

# HISTORIC DISTRICT COMMISSION

## *Application Information*

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"Historic resources are lost when those controlling a building or parcel of land fail to value the historic resources as much as they value other attributes of the property."

*"The Future of the Preservation Movement: A Preamble to the 45<sup>th</sup> National Preservation Conference."*



## EAST GREENWICH HISTORIC DISTRICT



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: 9/28/21 ASSESSOR'S MAP: 85 PLAT: 1 LOT: 280

NAME OF APPLICANT: Kathryn A. Jackson

MAILING ADDRESS: 44 Brayton St, East Greenwich, RI 02818

E-MAIL ADDRESS: kate@katejacksondesign.com

TELEPHONE NUMBER: 401-486-4006

LOCATION OF BUILDING: 44 Brayton St

**PROPOSED WORK:**

Proposed new addition includes enclosing an existing exterior back deck to create a 3 season sunroom. The design of new construction shall be a copy of the existing historic style of the residence and shall be compatible with the surrounding buildings in size, scale, materials and siting, as well as with the general character of the historic district.

OWNER OF BUILDING: Kathryn A. Jackson

OWNER ADDRESS: 44 Brayton St, East Greenwich, RI 02818

OWNER TELEPHONE NUMBER: 401-486-4006 (cell)

NAME OF CONTRACTOR: Nixon Chinchilla

CONTRACTOR TELEPHONE NUMBER: 401-359-1977

APPROVAL SOUGHT: (Check One) CONCEPTUAL \_\_\_\_\_ FINAL X

**WORK CATEGORY: (Please check all that apply)**

New Construction

Addition

Modification / Alterations

Replace Windows / Doors

Signage

Roofing

Siding

**DESCRIBE THE WORK PROPOSED:**

Proposed new addition includes enclosing an existing exterior back deck to create a 3 season sunroom.

The design of new construction shall be of existing historic style of residence. The size, scale and materials shall confirm with the existing residence as well as with the general character of the historic district.

**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.

**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: \_\_\_\_\_

*Kate Jackson*

PRINT NAME OF APPLICANT: \_\_\_\_\_

Kate Jackson

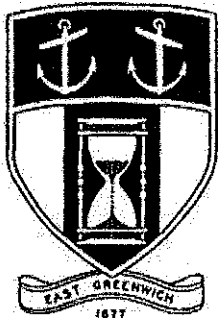
PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

(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.



## **HISTORIC DISTRICT COMMISSION**

### **APPLICATION REQUIREMENTS**

The HDC meets on the second Wednesday of each month. Applications must be completed and accepted by the Planning Department by the last business day of the month prior to the next regularly scheduled meeting. Applications must be submitted to a representative of the Planning Department. The original application will be reviewed to insure that it is complete. An incomplete application will be returned to the applicant with comments describing what additional materials are required.

A complete application consists of ten (10) copies of all the following information, collated in packet form, submitted to and accepted by the Planning Department:

- A.) HDC Application
- B.) Sketches, drawings, and/or photographs showing the building/project, the proposed work and the final appearance of the altered/newly constructed project.
- C.) Any additional descriptions, renderings, material samples or information that will assist the HDC in its understanding of the proposal.
- D.) Separate written authorization for the proposed work from the property owner (if other than the applicant and if owner has not signed the application.)
- E.) \$50.00 fee for final approvals.

Applications which have been accepted and logged in by the Planning Department will be scheduled on the next available agenda. Applicants or their designees must be present to represent the application. Architects, contractors and other advisors may assist you with the presentation and questions before the HDC.

**THERE ARE NO EXCEPTIONS TO THE DEADLINE AND INCOMPLETE  
APPLICATIONS WILL NOT BE ACCEPTED**

If you have any questions regarding this process or if you are not sure whether or not you must submit an application to the HDC, please call the Planning Department at 886-8645.

## **East Greenwich Historic District Commission Standards**

The Historic District Commission relies on standards in evaluating proposed changes, additions and demolitions to the exteriors of historic buildings. The Commission will approve applications for Certificates of Appropriateness for work which is appropriate to a property's historic character, its architectural design, and its materials in accordance with these standards. These local standards are based on the Federal Secretary of the Interior's Standards of Review for Historic Rehabilitation.

The following constitutes those standards which the Commission relies on in rendering its decisions:

- 1) Original materials and architectural features shall be maintained or repaired whenever possible, rather than replaced.
- 2) If existing materials have deteriorated beyond repair, the new materials shall match the original in composition, design, texture, and other visual qualities.
- 3) Replacement of missing architectural features shall be based on researched knowledge – demonstrated by the applicant – of their original appearance, substantiated by historical photographs, drawings, or other evidence.
- 4) 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.
- 5) 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.
- 6) Every reasonable effort will be made to protect archaeological resources, such as historic foundations or Native American sites, which are known or are likely to exist in the vicinity of a project.
- 7) 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.

