



**HISTORIC DISTRICT COMMISSION
REGULAR MEETING NOTICE AND AGENDA_AMENDED
TUESDAY, MAY 12, 2020, 6:00PM
TO BE CONVENED ELECTRONICALLY FROM
NARRAGANSETT TOWN HALL - LARGE BOARD ROOM**

HISTORIC DISTRICT COMMISSION

CHAIRMAN
Keith R. Lescarbeau

SECRETARY TO CHAIRMAN
Cheryl Lescarbeau

VICE-CHAIRMAN
Robert Shields

SECRETARY
Kristen Connell

MEMBERS
Judith Kenower
Americo Mallozzi
Karen Catuogno
Melissa Kollitides

ALTERNATE
Gaia Charren

COMMUNITY DEVELOPMENT DIRECTOR
Michael DeLuca

LIAISON STAFF

CLERK TO THE COMMISSION
Heidi Petrone

NOTE: THIS MEETING IS NOT OPEN FOR ONSITE ATTENDANCE

PLEASE SIGN IN VIA COMPUTER OR CELLPHONE APP USING THE ZOOM ACCESS CODE OR DIAL IN FOR AUDIO ONLY VIA ONE OF THE NUMBERS BELOW.

Computer: <https://zoom.us/j/8719170546>

One tap mobile: +19294362866,,8719170546# US (New York)

Dial-in only: 1 929 436 2866 US (New York), 1 312 626 6799 US (Chicago)

Meeting ID: 871 917 0546

CONVENE/ROLL CALL:

ADMINISTRATIVE MATTERS:

CONSENT AGENDA

1C: **APPROVAL OF MEETING MINUTES:** April 14, 2020

PUBLIC HEARING

2PH: **386 Ocean Road (continued)**: Plat F, Lot 26-B1, Residing house shingles
Owner: David Osborne

3PH: **43 Caswell Street**: Plat C, Lot 489-A, Fence Installation
Owner: Vanessa Christafaro

4PH: **57A Rodman Street**: Plat D, Lot 121-2A, Installation of a new shed
Owner: Erica Killian

5PH: **55 Narragansett Avenue**: “Castlenook” Plat C, Lot 337
Exterior Renovations / Carport
Owner: Chris and Diane Wilkens

NEW BUSINESS

6NB: **DISCUSSION**: Narragansett Historic District Commission Awards program

OLD BUSINESS

7OB: **DISCUSSION**: HDC Property Owners Guide
➤ For possible action

ADJOURNMENT:

POSTED: MAY 8, 2020

The above petitions are on file in the office of Community Development in the Town Hall and available for review during regular office hours-BY APPOINTMENT ONLY. Individuals requesting an appointment or interpreter services for the hearing impaired must notify the Department of Community Development at 401-782-0632, 48-hours in advance of the hearing date.



**HISTORIC DISTRICT COMMISSION
MEETING MINUTES**

TUESDAY, APRIL 14, 2020, 6:00PM

CONVENED ELECTRONICALLY FROM: NARRAGANSETT TOWN HALL

NOTE: THIS MEETING IS NOT OPEN FOR ONSITE ATTENDANCE

PLEASE SIGN IN VIA COMPUTER OR CELLPHONE APP USING THE ZOOM ACCESS CODE OR DIAL IN FOR AUDIO ONLY VIA ONE OF THE NUMBERS BELOW.

Computer: <https://zoom.us/j/8719170546>

One tap mobile: +19294362866,,8719170546# US (New York)

Dial-in only: 1 929 436 2866 US (New York), 1 312 626 6799 US (Chicago)

Meeting ID: 871 917 0546

CONVENE: Chairman Lescarbeau called the meeting to order at 6:05pm.

ROLL CALL: Keith Lescarbeau-Chairman-*via Zoom*, Robert Shields-Vice Chairman-*via Zoom*, Kristen Connell-Secretary-*via Zoom*, Judy Kenower-*via Zoom*, Americo Mallozzi-*via Zoom*, Karen Catuogno-*via Zoom*, Melissa Kollitides-*via Zoom*

ABSENT: Gaia Charren, Alternate

ALSO PRESENT: Michael DeLuca-Director of Community Development, Heidi Petrone-Clerk to the Commission-*via Zoom*

ADMINISTRATIVE MATTERS:

M. DeLuca informed the Commission members that the evening's public hearings are going to be continued to May 12, 2020. He explained that he is still seeking guidance from the governor's office on how to conduct "public hearings" virtually, i.e. via Zoom, and still meet the requirements of the Open Meetings Act; such as full public participation, submitting testimony and exhibits, etc.

CONSENT AGENDA

1C: **APPROVAL OF MEETING MINUTES:** February 25, 2020

A **MOTION** was made by K. Catuogno, seconded by R. Shields, to **APPROVE** the consent agenda. Motion **PASSES** 5 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, K. Catuogno-**AYE**)

PUBLIC HEARING

2PH: **386 Ocean Road (continued)**: Plat F, Lot 26-B1, Residing house shingles
Owner: David Osborne

M. DeLuca stated that he had spoken with the applicant's attorney and the applicant has decided to re-side the house with cedar shingles. The attorney will be submitting a letter withdrawing the application before the Commission. M. DeLuca suggested that the hearing be continued to the May 12, 2020 meeting where the application can be dismissed once the communication from the attorney has been received.

A **MOTION** was made by K. Connell, seconded by J. Kenower, to **CONTINUE** the public hearing to the May 12, 2020 meeting. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

3PH: **43 Caswell Street**: Plat C, Lot 489-A, Fence Installation
Owner: Vanessa Christafaro

The applicant, Vanessa Christafaro, attended the meeting, via Zoom, and did not object to the public hearing being continued.

A **MOTION** was made by K. Connell, seconded by J. Kenower, to **CONTINUE** the public hearing to the May 12, 2020 meeting. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

4PH: **64 Caswell Street**: “Metatoxel Cottage” Plat D, Lot 35, window replacement

Owner: William Fischer

M. DeLuca explained to the Commission that the applicant had a unique situation and asked that he be given the opportunity to address the Commission without the hearing being opened. The applicant, William Fischer, attended the meeting, via Zoom, and did not object to the public hearing being continued. He summarized the events of his home being renovated. He explained he was very aware of the HDC Standards and Guidelines and the part of his home renovation pertaining to the windows in question was overseen by himself but had hired a window contractor to execute the necessary permits and had been assured that the correct process was followed. He stated he was quite surprised when M. DeLuca contacted him to inform him that a hearing was scheduled to consider the proposed window replacements. He believed all permits had been received and informed M. DeLuca the windows had already been installed. Once he was aware that his signature had been forged on the HDC application, he took steps to correct the situation.

K. Catuogno noted that the discussion was now turning to specifics of the application and that is not allowed since the hearing has not been opened. She also questioned if this hearing should be dismissed since the application has a fraudulent signature. The HDC members discussed the relevance of a fraudulent application and agreed with K. Catuogno.

A **MOTION** was made by K. Catuogno, seconded by R. Shields, to **DISMISS** the current application and to allow W. Fischer to re-submit an application, without prejudice. Motion **PASSES** 7 to 0 (K. Lesarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

NEW BUSINESS

5NB: **Tax Credit Request**: 17 Atlantic Avenue, Plat C, Lots 375 & 376

Owner: Ron and Emma Catanzaro

The applicants, Ron and Emma Catanzaro, attended the meeting via Zoom.

Chairman Lesarbeau asked if the Clay’s Construction figure was strictly for outside work. R. Catanzaro could not verify that. Chairman Lesarbeau stated that the magnitude of the project made it obvious that the project met the financial requirements for the tax credit being sought. R. Shields stated this is the first tax credit request coming forward and believes this needs a more in-depth review with the applicants to go over the receipts and other documents submitted to verify expenses and therefore this matter should be continued. Chairman Lesarbeau, and K. Catuogno, noted that they had already done their independent review since all the documents were in their previously issued March meeting packets. M. DeLuca noted he had done an exhaustive review of the receipts also, as this was the first application and he wanted a full understanding of the entire process. He noted that R. Catanzaro originally submitted much more information which was reduced to only that related to exterior work.

Discussion ensued on a procedures going forward for review of applications for tax credit requests. It was decided the extensive review of documents would be done by the staff and copied of all receipts would be sent to all members for their independent review.

R. Catanzaro noted that, for future applicants, it would be helpful to be made aware of the documentation requirements for the tax credit request application when the project was first initiated. M. DeLuca noted that now applicants are given the tax credit application and supporting materials with their NHDC application.

The consensus of the Commission was to move forward with the application.

A **MOTION** was made by M. Kollitides, seconded by J. Kenower, to **APPROVE** the application for a \$10,000 tax credit. Motion **PASSES** 6 to 0 to 1 (K. Lesarbeau-**AYE**, R. Shields-**ABSTAINED**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

ADJOURNMENT:

A **MOTION** was made by R. Shields, seconded by K. Catuogno, to **ADJOURN** the meeting at 7:10pm. Motion **PASSES** 7 to 0 (K. Lescarbeau-**AYE**, R. Shields-**AYE**, K. Connell-**AYE**, J. Kenower-**AYE**, A. Mallozzi-**AYE**, K. Catuogno-**AYE**, M. Kollitides-**AYE**)

Respectfully submitted,

Heidi Petrone
Clerk to the Narragansett Historic District Commission



Town of Narragansett, 25 Fifth Avenue, Narragansett, RI 02882

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Recommendation of Compatibility, or advisory opinion

Date received by the Planning Department: 12/3/19 Signed BH
Date certified as complete: _____, Signed _____

Please fill out the application form completely. Use Not Applicable, "NA," where appropriate.
Complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at Town Hall and www.narragansettri.gov.

PART I - GENERAL INFORMATION

PROPERTY ADDRESS: 386 Ocean Rd
Plat: Lot: F-26-B1
Property Name (if any, including historic): _____
Original Date of Construction: 1987

AUTHORIZED Bonnie Hansen
REPRESENTATIVE: Pawcatuck Roofing
Telephone: 860-599-1024
Email: Bonnie.Hansen.PRC@gmail.com
Mailing Address: 205. Angoilla Rd
Box 9 B
Pawcatuck, CT 06379

APPLICANT (Legal Owner of Record): Osborne, David W

PART II - ADDITIONAL INFORMATION

- n/a The property is in condominium ownership. Proof of board or association approval must be attached.
- n/a This application is filed in response to a violation notice.
- n/a This application is a modification of plans previously-approved (date(s) _____) by the HDC.
- Applicant has filed for a building permit from the Town (attached application).
- n/a This project requires other approvals, as follows: Zoning _____ CRMC _____ Other (describe): _____ (attach applications)
- n/a This project is a Rhode Island Historic Homeowner's Tax Credit project, or a Federal Rehabilitation Tax Credit project (attach appropriate tax credit application describing approved work).
- Access to the subject property requires special arrangements.
- Applicant has read the *NHDC Historic Preservation Standards and Guidelines* and understands them (available from the Department of Community Development)

Briefly provide the following information in narrative form if a contributing building (built on or prior to December 30, 1949):

A. Architectural description of property as it now exists, including character-defining architectural elements (provide continuation sheets as needed): Note: Do not include proposed renovations here.

n/a

B. Historical significance of property (provide continuation sheets as needed):

n/a

PART III - SUMMARY OF PROPOSED WORK.

A. Describe in summary form all proposed exterior alterations to the subject property here. For example, "Replace All North Wall Shingles, Replace Five Windows and Rebuild Two Chimneys" or "Construct New House." Do not leave this section blank. If replacement in-kind with like or duplicate materials is proposed, be sure to mention the work plan here and where appropriate on the checklist below. Provide additional continuation sheets as needed.

Remove & Dispose existing siding cedar shake
 Replace Trim & siding with CertainTeed Dupression
 Individual 5" Sawmill siding shingles

B. Please check ALL applicable categories below and provide detailed explanations on how the project meets the applicable *NHDC Historic Preservation Standards and Guidelines* (available from the Department of Community Development). If the category does not apply check the appropriate box for "NA" next to the category listing. Applicants may reference the guideline by its number.

NA (Check where appropriate)

Minor Alteration(s) - Any repair or replacement of existing building features or any new construction of less than 25% of an existing structure's footprint: *Replace siding & Trim - finish appearance are similar to those of historic building materials*

Major Alteration(s) - Any new construction adding more than 25% of an existing structure's footprint or any new freestanding structure(s) (including garages, sheds, barns, pools, pool houses, etc):

	REPAIR	REPLACE	Explain
<input type="checkbox"/> Foundation <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Stonework/masonry <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Exterior architectural features, including decorative features: <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Roof(s), Skylight(s), New roof line, Rooftop decks or Widows Walks: <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chimney(s): <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Shutters, Awnings: <i>n/a</i>	<input type="checkbox"/>	<input type="checkbox"/>	

	REPAIR	REPLACE	Explain
<input checked="" type="checkbox"/> Exterior wall(s) including but not limited to shingle, clapboard, masonry:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Replace siding with <u>CertainTeed Supersoon</u> <u>Individual 5" sawmill siding shingled. Replicate the authentic historically sawmill texture.</u>
<input type="checkbox"/> Window(s) and/or Door(s): (With replacement applications, a detailed inventory and analysis of window or door deterioration is required.)	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> Porches, Entries	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> Landscape/site features, decorative or Retaining Wall(s)	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> Outbuilding(s)	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> Pool(s); Site Structure(s)	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> Mechanical/Electrical Equipment:	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>
<input type="checkbox"/> New Construction - Attached to Existing Structure:	<input type="checkbox"/>	<input type="checkbox"/>	<u>n/a</u>

___ New Construction - Free-Standing:

___ Demolition (selective or partial):

___ Demolition (full building):

___ Other (describe):

PART IV – REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN THE COMPLETED APPLICATION YOU SUBMIT

All NHDC application materials must be submitted on unbound 8.5"x 11", 8.5"x 14" or 11"x 17" paper, single-sided, to facilitate electronic scanning, copying, posting and archiving.

1: COMPLETED APPLICATION FORM (pages 4-8) [Check appropriate box; Waiver Requested (WR) , Material Submitted (MS)

- WR MS **2: PHOTOGRAPHS:** Color photographs (4" x 6" or larger) clearly depicting current (existing) conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. Photographs may be either printed or good-quality laser color copies. Inkjet-printed photos cannot be accepted due to fading over time. Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged. *GIS map photo*
- WR MS **3: DRAWINGS:** If architectural drawings are required, one (1) original drawn scale set should be submitted along with one (1) copy of the original, reduced to fit on 8"x11", 8"x14" or 11"x17" paper. Drawings must include date, graphic scale, North arrow, and proposed materials. If the application proposes modifications to a project already granted HDC approval, an 11"x17" copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require architectural drawings that meet professional standards. Elevation drawings are required for most alteration projects and should show existing conditions and proposed alterations on all elevations that will be affected by proposed work, (1/4" = 1' scale or larger for most residential-scale projects).
- WR MS **Elevation detail and cross section drawings** are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features, (3/4" = 1' scale or larger).
- WR MS **Repair and/or replacement** in-kind projects require **product information**, and normally do not require drawings.
- WR MS **Full scale details** may be required for certain proposed new architectural elements (moldings and other trim elements, for example.)
- WR MS **Site plan** is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment, (1"=20' scale or larger).
- WR MS **Perspective drawings** (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites. Drawings may be required to show comparisons with nearby buildings along the street. A massing model of the building showing the proposed construction may also be required.
- WR MS **All** required architectural drawings and site plans shall be prepared by a licensed architect, landscape architect, and/or engineer unless otherwise waived.

4: MATERIALS/PRODUCT LITERATURE/SAMPLES: All proposed materials must be clearly indicated on drawings. Product literature or manufacturer cut sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

PART V - SIGNATURE

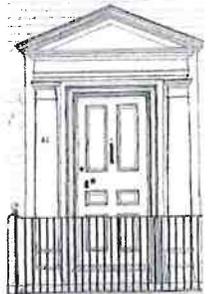
I certify that (i) I am the Legal Owner of Record or legally authorized representative to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant's Signature: *David Osborne* Date: *11/25/19*

Applicant's Printed Name: *David Osborne*

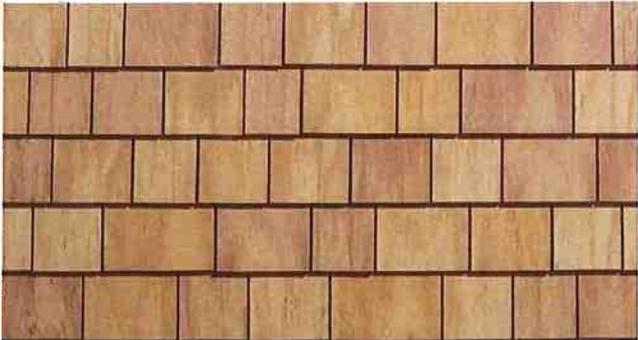
Representative's Signature: *Bonnie Hansen* Date: *11/12/19*

Representative's Printed Name: *Bonnie Hansen*





386 Ocean Road as Taken from Narragansett Town Tax Collector Database, nereval.com



Michael Deluca

From: Michael Deluca
Sent: Tuesday, April 14, 2020 7:21 PM
To: 'Chuck Batt'
Subject: RE: [EXTERNAL] 386 Ocean Rd.

Mr. Batt:

Thank you for informing us of the Osborne's decision. We will dismiss this file at our next meeting. Best wishes to you and the Osbornes.

Be well.

Michael DeLuca, AICP
Community Development Director
Town of Narragansett

From: Chuck Batt <attorneycharlesbatt@gmail.com>
Sent: Tuesday, April 14, 2020 6:36 PM
To: Michael Deluca <mdeluca@narragansettri.gov>
Subject: [EXTERNAL] 386 Ocean Rd.

Mr. Osborne has decided to go with new wood shingles for the siding replacement, the same product which is presently on the house. No add'l side buildings, no changes of windows. He probably won't be getting to it now until the fall or next spring. Please withdraw his pending application.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Town of Narragansett, 25 Fifth Avenue, Narragansett, RI 02882

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Recommendation of Compatibility, or advisory opinion

Date received by the Planning Department: 3.2.2020, Signed [Signature]
Date certified as complete: _____, Signed _____

Please fill out the application form completely. Use Not Applicable, "NA," where appropriate.
Complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at Town Hall and www.narragansettri.gov.

PART I - GENERAL INFORMATION

PROPERTY ADDRESS: 43 Caswell St
Plat: Lot: C-489-A
Property Name (if any, including historic): _____
Original Date of Construction: _____
AUTHORIZED REPRESENTATIVE: _____
Telephone: _____
Email: _____
Mailing Address: _____
APPLICANT (Legal Owner of Record): VANESSA CHRISTOFARO

PART II - ADDITIONAL INFORMATION

- The property is in condominium ownership. Proof of board or association approval must be attached.
This application is filed in response to a violation notice.
This application is a modification of plans previously-approved (date(s) _____) by the HDC.
[X] Applicant has filed for a building permit from the Town (attached application).
This project requires other approvals, as follows: Zoning _____ CRMC _____ Other (describe): _____ (attach applications)
This project is a Rhode Island Historic Homeowner's Tax Credit project, or a Federal Rehabilitation Tax Credit project (attach appropriate tax credit application describing approved work).
Access to the subject property requires special arrangements.
Applicant has read the NHDC Historic Preservation Standards and Guidelines and understands them (available from the Department of Community Development)

Briefly provide the following information in narrative form if a contributing building (built on or prior to December 30, 1949):

A. Architectural description of property as it now exists, including character-defining architectural elements (provide continuation sheets as needed): Note: Do not include proposed renovations here.

STANDARD - RANCH HOUSE

B. Historical significance of property (provide continuation sheets as needed):

PART III - SUMMARY OF PROPOSED WORK.

A. Describe in summary form all proposed exterior alterations to the subject property here. For example, "Replace All North Wall Shingles, Replace Five Windows and Rebuild Two Chimneys" or "Construct New House." Do not leave this section blank. If replacement in-kind with like or duplicate materials is proposed, be sure to mention the work plan here and where appropriate on the checklist below. Provide additional continuation sheets as needed.

ADD 6' VINYL FENCE TO SIDE OF HOUSE AND REAR OF YARD

B. Please check ALL applicable categories below and provide detailed explanations on how the project meets the applicable NHDC Historic Preservation Standards and Guidelines (available from the Department of Community Development). If the category does not apply check the appropriate box for "NA" next to the category listing. Applicants may reference the guideline by its number.

NA (Check where appropriate)

Minor Alteration(s) - Any repair or replacement of existing building features or any new construction of less than 25% of an existing structure's footprint:

Major Alteration(s) - Any new construction adding more than 25% of an existing structure's footprint or any new freestanding structure(s) (including garages, sheds, barns, pools, pool houses, etc):

	REPAIR	REPLACE	Explain
<input type="checkbox"/> Foundation	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Stonework/masonry	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Exterior architectural features, including decorative features:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Roof(s), Skylight(s), New roof line, Rooftop decks or Widows Walks:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Chimney(s):	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> Shutters, Awnings:	<input type="checkbox"/>	<input type="checkbox"/>	_____

REPAIR REPLACE Explain

Exterior wall(s) including but not limited to shingle, clapboard, masonry: _____

Window(s) and/or Door(s):
(With replacement applications, a detailed inventory and analysis of window or door deterioration is required.) _____

Porches, Entries _____

Landscape/site features, decorative or Retaining Wall(s) ADD FENCE TO BACK SIDE OF YARD AND REAR YARD TO HIDE A 5' STONE WALL BELONGING TO NEIGHBOR

Outbuilding(s) _____

Pool(s); Site Structure(s) _____

Mechanical/Electrical Equipment: _____

New Construction - Attached to Existing Structure: _____

_____ New Construction - Free-Standing:

_____ Demolition (selective or partial):

_____ Demolition (full building):

_____ Other (describe):

PART IV – REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN THE COMPLETED APPLICATION YOU SUBMIT

All NHDC application materials must be submitted on unbound 8.5"x 11", 8.5"x 14" or 11"x 17" paper, single-sided, to facilitate electronic scanning, copying, posting and archiving.

1: COMPLETED APPLICATION FORM (pages 4-8) [Check appropriate box; Waiver Requested (WR) , Material Submitted (MS)

WR **2: PHOTOGRAPHS:** Color photographs (4" x 6" or larger) clearly depicting current (existing) conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. Photographs may be either printed or good-quality laser color copies. Inkjet-printed photos cannot be accepted due to fading over time. Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

WR **3: DRAWINGS:** If architectural drawings are required, one (1) original drawn scale set should be submitted along with one (1) copy of the original, reduced to fit on 8"x11", 8"x14" or 11"x17" paper. Drawings must include date, graphic scale, North arrow, and proposed materials. If the application proposes modifications to a project already granted HDC approval, an 11"x17" copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require architectural drawings that meet professional standards. Elevation drawings are required for most alteration projects and should show existing conditions and proposed alterations on all elevations that will be affected by proposed work, (1/4" = 1' scale or larger for most residential-scale projects).

WR **Elevation detail and cross section drawings** are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features, (3/4" = 1' scale or larger).

WR **Repair and/or replacement in-kind projects** require **product information**, and normally do not require drawings.

WR **Full scale details** may be required for certain proposed new architectural elements (moldings and other trim elements, for example.)

WR **Site plan** is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment, (1"=20' scale or larger).

WR **Perspective drawings** (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites. Drawings may be required to show comparisons with nearby buildings along the street. A massing model of the building showing the proposed construction may also be required.

WR **All required architectural drawings and site plans** shall be prepared by a licensed architect, landscape architect, and/or engineer unless otherwise waived.

4: MATERIALS/PRODUCT LITERATURE/SAMPLES: All proposed materials must be clearly indicated on drawings. Product literature or manufacturer cut sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

PART V - SIGNATURE

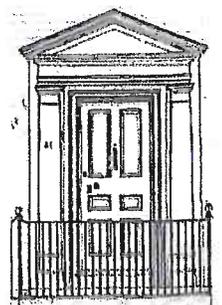
I certify that (i) I am the Legal Owner of Record or legally authorized representative to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant's Signature: Vanessa A. Christofaro Date: _____

Applicant's Printed Name: VANESSA CHRISTOFARO

Representative's Signature: _____ Date: _____

Representative's Printed Name: _____





FRONT VIEW





BEFORE REAR VIEW

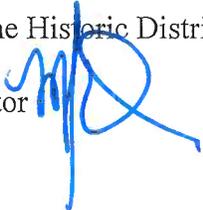


REAR VIEW
AFTER





TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

TO: Keith Lescarbeau, Chairman of the Historic District Commission
FROM: Michael DeLuca, Planning Director 
DATE: March 11, 2020
SUBJECT: Staff Review – Christofaro- Installation of a Fence
43 Caswell Street: Assessors Plat C, Lot 489-A

A. BACKGROUND INFORMATION

The owner of record of this property is Vanessa Christofaro. The property is located at 43 Caswell Street on a 0.115 acre lot in an R-10 Residential Zone. This property is located within the regulated Narragansett Avenue Historic District. The home was built in 1950.

1. Documents which are part of the application:
 - a. Application for Certificate of Appropriateness - signed by Vanessa Christofaro, undated.
 - b. Site photographs with text (5 photos – 3 before, 2 after).
2. Historic District – This property is located in the Narragansett Avenue Historic District.

B. STAFF FINDINGS

Staff review of this proposal finds several elements regulated under the Town Historic District regulations as described in Chapter 917 of the Town Code of Ordinances.

1. **Summary of proposed work:**
 - i. Installation of a 6 foot vinyl fence.
2. **Alterations to Dwelling:**
 - i. **Fence-** The Applicant has installed a fence from the south west corner of the property, along the rear lot line to the northwest corner of the rear yard and from this corner east to the driveway. The Fence is 6 feet high, fabricated of white vinyl and designed to simulate individual wooden slats with a top rail and post caps.

Finding #1: The location of the fence at the rear and side property lines is somewhat invisible from the street. We have no historical information about the site so cannot be sure if it is replacing a former fence line, but could be considered appropriate under Guideline #48A due to traditional placement at the property line.

Finding #2: The materials and style may be deemed acceptable under Guideline #14 if the Commission can determine that the need to visually obstruct the retaining wall on neighboring property is best achieved with synthetic or composite material to eliminate the need for painting or other maintenance.

C. RECOMMENDATION

Staff does not object to the installed fence but notes that an opaque fence of wooden construction would be more in keeping with the historic district. The style of the fence with simulated vertical slats and post caps appears appropriate to the late 20th century construction and design of the home.



Town of Narragansett, 25 Fifth Avenue, Narragansett, RI 02882

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Recommendation of Compatibility, or advisory opinion

Date received by the Planning Department: 4/17/20 Signed [Signature]

Date certified as complete: _____, Signed _____

Please fill out the application form completely. Use Not Applicable, "NA," where appropriate. Complete this application in BLACK or BLUE ink only. Illegible/incomplete applications will be returned to the applicant. Hearing Dates and Filing Deadlines are posted at Town Hall and www.narragansettri.gov.

PART I - GENERAL INFORMATION

PROPERTY ADDRESS: 57A Rodman St.
Plat: Lot: Lot 121-2A on Tax Assessor's Plat D
Property Name (if any, including historic): Pierside Condoms
Original Date of Construction: 1989

AUTHORIZED REPRESENTATIVE: _____
Telephone: _____
Email: _____
Mailing Address: _____

APPLICANT (Legal Owner of Record): Erica Killian

PART II - ADDITIONAL INFORMATION

- Checkmarks and text for additional information: The property is in condominium ownership... This application is filed in response to a violation notice... This application is a modification of plans previously-approved... Applicant has filed for a building permit from the Town... This project requires other approvals... This project is a Rhode Island Historic Homeowner's Tax Credit project... Access to the subject property requires special arrangements... Applicant has read the NHDC Historic Preservation Standards and Guidelines...

Briefly provide the following information in narrative form if a contributing building (built on or prior to December 30, 1949):

- A. Architectural description of property as it now exists, including character-defining architectural elements (provide continuation sheets as needed): Note: Do not include proposed renovations here.
B. Historical significance of property (provide continuation sheets as needed):

PART III - SUMMARY OF PROPOSED WORK.

A. Describe in summary form all proposed exterior alterations to the subject property here. For example, "Replace All North Wall Shingles, Replace Five Windows and Rebuild Two Chimneys" or "Construct New House." Do not leave this section blank. If replacement in-kind with like or duplicate materials is proposed, be sure to mention the work plan here and where appropriate on the checklist below. Provide additional continuation sheets as needed.

Put a new 8'x10' shed on property

B. Please check ALL applicable categories below and provide detailed explanations on how the project meets the applicable *NHDC Historic Preservation Standards and Guidelines* (available from the Department of Community Development). If the category does not apply check the appropriate box for "NA" next to the category listing. Applicants may reference the guideline by its number.

