



Town of North Kingstown, Rhode Island

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NORTH KINGSTOWN HISTORIC DISTRICT COMMISSION

July 2, 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
Stacey Elliott

Ms. Goldberger and Mr. Correia were excused.

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

Mr. Shriner 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.

Minutes of May 7, 2018 and June 4, 2018

Mr. Shriner asked if any Commission had comments on the May 7, 2018 and Jun 4, 2018 meeting minutes.

With none, he asked if he could get a motion to accept the minutes as presented?

Ms. Cyr moved. Mr. Trissler seconded. All voted aye. The minutes were accepted into the record.

Certificate of Appropriateness:

Alterations/Minor Modifications request for a rear yard shed located at 59 Washington Street, AP 117 Lot 239, zoned Village Residential Historic (VRH)

Certificate of Appropriateness: Site Improvements request for patio, walkway, staircase and lattice improvements located at 115 West Main Street, AP 118 Lot 31, zoned Village Residential Historic (VRH)

Commission members reviewed the certificate drafts. With no comment Mr. Shriner signed one; Ms. Cyr signed the certificate for Mr. Shriner's site improvements decision.

Alterations/Minor modifications: Application of Blue Hydrangea Homes, LLC, 159 Weybosset Street, Suite 3, Providence, RI 02903 to amend a May 7, 2018 approval for a new driveway on a single-family residential property located at 25 Pleasant Street, AP 117 Lot 132, zoned Village Residential Historic (VRH)

Ms. Cyr asked that since this property abuts property of clients, should she recuse?

Mr. Lacey said it's Ms. Cyr's decision, if she feel there's a perception of conflict of interest. He would recommend that she recuse herself if she does not feel comfortable reviewing these modifications.

For the sake of being cautious, Ms. Cyr answered that she would recuse herself.

Mr. Omar Ajaj, representing Blue Hydrangea Homes, LLC came forward and was sworn in.

He told the Commission the amendment he is requesting relates to the fence that he is moving to the south side of the property. He said they removed it, they haven't moved it since they removed it because it started falling apart. The new plan is to keep it on the property on the south side. He would like a conditional approval. If the fence is too far gone, that they will give it to someone in the neighborhood; they've already had people asking. It's just as a full functioning fence, he is afraid that it's going to fall apart even further. He said the priority is to keep it and get it on that property line without damaging it; but if it does fall apart; the backup is to give it away to someone.

Mr. Shriner told Mr. Ajaj he had driven by and seen the fence. He does not think it is completely gone; it appears to primarily be the mountings.

Mr. Ajaj responded that is correct, it is the mountings; one section is now in two sections; he has picked up some rebar and is going to try to reinforce some pegs to get it back in the ground.

Mr. Shriner said that he would like to keep it on the property; it is a defining element to that house. He suggested that if five or six sections could be salvaged that would good. He suggested Mr. Ajaj could come back before the Commission with a determination of some other type of fence that's further from the street along the property lines towards the water side. Hopefully salvaged fencing could be re-installed on the street view of the house.

Ms. Elliot asked if Mr. Ajaj thought he would have enough to at least make it to the corner.

Mr. Ajaj said that is the plan. Their wish is to use as much of the fence as possible.

Mr. Shriner called for a motion.

Mr. Trissler moved that after best-trying to repair by scraping, sanding, welding (new parts; welding parts together) to retain as much of the fence in the most viable state possible. Compatible fencing can be installed where the old fence can no longer stand.

Ms. Elliot seconded. All voted aye. The motion carried 3-0.

Alterations/Minor Modifications: Application of James Shriner, 59 Washington Street, North Kingstown, RI 02852 for a fence removal and replacement of windows, siding, pergola lattice and driveway materials on a single-family residential property located at 59 Washington Street, AP 117 Lot 239, zoned Village Residential Historic (VRH)

Mr. Shriner recused himself from the Commission to provide testimony for work to his home. Ms. Cyr took the Chair. He was sworn in.

Mr. Shriner told the Commission that he would like to do some cosmetic improvements to his home. First, he would like to replace all the existing windows throughout the house; Trim-line double-hung, constructed of all wood, including trim and grilles. He will remove the existing storm windows. Second, he would like to replace the aluminum siding at the gables with cedar clapboard siding. Third, he would like to replace the existing diagonal lattice of the pergola (west side of house) with new squared lattice using matching materials. Fourth, he would like to replace the crushed granite driveway with reclaimed cobblestones; the size of the driveway will remain the same. Fifth, he would like to take out the picket fence along the north and east perimeter and replace it with landscaping.

Mr. Trissler asked Mr. Shriner if the windows are new construction.

Mr. Shriner said they would be all wood, new construction. Some of the windows are going into masonry so he is going to have to effectively put them in place and then case around them.

Mr. Trissler said there are areas where there is this thin, sort of narrow casings. He asked if Mr. Shriner would be making any larger.

Mr. Shriner said part of the re-do is the trim and moldings. One of the windows is at the aluminum siding gables so this will be appropriately installed with the sill, casings and stuff and then clapboarded out to the ends of the gable.

Mr. Shriner added, (about the driveway plan) the current walk off the driveway currently goes along the side of the wall; once we put the new cobblestone driveway the walk will come more to the left side of the driveway. The walk will be cobblestone too.

Ms. Cyr said that Mr. Lacey, in his staff report, supports the siding and lattice and driveway, the use of natural materials and keep with village character, the site, surroundings and the clever find of all new wood construction windows are going to maintain the historic look; but, then the report mentions the fence, which says although the fence appears to be in good repair itself, its removal will not adversely affect the historic integrity of the property. A portion of the fence is on a little wall; this fence was presumably built in the mid-80s. It's a recent fence (the property itself is noncontributing), it was not built with the house. The fence is not a period fence.

Mr. Shriner said the fence on the surface looks in good shape but there's parts of it that are gone; there is a significant amount of rot.

Ms. Cyr noted in the Standards one of places that mentions fences (pg. 143); where they have setting district neighborhood: identifying, retaining and preserving building landscape features that are important in defining the overall historic character setting. Such features can include circulation system,

Site Improvements: Application of David & Teri D'Ovidio, 109 Main Street, North Kingstown, RI 02852 for a proposed deck in the rear yard of a single-family residential property located at 109 Main Street, AP 117 Lot 241, zoned Village Residential Historic (VRH).

Mr. David D'Ovidio came forward and was sworn in. He told the Commission that he would like to add a low-level (8"-9") deck in his backyard. The size of the planned deck is 16'x28'; the frame is planned to be pressure-treated wood, the deck floor is planned to be cedar. The deck will need no Zoning Board relief. The pressure-treated wood frame will be mostly hidden by the cedar decking. He said the deck will lay flush with an existing door and will be designed around the edge of an existing bulkhead.

Mr. Trissler had a question about the the side of the frame. Could the frame, the joists, be covered with wood.

Mr. D'Ovidio said he would be willing to put a mahogany fascia along the edges of the deck.

Mr. Trissler said it does not necessarily need to be mahogany.

Mr. Shriner added as long as it's a natural wood product.

Mr. D'Ovidio said he is willing to use mahogany.

Ms. Cyr asked Mr. D'Ovidio why he decided on a deck over a patio.

Mr. D'Ovidio answered that he is not doing a patio instead because his wife wants a nice even surface to be able to go out on. Patio materials tend to be uneven.

Ms. Cyr asked whether a deck is appropriate as an addition in a historic home. She added that she does like it because it's low-profile. She read from the Secretary of the Interior's Guidelines that it is recommended that when introducing new construction exterior finishes in historic buildings it be compatible with the historic character of the site and preserve the historic relationship between the building and the landscape. It is not recommended when introducing new construction finishes on the building site which are visually incompatible in terms of size, scale, design, material or color which destroys historic relationships on the site or which damages or destroys important landscape features. She understands that Mr. D'Ovidio is not doing all that, but she wanted to ask the question of is a deck appropriate here.

Mr. Shriner responded that the Commission has approved similar decks in the past.

Ms. Cyr said the decks have been on the back.

Mr. Shriner said this is planned for the back; he understands this will be visually seen but there is a fence there on the side yard.

Mr. Lacey pointed out the when the applicant came in for a meeting about his proposal, different backyard surfaces were discussed. This is on a corner lot, so you have two points of sight, off Main and Fountains Sts.; the structure profile will be seen, yet visually soft materials are proposed that will only be eight to nine inches at most off the ground. This will not take away from the historic integrity of the main structure, there are enough soft visual effects to the design that he as staff was comfortable supporting it.

Mr. Trissler asked Mr. D'Ovidio if could put some plantings around the deck.

Mr. D'Ovidio said that was already planned.

With no further discussion, Mr. Shriner noted that there is no public in attendance.

Mr. Shriner asked Ms. Elliot for a motion.

Mr. Elliot moved that for the deck proposed with an added fascia around the edges of the deck, along with plantings around the edges of the deck, mahogany decking be approved as presented. Mr. Shriner added to the motion. The project will not have a negative impact on the historic nature of the structure and will integrate nicely into the fabric of the village.

Mr. Trissler seconded. All voted aye. The motion carried 4-0.

Mr. D'Ovidio asked the Commission if he would have to apply to the HDC to add a mail slot to his front door.

Mr. Shriner told him he does not have to appear before the Commission for that; but should bring proposal to Mr. Lacey in the Planning Department for administrative approval.

Adjournment

Mr. Shriner re-joined the meeting; he entertained a motion to adjourn.

Mr. Trissler moved. Ms. Cyr seconded. All voted aye. The meeting was adjourned at 7:55PM.

Beth Gagnon-Glasberg
Recording Secretary