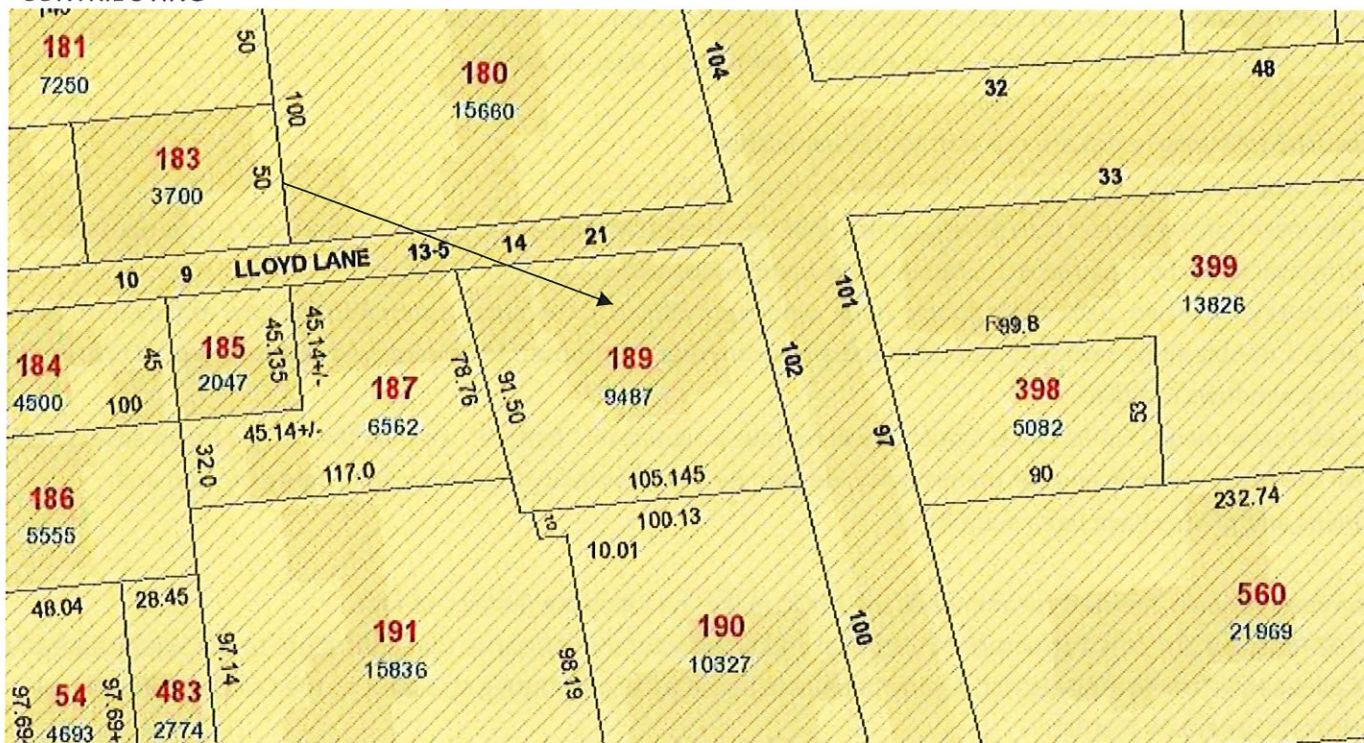


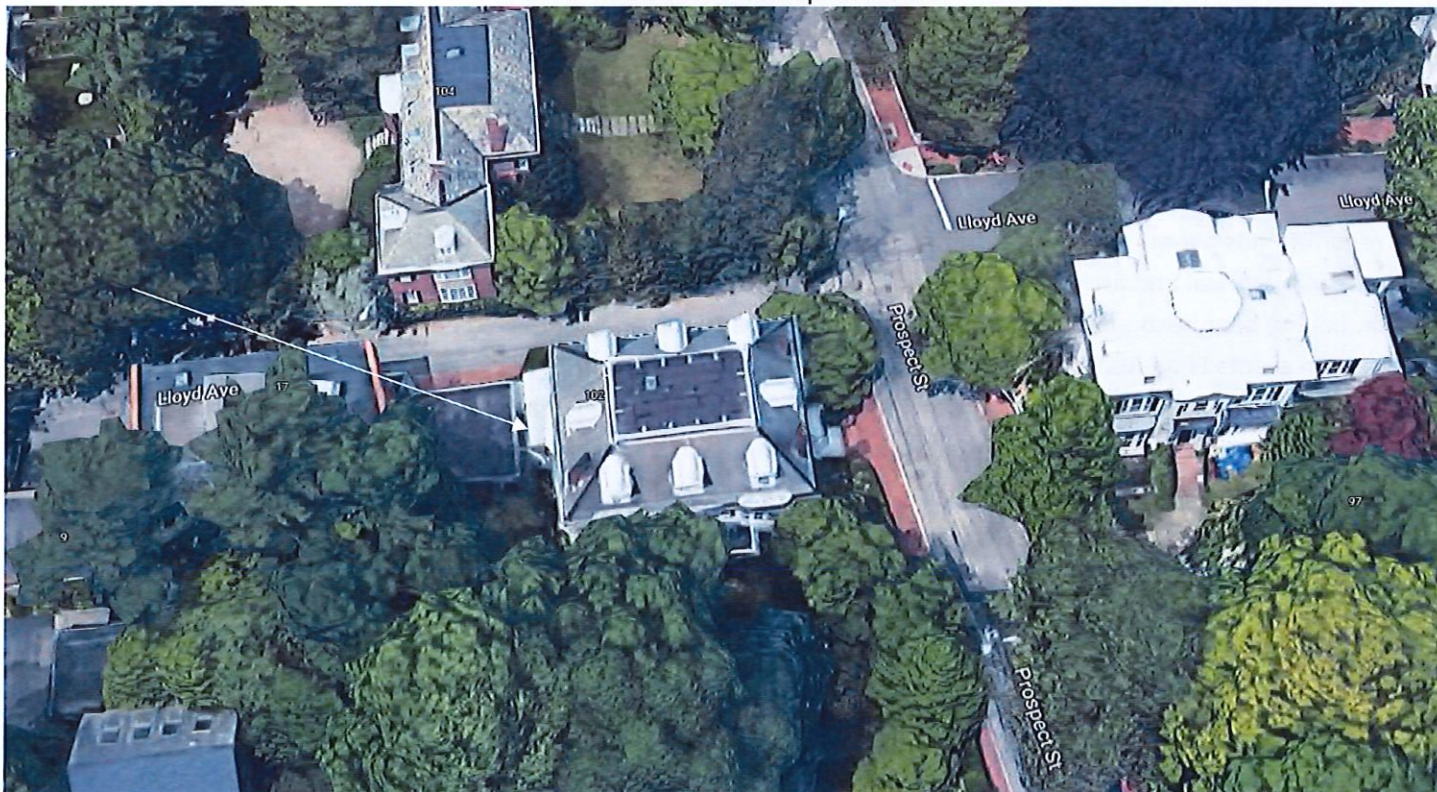
6. CASE 22.063, 102 PROSPECT STREET, H.A. Whitmarsh House, 1903 (COLLEGE HILL)

Clark & Howe, architects. Colonial Revival; 2½ stories; clapboard; high decked hip roof with balustrade; scroll pedimented dormers and dentil cornice. Ionic corner pilasters; 5-bay facade with central segmental pedimented portico.

CONTRIBUTING



Arrow indicates 102 Prospect Street.



Arrow indicates project location, looking north.

**Applicant/Designer/Contractor:** Andrew Tower, HB Design + Build, 819 Westminster Street, Providence, RI 02903  
**Owner:** Brian Krex & Vanessa Ward, 102 Prospect Street, providence, RI 02906, Providence, RI 02906

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

- the installation of new windows at the existing porch entry, east elevation.

