

Minutes
Historic District Commission Meeting
Monday, May 19, 2014
Town Hall Meeting Room, Old Town Road
7:00 pm

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

Call to Order

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

Matters from the Public not on the Agenda

Ross Audino, Mark Scortino, and Greg Kyte discussed with the Commission concern for the A-frame signs and the menu boards. The Commission is taking into consideration the language change on the wording in the Town of New Shoreham Zoning Ordinance.

Approval of Minutes of April 21, 2014 and April 29, 2014

Mr. Riordan made a motion, seconded by Mr. Ballard, to approve the minutes of April 29, 2014 as presented.

| | |
|---|--------|
| 5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) | 0 Nays |
| 2 Absent (McQueeny and Vaillancourt) | |

The minutes of April 21, 2014 were deferred.

Preliminary Review/Final Review

Jeffrey Bauer & Susan Collins. Plat 5, Lot 51. Application by John Spier to build new Single Family Dwelling and Garage.

John Spier, owner of Spier Construction presented on behalf of the owner. Mr. Spier explained that the previous owners of Plat 5, Lot 51 received Certificate of Appropriateness for preliminary and final approval along with building permits issued in 2009 and 2010. Mr. Spier is proposing on behalf of the new owners improvements and general changes to the main structure and garage and eliminate the office and studio.

Mr. Spier addressed the following general changes:

- Increased the overall height of the main structure by twelve (12”) inches. The change is to accommodate the interpretation of an error on the building plans and address the flood elevation.

- The original plans included a pergola; the owners wish to replace the pergola of the same size and shape with a covered porch; thereby not increasing the massing of the structure. One section on the south elevation will be an open roof covered in shade slats to allow light and sun into the house.
- The new window configuration will allow in some cases, a slightly larger window to allow more of a view and to meet code for the egress for the upstairs windows. The windows will be 2 panes over 2 panes.
- A proposal to add balcony decks on the east and west porch roofs.
- Eliminate 2 chimneys.
- Equalize the column spacing.

Mr. Spier specified and stipulated to the following on the main structure and the garage:

East Elevation

- Widen the central dormer instead of a 20 pitch will be an 18 pitch this allows the head room over the stairwell inside.
- The primary front entry door, proposed to replace with a traditional wooden door with side glass lights.
- The balcony door is an Anderson Clad unit.
The Commission asked to add muntins on the eastern balcony door in keeping the uniformity of the doors.
- The stairwell landing will have a round window identical to the windows in the gable ends.

South Elevation

- Slanted porch roof (which was discussed under general changes).

West Elevation

- Add two small A-dormers as shown on the elevation.
- Changes to the kitchen and bedroom windows.

North Elevation

- Eliminate three (3) windows on the lower level as the mechanicals are located on this side of the house.
Ms. Ball asked for two (2) ghost windows.

Garage

- The height of the garage will be lowered by 6”.
- This will be a smaller building then the original approved; therefore rescale the trim to make proportional.
- Eliminate brick coursing.
- The vinyl overhead garage door will face the east elevation.

Construction details

- Lattice will replace the brick that was originally proposed. The lattice will comply with the guidelines.
- Proposing an asphalt roof instead of cedar shingles.
- Proposing square columns.

The Commission thanked the applicant for a complete set of drawings and documentation. The applicant committed to installing muntins in the panes; so the windows match throughout the building.

Mr. Gilpin made a motion, seconded by Mr. Riordan to approve preliminary and final review on the construction plans as submitted for Plat 5, Lot 51, for Jeffrey Bauer and Susan Collins constructed by John Spier based on the following findings of fact:

- The approval is for new construction of a residence in the Historic District boundaries;
- The core of the residential plan is imminent from a 2010 set of drawings;
- The new drawings are dated 29 April 2014 consistent with a prior approved set;
- The approval is for the new elevation changes as presented by John Spier and indicated on the drawings and in the 3 page summary; and further the Commission

Stipulates:

- On the east elevation the second floor door will be a divided light door; the Commission recommends a 2 wide by 2 high pattern system; and
- The Commission stipulates 2 ghost windows to be located on the north elevation directly below the second floor windows.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan)

0 Nays

2 Absent (McQueeny and Vaillancourt)

Final Review

Calvez, LLC. Plat 6, Lot 119. Application for Darius by Rebecca and Christina Zendt to replace windows and doors and install a flag pole.

