



Historic District Commission

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Local Historic District Name: Oak Lawn Village Historic District

2. Property Address: 109 Wilbur Ave. Cranston, RI, 02920

3. Plat # 18/4 Lot(s) # 342

4. Owner(s) Name: Estate of Scott P Lewis - James T. Ellison Executor

Address: 21 Hopkins Avenue, Johnston, RI. 02919

Phone # (401) 934 - 9818

5. Applicant Name: James T. Ellison

Address: 21 Hopkins Avenue, Cranston, RI. 02919

Phone # (401) 743 - 3480

6. Designer/Contractor Name: None

Address: _____

Phone # () _____ - _____

7. Designer/Contractor Name: _____

Address: _____

Phone # () _____ - _____

8. Representative Name: Jeff & Evelyn Weller

Address: 100 Quaker Lane Warwick, RI. 02886

Phone # (401) 265 - 8079

9. Work Category (Please check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Structure(s) | <input type="checkbox"/> Total Demolition of Structure(s) |
| <input type="checkbox"/> Addition to Structure(s) | <input type="checkbox"/> Sign/Fence/Landscaping Features |
| <input type="checkbox"/> Remodeling of Structure(s) | <input checked="" type="checkbox"/> Subdivision of Land |
| <input type="checkbox"/> Partial Demolition of Structure(s) | <input type="checkbox"/> Documentation and Evidence Report |

10. Description of Proposed Work:

To subdivide the lot into 3 lots.
The two new lots to be on Searle Ave.
The two new lots will be about
6900 sq. ft. each.

11. Reason for Application (Please check all that apply):

- Deteriorated historic features
- Threat to archeological resources
- Technical support for historical report
- Acknowledge a vanished or non-surviving aspect
- Expansion/Renovation
- Danger to public safety
- Change of use within the structure or landscape

12. Included with the Application (*Please check all that apply*):

a. Photographs:

- Street View
- Interior View
- Detail View (*close ups*)
- Examples of work at a different location

b. Drawings (*drawn to scale*):

- Site Plan
- Floor Plan(s)
- Construction Detail(s)

c. Other:

- Proposal Rendering
- Catalog Cuts/Product Specifications
- Other: _____

13. Signatures:

I/we hereby certify that I/we own the subject property or properties and am/are permitting the

Applicant listed below to seek a Historic District Commission approval for the project listed

herein on my/our behalf.

James T. Ellison

James T. Ellison

5/29/2026

Applicant Name (please print)

Applicant Signature

Date:

Owner Name (please print)

Owner Signature

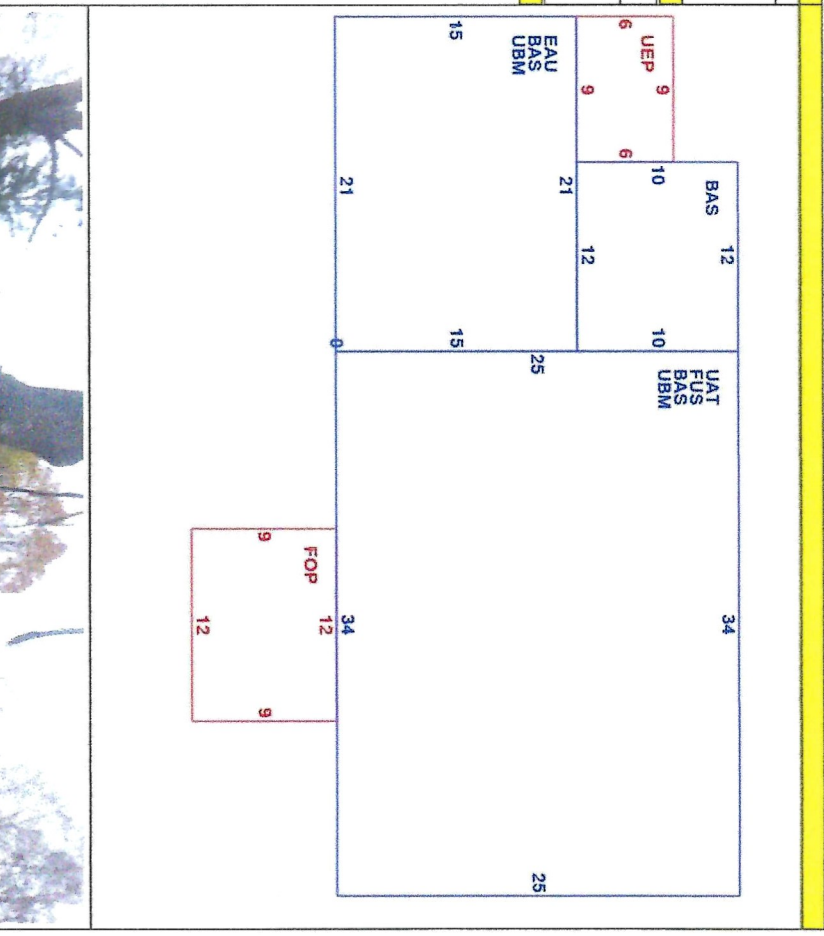
Date:

Owner 2 Name (please print)

Owner 2 Signature

Date:

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	Element	Cd
Style: 63	01	Antique Residential Ave/Good					
Model: 05	02	2 Stories					
Grade: 2	11	Clapboard					
Stories: 1	03	Gable/Hip					
Occupancy: 1	03	Asph/F Gls/Cmp					
Exterior Wall 1	03	Plastered					
Exterior Wall 2	09	Pine/Soft Wood					
Roof Structure:	02	Oil					
Roof Cover:	06	Steam					
Interior Wall 1	01	None					
Interior Wall 2	03	3 Bedrooms					
Interior Fir 1	01						
Interior Fir 2	02						
Heat Fuel:	06						
Heat Type:	01						
AC Type:	03						
Total Bedrooms:	03						
Total Bathrms:	1						
Total Half Baths:	0						
Total Xtra Fixtrs:	0						
Total Rooms:	7	7 Rooms					
Bath Style:	02	Average					
Kitchen Style:	02	Average					
Fireplace:	1						
Fireplace openi:							
Gas Fireplace:							



OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)													
Code	Descript	Sub	Sub Ty	UB	Units	Unit Pric	Yr Bilt	Cond	C	% Gd	Grade	Grade A	Appr. V
MSC9	CARRIA		L		322	18.00	1995			25		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,285	1,285	1,285	132.06	169,696
EAU	Attic, Expansion, Unfinished	0	315	63	26.41	8,320
FOP	Porch, Open, Flame	0	108	22	26.90	2,905
FUS	Upper Story, Finished	850	850	850	132.06	112,250
UAT	Attic, Unfinished	0	850	85	13.21	11,225
UBM	Basement, Unfinished	0	1,165	233	26.41	30,770
UEP	Porch, Enclosed, Unfinished	0	54	19	46.47	2,509
Totl Gross Liv/ Lease Area		2,135	4,627	2,557		337,675





Notice of Public Hearing

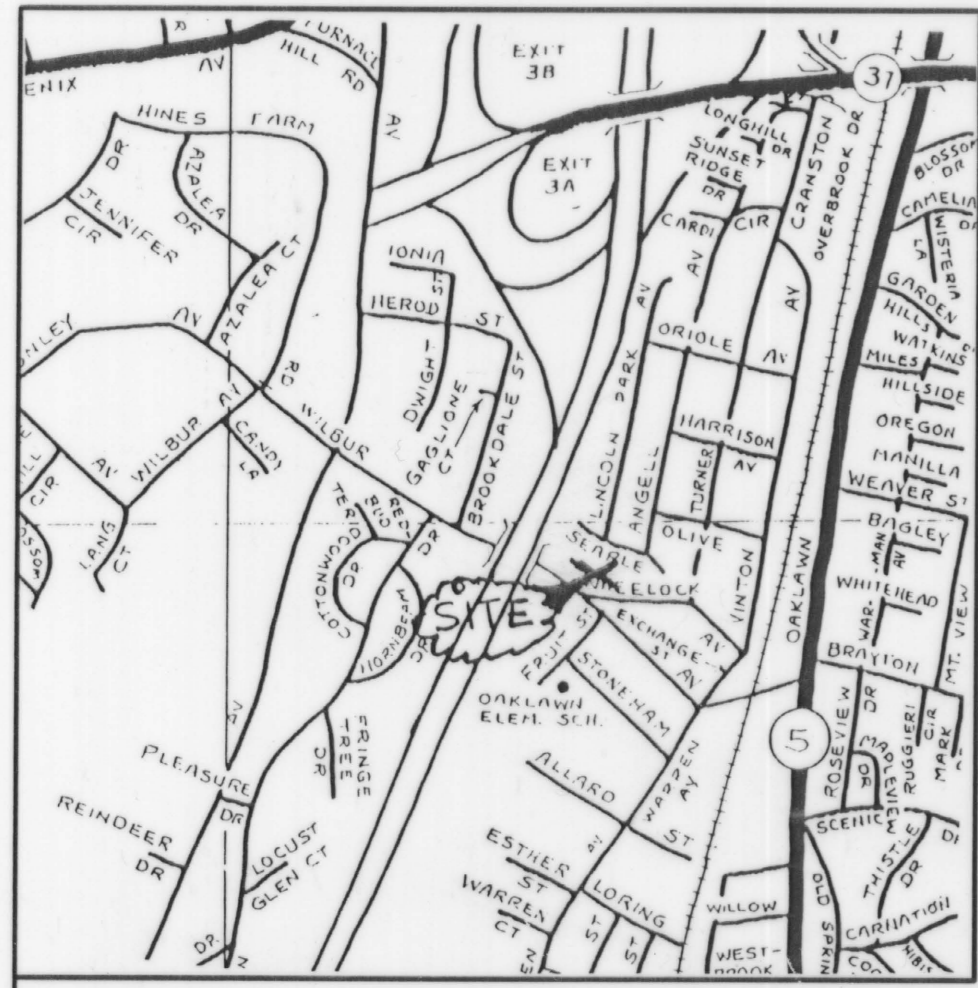
Cranston Historic District Commission (HDC)

At a Public Hearing to be held on Monday, June 15th, 2026 at 6:00PM, in the 3rd Floor Conference Room of City Hall, 869 Park Ave, the HDC will review an application for a Certificate of Appropriateness, as follows:

Property: **109 Wilbur Ave** – AP 18/4, Lot 342
Edward Searle House (Priority Structure)
Owner/Applicant: James Ellison
District: Oak Lawn Village Historic District

Project Description: To reconfigure one (1) existing conforming lot totaling 27,236 SF, into three (3) conforming lots in the A-6 zone (Single-Family Residential on 6,000 sq. ft.). This proposal is coming before the Commission following the previous subdivision approved in 2004 to reconfigure four conforming lots into three conforming lots, which was approved with the condition that any future construction shall require the approval from the Cranston Historic District Commission.

Individuals requesting interpreter services for the hearing impaired must notify the City Clerk (401-780-3136) 72 hours in advance of the hearing.



LEGEND

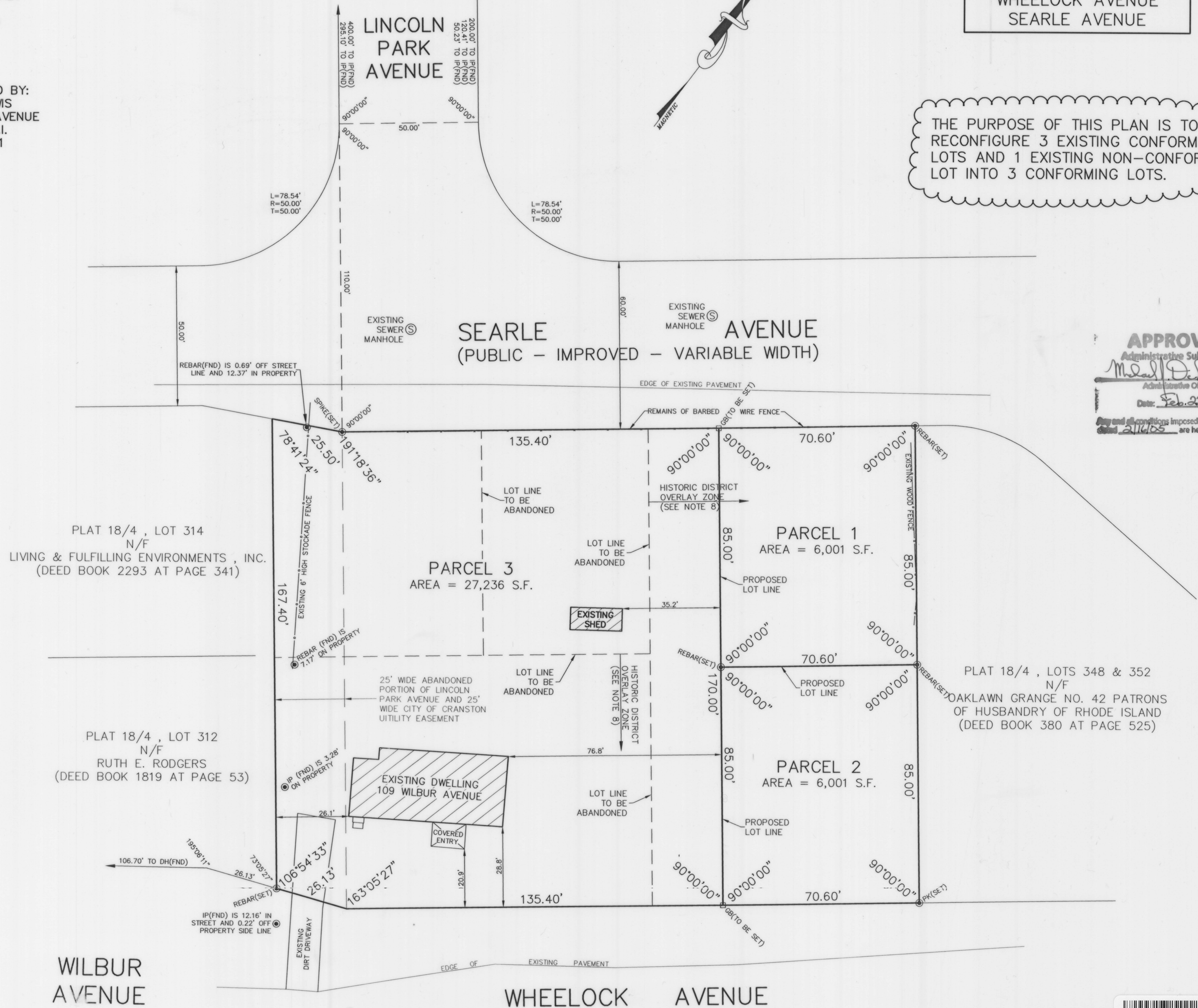
- DH DRILL HOLE
- FND FOUND
- I.P. IRON PIPE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- GB GRANITE BOUND

PROPERTY OWNED BY:
SCOTT P. LEWIS
 109 WILBUR AVENUE
 CRANSTON, R.I.
 401-413-1971

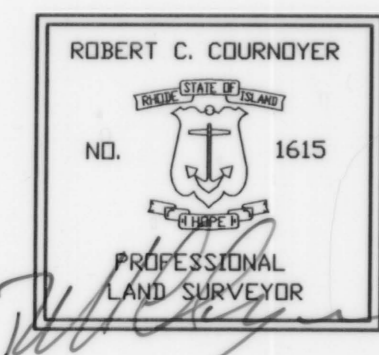
STREET INDEX
 WILBUR AVENUE
 WHELOCK AVENUE
 SEARLE AVENUE

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE 3 EXISTING CONFORMING LOTS AND 1 EXISTING NON-CONFORMING LOT INTO 3 CONFORMING LOTS.

- NOTES:
- TOTAL PARCEL BEING PLAT 18/4, LOTS 342, 343, 344 & 1548.
 - TOTAL PARCEL AREA EQUALS 39,238 S.F.
 - AREA ZONED: A-6
 MINIMUM LOT AREA = 6,000 S.F.
 MINIMUM LOT WIDTH = 60'
 MINIMUM LOT FRONTAGE = 60'
 MINIMUM YARDS:
 FRONT = 25'
 REAR = 20'
 SIDE = 10'
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HEIGHT = 35'
 - SEE DEED BOOK 106 AT PAGE 299, BOOK 376 AT PAGE 1079, BOOK 380 AT PAGE 451 AND CITY ENGINEER'S BOOK 23 AT PAGE 73. FOR TITLE REFERENCE.
 - PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THAT PORTION OF ABANDONED LINCOLN PARK AVENUE AND UTILITY EASEMENT OF LINCOLN PARK AVENUE.
 - DWELLING #109 IS CONNECTED TO PUBLIC SEWER AND WATER ON WILBUR AND/OR WHELOCK AVENUE.
 - PROPERTY IS LOCATED IN ZONE C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAPS FOR THE CITY OF CRANSTON, COMMUNITY-PANEL NUMBER 445396 0009 B, DATED: NOV. 1, 1984.
 - THE ENTIRE AREA OF PARCELS 1 & 2 AND THE EASTERLY PORTION OF PARCEL 3 ARE IN THE OAKLAWN VILLAGE LOCAL HISTORIC DISTRICT. ANY PROPOSED CONSTRUCTION WITHIN THIS AREA IS SUBJECT TO CITY OF CRANSTON HISTORIC DISTRICT COMMISSION APPROVAL.
- PLAN REFERENCES:
- OAKLAWN PLAT, CRANSTON, R.I. BELONGING TO R B HOLDEN, E R HOLDEN GEO A ANGELL, R H BLANDING SURVEYED & DRAWN MARCH 1873 BY J. A. LATHAM, 7 MARKET SQ. PROV. R.I., AND RECORDED IN THE CITY OF CRANSTON IN PLAT BOOK 2 AT PAGE 73 AND (COPY) ON PLAT CARD 4.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE AND PARADE AVENUE, CRANSTON, R.I., SCALE: 100 FEET PER INCH, JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #170, APPROVED 12/15/69.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE FROM WILBUR AVE. WESTERLY, CRANSTON, R.I., SCALE: 1"=60', JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #174, APPROVED 12/15/69.

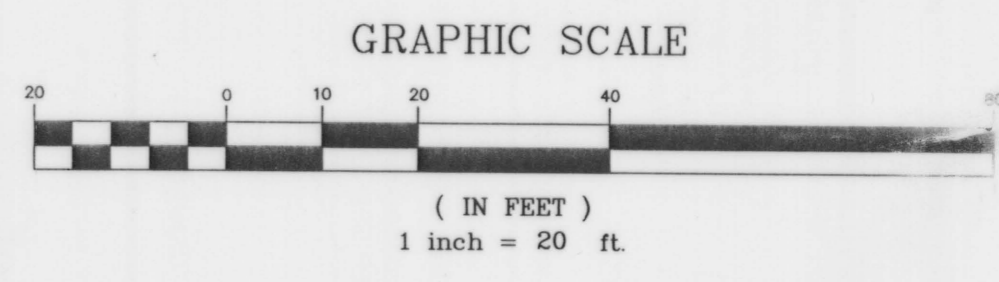


APPROVED
 Administrative Subdivision
Michael R. Darveau
 Administrative Officer
 Date: Feb. 23, 2005
 Any and all conditions imposed in correspondence dated 2/16/05 are hereby incorporated.



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *Robert C. Cournoyer* 2/9/05
 ROBERT C. COURNOYER, PLS#1615 DATE

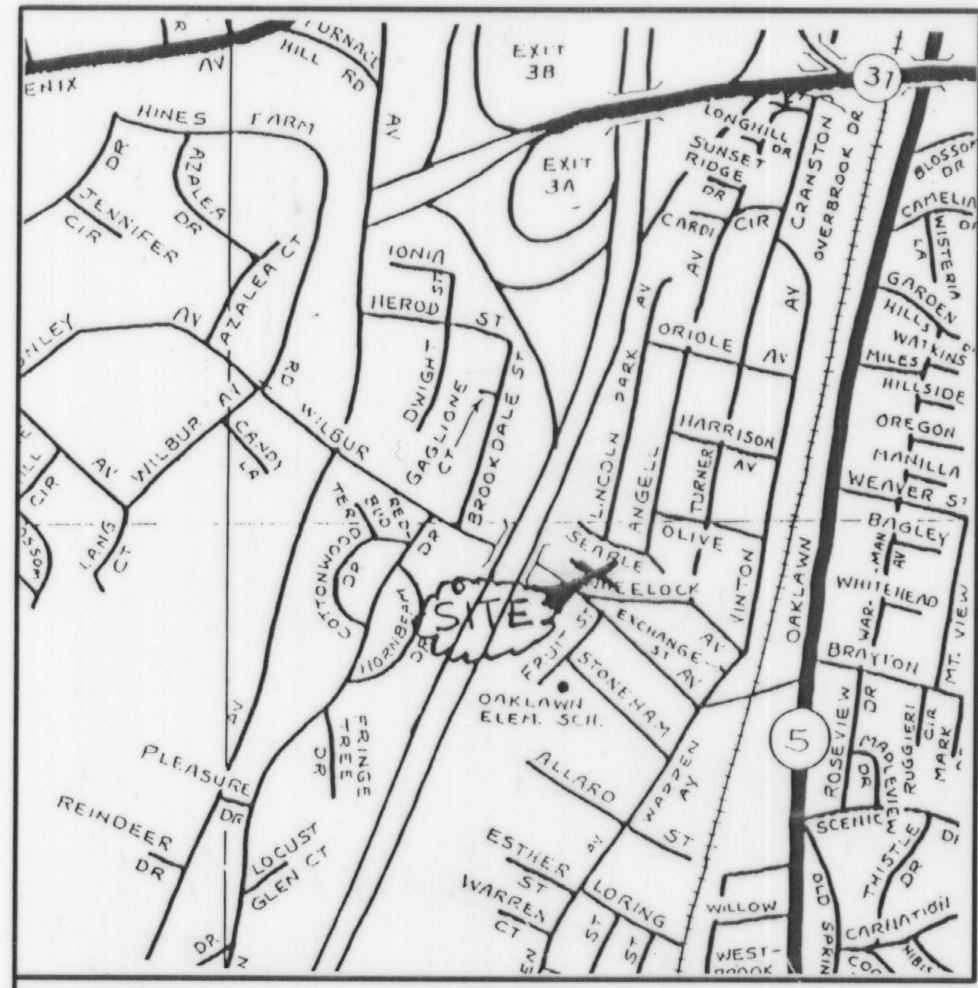


RC COURNOYER ENTERPRISES, INC. 297 COMWESSETT AVENUE SUITE 7 WEST WARWICK, R.I. 02893 PHONE 401-826-8811 FAX 401-826-8812	
ADMINISTRATIVE SUBDIVISION	SCOTT P. LEWIS PLAT 18/4, LOTS 342, 343, 344 & 1548 109 WILBUR AVENUE CRANSTON, RHODE ISLAND
SCALE:	1" = 20'
REVISED	DRAWN BY: MICHAEL R. DARVEAU
DRAWING NO: LEWIS	DATE: FEB. 9, 2005
SHEET NO: 1 OF 1	

