

stated some of the guidelines are met because the proposed dormers will be located on the backside of the building referencing page 11 and 12 “Dormers” in the Historical District Commission, Procedures and Standards Guidebook noting “In general, the dormer face should be placed in the center of the roof, away from its edges and pulled back at least four (4) feet from either gable end of the roof and at least one (1) foot, preferably, from the bottom edge of the roof plane. Mr. Butcher agreed to change the pitch of the shed dormer roof with a 4/12, amend the application to include replacement of the windows, and use a horizontal cornice trim material in red cedar painted white.

Mr. Gilpin made a motion to approve the following application Plat 6, Lot 99 Traz Capital Partners II LLC based on the following findings of fact:

- The building is noteworthy and one of the smallest buildings located within the Historic District, and has been moved at least twice.
- Approving the application as presented based on the following modifications:
 - Continuance of the horizontal cornice on the east elevation which breaks the vertical wall face.
 - Not listed on the application but replacement of windows is part of the project.
 - Contractor will use a 4 and 12 pitch for the new shed dormer.
 - The contractor/applicant asked to come back for approval before the Commission for removal of the south door with a window replacement.
 - The removal of any unused sign support/hangers.
 - The applicant will submit an updated set of drawings.

Mr. Vaillancourt seconded the motion.

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

0 Nays

2 Absent (Ballard and Riordan)

Gary A. & Grace E. Doyon. Plat 5, Lot 4. Application by Heinz Construction for relocation of previously approved foundation.

Grace Doyon property owner, and Scott Heinz for Heinz Construction presented. Ms. Doyon explained to the Commission that she and her husband purchased a part of the Solviken property. She explained the purchase allowed them to relocate their dwelling away from the Downing’s property. Ms. Doyon apologized for neglecting to make application for a modification on siting and massing. Ms. Ball thanked Ms. Doyon for taking responsibility and noted that the Building Permit should not have been issued. The new proposed site plan shows a stone wall running through the location of the house. Ms. Doyon confirmed the stone wall will be moved to the edge of the boundary. The Commission was in consensus to have the owner/contractor submit a new site plan with the proper footprint of the house and the location of the stone wall.

Ms. Ball made a motion to approve the relocation of the previously approved dwelling to the south east on Plat 5 Lot 4:

- Approval includes the relocation of stone wall to southeast boundary.
- Approval subject to receipt of corrected site plan showing proper footprint of house.

Mr. Gilpin seconded the motion.

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

0 Nays

New Business

Update on the Solviken Property.

Mr. Priestley, attorney for the Land Trust, stated that funds are not available to restore the building on the Solviken Property. Mr. Penn discussed identifying containments and the safety of removing these materials. Discussion ensued regarding the removal of moldings and trim work that would be of historic interest. Mr. Gilpin informed Ms. MacMullen, chair of the Land Trust that he would be available to help identify these materials.

Block Island Land Trust. Plat 7, Lot 1-1. Application by Barbara A. MacMullen to construct retaining wall in connection with public access way to the shore.

Barbara MacMullen and Joseph Priestley, attorney for the Land Trust presented. The Commission discussed with the applicants the incomplete material list and elevations of the proposed concrete retaining wall.

Mr. Gilpin made a motion seconded by Ms. McQueeney to defer this item to the next meeting which is scheduled for February 25, 2013.

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

0 Nays

Island Enterprises, Inc. Plat 8, Lot 84-6. Application by Glen S. Fontecchio for modifications to previously approved plans.

Glen Fontecchio, architect presented on behalf of the owner. Mr. Penn addressed the letter from Edward Sanderson; Executive Director State Historic Preservation Officer dated January 15, 2013 regarding the Spring House Hotel Barn Renovations. Mr. Penn requested that the minutes reflect that the Spring House Hotel has had three violations since 1996 regarding the terms of the preservation easement. Mr. Penn stated the Commission will not endorse any more violations.

Mr. Fontecchio addressed the modifications for each elevation:

North: Proposed modification for a new overhead operating door to match existing sliding barn doors. The doors will be custom built with 4 panels on each door using beaded material. A proposed chimney will be located between two dormers.

East: Request to install a pair of single panel glass doors replacing single door on 2nd floor. Replace window on 1st floor with a pair of single panel glass doors to match the proposed door on the 2nd floor.

Ms. McQueeney stated she was not in favor of the doors and Ms. Ball was in agreement with Ms. McQueeney.

South: The lower level to stabilize the structure with modification as proposed on the north elevation with new overhead operation doors. The proposed modifications will replicate the appearance of the barn doors on the second floor.

West: Modification to replace a window with door and porch; with handrails in compliance with ADA, and adding previously noted chimney.

Materials and details of the chimney were discussed.

Mr. Penn made a motion to approve the modification on receipt of the revised drawings based on the following findings of fact:

- The Spring House Hotel is a significant contributing structure in the Historic District.
- The Historic Easement on the property was advocated by the Town and the Rhode Island Historic Preservation.
- The proposal is for major exterior changes to the barn
- The proposed chimney will be brick with the top band and capped.
- Approval subject to the revision of changes for each elevation.

Mr. Vaillancourt seconded the motion.

3Ayes (Penn, Vaillancourt and Gilpin)

2 Nays (Ball and McQueeney)

2 Absent (Ballard and Riordan)

The motion did not carry.

Mr. Penn amended the motion seconded by Mr. Vaillancourt to eliminate the approval of the East Elevation only. The applicant will submit new drawings of the approved proposed modifications for the North, South and West Elevations.

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

0 Nays

