



Historic District Commission Meeting Minutes

Tuesday, May 11, 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, Gaia Charren-Alternate, Melissa Kollitides-*joined at 7:25pm*

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

Administrative Matters: M. DeLuca informed the Commission that starting Monday the Town Hall building will open up to the public again and in person meeting will be allowed starting in June. Details, such as room capacity, virtual accommodations, etc. will be forthcoming.

Consent Agenda

1C: **Approval of Meeting Minutes:** April 13, 2021 - Not available

Public Hearing

2PH: **32 Central Street:** Demolish & Reconstruction of Garage

Owner: Sally Manesis

Sally and Andy Manesis, the applicants and property owners, explained that the current garage, which was built without a foundation and directly on the ground, was also not built at the same time as the main contributing structure, their home, and has been deemed structurally deficient.

Stephen Sullivan, the contractor for the project, explained that the foot print of the proposed garage is increasing from the foot print of the current garage, but only to accommodate a 2-car garage with storage on a second floor loft. The design of the proposed garage is intended to mimic the design of the house, including the cedar shingles and the scallop design pattern, and to fit into the historic nature of the neighborhood.

Chairman Lescarbeau stated that the proposed project did a great job at meeting the NHDC Standards & Guidelines for the demolition and the rebuild of the garage. M. DeLuca stated he will have the Town's building official, Wayne Pimental, confirm the necessity for demolition.

C. Kidd reviewed the project summary and expressed staff support for the project. K. Catuogno stated she believed the burden has been met for demolition but questioned the details of the custom doors on the proposed garage. S. Sullivan explained the design of the window/light pattern will mimic the style on the house.

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**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 May 5, 2021. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, G. Charren-**Aye**)

3PH: **“Castlenook”**: 55 Narragansett Avenue – Exterior Alterations – Rear Deck

Owner: Chris Wilkens

Chris Wilkens, the applicant and property owner, explained the proposal is the final phase of his home improvement project of his 2-family home and consists of adding a second floor deck off the back of the house with a new door and spiral staircase leading down to a new 1st floor landing off of the back door. The foot print of the first floor landing will only be big enough to accommodate the landing of the spiral staircase. The addition of the second story door off of the new deck will serve as a second entry way for the second floor. The proposed new second floor deck is only large enough to accommodate the landing and a small table with chairs.

Chairman Lescarbeau stated he believed the proposal met the Guidelines with respects to the proportions and the work is out of view. C. Kidd reviewed the project summary and noted staff support for the proposal.

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

A **Motion** was made by J. Kenower, seconded by A. Mallozzi, to **Approve** the application subject to conditions listed the project summary dated May 5, 2021. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, G. Charren-**Aye**)

4PH: **65 & 65A Narragansett Avenue**: Exterior Renovations

Owner: Richard Benck

Richard Benck, the applicant and property owner, explained the proposal is to update the exterior of both structures on the property. The main house will have the front door and entry way restored to the original style with an open portico and both structures are proposed to have the siding replaced with cedar shingle siding. All the windows will be replaced but the trim will be restored.

Discussion ensued on the design of the front door, as well as the types of balusters and railings that will be used in conjunction with the new front entry way. G. Charren expressed her belief that the front door is so simple that it should be character defining and a metal front door would not be appropriate in this situation. The applicant agreed to come back for a detail review in order to address the specs for front door and railing and baluster materials.

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

A **Motion** was made by A. Mallozzi, seconded by K. Catuogno, to **Approve** the application subject to conditions listed the project summary dated May 6, 2021, and a final detail review. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, G. Charren-**Aye**)

Old Business

5OB: **“Coast Guard House”**: 40 Ocean Road – Exterior Renovation

Owner: Robert Leonard, Frank Caprio, Joseph Formicola

Discussion focused on work that has been done beyond what has been approved previously in 2017 and 202 for the roof and elevator vestibule. K. Catuogno noted this is not a public hearing and discussing options to resolve the issues is not an appropriate conversation to be having. Wayne Pimental, the Zoning Official, stated he did not issue a notice of violation for the unauthorized work at this point in order to afford the applicants the opportunity to submit an as built site plan and resolve the matter with the Commission. Chairman Lescarbeau advised F. Karpowitz, the architect for the applicants, that an application for approval for the unauthorized work needs to be submitted.

No motions were made.

New Business

6NB: None

Items for Next Agenda: None

Reports from Staff/Commission:

C. Catuogno, K. Lescarbeau, and A. Mallozzi formed a subcommittee for the sole purpose of drafting updated regulations for the NHDC.

Adjournment:

**M. Kollitides left the meeting before the adjournment motion was made.*

A **Motion** was made by A. Mallozzi, seconded by K. Catuogno, to **Adjourn** the meeting at 8:50pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, G. Charren-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission.