

MEETING MINUTES OF THE HISTORIC DISTRICT COMMISSION
Thursday, March 16th, 2017

CONVENE: Mr. Lescarbeau called the meeting to order at 6:05 pm

ROLL CALL: Mr. Lescarbeau, Mr. Shields, Ms. Charren, Ms. Hints, Mrs. Kenower and Mrs. Anderson

ABSENT: Mrs. Connell

LATE: With due cause, Mrs. Douglas arrived at 7:05 p.m.

ALSO PRESENT: Michael DeLuca, Director of Community Development; Bruce Lofgren; and Denise Russ, Clerk of the Board

ADMINISTRATIVE MATTERS:

CONSENT AGENDA

1C: Approval of Meeting Minutes from February 7th, 2017

A Motion is made by Mrs. Douglas and duly seconded by Mrs. Kenower to approve the meeting minutes of February 7th, 2017, subject to noted corrections. **Motion passes 4 to 0.**

(Mr. Lescarbeau, Mrs. Douglas, Ms. Charren, and Mrs. Kenower).

2PH: Overcliff – construct a new garage at 350 Ocean Road, Owners Mark and Janeen Davis

Mr. Davis informed the Board his proposal includes the addition of a garage with a covered walkway attached to their house. He stated they have obtained the zoning relief required, and he is aware of staff's concerns and recommendations regarding the driveway. The only proposed change to the driveway is to remove the asphalt and concrete cement blocks and plant sod so the house looks like it has a yard. He added they are thinking about putting in three or four rows of cobblestone just to break up the cottage from the main house. In reality, he explained that the driveway actually gets reduced in size.

When Mr. Shields asked Mr. Davis how the garage doors were going to open, he replied they will open like traditional doors would. Mr. Davis further stated there will be no center column; just one 16 ft. two-car garage door, which makes it easier to get larger vehicles in and out.

He added that the drainage system is in, and the foundation for the garage is concrete. Grass pavers will be installed to allow for parking.

Mr. Lescarbeau stated that overall, it really ties into the house well, especially the way he has matched the post, the arch on the porch, the windows, and the carriage type doors. He added the extensive elevation work and erosion control he has done have met all the requirements.

Mr. Lofgren went over his staff report with the Commission and explained that this project did not require any dimensional setbacks so it has complied with the zoning regulations.

When asked by Mr. DeLuca, Mr. Davis informed him that they were going to use the asphalt with a light grey colored chip stone for the driveway materials. Concrete and straight asphalt have both been ruled out because the plan had always been to replace what was originally there.

A Motion is made by Ms. Charren and duly seconded by Ms. Kenower to close the Davis Public Hearing. Motion passes 6 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Hintsa, Ms. Charren, Ms. Kenower and Mrs. Anderson).

A Motion is made by Ms. Charren and duly seconded by Mrs. Anderson to make a positive recommendation of capability for the Davis application. Motion passes 6 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Hintsa, Ms. Charren, Ms. Kenower, and Mrs. Anderson).

3PH: Wildfield Lodge – Construct a small addition as a stair enclosure for basement access.

Mr. J. P. Couture of Couture Design introduced himself to the Commission and informed them that this house does not have an interior staircase. They came up with a way of actually using the existing staircase, which is not in very good shape, and extending the roof out to create a little space for them to get down that staircase. There will be a gate to the stairs because they are trying to create the function of a bulkhead with the appearance of a porch. The basement is considered non-livable space, and concrete was poured over the existing dirt floor. They chose to install a small copper roof from the end of the stairway; and they will be putting a blue stone landing at the entrance, creating a functional bulkhead with the appearance of a porch.

Mr. Lescarbeau stated that this is a very functional need that Mr. Couture is trying to fill, and he has kept this addition transparent by utilizing the same foundation.

When asked by Mr. Shields, Mr. Couture stated the proposed new window will match the existing casement windows in the house.

Mr. Lofgren went through his staff report with the Commission and described this proposal as a minor addition with a less than 25% lot coverage structure, which won't be seen from the street. Overall, he approved of all the changes.

A Motion is made by Mrs. Hints and duly seconded by Mr. Shields to close the Moran Public Hearing. **Motion passes 6 to 0.**

((Mr. Lescarbeau, Mr. Shields, Mrs. Hints, Ms. Charren, Ms. Kenower and Mrs. Anderson).

A Motion is made by Mr. Shields and duly seconded by Ms. Charren to make a positive recommendation of capability for the Moran/Wildfield Lodge application.

Motion passes 6 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Hints, Ms. Charren, Ms. Kenower and Mrs. Anderson).

NEW BUSINESS:

4NB: Pre-application (continued): Coast Guard House Restaurant

Mrs. Russ told the Commission that due to the meeting date change because of the snow storm, Mr. Karpowitz was not able to attend.

5NB: Pre-Application “Wildfield Lodge Carriage House’ – addition of front entryway portico and demolition/rebuild of carport/stable.

Mr. & Mrs. McKee introduced themselves to the Commission and informed them this is a pre-application. The proposed changes to the Carriage House involve the demolition and rebuild of a carport/stable; and they also want to build an entryway/portico for the frontal portion of their house that comes out about 7 ft. They are going to maintain the same double hung windows. The second proposal is to try to create some new first floor living space, carrying the same roof line while maintaining two carports on the end. The exterior would look almost exactly like the existing, except for the ‘barn style’ garage doors. They have had several contractors looking at the project, and they all said to try and repair this already rotted building would be exorbitant.

Mr. Lescarbeau stated that he agrees 100% with his builders that this building is not worth rehabbing. He further informed the McKee’s that the Commission would like to see an engineer’s report to see what is separated, what is coming apart, and document it.

Ms. Kenower stated she thought the project was great, as did Mrs. Anderson.

Ms. Charren stated that she feels the stable is not worth saving, and she stated the proposal would add some nice first floor living space to the Carriage House.

Mr. Lescarbeau noted that front entrances are considered ‘sacred’ in the Standards & Guidelines, but it’s not like they are taking the original carriage entrance and wanting to put a solid wall on it; instead they are just pulling it all forward.

Mrs. Hints said she had an issue with the fact that they were proposing to remove the existing carriage house front doors and install windows instead. From the HDC point of view, she informed them those doors are considered to be defining characteristics.

Mr. McKee explained they are proposing windows because it would allow for much more light to come in, and they look more attractive than a flat wooden door. He added that the fire escape will be removed.

Mr. Lescarbeau and the Commission suggested that there is a plenty of room to put a window and a door in the front area. He added that he could ask his architect to think of ways to integrate some trim that would work with the existing.

Mr. DeLuca noted that none of the proposals being presented here this evening are visible from the street and never will be, especially the front façade. He suggested that perhaps the Commission could relax and take a little more liberty in their final decision.

Mr. Lescarbeau added that another significant point is to realize that this structure is not a functional home that would involve a modification; but it is a carriage house that the McKee's want to turn into their home. He commended them on wanting to keep the carriage house style in their proposed design.

Twin's District Consideration:

Mr. Lescarbeau explained to the Commission that the letter of response has been sent to Mr. Packer, who responded stating he would discuss it with his client and thanked him for the effort. He feels at the very minimum, there will be some compromising with the new council members. Once the findings of the proposed districts have been completed, the Commission will lead with publication of the approved tax credit to inspire those that are being approached.

Tax Credit Ordinance:

Mr. DeLuca informed the Commission that the Town Manager has interviewed several applicants for the Tax Assessor and has gotten down to final candidates.

R.I. Historical Preservation and Heritage Commission April Conference:

The following members plan to attend:

Robert Shields, Moira Hints, Kristen Connell and Judy Anderson

Tax Credit Publication Draft:

Mr. Lescarbeau asked why an application fee had to be charged, and Mr. DeLuca explained that was already put in the Ordinance. Another ordinance would have to pass in order to have it removed.

A Motion was made by Mrs. Kenower and duly seconded by Mrs. Anderson requesting that the application fee for the Tax Credit application be dropped. **Motion passes 7 to 0.**

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Mrs. Hintsa, Ms. Charren, Ms. Kenower and Mrs. Anderson).

ELECTION OF OFFICERS:

A Motion is made by Mrs. Hintsa and duly seconded by Mrs. Charren to retain the current HDC officers:

- Keith Lescarbeau, Chairman
- Robert Shields, Vice Chairman
- Mrs. Wayne Douglas - Secretary

Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Mrs. Hintsa, Ms. Charren, Ms. Kenower and Mrs. Anderson).

ADJOURNMENT:

A Motion was made by Mr. Shields and duly seconded by Mrs. Anderson to adjourn at this meeting 8:27 p.m. **Motion passes 7 to 0.**

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Mrs. Hintsa, Ms. Charren, Ms. Kenower and Mrs. Anderson).

Submitted By:



Denise Russ
Clerk of the Board