



**Historic District Commission
Meeting Minutes
Tuesday, March 14, 2023, 6:00pm
Narragansett Town Hall**

Convene: Chairman Lescarbeau called the meeting to order at 6:00pm.

Roll Call: Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Richard Campbell, Francis Figueroa, John Tyburski-Alternate-*arrived at 6:04pm*

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

Administrative Matters: Nothing noted

Consent Agenda

1C: **Approval of Meeting Minutes:** December 13, 2022, February 13, 2023

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Approve** the December 13, 2022, meeting minutes. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Abstained**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by K. Catuogno, seconded by J. Tyburski, to **Approve** the February 13, 2023, meeting minutes. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Abstained**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Public Hearing

2PH: 65 Robinson Street: Addition of Screen Porch and other Exterior Improvements

Owner: Susan & Michael Bush

**Nanci Adams recused herself from this hearing as she is a direct neighbor to the applicant.*

Chairman Lescarbeau stated that the house in question was built in 1993 and therefore is a non-contributing structure. According to the guidelines, alterations to non-contributing structures should not be overwhelming to the original structure and fit with the character of the neighborhood.

Laura Krekorian, the architect for the project, presented the application to construct an overhang with brackets over the front door, install 2 windows and a chimney in the rear, and build a screen porch to the side of the house as depicted in the plans submitted. She noted that the house was built in 1993 and does not fall into any particular category of architecture, such as a raised ranch or colonial. The front of the house is a flat wall and adding the overhang to the front door will add dimension to the house as well as adding covering when entering/exiting the house. L. Krekorian explained that when designing the project, other properties in the historic district were looked at for ideas so as to compliment the house and neighborhood with the proposed design. She stated that the proposal meets all setback requirements and will meet the development standards.

Discussion ensued regarding the difference between the rooflines of the existing house and the proposed screen porch addition. L. Krekorian explained that the initial design of the porch mimicked the house roof line, but the massing of the entire structure was overwhelming. In her view, the hip roof design, as proposed, blends nicely with the house and the neighborhood.

M. DeLuca reviewed the staff report noting preference for a standard gable roof on the screen porch. He also voiced concern for with the use of a metal roof on the front door over hang. Staff is not concerned with the proposed additional windows in the screen porch since they are located in the back of the house.

There were no questions or concerns from the Commission members and no one from the public spoke in favor or against the proposal.

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

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

3PH: 8 Fifth Avenue: Remove & Replace Windows

Owner: Betsy & William Barber

Anthony Paolucci from Anderson Windows presented the application to install the window box and stated that the protrusion of the window box will not go past the soffit, as depicted in the plans submitted. M. DeLuca reviewed the staff report and noted that Staff is supportive of the application if the proposed trim and windows match the rest of the house. Chairman Lescarbeau expressed concern over the differences between the upper and lower windows on the house and that the box window is too out of place with the rest of the house. K. Catuogno also expressed concern that the windows appear as a box on the side of the house. A. Paolucci requested a continuance to confer with the applicant.

No one from the public spoke in favor or against the proposal.

A **Motion** was made by F. Figueroa, seconded by N. Adams, to **Continue** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

4PH: 19 Rockland Street: Construct addition

Owner: Robin & Kevin Shea

Frank Karpowicz, the architect for the project, stated that the proposal was reviewed at a pre-application meeting in December 2022 and explained that the project is to build an addition on the main structure and building a garage with a bedroom above and a breezeway connecting the garage to the house. He noted that the house was built in 1915 as a 20'x20' 1½ story Victorian home. There are no original doors or windows in the house and the house has vinyl siding with metal trim.

The plans depicting the additions that were submitted were reviewed and discussion ensued regarding the massing of the addition. K. Catuogno expressed concern over the massing of the addition, noting that the main structure is 1500sqf and the proposed addition is 1700sqf, and stated that the guidelines stipulate that an addition has to be subordinate to the main structure. N. Adams stated she felt that due to the massing of the addition the original house was lost. F. Karpowicz stated that the proposal meets all the Floor Area Ratio zoning requirements. Chairman Lescarbeau noted that 80% of the proposed addition is to the back of the house which is acceptable under the guidelines.

M. DeLuca reviewed the staff report and expressed general support for the proposal but noted that the Commission has never approved the use of Hardie Board and was not able to determine the compatibility of the product with the HDC guidelines. The Commission was not amenable to the use of Hardie Board stating the structure should be as authentic as possible. F. Karpowicz stated the existing original siding is cedar clapboard and the applicants are willing to use that instead of the Hardie Board.

No one from the public spoke in favor or against the proposal.

A **Motion** was made by R. Campbell, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 4 to 2 (K. Lescarbeau-**Aye**, K. Catuogno-**Nay**, N. Adams-**Nay**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by J. Tyburski, seconded by R. Campbell, to **Approve** the application as submitted, however, stipulating that composite or azek materials may be used for the porch as noted and that cedar siding be used in place of Hardie Board. Motion **Passes** 4 to 2 (K. Lescarbeau-**Aye**, K. Catuogno-**Nay**, N. Adams-**Nay**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

5PH: 86 Robinson Street: Exterior Renovations, Remove & Replace windows

Owner: Jennifer Naylor

Karl Sauerbrey, the architect for the project, presented the application to replace the siding and to replace all the windows on the house. He also explained that the applicant would like to add a “thrust gable” over the front door with ornamental brackets. Pictures of similar gables on homes in the surrounding area were submitted to demonstrate the compatibility of this feature with the neighborhood even though it is not original to the home.

M. DeLuca reviewed the staff report and noted general support for the project. The state of the windows proposed to be replaced was questioned as a determination by Staff could not be made by the photographs provided. Chairman Lescarbeau stated he had seen the windows and can attest to the deterioration of them. The staff report indicated that the “thrust gable” may be approved with the stipulation of a final detail review later. Staff noted that details of certain elements were not submitted and that those items may be approved in concept with a final detail review at a later date.

There were no questions or concerns from the Commission and no one from the public spoke in favor or against the proposal.

A **Motion** was made by N. Adams, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Approve** the application as submitted with a final detail review for the gable, front door, basement windows, and shutters later. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

New Business

None

Old Business

6OB: Discussion: Section 5.3 – Definition of “Contributing Structure” and “Non-Contributing Structure” – discussion - not for action

No discussion.

Items for Next Agenda:

Reports from Staff/Commission:

Adjournment:

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Adjourn** the meeting at 9:10pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission