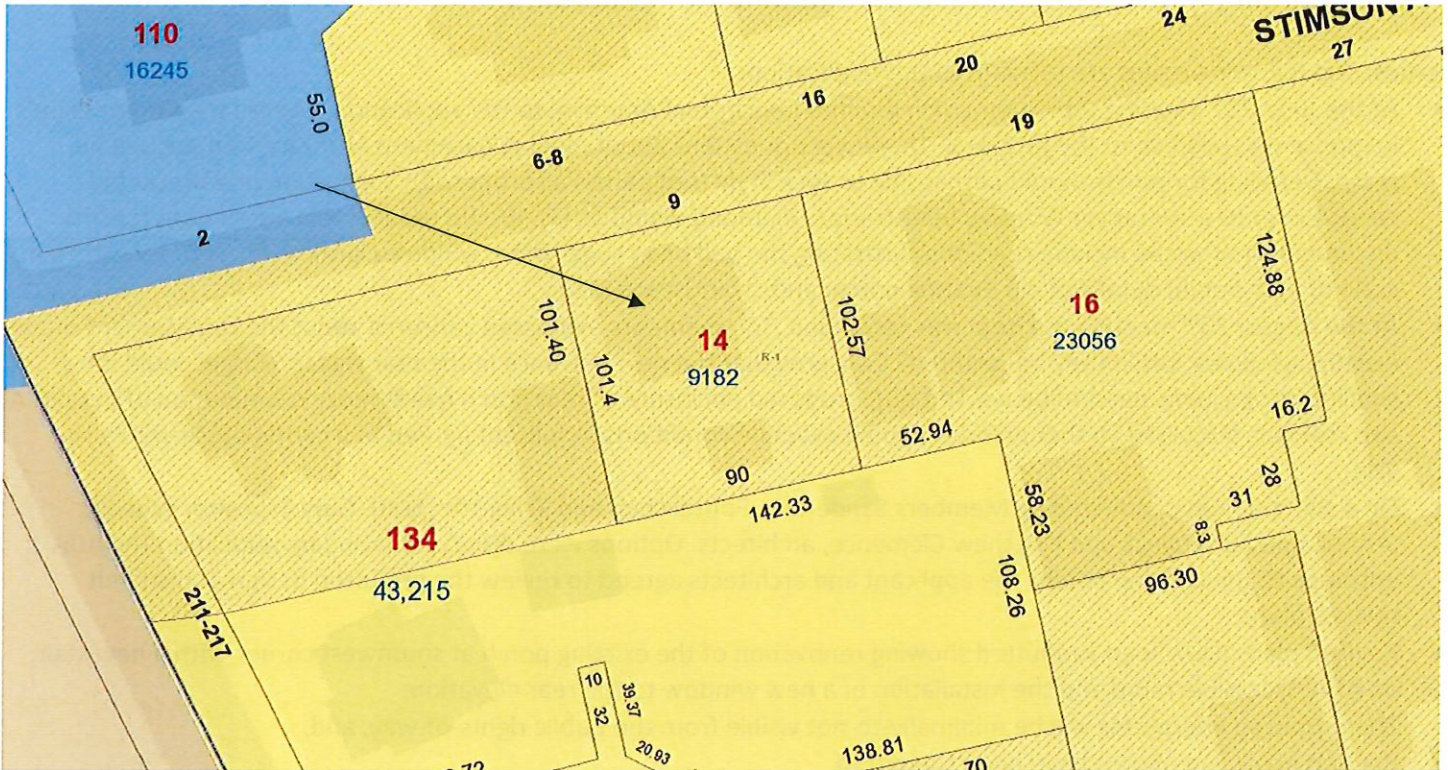


PROJECT REVIEW

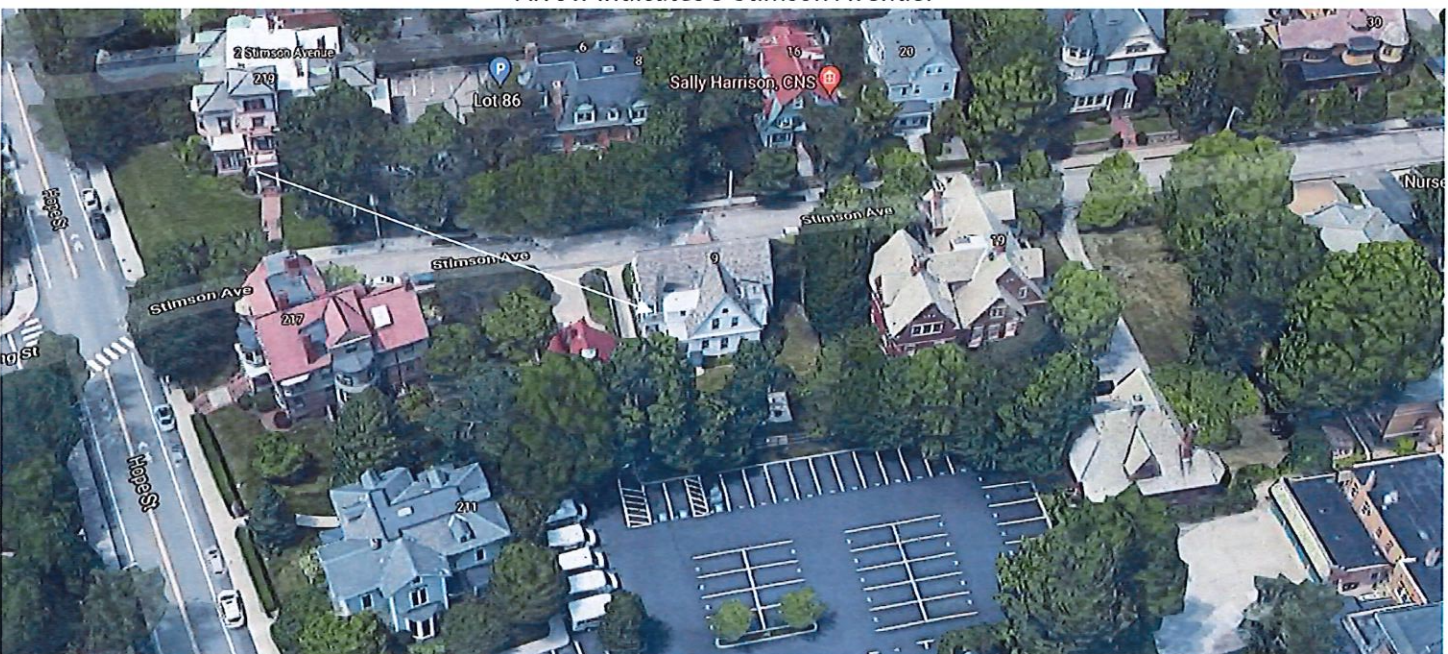
1. CASE 21.052, 9 STIMSON AVENUE, Harry A Waldron House, c1894 (STIMSON AVENUE)

Two and one-half stories faced in grey brick, wood and slate beneath a gambrel roof; paneled entrance porch; picturesque features of Queen Anne Style with some applied Colonial Revival detail.

CONTRIBUTING



Arrow indicates 9 Stimson Avenue.



Arrow indicates project location, looking north.

Applicant/Owner: Gary Esposito for The Wheeler School, 216 Hope Street, Providence, RI 02906
Architect: Ed Wojcik Architect, Ltd., One Richmond Square, Providence, RI 02906

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

- The applicant is requesting the renovation of the existing porch at southwest corner with a new stair, an ADA-accessible ramp and the installation of a new window to the rear elevation.

Issues: The following issues are relevant to this application:

- At the June 28th meeting the Commission granted Conceptual Approval to the application. Overall the Commission's response was positive to the proposal. There were questions about moving basement entrance to nook behind ramp; Detailing for porch should perhaps be in Stick Style (not panels as proposed); Suggestion of a bracketed canopy over new entrance; Window fenestration: diamond windows (?). Would request that when item returns documentation would include revisions illustrating the bulkhead suggestion; window clarification as to fenestration; scale of new porch; details of old existing porch; and, a landscape plan;
