

Historic District Commission Meeting
Monday, July 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, Claire McQueeny, and Michael Ballard. 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

Herman Hassinger addressed the Commission regarding the Leone/Papa appeal. Mr. Hassinger acknowledged receipt of a formal denial letter dated July 16, 2011 from the New Shoreham Historic District Commission. Mr. Hassinger stated that 96 days have passed from the time the Zoning Board remanded a decision from the Historic District Commission. Mr. Hassinger referred to RIGL 45-24 1-7 and stated the matter should be approved by default.

Approval of Minutes for June 20, 2011 and June 28, 2011

A motion was made by Ms. McQueeny and seconded by Mr. Ballard to defer the minutes of June 20, 2011 and June 28, 2011 to the next meeting. The motion carried with all in favor.

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

Review of the Informational Meeting on the Open Meetings Act

Town Clerk, Molly Fitzpatrick spoke on behalf of the Informational Meeting on the Open Meetings Act. Ms. Fitzpatrick informed the board of an upcoming summit for public officials about the state's Access to Public Records Act and Open Meetings Act which is scheduled for August 5, 2011. Ms. Fitzpatrick informed the Commission the Summit will be streamlined.

Final Review – Certificate of Appropriateness:

Coastal Resorts International. Plat 6, Lot 117-2. Application by Christopher Sereno of National Hotel to construct fire pits and a patio area.

Mr. Gilpin recused himself due to a professional relationship with the applicant

Business/Property owner Christopher Sereno and manager Julie Fuller presented. Mr. Sereno explained the driveway would be eliminated behind the National and replace with propane fire pits surrounded by adirondack chairs. The purpose of area is to create ambience for their guests. Mr. Sereno made the following points

- The driveway from the parking lot is handicapped accessible.
- The plans were approved by the State Fire Marshall.

- Eight trees will be planted the size of the trees will be determined.
- The liquor license includes the proposed area.
- The back deck will stay in place without changes.
- Taxis will use the parking lot for dropping off and picking up passengers.

Ms. Ball questioned the use of this portion of the property and whether a variance was issued to keep the area open for fire equipment.

Ms. Ball made a motion to request an advisory from Zoning for Plat 6, Lot 117-2 on whether this is an appropriate use of this portion of the property. Mr. Ballard seconded the motion.

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

The Commission asked the applicant to bring in more information on the type of stones and trees.

Mr. Gilpin rejoined the Commission's proceedings.

Craig & Michele Fontaine. Plat 6, Lot 37-1. Application by Craig & Michele Fontaine for placement of an architectural fence.

Property owners Craig and Michele Fontaine presented. Mr. Fontaine explained that he would like to place an approximate 41 foot two sided architectural fence on the northwest side of the property as marked on Exhibit 8 in the application . The fence would create a buffer adding more privacy to the backside of the lot as shown in Exhibit 3. The fence details include cedar material and "Westport" for the architectural caps. The fence color of the panels would match the house color and white post and spindles to match the house trim.

Mr. Gilpin made a motion for approval of the new fence on Plat 6, Lot 37-1 for Craig and Michele Fontaine based on the following findings of fact:

- This is a new fence within the Historic District.
- The fence will be located on one segment of the property line.
- Historic structure adjacent to fence.
- Fence details as submitted in the package.
- Fence colors in matching the house are Cape Cod Gray and White.
- The fence is used to screen materials adjacent to the Hardware Store.
- The style and character of the fence is in harmony with the building.

Ms. McQueeney seconded the motion.

5 Ayes (Penn, Gilpin, Ballard, McQueeney and Vaillancourt) 2 Nays (Ball, Riordan)

Joseph P, Jr. and Hollie R Lawton. Plat 7, Lot 16. Application by Joseph and Hollie Lawton for window replacements.

Property owner Joseph Lawton presented. Mr. Lawton stated he has 2 (two) ten foot long windows. Each window is constructed with a middle pane of glass measuring 5 to 6 feet in length with crank out windows on each side. Mr. Lawton would replace the picture windows with 3 double hung Harvey windows allowing for more ventilation. The double hung windows would be one over one. Ms. Ball noted for the record that pictures 6 and 7 presented should be switched.

Mr. Gilpin made a motion to approve Plat 7, Lot 16 for Mr. and Mrs. Lawton for specific window replacements based on the following findings of fact:

- The property is within the Historic District and the house is 43 years old.
- Replacement of two picture units with flanging casement windows are located on the north and east elevations.
- Replacing with 3 double hung Tribute window units made by the Harvey Building Products.
- The existing windows and new do not have any grills.
- The Harvey windows have nail flanges as recommended by Mr. Vaillancourt.
- The window replacements are consistent with Section F of the Historic District Commission Procedures and Standards Guidebook.

Mr. Vaillancourt seconded the motion with all in favor.

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

Town of New Shoreham. Plat 6, Lot 148. Application by Margaret B. Comings for construction changes to the Concept Plan to renovate Esta's Park.

Mr. Gilpin recused himself as he is a member of the Old Harbor Task Force.

Margaret B. Comings, Chair of the Old Harbor Task Force was present on behalf of the applicant. Ms. Comings presented a two page document (see attached) with minor changes, an amended site plan, and a photograph of the work that has been completed so far. Ms. Comings discussed the modification to the original plans. Discussion ensued regarding which vines will be planted to grow on the arbors.

Ms. Beth Rowe, who was the designer for Esta's Park stated the trumpet vine was a good choice for the arbors and would provide shade.

Ms. McQueeney made a motion to approve Esta's Park, Town of New Shoreham Plat 6, Lot 148 for changes to the concept plan including the trumpet vine as appropriate.

Mr. Vaillancourt seconded the motion with all in favor.

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

Mr. Gilpin rejoined the Commission's proceedings

Empire Productions, Inc. Plat 6, Lot 98. Application by Gary Pollard of Empire Theatre to replace asphalt shingles.

Business/Property owner Gary Pollard and contractor Benjamin Martin presented. Mr. Pollard explained the intent on the High Street side of the Empire to replace asphalt shingles with clapboard siding. Materials used on the north side are cedar shingles.

Mr. Penn stated that in October 2007 the Commission approved the replacements of clapboard on the first floor and cedar shingles on the second floor. Mr. Pollard explained that he would like to replace the entire side with clapboard instead of two different types of material. Mr. Pollard presented a photo showing clapboard on the building in the 1890's showing what was historically there.

Mr. Gilpin pointed out to the Commission for consideration that a number of different materials have been used. Mr. Gilpin referenced Robert Downie's book "The Block Island History of Photography" showing shingles in 1932 on the second floor. In the 1950's and 1970's asbestos siding was used on the building. The Commission reference on page 13 of the "Historic District Commission, Procedures and Standards Guidebook" Wall Surfaces: It is not advisable to mix different types of siding on a building.

Mr. Ballard made a motion to approve the Empire Productions, Inc. Plat 6, Lot 98 replacing the asphalt shingles on the first and second floor with smooth cedar bevel clapboard on the High Street side façade. Mr. Vaillancourt seconded the motion

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

Ms. Ball explained that she did not recuse herself; even though she works for Malcolm Greenaway whom rents a space, she has no direct dealings with the landlord, Mr. Pollard.

Ballards Inn Realty, LLC. Plat 7, Lot 023. Application by Sharon Cattera of Ballards Inn Realty, LLC to change covered porch, railings and posts.

Business/Property owner Steven Filippi presented. Mr. Filippi presented plans for the as built façade of the West Elevation. The building permit reflects the 5 posts on the second floor balcony.

Mr. Ballard made a motion to accept the as built plans on the West Elevation as present. Ms. McQueeney seconded the motion.

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

Ballards Inn Realty, LLC. Plat 7, Lot 023. Application by Sharon Cattera of Ballards Inn Realty, LLC to add brick/stone façade to the lower level of the porch.

Ms. Cattera was not present at the meeting.

A motion was made by Ms. Ball and seconded by Ms. McQueeney to continue this application to next month. The motion carried with all in favor.

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

Tabled Items / Old Business

1. Act on the Town of New Shoreham Historic District Commission Guidelines Cover Page.

A motion was made by Ms. McQueeney and seconded by Mr. Ballard to approve the cover page as presented. The motion carried with all in favor.

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

Ms. Ball thanked Mr. Gilpin for his time.

2. Update on issues regarding enforcement of violations.
Terri Chmiel informed the Commission that violations for the Bellevue and several businesses with sign violations have not been issued. No action was taken at this time.

Ms. McQueeney left the meeting at 8:45p.m.

New Business

1. Discussion of the Historic District Commission Procedures and Standards Guidebook, Section II. Application Procedures, Minor Changes to the Exterior.

This item was deferred until a decision was sent to HDC by Attorney Donald Packer.

2. Discussion of the Rules and Regulations of the Historic District Commission.

There was no discussion of the Rules and Regulations.

Secretary's Report

1. Election of Secretary.

There was no election of a Secretary.

Adjournment

The meeting was adjourned at 8:55 p.m. in a motion by Ms. Ball and seconded by Mr. Gilpin and voted unanimously.

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

0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: September 22, 2011