

With no further comments Ms. Carron asked for a motion.

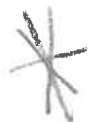
Mr. Maxwell made the following findings of fact:

- 1) A written application has been submitted by Russell Knight.
- 2) The property in question is located within the East Greenwich Historic District, specifically 163-165 Peirce Street.
- 3) The property in question is a contributing structure; it is representative of a c.1900 late Victorian cottage.
- 4) The building does contribute to the historic and architectural significance of the district.
- 5) The work proposed by the applicant would improve the character defining elements of the existing building for the cottage and not affect the character defining elements by adding a window and removing a door to the detached garage.

Motion by Mr. Maxwell to approve the application as submitted at 163-165 Peirce Street with modification to referee the new window as proposed in relocated position. New window to be refereed. This is consistent with Commission standards #1, 2, and 4.

Seconded by Mr. Barkley.

VOTE: 6 – 0.



2. East Greenwich Cove Builders, LLC
11 Lion Street; Map 85 AP 1 Lot 395
Proposed Work: Complete Exterior Renovation – CONCEPTUAL

Ms. Carron stated commission standards 1, 2, 4, 7, and 8 apply to the application. *Standard 1* states original materials and architectural features shall be maintained or repaired whenever possible, rather than replaced. *Standard 2* states if existing materials have deteriorated beyond repair, the new materials shall match the original in composition, design, texture, and other visual qualities. *Standard 4* states all proposals for additions and architectural changes shall be appropriate to the original design of the building or to later changes which have historic significance of their own. *Standard 7* states exterior siding must be appropriate for the building to which it is applied. Vinyl and other modern

composition sidings which may damage historic buildings are not appropriate and shall not be approved. *Standard 8* states original window sashes can usually be repaired and retained. In the event that a window sash must be replaced the replacement shall match the original in size, operation, materials, configuration, number of lights, muntin width and profile.

Mr. Jerry Zarrella, Jr. explained he was before the Commission to obtain conceptual ideas in order to properly renovate the building. He acknowledged various zoning relief is required therefore will return to the HDC after receiving the necessary variances. He noted the structure pre-dates the railroad tracks as the original “front” of the building is now the rear. The home was built for factory workers and there was never a kitchen in the structure and tenants had to use the neighbor’s house to shower. Mr. Zarrella pointed out the existing backside of the house has perfect symmetry compared to the front which is how he knows it is the original front. He purchased the subject property with the intent to restore it and make the neighborhood sellable particularly for his Castle Street Cottages project located at 15 Castle Street. He originally wanted to extract affordable units from 15 Castle Street and put the units at 11 Lion Street but has since abandoned that idea.

When asked how many units Mr. Zarrella anticipates constructing in the building he said it was all being based on the architect’s design.

Mr. McGeorge acknowledged he had been in the subject building with the former owner and it is clear the original front façade faced in the westerly direction. From a conceptual level Mr. McGeorge overwhelmingly supported the rehabilitation of the building. In his opinion Brewster Thornton architects is a very reputable company that does fantastic restoration work; he did not think anything they recommend would counter the HDC’s mission.

Mr. McGeorge pointed out if the building is restored he was not sure exactly what the HDC would be reviewing considering a restoration would consist of wood clapboard siding, water tables, corner boards and wood windows, etc. As far as guidance Mr. McGeorge said he support the applicant replicating the east elevation as the west elevation. Additionally, the building is a very simple colonial structure and there is not a lot of question what can be done provided the applicant follow Brewster Thornton’s guidance and keep the integrity of the structure.

Ms. Carron agreed no one has issues or objections with the building being restored. Mr. Barkley said he was enthusiastic the building will be restored but acknowledged it will be a tough project zoning wise and difficult to obtain anything more than two residential units.

Mr. McGeorge highly recommended Mr. Zarrella follow the lead of the architect and follow the standards and guidelines meaning the HDC would not support the use of composite materials or vinyl windows but simply maintaining the intact structure.

Mr. Maxwell commented the existing siding is in decent condition to which Mr. Zarrella agreed.

As for the configuration of the windows Ms. Carron recommended that all windows be consistent but fell short of suggesting a particular pattern noting the design architect would most likely propose an appropriate configuration.

Mr. Zarrella was concerned with not wanting the building to appear so massive. Mr. McGeorge said to embrace the building for what it is as it was a laborer/worker building and meant to be simple and “boring;” he said by adding fake columns, porticos and porches is the wrong route to take for this renovation but to simply maintain the period of the structure and do the best to restore it as is. Mr. Barkley agreed adding the building was originally constructed to be simple and straightforward; by making it something it was not detracts from the appearance. Speaking for the structure, Mr. Barkley said it does not want cornices, columns and fancy window treatments. When asked if the Commission would be opposed to a portico over the front door they might be inclined to go with a small modification but the overhang needed to have a simple design.

Mr. Zarrella agreed with the Commission that he did not see any problem with bringing the structure back to its original appearance.

Mr. Maxwell pointed out at some point it appeared the two chimneys have been eliminated which he called important features of the building. He suggested having both chimneys “reinstalled” even if that feature were from the roof up.

As for the window replacements Mr. McGeorge commented he could envision the windows being a 2/2 or 6/6 configuration but more importantly it is the submitted window specification to be submitted at the final plan is the most critical.

With regard to the change in front fenestration of the window pattern to match that of the rear Mr. McGeorge was inclined to leave the windows alone and just fix what is currently in place. Mr. Maxwell acknowledged the HDC conceptually approved the idea of matching the windows to the back when Mr. Amirault submitted an application and he would be inclined to follow suit.

**3. Sandra Saunders and Fred Griffith
105 Spring Street; Map 85 AP 1 Lot 295
New Construction: Installation of 18 Module Solar Panels on
Primary Structure South Roof Elevation – FINAL**

Ms. Carron stated Commission Standards #4 and 5 apply to this application. *Standard 4* states all proposals for additions and architectural changes shall be appropriate to the original design of the building or to later changes which have historic significance of their own. *Standard 5* states new construction includes substantial additions or modifications to the exterior of existing buildings. The design of new construction need not be an exact or modified copy of historic styles and could be totally different in concept. However, all proposals for new construction shall be compatible with the surrounding buildings in size, scale, materials and siting, as well as with the general character of the historic district.

Ms. Sandra Saunders and Mr. Fred Griffith, the property owners, along with SolPower representative Mr. Eric Beecher, represented the application. Mr. Griffith stated the application consists of installing 18 solar panels (2 rows of 9 panels) on the south side of the primary structure's roof, being the front façade. All of the panels will be uniform black panels with no lines.

Mr. Maxwell acknowledged the property has an excellent exposure to the south light and there will be no trees removed to accommodate the project.

Mr. Barkley asserted he supports solar projects as it is something that can be integrated into a house although it will still be visible most of the time.