

**MINUTES FROM THE REGULAR MEETING OF  
THE HISTORIC DISTRICT COMMISSION  
Tuesday, August 8<sup>th</sup>, 2017**

**CONVENE:** Mr. Lescarbeau called the meeting to order at 6:01 p.m.

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

**ABSENT:** Mrs. Douglas

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

**ADMINISTRATIVE MATTERS:**

**CONSENT AGENDA**

**1C: Approval of Meeting Minutes from July 11<sup>th</sup>, 2017**

**A Motion is made by Mrs. Hints and duly seconded by Mrs. Kenower to approve the meeting minutes of July 11<sup>th</sup>, 2017. Motion passes 7 to 0.**

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

**PUBLIC HEARING**

**2PH: Wildfield House – Exterior repairs & window replacement, Assessor’s Plat G, Lot 10 – 460 Ocean Road; Owner: Paul and Jean Moran**

J.P. Couture of Couture Design Associates introduced himself to the Commission and informed them that the applicant could not find any information showing that the garage was older than the 1980’s. He stated the Moran’s would like to save the big arch windows on the ends. Unfortunately, most of the windows are not actually real mullions, but are ‘things’ that have been added on the inside or the outside. Also, he added, they do not really have any relationship to the house itself, but are regular square panes. The two half round windows are the oldest and they want to save those.

He further stated they are proposing to add an aluminum gutter because there is no trim at the edge of the roof, and it will add detail and help with the water run-off. The plan is to save the shingles that are being removed from the main house and use them on the garage. However, he added the plan is to not completely re-shingle the entire garage, but just to patch where needed.

When asked by Mr. Shields whether or not the second floor of the garage was finished, Mr. Couture stated that it is finished and the previous owner used it as a studio.

Mr. Couture explained the house has all casement windows, except for one end of the house where there are four (4) double-hung windows. All of the windows used will be Kolbe and Kolbe.

Mrs. Hintska asked if this project was eligible for tax credit, being a non-contributing structure.

Mr. DeLuca replied it would not be eligible because it would have to be an historic structure.

Mr. Lofgren noted that there were no details submitted on the doors.

Mr. Couture replied that he included the Kolbe drawing, but not the spec for it. He stated he will submit that to Mr. Lofgren.

**A Motion is made by Ms. Charren and duly seconded by Mrs. Connell** to close the Wildfield House Public Hearing. **Motion passes 7 to 0.**

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

**A Motion is made by Mrs. Kenower and duly seconded by Mrs. Hintska** to approve the windows as presented. **Motion passes 7 to 0.**

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

### **NEW BUSINESS**

**3NB: Discuss news articles –**

Mr. Lescarbeau stated that the news article and the Tip of the Month goes right into the preparation for public hearings.

**4NB: Tip of the Month – Join the historic district to be eligible for this tax credit.**

### **OLD BUSINESS**

**5OB: Preparation for September 18<sup>th</sup> Public Hearing**

Mr. Lescarbeau referred to the front page news article in the Narragansett Times, which talked about the HDC and the proposed expansion, along with the Tax Credit Ordinance. Because they cannot run the same article twice, he explained the newspaper will come out with another article just prior to the September 18<sup>th</sup> Public Hearing, essentially saying the same thing.

He suggested utilizing the Tip of the Month to promote the expansion as well; and stated he would like the input of the members before it is finalized. He will send it to Mrs. Russ, who agreed to e-mail it to all the members for their comment and review.

He further stated he will be attending the Historical Society's meeting tomorrow and they wanted to know how they could help.

Mr. DeLuca informed the Commission that the Town Council meeting starts at 7:30, and the Public Hearings start at 8:00. There will be a standardized presentation by Mr. DeLuca and Mr. Lescarbeau because the Council is going to want to get to their own commentary. They will only want to allow about an hour's worth of time regarding the proposed district, and they will want to hear from the public because they have already heard from the Commission. A brief description of the districts as to why they are being proposed will suffice.

Mr. Lescarbeau told the Commission that he has spoken with Shirley Eastham and Sallie Latimer and they are on board to do whatever we need for them to do. He stated it would be great having representation from the Historical Society at all three public hearings.

Mrs. Connell added that Jeff Sweenor of Sweenor Builders is going to write a letter on the Commission's behalf, and she has spoken to Chris Goglia and Kelly Donovan, who both plan to be present at the September 18<sup>th</sup> meeting. She further stated that she will also contact Camilla Lee and Holly Flagg.

Mrs. Hintska stated she has chosen to connect with her contacts closer to the September 18<sup>th</sup> Public Hearing so they will better remember the date.

Mr. DeLuca committed to sending the members the COA 'call lists' with their e-mail contact information.

### **6OB: Review of Draft Tax Credit Application**

Mr. DeLuca gave the Commission the first draft of the Tax Credit Application for them to review and/or edit. A discussion ensued with their input was encouraged, and Mrs. Russ stated she will e-mail the updated version to them tomorrow.

