



Historic District Commission

Meeting Minutes

Tuesday, January 12, 2021 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> / 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 6:00pm.

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

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

Administrative Matters: None

Consent Agenda

1C: Approval of Meeting Minutes: December 8, 2020

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Approve** the Consent Agenda with noted corrections. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Abstained, M. Kollitides-Aye, G. Charren-Aye)

Public Hearing

2PH: "Beachstone Cottage" 82 Kingstown Road: Plat D, Lot 64, Exterior Renovations to Garage, Main House Entries and Gutters
Owner: Jerome Brunetto

Jerome Brunetto, the applicant and property owner, stated the project is to do an exterior remodel to include windows, stairs, and the garage. The most pressing issue are the 3 stairs leading out of the house by the garage. The stairs have deteriorated and will be replaced with a redesigned platform and only 2 steps. The garage doors will be replaced with doors that have windows in order to resemble what the original doors would have looked like. One side window on the garage will be removed and replaced with an entry door, and gutters will be added to the garage. J. Brunetto stated that the current windows on the house appear to have had the sills and sash cut out and he is proposing to replace those windows with units that will include the sills, sash, and trim. He also clarified that the windows to be installed will be 2 over 1.

M. DeLuca reviewed the staff report and noted that there were no concerns/objections to the proposal. Discussion ensued on what materials will be used during the renovation. J. Brunetto will submit more information for the railing and decking materials and more details on the window specifications.

J. Brunetto asked for the input of the Commission in respect to the proposed front gate to the property. He noted the gate appears to be wrought iron but is actually painted metal. K. Lescarbeau stated that the design is appropriate for the period of the house. M. Kollitides expressed concern for the gate as too ornamental and suggested a wood gate might be more appropriate. M. DeLuca noted either option would be period appropriate.

A **Motion** was made by M. Kollitides, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, M. Kollitides-Aye, G. Charren-Aye)

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Approve** the application subject to the conditions noted in the staff report dated January 6, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, J. Kenower-Aye, A. Mallozzi-Aye, K. Catuogno-Aye, M. Kollitides-Aye, G. Charren-Aye)

3PH: "Pine Lodge" 348 Ocean Road: Plat F, Lot 19, Window Replacement

Owner: Kevin Murphy

Kevin Murphy, the applicant and property owner, explained that the application is not for the house, but rather for the barn located on the property that is not historic and a non-contributing structure. The 2nd floor of the barn has severe water damage and he is proposing to replace the windows that face the water and the windows and hay door. The hay door will be changed to 2 separate windows that will match the existing windows on the sides of the door. The barn will also have two gable vents added.

M. DeLuca reviewed the staff report without stating any major concerns and supported the project. There were no concerns from the Commission members.

A **Motion** was made by G. Charren, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**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 the conditions noted in the staff report dated January 7, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Old Business

4OB: 8 Rockland Street: Final Detail Review, Plat D, Lot 88-1, Second Story Addition

Owner: Joseph P. Gilmartin

M. DeLuca stated that since this was a final detail review a staff report was not done.

Joseph Gilmartin, the applicant and property owner, stated the proposed siding of the house will be Cedar Impressions. K. Lescarbeau stated that the Commission has done extensive research and has concluded that the product does not conform to the guidelines as it is a hollow composite product. There was a consensus among the Commission members that a solid composite product would be an acceptable material to use. There were no questions or concerns from the Commission regarding the proposed windows.

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Approve** the application stipulating that the final approval of the siding material be done administratively. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

New Business

5NB: Pre-Application Review: 110 Boon Street, Plat D, Lot 133-C Ext Renovation

Owner: Cottle Family Trust

Kirk Pickel, the authorized representative of the property owner, and Matt Davit, the applicant, explained that the proposed project will be to remove the current garage and build a new garage at the back of the house. The house itself will be raised so that a new foundation can be placed underneath it and then placed back on top of the new foundation. Per safety code the windows will need to be replaced with new, longer windows in order to meet egress requirements. There were no questions or concerns of the concept of what was being proposed from the Commission members.

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

Owner: Craig Miller

Craig Miller, the applicant and property owner, explained that he received a new picture that depicts greater details of the previous church, such as the cross on the building, the details of the bell tower, and the extended gable on the Boon Street side of the building, as indicated in the updated renderings.

K. Catuogno expressed concern about the proposed increase in the door size on the Rodman Street side of the building which would require cutting into the building even more. C. Miller stated it was necessary to accommodate the entrance on that side of the building. Discussion ensued of possible alternatives.

As this was a pre-application review there was no staff report done and no action was taken by the Commission.

Items for Next Agenda: Election of Officers, Annual Report

No action was taken.

Reports from Staff/Commission: None

Adjournment:

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Adjourn** the meeting at 9:20pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)