

MEETING MINUTES OF THE HISTORIC DISTRICT COMMISSION
Tuesday, February 7th, 2017
(Small Boardroom)

CONVENE: Mr. Lescarbeau called the meeting to order at 6:02 pm

ROLL CALL: Mr. Lescarbeau, Mrs. Douglas, Ms. Charren, Mrs. Kenower, and Mrs. Connell.

ABSENT: Mrs. Hints and Mr. Shields

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

ADMINISTRATIVE MATTERS:

CONSENT AGENDA

1C: Approval of HDC Minutes: January 10, 2017

A Motion is made by Mrs. Douglas and duly seconded by Mrs. Connell to approve the meeting minutes of January 10th, 2017. Motion passes 5 to 0.

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

NEW BUSINESS

2NB: Public Hearing: 80 Central Street – Exterior modifications to the dwelling and carriage house, Owner: Salvatore Torregrossa

Patrick Dougherty introduced himself to the Commission as the Attorney for the applicant and stated they are before them to seek approvals for the project on 80 Central Street. He explained there have been no substantive changes in the application from the last meeting with the Commission, and they want to be able to put together the best possible project while still maintaining the economic viability of the project.

Frank Karpowitz introduced himself to the Commission as the Architect/Project Manager for the proposal and stated the Staff Report referenced all four elevations of both buildings. He explained the main entrance is on Central Street, which is the north elevation; Caswell Street would be the east elevation; and the west elevation is the interior lot line. He described the proposal as a 3-floor condo unit in the front, which is considered Unit A; Unit B will be in the rear of the main building, and Unit C will be in the carriage house. He noted there are porches added to the original structure.

He continued to explain that the staff summary of the proposed work is accurate. Item #6, which refers to the 6 ft. by 23 ft. covered porch, is the only item he had questions on. It relates to an above-grade deck on the second level and is located just outside the living

area for the carriage house. He stated the proposal is that the first floor will have red cedar shingles, with pre-painted hardy shingles (with a 15-year warranty) up top. Down below would be a dipped red cedar, and up top would be a clap board.

Mrs. Douglas noted that painting the red-cedar shingles would become a maintenance problem and feels that they should be kept natural and untreated.

Mr. Karpowitz replied that it was worth painting the red cedar shingles to save the maintenance.

Mr. Lescarbeau explained that the bottom is going to be painted wood shingle

Mrs. Douglas feels that the painted wood shingles are going to look awful.

Mr. Karpowitz displayed an actual sample of the Anderson AW 400 series '2 over 1' window and explained the only difference between this and the window being installed is that it is larger, and it is going to be a '2 over 1', instead of '4 over 1'. He stated the muntin size, the color, and the finish are all the same.

He further stated the covered wrap-around porches are being added to help make it more consistent with the view scape on Central Street and with the overall massing of the property. They will have decking on them, along with a railing. The posts will be wrapped in Azek, which will look like a wood wrap with trim on the top and bottom; and lattice will be installed under the porches and painted to match the trim.

Pertaining to Finding #4 of the staff report, he explained they placed the door slightly to the right of the center of the wall in the north elevation, nearest to the original two door location. The front door, which will be stained a wood color, is going to be a 4 light fiberglass door with one panel at the bottom. All of the doors that are accessed from the porch will be the same style door as is on the exterior of the building.

He further explained the existing north side window is an original palladian window, which is in a state of total disrepair. It is being replaced with a pair of insulated doors that access a small balcony. They have included an insulated semi-circle elliptical transom window to go above the pair of doors to recall that original shape.

He stated there are no issues with the doors on the west since, since that is not considered a historic entrance.

When asked by Mr. Lescarbeau, Mr. Karpowitz stated the building has two elevators, one per unit.

He further stated that all of the siding, roof and trim on the carriage house will match the main house in the same use. The lower level will be the red cedar shingle, and the upper level will be the hardy shingle.

Mr. Karpowitz informed the Commission that the railing on top of it hangs over the driveway and can be seen from Caswell Street. He stated it is the only outdoor space available, and inside those doors is the living area for this unit. There will be no columns to support that, but there will be brackets supporting it from underneath with non-structural Azek wrapped wood. He added the first floor of the carriage house has a garage in front with a family room in the rear. The windows are the same windows being used in the main house.

He further explained that if you are at the main house, looking towards the back, the chimney on the carriage house is located outside of the building to the west of the screen porch. The original chimneys were interior to the house, supporting the structure. This chimney is on the exterior of the building and was added 'after the fact'. He explained it is not in good shape, and the plan is to remove it. The masonry does not seem to be near as good as the original chimney on the main house.

Mr. Lescarbeau stated he had concerns regarding the following:

1. The stained glass windows that are proposed to being removed
2. The artificial composite siding
3. The raised roof on the west elevation

He reiterated that the composite siding was a huge decision to be made for the Commission. He pointed out that most historic district commissions around the State would not accept James Hardy plank in place of real clapboards and real shingles. However, he stated our Standards and Guidelines should be adapted to our environment and be able to define our own level of how stringent we as a group should be.

Mr. Karpowitz replied that the composite is precedent, but with distinction. Regarding the stained glass window, he stated it can't be proved when they were installed.

Mr. Lescarbeau stated he wouldn't deny the application because of the removal of the front stained glass window; but he would prefer to see it repaired or replaced, not eliminated.

Ms. Charren stated she is glad to see the project looking so much improved; and added the proposal gives the perception of looking like one estate with a carriage house, as opposed to three separate apartments.

Ms. Kenower agreed with Ms. Charren, but stated she thinks it would be more appropriate to have the stained glass window stay. However, she thinks this project is a major improvement compared to what currently exists.

Mrs. Douglas feels the applicant should be recognized for the tremendous amount of hard work he has done and feels the proposal is going to be a great enhancement. She is interested in the final landscaping plan, and Mr. Karpowitz showed it to her.

Mr. DeLuca complimented Mr. Karpowitz on doing a great job on both the project and carefully following the Staff report. He went over his report with the Commission and recommended approval with the following conditions:

1. Make a decision on the seven different elements of the man-made materials
2. The two oval windows that have been proposed to be saved, are saved and reused in the site on the north and west side.
3. The horizontal windows should either be repaired or retained; or be boxed and stored for possible future use.
4. The west side dormer is the Commission's call to make.
5. That all the lighting patterns are consistent.
6. The exhaust condenser for the carriage house be shown on the final drawings and be located appropriately in accordance with the proper codes.
7. Lighting detail/plan showing where the lighting is going to be located.
8. The application come back for final detail review of the trim; finish treatment of the gable ends, final detail on the shingle reveal, and the lighting fixtures.

A Motion is made by Ms. Kenower and duly seconded by Mr. Douglas to close the Torregrossa Public Hearing. **Motion passes 7 to 0.**

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

A Motion is made by Ms. Charren and duly seconded by Mrs. Connell to make a positive recommendation of compatibility for the Torregrossa application, as presented, with the clarification of the following details, and the understanding that they can be approved administratively by Mr. DeLuca:

- Trim detail
- Lighting layout and type
- Gable peak detail
- Location of the Carriage House boiler exhaust
- Shingle reveal
- Existing Shed dormer
- Use of man made materials
- Two rectangular stained glass windows and one palladian window are stored under an eave.

Motion passes 5 to 0.

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

3NB: Pre-application – Hazard Castle Estates – new construction on Ocean Road

Mr. Sweenor introduced himself to the Commission and informed them they were looking at a preliminary conceptual design for the middle lot located in the Hazard Castle Estates. The proposal is somewhat similar to the size, scope and styling of the house that is being constructed to the north of it next door. He explained it is going to be a 4,000 sq. ft. gambrel style two-story house with a three (3) detached garage with wood doors. They propose to be using red (or possibly white) cedar shingles, and there will be a structural

pergola connecting the garage to the house. All the trim on the house will be wood and the windows will be 'Andersen A Series', double hung, 6 over 1.

He stated the site plan reflects this house being situated on the lot almost to the rear property setback line, which is parallel to the house to the north. The proposed driveway will be a slightly courtyard style with a small planting bed in the middle. He added all of the light blocking and accent trim will be done in protective copper; and all of the roof venting, plumbing vents and the hoods for bath pans are all copper and located on the back side of the roof line, so nothing is visible from the street. The roof will be an asphalt product, not wood. He added the owners are very particular about the historic element of it, and they want to use all natural materials. They love the wood look and prefer a classic looking home. The landscaping will be extensive, much like the house next door. Upon discussion, the Commission members expressed general support for the conceptual design of the house.

OLD BUSINESS

4OB: Tax Credit Application Form and Protocol - Discussion of draft application form and guidance sheet. (Keith Lescarbeau and Michael DeLuca).

Mr. DeLuca stated the Town is due to be hiring a Tax Assessor soon. The Town Manager is currently interviewing for that job, so within the next month to 6 weeks, we should have a new Tax Assessor. However, the application form will be delayed until he has an opportunity to connect with that person. He suggested we take the key points from the Ordinance and put them in a list form that would become the guide sheet for the applicant to follow. There are basically 3 steps:

1. The submittal documents, which would be the back-up to the application
2. The application fee
3. The certification

Mr. DeLuca went over the draft guide sheet with the HDC. He noted this could be revisited after the application form is completed.

5OB: District Expansion: Discussion of the Narragansett Avenue and Dunes District

The members discussed amongst themselves any mapping changes they thought necessary to make. Narragansett Avenue was unchanged. Upon review, the HDC members agreed to reduce the area of the Dunes district at the northern terminus.

6OB: Tax Credit Publication Draft: No Action taken.

REPORTS OF STAFF / COMMISSION:

- **Election of Officers:** Due to a lack of full attendance, the Commission decided to wait until next month to have the election of officers.
- **2016 Annual Report:**

A Motion was made by Ms. Kenower and duly seconded by Ms. Charren to accept the Annual Report, subject to changes to Earles Court Water Tower, the Tax Credit Ordinance; and updating the monthly statistics to incorporate the meeting attendance at the Public Workshop that were held during the 2016 year. **Motion passes 5 to 0.**
(Mr. Lescarbeau, Mrs. Douglas, Ms. Charren, Ms. Kenower and Mrs. Connell)

- **Registration for the April 29, 2017 HPHC April Conference:**

To date, only Mrs. Connell and Ms. Anderson have committed to attending the April Conference.

It was decided that the rest of the members would let Mrs. Russ know of their decision at the March 14th HDC meeting.

- **Twin's District Consideration:**

Mr. Lescarbeau passed out the response he drafted to Mr. Packer requesting the option not to be part of a new proposed district. It was decided that the members would revisit it and return it next month with any changes/edits they may want to make.

ADJOURNMENT:

A Motion was made by Mrs. Douglas and duly seconded by Ms. Charren to adjourn this meeting at 9:30 p.m. **Motion passes 5 to 0.**
(Mr. Lescarbeau, Mrs. Douglas, Ms. Charren, Ms. Kenower and Mrs. Connell)

Submitted By:



Denise Russ
Clerk of the Board