

Kenneth J. Hopkins
Mayor

Steven Torregrossa
Chairman



Eric Army

Jillian Finkle

Laura Kline

Michael Landry

Amy Ricci

Brent Wiegand

HISTORIC DISTRICT COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

AGENDA

Thursday, May 18, 2023, 6:00 PM
Cranston City Hall – 3RD Floor Conference Room

1. Call to order

Chairman Steve Torregrossa called the Historic District Commission meeting to order at 6:07 p.m. in Cranston City Hall, 869 Park Avenue.

The following Commissioners were in attendance for the meeting: Co-Chairman Eric Army, Jillian Finkle, Laura Kline, Michael Landry, Amy Ricci, and Brent Wiegand.

The following Planning Department members were in attendance: Doug McLean, Principal Planner.

2. Review of Applications for a Certificate of Appropriateness:

Mr. McLean explained that the agenda for this meeting includes previously approved proposals in order to correct an administrative error surrounding lapsed terms of commission members. Mr. McLean further explained that due to the error, the commission was required to review applications and decisions previously rendered to correct the record and maintain consistency with decisions previously made.

Property: 1000 Chapel View Blvd., AP 14, Lot 18, Units 1/2; Chapel Associates LLC; Contractor: Poyant Signs;

Project Description: Application to install new commercial signage on a historic dormitory building at Chapel View.

Principal Planner for the Cranston Planning Department, Doug McLean invited the applicant's team, Attny. Tenessa Azar from Moses Ryan and Gary McCoy from Poyant Sign Company appearing before the commission to introduce the application and provide a brief overview.

Attny. Azar explained that due to the location of the dormitory building in a conditional zone with signage requirements and restrictions, the HDC must review the proposed signage before moving forward with the request. Attny. Azar explained that three (3) permanent signs and one (1) temporary banner sign are being proposed. Referencing the proposed sign plan, Attny. Azar further explained the location and sign type of the proposed signs. Attny. Azar referenced the other dormitory buildings having existing signage similar to the proposal.

Commissioner Army inquired about the height of the proposed signs compared to the existing signage on-site. Mr. McCoy explained that compared to the signage of neighboring businesses, the proposed signage is smaller in scale.

Commissioner Army and Mr. McLean proposed a condition to constrain the dimensions to match the sign height as the abutting property, Pat's Italian Bistro. Mr. McLean suggested reviewing this change with the applicant prior to the final revised submission to be approved administratively for a certificate of appropriateness.

Mr. McLean entertained a motion reading "the HDC provides approval for the new sign on the designated building to be sized at a height of the sign face and sign placard no greater than the existing sign for Pat's Italian Bistro" and that the sign lighting shall be "placed at a manner consistent with the lighting for the sign for Pat's Italian Bistro" with conditional approval for administrative review. Freestanding signs, and temporary banner to remain as proposed.

Upon motion made by Mr. Army, and seconded by Chairman Torregrossa, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as submitted, and with conditional approval (as noted) for the wall signs.

**Property: 31 Wheelock Ave., AP 18, Lot 1777; Applicant: Clint Rossi;
Contractor: Marshall Building and Remodeling;**

Project Description: Application to replace roof shingles, replace gutters, replace rotted/deteriorating trim boards along the roof on all sides of house, and replace rotted/deteriorating casings around windows and doors throughout.

Mr. McLean invited the applicant's team to introduce the proposal. Jeff Ramos from Marshall Building and Remodeling explained the objective of the proposal, to replace roof shingles, replace gutters, replace rotted/deteriorating trim board along the roof on all sides of the house, and replace rotted/deteriorating casings around windows and doors throughout.

Mr. McLean clarifies that this property is a non-contributing structure within the district, initially built in the 1970s.

McLean entertains a motion to "conduct work to make improvements on a single-family dwelling as consistent with the scope of work and attached project description".

Upon motion made by Ms. Finkle, seconded by Mr. Army, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as submitted with the attached scope of work/project description.

**Property: 272 Wilbur Avenue, AP 18, Lot 1757; Applicant: Kimberly Owens;
Contractor: Hyrum Bond / Rooftop Solar;**

Project Description: Application to install a rooftop solar system on the southern side of roof of the primary dwelling.

Mr. McLean introduced the application “to install a rooftop solar system on the southern side of roof of the primary dwelling”. Mr. McLean referenced notes from prior, informal, detail discussions of the application. The application was previously approved at the 3/21/23 HDC meeting, approved for the following reasons; The request does not negatively impact the character defining features of the property or neighborhood, The property is a non-contributing structure, The request is of a non-conspicuous, low-profile solar design that matches the roof pitch, and solar panels and accessory equipment face away from the public right-of-way.

Mr. McLean introduces a motion related to the aforementioned standards.

