



Historic District Commission
Meeting Minutes
Tuesday, December 10, 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

Absent with cause John Tyburski

Also present Jill Sabo-Community Development Director, Ryan DiPanni-Environmental Planning Specialist, Heidi Petrone-Clerk to the Commission

A. ADMINISTRATIVE MATTERS

A.1 2025 proposed meeting dates

A **Motion** was made by N. Adams, seconded by F. Figueroa, to **approve** the 2025 meeting dates as presented. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Cambell-**Aye**, F. Figueroa-**Aye**)

B. APPROVAL OF MINUTES

B.1 November 12, 2024

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

C. PUBLIC HEARINGS

C.1 85 Ocean Road, Plat D, Lot 135, Installation of windows, *Owner*: Atlantic House

Sachin Patel, the property owner and applicant, and Christen Connely, the hotel manager, explained that they were issued a fire code violation for not having the requisite egress windows for a bedroom. The proposal is to install the needed windows as depicted in the plans submitted.

Chairman Lescarbeau stated that the building was built in 1860, but the structure has been remodeled with a contemporary look. The existing windows are not original and have no muntin configuration and the proposed windows will be the same.

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

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

C.2 16 Rockland Street, Plat D, Lot 88-4, Footprint expansion and garage demolition, *Owner*: Horan

Duncan Pendlebury, the architect for the project, presented the application to expand the footprint of the home to accommodate his expanding family. The addition will carry the existing hip roofline and will be smaller in proportion to the original structure. The existing plantings and hedge will remain.

Michael Horan, the property owner and applicant, explained that he wants to demolish the garage to save and preserve the tree that is growing next to it. There is no foundation to the garage and the roots of the tree are growing through the base of the garage. M. Horan submitted Applicant's Exhibit 1, photographs depicting the growth of the tree and the root system.

K. Catuogno stated that the garage is a contributing structure and the HDC has stringent guidelines for demolishing a structure. Chairman Lescarbeau stated that the guidelines only allow for demolition of a structure if an engineer's report is submitted stating the structure is unsound and the Building Official orders the structure demolished. Discussion ensued resulting in the applicant amending his application to remove the demolition of the garage.

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

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

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

D. NEW BUSINESS

D.1 2024 Certified Local Government Annual Report

A **Motion** was made by N. Adams, seconded by F. Figueroa, to **approve** the 2024 Certified Local Government annual report as presented. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Cambell-**Aye**, F. Figueroa-**Aye**)

E. ITEMS FOR NEXT AGENDA

E.1 NHDC 2024 Annual Report

ADJOURNMENT

A **Motion** was made by K. Catuogno, seconded by N. Adams, to **adjourn** the meeting at 7:10pm. Motion **Passes** 5 to 0 (K. Lescarbeau-**Aye**, K. Catuogno-**Aye**, N. Adams-**Aye**, R. Cambell-**Aye**, F. Figueroa-**Aye**)

Respectfully submitted,

Heidi Petrone
Clerk to the Commission