



**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.

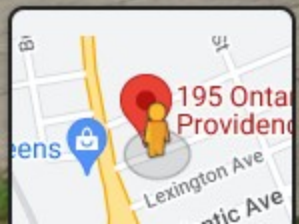
**Issues:** The following issues are relevant to this application:

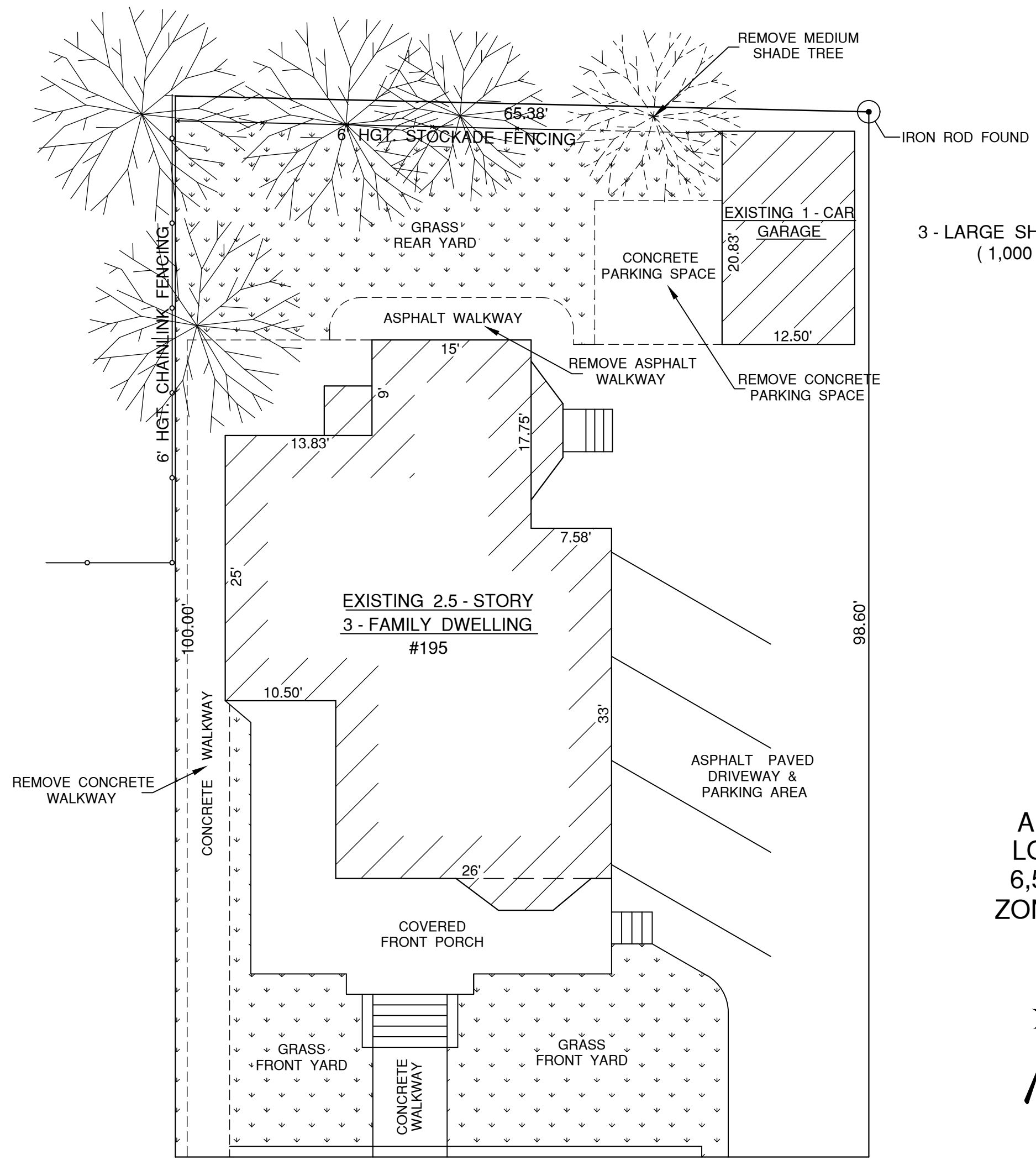
- The applicant's primary residence is the property to the rear of the subject property; He recently purchased this property;
- The proposed work is on a detached garage constructed in 1923. This is a secondary structure that may be considered contributing to the property;
- At the July 25<sup>th</sup> meeting the item was continued. The Commission had concerns about the proportions of the proposed new construction. Recommended changing the pitch of the roof, suggested a 4' knee-wall with a steeper gable roof. Discussion regarding significance of structure. Agreement from members that it was acceptable to modify the structure but modifications should reflect current structure. Requested that the application be continued and the applicant revise documentation and return to the Commission. The applicant agreed; and,
- Revised 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.

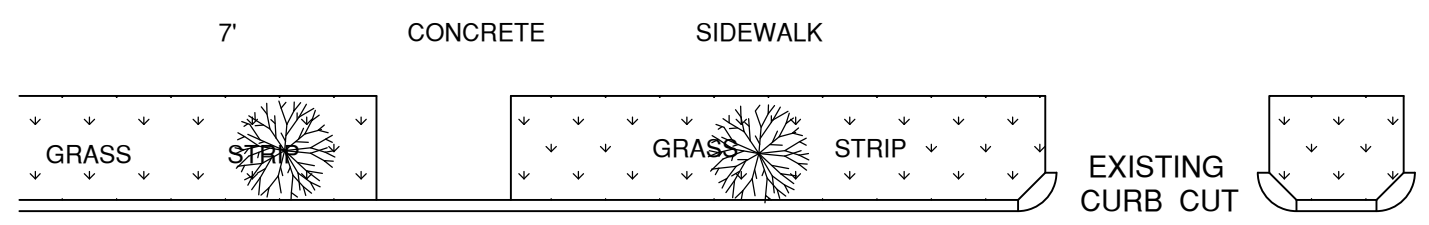
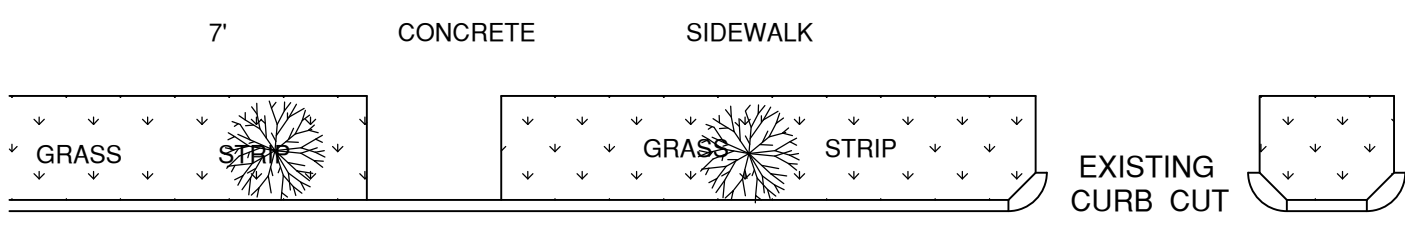
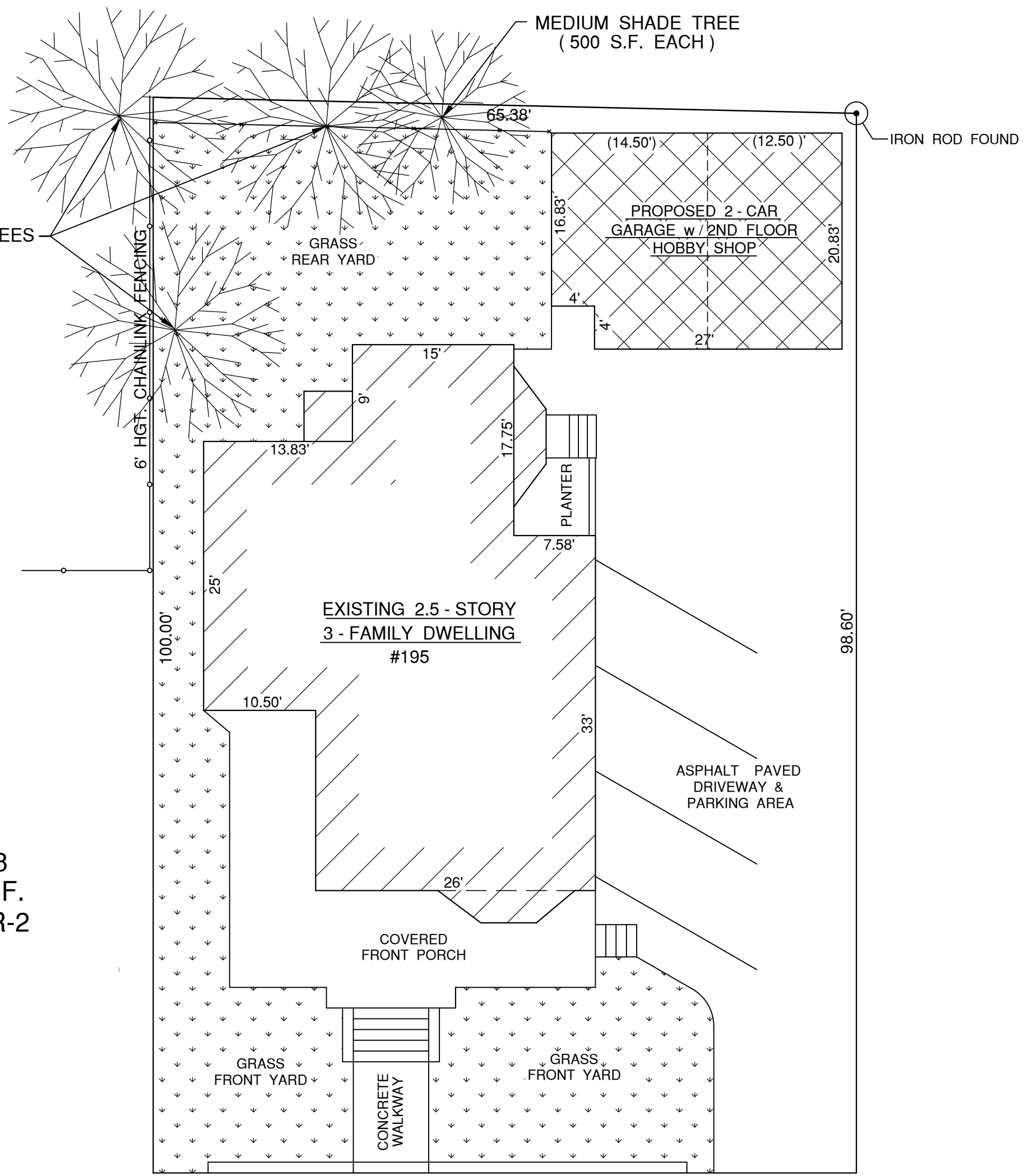
**Staff recommends a motion be made stating that:** The application is considered complete. 195 Ontario Street is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district, having been recognized as a contributing structure 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.





