



**Historic District Commission  
Meeting Minutes  
Tuesday, April 9, 2024, 6:00pm  
Narragansett Town Hall, Large Board Room**

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

**ROLL CALL** Keith Lescarbeau-Chairman, Karen Catuogno-Vice Chairman, Nanci Adams-Secretary, Fran Figueroa, John Tyburski

**Absent with cause** Richard Campbell

**Also Present** Michael DeLuca-Community Development Director, Ryan DiPanni-Planning Technician

**ADMINISTRATIVE MATTERS** None

**A. APPROVAL OF MINUTES**

**B.1** March 12, 2024

A **Motion** was made by F. Figueroa, seconded by K. Catuogno, to **approve** the March 12, 2024, meeting minutes. Motion **Passes** 4 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, J. Tyburski-**Abstained**, F. Figueroa-**Aye**)

**B. PUBLIC HEARINGS**

**C.1 104 Boon Street**, Window and siding replacement, *Owner*: Joseph and Billie Wilbur

Steven Carey of Davitt Design Build attended on behalf of the owner and presented the proposed renovations to the Commission. He noted at the outset that the dwelling is a non-contributing structure. S. Carey described the work noting the intent to replace sidewall shingles and windows in-kind on the east façade (rear) of the building. Showing photographs, he indicated that this side of the home is not visible from the street. The Chair asked if the applicant wanted to add trim to the new windows to provide a better look. S. Carey agreed that trimming the windows would be consistent with the architecture of the structure. He suggested that a revision to add 3 ½” casings and historic sills with horns would improve the look of the building. The Commission agreed by consensus that this would be an appropriate revision to the plan.

R. DiPanni reviewed the project summary, noting the proposed work is compliant with the stated guidelines. Staff supports approval of the application.

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

**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**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

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

1. The Addition of 3 ½” window casings with historic sills.

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

**C.2 49 Robinson Street**, Construct a 2-story addition, *Owner*: Campbell

Chairman Lescarbeau noted that the applicant was not present and called for a motion to defer this hearing to a date certain of May 14, 2024.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Defer** the public hearing to May 14, 2024. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

**C. OLD BUSINESS**

**D.1 Final Detail Review**, 25 Fifth Avenue, Town Hall Entryway, *Owner*: Town of Narragansett

Jonathan Gerhard, Town Engineer, attended this meeting to describe the details that have been determined since HDC approval of the overall project in 2018. M. DeLuca provided a brief historical review of the project's travel through the approval process and the listing of elements in need of final review to complete this project. He read stipulations from the Certificate of Appropriateness issued on December 27, 2018:

- a. *That the HDC be provided specifications / samples for the new doors and railings for final review and approval at a future date.*
- b. *That the HDC be provided with specifications / samples of brick pavers to be used on walks and ramps, and the stone material / CMU to be used along the walls of the ramped area for final review at a future date.*

J. Gerhard provided and described specifications for the proposed railings which would likely be tubular aluminum. He reviewed a section-view of the site plan indicating the location of the railings and noting one design change; added steps connecting the flag plaza to the front door. In regard to brick pavers, Mr. Gerhard noted his concern for ADA accessibility and issues related to trip hazards. As a result, he has specified stamped asphalt for the landings and smooth concrete on the ramp sections. He showed the proposed stamping pattern which is intended to look like set-in pavers. The walls along the ramps will be concrete with brick facing to match the building and a stone cap. Sample photographs were shown. Regarding the front door, Mr. Gerhard noted that the existing door is not original to the building when it was a school and is in deteriorating condition. He proposed an aluminum clad door with full length glass and side lites. A graphic was shown.

During discussion the HDC chairman asked about the material of the stone caps. Mr. Gerhard explained that the caps would be pre-cast material to resemble stone. The capstones would be delivered in bulk and installed to provide a finished look for the walls surrounding the ramps. Handicapped access was also discussed. It was clarified that the installation of ramps would bring the individual to the front door below grade, therefore having very little visual impact on the building façade.

A **Motion** was made by N. Adams, seconded by K. Catuogno, to **approve** the details related to the railings, ramps, walls, and front door as presented by the Town Engineer. The motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

**D. ITEMS FOR NEXT AGENDA** – None noted.

**E. REPORTS FROM STAFF/COMMISSION** – None addressed.

**ADJOURNMENT**

A Motion was made by F. Figueroa, seconded by K. Catuogno, to adjourn the meeting at 6:42pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

Respectfully submitted,

Michael DeLuca  
Community Development Director