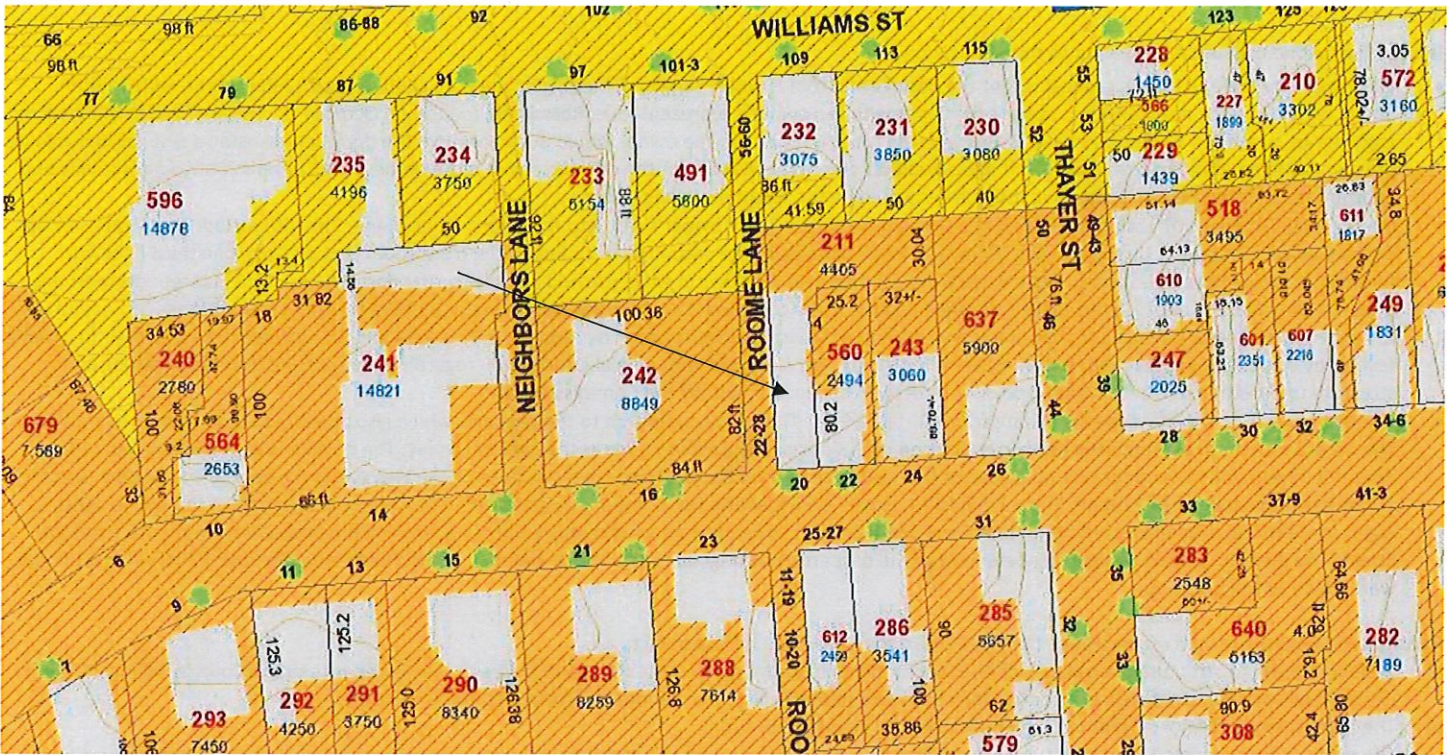


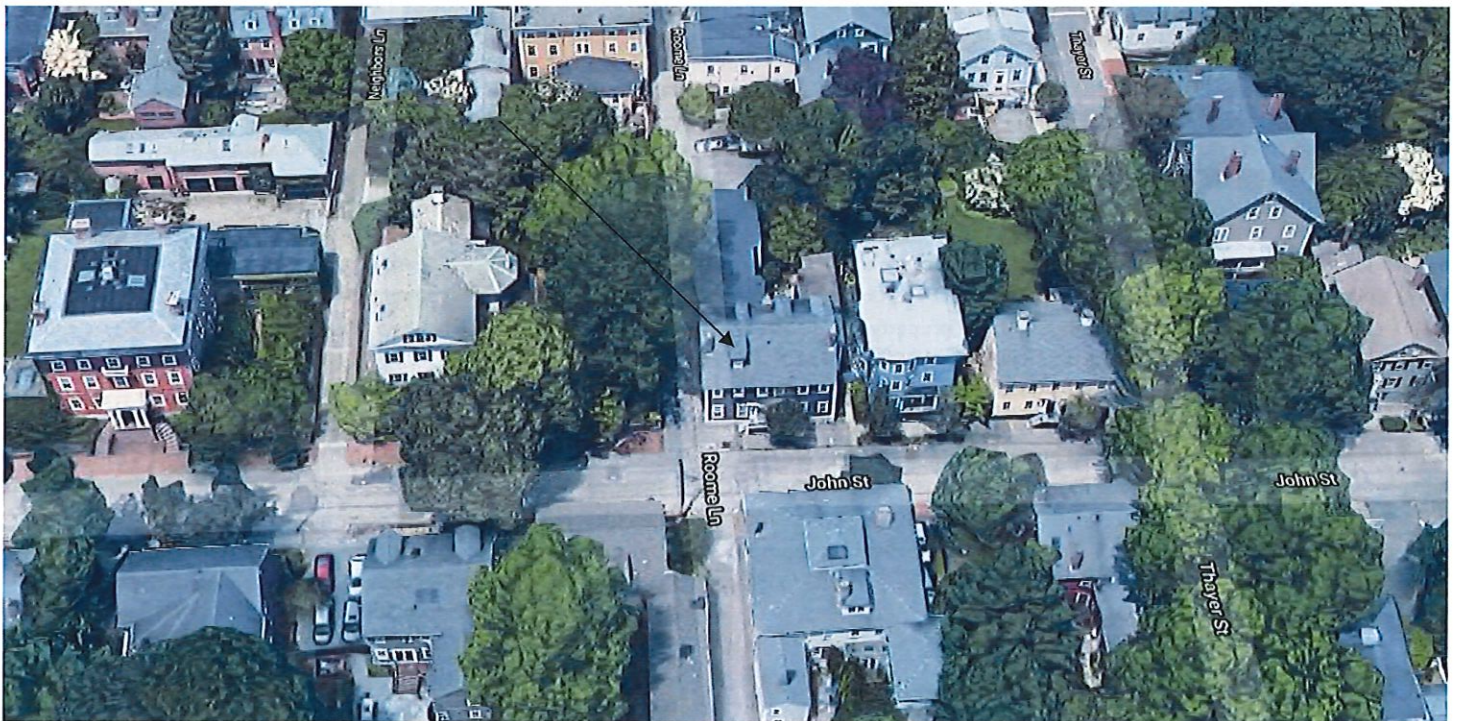
4. CASE 20.122, 20 JOHN STREET, Menzies Sweet and James Rhodes House, 1823 (COLLEGE HILL)

Federal; double house; 2-1/2 stories; clapboard; gable roof; 6 bay facade with double doorway flanked by pilasters and sidelights and carved fan decoration above; rear extension.

CONTRIBUTING



Arrow indicates 20 John Street.



Arrow indicates project location, looking north.

Applicant: Pedro Coreia, Gemini Home Improvement, 57 Robin Hood Drive, Seekonk, MA 02771

Owner: BBT John Street LLC, 800 Boylston St, 16th FL, Boston, MA 02199

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

- The applicant is requesting the removal of the of the existing dormer and the installation of a skylight, front (south) elevation.

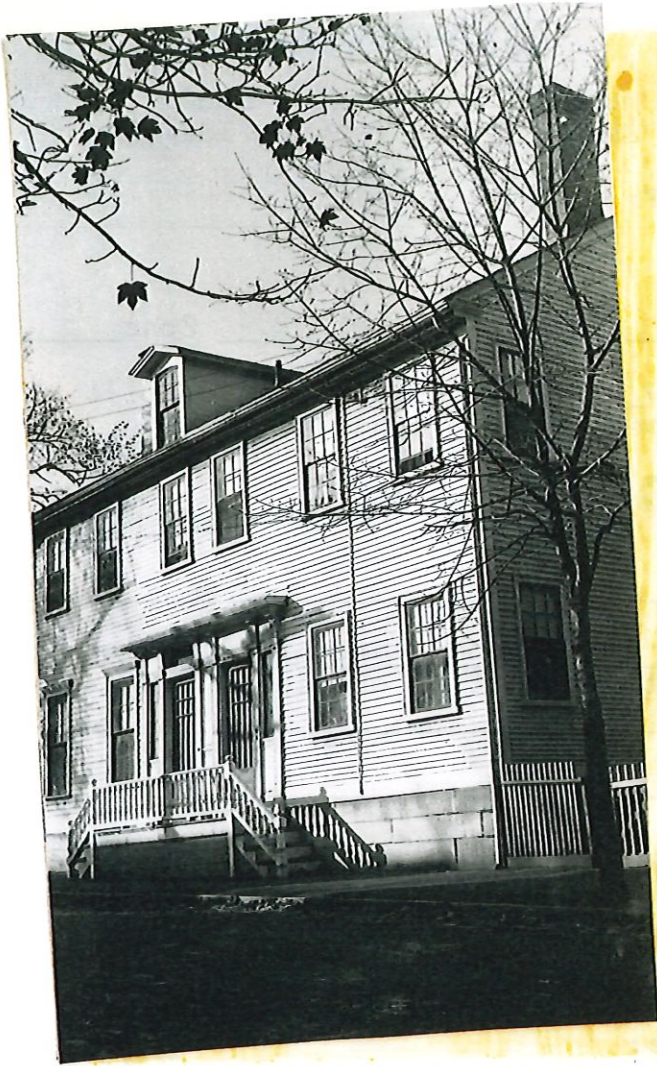
Issues: The following issues are relevant to this application:

- The reason for the applicant's request is that the dormer and roof is visibly sagging. The sagging appears confined to 20 John Street, with 22 John Street's roof showing no visible discrepancy. Staff met with the owner's representative, Ross Birch, initially on October 2nd and staff recommended an engineer be consulted to determine the issues with the roof and dormer. The owner would like to remove the dormer and install a skylight in its place, presumably in an effort to save costs. Staff explained that due to the visibility of the dormer, this is not a request the Commission would typically find appropriate and that repairing the roof and dormer would be the recommended option;
- On Tuesday, October 20th staff participated in a site visit with Ross Birch, owner's rep, and Ramzi Loqua, engineer. This visit included an external and internal visual evaluation. During the visit there was water damage to the second-floor ceiling of the front room (see photos); The third floor is a finished space, used as a bedroom. There is the front dormer, two windows in the gable end and also a rear dormer. The front and rear dormers are offset. Unfortunately, because the space is finished and currently occupied it was not possible to see any of the structure (see photos). Mr. Loqua was to return, take measurements and submit a report based on his visual examination. The report is anticipated and Mr. Loqua will be available to provide testimony at the hearing. As such, documentation for the project is limited with critical information regarding the roof and dormer's framing and structure undeterminable at this time, and may be determined incomplete by the Commission; and
- The front elevation dormer appears to date from the late 19th C. There is an extension to the property which also appears to date from the same era. The 1899 Sanborn maps shows the rear extensions on both sides of the double-house as they appear today. The dormer is asymmetrical, as 22 John does not have a dormer and there is no evidence that one once existed there. There are three dormers on the rear of the double house. One is part of 20 John and two belong to 22 John. The 1975 RIHPHC survey clearly shows the dormer (see attached). The dormer is visible from the public rights-of-ways, made more so by the view from Roome Lane south of John Street, but also noticeably visible approaching the property from the east on John Street. The dormer is clearly a significant element of the property, not original to the house, but dating most likely from the late 19th C when additions were made to the property.

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

- a) 20 John Street is a structure of historical and architectural significance that contributes 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 may be considered incomplete; and,
- c) The proposal as submitted is architecturally and historically incongruous with the property and district as the proposed alterations will have an adverse effect on the property and district. The work as proposed is not in accord with PHDC Standards 1, 2, 6 & 7 as follows: by removing the dormer the proposal does not maintain or repair original or historically significant materials and/or features of a structure or site (Standard 1); Replacement of existing materials or features (the dormer with a skylight) does not match the old in design, color, texture and other visual qualities (Standard 2); Changes to a building or site which have taken place over time are evidence of its history and development. Those changes that have acquired significance in their own right shall be recognized and preserved (The dormer is historically significant to the property due to its age and architectural qualities as a publicly visible element of the historical evolution of the property over time, Standard 6); and, Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or the district, proposed alterations or additions affecting such features shall be reviewed more stringently (The dormer is historically significant to the property due to its age and architectural qualities as a publicly visible element of the historical evolution of the property over time, Standard 7).

Staff recommends a motion be made stating that: The application is considered incomplete. 20 John Street is a structure of historical and architectural significance that contributes 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 denies approval of the proposal as submitted, as the proposal as submitted is architecturally and historically incongruous with the property and district as the proposed alterations will have an adverse effect on the property and district. The work as proposed is not in accord with PHDC Standards 1, 2, 6 & 7 as follows: by removing the dormer the proposal does not maintain or repair original or historically significant materials and/or features of a structure or site (Standard 1); Replacement of existing materials or features (the dormer with a skylight) does not match the old in design, color, texture and other visual qualities (Standard 2); Changes to a building or site which have taken place over time are evidence of its history and development. Those changes that have acquired significance in their own right shall be recognized and preserved (The dormer is historically significant to the property due to its age and architectural qualities as a publicly visible element of the historical evolution of the property over time, Standard 6); and, Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or the district, proposed alterations or additions affecting such features shall be reviewed more stringently (The dormer is historically significant to the property due to its age and architectural qualities as a publicly visible element of the historical evolution of the property over time, Standard 7).



* 20-22 JOHN

HOUSING SURVEY 20 built by Menzies Sweet after 1820
22 " " James Rhodes between 1820-24

College Hill Demonstration Grant Project
Providence, R. I. - 1957-58

Address ~~20-22~~ John Street Plat 16 Lot ²¹¹ 528 Zone _____

Present Use: 1 family___ 2 family___ multiple family X public
or semi-public___ commercial___ industrial___
religious___

Style of Architecture: 1820-23 by Menzies Sweet

Colonial ___ type _____
Federal X type both 1824, wood clapboard, double ^{house} gable,
2 1/2 story, central entries
Revival ___ type _____
Victorian ___ type _____
20th Century ___ type _____

Historic Significance Score
1. Value to: Nation___ State___ Community___

Architectural Significance

1. As an example of its style:
excellent X good___ fair___ poor___ 20
2. Importance to neighborhood
great X moderate___ minor___ 15
Desecration of original design
none or little X a moderate amount___ a great deal___ 8
Magnitude of effort to restore to original style
very little X a moderate amount___ a great deal___

Physical and Environmental Conditions

1. Structure: good X fair X poor___ 5 + 5
2. Grounds: good___ fair X poor___ 2
3. Neighborhood: good X fair___ poor___ 8
15

Is this building an intrusion in the neighborhood? Yes___ No X

Describe Rope molding across front cornice, Windows ^{caps} have dentel
course, ^{missing on right side} fret molding for gable eaves cornice, Stone basement, double
wooden steps, bracketed doorway forms both doors, doors have side-

Comments: (Notable features of building, grounds, etc.)
lights, end chimneys, long ell at rear has dentel cornice, Victorian

Side door way. one has a toplight (other removed?)
Original doors missing
set on side walk line