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) = 526 SQ. FT.

TOTAL = 2,531 SQ. FT.  
( 38.77% )

**IMPERVIOUS PAVING**  
CONCRETE WALKWAY = 72 SQ. FT.  
EXISTING ASPHALT PAVED  
PARKING AREA & DRIVEWAY = 1,601 SQ. FT.

TOTAL = 1,673 SQ. FT.  
( 25.62% )

**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% )

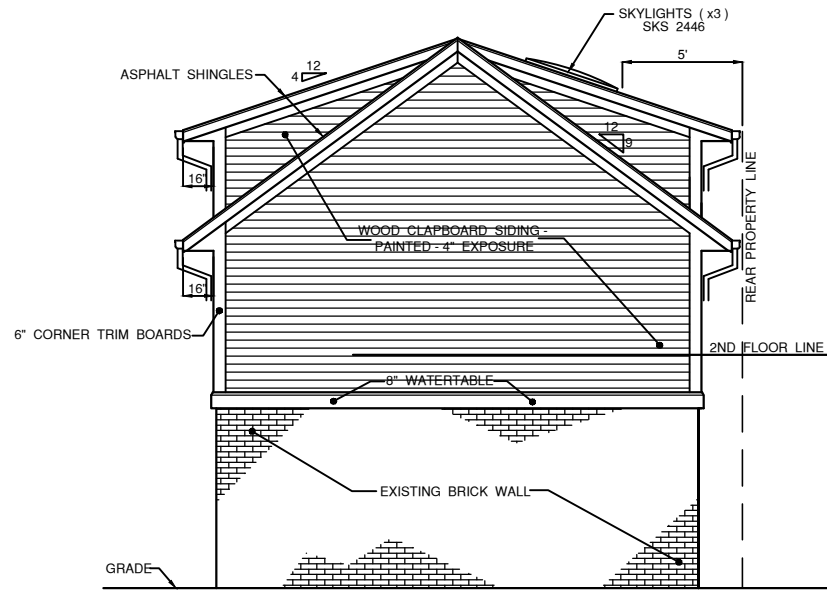
Project : <b>EXISTING &amp; PROPOSED SITE PLAN</b>  195 ONTARIO STREET PROVIDENCE, R.I.	Date : 8/11/22
	Drawing No. : <b>S1</b>



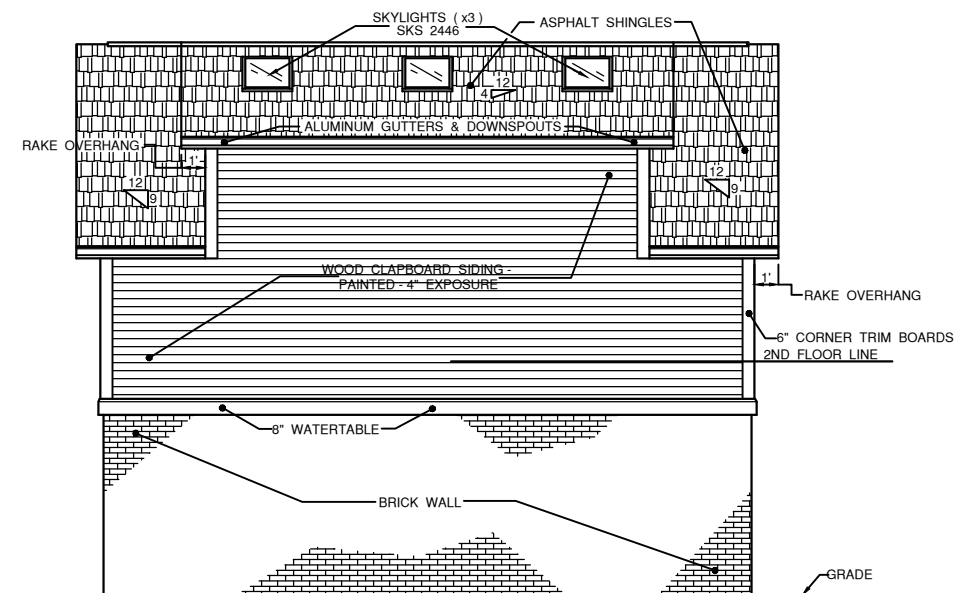


**PROPOSED SOUTH ( FRONT ) ELEVATION**  
 ( FACING ONTARIO STREET )  
 SCALE : 1/8" = 1'-0"

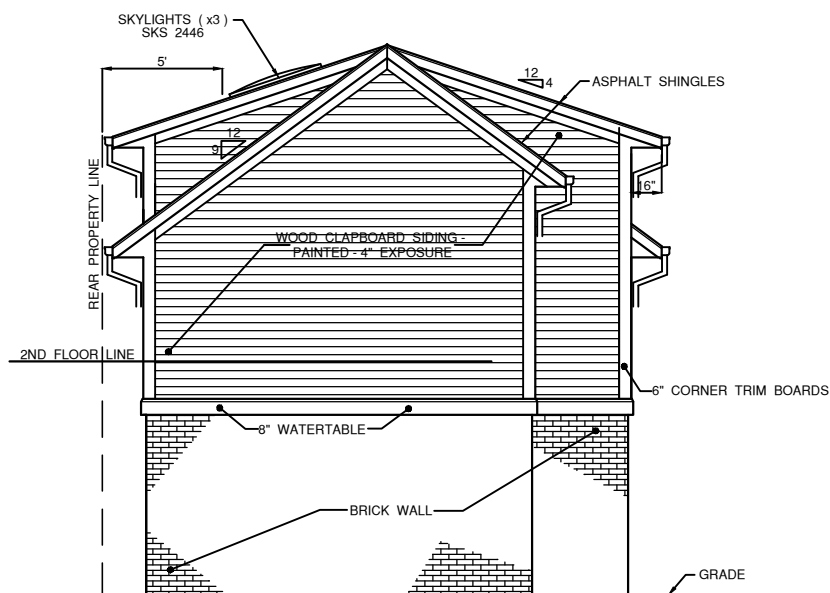
FRONT WINDOWS :  
 ANDERSEN "WOODWRIGHT" 400 SERIES  
 EXTERIOR COLOR - "DARK BRONZE"



**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 :  
**EXISTING BUILDING ELEVATIONS OF  
 FREESTANDING GARAGE STRUCTURE**

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

**Greg W. Bagian**  
**(401)-464-2601**

Date : 8/11/22

Scale : As Noted

Drawn by : GB

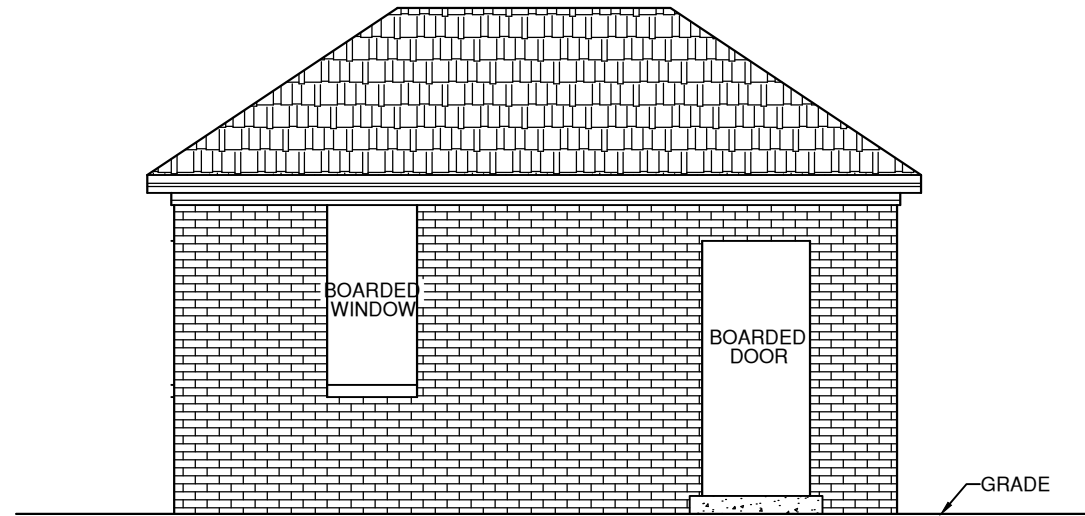
A.P. : 52

Lot No. : 323

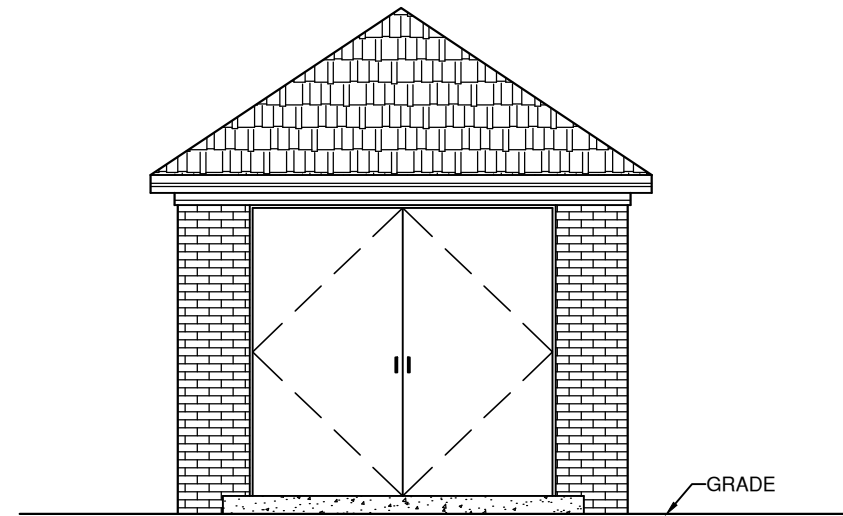
Drawing No. :

**2**

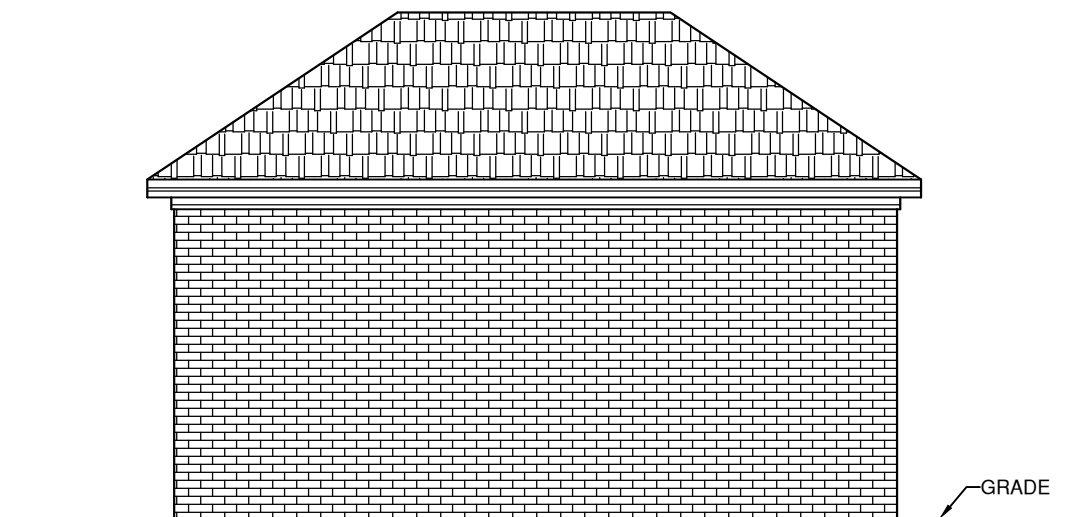
2 OF 3 DWGS.



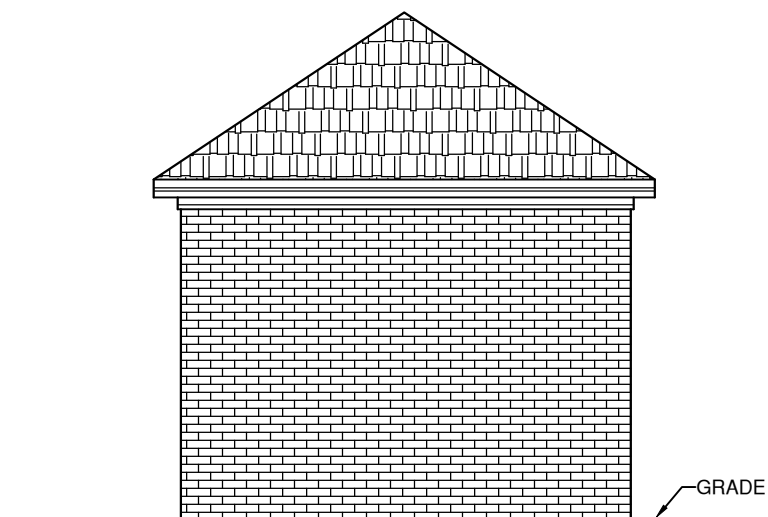
EXISTING WEST ( LEFT SIDE ) ELEVATION  
SCALE : 3/16" = 1'-0"



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. :

**3**

3 OF 3 DWGS.