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

- The proposed work will not be visible from the public rights-of-way;
- The intent of the project is to provide more light into the kitchen area. As submitted there are two proposals: Proposal A has two, paired 6/1, double-hung windows installed at the porch entry; Proposal B had two, paired 6/1, double-hung windows installed at the porch entry. Additionally, to the south there is an 8/1 double-hung sash with side-lites and a transom that is proposed to be removed and two, paired 6/1, double-hung windows installed;
- Staff recommends Option A, as Option B will remove a significant “feature” window that would be an adverse effect on the historic significance of the property, despite its lack of visibility from the public rights-of-way; and,
- Plans and photos have been submitted.

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

- a) 102 Prospect 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 (Option A) 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. 102 Prospect 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 (Option A) 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.**



HB LLC  
819 Westminster Street  
Providence, Rhode Island 02903  
www.hbarchive.com

Contact: Andrew Tower 401.965.8857

Brian Krex & Vanessa Ward  
102 Prospect Street  
Providence, RI 02906

Contact: Client Name 000.000.0000

## Existing Conditions

Drawing Number:

Sk 1.50

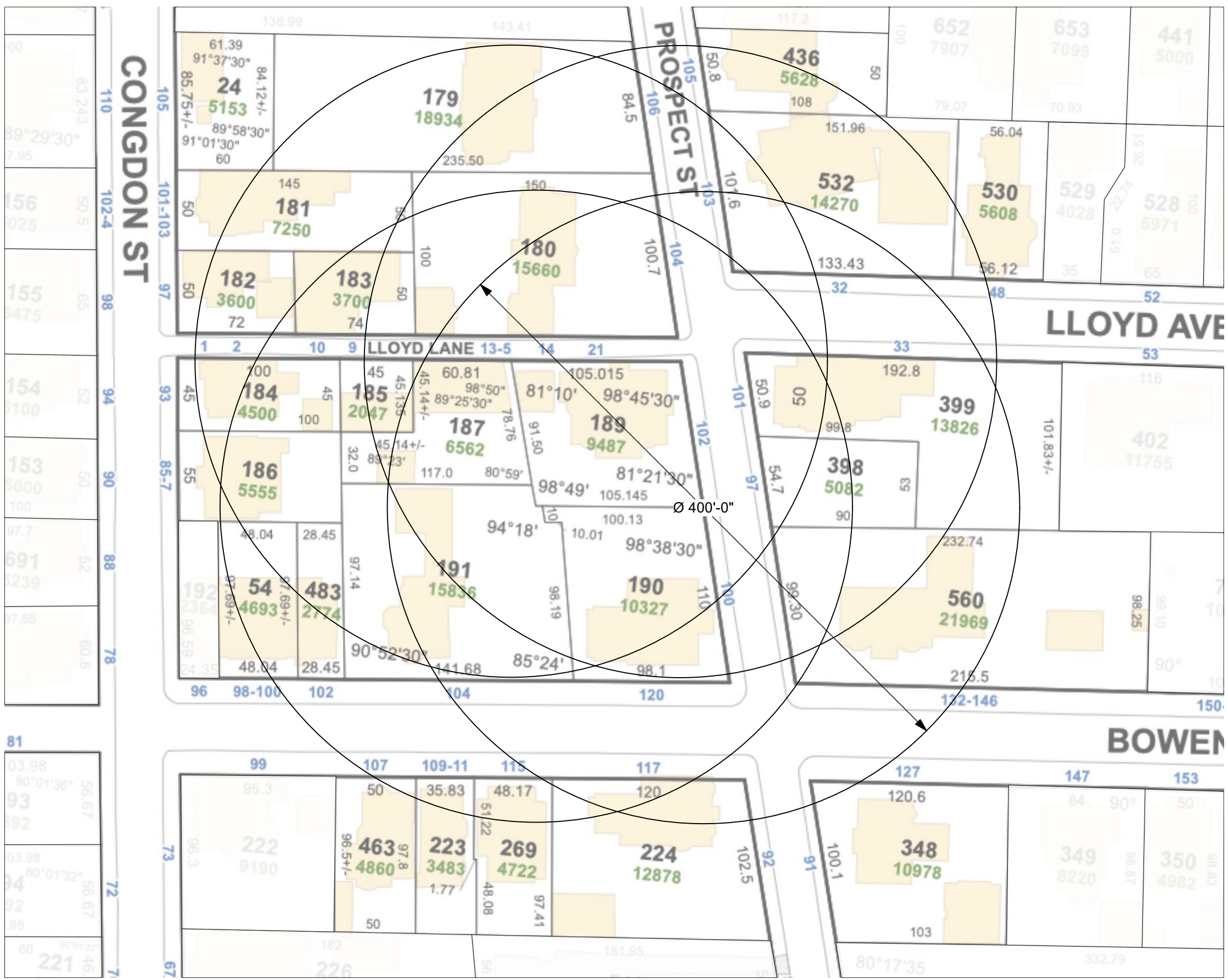
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Date: 5/19/22

