

TOWN OF SOUTH KINGSTOWN HISTORIC DISTRICT COMMISSION MINUTES

A meeting of the South Kingstown Historic District Commission was held on Tuesday, September 21, 2010 at 7:00 p.m. in the Town Council Chambers.

A. Roll Call

Nunes – present
Creamer - present

Gaines - present
Garfield - present

Hamblet - absent
Sheffield - absent

B. Approval of July 13, 2010 Minutes & July 20, 2010 Minutes

Creamer moved, Gaines seconded; motion carried: "To approve the minutes of July 13, 2010 and July 20, 2010 as presented."

VOTE: Nunes - aye Creamer - aye Garfield – aye Gaines – aye

C. Certificates of Appropriateness

1. David and Kate Johnson, AP 23-3, Lot 53, Old North Rd.

The applicants were present representing the project. Mr. Johnson reviewed the proposed project indicating it was strictly an in-kind replacement where old shingles would be removed and replaced with shingles of the same color and style.

Members inquired as to whether any related roof structures would be replaced. The applicants stated that the project would be limited to only removal and replacement of the roof shingles.

Garfield moved, Gaines seconded; motion carried: “To issue a Certificate of Appropriateness to David and Kate Johnson for proposed replacement of the existing roof shingles on the existing residential structure located at 40 Old North Rd., AP 23-3, Lot 53 as detailed in the application dated August 30, 2010. The following conditions shall apply to the approval.

1. All work shall be in conformance with the proposed construction and materials identified in the submitted application, dated August 30, 2010.
2. The project is limited to removal and replacement of shingles. Any additional work will require review prior to approval and issuance of a building permit.

The Certificate of Appropriateness is granted based on the following findings.

1. The design is in conformity with the South Kingstown Historic District Commission Standards of Review.
2. Every reasonable effort has been made to provide a design that is compatible for the Kingston Historic District.
3. The design and materials to be used are found to be appropriate.”

VOTE: Garfield – aye Gaines – aye Nunes – aye Creamer - aye

2. David Gitliz & Linda Davidson, AP 24-4, Lot 25, 2501 Kingstown Rd.

The applicants were present and provided a project overview for the Commission. Mr. Gitliz explained that the existing doors had been damaged as the result of an auto accident. His intent is to replace the existing doors with materials that match. Doors will be clear western red cedar. The garage door opening will be trimmed as needed.

Members inquired as to the extent to which original hardware will be used. The applicant stated that all original hardware will be re-set to the extent feasible. Any replacement hardware will be an accurate duplicate of the original. He noted that one new hinge would be required.

In response to Commission questions the applicant stated that the dimensions of damage posts would be the same as those destroyed. He noted that solid posts would be used in place of the hollow box posts.

Creamer moved, Garfield seconded; motion carried: “To issue a Certificate of Appropriateness to David Gitliz and Linda Davidson for proposed rehabilitation work to the existing structure located at 2501 Kingstown Rd., AP 24-4, Lot 25 as detailed and illustrated in the application dated September 12, 2010. The following conditions shall apply to the approval.

1. Original materials will be re-used to the extent feasible.
2. Any new materials shall be accurate replicates of those being replaced.

The Certificate of Appropriateness is granted based on the following findings.

1. The design is in conformity with the South Kingstown Historic District Commission Standards of Review.
2. Every reasonable effort has been made to provide a design that is compatible for the Kingston Historic District.

3. The design and materials to be used are found to be appropriate.”

VOTE: Garfield – aye Gaines – aye Nunes – aye Creamer - aye

D. Other Matters

1. Rules of Procedure Revisions

Mr. Nickerson reviewed the proposed amendments to the HDC Rules of Procedure as revised 9/14/10. He noted that many changes were updates to bring the document in proper reference with the existing Zoning Ordinance.

The focus of the amendments is Article 5, Section 3 that addresses review and approval procedures for those project that meet the definition of “routine maintenance” per Section 600.5 of the Zoning Ordinance.

Discussion ensued regarding the review process. It was agreed that the Principal Planner will confer with the HDC Chair and Vice-Chair when determining the applicability of Article 5, Section 3.

Garfield moved, Gaines seconded; motion carried: “To approve the revisions to the South Kingstown Historic District Commission Rules of Procedures, dated 8/24/93 and as revised 9/14/10.

VOTE: Gaines – aye Garfield – aye Nunes – aye Creamer - aye

2. Old North Road One-Way Island Design

Mr. Nickerson briefly reviewed the proposed improvements to the one-way portion of Old North Rd., as designed by the Public Services Department and shown on the plan identified as ‘Alt 4’.

Members were in an agreement that the proposal was preferred to the present configuration.

Garfield moved, Gaines seconded; motion carried: “The Historic District Commission has reviewed the proposed design for improvements to the one-way island on Old North Rd. and has no objections to the design.”

VOTE: Nunes – aye Garfield – aye Creamer – aye Gaines – aye

E. Correspondence

There was no correspondence.

F. Comments from Members and Principal Planner

Mr. Nunes noted that the benches at the former Poulson property in the village have still not been put back in place. He noted that reinstallation of the benches had been a condition of the applicants approval. Mr. Nickerson will discuss this matter with the Building Official.

G. Adjournment

Creamer moved, Gaines seconded; motion carried: "to adjourn."

The meeting adjourned at 8:03 p.m.