



Historic District Commission

Meeting Minutes

Tuesday, November 10, 2020, 5:00pm

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> / Meeting ID: 871 917 0546

Dial-in only: 1 929 436 2866 / One tap mobile: 1 929 436 2866

Convene: Chairman Lescarbeau called the meeting to order at 5:02pm.

Roll Call-via Zoom: Keith Lescarbeau-Chairman, Judy Kenower, Karen Catuogno, Melissa Kollitides, Gaia Charren-Alternate

Absent: Kristen Connell-w/ cause, Americo Mallozzi

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: October 13, 2020, October 27, 2020

A **Motion** was made by K. Catuogno, seconded by G. Charren, to **Approve** the Consent Agenda. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Public Hearing

2PH: “Yellow Nook Tea Room” 46 Kingstown Road: Plat D, Lot 87, Install Shed

Owner: DeWardener/Phillips

Chairman Lescarbeau stated the applicant informed him that the shed will be removed and the application has been withdrawn.

A **Motion** was made by J. Kenower, seconded by G. Charren, to **Dismiss** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

3PH: 309 Ocean Road: Plat F, Lot 4-3, New Construction

Owner: David Crocker

Rod Poland, the project contractor, presented the application for the construction of a new home. He explained that there are 3 structures to the home that will be joined by arch breezeways, there will be muntins internally and externally on all of the windows, and there will be a stone base wrapping the entire house. R. Poland explained that the home is one story with the exception of 2 small 2nd story areas above the garage and an entry way to the widow's walk.

Michael DeLuca reviewed the staff findings noting that the house will have cedar shingles and 4 over 1 simulated divided light windows which are in keeping with the area. There was concern over the use of the arch windows and Greg Snider, the project architect, explained the windows are not a “must have” for the client and he would also like to use a window other than the arch windows as depicted. He also agreed to remove the oval windows depicted on the lower portions of the house and to remove the steal cable railing and replace them with a more traditional material.

There were no questions or concerns from the Commission members or the public.

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by J. Kenower, seconded by K. Catuogno, to **Approve** the application subject to a final detail review of several elements as specified by staff. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

4PH: 119 Boon Street: Plat D, Lot 131, Roof Removal & Replacement

Owner: Angela Thompson

Present: Angela Thompson

Nathan & Ray Fournier, the contractors for the roof replacement, presented the application to remove and replace the existing slate roof with an asphalt shingle made to resemble slate shingles. R. Fournier stated that 80% of the slate tiles on the roof have either deteriorated or broken and portions of the roof have been patched with asphalt through the years. He also explained that all the copper fixtures and details currently on the roof will be refurbished and reused on the new roof.

Michael DeLuca reviewed the staff report noting that the slate roof is a significant architectural feature and the Commission is tasked with deciding if the roof meets the requirements to be replaced versus repaired. Chairman Lescarbeau noted that the roof is over a 100 years old and that the slate used on the roof is a softer type slate than what is typically used now. He went on to say that slate roofs usually last upwards of 100 years and the roof in question is over 130 years old now. (Angela Thompson, the owner of the house, confirmed the house was built in 1890)

K. Catuogno stated that she is uncomfortable voting on a replacement product that she has not personally seen. N. Fournier explained that the North Kingstown town hall is an example of their work and the product that is being proposed to be used. He also gave 2 addresses in Providence as examples.

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Continue** the public hearing to a special scheduled meeting on Monday, November 23, 2020, to allow for NHDC members to visit the properties cited. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Old Business

5OB: 123 Narragansett Avenue: (*public hearing continued*) Window Replacement

Owner: Charles German

Charles German, the owner of the property, explained that the sample window he left in the Community Development office is not a true representation of what is being proposed as the actual unit will be white with the muntin vertically placed on the exterior of the window.

Michael DeLuca stated that the staff concerns raised in the report issued at the last meeting have been alleviated with the supplemental information that was submitted. John Mills, the window representative stated that he will bring in to the CD office an accurate example of the proposed window for review by the Commission members. He expected to have that window by December 2, 2020.

K. Catuogno stated she is not in favor of approving this application, citing guideline #39 and noting that the proposed dimensions and size of the glass in not appropriate.

A Motion was made by G. Charren, seconded by J. Kenower, to Continue the public hearing to the December 8, 2020 meeting, to allow the NHDC members to visit the CD office after December 2, 2020 to inspect the actual window that is proposed. Motion **Passes** 4 to 1 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Nay**, M. Kollitides-**Aye**, G. Charren-**Aye**)

New Business

6NB: Pre-Application Review: 114 Boon Street, Plat D, Lot 134, New Construction
Owner: Craig Miller

Craig Miller, the owner of the property, presented his plans to refurbish the former Presbyterian church into 2 living units. He provided pictures of the former church and the proposed refurbishment noting the similarities. C. Miller explained that there is a small addition by the tower to accommodate living space but the addition was designed to minimize the changes in the structure.

As this was a pre-application meeting there were no motions made, however, the NHDC agreed to draft a letter to the Zoning Board noting their general support for the building design.

Items for Next Agenda: None

Reports from Staff/Commission:

- Proposed 2021 meeting dates – not for action

H. Petrone explained that the proposed dates are due to be voted on next month.

Adjournment:

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Adjourn** the meeting at 8:11pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)