

**PROJECT REVIEW**

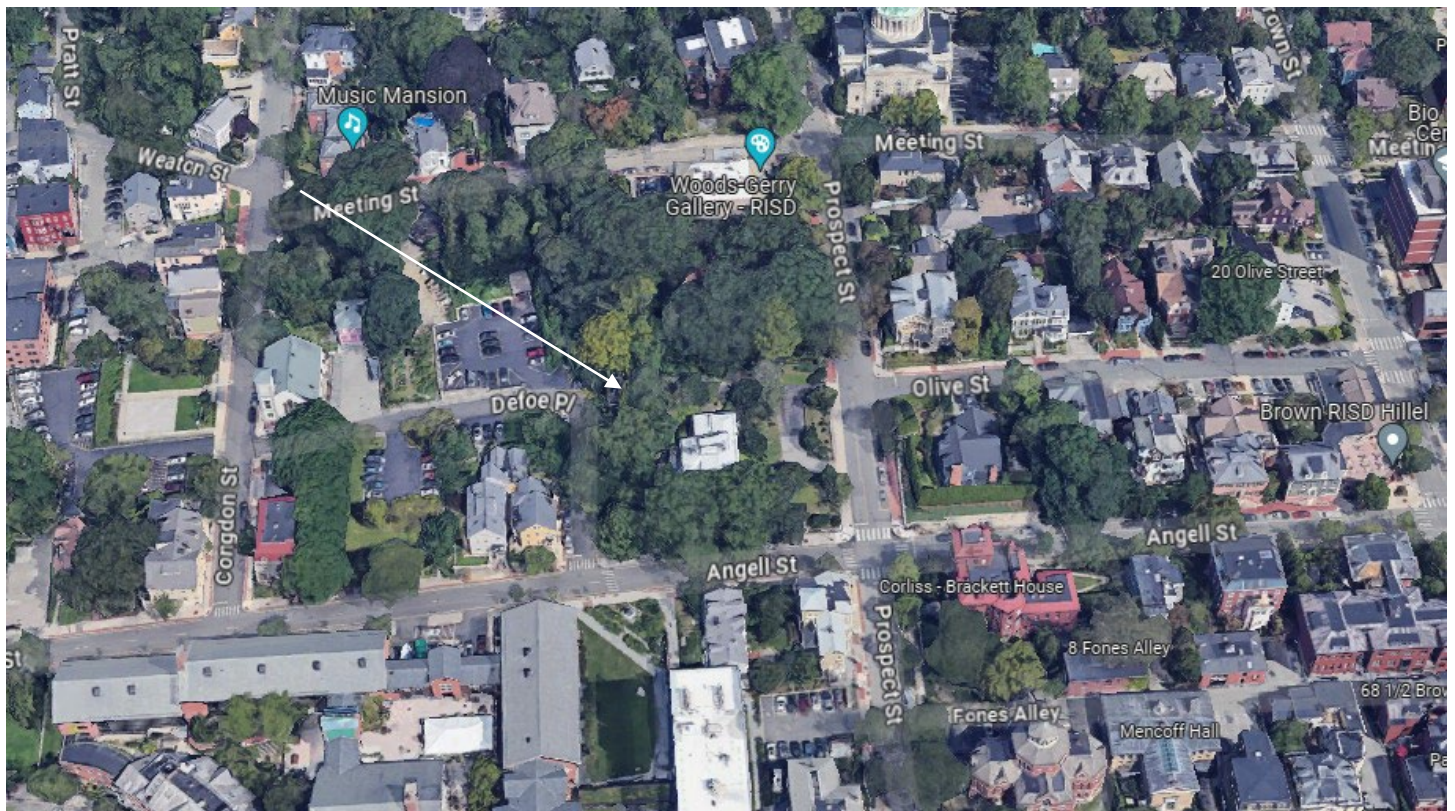
**1. CASE 24.106, 64 ANGELL STREET, George Benson House, 1794-97 (COLLEGE HILL)**

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; played 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; Mid-20<sup>th</sup> C. garage (NC)

CONTRIBUTING/ Garage is NON-CONTRIBUTING to the College Hill National Historic Landmarks District



Arrow indicates 64 Angell Street.



Arrow indicates project location, looking north.

**Applicant:** Kevin Diamond, 244 Weybosset St, L1, Providence, RI 02903

**Owner:** Dustin Dzube, 244 Weybosset St, L1, Providence, RI 02903

**Proposal:** The scope of work proposed consists of Demolition and includes:

- demolition of the 1947 cinderblock, three-car garage.

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

#### **Significance**

The building proposed for demolition is a secondary, non-contributing structure with minimal architectural or historical merit. The existing three-bay, one-story, cinderblock garage at 64 Angell Street is not identified within the College Hill local historic district. Building record files for the garage, show that the garage was built in 1947. The removal of the building will not irreparably diminish the architectural or historical character of the property or district as a whole.

#### **Demolition Alternatives**

Staff is satisfied that given the minimal architectural, there are no alternatives to demolition because no reasonable expectation exists that the structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a non-contributing structure.

#### **Demolition Criteria**

Staff finds the building slated for demolition to be a secondary structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole.

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

- a) The 1947 three-bay, one-story, cinderblock garage at 64 Angell Street is a non-contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding College Hill local historic district. The removal of the building is consistent with the non-contributing criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole;
- b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure;
- c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site;
- d) The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the PHDC demolition guidelines; and,
- e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district.

**Staff recommends a motion be made stating that: 64 Angell Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district being listed as a contributing structure to the College Hill National Historic Landmarks District. The 1947 three-bay, one-story, cinderblock garage at 64 Angell Street is a non-contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding College Hill local historic district, having been identified as such, and is considered secondary and non-contributing by the Commission having minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding College Hill local historic district. The application for demolition is complete. The Commission waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure. The Commission is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the Commission's demolition guidelines. The Commission grants Final Approval of the application as submitted as the proposed alterations are appropriate having determined that they are in compliance with Standard 8 as they are aesthetically appropriate to the property and district and will be done so that the work does not destroy the historic character of the property or the district as the proposed alterations will not have an adverse effect on the property or district, and the recommendations in the staff report, with staff to review any additional required details**

**Supplemental Information Comporting to PHDC Standards:  
64 Angell St- Garage Removal Proposal:**

*Documentation Required for Demolition per PHDC Standards:*

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes. **(Submitted in tandem with this supplemental exhibit herein)**
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. “Abutter” is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines. **(completed by Preservation Planner)**
- 35mm color or black and white photographs of the structure to be demolished, showing all elevations, closeups of details and relationship to surrounding structures. (If the structure to be demolished is a secondary structure, such as a garage, include photos of the primary building(s) as well.) Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the image reproduces clearly. **(Complete)**
- A site plan, to scale, showing the location of the structure proposed to be demolished in relationship to other structures on the property, and to the property lines. **(Complete)**
- A written report from an engineer licensed in Rhode Island, and/or from the Building Inspector of the City of Providence, as to the structural soundness of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified. **(NA)**
- A description of the proposed replacement for the structure, including schematic plan and elevation drawings (see “New Construction” guidelines). **(NA)**

# 64 Angell St. Providence RI

Garage Demolition Proposal

































