

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 (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

May 16, 2023 – *Motion to approve made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C.1. Application #2023-May-14 of the Art Association of Newport, **76 Bellevue Ave**, Plat 26, Lot 040, *(Contributing)* for permission to install a sign along the rock wall on Bellevue Ave and campus wayfinding signs. *Application Continued to July 18, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2023-May-004 of Darren Walters, **19 Third Street**, Plat 16, Lot 20, *(Contributing)* for permission to replace wood French doors with sliding door on the rear elevation. *Application represented by Darren Walters. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-May-18-A of Bob & Katei Qutub, **437 Bellevue Avenue**, Plat 36, Lot 008, *(Contributing)* for permission to: 1) replace existing vinyl windows with Andersen A-Clad wood double hung windows with SDL and spacer bars 2) install new windows where windows were previously infilled 3) replace mudroom entry stairs on the west elevation and construct a portico with fluted columns and cedar shingle roof 4) extend kitchen entry porch 5) replace breakfast room with a double window 5) replace existing kitchen windows with French doors. *Application represented by Peter Regan and JT McCleevy. Motion to approve application with the condition to update the Preservation Planner if a historical window plan is discovered, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-2. Application #2023-June-002 of Beechtree Condominium Association, **48 Everett Street**, Plat 22, Lot 022, (*Contributing*) for permission to remove original slate roof and replace with composite slate. *Application represented by Megan Pinksol and Sean Sweeney. Motion to continue the application made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-3. Application #2023-June-003 of Pisces3 Trust, **511 Ocean Avenue**, Plat 44, Lot 98, (*Non-Contributing*) for permission to construct screening on the east and south side of the HVAC heat-pump units mounted atop an attached rear-yard garage. *Application represented by Matt Leys. Motion to accept withdrawal of the application without prejudice made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-4. Application #2023-June-004 of Harry Elkin, **83 Rhode Island Ave**, Plat 22, Lot 021, (*Contributing*) for permission to install bluestone treads and risers on the main entrance stairs and reinstall handrails to like kind and quality. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-5. Application #2023-June-005 of Travers Associates LP, **162 Bellevue Avenue**, Plat 29, Lot 51, (*Contributing*) for permission to add fenestration and other alterations to the Travers Block building in order to accommodate a new bank. *Application represented by Kelly Mejia. Motion to continue the application made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-6. Application #2023-June-009 of Kimberly A. Comfort, **19 Second Street**, Plat 16, Lot 041, (*Contributing*) for permission to install an AC condenser to the east side of the building approximately 9ft off the ground, and install a 13-panel solar array on the metal roof of a modern addition. *Application represented by Kimberly Comfort. Motion to approve application with the conditions to cover the condenser plumbing and move the controller box lower, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-7. Application #2023-June-10 of SF Pacific. LLC, **590 Bellevue**, Plat 37, Lot 108, (*Non-Contributing*) for permission to demolish an existing non-contributing building and construct a new residential building. *Application represented by Peter Regan, Pierson Booher, and Ronald Onorato. Exhibit A Pierson Booher CV, Exhibit B Ronald Onorato CV, and Exhibit C Plans were accepted. Pierson Booher was presented as an expert. Motion to approve application as presented, citing 17.80.060.C1-3 and D1-2, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-8. Application #2023-June-11 of John Shea, **58 Washington Street**, Plat 16, Lot 13, (*Contributing*) for permission to replace two existing wood 6/9 windows with Fibrex, 6/6 windows. *Application represented by John Shea. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-9. Application #2023-June-12 of Ralph D & Laura A. Witt, **7 Cottage Street**, Plat 25, Lot 093 (*Contributing*) for permission to make multiple alterations: 1) remove non-original cement and brick front porch and constructing a wider porch more in keeping with the original 1840s porch 2) reconfigure the window schedule and installing new Andersen 400 Woodwright windows 3) replace existing front door and add two new porch doors 4) reduce the width of the existing back deck and add a wood pergola 5) add faux board & batten to the third-floor façade and stair tower 6) construct a small shed roof overhang to cover side porch 7) demolish existing concrete garage and replace with a

wood-frame 2-car garage 8) install a mini-split air condenser behind the stair tower. *Application represented by Laura and Ralph Witt. Motion to approve with the condition that the applicant will review with the architect the materials on the third floor to be approved by the Preservation Planner, citing 17.80.060.B.1-2 and D.1-2, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-10. Application #2023-June-13 of Newport Restoration Foundation, **2 Marlborough Street**, Plat 17, Lot 146, (*Contributing*) for permission to replace the asbestos roof with a wood shingle roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-11. Application #2023-June-14 of Newport Restoration Foundation, **181 Spring Street**, Plat 24, Lot 333, (*Contributing*) for permission to replace the asbestos roof with a wood shingle roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-12 Application #2023-June-15 of Newport Restoration Foundation, **95 Spring Street**, Plat 24, Lot 084, (*Contributing*) for permission to replace the asbestos roof with a wood shingle roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-13. Application #2023-June-16 of Heather Burgess, **71 Perry Street**, Plat 35, Lot 1, (*Non-Contributing*) for permission to modify previously approved plans by: 1) add a copper finial to the top of the cupola 2) remove existing chimney from the 1960s 3) replace asphalt roof with black slate roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-14. Application #2023-June-17 of Gooseberry Beach Inc., **0 Gooseberry Beach**, 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 Rohan Farrar and Don Johnson. Motion to continue the application made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-15. Application #2023-June-18 of Ida Maria Hoffmann & Avi Kazassi, **16 Bridge Street**, Plat 17, Lot 080, (*Contributing*) for permission to install a solar panel array on the rear slope of the roof. *Application represented by Ida Hoffmann and Avi Kazassi. Motion to approve application with the conditions that every effort is made to increase the setback on the east side panel and that it be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, 6-1 in favor. Deanna Amorello voted in the negative, citing the solar panel policy.*

N-16. Application #2023-June-19 of 49 & A Half Third Street LLC, **49 ½ Third Street**, Plat 12, Lot 269, (*Non-Contributing*) for permission to demolish the existing single-story ranch built approximately 1952 and construct a 1 ½ story single family dwelling with an attached garage. *Application represented by Madeline Melchart. Motion to approve application as presented, citing 17.80.060.C.1-3 and D.1-2, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-17. Application #2023-June-20 of Bryan and Pam Rodrigues, **56 Ayrault Street**, Plat 22, Lot 05, (*Contributing*) for permission to replace the front door, and repair the front porch by replacing the columns, railing and decking. *Abbreviated Summary. Application represented by Bryan Rodrigues. Motion to approve application with the condition*

that the dimensions be confirmed with the Preservation Planner, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.

N-18. Application #2023-June-21 of Bryan and Pam Rodrigues, **56 Ayrault Street**, Plat 22, Lot 05, *(Contributing)* for permission to extend the rear deck 42", remove existing deck stairs on the left side of the deck and replace with new stairs, install new Ipe decking and new wood railings, and replace all lattice with painted cedar lattice. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

N-19. Application #2023-June-22 of Donald and Mary Mang, **12 Willow Street**, Plat 12, Lot 115-4, *(Contributing)* for permission to replace 3 existing vinyl windows with Harvey Majesty Wood windows. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Jim Madson, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to Adjourn at 9:14pm made by Rosemary O'Brien, seconded by Jim Madson, all in favor.