723

MAP 515

723



LEGEND

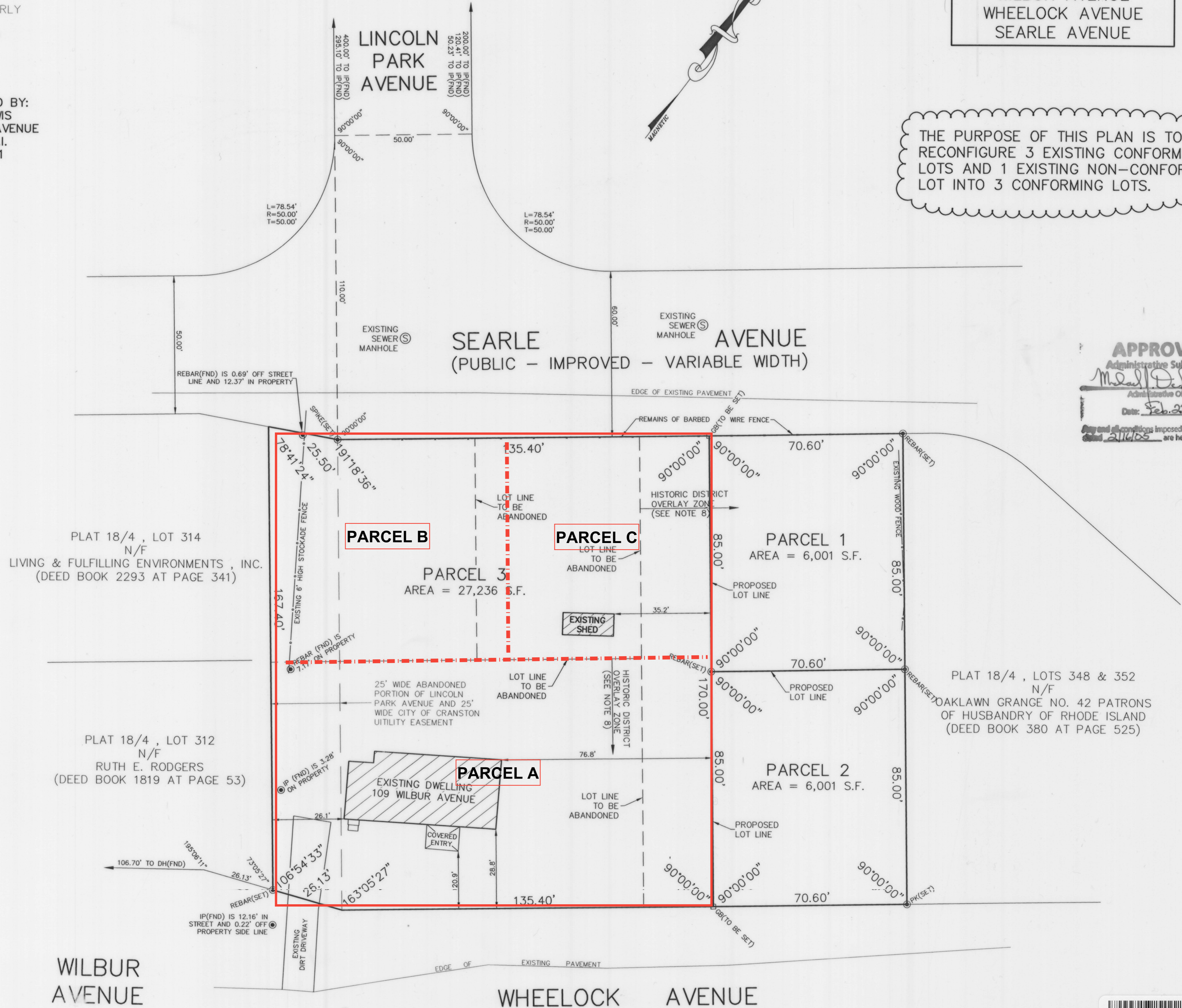
- DH DRILL HOLE
- FND FOUND
- I.P. IRON PIPE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- GB GRANITE BOUND

PROPERTY OWNED BY:
SCOTT P. LEWIS
 109 WILBUR AVENUE
 CRANSTON, R.I.
 401-413-1971

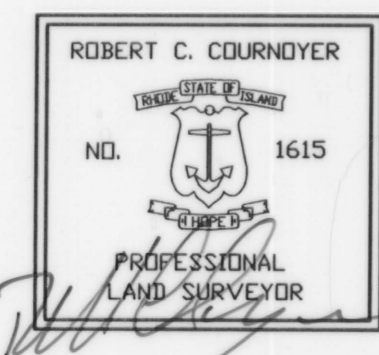
STREET INDEX
 WILBUR AVENUE
 WHELOCK AVENUE
 SEARLE AVENUE

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE 3 EXISTING CONFORMING LOTS AND 1 EXISTING NON-CONFORMING LOT INTO 3 CONFORMING LOTS.

