

Applicant: Peter J Casale Code Consultant, 44 Landmark Road, Warwick, RI 02886

Owner: Michael Seeley, 200 Congress Ave, Providence, RI 02907

Architect/Designer: Greg W. Bagian, 244 Smith Street, Warwick, RI 02886

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

- modification to the existing one-bay detached garage (1923) to include the expansion of the footprint to two-bays and the addition of a second story.

Issues: The following issues are relevant to this application:

- The applicant's primary residence is the property to the rear of the subject property; He recently purchased this property;
- The proposed work is on a detached garage constructed in 1923. This is a secondary structure that may be considered contributing to the property;
- The scale of the proposal is compatible with the subject property and abutting property (the two property's driveways abut) as these are both large-scale residences; and,
- Plans and photos have been submitted.

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

- a) 195 Ontario Street is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood National Register Historic District. The proposed work is on a detached garage constructed in 1923. This is a secondary structure that may be considered contributing to the property;
- 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 will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 195 Ontario Street is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood National Register Historic District. The proposed work is on a detached garage constructed in 1923. This is a secondary structure that may be considered contributing to the property. 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 will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

DEPARTMENT OF BUILDING INSPECTION

DATE Oct. 19, 1923 PERMIT NO. 3327
 LOCATION 195 Ontario St.
 WARD 6 PLAT LOT
 OWNER Mrs. L. Appleby
 ARCHITECT
 BUILDER
 MATERIAL Brick
 NATURE OF WORK New
 NO. OF BLDGS. 1
 NO. OF STORIES 1
 TO BE USED FOR Private garage (1)
 NO. OF FAMILIES
 FIRE DISTRICT

DEPARTMENT OF BUILDING INSPECTION

DATE August 12, 1924 PERMIT NO. 2559
 LOCATION 195 Ontario St.
 WARD 6 PLAT LOT
 OWNER Lucian Appleby
 ARCHITECT
 BUILDER
 MATERIAL Wood
 NATURE OF WORK Addition
 NO. OF BLDGS. 1
 NO. OF STORIES 2½
 TO BE USED FOR Dwelling
 NO. OF FAMILIES 1
 FIRE DISTRICT



195 ONTARIO

515 DIVISION





95 ONTARIO

195 PONTIAC

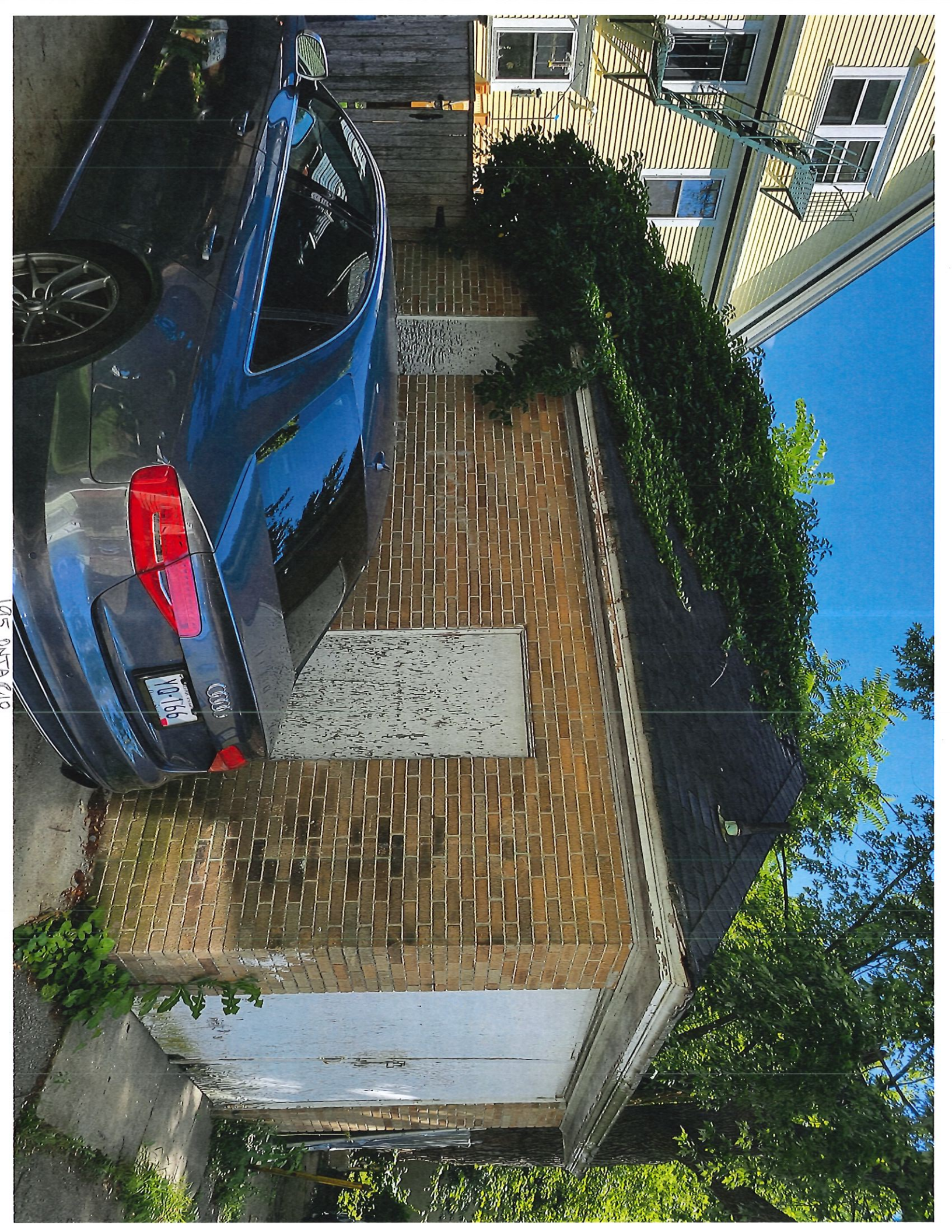




195 ONTARIO



016 0171600



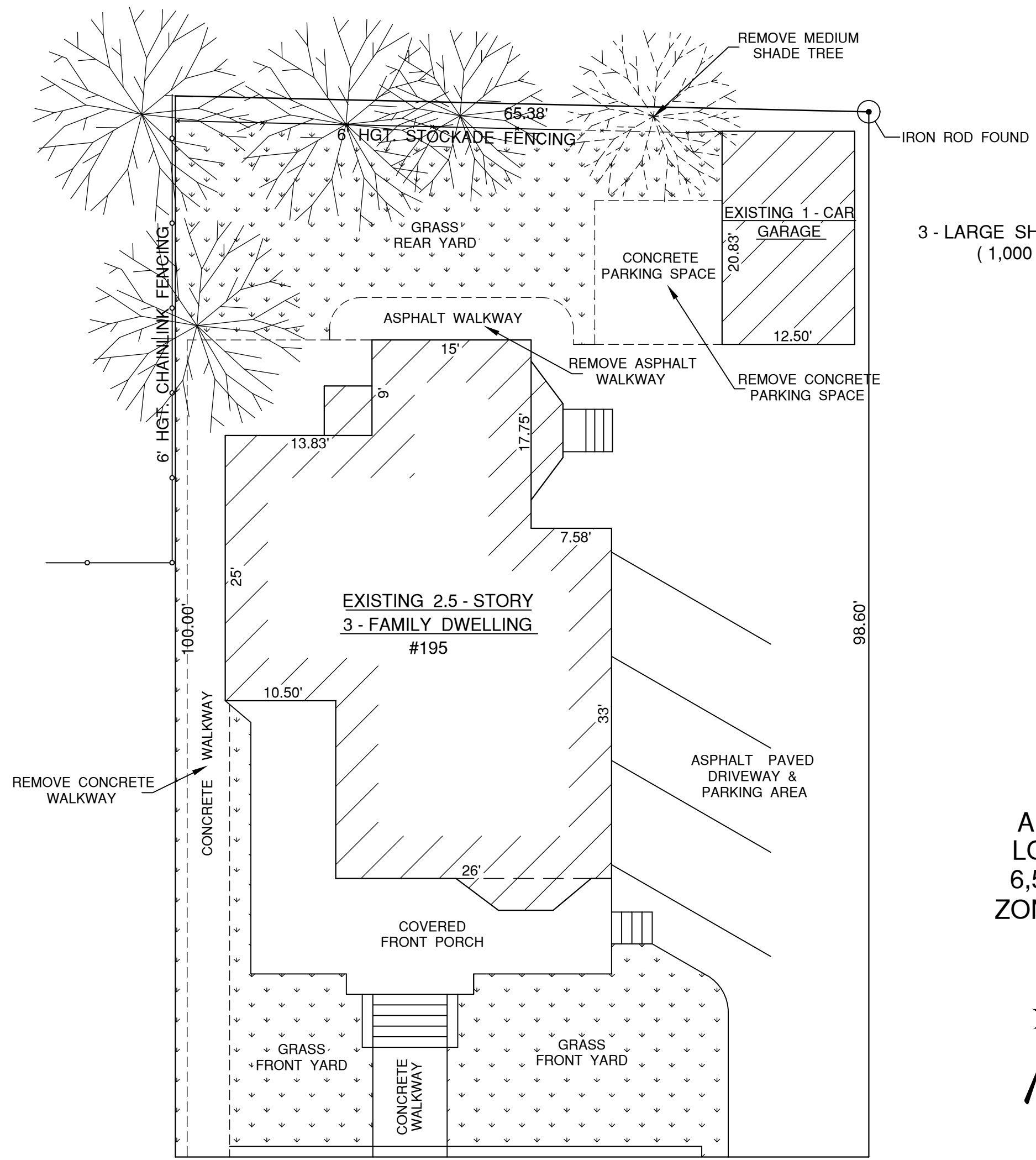
105 ONTA 010



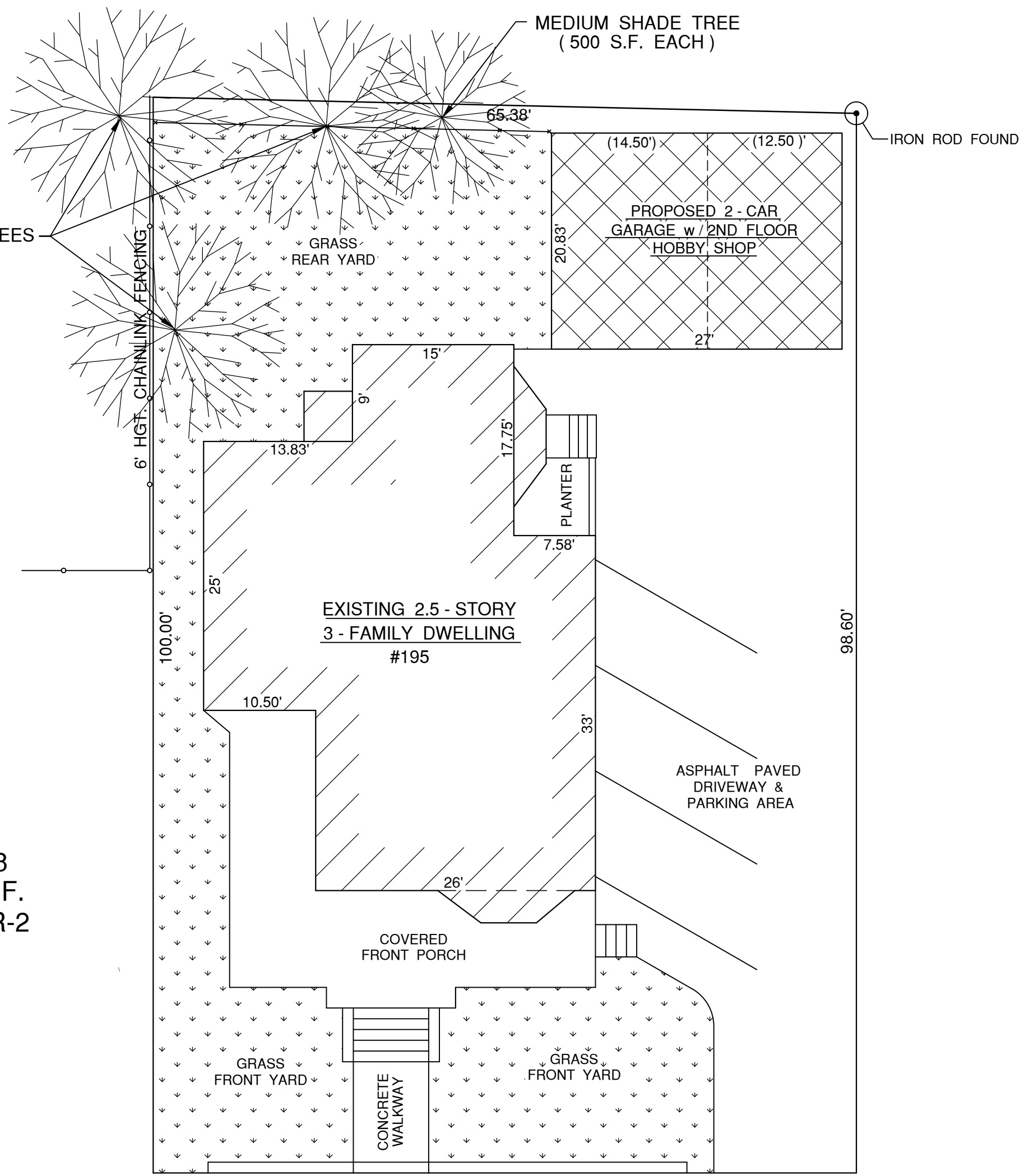
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195 DUTTA RD

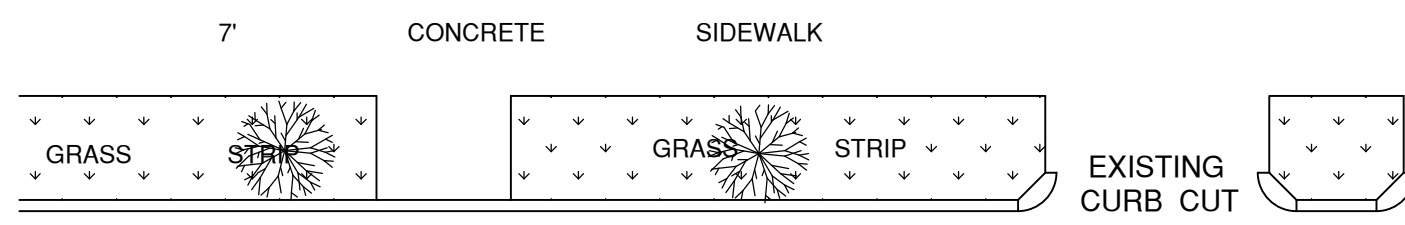
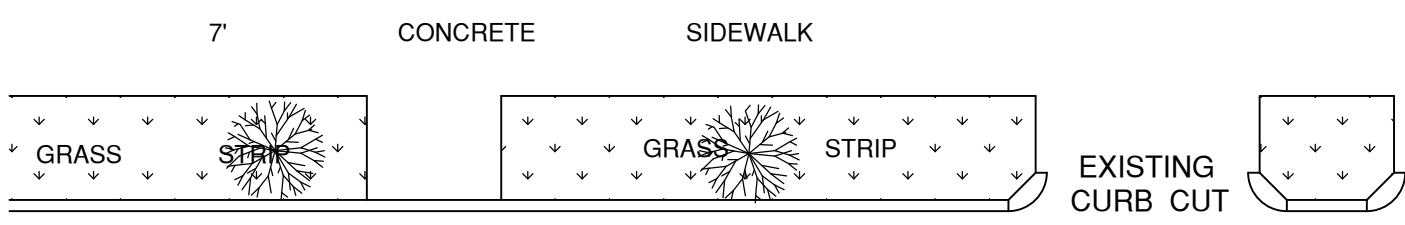




3 - LARGE SHADE TREES
(1,000 S.F.)



A.P. 52
LOT 323
6,529 S.F.
ZONED R-2



ONTARIO STREET

EXISTING SITE PLAN
SCALE : 1 = 10'

PROPOSED LOT COVERAGE BREAKDOWN :

STRUCTURES :
EXISTING DWELLING = 1,490 SQ. FT.
COVERED FRONT PORCH = 439 SQ. FT.
EXTERIOR PLATFORMS & STAIRS = 76 SQ. FT.
PROPOSED 2 - CAR GARAGE
& HOBBY SHOP (2ND) = 542 SQ. FT.

TOTAL = 2,547 SQ. FT.
(39.01%)

IMPERVIOUS PAVING
CONCRETE WALKWAY = 72 SQ. FT.
EXISTING ASPHALT PAVED
PARKING AREA & DRIVEWAY = 1,585 SQ. FT.

TOTAL = 1,657 SQ. FT.
(25.38%)

