

## I. CALL TO ORDER

## II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair  
Donald Ross  
David Adams  
Mike Ryan  
Nancy Stafford  
James Madson  
Kelly Moran (Alternate)  
Deanna Amorello (Alternate)

Staff present:

Nick Armour, Historic Preservation Planner

## III. APPROVAL OF MINUTES

May 17, 2022 - *Motion to approve made by Mr. Adams, seconded by Mr. Ross, all in favor.*

June 7, 2022 - *Motion to approve made by Mr. Adams, seconded by Mr. Ross, all in favor.*

## IV. COMMUNICATIONS

Correspondence Regarding 5 Russo - *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor.*

Draft Updated Certificate of Appropriateness - *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor.*

Accept Planners Findings of Fact - *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor.*

## V. ACTION ITEMS

### CONTINUED APPLICATIONS

C-1. Application #Feb-9 of Mr. Igor Sokol, 232 Ocean Ave., Plat 1, Lot 101, (*Contributing*) for permission to add shed dormer on south side of the main house block. Remove the ground level wood framed structure and replace with a metal and glass greenhouse structure. Modify the south elevation to open the gable end with more glass and doors. *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.1-A.7.*

---

**Please note:**

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

C-2. Application #Mar-2 of Hour Glass Farm, LLC, 203 Harrison Ave., Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding. *Motion to split application made by Mr. Ross, seconded by Mr. Adams, all in favor. Motion to conceptually approve application, minus the connector addition and to retain vestige of brick wall, made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.1-A.7. Motion to continue the second part of the application to August 16, 2022, related to the connector addition, in order to present more information about this component, made by Mr. Ross, seconded by My. Adams, all in favor.*

C-3. Application #2022-Apr-8 of Mrs. Janine and Mr. Bruce Broussard, 719 Bellevue Ave., Plat 38, Lot 020, (*Contributing*) for permission to make modifications to west-facing elevation, including replacing existing canvas porch area with new wood porch ceiling and second story deck, colonial revival newels, and wood mahogany balusters. New NanaWall system (accordion doors) proposed on first floor. *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor (Mr. Ryan recused, Ms. Amorello voted in place of Mr. Ryan), citing 17.80.060.A.1-A.7.*

C-4. Application #2022-Apr-21 of Newport Real Estate Venture, 76 Division Street, Plat 24, Lot 191, (*Contributing*) for permission to replace 25 double hung windows, 7 fixed windows, and enlarge 3rd floor east window with wood windows to match existing. Current grid patterns will be duplicated, trim will be replaced, in-kind, where needed; replace chain link fence with new cedar wood fence; replace current, non-operational garage doors with new wooden doors of the same type and quality; replace front entry columns with different style support columns; add privacy screen to roof top area to cover HVAC units; bring existing third-floor balcony up to code, including raising height of handrails, adding appropriate drainage, and install wood floor decking, using existing material where possible or replacing in-kind to match. *Hearing of the second part of application following approval of Part I at previous meeting. Motion to approve Part II of application made by Mr. Ross, seconded by Mr. Adams, all opposed. Part II of application denied, citing 17.80.060.A.1, and A.4.*

C-5. Application #2022-May-27 of Castle Keep RI LLC, 35 Chastellux Ave., Plat 42, Lot 003, (*Non Contributing*) for permission to remove existing mohogany deck boards and replace with Wolfe composite decking. *Application Dismissed w/o prejudice due to lack of representation.*

C-6. Application #2022-May-33 of Mr. Tripler Pell, 11 Mt. Vernon St., Plat 21, Lot 099, (*Contributing*) for permission to replace first-floor window at southeast corner; replace first-floor exterior door with a new double-hung window to match the original windows; replace second-floor windows at the rear addition which were previously restored but which do not function; replace seond-floor window at southeast corner; widen second-floor window opening on east face of house to allow two double-hung windows to be installed. *Motion to split application made by Mr. Ross, seconded by Ms. Amarello, all in favor (Mr. Adams recused, Ms. Amorello voted in place of Mr. Adams). Motion to approve*

---

**Please note:**

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

*Part I (4 single windows proposed for replacement), made by Mr. Ross, seconded by Ms. Amarello, all opposed (Mr. Adams recused, Ms. Amorello voted in place of Mr. Adams). Denied citing 17.80.060.A.5 . Motion to continue the second part of the application to August 16, 2022, related to the proposed modification from a single window to a double window on the second floor, made by Mr. Ross, seconded by Ms. Amarello, all in favor (Mr. Adams recused, Ms. Amorello voted in place of Mr. Adams).*

C-7. Application #2022-May-37 of Mrs. Lillian Dick, 5 Touro Park W., Plat 25, Lot 123, (*Contributing*) for permission to construct a pool house. *Application Continued to August 16, 2022 meeting by request of the Applicant.*

