

**Historic District Commission Meeting**  
**Monday, April 18, 2011**  
**Town Hall Meeting Room, Old Town Road.**  
**7:00 pm**

**Present:** Members: Chair William Penn, Martha Ball, Douglas Gilpin, Mark Vaillancourt, Dennis Riordan, and Michael Ballard. Absent Members: Claire McQueeny. Terri Chmiel was present for the recording of the minutes.

**Call to Order**

Mr. Penn called the meeting to order at 7:05pm. Mr. Penn welcomed newest member Mark Vaillancourt to the Commission.

**Matters from the Public not on the Agenda**

Herman Hassinger remarked about making tenant changes to the directory sign at the Seaside Building. The Commission clarified that an alteration to a directory sign can be made without an application provided changes are in keeping with the existing design and graphics.

**Approval of Minutes for March 21, 2011**

A motion was made by Ms. Ball and seconded by Mr. Gilpin to approve the minutes of March 21, 2011 with minor changes. The motion carried with all in favor.

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

**Final Review – Certificate of Appropriateness**

- 1. Town of New Shoreham. Plat 7, Lot 000.** Application by the Town of New Shoreham for the addition of a faux chimney onto the Harbormaster Building.

Ms. Nancy O. Dodge, Town Manager was present as a representative of the Town of New Shoreham. Ms. Dodge presented plans for a design on the west side of the building that will carry 8 4” PVC conduits going into the attic. The majority of the board and Ms. Dodge discussed a simple chase as an alternative to the faux chimney which is not allowed under the new guidelines. The chase would bump out from the building and end at the ridgeline.

Mr. Vaillancourt made a motion to approve a chase to hold the mechanics for the Harbormaster Building for the Town of New Shoreham Plat 7, Lot 000 based on the findings of fact:

- The conduits have to be provided due to the panel location.
- The panel supplies the power to the new moorings.
- The trim and soffit to match as approved by the Historic District Commission.

Ms. Ball seconded the motion.

5 Ayes (Penn, Ball, Gilpin, Riordan, and Vaillancourt)      1 Nays (Ballard)  
1 Absent (McQueeney)

- 2. Carol Boudreau Tuschick. Plat 5, Lot 14.** Application by Carol Boudreau Tuschick for the modification of siding and windows.

Richard Warfel was present on behalf of the owner Carol Boudreau Tuschick. Mr. Warfel explained to the Commission that the owner is proposing to change a section of the siding with scallop shingles as presented in the photo; as well as, adding vinyl panels and shutters to the second story windows. Mr. Warfel explained that adding the vinyl panels under the upper windows and shutters would mirror the size of the windows on the lower level and changing the shingles would add dimension to the exterior. Discussion ensued and the Commission recommended the second story windows remain the same.

Mr. Gilpin made a motion to approve for Carol Boudreau Tuschick Plat 5, Lot 14 modifications based on the findings of fact:

- The one story section was built in 1956 and the second floor constructed in the 1990's.
- Approval is based on the retention of the existing 2<sup>nd</sup> floor windows and shutters.
- Extending the scallop singles as shown up the wall to approximately the second floor window sill location.
- Replacement of casing around the remaining windows on the street facade with the 5/4 by 4 cedar that the contractor has proposed.

Mr. Riordan seconded the motion with all in favor.

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

- 3. AAP on the Block, LLC. Plat 6, Lot 003-02, Unit 1.** Application by Brenna Audino of Poor People's Pub Block Island, Inc. to attach an awning.

Brenna Audino, owner of Poor People's Pub Block Island, Inc., presented the application. The Commission reviewed the proposed awning extending 18' out from the building and 19' across. Discussion ensued over the attachment of the awning to the railing on the second level. The Commission reviewed the application that was submitted and agreed that they could not approve the awning because of the placement as presented and asked that Ms. Audino return with an application that would include modifications and drawings. The Commission suggested several alternatives:

- A higher pitch to the awning,
- The fabric on the canopy to match the width of the railing lines, or
- A pergola

Mr. Ballard made a motion to defer the decision of the awning and asked the applicant to return next month with modifications and drawings.

Ms. Ball seconded the motion with all in favor.

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

The Commission asked the applicant to also come back with a modification for an existing sign that was not approved.

**4. High Realty, LLC. Plat 7, Lot 49.** Application by Philip B. Szewczyk for the removal of a chimney.

Gary and Paul Szewczyk were present as the owners. Gary Szewczyk explained to the board that he would like to eliminate the false chimney. Mr. Penn asked Gary Szewczyk to modify the drawings on the elevations by circling the chimney for removal with the date and initials. Gary and Paul Szewczyk provided samples of the roofing shingles and Cement Hardy Boards.

Mr. Gilpin made a motion to approve the removal of the chimney, the use of cement board, roofing material and replacing oil pipes with a furnace vent for High Realty, Plat 7, Lot 49 based on the findings of fact:

- HDC is in receipt of update architectural drawings showing gutters and downspouts.
- The alteration of the removal of the chimney as noted on the plans.
- The Commission approved the use of the Hardie plank with a finished grade.
- The approval of the Georgia Pacific 30 year roofing shingles.
- The direct furnace vent located on the north elevation where the oil pipes presently are located.

Mr. Ballard seconded the motion with all in favor.

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

**Sign Applications**

**1. Andiamo, LLC. Plat 6, Lot 88.** Application by Debra Zarrella of Block Island Cigar to install new signs.

The application was unable to attend and requested a continuance.

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

The application was unable to attend and asked for a continuance.

**3. Ballards Inn Realty LLC. Plat 7, Lot 23.** Application by Sharon Cattera of Ballard’s Inn to install new signs.

Sharon Cattera was present on behalf of Ballards Inn Realty, LLC. Ms. Cattera explained that Ballards currently has four existing signs and would like to add one new sign over the covered porch. The existing signs will stay the same in size, fonts, and location. The colors on the signs will be black letters with a gold outline against a white background.

Mr. Gilpin made a motion to approve the signs for Ballards Inn Realty, L.L.C. Plat 7, Lot 23 based on the findings of fact:

- The approval of the five signs which include four existing and one new sign.
- The colors are black and gold on a white background.
- The same font as used on the cupola.
- The building frontage is 153 square feet and the signs total 106.5 square feet.

Mr. Ballard seconded the motion with all in favor.

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

**4. Coastal Resorts Holdings. Plat 6, Lot 117-02.** Application by Lesley Ulrich of The Photo Dog to change an existing sign.

Lesley Ulrich owner of The Photo Dog was present at the meeting. Ms. Ulrich explained that she is using the same sign, colors, fonts, and location and adding the words “The” before Photo Dog and “Art Gallery” under The Photo Dog.

Ms. Ball made a motion to approve the existing sign for Coastal Resorts Holdings Plat 6, Lot 117-02 based on the findings of fact:

- This is a pre-existing sign.
- The changes are addition of three words to the sign.
- The modification of the font.

Mr. Vaillancourt seconded the motion with all in favor.

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

**Edward P. Phillips. Plat 7, Lot 19.** Application by Donn Frageau of Mabel's to install new signs.

Mr. Donn Frageau owner of Mabel's was present at the meeting. Mr. Frageau explained that the signs are the same square footage and location as Harry's Café signage.

Mr. Ballard made a motion to approve two new signs for Edward P. Phillips Plat 7, Lot 19 based on the findings of fact:

- The replacement of the existing signs with new wording, colors and font
- The signs are within the maximum allowed square footage for the building.

Mr. Vaillancourt seconded the motion with all in favor.

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

**Leone; Papa. Plat 6, Lot 89.** Remand by the Zoning Board regarding the appeal of Steve Papa and Aldo Leone.

Mr. Penn stated the Zoning Board has requested additional information to justify the decision from HDC to disallow the awning on the front of the building. Mr. Penn appointed a subcommittee which includes Ms. Ball, Mr. Riordan, and Mr. Ballard. The subcommittee will meet on April 25, 2011 at 10:00am.

#### **Tabled Items / Old Business**

**1. Justin Abrams. Plat 7, Lot 33.** Review the status of the construction of a 32' x 37' two story barn.

Benjamin Martin owner of Coastal Quality Construction was present on behalf of Justin Abrams for the review of the construction of a two story barn. Mr. Martin has finished the barn doors that were approved by HDC.

Ms. Ball made a motion to approve the gable trim for Justin Abrams Plat 7, Lot 33 based on the findings of fact:

- The approval is an improvement on the original trim.
- The gable trim/ribbon board keeps the water out.

Mr. Riordan seconded the motion with all in favor.

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

**New Business**

Mr. Penn reported that Sheila Brush with Grow Smart Rhode Island will hold workshops on Preserving Your Community's Historic Character: Best Practices for Historic District Commissions on May 12 and 19, 2011. Mr. Vaillancourt and Mr. Riordan will travel off island for the May 19, 2011 meeting.

**Update on Historical Preservation Conference**

Mr. Penn acknowledge that approximately 300 participants have sign up for the Historical Preservation Conference for April 30, 2011.

**Secretary's Report**

No report at this time.

With no other business to discuss, the meeting was adjourned at 9:15 p.m. in a motion by Mr. Penn and seconded by Mr. Riordan and voted unanimously.

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

Respectfully submitted,  
Terri L. Chmiel  
Administrative Assistant  
Building & Land Use Department  
Approved: May 16, 2011