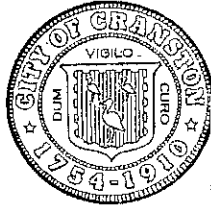


Stephen P. Laffey
Mayor

Kevin M. Flynn
Planning Director



William R. Guglietta, Esq.
Chairman

Paul Petit
Vice-Chairman

Jerome Baron
Stephen Devine
Paula B. McFarland
Charles Rossi
Marco Schiappa, P.E.

PLANNING COMMISSION
Cranston City Hall
869 Park Avenue Cranston, RI 02910

February 16, 2005

Scott P. Lewis
109 Wilbur Avenue
Cranston, RI 02920

**RE: ADMINISTRATIVE SUBDIVISION APPROVAL
Scott P. Lewis Plat
Assessor's Plat 18/4, Lot 342, 343, 344 & 1548**

Dear Mr. Lewis:

Please be advised that the Administrative Officer has reviewed your request for administrative subdivision for the above referenced property. In reviewing the plans it is my finding that this plat conforms with the stated purposes as articulated in Section I C of the Cranston Subdivision and Land Development Regulations, 1995 as amended. Further, I have made positive findings with regard to the requirements of Section III H of these regulations.

Specifically, it is my conclusion that the proposed layout complies with standards for administrative subdivisions.

In light of the above findings and conclusions I APPROVE the subject subdivision with the following conditions:

- 1) The subdivision must be recorded in the land evidence records in the Cranston City Clerk's office within 90 days of the date of this approval.
- 2) Any future construction on Parcel 1, Parcel 2 or the northern half of Parcel 3 shall require approval from the Cranston Historic District Commission.

Respectfully,

Michael J. DeLuca
Administrative Officer

Please note that deeds transferring those portions of property which are the subject of the administrative subdivision, should be recorded in the land evidence records as soon as possible after the recording of this administrative subdivision.

Minutes

November 23, 2004

The monthly meeting of the Cranston Historic District Commission was held in the third floor Conference Room of Cranston City Hall, on Tuesday, November 23, 2004. In attendance were Commissioners Michael Bell, Robert Drew, Chairman Dennis Albert, Vice-Chair Steven Torregrossa, Johnathan Stevens and Lynn Furney, staff secretary. Also present was Ken Cubellis Saivetz Associates, Kelly Coates from Carpionato Corporation, Lloyd, Jason, and Rhonda Sugarman, 87 Hoffman Ave, for Johnny Rockets, Lois Mahoney, 1 Brookdale St., and Scott Lewis, 109 Wilbur Ave.

Chairman Albert called the meeting to order at 7:10 pm.

Chapel View. The first revised plans that the Commission reviewed, were for buildings A1 and A2,

Public Hearing – Continued from October 12, 2004.

Ms. Furney briefed the members on the reason for continuance of the original application on Brookdale Ave. The question was whether or not the roof on the second floor addition was high enough to meet building code. Lois Mahoney was present to answer questions from the Commission on her application.

New Business.

1677 House, 109 Wilbur Ave. Mr. Scott Lewis was present at the meeting to explain to the Commission what he wants to do with the property that has been in his family for over 40 years, that was deeded to him by his father, prior to his death. He wants to restore and live in the original house that was constructed in 1677, but in order to do that, needs to raise money for the renovations. The property consists of four assessor's lots, totaling 39,238 square feet. He said his intention was to live in the house on a 27,236 sq. ft. lot with 135.40 frontage, and subdivide the rest of the property into two, 6,001 sq. ft., buildable house lots to the right of the house, each with 70.60 feet of frontage. One lot has frontage on Wheelock Ave. and the other fronts on Searle Ave.

He said, before he finalized the plans for the subdivision, Kate Smith, approached him, and asked him if he would be interested in selling the development rights to the property if she

could get funding through D.E.M. He said he was willing. The application was prepared, but not selected for funding. Now he said he is looking to sell at least one of the lots to finance the house's renovations. (The Searle Ave. lot would be sold first.)

Mr. Stevens said he had visited the property after the last meeting. He said he called Ted Sanderson, at RIHPHC, to get his opinion on the subdivision and development of the property. Mr. Sanderson mailed a letter to Mr. Stevens. The letter said the house is a rare, very early historic structure, and its preservation should be a high priority. The lots (surrounding the Searle House) enhance the setting of the house. The development of the new lots could alter the setting of the Searle House, if the new development does not respect its historic character, scale, mass, materials, and setting.

Mr. Lewis said he was passionate about the property, and welcomed the Commissioners to visit the property. He said from the research that was done on the property by his mother, they discovered that the back door step was part of a mill house that was owned by a former slave of the Searles. Mr. Lewis said the floor boards in the second floor bedroom were 22" wide, indicating the wood in the house to be from a tree that was at least 200 years old.

He said he had a set of house plans that were produced in 1938 by an architect working in the Works Progress Administration. The architects were hired to do plans of historic structures. He said his house plans are actually on file in the Library of Congress. Detailed construction methods, as well as molding specifications were included in the plans.

Mr. Torregrossa asked if a budget for the necessary repairs and renovations to the house (furnace, windows, sill work, etc.) was put together yet. Mr. Lewis said no. The question arose then as to how many lots would have to be sold in order to finance the renovations. Mr. Lewis said he has already contacted Steve Tyson, at Architectural Restorations, who is going to do some necessary emergency repairs on the house. He said he would ask him for an itemized estimate on the whole house. He said Mr. Tyson gave him an estimate of \$35,000 for the sill work only.

Mr. Lewis said that part of his overall plan was to replant the formal gardens that were always part of the property.

Mr. Stevens made a motion to have the Historic District Commission request from the City's Planning Director, some thoughts as to the prospect of the City participating financially in the acquisition somehow, either through easement or fee simple, of the property in order to preserve the context of this very rare historic resource. The property is clearly of citywide significance, and also of statewide significance, according to RIHPHC. The request of the board is to please pursue this issue, because if we do not take the initiative now, this opportunity could be lost and this resource could be lost forever to development. Mr. Torregrossa made the second to the motion. Mr. Albert amended the motion, to also ask the planning director to suggest some routes that Mr. Lewis could pursue, perhaps through matching grants, or assistance from the City in terms of tax abatement, based on a gift to the city of the land. Mr. Torregrossa made the

Historic District Commission
November 23, 2004
Page 3

second to the amendment, which passed unanimously. The original motion passed unanimously also.

The next meeting will be a joint meeting with RIHPHC at 2:00 p.m. on December 14, 2004.

There being no other meeting, the meeting adjourned at 10:20 p.m.

Respectfully submitted,

Lynn Furney
Recording Secretary



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

November 15, 2004

Mr. Jonathan Stevens
29 Windsor Road
Cranston, RI 02905

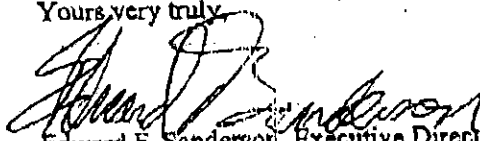
By Fax 845-0703

Dear Jonathan:

At your request I have checked the records of the RIHPHC regarding the house located at 109 Wilbur Avenue, Cranston. As reported in the RIHPHC publication *Cranston, Rhode Island Statewide Historical Preservation Report* (1980), Edward Searle built the earliest part of the house about 1677. Today it stands as a 1 1/2 story, stone-end, three-bay ell on the west end of a later (1720 et. seq.) 2 1/2 story, center-chimney, five-bay house. A low stonewall separates the house lot from a vacant lot to the east.

This is a rare very early historic structure, and its preservation should be a high priority. You have reported to me there is a possibility for new development on the vacant lot just east of the house. At present this lot enhances the setting of the Searle House. Development of the lot could alter the setting of the Searle House if the new development does not respect its historic character, scale, mass, materials, and setting.

Yours very truly


Edward F. Sanderson, Executive Director
Deputy State Historic Preservation Officer

HISTORIC BUILDING DATA SHEET
RHODE ISLAND STATEWIDE SURVEY

FILE NO. _____ PLAT 13/4 LOT 342 US
ADDRESS 109 Wilton
OWNER C. S. Lewis



106

#29

PRESENT USE:
1 fam 2 fam _____ multi _____
sub _____ comm _____ indus _____
reli _____ agr _____ mixed _____
other _____

NEIGHBORHOOD LAND USE:
res comm _____ indus _____
sub _____ agr _____ woods _____
other _____

PERIOD/STYLE: P C F GR EV LV ET MT LT

DESCRIPTION: Stories:
roof: gable (flank end _____ cross _____)
ambrel (flank end _____ cross _____) hip _____
monitor _____ mansard _____ flat _____
other _____

Siding: clapboard brick _____ stone _____
shingle _____ modern comp _____
other _____

Foundation: height 1 1/2' stone _____ brick _____
other gambrel - stone

Iterations: good _____ poor _____ none _____
are bldg. _____ Typical of its area _____

COMMENTS:
↓
large fr. gabled portico in front
of door - added
3 paneled glass door entrance
simple, clean chimney
Stone euder

NEGATIVE NO. 1

KNOWN AS Edward Searle House

ARCHITECT _____

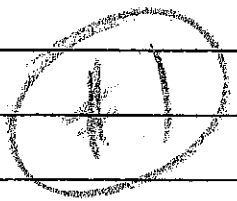
DATE & SOURCES 1677

ORIGINAL USE _____

ORIGINAL OWNER _____

HISTORY & SOURCES: See Reverse

Small gambrel stone euder
added to by 18th c. Staircase
portico early 20th c.
1851 HFW Turner
1855 HFW Turner
1862 HFW Turner
1870 - Beers - FG Turner
1895 Evertt + Richards
1917 - Richards



EVALUATION:

Physical Condition				
structure	(5)	3	2	0
grounds		(2)	1	0
neighborhood		(3)	2	0

Architectural value	(38)	(30)	20	10	0
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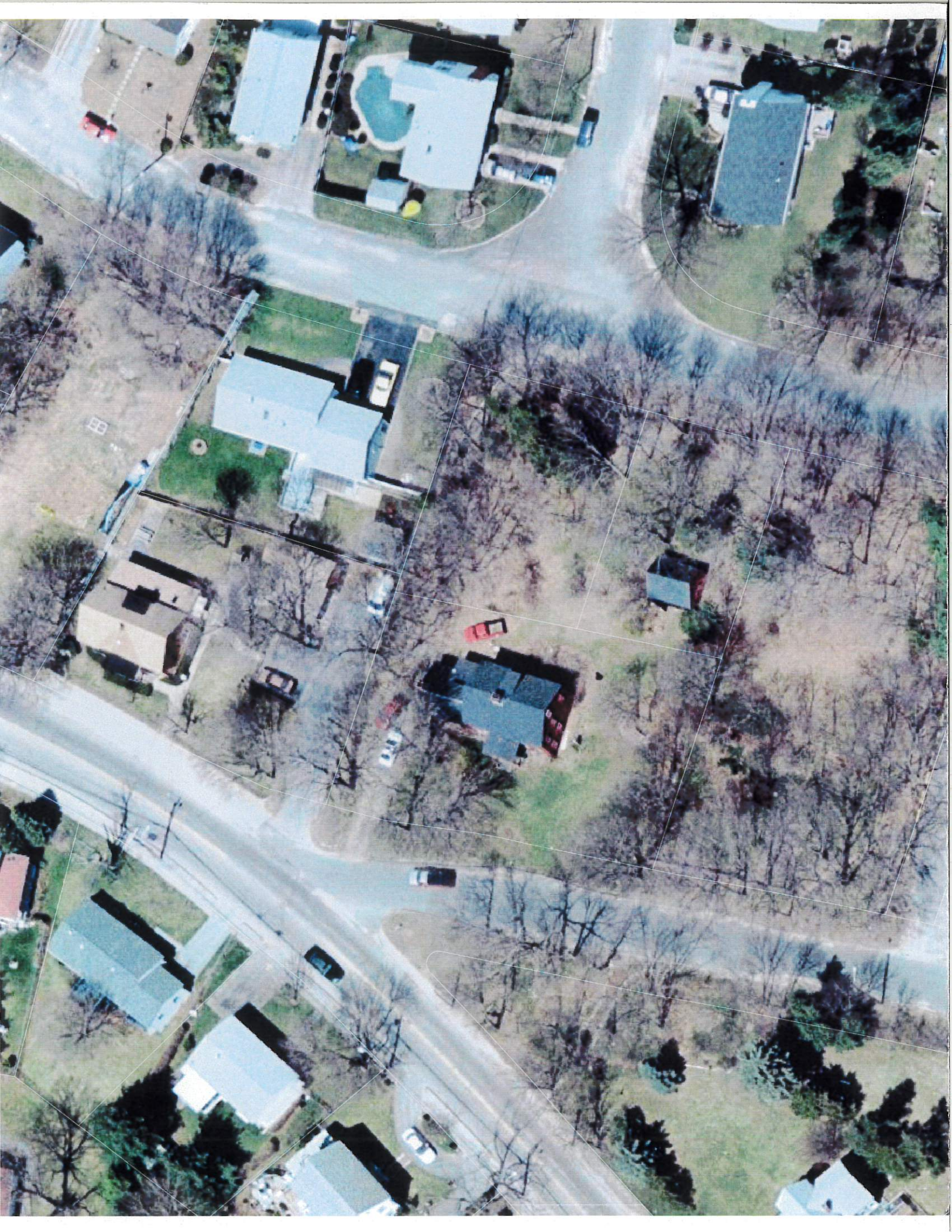
Importance to neighborhood	(14)	10	5	0
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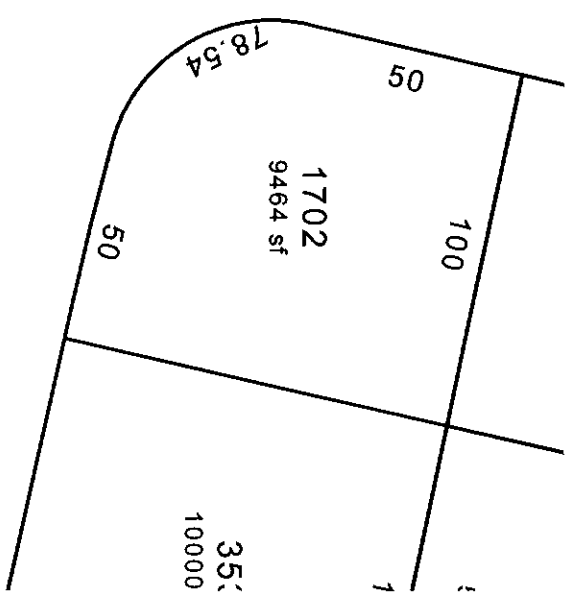
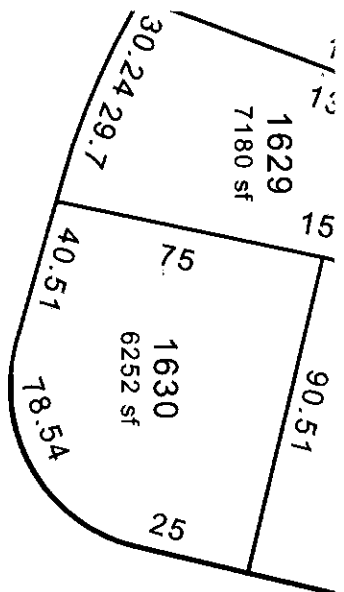
Historical value	38	(30)	20	10	0
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COUNTY _____ CITY/TOWN _____ ROAD _____ MAP NO. _____ PRIORITY _____

SURVEYOR _____ AV Checked
SUPERVISOR _____ HV Checked

(12)





PLAN 12/4

207?

87