

HISTORIC DISTRICT COMMISSION MINUTES
March 13, 2019 Meeting
Town Council Chambers - 6:30 PM HDC meeting

Present: Kristen Carron, Chair; Erinn Calise, Nicole D'Amato, Andrew Barkley, and Lauren Drury.

Absent: Matthew McGeorge, Vice-Chair and Gregory Maxwell.

Staff: Lea Anthony Hitchen, Assistant Town Planner and Peter Skwirz, Legal Counsel.

Ms. Carron, Chair of the Commission, started the meeting at 6:30 p.m.

Ms. Carron read the procedures into the record as follows: Each person addressing the Commission will state his/her name for the record. Although the Commission does not generally swear in applicants or their representatives, all witnesses are responsible for providing the HDC with true, accurate, and complete information. The applicant or the applicant's representative shall present the request before the Commission along with arguments and material in support of the application. HDC members will then have the opportunity to discuss the proposal and ask questions which are pertinent to the application. All other persons wishing to speak in favor of or against the application will then be asked to do so. All speakers are asked to avoid repetitive comments and confine their comments to those which are relevant to the application at hand. Cross examination by the general public may be allowed only if the Commission feels it would be appropriate and useful. All questions from the floor will be directed through the Chair only. After all of the relevant facts have been heard, the Chair will call for a motion. Once the motion has been made and seconded, the HDC only will discuss the motion followed by the Chair's call for a vote. Only active members of the Commission shall vote. The alternate will sit as an active member with full voting rights only when a regular member is unable to serve at any meeting. During the discussion among voting members, no further testimony from the floor will be accepted unless specifically requested by a Board member.

Every effort will be made to render a decision this evening. The minutes of this meeting will be on file in the Planning Department within 14 days. Certificates of Appropriateness granted this evening will be available in the Planning Department within two (2) days of this hearing. The hearing of any HDC application which has not yet started before 10:30 p.m. will not be heard this evening and a special hearing date will be scheduled. This rule, however, may be waived by a majority vote of the Commission. All decisions of the HDC are final and legally binding under the authority of Article XI of the East Greenwich Zoning Ordinance and Article 45, Section 24.1 of the RIGL. All decisions of this Commission may be appealed to the Zoning Board of Review.

Ms. Carron added the HDC considers local standards as well as Federal guidelines when reviewing applications and noted this is a collaborative process between the Board and the applicant. Ms. Carron explained the sequence for review of applications and its helpfulness to understand how the process works before the Board hears the applications. She noted each application is reviewed in of itself; the Commissioners receive the applications prior to the actual meeting in order for each Board member to review the content. The Board members identify properties and character defining features and historical and architecturally significant to the district that are taken into consideration. When applicants come before the Board there is a discussion in order to better understand the project at hand and answer questions that arise. The Board determines the standards that apply; hearing applications in this type of forum allows the Board to discuss alternatives, offer suggestions and provide support for the applicant to hopefully have a successful outcome and possibly save money.

Ms. Carron introduced the Board members and Staff present and read the application items into the record.

Historic District Commission Hearings

- 1. Howard J. Clift III
66 Mawney Street; Map 74 AP 2 Lot 179**

**Minor Modifications/Alterations (install front door portico)
(Continued from the February 13, 2019 meeting)**

Ms. Carron stated Commission Standard 4 applies to the application. Standard 4 states that all proposals for additions and architectural changes shall be appropriate to the original design of the building or to later changes which have historic significance of their own.

Mr. Howard J. Clift III, property owner, represented the application. Mr. Clift indicated the plans for the portico have been revised based on comments from the previous meeting.

Ms. Calise asked about the materials to be used for the portico. Mr. Clift noted the material will be cedar; adding the columns will be cedar as well.

Ms. Carron appreciated the scale of the portico has been reduced in that it is no longer interfering with the roof line but she still questioned whether the proposed portico fit the style of the house. She was of the opinion a raised ranch home is supposed to be a simple structure and was not sure if the portico fits the home.

Mr. Barkley had a similar reaction to the portico noting the reduction in size is better but it now may be too short. He was concerned with the second level of the ranch projects out and the portico will not engage the existing house as drawn. Mr. Barkley suggested it would be easier to run the gable roof back to the sides and flash into the clapboard which will eliminate the peaks.

Mr. Clift noted the peak design is for snow to slide off. Mr. Barkley asserted that as designed the portico will catch and trap snow load in the pocket. In order to keep water and snow off he recommended closing off across and above the portico then the projection does not become problematic which will also clean up the roof line. He added that a raised ranch is very basic in style and not known to have too many details; by adding the portico element is a way to make it look better.

Mr. Clift commented the main reason for the portico addition is to enhance the appearance of the house as well as to be functional in terms of providing shelter from the weather.

Again Mr. Barkley reiterated by running the gable roof back until it engages the face on the plain of the second story would be a better option. He added no head space or depth will be lost and the idea will simplify the roof.

Mr. Clift confirmed he had no objections to revising the portico as Mr. Barkley described. Mr. Clift also added that he intends to add recessed lights in the portico ceiling which HDC members did not object to.

Ms. Hitchen suggested the Applicant revise the plan to incorporate Mr. Barkley's recommendation and then have the plan refereed. Mr. Barkley said he would further discuss with the designer in order to articulate the new design.

Mr. Barkley and Ms. Carron volunteered to referee the final plan.

No public comments.

With no further comments Ms. Carron asked for a motion.

Ms. Carron made the following findings of fact:

- 1) A written application has been submitted by Howard Clift III.
- 2) The property in question is located within the East Greenwich Historic District, specifically 66 Mawney Street.
- 3) The property in question is a noncontributing structure; it is representative of a 1966 midcentury raised ranch.
- 4) The building does not contribute to the historic and architectural significance of the district.
- 5) The work proposed by the applicant would not affect the character defining elements of the existing building.

Motion by Ms. Carron to approve the application at 66 Mawney Street for the addition of a front portico. The application is subject to final review by HDC referees Ms. Carron and Mr. Barkley. The portico's gable roof is to run back until it meets the front face of the second story. This is consistent with Commission standard 4.

Seconded by Ms. D'Amato.

VOTE: 5 - 0.

Historic District Commission Business - After Hearings

1. Minutes: Review and approval of the February 13, 2019 meeting minutes.

Motion by Ms. Carron to approve the February 13, 2019 minutes as written. Seconded by Ms. Drury. Approved 5 -0.

2. Approval of Historic Tax Credit Application - Susan Curado, 441 Cedar Avenue, being Map 73 AP 9 Lot 81.

Ms. Hitchen explained the application, noted the submission is complete. Ms. Carron signed off on the application.

3. Commissioner Comments/Other:

No Commissioner comments.

Motion to adjourn by Ms. Carron. Seconded by Ms. Drury. Approved 5 - 0.

Adjourn at 7:02 pm.

For additional information, please contact the Planning Department.
Respectfully submitted by:

Lea Anthony Hitchen, Assistant Town Planner

