



**HISTORIC DISTRICT COMMISSION
REGULAR MEETING NOTICE AND AGENDA
TUESDAY, JANUARY 14, 2020, 6:00PM
NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

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

ROLL CALL: Keith Lescarbeau-Chairman, Robert Shields-Vice Chairman, Gaia Charren, Judith Kenower, Americo Mallozzi, Karen Catuogno, Mellissa Kollitides

ABSENT W/ CAUSE: Kristen Connell-Secretary

ALSO PRESENT: Brent Wiegand-Planning Technician, Heidi Petrone-Clerk to the Commission

ADMINISTRATIVE MATTERS:

➤ **Rescheduling of April 2020 NHDC meeting.**

H. Petrone notified the Commission of the need to reschedule the NHDC meeting in April 2020 due to budget hearings being held that week in the large board room. Commission members will come to the February 14, 2020 NHDC meeting with proposed alternative dates.

➤ **Election of Officers**

A **NOMINATION** was made by M. Kollitides, seconded by K. Catuogno, to re-appoint Keith Lescarbeau as the Chairman of the Historic District Commission. Nomination **PASSES 7 to 0** (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

A **NOMINATION** was made by K. Catuogno, seconded by M. Kollitides, to re-appoint Robert Shields as the Vice-Chairman of the Historic District Commission. Nomination **PASSES 7 to 0** (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

A **NOMINATION** was made by J. Kenower, seconded by K. Catuogno, to re-appoint Kristen Connell as the Secretary of the Historic District Commission. Nomination **PASSES 7 to 0** (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

CONSENT AGENDA

1C: APPROVAL OF MEETING MINUTES: December 10, 2019

A **MOTION** was made by G. Charren, seconded by J. Kenower, to **APPROVE** the Consent Agenda. Motion **PASSES 7 to 0** (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

PUBLIC HEARING

2PH: 386 OCEAN ROAD (CONTINUED): Plat F, Lot 26-B1, Residing house shingles

Owner: David Osborne

Chairman Lescarbeau noted that this is a continuation of a public hearing and asked if the applicant had anything further to present. Renee Osborne, the applicant's daughter, submitted two (2) articles (exhibit 1 and exhibit 2) about the owner of the historic Newcomb Tavern in Sandwich, Massachusetts being granted the approval to put up the same type of vinyl siding as being requested in this application. She also submitted pictures and addresses of homes that have used the same or similar product (exhibit 3) and an article titled "Before & After: Historic Home Finds Answers in Innovation" (exhibit 4).

Chairman Lescarbeau stated that he was not concerned with the look of the proposed product, as it is very pretty, but his concern is the functionality of a hollow product, such as the one being proposed. He is concerned with the product's ability to re-create details that are achieved with solid products, such as cedar shingles. He noted that there are only a few hundred houses that are regulated and the Commission is trying to maintain the shingle style homes that Narragansett has become known for.

Chairman Lescarbeau then quoted guidelines, as they relate to non-contributing structures, Section 5: Guidelines for new building construction in historic districts, #59 and #64-C where it is specifically stated vinyl siding is not allowed. Chairman Lescarbeau stated the applicant has a very nice house, pointing out the cornices, the pitch of the roof, the massing of the Victorian home, and noted that the home will be a contributing structure in the Historic District soon. He reiterated that the matter is not one of taste, stating that the product is beautiful to the eye and will be there long to come, but rather the product is hollow and will not perform the functions needed for the house. He went on to give a demonstration of the products, both solid and hollow, with examples he made and brought in to show. After the presentation discussion ensued on how the solid product will function the way it is needed versus the hollow product.

R. Osborne asked what the next steps are for a Certificate of Appropriateness approval. Chairman Lescarbeau stated the applicant needs to decide which product will be used, the originally proposed vinyl shingles, composite shingles, or the cedar shingles, and to amend the application, if necessary, to reflect which product is chosen. H. Petrone noted that if the applicant wishes to have Renee Osborne as an authorized representative, the application needs to be amended to reflect that decision.

A **MOTION** was made by K. Catuogno, seconded by J. Kenower, to **CONTINUE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

3PH: 75 KINGSTOWN ROAD – BLUEBERRY COVE INN: Plat C, Lot 399, Installation of new fence
Owner: Seely Gerraughty

A **MOTION** was made by A. Mallozzi, seconded by R. Shields, to **OPEN** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

The owner of the property, Seely Gerraughty, stated the application is to install a standard 4-foot picket fence around the perimeter of the front of the property. The fence will be placed behind the stone pillars and is the same height. Chairman Lescarbeau noted that picket fences are preferable 3'-3½' high, however, the slats on this fence are spaced far enough apart that you can see through the fence.

B. Wiegand noted that there were no concerns from staff in regards to the proposed project.

No one from the public spoke and there were no questions or concerns from the Commission members.

A **MOTION** was made by J. Kenower, seconded by G. Charren, to **CLOSE** the public hearing. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

A **MOTION** was made by A. Mallozzi, seconded by J. Kenower, to **APPROVE** the application as stipulated in the staff report dated January 14, 2019. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

NEW BUSINESS

4NB: PRE-APPLICATION REVIEW: 333 OCEAN ROAD: Plat F, Lot 16, New construction of theater
Owner: Middlebridge School

John Kaufman, the Head of School for Middlebridge School, explained the project is to build a theater for program enhancement, not to increase enrollment, and there will be no increase in traffic.

Mark Saccoccio, the project architect, explained the building will be a 133 seat theater with classrooms and support rooms. The architecture will play off of the castle but will incorporate modern elements. He reviewed a draft plan depicting the site noting windows will be 4 over 4 and other details.

Discussion ensued about specific details, such as the front entrance being glass, the stone veneer replicating the castle or being more symmetrical, etc.

There was no vote or action taken by the Commission.

5NB: 2019 Annual Report

For distribution only. The Commission will vote on the report at the February 14, 2020 meeting.

OLD BUSINESS

6OB: TIP OF THE MONTH:

Chairman Lescarbeau stated the Tip of the Month is being continued from last month, "Don't Wait Until Spring."

REPORTS FROM STAFF / COMMISSION:

- Case Study - Narragansett Towers: Restoring a Landmark of the Gilded Age (informational purposes only)

No action was taken by the Commission.

AGENDA ITEMS FOR NEXT MEETING: 32 Central Street – replacement of windows

ADJOURNMENT:

A **MOTION** was made by G. Charren, seconded by J. Kenower, to **ADJOURN** the meeting at 8:00pm. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields- **AYE**, G. Charren- **AYE**, J. Kenower- **AYE**, A. Mallozzi- **AYE**, K. Catuogno- **AYE**, M. Kollitides- **AYE**)

Respectfully submitted,



Heidi Petrone
Clerk to the Historic District Commission