

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Rosemary O'Brien, Vice Chair

Mike Ryan, Secretary

Jim Madson

Dale Nelson

John Laramie

Deanna Amorello

Kelly Moran (Alternate)

Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Peter Regan on behalf of John & Kathleen Trentos, **93 Second Street**, Plat 09, Lot 320, (*Non-Contributing*) requesting an additional one-year CoA extension for the demolition of a non-contributing property. *Motion to approve request, citing 17.80.060.D.1-2 made by Kelly Moran, seconded by Jim Madson, all in favor.*

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 the September 19th Meeting by request of the Applicant.*

C-2. Application #2023-June-17 of Gooseberry Beach Inc., **0 Ocean Ave**, 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 continued to the September 19th Meeting by request of the Applicant.*

C-3. Application #2023-July-005 of Jake T. Bentz, **14 Barney Street**, Plat 21, Lot 044, (*Contributing*) for permission to replace vinyl siding on façade with new vinyl siding. *Application represented by Spencer McCombe. Motion to*

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approve application with the following conditions: Remove vinyl siding and restore clapboards on street-facing faced. Encourage wood shutters, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Jim Madson, all in favor.

C-4. Application #2023-July-009 of John & Kathleen Trentos, **93 Second Street**, Plat 09, Lot 320, (N/A) for permission to construct a new 2-story, single-family house and detached shed. *Application continued to the September 19th Meeting by request of the Applicant.*

C-5. Application #2023-July-16 of Malcolm Parker, **25 Marsh Street**, Plat 16, Lot 243 (*Contributing*) for permission to install 2 roof-mounted solar panel systems on both slopes of a contributing property. *Application withdrawn.*

C-6. Application #2023-July 18 of Hadley Enterprises LLC, **673 Bellevue Avenue**, Plat 38, Lot 22, (*Contributing*) for permission to make alterations to the carriage house including: 1) Replacing existing deck railing with era appropriate balusters & newel posts 2) Installing new windows on ground level 3) Installing new barn door on ground level. *Application continued to the September 19th Meeting by request of the Applicant.*

C-7. Application #2023-July-24 of John Murphy, **39 School Street** Plat 24, Lot 127-4, (*Contributing*) for permission to replace 1) Existing slate roof with fiberglass/asphalt shingles 2) Rotted roof trim and gutters with replica moldings, new red copper valleys, and new 6 in red copper K-style gutters 3) Deteriorated skylight with new VELUX skylight with the same dimensions. *No one present to represent the application. Application dismissed without prejudice.*

C-8. Application #2023-July-26 of Ms. Ashley Lyons, **38 Bellevue Avenue, Unit 6**, Plat 25, Lot 062-6, (*Contributing*) for permission to add a deck railing to an existing porch roof at the north side and replace existing replacement window with a door. *Application represented by Ross Cann and Ashley Lyons. Motion to approve application with the following conditions: Design preference is previously presented version for railings. Wood door to substantially match others in building, made by Kelly Moran, seconded by Jim Madson, 5 in favor (Mike Ryan, Jim Madson, Dale Nelson, John Laramee, Kelly Moran, and Deanna Amorello), 2 opposed (Rosemary O'Brien citing 17.80.060.A.1 and 5, and Deanna Amorello citing 17.80.060.A.4), the motion passes.*

C-9. Application #2023-July-29 of Travers Associates LTD/ Melvin Hill, **162 (160-184) Bellevue Avenue**, Plat 29, Lot 51, (*Contributing*) for permission to install black awnings with Chase Bank logo in place of existing awnings. *Application continued to the September 19th Meeting by request of the Applicant.*

VII. NEW APPLICATIONS

N-1. Application #2023-Aug-001 of Salve Regina University, **35 Shepard Ave**, Plat 36, Lot 099, (*Contributing*) for permission to remove 1960's brick addition and 1980's one-story east addition, remove eastern extension of the

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1980's stair tower and add an architectural detail to make it more compatible. *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-2. Application #2023-Aug-002 of Nicholas Savage and Erin DeLucca, **26 & 26 ½ Poplar Street**, Plat 16, Lot 002, (*Contributing and Non-Contributing*) for permission to replace deteriorating front entry door on House 1 (*Contributing*) in-kind, install finished wood entry stairs, relocate an existing window on the rear elevation to the perpendicular wall and replace with a wood sliding glass door. House 2 (*Non-Contributing*) replacement in-kind of entry door. *Application represented by Nicholas Savage. Motion to split application between 26 and 26 ½ Poplar Street made by Kelly Moran, seconded by Jim Madson, all in favor. Motion to approve changes to 26 ½ Poplar Street citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-3. Application #2023-Aug-004 of Ronald L. Fleming, **304 Bellevue Ave**, Plat 33, Lot 018, (*Contributing*) for permission to replace asphalt shingle roof with slate, replace asphalt dormer cheek wall cladding with natural cedar cladding, repair EPDM on flat roof, and repoint the chimney. *Summary. Motion to approve application is presented citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-4. Application #2023-Aug-006 of Spouting Rock Beach Association, **0 Bailey's Beach**, Plat 38, Lots 60 and 18, (*Contributing*) for permission to replace all windows in-kind, renovate existing portico, remove all existing brick and replace in-kind, and construct new ADA accessible ramp at front portico. *Application presented by Spencer McCombe. Motion to approve application as presented citing 17.80.060.A.1-7, made by Kelly Moran, seconded by John Laramee, 6 in favor, 1 opposed (Kelly Moran citing 17.80.060.A.1 and 4), the motion passes.*

N-5. Application #2023-Aug-007 of Beacon Rock, LLC, **147 Harrison Ave**, Plat 41, Lot 001, (*Contributing*) for permission to dismantle existing West Terrace stone platform in order to waterproof the terrace underneath, and install a cooktop on top of the platform. *Abbreviated Summary. Application presented by Peter Regan. Motion to approve the application with the following condition: Cooktop to be made reversible, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-6. Application #2023-Aug-008, **680 Bellevue Ave**, Plat 38, Lot 026, (*Contributing*) for permission to demolish an existing non-historic guard shack and install a new guard shack in the same location. *Abbreviated Summary. Application represented by Kevin Hook. Motion to approve the application as presented citing 17.80.060.D.1-2 and C.1-3, made by Kelly Moran, seconded by John Laramee, all in favor.*

N-7. Application #2023-Aug-009 of Charles F. Pattavina, 33 Poplar Street, Plat 12, Lot 132, (*Contributing*) for permission to 1) Remove existing second floor gable dormers and add shed dormers on the east and west elevations 2) Install solar panels on new dormer roofs. *Application continued to the September 19th Meeting by request of the Applicant.*

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N-8. Application #2023-Aug-10 of White Shark Properties LLC, **21 John Street**, Plat 27, Lot 239, *(Contributing)* for permission to 1) Remove deteriorating parged cinderblock wall supporting the front porch and install new footings and triple beam 2) Install cedar lattice and trim boards and front and side of porch to enclose the crawlspace. *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.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to adjourn at 7:49 made by Kelly Moran, seconded by Jim Madson, all in favor.

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