

Meeting Notice

Newport Historic District Commission

Tuesday, September 19, 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
Dale Nelson
John Laramée
Deanna Amorello
Kelly Moran (Alternate)
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

August 8, 2023 Special Meeting Minutes – *Motion to approve made by John Laramée, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

State of Rhode Island Historical Preservation & Heritage Commission HDC Training – *Motion to approve made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

V. ACTION ITEMS

A-1. Application #September-3 of Ms. Linda Butterworth, **9 Maitland Ct.**, Plat 9, Lot 19-6, (*Contributing*) requesting an additional one-year COA extension for the following alterations: 1) Reframe porch floor and stairs 2) Install new wood decking 3) Install wood lattice and wood handrails and balusters to meet building code 4) Repair rot on posts 5) Replace clapboard on garage end over porch roof in-kind 6) Remove aluminum gutters and replace in-kind 7) Replace rotted fascia. *Motion to approve request, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

VI. CONTINUED APPLICATIONS

C.1. Application #2023-May-14 of the Art Association of Newport, **76 Bellevue Avenue**, Plat 26, Lot 040, (*Contributing*) for permission to install a sign along the rock wall on Bellevue Ave and campus wayfinding signs. *Application represented by Christine Santisoto. Motion to approve application as presented citing 17.80.060.A.1-7 made by John Laramée, seconded by Rosemary O'Brien, all in favor.*

C-2. Application #2023-June-17 of Gooseberry Beach Inc., **0 Ocean Avenue**, Plat 41, Lot 258, (*Contributing/Non-Contributing*) for permission to install solar panels on the east and west slopes of the Hall Building roof. *Application represented by William Constant and Scott Johnson. Exhibit A Solar Skin Sample and Exhibit B Pamphlet were accepted. Motion to approve application as presented citing 17.80.060.B.1-2 made by John Laramée, seconded by Rosemary O'Brien. The motion passed with 6 members voting to approve and Mike Ryan voting against, citing the Solar Panel Policy.*

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C-3 Application #2023-July-009 of John & Kathleen Trentos, **93 Second Street**, Plat 09, Lot 320, (N/A) for permission to construct a new 2-story, single-family house and detached shed. *Application represented by Peter Regan, Spencer McCombe, Ron Onorato, and John Trentos. Spencer McCombe was presented as an expert. Objector William F Barr was present, represented by Russell Jackson. Motion to approve application as presented citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-4. Application #2023-July 18 of Hadley Enterprises LLC, **673 Bellevue Avenue**, Plat 38, Lot 22, (Contributing) for permission to make alterations to the carriage house including: 1) Replacing existing deck railing with era appropriate balusters & newel posts 2) Installing new windows on ground level 3) Installing new barn door on ground level. *Application represented by Ross Cann. Motion to approve application as presented citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-5. Application #2023-July-29 of Travers Associates LTD/ Melvin Hill, **162 (160-184) Bellevue Avenue**, Plat 29, Lot 51, (Contributing) for permission to install black awnings with Chase Bank logo in place of existing awnings. *Application withdrawn.*

C-6. Application #2023-Aug-009 of Charles F. Pattavina, **33 Poplar Street**, Plat 12, Lot 132, (Contributing) for permission to 1) Remove existing second floor gable dormers and add shed dormers on the east and west elevations 2) Install solar panels on new dormer roofs. *Application represented by Matt Leys, Vincent Pacifico, and Ron Onorato. Ron Onorato was presented as an expert. Exhibit 1 Info Sheet on Solar Panel Layout, Exhibit 2 Ron Onorato CV, and Exhibit 3 Pictures were accepted. Motion to split the application into two parts, Part 1 regarding the dormer and Part 2 regarding the solar panels, made by John Laramee, seconded by Kelly Moran, all in favor. Motion to approve Part 1 with the following conditions: Cedar shingles, 4-6 inches from the ridge line, retain the chimney, with final drawings approved by the Preservation Planner, made by John Laramee, seconded by Kelly Moran. The motion passed with 6 members voting to approve and Kelly Moran voting against, citing 17.80.060.A.1, 3, & 7. Motion to continue Part 2 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-7. Application #2023-Aug-002 Pt. II of Nicholas Savage and Erin DeLucca, **26 & 26 ½ Poplar Street**, Plat 16, Lot 002, (Contributing and Non-Contributing) for permission to replace deteriorating front entry door on House 1 (Contributing) in-kind, install finished wood entry stairs, relocate an existing window on the rear elevation to the perpendicular wall and replace with a wood sliding glass door. House 2 (Non-Contributing) replacement in-kind of entry door. *Application represented by Nicolas Savage. Motion to split the application into two parts, Part 1 regarding alterations to the front elevations and Part 2 regarding the House 1 rear elevation, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to approve Part 1, with the following conditions: half side lights, the door has half windows or is solid, approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to approve Part 2 with the following conditions: that the sliding door is all wood, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with 5 members voting to approve and Kelly Moran and Deanna Amorello voting against, citing 17.80.060.A.1, 4, & 7.*

VII. NEW APPLICATIONS

N-1. Application #2023-Sept-002 of Doreen and Khalid Al-Hamdouni, **32 Castle Hill Avenue**, Plat 44, Lot 109, (Non-Contributing) for permission to replace existing deteriorated wood front porch and steps with TimberTech

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

N-2. Application #2023-Sept-004 of Mill Street Partners, **75 Mill Street**, Plat 25, Lot 264, *(Contributing)* for permission to replace siding to wood frame building from composite lap siding and cedar shingles to Hardie Board. *Abbreviated Summary. Application represented by Hugh Jones. Motion to approve application with the condition that the material be cedar shingles, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-3. Application #2023-Sept-005 of 96 RI Realty, LLC, **96 Rhode Island Avenue**, Plat 23, Lot 51-4, *(Contributing)* for permission to replace existing slate roof with ReadySlate. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-4. Application #2023-Sept-006 of Robert & Kathleen Qutub, **437 Bellevue Avenue**, Plat 36, Lot 008, *(Contributing)* for permission to construct a 32' by 20' inground pool, new steps to a patio on the south elevation, and an outdoor kitchen/grill counter. *Application represented by Peter Regan and Jason McCleevey. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-5. Application #2023-Sept-007 of Tooti Patzi LLC, **7 Memorial Blvd**, Plat 36, Lot 008, *(Non-Contributing)* for permission to install a 30" x 40" wooden, double sided, angle sign. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-6. Application #2023-Sept-008 of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 36, Lot 008, *(Contributing)* for permission to install a 30" x 40" wooden, double sided, angle sign. *Abbreviated Summary. Application represented by Andre Blanco and Peter Regan. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-7. Application #2023-Sept-009 of Stephanie Shuler, **8 Cross Street**, Plat 17, Lot 031-4, *(Contributing)* for permission to make the following alterations: 1) Remove and replace nail-over roof 2) Install shed-roof dormers on both roof slopes 3) Remove faux chimney which has been the cause of water damage. *Application represented by Stephanie Shuler. Motion to approve application as presented made by Kelly Moran, seconded by Rosemary O'Brien, all opposed, citing 17.80.060.A.1, 3, 4, & 5.*

VIII. NEW BUSINESS

Discussion regarding **Draft Graphical Appendix to Policy Statement on Design Guidelines for Elevating Historic Buildings** *Motion to approve made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

Discussion regarding **Draft Policy Statement on Signs**

Discussion regarding **Draft Policy Statement on Sustainability, Resiliency and Community**

Progress update on HDC Mission, Policy and Procedures

IX. ADJOURNMENT

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Meeting adjourned at 10:13 pm.