

Town of North Smithfield
Historic District Commission

Minutes of September 21, 2016

A meeting of the North Smithfield Historic District Commission was held on
Wednesday, September 21, 2016
at 6:30 PM
Heritage Hall, 101 Greene St. Street, Slatersville, RI

Call to order: 6:39

Members Present: Dan Couture, Jeffrey Fontaine, Jeffrey Harris, Sarah Lane, Elizabeth Martin, Keith Nadeau

Members Absent: Christian de Rezendes

Materials Distributed: Agenda, C of A, Minutes from August 22, 2016

Approval of Minutes from August 22, 2016

Minutes from August 22, 2016 meeting was unanimously approved.

Applications:

- A. Certificate of Appropriateness: 86 Great Road(Stephen Brownell House), Plat 9 Lot 28, Union Village Historic District, Owner: Nicolas & Emily Siudela.

Present: Owners, Nicolas & Emily Siudela, and representatives of Trinity Solar, Ben Swanson and Lenny Deleon

The current owners are seeking approval via an application for a Certificate of Appropriateness to install approximately 24 solar panels (3'x5' - approx. 15 sq. ft. each) on the south facing asphalt-shingled roof of the existing barn located toward the rear end of the property. Due to studying the location, optimal sun exposure and shading by trees, this was determined by Trinity Solar to be a prime location for the panels.

Discussion:

The house and related outbuildings at 86 Great Road are structures not only of considerable age, the main house being built circa 1806, but also of considerable historical value, and thereby surpassing the minimum 50 year threshold of evaluating significance. It should be viewed as one which by location, design, setting, materials, scale, massing, workmanship, feeling and association adds to the Union Village Historic District's sense of time and place and historical development.

To be consistent and objective, the work as proposed should be reviewed and judged at a minimum in accordance with NSHDC Standards 2, 5 and 10, defined as follows:

2. Retain Historic Character.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property

shall be avoided.

5. Protect Distinctive Construction and Craftsmanship

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

10. Make New Additions and Alterations Reversible.

New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

Additionally, NSHDC will review this solar project by applying the sustainability guidelines as set forth by "The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings." (These guidelines were adopted by NSHDC on July 25, 2016.)

The barn is set back on the property. Its roof is approximately 30 feet high and was resingled with asbestos shingles 2 years ago. The solar panels are approximately one inch thick and will be positioned parallel to the roof surface and no higher than five inches above the roof surface. Additionally the panels will be set back 3 1/2 feet from the front facing roofline. As such, the solar panels will be minimally visible from the public right of way. The cupola is remaining. The work is reversible as well.

It was determined that the homeowner is meeting Standards 2, 5, and 10 and the guidelines as set forth in "The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings."

Motion to Approve: Dan Couture

Seconded: Sarah Lane

Voted Yes: Dan Couture, Jeffrey Fontaine, Jeffrey Harris, Sarah Lane, Elizabeth Martin, Keith Nadeau

Opposed: None

Old Business:

- A. Review/ Update: Collaboration with the National Park Service re: historic markers for properties within the Slatersville Historic District.
Still awaiting estimates from vendor.

New Business:

- A. Review: Communications/ proceedings regarding the former Forestdale Mills/ Stamina Mills site.
1. Town discussing potential uses of EPA superfund site.
 2. EPA and DEM produces a land use agreement restricting certain uses.
 3. SKEO, an outside consultant, proposes potential uses.

Meeting adjourned

The meeting was called to a close at 8:00.

Motion: Dan Couture

Seconded: Jeff Fontaine

All in favor. Opposed: None