

**I. CALL TO ORDER**

**II. ROLL CALL AND DETERMINATION OF QUORUM**

Members present:

Karl Bjork, Chair  
Rosemary O'Brien  
Donald Ross  
David Adams  
Nancy Stafford  
Michael Ryan  
James Madson  
Kelly Moran  
Deanna Amorello

Staff present:

Patricia Reynolds, Planning and Economic Development Director  
Nick Armour, Historic Preservation Planner

**III. APPROVAL OF MINUTES**

March 15, 2022

*Motion to approve minutes made by Mr. Adams, seconded by Mr. Ross, all in favor*

**IV. COMMUNICATIONS**

- Draft Policy Statement on Solar Panels

*Motion to accept all communication made by Mr. Adams, seconded by Mr. Ross, all in favor.*

**V. ACTION ITEMS**

**CONTINUED APPLICATIONS**

C-1. Application #Oct-19 of Mr. Elijah Duckworth-Schachter, 6 Greenough Pl., Plat 22, Lot 27, (*Contributing*) for permission to replace existing dilapidated garage within the existing footprint. *Application continued to May 17, 2022 HDC meeting at the request of the applicant.*

C-2. Application #Oct-24 of Mr. John and Mrs. Kathy Trentos, 93 Second St., Plat 9, Lot 320, (*New Construction*) for permission to construct new single-family residence. *Application continued to May 17, 2022 HDC meeting after full hearing. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor. Proposed conditions, not moved or approved (to raise the siding above foundation, shorten length of house by 2 feet from east, shorten bumpout by one foot from north, remove second floor balcony and never build out attic.)*

C-3. Application #Jan-11 of Mr. John Walsh, 92 Spring St., Plat 24, Lot 95, (*Contributing*) for permission to add roof deck and stairway to existing flat roof in rear of property. *Motion to approve made by Mr. Adams, seconded by Mr. Ross, all opposed (7-0). Application denied, citing 17.80.060.A.1 and 17.80.060.A.7.*

C-4. Application #Feb-6 of Mr. Thomas and Mrs. Camille Reiser, 41 Third St., Plat 12, Lot 088, (*Contributing*) for permission to remove on the east elevation double hung window and replace with 2 double hung windows of a different dimension. Exterior sill, casing, and header details to match existing. Grille pattern to match existing and muntin dimension to approximate existing. Exterior surface to be wood. *Application WITHDRAWN by request of the Applicant.*

C-5. Application #Feb-9 of Mr. Igor Sokol, 232 Ocean Ave., Plat 1, Lot 101, (*Contributing*) for permission to add shed dormer on south side of the main house block. Remove the ground level wood framed structure and replace with a metal and glass greenhouse structure. Modify the south elevation to open the gable end with more glass and doors. *Application continued to May 17, 2022 HDC meeting at the request of the applicant.*

C-6. Application #Mar-2 of Hour Glass Farm, LLC, 203 Harrison Ave., Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding. *Motion to split application made by Mr. Adams, seconded by Mr. Ross, all in favor. Motion to approve garage modifications made by Mr. Adams, seconded by Mr. Ross, all in favor. Motion to continue the application to May 17, 2022, related to the remaining components of the project, in order to present changes more sensitive to the historic character of the existing building made by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-7. Application #Mar-3 of Mr. Todd and Mrs. Nancy Bland, 209 Spring St., Plat 27, Lot 29, (*Contributing*) for permission to replace all non-original, aluminum windows with wood windows; replace wood shingle siding; replace existing bottom brownstone step at entry; add new stone steps w/ wrought iron railing to South elevation; add new door to south elevation; move existing window on South elevation 14", remove existing window on West elevation; add new wrought iron railing and new stone steps to West elevation. *Motion to approve by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-8. Application #Mar-6 of Mr. Ronald and Mrs. Elissa Luccio, 80 Pelham St., Plat 24, Lot 266, (*Contributing*) for permission to add a new porch canopy; new entry door; cover existing concrete stairs with mahogany & add mahogany railing and balusters in order to restore side entry to a more appealing and historically correct look. *Motion to dismiss without prejudice, due to lack of representation, by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-9. Application #Mar-9 of Red Cross Ave, LLC, 30 Red Cross Ave., Plat 29, Lot 001, (*Contributing*) for permission to add a 20'x40' in-ground pool; add spa; change existing dormer trim and ralle detail at south and west elevation back to original detail; add one (1) window in turret at west elevation on 3rd floor to match original detail. *Motion to approve by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-10. Application #Mar-10 of Red Cross Ave, LLC, 187 Rhode Island Ave., Plat 29, Lot 211, (*Non-Contributing*) for permission to construct a new two-car attached garage; remove existing stairway and deck, replace with new deck and steps; add one (1) window at center of first floor bay structure (west elevation); add one (1) window, relocate another on the second floor (west elevation); remove second entry door at east elevation, replace with two (2) windows; install new pool and spa. *Motion to split application made by Mr. Adams, seconded by Mr. Ross, all in favor. Motion to approve windows, staircase, and pool made by Mr. Adams, seconded by Mr. Ross, all in favor. Motion to continue the application to May 17, 2022, related to the proposed garage, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-11. Application #Mar-13 of Red Cross Ave, LLC, 177 Rhode Island Ave., Plat 29, Lot 001, (*Contributing*) for permission to replace existing garage door and windows at west elevation with new Marvin clad window and doors; Install new pool. *Motion to approve by Mr. Adams, seconded by Mr. Ross, all in favor.*

### NEW APPLICATIONS

N-1. Application #2022-Apr-3 of Ms. Beatrice Witzgall, 364 Bellevue Ave., Unit D102, Plat 34, Lot 021-102, (*Contributing*) for permission to replace three double-hung wood windows with Anderson Fibrex composite windows with matching 3w x 2h divided lights. *Motion to approve by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-2. Application #2022-Apr-4 of Mr. Michael S. and Mrs. Jeanne Casey Bernarsky, 1 Seaview Ave., Unit 3, Plat 31, Lot 014-3, (*Contributing*) for permission to replace 12 windows with new, fiberglass composite Pella windows. Note: will not touch historical turret windows. New windows to match color, tone, and design pattern of existing windows. *Motion to approve with condition to retain 2<sup>nd</sup> floor bedroom window by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-3. Application #2022-Apr-5 of Mr. Steven Minninger, 81 Kay St., Plat 22, Lot 083, (*Contributing*) for permission to replace 12 windows (5 wood windows and 7 vinyl windows) with new wood windows. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-4. Application #2022-Apr-6 of Mrs. Sara, and Mr. John Casis, 519 Bellevue Ave., Unit 3S, Plat 36, Lot 118, (*Contributing*) for permission to Install wall mounted condenser on exterior of existing dormer, behind chimney. *Summary Approval.*

N-5. Application #2022-Apr-7 of Mr. Patrick Fitzgerald, 32 Memorial Blvd. West, Plat 28, Lot 081, (*Non-Contributing*) for permission to construct two new awnings on the rear patio. *Summary Approval.*

N-6. Application #2022-Apr-8 of Mrs. Janine and Mr. Bruce Broussard, 719 Bellevue Ave., Plat 38, Lot 020, (*Contributing*) for permission to make modifications to west-facing elevation, including replacing existing canvas porch area with new wood porch ceiling and second story deck, colonial revival newels, and wood mahogany balusters. New NanaWall system (accordion doors) proposed on first floor. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-7. Application #2022-Apr-11 of Ms. Debra Merrill, 1 Russo Ct., Unit D102, Plat 34, Lot 021-102, (*Contributing*) for permission to replace nine 80's era windows on dormers added in the same time period. Current windows are wood and vinyl. Will be replaced with 9 double-hung, single-lite Anderson Woodwright windows. *Summary Approval.*

N-8. Application #2022-Apr-13 of Ms. Mary D'Alton, 100 Harrison Ave., Plat 41, Lot 010-4, (*Contributing*) for permission to replace an existing failing chimney to be disassembled and rebuilt in-kind, using as many existing bricks as possible; deck extension to connect previously-approved porch to existing masonry terrace. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-9. Application #2022-Apr-14 of Mr. Alan and Mrs. Susan Clark, 6 Guernev Ct., Plat 12, Lot 194, (*Contributing*) for permission to demolish existing structure beneath second floor balcony; build new addition under second floor balcony footprint (existing balcony will act as roof for new addition). *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-10. Application #2022-Apr-15 of Mr. John J. Ryan, 8 LaSalle Pl., Plat 09, Lot 141, (*Contributing*) for permission to replace replace slate roof with Slateline asphalt shingle roofing. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-11. Application #2022-Apr-16 of Dorinda Kinsley 2021 Family Irrevocable Trust, 535 Ocean Ave., Plat 44, Lot 119, (*Non-Contributing*) for permission to remove existing 2 car garage, laundry, bath, and room above garage. Replace with a new two-story addition, including a family room, mud room, laundry, 3-car garage, office, and 3 bathrooms. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-12. Application #2022-Apr-20 of Mr. Daniel M. Rich., 1 Highland Pl., Plat 41, Lot 320, (*Non-Contributing*) for permission to replace second-story west-facing set of 3 casement windows with set of 2 casement windows. Window style to match existing. *Summary Approval.*

N-13. Application #2022-Apr-21 of Newport Real Estate Venture, 76 Division Street, Plat 24, Lot 191, (*Contributing*) for permission to replace 25 double hung windows, 7 fixed windows, and enlarge 3rd floor east window with wood windows to match existing. Current grid patterns will be duplicated, trim will be replaced, in-kind, where needed; replace chain link fence with new cedar wood fence; replace current, non-operational garage doors with new wooden doors of the same type and quality; replace front entry columns with different style support columns; add privacy screen to roof top area to cover HVAC units; bring existing third-floor balcony up to code, including raising height of handrails, adding appropriate drainage, and install wood floor decking, using existing material where possible or replacing in-kind to match. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-14. Application #2022-Apr-22 of 11 Ocean Heights Road, LLC, 11 Ocean Heights Rd., Plat 41, Lot 331, (*New Construction*) for permission to construct a new single-family home. *Motion to continue to May 17, 2022 by Mr. Adams, seconded by Mr. Ross, all in favor.*

## VI. NEW BUSINESS

Draft Policy Statement on Solar Panels. *Motion approve and adopt by Mr. Adams, seconded by Mr. Ross, all in favor.*

## VI. ADJOURNMENT

*Motion to adjourn at 10:30pm by Mr. Adams, seconded by Mr. Ross, all in favor.*