- At the August 23rd meeting the item was continued. The members expressed concerns about the replacement of the existing windows: could they be restored? Concerns that the new entrance in the rear was too large, could it be smaller, proportions need to be worked out; proposed enclosure of rear porch needs more examination of details. A site visit was discussed so that members could examine conditions. Applicant agreed to a continuance with a site visit;
- On a site visit was conducted by Members Sanderson, Fontecchio, and Schoettle, Staff, Gary Esposito, Wheeler School, and Ed Wojciek and Matthew Clemence, architects. Options were discussed including relocation the ADA entrance to the existing porch. The applicant and architects agreed to review the proposed design and submit revised plans;
- Revised plans have been submitted showing renovation of the existing porch at southwest corner with a new stair, an ADA-accessible ramp and the installation of a new window to the rear elevation;
- The proposed alterations will be minimally-to-not visible from the public rights-of-way; and,
- Revised plans and photos have been submitted.

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

- a) 9 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue National Register Historic District;
- b) The application for Major Alterations is considered complete for conceptual review; 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. 9 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue National Register Historic District. 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 or a subcommittee to review any additional details.



FIGURE 1: North Elevation



FIGURE 2: West Elevation



FIGURE 3: South Elevation



FIGURE 4: East Elevation



FIGURE 5: North Elevation
(First Floor Window)



FIGURE 6: North Elevation (Third Floor Window)



FIGURE 6: West Elevation (First Floor Window)



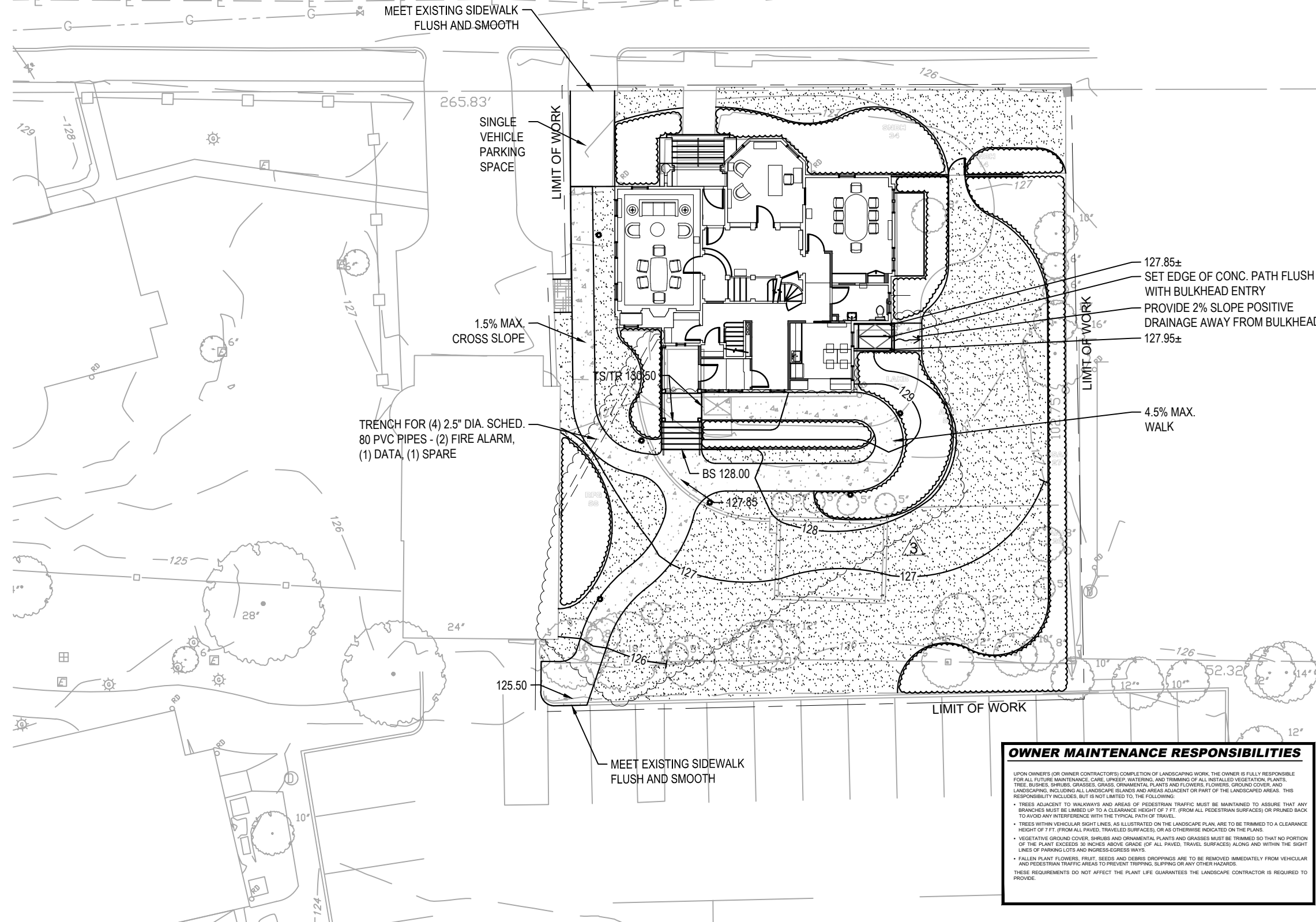
FIGURE 7: South Elevation
(First Floor Window)



FIGURE 8: South Elevation (Second Floor Window)



FIGURE 8: East Elevation (First Floor Window)



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OWNER MAINTENANCE RESPONSIBILITIES

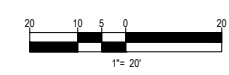
UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
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THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE. THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



PRELIMINARY - NOT FOR CONSTRUCTION

Ed Wojcik
architect, ltd
 One Richmond Square
 Providence, RI 02906
 401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
 Providence, RI 02906

SHEET CONTENTS:
GRADING PLAN

PROJECT # 6218

DATE: 8/6/2021
REVISED DATE: 9/27/2021

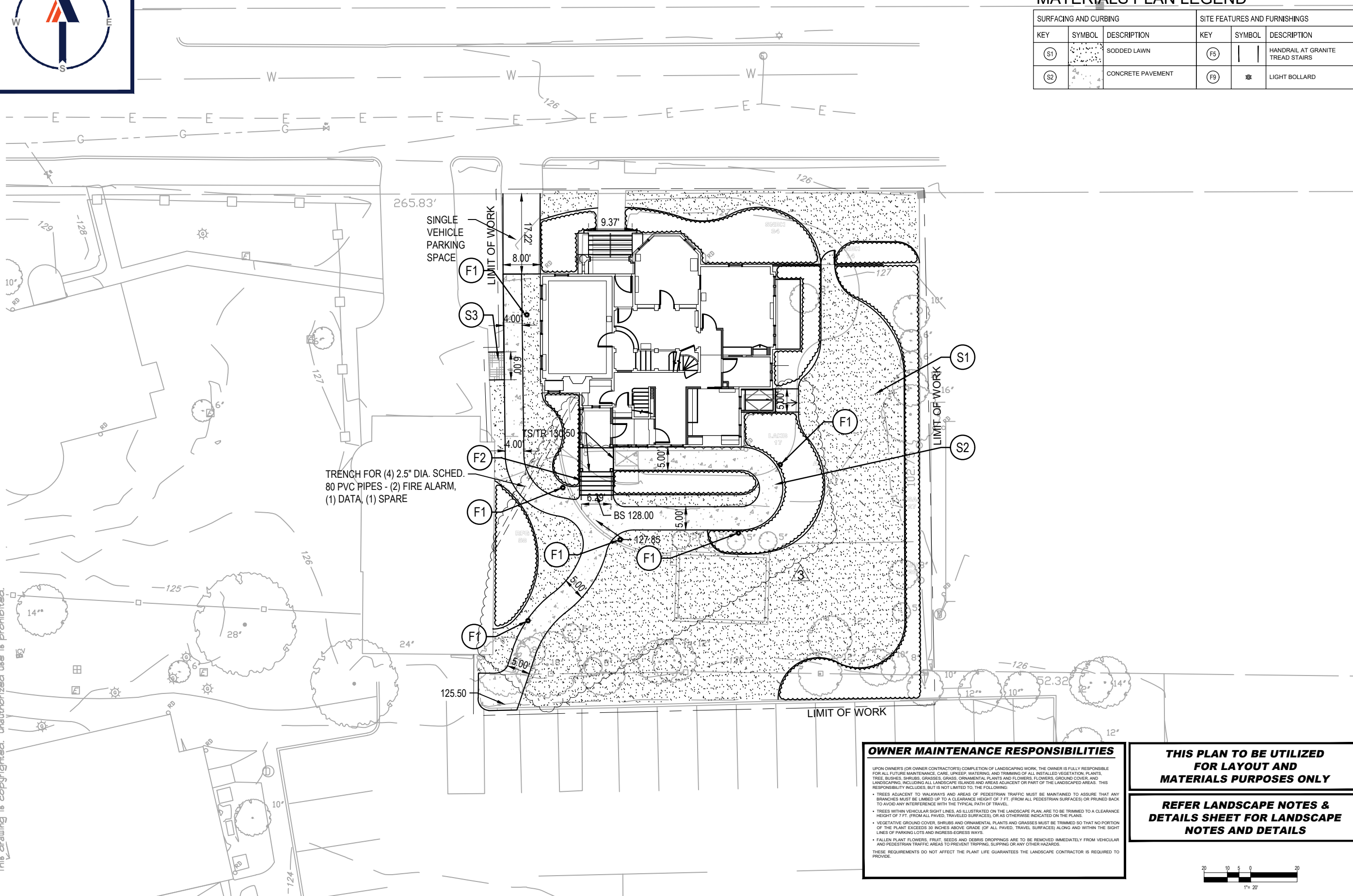
L-101





MATERIALS PLAN LEGEND

SURFACING AND CURBING			SITE FEATURES AND FURNISHINGS		
KEY	SYMBOL	DESCRIPTION	KEY	SYMBOL	DESCRIPTION
(S1)		SODDED LAWN	(F5)		HANDRAIL AT GRANITE TREAD STAIRS
(S2)		CONCRETE PAVEMENT	(F9)		LIGHT BOLLARD



TRENCH FOR (4) 2.5" DIA. SCHED. 80 PVC PIPES - (2) FIRE ALARM, (1) DATA, (1) SPARE

OWNER MAINTENANCE RESPONSIBILITIES

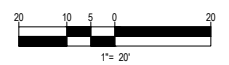
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THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LAYOUT AND MATERIALS PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



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PRELIMINARY - NOT FOR CONSTRUCTION

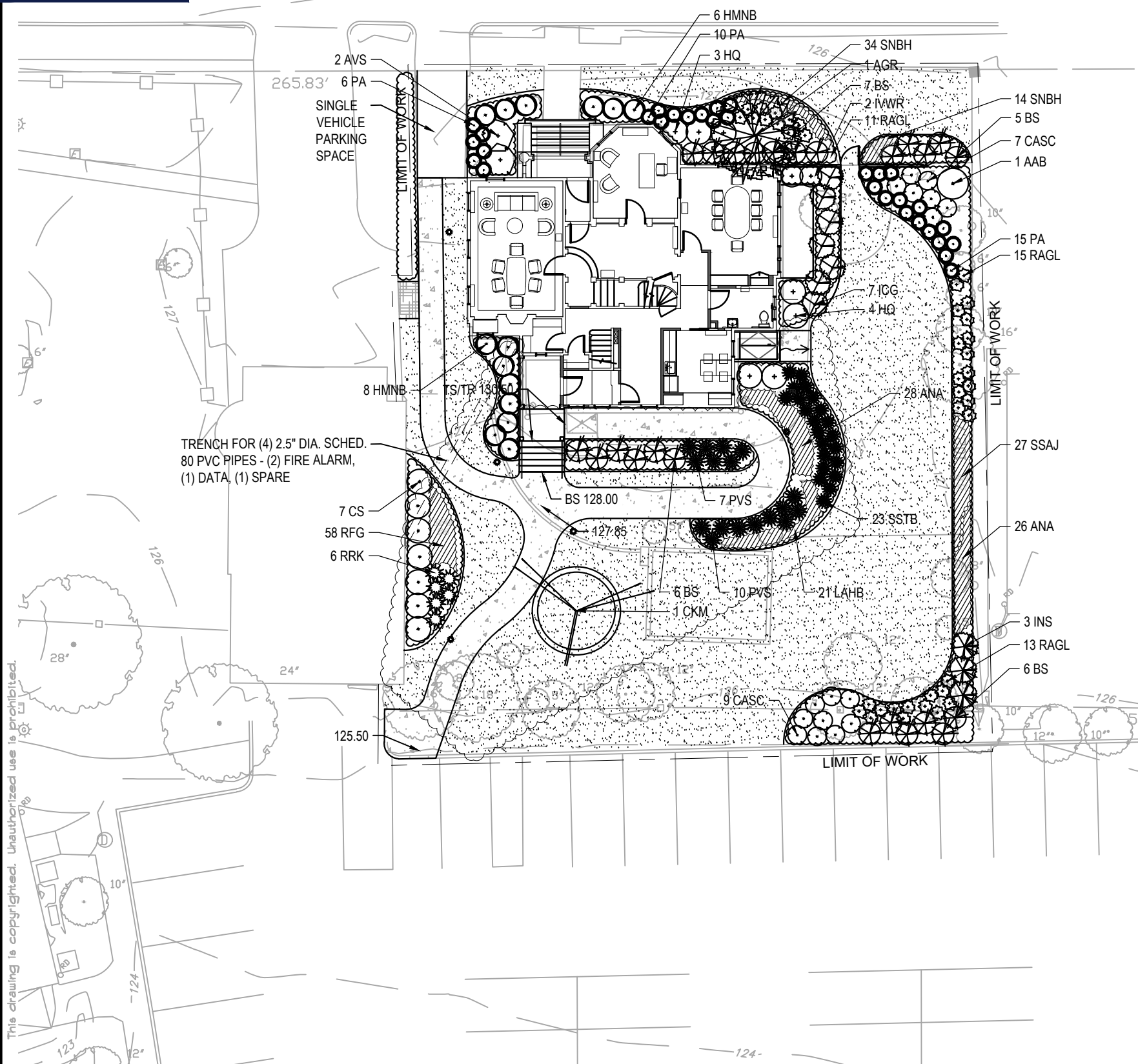
Renovations to:
Wheeler School
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
LAYOUT AND
MATERIALS PLAN

PROJECT # 6218

DATE: 8/6/2021
REVISED DATE: 9/27/2021

3



TRENCH FOR (4) 2.5" DIA. SCHED. 80 PVC PIPES - (2) FIRE ALARM, (1) DATA, (1) SPARE

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LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
ORNAMENTAL TREES					
AGR	1	ACER GRISEUM	PAPERBARK MAPLE	12-14'	B-B
CKM	1	CORNUS KOUSA	MULTI STEM KOUSA DOGWOOD	12-14'	B-B
SUBTOTAL:	2				
DECIDUOUS SHRUBS					
AAB	1	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	3-4'	B-B
AVS	2	AZALEA VISCOSUM 'WESTON'S SPARKLER'	WESTON'S SPARKLER AZALEA HYBRID	30-36"	B-B
CASC	16	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CS	7	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3'	B-B
HMNB	14	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HORTENSIA HYDRANGEA	18-24"	CONTAINER
HQ	7	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24-30"	CONTAINER
IWR	2	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36"	CONTAINER
RAGL	39	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	1 GAL	CONTAINER
RRK	6	ROSA 'RADRAZZ' 'KNOCK OUT'	KNOCK OUT ROSE	24-30"	CONTAINER
SUBTOTAL:	94				
EVERGREEN SHRUBS					
BS	24	BUXUS SEMPERVIRENS	COMMON BOXWOOD	30-36"	B-B
ICG	7	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	30-36"	B-B
INS	3	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	4-5'	B-B
SUBTOTAL:	34				
PERENNIALS					
ANA	54	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	2 GAL	CONTAINER
EPM	64	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	2 GAL	CONTAINER
LAHB	21	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	2 GAL	CONTAINER
RFG	58	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM/BLACK-EYED SUSAN	2 GAL	CONTAINER
SNBH	48	SALVIA NEMEROSA 'BLUE HILL'	BLUE HILL MEADOW SAGE	2 GAL	CONTAINER
SSAJ	27	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	2 GAL	CONTAINER
SUBTOTAL:	272				
ORNAMENTAL GRASSES					
PA	31	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL	CONTAINER
PVS	17	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL	CONTAINER
SSTB	23	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL	CONTAINER
SUBTOTAL:	71				

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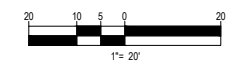
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ALL VEGETATED AREAS TO BE IRRIGATED

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET CONTENTS:
PLANTING PLAN

PROJECT # 6218

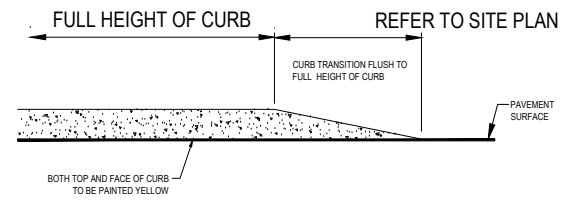
DATE: 8/6/2021
REVISED DATE: 9/27/2021

L-103

Renovations to:
Wheeler School
9 Stimson Avenue
 Providence, RI 02906

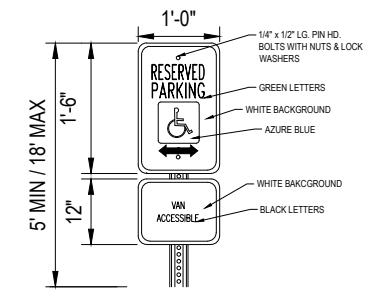
Ed Wojcik
 architect, ltd
 One Richmond Square
 Providence, RI 02906
 401-861-7139

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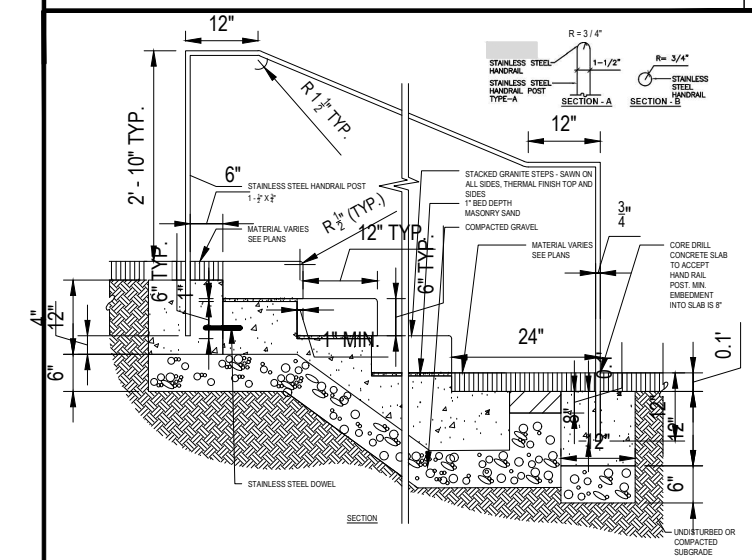
TRANSITION CURB DETAIL

N.T.S.



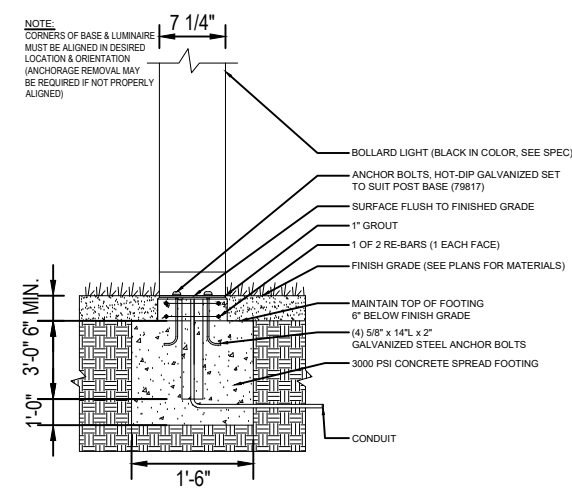
HANDICAP SIGN

N.T.S.



GRANITE TREAD STAIRS WITH STAINLESS STEEL HANDRAIL

N.T.S.



LIGHT BOLLARD

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
9 Stimson Avenue
Providence, RI 02906

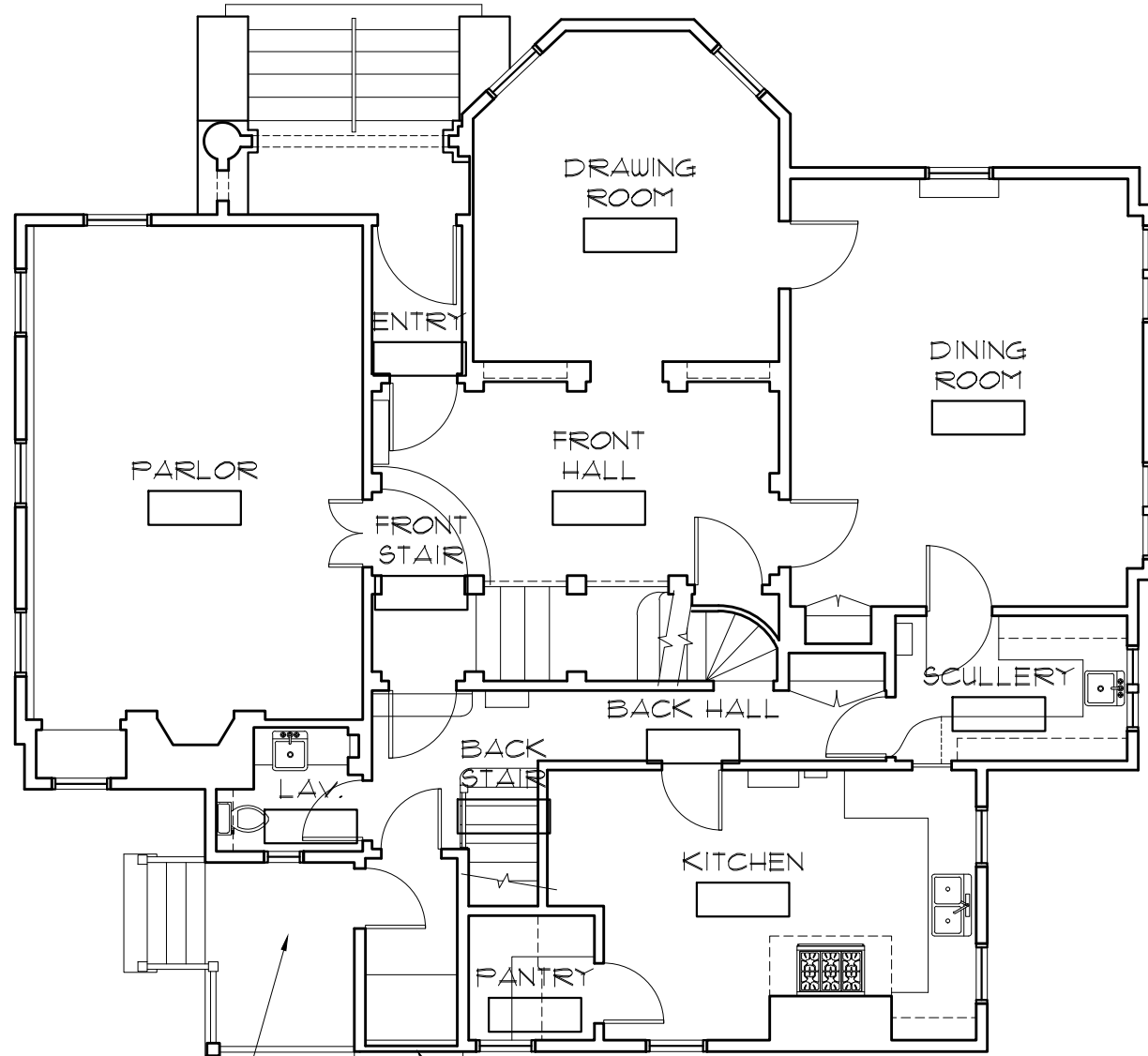
SHEET CONTENTS:
DETAILS

PROJECT # 6218

DATE: 8/6/2021
REVISED DATE: 9/27/2021

L-201

EXHIBIT 3A

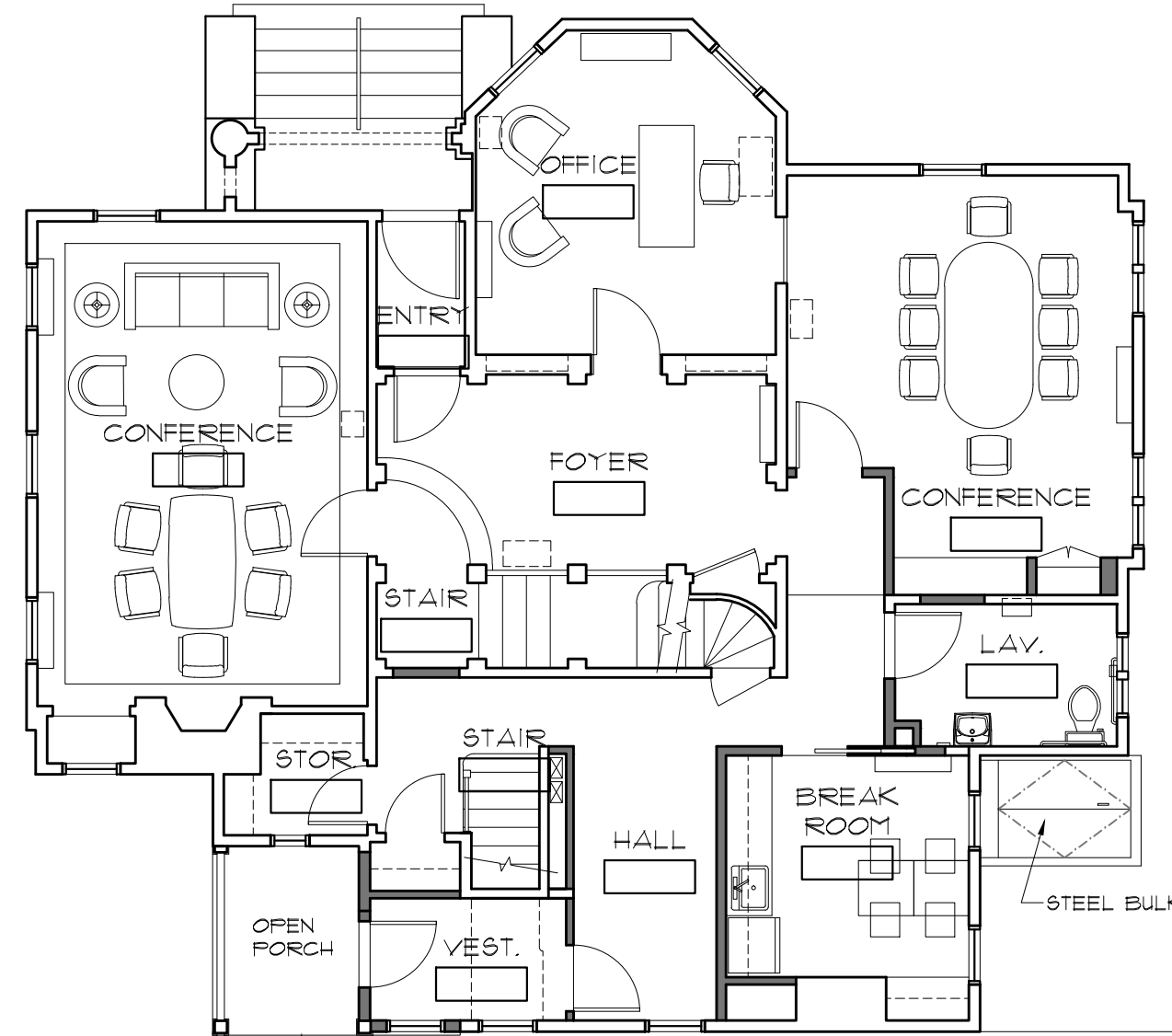


DEMOLISH COLUMNS, RAILING & BALUSTERS, PORCH FLOORING, BRICK PIERS & LATTICE

DEMOLISH BULKHEAD & IN-FILL PANELING ABOVE

EXISTING FIRST FLOOR PLAN

1 1/8" = 1'-0"



