

Minutes
Historic District Commission Meeting
Monday March 21, 2016
Town Hall Meeting Room, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, W. Douglas Gilpin, Jr., and Mark Vaillancourt

Absent: Dennis Riordan, Michael Ballard, Claire McQueeney

Jennifer Brady, Land Use Administrative Officer, and Kate Campanale, Administrative Assistant was present for recording of the minutes.

A. Call to Order

Chair William Penn called the meeting to order at 7:12 pm.

B. Matters from the Public not on the Agenda:

William Penn introduced Kate Campanale as the new administrative assistant to the Building and Land Use Department for the Town of New Shoreham. Kate will be attending meetings of the Historic District Commission to record the minutes.

C. Approval of February 22, 2016 minutes:

W. Douglas Gilpin made a motion, seconded by Martha Ball to approve the minutes of February 22, 2016.

4 Ayes (Penn, Gilpin, Ball, Vaillancourt) 0 Nays
3 Absent (Ballard, McQueeney, Riordan)

D. Signs:

1. Stover, Edward and Geer, Taylor Plat 6, Lot 84. Application by Beach Real Estate to install a sign.

Nancy Pike was present on behalf of Beach Real Estate. Nancy Pike presented photographs of the sign and a mockup of the new sign with the post and light. The proposed sign would match the current sign that is on the front of the building. The total square footage of signage with the new proposed sign would be 7.82 square feet. The front of the building is 18 linear feet. William Penn noted that the signs are less than the maximum allowable number of square feet permitted. William Penn also noted that the application still needs the signature of the building owner.

Mark Vaillancourt made a motion, seconded by W Douglas Gilpin to approve the sign for Beach Real Estate, Plat 6, Lot 84 with the amendment that the building owner needs to sign the application.

The following is based on the findings of fact:

- The approval is for a lighted, hanging sign as presented

- The total area of the proposed sign is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2) of the Zoning Ordinance.
- The new sign meets the requirements under Section 504 of the Zoning Ordinance.

4 Ayes (Penn, Ball, Gilpin and Vaillancourt) 0 Nays
 3 Absent (Ballard, McQueeney, Riordan)

2. Coastal Resorts Holdings. Plat 6, Lot 117-2. Application by Mia Doyon to install a sign for Mia’s Gelateria. Ms. Doyon was not present at this meeting. William Penn noted that the application was not complete, stating the application needed to have the total square footage of all signage as compared to the linear footage of front of building. William Penn made a motion, seconded by W Douglas Gilpin to defer the application.

4 Ayes (Penn, Ball, Gilpin and Vaillancourt) 0 Nays
 3 Absent (Ballard, McQueeney, Riordan)

E. Preliminary:

1. Island Marine Corp. Plat 5, Lot 66 Application to construct a platform and screen for cooler and replacement of existing dumpster fence enclosure.

John Spier presented on behalf of the owner, Jessica Wronowski. Mr. Spier presented plans and material for the screening and enclosures. Ms. Wronowski received zoning approval for a variance for this project. The proposed enclosure and screen would be in keeping with the existing stain color and trim of the building. William Penn noted the importance to maintain the same lattice work throughout the building.

W. Douglas Gilpin made a motion, seconded by Mark Vaillancourt to approve Plat 5, Lot 66 screen enclosures for cooler and dumpster for Dead Eye Dicks Restaurant, which is located in the historic district. The screening around the mechanicals complies with the architectural guidelines. The approval is based on the following findings of fact:

- The building is located within Historic District
- The approval is to install a platform and screen for cooler and replace screening around existing dumpster enclosure to be stained and trimmed in same color as existing building.

4 Ayes (Penn, Ball, Gilpin, Vaillancourt) 0 Nays
 3 Absent (Ballard, McQueeney, Riordan)

2. Geer, Cynthia Plat 5 Lot 18-2 Application to replace picture windows on second floor with four, two- over- two double hung windows. Replace kitchen windows on second floor with two over two double hung windows of the same size.

Cynthia Geer presented plans and specs on the windows that will be installed. A total of 6 windows will be installed. All windows will be trimmed out with the same red to match the other windows in the building. W Douglas Gilpin noted that the windows meet requirements for simulated divided lights in the general configuration.

