



NARRAGANSETT HISTORIC DISTRICT COMMISSION

MEETING MINUTES

TUESDAY, JANUARY 8TH, 2019

CONVENE: Chairman Keith Lescarbeau called the meeting to order at 6:00pm

ROLL CALL: Keith Lescarbeau, Robert Shields, Kristen Connell, Gaia Charren, Judith Kenower

ABSENT: Moira Hints

ALSO PRESENT: Mike DeLuca, Community Development Director
Brent Wiegand, Planning Technician
Heidi Petrone, Clerk of the Board

ADMINISTRATIVE MATTERS:

Mike DeLuca introduced Brent Wiegand, the new Planning Technician, to the Historic District Commission.

CONSENT AGENDA

1C: APPROVAL OF MEETING MINUTES: December 11, 2018

A motion is made by R. Shields, seconded by K. Connell, to **APPROVE** the **CONSENT AGENDA**. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields – AYE, K. Connell-AYE, G. Charren-AYE, J. Kenower-AYE)

PUBLIC HEARING

2PH: 309 OCEAN ROAD, HAZARD CASTLE ESTATES: Construct a new dwelling with an attached garage, rear patio, and front porch. **OWNER:** Guy Buckley

The applicant is represented by Jeff Sweenor of Sweenor Builders. This is the final lot for development under the Hazard Castle Estates sub-division. The access to the property is a driveway off of Ocean Road. The proposed house will be of a similar design and build as the other 2 homes built on the Hazard Castle Estates property. Lot 5 of the property in question contains wetlands and will not be later developed. Lot 4 of the same property has Town protected trees on the land that will not be disturbed during construction on Lot 3.

M. DeLuca reviewed the staff report dated January 3, 2019 with J. Sweenor and the Historic District Commission (HDC) members. In the report, Staff concerns are expressed in regards to details of some of the materials being used to build the proposed home. J. Sweenor addressed each concern to the HDC members and M. DeLuca and each were satisfied with the details provided. The trim, moldings, columns, and decking will be built with azek material and the roof shingles will be wood. The door will be made of mahogany with a full grill and 6 over 1 windows.

Discussion then focused on the exterior spiral staircase shown in the plans submitted. The consensus of the HDC is the spiral staircase is not in line with the design of the house, or that of the other 2 homes, or of the Historic District the property is located in. M. DeLuca stated the concerns of the HDC could be enforced through Section 5, "Guidelines for New Building Construction in Historic Districts", Guideline #59 which states, in part: "*In general, new buildings should be harmonious in form, material, siting and scale with the established district character and should not present a false historical appearance*" and Guideline #62 which reads as "*Use building forms that match those used historically.*"

Different options were discussed on how to incorporate either the spiral staircase or a re-designed staircase to mitigate the concerns of the HDC. J. Sweenor agreed to discuss the concerns of the HDC with the applicant.

A motion is made by G. Charren, seconded by R. Shields, to **CLOSE** the **PUBLIC HEARING**. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields-AYE, K. Connell-AYE, G. Charren-AYE, J. Kenower-AYE)

A motion is made by J. Kenower, seconded by K. Connell, to **CONDITIONALLY APPROVE** the **APPLICATION** with the **FINAL DESIGN OF THE SPIRAL STAIRCASE** to be **APPROVED ADMINISTRATIVELY**. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields-AYE, K. Connell-AYE, G. Charren-AYE, J. Kenower-AYE)

NEW BUSINESS

None

OLD BUSINESS

4OB: Final Detail Review: 17 ATLANTIC AVENUE: Removal of non-original chimney, replace trim, shingles, and windows, replace porch, small addition to rear of house, demolition and replacement of garage. **OWNER:** Ronald & Emma Catanzaro

Ronald & Emma Catanzaro submitted examples of the chosen design of the front and side doors. The screen door for the porch would need to be specially built to replace the style that is there now. The replacement of the screen door will be in style with the overall historic design of the house.

A **MOTION** is made by R. Shields, seconded by G. Charren, to **APPROVE** the **DETAILS** submitted. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields-AYE, K. Connell-AYE, G. Charren-AYE, J. Kenower-AYE)

K. Lescarbeau asked the Catanzaro's what they intend to do with the garage. R. Catanzaro submits a letter of condemnation from Fairbanks Engineering Corporation, dated January 4, 2019, stating the garage should be condemned and razed as soon as possible. K. Lescarbeau states that the garage is a significant structure and he believes is a borderline teardown. He states for their informational benefit the studs are in good condition, the sills are pressure treated, and the rafters are true and straight. The roof and floor sheathing are rotted but the siding on three sides of the garage is in good shape. Further discussion ensued on the elements of the garage that are beyond repair and the 2' addition to the garage.

A **MOTION** is made by R. Shields, seconded by G. Charren, to **APPROVE** the **DEMOLITION AND REBUILDING OF THE GARAGE** to the requested expanded size. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields-AYE, K. Connell-AYE, G. Charren-AYE, J. Kenower-AYE)

5OB: HDC Preservation Awards Program

Moira Hints and Kristen Connell are leading the development of this program. M. Hints is not in attendance this evening. K. Connell explains the holiday season delayed progress in developing the program further and she does not have any updates at the moment. K. Lescarbeau states that he spoke with Preserve RI and gave K. Connell a copy of their application for their awards program to use as a reference when developing one for the Narragansett HDC program.

6OB: TIP OF THE MONTH: None

REPORTS FROM STAFF / COMMISSION:

Kristen Connell received a “Save the Date” card for the annual Rhode Island Statewide Historic Preservation conference that will be held on Saturday, April 6, 2019. M. DeLuca informs the HDC members that if they would like to attend, the Town will cover the cost of registration and to let him know at the next month’s meeting.

AGENDA ITEMS FOR NEXT MEETING: Registration for the annual Rhode Island Statewide Historic Preservation conference that will be held on Saturday, April 6, 2019.

ADJOURNMENT:

A Motion is made by R. Shields, seconded by K. Connell, to **ADJOURN** the meeting. Motion **PASSES** 5 to 0 (K. Lescarbeau-AYE, R. Shields-AYE, K. Connell-AYE, M. Hints-AYE, G. Charren-AYE, J. Kenower-AYE)

Submitted By:



Heidi Petrone
Clerk of the Board