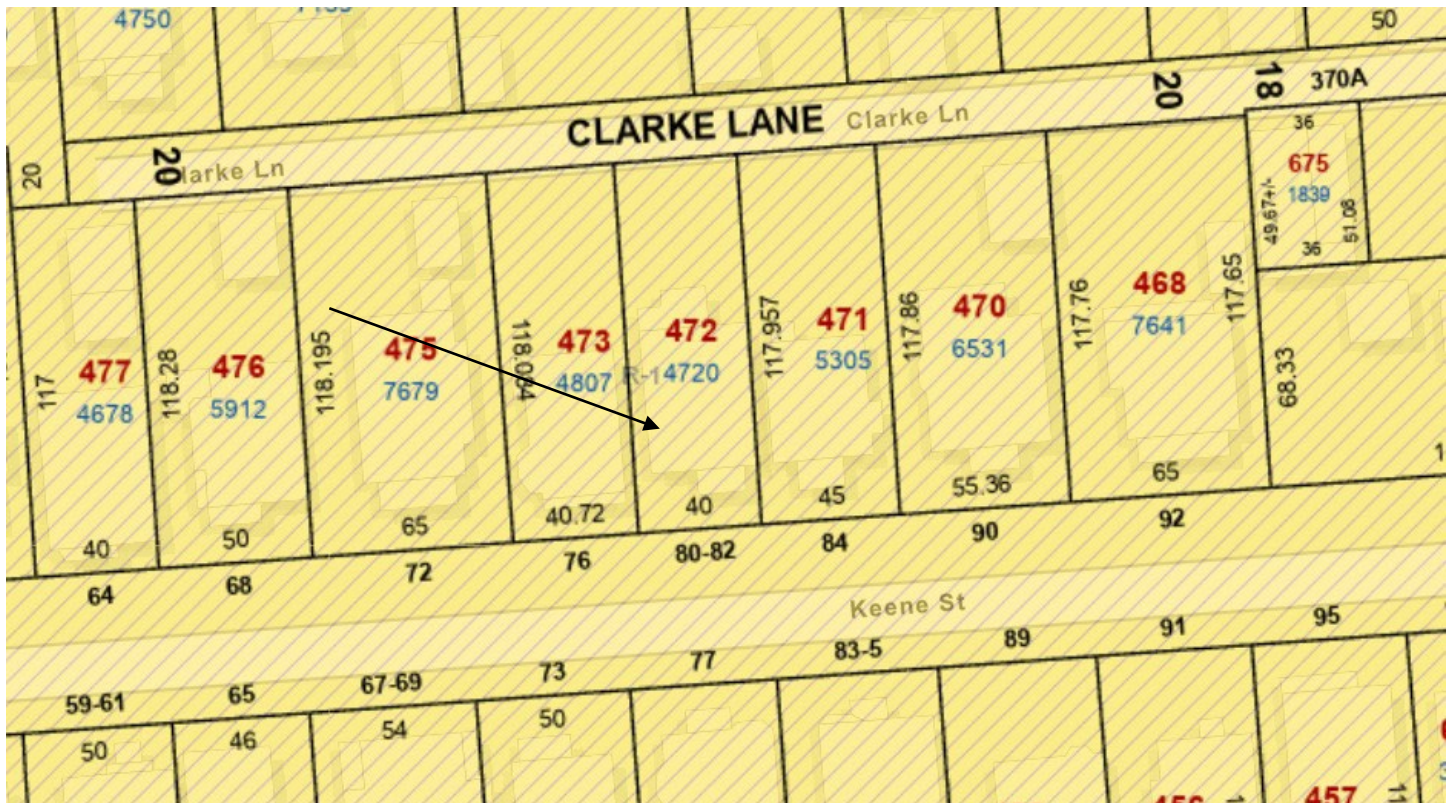


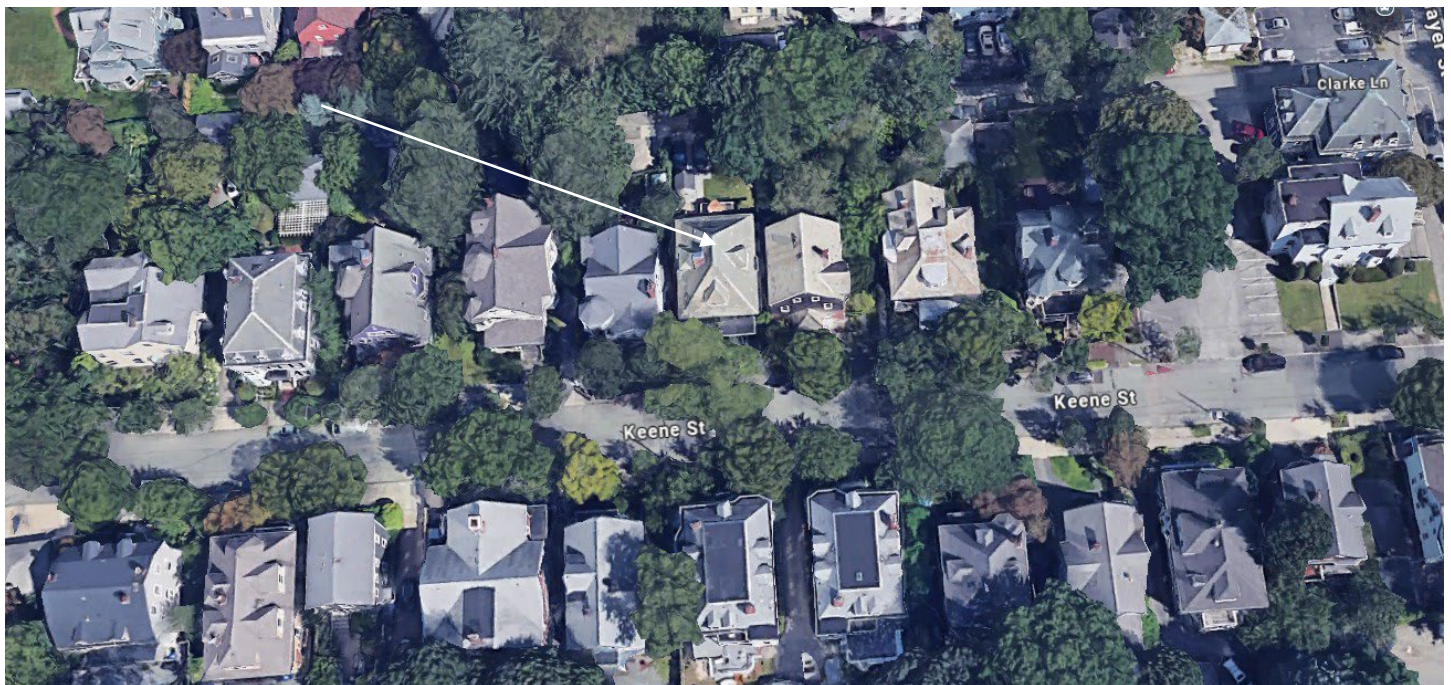
**3. CASE 25.022, 82 KEENE STREET, Arthur Kimball House, c1895 (COLLEGE HILL)**

Colonial Revival; 2½ stories; hip; clapboard; 3 bay with elliptical fanlight and sidelighted entry; deep eaves with rudimentary modillions; probably once had a porch; dormers.

CONTRIBUTING



Arrow indicates 82 Keene Street.



Arrow indicates project location, looking north.

**Applicants/Owners:** James Hurd, 82 Keene Street, Providence, RI 02906

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

- the replacement of the existing slate roof with an architectural shingle roof.

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

- The applicant contacted staff about the need to replace the slate roof. Staff directed the applicant to have a slate roof specialist evaluate the roof. The applicant had Doug Weiker, RI Slate Roofing conduct a site visit and evaluate the roof. Mr. Weiker informed the applicant that the roof is a Vermont green slate that is now defoliating and is past it's usable life cycle. The cost for a replacement slate roof would be approximately \$150,000; and,
- The proposed modifications will be partially visible from the public rights-of-ways. However, due to the orientation of the house and roof form the overall effect on the property and district will be minimal. It seems odd to staff that this house has a slate roof, however the roof does appear to be original.

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

- a) 82 Keene 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 Register Historic 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications will be minimally visible from the public rights-of-ways.

**Staff recommends a motion be made stating that: The application is considered complete. 82 Keene 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 Register Historic 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 while diminishing the historic character of, will not have an adverse effect on the property or district, as the proposed modifications are minimally not be visible from the public rights-of-ways, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.**





82  
KEENE ST  
(add'l  
photo  
behind)



1/27/2025

To: The Providence Historic District Commission  
From: James A. Hurd (owner of 82 Keene St.)

The slate roof on my house is failing due to the poor condition of its iron nails. Doug Weiker, from Rhode Island Slate Roofing, has inspected the roof and has said that a new roof is needed. He said that a new slate roof would cost \$150,000. I have enclosed a couple of the loose nails from the roof that he pulled out when he stopped by last month. I have also included an image of the roof showing a section where slate has fallen off.

Due to the high cost of this work, I would like to replace the existing roof with asphalt shingles that mimic the appearance of slate. I have recently received a few estimates and have a couple more coming in this week.

Thank you for your consideration.

Sincerely,

James A. Hurd

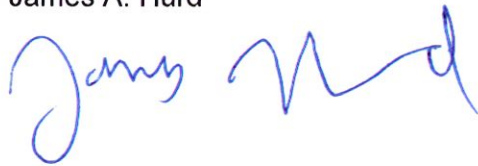
A handwritten signature in blue ink, appearing to read 'James A. Hurd', written in a cursive style.





Exhibit 2 11/27/25