NA (Check where appropriate)

- Minor Alteration(s) - Any repair or replacement of existing building features or any new construction of less than 25% of an existing structure's footprint:
- Major Alteration(s) - Any new construction adding more than 25% of an existing structure's footprint or any new freestanding structure(s) (including garages, sheds, barns, pools, pool houses, etc):

	REPAIR	REPLACE	Explain
<input checked="" type="checkbox"/> Foundation	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/> Stonework/masonry	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/> Exterior architectural features, including decorative features:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/> Roof(s), Skylight(s), New roof line, Rooftop decks or Widows Walks:	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/> Chimney(s):	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input checked="" type="checkbox"/> Shutters, Awnings:	<input type="checkbox"/>	<input type="checkbox"/>	_____

REPAIR REPLACE Explain

Exterior wall(s) including but not limited to shingle, clapboard, masonry: _____

Window(s) and/or Door(s):
(With replacement applications, a detailed inventory and analysis of window or door deterioration is required.) _____

Porches, Entries _____

Landscape/site features, decorative or Retaining Wall(s) _____

Outbuilding(s) _____

Pool(s); Site Structure(s) _____

Mechanical/Electrical Equipment: _____

New Construction - Attached to Existing Structure: _____

____ New Construction - Free-Standing:

____ Demolition (selective or partial):

____ Demolition (full building):

Other (describe): *New 8' x 10' shed on property*

PART IV – REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN THE COMPLETED APPLICATION YOU SUBMIT

All NHDC application materials must be submitted on unbound 8.5"x 11", 8.5"x 14" or 11"x 17" paper, single-sided, to facilitate electronic scanning, copying, posting and archiving.

1: COMPLETED APPLICATION FORM (pages 4-8) [Check appropriate box; Waiver Requested (WR) , Material Submitted (MS)

WR **2: PHOTOGRAPHS:** Color photographs (4" x 6" or larger) clearly depicting current (existing) conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. Photographs may be either printed or good-quality laser color copies. Inkjet-printed photos cannot be accepted due to fading over time. Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged. ** emailed to Mike DeLuca*

WR **3: DRAWINGS:** If architectural drawings are required, one (1) original drawn scale set should be submitted along with one (1) copy of the original, reduced to fit on 8"x11", 8"x14" or 11"x17" paper. Drawings must include date, graphic scale, North arrow, and proposed materials. If the application proposes modifications to a project already granted HDC approval, an 11"x17" copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require architectural drawings that meet professional standards. Elevation drawings are required for most alteration projects and should show existing conditions and proposed alterations on all elevations that will be affected by proposed work, (1/4" = 1' scale or larger for most residential-scale projects).

OK WR **Elevation detail and cross section drawings** are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features, (3/4" = 1' scale or larger).

5/11 WR **Repair and/or replacement** in-kind projects require **product information**, and normally do not require drawings.

WR **Full scale details** may be required for certain proposed new architectural elements (moldings and other trim elements, for example.)

WR **Site plan** is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment, (1"=20' scale or larger).

OK WR **Perspective drawings** (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites. Drawings may be required to show comparisons with nearby buildings along the street. A massing model of the building showing the proposed construction may also be required.

SK WR **All required architectural drawings and site plans** shall be prepared by a licensed architect, landscape architect, and/or engineer unless otherwise waived.

4: MATERIALS/PRODUCT LITERATURE/SAMPLES: All proposed materials must be clearly indicated on drawings. Product literature or manufacturer cut sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

PART V - SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized representative to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant's Signature: Erica Killian

