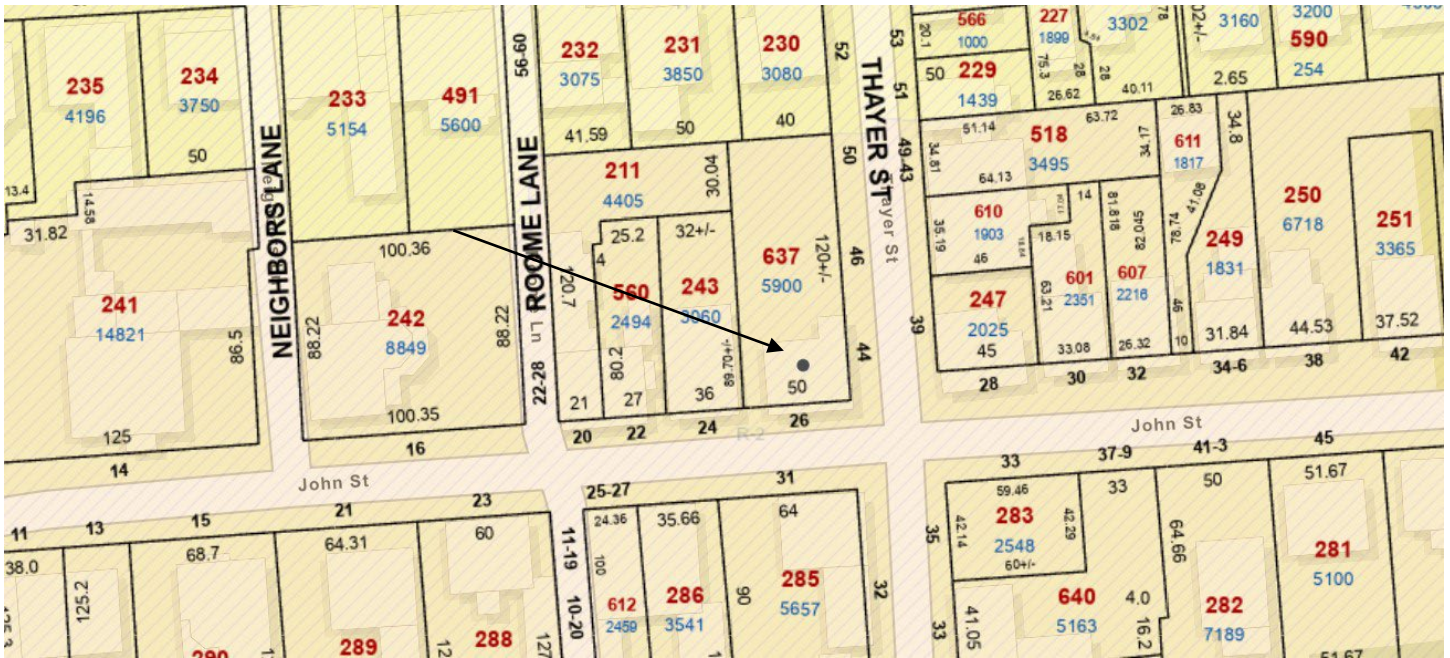


4. CASE 24.076, 26 JOHN STREET, Russell Potter House, 1795-98 (COLLEGE HILL)

Federal; 2½-stories; clapboard; salt box roof; 2 interior chimneys; 5 bay facade with central doorway flanked by pilasters and sidelights with fan caned decoration above.

CONTRIBUTING



Arrow indicates 26 John Street



Arrow indicates project location, looking north.

Applicant/Owner: Adam Sholley, 26 John Street, Providence, RI 02906

Architect: Chris Bardt, 3SIX0 Architecture, 146 Westminster Street, Providence, RI 02903

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

- the installation of a shed-dormer on the north slope of the gable-end roof.

Issues: The following issues are relevant to this application:

- The modification will be 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) 26 John 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. 26 John 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.



June 27, 2024

To the HDC members,

The owner of 26 John Street, Adam Sholley, wishes to add a new dormer on the northeast side of his historic 1810 Federal Style clapboard home. The house fronts/faces John Street and its side elevation abuts Thayer Street. A 20th century(?) 12 foot by 12 foot one and 1/2 story addition was previously added at the northeast rear of the house by extending the existing roof line down, resulting in the current asymmetrical side profile facing Thayer street (please see photographs). The owner proposes to add a shed dormer to allow use of the second level of the addition. The shed dormer would recess slightly from the existing side maintaining the current roof-edge. Please refer to Exhibits 2 and 3 for further visualizations.

The proposed shed dormer is designed to blend with the characteristic features of the house and neighborhood. Three new wooden casement windows are proposed, featuring 6/6 simulated lites and painted wood casework details on the exterior and interior to match the character of the house. The use of the additional space will allow the upper floor to accommodate bathroom, bedroom and storage needs of the owner's family.

Thank you for considering this application.

Yours Truly,

A handwritten signature in black ink, appearing to read "Chris h. Bardt".

Christopher Bardt, Principal

3SIX0 Architecture



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

LIST OF ABUTTERS

When an application for a Certificate of Appropriateness is to be reviewed at a public hearing, all owners of abutting properties must be given advance written notice of the hearing and an opportunity to comment on the application. This notice is required by law. Names and addresses of abutting property owners are supplied by applicants as part of the documentation for an application. This form may be used by applicants to provide this information.

An "abutter" is any property whose lot lines touch the lot lines of the property which is the subject of the application; streets are considered common property lines. At minimum, each property has four abutters: the two lots on either side, the lot directly behind, and the lot directly across the street. Abutters of corner properties include the lots on the three opposing corners, as well as properties to the side and rear of the subject property. Large or oddly shaped lots may have several abutters to the rear, sides, or across the street. Abutting lots which lie outside the plat in which the subject property is located must also be included.

To determine your abutting properties, consult the City of Providence plat maps, available at the Department of Planning and Development (444 Westminster Street, Suite 3A; telephone 401.680.8517) or the City Tax Assessor's Office (City Hall, 25 Dorrance Street; telephone 401.421.7440). Names and complete mailing addresses of abutters are to be taken from the most current records of the Tax Assessor and listed below; use additional sheets if necessary.

PLEASE PRINT OR TYPE

PROPERTY ADDRESS: 26 John Street PLAT/LOT: 016-637
APPLICANT: Adam Sholley/Chris Bardt DISTRICT: College Hill

ABUTTERS:

Table with 3 columns: Plat/Lot, Street Address, Owner Name and Address (include town, state, zip code). Rows include 16-285 (31 John Street, Norman J Catir Trustee), 16-283 (33 John Street, Pearl Kerber), 16-247 (28 John Street, Deborah M Moxham Trustee), 16-243 (24 John Street, Jeffrey J Marterer), and 16-610 (43 Thayer Street, Anne P Sholley).

I confirm that to the best of my knowledge, this list includes all abutting properties affected by this application, and the owner information is derived from the most current records of the City Tax Assessor.

Christopher Bardt
Applicant Signature

June 27, 2024
Date



CSIXO
146 WESTMINSTER ST
PROVIDENCE, RI 02903

PROJECT :
26 JOHN ST.
PROVIDENCE, RI

DRAWING :
EXISTING EAST ELEVATION

ISSUE:

DWN BY: BRODE	CKD BY:	DATE: 06/07/24	SCALE: 1/4" = 1'-0"

DWG. NO. :

A6



SSIXO
146 WESTMINSTER ST
PROVIDENCE, RI 02903

PROJECT :
26 JOHN ST.
PROVIDENCE, RI

DRAWING :
EXISTING NORTH ELEVATION

ISSUE :

DWG. NO. :

DWN BY :

BRDGE

CKD BY :

DATE :


08/07/24

SCALE :

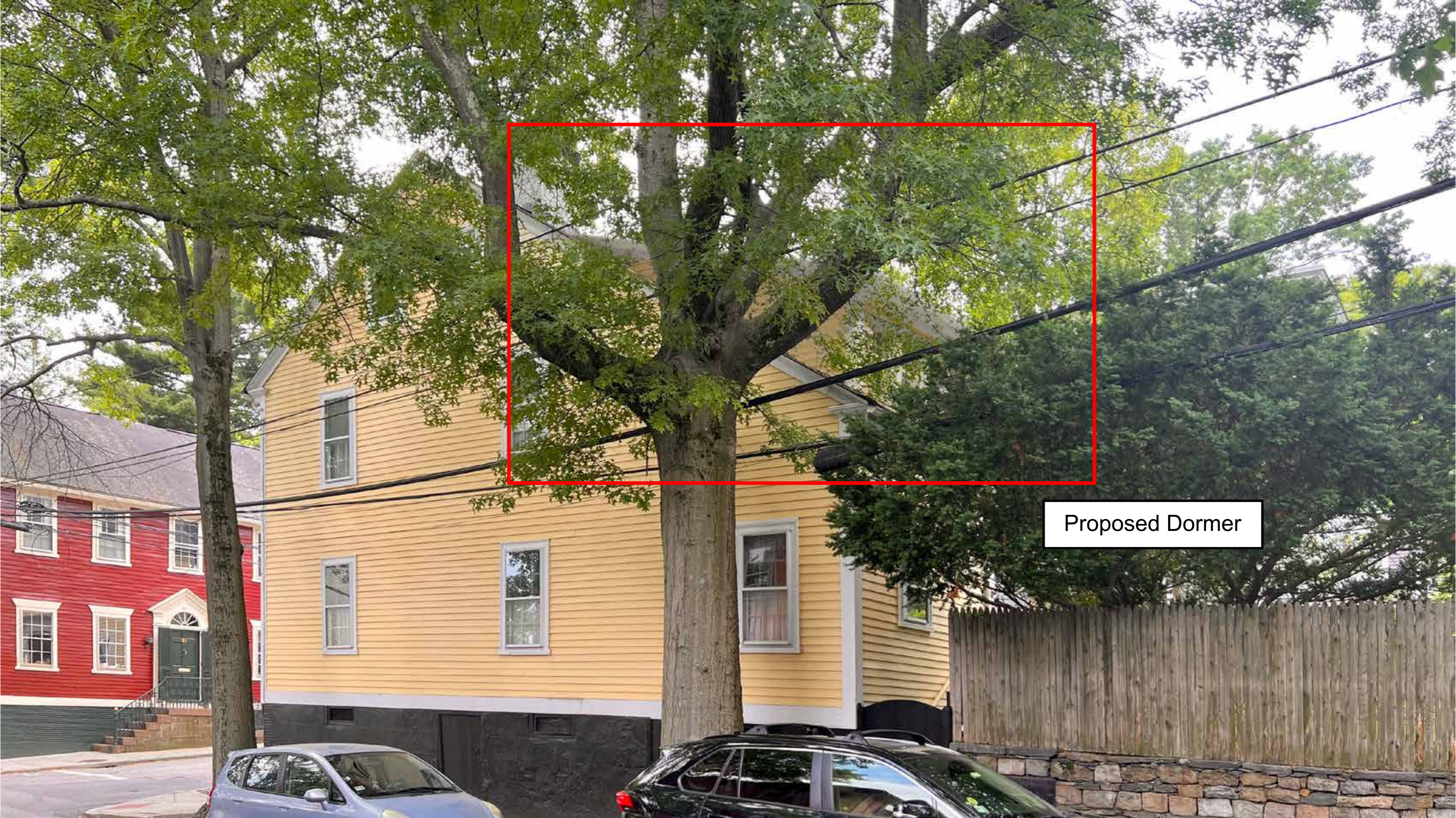
1/4" = 1'-0"

A5



ISSUE:			
DWN BY:	BRODIE	CKD BY:	
DATE:	06/07/24	SCALE:	1/4" = 1'-0"
DRAWING: PROPOSED EAST ELEVATION			
PROJECT: 26 JOHN ST. PROVIDENCE, RI			
 146 WESTMINSTER ST PROVIDENCE, RI 02903			
DWG. NO.:		A3	





Proposed Dormer

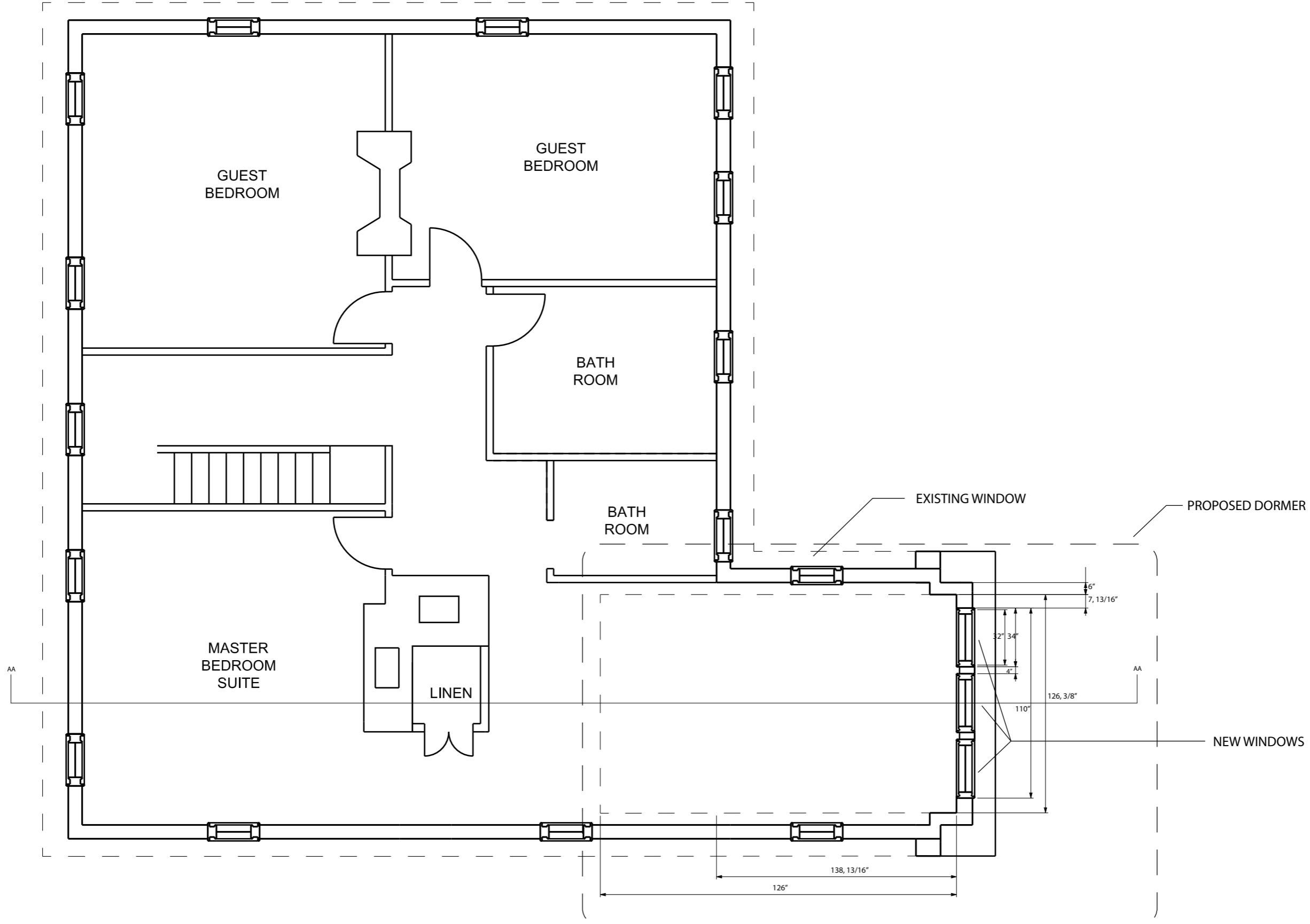
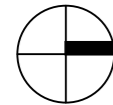
Proposed dormer viewed from Thayer Street

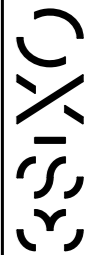


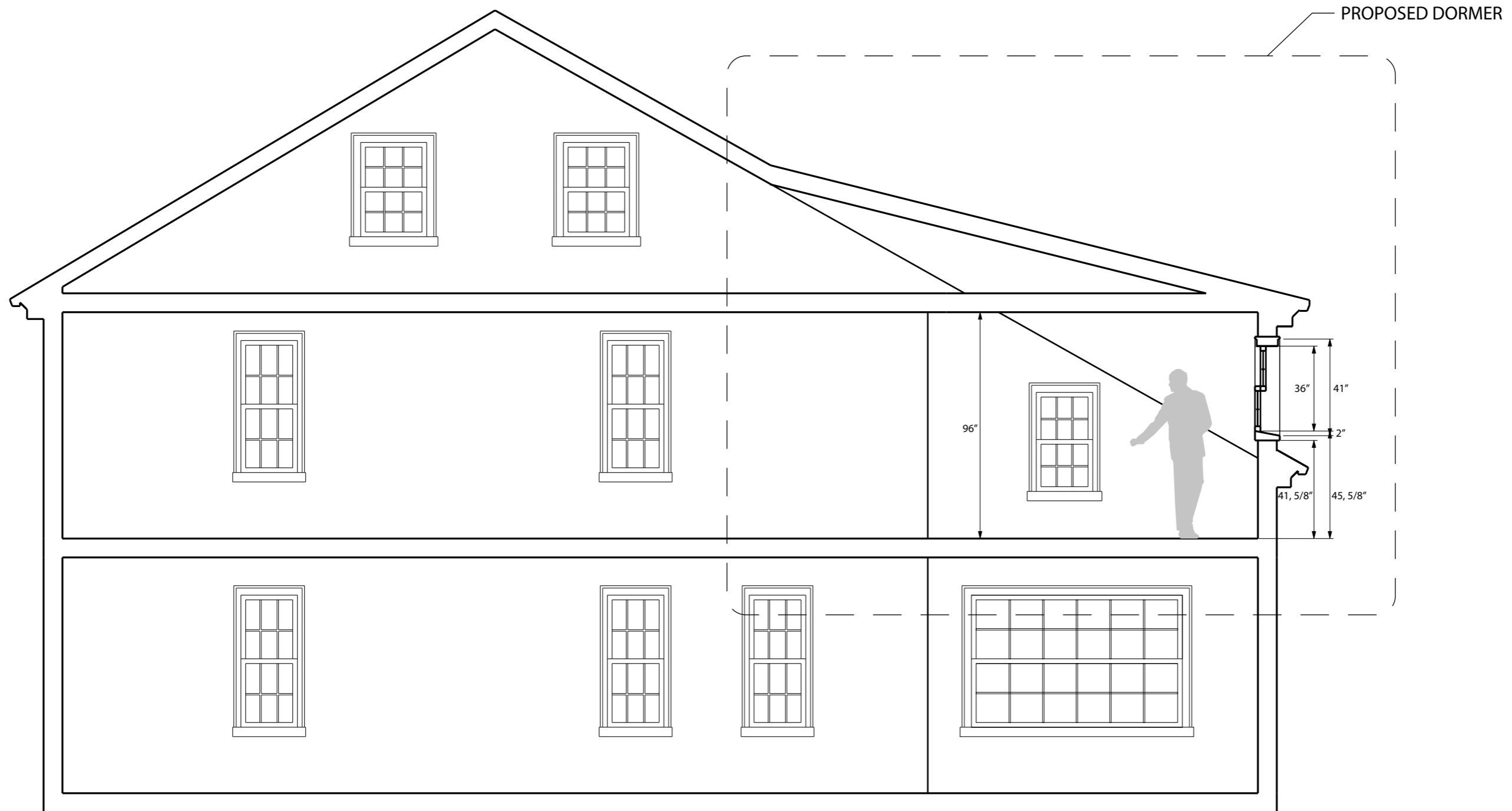
Proposed dormer viewed from the intersection of Thayer Street and John Street

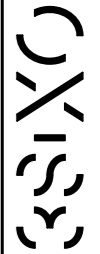


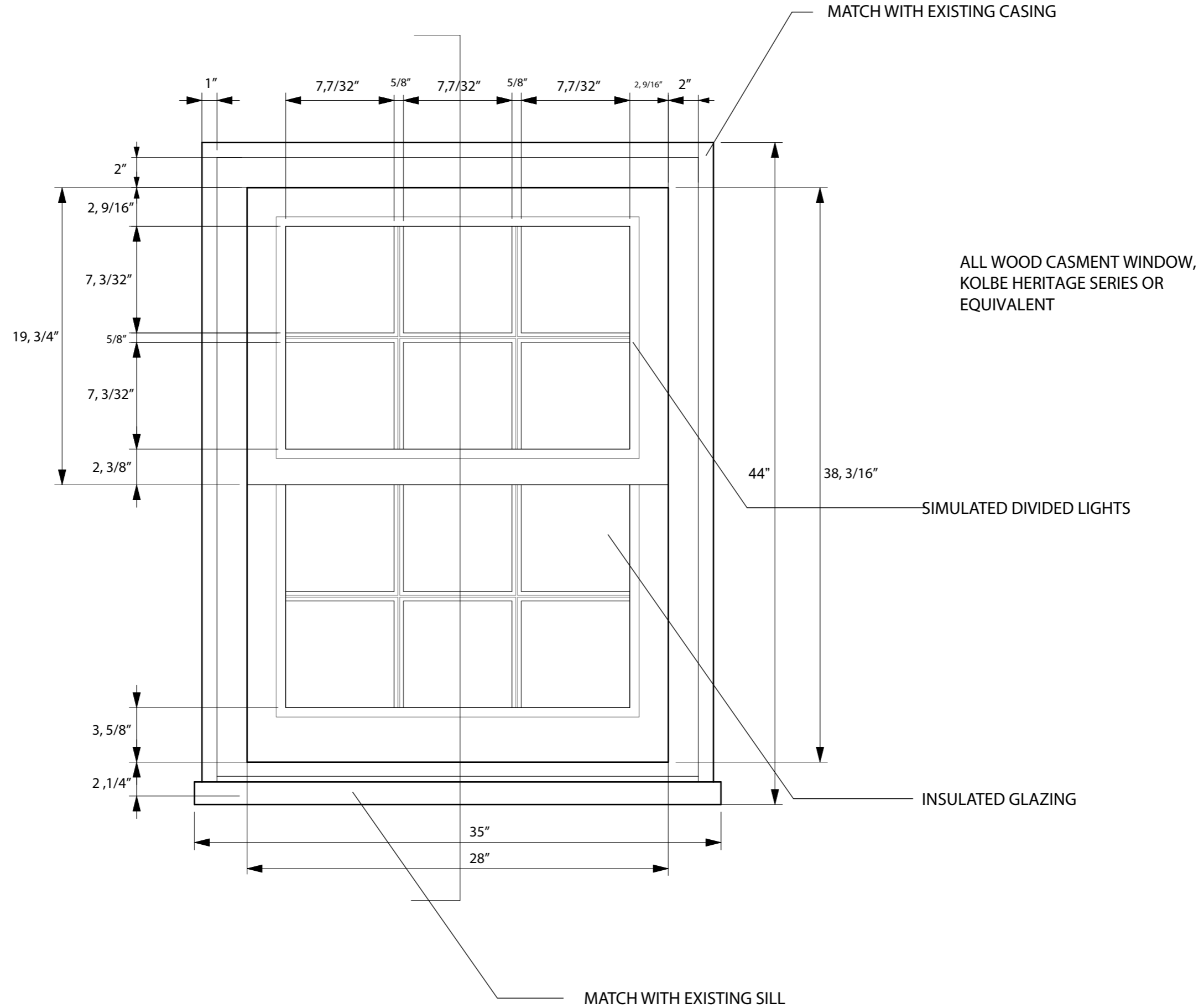
Digital Model

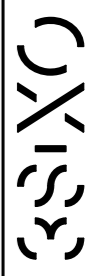


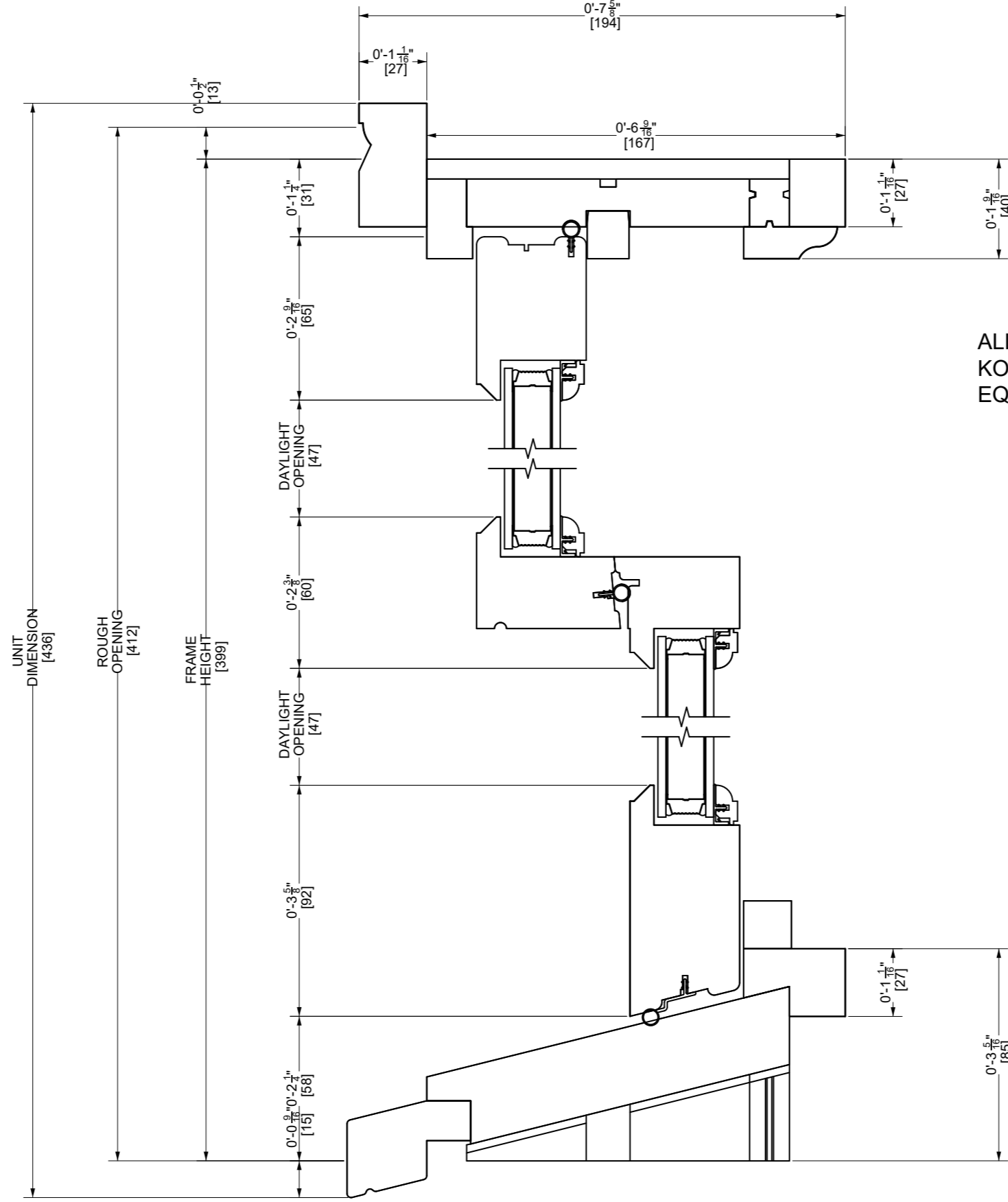
DWG. NO. :	A1			
	DWN BY: BRODE	CKD BY:	DATE : 06/07/24	SCALE : NTS
ISSUE:				
DRAWING :	PROPOSED SECOND FLOOR PLAN			
PROJECT :	26 JOHN ST. PROVIDENCE, RI			
 CSIXO 146 WESTMINSTER ST PROVIDENCE, RI 02903				



ISSUE:		DWG. NO.:	A2
		DWN BY: BRODE	
		CKD BY:	
		DATE:	06/07/24
		SCALE:	1/4" = 1'-0"
DRAWING: PROPOSED SECTION AA			
PROJECT: 26 JOHN ST. PROVIDENCE, RI			
 CSIXO 146 WESTMINSTER ST PROVIDENCE, RI 02903			



DWG. NO. : A7	
DWN BY: BRODE	CKD BY:
DATE: 06/07/24	SCALE: 1/4" = 1'-0"
ISSUE:	
DRAWING : PROPOSED NEW DOEMER WINDOW ELEVATION	
PROJECT : 26 JOHN ST. PROVIDENCE, RI	
 CSIXO 146 WESTMINSTER ST PROVIDENCE, RI 02903	



ALL WOOD CASMENT WINDOW,
KOLBE HERITAGE SERIES OR
EQUIVALENT