

**MINUTES FROM THE REGULAR MEETING OF
THE HISTORIC DISTRICT COMMISSION
Tuesday, July 11th, 2017 at 6:00 p.m.
Large Board Room**

CONVENE: Chairman Lescarbeau called the meeting to order at 6:00 p.m.

ROLL CALL: Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Mrs. Hints, Ms. Charren,
Mrs. Kenower, and Mrs. Anderson

ABSENT: Mrs. Connell

ADMINISTRATIVE MATTERS:

CONSENT AGENDA

1C: Approval of HDC Minutes from June 13, 2017

A Motion was made by Ms. Charren and duly seconded by Mrs. Kenower to approve the Consent agenda. **Motion passes 7 to 0.**

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hints, Mrs. Kenower, and Mrs. Anderson)

NEW BUSINESS

2NB: Schartner Residence - Revision to Design (per historic easement), 188 Kingstown Road – Assessor’s Plat “H”, Lots 21 & 2, Owner: Zachery Schartner

Mr. Schartner introduced himself to the Board and informed them he was previously before them about three years ago. In the mid-1990’s, he stated he had received an historic easement on the property. The structure he lives in goes back to the 1890’s, and he bought the property in 1987 through a foreclosure. He explained the barn was in bad shape and falling apart; and while the previous owner had done some renovation work, it had sat unoccupied for a few years. In 1995, they saved the building by reconstructing it; but at the time, they put the kitchen on the third floor. When they came before the Board 3 years ago, he stated their proposal to put an addition on was approved by the HDC. They basically took the third floor living space and brought it to the first floor, making it more generally livable. He informed the Commission that he is before the them this evening to ask for forgiveness because he apparently made some changes they should have originally been aware of.

Mr. Schartner explained the original plan that Gail Hallock had prepared in 2014 involved taking the existing stairs and bring them outside of the building. The intent was to have the stairs come down to the first floor, and have a second set of stairs underneath that would lead to the basement to enable an indoor access. As soon as they started to do the construction, he stated they knew they were on an old stone rubble foundation, but they didn’t know how they were

going to support it properly. In the end, he explained, they made the determination that if they started to excavate the stairs right against the outside of the building, there was a pretty good risk that a part of the building would collapse. The foundation employees and excavators were already hired and present, so they needed to make a quick judgement. They ended up taking the exterior stairs and not building them; and stayed with the interior stairs that were already there.

They had received all of their approvals last fall and were setting the new stove in place on the day before Thanksgiving of 2016. This past spring, he obtained the required updated version of his Site Plan from David Gardner, his Engineer, who then discovered the Site plan for the staircase did not match exactly what was approved 4 years ago. Consequently, when it came time to sign off on the Certificate of Occupancy, Mr. Gardner refused to sign off.

He spoke to Mr. Santilli and explained that he was going to modify his design. He told him not to increase his setbacks, and Mr. Schartner agreed that he absolutely would not and just plans to eliminate the bump-out.

Ms. Charren noted that the building is now actually smaller than what was originally approved.

Mr. Lescarbeau asked the Staff if they had any concerns or thoughts, and they all agreed they like the new plan better.

Mr. Lescarbeau noted that on the approved plan, the cornices do not come out, the windows on the west side are now in line, and the gable on the west side was eliminated resulting in a world of improvement aesthetically. Overall, he stated the HDC is grateful for the new plan.

When asked by Mr. Lescarbeau if this needed an approval vote, Mr. DeLuca advised the board to keep in mind that the previously mentioned historic easement requires that the HDC approve changes to the exterior. He stated previously they did vote on this same issue and suggested the Commission should vote; and then issue a letter of approval indicating they have reviewed the design and liked what they saw.

A Motion was made by Mrs. Douglas and duly seconded by Ms. Charren to approve the As-Built Plan as presented. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hintsa, Mrs. Kenower, and Mrs. Anderson)

3NB: 80 Central Street – Final Design Review - Exterior modifications to the dwelling(s).

Location: 80 Central Street, Owner: Salvatore Torregrossa

Frank Karpowitz, Architect, reviewed with the Commission the drawings that were prepared for the Building Permit. He informed them that structurally they ran into some problems and had to make changes in order to make the floor plan work. There were also some areas located in the back of the house where there were three windows on three walls, which left no place to put a bathroom. Mr. Karpowitz then reviewed each suggested change in window location and/or size, and changes to the doors as well.

Mr. Lescarbeau stated he had initially thought the proposed changes were minor and could be done administratively. Noting the number of changes, however, he determined that the proposal needed to be heard by the full Commission.

A Motion is made by Mrs. Kenower and duly seconded by Mrs. Douglas to approve the changes as presented. Motion passes 7 to 0.

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hints, Mrs. Kenower, and Mrs. Anderson)

OLD BUSINESS

4OB: Preparation for Public Hearing: Discuss 'Super' list of 80+ previous applicants who may be interested in speaking at hearing.

Mr. Lescarbeau informed the HDC that he has spoken to Susan Buonanno, Town Council President, who said she plans to follow the same format as the HDC did in their previous workshops by breaking up the public hearing into the following three sections:

1. September 18th will be Ocean Road and the Central Street District
2. October 2nd will be The Towers and Earles Court District
3. October 16th will be Narragansett Avenue and the proposed Dunes District

Mr. DeLuca stated the opening of the Town Council meetings starts at 7:30 p.m. and usually involves general presentations, open forum, and the approval of their minutes. This takes about ½ hour and usually runs right into the public hearings, which begin at about 8:00 p.m.

Mr. Lescarbeau suggested that he and Mr. DeLuca connect before then to firm up their presentation.

Mr. Lescarbeau informed the Board that Phil Cozzolino, Reporter from the Narragansett Times, was present. He explained the plan was to put an article in, publicizing the tax credit; and as the time gets closer, piggyback a summary of that information with the upcoming public hearings as the new and expanded historic districts.

Mr. Cozzolino informed the Commission he has a list of the bulleted facts concerning the tax credits and the public hearings; and invited them to correct him if he is at all inaccurate. He went over the scheduled dates for the upcoming public hearings.

He asked Mr. DeLuca if the Tax Credit Ordinance started at the State level.

Mr. DeLuca replied it was part of an existing 2012 enabling law, but it has been on the books since well before then.

Mr. Cozzolino verified that what the HDC is planning to do with the Tax Credit is based on that statement, and they are first ones in the state to offer it. He stated that 20% of the renovation

project, up to \$50,000 qualifies for property tax reduction. He also asked Mr. Lescarbeau about the Tax Credit and how it was described as producing an overall increase in the tax base.

Mr. Lescarbeau replied that most of the projects would exceed the \$50,000 mark. He explained that an Excel spreadsheet was presented to the Town Council that both laid out the math and explained how the perpetual tax payments of the future would more than outweigh the credit given now. For example, if someone did a \$50,000 project, after two years, they would be adding to the base; whereas if someone did a \$200,000 project, they would immediately pay more in taxes than the credit itself. This would be paid perpetually, so that after the 5-year period, this increase would come back to the town forever. This is really just a one-time incentive for ultimately a greater gain for the Town tax base. This would hopefully prompt residents to do more work and have a good feeling about being in the historic district.

Mr. DeLuca informed Mr. Cozzolino that future applications that come to the HDC will remain the same, except for the guide sheet that will remind them to separate out the exterior expenses from the interior expenses. They can only apply for the tax credit when their project is completed, and after the Certificate of Occupancy is issued. There will be a form created that the Tax Assessor will be receiving from the applicant, and he will immediately be referring it to them through the Community Development Office.

Regarding the historic districts, he concurred that 1% of the Town currently occupies historic districts, and the expansion would bring that number to 3%.

Mr. Lescarbeau told Mr. Cozzolino that The Narragansett HDC is by far one of the most functional bodies in the State. He added it is important to understand that in looking at the big picture, he stated their ultimate goal is to not demolish our seaside character.

REPORTS FROM STAFF / COMMISSION:

Mr. Lescarbeau asked the Commission if they wanted to divide up the list of people to contact and reminded them that last month, Mrs. Connell said she was going to contact the Pier Association. In her e-mail she sent today, he stated she has also agreed to contact Holly Flagg, Camilla Lee, and Kelly Donovan.

Mrs. Hints is going to contact Sallie Latimer and Meg Rogers.

Mr. Lescarbeau informed the Commission he has already spoken to both Shirley Eastham and Kate Vivian, and they have a very positive input. He also agreed to contact John Picerne, Mr. Costantino, and Bob Leonard.

Mrs. Douglas stated she'd be more than happy to speak to John Kaufman of Middlebridge School, the Golden's, and the Higginbotham's.

Ms. Charren stated she would contact Carol Suprenant and Lynn & John Wardle.

AGENDA ITEMS FOR NEXT MEETING:

ADJOURNMENT:

A Motion was made by Mrs. Douglas and duly seconded by Ms. Charren to adjourn this meeting at 8:02 p.m. **Motion passes 7 to 0.**

(Mr. Lescarbeau, Mr. Shields, Mrs. Douglas, Ms. Charren, Mrs. Hints, Mrs. Kenower, and Mrs. Anderson)

Submitted By:

A handwritten signature in cursive script that reads "Denise Russ". The signature is written in dark ink and is positioned to the left of the typed name.

Denise Russ
Clerk of the Board