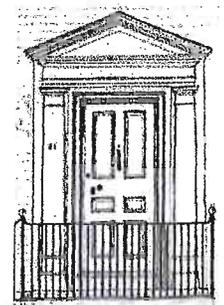
Date: 4/17/20

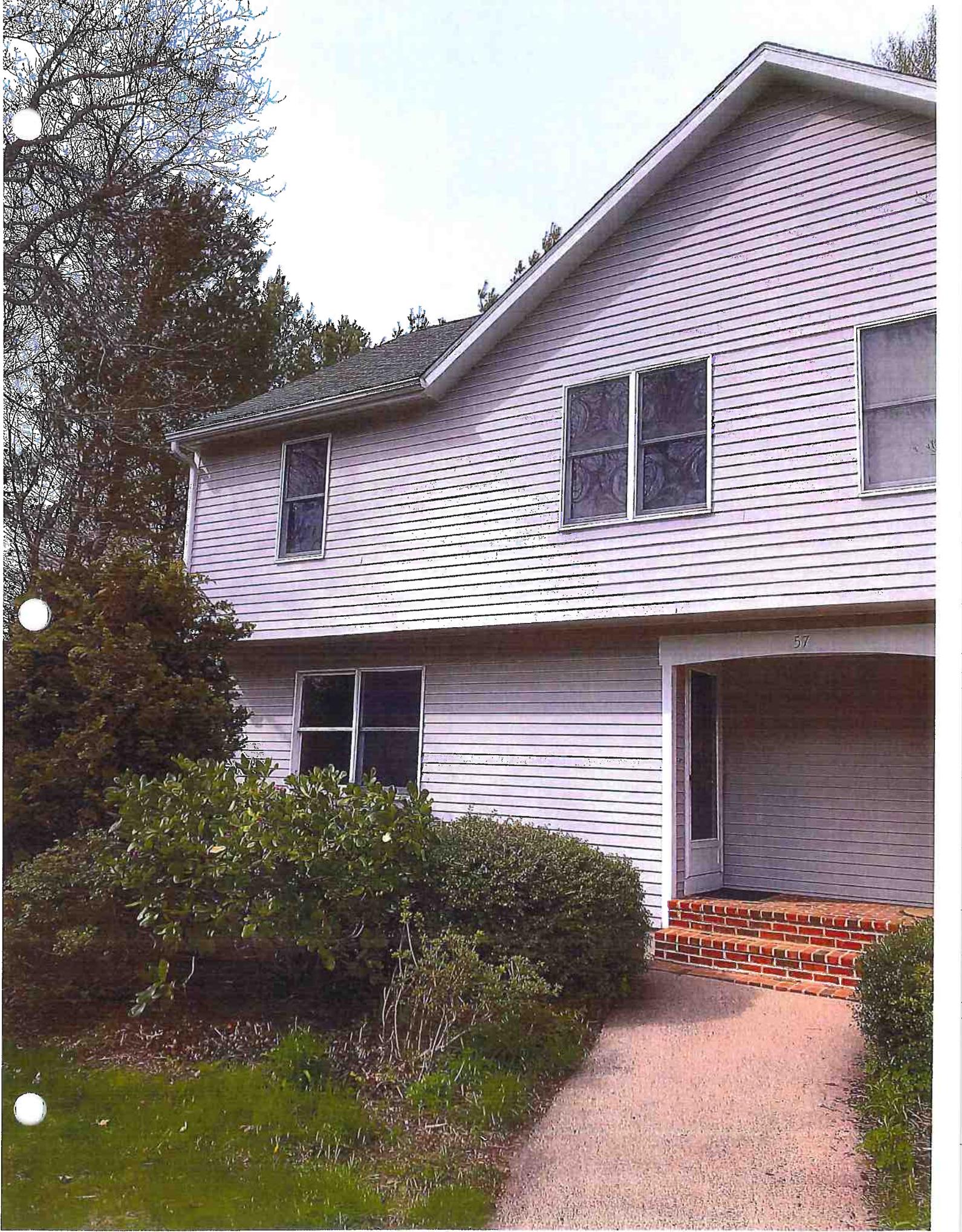
Applicant's Printed Name: Erica Killian

Representative's Signature: _____

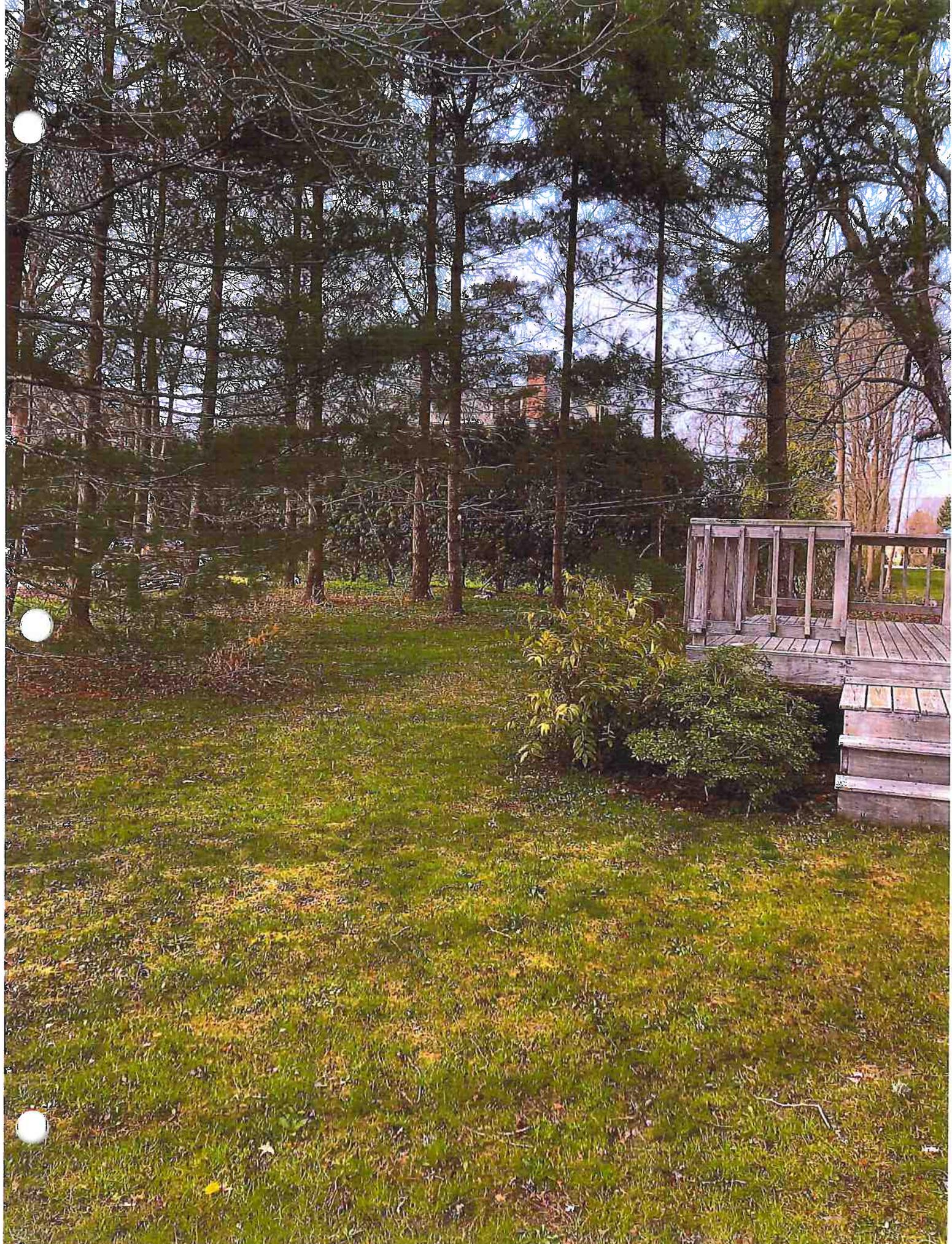
Date: _____

Representative's Printed Name: _____





57





FOUND GRANITE SOUND

A.P. D

LOT 125

FOUND GRANITE SOUND

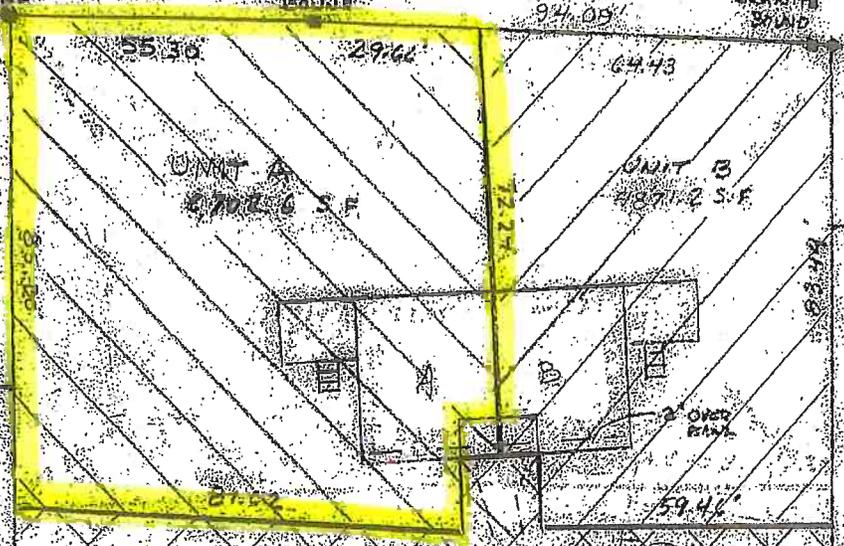
A.P. D

LOT 126

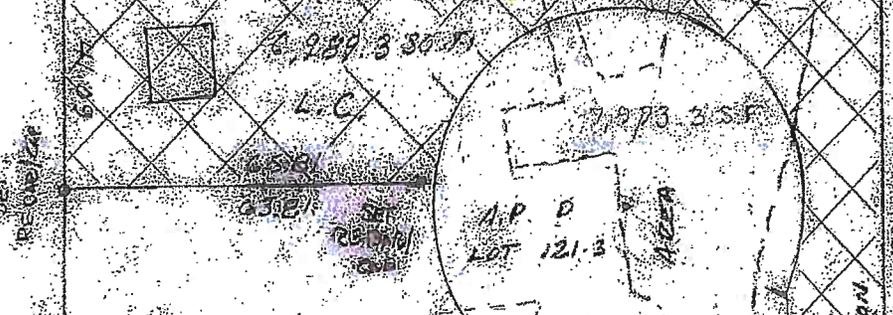
FOUND GRANITE SOUND

SET 2" BAR / CAP

A.P. D LOT 120-A



A.P. D
LOT
122-A



A.P. D LOT 128

A.P. D LOT 120-B

A.P. D LOT 121-1

A.P. D
LOT 121-3



160.88 S.F.

COMMON



A.P. D Lot 129

$R = 10.00'$
 $\Delta = 87.44' 22''$
 $C = 15.00'$
 $AR = 17.00'$

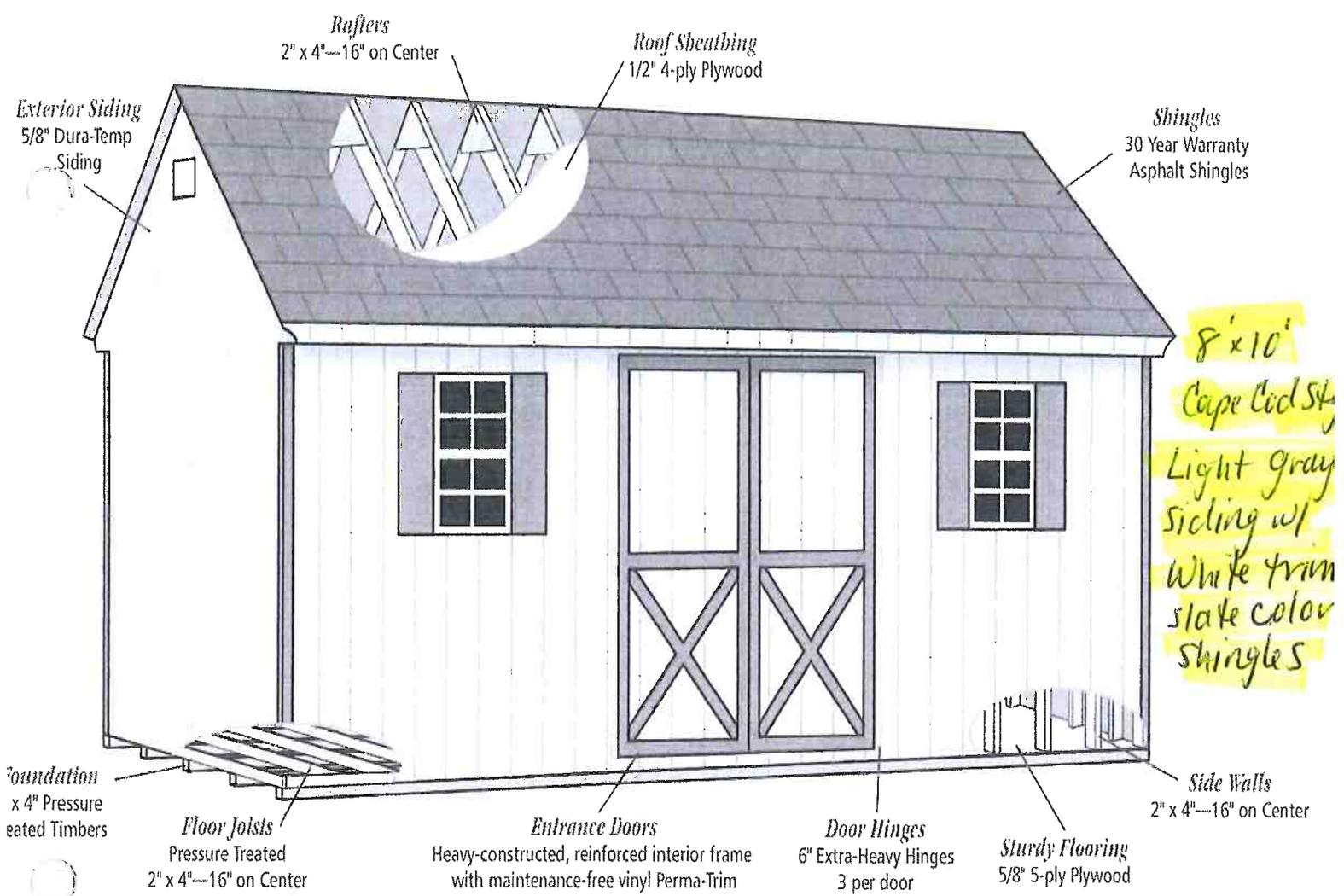
$R = 10.00'$
 $\Delta = 82.15' 58''$
 $C = 13.15'$
 $A = 14.84'$

SET 2" BAR /

FOUND

FOUND
PIPE

RCB





State of Rhode Island and Providence Plantations
Contractors' Registration and Licensing Board



BE IT KNOWN THAT

Lakeside Trading, LLC
David M. Harrigan

has met the requirements of the law and has been granted this certificate of registration as a

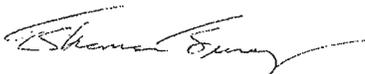
Residential CONTRACTOR

IN THE STATE OF RHODE ISLAND

Registration No.: 20836

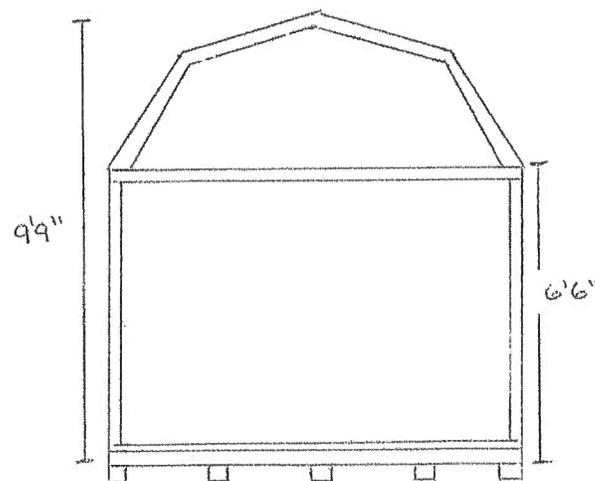
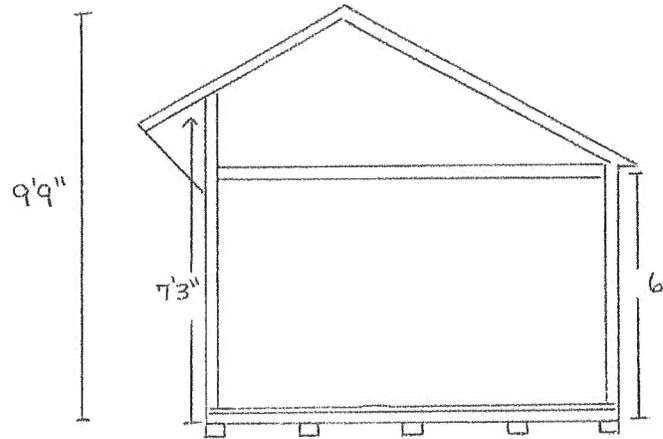
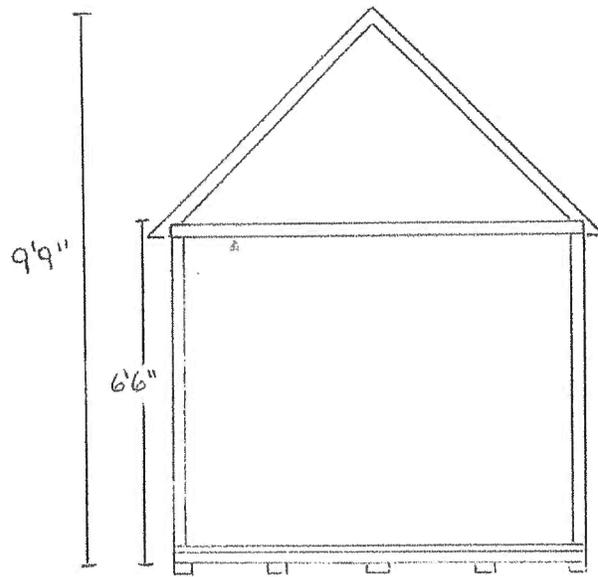
Issued: 12/01/2019

Expires: 12/01/2021


 Chairman


 Building Code Commissioner

LAKESIDE TRADING - shedsri.com



**TOWN OF
NARRAGANSETT**
Rhode Island

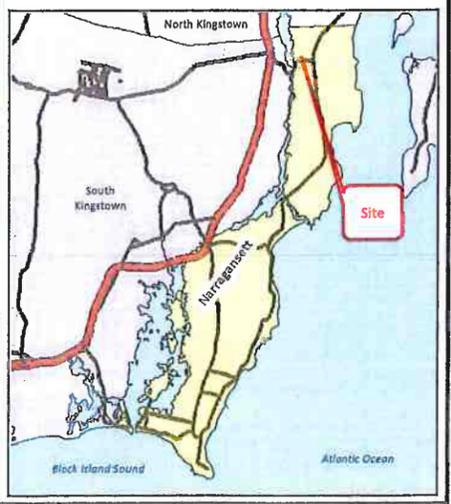
57 Rodman Street

- Cemeteries
- EncumbranceLine
- FlaggedWetland
- EncumbrancePolygon
- ParcelPolygon
- MunicipalBoundary
- CondoPolygons



1 inch = 50 feet

The Town of Narragansett has produced these maps for informational and representative purposes only and makes no claims concerning the accuracy of this map nor assumes any liability from the use of the information herein.





TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

TO: Keith Lescarbeau, Chairman of the Historic District Commission
FROM: Michael DeLuca, Planning Director 
DATE: April 30, 2020
SUBJECT: Staff Review – 57-A Rodman Street –Installation of a shed
Assessors Plat D, Lot 121-2A

A. BACKGROUND INFORMATION

The owner of record of this property is Erica Killian. The site is located at 57-A Rodman Street on a 6,702 square foot condominium parcel in an R-10 Residential Zone. This property is located within the regulated Central Street Historic District. There is one structure located on the site. The subject property is ½ of a 2-unit residential condominium structure with the dividing line bisecting the structure.

1. Documents which are part of the application:
 - a. Application for Certificate of Appropriateness signed by Erica Killian on April 17, 2020.
 - b. Site Plan of property - undated
 - c. Shed design sheet by Lakeside Trading LLC
 - d. Three photographs of the Site in its current condition.

2. Historic District – This property is located in the Central Street Historic District.

Additional Matters – This request is for the installation of a 8' x 10' shed on the rear yard of the property.

B. STAFF FINDINGS

Staff review of this proposal finds the following elements regulated under the Town Historic District regulations as described in Chapter 917 of the Town Code of Ordinances.

1. **Summary of proposed work:**
 - i. Installation of shed in rear yard

2. Construction Elements: The applicant proposes the following treatments be incorporated in to the proposed new shed:

- i. **General :** Cape Cod style with pitched roof, 8' x 10' footprint.
- ii. **Siding:** The applicant has proposed use of "Dura-Temp" exterior siding.
- iii. **Trim:** Plan shows corner trim – undetermined dimension.
- iv. **Windows:** The shed will have two windows, possibly double-hung.
- v. **Doors:** Plan shows reinforced double doors with vinyl Perma-Trim.
- vi. **Roof:** 30-year asphalt shingles.

Finding #1: This condominium was built in the recent past and is not a contributing structure. The applicant has indicated the shed will be located in the rear yard of Unit A, which itself is set back over 200 feet from the street . As such it will be invisible from the street. Once all materials are confirmed this proposal may comply with guideline # 64 (a-d).

C. RECOMMENDATION

If the Commission determines that this project meets the standards for Compatibility, Staff would recommend approval.



Town of Narragansett, 25 Fifth Avenue, Narragansett, RI 02882

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Recommendation of Compatibility, or advisory opinion

Date received by the Planning Department: 4/15/20, Signed [Signature]
Date certified as complete: 4/15, Signed [Signature]

Please fill out the application form completely. Use Not Applicable, "NA," where appropriate.
Complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at Town Hall and www.narragansettri.gov.

PART I - GENERAL INFORMATION

PROPERTY ADDRESS: 55 NARRAGANSETT AVE.
Plat: Lot: PLAT C LOT 337
Property Name (if any, including historic): CASTLE NOOK
Original Date of Construction: _____

AUTHORIZED REPRESENTATIVE: CHARIS WILKENS

APPLICANT (Legal Owner of Record): CHARIS & DIANE WILKENS

PART II - ADDITIONAL INFORMATION

- The property is in condominium ownership. Proof of board or association approval must be attached.
- This application is filed in response to a violation notice.
- This application is a modification of plans previously-approved (date(s) _____) by the HDC.
- Applicant has filed for a building permit from the Town (attached application).
- This project requires other approvals, as follows: Zoning _____ CRMC _____ Other (describe): _____ (attach applications)
- This project is a Rhode Island Historic Homeowner's Tax Credit project, or a Federal Rehabilitation Tax Credit project (attach appropriate tax credit application describing approved work).
- Access to the subject property requires special arrangements.
- Applicant has read the NHDC Historic Preservation Standards and Guidelines and understands them (available from the Department of Community Development)

Briefly provide the following information in narrative form if a contributing building (built on or prior to December 30, 1949):

A. Architectural description of property as it now exists, including character-defining architectural elements (provide continuation sheets as needed): Note: Do not include proposed renovations here. THE HOUSE IS A TYPICAL 1900'S (?) 1 1/2 STORY COTTAGE STYLE THAT HAS BEEN ADDED ON TO OVER THE YEARS... IN 1920 AND AGAIN IN THE 1950'S (?) WHEN IT WAS COVERED WITH ASBESTOS SIDING AND ALL POSSIBLE ARCHITECTURAL ELEMENTS WERE DISCARDED. SINCE OUR OWNERSHIP (2005) WE HAVE REPLACED EVERYTHING THAT CAN BE SEEN WITH

B. Historical significance of property (provide continuation sheets as needed): THE EYE (EXCEPT STONE FOUNDATION UNKNOWN

PART III - SUMMARY OF PROPOSED WORK.

A. Describe in summary form all proposed exterior alterations to the subject property here. For example, "Replace All North Wall Shingles, Replace Five Windows and Rebuild Two Chimneys" or "Construct New House." Do not leave this section blank. If replacement in-kind with like or duplicate materials is proposed, be sure to mention the work plan here and where appropriate on the checklist below. Provide additional continuation sheets as needed. *SIDE REAR OF HOUSE TO MATCH THE OTHER 7 SIDES. FILL IN REDUNDANT REAR ENTRANCE LANDING & CONVERT TO MBR WALK-IN CLOSET, EVEN-OFF CHOPPY LINES, BUILT SINGLE CAR, CARPORT ONTO NEW REAR ENTRANCE.*

B. Please check ALL applicable categories below and provide detailed explanations on how the project meets the applicable NHDC Historic Preservation Standards and Guidelines (available from the Department of Community Development). If the category does not apply check the appropriate box for "NA" next to the category listing. Applicants may reference the guideline by its number.