### **7OB: 80 Central Street – Final Design Review – Amend window design, 80 Central Street, Owner: Salvatore Torregrossa**

Mr. Lescarbeau informed the Board that Patrick Fitzgerald is here this evening because his window order for the above-referenced property was fouled up. The original approvals were for '2 over 1' windows, and a number of the windows came in sized as '6 over 6' windows.

Mr. Fitzgerald showed the Board the original plan, which showcased the '2 over 1' windows, which were uniformed throughout all of the approved elevations. He stated the

units came in measuring with 6 over 6 design, but it is the exact same brand window that was presented to the HDC at the Preliminary Hearing, Anderson 400 Series. All of the elevations have '6 over 6' windows, with the exception of two.

He further explained they would like to elevate the shed roof to a 2 ½" or 3" pitch up to the other side of the window so the elevation would divert the water. Some of the elevations have a continuous water table, but nothing is shown on the back side. They would like to install one to make it more uniform.

When asked by Mr. DeLuca if the water table will be shown all around, he stated that the end result will be all around, but it is not clearly shown on the plan. However, it is shown on the other elevations. He further stated the owner wanted to know if the HDC would allow a metal roof type product with a standing seam for the porch instead of the asphalt roof, which has already been approved by the Commission.

Mr. Lescarbeau stated while the metal roof design would certainly not be inappropriate, it is not a prevalent design for the area. The shingled porch would be the preferred norm. Mr. DeLuca reminded the Commission they allowed Mr. Torregrossa to add porches to this building, and it did not have them before. They felt the applicant was adding some architectural character to the building.

Mrs. Hintska stated the modifications that have already been approved for this project, including the porch, are designed to make it blend more into the neighborhood; and most of the other houses on Central Street have front porches.

Mrs. Connell requested more detail regarding the metal roof product.

Mr. Lescarbeau stated his overall concern was that there would be a mix and match of window sizes; but if they are all '6 over 6', he considers that to be more traditional and appropriate than the '2 over 1's. If everything is in unison, the '6 over 6' is not detrimental to the project.

Mrs. Hintska stated they carry more of a colonial look than a traditional.

Mr. Shields asked Mr. Fitzgerald what kind of casing he was planning around the '2 over 1' windows.

Mr. Fitzgerald stated he believes it is a 1 by 4, but it is still being decided.

Mr. Shields asked if these windows are complete units with a sill already built in.

Mr. Fitzgerald replied yes they are, and an apron or casing board will be installed along the sill.

Mr. Lescarbeau informed the members he is supporting approval in consideration of the negative economic effect it would have not to; and in light of the fact that the '6 over 6' windows are high quality material and still considered a traditional window.

**A Motion was made by Mr. Shields and duly seconded by Mrs. Kenower** to approve the following changes:

- Change to the '6 over 6' windows
- Minor roof pitch elevation on the west side
- Water table board that is going to expand and completely surround the house
- Oval window – restore and revise

**Motion passes 7 to 0.**

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

### **OFF AGENDA:**

Mrs. Lelia Palmieri was present and asked the Commission for advice and/or approval on how to go about paving her 6,000 sq. ft. stone driveway and explained the size of the existing stone is no longer available. She stated she really wants to do the job the right way, but the estimate she has received from Mr. Stanley is as high as \$15,000.00. j

Mr. Lescarbeau stated that while it is a personal preference, the most obvious solution is using the white stone. The major advantage of using that is both the cost, and the fact that it drains. However, he added, the biggest disadvantage is that when it snows and the driveway needs to be plowed, the stones get scooped up. Putting down just asphalt on this large area may take away from the character of the house. The exposed aggregate with the stone on top would give her the best of both worlds; the appearance of the stone driveway and the performance of the asphalt. Her first preference should be to have about 20 yds. of the white stone brought in and stated the Commission would certainly be okay with her using the embedded white stone with the asphalt on top.

Mr. DeLuca reminded the Commission that 'LaSata' has always had a noticeable white driveway in the front yard, which he views as a character defining feature. He added it is probably more significant than other driveways in the area. He is inclined to think that this could be done administratively if she is just repairing it with stone. However, if this becomes a significant change in the material used and in the look that it is going to be, he stated it will then need a Public Hearing. If that is the case, he explained she will need to fill out and submit an application.

After a lengthy discussion, it was suggested by Mr. Shields that Mrs. Palmieri work on getting at least two bids from repaving companies and report back to the Commission.

Mr. Lescarbeau told her he would help her get more bids.

Rather than do this proposed application administratively, Mr. Shields stated he feels the HDC should be involved with that project.

**REPORTS FROM STAFF / COMMISSION:**

Mr. DeLuca informed the Commission that the Dunes Club just got themselves placed on the National Register of Historic Places.

**AGENDA ITEMS FOR NEXT MEETING:**

**ADJOURNMENT:**

**A Motion is made by Mrs. Connell and duly seconded by Mrs. Anderson** to adjourn this meeting at 8:57 p.m. **Motion passes 7 to 0.**

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

Submitted By:

Denise Russ  
Clerk of the Board