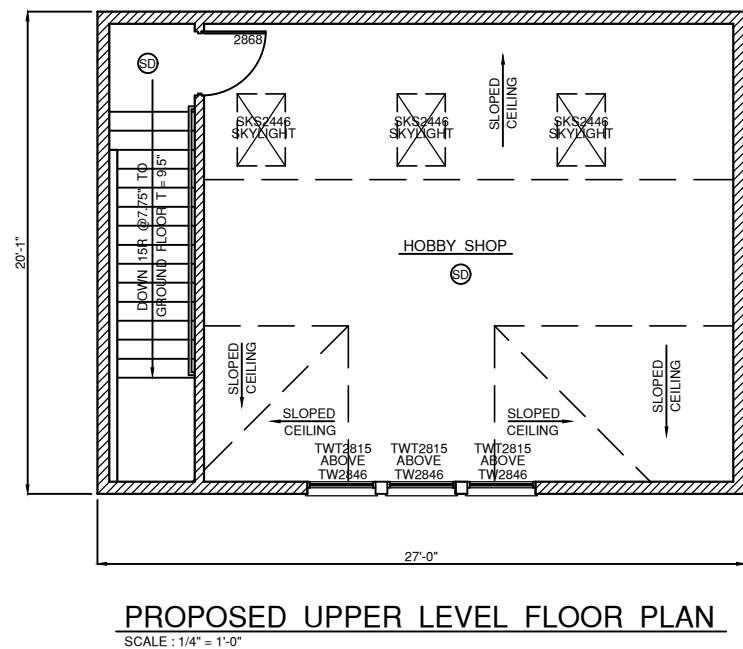
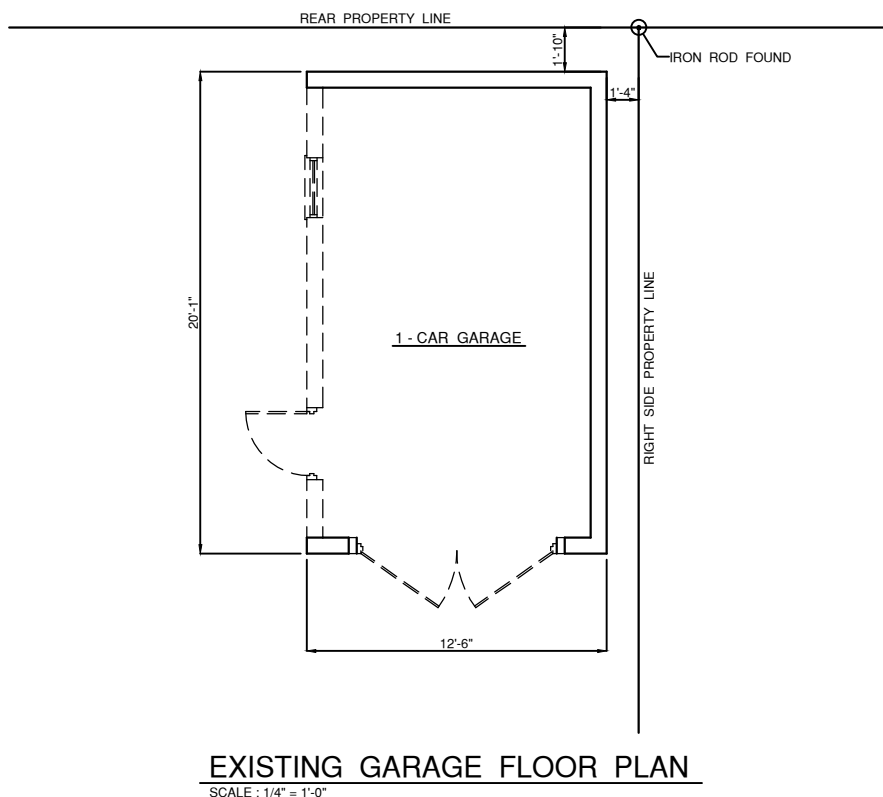
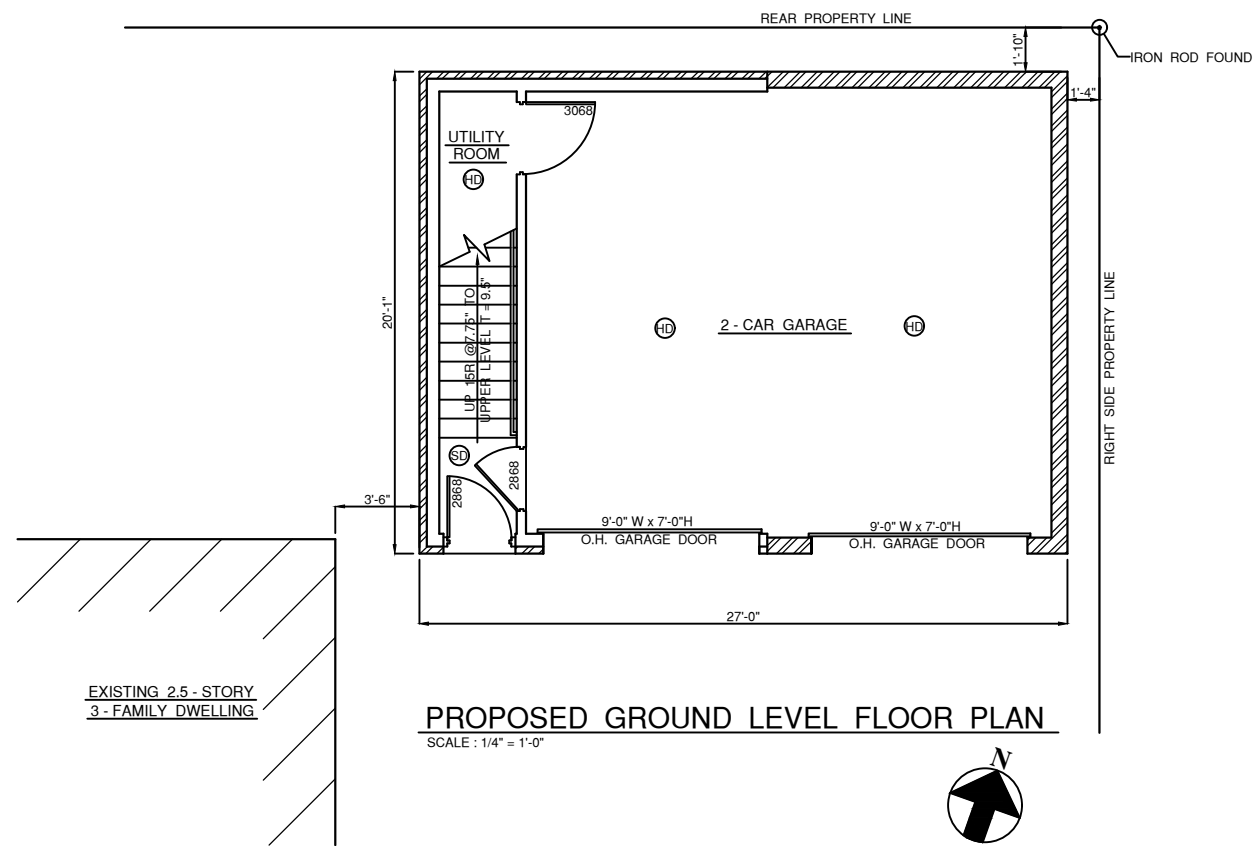
GRASS & PLANTED AREAS
TOTAL = 2,325 SQ. FT.
(35.61%)

ONTARIO STREET

PROPOSED SITE PLAN
SCALE : 1 = 10'

CANOPY COVERAGE
3 - LARGE SHADE TREES = 3,000 SQ. FT.
1 - MEDIUM SHADE TREES = 500 SQ. FT.
(53.61%)

| | |
|--|---------------|
| Project : | Date : |
| EXISTING & PROPOSED SITE PLAN | 7/18/22 |
| 195 ONTARIO STREET PROVIDENCE, R.I. | Drawing No. : |
| | S1 |



Project :
PROPOSED 14'-6" x 20' LEFT SIDE & 2ND FLOOR ADDITION TO EXISTING 1 - CAR FREESTANDING GARAGE STRUCTURE
 195 ONTARIO STREET
 PROVIDENCE, R.I.

Greg W. Bagian
 (401)-464-2601

Date : 4/28/22

Scale : As Noted

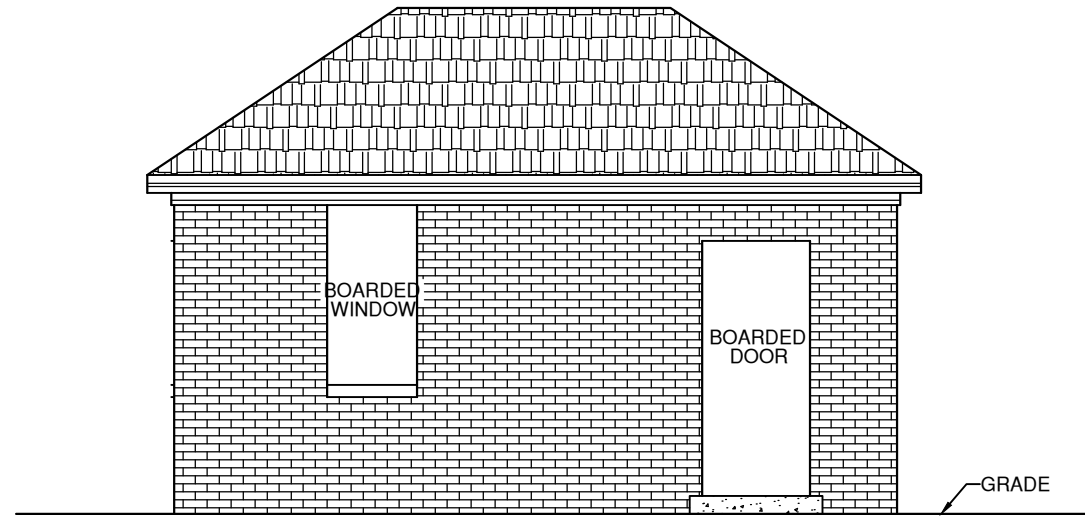
Drawn by : GB

A.P. : 52

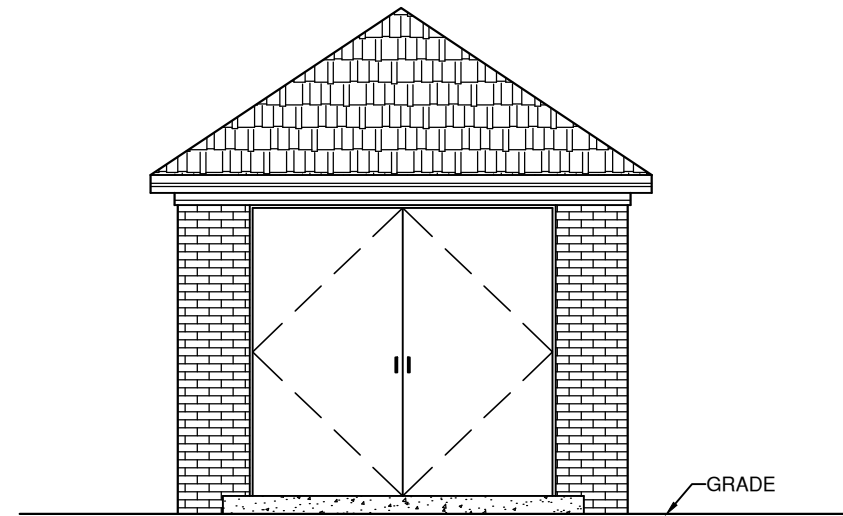
Lot No. : 323

Drawing No. :

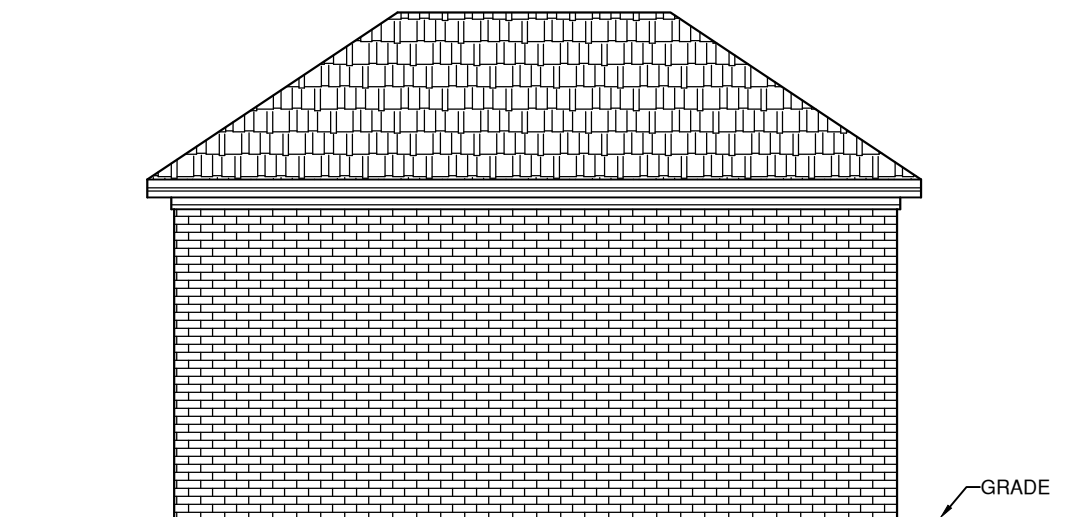
1
 1 OF 2 DWGS.



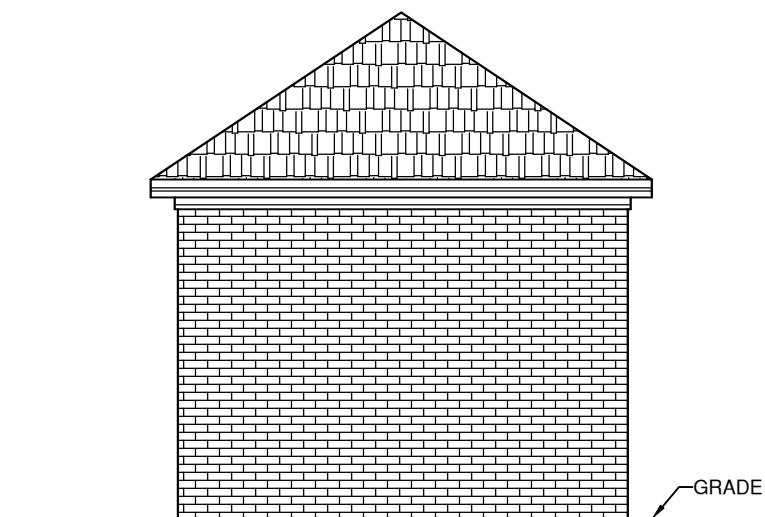
EXISTING WEST (LEFT SIDE) ELEVATION
SCALE : 3/16" = 1'-0"



EXISTING SOUTH (FRONT) ELEVATION
SCALE : 3/16" = 1'-0"
(FACING ONTARIO STREET)



EXISTING EAST (RIGHT SIDE) ELEVATION
SCALE : 3/16" = 1'-0"



EXISTING NORTH (REAR) ELEVATION
SCALE : 3/16" = 1'-0"

Project :
**EXISTING BUILDING ELEVATIONS OF
 FREESTANDING GARAGE STRUCTURE**
 195 ONTARIO STREET
 PROVIDENCE, R.I.

Greg W. Bagian
(401)-464-2601

Date : 6/28/22

Scale : As Noted

Drawn by : GB

A.P. : 52

Lot No. : 323

Drawing No. :

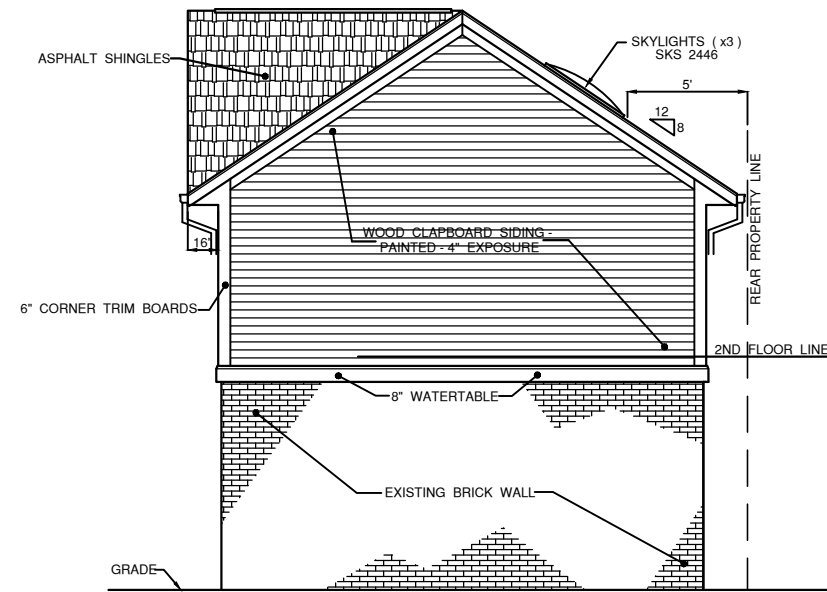
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3 OF 3 DWGS.

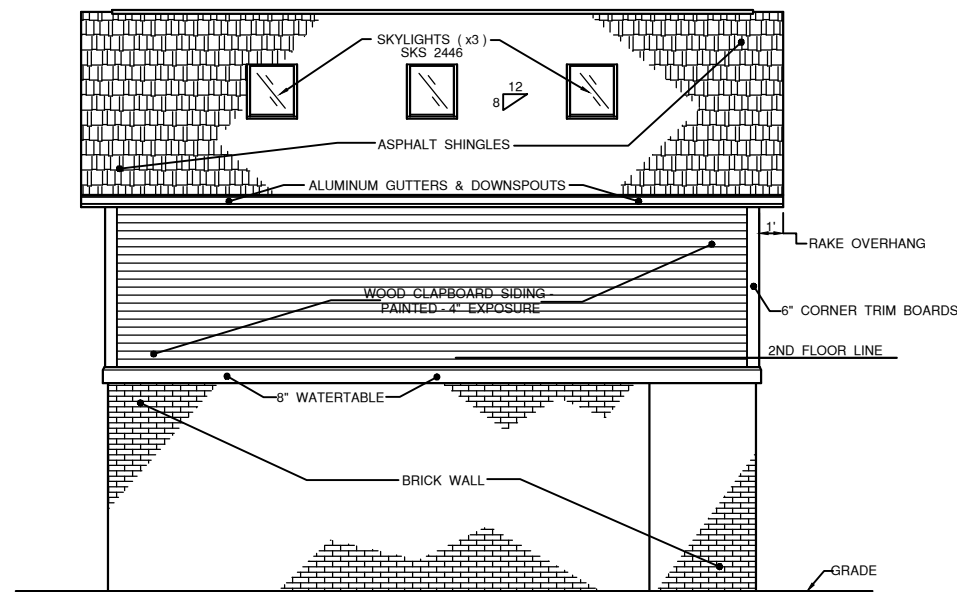


PROPOSED SOUTH (FRONT) ELEVATION
 SCALE : 1/8" = 1'-0"
 (FACING ONTARIO STREET)

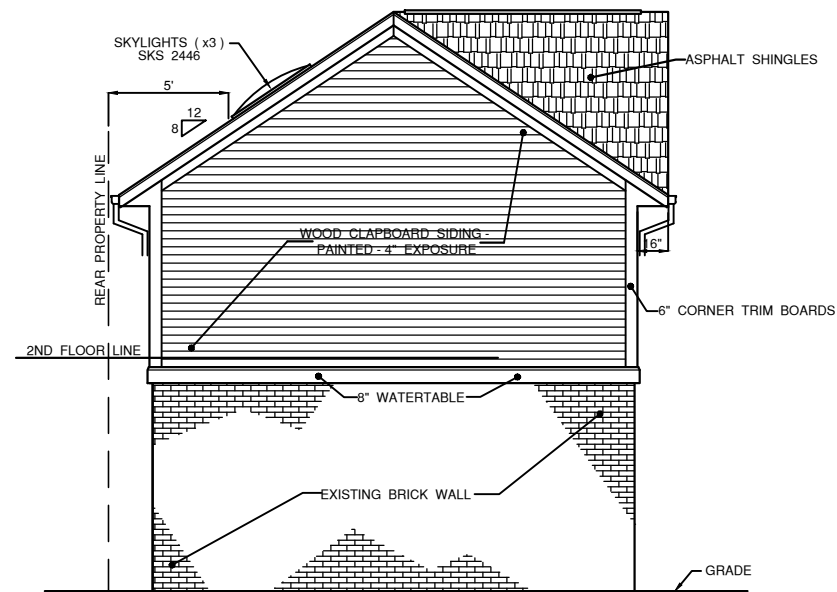
FRONT WINDOWS :
 ANDERSEN "WOODWRIGHT" 400 SERIES
 EXTERIOR COLOR - "DARK BRONZE"



PROPOSED EAST (RIGHT SIDE) ELEVATION
 SCALE : 1/8" = 1'-0"



PROPOSED NORTH (REAR) ELEVATION
 SCALE : 1/8" = 1'-0"



PROPOSED WEST (LEFT SIDE) ELEVATION
 SCALE : 1/8" = 1'-0"

Project :
PROPOSED 14'-6" x 20' LEFT SIDE & 2ND FLOOR ADDITION TO EXISTING 1 - CAR FREESTANDING GARAGE STRUCTURE

**195 ONTARIO STREET
 PROVIDENCE, R.I.**

Greg W. Bagian
(401)-464-2601

Date : 4/28/22

Scale : As Noted

Drawn by : GB

A.P. : 52

Lot No. : 323

Drawing No. :

2

2 OF 2 DWGS.