



**HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**  
**WEDNESDAY, JUNE 12, 2019, 5:00PM**  
**NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

---

**CONVENE:** Chairman Lescarbeau called the meeting to order at 5:05pm

**ROLL CALL:** Keith Lescarbeau-Chairman, Robert Shields-Vice Chairman, Kristen Connell-Secretary, Gaia Charren, Judith Kenower, Americo Mallozzi

**ABSENT:** Moira Hints w/ cause

**ALSO PRESENT:** Michael DeLuca, Community Development Director  
Brent Wiegand, Planning Technician  
Heidi Petrone, Clerk to the Commission

**ADMINISTRATIVE MATTERS:** Introductions of new HDC members.

Before the official start of the meeting the HDC members and new member, Americo Mallozzi, introduced themselves. No action was taken.

**CONSENT AGENDA**

**1C: APPROVAL OF MEETING MINUTES:** May 14, 2019

A **MOTION** is made by K. Connell, seconded by J. Kenower 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: 55 RODMAN ST., PLAT D, LOT 129:** Demolish and rebuild single family dwelling  
*Owner:* Matt Serpa

Chairman Lescarbeau gave a brief summarization of the structure's history noting the building was originally a stockade building and had been relocated several times before being placed in the current location. There have been many poorly built additions and/or modifications to the building over the years and in his opinion is not worth saving. He also noted that the Zoning Board gave a conditional approval of the site development, contingent on the applicant getting approval from the Historic District Commission for the design elements.

Matt Serpa, the applicant, stated he has an Engineer's Report from Carrigan Engineering stating "that the structure is beyond the point of repair and needs to be demolished." M. Serpa also stated the proposed structure will be built on the existing foundation. R. Shields questioned the optional design of the dormers. M. Serpa replied that he is not doing the dormers as shown on the drawings. Michael DeLuca, Community Development Director, noted that the removal of the dormer on the drawings would change the roof line and the members should keep that in mind while making decisions. Chairman Lescarbeau questioned the choices of the mix and match windows stating that double hung and casement windows and awnings are not the typical historical design on this type of structure. M. Serpa replied that the windows on the west side of the home are for privacy along with 18 foot bushes. On the east side of the proposed structure, double hung windows will be used as a design element and the awnings will be for privacy. Chairman Lescarbeau stated that the windows, as proposed, are not harmonious in design and would not be found on a structure like that historically. He suggested the applicant look at a re-drawing of the design on that side of the structure showing all double hung windows. The applicant agreed.

Chairman Lescarbeau inquired about other details such as trim, sills, corners, doors, and other design details. The applicant said he didn't have that information with him however the final drawings have all the details required and will submit them to the Staff in the Community Development office.

A **MOTION** is made by R. Shields, seconded by J. Kenower, to **CLOSE** the public hearing. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

A **MOTION** is made by G. Charren, seconded by J. Kenower, to **APPROVE** the demolition as requested. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

A **MOTION** is made by G. Charren, seconded by K. Connell, to **APPROVE** the application contingent upon a final detail review at a future meeting. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

**NEW BUSINESS**

**3NB:** None

**OLD BUSINESS**

**4OB: DISCUSSION:** HDC Preservation Awards Program

H. Petrone presented 3 possible designs for the award certificate. The certificate style/design was decided among the group.

*\* Gaia Charren left the meeting after the certificate design was chosen.*

The location for the ceremony has been confirmed at the Middlebridge School, aka Hazard Castle.

It was determined the original date of Saturday, July 20, would not be possible to host the event due to HDC members conflicting schedules. The alternative date of Saturday, August 10, will be coordinated with the staff at Hazard Castle.

An initial guest list was drafted to include attendees other than award recipients and guests.

H. Petrone will coordinate the acquiring of the Certificate of Insurance for the event.

Because there were too many details to still be worked out a sub-committee was established to coordinate the details and/or tasks needed to be completed. The sub-committee will consist of Keith Lescarbeau, Kristen Connell, Moira Hints, Michael DeLuca, and Heidi Petrone.

**REPORTS FROM STAFF / COMMISSION:** Tax Credit Update

M. DeLuca informed the HDC members that the bill will be going to the senate floor to be voted on in the coming week and the outlook is promising.

**AGENDA ITEMS FOR NEXT MEETING:** None

**ADJOURNMENT:**

A **MOTION** is made by R. Shields, seconded by K. Connell, to **ADJOURN** the meeting. Motion **PASSES** 6 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, G. Charren-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**)

Respectfully Submitted,



Heidi Petrone

Clerk to the Historic District Commission

