



TOWN OF EAST GREENWICH
Application for Historic District Commission Approval

Please print or type only. Completed applications and accompanying materials must be submitted to the Planning Department.

DATE: 2/22/22 ASSESSOR'S MAP: _____ PLAT: 54 LOT: 11-66

NAME OF APPLICANT: Phillip Ryan Homes. Ltd.

MAILING ADDRESS: 115 Love Lane Warwick, RI 02866

E-MAIL ADDRESS: thomasjprimeau@gmail.com

TELEPHONE NUMBER: HOME _____ WORK/CELL (401) 742-1616

LOCATION OF BUILDING: 62 S. Pierce Rd.

PROPOSED WORK: Demolition and Reconstruction of existing residential structure

OWNER OF BUILDING: Donald McKenna

OWNER ADDRESS: P.O. Box 454

OWNER TELEPHONE NUMBER: HOME _____ CELL _____

NAME OF CONTRACTOR: Thomas J. Primeau

CONTRACTOR TELEPHONE NUMBER: WORK: (401) 742-1616

APPROVAL SOUGHT: (Check One) CONCEPTUAL _____ FINAL _____

WORK CATEGORY: (Please check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Extension of Previous Approval | <input type="checkbox"/> Repair / Replace in Kind |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Partial Demolition |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Complete Demolition |
| <input type="checkbox"/> Minor Modification / Alterations | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Replace Windows / Doors | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Modification of Final Plan | |

DESCRIBE THE WORK PROPOSED: (Attach additional sheets if necessary)

See separate sheet for project description. Photographs of existing conditions will be submitted under separate cover.

Supplement to HDC Application
62 S. Pierce Rd.
2.22.22

Describe the Work Proposed:

Demolition of the present structure and reconstruction, with new materials, of all foundation, wall, floor and roof systems. Exterior appearance will respect the current details, proportions, and dimensions.

The commitment to further evaluate the integrity of the existing structure is now complete. All of the foundation, wall, floor, and roof systems require replacement. Given the unsafe condition of the structure and the scope of damage it is both technically and financially infeasible to do this selectively. The request is now to demolish the structure and build back as described above. The Building Official and Town Planner have both been a part of the discussions regarding this decision.

The following are provisions of the State Building Code which support the recommendation for demolition.

Under the 'Historic Buildings' section the residence is exempt from the provision of the 'Existing Structures' section only if the Building Official deems the structure safe. If the Building Official deems the structure unsafe, we move onto the body of Chapter 34 'Existing Structures'.

Both the 'Alteration' (3404.1) and 'Repair' (3405.1) sections reference analyzing lateral force resisting systems and gravity load components. There are engineering thresholds for establishing 'Substantial Structural Damage'. This is a code defined term. Beyond the thresholds the alteration and/or repair work is to be compliant with Chapter 16 'Structural Design'. Which is to say it is to be compliant with the present code.

In addition, the 'Substantial Damage' and 'Substantial Improvement' section of the code are pertinent. Both of these indicate an investment threshold beyond which code compliance is triggered. It would again be our position that it is technically infeasible to bring the structure to compliance without demolition.

Definitions of these terms are noted below.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed.

INCLUDED WITH THE APPLICATION: (Please check all that apply)

Site Plan
 Exterior Elevations
 Catalogue Cuts / Product Literature
 Photographs
 Floor plans
 Details / Specifications
 Other: _____

Please check any of the following which apply to this application:

- The application was filed in response to notice from the Town indicating that the proposed work activities must be done to bring the building up to code, etc.
- The applicant has received notice from the Town the work has proceeded at the property without the prior approval.
- The applicant cannot attend the scheduled hearing, but an attorney, contractor, or other representative will appear on the applicant's behalf.
- The project also requires zoning relief. (**Comprehensive Permit**)

IMPORTANT NOTE:

All decisions rendered by the Historic District Commission (HDC) may be appealed to the Zoning Board of Review. The HDC cannot render a final decision on any application which also requires zoning relief. Applicants may first appear before the HDC for conceptual review and return for final approval once zoning relief has been granted.

All applications for Certificates of Appropriateness must be found by the HDC to be consistent with its Standards for Review. The HDC bases these review criteria on the Secretary of the Interior's Standards for Rehabilitation. A copy of the Standards is found in the application package. Questions about any of these issues may be directed to the Planning Department.

SIGNATURE OF THE APPLICANT: _____

PRINT NAME OF APPLICANT: _____

PROPERTY OWNER'S SIGNATURE: _____

(If different from above.)

PRINT NAME OF OWNER: _____

Please note: If property owner is unable to sign the application, then a signed letter from said owner granting permission for the proposed improvements is required to be received in the Planning Department before the application is heard by the Commission.