Drawn By:

Set:

Note:



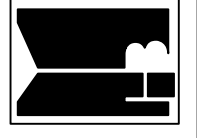
01 Plat Lot Radius  
 Sk 1.50 Scale: 1:800

Drawing Number: **Sk 1.50**  
 Scale: Noted  
 Date: 5/19/22  
 Drawn By:  
 Set:

# Plat Lot Radius

Brian Krex & Vanessa Ward  
 102 Prospect Street  
 Providence, RI 02906

H B LLC  
 819 Westminster Street  
 Providence, Rhode Island 02903  
 www.hbarchive.com



Contact: Andrew Tower 401.965.8857

Contact: Client Name 000.000.0000

Note:

Existing Hedge  
Elevation 9'

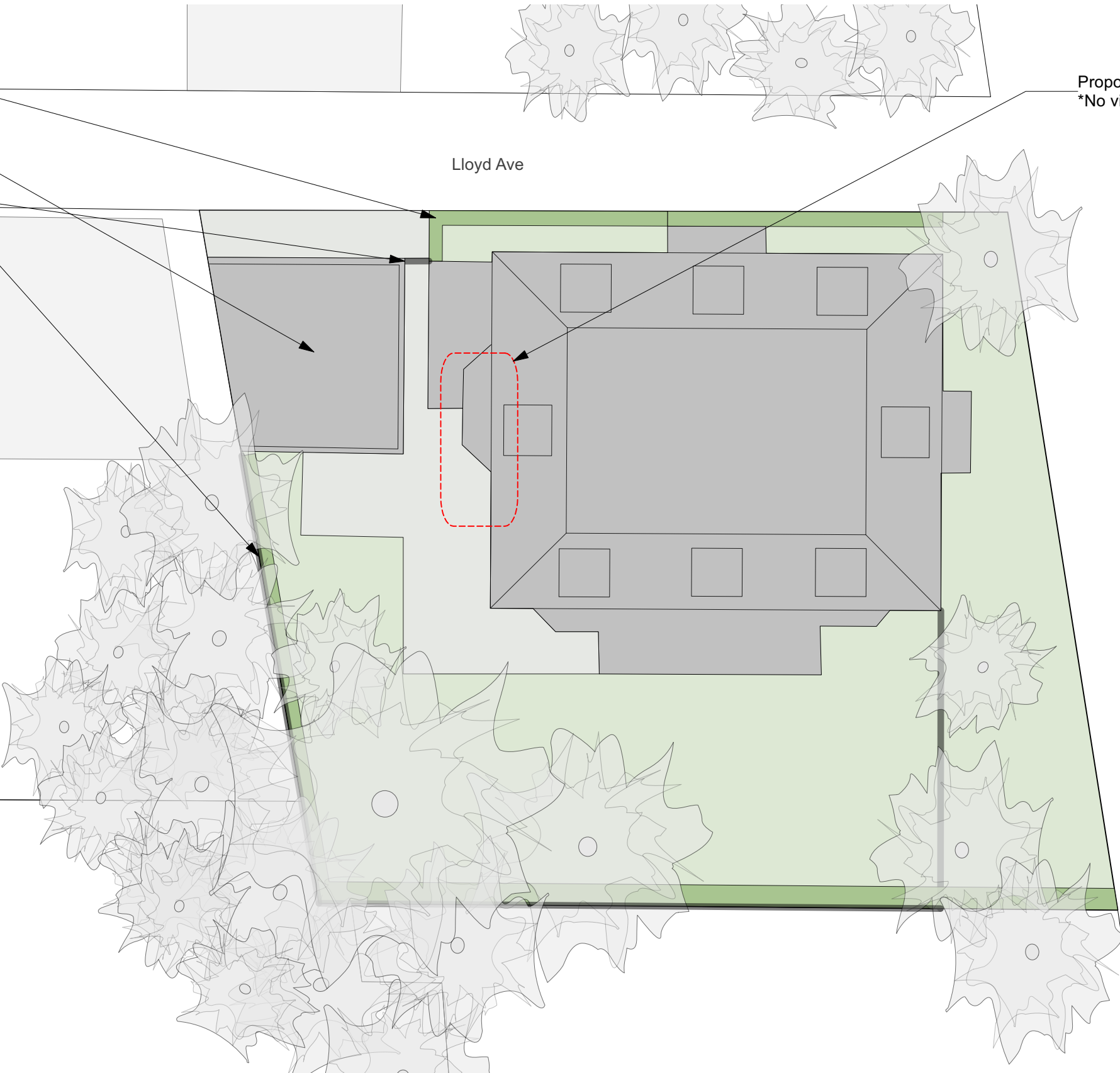
Existing Garage  
Elevation 8'6"

