



## Historic District Commission

### Meeting Minutes

Tuesday, February 9, 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 6:05pm.

**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:**

##### ➤ Election of Officers

A **Motion** was made by J. Kenower, seconded by K. Catuogno, to nominate Keith Lescarbeau as the Chairman of the Historic District Commission. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Abstained**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by M. Kollitides, seconded by J. Kenower, to nominate Karen Catuogno as the Vice-Chairman of the Historic District Commission. 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**)

A **Motion** was made by G. Charren, seconded by M. Kollitides, to nominate J. Kenower as the Secretary of the Historic District Commission. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, J. Kenower-**Abstained**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

#### Consent Agenda

**1C: Approval of Meeting Minutes:** None

#### Public Hearing

**2PH: “Gillian Lodge” 415 Ocean Road:** Plat G, Lot 14, Window Replacement

*Owner: Peter Frost*

Peter Frost, the applicant and property owner, explained the project is to replace the windows on the building identified as the “servant’s quarters” with 9 over 1 windows, and to re-shingle and re-roof the structure. The carriage house will also be re-shingled and re-roofed. P. Frost also stated that there are no proposed changes to the main house as indicated in the staff report.

M. DeLuca reviewed the staff report and stated there were no concerns with the proposal, noting that the location of work is not only behind the house where it won’t be seen but that the main house itself is located far from the road and not really visible. There were no concerns from the Commission members.

A **Motion** was made by J. Kenower, seconded by K. Catuogno, 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 K. Catuogno, seconded by A. Mallozzi, 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**)

A **Motion** was made by J. Kenower, seconded by M. Kollitides, to amend the approval to allow three options for the sliding door. Motion **Passes** 5 to 1 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Nay**, M. Kollitides-**Aye**, G. Charren-**Aye**)

**Old Business**

None

**New Business**

**3NB: “Telephone Building”** 119 Boon Street – Pre-application review

*Owner: Jennifer Peck Fainberg*

Jennifer Peck Fainberg, the applicant and property owner, and Stephen Sullivan, the architect for the project, presented the proposed rendering to the Commission. A proposed garage with a traditional garage door will be located at the back of the building by cutting into the building to provide indoor parking. Behind the building is a proposed patio to provide for outdoor living space. On the front of the building, there is a proposed slight cutout on the roof of the front entry so that a small balcony can be added. The Rodman Street side of the building is proposed to have a Juliet balcony on both floors to give the feeling of more outdoor space, since there is limited outdoor space as it is on the property.

K. Catuogno expressed concern with integrity of the building after cutting into the structure to add a garage, that had not previously been there, for parking when there is already parking onsite. She also expressed concern with cutting into the roof of the entry way as it would not be in accordance with the guidelines. K. Lescarbeau agreed with K. Catuogno sentiments on the proposed balcony over the entry way but stated that the Commission has approved garage additions when they have been located in the back and not very visible. He also expressed concern with changing the layout of the windows on the Rodman Street side of the building stating that would not conform to the guidelines either.

As this was a pre-application review, there were no motions/votes.

**Items for Next Agenda:**

**Reports from Staff/Commission:**

➤ 2020 Annual Report

A **Motion** was made by J. Kenower, seconded by K. Catuogno, to place on file in the Clerk’s Office the 2020 Annual Historic District Commission Report. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

➤ Replacement Windows – for discussion

K. Lescarbeau stated he wanted to meet with a Marvin Window representative and an Anderson Window representative when there was not a current application before the Commission. What the Commission refers to as replacement windows are called insert windows. He reviewed the product details and believes the 3 examples he saw are quality products and is something the Commission could suggest to applicants.

**Adjournment:**

A **Motion** was made by G. Charren, seconded by M. Kollitides, to **Adjourn** the meeting at 9:10pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, K. Catuogno-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone  
Clerk to the Historic District Commission