



Historic District Commission
Meeting Minutes
Tuesday, March 12, 2024, 6:00pm
Narragansett Town Hall, Assembly Room

CALL TO ORDER Chairman Lescarbeau called the meeting to order at 6:00pm.

ROLL CALL Keith Lescaureau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Richard Campbell, Fran Figueroa

Absent with cause John Tyburski

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

A. ADMINISTRATIVE MATTERS

A.1 Election of Officers

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **appoint** Keith Lescarbeau as the Chairman of the Historic District Commission. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

A **Motion** was made by K. Lescarbeau, seconded by N. Adams, to **appoint** Karen Catuogno as the Vice-Chairman of the Historic District Commission. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

A **Motion** was made by R. Campbell, seconded by F. Figueroa, to **appoint** N. Adams as the Secretary of the Historic District Commission. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

B. APPROVAL OF MINUTES

B.1 December 12, 2023

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **approve** the December 12, 2023, meeting minutes. Motion **Passes** 4 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Abstained**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

B.2 January 30, 2024

A **Motion** was made by R. Campbell, seconded by N. Adams, to **approve** the January 30, 2024, meeting minutes. Motion **Passes** 4 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams- **Aye**, R. Campbell-**Aye**, F. Figueroa- **Abstained**)

C. PUBLIC HEARINGS

C.1 366 Ocean Road, “Turnberry”, Repairs to Porte Cochere, *Owner: Marilee Bell*

Chairman Lescarbeau stated that he and Matt Morgan, the builder for the project, did an extensive walk-through of the property together to evaluate the existing conditions. M. Morgan explained that the proposal is to renovate the porte-cochere to its original appearance, including the Tuscan columns. He stated that there is extensive damage to the trim and column casings, as depicted in the plans and photographs submitted. The entry trim, as noted in the plans, will remain as it is now and not be touched during the renovation. M. DeLuca reviewed the project summary, noting the proposed work is compliant with the stated guidelines. Staff supports approval of the application with certain conditions. Discussion ensued and M. DeLuca stated that the information garnered during said discussion negates the conditions stipulated in the project summary.

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

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

A **Motion** was made by F. Figueroa, seconded by K. Catuogno, to **approve** the application as submitted with the following conditions:

1. The shaft of the columns be 12 inches
2. The mortar repair work be done in-kind.
3. Repair and/or replace in-kind as necessary the rotted trim, fascia, and soffit.
4. The copper coating is in a patina color.
5. The trim work around the door and porch ceiling are to remain as is.

The motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

C.2 40 Robinson Street, Demolition and Construction of a New Dwelling, *Owner: Ravera*

Chairman Lescarbeau stated this application is for a demo rebuild of a non-contributing structure.

Keith Briggs, the builder for the project, explained that the proposed structure will be located close to the same footprint of the demoed building and noted that the existing structure is not able to be renovated. He also stated that the proposal before the Commission is an attempt to balance the needs and wants of the applicant with the Standards and Guidelines of the HDC. The windows of the new structure are proposed to be casement, the trim will be Azek, the roof will be asphalt shingles, the siding will be made from a composite ash material, and the decking will be mahogany. Chairman Lescarbeau stated that because the existing house is a non-contributing structure the review standards are not as stringent and are focused on assuring that the proposed structure is not detrimental to the surrounding neighborhood.

M. DeLuca reviewed the project summary, noting that the demolition complies with the Standards and Guidelines for demolition of a non-contributing structure. He explained that he supports approval of the application and after discussion a final detail review is not needed. R. Campbell asked if there is a functional reason for the proposed metal roof and K. Briggs stated it is a feature the applicant wants. K. Catuogno expressed concern that the metal roof stands out and could be detrimental to the surrounding neighborhood. Chairman Lescarbeau stated he is not concerned with the metal roof because it is a small section, not the entire roof.

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

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

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

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

C.3 93 Central Street, “Linger Long”, Shutters Replacement, *Owner: Joshua Merderios*

Doug Blaine, the builder for the project, presented the application to replace the shutters on the house. Photographs of the deterioration of the original shutters were submitted with the

application, and it was explained that the original shutters were removed from the house some time ago and were found in the basement. The proposed new shutters will arrive pre-finished with a green paint color and will match the design of the existing shutters. The shamrock on each shutter will be cut out onsite by the builder and the shutters will be fixed to the house using the original hardware from the original shutters.

R. DiPanni briefly reviewed the project summary, noting staff support for the approval of the application. There were no questions or concerns from the Commission members and no one from the public spoke in favor of, or against, the proposal.

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

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **approve** the application as submitted, with conditions. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)

D. OLD BUSINESS

D.1 CLG Grants: Discussion only

E. ITEMS FOR NEXT AGENDA

F. REPORTS FROM STAFF/COMMISSION

ADJOURNMENT

A Motion was made by N. Adams, seconded by F. Figueroa, to adjourn the meeting at 8:15pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, F. Figueroa-**Aye**)