



Historic District Commission
Meeting Minutes
Tuesday, May 14, 2024, 6:00pm
Narragansett Town Hall, Large Board Room

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, Richard Campbell, Fran Figueroa, John Tyburski

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

A. ADMINISTRATIVE MATTERS Nothing noted.

B. APPROVAL OF MINUTES

B.1 April 9, 2024

A **Motion** was made by F. Figueroa, seconded by K. Catuogno, to **approve** the April 9, 2024, meeting minutes. Motion **Passes** 5 to 0 to 1 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Abstained**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

C. PUBLIC HEARINGS

C.1 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 continue this hearing to a date certain of June 11, 2024.

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **Defer** the public hearing to May 14, 2024. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

C.2 40 Newton Avenue “Stone Lea”, Construct Addition and Balcony, *Owner*: Diprete

Matt Morgan from Sweenor Builders, the contractor for the project, presented the application to construct an addition to the north of the main house and a second-floor balcony, as depicted in the plans submitted, noting that the balcony does not touch the ground. He also stated that the proposed windows will be solid mahogany and the proposed roof will be copper that will patina over time. M. Morgan submitted Applicant’s Exhibit A, photos depicting the windows proposed to be removed are not historic or original to the house. The proposed mortar work will match the historic mortar that is currently on the house.

Chairman Lescarbeau recited Guideline 53, noting that proposed additions shall be smaller in scale than the main structure. R. DiPanni reviewed the project summary, noting that the proposed rear addition is not visible from the street and complies with Guideline 53.

Discussion ensued regarding the muntin configuration on the proposed doors. M. Morgan stated the configuration will be 4 over 4. R. DiPanni noted Staff recommends approval of this application. There were no questions or concerns from the Commission and 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** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

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

C.3 25 Fifth Avenue, Replace Windows & Exterior Lighting, *Owner*: Town of Narragansett

John Gerhard, the Town Engineer, noted that the front reconfiguration, new ramps, stairs, doors, and handrails for the building had been approved under previous applications. The current application is proposing to replace all windows in-kind and new lighting to the entryway. The previous approval for the masonry repairs only applied to the front of the building. This application is also seeking approval to extend the repairs to all four sides of the building.

There were no questions or concerns from the Commission members. R. DiPanni briefly reviewed the project summary noting Staff recommends approval of the application.

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

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

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

D. NEW BUSINESS

D.1 110 Boon Street, Partial renewal of Approval, *Owner*: Boon Street Holdings LLC

Steve Allegretti, the property owner and applicant, explained that he had previously received approval for the proposal, but it has since expired. He is asking to renew his approval, however rotating the splash pool 90 degrees as depicted in the plans submitted and pushing the fence forward in the yard.

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

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **reinstate** the previously recorded Certificate of Appropriateness, Bk: 1009 Pg: 978. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

E. ITEMS FOR NEXT AGENDA Nothing noted.

F. REPORTS FROM STAFF/COMMISSION Nothing noted.

ADJOURNMENT

A **Motion** was made by K. Catuogno, seconded by R. Campbell, to **Adjourn** the meeting at 7:57pm. Motion **Passes** 6 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Campbell-**Aye**, J. Tyburski-**Aye**, F. Figueroa-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission