

# Meeting Notice

## Newport Historic District Commission

Tuesday, October 17, 2023  
**LOCATION: INNOVATE NEWPORT**  
**513 BROADWAY**

### I. CALL TO ORDER

### II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair  
Rosemary O'Brien, Vice Chair  
Mike Ryan, Secretary  
Jim Madson  
Dale Nelson  
John Laramee  
Deanna Amorello  
Kelly Moran (Alternate)  
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

### III. APPROVAL OF MINUTES

August 15, 2023 – *Motion to approve made by Andy Bjork, seconded by Rosemary O'Brien, all in favor.*

### IV. COMMUNICATIONS

Correspondence from City – *Motion to accept the correspondence made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Communication contained a memo from staff members Patricia Reynolds and Jillian Chin indicating that the Historic District Commission will meet on the 2<sup>nd</sup> Tuesday of the month going forward.*

### V. ACTION ITEMS

### VI. CONTINUED APPLICATIONS

### VII. NEW APPLICATIONS

N-1. Application #2023-Mar-004 of David Kilroy, **9 Beacon Hill Road**, Plat 41, Lot 006, (N/A) for permission to construct a single-family dwelling on a property with multiple existing detached residential structures. *Application represented by Russel Jackson and Paul Burke. Motion to approve application as presented citing 17.80.060.C.1-3 made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-2. Application #2023-Oct-001 of Peter Sheffield, **23 Gidley Street**, Plat 27, Lot 203, (Contributing) for permission to 1) Replace siding on the front and side of the house with white cedar shingles (in-kind), replace 8x8 false garage door with tongue and groove red cedar planks and regular cedar planks with black hardware 2) Add PVC trim board against concrete around the false garage door and corner boards. *Application represented by Peter Sheffield. Motion to split the application into two parts, Part 1 regarding the shingles and trim around the windows and corners, and Part 2 regarding the gutters, garage door, and trim board around the foundation, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to continue Part 2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

# Meeting Notice

## Newport Historic District Commission

Tuesday, October 17, 2023  
**LOCATION: INNOVATE NEWPORT**  
**513 BROADWAY**

N-3. Application #2023-Oct-002 of Chris & Denise Bettencourt, **207 Ruggles Ave**, Plat 36, Lot 053, *(Contributing)* for permission to renovate multiple elements of the existing carriage house east of the Seaview Terrace including 1) Restore double-hung windows and replace hopper windows 2) Replace fire escapes with wood construction decks and egress stairs 3) Restore one existing wood door and replace existing metal/fiberglass doors with new wood doors 4) Remove vinyl windows and fiberglass fire escape doors and replace with simple wood French doors 5) Repair and replace trim work, slate roof, copper flashing, and shingle siding in-kind as needed. *Application represented by Jeff Moniz. Motion to split the application into two parts, Part 1 regarding the deck system and Part 2 regarding the remainder of the project, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by John Laramee. The motion failed with 3 members voting to approve and 4 members voting to oppose, citing 17.80.060.A.1 & 4. Motion to approve Part 2 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-4. Application #2023-Oct-003 of 445 Broadway, LLC, **86 Spring Street**, Plat 24, Lot 324, *(Contributing)* for permission to: 1) Replace all windows (a mix of wood and vinyl) with all wood windows 2) Replace two existing sidelights in-kind 3) Install two HVAC condenser units. *Application represented by Keith Cullen. Motion to split the application into two parts, Part 1 regarding the condensers and Part 2 regarding the windows and skylights, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to continue Part 2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-5. Application #2023-Oct-008 of Sherry & Kenneth Fardie, **187 Rhode Island Ave**, Plat 29, Lot 211, *(Non-Contributing)* for permission to construct an 8'-9"x 11'-6" cabana to the west of the main house. *Application represented by Mark Horan. Motion to approve application as presented citing 17.80.060.C.1-3 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-6. Application #2023-Oct-009 of Julian Wassenaar, **21 Clay Street**, Plat 34, Lot 054, *(Contributing)* for permission to make alterations to the main house and carriage house. Alterations to the main house include: 1) Re-install balustrades above entrance porch based on historic photo 2) Repair and replace balustrades in-kind along perimeter of the second-floor balcony. The following alterations are to the carriage house: 1) Remove later flat-roofed shed addition and reconstruct original exterior wall, re-install decorative brackets to match existing. 2) replace non-original dormer/window with new dormer/window to match arched topped dormers 3) remove non-original metal flue pipe from the original dormer's arched tapped roof. *Application represented by Mohamad Farzan. Motion to split the application into two parts, Part 1 regarding the demolition of the flat roof shed and Part 2 regarding the remainder of the project, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.D.1-2 made by Rosemary O'Brien, seconded by John Laramee, all in favor. Motion to approve Part 2 with the condition that the reconstructed dormer have some differentiation for purposes of conjecture, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-Oct-11 of Heather Burgess, **71 Perry Street**, Plat 35, Lot 1, *(Non-Contributing)* for permission to modify previously approved plans by: 1) Continuing the shingle flair and clapboard siding at the first-floor walls all the way around the structure 2) Removing a previously proposed and approved window in the west elevation. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2023-Oct-12 of Andrea Panaggio, **44 Old Beach Road**, Plat 26, Lot 80, *(Contributing)* for permission to place a 10ft x 12ft pre-fabricated wooden shed at the southeast corner of the property. *Abbreviated*

# Meeting Notice

## Newport Historic District Commission

Tuesday, October 17, 2023  
**LOCATION: INNOVATE NEWPORT**  
**513 BROADWAY**

*summary. Application represented by Andrea Panaggio. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-9. Application #2023-Oct-14 of John R. Brereton Trust & Cynthia L Maynard Trust, **10 Cottage Street**, Plat 25, Lot 96, (*Contributing*) for permission to make multiple alterations to fenestration which includes: 1) Remove existing non-conforming vinyl window and replace with privacy glass block window system 2) Remove existing non-conforming patio door on rear elevation of building, repair top courses of damaged stone foundation and install Anderson A Series window in place of the patio door. *Application represented by Stella Martin. Motion to approve application as amended by the applicant, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2023-Oct-15 of Lorraine F. Beaumont, **3 Maitland Court**, Plat 9, Lot 18, (*Contributing*) for permission to: 1) Replace rotted window casing and sill in-kind 2) Repair fir gutter fascia and soffit in-kind 3) Replace fir decking on porch with composite decking 3) Replace rotted trim on bulkhead entrances 4) Replace roofing on bulkhead with black rubber roofing 5) Replace skylight in-kind. *Summary. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-11. Application #2023-Oct-17 of Teresa and John Kokulis, **9 Cliff Terrace**, Plat 31, Lot 131, (*Contributing*) for permission to extend an existing single-story side entry addition and add a new double-hung window in a proposed powder room in the west elevation. *Application represented by Terry Kokulis and their architect. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-12. Application #2023-Oct-19 of CBS Partners, LLC, **43 Franklin Street**, Plat 27, Lot 069, (*Non-Contributing*) seeking a minor modification to a previously approved plan by changing the cladding from wood-shingle to red cedar clapboard siding on the front and rear elevations. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-13. Application #2023-Oct-20 of 2 Sunshine Court, LLC, **2 Sunshine Court**, Plat 12, Lot 215, (*Contributing*) for permission to replace 17 non-original wood windows with composite (Fibrex) windows with the same muntin pattern. *Application represented by Jim Rossini and Ron Pagnini. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-14. Application #2023-Oct-21 of 76 Division Street, LLC, **76 Division Street**, Plat 24, Lot 191, (*Contributing*) for permission to modify the south wall of the existing garage and install a plunge pool. *Application represented by Russell Jackson. Motion to approve application with the condition to work with the City Solicitor and Preservation Planner to ensure building permits pulled and all existing zoning violations be resolved, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. Application #2023-Oct-22 of Salvatorre Carrabba, **108 Prospect Hill Street**, Plat 28, Lot 013, (*Contributing*) for permission to repair and replace rotted wood cladding and trim as needed, repair current non-historic Brosco windows, replace the roof in-kind, reconfigure roof decks, and replace several exterior doors. *Motion to dismiss the application without prejudice due to lack of representation made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-16. Application #2023-Oct-23 of Karl Feitelberg, **15 Atlantic Ave**, Plat 44, Lot 132, (*Non-Contributing*) for permission to construct a new outdoor kitchen, pergola, and pool at the rear of the residence. *Summary. Motion to*

# Meeting Notice

## Newport Historic District Commission

Tuesday, October 17, 2023  
**LOCATION: INNOVATE NEWPORT**  
**513 BROADWAY**

*approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-17. Application #2023-Oct-24 of George & Elizabeth Clark, **111 Harrison Ave Unit MH1**, Plat 41, Lot 008-1, (*Non-Contributing*) for permission to make the following changes to this historically significant, yet non-contributing building: 1) Enlarge two windows flanking a door on the ground level 2) Add a refurbished window taken from the original Manor House structure on the ground level of the west elevation of the unit 3) Change existing door and screen door on the ground level to a new 24" x 41" Andersen 400 Series casement window 4) Add a lead coated copper range vent to ground level identical to other units in Manor House. *Application represented by Spencer McCombe. John Laramee recused. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-18. Application #2023-Oct-25 of Michael J. and Raymond T. Grennon, **16 Chartier Circle**, Plat 44, Lot 093, (*Non-Contributing*) for permission to change the existing tongue and groove siding to white cedar shingle. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

### VIII. NEW BUSINESS

#### Discussion regarding **Draft Policy Statement on Signs**

*Motion to approve with the discussed changes moved by John Laramee, seconded by Rosemary O'Brien, all in favor.*

#### Vote of **New Officers (Chair, Vice Chair, and Secretary)**

*Motion to approve Deanna Amorello as Chair, Rosemary O'Brien as Vice Chair, and Michael Ryan as Secretary moved by Rosemary O'Brien, seconded by John Laramee, all in favor.*

### IX. ADJOURNMENT

*Meeting adjourned at 9:31 pm.*