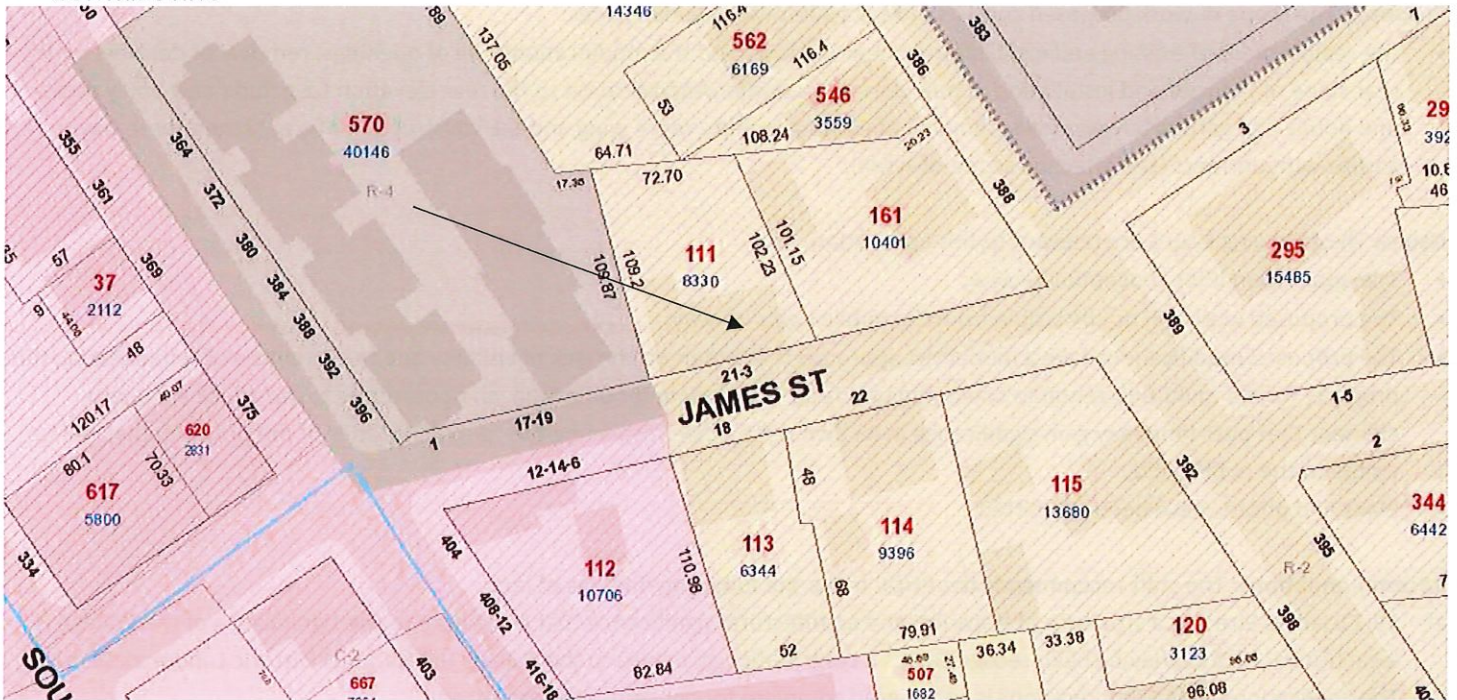


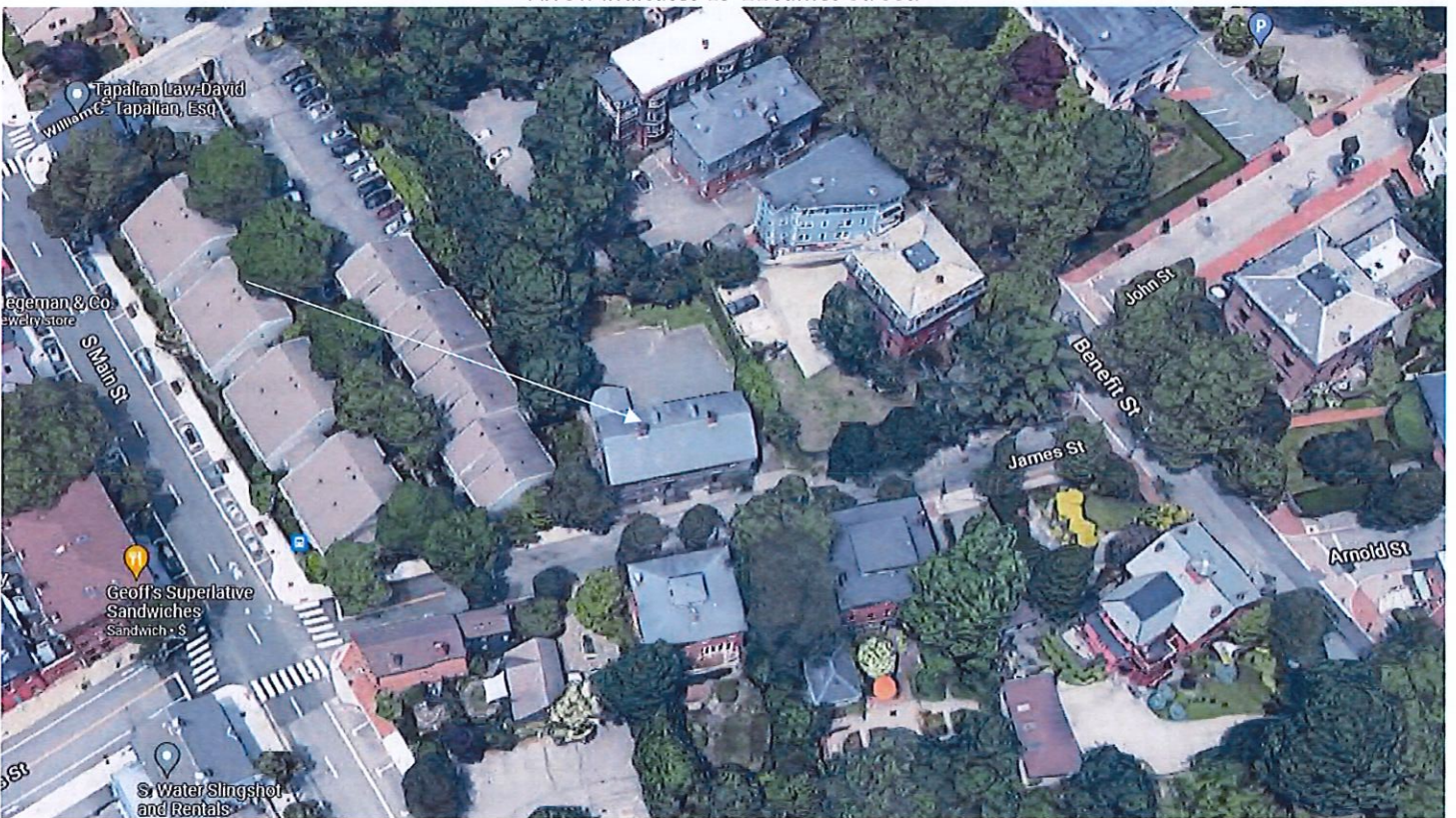
3. CASE 22.091, 19-23 JAMES STREET, Oliver Kane House, 1814 (COLLEGE HILL)

Federal double-house; 2½ stories; clapboard; gable roof; 9-bay facade; two doorways under bracketed entablatures each reached by a flight of wooden steps.

CONTRIBUTING



Arrow indicates 19-21 James Street.



Arrow indicates project location, looking north.

Applicant/Owner: Drew Carlin, Turnstone Holding LLC, 51 Savoy Street, Providence, RI 02906

Architect: Jack Ryan Architect, 22 Bianco Court, Providence, RI 02909

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

- the replacement of existing and installation of new windows and the modification/infill of openings; removal of dormers on the rear slope of the roof and installation of new dormers; addition/modification to the rear elevation to include new entry doors and hoods and garden bay windows; removal of existing laundry room wing and the construction of a detached three-bay garage with dormers (see attached scope-of-work).

Issues: The following issues are relevant to this application:

- The application if for conceptual review;
- The proposed work will not be visible from the public rights-of-way;
- The proposed modifications take a modernist approach that based on the lack of visibility and the intention of rehabilitating this property from a multi-unit rental to condominiums is an appropriate modification, an opportunity to introduce a modern element that over time may gain significance in its own right, while respecting the "public" facades of the property that will be visible to the public; and,
- Plans and photos have been submitted.

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

- a) 19-21 James 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 for conceptual approval; 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, as the proposed modifications will not be visible from the public rights-of-way.

Staff recommends a motion be made stating that: The application is considered complete. 19-21 James 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 conceptual 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 the applicant to return to the Commission for final approval.

Application for Certificate of Appropriateness

19-23 James Street

Oliver Kane House – 1814

Scope of Work:

Exterior repair of wood clapboard siding and wood trim. Wood siding and trim to be repaired where possible and replaced with new wood siding and trim of the same size and profile where needed.

Existing windows to be replaced. Existing windows are Brosco replacement windows. New windows to be new construction windows. 6 over 6 simulated divided lite. Aluminum storm windows to be removed. No original wood windows currently remain.

Existing wood window and entry door trim to be repaired where possible and replaced when needed with new wood trim to match the profile and size of the existing.

Exterior stairs on James Street to be repaired and material replaced where necessary with new material to match existing.

Existing window locations on the west and east elevations that are to be removed their window trim will remain and be infilled with clapboards.

Window locations on the second-floor north elevation to be added and relocated. These windows and trim will be the same as the other windows in the house.

Existing windows and doors on the first-floor north elevation to be reconfigured. Three new rear entry doors with roof structure and three new rear addition garden bay windows.

Existing basement entry door and roof structure on west elevation to be replaced with new entry door in same masonry opening with a new roof structure.

Existing asphalt shingle roofing to be replaced with new asphalt shingle roofing.

Existing aluminum gutters and downspouts to be replaced with new painted aluminum gutters and downspouts.

Existing brick masonry chimney to be removed and a new roof structure to be built in its place of the same size and shape of the existing chimneys. To be clad in a thin brick veneer.

Two small gable dormers on the north facing roof to be removed and replaced with three shed dormers. End of dormers to be have casement windows without simulated divided lite.

Existing laundry room wing with slab on grade to be removed.

New construction three bay garage with three dormers to be constructed in the rear yard.

New configuration of parking in rear yard and addition of garden space immediately to the north of the building.

Exhibit 10:

Jack Ryan of Jack Ryan Architect, LLC will be a representative for the owner and applicant and will appear on their behalf at the public hearing.



ARCHITECT:
JACK RYAN ARCHITECT
22 BIANCO COURT
PROVIDENCE, RI 02909
401.749.1797
WWW.JACKRYANARCHITECT.COM

PROJECT:
OLIVER KANE HOUSE
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903

ISSUE:
HISTORIC DISTRICT COMMISSION
EXISTING PERSPECTIVE VIEW

DWN BY:
RYAN / CLOUSE

CKD BY:
RYAN

DATE:
7-11-2022

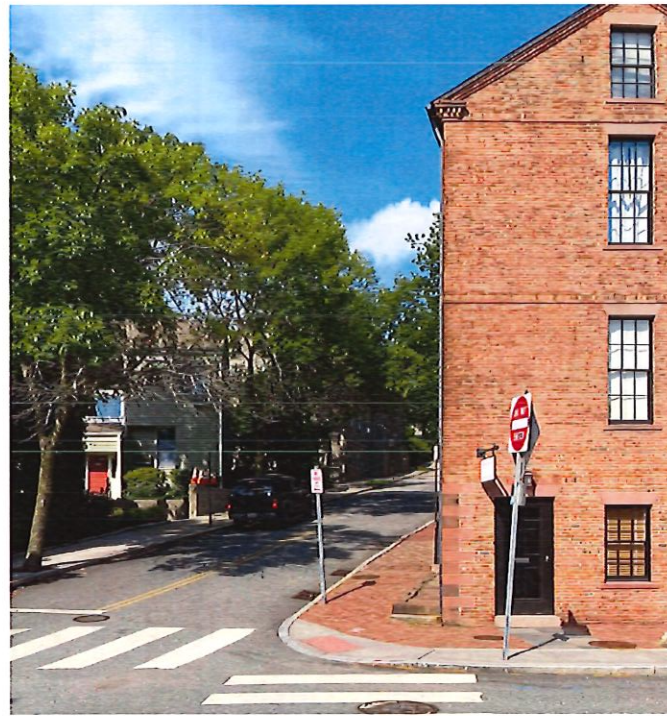
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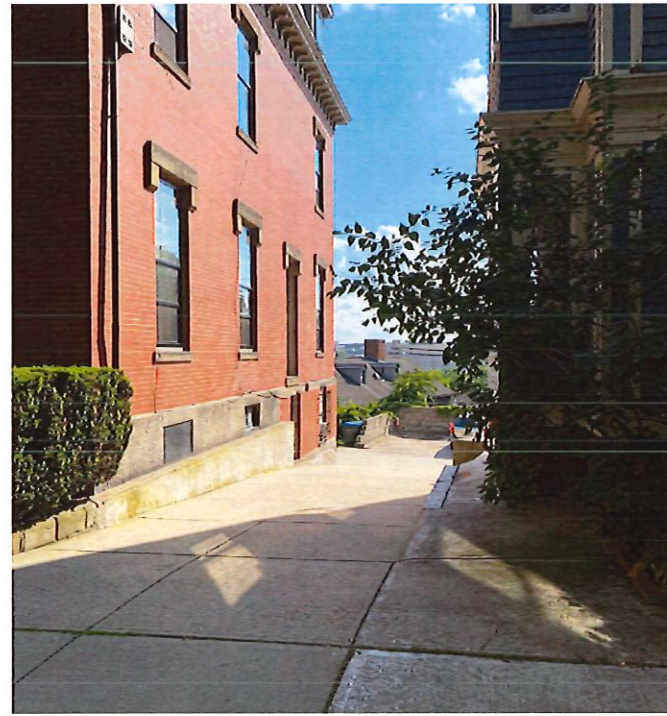
1



VIEW LOOKING UP THE HILL ON JAMES STREET.



VIEW FROM NORTH MAIN LOOKING UP JAMES STREET.



REAR OF BUILDING AS GLIMPSED DOWN A DRIVEWAY FROM BENEFIT STREET.

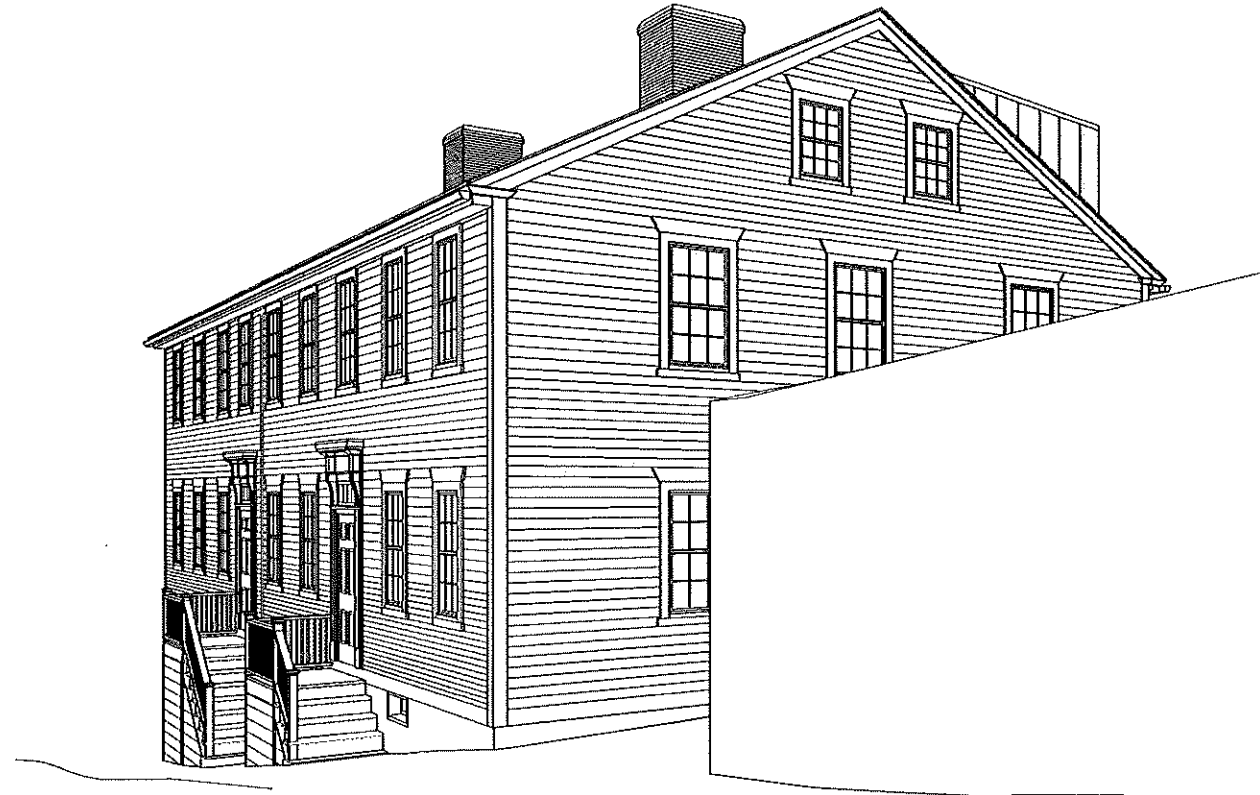


VIEW LOOKING DOWN THE HILL ON JAMES STREET.

ARCHITECT:	JACK RYAN ARCHITECT		DWG. NO.:	2
	22 BIANCO COURT PROVIDENCE, RI 02909 401 749 1797 WWW.JACKRYANARCHITECT.COM			
PROJECT:	OLIVER KANE HOUSE		DWN BY:	RYAN / CLOUSE
	19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903			
ISSUE:	HISTORIC DISTRICT COMMISSION		CKD BY:	RYAN
	EXISTING PERSPECTIVE VIEWS			
			DATE:	7-11-2022
			SCALE:	N.T.S.



VIEW LOOKING UP THE HILL ON JAMES STREET.

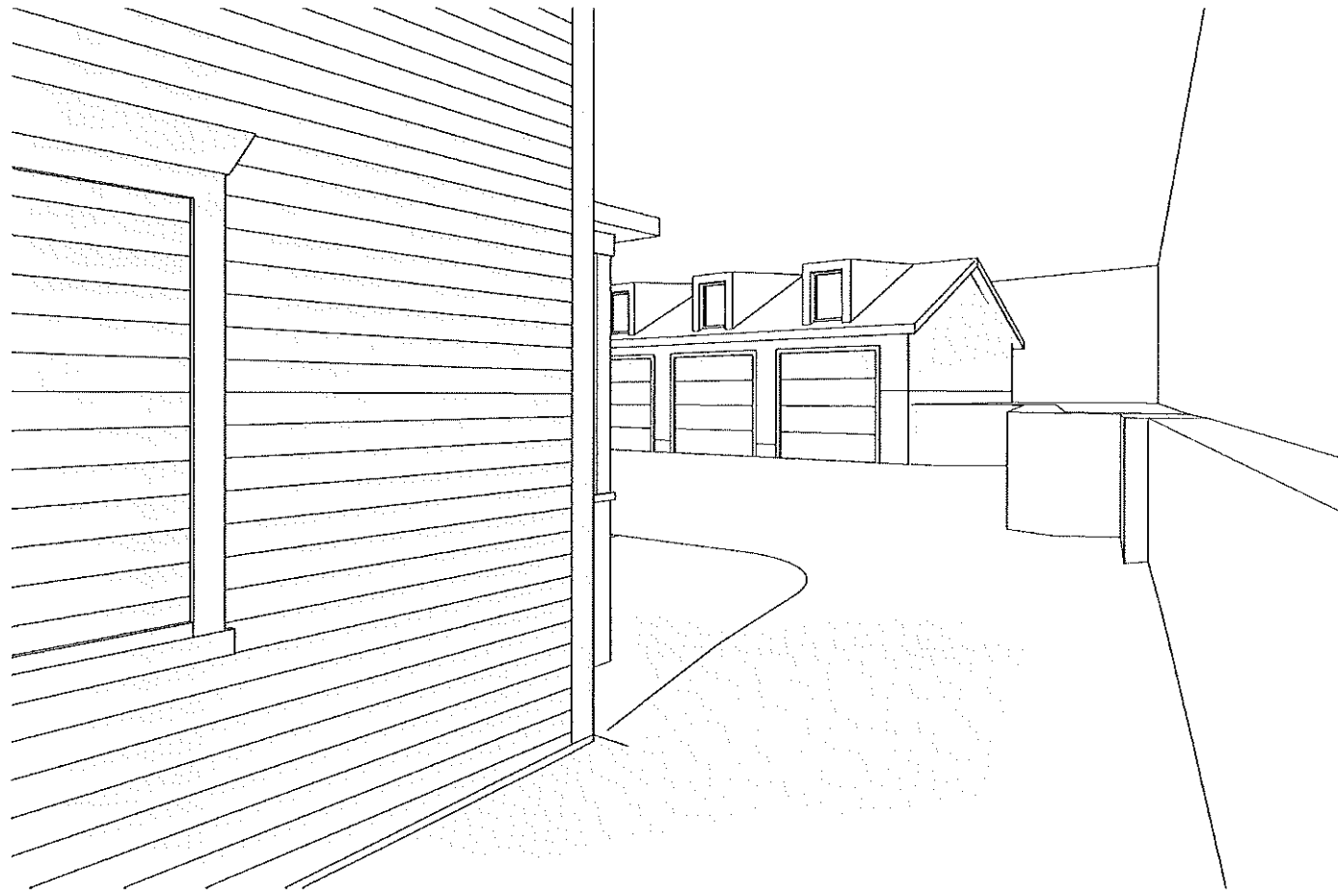


VIEW LOOKING DOWN THE HILL ON JAMES STREET.



FRONT ELEVATIONAL VIEW.

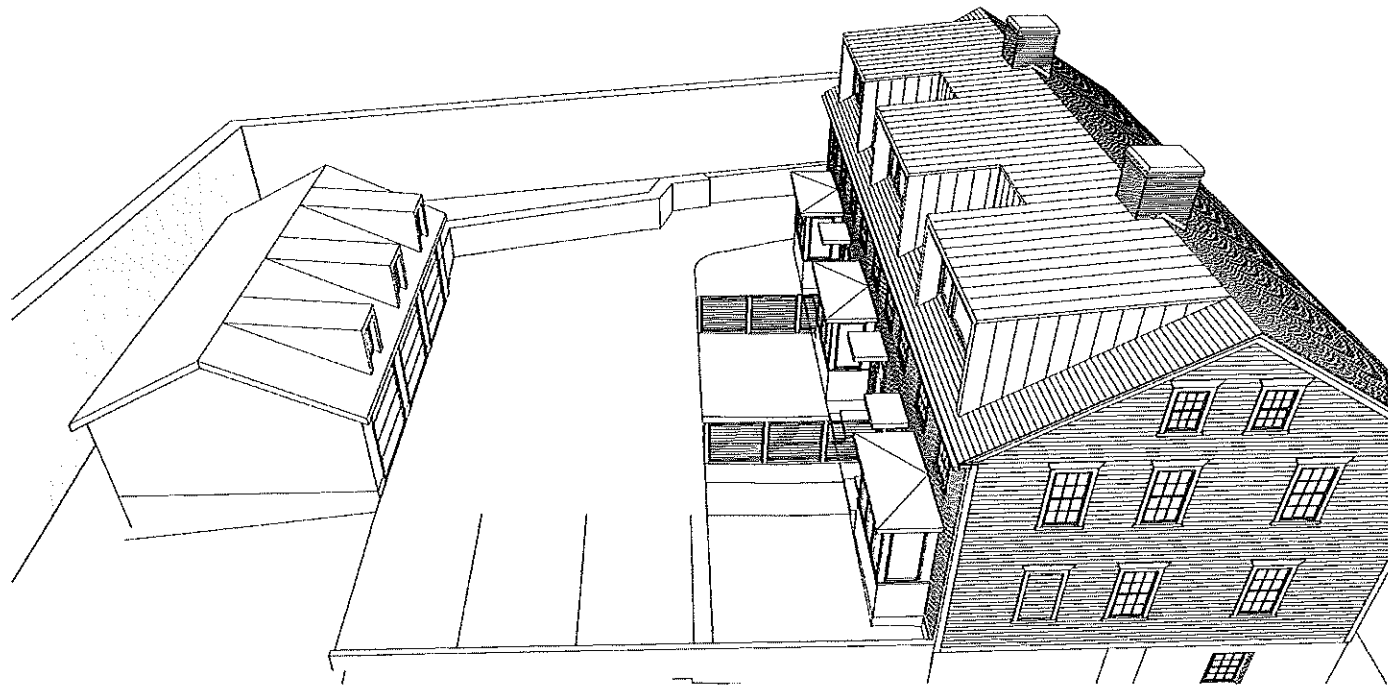
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DATE:	7-11-2022	SCALE:	N.T.S.
ISSUE:			
HISTORIC DISTRICT COMMISSION PROPOSED PERSPECTIVE VIEWS			
PROJECT:			
OLIVER KANE HOUSE 19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903			
ARCHITECT:			
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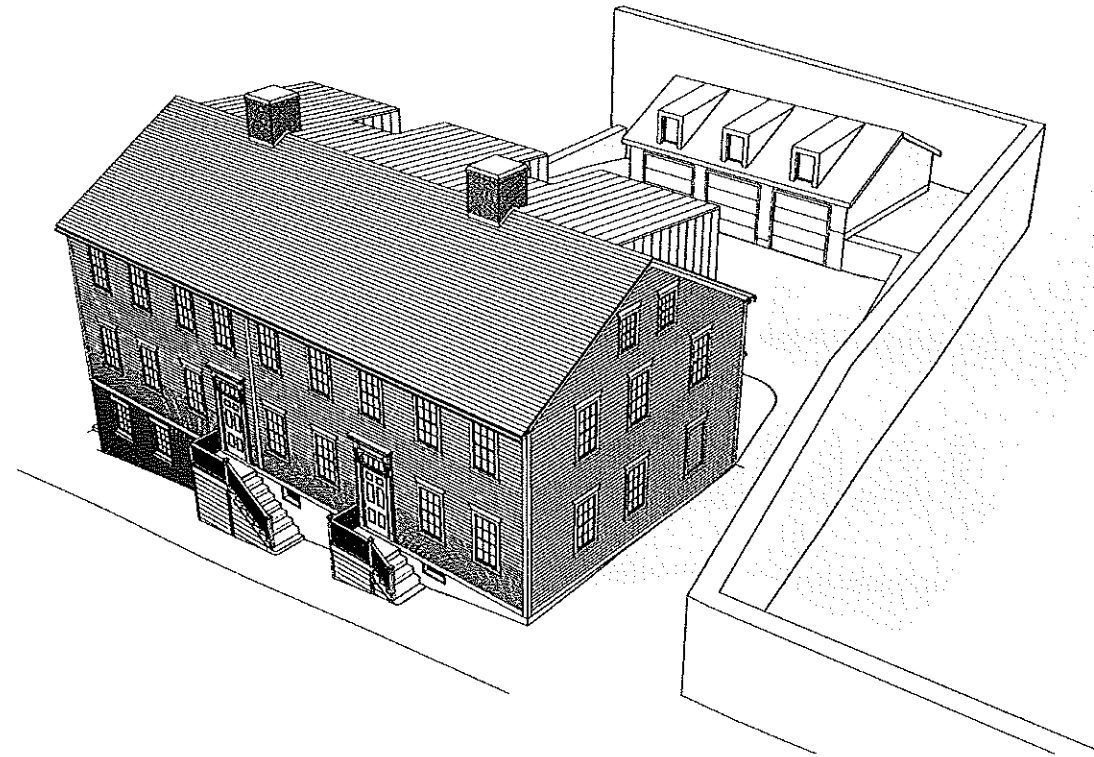
VIEW LOOKING DOWN DRIVEWAY OF 19-23 JAMES STREET.



VIEW LOOKING TOWARDS REAR OF BUILDING.



BIRDSEYE VIEW LOOKING EAST OVER REAR YARD.



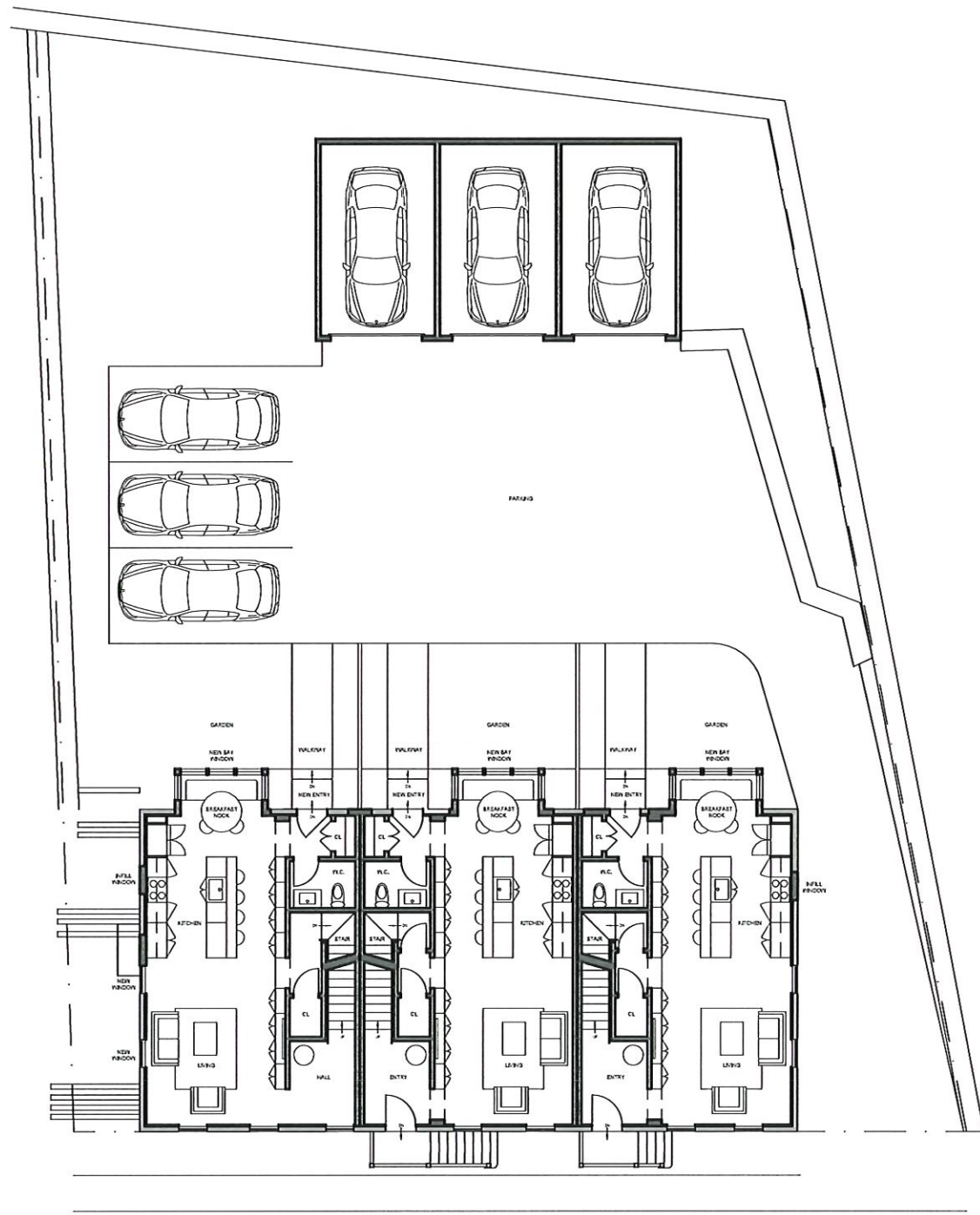
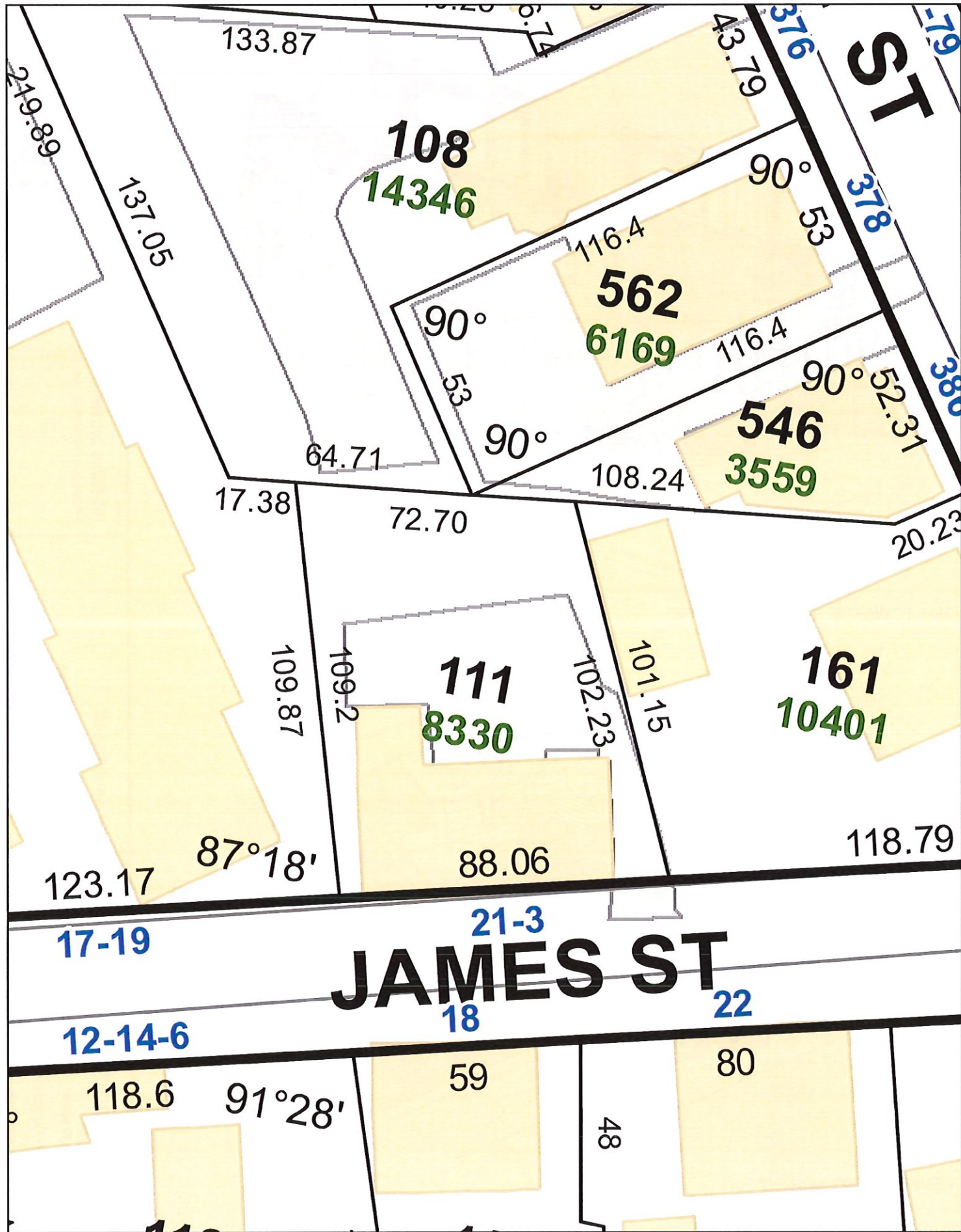
BIRDSEYE VIEW LOOKING NORTHWEST.

DWG. NO.:	5
DRAWN BY: RYAN / CLOUSE	CHKD BY: RYAN
DATE: 7-11-2022	SCALE: N.T.S.

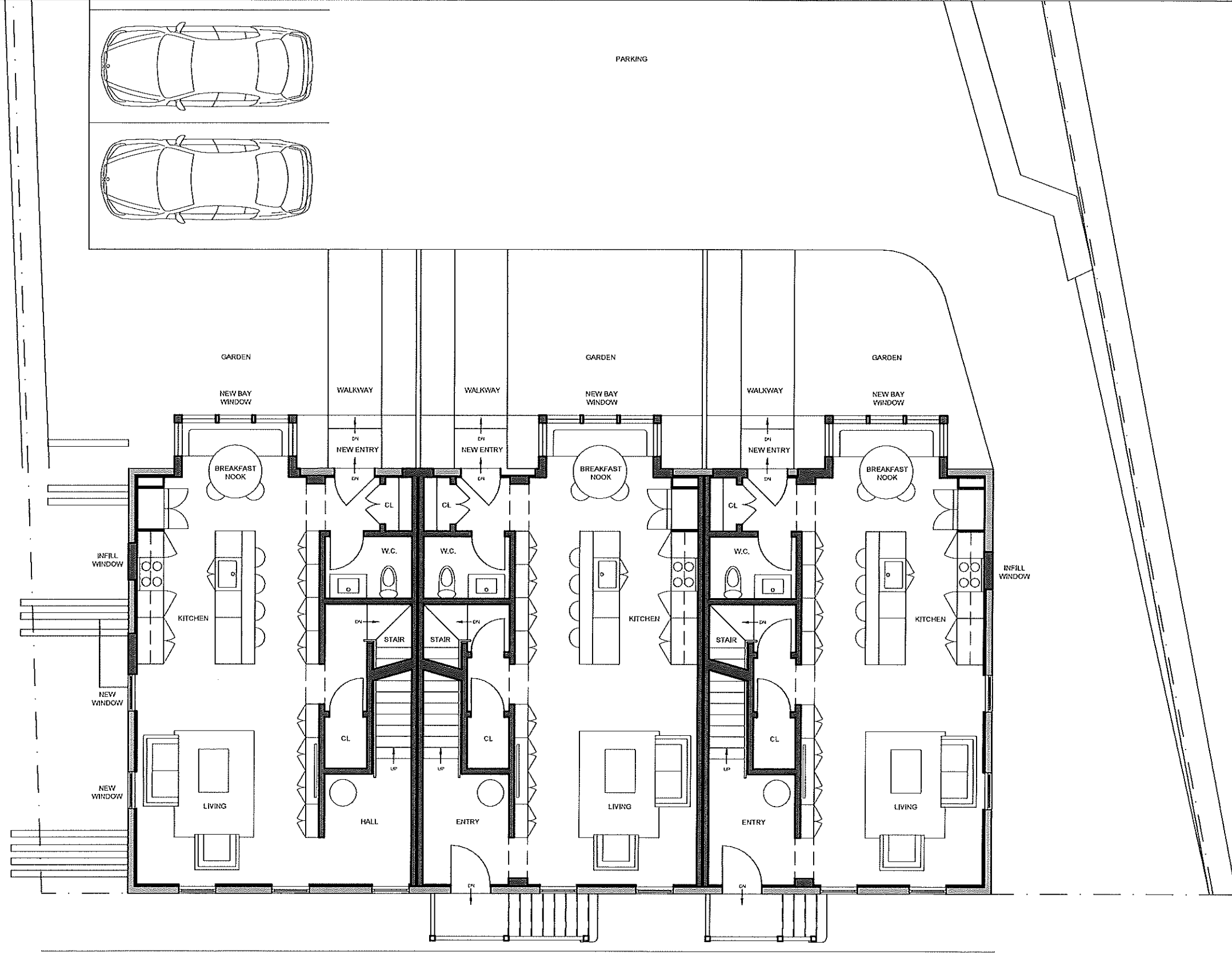
ISSUE:
**HISTORIC DISTRICT COMMISSION
PROPOSED PERSPECTIVE VIEWS**

PROJECT:
**OLIVER KANE HOUSE
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903**

ARCHITECT:
**JACK RYAN ARCHITECT
22 BIANCO COURT
PROVIDENCE, RI 02909
401.749.1797
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		DWN BY:	RYAN	CKD BY:	RYAN	DATE:	07-11-2022
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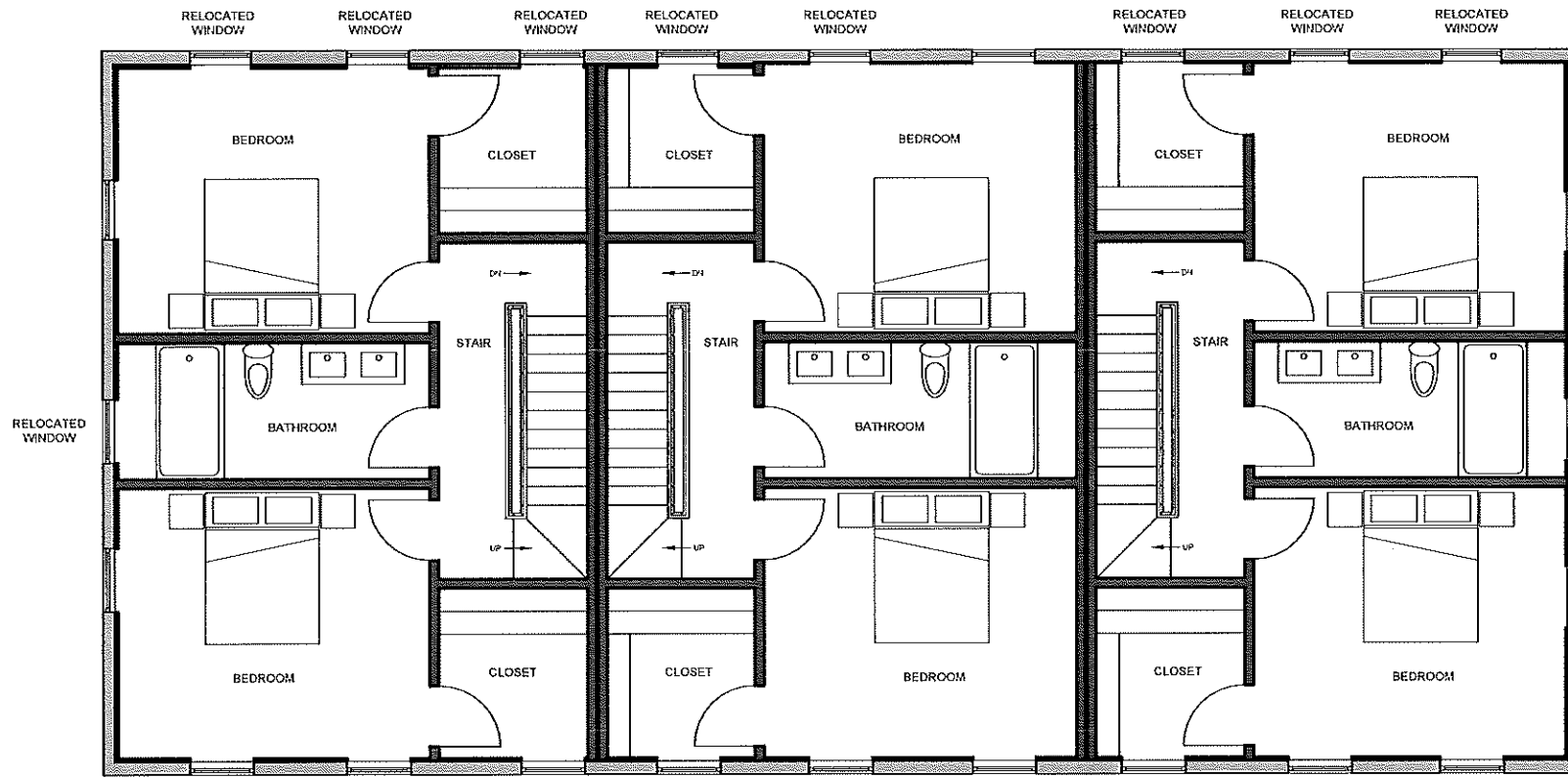
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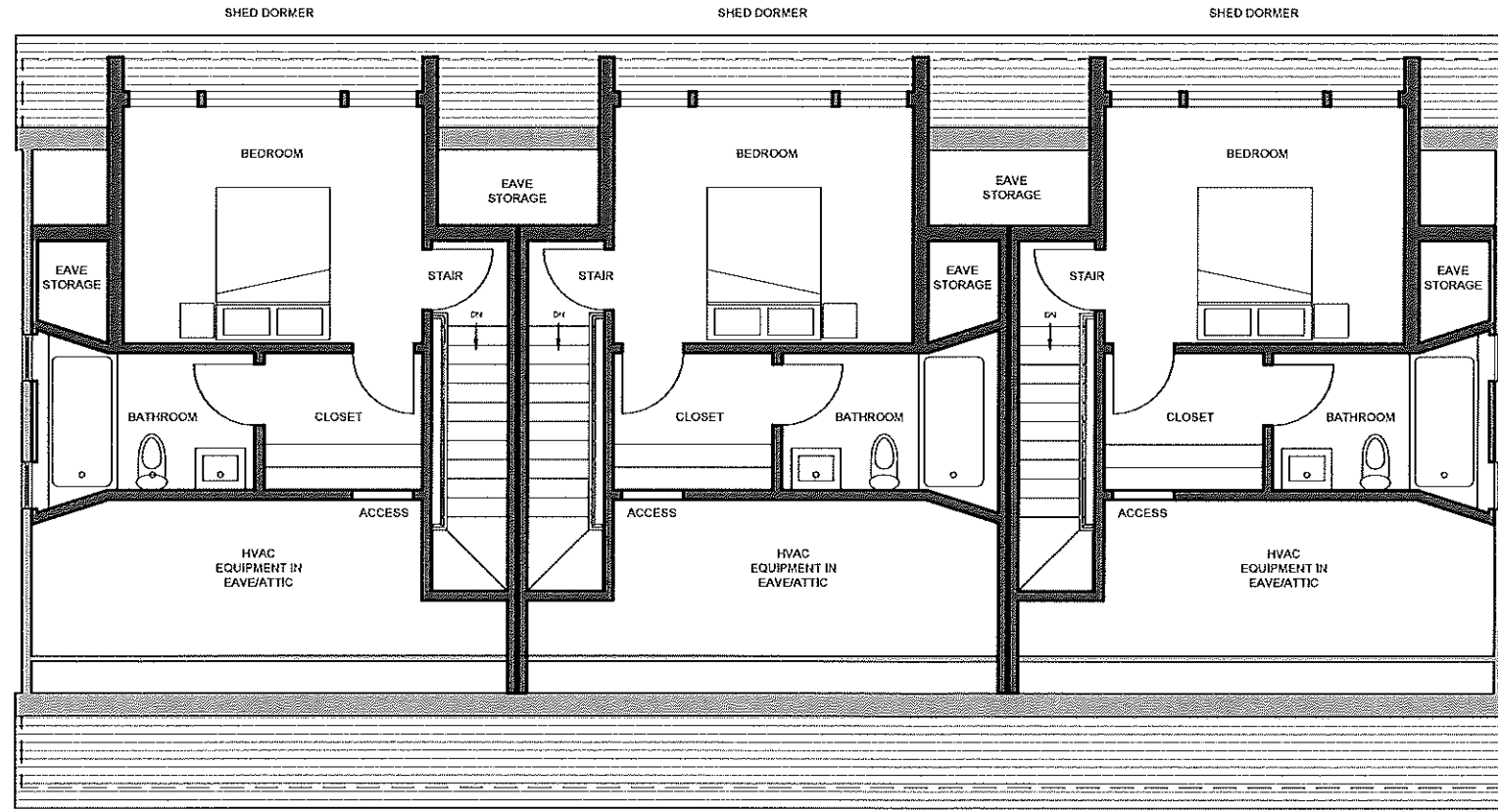
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PROJECT: **OLIVER KANE HOUSE**
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

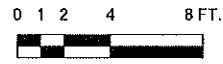
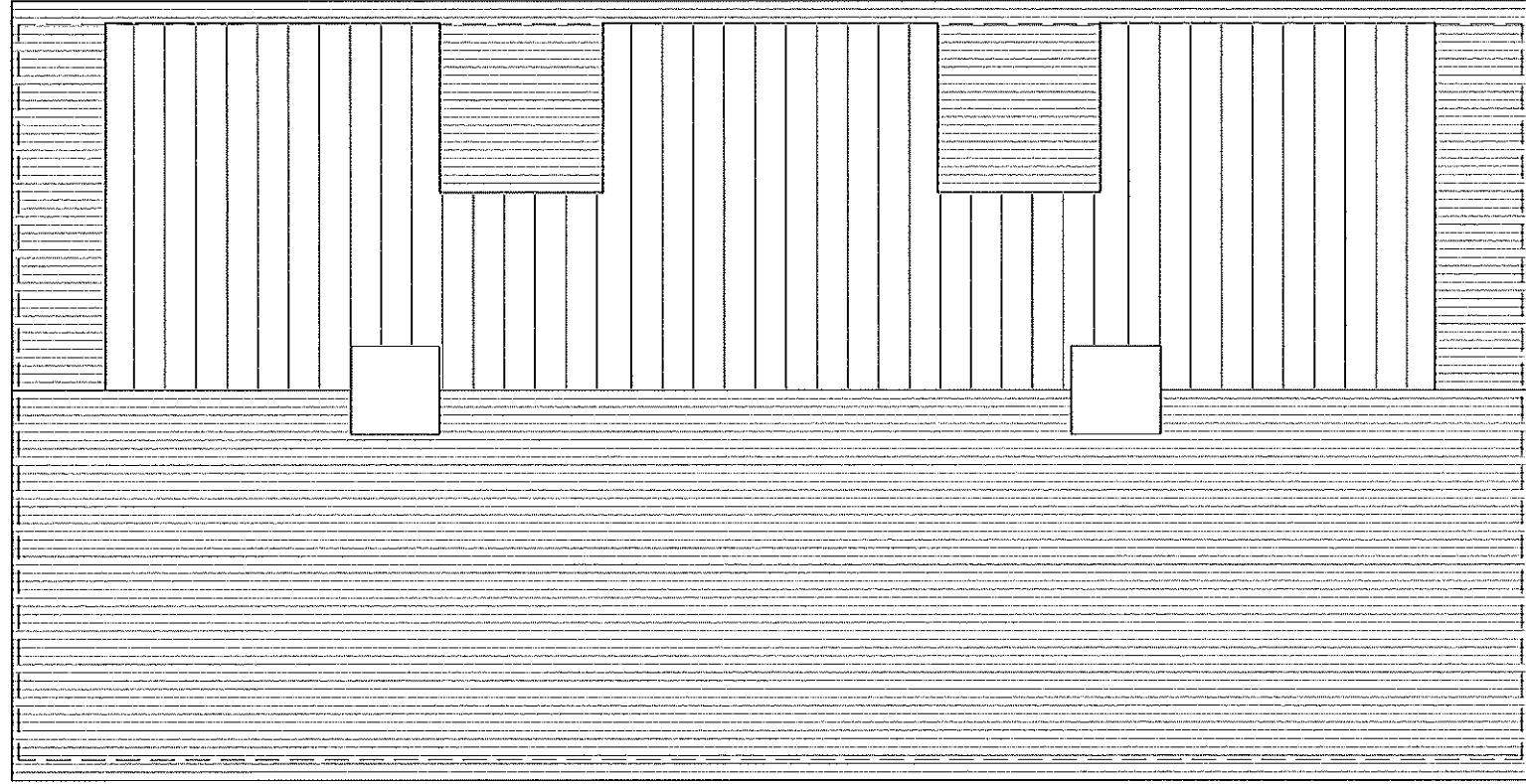
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	PROJECT :	OLIVER KANE HOUSE 19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903
ISSUE :	SECOND FLOOR PLAN	
DWN BY :	RYAN	DWG. NO. :
CKD BY :	RYAN	A202
DATE :	07-11-2022	SCALE :
		1/8"=1'-0"



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						DWN BY:	



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PROJECT :

OLIVER KANE HOUSE
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903

ISSUE :

ROOF PLAN

DWN BY :

RYAN

CKD BY :

RYAN

DATE :

07-11-2022

SCALE :

1/8"=1'-0"

DWG. NO. :

A204



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PROJECT:

OLIVER KANE HOUSE
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903

ISSUE:

SOUTH ELEVATION

DWN BY:
RYAN

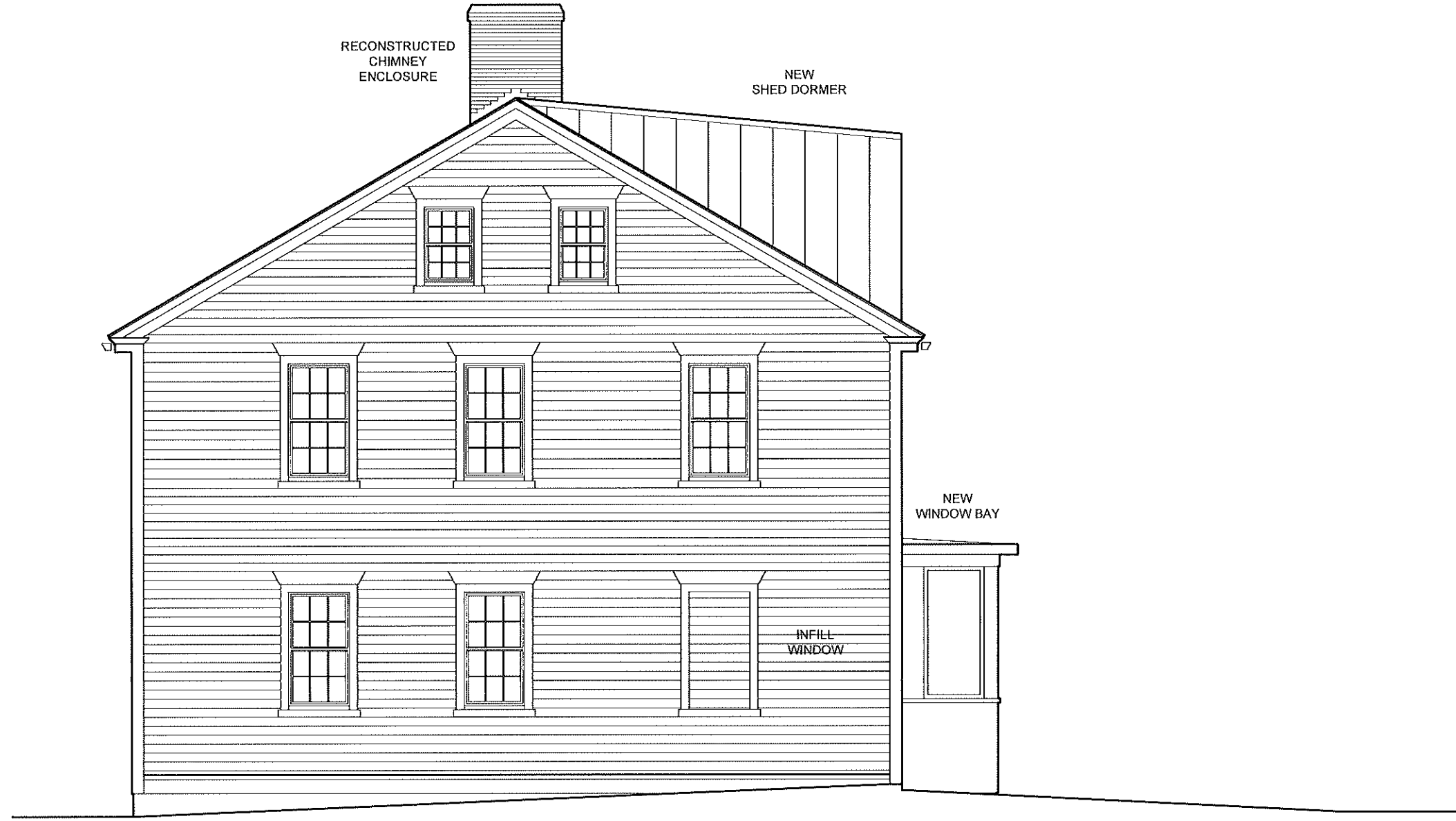
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A301

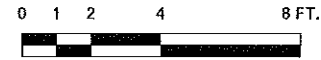


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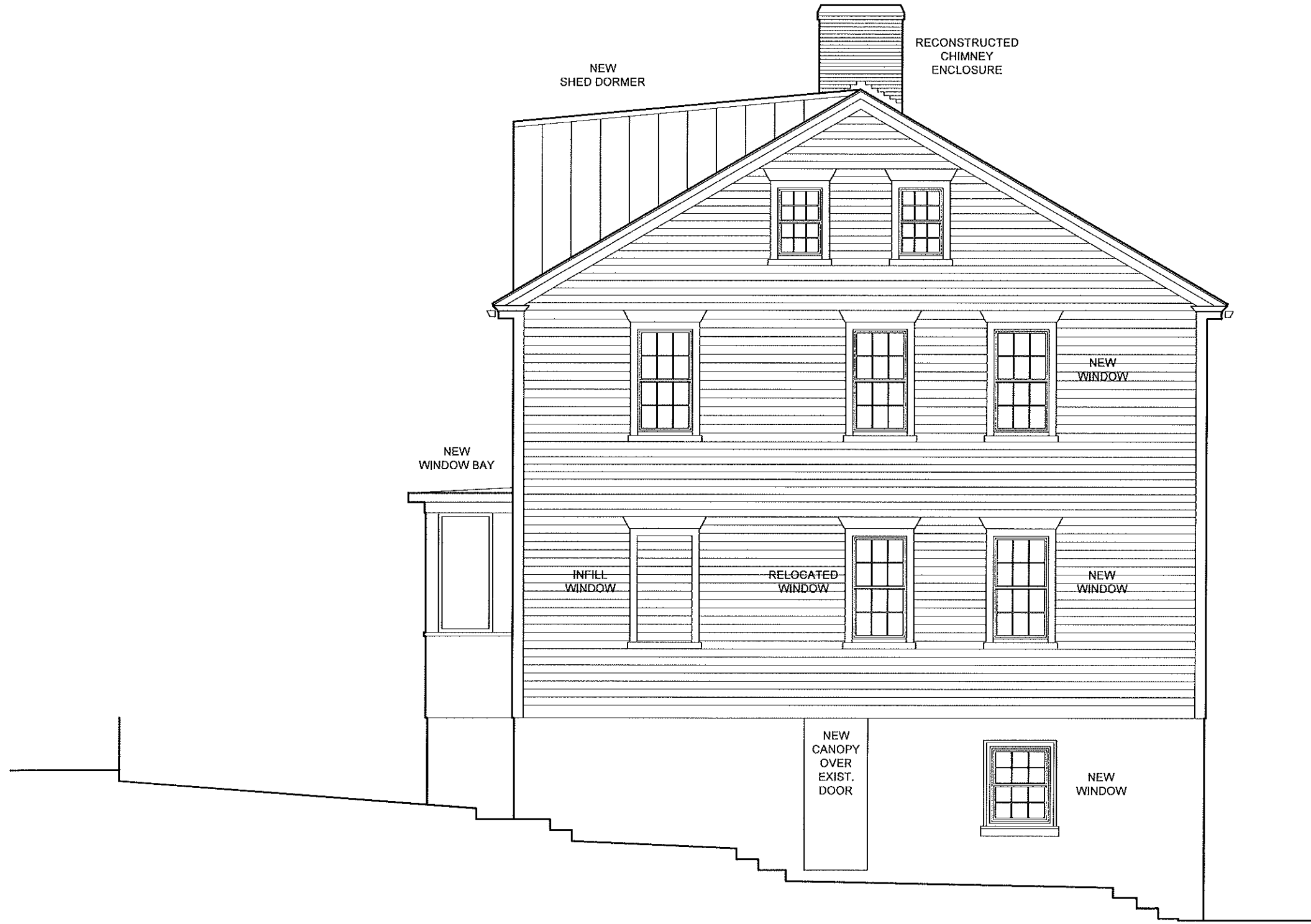
NEW
SHED DORMER

NEW
WINDOW BAY

INFILL
WINDOW



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	PROJECT:	
ISSUE:	OLIVER KANE HOUSE 19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903	
	EAST ELEVATION	
DWN BY:	RYAN	DWG. NO.:
CKD BY:	RYAN	A302
DATE:	07-17-2022	
SCALE:	3/16"=1'-0"	



DWG. NO. :	A303		
DWN BY :	RYAN	CHK BY :	RYAN
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ISSUE: **WEST ELEVATION**

PROJECT: **OLIVER KANE HOUSE**
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

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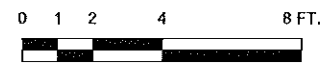
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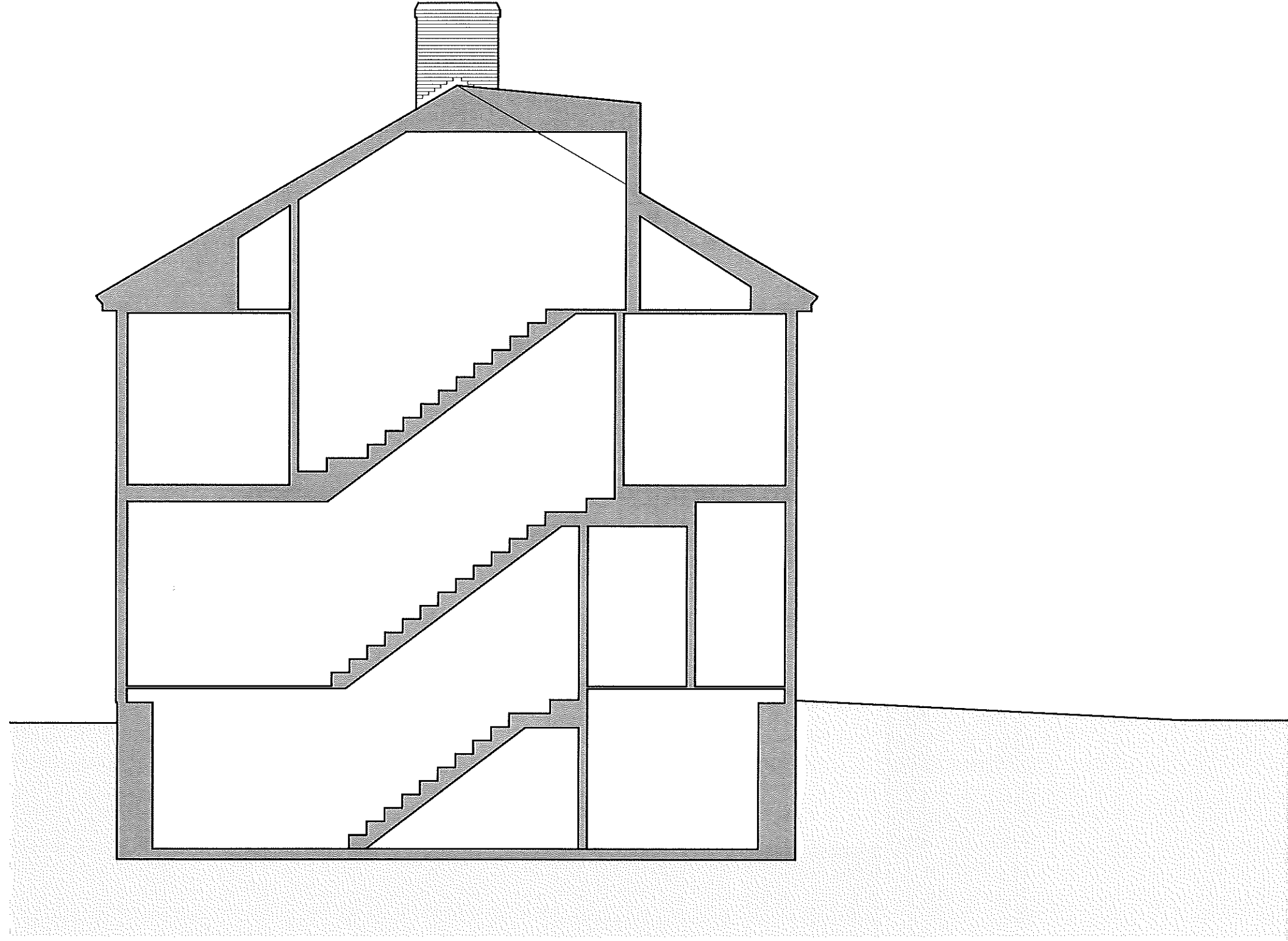
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DATE: 07-11-2022
SCALE: 3/16"=1'-0"

