



**Historic District Commission
Meeting Minutes
Tuesday, September 8, 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>
Dial-in only: 1 929 436 2866 / One tap mobile: 1 929 436 2866 / Meeting ID: 871 917 0546

Convene: Chairman Lescarbeau called the meeting to order at 6:03pm.

Roll Call -via Zoom: Keith Lescarbeau-Chairman, Robert Shields-Vice Chairman, Kristen Connell-Secretary, Judy Kenower, Americo Mallozzi, Karen Catuogno, Melissa Kollitides @ 8:02pm, Gaia Charren-Alternate

Also Present: Michael DeLuca-Community Development Director, Heidi Petrone-Clerk to the Commission-via Zoom

Administrative Matters: None

Consent Agenda

1C: **Approval of Meeting Minutes:** August 11, 2020

A **Motion** was made by K. Connell, seconded by K. Catuogno, to **Approve** the Consent Agenda. Motion **Passes** 7 to 0 (K. Lescarbeau-**Aye**, K. Connell-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Public Hearing

2PH: **64 Caswell Street:** “Metatoxet Cottage” Plat D, Lot 35, Replacement of Windows
Owner: Bill Fischer

Bill Fischer, the applicant, stated that he had met with Doug Blaine from Sweenor Builders and had a grid made from precise measurements that he proposes to be applied to the exterior of the already installed window. In adding these grids, B. Fischer asserted that the windows will closely match the historic style of the existing windows.

James Callaghan, the attorney for the applicant, stated he believed this approach would be the best way to achieve what the NHDC would want to see.

There were no questions from the Commission or the public.

A **Motion** was made by R. Shields, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, R. Shields-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**)

A **Motion** was made by J. Kenower, seconded by K. Catuogno, to **Approve** the application. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, R. Shields-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**)

3PH: **94 Central Street:** “La Sata” Plat D, Lot 105, Replace Rear & Side Doors & Windows
Owner: John & Elizabeth Cournoyer

Frank Scotti, the contractor and authorized representative for the applicants, described the work that had already been completed in the kitchen and family room, noting that the family room addition was not part of the original home and was 2 steps down from the layout of the rest of the house. The intent of the renovation is to restore the original window placements in the house and to level the family room with the rest of the house.

M. DeLuca stated that additions to historic homes may also be considered historic themselves and those architectural features may need to be considered with this application. He noted that he needed more information for the patio doors, and kitchen door, that had been replaced in order to speak to the appropriateness of them.

R. Shields questioned the siding used for addition. F. Scotti stated the siding of the addition closely simulates the siding on the original house, even down to the paint color. He also stated the chimney will remain but the fireplace will be replaced with a gas burning unit. The exterior stairs off the family room are of standard design and build.

K. Catuogno asked when the discussion will address how the work has already taken place or is the current conversation part of that. Chairman Lescarbeau stated he would like to first address all the details of the application before discussing that matter. He then asked if anyone had any other questions as it pertained the details/design of the proposed work, and no one did.

K. Catuogno stated she had major concerns with this project in particular because the applicants had submitted a previous iteration of the application so they were fully aware that an approval for work was needed by the NHDC. Chairman Lescarbeau asked F. Scotti to address the matter of the work being discussed having already been completed without the required approvals. F. Scotti stated the past several months had been chaotic and he “dropped the ball” in the process, but he certainly wasn’t trying to sneak anything by the Commission.

A **Motion** was made by R. Shields, seconded by J. Kenower, to **Continue** the public hearing to the October 13, 2020 meeting so that the applicants can submit documentation of the of the work that has been completed. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, R. Shields-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**)

4PH: **86 Kingstown Road: “Morningside”** Plat D, Lot 61, Replacement of gutters
Owner: Matthew Izzo

Matt Izzo, the applicant, stated the application is to replace the wood gutters (that have metal down spouts) with aluminum gutters due to deterioration. He stated that when there are heavy rains now water is coming into his house at different places. Michael Reid, the contractor for the project, described how the wood gutters are currently attached to the house. Chairman Lescarbeau provided a general explanation of how the old wood gutters would be removed and described the steps to replace the aluminum gutters and how the roof line would be affected.

M. DeLuca stated he didn’t receive enough evidence to advise the Commission as to the state of the deterioration of the gutters to conclude if the standards had been met to justify removing the original architectural feature and replacing it with a new material. Chairman Lescarbeau stated that based on personal experience over the last 50 years, and after hearing the testimony of the applicant and contractor, he believes the gutters should be replaced as proposed. G. Charren concurred with this sentiment. There was a mutual feeling among the Commission members that there had been enough information presented to make a decision.

A **Motion** was made by J. Kenower, seconded by R. Shields, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, R. Shields-**Aye**, K. Connell-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**)

A **Motion** was made by J. Kenower, seconded by R. Shields, to **Approve** the application. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, R. Shields-**Aye**, K. Connell-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**)

*****R. Shields left the meeting at 8:03pm**

New Business

5NB: **Pre-Application Review:** 83 Narragansett Avenue, Plat C, Lot 344B
Windows, Doors, Roof
Owner: Sally Lapidis

JP Couture, the architect for the project, stated the intent is to bring back the original appearance of the building and to be more unifying to the surrounding homes, noting that there have been numerous changes to the building over the years that have affected the integrity of the house.

The roof of the main structure, the red metal porch roof, and shingles will be replaced, the porch railing will be removed and the grade will be raised to have a legal step down, and the ramp will be shortened. He noted that there will be fewer rental units so many of the exterior emergency wooden stairs will be removed. The windows are proposed to be replaced with the appropriate Anderson 2 over 2 windows, all repair and replace detail work will be done with in kind materials when feasible. JP Couture stated there are no proposed additional structures for the property.

K. Catuogno volunteered to draft a letter of support for the concept on behalf of the NHDC.

A **Motion** was made by K. Connell, seconded by J. Kenower, to send a Letter of Support for the concept to the Zoning Board. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Connell-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**)

6NB: **Amendment to Final Plan:** “Coast Guard House” 40 Ocean Road, Plat C, Lot 454
Owner: Southwind Corporation

John Revens, the attorney for the applicant, Southwind Corporation (Judge Frank Caprio, Joe Formicola, Bob Leonard) introduced, J. Michael Abbott, the architect for the project, and noted his experience as an architect. J.M. Abbott stated that the original/approved design was to encase the stone façade of the building in an atrium like structure. He discussed the damage to the structure that would occur if the approved design is not modified. He also explained how the proposed alternative would remove the atrium over the dormer but still be installed with the roofline coming to a minimum of 2 inches below the anchor in the stone façade.

Bob Leonard stated that the company installing the elevator explained that the elevator cannot be installed as approved because the mechanics of the elevator would be exposed to the outside elements, such as the wind, rain, snow, etc. He is proposing to enclose the elevator vestibule with a glass door. The proposed design was not agreeable to the Commission and the applicant agreed to carry the stone façade below the windows on the east elevation around to the door of the vestibule and matching shingles will replace the remainder of the proposed glass. The door of the vestibule will be of similar design to the existing exterior kitchen entry doors.

B. Leonard also explained that the proposed amendment to square off the southeast corner of the structure is to remove the odd configuration in the room. There was a consensus among some Commission members that this amendment gives a larger appearance of massing as you approach the structure from the south. Chairman Lescarbeau asked if a compromise could be made where instead of squaring off the corner it is leveled off at an angle. The applicant agreed to make that change.

K. Connell noted that the original approval featured Hardie board on the stone anchor façade of the building and what is being presented now is a combination of stone/shingle. B. Leonard explained that the Hardie board that is already being used on the building is not holding up to the elements. He explained the new design and materials that are being proposed in place of the previously approved design and materials. The Commission found these changes agreeable and noted that the changes would be reflected in the amended approval.

A Motion was made by A. Mallozzi, seconded by G. Charren, to Approve the amendments as revised. Motion Passes 5 to 0 to 2 (K. Lescarbeau-**Aye**, K. Connell-**Abstained**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Abstained**, M. Kollitides-**Aye**, G. Charren-**Aye**) K. Connell noted she abstained from voting as she could not agree to the amendments as they were too conceptual and not specific in nature.

Old Business

Items for Next Agenda: None

Reports from Staff/Commission: Chairman Lescarbeau gave a brief update on the awards ceremony noting the ceremony will be held virtually some time in either October or November.

Adjournment: A **Motion** was made by G. Charren, seconded by K. Catuogno, to Adjourn the meeting at 9:52pm. Motion **Passes** 7 to 0 (K. Lesarbeau-**Aye**, K. Connell-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission