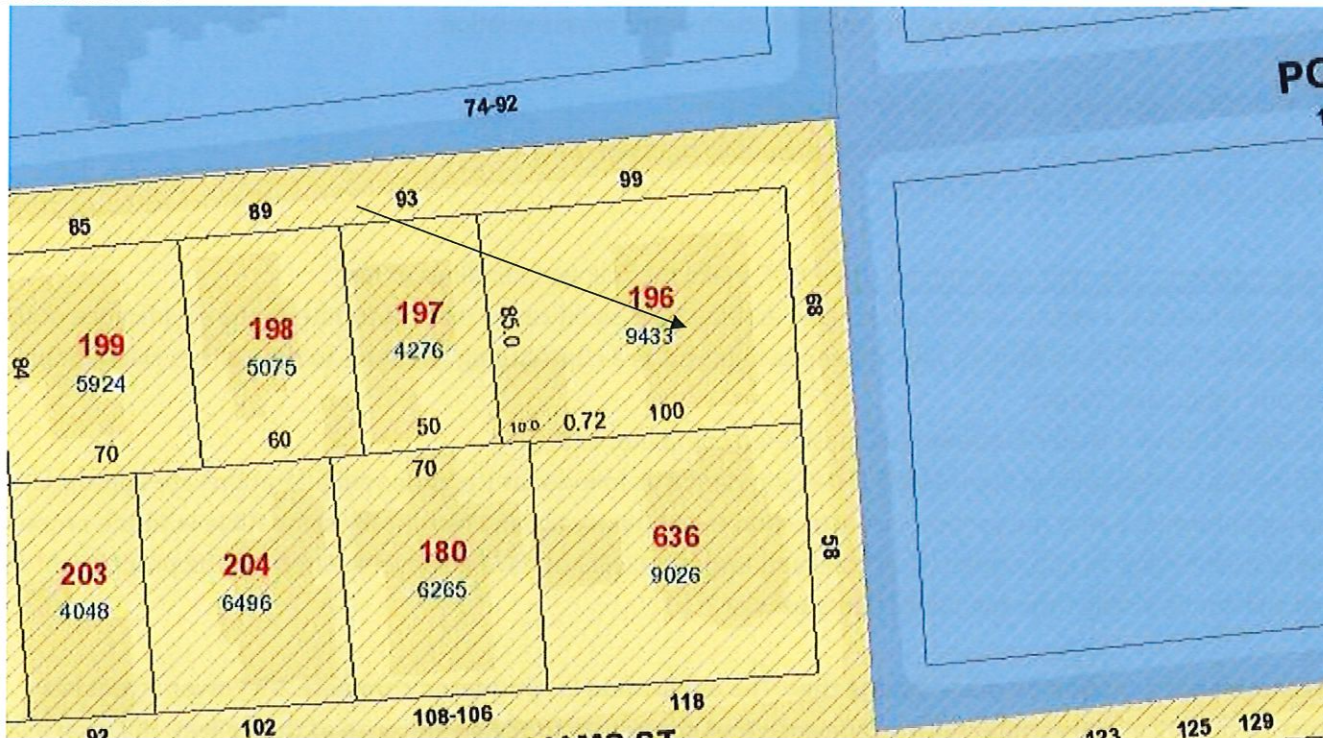


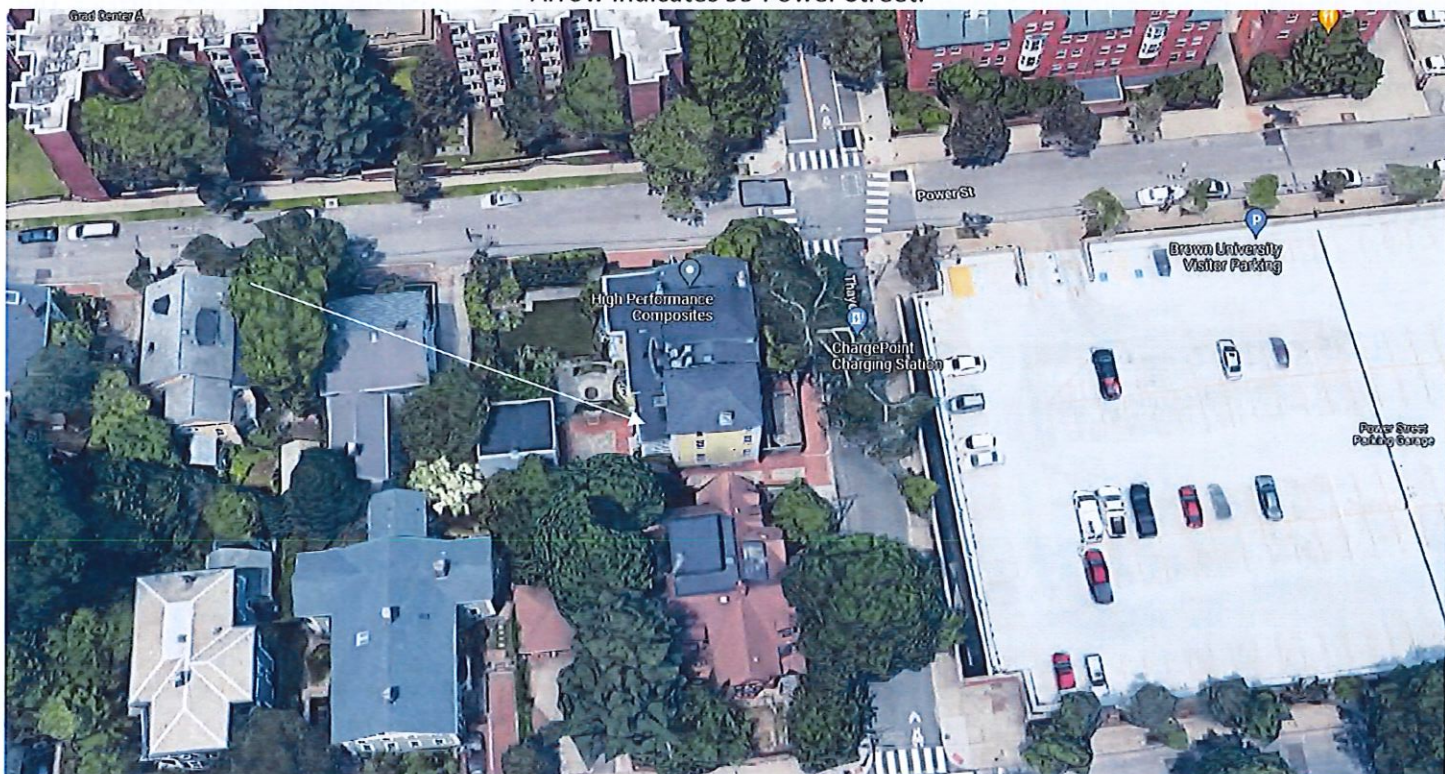
5. CASE 22. 062, 99 POWER STREET, Samuel Slocum House, 1846 (COLLEGE HILL)

Greek Revival; 2½ stories; clapboard; pedimented gable roof set end-to-street; 3-bay facade with paneled pilasters at corners and between bays; off-center Ionic entrance portico; ell on west with hooded Palladian-type window on second story and bay window on first story.

CONTRIBUTING



Arrow indicates 99 Power Street.



Arrow indicates project location, looking north.

**Applicant/Owner:** Amy Pappas, 99 Power Street, Providence, RI 02906

**Designer/Contractor:** JPS Construction and Design, 88 Valley Road, Middletown, RI 02842

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

- the installation of a new window at the existing porch entry, west elevation.

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

- The proposed work will not be visible from the public rights-of-way;
- Plans and photos have been submitted.

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

- a) 99 Power 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 Landmark 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 and will not be visible from the public rights-of-way.

**Staff recommends a motion be made stating that: The application is considered complete. 99 Power 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 Landmark 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, and will not be visible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.**



**Briefly but completely describe the entire scope of work:**

The applicant is proposing to add a window at the rear elevation at the south west corner. There is an existing covered porch that will limit the visibility of the window. As the window is at the rear, it will not be visible from the street and will not change the character of the house. There is an existing milk drop-off door that will be removed and the new window will be centered on the wall on the right hand side of the recessed rear door. It will match the the height and width of the existing window (2'-9" wide x 3'-11" high) that is located at the left hand side of the recessed door. This new window will bring in more natural light into the house, allow one to view the beautiful backyard and will help to balance the windows on the rear elevation.

The window shall be a Kolbe Heritage Traditional double hung window. It will be historically accurate based on the existing window grill patterns. The double glazed windows will have simulated divided lights and shall contain spacer bars between the glazing. The muntin profile shall be selected to closely match the existing and will be located on the exterior of the window panes.

