



East Greenwich Historic District Commission

Regular Meeting

Wednesday, May 10, 2023 at 6:30 PM

HYBRID IN-PERSON & REMOTE MEETING VIA ZOOM

Town Hall, 125 Main Street, East Greenwich, RI 02818

Historic District Commission Hearings – 6:30 PM

1. **Ronald Kaplan**

83 Friendship Street; Map 075 AP 002 Lot 216

Proposed Work: Validate the installation of 14 new windows - **FINAL**

Architectural Style: c. 1950 mid-Twentieth Century

Relevant Standards: # 1, 2 & 8

(Continued from February 8, 2023 meeting and April 12, 2023 meeting)

UPDATE: At the February 8, 2023 meeting, the Commission requested that the Applicant modify the recently replaced windows to resemble full divided lights. The application was continued to April 12, 2023. However, the applicant was unable to attend the April 12, 2023 and requested the application be heard at the May 10, 2023 meeting. Mr. & Mrs. Kaplan have since requested to remove the interior grids and are now proposing a 1/1 light pattern.

PROPOSAL: The Applicant is proposing validation of the unauthorized removal of 14 double hung windows and replacing them with 14 Polar Guard II size for size white replacement windows with energy star glass and 6/6 column grids. The applicant has since requested to remove the interior grids and are now proposing a 1/1 light pattern.

STATE SURVEY: c. 1950 mid-Twentieth, Ranch style home. This is a modern, non-historic, non-contributing building.

STANDARDS: Commission Standard #1 applicable to this application. It states that original materials and architectural features shall be maintained or repaired whenever possible rather than replaced.

Commission Standard #2 is applicable to this application. It states that if existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Commission Standard #8 is applicable and 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. 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.

DISCUSSION: The Applicant has removed 14 wooden 2 over 2 style windows and has installed 14 Polar Guard II vinyl windows with aluminum column grids between the glass. The windows match the size of the previous windows and it does not appear that any fenestration change has occurred. Staff does not have information regarding the conditions of the prior windows, however Staff assumes that they were original windows typical of a 1950's to 1960's ranch style home. The Standards and Guidelines generally consider vinyl windows with grilles between the glass to be an inappropriate substitution for wooden windows in a historic district. Staff does note that the building is non-contributing and therefore this replacement may be deemed to comply with the Standards and Guidelines. The Applicant has provided pictures of nearby dwellings that appear to have modern vinyl windows, these pictures have been included in the packet. The Commission should review this application as if the work had not yet been completed.

2. Phillip Ryan Homes, Ltd.

62 South Pierce Road; Map 054 AP 011 Lot 066

Proposed Work: Modification to Certificate of Appropriateness received April 13, 2022 – FINAL

Architectural Style: c. 1704-1715 Farmhouse known as the Coggeshall

Relevant Standards: # 1, 2, 5 & 7

PROPOSAL: The applicant is proposing a Hardie Plank Lap Siding, Versatex trim, install two egress doors in the rear of the home, and revise the stone base detail for the two affordable units.

STATE SURVEY: According to Martha McPartland, author of “The History of East Greenwich, Rhode Island 1677-1960,” the subject property commonly known as the Joshua Coggeshall House is also variously known as the Wall House and the Aaron Pierce House. This outlying historic dwelling is situated about a mile south of the Hill & Harbor Historic District. The home was built by Joshua Coggeshall between 1704 and 1715 which gives it the distinction of being one of the oldest houses in East Greenwich.

Some of the architectural significant features of the structure include the pilastered chimney made of fieldstone which serves seven fireplaces within the house, the stone

stairs leading to the cellar, and the sawed balusters, and are characteristic of the houses built in Newport in that time period. According to McPartland, this house was at one time a fine example of the architecture of the early eighteenth century. Unfortunately, “the years have not been kind to it, so the fine lines are all but obliterated.”

McPartland notes in her 1960 book that Joshua Coggeshall born in 1681, the builder of the home, came to East Greenwich from Newport in 1704 and built the house for his family soon after that date. His daughter Elizabeth, married Samuel Wall and they lived in the house, as did their son Samuel. The younger Samuel Wall married Hannah Spencer and their daughter, Hannah Wall, married Philip Pierce and so the house came by its three names: the Coggeshall-Wall-Pierce House. Samuel W. Pierce, son of Philip, married Caroline Sherman and their son, Aaron was the last of the line to live in the homestead. So, for 213 years, from about 1704 to 1917, generation after generation came into possession of Joshua Coggeshall’s house. Aaron Pierce died in 1917, leaving no rear relatives and the property left the family.

The October 1972 State Historic Survey notes the farmhouse is 2 ½ stories high with a 4-bay façade. It has a gable asphalt roof and eave returns. The siding consists of clapboard material and the windows are a 2/2 double hung sash; the second-floor windows are hung from the cornice. The survey specifies there have been extensive poor alterations to the building. The site/landscape is described as being overgrown and covered with junk and former farmlands have been sold off. Planning Staff points out the “junk yard” has been physically cleaned up but unsure of what remains underground.

STANDARDS: Standards 1, 2, 5 & 7 apply to this application.

Commission Standard 1 states original materials and architectural features shall be maintained or repaired whenever possible rather than replaced.

Commission Standard 2 states if existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Commission Standard 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.

Standard 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.

DISCUSSION: The Certificate of Appropriateness, which was approved on April 13, 2022, is being sought to be modified by the applicant. In his new application, Mr. Primeau stated that he would like to install Versatex trim and Hardie Plank Lap Siding (pre-finished with an approximate 4 ½ exposure to help reduce future maintenance costs for the two affordable units.

In addition, the applicant has stated that the current design required a shared front egress, and he is proposing to add a rear egress door to each unit's first floor for independent access. The proposed door is made of composite material and has a style that is very similar to the door on the back of the original house.

Mr. Primeau has also requested that the stone base detail be revised due to the stone's condition's inability to be worked into a thin stone format. He has proposed the following two choices:

1. Add a thicker watertable and cap, install +/- 5” existing veneer stone with a 1 c copper cap
2. Utilize new 1 ½” – 2” thin stone. The color and layout to match existing.

The Commission may want to comment or provide guidance on any suggested material adjustments.

- 3. Edward J. Moulis & Mary K. Casperson**
25 Spring Street; Map 085 AP 001 Lot 398
Proposed Work: Replace basement windows – FINAL
Architectural Style: c. 1915 Neo-Colonial Revival
Relevant Standards: # 1, 2 & 8

PROPOSAL: The Applicant is proposing to replace several basement windows with a vinyl replacement.



Figure 1 Subject building, 25 Spring Street from Google

STATE SURVEY: The subject property is a c. 1915 early Twentieth century/neo-Colonial Revival two-story home with a large open front porch and central entrance with sidelights and $\frac{3}{4}$ Tuscan columns. There is a bay window set to the left and a triple window set to the right with two pedimented dormers set on either side of a six-casement window that swings out. The structure is assigned the maximum points available for importance to the neighborhood given its prominent corner intersection and setting on a slight hill.

STANDARDS: Standards 1, 2 & 8 apply to the application.

Standard 1 Original materials and architectural features shall be maintained or repaired whenever possible rather than replaced.

Standard 2 If existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Standard 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 is also available and should be installed to be as unobtrusive as possible.

DISCUSSION: Ms. Casperson is proposing to replace several basement windows with Polar Guard windows, a vinyl substitute. The applicant has provided photographs of the existing windows, many of which, according to her, are aged, leaking, and damaged. In addition, she states in her application that she is requesting vinyl because she is concerned about the ground-level wood windows deteriorating. She has expressed that a majority of the windows are not within street view.

The Standards and Guidelines generally consider vinyl windows to be an inappropriate substitution for wooden windows in a historic district. The Commission may want to comment or provide guidance on any suggested material adjustments.

4. Checkmate Holdings, LLC

22 London Street; Map 075 AP 001 Lot 083

Proposed Work: New Exterior Staircase, Egress Windows, Egress Door & Replace Skylights – FINAL

Architectural Style: c. 1880 Late Victorian with extensive alterations

Relevant Standards: # 1, 2, 7 & 8

PROPOSAL: The applicant is proposing to demolish the existing fire escape and replace it with a stair that meets building code requirements. The existing deteriorating skylights will be replaced with operable skylights and two windows will be added to the front façade to meet modern day egress requirements. Additionally, the egress door will be relocated to accommodate the new proposed egress stair.

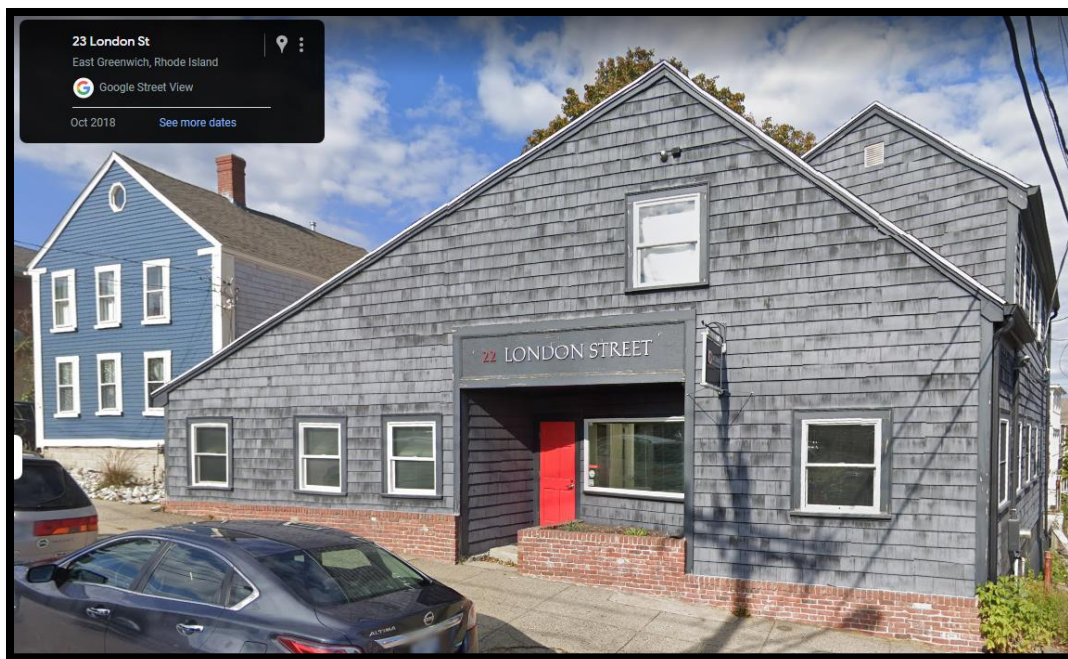


Figure 1 Subject building, 22 London Street from Google Street View

STATE SURVEY: The subject property is a c. 1880 Late Victorian structure that was owned and used by the R.I. Pendulum. It was extensively remodeled after a fire in 1980. Once a 1.5 story building, it now sits 2 stories with a cat slide roof. The structure is assigned 5 points for importance to the neighborhood.

STANDARDS: Standards 1, 2, 7 & 8 apply to the application.

Standard 1 Original materials and architectural features shall be maintained or repaired whenever possible rather than replaced.

Standard 2 If existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Standard 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.

Standard 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 is also available and should be installed to be as unobtrusive as possible.

DISCUSSION:

Staircase

The applicant wants to replace the existing fire escape that is located at the building's rear with a staircase. The site plan calls for composite decking with PVC trim and sheets. The posts, guardrails, baluster, and handrails will all be made of composite. Staff members question whether the proposed material is appropriate for the Historic District.

Windows

In order to replicate double-hung windows on the front façade, the applicant is requesting the addition of two Andersen 400 Series casement windows with a simulated meeting rail. Staff notes that one of the proposed windows will be replaced with the casement window while the other will create a new opening in the structure.

Skylights

The applicant proposes replacing the existing skylights, which are deteriorating, with smaller, operable skylights with the intention of patching in new shingles that match the existing ones.