NA (Check where appropriate)

Minor Alteration(s) - Any repair or replacement of existing building features or any new construction of less than 25% of an existing structure's footprint:

Major Alteration(s) - Any new construction adding more than 25% of an existing structure's footprint or any new freestanding structure(s) (including garages, sheds, barns, pools, pool houses, etc):

	REPAIR	REPLACE	Explain
<input type="checkbox"/> Foundation	<input type="checkbox"/>	<input type="checkbox"/>	NA
<input checked="" type="checkbox"/> Stonework/masonry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	REPOINT EXISTING, UN USED / REDUNDANT, RED BRICK CHIMNEY IN PANTRY
<input checked="" type="checkbox"/> Exterior architectural features, including decorative features:	<input type="checkbox"/>	<input type="checkbox"/>	ANY NEW 'ARCHITECTURAL FEATURES' WILL MIRROR EXISTING (THAT I PREVIOUSLY ADDED)
<input checked="" type="checkbox"/> Roof(s), Skylight(s), New roof line, Rooftop decks or Widows Walks:	<input type="checkbox"/>	<input type="checkbox"/>	ADD APPROX. 11' x 22' SHED ROOF TO REAR TO BE USED AS CARPORT & SHINGLED TO MATCH EXISTING HOUSE.
<input checked="" type="checkbox"/> Chimney(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PRE-EXISTING SINGLE FIVE RED BRICK CHIMNEY TO BE REPOINTED AS NEEDED
<input type="checkbox"/> Shutters, Awnings:	<input type="checkbox"/>	<input type="checkbox"/>	NA

	REPAIR	REPLACE	Explain
<input checked="" type="checkbox"/> Exterior wall(s) including but not limited to shingle, clapboard, masonry:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADD: SHORT WALL SECTIONS TO FILL IN REDUNDANT REAR ENTRANCE AND SMOOTH OUT CELLAR ENTRANCE ROOFLINE. SEE DRAWINGS
<input checked="" type="checkbox"/> Window(s) and/or Door(s): (With replacement applications, a detailed inventory and analysis of window or door deterioration is required.)	<input type="checkbox"/>	<input type="checkbox"/>	NO NEW DOORS. WILL ADD ONE NEW D/HURRY WINDOW TO NEW WALK-IN CLOSET. SEE DRAWINGS
<input checked="" type="checkbox"/> Porches, Entries	<input type="checkbox"/>	<input checked="" type="checkbox"/>	REPLACE OLD REAR ENTRIE WITH WALK-IN CLOSET. SEE DRAWINGS
<input type="checkbox"/> Landscape/site features, decorative or Retaining Wall(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A? PERHAPS A COUPLE FOUNDATION PLANTINGS ONCE OLD CONCRETE SLAB SECTION IS REMOVED
<input type="checkbox"/> Outbuilding(s)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/> Pool(s); Site Structure(s)	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input checked="" type="checkbox"/> Mechanical/Electrical Equipment:	<input type="checkbox"/>	<input type="checkbox"/>	ADD ONE NEW EXTERIOR PLUG & ONE-TWO EXTERIOR LIGHTS
<input checked="" type="checkbox"/> New Construction - Attached to Existing Structure:	<input type="checkbox"/>	<input type="checkbox"/>	ADD 10'x20' ATTACHED CARPORT. SEE DRAWINGS
New Construction - Free-Standing:			
<input checked="" type="checkbox"/> Demolition (selective or partial):	REMOVE REDUNDANT STAIRS/RAILINGS WHEN REAR ENTRANCE IS CONVERTED TO WALK-IN CLOSET.		
Demolition (full building):			
Other (describe):			

PART IV – REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN THE COMPLETED APPLICATION YOU SUBMIT

All NHDC application materials must be submitted on unbound 8.5"x 11", 8.5"x 14" or 11"x 17" paper, single-sided, to facilitate electronic scanning, copying, posting and archiving.

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WR **2: PHOTOGRAPHS:** Color photographs (4" x 6" or larger) clearly depicting current (existing) conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. Photographs may be either printed or good-quality laser color copies. Inkjet-printed photos cannot be accepted due to fading over time. Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged. *TO BE SENT ELECTRONICALLY*

WR **3: DRAWINGS:** If architectural drawings are required, one (1) original drawn scale set should be submitted along with one (1) copy of the original, reduced to fit on 8"x11", 8"x14" or 11"x17" paper. Drawings must include date, graphic scale, North arrow, and proposed materials. If the application proposes modifications to a project already granted HDC approval, an 11"x17" copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require architectural drawings that meet professional standards. Elevation drawings are required for most alteration projects and should show existing conditions and proposed alterations on all elevations that will be affected by proposed work, (1/4" = 1' scale or larger for most residential-scale projects).

WR **Elevation detail and cross section drawings** are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features, (3/4" = 1' scale or larger).

WR **Repair and/or replacement** in-kind projects require **product information**, and normally do not require drawings. *SEE DRAWINGS*

WR **Full scale details** may be required for certain proposed new architectural elements (moldings and other trim elements, for example.) *SEE DRAWINGS*

WR **Site plan** is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment, (1"=20' scale or larger).

WR **Perspective drawings** (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites. Drawings may be required to show comparisons with nearby buildings along the street. A massing model of the building showing the proposed construction may also be required.

WR **All** required architectural drawings and site plans shall be prepared by a licensed architect, landscape architect, and/or engineer unless otherwise waived.

4: MATERIALS/PRODUCT LITERATURE/SAMPLES: All proposed materials must be clearly indicated on drawings. Product literature or manufacturer cut sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

PART V - SIGNATURE

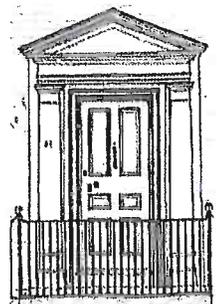
I certify that (i) I am the Legal Owner of Record or legally authorized representative to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant's Signature: *Christopher Wilkens* Date: 4/14/20

Applicant's Printed Name: CHRISTOPHER WILKENS

Representative's Signature: _____ Date: _____

Representative's Printed Name: _____



Renn (North) Side



Front

Sent from my iPhone



Rear (North) Side



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

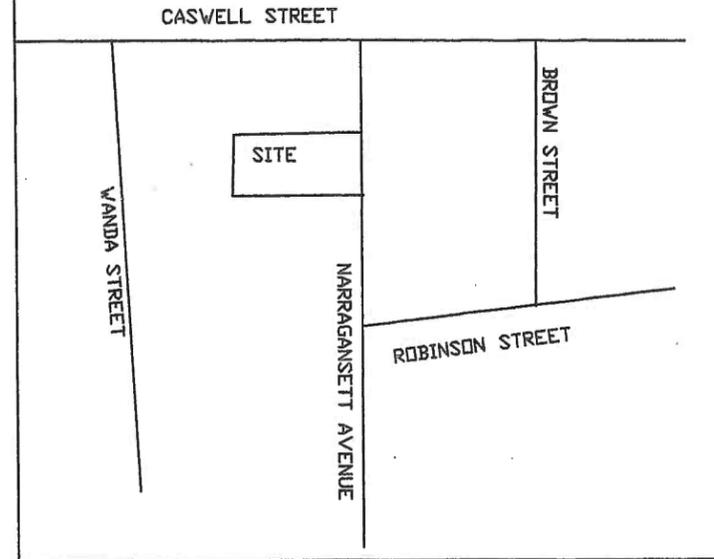
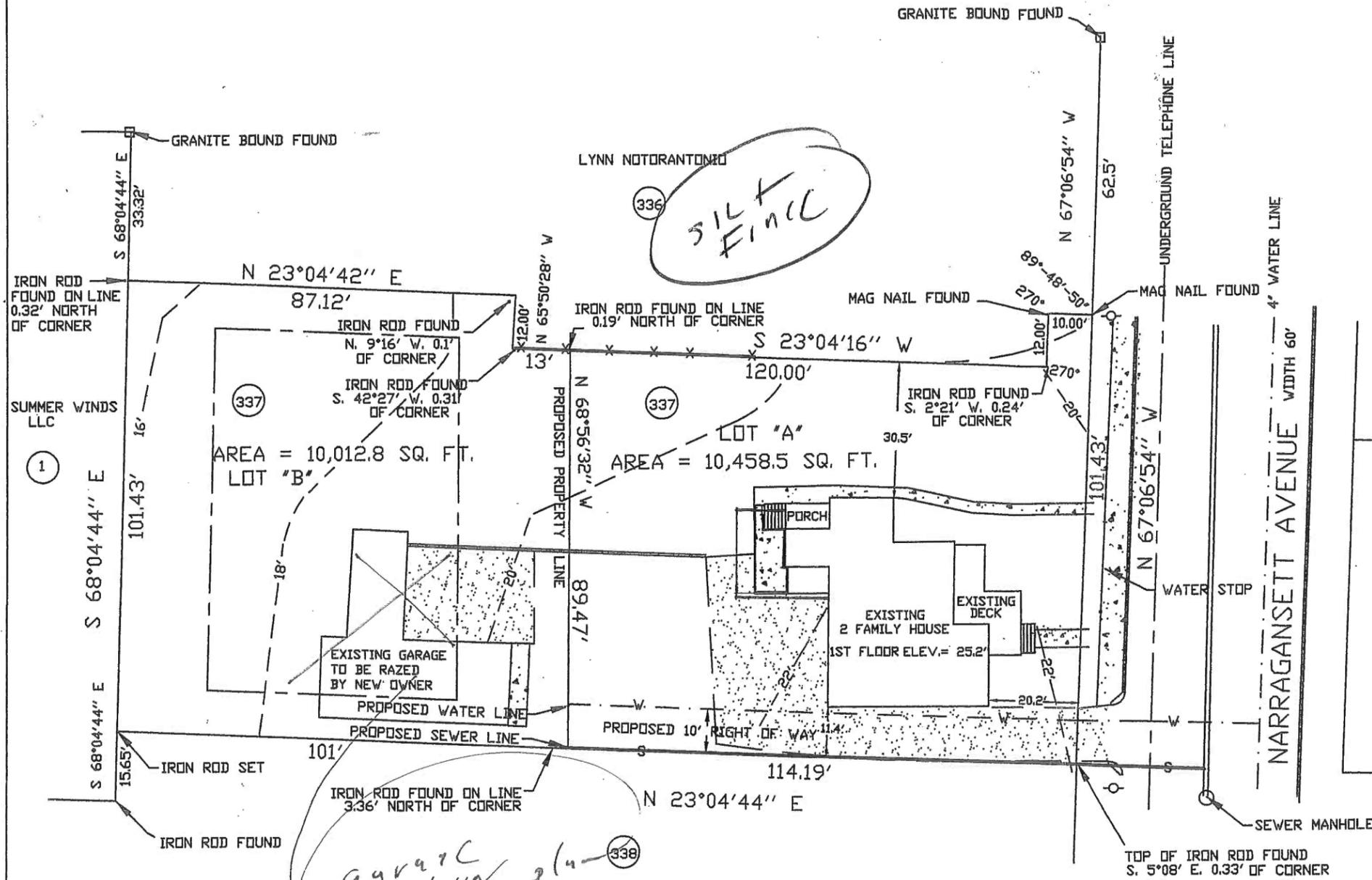
From: Diane Wilkens <dwilkens5@cox.net>
Sent: Tuesday, April 14, 2020 2:33 PM
To: Michael Deluca
Subject: [EXTERNAL] Chris Wilkens HDC app

Michael Deluca

East Side



TRUE NORTH 2014



VICINITY MAP

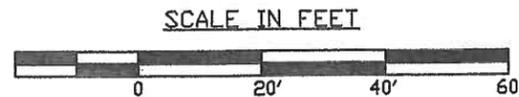
REFERENCES:
 1. MINOR SUBDIVISION ASSESSOR PLAT C LOT 337 NARRAGANSETT, RI PREPARED FOR CHRISTOPHER & DIANE WILKENS BY ROBERT WINWARD P.L.S. 1" = 20' DECEMBER 2011

NOTES:
 1. EXISTING BUILDING LOT "A" COVERAGE = 17.3%
 2. EXISTING BUILDING LOT "B" COVERAGE = 10.8%
 3. THIS LOT IS IN AN R10-A ZONE
 4. EXISTING AREA LOT 337 = 20,471.3 SQ. FT.
 5. ELEVATION DATA TAKEN FROM REFERENCE 1
 6. THIS PARCEL LIES WITHIN ZONE "A" ON FEMA FLOOD MAP 445402. NO BASE FLOOD ELEVATIONS DETERMINED

REDUCED COPY
 NOT TO SCALE

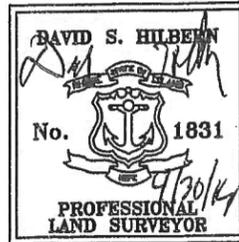
LEGEND

- ELECTRIC POLE
- FENCE
- ASSESSOR'S PLAT LOT #
- GRANITE BOUND FOUND
- BUILDING SETBACK LINE
- CONCRETE WALK
- ASPHALT



THIS PLAN AND SURVEY CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD FOR PROFESSIONAL LAND SURVEYORS.

BY: _____ REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
 NARRAGANSETT AVENUE

~~PRELIMINARY SUBDIVISION PLAN OF CASTLENOOK~~
 AT 55 NARRAGANSETT AVENUE
 NARRAGANSETT, R.I.
 BEING LOT 377 OF ASSESSOR PLAT C
 OWNED BY
 CHRISTOPHER & DIANE WILKENS

DATE: 4/16/14 SCALE: 1" = 20'

HILBERN
 Land Surveying

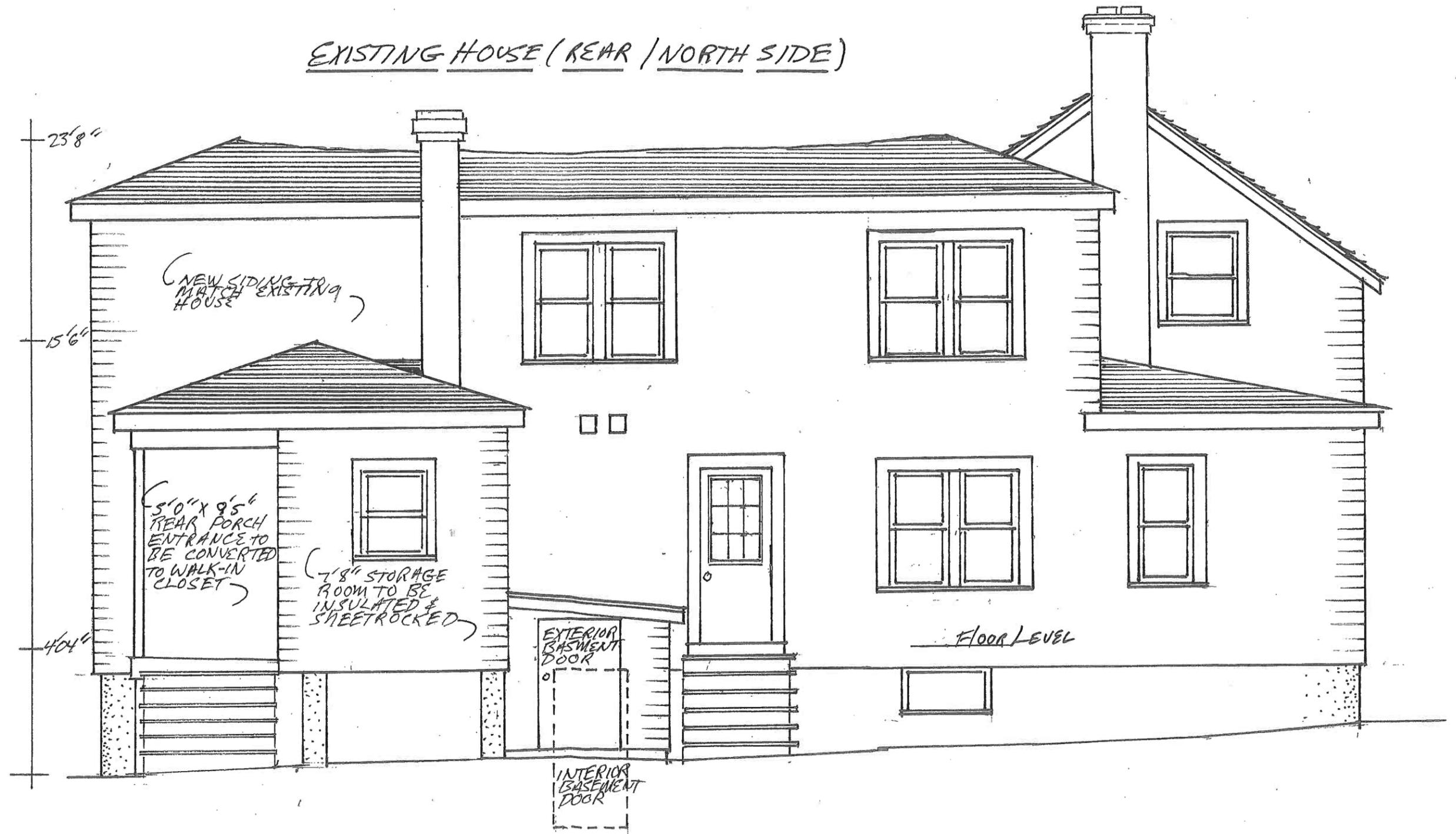
Land Surveyors and Planners

225 B SHADY LEA RD. N. KINGSTOWN, RI 02852 (401)294-4080

Chris & Diane Wilkens
55 Narragansett Avenue
Narragansett, RI 02882
Assessor Plat C, Lot 337
(401) 789-4785

Plan to construct 10'x22' carport
attached to rear of house and
enclose existing 5'x10' rear porch

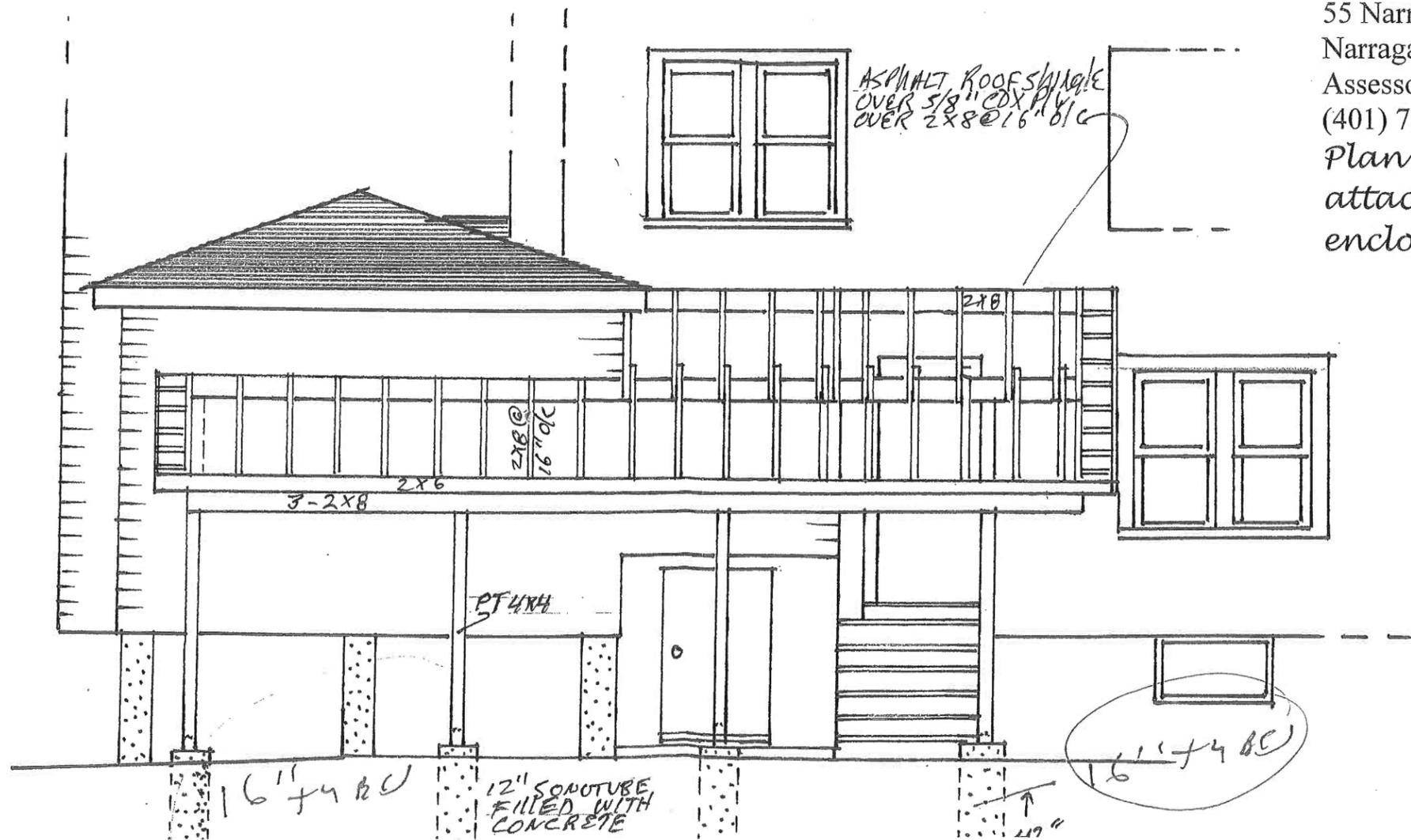
EXISTING HOUSE (REAR / NORTH SIDE)



FINISH (NORTH)



FRAME (NORTH)

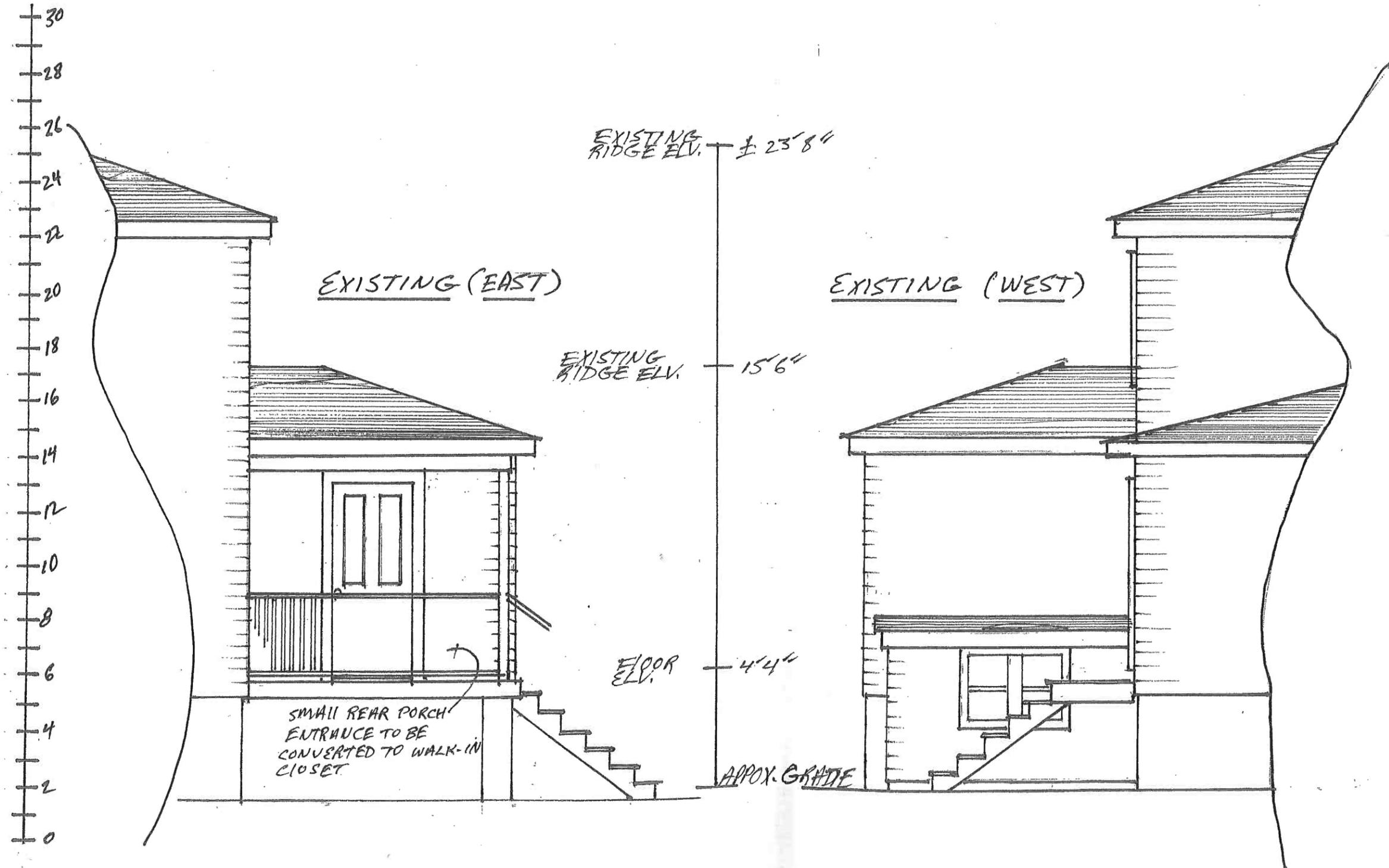


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FRAMING (EAST)

ROOF SYSTEM:
35 YR. ASPHALT SHINGLE OVER
ICE & WATER SHIELD OVER
5/8" PLYWOOD OVER
2x8 RAFTER @ 16" o/c

5/8 T & L
SIMPS
H2O
CURR
CLIP

SIMPSON POST TOP
CONNECTOR TYP.

EXISTING 2x8 FLOOR

15" x 4" C

SIMPSON WET CONCRETE
POST BOTTOM TYP.

PT. 4x4

metal
shoe

12" TUBE

42"

12"
tube

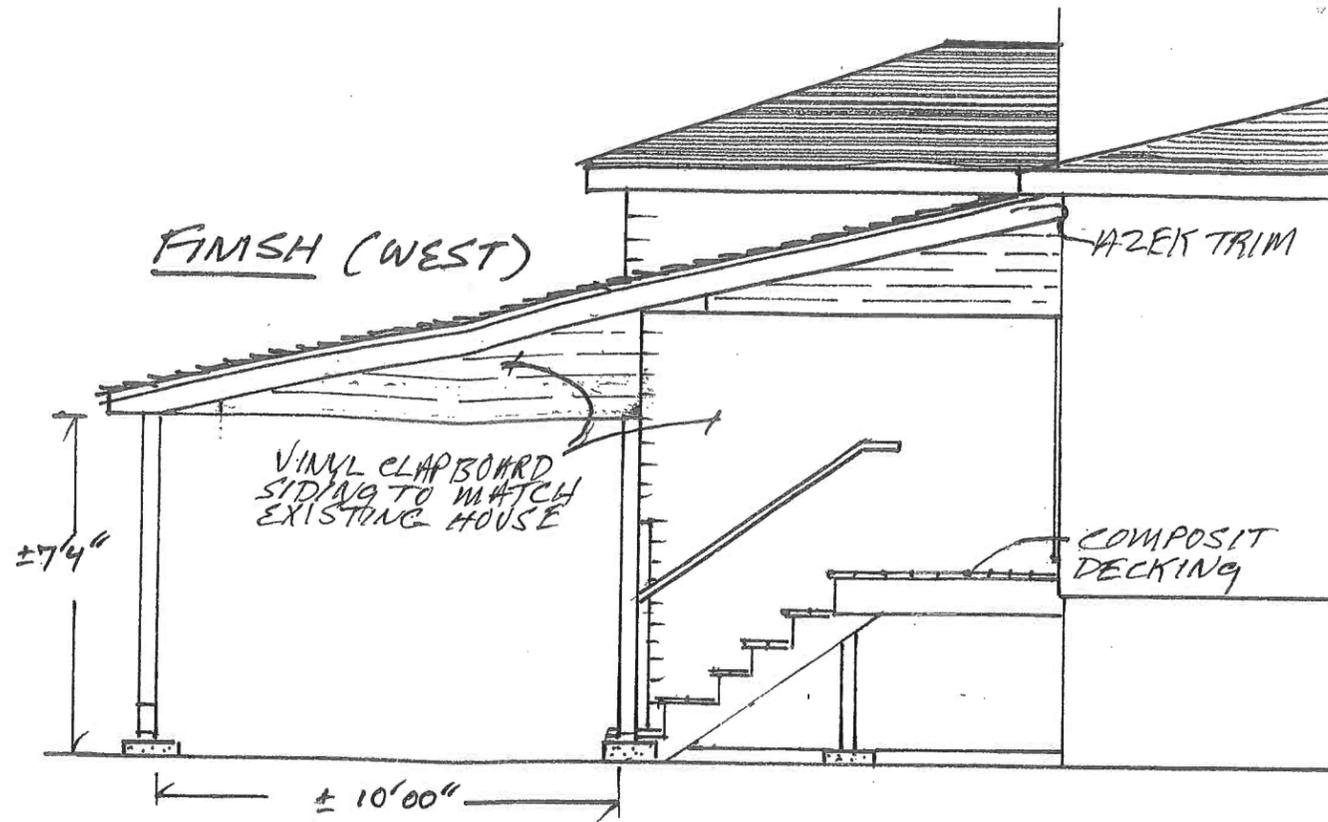
FINISH (EAST)

