

Historic District Commission Meeting
Monday, September 17, 2012
Town Hall Meeting Room, Old Town Road.
7:00 pm

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

Call to Order

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

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Ms. McQueeney made a motion seconded by Mr. Ballard to defer the minutes of August 20, 2012.

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

0 Nays

Final Review:

James Brouillard. Plat 6, Lot 31. Application by Spier Construction to remove existing collapsed shed, construct new outbuilding.

John Spier owner of Spier Construction presented on behalf of the owner. Mr. Spier is appearing before the board after receiving approval for preliminary massing. He is scheduled for a Public Hearing before the Zoning Board on September 27, 2012 seeking a variance on the proposed Site Plan – Option 1.

Mr. Gilpin asked about the material for the foundation, square footage and windows. Mr. Spier answered to the Commission regarding the FRP foundation. The exposed 6” FRP (fiberglass reinforced plastic) foundation looks like a smooth flat gray concrete surface. Mr. Spier stated the windows will have spacer bars bonded inside and out and the square footage of the outbuilding totals 320 square feet.

Mr. Gilpin made a motion for a conditional approval for James Brouillard, Plat 6 Lot 31 for final plan review of the new outbuilding being constructed based on the following findings of fact:

- This is a replacement of an existing collapsed storage shed with new construction located within the Historic District.
- The proposed structure is in keeping with the architectural details of Block Island buildings.
- The Site Plan – Option 1 as being recommended by the HDC for siting subject to review by Planning and Zoning.
- The Fiberglass Reinforced Plastic (FRP) foundation is being approved on this building due to low visibility and minimal exposure.
- The submitted details have been accepted as outline in the HDC guidelines.
- The applicant submitted all necessary details for final review.

Ms. McQueeney seconded the motion.

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

0 Nays

BI Maritime Institute. Plat 5, Lot 64-1. Application by Steven Draper to replace windows/doors and construct a new deck.

Steven Draper represented on behalf of BI Maritime Institute. Mr. Draper explained he wished to change the windows and decks. The railings will be replaced to code using gray azek material. Mr. Draper confirmed the windows will be Paradigm, eight over eight (8/8), composite with fixed muntins.

Mr. Gilpin made a motion to approve Smugglers, Plat 5, Lot 64-1 for replacement of existing windows with Paradigm windows that are in compliance with the HDC guidelines based on the following findings of fact:

- The south elevation proposed 4 sets of pairs of eight over eight (8/8) composite single double hung windows with fixed muntins on the first floor; as well as, approval to replace kitchen windows on the south side.
- The replacement of decks for maintenance; code regulations for railings changing from 36” to 42”.
- The approval for reshingling of the building.
- The building is within the Historic District.
- Applicant to return before the Commission for consideration of additional improvements on the 1980’s addition of the building.

Ms. McQueeney seconded the motion.

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

0 Nays

The Commission noted doors that are replaced in kind do not need approval from HDC; however, approval is needed if there is a change in material or style.

Fontaine, Craig and Michele. Plat 6, Lot 37-1. Application by Craig and Michele Fontaine to extend fence.

Homeowners Craig and Michele Fontaine presented. Mr. Fontaine is before the Commission proposing an extension to a previously approved COA on a fence. The proposed fence is an extension measuring approximately 31 feet stopping at the existing pavement. Mr. Fontaine explained the proposal for the extension is for privacy and noise abatement.

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

- The proposed fence extension is approximately 31 feet.
- The proposed fence will be installed along the western border of the property between the property itself and the hardware store.

Ms. McQueeney seconded the motion.

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

0 Nays

Sign Application

Andiamo, LLC. Plat 6, Lot 88. Application by Debbi Zarrella of Block Island Cigar to relocate a previously approved sign.

Debbi Zarrella business owner of Block Island Cigar presented. She is before the board proposing approval for a third sign after receiving a COA for two previously approved signs. She wishes to keep the approved signage location and is asking for a third location.

Ms. Ball made a motion seconded by Mr. Riordan for approval of a new location of an existing sign for Block Island Cigar, Plat 6, Lot 88 based on the following findings of fact:

- The approval is for the new application of an existing sign for an additional sign for placement on Weldon's Way.
- The proposed Block Island Cigar sign is identical to the two previously approved signs.

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

0 Nays

The applicant inquired about an A-frame sign for their business; the Commissioners explained to the applicant they would need to go through the process to obtain a Certificate of Appropriateness.

Public Hearing

Estate of David K. Harrison. Plat 18, Lot 6-1. Application by Samuel Bird to establish Plat 18, Lot 6-1 as a Historic District Zone pursuant to New Shoreham General Ordinances Chapter 7 Historical Preservation Section 3 (B).

Samuel Bird owner of the building presented. The following documents and photos were submitted:
Town of New Shoreham Historic District Commission Property Nomination Form
Application to Amend Zoning Ordinance Zoning Map

Hamilton Ball Homestead History and Description (August 15, 2012)

Applicant's Photo: Homestead as seen from the northwest with West Side Road in the foreground.

Applicant's Photo: View of the compound as seen from the West Side Road looking across the Tea Room Pond.

Applicant's Photo: House viewed from the northwest

Applicant's Photo: View of the Bank Barn and Lower Barn.

Applicant's Photo: View of the compound from the southeast indicating (left to right) the Lower Barn, the Bank Barn and the House.

Applicant's Photo: The Cottage as seen from the south west.

Applicant's Photo: View looking west from the lawn of the House.

Applicant's Photo: The south façade of the house.

Applicant's Photo: The rear (south) side of the entire compound indicating (left to right) the Lower Barn, Bank Barn, House and Cottage.

Applicant's Photo: East Elevation of the House indicating the new ell, added by the Harrison Family.

Applicant's Photo: View from within the Orchard looking southeast and indicating the relationship of the barns to each other and the house.

Applicant's Photo: View looking west from in the front of the House.

Applicant's Photo: View looking west from the lawn of the House.

Site Plan – Hamilton Ball Homestead August 10, 2012

Mr. Bird seeks to provide ongoing protection for the historical quality and character of Block Island in general and the Property in particular. In order to achieve this, the applicant requests the Property be included within the Historic District as provided for under Chapter 7, Section 3.B.

Mr. Penn made a motion seconded by Mr. Gilpin to nominated Plat 18, Lot 6-1, Estate of David K. Harrison into the New Shoreham Historic District.

Discussion ensued regarding the notice of violation letters sent to business owners. Mr. Penn asked for documentation of any business that is in violation to reflect for the record in the minutes. Concerns were raised regarding displaying merchandise on public sidewalks.

Ms. McQueeney asked the Commissioners to contact Terri Chmiel with business violations.

Adjournment

The meeting was adjourned at 8:21p.m. in a motion by Ms. Ball and seconded by Mr. Gilpin.

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

0 Nays

1Absent (Vaillancourt)

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: October 15, 2012