



**Historic District Commission
Meeting Minutes
Tuesday, December 13, 2022, 6:00pm
Narragansett Town Hall, Assembly Room**

Convene: Chairman Lescarbeau called the meeting to order at 6:02pm.

Roll Call: Keith Lescarbeau-Chairman, Americo Mallozzi, Richard Campbell, Francis Figueroa, John Tyburski-Alternate, Karen Catuogno-Vice Chairman~6:32pm

Absent: Nanci Adams-Secretary

Also Present: Michael DeLuca-Community Development Director, Heidi Petrone-Clerk to the Commission

Administrative Matters:

- Approval of proposed 2023 meeting dates

There was a consensus among the Commission members to accept the 2023 HDC meeting dates, as discussed and amended, but a formal motion/vote was not made/taken.

Consent Agenda

1C: **Approval of Meeting Minutes:** November 8, 2022

A **Motion** was made by F. Figueroa, seconded by J. Tyburski, to **Approve** the Consent Agenda. Motion **Passes** 4 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Abstained**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Public Hearing

2PH: **48 Robinson Street:** Generator
Owner: Menard

Steve Lawrence, the builder for the project, explained that he is in the process of getting a permit to install a generator for the house. The location of the generator is proposed to be on the left side of the house, towards the front left, behind the wooden picket fence gate as depicted in the plans submitted.

M. DeLuca reviewed the staff report noting that he feels the proposed vegetative buffer, stone wall, and wooden picket fence provides enough of a visual buffer to meet the guidelines. Chairman Lescarbeau noted that there appears to be other work that is being done. M. DeLuca stated that the pergola had been previously approved, but it was in a different location. S. Lawrence explained that the pergola had originally been intended to be installed partially in the setbacks but now is completely out of the setbacks. The pergola is the same size, has the same dimensions, and is of the same materials as was previously approved. He also stated that the pool house shower will be located to the left of the structure and the equipment to the right, behind a partial wall as depicted in the site plan submitted. The kitchen facility has a grill and cooler with minimal electricity and the fireplace is located opposite the kitchen under the pergola. The arbor entry depicted in the site plan will match the look and design of the picket fence. M. DeLuca explained that the outdoor kitchen concept dates back to the 17th century and was a very popular feature. He also stated that staff is supportive of the proposed application.

There were no questions or comments from the public or the Commission members.

A **Motion** was made by F. Figueroa, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by R. Campbell, seconded by J. Tyburski, to **Approve** the application as submitted. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

3PH: 386 Ocean Road: Windows Replacement

Owner: Osborne

Bob Johnson of Renewal by Anderson, and the authorized representative of the applicant and property owner, stated that the proposal is to replace several replacement windows in the house with 1 over 1 Fibrex windows from Anderson Windows. The house was built in 1987 and is not visible from the street. Only a few windows in the kitchen are original to the house and are not proposed to be replaced. None of the windows in the house, including the ones in the kitchen have a grid pattern, they are all 1 over 1 windows. B. Johnson explained the that the project will be a “like for like” replacement of windows that are the same size and color as what is currently in place. He stated that the windows circled in red in the photographs submitted are proposed to be replaced and none of the exterior framework will be replaced. M. DeLuca gave a summary of the staff report noting a total of 32 windows will be replaced and noting staff has no objections to the proposal.

There were no questions or comments from the public or the Commission members.

A **Motion** was made by F. Figueroa, seconded by A. Mallozzi, to **Close** the public hearing. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by F. Figueroa, seconded by J. Tyburski, to **Approve** the application as submitted. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, A. Mallozzi-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

New Business

4NB: Pre-Application Review: 19 Rockland Street

Owner: Shea

*Karen Catuogno arrived at the meeting shortly after the discussion started.

Chairman Lescarbeau explained that this is a pre-application review and not a formal public hearing. He noted that this is an open discussion so that the applicant can get feedback from the Commission on what the applicant is proposing to do to address any concerns that the Commission might have before a formal application is filed.

Kevin Shea, the property owner, and applicant explained that he and his wife have owned the house for 20 years and it was a secondary home for them. A few years ago, the house became their primary residence and with a growing family they need a bigger home. He explained that his son-in-law is disabled and, in a wheelchair, and has difficulty entering the house and using the bathroom. K. Shea stated that after several discussions with K. Lescarbeau he retained the services of Frank Karpowicz to design the addition to meet their family needs.

M. DeLuca reviewed the historic architectural characteristics of the house, noting the pitched roof and paired windows, and saying the house looks like an old farmhouse.

Frank Karpowicz, the architect for the project, explained that the massing of the house from the street view will remain the same and the original footprint of the home will be maintained. The proposed addition will extend the footprint of the home and will be to the right of the house, extending towards the back. The proposed garage will be to the left of the house and setback. The garage will also have a bedroom above it and be wheelchair accessible with a lift and will have a breezeway to the house. Chairman Lescarbeau noted that the proposed addition falls within the guidelines since the proposed addition is proportionate to the original structure.

F. Karpowicz stated the original siding appears to be cedar clapboard and his intent is to use a paintable clapboard type product such as hardie board. Chairman Lescarbeau stated that the HDC has sparingly approved the use of hardie board, noting such circumstances where the hardie board is not easily visible, and then described the differences between the hardie board and cedar clapboard. He explained that the hardie board is flat with a slightly rounded bottom

whereas clapboard has a crisp edge and is tapered and that there is a significant visual difference between the 2 products. Chairman Lescarbeau stated that for the HDC to approve hardie board for an entire house would be precedent setting.

There were no questions or concerns from the Commission members. As this was a pre-application discussion, there was no staff report, and no motions/votes were made/taken.

5NB: Pre-application Review: 13-A Robinson Street

Owner: Silver / Osley

Richard Silver and Liz Osley, the property owners, and applicants, detailed their history and ties to Narragansett and the property in question, noting that the house in front belongs to Ms. Osley's sister and the cottage behind the house is owned by them and that is what the proposal is for. They explained that they will be living in the cottage as fulltime residents and not renting the cottage to other people. The applicants would like to demolish the structure and rebuild a new structure that meets all state, town, and HDC codes and regulations. R. Silver explained that the existing pitched roofline of the cottage differs from the main structure's gambrel roofline and he is proposing to mimic the gambrel roofline of the main structure which he believes is consistent with the main structure and the surrounding neighborhood.

Chairman Lescarbeau explained that the applicants would need an engineer's report stating the cottage is structurally unsound and a sub-committee of the HDC would need to be formed in order to conduct a site visit to verify the state of the structure proposed to be demolished. M. DeLuca also noted several architectural features currently on the cottage, such as the brackets, that would need to be maintained on the proposed cottage and the applicants stated that they want to maintain all architectural features of the cottage.

There were no questions or concerns from the Commission members. As this was a pre-application discussion, there was no staff report, and no motions/votes were made/taken.

6NB: 2022 Certified Local Government (CLG) Report: Review, Discussion, and Action

M. DeLuca explained to the Commission members that the Town of Narragansett and the Historic District Commission is a Certified Local Government by the State of Rhode Island which qualifies the Town and the HDC to apply for specific grants through the State Historic Preservation Commission, such as a study to compile an inventory of houses in a neighborhood. He stated that with the certification a yearly report giving a synopsis of what the HDC has done must be submitted. The report states, for example, the number of approvals/denials that the HDC has given, the types of projects done, the makeup of the Commission, etc.

There were no questions or concerns from the Commission members.

A Motion was made by K. Catuogno, seconded by R. Campbell, to Approve the 2022 Certified Local Government Report as presented. Motion Passes 5 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, R. Campbell-Aye, F. Figueroa-Aye, J. Tyburski-Aye)

Old Business

OB: None

Items for Next Agenda:

Reports from Staff/Commission:

Adjournment:

A **Motion** was made by F. Figueroa, seconded by R. Campbell, to **Adjourn** the meeting at 8:25pm. Motion **Passes** 6 to 0 (K. Lescarbeau-Aye, K. Catuogno-Aye, A. Mallozzi-Aye, R. Campbell-Aye, F. Figueroa-Aye, J. Tyburski-Aye)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission