

MEETING MINUTES OF THE HISTORIC DISTRICT COMMISSION
Tuesday, May 9th, 2017

CONVENE: Mr. Lescarbeau called the meeting to order at 5:15 p.m.

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

ABSENT: Judy Kenower

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

ADMINISTRATIVE MATTERS:

Mr. Lescarbeau informed the Commission there was a request to move the Coast Guard House application up to Item #1.

A Motion is made by Mrs. Hints and duly seconded by Mrs. Connell to move the Coast Guard House pre-application up to first on the Agenda. **Motion passes 7 to 0.** (Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hints, Mrs. Connell & Mrs. Anderson)

50B: Coast Guard House Restaurant –Enclosure of second floor dining room.
Location: 40 Ocean Road; Owner: South Wind, Inc.

Jack Revens, Attorney for the applicant from Revens, Revens & St. Pierre informed the Commission that he had a case before the North Kingstown Zoning Board at 7:00 p.m., and he much appreciated the HDC taking them early.

Frank Karpowitz, Architect for the applicant, reminded the Commission that at the last meeting, they felt like the elevator was a solid mass at the end and looked a little heavy. They wanted to increase the visibility into the building to see the gable of the Coast Guard House. He explained that although they gave it a thorough look and tried to find a better place for the elevator, other places seemed a bit unsuitable mostly because of the way the restaurant currently operates. They still feel the current location is the best place for the elevator for the operation and access to the second floor deck, and also for its position relative to the historic structure. They have left it where it is, and will try to address the design concerns of the Commission that were verbalized last month:

- The deck window is much larger now, and they have it raised up so the top is the same height as the bay glass.
- They looked at several options of installing store front glass, but felt they wanted to keep that bay centered on the gable.
- They added a large window on the hoist way on both of the corners of the south and street elevation.

Mr. Lescarbeau suggested they have a recessed panel installed instead of the proposed field of siding, and perhaps put stone panels at least up to the window sill. He added that the applicant has gone to great extent to show as much of the gable as possible and to put the tower where they feel it has to be.

Mr. Shields stated he is encouraged with the revised plans, but still finds the proposed location of the lift intimidating to people walking down the sidewalk right past it. He added he would like to see the applicant return with an alternative plan, showing the elevator in a different location, on the east side of the function room. In all fairness, some of the members feel strongly about the location; so if it means everything is being placed inside the building rather than outside, he feels that is an advantage.

Mrs. Connell stated the plan for the location of the elevator lift may need another go around. Based on the feedback provided at the last meeting, the Commission was hoping to see a few more elegant solutions to the left side. She feels the window speaks to that, but there may be other options.

Mrs. Anderson explained that while she is the newest member of the HDC, she doesn't like any of the proposed plans. She doesn't like the proposed enclosure of the deck on the Coast Guard House.

Mrs. Douglas asked why the lift has to be flush with the exterior south wall.

Mr. Karpowitz explained there are many designing elements on the second floor by the south wall, including an elevator landing for people to exit, a coat room, and a lavatory. He added they have chosen the smallest ADA elevator available.

When asked by Mr. Lescarbeau, Mr. DeLuca stated he feels the HDC has articulated all of their frustrations; and the applicants have worked extremely hard trying to preserve the view of this historic structure. All things considered, he feels Staff would accept their latest proposal.

Mr. Lescarbeau stated the elevator tower is the blemish of the whole design, and it blocks some of the view of the balcony and the Towers as well. He dislikes it, but he could accept it.

Mrs. Hintska stated she likes the glass atrium in front of that wall, and added that it is a creative way of improving the functionality while maintaining the ability of the people of Narragansett to enjoy the historic structure. She feels that other proposals are drawing more from the additions, rather than the original structure.

Ms. Charren asked if it would it be possible to move the existing stairs that go up to the deck over in front of the box, so that at least see the two historic arches would be visible and more attractive from the front.

Mrs. Douglas suggested that the elevator can be kept where it is, but the trade-off would then be to relocate the deck stairs to maximize the view of the historic archway.

Mr. Karpowitz suggested they take a lighter, softer approach to the design of the existing staircase and make it more transparent by putting cable rail on it so the arch and stone could then be visible.

Ms. Charren concluded that the suggestion of changing the existing outdoor staircase could result in the Commission agreeing in more of a unified fashion.

CONSENT AGENDA

1C: Approval of Meeting minutes from April 11, 2017

A Motion is made by Mr. Shields and duly seconded by Mrs. Connell to approve the Consent Agenda, with duly noted corrections. **Motion passes 7 to 0.**

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hints, Mrs. Connell & Mrs. Anderson)

2OB: Planning for district expansion: Town Council Workshop preparation

Mr. Lescarbeau opened the meeting by stating the goal before the HDC is to be prepared to be able to ‘wow’ both the Town Council and the Town residents so they will be able to see beyond the facts and figures of the proposed districts. He informed the Commission that on the Town home website there are six videos that have been put together by a company called CGI, and two of them were viewed by the Commission. Mr. Lescarbeau suggested that we open up with these videos at the workshop on Monday. He added that is the unique architect and types of residents that set Narragansett above all of the other waterfront communities in our state.