Rebecca and Christina Zendt co-owners of the Darius presented. Ms. Christina Zendt explained their wish is to replace the windows on the second floor with one pane over one pane window. Ms. Ball stated the original windows were not one over one. Mr. Penn explained to the applicants the position of the Commission on replacement windows on a historic structure is to retain the original configuration. The Commission asked the applicant to replace the windows with two panes over two panes with true divided light, which is more in keeping with the character and style as well as the consistency with the windows on the ground level.

The applicant is proposing to replace 4 solid wood doors on the front of the building. The proposed replacement doors will be commercial quality fiberglass venting door with a one over one window; the doors will match the existing doors on the backside of the building. The proposed doors will have a window

containing a screen for the allowance of light and circulation of air. Mr. Penn referenced the Historic District Commission, Procedures and Standards Guidebook, page 14, Doors: “When possible, always retain the original door and restore its appearance by refinishing. If it is necessary to replace the original, buy a new or used door, in the same material, style and size. Heavy wooden doors are preferred. Avoid metal doors, except where required by code or heavy duty commercial use. Metal and fiberglass should always be painted. Contemporary door styles are not appropriate.” Mr. Penn stated the proposed vented door is a contemporary design. The Commission was in consensus to defer action on this item.

Mr. Ballard made a motion, seconded by Mr. Gilpin, for Plat 6, Lot 119, Calvez LLC based on the following findings of fact:

- The approval for the windows on the second floor will be for replacement of two panes over two panes; and
- Deferred action on the doors and flagpoles.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
2 Absent (McQueeney and Vaillancourt)

ULBE, LLC. Plat 6, Lot 138. Application by Lorraine Y. Cyr to replace a door.

ULBE, LLC. Plat 6, Lot 143. Application by Lorraine Y. Cyr to screen outside freezer.

The Commission considered both applications together.

Monty Stover presented on behalf of the owner. Mr. Stover is proposing to replace a damage wooden door with a damage fiberglass two (2) raised louver panels in the lower section at Surfside. The proposed door will have a nine (9) pane window divided by a grill. The proposed door will match the existing Lazy Fish and Juice ‘n Java doors. The muntins in the proposed door will be a true divided light and the door will be painted green.

Mr. Stover explained the Certificate of Appropriateness (COA) issued for the screening of the cooler is a concern that the cooler will not function properly with the dark paint. The COA was approved for the cooler to be painted. Mr. Stover is proposing to install screening panels similar to the fencing behind the Blue Dory. The proposal is for a solid panel with a smaller section of lattice and finial caps on top of the post, as shown in the photographs on the decking of the second floor of the Surf Hotel and the Blue Dory.

Mr. Gilpin made a motion, seconded by Mr. Ballard to approve Plat 6, Lot 138 Surf Side and Plat 6, Lot 143 ULBE, LLC, Surf Hotel based on the following findings of fact:

- Both properties are located within the Historic District;
- The approval for Surfside as presented to replace an existing west facing door with a nine (9) light over two (2) fire glass door unit; and
- The approval for the Surf Hotel to accept the modified screening plan Mr. Stover presented.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
2 Absent (McQueeney and Vaillancourt)

Scot V. Hallberg. Plat 6, Lot 6. Application by Sweenor Builders, Inc. to construct a four (4) bedroom two story dwelling.

Norris Pike, owner of Norris Pike Design Build presented on behalf of the owner. Mr. Pike is before the Commission for final review to seek approval on the details. Mr. Gilpin complimented Mr. Pike on the complete set of beautiful drawings and he noted Mr. Pike provided more than the minimum requirements on the plans. Mr. Pike confirmed the doors will be Anderson 400 Series French Doors.

Cindy Lasser, a neighbor, complimented Mr. Pike on the beautiful design and detail of the structure.

Joanne Hutch, a neighbor, spoke from the audience complimented on the nice design as well as thanking the owners, Commission, and Cindy Lasser for the effort that was put into this project.

Mr. Gilpin made a motion, seconded by Mr. Ballard to approve Plat 6, Lot 6 Scot V. Hallberg for final review to construct a four (4) bedroom two story dwelling based on the following findings of fact:

- The property is within the Historic District;
- This will be new construction;
- The final review approved the plans as presented by Norris Pike; and

Stipulation:

- The applicant to submit an application for final review.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
2 Absent (McQueeney and Vaillancourt)

Sign Application:

Diane & Edward Hayde. Plat 7, Lot 67-1. Application by Diane Hayde to replace a sign for the Sheffield House.

Diane Hayde property/business owner of the Sheffield House presented. Ms. Hayde is before the Commission asking for permission to replace a sign that came down in the storm of Hurricane Sandy. She is proposing to replace the sign with a free standing sign including new colors, fonts and material. The sign will be two sided with gold letters outline in black the background color will match the house color. The Commission discussed the hardware strong enough to hold the sign in place. Mr. Penn referenced the Town Of New Shoreham Zoning Ordinance Section 504 Signs(B)(4)(a) states: “Free-Standing or Attached Signs. The area shall be considered to include all lettering, wording and accompanying designs and symbols, together with the background whether open spaced or enclosed, on which they are displayed but not including any supporting framework and bracing

which are incidental to the display itself.” The Commission noted the free standing sign is within the setback requirements and the sign meets the allowable number of square feet as permitted.

Ms. Ball made a motion, seconded by Mr. Gilpin to approve the sign for the Sheffield House for Plat 7, Lot 67-1 based on the following findings of fact:

- The approval is based on the sign as presented;
- The free standing sign will meet the setback requirements of ten (10’) feet from the lot line and will not impede access to the building; and
- The free standing sign to be secured as stipulated in Town Of New Shoreham Zoning Ordinance Section 504 Signs(B)(4)(a).

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
 2 Absent (McQueeney and Vaillancourt)

BI Sales Corp. Plat 6, Lot 135. Application by Dan McLaughlin for an A-frame and to replace signs.

Dan McLaughlin presented on behalf of the owner. Mr. McLaughlin explained the “Mexican on the Deck” sign will be changed and replaced with new graphics and wording. The applicant is asking for an A-frame sign; Mr. McLaughlin acknowledged the sign will be taken in after “Los Gatitos” closes for the evening. Mr. McLaughlin proposed to relocate the “Winfield’s” menu board closer to the road. Mr. Penn noted the applicant presented colors, font, and size and the seven signs on the property are within the allowable number of square feet as permitted.

Mr. Riordan made a motion, seconded by Mr. Gilpin, for the approval of Plat 6, Lot 135, signage for BI Sales Corp based on the following findings of fact:

- The approval is for a replacement sign for “Los Gatitos Restaurante”;
- The deletion of the word “McGovern’s” off the Yellow Kitten’s sign;
- The approval for the A-Frame sign as presented; and
- The approval of moving the “Winfield’s” menu case closer to the road.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
 2 Absent (McQueeney and Vaillancourt)

Correspondence

Receipt of a Decision from the State of Rhode Island and Providence Plantations Fire Safety Code Board of Appeal and Review re: Gables Inn dated April 18, 2014.

Stanley Nyzio owner of the Gables Inn asked the Clerk to submit to the Commission the decision from the State of Rhode Island and Providence Plantations Fire Safety Code Board of Appeal and Review dated April 18, 2014. No action was taken or needed.

Old Business

Sign Enforcement Plan

No action was taken.

New Business

Discuss/Act on replacement to change building materials with the same design.

The Commission was in consensus that a change in materials will require a Certificate of Appropriateness.

Discuss to nominate Mansion Beach as a Historic District Zone pursuant to New Shoreham General Ordinances Chapter 7 Historical Preservation Section 3 (B).

Recently, the land around the Mansion foundation was cleared by the Highway Department crew. Ms. Ball asked for consideration to nominate Mansion Beach as a Historic District Zone. The Commission was in consensus to nominate Mansion Beach as a Historic District Zone. Mr. Penn asked the clerk to prepare a memo to the Town Council to nominate Town Beach Property to be included.

Menu Boards

This item was discussed under Public Input.

Adjournment

Ms. Ball made a motion, seconded by Mr. Ballard, to adjourn the meeting at 9:00pm.

5 Ayes (Penn, Ball, Gilpin, Ballard, and Riordan) 0 Nays
2 Absent (McQueeney and Vaillancourt)

Respectfully submitted,
Teressa L. Chmiel
Administrative Assistant Building & Land Use Department
Approved: December 15, 2014