



## Historic District Commission

### Meeting Motions

Tuesday, April 13, 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-via Zoom:** Chairman Lescarbeau called the meeting to order at 6:04pm.

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

**Also Present-via Zoon:** Michael DeLuca-Community Development Director, Crystal Kidd-Planning Technician, Heidi Petrone-Clerk to the Commission

**Administrative Matters:** None

### Consent Agenda

1C: **Approval of Meeting Minutes:** January 12, 2021, February 9, 2021, and March 16, 2021

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

### Public Hearing

2PH: **The Telephone Building**: 119 Boon Street – Exterior Renovations  
Windows, doors, dormers  
*Owner: Jennifer Peck Fainberg*

Jennifer Peck-Fainberg, the property owner and applicant, presented her application explaining that she is trying to restore the original look of the building as a work place but designing the inside to accommodate a single family home. She noted that parking on the site is limited and a garage will be retro-fitted into the building. The windows are proposed to be placed as such to even out the spacing between each window unit and the railings on the roof deck will match the juliet balcony railings to have continuity in design. J. Peck-Fainberg stated that all the current windows are in various states of disrepair and are very inefficient in terms of maintaining the internal temperature of the building. She is proposing to replace all the windows in the building with exact replicas and she has found 3 manufacturers who can provide those windows. Stephen Sullivan, the architect for the project, concurred with J. Peck-Fainberg's presentation of her application.

Chairman Lescarbeau stated he believes this is a great project however based on the photos of the windows provided, he didn't see the level of deterioration that would call for replacing all the windows. M. DeLuca reviewed the staff report noting that staff is supportive of the proposal. G. Charren and J. Kenower were in favor of the proposal. K. Catuogno questioned if the pattern of the windows should be changed since the pattern could be classified as a character defining feature. Discussion ensued on the placement and replacement of windows. J. Peck-Fainberg stated she is withdrawing her part of the application pertaining to the windows and will file a separate application entirely for the windows.

A **Motion** was made by G. Charren, seconded by K. Catuogno, 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 M. Kollitides, seconded by J. Kenower, to **Approve** the application subject to conditions listed in the project summary dated April 8, 2021, noting the application was amended to restore, not replace, the windows. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

3PH: “**Presbyterian Church**”: 114 Boon Street – Exterior Alterations  
2<sup>nd</sup> & 3<sup>rd</sup> floor addition, windows, doors, shed  
*Owner: Boon Street Presby, LLC*

Craig Miller, the property owner and applicant, presented his application noting that he had discovered a pencil drawing of the original building and reviewed the design changes in his application based on the details found in the drawing. He stated that the pedestrian door on the Boon Street side of the building has been redesigned to create symmetry with the existing front door. The shingles may be wood cedar or a solid composite just as the board and batten will be. C. Miller noted the solar panels will lay low to the roof, be placed behind the tower, and will barely be noticeable from the ground level.

M. DeLuca reviewed the staff report, noting that the massing of the building will increase but it is in concert with the neighborhood. There were no questions or 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**, 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 subject to conditions listed the project summary dated April 6, 2021, and a final detail review. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

4PH: **0 Robinson Street**: New dwelling, pool, pool house  
*Owner: Christopher Menard*

Gail Cyr, the architect for the project, presented the application noting that the proposed design of the new house was based from the NHDC standards and guidelines. M. DeLuca reviewed the staff report noting overall general support for the application. Chairman Lescarbeau stated that since the proposal is for new construction in an historic district that the Commission only needs to determine if the proposed building will, or will not be, compatible to the neighborhood. There were no questions or concerns from the Commission members.

A **Motion** was made by J. Kenower, seconded by G. Charren, 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 J. Kenower, seconded by K. Catuogno, to **Approve** the application subject to conditions listed the project summary dated April 8, 2021, as revised. 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

5OB: None

#### New Business

6NB: **Rhode Island Historic Preservation & Heritage Commission:**

- 2020 Certified Local Government Annual Report

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Approve** the 2020 Certified Local Government Annual Report as presented. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

7NB: **Discussion:** Procedures for applications when the work is already completed

Chairman Lescarbeau stated that, in instances of work being done in an historic district without review and approval by the Commission, the standard procedure has been to ask the Zoning Official to stop the work being done. The property owner would then be required to submit a complete application for a Certificate of Appropriateness/Compatibility. If a situation is a habitual occurrence, the Zoning Official may be asked to impose penalties to the property owner.

K. Catuogno stated that from her time on the Commission these instances are becoming a reoccurring issue and there does not appear to be clear procedures on how to handle the issue. Earlier in the day she had emailed the Commission members a draft update to the procedures. Discussion ensued resulting with Commission members submitting commentary/input for discussion at the next meeting.

8NB: **Discussion:** Certificate of Appropriateness Approval Period

K. Catuogno asked if this matter should be incorporated into the review/update of the guidelines. M. DeLuca advised these 2 topics could be combined. He did note that the guidelines do stipulate that he is allowed to administratively approve an extension of an approval if the request is submitted before the expiration date has already passed.

**Items for Next Agenda:** None

**Reports from Staff/Commission:** None

**Adjournment:**

A **Motion** was made by K. Catuogno, seconded by J. Kenower, to **Adjourn** the meeting at 9:11pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone  
Clerk to the Commission