RELOCATE
EXISTING
WINDOW TO
EAST SIDE

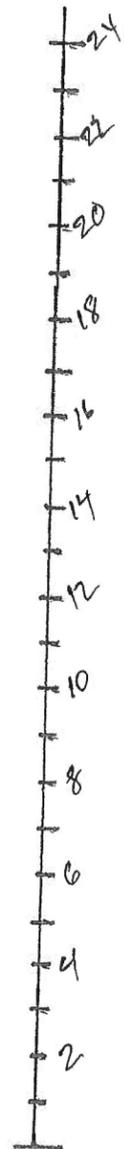
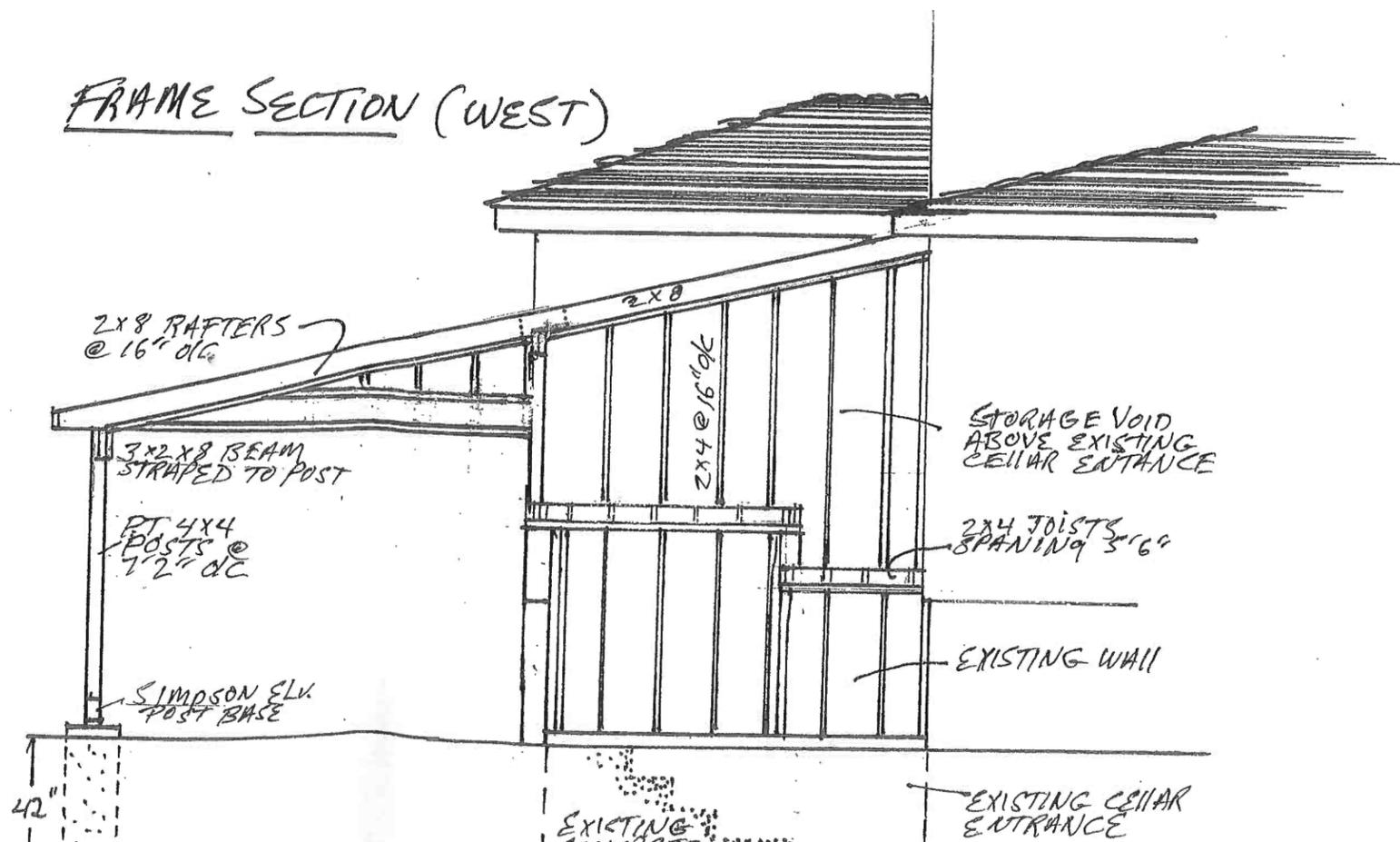
VINYL SIDING TO MATCH
EXISTING HOUSE

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Narragansett, RI 02882
Assessor Plat C, Lot 337
(401) 789-4785

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FRAME SECTION (WEST)



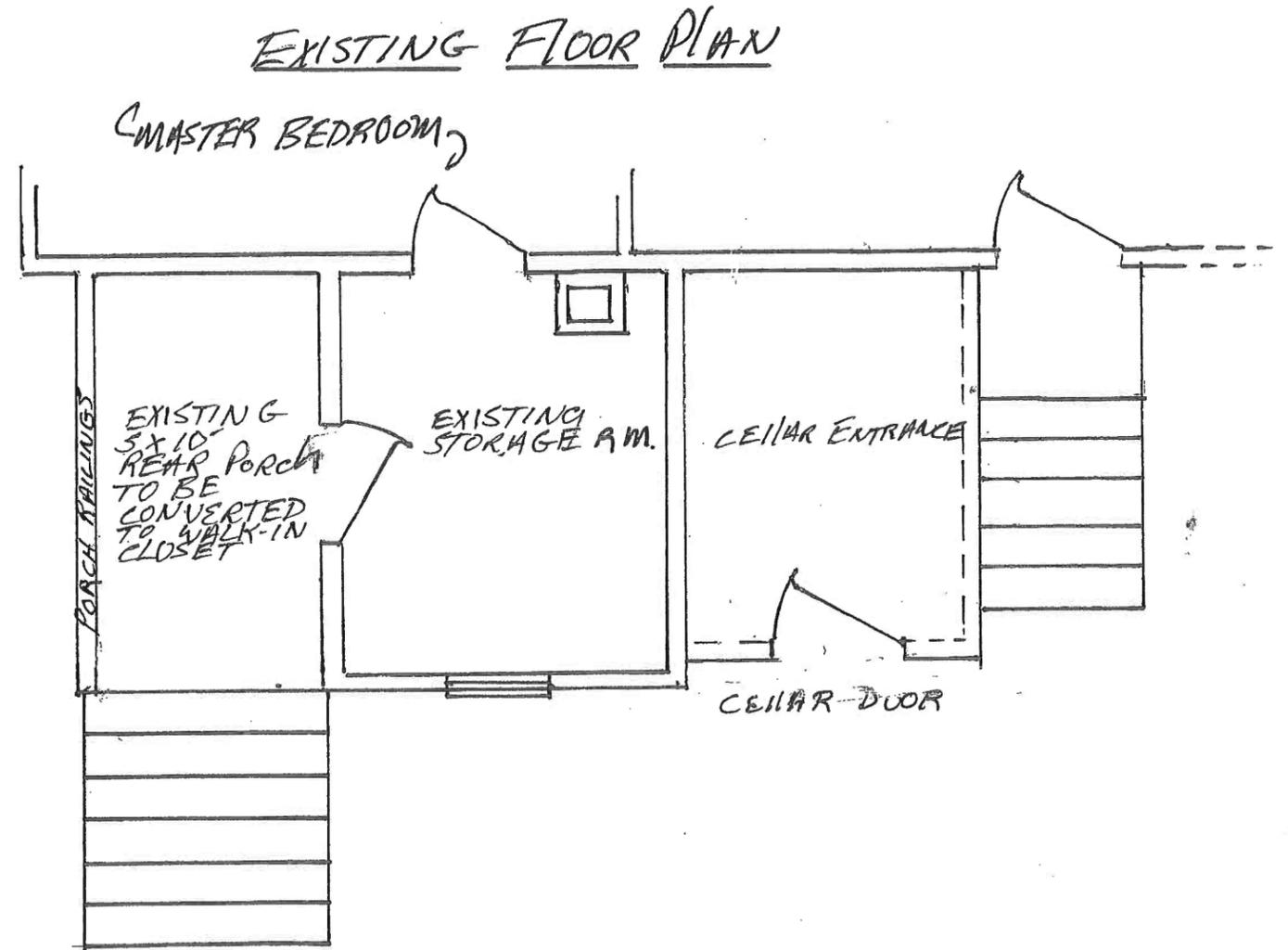
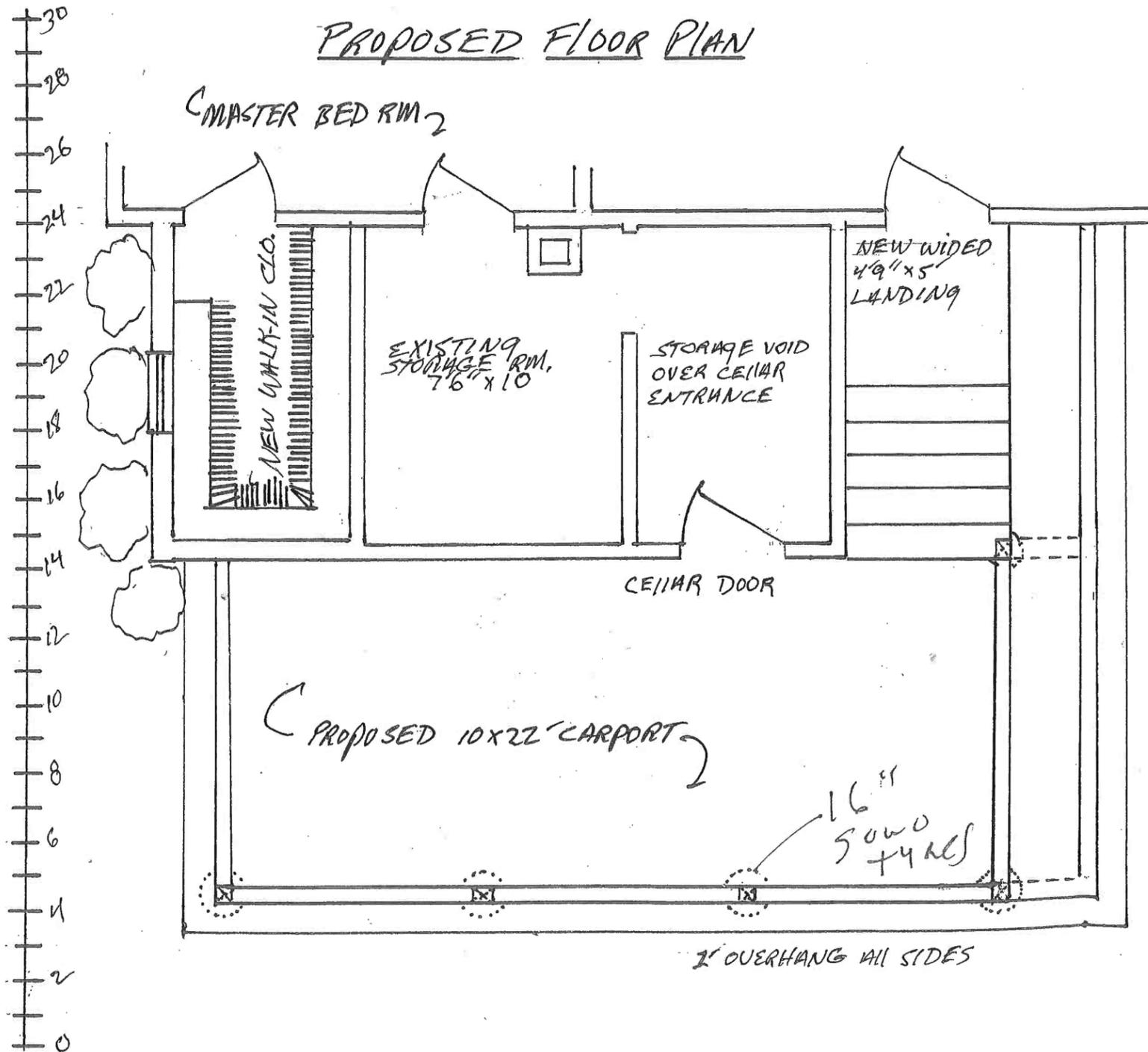
SCALE: 1/4" = 1'

Chris & Diane Wilkens
 55 Narragansett Avenue
 Narragansett, RI 02882
 Assessor Plat C, Lot 337
 (401) 789-4785

Plan to construct 10' x 22' carport
 attached to rear of house and
 on 1 no. existing 5' x 10' porch.

Chris & Diane Wilkens
55 Narragansett Avenue
Narragansett, RI 02882
Assessor Plat C, Lot 337
(401) 789-4785

Plan to construct 10'x22' carport
attached to rear of house and
enclose existing 5'x10' rear porch





TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

TO: Keith Lescarbeau, Chairman of the Historic District Commission

FROM: Michael J. DeLuca, AICP, Community Development Director

DATE: May 1, 2020

SUBJECT: Staff Review – “Castlenook” - 55 Narragansett Avenue
Carport addition, re-siding in rear of house.
Assessors Plat C, Lot 377

A. BACKGROUND INFORMATION

The owners of record of this property are Christopher & Diane Wilkens. The site is located at 55 Narragansett Avenue on a 20,470 square foot lot in an R-10A Residential Zone. This property is located within the regulated Narragansett Avenue Historic District. There are two structures located on the site; a single family house and a garage.

1. Documents which are part of the application:
 - a. Application for Certificate of Appropriateness signed by Christopher Wilkens on April 14, 2020
 - b. Site Plan depicting existing conditions by Hilbern Land Surveying dated April 16, 2014.
 - c. Architectural Plans by the owner, undated – including:
 - i. Existing House (Rear/North Side)
 - ii. Finish/Frame (North)
 - iii. Existing (East/West)
 - iv. Framing / Finish (East)
 - v. Finish/ Frame (West)
 - vi. Existing / Proposed Floor plan
 - d. Four photographs of the house in its current condition.
 - e. Building Permit Review Form
 - f. Tax Assessment Card, by Northeast Revaluation Group, 2020
 - g. Correspondence from Town Engineer to Mr. Wilkens addressing erosion and sediment control and stormwater management.

2. Historic District – This property is located in the Narragansett Avenue Historic District.

B. STAFF FINDINGS

Staff review of this proposal finds the following elements regulated under the Town Historic District regulations as described in Chapter 917 of the Town Code of Ordinances.

1. Summary of proposed work:

- i. Construction of an 11'X 22' shed roof, open air carport on north side of house.
- ii. Fill-in rear corner porch and replace existing door with double hung window
- iii. Add short wall sections near cellar entrance
- iv. Re-point chimney
- v. Re-side the rear of house

2. Alterations:

- i. **Carport Addition** – Applicant proposes to construct an 11' x 22' open carport at the rear (north side) of the house. The north elevation will be changed by the addition of a new shed roof covering the rear doors and part of the existing parking area.

1. **Finding #1** - The addition of the new carport roof will alter the rear façade of the house. However, this side of the house has been altered in the past and is not visible from the street. Staff suggests this component complies with Guideline #53c & d and Guideline #57b.

The north elevation will also be changed by in-fill of a 6'X10' space over the existing cellar entrance to create additional interior storage space.

