Town of North Kingstown

Historic District Commission
Monday, June 1, 2020
Municipal Offices Courtroom
100 Fairway Drive
7:00 PM

Agenda

PLEASE NOTE:
To protect the health and well-being of our citizens during the COVID-19 emergency, and in accordance with the Governor’s Executive Orders, public attendance will not be permitted. North Kingstown Historic District Commission’s June 1, 2020 practice meeting can be watched live, online, through the following link:

https://us02web.zoom.us/j/82330521708?pwd=cDZFTIpkVW9Z2Gk5aUJtMHiVMNlZQT09

Meeting ID: 823 3052 1708    Password: 822520

Or utilizing this phone number: 1-929-436-2866    Meeting ID: 823 3052 1708 and Password (above)

For members of the public, once you enter the call, you will be placed on mute until a request for comments is made. A moderator will manage the order of the calls and will unmute the calls one-by-one.

You may also email comments to shenry@northkingstown.org. Include your name, address, and statement. Only comments including all required information will be read into the record.
Call to Order

Pursuant to RIGL 42-46-6(c), notice of this meeting has been posted on the Secretary of State's website

Roll call

New Business

4.a Alteration/Minor Modification: Application of James Shriner, of 59 Washington Street, North Kingstown, RI 02852, to replace a wooden shed at the property located at 59 Washington Street, North Kingstown, RI 02852, AP 117 Lot 239, currently zoned Villager Residential (VR).

Minutes

5.a May 11, 2020

Adjournment

THE TOWN OF NORTH KINGSTOWN WILL PROVIDE INTERPRETERS FOR THE DEAF AND HARD OF HEARING AT ANY MEETING PROVIDED A REQUEST IS RECEIVED THREE (3) DAYS PRIOR TO SAID MEETING BY CALLING 294-3331, EXT. 120.
**Town of North Kingstown**

**Historic District Commission**

**Application for Certificate of Appropriateness**

Please complete all areas of this application in either black or blue ink only. Illegible or incomplete applications will be returned to the applicant. Please submit all supporting documentation as required by this application; failure to do so may result in the application being delayed or denied. All applications must be filed at least 15 calendar days before the next scheduled commission meeting.

| Application Date

<table>
<thead>
<tr>
<th>Application Type</th>
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<tbody>
<tr>
<td>Conceptual Conference</td>
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<tr>
<td>New Construction/Addition</td>
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<tr>
<td>✔ Alterations/Minor Modification</td>
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<tr>
<td>Site Improvements (EXPLAIN IN DETAIL)</td>
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<td>Demolition</td>
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<td>Moving</td>
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*Use the HDC Signage Application for any signage requests*

<table>
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<tr>
<th>Assessor’s Plat: 117 Lot(s): 239</th>
<th>Street Address: 59 Washington St</th>
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<tbody>
<tr>
<td>Zoning District:</td>
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<tr>
<td>Is there a structure on the premises:  yes  no</td>
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<tr>
<td>If yes, indicate size: 8 x 10</td>
<td>Existing use of premises: Storage</td>
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<tr>
<td>Proposed use of premises: Storage</td>
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**Summary of Proposed Work:** Describe the work to be undertaken at the subject property. Be specific pertaining to the type of work to be undertaken. Enclose additional information as necessary.

See attached
Applicant

Please Check:  ☑ Owner     ☐ Renter     ☐ Prospective Purchaser

Name      Jim and Sue Shriver
Address    59 Washington St
City      Providence
State    RI
Zip Code   02906
Phone   401-452-4800    Email   JimSkriner@gmail.com
How long have you owned/rented on premises?  8 mo

Owner

Name
Address
City    State    Zip Code
Phone    Email

Authorized Representative

Please Check   ☐ Contractor    License #/State__________
                ☐ Architect/Designer License #/State__________
                ☐ Other     Explain

Name
Address
City    State    Zip Code
Phone    Email

*Provide information and signatures for ALL authorized representatives. Use additional sheets and attachments as necessary.

Each type of application requires certain submission requirements. Refer to the Application Checklist and North Kingstown Historic District Commission Rules and Regulations for submission requirements for the type of application for which you are seeking approval. All required submission items must be received and determined acceptable and complete by the Historic District Commission in order for the application to be considered. Failure to comply with all submission requirements shall constitute procedural invalidity of the application. The undersigned hereby attests to reading the Rules and Regulations. If you have any questions or are in need of assistance contact the North Kingstown Department of Planning and Development.

The undersigned hereby applies to the Historic District Commission for a Certificate of Appropriateness for the above described work, at the property address herein set forth. The undersigned hereby certifies that the information submitted on this application and that any plans submitted in support of this application, are correct and represent the work proposed specifically in this application. The undersigned agrees to allow the Commission or its representative to make mutually agreeable periodic site visits as it deems necessary.

Applicant’s Signature         Date  4/17/18
Owner’s Signature              Date  4/17/18
Representative’s Signature     Date

North Kingstown Department of Planning & Development
55 Brown Street · North Kingstown · Rhode Island 02852
401-294-3331
59 Washington Street Shed and Shower application

There is an existing 8' x 10' shed with an attached pergola on the property that has deteriorated to the point it is not economically repairable. We are looking to replace the shed with a virtually identical replacement saltbox shaped shed from Nantucket Sheds and want to increase the size of the shed to 10' x 12' for additional storage. We currently have a 2 car garage that you can't fit a car in to which also represents a flood risk to the basement which we are going to eliminate. We would also like to install an outdoor shower on the south end of the shed where the current pergola is and will enclose it with vertical barn board to match the new shed and the existing fence. Per the attached pictures, the shower will be well shielded from the street side with a thick row of privet and other growth in addition to the existing fence. The shed and shower will be all wood construction including the window which has to be special ordered as they are using composite windows with the standard product. The shed will be aligned so the east side is a minimum of 10' from the property line as is the existing shed and we are having the property surveyed to ensure proper placement.
The North Kingstown Zoning Board of Review convened at Municipal Offices Court Room, 100 Fairway Dr., North Kingstown, RI

To protect the health and well-being of our citizens during the COVID-19 emergency, and in accordance with the Governor’s Executive Orders, physical public attendance was not permitted. The meeting was aired online. Public comment was allowed through a moderator.