REBUILD PORCH, (RAISED TO MATCH FIRST FLOOR HEIGHT) COLUMNS & RAILING TO MATCH EXISTING WITH SQUARE BALUSTERS

PROPOSED FIRST FLOOR PLAN

2 1/8" = 1'-0"

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing First Floor Plan
Proposed First Floor Plan

PROJECT # 6218

DATE: 10/11/2021
REVISED DATE:

A-1.0

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NORTH ELEVATION
EXISTING - WOOD WINDOWS

1 1/8" = 1'-0"



NORTH ELEVATION
PROPOSED - WOOD CLAD WINDOWS

2 1/8" = 1'-0"

EXHIBIT 3B

PRELIMINARY - NOT FOR CONSTRUCTION

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing and Proposed
North Elevations

PROJECT # 6218

DATE: 8/6/2021
REVISED DATE:

A-2.0

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WEST ELEVATION
EXISTING

1 1/8" = 1'-0"

DEMOLISH COLUMNS,
RAILING & BALUSTERS,
PORCH FLOORING,
BRICK PIERS &
LATTICE



WEST ELEVATION
PROPOSED

2 1/8" = 1'-0"

REBUILD PORCH,
COLUMNS & RAILING TO
MATCH EXISTING WITH
SQUARE BALUSTERS

EXHIBIT 3B

PRELIMINARY - NOT FOR CONSTRUCTION

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing and Proposed
West Elevations

PROJECT # 6218

DATE: 10/11/2021
REVISED DATE:

A-2.1

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DEMOLISH COLUMNS, RAILING & BALUSTERS, PORCH FLOORING, BRICK PIERS & LATTICE
DEMOLISH BULKHEAD & IN-FILL PANELING ABOVE
DEMOLISH WINDOWS

SOUTH ELEVATION
EXISTING

1 1/8" = 1'-0"



REBUILD PORCH, COLUMNS & RAILING TO MATCH EXISTING WITH SQUARE BALUSTERS
SLOPED WALKWAY

SOUTH ELEVATION
PROPOSED

2 1/8" = 1'-0"

EXHIBIT 3B

PRELIMINARY - NOT FOR CONSTRUCTION

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139

Renovations to:
Wheeler School
9 Stimson Avenue
Providence, RI 02906

SHEET CONTENTS:
Existing and Proposed
South Elevations

PROJECT # 6218

DATE: 10/11/2021
REVISED DATE:

A-2.2

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EXHIBIT 3B

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139



EAST ELEVATION
EXISTING

1 1/8" = 1'-0"

EAST ELEVATION
PROPOSED

2 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Renovations to:
Wheeler School
9 Stimson Avenue
Providence, RI 02906

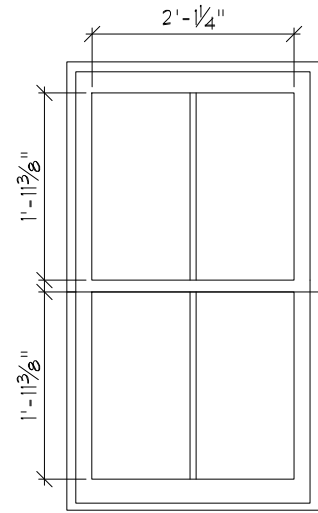
SHEET CONTENTS:
Existing and Proposed
East Elevations

PROJECT # 6218

DATE: 10/11/2021
REVISED DATE:

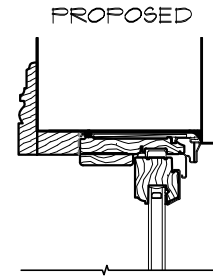
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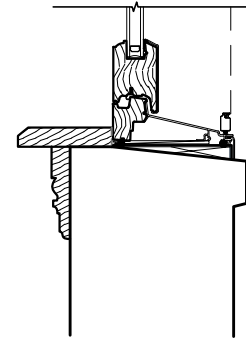


PROPOSED
A

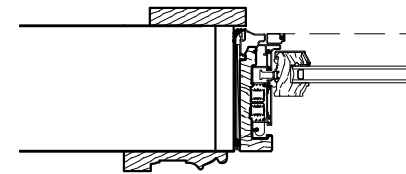
WINDOW TYPE (1) 1/2" = 1'-0"
FIRST FLOOR



HEAD DETAILS (2) 1 1/2" = 1'-0"
WINDOWS AT CLAPBOARD



SILL DETAILS (3) 1 1/2" = 1'-0"
WINDOWS AT CLAPBOARD



JAMB DETAIL (4) 1 1/2" = 1'-0"
WINDOWS AT CLAPBOARD

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET CONTENTS:
Proposed Window
Type & Details

PROJECT # 6218

DATE: 10/11/2021
REVISED DATE:

A-3.0

Renovations to:
Wheeler School
9 Stimson Avenue
9 Stimson Avenue
Providence, RI 02906

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139