ISSUE: **NORTH ELEVATION**

PROJECT: **OLIVER KANE HOUSE**
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903

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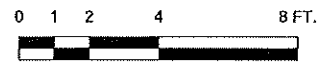
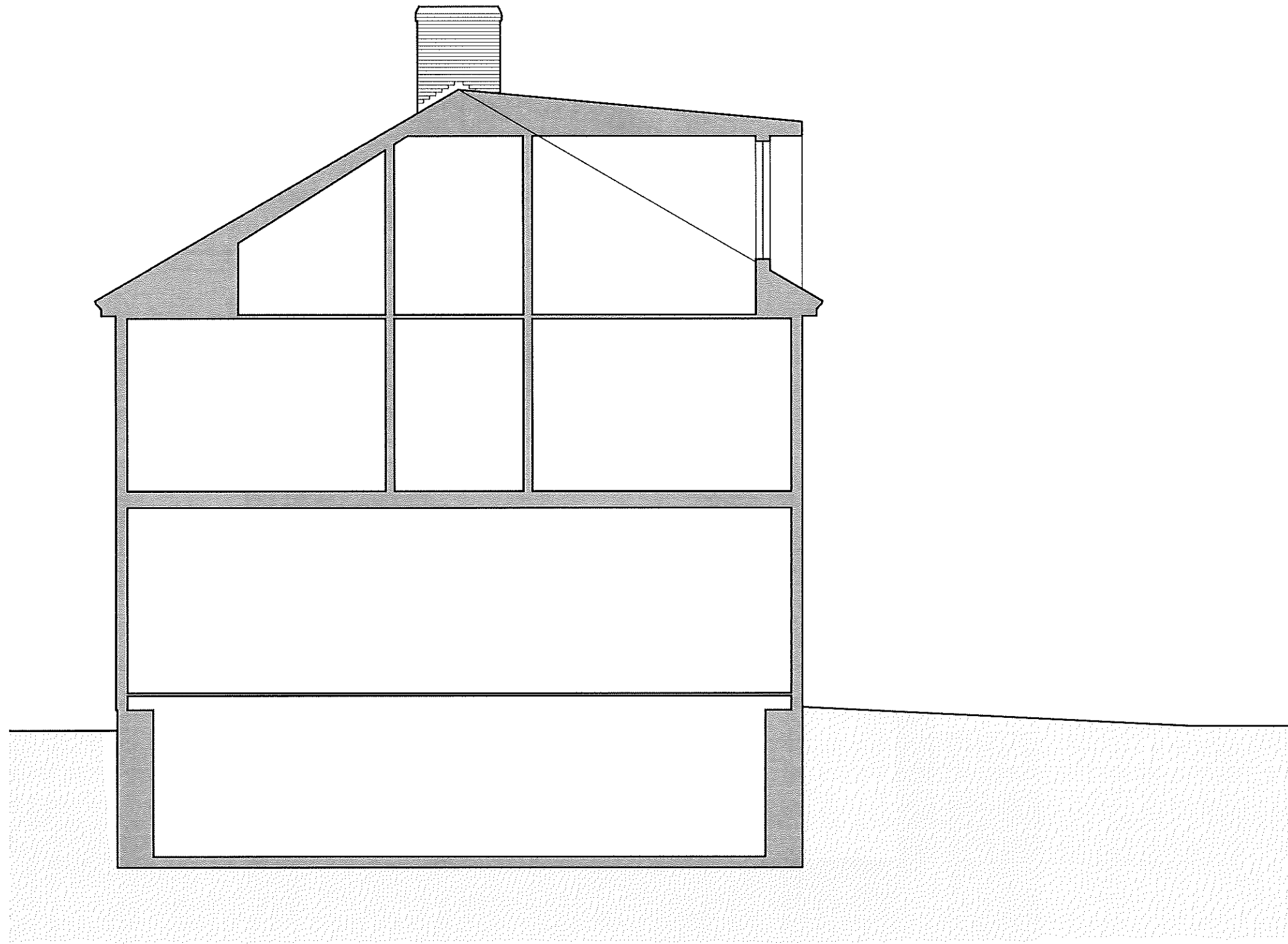
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OLIVER KANE HOUSE
19-23 JAMS STREET
PROVIDENCE, RHODE ISLAND 02903

