

HISTORIC DISTRICT COMMISSION MINUTES
January 11, 2017 Meeting
Town Council Chambers – 6:00 PM HDC meeting

Present: Kim Balkcom, Chair, Matthew McGeorge, Vice-Chair, Erinn Calise, Kristen Carron, Lauren Drury and Gregory Maxwell.

Absent: Lauren Drury.

Staff: Lea Anthony Hitchen, Assistant Town Planner.

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

Ms. Balkcom 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. Balkcom 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.

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

Historic District Commission Hearings

- 1. Diana Felici**
68 Cliff Street; Map 75 AP 3 Lot 39
Signage – FINAL

Ms. Balkcom read Standard #5 into the record as it is applicable to the application. Signage is a new type of construction and thus must comply with Commission Standard *Number 5*. It states that such work must be compatible with the surrounding buildings in size, scale, materials and siting, as well as with the general character of the historic district.

Ms. Diana Felici, owner of Purrs and Woofs was on hand to represent the application.

Ms. Balkcom noted the logo and sign were cute.

Mr. Maxwell stated the sign request is appropriate in scale and size and building definitely needs something to make it appear more commercial which the proposal does.

Mr. McGeorge acknowledged the sign proposal is completely reversible and does not affect the character features of the building.

Ms. Calise inquired if the awning will be 8' to grade. Ms. Felici confirmed that the engineer from AA Thrifty signs measured the area to establish there would indeed be an 8' clearance.

Ms. Felici asserted there will also be an aluminum 31.5"x22" kitty cat & puppy dog applique logo above the front door and there is no lighting associated with the signage.

Ms. Balkcom asked for a motion.

Ms. Carron made the following findings of fact:

- 1) A written application has been submitted by Diana Felici, owner of Purrs and Woofs.
- 2) The property in question is located within the East Greenwich Historic District, specifically 68 Cliff Street.
- 3) The structure in question is a contributing building; it is representative of a c.1885 late Victorian building.
- 4) The building doe 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 at 68 Cliff Street for new signage. This is consistent with Commission Standard #5.

Seconded by Mr. McGeorge.

VOTE: 6 – 0.

**2. Red Stripe East Greenwich LLC
455 Main Street; Map 75 AP 3 Lot 87
Signage – FINAL**

Ms. Balkcom read Standard #5 into the record as it is applicable to the application. Signage is a new type of construction and thus must comply with Commission Standard *Number 5*. It states that such work must be compatible with the surrounding buildings in size, scale, materials and siting, as well as with the general character of the historic district.

Mr. Alex Broadbent, manager of Red Stripe East Greenwich LLC, represented the application. Mr. Broadbent noted the additional signage is needed due to the existing low profile signage.

Ms. Carron queried as to whether the “fork” sign is considered in the four allotted signs per business. Staff asserted the proposed addition of simply a fork is not technically considered a sign.

Mr. Broadbent explained he will take the existing sign above the door and move it to the side of the building; he will then take a smaller sign currently located on the north facing façade and get another one identical to it but that projects so customers can see the signage when they drive by. The existing sign on the side will be duplicated and hung on a bracket. There will be a total of three signs.

Mr. Broadbent confirmed there is no change in the signage concept; it is simply rearranging some existing signs and detail. With his calculations, including the “fork” sign the total square footage of all the combined signs is 98 square feet. Mr. Broadbent said the new fork sign will not be the same as the front fork sign, it is not a three dimensional fork. It does not say anything and seems pretty benign according to Mr. McGeorge.

Ms. Balkcom did not have any objections to the proposed application. Mr. McGeorge did not have any issues with the proposal.

Ms. Balkcom asked for a motion.

Ms. Calise made the following findings of fact:

- 1) A written application has been submitted by Red Stripe East Greenwich.
- 2) The property in question is located within the East Greenwich Historic District, specifically 455 Main Street.
- 3) The structure in question is a contributing building; it is representative of a c.1950 non-historic commercial structure.
- 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. Calise to approve the application for a Certificate of Appropriateness at 455 Main Street for new signage. This is consistent with Commission Standard #5.

Seconded by Mr. McGeorge.

VOTE: 6 – 0.

**3. Hill & Harbor Cigar Lounge
564 Main Street; Map 75 AP 3 Lot 112
Signage - FINAL**

Ms. Balkcom read Standard #5 into the record as it is applicable to the application. Signage is a new type of construction and thus must comply with Commission Standard *Number 5*. It states that such work must be compatible with the surrounding buildings in size, scale, materials and siting, as well as with the general character of the historic district.

Ms. Jennifer Procaccianti represented the application. She explained she would like to add a 30"x72"x2" HDU (high-density urethane foam board) with 1/2"

raised letters wall sign above the main entrance to the Hill & Harbour Cigar Lounge. This new sign will be in addition to the existing freestanding sign that sits at the corner of Main and Bridge Streets which was approved by the HDC in May 2015.

Ms. Drury inquired if the new sign will be 3-D similar to the existing sign. Ms. Procaccianti said no it is an image/photograph. She submitted an updated rendering of a darker background with a red border.

The Commission liked the new rendering much more than the white background, it did not appear as shocking.

Ms. Balkcom asked for a motion.

Mr. Maxwell made the following findings of fact:

- 1) A written application has been submitted by Joe Lomastro of Signarama.
- 2) The property in question is located within the East Greenwich Historic District, specifically 564 Main Street.
- 3) The structure in question is a noncontributing building; it is representative of a c.1970 non-historic commercial structure that has recently been remodeled.
- 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 Mr. Maxwell to approve the application for a Certificate of Appropriateness at 564 Main Street for new signage. This is consistent with Commission Standard #5.

Seconded by Mr. McGeorge.

VOTE: 6 – 0.

Historic District Commission Business

1. MINUTES: Action on the minutes of the December 14, 2016 meeting.

Tabled until the following month.

2. COMMISSIONER COMMENTS/OTHER: Commission members are invited to comment on any observations they have made within the District, ask questions about past approvals, request updates on violations, etc.

Mr. Maxwell commented about the dumpster at 47 Peirce Street and wondered what their plans were for the property. He already noticed a beautiful magnolia tree the prior owner had pruned every year has been cut down as well as an ornamental Japanese maple.

Motion to adjourn by Ms. Carron. Seconded by Ms. Calise. Adjourn at 6:45 p.m.

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

Lea Anthony Hitchen, Assistant Town Planner