



**Historic District Commission**  
**Meeting Minutes**  
**Tuesday, March 16, 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 6:04pm.

**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, Crystal Kidd-Planning Technician-via Zoom, Heidi Petrone-Clerk to the Commission-via Zoom

**Administrative Matters:** M. DeLuca asked the Commission to amend their agenda to add a discussion only item. He explained that Michael Campopiano, from 80 Narragansett Avenue, would like to have a discussion with the Commission.

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Add** a discussion agenda item for 80 Narragansett Avenue. Motion **Passes** 5 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye)

### Consent Agenda

**1C: Approval of Meeting Minutes:** January 12, 2021 – Not available

### Public Hearing

**2PH: 110 Boon Street:** Plat D, Lot 133-C, Exterior Alterations

**Owner:** *Boon Street Holdings LLC*

Keith Briggs, the authorized representative of the property owner and applicant, presented the application for the proposed exterior remodel of the house. The current garage will be demolished and a new one will be placed in the back of the house. The house itself will be lifted and moved forward toward Boon Street in order to build a new garage at the back of the house. While the house is lifted a new foundation will be poured also. The porch will be removed from the house in order to restore it and to accommodate the moving of the house. The windows proposed for the second floor are casement but made to look like double hung with an applied muntin on the exterior of the window and all the windows will be replaced in kind.

K. Lescarbeau noted the pitch of the proposed garage is subservient but matches the main structure's roof pitch.

K. Catuogno questioned if the columns can be saved or if they will need to be replaced. K. Briggs stated the columns will be carefully removed and inspected. If the columns are deemed not salvageable then he will come back to the HDC for guidance on how to proceed.

She also questioned what the materials will be used for the piers under the porch, noting that currently the piers are made of brick. K. Briggs noted that landscaping will be done to minimize the appearance of any concrete from the newly poured foundation and the piers. Discussion ensued as to if the brick piers could be considered a character defining feature and could they be covered with a brick veneer in the same manner as the chimneys will be done.

M. DeLuca reviewed the staff report noting that Staff is supportive of the project. K. Lescarbeau noted that a final detail review could be done for the columns but also render a decision.

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

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Approve** the application but needing more information on the columns from the porch. Motion **Fails** 3 to 3 (K. Lescarbeau-Nay, K. Catuogno-Nay, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Nay, G. Charren-Aye)

A **Motion** was made by K. Catuogno, seconded by M. Kollitides, to **Approve** the application, stipulating that brick veneer be added above grade to the front façade of the exposed foundation (facing the street), wrapping around the corners, and needing more information on the columns from the porch. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

### Old Business

**3OB: “Beachstone Cottage” 82 Kingstown Road:** Plat D, Lot 64, Final Detail Review

*Owner: Jerome Brunetto*

Jerome Brunetto, the applicant and property owner, described the windows that he is proposing to use noting they will be 2 over 1 with a copper drip edge and will be all wood.

As this was a final detail review there was no staff report. There were no concerns from the Commission.

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

### New Business

**4NB: Coast Guard House:** Pre-Application Review, 40 Ocean Road – Stairway enclosure

Plat C, Lot 454

*Owner: Robert Leonard*

Frank Karpowicz, the authorized representative for the property owner and applicant, stated the proposed project will be to enclose the outside stairs for safety reasons, citing that workers are constantly needing to clear the stairs after inclement weather. Now that the upper floor will be utilized year round the owners have decided the best option is to enclose the stairs. The addition will be in front of the historic structure as depicted in the renderings submitted but not physically attached to it. The public will still be able to see the historic structure when approaching from the Towers side of the building.

G. Charren stated she is not in favor of the proposal stating the 2<sup>nd</sup> arch will be even more obscured than it is now. The previous application was to make the arches stand out because they are a character defining feature. This proposal is to completely cover the second arch way. K. Catuogno, J. Kenower, and M. Kollitides concurred with G. Charren’s comments.

As this was a pre-application review, no action was taken.

**Items for Next Agenda:** Nothing discussed

### **Reports from Staff/Commission:**

- The 2021 Rhode Island Historic Preservation Conference

The registration information was distributed to the Commission. K. Lescarbeau and M. DeLuca will be speakers at this year’s conference.

- 80 Narragansett Avenue – Michael Campopiano - discussion

M. Campopiano explained to the Commission that his insurance company is requiring a 4-foot fence where the Commission is requiring a 3-foot fence because of the pool that is on his property. The insurance company is requiring this be done by a certain date very soon. He also expressed concern for his family’s safety as it relates to the 6-foot tall section of the fence. He cited instances of trespassers on his property and stated his daughter is afraid to sleep in her own bed. He would like to have the flexibility to have

an administrative approval for a 4-foot instead of 3-foot and 6-foot instead of 4-foot fence for the added security required by the insurance company and the added privacy needed by his family. There was a consensus among the Commission members that the changes could be done administratively and a public hearing was not necessary.

As this was only a discussion there were no motions/votes made.

**Adjournment:**

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Adjourn** the meeting at 8:34pm. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Abstained**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

***Heidi Petrone***

Heidi Petrone  
Clerk to the Commission