



**Historic District Commission  
Meeting Minutes**

**Tuesday, June 8, 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 6:05pm.

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

**Also Present-via Zoom:** 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:** April 13, 2021

A **Motion** was made by J. Kenower, seconded by K. Catuogno, 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: **10 ½ Robinson Street:** Remove and replace second floor

*Owner: Barry Gross*

*\*Michael DeLuca, Community Development Director, recused himself from this project as he has a personal business relationship with the applicant.*

Barry Gross, the applicant and property owner, explained that his property has two single family structures and this application applies to the structure behind the house that fronts on Robinson Street. The proposal is to demolish the 2<sup>nd</sup> floor of the cape style cottage and rebuild a second floor so that the design of the house matches the colonial style of the main house. There is an existing brick chimney that is proposed to be demolished and replaced with a wood framed chimney with a brick façade in order to accommodate the larger second floor of the colonial style house.

C. Kidd reviewed the project summary noting that an engineer's report stating the need for demolition of the chimney is needed in order to support said demolition but overall staff is supportive of the project.

Chairman Lescarbeau and K. Catuogno expressed support for the proposed roof pitch and felt an engineer's report is needed to support the demolition of the existing chimney.

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

A **Motion** was made by K. Catuogno, seconded by M. Kollitides, to **Approve** the application subject to conditions listed in the project summary dated June 4, 2021, and as discussed. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, J. Kenower-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

*\*\*\*Americo Mallozzi joined the meeting before the end of this public hearing but did not participate in the voting\*\*\**

3PH: **49 Narragansett Avenue:** Extension of Sundeck

*Owner: Glen & Lois Brooks*

Glen Brooks, the applicant and property owner, presented his application to replace the existing wood deck that is splintering while also extending the deck approximately 8'. He also stated the building office approved the application in term of meeting the required setbacks and etc.

Crystal Kidd, Planning Technician, reviewed the staff report, noting that the deck was built before the establishment of the district and Staff recommends approval of the application.

There were no questions or concerns from the Commission members.

A **Motion** was made by K. Catuogno, 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 subject to conditions listed the project summary dated May 27, 2021. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, J. Kenower-Aye, A. Mallozzi-Aye, M. Kollitides-Aye, G. Charren-Aye)

4PH: **"Pine Lodge" 348 Ocean Road:** Replace windows, extend porch

*Owner: Kevin Murphy*

Kevin Murphy, the applicant and property owner, presented his application to replace windows in the family room along with repairing the roof and extending the roofline of the porch and replace the side wall shingling. He noted where, and how, water is leaking into the family room that is causing the damage and how his proposed extension of the roofline will address and mitigate any future damage.

Michael DeLuca, Community Development Director, reviewed the staff report noting the saw tooth trim on the house is a character defining feature and should be preserved. K. Murphy stated the trim is in excellent condition and will not be removed.

Chairman Lescarbeau stated he had done a site visit himself and agrees that the work being proposed is appropriate, noting where previous work had been done that is causing the current damage. There were no questions or concerns from the other Commission members.

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 M. Kollitides, seconded by K. Catuogno, to **Approve** the application subject to conditions listed the project summary dated May 26, 2021. 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: **The Telephone Building:** 110 Boon Street; Final Detail Review

*Owner: Jennifer Peck-Fainberg*

Jennifer Peck-Fainberg, the applicant and property owner, presented the detail information for Bi-Glass of Connecticut, the manufacturer of the window product she has chosen. She had dropped off an actual window unit to the Community Development department and Michael DeLuca, Community Development Director, displayed the window via his computer. He also noted that as this was a final detail review there was no staff report.

A **Motion** was made by G. Charren, seconded by M. Kollitides, to **Approve** detail review 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)

6OB: 65 Narragansett Avenue: Final Detail Review

*Owner: Richard Benck*

Richard Benck, the applicant and property owner, discussed the details of the 2 options chosen for the door replacement and his request to purchase windows with no grids and have exterior grids installed on-site. The first option is a 3 panel door with 1 panel being an oval shaped piece of glass and the second option has 4 panels with 2 of the panels being glass. Chairman Lescarbeau noted the 4 panel option is the more traditional design in his view.

A **Motion** was made by J. Kenower, seconded by M. Kollitides, to **Approve** either option of the 2 doors. Motion **Failed** 3 to 2 to 1 (K. Lescarbeau-**Nay**, K. Catuogno-**Nay**, J. Kenower-**Aye**, A. Mallozzi-**Abstained**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by K. Catuogno, seconded by G. Charren, to **Approve** the 4 panel door. 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 allow the grid work to be applied on site instead of at the factory. Motion **Passes** 5 to 0 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Abstained**, J. Kenower-**Aye**, A. Mallozzi-**Aye**, M. Kollitides-**Aye**, G. Charren-**Aye**)

A **Motion** was made by G. Charren, seconded by J. Kenower, to **Amend** the approval to allow all the windows to be replaced with a 2 over 2 light configuration. 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

None

**Items for Next Agenda:** None

**Reports from Staff/Commission:** None

#### **Adjournment:**

A **Motion** was made by K. Catuogno, seconded by M. Kollitides, to **Adjourn** the meeting at 9:05pm. 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