

Historic District Commission Meeting
Monday, April 16, 2012
Town Hall Meeting Room, Old Town Road.
5:00 pm

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

Call to Order

Vice Chair Martha Ball called the meeting to order at 5:00pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes of March 19, 2012

Ms. McQueeny made a motion seconded by Mr. Vaillancourt to approve the minutes of March 19, 2012 as presented.

4 Ayes (Ball, McQueeny, Riordan, and Vaillancourt)

0 Nays

2 Absent (Penn and Ballard)

1 Abstain (Gilpin)

Mr. Gilpin was not present for the March meeting and abstains from the vote.

Mr. Costanzo asked for a request to move his applications on the agenda. He explained that he wished to catch the 6:00pm flight leaving the island. Ms. Ball accommodated Mr. Costanzo and moved his sign application and final review for an awning.

Sign Application:

Settler's Rock Realty. Plat 6, Lot 155. Application by Gabrielle & Julian Costanzo of Inn at Old Harbor to install a new sign.

Ms. Ball noted and initialed a clarification on the sign application for 109 feet of building frontage.

Mr. Costanzo owner of the Inn at Old Harbor presented. Mr. Costanzo presented an updated scaled drawing of the proposed sign which was different from his application. Mr. Costanzo explained the cost prohibited him from choosing wooden lettering. Ms. Ball noted the change of 1 inch raised wooden letters to vinyl letters. Mr. Costanzo discussed the following:

- The proposed “The Inn at Old Harbor” sign will be double sided.
- The proposed projected sign will hang over the sidewalk.
- The distance from the sidewalk to the bottom of the sign measures 9 ½ feet.
- The area for the proposed and existing signage totals 55 square feet.

Ms. McQueeney discussed with the applicant prohibited banners and stale signs; as well as, the unlawfully installed sign on the ferry side.

Mr. Gilpin made a motion to approve the new sign for The Inn at Old Harbor of Settler’s Rock Realty, Plat 6, Lot 155 based on the following findings of fact.

- The approval is for an addition of a new sign on a building with existing signs.
- The proposed projected sign is doubled sided.
- The proposed sign is above the minimum height for projected signs and below the maximum width which meets the requirements of Section 504 (C) (2c) of the Town of New Shoreham Zoning Ordinance.
- The existing signs noted in the application will stay on the building.
- Any changes to signage by new tenants must come before the board and if for some reason the spaces (McPhail’s and/or The Scoop Shack) cannot be leased or rented the signs must need to be removed.

Ms. McQueeney seconded the motion.

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

0 Nays

Final Review – Certificate of Appropriateness

Settlers Rock Realty LLC. Plat 6, Lot 155. Application by Gabrielle & Julian Costanzo of Inn at Old Harbor to install an awning.

Mr. Costanzo property owner presented. Mr. Costanzo is returning after the application was withdrawn at the March 2012 meeting to provide a requested site map from the Commission. Ms. Ball noted additional information is being presented. Mr. Costanzo acknowledged the awning application presented at the March meeting illustrated the awning was 7’ shorter in length then what is being proposed tonight. Mr. Costanzo explained the awning is 21 feet long and will roll out to 6 feet. He explained the awning would provide privacy for the hotel guests on the 2nd floor, shade for the customers of McPhails; as well as, enhance the general area. The edge of the awning will be a clean cut. Martha asked the Commissioners their thoughts on the awning:

- Mr. Gilpin questioned the functionality of the whole thing - from 10:30am the building is in the shade - understands the rain issue.

- Mr. Riordan stated the awning would cover up some nice details of the building – seems to become busy aesthetically.
- Ms. Ball stated this is a very significant historic building which is visible from three sides.
- Mr. Vaillancourt understood the use of the awning for the guests on the second floor.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to approve the awning for Settlers Rock Realty LLC, Plat 6, Lot 155 based on the findings of fact:

- The building is within the historic district and one of the more historic significant structures within the Old Harbor area.
- Flagship from the standpoint of high Victorian architecture.
- The rear awning rolls up to 21 feet in length and projecting out 6 to 7 feet.
- The awning color is dark green.
- The awning is a clean cut with no scallop lower edge.
- The proposed awning would be attached to the rear of the building facing the harbor.

2 Ayes (Gilpin and Vaillancourt)

3 Nays (Ball, Riordan and McQueeney)

2 Absent (Penn and Ballard)

The motion did not carry and the application was denied.

Ms. McQueeney – An awning would be too much massing on a symbolic historic building detracting from the purity and integrity of the building.

Ms. Ball – This is a significant historic building visible from three sides.

Mr. Riordan – This is a very visible historic building covering up nice details and becoming busy aesthetically.

Mr. Costanzo addressed the Commission for reconsideration of the decision. He explained approval of the awning would help lease the space. Ms. Ball explained to Mr. Costanzo that he can go through the appeal process with the Zoning Board of Review.

Sign Applications:

Helterline and Balsler, LLC. Plat 5, Lot 12. Application by Debra & Harrison Pearce of Harry's to install existing and new signs.

Debra & Harrison Pearce business owners of Harry presented. Mr. Pearce explained the replacement sign, formerly McNamara's, will be 8 inches shorter on each side measuring 16 inches by 178 inches. Mr. Pearce wishes to install two new signs for both sides of the building located 6 feet between the edges of the trims on center.

Ms. McQueeny made a motion to approve the existing and new signs for Harry's of Helterline and Balsler, LLC, Plat 5, Lot 12 based on the following findings of fact:

- The building is located in the Historical District and is of new construction.
- The signage as presented follows the sign ordinance for the Town of New Shoreham Zoning Ordinance.
- The approval is based on one existing and two new signs for a total of 3 signs.

Mr. Gilpin seconded the motion.

5 Ayes (Ball, Gilpin, McQueeny, Riordan, and Vaillancourt)
2 Absent (Penn and Ballard)

0 Nays

Ms. Ball noted the property owner needs to sign the application.

BIEP, LLC. Plat 5, Lot 12. Application by Nat Gaffett to install new signs.

Ned Gaffett corporate officer for Peckham Inc. presented. Mr. Gaffett explained proposed, existing and relocation of signage as presented in his application.

Sign 1: Existing Freestanding Sign. Mr. Gaffett wishes to change the graphics of the previously approved signage.

Sign 2: Existing Sign "Beth's Books". The sign installed on the front left side of the building to be relocated to the driveway side over Beth's Books window.

Sign 3: Existing Sign "Profiles Business Center". No change.

Sign 4: Proposed Sign "Old Island Pub". The proposed sign would be centered on the front of the building. The font and colors as presented on the BIVFD sign.

Sign 5: Proposed Sign "Profiles Takeout Café". The proposed projecting sign will be located on the right front cornerboard of the building facing the street.

Mr. Riordian made a motion to approve new signs for BIEP, LLC. Plat 5, Lot 12 based on the following findings of fact:

- The building is in the Historic District and not of historic significance.
- The approval is for 5 various signs, two new signs one each for Profiles Takeout Café and Old Island Pub and the relocation of Beth's Books.
- The signage fits the square footage requirements.

Mr. Vaillancourt seconded the motion.

5 Ayes (Ball, Gilpin, McQueeny, Riordan, and Vaillancourt)

0 Nays

2 Absent (Penn and Ballard)

First Baptist Church. Plat 7, Lot 17. Application by Lewis J. Powers of Spring Street Gallery to install a new sign.

Eleanor Garrett trustee for the Baptist Church presented. Ms. Garrett explained the directional sign is 18 inches high and 36 inches wide. The colors will be gray, black, and red with a white background. The freestanding sign will be located 10' from the curb. Discussions ensue regarding graphics and location of the sign.

Ms. McQueeny made a motion to approve the Spring Street Gallery sign for the First Baptist Church Plat 7, Lot 17 based on the following findings of fact:

- Approval for siting to be located 10 feet from the edge of the fence and the drop box mailbox.
- This is a directional sign for Spring Street Gallery.
- The approval of the size of the sign as presented.

Mr. Riordan seconded the motion.

5 Ayes (Ball, Gilpin, McQueeny, Riordan, and Vaillancourt)

0 Nays

2 Absent (Penn and Ballard)

Mr. Gilpin suggested to the applicant to consider placing caps on top of the post to compliment the sign.

Ms. Ball and Mr. Penn will approve the final graphics.

Final Review – Certificate of Appropriateness:

First Baptist Church. Plat 7, Lot 17. Application by Edith Blane to elongate and replace a fence.

Edith Blane trustee board member for the First Baptist Church presented. Ms. Blane stated they would like to take down the existing stockade fence and replace with a composite pointed picket fence. The post cap style is gothic.

Ms. McQueeny made a motion to approve the fence for the First Baptist Church, Plat 7, Lot 17 based on the following findings of fact:

- The stockade fence will be taken down and replaced with a Kroy Classic Picket Fence.
- The fence will be sphere head with gothic post caps.
- The fence color will be white.

Mr. Riordian seconded the motion.

5 Ayes (Ball, Gilpin, McQueeney, Riordan, and Vaillancourt)

0 Nays

2 Absent (Penn and Ballard)

Secretary's Report

The management team for the Surf Hotel has asked permission to hang a banner announcing the opening of the Surf. This is an information sign administratively approved by Mr. Penn and Ms. Ball.

Adjournment

The meeting was adjourned at 6:23 p.m. in a motion by Mr. Gilpin and seconded by Mr. Riordan.

5 Ayes (Ball, Gilpin, McQueeney, Riordan, and Vaillancourt)

0 Nays

2 Absent (Penn and Ballard)

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: May 21, 2012