The following members were present:

James Shriner
Gail Hallock Cyr
Wayne Trissler
Joseph Gentile
Steven Borowick

Mr. Correia was excused.

Also, in attendance were Planning Director Nicole LaFontaine and Planning Technician Sean Henry.

Mr. Shriner said good evening and called the May 11, 2020 Historic District Commission meeting to order. He 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 Commission would review their requests, ask questions, 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.

With that said he called the first agenda item.

**Alteration/Minor Modification:** Application of Don Derosiers and Will Dewey, of 6 Bay Street, North Kingstown, RI 02852, to add a drylaid look granite wall and modify the existing fence on the property line, and replace a bluestone patio at the property located at 6 Bay Street, North Kingstown, RI 02852, AP 117 Lot 252, currently zoned Village Residential (VR).

Ms. Hali Beckman presented a proposal for owners Don Derosiers and Will Dewey.

Ms. Beckman said they are planning to do some landscape and hardscape work at their home.

They would like to add a low dry-laid look granite stone wall with a fence on top; and, fencing and a gate along the parking area. Some of the other existing fencing will be replaced.

Ms. Beckman said the wall will be 16” high; the fence to sit on top is 33”. A brick wall will be removed. The new bluestone step stone walk is moving slightly south from the existing good brick from the wall removal will be incorporated in the new walk as a remembrance of what was once there. The two pea stone parking areas will remain. The existing bluestone patio will be replaced.

Ms. Cyr said she likes the project.

Mr. Shriner said he was initially concerned about the height of the stone wall/fence; but his concern was satisfied by Ms. Beckman’s testimony that the total height is approximately 4’.

At this point, Mr. Shriner noted that there was no public present.

With no further comment or questions from the Commission, Mr. Shriner called for a motion.

Ms. Cyr moved that the Commission accept the application as presented. It is in keeping with the village both in style and scale of the fencing. Original materials and similar materials, desirable materials (such as natural stone, wood) are being used.

Mr. Shriner added that this project will not have any difference to its status as a historic structure as it pertains to FEMA regulations.
Ms. Cyr, Mr. Gentile, Mr. Shriner, and Mr. Trissler voted aye (by roll call). The proposal was approved.

**Site Improvements:** Application of Geoffrey and Judy Jones, 56 Pleasant Street, North Kingstown, RI 02852, for the removal and replacement of several windows, and replacement of an existing rear exterior door on the structure located at 56 Pleasant Street, North Kingstown, RI 02852, AP 117 Lot 102, currently zoned Village Residential (VR)

Ms. Cyr recused herself from the Commission; she is serving as the architect for this project.

Mr. Borowick acted as a voting member.

Mr. Geoffrey Jones, the property owner is also present.

Ms. Cyr said the Jones’ are hoping to make some exterior improvements as part of renovation due to a fire in January.

The plan includes replacement of the rear door; replacement of one rear window and the addition of two new rear windows (not visible from the street). All existing windows are to be replaced with new Pella windows to match the existing size and sash layout. The Pella windows have all wood exterior and simulated divided lites with a spacer bar. The existing storm windows will be removed.

The chimney is to be replaced with a wood framed chimney with brick veneer to match existing. Vents for a gas fireplace, two air-conditioning condenser units and a new furnace will be located on the exterior south facade, first floor. This area is behind high thick hedges and is hard to see from the street.

Mr. Shriner talked a bit about the chimney. The chimney serves no purpose any longer. He said it is small and not highly significant; it really does not even add to the home’s aesthetics. He asked if the chimney is needed at all.

Mr. Trissler noted that in Providence, chimneys are saved if possible. He understood that the chimney is not visible.

Mr. Jones said that he would prefer to support and re-face the chimney; if it is removed it increases the chance of roof leaks.

Mr. Trissler noted the existing paned glass in the front of the house; could that be saved.

Mr. Jones said if the window remained there would be disparities - it would not match the newly replaced windows and it would still need the storm window, again the only window to need one.

Mr. Trissler conceded that is true.
Mr. Gentile asked about the proposed French door – does it keep with historic character?

Ms. Cyr said they are proposing a Kolbe door. Pella does not make a wood French door; the Kolbe is wood constructed.

With no further comment, Mr. Shriner noted once more there was no public present.

Mr. Shriner entertained a motion.

Mr. Gentile moved that the project application at 56 Pleasant St. be approved as presented. The windows are to be replaced with Pella-made which keeps with the nature of the village and historic district. The door to be replaced is also wood constructed by Kolbe Windows and Doors. The chimney will be kept.

Mr. Trissler seconded.

Mr. Trissler, Mr. Gentile, Mr. Borowick and Mr. Shriner voted aye (by roll call).

Mr. Shriner again noted that these changes will not change the nature of the historic designation of the residence and therefore will not its affect status per FEMA.

Minutes

Mr. Shriner asked if there were any comments on the minutes.

With none, he motioned to approve the February 3, 2020 meeting minutes.

Ms. Cyr seconded. Mr. Trissler, Ms. Cyr, Mr. Gentile, Mr. Shriner voted aye (by roll call).

Adjournment

With no further business, Mr. Shriner called for a motion to adjourn.

Mr. Trissler moved. Ms. Cyr seconded. All voted aye. The meeting was adjourned at 7:30 PM.