

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Mike Ryan
Jim Madson
Dale Nelson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

March 21, 2023 – *Motion to approve made by Kelly Moran, seconded by Jim Madson, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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 May 16, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2023-Mar-15 of 9-17 Touro St, LLC, **17 Touro Street**, Plat 24, Lot 12, (*Contributing*) for permission to install a sign on the second floor between two windows. *Application represented by Kimberly Couchon. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Jim Madson, 1 in favor, 5 opposed. Mike Ryan voted in favor. Andy Bjork opposed citing 17.80.060.A.1, Jim Madson, Dale Nelson, Kelly Moran, and Deanna Amorello voted opposed citing 17.80.060.A.1 and A.4.*

C-3. Application #2023-Mar-16 of Karen Pinelli, **39 Touro Street**, Plat 24, Lot 350, (*Contributing*) for permission to make multiple alterations to the roof including: 1) replacing slate roof with Readyslate slate roof tiles 2) removing non-historic faux chimney structure 3) reducing the size of the third-floor deck 4) replacing gutters and downspouts in-kind 5) replacing existing skylights with Velux units. *Application represented by J Russell Jackson and Karen Pinelli. Exhibit 1) Ready Slate Sample was accepted. Motion to approve, with the condition that the detail of the upper floor balcony be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Apr-002 of Tuckerman Realty, **56 Bridge Street**, Plat 16, Lot 81, (*Non-Contributing*) for permission to replace two steel doors and 16 wood windows. *Motion to continue application to the May 16, 2023 HDC meeting made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-2. Application #2023-Apr-003 of Fleury Properties LLC, **39 Kay Street**, Plat 22, Lot 88, (*Contributing*) for permission to 1) restore windows 2) repair wooden gutters/copper downspouts and replace where necessary 3) replace asphalt on house and garage roof in-kind and replace deteriorated skylight 4) repair rot on trim/siding in-kind 5) replace azek decking with mahogany decking and railings on rear entrance 6) remove 2 windows and replace with sliding, French or single door. *Application represented by Brian Hillenbrand. Exhibits 1) Communication and 2) Window Schedule were accepted. Motion to approve all elements except element 6), with conditions that fiberglass gutters count be considered and the skylights approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor. Motion to continue element 6 to the May 16, 2023 HDC meeting for control made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-3. Application #2023-Apr-004 of Denise M. Hooley, **28 Fair Street**, Plat 27, Lot 115, (*Contributing*) for permission to replace existing slate roof and replace with DaVinci multi-width European composite slate on the mansard section of the roof and replace copper valleys in-kind. *Application represented by Denise Hooley. Motion to continue application to the May 16, 2023 HDC meeting for control made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-4. Application #2023-Apr-006 of Karl and Teryn Weintz, **63 Webster Street**, Plat 36, Lot 139, (*Non-Contributing*) for permission to construct a detached greenhouse and potting shed. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-5. Application #2023-Apr-008 of Newport Restoration Foundation, **6 Bridge Street**, Plat 17, Lot 75, (*Contributing*) for permission to replace the deteriorated, non-original asbestos-shingled roof with cedar shingles. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-6. Application #2023-Apr-009 of Salve Regina College, **16 Ochre Point Avenue**, Plat 36, Lot 21, (*Contributing*) for permission to modify an antenna on an existing rooftop installation. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-7. Application #2023-Apr-11 of 11 Ocean Heights Road LLC, **11 Ocean Heights Road**, Plat 41, Lot 331, (*Contributing*) for permission to modify a previously approved plan for a new construction. The modification proposed includes flipping the original floorplan. No materials have changed. *Abbreviated Summary. Application represented by Jay Lynch. Summary. Motion to approve application as presented, citing 17.80.060.C.1-3, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-8. Application #2023-Apr-13 of Russell & Susan Poe, **44 Everett Street**, Plat 22, Lot 18, (*Contributing*) for permission to 1) replace asphalt shingles on side of dormers 2) replace aluminum gutters with copper cutters and downspouts 3) install one new 2x2 awning window 4) replace architectural shingles in-kind on lower and upper mansard roof 5) replace millwork on front entry. *Application represented by Russell Poe and Sean Napolitano. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-9. Application #2023-Apr-15 of Sean Napolitano, **2 Janet Terrace**, Plat 55, Lot 095 (*Non-Contributing*) for permission to demolish existing non-contributing, single-family dwelling built in 1968, and construct a two-story, single-family dwelling. *Application represented by Alex Tesa. Motion to approve application as presented, citing 17.80.060.C.1-3 & D.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-10. Application #2023-Apr-16 of Scott Mawhinney, **68 Prospect Hill Street**, Plat 27, Lot 30, (*Contributing*) for permission to replace the asphalt shingle roof in-kind, add two skylights to the west slope, and remove the chimney on the west slope. *Application represented by Scott Mawhinney. Motion to approve, with condition to retain the chimney and repair or replace with faux, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-11. Application #2023-Apr-17 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, (*Contributing*) for permission to 1) remove remaining stucco siding and deteriorating clapboard and replace with new cedar clapboard 2) remove south enclosed shed roof porch extension and re-enclose front porch with custom wood windows 3) remove deteriorated non-original west deck and add stair/landing off kitchen 4) replace deteriorated east door, add new wood stairs/landing and accessibility lift. *Application represented by Susan Burchell and Spenser MacCombe. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-12 Application #2023-Apr-18 of Kevin Rinaldi Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission to 1) lift the building off the existing foundation and move it 6 feet towards the back of the property line onto a new foundation 2) construct a single-story addition on the south elevation 3) construct a new front entrance with new entry stairs, railings, front-gable overhang and front door 4) construct a new rear stair and railing off the deck 5) construct a wood pergola above existing deck 6) install new Marvin Wood Ultimate doors, windows, and sidelights 7) construct a new enclosed three season room under existing deck. *Application represented by Kevin Rinaldi Young, Megan Rinaldi Young, and Spenser MacCombe. Exhibit 1) Packet of Information was accepted. Neighbors Theo Greenblatt and Deb Merrill objected to the application. Motion to accept correspondence made by Kelly Moran, seconded by Jim Madson, all in favor. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-13. Application #2023-Apr-19 of Gardner & Rein Howe, **24 Red Cross Ave**, Plat 26, Lot 074, (*Non-Contributing*) for permission to construct a single-story, in-law addition to the north side of existing property, remove existing windows at the rear of sunroom and replace with new French doors and sidelights, and relocate condensers to the west elevation. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-14. Application #2023-Apr-20 of Anthony Coyle and Mark Denneen, **25 Winans Ave**, Plat 44, Lot 158, (*Non-Contributing*) for permission to 1) replace all windows and doors 2) replace exterior façade with alternate materials 3) replace existing roof 4) modify rear balcony and replace front balcony with a window 5) add one window to existing window plan on upper level of west façade 6) alteration of front stairs. *Application represented by Anthony Coyle. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

VIII. NEW BUSINESS

Discussion regarding Draft Policy Statement on Application Continuances. *Reviewed in detail by Commission.*

IX. ADJOURNMENT

Motion to Adjourn at 9:17pm made by Kelly Moran, seconded by Jim Madson, all in favor.