

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Mike Ryan, Secretary
Nancy Stafford
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

December 20, 2022- *Motion to approve made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2022-Aug-5 of N2N Homes LLC, **71 Prospect Hill Street**, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof. *Application Continued to February 21, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2022-Sep-13_of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure. *Application represented by Madeline Melchart. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-3. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application Continued to February 21, 2023 HDC meeting by request of the Applicant.*

C-4. Application #2022-Nov-3 of 52 & 56 Thames Street LLC, **52 & 56 Thames Street**, Plat 17, Lot 074, (*Contributing*) for permission to 1) convert roof of later addition to roof terrace with complementary railings and balusters; 3) add door to second level to access new roof terrace; 5) add one new window and one replacement window in the late era addition on the first floor, east elevation. *Application represented by Ross Cann, and J. Russell Jackson. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-5. Application #2022-Dec-001 of Fleury Properties, **6 ½ Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to install fir gutters on all four sides of house and copper downspouts on front. *Application represented by Brian Hillenbrand. Motion to approve application conditional upon the use of gutters with a standard Colonial profile as approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-6. Application #2022-Dec-002 of Fleury Properties, **8 Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to remove aluminum gutters and installation of fir gutters and copper downspouts; install fir gutters on all four sides of house and copper downspouts on front. *Application represented by Brian Hillenbrand. Motion to approve application conditional upon the use of gutters with a standard Colonial profile as approved by the Preservation Planner and conditional on restoration of chimney, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-7. Application #2022-Dec-13 of Jeremiah & Heather Lynch, **0 Second Street**, Plat 16, Lot 206, (*N/A*) for permission to remove an existing one-car garage and construct a new single-family house in the AE flood zone. *Madeline Melchart present to represent the application. Continued to February 21, 2023 HDC meeting, for control.*

C-8. Application #2022-Dec-25 of James & Claire Hall, **5 Champlin Street**, Plat 23, Lot 018, (*Contributing*) for permission to 1) restore porch and railing to original configuration, two stoops, and minor modifications to the existing roof and windows; 2) add two condensers and one generator with screening; and 3) modify the roofline of the detached garage to make more compatible with the main building. Application represented by Ross Cann and James Hall. Applicant removed garage from application. *Motion to approve application as presented, conditional upon window modifications being approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Jan-001 of Hugh Jones, **75 Mill Street**, Plat 25, Lot 264, (*Contributing*) for permission to remove top decking, install new roof membrane and decking in-kind. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-2. Application #2023-Jan-003 of Jonathan D. Bergmann & Staci Caputi, **78 Ayrault Street**, Plat 22, Lot 121 (*Non-Contributing*) for permission to 1) remove existing wood deck and replace with stone patio 2) construct bedroom addition with trim, Anderson wood windows and doors, and Owens-Corning 'Estate Gray' architectural composite shingles 3) install in-ground pool and accessory shed in back yard 4) construct entrance portico over front entrance 5) construct covered entrance over existing concrete landing. *Application represented by Tanner L. Jackson, Jonathan Bergman, and Staci Caputi. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-3. Application #2023-Jan-004 of Jay R. Wilson, **420 Bellevue Avenue**, Plat 34, Lot 56, (*Contributing*) for permission to 1) remove damaged stucco cladding and re-clad with cedar shingles matching the main house 2) add two (2) windows in the second story on the south elevation to match windows on the north elevation 3) Replace roof with asphalt shingles to match the main house 4) construct a monitor to honor earlier structure 5) remove non-

functional doors in East elevation. Application represented by John Shehan and Tyler Daygram. *Motion to approve application as presented conditional upon the removal of the monitor from the proposal, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-4. Application #2023-Jan-006 of Ken Vivian, **50 Ayrault Street**, Plat 22, Lot 05, (*Contributing*) for permission to 1) replace existing asbestos dormer siding on all four dormers with cedar 2) replace asbestos roofing with architectural asphalt shingles. *Application represented by Jeff Moniz. Motion to approve application conditional upon further research to find asphalt products to better replicate existing pattern of asbestos if possible, to be approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, second by Ms. Stafford, all in favor.*

N-5. Application #2023-Jan-007 of Island Associates Inc., **99 Second Street**, Plat 9, Lot 103, (*Contributing*) for permission to remove an 8'x11' rear addition. *Application Continued to February 21, 2023 HDC Meeting by request of the applicant.*

N-6. Application #2023-Jan-008 of Steven Minninger, **81 Kay Street**, Plat 22, Lot 83, (*Contributing*) for permission to install decorative corbels to the façade. *Application represented by Asa Montgomery. Motion to reject application as presented conditional upon if a historic photo of the house with corbels is found, the application may be administratively approved, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-7. Application #2023-Jan-11 of Miramar 646 LLC, **646 Bellevue Avenue**, Plat 38, Lots 3, 10, 11, (*Contributing*) for permission to install three skylights in the flat roof of the Carriage House. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-8. Application #2023-Jan-12 of Eric Milner/Salve Regina University, **25 Ochre Point Avenue**, Plat 36, Lot 66, (*Non-Contributing*) for permission to install a glass wall at the face of the projecting bay (main entrance). *Ms. Stafford recused, no quorum for application. Application continued to February 21, 2023 HDC Meeting.*

N-9. Application #20230-Jan-13 of Fleury Properties, **6 ½ Cross Street**, Plat 17 Lot 31-4, (*Contributing*) for permission to replace 3-tab shingle roof and replace with red cedar shingles. *Application represented by Brian Hillenbrand. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-10. Application #2023-Jan-14 of Joni Packham, **446 Bellevue Avenue, Unit 3**, Plat 36 Lot 13-3, (*Contributing*) for permission to replace existing non-original wood stairs and small landing for a new entry stair on the north (side) elevation. *Application Continued to February 21, 2023 HDC Meeting by request of the applicant.*

N-11. Application #2023-Jan-16 of Tuckerman Realty, **56 Bridge Street**, Plat 16, Lot 81, (*Non-Contributing*) for permission to replace two steel doors and 16 wood windows. *No one present to represent the application. Motion to dismiss application without prejudice made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-12. Application #2023-Jan-17 of Pierre Merle, **14 Battery Street**, Plat 12, Lot 259, (*Non-Contributing*) for permission to replace non-original damaged garage wood doors with galvanized steel garage doors. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-13. Application #2023-Jan-18 of Don Peebles, **35 Kay Street**, Plat 22, Lot 8, (*Contributing*) for permission to 1) replace damaged shiplap on rear elevation with clapboard to match rear additions (or closest available shiplap) 2) replace wooden fire egress with similar more robust platform with drop ladder compliant with fire code. *Application represented by Don Peebles. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-14. Application #2023-Jan-20 of Newport Time Resorts, Inc., **65 Ridge Road**, Plat 44, Lot 4 (*Contributing*) for permission to: 1) replace existing temporary tent structure with a new temporary tent structure 2) Existing deck below the tent to be raised to align with internal floors to create ADA accessibility. New exterior stairs and ramps off newly raised deck. 3) replace existing mid-century windows with new glass folding doors at Safari Room and add new solid folding doors at Ballroom. Doors will have ADA access to newly raised deck. 4) raise entry door 5" to comply with code. Install new exterior stone landing at that same level. Rebuild exterior stone steps and add new side knee-walls to match existing and add new bronze hand railings. Replace mid-century flanking windows with new Marvin windows. *Application represented by Spencer McCombe. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-15. Application #2023-Jan-23 of Earl McMillan, **36 Catherine Street**, Plat 22, Lot 82, (*Contributing*) for permission to 1) remove chimney 2) Replace all windows with Anderson A-Series 400 wood windows 3) install new exterior doors and screen doors 4) replace deteriorating brick front stairs & landing with a wood deck to match existing deck on west elevation 5) rebuild wood deck on west elevation in-kind 6) rebuild rear entry with historically appropriate windows, door, paneling, and stairs 7) replace clapboard siding with painted cedar shingle siding. *Application represented by Matthew Hellen. Motion to split application into two parts. Part I consisting of elements of the application regarding the chimney, porches, side porch, and clapboard siding, and part II consisting of all other elements of the application, made by Ms. Moran, seconded by Ms. Stafford, all in favor. Motion to approve Part I of the application, conditional upon reconstructing the chimney, rebuilding the porches back in-kind, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor. Motion to continue Part II of the application, and approve replacing existing vinyl windows with Anderson 400 series, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to adjourn at 9:22pm, made by Ms. Moran, seconded by Ms. Stafford, all in favor.
