

Minutes
Historic District Commission Meeting
Monday, December 15, 2014
Town Hall Meeting Room, Old Town Road
7:00pm

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

Call to Order

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

Matters from the Public not on the Agenda

No public comment at this time.

Approval of May 19, 2014, October 20, 2014, and November 17, 2014

Mr. Riordan made a motion, seconded by Mr. Vaillancourt to approve the minutes of May 19, 2014, October 20, 2014, and November 17, 2014.

6 Ayes (Ball, McQueeny, Riordan, Penn, Ballard, and Vaillancourt) 0 Nays
1 Absent (Gilpin)

Final:

AAP on the Block LLC. Plat 6, Lot 3-2. Application by Poor People's Pub Block Island, Inc. to enclose a walk-in cooler.

Per Vaage attorney stated that he is representing Ross and Brenna Audino owners of Poor People's Pub. Mr. Vaage explained that his client is proposing to bump out the northeast corner of the front porch of the Poor People's Pub structure, into the space beyond the kitchen frontage. He discussed the manner in which to do this is repurposing the shingles and moving the windows so that the enclosure for the walk-in cooler is flushed with the front porch.

Mr. Vaage discussed the following with the Commission:

- As shown in the photographs, the proposed screening will be flushed with the front porch.
- The existing windows in the kitchen will be relocated to the front of the screening.
- The proposed wall on the east elevation will have a door matching the doors on the front of building to keep the appearance consistent with the structure.
- The screening of the pre-existing vegetation of hydrangeas will remain in place including the fence.

- The building is located in the commercial area with newer construction, but not a historic structure as the grocery store across the street.
- Mr. Vaage referenced the Historic District Commission, Procedures and Standards Guidebook, Mechanicals, page 20 states: “All mechanical and utility units, i.e. exhaust fans, hoods, vents, transformers, electric meters, propane and oil tanks, walk-in coolers, air conditioners, and alternative energy devices, shall be screened in a manner to conform to the overall character of the building”. Mr. Vaage declared the walk-in cooler inside the addition is screened in a manner to conform to the building given the nature of the area.
- Placement on the other side of the porch becomes an issue of safety to the employees and public
- The proposed area is the best location to connect the utilities.

Mr. Penn polled the Commission:

Mr. Riordan replied he is not in favor of the cooler on the front porch. He acknowledged this is not an easy issue.

Ms. McQueeney asked how the structure would be attached. She stated she would like to see plans and specs, if the screening is done right then it will be a “win win” situation.

Mr. Ballard’s preference is to see the cooler on the side elevation; the proposed placement changes the character and impact of the appearance. Mr. Ballard asked the applicant to submit plans including details especially the facade board; he asked will the addition be flushed with the columns.

Mr. Vaillancourt suggested a contractor’s lattice for screening. He stated the proposed structure will be hard to conceal and will involve removing the second floor deck to build the built-in.

Ms. Ball asked if the applicants are considering the addition or “bump out” on the other side of the porch. She addressed the applicants and Commissioners that she is looking at this differently. Ms. Ball discussed buildings on the island and the radical renovations involved, for example, building under porch decks that include retail shops at the National Hotel and Harborside as well as building under Finn’s Restaurant. She does not see the ground level of this porch as grand as compared to the Spring House porch.

Mr. Penn discussed the many modifications to the building over the years. He felt taking out a porch section is setting a precedent for other commercial structures in the district.

Marc Tillson, Building Official for the Town of New Shoreham spoke from the audience. He discussed meeting with Ross and Brenna to determine if the cooler would work in another location. He stated this was the best location on the property due to safety issues and connection of the utilities. The rear portion of the property is allocated for parking. The placement of the cooler on the side elevation does not meet the side yard variances.

Mr. Ballard made a motion, seconded by Mr. Vaillancourt for preliminary review of Plat 6, Lot 3-2 based on the following findings of fact:

- The building is located in the Historic District and is of newer construction;

- Although the building is in the Historic District it is a non contributing structure; and
- The approval is for siting and massing of the cooler on the northeast corner upon a set of satisfactory drawings.

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

1 Nay (Riordan)

1 Absent (Gilpin)

Jeffrey Bauer & Susan Collins. Plat 5, Lot 51. Application by John Spier for revisions to modify a previous approval.

John Spier, owner of Spier Construction presented on behalf of the owner. Mr. Spier explained he is before the Commission seeking approval for proposed revisions to a previously approved Certificate of Appropriateness on a Single Family Dwelling. Mr. Spier discussed the following proposed changes:

1. Ghost windows on north elevation (submitted in the updated plans reflecting the stipulation of the May 19, 2014 HDC meeting).
2. A six (6') foot wall outdoor shower will be located between the two ghost windows on the deck. The a/c condenser will be located on the north deck with screening. The need for the 2 small mini splits is due to the placement of the unit above the flood elevation.
3. Elimination of the rear stairs on the west deck.
4. The addition of stairs in the northwest corner for convenience and access to the privacy deck.
5. Elimination of the arch and round top windows on the west elevation for economic reasons.
6. Elimination of the garage.
7. True Divided Light in the east balcony door (submitted in the updated plans reflecting the stipulation of the May 19, 2014 HDC meeting).

Ms. McQueeney made a motion, seconded by Mr. Riordan to approve the revisions to the original application for Plat 5, Lot 51 Jeffrey Bauer and Susan Collins based on the following findings of fact:

- The property is located in the Historic District and of new construction; and
- The approval is for the revisions to the original application as outline in the seven requests as presented by John Spier.

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

1 Nay (Ballard)

1 Absent (Gilpin)

Craig & Michele Fontaine. Plat 6, Lot 37-1. Application by W. Douglas Gilpin, Jr. to change material on rear porch and outdoor shower/propane tank enclosure.

Mr. Vaillancourt made a motion, seconded by Ms. McQueeney to approve the change in material for the outdoor shower and propane tank enclosure based on the following findings of fact:

- The historic building is in the Historic District; and
- The approval is for the change of material to the outdoor shower and propane tank enclosure to a stained pressure treated pine.

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

Approval of 2015 Annual Meeting Schedule.

Ms. McQueeney made a motion, seconded by Mr. Riordan to approve the Annual Meeting Schedule as presented:

January 26, 2015 (4 th Monday)	July 20, 2015
February 23, 2015 (4th Monday)	August 17, 2015
March 16, 2015	September 21, 2015
April 20, 2015	October 19, 2015
May 18, 2015	November 16, 2015
June 15, 2015	December 21, 2015

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

Adjournment.

Ms. Ball made a motion, seconded by Mr. Ballard, to adjourn the meeting at 8:15pm.

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

Respectfully submitted,
Teresa L. Chmiel
Administrative Assistant Building & Land Use Department
Approved: February 23, 2015