The applicant is also proposing to replace the existing rear door with a new wood door. The wood door will include a glazed upper panel and will match the existing door to the garage. The existing decorative transom will be maintained.

Refer to the attached document for photos of the existing conditions.

**Exhibit 10 - List of Expert Witnesses or Owner's Representatives:**

Hayley Wilkinson

Sue Horwitz

Debbie Watt

# JPS

CONSTRUCTION and DESIGN

» **Contact Us:** 401-619-1260  
JPS@JPSConstructionDesign.com

88 Valley Rd.  
Middletown, RI 02842

Rhode Island & Massachusetts  
Licensed and Insured  
Lead-Safe Certified



99 Power Street,  
Providence, RI 02906

PROJECT MANAGER: DEBBIE WATT  
CONTACT INFORMATION: 617.879.8683





**SOUTH ELEVATION**



**SOUTH ELEVATION**



**SOUTH WEST CORNER**





**SOUTH WEST CORNER**



**WEST ELEVATION**



**WEST ELEVATION**





**WEST ENTRANCE ELEVATION**



**WEST REAR ENTRANCE**





**NORTH WEST CORNER**



**WEST ELEVATION**





**NORTH ELEVATION**



**NORTH ELEVATION**



**NORTH ENTRANCE ELEVATION**





**REMOVE EXISTING  
MILK DROP OFF BOX.**

**EXISTING WEST REAR ENTRANCE ELEVATION**



**PROPOSED NEW WINDOW  
LOCATION**

**PROPOSED WEST REAR ENTRANCE ELEVATION**



# PAPPAS RENOVATION

99 POWER STREET  
PROVIDENCE, RI 02906

DESIGN BY:

**JPS**  
Construction and Design

88 Valley Road  
Middletown, RI 02842

jps@jpsconstructiondesign.com  
www.jpsconstdesign.com

PROJECT:

PAPPAS RENOVATION

99 POWER STREET PROVIDENCE,  
RI 02906

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

ISSUE:

05.09.2022  
HDC APPLICATION

PROJECT PHASE:

HDC APPLICATION

SHEET TITLE:

COVER SHEET

DESIGNED BY:

SHEET NUMBER:

HIW

**G0.0**

DRAWN BY:

HIW

CHECKED BY:

SH

PROJECT NUMBER

21319.01

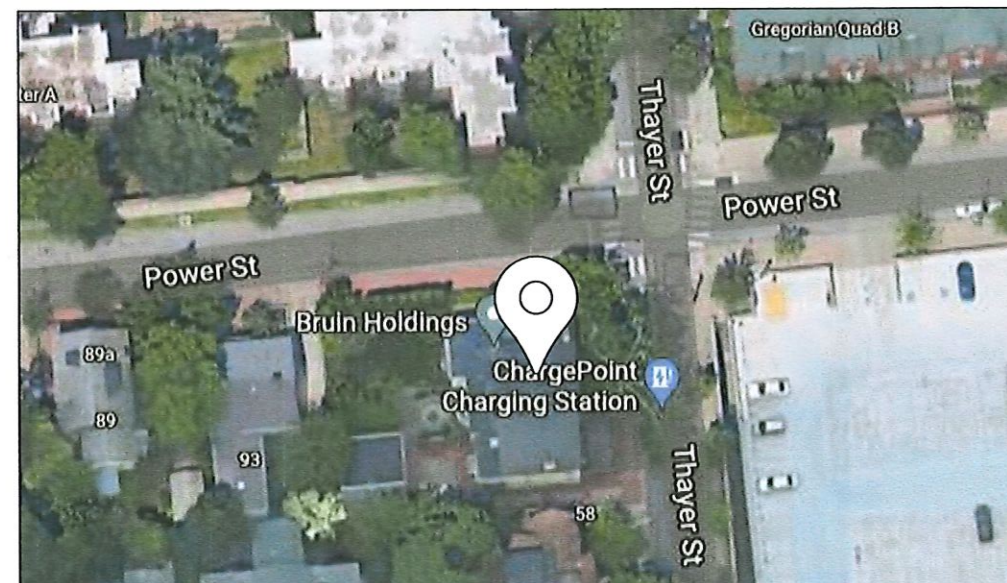
TOTAL SHEETS: 3

## CONTACTS

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**PROJECT MANAGER:** Debbie Watt  
**PHONE:** 617-879-8683  
**EMAIL:** watt@jpsconstructiondesign.com