ISSUE:
TRANSVERSE SECTION 1

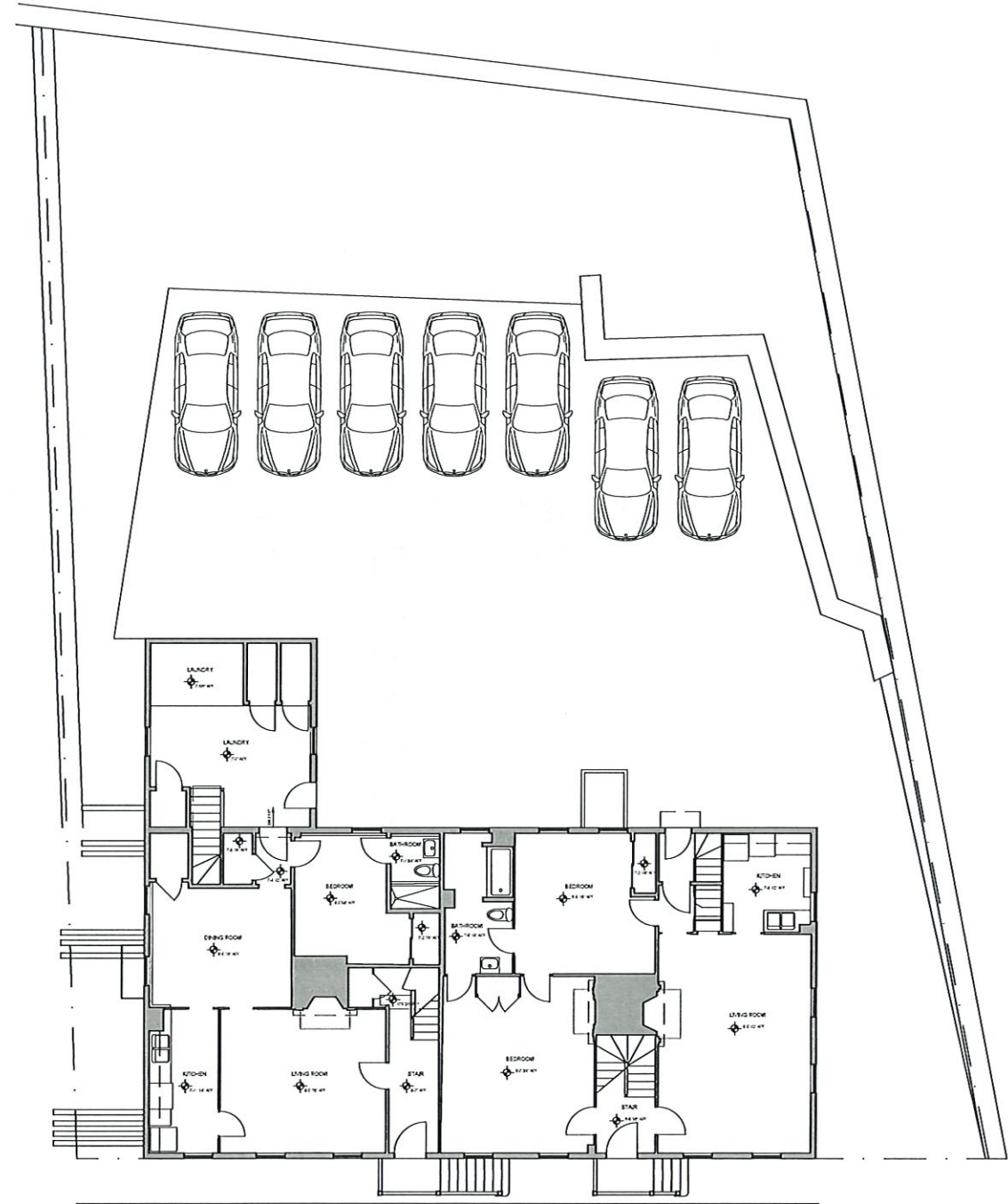
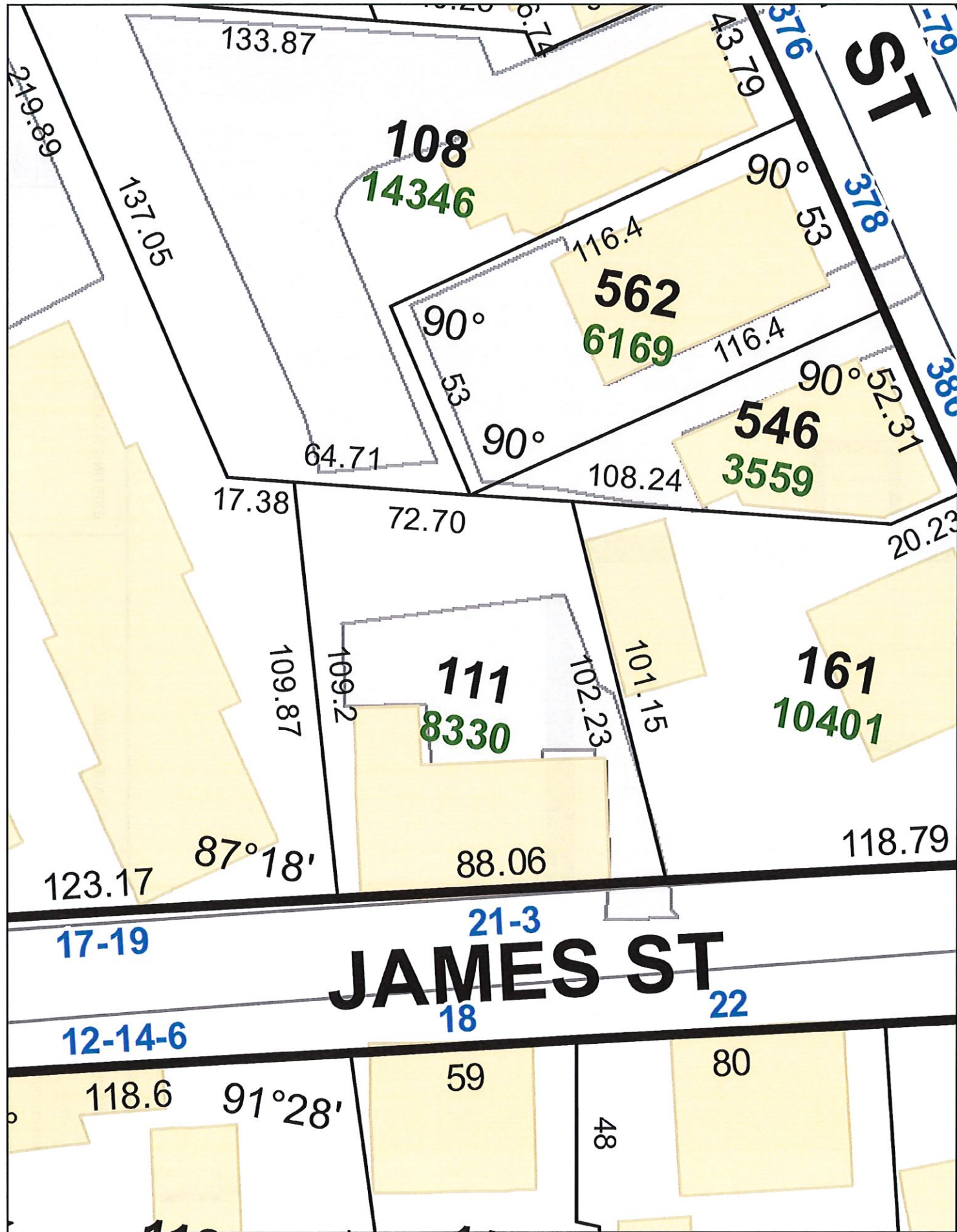
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CAD BY:
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DATE:
07-11-2022
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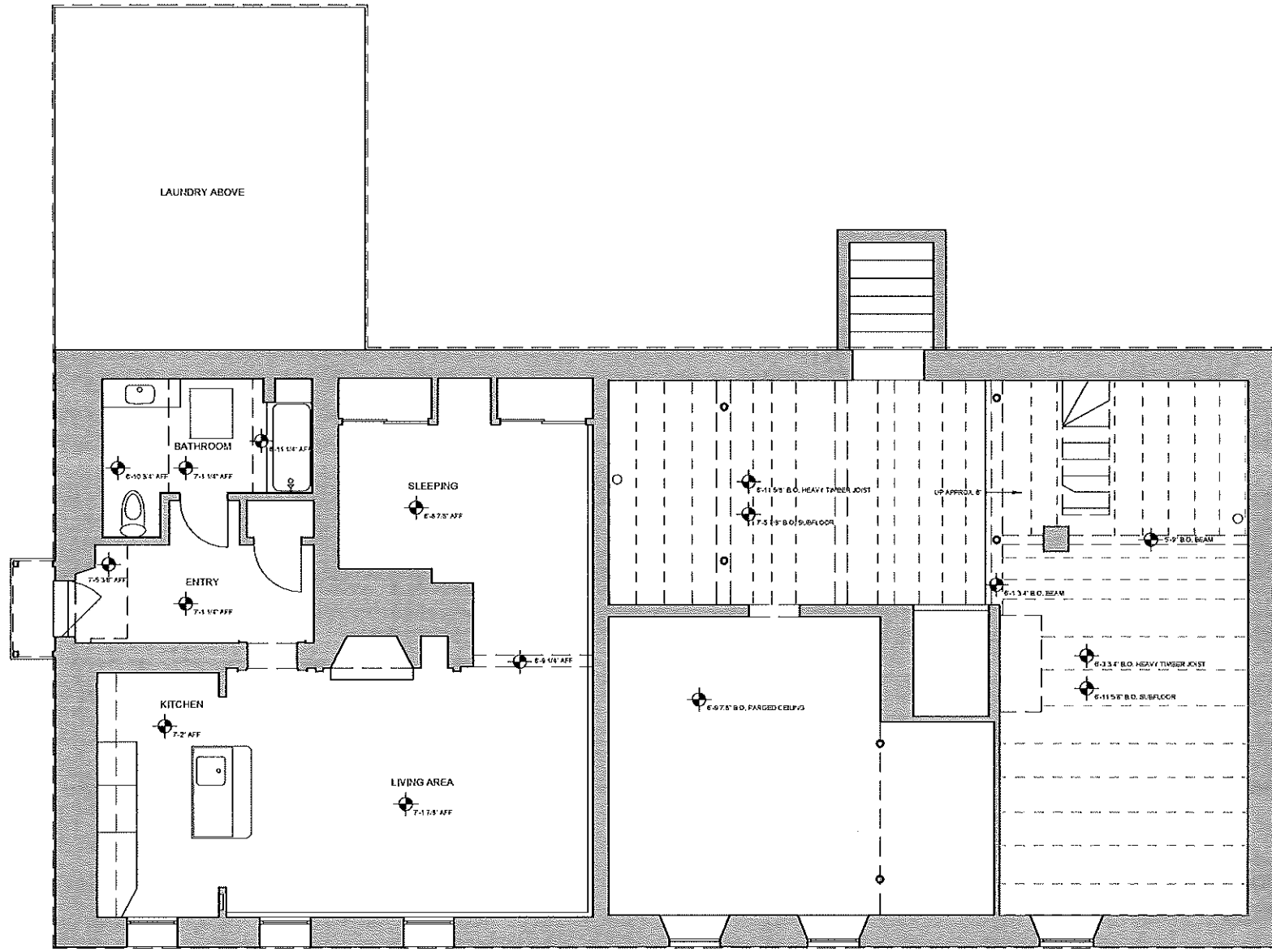
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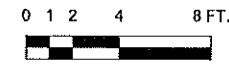
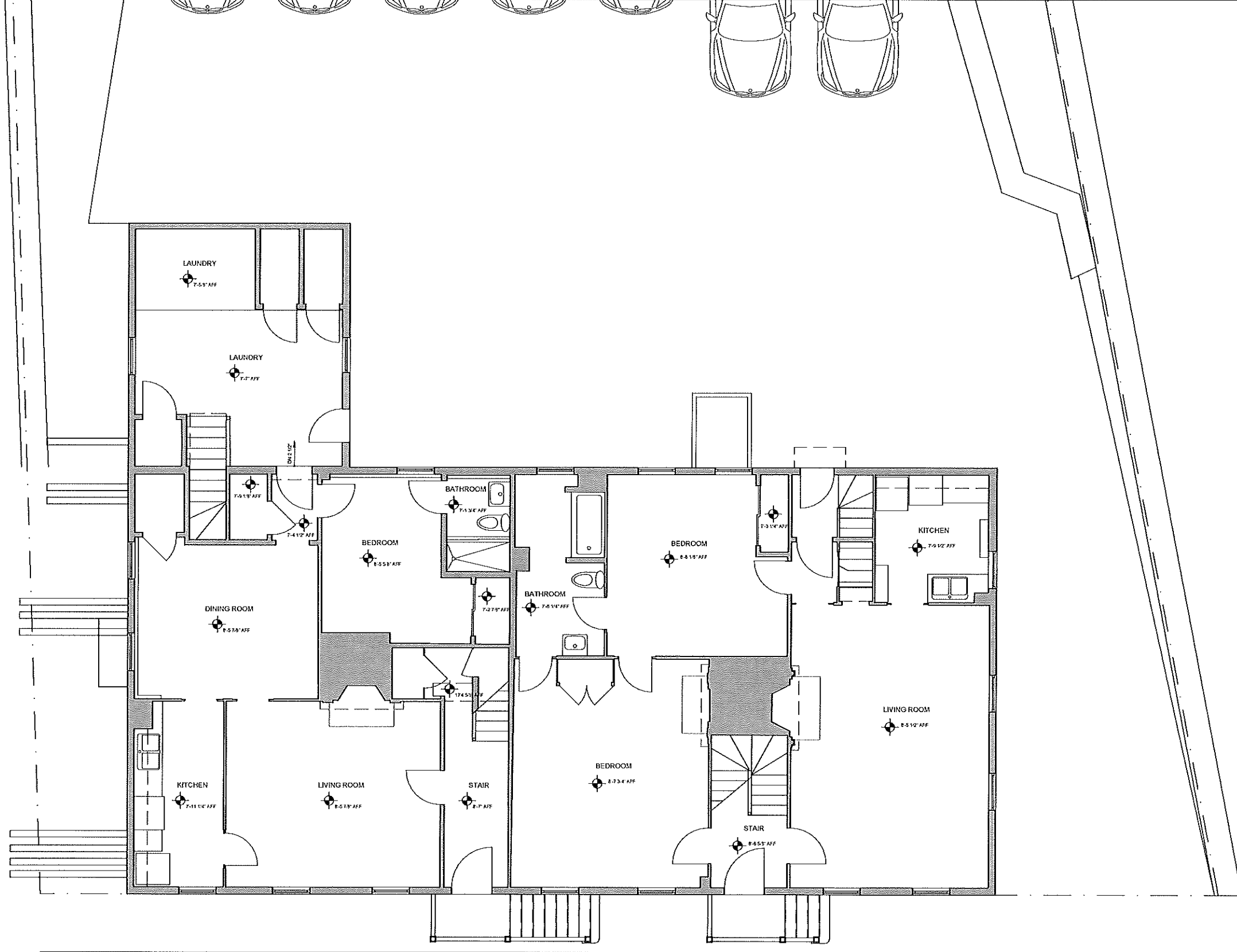
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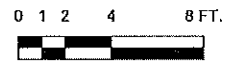
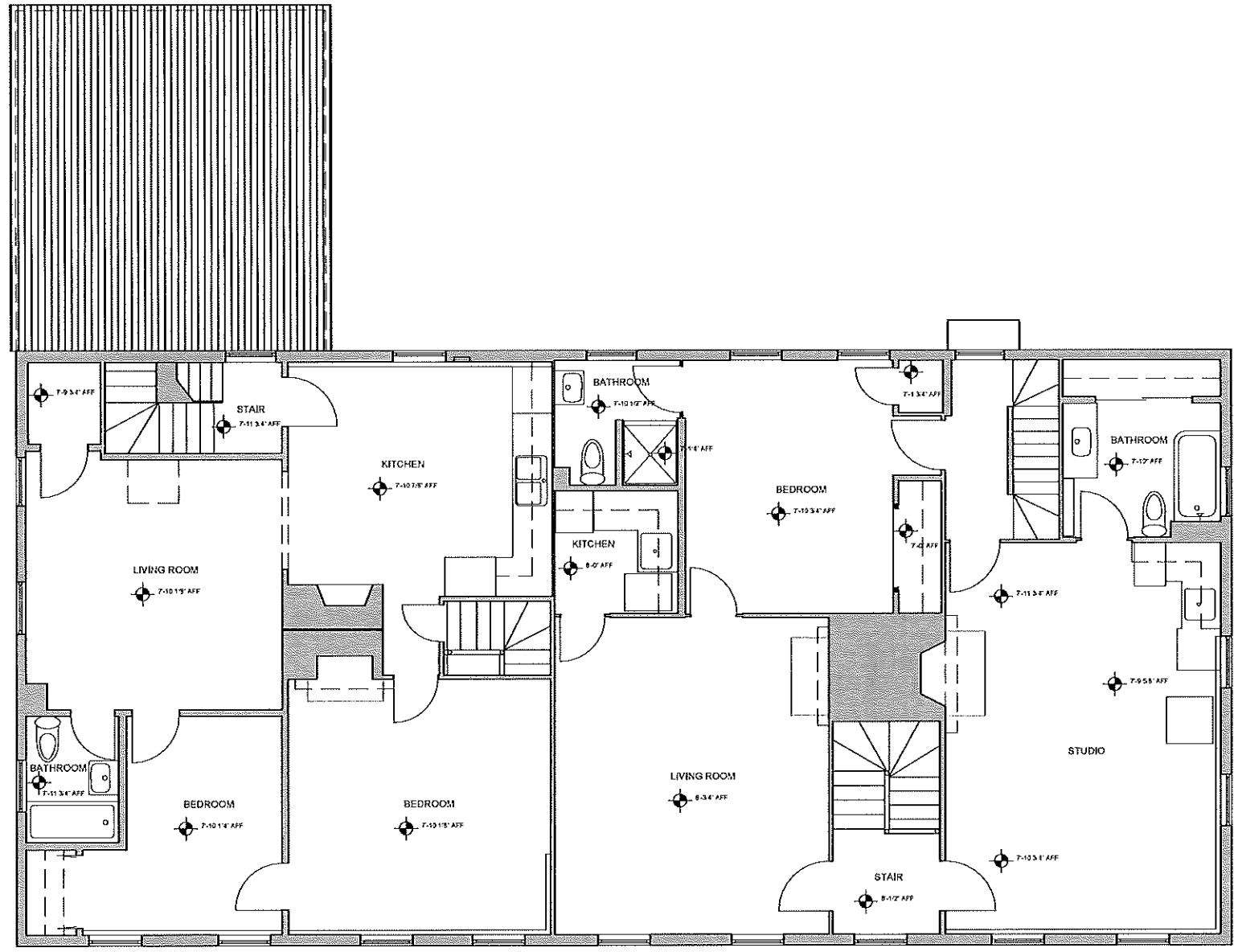
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	22 BIANCO COURT PROVIDENCE, RI 02909 401 749 1797 WWW.JACKRYANARCHITECT.COM		19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903				



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			DWN BY : RYAN,R.S./M.C.