- NOTES:
- TOTAL PARCEL BEING PLAT 18/4, LOTS 342, 343, 344 & 1548.
 - TOTAL PARCEL AREA EQUALS 39,238 S.F.
 - AREA ZONED: A-6
 MINIMUM LOT AREA = 6,000 S.F.
 MINIMUM LOT WIDTH = 60'
 MINIMUM LOT FRONTAGE = 60'
 MINIMUM YARDS:
 FRONT = 25'
 REAR = 20'
 SIDE = 10'
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HEIGHT = 35'
 - SEE DEED BOOK 106 AT PAGE 299, BOOK 376 AT PAGE 1079, BOOK 380 AT PAGE 451 AND CITY ENGINEER'S BOOK 23 AT PAGE 73. FOR TITLE REFERENCE.
 - PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THAT PORTION OF ABANDONED LINCOLN PARK AVENUE AND UTILITY EASEMENT OF LINCOLN PARK AVENUE.
 - DWELLING #109 IS CONNECTED TO PUBLIC SEWER AND WATER ON WILBUR AND/OR WHELOCK AVENUE.
 - PROPERTY IS LOCATED IN ZONE C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAPS FOR THE CITY OF CRANSTON, COMMUNITY-PANEL NUMBER 445396 0009 B, DATED: NOV. 1, 1984.
 - THE ENTIRE AREA OF PARCELS 1 & 2 AND THE EASTERLY PORTION OF PARCEL 3 ARE IN THE OAKLAWN VILLAGE LOCAL HISTORIC DISTRICT. ANY PROPOSED CONSTRUCTION WITHIN THIS AREA IS SUBJECT TO CITY OF CRANSTON HISTORIC DISTRICT COMMISSION APPROVAL.
- PLAN REFERENCES:
- OAKLAWN PLAT, CRANSTON, R.I. BELONGING TO R B HOLDEN, E R HOLDEN GEO A ANGELL, R H BLANDING SURVEYED & DRAWN MARCH 1873 BY J. A. LATHAM, 7 MARKET SQ. PROV. R.I., AND RECORDED IN THE CITY OF CRANSTON IN PLAT BOOK 2 AT PAGE 73 AND (COPY) ON PLAT CARD 4.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE AND PARADE AVENUE, CRANSTON, R.I., SCALE: 100 FEET PER INCH, JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #170, APPROVED 12/15/69.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE FROM WILBUR AVE. WESTERLY, CRANSTON, R.I., SCALE: 1"=60', JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #174, APPROVED 12/15/69.

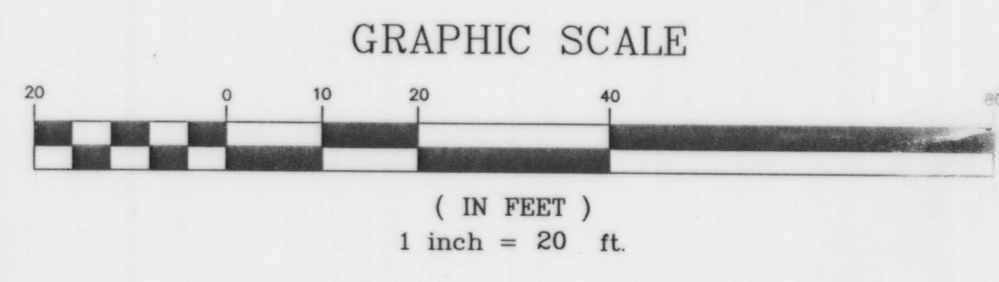


APPROVED
 Administrative Subdivision
Michael Darveau
 Administrative Officer
 Date: Feb. 23, 2005
 Any and all conditions imposed in correspondence dated 2/16/05 are hereby incorporated.



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *Robert C. Cournoyer* 2/9/05
 ROBERT C. COURNOYER, PLS#1615 DATE

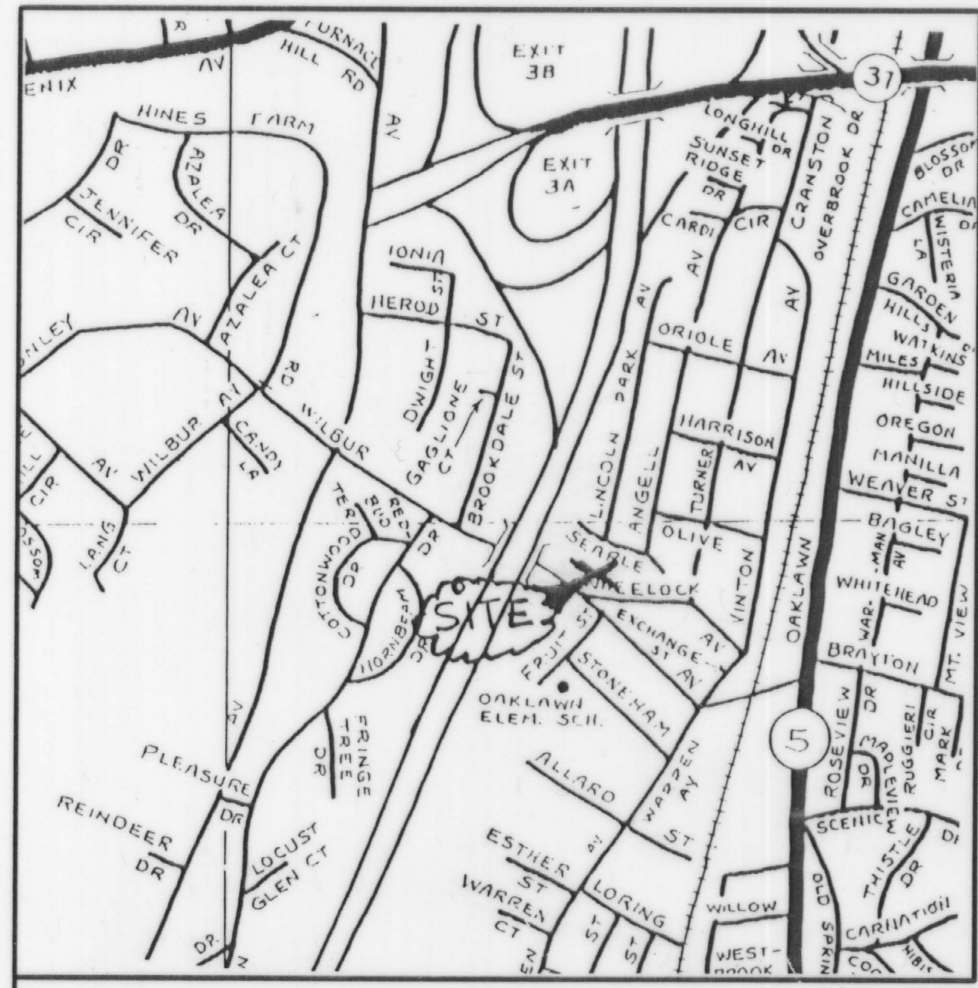


RC COURNOYER ENTERPRISES, INC. 297 COMWESSETT AVENUE SUITE 7 WEST WARWICK, R.I. 02893 PHONE 401-826-8811 FAX 401-826-8812	
ADMINISTRATIVE SUBDIVISION	SCOTT P. LEWIS PLAT 18/4, LOTS 342, 343, 344 & 1548 109 WILBUR AVENUE CRANSTON, RHODE ISLAND
SCALE: 1" = 20'	DRAWN BY: MICHAEL R. DARVEAU
REVISED	DATE: FEB. 9, 2005
DRAWING NO: LEWIS	SHEET NO: 1 OF 1

723

MAP 515

723



LEGEND

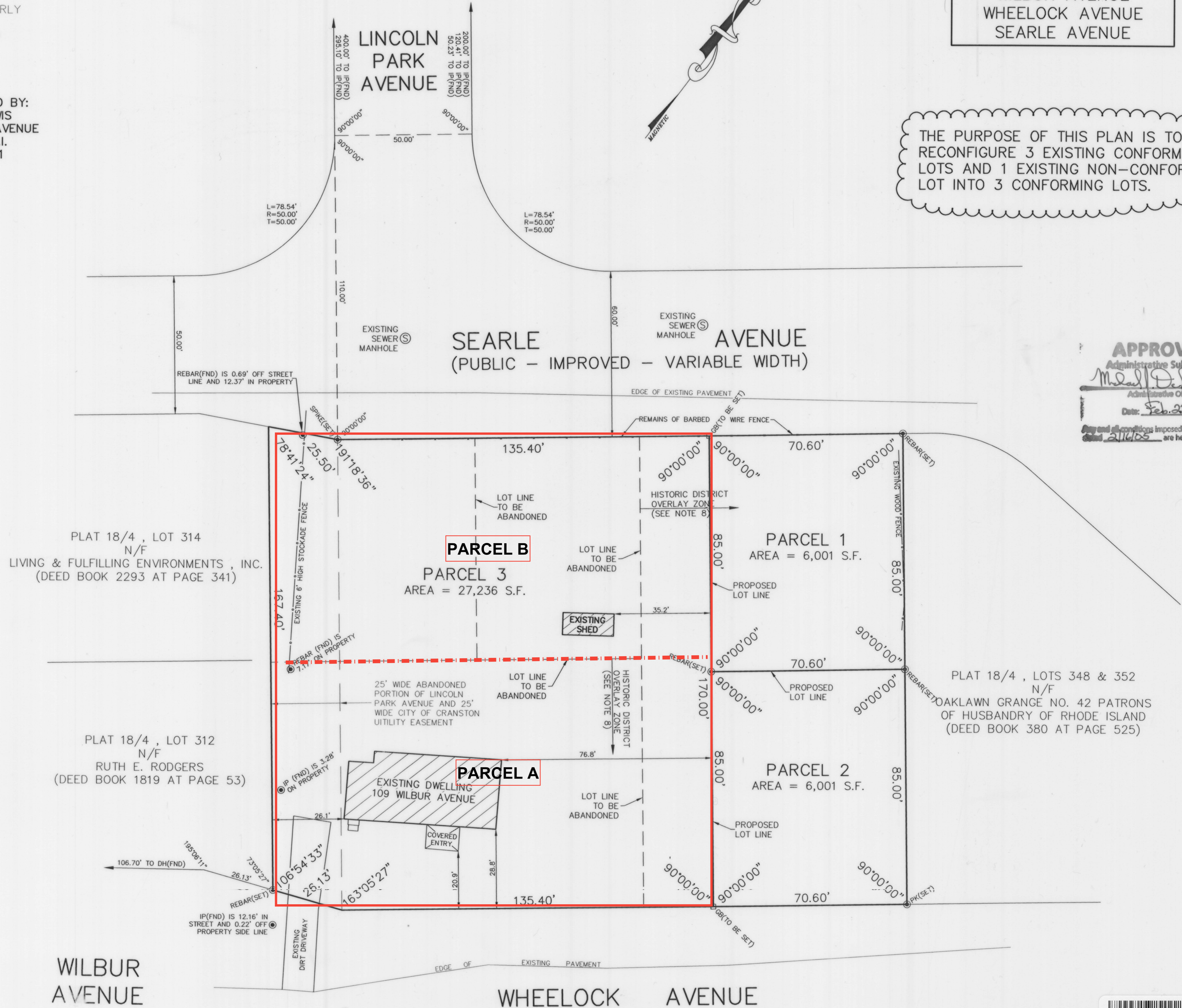
- DH DRILL HOLE
- FND FOUND
- I.P. IRON PIPE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- GB GRANITE BOUND

PROPERTY OWNED BY:
 SCOTT P. LEWIS
 109 WILBUR AVENUE
 CRANSTON, R.I.
 401-413-1971

STREET INDEX
 WILBUR AVENUE
 WHELOCK AVENUE
 SEARLE AVENUE

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE 3 EXISTING CONFORMING LOTS AND 1 EXISTING NON-CONFORMING LOT INTO 3 CONFORMING LOTS.

- NOTES:
- TOTAL PARCEL BEING PLAT 18/4, LOTS 342, 343, 344 & 1548.
 - TOTAL PARCEL AREA EQUALS 39,238 S.F.
 - AREA ZONED: A-6
 MINIMUM LOT AREA = 6,000 S.F.
 MINIMUM LOT WIDTH = 60'
 MINIMUM LOT FRONTAGE = 60'
 MINIMUM YARDS:
 FRONT = 25'
 REAR = 20'
 SIDE = 10'
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HEIGHT = 35'
 - SEE DEED BOOK 106 AT PAGE 299, BOOK 376 AT PAGE 1079, BOOK 380 AT PAGE 451 AND CITY ENGINEER'S BOOK 23 AT PAGE 73. FOR TITLE REFERENCE.
 - PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THAT PORTION OF ABANDONED LINCOLN PARK AVENUE AND UTILITY EASEMENT OF LINCOLN PARK AVENUE.
 - DWELLING #109 IS CONNECTED TO PUBLIC SEWER AND WATER ON WILBUR AND/OR WHELOCK AVENUE.
 - PROPERTY IS LOCATED IN ZONE C AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAPS FOR THE CITY OF CRANSTON, COMMUNITY-PANEL NUMBER 445396 0009 B, DATED: NOV. 1, 1984.
 - THE ENTIRE AREA OF PARCELS 1 & 2 AND THE EASTERLY PORTION OF PARCEL 3 ARE IN THE OAKLAWN VILLAGE LOCAL HISTORIC DISTRICT. ANY PROPOSED CONSTRUCTION WITHIN THIS AREA IS SUBJECT TO CITY OF CRANSTON HISTORIC DISTRICT COMMISSION APPROVAL.
- PLAN REFERENCES:
- OAKLAWN PLAT, CRANSTON, R.I. BELONGING TO R B HOLDEN, E R HOLDEN GEO A ANGELL, R H BLANDING SURVEYED & DRAWN MARCH 1873 BY J. A. LATHAM, 7 MARKET SQ. PROV. R.I., AND RECORDED IN THE CITY OF CRANSTON IN PLAT BOOK 2 AT PAGE 73 AND (COPY) ON PLAT CARD 4.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE AND PARADE AVENUE, CRANSTON, R.I., SCALE: 100 FEET PER INCH, JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #170, APPROVED 12/15/69.
 - PLAN SHOWING PROPOSED ABANDONMENT OF A PORTION OF LINCOLN PARK AVENUE FROM WILBUR AVE. WESTERLY, CRANSTON, R.I., SCALE: 1"=60', JULY, 1969, WHICH PLAT IS LOCATED IN THE CITY ENGINEER'S OFFICE AND CITY COUNCIL RESOLUTION #174, APPROVED 12/15/69.



APPROVED
 Administrative Subdivision
 Michael R. Darveau
 Administrative Officer
 Date: Feb. 23, 2005
 Any and all conditions imposed in correspondence dated 2/16/05 are hereby incorporated.

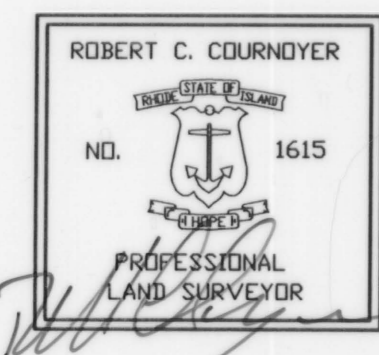
RC COURNOYER ENTERPRISES, INC.
 297 COMWESSETT AVENUE SUITE 7
 WEST WARWICK, R.I. 02893
 PHONE 401-826-8811 FAX 401-826-8812

ADMINISTRATIVE SUBDIVISION
SCOTT P. LEWIS PLAT
 PLAT 18/4, LOTS 342, 343, 344 & 1548
 109 WILBUR AVENUE
 CRANSTON, RHODE ISLAND

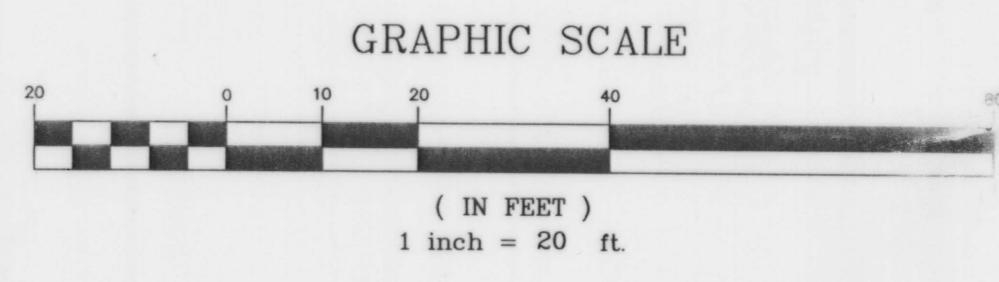
SCALE: 1" = 20'
 DRAWN BY: MICHAEL R. DARVEAU

REVISED
 DATE: FEB. 9, 2005

DRAWING NO: LEWIS
 SHEET NO: 1 OF 1



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BY: *Robert C. Cournoyer* 2/9/05
 ROBERT C. COURNOYER, PLS#1615 DATE



723

MAP 515

723