**STRUCTURAL ENGINEER:** Northeast Engineers  
6 Valley Road  
Middletown, RI 02842  
**CONTACT:** Steve Otten  
**PHONE:** 401.849.0810  
**EMAIL:** steveno@northeastengineers.com



## PROJECT DESCRIPTION

G0.0	TITLE SHEET
A2.1	EXISTING WEST ELEVATION
A2.2	PROPOSED WEST ELEVATION





EXISTING WEST ELEVATION



- EXISTING DECORATIVE TRANSOM WINDOW TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WOOD DOOR TO BE REPLACED
- EXISTING MILK DROP OFF TO BE REMOVED
- EXISTING WOOD RAILING TO REMAIN

1  
A2.1  
EXISTING WEST ELEVATION  
SCALE: 3/16" = 1'-0"

DESIGN BY:

**JPS**  
Construction and Design

88 Valley Road  
Middletown, RI 02842

jps@jpsconstructiondesign.com  
www.jpsconstdesign.com

PROJECT:

**PAPPAS RENOVATION**

99 POWER STREET PROVIDENCE,  
RI 02906

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

ISSUE:

05.09.2022  
HDC APPLICATION

PROJECT PHASE:

HDC APPLICATION

SHEET TITLE:

EXISTING WEST ELEVATION

DESIGNED BY:

SHEET NUMBER:

HIW

DRAWN BY:

HIW

CHECKED BY:

SH

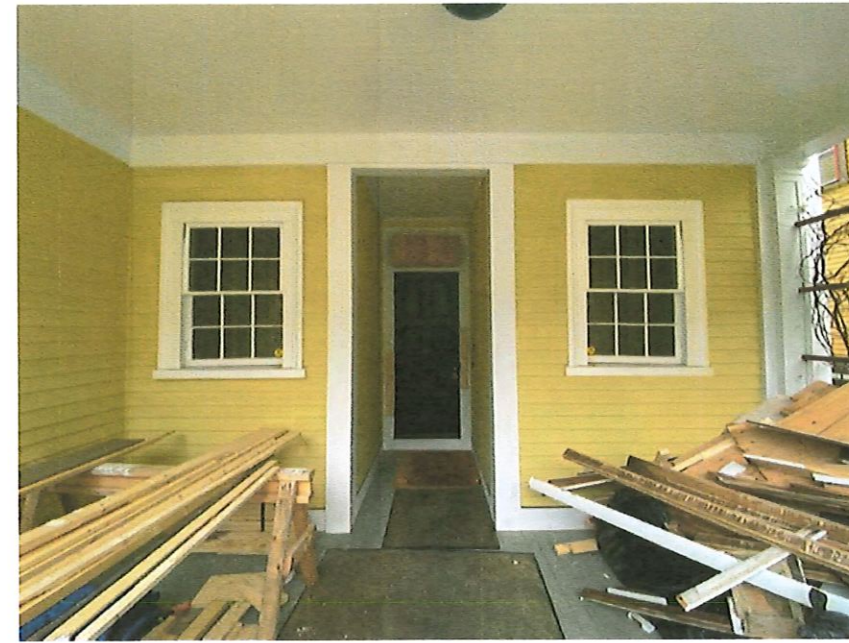
PROJECT NUMBER

21319.01

TOTAL SHEETS: 3

**A2.1**





PROPOSED WEST ELEVATION



- EXISTING DECORATIVE TRANSOM WINDOW TO REMAIN
- EXISTING WINDOW TO REMAIN
- PROPOSED WINDOW TO MATCH EXISTING
- PROPOSED DOOR WITH GLAZING ABOVE (TO MATCH GARAGE)
- EXISTING WOOD RAILING TO REMAIN

1 PROPOSED WEST ELEVATION  
 A2.2 SCALE: 3/16" = 1'-0"

DESIGN BY:

**JPS**  
 Construction and Design

88 Valley Road  
 Middletown, RI 02842  
 jps@jpsconstructiondesign.com  
 www.jpsconstdesign.com

PROJECT:

**PAPPAS RENOVATION**

99 POWER STREET PROVIDENCE,  
 RI 02906

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

ISSUE:

05.09.2022  
 HDC APPLICATION

PROJECT PHASE:

HDC APPLICATION

SHEET TITLE:

PROPOSED WEST ELEVATION

DESIGNED BY:

SHEET NUMBER:

HIW

DRAWN BY:

HIW

**A2.2**

CHECKED BY:

SH

PROJECT NUMBER

21319.01

TOTAL SHEETS: 3