Upon motion made by Ms. Ricci, seconded by Chairman Torregrossa, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as stated, consistent with the notes from the informal gathering on this matter.

**Property: 108 Wilbur Avenue, AP 18, Lot 1025; Applicant: Philip Fong;
Contractor: Lowes Hardware;**

Project Description: Application to replace two sets of windows with in-kind dimensions, in-kind style, and in-kind materials.

Mr. McLean introduced the application by reading the decision made at an informal meeting on this matter, held 1/5/23. The decision reads to “Replace two sets of vinyl windows in the proposed locations as indicated in the application package with new vinyl windows. New windows shall have in-kind materials, in-kind style, and in-kind dimensions to existing windows. This project shall not include repairs or replacements to wood trim or other elements that are visible from the exterior of the house.”

Upon motion made by Chairman Torregrossa, seconded by Ms. Ricci, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as stated, consistent with the notes from the informal gathering on this matter.

**Property: 150 Scituate Avenue, AP 12, Lot 3109; Applicant: NPM Realty;
Contractor: Jamie Harrington;**

Project Description: Application to make numerous exterior improvements to single-family dwelling, detached garage, and other fences/structures on property.

Mr. McLean introduced the application and referenced previous notes on the proposal, including a site walk held by the commission in 2021.

A member of the HDC inquired about the non-conformity of the proposed repair of the gutters with aluminum materials, to which Mr. McLean explained that these structures are pre-existing and pre-date Historic District restrictions and requirements. Another member of the HDC inquired about the historic aesthetics of the proposed use of aluminum gutters.

Mr. McLean suggested that the commissions' preference for stripping the existing wooden shingles, and plywood sheathing to be repaired with new, in-kind materials and dimensions would be subject to administrative review.

Mr. McLean suggests a motion regarding the application "to make numerous exterior improvements to single-family dwelling, detached garage, and other fences/structures on property as consistent with the attached project description".

Upon motion made by Chairman Torregrossa, and seconded by Ms. Ricci, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as submitted "to make numerous exterior improvements to single-family dwelling, detached garage, and other fences/structures on property" based on detailed, informal meeting notes that occurred at the initial HDC meeting for this application **in 2022.**

**Property: 238 Wilbur Avenue, AP 18, Lot 1784; Applicant: Sarah Kern;
Contractor: LOPCO Contracting;**

Project Description: Application to replace basement access door with new steel door and frame to match existing style and dimensions.

Mr. McLean introduced the application and referenced previous notes on the proposal, "to replace steel basement access door with new steel door and frame to match existing materials, style, and dimensions".

Upon motion made by Mr. Army, seconded by (unidentified), the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as stated, consistent with the notes from the informal gathering on this matter.

**Property: 238 Wilbur Avenue, AP 18, Lot 1784; Applicant: Sarah Kern;
Contractor: Heritage Restoration;**

Project Description: Application to restore front door, back door, back windows, and six arched attic windows.

Mr. McLean introduced the application and referenced previous notes on the proposal, "to conduct work to exterior doors and windows as consistent with the attached project description". Mr. McLean references the scope of work attached to the application.

Upon motion made by Ms. Ricci, seconded by (unidentified), the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as stated, consistent with the notes from the informal gathering on this matter.

Property: 239 Wilbur Avenue, Cranston, RI, AP 18, Lot 999; Applicant: James Sullivan;

Project Description: Application to demolish an existing accessory structure and replace it with a new accessory structure.

Mr. McLean introduces the proposal “to demolish an existing accessory structure and replace it with a new accessory structure”, referencing a decision letter sent to the applicant on 10/22/2021 on behalf of the Cranston Historic District Commission in which the commission, upon motion by Commissioner Amy Ricci, seconded by Commissioner Eric Army, voted unanimously to approve the demolition of the existing accessory structure on AP 18, Lot 999.

Upon motion made by Ms. Ricci, seconded by Ms. Ricci, the Historic District Commission **voted unanimously (6-0)** to approve the application for a Certificate of Appropriateness as stated, consistent with the notes from the informal gathering on this matter.

3. Commission Expenditures

Mr. McLean recalls a previously recorded motion by the commission to approve the allocation of up to \$1,650 to be spent on a variety of media to support communications and enrichment between the Historic District Commission and the Planning Department, including a large projector screen, a large scale monitor, speakers, and camera system.

Upon motion by Commissioner Army, seconded by Commissioner Finkle, the Historic District Commission **voted unanimously (6-0)** to approve the budget previously discussed and documented in previous minutes.

4. Planning Staff Transition

Mr. McLean shares his plans to transition from his position as Principle Planner for the Cranston Planning Department to Director of Planning for the Town of Coventry, Rhode Island.

5. Next Meeting: To be determined

6. Adjourn