Both Mr. Lescarbeau and Mrs. Douglas suggested that ‘before and after’ pictures of the nicer existing district homes, such as the Cottages on Caswell, be presented to the Town Council in the beginning of the presentation, before the text slide.

Mrs. Connell informed the Commission that she attended the RIHPC Conference in Westerly on April 29th. One of things she learned was when you’re trying to state your case to someone to get them on your side, you want to use not just the dates and figures; but words, pictures and numbers that represents the data. She explained it is important to kick the workshop off with something that also shows how neatly the HDC Agenda fits into the Town Council Agenda. The HDC can then dovetail right into the Town Comprehensive Plan, she added, which emphasizes that the Town’s goal is to protect and build on Narragansett’s unique character as a unique seaside community.

Mr. DeLuca informed the Commission that the Town Council Workshop will start at 6:00 p.m. in the Large Board Room. The Council President Susan Buonanno will open the

Workshop and will not be allowing any general public discussion. He stated the public can sit and observe, but there will not be a question and answer period. He reminded them they only have an hour and a half to deliver their message, during which time each member will do their presentation.

Mr. Lescarbeau noted that in the original Ordinance, voluntary properties have the option to become a regulated property if they apply and receive the tax credit. This becomes a benefit for both the homeowner and the redistricting effort to have voluntary properties.

PUBLIC HEARING

3PH: Wildfield Lodge Carriage House – Addition of front entryway portico and demolition/rebuild of carport/stable, 450 Ocean Road

Mr. Lescarbeau commented on how much the HDC appreciated the fact that the applicant wanted to keep in-kind the flavor of the Carriage House.

Dr. McKee re-introduced himself to the Commission as the owner of the property and showed them pictures of the original and the existing structure. He informed them they added a window and kept the columns similar.

Lisa Nedwidek introduced herself to the Commission as the Architect for the applicant and informed them she has emulated the existing 6” columns, and the plan is to ‘beef up’ the new columns to about 1 ft. in size so they will look substantial. She stated there was also a concern about copying the trim around the doors, and informed the Commission they plan to keep the same trim, with a double trim on the side. The pitch of the roof was being brought in so the windows on the top of the existing dormers are not impeded, and the portico design is also historic.

Mr. Shields stated he was in favor of the project from the very beginning and asked what renovations are being planned in the two wings.

Ms. Nedwidek stated there will be no renovations to the wings; but there will be new footings all the way around the perimeter of the property. The required 8” of foundation will be exposed, but she explained the shingles can actually be extended down further past that. Depending on the water table and whatever ledge is discovered, they can position the shingles so that only a few inches of the foundation are exposed.

Mrs. Connell stated she feels the proposal is very much in keeping with the spirit of our Standards and Guidelines.

Both Mrs. Douglas and Mrs. Anderson agreed with Mrs. Connell; as did Mrs. Hintsa and Ms. Charren.

Mr. Lescarbeau stated the HDC is fortunate to have the applicant respecting the carriage house style and much appreciates the design he has created.

A Motion is made by Mrs. Douglas and duly seconded by Mr. Shields to close the Wildfield Lodge Carriage House Public Hearing. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Connell & Mrs. Anderson)

A Motion is made by Mrs. Anderson and duly seconded by Mrs. Douglas to approve the Wildfield Lodge application, subject to final approval by staff when the final drawings are created; and with the stipulation that if the shed is going to be relocated on site, Mr. DeLuca can approve it administratively. If it is going to be demolished, they would have to come back before the HDC. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Connell & Mrs. Anderson)

4PH: Hazard Castle Estates – new construction, Ocean Road; Jeff Sweenor

Jeff Sweenor of Sweenor Builders introduced himself to the Commission and explained that this proposal was designed by the same good draftsman that designed the first house. The main house measures 3,800 sq. ft. in size; and the garage, which has overhead ‘carriage style doors’, is not part of the square footage. The concept and styling is very similar to the first house. They are using cedar shingles and a cedar roof; coupled with all wood trim, a lot of stone, Anderson ‘A Series’ windows, big overhangs, gambrel flairs, a lot of copper, and an eyebrow entrance. The garage is perpendicular to the house, creating a courtyard effect in the front.

A Motion is made by Mr. Shields and duly seconded by Mrs. Douglas to close the Hazard Castle Estates Public Hearing. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Connell & Mrs. Anderson)

A Motion is made by Mrs. Hintsa and duly seconded by Ms. Charren to approve the Hazard Castle Estates application, with final approval by Staff when the final drawings are created. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Connell & Mrs. Anderson)

ADJOURNMENT:

A Motion was made by Mrs. Douglas and duly seconded by Mr. Shields to adjourn this meeting at 7:36 p.m. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Connell & Mrs. Anderson)

Submitted By:



Denise Russ
Clerk of the Board