

**Historic District Commission Meeting
Monday, February 28, 2011
Town Hall Meeting Room, Old Town Road.
7:00 pm**

Present: Members: Chair William Penn, Martha Ball, Douglas Gilpin, Dennis Riordan, Claire McQueeny, and Michael Ballard. First Warden Kimberly Gaffett and Terri Chmiel was present for the recording of the minutes.

Call to Order

Mr. Penn called the meeting to order at 7:00pm.

Matters from the Public not on the Agenda

There were no matters from the public. Mr. Penn reported that HDC has published new guidelines that are available to download from the Town of New Shoreham's website.

Approval of Minutes for January 24, 2011

A motion was made by Mr. Gilpin and seconded by Ms. Ball to approve the minutes of January 24, 2011 with minor changes. The motion carried with all in favor.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeny) 0 Nays

Sign Applications

- 1. Justin Abrams. Plat 7, Lot 33.** Application by Sven Risom of North Light Fibers, to install a new sign.

Mr. Sven Risom was present at the meeting. He presented the design for a new sign for North Light Fibers. The sign is simple in design will be located on the front of the building. The building frontage is 37 linear feet and the size of the sign is 24 square feet. Ms. McQueeny made a motion to approve the sign as presented based on the following findings of fact:

- The building is located within the Historic District
- The sign meets the square footage
- Font and colors are consistent for the sign ordinance
- This is not a logo sign

Mr. Gilpin seconded the motion with all in favor.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeny) 0 Nays

The board would like to revisit an unresolved building issue regarding the doors for Plat 7, Lot 33. The board would like to review the revision for Certificate of Appropriateness and look at the minutes. The board has requested photos for each elevation.

2. **Andiamo, LLC. Plat 6, Lot 88.** Application by Debra Zarrella of Wags & Giggles, Inc. to install new signs.

Ms. Debra Zarrella was present at the meeting. She presented a new sign to replace the old Shoo Shoo sign on the street side and a new series of 4 signs on the walkway side. Mr. Gilpin made a motion to approve Andiamo, LLC Plat 6, Lot 88 sign based on the following findings of fact:

- Install new signs for Wags and Giggles, Inc. for a total of 12 square feet
- Approved colors
- Approved font and graphics
- Requirement for a total tabulation of existing and proposed set of signs compared to the 122 square feet allowed of the building frontage.

Mr. Ballard seconded the motion with all in favor.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeny) 0 Nays

3. **AAP on the Block, LLC. Plat 6, Lot 003-02, Unit 1.** Application by Ross Audino of Poor People's Pub Block Island, Inc., to install new signs.

Mr. Ross Audino was present at the meeting. He presented plans to replace all the existing Albion signs. The replacement signs will be hand carved wood signs with a black background and white lettering using Old English font. Mr. Gilpin informed the board that the applicant's signs have a total calculation of 40 square feet with 131 allowable square feet. Mr. Penn acknowledged that this is a commercial condo with multiple owners. Mr. Gilpin made a motion to approve AAP on the Block, Plat 6, Lot 003-02, Unit 1 for a total of 5 new signs based on the following findings of fact:

- 5 (five) new wooden hand carved signs
- Black and White colors in the Old English Font as shown on the supporting application
- Require applicant or owners to provide complete sign square footage tabulation for other signs presently on the building.

Ms. McQueeny seconded the motion with all in favor.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeny) 0 Nays

Preliminary Review:

Island Enterprises, Inc. Plat 8, Lot 84, Parcel 5. Application

Mr. Glen Fontecchio was present on behalf of Island Enterprises, Inc. The commission had deferred action on the preliminary review on November 15, 2010. HDC asked Mr. Fontecchio for analysis/comparison of the proposed and existing footprint and a three dimensional rendering of the existing building in relationship to the hotel from all three views: northwest, southwest, and southeast. Mr. Fontecchio presented the requested information for review. Mr. Fontecchio stated the following:

- Modification was made on all gable ends to include a decorative louver.
- The proposed building will sit higher than the existing building which is necessary to meet the minimum building codes.

- The proposed plans would retain as many trees as possible; however, with the winter storm half of the trees have blown over.
- New landscaping will be addressed.
- An interior stairwell will be used instead of an exterior to meet the fire codes.
- Propane tanks will be placed in the courtyard and fuel tanks will be moved to the inside of the building.

Mr. Riordan made a motion to approve the preliminary review for Island Enterprises, Inc. Plat 8, Lot 84, and Parcel 5 for siting and massing. Mr. Gilpin seconded the motion.

5 Ayes (Penn, Gilpin, Riordan, Ballard and McQueeny) 1 Nays (Ball)

*Ms. Ball opposed the massing of the building

Mr. Penn read a letter dated February 28, 2011 from Mr. Edward F. Sanderson of the Historical Preservation & Heritage Commission addressed to Mr. Fontecchio. The Historical Preservation & Heritage Commission reviewed the proposed design under the terms of the historic preservation easement on the Spring House Hotel Property. (See attached)

Mr. Gilpin reviewed the checklist and the following items will be required for final Review:

- Missing detailed sheet for doors and windows.
- Exterior elevations (scale ¼" = 1') (detail scale 1 ½" = 1')
- All plans showing vents
- Treatment of windows where the boiler is located.
- Storm water runoff plans

Final Review – Certificate of Appropriateness

1. **Edward P. Phillips, Jr. Plat 6, Lot 153.** Application by Edward P. Phillips, Jr. for the elimination of a 2 ½ foot by 1 ¾ foot window and reshingle.

Mr. Edward Phillips, Jr. was present at the meeting. Mr. Phillips explained that the building was converted to a take out in the 1980's. Mr. Phillips described that the bump out area was the take out window and he would like to replace the bump out area exactly as built by eliminating the 2 ½ foot by 1 ¾ foot window. This area is completely rotten and will be replaced with the same materials used on the building. Mr. Gilpin suggested that any exposed framing and siding could be repaired or replaced at the same time.

Mr. Gilpin made a motion for the approval of Plat 6 Lot 153 the Glass Onion Building to do the necessary removals and rebuild as presented in the application. The change being elimination of the window and that all materials to be used should match the existing materials of the building. Ms. McQueeny seconded the motion with all in favor.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeny) 0 Nays

2. Steve & Martha Winters. Plat 7, Lot 57. Application by Tracey Dillon to build a new single family dwelling.

Mr. Steve Winters was present as the owner. Architect Ms. Tracey Dillon spoke on behalf of Steve Winters. Ms. Dillon discussed the following:

- Original plan for the skylights have been eliminated
- Window schedule shows Anderson windows
- Window and door trim in cedar 5/4 by 4 and 5/4 by 6 on roof
- White cedar for side walls
- Pitches on roofs and gables 9 and 12
- Steel cable guard rails on the deck/porch
- No exposed foundation
- North elevation ribbon board

Discussion ensued from the HDC regarding the steel cables. Ms. Dillon stated that the beauty of the steel cable is that it disappears from the distance and for the occupant on the deck it does not obscure their view. The commission discussed setting precedence by approving the cable as this would be the second house in the Historic District to receive approval. The commission also discussed that this house is new construction and the design is site specific for using steel cable guard rails.

The commission discussed with Mr. Winters the demolition of the building. Mr. Winters replied that Mr. Marc Tillson, Building Official inspected the property and deemed the house unsafe and unable to move the structure. Mr. Winters had obtained a permit to demolish the building.

Ms. Ball made a motion to approve the final review for Steve & Martha Winters Plat 7, Lot 57 for the drawing as presented based on the following findings of fact:

- The new house is in a traditional neighborhood and blends with older homes.
- Approval of the steel cable railing system is specific to this property
- All elevations have been reviewed.
- Materials are all traditional expect for the steel cables on the deck

Mr. Ballard seconded the motion.

4 Ayes (Penn, Gilpin, Ballard and Ball) 2 Nays (Riordan and McQueeny)

*Ms. McQueeny and Mr. Riordan not supporting steel cable guard rails

Tabled Items / Old Business

1. The commission reviewed the lack of screening for the Solar Panels at Town Hall. Ms. Gaffett will address the issue at the next meeting with the Town Manager Nancy Dodge.

Mr. Penn informed the board that Aldo's has appealed the HDC decision regarding the pergola. Ms. Ball will attend the zoning meeting and Ms. Chmiel will have the records certified.

2. Mr. Tillson had issued a Notice of Violation regarding the deck at H&H Ocean Ave, LLC. (Island Hardware Store)

New Business

1. Discussion of Letter from Historical Preservation & Heritage Commission dated February 10, 2011 regarding CLC Grant

Mr. Penn received a letter from the Historical Preservation & Heritage Commission dated February 10, 2011 approving a grant of \$8,000.00 to the Town of New Shoreham to fund the single family houses context statement. HDC unanimously endorses verification of this single component proposal.

2. Sketches of Plat 6, Lots 146 & 147 and the Spring House Pump House from W. Douglas Gilpin.

Mr. Gilpin spoke from outside his position on HDC and Old Harbor Task Group. Mr. Gilpin responded to a letter written to the Block Island Times from Mr. John Hopf. The sketch was for the two lots in front of the National Hotel and a proposal for the Spring House Pump House. Ms. Gaffett spoke that this item will go on the agenda for the council to decide which components they want to go along with. She stated this will be a long process due to CRMC permission, money and other permitting. On a short term goal the lot across from the National a decision will be made on how to make this safe by summer.

Historical Preservation Conference

Mr. Penn reported that a preliminary agenda for the Historic Preservation Conference has been planned for Saturday, April 30, 2011.

Secretary's Report

Ms. McQueeney will submit a list of signs for the commission to address at the March meeting. Ms. Chmiel will contact Don Packer to schedule a work session meeting for Wednesday March 9, 2011 regarding sign enforcement.

With no other business to discuss, the meeting was adjourned at 9:13 p.m. in a motion by Mr. Gilpin and seconded by Mr. Ballard.

6 Ayes (Penn, Ball, Gilpin, Riordan, Ballard and McQueeney) 0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: March 21, 2011