Existing Fence  
Elevation 6'


Proposed Facade  
\*No visibility from public roads

Lloyd Ave

Prospect St




01 Site Plan  
 Sk 1.51 Scale: 1/16" = 1'-0"

|   |                                    |  |                          |       |
|---|------------------------------------|--|--------------------------|-------|
| <br><b>HB LLC</b><br>819 Westminster Street<br>Providence, Rhode Island 02903<br>www.hbarchive.com | Contact: Andrew Tower 401.965.8857 | Brian Krex & Vanessa Ward<br>102 Prospect Street<br>Providence, RI 02906 | Client Name 000.000.0000 | Note: |
|   | Contact: 000.000.0000              |  |                          |       |
| <b>Site Plan</b>  |                                    |  |                          |       |
| Drawing Number: <b>Sk 1.51</b><br>Scale: Noted Date: 5/19/22<br>Drawn By: [Blank] Set: [Blank]  |                                    |  |                          |       |



01 East Elevation Existing  
Scale: 1/4" = 1'-0"

|   |   |                                    |
|---|---|------------------------------------|
|  | 819 Westminster Street<br>Providence, Rhode Island 02903<br>www.hbarchive.com | Contact: Andrew Tower 401.965.8857 |
|   | Brian Krex & Vanessa Ward<br>102 Prospect Street<br>Providence, RI 02906      | Contact: Client Name 000.000.0000  |
| Existing East<br>Exterior Elevation   |   | Note:                              |
| Drawing Number: Sk 2.12   |   | Scale: Noted                       |
| Date: 5/19/22   |   | Drawn By:                          |
|   |   | Set:                               |



01  
Sk 2.13

East Elevation Proposed Option A  
Scale: 1/4" = 1'-0"

Drawing Number: **Sk 2.13**  
Scale: **Noted** Date: **5/19/22**  
Drawn By: \_\_\_\_\_  
Set: \_\_\_\_\_

# Proposed East Elevation Option A

Brian Krex & Vanessa Ward  
102 Prospect Street  
Providence, RI 02906

HB LLC  
819 Westminster Street  
Providence, Rhode Island 02903  
www.hbarchive.com



Contact: Andrew Tower 401.965.8857 Client Name 000.000.0000



01  
Sk 2.15

East Elevation Proposed Option B  
Scale: 1/4" = 1'-0"

Drawing Number: **Sk 2.13**  
Scale: **Noted** Date: **5/19/22**  
Drawn By: \_\_\_\_\_  
Set: \_\_\_\_\_

# Proposed East Elevation Option B

Brian Krex & Vanessa Ward  
102 Prospect Street  
Providence, RI 02906

HB LLC  
819 Westminster Street  
Providence, Rhode Island 02903  
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Note:

Contact: Client Name 000.000.0000

Contact: Andrew Tower 401.965.8857