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		CKD BY: RYAN	DATE: 02-15-2022
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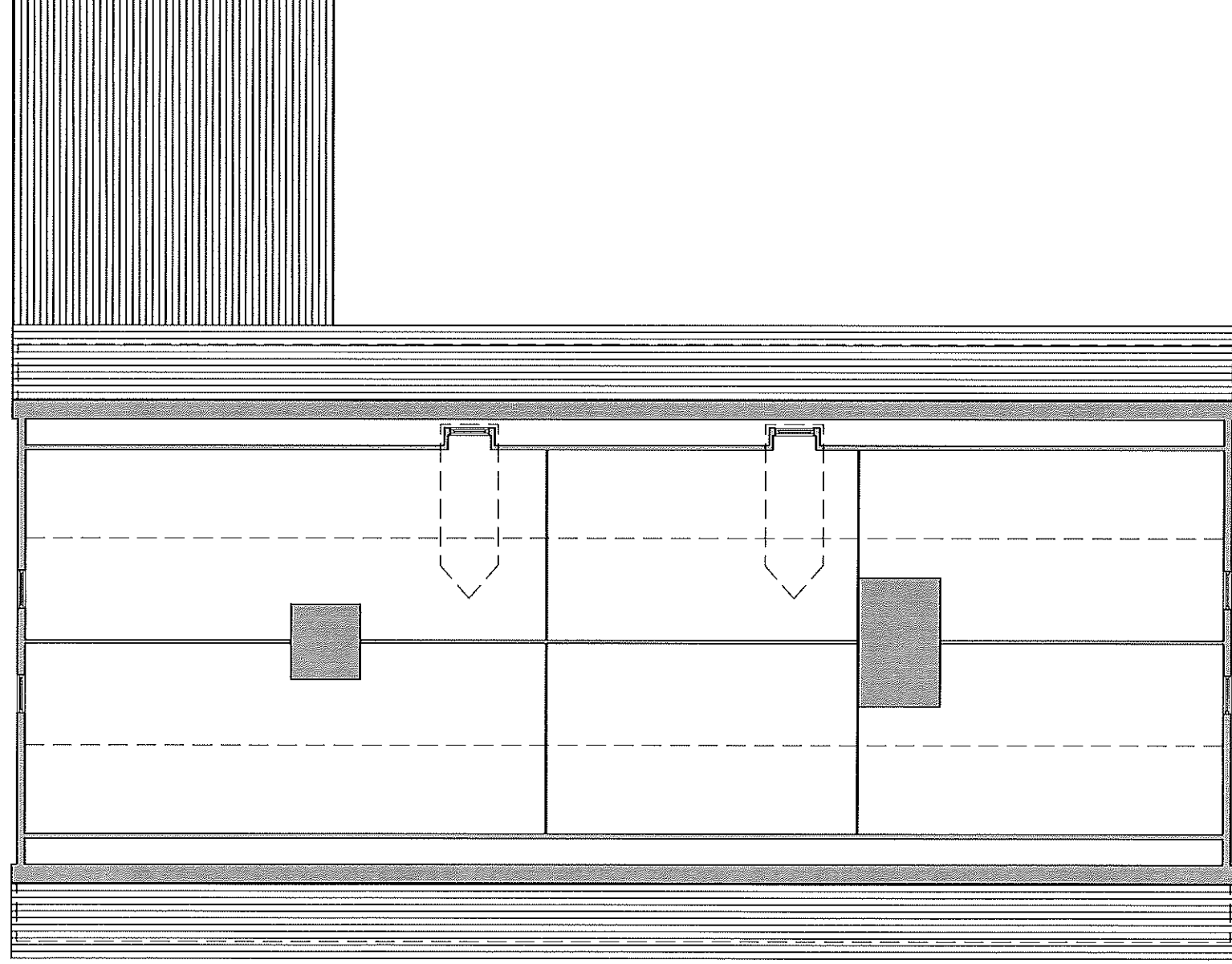


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PROJECT :
OLIVER KANE HOUSE
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

ISSUE:
EXISTING SECOND FLOOR PLAN

DWN BY: RYAN R.S./M.C.	DWG. NO.:
CKD BY: RYAN	X202
DATE: 02-15-2022	
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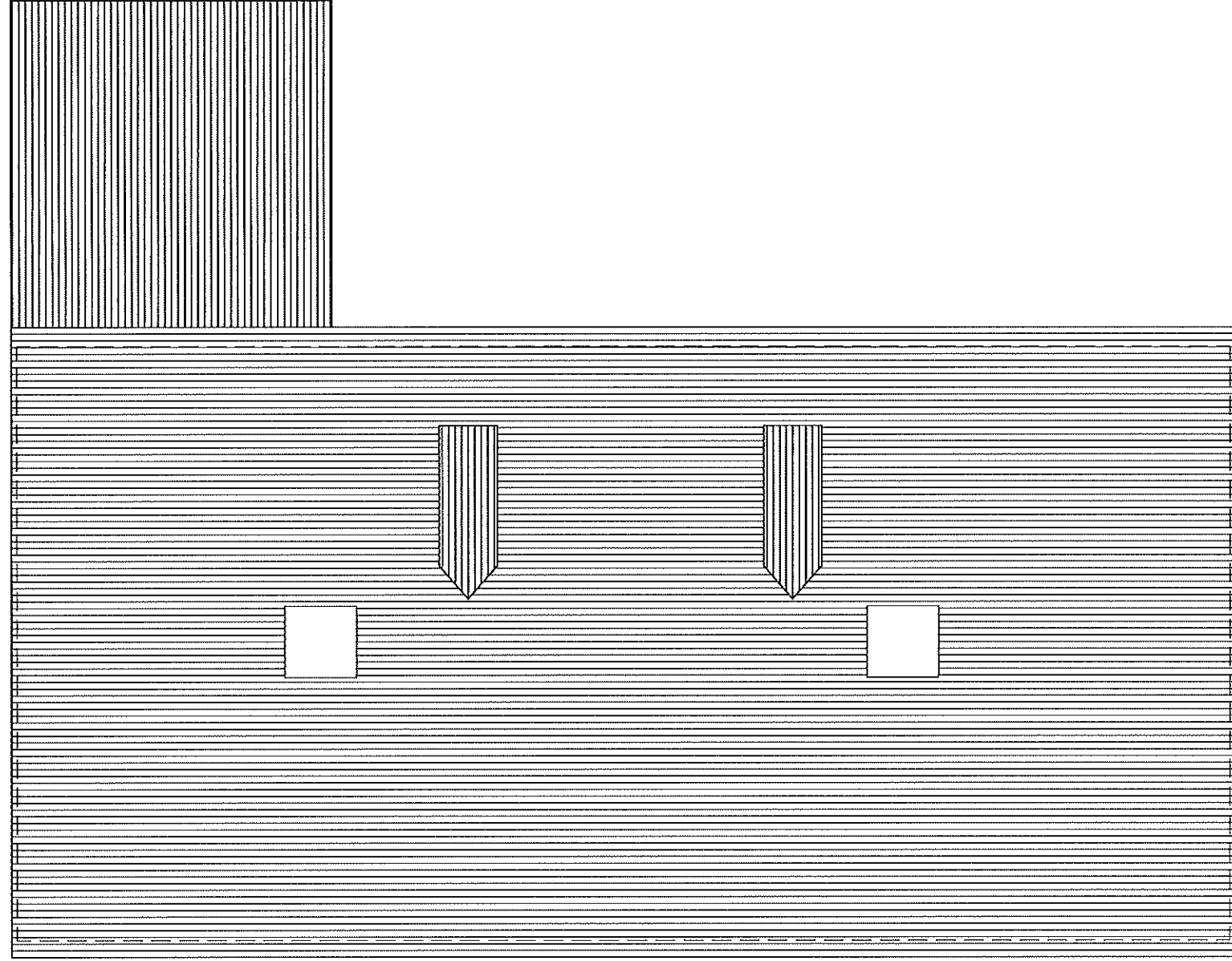


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 PROVIDENCE, RI 02909
 401.749.1797
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PROJECT :
OLIVER KANE HOUSE
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

ISSUE :
EXISTING ATTIC PLAN

DWG. NO. :	X203
DWN BY : RYAN/R.S./M.C.	
CRD BY : RYAN	
DATE : 02-15-2022	
SCALE : 1/8" = 1'-0"	



ARCHITECT :
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 PROVIDENCE, RI 02909
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PROJECT :
OLIVER KANE HOUSE
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

ISSUE:
EXISTING ROOF PLAN

DWN BY:
RYAN R.S./M.L.C.

CKD BY:
RYAN

DATE:
02-16-2022

SCALE:
1/8"=1'-0"

DWG. NO.:

X204



ARCHITECT: JACK RYAN ARCHITECT 22 BIANCO COURT PROVIDENCE, RI 02909 401.749.1797 WWW.JACKRYANARCHITECT.COM	PROJECT: OLIVER KANE HOUSE 19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903	ISSUE: EXISTING SOUTH ELEVATION	DWG. NO.:	X301
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			DATE: 02-15-2022	SCALE: 3/16"=1'-0"



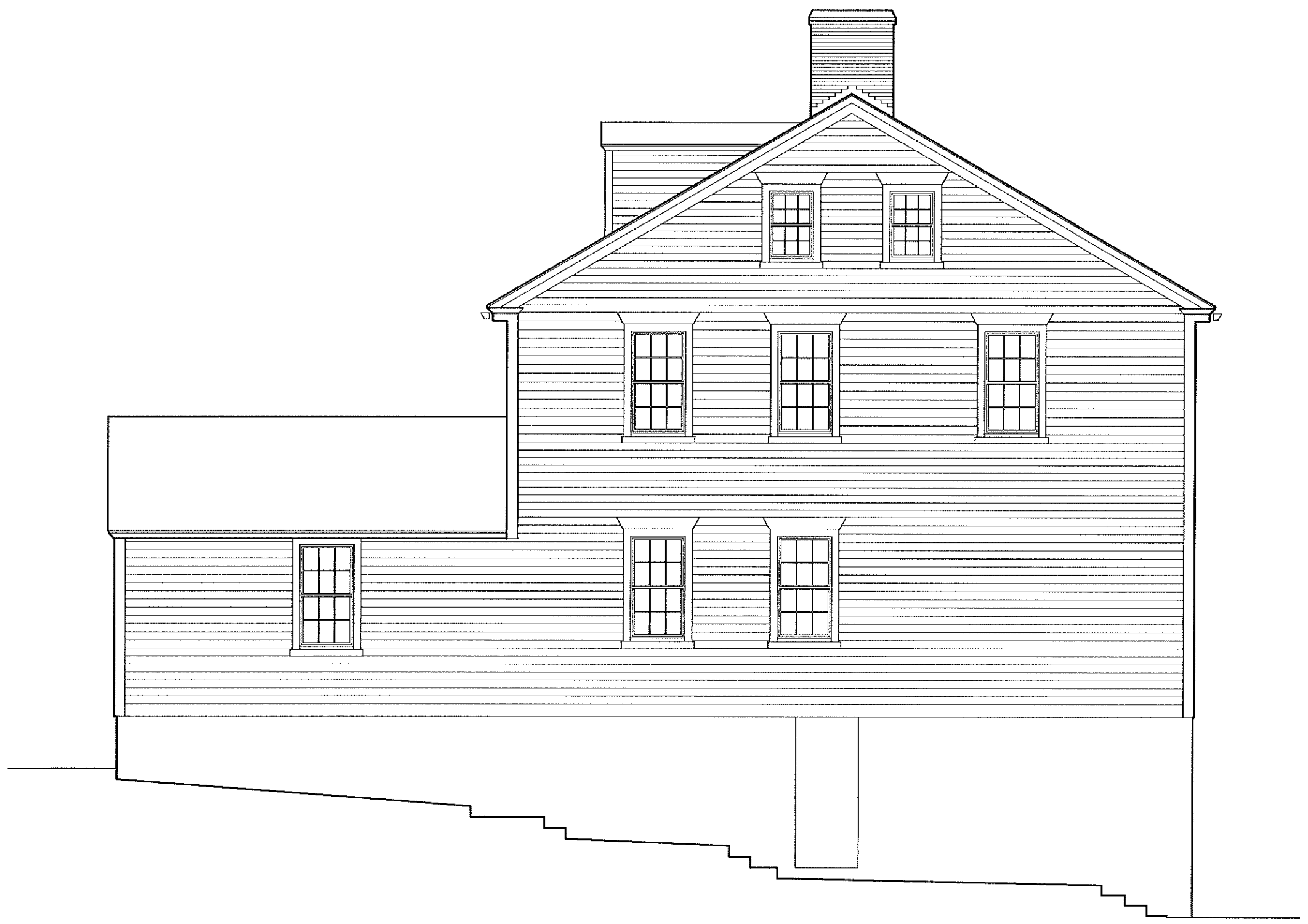
ARCHITECT :
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 401 749 1797
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PROJECT :
OLIVER KANE HOUSE
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

ISSUE:
EXISTING EAST ELEVATION

DWN BY: RYAN/M.C.	X302
CKD BY: RYAN	
DATE: 02-15-2022	
SCALE: 3/16"=1'-0"	

DWG. NO. :



ARCHITECT: JACK RYAN ARCHITECT 22 BIANCO COURT PROVIDENCE, RI 02909 401.749.1797 WWW.JACKRYANARCHITECT.COM	PROJECT: OLIVER KANE HOUSE 19-23 JAMS STREET PROVIDENCE, RHODE ISLAND 02903	ISSUE: EXISTING WEST ELEVATION	DWG. NO.:
			DWN BY: RYAN/M.C.
			X303



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 401 749 1797
 WWW.JACKRYANARCHITECT.COM

PROJECT:
OLIVER KANE HOUSE
 19-23 JAMS STREET
 PROVIDENCE, RHODE ISLAND 02903

ISSUE:
EXISTING NORTH ELEVATION

DWN BY:
 RYAN/M.C.
 CKD BY:
 RYAN
 DATE:
 02-15-2022
 SCALE:
 3/16"=1'-0"

DWG. NO.:

X304