2. **Finding #2** – This revision will have minimal impact on the architecture of the house and will be invisible at the street frontage. This component seems to comply with Guideline #57b.

- ii. **Rear Porch** - Applicant proposes to fill in the existing rear porch to be converted to interior space for a walk-in closet. The elevation sketch indicates the removal of the rear door and installation of a double-hung window in the new closet.

1. **Finding #3:** Staff notes this porch mimics the design of the front porch including the ornamental posts and railings. Due to its location at the rear of the house and setback from the corner it may be acceptable to consider it a secondary architectural feature and allow for its enclosure. Staff suggests this alteration may be minor enough to comply with Guidelines #56b and #57b.

- iii. **Shingles/Siding** – Applicant's architectural plans indicate use of "vinyl siding to match existing" for the entire rear of the house. Staff is uncertain of the type of siding utilized on the front and sides of the house. The

drawing also does not indicate the use of corner boards although they are clearly seen in the front and side photographs.

1. **Finding #4:** Staff finds this component may be in compliance with Guideline 58 if use of vinyl siding on the front and sides is confirmed.
- iv. **Foundation/Stonework** - Applicant proposes to repoint existing chimney with in-kind mortar and joint style.
 1. **Finding #5:** Staff finds this component to be in compliance with Guideline 27.
 - v. **Exterior Trim** – Applicant’s drawings do not indicate the design or materials for the trim. His application states, “new architectural features will mirror existing”.
 1. **Finding #6:** While staff is uncertain of what trim materials exist on the other 3 sides, this element may be considered compliant with Guidelines #33 and #58 upon applicant’s description at hearing.
 - vi. **Overall:** - Staff has reviewed this plan and finds the proposed renovation and expansion of this early 20th century 2-story cottage will not significantly harm the character defining features of the site. (Guideline 3c). While the rear facade will experience notable changes, the essential form of the house and its primary character defining elements most prevalent at the street frontage will be retained.

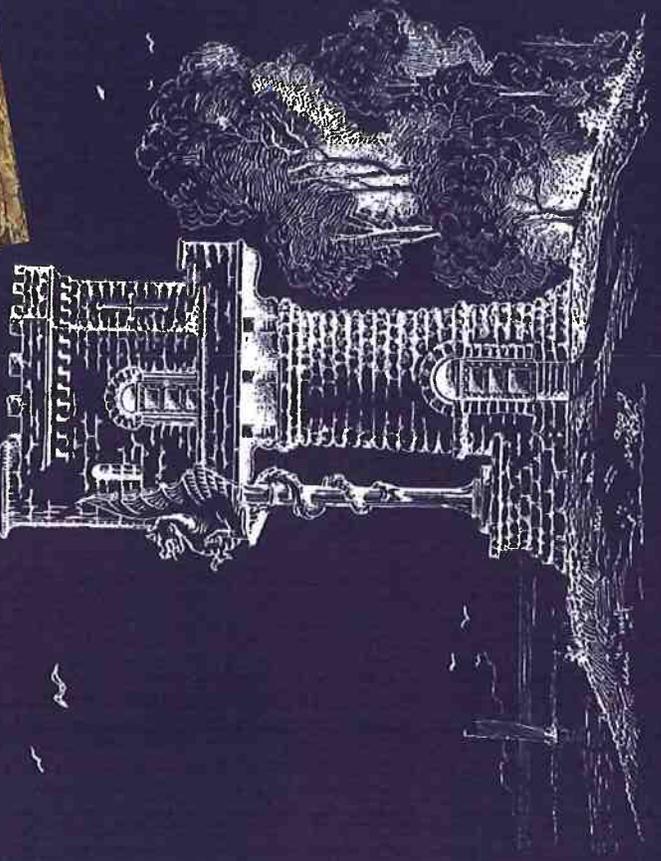
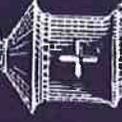
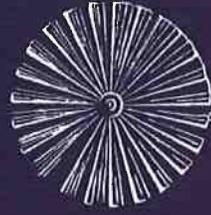
C. RECOMMENDATION

Staff is largely supportive of this application and can support its approval with stipulations:

- a. That the applicant provide specific information about the new windows and trim materials to the Commission for their approval, prior to construction.
- b. That the applicant confirm the siding materials used on the majority of the house and what type is proposed for the rear siding.

Narragansett Historic District Property Owners' Guide

October 8, 2010



TOWN OF NARRAGANSETT
Narragansett Historic District Commission
Department of Community Development
25 Fifth Avenue, Narragansett, RI 02882



TOWN OF NARRAGANSETT, R.I.
Narragansett Historic District Commission
Department of Community Development
25 Fifth Avenue, Narragansett, RI 02882

401 782 0632 (Town Hall)

October 2010

Dear Property Owner:

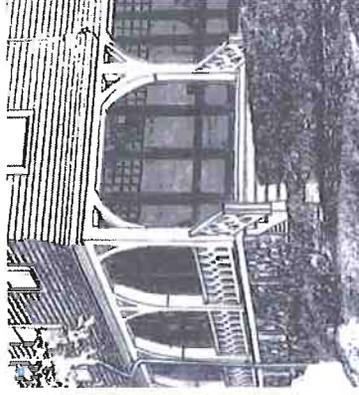
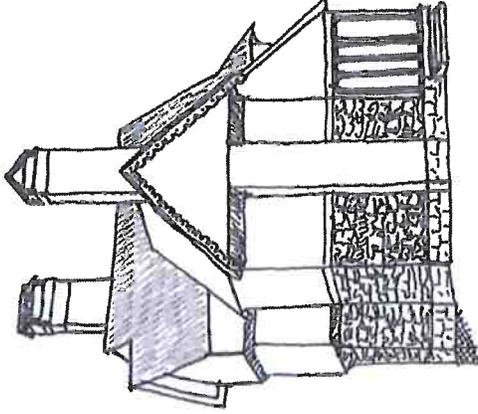
I am pleased to provide you with this brief guide to use when contemplating home improvement projects requiring building permits within Narragansett's Historic Districts. The Guide is intended to provide helpful information and a link to our page on the Town's website, www.narragansettri.gov, and to valuable assistance you may receive from the staff in the Town's Department of Community Development.

Preserving the Town's character, its heritage, and its historic buildings for our children and grandchildren is an important goal that we all share as a community. I can speak for all the members of the Narragansett Historic District Commission, the Town Council, and the Town staff when I say that we hope to be your faithful assistants and information resource in this great and worthwhile endeavor.

With best wishes,

Keith Lescarbeau
Chairman, Narragansett Historic District Commission

This publication has been made possible with a grant from the Rhode Island Historical Preservation and Heritage Commission and Preserve America, a program of the National Park Service.



Cover illustration: A Windmill Tower & Water Tank at Narragansett Pier, R.I.
Constable Brothers Architects. *Scientific American*, March 1887

CONSIDER EXPEDITED REVIEW!

Whenever a project plan proposes work which essentially retains, maintains, or replaces in-kind severely deteriorated building materials and architectural features, and meets the *NHDC Historic Preservation Standards and Guidelines*, the project may qualify for an administrative expedited review for a Certificate of Appropriateness. This fast-track approach is encouraged by the Town of Narragansett and the NHDC.

If a project is more complicated or varies from the *NHDC Historic Preservation Standards and Guidelines*, it may require a formal review by the NHDC.

HOW TO GET STARTED WITH YOUR PROJECT

Stop by the Department of Community Development Office at Town Hall (25 Fifth Ave.) to discuss your project idea and seek assistance. If you have old and current photographs of the building, old post card views, old drawings, building histories or other information please bring them with you. The Department does have building inventory forms for most of the historic properties within the districts and other related historical information to share. Visit the Town website (www.narragansett-ri.gov) to read the *NHDC Historic Preservation Standards and Guidelines* and review the application form for a Certificate of Appropriateness.



Narragansett Historic District Property Owners' Guide

INTRODUCTION

This booklet is provided by the Town of Narragansett as a simple and quick reference for property owners in Narragansett's four historical zoning districts who are contemplating an exterior building project requiring a building permit.

Narragansett has a distinctive heritage as a New England Victorian seaside resort. Vacationers are drawn to the Town from across the country and from abroad to enjoy the authentic ambiance of this historic seaside place, including its well-preserved wooden summer home architecture.

Significantly most of these homes are well-cared for private residences within view of public roads, rights-of-way, public beaches, the ocean and rocky shoreline. Residents of the districts have taken considerable care in preserving and maintaining these buildings, showing great pride in ownership.

NARRAGANSETT'S HISTORIC DISTRICTS

Narragansett's four historical zoning districts. The Towers, Central Street, Earlescourt, and Ocean Road Historic Districts, represent important and different aspects of the town's resort heritage. All four are listed in the National Register of Historic Places, the nation's list of properties that contribute to our shared cultural heritage and thereby worthy of preservation. To verify if your property is within one of the four historical zoning districts, please visit the Department of Community Development at Town Hall or www.narragansett-ri.gov.

PRESERVATION ZONING

Encouraging the preservation of the features of Narragansett's historic buildings and their settings is a high priority for the Town. In enacting historical area zoning in 2009, the Town intends to assist and guide property owners on saving Narragansett's heritage for the future benefit of all residents.

Under the Town of Narragansett Zoning code, Chapter 917, all repairs and alterations affecting the exterior appearance of both historic and

non-historic structures and their landscape settings within Narragansett's regulated historic districts are reviewable by the Narragansett Historic District Commission (NHDC). The NHDC is appointed by the Town Council. Under the historical zoning statute, the NHDC must grant a *Certificate of Appropriateness* for any project affecting the exterior appearance of a building or its setting and requiring a Town building permit.

In accordance with the zoning ordinance, the Narragansett Town Council and the NHDC have adopted and published the *NHDC Historic Preservation Standards and Guidelines* to guide and review work that is proposed. These standards and guidelines are based upon those published by the federal government, many state governments and by similarly charged historic district commissions in Rhode Island and across the country. All decisions of the NHDC are determined by application of these standards and guidelines.

STANDARDS AND GUIDELINES GENERALLY

Essentially any alterations and repairs should accurately represent the historic qualities and character-defining historical features of the buildings, structures and landscape features of the districts.

Original documentation, such as old photographs and plans, should be used as guidance for restoration work whenever possible. Where these are not available, interpretations of similar design elements that were built or designed for buildings in the area may be considered.

New uses, additions, and new construction within the districts should fit in, rather than stand out and appear incongruous.

The *NHDC Historic Preservation Standards and Guidelines* should be consulted by historic district owners as they contemplate exterior work to be done on their properties requiring Town building permits. The *NHDC Historic Preservation Standards and Guidelines* are common sense guidance for the rehabilitation of historic buildings and their settings to ensure building longevity and sustainability.

The consultation process can begin early on with a visit to the Department of Community Development in Town Hall (25 Fifth Ave., 401-782-0632). The staff there will be happy to discuss your project, assist with understanding the *NHDC Historic Preservation Standards and Guidelines* and guide you through the review process.

The *NHDC Historic Preservation Standards and Guidelines* are available online at www.narragansetttri.gov or can be obtained at the Department of Community Development in Town Hall (25 Fifth Ave.)

WHEN CONSIDERING A PROJECT ESTABLISH A SENSITIVE APPROACH

The primary objective of any rehabilitation plan for contributing structures within Narragansett's historic districts should be the preservation of the important or "character-defining" architectural materials and features of the building, and provision for a safe and sustainable contemporary use. Your project can reviewed quickly and approved if you follow the *NHDC Historic Preservation Standards and Guidelines* and your project plan is in accord with:

Narragansett's Historic Preservation Philosophy

- **Respect** the original historical design character of the building and its setting. Don't try to make the building appear older (or younger) in architectural style than it really is. Above all, the genuine (authentic) heritage of Narragansett should be expressed; not an imagined history.
- **Research** the building to determine which elements are essential to its character. Include preservation of character-defining elements in your project plan.

A project plan should contain strategies for these three types of work where appropriate:

- **Retaining and providing protection and maintenance** of historic features that survive in generally good condition.
- **Repair** of historic materials and features that are deteriorated.
- **Replacement of historic materials and features** with new materials **in-kind** where deterioration is so extensive that repair is not possible.

A project plan may also include strategies for:

- **Reuse of buildings and associated alterations** to the exterior of the historic building to sustain the reuse and adapt the building with sensitivity.
- **Reversible additions** for new rooms or spaces to the exterior of the historic building provided character-defining features are not lost or compromised.

NARRAGANSETT

HISTORIC DISTRICT COMMISSION



PROPERTY OWNERS' GUIDE





TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FETH AVENUE - NARRAGANSETT, RI 02882

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Preserving the Town's character, its heritage, and its historic buildings for future generations is an important goal that we all share as a community. The Narragansett Historic District Commission and Staff will work diligently to see your project through to approval.

On Behalf of the Narragansett Historic District Commission, the Town Staff, and the Town Council, thank you for your commitment to our community and its architectural heritage.

With best wishes,

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Projects that could qualify for an Expedited Review include, but are not limited to:

- ◆ Roof and gutter repair or replacement in kind
- ◆ Siding, trim, or detail repair or replacement in kind
- ◆ Refurbishment, not replacement, of existing windows and/or doors
- ◆ Fencing repair or replacement in kind

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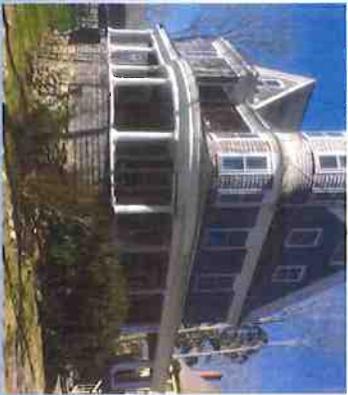
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The NHDC Historic Preservation Standards and Guidelines should be consulted by historic district owners as they contemplate exterior work to be done on their properties requiring Town building permits. The NHDC Historic Preservation Standards and Guidelines are common sense guidance for the rehabilitation of historic buildings and their settings to ensure building longevity and sustainability.

The consultation process can begin early on with a visit to the Department of Community Development in Town Hall (25 Fifth Ave., 401- 782-0632). The staff there will be happy to discuss your project, assist with understanding the NHDC Historic Preservation Standards and Guidelines, and guide you through the review process.

The NHDC Historic Preservation Standards and Guidelines are available online at www.narragansettri.gov or can be obtained from the Department of Community Development Town Hall.

NARRAGANSETT HISTORIC REHABILITATION TAX CREDIT

- ◆ HD-C-approved exterior improvements .
- ◆ minimum project is \$10,000 maximum \$50,000.
- ◆ minimum credit is \$2,000 maximum \$10,000.
- ◆ available online at www.narragansettri.gov or can be obtained from the Department of Community Development Town Hall