



Town of North Kingstown, Rhode Island

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NORTH KINGSTOWN HISTORIC DISTRICT COMMISSION

October 3, 2016

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

The following members were present:

Henry Gauthier
Mary Ann Podolak
Sarah Goldberger (Alternate)
James Shriner
Andrew Correia

Gail Cyr was excused.

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

Mr. Gauthier 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.

Piedra, Linda: 60 Main Street, Plat 117 Lot 84, zoned Village Residential Historic (VRH) – Alterations/Minor Modifications – Renovation and repair of a porch at the front entry of a single-family residential house

Ms. Piedra and her contractor Richard Lavernia came forward and were sworn in. Ms. Piedra submitted a photograph with an example of the railings and columns she would like to use photo shopped onto a picture of her home.

The proposed columns are straight compared to the existing spindled columns; they will be 6"x6" Pressure Treated wrapped in cedar. A new newel will be straight with a flat cap. The lattice will be switched from a diagonal design to a horizontal/vertical design. A custom angled railing is also planned.

Ms. Goldberger commented that the Chinese Chippendale looks busy; but will help tie in the sloped roof of the porch to the design of the entire structure.

Ms. Piedra presents photos of structures right here in North Kingstown that feature Chinese Chippendale. She also has further photos of Chinese Chippendale throughout Rhode Island.

Mr. Shriner said that even though this design is not prevalent in the village the interesting detail on the right side of the house is warranted. He pointed out a recent approval of this Commission that allowed the detail, setting precedent. This architectural feature has been used past and present in the village and will add a very nice and quirky new detail to our village without being out of character or historically incorrect.

Ms. Podolak said that this detail could have been considered at a previous time; every house does not have to be originally recreated – all of the homes in the village have changed in the last 300 years. She said that as long as a change has precedent in the timeframe of history, she is in agreement with it.

Mr. Gauthier motioned to open the meeting to public comment. Mr. Shriner moved. Mr. Correia seconded.

There was no comment.

Mr. Shriner moved to close the application to public comment. Mr. Correia seconded. All voted aye. The motion carried.

Mr. Correia said that he likes the porch detail exactly the way it is, but after hearing the other Commission member's comments he would be willing to approve the detail, but for the record, he likes the porch the way it is now.

Mr. Gauthier called for a motion. Mr. Shriner moved to accept the application as presented, subject to a final drawing and/or photograph for the record of what the final railing (rake side) will look like. The style is consistent with the character of the village; it is not without precedent or the time period of the village. It will add an interesting new little quirk to what is already an interesting and quirky little village.

Ms. Podolak seconded.

Mr. Gauthier, Mr. Shriner, Ms. Podolak and Ms. Goldberger voted aye. Mr. Correia abstained. The application was accepted 4-0-1.

Gilardi, Ross and Cardinale-Ross, Christy: 143 Main Street, Plat 117 Lot 253, zoned Village Residential Historic (VRH) – Alterations/Minor Modifications – Amendment to a previously-approved installation of a new air condensing unit at the rear of the single family residential house.

Mr. Greg Bressler, the applicants' contractor came forward and was sworn in.

He said that at a previous HDC meeting, approval had been granted for the installation of an air condenser at the rear of the Gilardi's house. After receiving an engineering report, it was discovered that the approved site for the A/C would not meet (flood) elevation requirements. The unit was installed up on the rooftop deck to facilitate the requirements. The hope is that the Commission would grant approval to the new location. Mr. Bressler said that in his opinion this is actually a better location, it is less noticeable from the street.

Mr. Gauthier asked if this location was working out – had there been any comment from neighbors.

Mr. Bressler answered no.

Ms. Podolak said that she walked down the street today and she could not see it at all. Mr. Shriner agreed.

Mr. Correia motioned to open the meeting to public comment. Ms. Podolak seconded.

There was no public comment.

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

Mr. Gauthier entertained a motion. Mr. Correia moved to accept the application as presented. The condenser has been located in the most inconspicuous place on the property; out of sight from public view.

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

Fawcett. David: 20 Elam Street, Plat 117 Lot 168, zoned Village Residential Historic (VRH) – Alteration/Minor Modifications – Repair and replacement of siding and removal of existing windows on the side of a single-family residential house.

Mr. David Fawcett came forward. He was sworn in.

Mr. Fawcett is proposing to replace approximately 40 sq. ft. of clapboard siding along the front and side of the house and eliminating one window and half of another on the north side of the house.

Mr. Fawcett said the long-term goal is the return the house to what it once was. He gave a synopsis of the entire plan. Mr. Fawcett told the Commission that he wants to cover over one double hung window and half of another; this is in order to accommodate interior layout. The windows are barely visible from the street and will have no negative impact on the historical integrity of the building. The half window that would remain would be a 6-pane galley window.

Mr. Gauthier had questions about the window that will remain.

Mr. Fawcett said that he was open to the Commission's suggestions.

Mr. Gauthier told Mr. Fawcett that the Commission has yet to find an acceptable replacement window that would fit into the village. Wood is the only allowed material.

Mr. Fawcett said luckily no framing has to be replaced.

Mr. Shriner said that the Commission's stance is that popping the sashes out and installing a replacement window which includes a whole new frame for those sashes is frowned on by the Commission.

Ms. Podolak said she thinks the verticality of this remaining window will not partner with the rest of the home's windows.

Mr. Correia asked Mr. Fawcett if he would be willing to eliminate the window entirely.

Mr. Fawcett said he would consider this.

Mr. Gauthier suggested the elimination of the existing window(s) and the installation of a new awning window that would align better with the windows on the second story; positioning the awning window with a portrait profile over landscape.

Mr. Shriner suggested that he install a window that would be the same width as the windows above but could be made larger expanding it either up or down.

Mr. Gauthier made note that there was no members of the public in attendance. He then called for a motion to continue this application.

Mr. Shriner moved to continue this application subject to the applicant's presentation of a new depiction of the single window as recommended by the Board that is more vertical in shape and

positioned in line with the window above. The matter will be continued at the November Historic District Commission meeting.

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

Information Items and Announcements.

Mr. Lacey made the Commission aware of the Cultural and Historic Preservation Conference being held at Salve Regina University October 13-15.

Certificates of Appropriateness:

There was one certificate of appropriateness that was approved by the Commission and signed by Mr. Gauthier.

Minutes

Ms. Podolak asked for some minor edits.

Mr. Gauthier called for a motion to approve the amended September 12, 2016 HDC minutes. Mr. Shriner moved to accept the minutes. Mr. Correia seconded. All voted aye. The motion carried 5-0.

Adjournment

Mr. Shriner moved to adjourn. Ms. Podolak seconded. All voted aye. The meeting was adjourned at 8:00PM.

Beth Gagnon-Glasberg
Recording Secretary