Door

The applicant is proposing to remove the existing egress door and ramp while replacing it with a new egress door. Nonetheless, the entryway's material was not referenced in the cut sheet that was given. The applicant states that they intend to patch the opening with CMU blocks to match the existing structure.

The Commission should inquire about the material proposed and provide guidance on any suggested material adjustments.

5. Mark Murtagh

45 Spring Street; Map 085 AP 001 Lot 303

**Proposed Work: Roofing, doors, windows, repair & paint existing garage
- CONCEPTUAL**

Architectural Style: c. 1840 Greek Revival

Relevant Standards: # 1, 2, 7 & 8

PROPOSAL: The applicant is looking to improve the conditions of the garage by reconfiguring the existing entry way to accommodate an overhead garage door and a fiberglass entry door at the front of the garage. The intention is to install (2) operable double hung windows that will match the style and color of the main house's vinyl windows. To match the roof shingles that were recently installed on the main house, new GAF Timberline shingles in the color Pewter will be installed in place of the existing asphalt shingles. The candidate is additionally proposing to paint the current block to match the house, with the chance of introducing with T1-11 Plywood siding panels or comparable composite siding sheet.

This is a conceptual application and the applicant is looking for feedback from the HDC regarding the design. No set list of materials has been submitted at this time, but will be required at final HDC review.

STATE SURVEY: This is a c.1840 Greek Revival style house with late Victorian additions. It is 1.5 stories tall with clapboard siding and a front central entrance. The survey speculates that the house, now five bays wide, may have been four bays wide originally. The late Victorian porch was apparently added later to the right side. The windows are 2/1's and there is a central brick chimney. The survey sheet assigns the home 20 out of 38 possible points for architectural value.

STANDARDS: Standards 1, 2, 7 & 8 apply to the application.

Standard 1 Original materials and architectural features shall be maintained or repaired whenever possible rather than replaced.

Standard 2 If existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Standard 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.

Standard 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 is also available and should be installed to be as unobtrusive as possible.

DISCUSSION: As previously stated this application is conceptual. A full review of architectural details and specific materials will be completed at final review stage. The Commission should provide the applicant with any feedback relative to the garage and applicable standards. Any feedback should be incorporated into final design by the applicant.

6. East Greenwich Yacht Club
10 Water Street; Map 085 AP 001 Lot 001
Proposed Work: Demolition of Chapman Cottage - CONCEPTUAL
Architectural Style: c. 1870 Late Victorian
Relevant Standards: # 9

HISTORY: The EGYC has made previous attempts to demolish the subject structure. In 2007, Dr. John Marcaccio of the Yacht Club first applied for demolition – several events took place which subsequently led the Commission to conclude the structure could be preserved and re-used, perhaps on another site. The E.G. Housing Authority proposed and received approval to relocate the building and re-use it for low income housing at 146 First Avenue. The Yacht Club filed another petition in July 2008 to resurrect their demolition application and attempted to have an organization purchase or relocate it. At this time, Diana Butzbach of the EGYC represented the application; the application was denied on a 2-2 vote. The EGYC subsequently moved forward to

appeal the decision with the Zoning Board of Appeals but that request was later withdrawn.

In June 2010, Tom Assad of the EGYC requested to partially demolish the later addition/garage of the building. The HDC approved that request for the addition only. The Applicant returned 3 months later requesting to demolish the main building. The HDC performed a site visit on October 9, 2010 where it was deemed structurally sound; the issue was never put back on an agenda after the site visit.

East Greenwich Yacht Club representatives Steve Gregson and Jason Dittelman submitted a request to demolish the cottage in May 2017. A site visit conducted on July 13 and 19, 2017 was attended by HDC members, town staff and RIHPHC staff to assess. Once again, the Building Official, RIHPHC staff and HDC members considered the cottage structurally sound. The idea of repurposing the cottage to a harbormaster office and relocating it to a town owned property appealed to all parties but did not materialize and the issue has remained stagnant for another year.

