



Town of North Kingstown, Rhode Island

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NORTH KINGSTOWN HISTORIC DISTRICT COMMISSION

February 5, 2018

The North Kingstown Historic District Commission convened in the Municipal Offices Court Room, 100 Fairway Dr., North Kingstown, RI

The following members were present:

Wayne Trissler (Alternate)
Gail Hallock Cyr
James Shriner
Andrew Correia
Sarah Goldberger

Shaun Lacey, AICP, Principal Planner, was present as staff liaison.

Appointment of Historic District Commission Chairperson and Vice-Chairperson

Mr. Lacey told the Commission members that any time there is a change in the membership a vote must be taken to appoint a Chairperson and Vice Chairperson. Due to Mr. Gauthier's departure, a vote is required.

Ms. Cyr motioned to appoint Mr. Shriner as Commission Chair. Mr. Correia seconded. All voted aye. Mr. Shriner was named the Chair.

Mr. Trissler then motioned to name Ms. Cyr as Vice Chairperson. Ms. Goldberger seconded. All voted aye. Ms. Cyr was named Vice Chair.

Mr. Shriner then called the meeting to order and explained the proceeding as follows:

- The applicant or their representative would be asked to come forward, be sworn in and give a brief explanation of their application.
- The board would review their requests, ask questions of the applicant, and take comments from the public.

- Decisions may be rendered the same evening, or the matter may be continued until a later time.
- The minutes of the meeting's session will not be approved until the next regularly scheduled meeting.
- If the application is approved, you will receive a Certificate of Appropriateness next month. There is a 20 day appeal period before you may apply for a building permit. If you wish to appeal a decision by the Historic District Commission, you may apply to the Zoning Board of Review during that 20 day timeframe.

Minutes and a decision are recorded in the Town Clerk's office.

Signage application: Kimberly Gregorzek-Medeiros, Ocean Essence Spa & Therapeutic Massage, LLC, 14 Main Street (AP 117 Lot 289), zoned Wickford Village Center (WVC). Request to install a new sign on the front of a commercial building.

Jason Medeiros and Kimberly Gregorzek-Medeiros came forward and were sworn in.

Ms. Gregorzek would like to install a sign at her new business in Wickford. The proposed sign will be MDO (medium density overlay) plywood (1/2" thick); it will be double sided. The sign will hang from an existing scroll bracket. The size will be 6 square feet. The sign will be white with vinyl graphics and lettering.

Ms. Cyr liked the proposal but wanted to suggest the use of a border; it would make the sign more rounded and visually appealing.

The applicants were open to the idea.

Ms. Cyr offered another idea of adding a lathed border edge; that would add to the sign size.

Mr. Lacey said that an added border edge would be within ordinance size dimension.

Mr. Shriner suggested that the white back color not be a stark white, but a calmer white. He did say the Commission has no purview over color; he was simply giving his view.

The applicants were totally agreeable to the addition of a border or edge.

With no further Commission discussion, Mr. Shriner called for a motion to open the meeting to the public.

Mr. Correia moved. Ms. Cyr seconded.

There was no public comment.

Mr. Correia moved to close the meeting to public comment. Ms. Cyr seconded. All voted aye.

Mr. Shriner then called for a motion on the sign.

Ms. Cyr moved to approve the application as proposed with one alteration. A thin wood border will be added along the sign edge. The sign is appropriate to the village and the surrounding neighborhood business signs.

Mr. Correia seconded. All voted aye. The motion carried.

Alterations/Minor Modification application: William & Tamara Smith, 40 Bay Street, North Kingstown, RI 02852 (AP 117 Lot 216), zoned Village Residential Historic (VRH). Request to replace windows, siding and trim on a single-family residential house.

Mr. Paul Poisson came forward and was sworn in. He is representing the applicants William and Tamara Smith.

He told the Commission that the Smith's would like to replace eleven existing Anderson windows with new Anderson windows. The proposal is for in kind (same windows). Replacement of the existing 4" exposure clapboard siding of the entire house with new cedar 4" exposure clapboard siding. Lastly, the Smith's want to replace existing 1X6 pine trim with the same 1X6 pine trim.

Mr. Correia commented that the siding and trim plans appear to be like in kind replacements; he questioned the window replacements.

Mr. Shriner wanted to know if they were going to be "new construction" as opposed to "replacement" windows.

Mr. Poisson answered new construction.

Mr. Lacey spoke up saying that when he met with the applicants, it was well understood that the window replacement was to be like in kind. He understands that the proposed windows push the boundaries of the Secretary of the Interior's Guidelines but the home was built in 1984 and is not considered a contributor to the overall historic village.

Ms. Cyr pointed out the Secretary's guideline which states that "each property shall be recognized as a physical record of time, place, and use. Changes that create a false sense of historical development shall not be undertaken". Ms. Cyr stated her opinion is this is a modern house, it is not on a main thoroughfare but seen more from the water and the Commission has historically approved vinyl clad windows which face the wind and water. To ask the homeowners to go with wood windows would not keep in time or design of the original house.

Mr. Shriner agreed with Ms. Cyr's determination. The proposal is for new construction windows which satisfies any adverse thoughts he had.

Mr. Correia had some questions on the specifications. True divided light and no mullions were two specifications questioned; members were satisfied that would work in this situation.

Mr. Shriner entertained a motion to open the meeting to public comment. Mr. Correia moved. Ms. Cyr seconded.

There was no public comment.

Mr. Correia then moved to close the meeting to public comment. Ms. Cyr seconded. All voted aye. Public comment was closed.

With no further discussion Mr. Shriner entertained a motion.

Mr. Correia moved to accept the application as presented. The proposed siding and trim are in kind wood replacements. The windows are also in kind and although the proposed material is not appropriate, it is in keeping with what exists there today. The house is not visible from the street therefore will not have a negative effect on the fabric of the village.

Ms. Cyr seconded. All voted aye. The application was approved.

Certified Local Government Annual Report

Mr. Lacey reminded the Commission that North Kingstown is recognized by the State of Rhode Island Historical Preservation and Heritage Commission as a Certified Local Government. As part of the recognition the community must submit an annual report on its status and performance.

Mr. Lacey wrote and filed the 2017 report; for reference, he has included the report as part of the packet tonight.

Historic District Commission window replacement brochure

The Historic District Commission has long discussed establishing window guidelines for the village. Ms. Cyr has come up with an outline of her thoughts on what should be included.

She noted:

- The importance of Wickford and its architectural significance as a historic village
- The importance of the windows as character defining
- Secretary of the Interior's Guidelines on Windows
- Energy Efficiency
- Window options

Mr. Trissler suggested including longevity into the conversation. All were in agreement that should be added.

All members are pleased with Gail's ideas. They encouraged her to expand on her outline thoughts. They are eager to move this along.

Certificate of Appropriateness: 114 Pleasant Street, Plat 117 Lot 115, zoned Village Residential Historic (VRH) – Alterations/Minor Modifications – Request to replace a sliding door on a single-family residential house

Decision: 114 Pleasant Street, Plat 117 Lot 115, zoned Village Residential Historic (VRH) – Alterations/Minor Modifications – Request to replace first and second-story windows on a single-family residential house

The two presented certificate drafts were reviewed. After the Commission approved the drafts, Mr. Shriner signed them.

Wickford Design Guidelines update

Ms. Cyr gave a summary of what has been happening with the Design Steering Committee. She said the consultant(s) initial draft was presented; most on the Committee said it is a great start.

Commission members did discuss a transpiring debate between Wickford residents and Wickford merchants.

Ms. Cyr said she thinks any differences can be overcome.

Minutes

Mr. Shriner called for a motion to approve the meeting minutes of December 11, 2017.

Mr. Correia moved. Ms. Cyr seconded. All voted aye. The minutes were approved.

Adjournment

Mr. Shriner entertained a motion to adjourn.

Mr. Correia moved. Mr. Trissler seconded. All voted aye. The meeting was adjourned at 7:45PM.

Beth Gagnon-Glasberg
Recording Secretary