8) 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. Window manufacturers today offer a wide variety of factory-made windows appropriate for installation in historic buildings. Storm windows of appropriate design are also available and should be installed to be as unobtrusive as possible.

9) Demolition, either partial or total, shall only be acceptable provided it would significantly benefit the Town, would serve the greater interest of the community as a whole, and that there are no alternatives to demolition available. Demolitions shall not result in a significant threat or loss of an historic and/or architectural resource to the Town, State or nation.

10) In reviewing all applications for Certificates of Appropriateness, in light of these standards, the Commission shall weigh into its findings, a building's historical and architectural value.

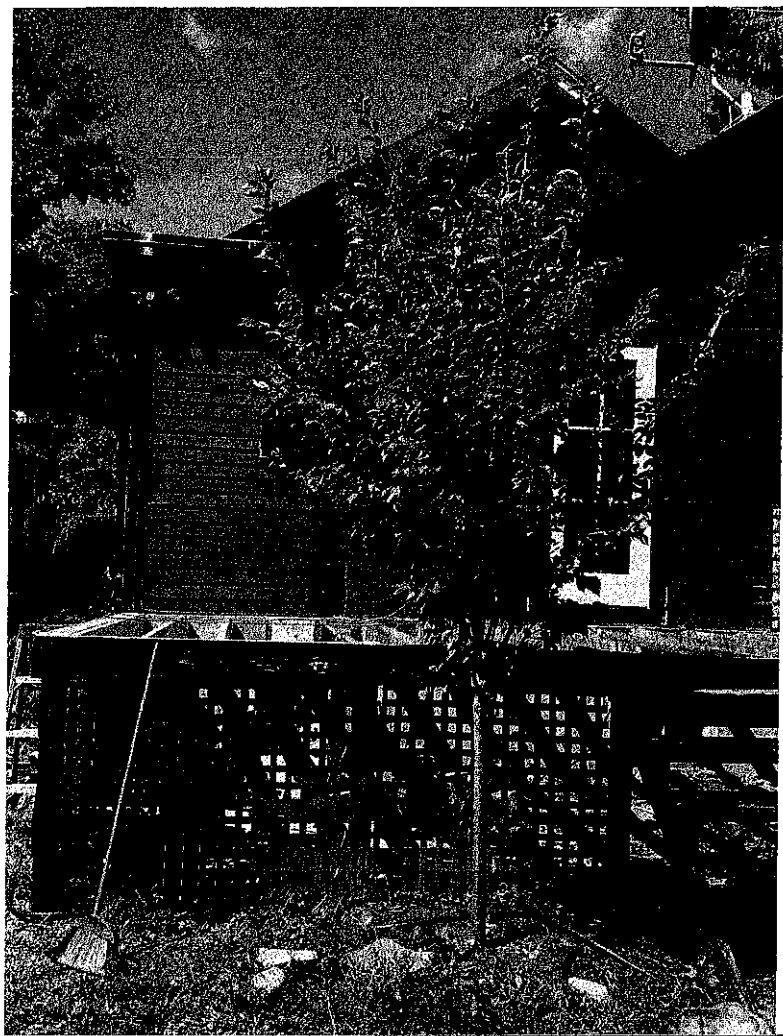
**Details for Proposed exterior:**

- Exterior wood clapboard siding shall be the same as the existing clapboard on the siting.
- All trim around doors and corner edging shall also be wood in accordance to existing material of residence and design of the building.
- Roofline shall follow a shed dormer style roof line.
- Roof shingles shall be asphalt, the same as the existing roof material on the siting.
- Exterior double paned doors shall be the same style as the original front door to the building.
- Replacement structural posts cemented inground on existing footprint of deck.
- Images illustrating and supporting the above points:

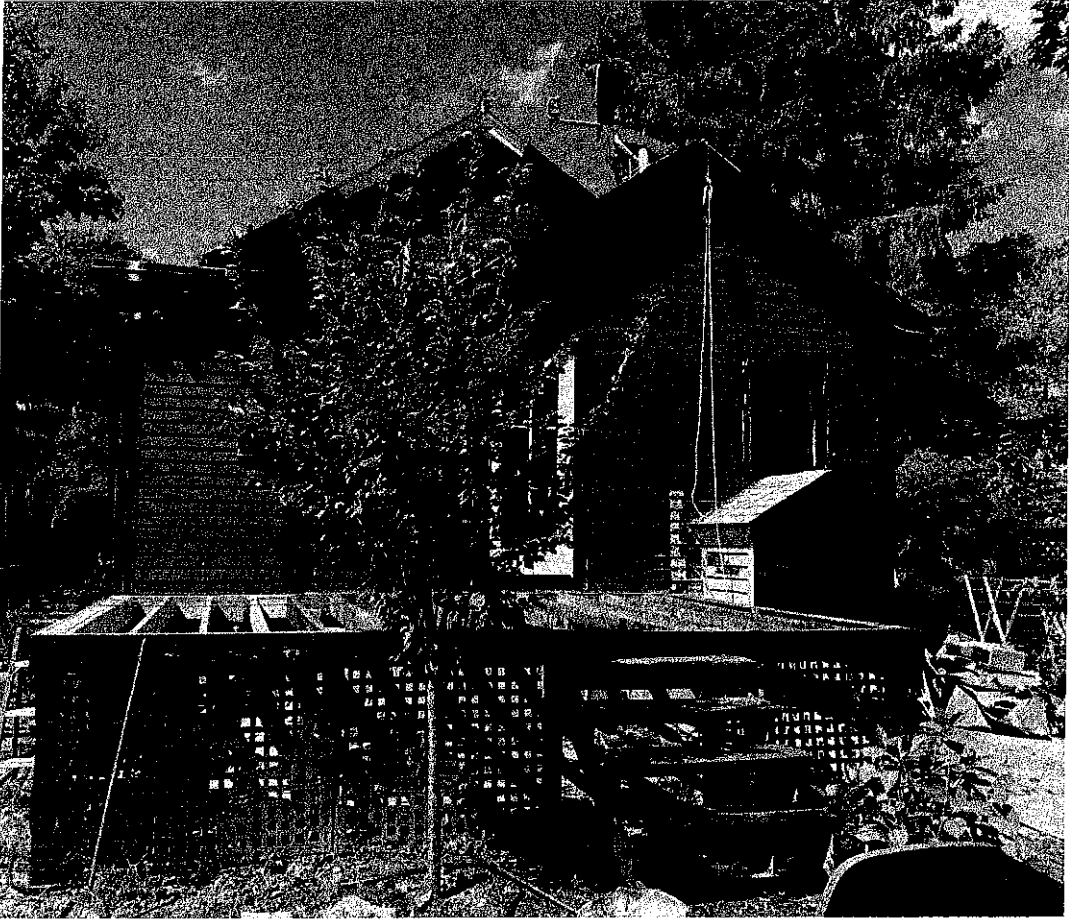


↑ ORIGINAL "3 OVER 3" PANED  
GLASS DOOR - SAME  
STYLE AS "NEW" ONES ON SUNPORETT.



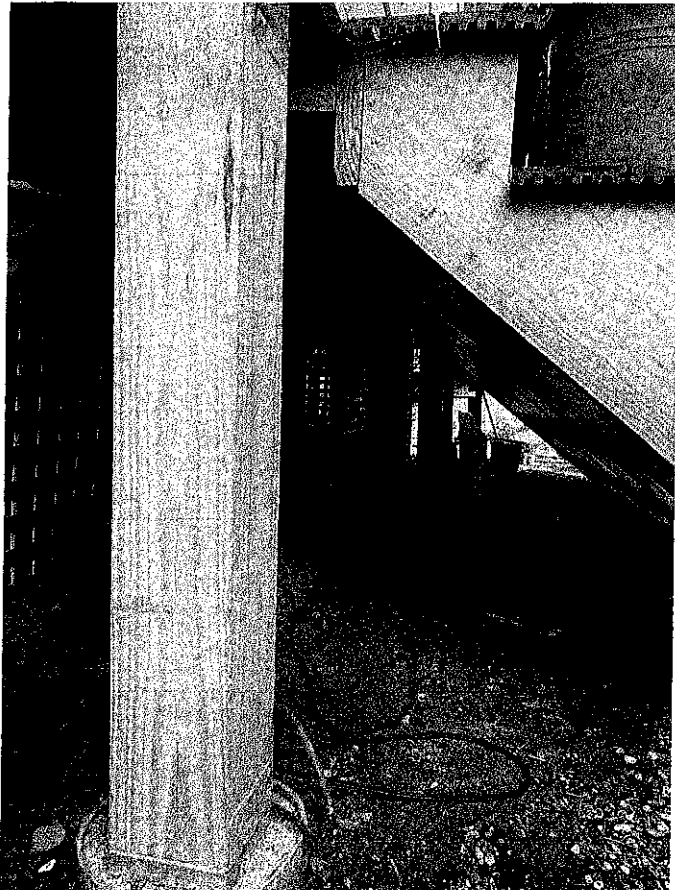


PHOTOS  
ILLUSTRATE  
EXISTING DECK  
+ FOOT PRINT





"3 OVER 3"  
glass  
paned  
doors



Replacement  
Structural Supports.



DRIVEWAY  
FACING  
DOOR →  
"NOW-  
OPERABLE"  
(MAXIMIZES  
LIGHT)

44 BRAYTON ST. PLOT

