



**Historic District Commission
Meeting Minutes
Tuesday, July 11, 2023, 6:00pm
Narragansett Town Hall**

Convene: Chairman Lescarbeau called the meeting to order at 6:03pm.

Roll Call: Keith Lescarbeau-Chairman, Nanci Adams-Secretary, Francis Figueroa, John Tyburski

Absent w/ cause: Karen Catuogno-Vice Chairman, Richard Campbell

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

Administrative Matters: Nothing noted.

Consent Agenda

1C: **Approval of Meeting Minutes:** June 13, 2023

A **Motion** was made by N. Adams, seconded by J. Tyburski, to **Approve** the Consent Agenda. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Public Hearing

2PH: 15 Rockland Street: Rear Addition and Garage

Owner: Randall Swanlund

Chairman Lescarbeau noted that during the pre-application meeting for this proposal the Commission members expressed concerns over the massing of the proposed addition as it relates to the NHDC Standards and Guidelines. The proposal before the Commission now depicts the revisions to reduce the size of the proposed addition.

Frank Karpowicz, the architect for the project, presented the revised proposal to the Commission, noting the proposal consists of the addition and a 1 car garage. The footprint and height of the proposal has been reduced and is subordinate to the main house. He reminded the Commission members that the reason for the addition is to accommodate the applicant's son who is in a wheelchair. In response to a question from M. DeLuca, the footprint of the main house will be renovated to a one family house, with the proposed addition being the second housing unit the property, which is currently designated as a 2-family residence.

M. DeLuca reviewed the project summary, noting the efforts of the applicant to reduce the massing of the proposed addition, however Staff does express concerns over the impact of the proposed massing which doubles the length of the overall structure.

Discussion ensued with Chairman Lescarbeau noting the appropriateness of the proposed 2/1 light pattern of the windows. He stated that the size of the proposed addition is not concerning to him as it is placed towards the back of the main structure. Federal guidelines state that additions should not look identical to the original house so that the addition can be distinguished from the original structure. J. Tyburski stated that if some architectural details on the main house, such as the decorative brackets, were replicated on the addition, it would give continuity to the addition without giving a false appearance as a historical structure.

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

A **Motion** was made by N. Adams, seconded by F. Figueroa, to **Close** the public hearing. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

A **Motion** was made by F. Figueroa, seconded by J. Tyburski, to **Approve** the application as submitted, with the same style of brackets and balustrades from the front of the main house to be used on the addition. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

New Business

3NB: 13A Robinson Street: Dormer addition
Owner: Richard Silver / Elizabeth Osley

Richard Silver, the property owner, noted he was before the Commission in November 2022 with a proposal that turned out to not be feasible for him to pursue. The proposed renovation is for a structure that was originally a carriage house to the property that was subsequently renovated into living space throughout the years. He explained that he has a revised proposal that is reduced in size and will have no change in footprint, leaving the existing house as it is and adding a dormer off the back of the house, above the garage, as depicted in the plans submitted. R. Silver noted that in the winter of 2001/2002, during a heavy snowstorm, the garage roof collapsed and destroyed the garage. When the garage was rebuilt, a proper foundation was poured, and submitted pictures depicting such. Discussion ensued and the Commission was favorable of the proposal.

This was a discussion item only and not votes were taken.

Old Business

4OB: Discussion: Section 5.3 – Definition of “Contributing Structure” and “Non-Contributing Structure” – not for action.

M. DeLuca gave a brief update on his research of other communities and noted that no other community has a definition for “contributing structure”. Discussion ensued. Staff will gather historical data on the houses in the districts and present it at the next meeting.

Items for Next Agenda:

Reports from Staff/Commission:

Adjournment:

A **Motion** was made by N. Adams, seconded by J. Tyburski, to **Adjourn** the meeting at 7:52pm. Motion **Passes** 4 to 0 (K. Lescarbeau-**Aye**, N. Adams-**Aye**, F. Figueroa-**Aye**, J. Tyburski-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission