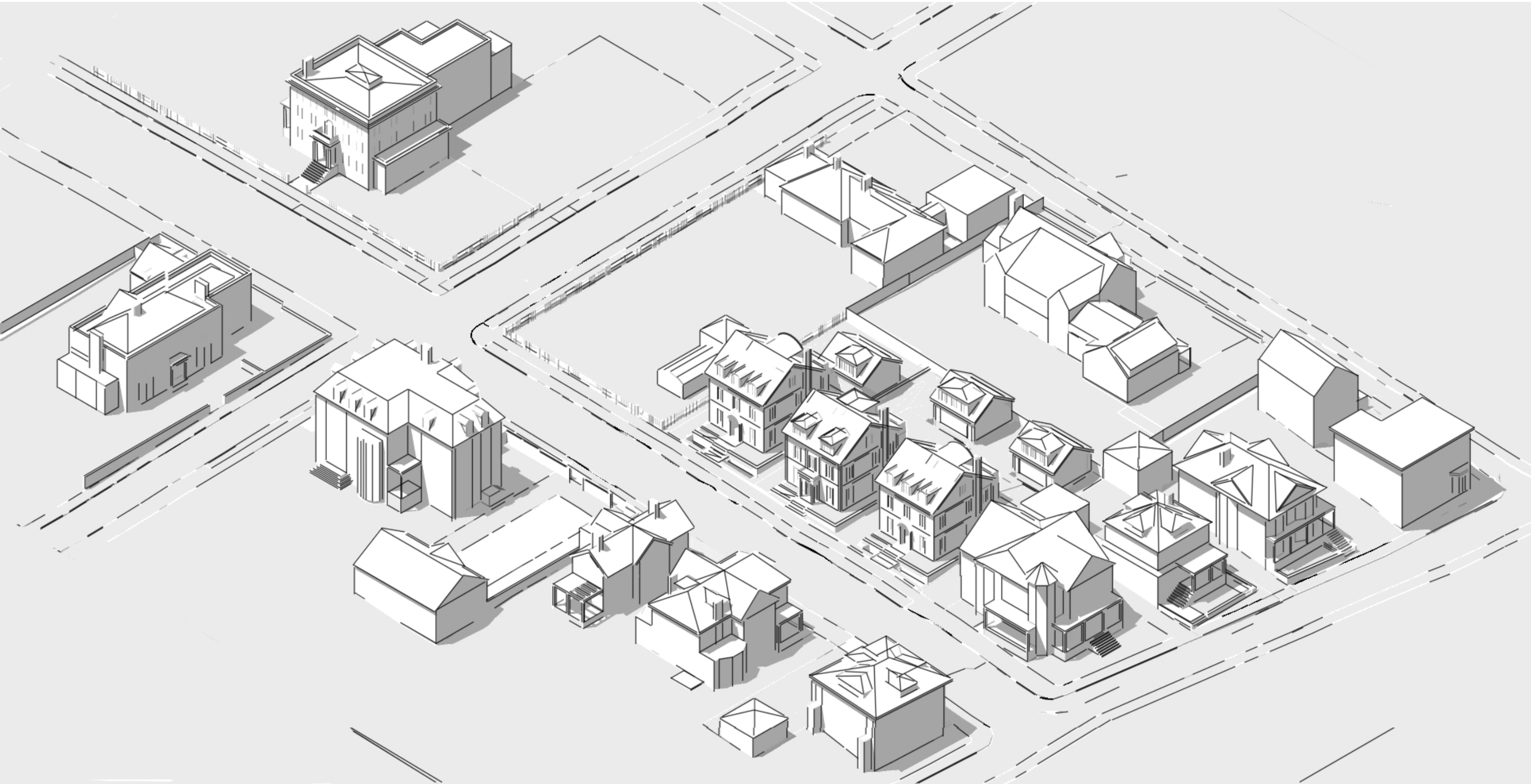


BENEVOLENT STREET ELEVATION LOOKING SOUTH



BENEVOLENT STREET ELEVATION LOOKING NORTH







MAP KEY

LOT SIZE (SQ. FT)

BUILDING FOOTPRINT (SQ. FT)

POWER-COOKE DISTRICT BOUNDARY

LOCAL PRECEDENT (EX. 9F)



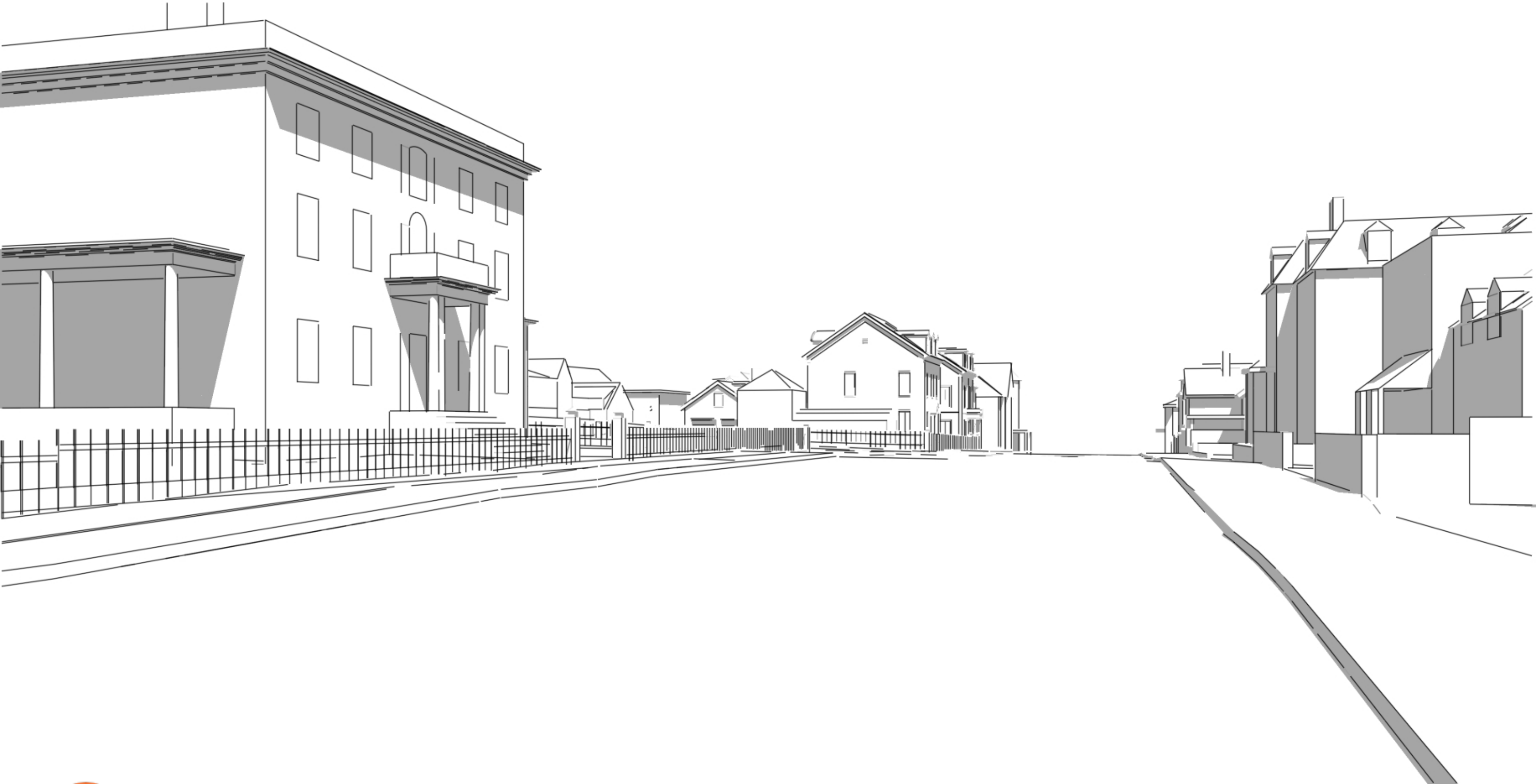




EXHIBIT 9E - MASSING PERSPECTIVES  
STREET VIEW - BENEVOLENT & GOVERNOR LOOKING WEST







110 BENEVOLENT STREET  
TOBEY HOUSE, ALDRICH HOUSE



26 COOKE STREET  
BENJAMIN B. ADAMS HOUSE





236 GEORGE STREET



37 COOKE STREET  
C.H. MERRIMAN HOUSE











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