

HISTORIC DISTRICT COMMISSION MINUTES
March 12, 2014 Meeting
Town Council Chambers – 6:00 PM HDC meeting

Present: Kim Balkcom, Chair; Matthew McGeorge, Vice-Chair; Eric Calise, and Kristen Carron.

Absent: Andrew Barkley and Kingston Fallon.

Staff: Lea Anthony Hitchen, Assistant Town Planner.

Ms. Kim Balkcom, Chair of the Commission, started the meeting at 6:00 p.m.

Ms. Balkcom read the procedures into the record. She 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. Balkcom 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. All applications can be appealed to the Zoning Board of Review. Ms. Balkcom added that each application is reviewed in of itself.

Ms. Balkcom introduced Commission members and Staff and reviewed agenda.

Historic District Commission Hearings

- 1) St. Luke's Church**
99 Peirce Street; Map 85 A.P. 1 Lot 296

Window Replacement - Final

Ms. Balkcom read into the record the standard that applies to this application, being Standard #8 which states original window sashes can usually be repaired and retained. In the event that a window sash must be replaced the replacement shall match the original in size, operation, materials, configuration, number of lights, muntin width and profile. Window manufacturers offer a wide variety of factory-made windows appropriate design are also available and should be installed to be as unobtrusive as possible.

Mr. Neal McNamara represented St. Luke's Church; he pointed out the windows were installed in 1962 and are currently leaking both water and heat. He explained the church is trying to find a window that is efficient and cost effective. The process of finding a new window began last fall Mr. McNamara explained when he met with Ms. Hitchen who showed her a vinyl window to which she indicated would be a hard sell. He also told the Commission he received an estimate from Architectural Preservation Group of \$36,000 to restore the existing windows – this would have solved the issue of deterioration not the heating problem. Mr. McNamara explained that the option being proposed is \$22,000 which is still a stretch but the church is willing to do it. He also pointed out that the proposed window is consistent with all the other windows in the building except for the actual church windows.

Mr. McGeorge did not have a problem with the proposed unit although he noted it was unfortunate the resources are not available to be able to install something better. He noted that although the HDC does not have purview over color in a situation like this if there is an opportunity to choose a color that will blend in with the existing stone he would prefer that option such as black or bronze anodized finished.

Mr. McNamara asserted that if the HDC will be happy with that color condition the church will agree to that recommendation.

With no further comments, Ms. Balkcom asked for a motion.

Ms. Carron made the following findings of fact:

- 1) A written application has been submitted by Neal McNamara for St. Luke's Church, located at 99 Peirce Street.
- 2) The property in question is located within the East Greenwich Historic District.
- 3) The structure in question is a contributing structure; it is representative of a c.1876 late Victorian/Gothic structure.
- 4) The building does 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 for a Certificate of Appropriateness to replace 35 windows located in the church auditorium and dining room. This is consistent with Commission Standard number 8. Seconded by Ms. Calise.

VOTE: 4 - 0.

**2) Alexander & Jill Millard
206 Division Street; Map 84 A.P. 2 Lot 239
Window Replacement - Final**

Ms. Balkcom read into the record the standard that applies to this application, being Standard #8 which states original window sashes can usually be repaired and retained. In the event that a window sash must be replaced the replacement shall match the original in size, operation, materials, configuration, number of lights, muntin width and profile. Window manufacturers offer a wide variety of factory-made windows appropriate design are also available and should be installed to be as unobtrusive as possible.

Ms. Jill Millard represented the application; she explained the upstairs bathroom window she is requesting to be replaced is not original.

Ms. Balkcom stated she did not have any issues with the request.

Mr. McGeorge also did not have a problem with the application and noted the proposed window replacement is a good quality window replacement.

With no further comments, Ms. Balkcom asked for a motion.

Ms. Calise made the following findings of fact:

- 1) A written application has been submitted by Alexander and Jill Millard of 206 Division Street.
- 2) The property in question is located within the East Greenwich Historic District.
- 3) The structure in question is a contributing building; it is representative of a c.1876 late Victorian/French Mansard structure.
- 4) The building does 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. Calise to approve the application for a Certificate of Appropriateness at 206 Division Street to remove the existing casement window from the second floor master bathroom and install a new Anderson 400 Series casement window. This is consistent with Commission Standard #8.

Seconded by Ms. Carron.

VOTE: 4 – 0.

3) Brian Morris
55 Greene Street; Map 75 A.P. 3 Lot 5
New Construction, Addition, and Modification - Final

Ms. Balkcom noted that Commission Standards 1, 4, 5, 8 and 9 apply to the application.

Mr. David Rignanese of DLR Dimensions and Mr. Brian Morris represented the application.

The Commission members and Applicant spent an extensive amount of time reviewing the finite details with regard to framing conditions, roofline overall design of two of the submitted site plan schematics. Generally, based on the third month of review of the application, the Commission liked plan dated

3/5/14 as the elevation is most sensitive to the existing building, the original gable faces the street and the proposed addition is setback, there is enough setback for a decent streetscape and it appears the Applicant obtains more usage of space.

As far as plan review, Mr. McGeorge was comfortable with approving the plan set as a conceptual approval but not final as more information was needed for the railings, more overall details, sections, specifications, materials to be used, products, profiles, etc. He requested essentially a set of construction plans for the final plan review.

Ms. Hitchen reminded everyone that the Applicant still has to go to the Zoning Board for this project on March 25th; procedures call for an HDC applicant to obtain conceptual approval followed by any necessary zoning relief then to return to the HDC for final plan approvals.

Mr. Morris indicated he would be replacing all the windows in the existing house and the addition would have Anderson Woodwright 400 Series 6/1 configuration. The Commission agreed the Applicant could use those windows.

The Commissioners recommended changing the three small second floor windows on the east elevation to regular sized double-hung windows as it appeared awkward and would seem to be a good compromise to what the Applicant is getting in return. Mr. McGeorge agreed that it would be okay to decrease the number of windows on the east elevation; second floor from three to two as long as the windows were regular sized windows.

Ms. Balkcom also asked that the middle shortened window on the first floor, east elevation, be the same size as the other windows. She suggested adding a "stool" if this window is in the same area as a kitchen countertop. Mr. McGeorge agreed with Ms. Balkcom.

Ms. Calise inquired about the fire place; she asked if it was going to be gas since she noticed the original chimney has since been removed. Mr. Morris said he has already removed the chimney. Mr. McGeorge commented that his opinion of chimneys is that if one is exemplary and associated with an interior fireplace then it should remain.

Ms. Carron commented that she was pleased with the rendering discussed and the Applicant has met and incorporated some of the points the Commission had requested.

Ms. Carron inquired about the left side elevation, left window and wondered if that window could be the same size as the other two windows. The other Commission members suggested that particular window should be the same size. It appeared the Applicant agreed to change the size of the window to match the other two windows.

Mr. Morris confirmed he was keeping the original front door.

Historic District Commission Business

- 1) MINUTES: Action on the minutes of the February 12, 2014 meeting.

Motion by Mr. McGeorge to approve the February 12, 2014 minutes. Seconded by Ms. Carron. Approved 4-0.

- 2) Commissioner Comments/Other

Ms. Balkcom inquired about the relatively new fence that has been installed at the corner of First Avenue and Prospect Street. Ms. Hitchen explained there had been a fence at one point and the property owner had replaced in kind. The Commissioners all agreed it was a nice fence.

Motion to adjourn by Mr. McGeorge. Seconded by Ms. Calise. Adjourn at 7:20 p.m.

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

Lea Anthony Hitchen, Assistant Town Planner