

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

DRAFT MEETING MINUTES 6:00 PM, MONDAY, June 13, 2022 SITE VISIT – 150 SCITUATE AVENUE

1. Call to Order

Chairman Steve Torregrossa called the Historic District Commission meeting to order at 6:06 p.m. at 150 Scituate Avenue.

The following Commissioners were in attendance for the meeting: Co-Chairman Eric Army, Jillian Finkle, Laura Kline, and Brent Wiegand. Commissioner Amy Ricci was not in attendance.

The following Planning Department members were in attendance: Jason Pezzullo, Planning Director; and Alex Berardo, Planning Technician.

2. Review of potential improvements to structures and property located at 150 Scituate Avenue, Cranston

(no vote taken)

In Principal Planner Doug McLean's absence, Chairman Torregrossa briefly summarized the property's recent history and the general scope of the work the applicant wishes to undertake. He then turned the discussion over to the applicant team, comprised of Nick Mattiello (owner) and Jamie Hartington (contractor), for a more detailed examination of the historic structures and the proposed improvements.

The Commission began its site visit by touring the house and reviewing its interior as well as exterior condition. Among the property's immediate structural needs, the applicant team believed that rebuilding the gable end of the roof, redoing the windows, adding interior roof bracing to support the chimney, and replacing broken clapboards were the most significant. The applicant team also discussed making several cosmetic improvements, including widening the rear door from its present 30 inches to a standard 36 inches, installing a backing onto the front door to make a door of standard thickness, removing the fireplace, and repointing the bricks in the chimney. Replacing the sill might require the house be elevated by less than one inch.

Moving to the exterior, the applicant team reviewed aspects of the property to be addressed, which included an appropriate drainage solution for the front of the house (which sits below grade), stabilization of the front stone wall and stairs, alterations to the front bushes and other landscaping, and whether to rebuild or replace the fence in case it has to be removed to establish a sewer connection. Finally, after showing the Commission a garage added to the site around the 1950s, the applicant team expressed a desire to fix the siding and replace the gutters.

Of the proposed improvements to the property that fell under its jurisdiction, the Commission voiced few concerns. They affirmed that replacing the storm windows in-kind would be acceptable since they were grandfathered in. They agreed that the stone wall could be repaired, but not covered over in concrete, and that the bushes on top of the wall could be removed with no need to replace them. If the applicant opts to rebuild the fence, that may require a sketch or submission of precedent images to convey what the finished product will look like. The Commission generally agreed that the fence is not a character-defining element for

the property, but they still expect the result to appear period-appropriate. (Mr. Mattiello asked if the fence could be rebuilt using pressure-treated wood, for example, and Mr. Army said he could if the wood was painted in a period-appropriate color.)

The Commission agreed that it was generally not concerned with the fine details of improvements to be made to the garage, as the structure was not historic in and of itself. The Commission would consider allowing the applicant to replace the existing door with a metal door, as it was a period-appropriate material for the garage; the applicant team expressed a preference for replacing the garage doors with a less-decorative style to ensure the garage did not visually detract from the historic house.

Chairman Torregrossa asked the applicant team to prepare a list itemizing the proposed improvements in writing and to submit the list as part of their overall application. Director Pezzullo said the next time the Commission meets to review the project, they will have a formal application in hand.

3. Next Meeting

The date of the next Historic District Commission meeting is to be determined.

4. Adjourn

Chairman Torregrossa adjourned the meeting at 6:47 p.m.