In May 2018, the EGYC (represented by Jason Dittelman and Lenny Iannuccilli) requested to demolish the 20'x25' Chapman cottage style structure as well as the "Steward's Building," an L-shaped mid-twentieth structure located immediately to the right of the cottage. This was the first attempt by the EGYC to demolish the Steward's Building while being the fifth time the Applicant requested to demo the cottage. The Applicant submitted a structural observation report for both buildings performed by Loren Yoder, P.E. of Yoder & Tidwell Ltd. The application also contained a site layout option, showing the Chapman building to possibly be relocated to the north property line next to the New England Yacht Riggers building. The HDC approved the relocation of the Chapman Cottage to the north property line (west of the NE Yacht Rigging building) on May 9, 2018 as they felt this was a great compromise to save a contributing structure and makes the parcel more usable and valuable to both the property owner and Town. The HDC also approved the demolition of the Steward's building on June 13, 2018 since they found that building to be a non-contributing mid-20th century concrete block structure.

The new site of where the Chapman Cottage was to be relocated required dimensional relief from the Zoning Board as it would be aligned with the N.E. Yacht Rigging building and would not comply with the 50' front setback requirement. Ms. Hitchen of the Planning Department prepared the ZBR application as a courtesy including notifying the abutters since the request before the ZBR was a compromise between the EGYC and the HDC after a decade of the Yacht Club seeking to demolish the structure. The ZBR granted the necessary relief on July 24, 2018.

In September 2018, the EGYC came back before the board to again request a demolition. At the time of the meeting, the applicant did not submit any additional information to change the opinions of the HDC, such as indicating how the cottage poses a significant threat or public safety hazard, how the preservation of the cottage would cause undue or unreasonable financial hardship to the owner and did not provide evidence of the cost to move the structure as discussed and agreed upon in prior meetings. A motion was made and seconded; the application could not be submitted again until on or after May 9, 2019 based on the decision made on May 9, 2018 which was the equivalent of a denial of the application to demolish the Chapman Cottage.

PROPOSAL: The East Greenwich Yacht Club is requesting to demolish the Chapman Cottage.



Figure 1 Subject building, Chapman Cottage



Figure 2 Aerial of EGYC parking lot with Chapman Cottage highlighted in red.

STATE SURVEY: The “Chapman Cottage” is a supposedly c. 1870, shingle sided late Victorian house. It is a 1.5 stories tall structure with a central brick chimney and a simple entrance set on a stoop. It had a later south wing addition that had a single story shed-roof. (The HDC approved demolition of the later addition on June 10, 2010.) The survey assigns the property 10 out of 38 possible points for architectural and historical value and 10 out of 14 points for importance to the neighborhood. The belief is the structure was originally used as an office to what was once a lumber yard at said location.

STANDARDS: Standard 9 applies to the application.

Standard 9 states that “Demolition 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.” In addition to the local standard; the Federal Department of the Interior’s “Secretary’s Standards for Rehabilitation” guide notes that the following are **NOT** recommended:

- Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space;

- Removing or relocating historic buildings on site – thus diminishing the historic character of the site or complex;
- Failing to maintain site drainage so that buildings and site features are damaged or destroyed;
- Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archeological features, etc. are damaged or destroyed;
- Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results;
- Failing to undertake adequate measures to assure the preservation of buildings and site features.

§ 260-64 Demolition.

A. Standards for decision.

(1) If the Commission is presented with an application for the removal, relocation, alteration or demolition of a structure and finds that the approval of such an application would pose a significant threat or total loss to the Town, state or nation, it shall endeavor to work out with the owner an economically feasible plan for the preservation of the structure.

(2) Applications for demolition shall require proof that the retention of the structure would constitute a public safety hazard (as defined by the Rhode Island Building Code) [1] which cannot be eliminated by any economic means available to the owner. If the Commission remains unconvinced that retention is a hazard, the Commission shall forward its rejection of the application for demolition to the Building Official.

B. External considerations. If any of the following conditions apply, the Commission may approve the application for a certificate:

(1) Preservation of such structure is a deterrent to a major improvement program which will significantly benefit the Town.

(2) Preservation of such structure would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner, including the sale of the structure to any purchaser willing and able to preserve such structure.

(3) Preservation of such structure would not be in the best interest of the community as a whole.

C. Alternatives to demolition and removal.

- (1) When considering an application to demolish or remove a structure of historic, cultural, architectural or archaeological value, the Commission shall assist the owner in identifying and evaluating alternatives to demolition.
- (2) In addition to any other criteria, the Commission shall also consider whether there is a likelihood that some person or group of persons other than the current owner is willing to purchase, move and preserve such structure or accessory and whether the owner has made continuing, bona fide and reasonable efforts to sell the structure to any such purchaser.

As with all HDC applications, demolition requests are reviewed on a case-by-case basis but the procedure is very specific. Staff has laid out the following procedures for a demolition application. The Applicant must make a good faith effort to demonstrate that all alternatives to demolition have been evaluated (including rehabilitation, adaptive reuse and relocation of the structure), and to provide both architectural and financial data to support a conclusion that demolition is the only feasible solution.

The review process for a demolition application consists of at least two public meetings, and is structured to give ample time to the community, the Applicant and the EGHDC to obtain information and study the proposal thoroughly. The first preliminary public meeting is held to determine the architectural and historic significance of the structure and its contribution to the Town, and to determine whether to accept the application as complete. The Applicant and/or property owner shall attend the meeting and present the project and public comment will be taken.

The HDC shall first determine whether the structure proposed for demolition is:

1. Contributing to the significance of the district, and valuable to the Town, State or Nation;
2. Contributing to the significance of the district, and valuable for the period of architecture it represents, or to the district;
3. Non-contributing to the significance of the district.

The HDC will use its own judgement in making determinations of architectural and historical significance, and may call upon expert witnesses. Applicants may also present testimony as to the significance of the structure.

Next, the HDC shall determine whether sufficient information has been submitted with the application to allow thorough review, and whether all alternatives to demolition have been considered. If the HDC finds that the documentation is complete and all alternatives to demolition have been considered, it will vote to accept the application and schedule the application for review at the next regular meeting. If

the application cannot be accepted because additional information is needed, then the preliminary meeting will be continued until the next regular meeting or such time as the additional information can be submitted. The application is considered formally accepted as of the date of the vote to accept.

The second public meeting is held at the next regular meeting following the vote to accept the application, to review the application in light of the Review Criteria. The criteria vary depending on whether the structure was determined to be a contributing or non-contributing structure. The Applicant and/or property owner shall attend, and public comment will be taken. If the structure is contributing, the HDC votes whether the proposal meets the primary review criteria. If so, then the application will be reviewed in light of the secondary review criteria. If the application is consistent with both the primary and the secondary review criteria, then it may be approved, either as submitted or with conditions. If not, the application may be denied. If the structure is non-contributing, the HDC votes whether to approve, approve with conditions, or to deny the application for demolition, using the secondary review criteria. At the second meeting the HDC may review any claim of economic hardship.

If the structure is deemed **contributing**, the HDC shall consider whether the application meets the following primary criteria:

1. If the structure is deemed valuable to the Town, State or Nation, such that its loss will be a great loss to the Town, State, or Nation, then in order for the HDC to approve demolition, the structure must constitute a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve the structure.
2. If the structure is deemed valuable for the period of architecture which it represents, or to the district as a whole, then at least one of the following requirements must be met in order for the HDC to approve demolition:
 - a. Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
 - b. Preservation of the structure is a deterrent to a major improvement program that will be of substantial benefit to the community.
 - c. Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.
 - d. Preservation of the structure would not be in the interest of the majority of the community.

If the primary criteria have been met, then the HDC may consider any or all of the following secondary criteria in deciding whether to approve or deny the application:

1. The merit of the structure to be demolished.
2. The effect of the demolition on the surrounding buildings.
3. The effect of the demolition on the historic district as a whole and general area.
4. The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district and neighborhood.
5. If the lot is to be left open, the impact of open space in that location and on that area as a whole.
6. The effect of the demolition on the general economy.
7. Whether the demolition will foster civic beauty.
8. Whether the demolition will stabilize and improve property values in the neighborhood.
9. The effect of the demolition on safeguarding the heritage of the Town, State or Nation.
10. The effect of the demolition on promotion of the district and its outlying properties for the education, pleasure and welfare of the citizens of the Town of East Greenwich.