W Douglas Gilpin made a motion, seconded by Mark Vaillancourt for Plat 5, Lot 18-2 for replacement of existing windows as well as infilling section of second floor, Cynthia Geer based on the following findings of fact:

- The building is in the Historic District
- The windows being proposed are in keeping with the architectural guideline standards.
- Existing trim configuration and color will be maintained.

4 Ayes (Penn, Ball, Gilpin, Vaillancourt) 0 Nays
3 Absent (Ballard, McQueeney, Riordan)

3. Ocean View Foundation Plat 7, Lot 22. Application for construction of an 8 foot by 24 foot art wall for public art mural.

Kim Gaffett presented on behalf of the Ocean View Foundation. Ms. Gaffett explained that the plan is to solicit an artist/competition and have a vision painted on this wall. Kim presented a plan and photos showing the location and size of proposed art wall. The current drawings prepared by Derek Van Lent, landscape architect, are based on material availability and structural review. William Penn had concerns about vandalism and questioned how it would be protected.

W Douglas Gilpin noted that this was a preliminary review. William Penn is concerned that this may set a precedent for a large structure and he also noted that art is very subjective. Martha Ball suggested moving this forward to the next meeting allowing time for research to be completed as to how this is handled in other communities. W Douglas Gilpin suggested allowing the 3 absent members to weigh in on this. Kim Gaffett noted that they would like to submit another schematic since the amount of support legs will be changing.

Motion for preliminary approval of design made by William Penn, and seconded by W Douglas Gilpin.

4 Ayes (Penn, Ball, Vaillancourt, Gilpin) 0 Nays
3 Absent (Ballard, Riordan, McQueeney)

4. Garden Lot LLC Plat 7, Lot 33. Application by Seth Draper for Construction of a new barn with second floor apartments.

Mr. Draper was present on behalf of Garden Lot LLC. The proposed structure was previously approved by the Historic District Commission. Mr. Draper explained the addition of habitable space and dormers on the second floor. The footprint of the building design hasn't changed from the last plan. William Penn asked about plan for gutters and downspouts. Mr. Draper did say that a rain garden retention pond was still being designed.

W Douglas Gilpin made a motion, seconded by Martha Ball to approve preliminary design of the update to prior submission for Plat 7, Lot 33 for habitable space on second floor above barn, Garden Lot LLC based on the following findings of fact:

- Proposed Building located in Historic District.

- The footprint would not be changing from previous approval.
- Details of materials and specs of windows and doors will be needed for final approval.

4 Ayes (Penn, Ball, Gilpin, Vaillancourt) 0 Nays
3 Absent (Riordan, Ballard, McQueeny)

F. Final:

1. Island Enterprises, Inc. Plat 8, Lot 84 Application by Glen Fontecchio for installation of condensing unit screening at the Spring House Hotel

Glen Fontecchio, architect presented on behalf of the owner. William Penn noted that the application needs to be signed by the owner. There are two options that were presented. Option 1 is a horizontal screen built on a PT frame with horizontal Azek and an Azek cap. Option 2 is a PT frame with a replication of picket and railing from lower level porch also with Azek cap. W Douglas Gilpin explained that Option 1 with the horizontal slats would blend better with the building and the horizontal shingles behind it. Martha Ball stated that she would prefer to see a faux porch with matching railing and screen.

Martha Ball made a motion, seconded by W Douglas Gilpin supporting style A2 as presented in the plan for Plat 8, Lot 84, Island Enterprises, Inc. based on the following findings of fact:

- The building is located in Historic District

This being final approval the approval includes:

- Screening replicating picket on railing from porch below with an Azek cap and pressure treated stud framing to resist rot.
- The architect has submitted a drawing of the railing and screen (option 2) as requested.
- The State of Rhode Island’s Historic Preservation Office is required to give the final approval; therefor the Historic District Commission’s approval is conditional pending their review.

4 Ayes (Penn, Ball, Gilpin, Vaillancourt) 0 Nays
3 Absent (Riordan, McQueeny, Ballard)

G. Adjournment:

Martha Ball made a motion, seconded by W Douglas Gilpin Jr. to adjourn the meeting at 8:08 pm.

4 Ayes (Penn, Ball, Gilpin, Vaillancourt) 0 Nays
3 Absent (Riordan, McQueeny, Ballard)

Respectfully Submitted:
Kate S Campanale
Administrative Assistant Building & Land Use Department
Approved: