



March 1, 2024

James Rabbitt
Brian Wagner
South Kingstown Planning Department
180 High Street
South Kingstown, RI 02879

Dear Jamie and Brian,

Thank you for your time last week.

Attached and included below are responses to the items the Technical Review Committee asked us to address regarding our Green Street property at their January meeting.

1. The building proposed at 12 Green Street will meet all building, fire, and accessibility codes. The building will be protected with a NFPA 13R Fire Suppression system conforming to RI Fire Regulations. The building will also have a local fire alarm system in compliance with RI Fire Regulations.
2. The new building will be designed to fit in and honor the historic character of the surrounding area. We will include the recommendations from the South Kingstown Historic District Commission of their report from October 25, 2023, specifically the following:

“Including architectural elements from the existing building and surrounding buildings of the same era in the new design, such as porches, roof gables, window size and distribution, entry designs.... etc.”

I have also attached a previous memo that discusses the specific details that could be incorporated into the design.

Statement of Architectural Design

The buildings at 12-18 Green Street will be two story wood framed construction for rental apartment units. The buildings will be designed to be consistent with the surrounding area



in terms of massing, height, and architectural details. Materials will be a mix of clapboard and/or shingles. These may be fiber cement or premium vinyl material. Roofing will be architectural fiberglass shingles. Windows will be double hung type; vinyl clad simulated divide lite.

Details to be incorporated will speak of an early 20th century vernacular of New England style architecture.

This would include the following elements:

- Gable roofs with pitches of 8/12 or greater.
 - Gabled roofs will have returns on end.
 - Rake boards with moldings.
 - Frieze board at bottom of soffits
 - True water table at base of clapboards
 - Wide trim at windows
 - Porches
 - Dormers
3. The property is in the Peace Dale Historic District, which is registered on the National Register of Historic Places, and the structure on the property is listed as a contributing structure to the district.
 4. The Historic District Commission will be afforded an opportunity to document the historic features of the existing structure, which we expect to be done in a timely manner.

If you require any further information or clarification, please contact me at (401) 515-7059. We would appreciate resolving any additional issues so this project can be placed on the March Planning Board agenda.

Thank you,

Kate Brewster
Chief Executive Officer