If the structure is deemed non-contributing, the HDC may consider any or all of the secondary criteria in deciding whether to issue a Certificate of Appropriateness for demolition.

A written decision must be provided within 15 days of the vote to approve or deny the application, describing the HDC's decision and the reasons behind it. Any conditions of approval must be met before a Certificate of Appropriateness is issued and a demolition permit obtained. If an application is denied, a new application for demolition of the structure may not be submitted for a period of one (1) year from the date of the written resolution.

DISCUSSION: As noted above, the Applicant is looking to have a formal conversation regarding the proposed idea of demolition regarding the Chapman Cottage building. Staff has laid the groundwork for the formal demolition process above; this hearing should be considered as the first hearing of the demolition process.

Staff recommends the HDC determine the architectural and historic significance of the structure and its contribution to the Town, and to determine whether to accept the application as complete.

Once a determination is made regarding the historical significance, the HDC should ensure that no additional information is needed to make this determination and findings prior to determining the application complete. If the HDC would like additional information, the meeting should be continued.

If the HDC finds that the documentation is complete and all alternatives to demolition have been considered, it should vote to accept the application and schedule the application for review at the next regular meeting.

7. Jared and Natalie Burrows

1896 Middle Road; Map 049 Plat 015 Lot 006

Proposed Work: Two-Story Addition for new bedrooms- FINAL

Architectural Style: c. 1752 Colonial

Relevant Standards: # 2, 4, 5, 7 & 8

HISTORY: The subject property is one of the East Greenwich Historic District's outlying properties and consists of a series of structures from various periods. There is an existing post and beam farmhouse with a later wrap around porch, and a later two-story addition that was added to the south and is conventionally framed. There is a lot of evidence that the structure evolved given new staircases were added and others abandoned or infilled altogether. Also, there is a separate barn structure, ancillary shed, and more modern guest house. At some point, an apartment was added to the second floor of the primary structures later addition.

PROPOSAL: The new homeowner is looking to make the residence more user friendly and provide a ground floor guest suite for their aging parent. The sizes and configurations of spaces has been blurred over time, and little remains of the original interior integrity. The proposal seeks to demolish the non-contributing exit stair from the second-floor apartment and relocate the basement bulkhead. Part of the east facing elevation of the later addition is effectively being removed in its entirety to accommodate the new addition. The new addition will be set back from the south facing gable end to speak to itself as a later addition. The ridge of the proposed addition will also be slightly lower than the original structure, and the later addition. The intent is to match the corner board, water table, and fascia profiles in general, match the pitch of the existing roof, and match the general character of the fenestration pattern.

STANDARDS: Standards 2, 4, 5, 7 & 8 apply to the application.

Standard 2 is applicable to this application. It states if existing materials have deteriorated beyond repair the new materials shall match the originals in composition, design, texture and other visual qualities.

Standard 4 is applicable to this application. It 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 is applicable to this application. It states that 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.

Standard 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.

Standard 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 is also available and should be installed to be as unobtrusive as possible.

DISCUSSION: The staff is aware of the need and desire to modernize a historic home to meet modern family needs. The renovation and addition will effectively reconfigure the interior of the entire house, make the floor plan functional, and effectively increase the square footage. Boral Truexterior Cove/Dutch Lap Siding, which is white and will blend in with the Boral Truexterior trim, is the proposed siding material. Furthermore, 6/6 Pella-clad windows are being proposed by the candidate. Lastly, the Certainteed Architectural Asphalt Shingles have been proposed for use as roof shingles.

The Commission may want to comment or provide guidance on any suggested material adjustments.

Historic District Commission Business - After Hearings

1. Minutes: Review and approve April 12, 2023 meeting minutes.
2. Discussion the status of the Commission and future recruiting efforts.
3. Commissioner Reports: Commission members may report on cases where they have been appointed as Referee, and refer observations or possible violations that they have observed to staff. Any substantive discussion of any such Report shall require addition to the Agenda by motion.

Adjourn