

# Special Meeting Notice

## Newport Historic District Commission

Posted November 15, 2023

Thursday, November 30, 2023

The Newport Historic District Commission will meet in person on **Thursday, November 30 2023**, at 6:30 pm  
**Second Floor, Council Chambers, City Hall, 43 Broadway, Newport, RI 02840**  
(Pre-meeting to begin at 6:15pm in the 2<sup>nd</sup> Floor Conference Room)

## AGENDA

THIS MEETING WILL BE HELD IN PERSON.

### I. CALL TO ORDER

### II. ROLL CALL AND DETERMINATION OF QUORUM

### III. APPROVAL OF MINUTES

September 19, 2023

October 17, 2023

### IV. COMMUNICATIONS

### V. ACTION ITEMS

A-1. Application #2022-Jun-002 of Ronald and Elissa Luccio, **80 Pelham Street**, Plat 24, Lot 226, (*Contributing*) for permission to extend an expired CoA that was approved by a vote of 6-1 on July 19, 2022.

Application Materials, October 2, 2023

A-2. Application #2022-Aug-10 of Timothy & Elizabeth McGilvray, **13 Commonwealth Ave**, Plat 44, Lot 081, (*Non-Contributing*) for permission to extend an expired CoA that was approved on August 16, 2022 for the demolition of an existing non-contributing building and construction of a new single-family dwelling.

Application Materials, July 13, 2022

### VI. CONTINUED APPLICATIONS

C-1. Application #2023-Oct-001 Pt. II of Peter Sheffield, **23 Gidley Street**, Plat 27, Lot 203, (*Contributing*) for permission to 1) Replace 8x8 false garage door with tongue and groove red cedar planks and regular cedar planks with black hardware 2) Add PVC trim board against concrete around the false garage door and corner boards.

Application Materials, August 22, 2023

Staff Report, October 13, 2023

Supplemental Materials, October 4, 2023

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**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

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C-2. Application #2023-Oct-003 of 445 Broadway, LLC, **86 Spring Street**, Plat 24, Lot 324, (*Contributing*) for permission to: 1) Replace all windows (a mix of wood and vinyl) with all wood windows 2) Replace two existing sidelights in-kind 3) Install two HVAC condenser units.

Application Materials, August 24, 2023

Staff Report, October 13, 2023

Window Evaluation, November 8, 2023

C.3. Application #2023-Oct-22 of Salvatorre Carrabba, **108 Prospect Hill Street**, Plat 28, Lot 013, (*Contributing*) for permission to repair and replace rotted wood cladding and trim as needed, repair current non-historic Brosco windows, replace the roof in-kind, reconfigure roof decks, and replace several exterior doors.

Application Materials, September 19, 2023

Staff Report, October 13, 2023

### VII. NEW APPLICATIONS

N-1. Application #2023-Nov-003 of Kenneth and Sherry Fardie, **187 Rhode Island Avenue**, Plat 29, Lot 211, (*Non-Contributing*) for permission to install new brick chimney where one previously existed prior to the house being moved in 2012. Retroactive permission to install new porch balustrade.

Application Materials, October 10, 2023

Staff Report, November 9, 2023

N-2. Application #2023-Nov-004 of Anthony J Capuano Trust & Linda J. Valentini Trust, **15 Hammersmith Road Unit 3A**, Plat 43, Lot 065-03A, (*Non-Contributing*) for permission to replace two Anderson casement windows with a slightly shorter size to match adjacent windows and install wood shingles in area created by shortening windows.

Application Materials, October 12, 2023

Staff Report, November 9, 2023

N-3. Application #2023-Nov-005 of Laura Treonze, **69 Third Street**, Plat 12, Lot 024, (*Contributing*) for permission to modify a previously approved plan by replacing the existing entry door with a custom wood Dutch-style door and move the proposed single-car garage towards the rear of the property.

Application Materials, October 13, 2023

Staff Report, November 9, 2023

Letter of Objection, November 3, 2023

N-4. Application #2023-Nov-006 of Beacon Hill Road, LLC, **38 Beacon Hill Road**, Plat 41, Lot 411, (*Non-Contributing*) for permission to construct a detached guest house and update location of previously approved pool, fire-pit, outdoor kitchen, generator, condensers and pool equipment.

Application Materials, October 16, 2023

Staff Report, November 9, 2023

Supplemental Materials, November 1, 2023

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N-5. Application #2023-Nov-007 of 114 Touro Street, LLC, **114 Touro Street**, Plat 21, Lot 103, (*Contributing*) for permission to install a metal sign on existing aluminum posts.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

N-6. Application #2023-Nov-008 of Michael J. Marcello, **21 Catherine Street**, Plat 25, Lot 066, (*Contributing*) for permission to demolish an existing contributing one-car garage.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

N-7. Application #2023-Nov-009 of Ronald L. Flemming, **304 Bellevue Ave**, Plat 33, Lot 018, (*Contributing*) for permission to rebuild the existing north chimney with new corbelled courses to match the other three existing chimneys.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

N-8. Application #2023-Nov-10 of William Street Properties, LLC, **30 Memorial Blvd West** Plat 28, Lot 081, (*Non-Contributing*) for permission to replace the existing awning roof that connects Imbriglios to Sardellas with a low slope EPDM membrane roof, construct a new transom to match existing, and modify the west stone entrance.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

N-9. Application #2023-Nov-11 of Andy and Kelly Salem, **96 Washington Street**, Plat 12, Lot 247, (*Contributing*) for permission to make multiple alterations including altering the portico, adding a deck on the first floor of the rear elevation and a full width second floor deck, adding dormers on the front slope and connecting the dormers on the rear slope. Applicants also propose to make alterations to the fenestration.

**Application Continued to December 12, 2023 HDC meeting by the request of the Applicant.**

N-10. Application #2023-Nov-12 of Leah and Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 27, (*Contributing*) seeking a minor modification to a previously approved plan by moving the carriage house and pool 5ft south, closer to the main house.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

N-11. Application #2023-Nov-15 of 84 Division Street LLC c/o Louis Calcagni, **84 Division Street**, Plat 24, Lot 220, (*Contributing*) for modifications to previously approved plan: 1) Change windows from previously approved Marvin to Anderson 400 Series Woodwright. replace all windows (previously planning on restoring many) 2) Re-point masonry as needed 3) Change approved slate to ReadySlate. Applicants will also be rectifying an outstanding citation for violation of their CoA.

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Application Materials, October 17, 2023  
Staff Report, November 9, 2023  
Original Plans, December 9, 2020

N-12. Application #2023-Nov-13 of SRU Holding, LLC & Salve Regina University, **35, 45 & 51 Shepard Avenue, 26 Lawrence Avenue, 74 & 80 Victoria Avenue**, Plat 36, Lots 36, 96, 98, 102, 103 and 104, *(Non-Contributing)* seeking full approval on materials and design on a conceptually approved plan to construct a new dormitory.

Application Materials Part 1, October 17, 2023  
Application Materials Part 2, October 17, 2023  
Application Materials Part 3, October 17, 2023  
Staff Report, November 9, 2023  
Appeal Decision, October 25, 2023

N-13. Application #2023-Nov-14 of Kevin Rinaldi-Young, **5 Russo Court**, Plat 21, Lot 160, *(Contributing)* for permission make multiple alterations including: 1) Construction of new 3rd floor dormers 2) Extension of roofline and 2nd floor to align with existing bump-out to create a cantilevered 2nd story 3) Expansion the 2nd floor deck across the back of the house.

Application Materials, October 17, 2023  
Staff Report, November 9, 2023

### VIII. NEW BUSINESS

### IX. ADJOURNMENT

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