EXCELLENT

58
163

20 Town Street



Looking east

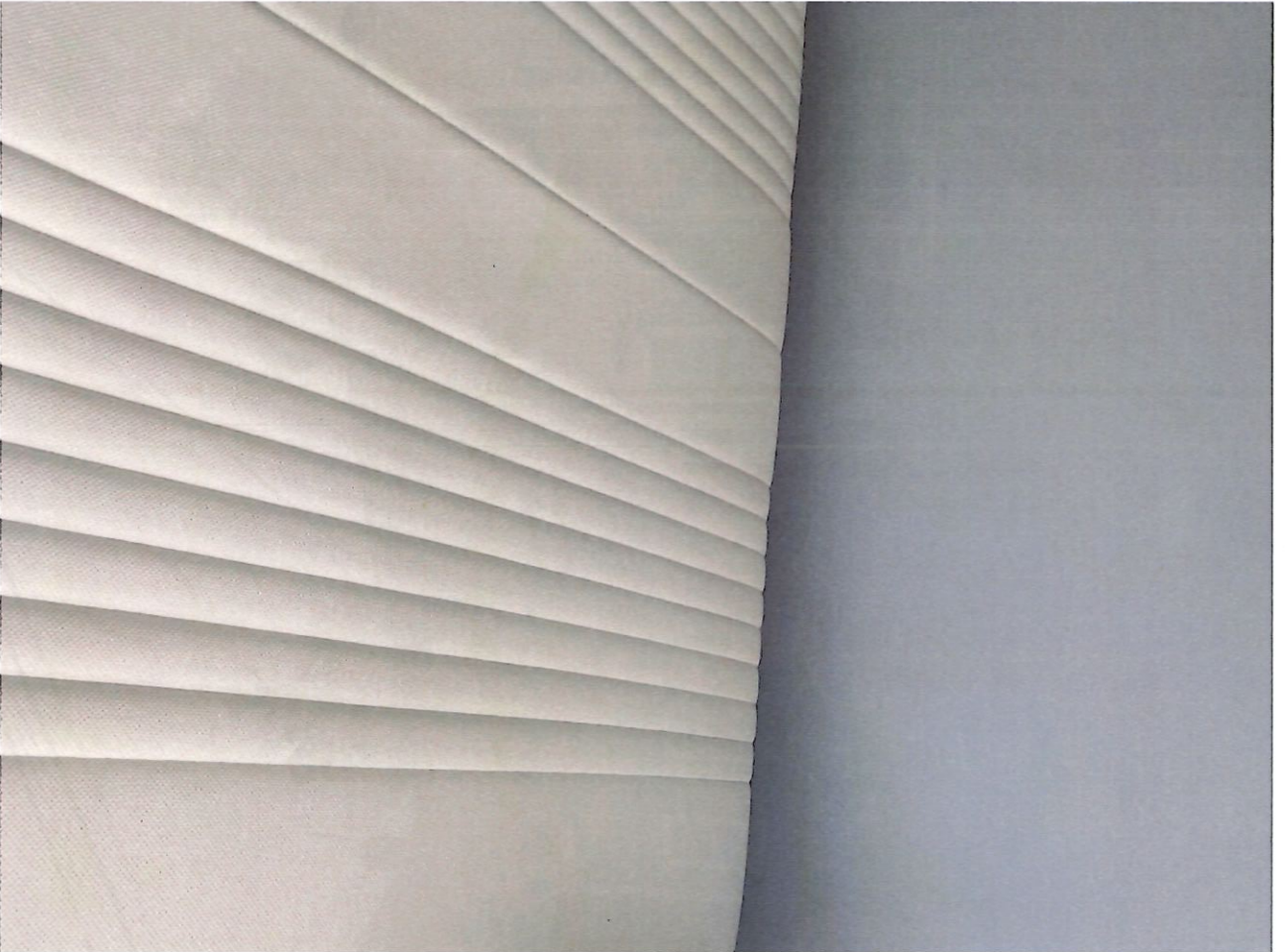


Looking north from Roome Ln

Looking west



Water damage from ceiling



Ceiling repair, window, front floor



3rd Floor, NE corner



3rd Floor, front corner

Ceiling water damage, 2nd Floor



3rd Floor, Front Corner