#### **NEW APPLICATIONS**

N-1. Application #2022-Jun-2 of Mr. Ronald and Mrs. Elissa Luccio, 80 Pelham Street., Plat 24, Lot 226, (*Contributing*) for permission to add a new porch canopy; new entry door; cover existing concrete stairs with mahogany & add mahogany railing and balusters in order to restore side entry to a more appealing and historically correct look. *Motion to approve made by Mr. Ross, seconded by Mr. Adams, 6-1 in favor (Mr. Adams voted opposed, citing 17.80.060.A.1). Application approved, citing 17.80.060.A.1, A.2, and A.4.*

N-2. Application #2022-Jun-3 of Mr. Washington Irving, 14 Leroy Avenue, Plat 36, Lot 145, (*Non-Contributing*) for permission to replace three picture windows with white exterior. *Summary approved, citing 17.80.060.B.1, and B.2.*

N-3. Application #2022-Jun-4 of 115 Pelham LLC/Mr. Dan Litchfield and Ms. Laura Schubert, 115 Pelham Street, Plat 28, Lot 005, (*Contributing*) for permission to make modifications to the non-original portion of the building shell, including (1) removing one West elevation first floor 1-over-1 vinyl double hung window and install clapboard siding, (2) replace one West elevation second-floor 3-lite awning window with a 6-over-6 double hung window, (3) add two 2-over-2 double hung windows at first floor South elevation, (4) add one pair of three-lite French doors at the first floor east elevation, (5) remove one 10-lite first floor French door and replace with one double hung window to match adjacent 6-over-6 double hung window, and (6) reconfigure the back stair to grade. All materials for all windows, doors, trim, mouldings, mutins, sills, casing, and treads to match existing wood. *Motion to split application made by Mr. Ross, seconded by Mr. Adams, all in favor. Motion to approve Part I (retention of thin window, and all proposed work to deck and stairs), made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.2, A.4, and A.7. Motion to continue the second part of the application to August 16, 2022, related to the remaining modifications to doors and windows, in order to present more information about this component, made by Mr. Ross, seconded by My. Adams, all in favor.*

N-4. Application #2022-Jun-6 of Ms. Louise Grosvenor, 208 Ocean Avenue, Plat 41, Lot 189, (*Contributing*) for permission to replace two existing 8-foot by 8-foot swing-out doors with matching wood swing-out doors in identical style on both gatehouse buildings. *Application Dismissed w/o prejudice due to lack of representation.*

---

#### **Please note:**

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

# Meeting Minutes

## Newport Historic District Commission

Tuesday, July 19, 2022

N-5. Application #2022-Jun-8 of Salve Regina University, 24 Ochre Point Avenue, Plat 36, Lot 065, (*Contributing*) for permission to install two electrical vehicle charging stations, located along Leroy Ave east of Ochre Point Ave, north of Marion hall. *Summary approved, citing 17.80.060.A.1-A.7.*

N-6. Application #2022-Jun-10 of Mr. Jon McClean, 119 Spring Street, Plat 24, Lot 132, (*Contributing*) for permission to install a permanent landscape features including stone terrace, seat wall, and gas fire pit. *Motion to approve (fire pit was removed from application by applicant) made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.1-A.7.*

N-7. Application #2022-Jun-11 of Ms. Debra Merrill, 3 Russo Court, Plat 21, Lot 165, (*Contributing*) for reapproval of previously approved certificate of appropriateness including removal of aluminum siding, addition to the rear of the house, new shed dormers on both sides of gabled roof, cement front deck and stairs, removing existing detached garage. Newly proposed modifications include removal of proposed door from South elevation, retaining north elevation kitchen single window instead of adding a second window, restore skirt with shingles above and clapboard below, and one additional clerestory window on South elevation. *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.1, A.2, A.4, and A.7.*

N-8. Application #2022-Jun-12 of Mr. Brian Cunha, 4 Highland Place, Plat 41, Lot 315, (*Non-Contributing*) for permission to expand footprint and decks to create new entrance and rearrange living area layouts, add second story floor area for relocated primary bedroom, replaced and re configure window and door layouts, replace siding with cedar shingles and ship-lap horizontal cedar siding, and install in-ground pool on Southside. *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.B.1 and B.2.*

N-9. Application #2022-Jun-13 of Miramar 646 LLC, 646 Bellevue Avenue, Plat 38, Lot 003, (*Contributing*) for permission to make various alterations to the carriage house consisting of modifications to the doors and windows, modifications to the carriage doors, modification to the West-facing doors, pavilion doors, windows, and proposed new skylight. *Motion to accept Ms. Martha Werenels as an expert architect, made by Mr. Ross, seconded by Mr. Adams, all in favor. Motion to split application made by Mr. Ross, seconded by Mr. Adams, all in favor. Motion to approve Part I (east side carriage doors and bronze windows, and sun shade on west side), made by Mr. Ross, seconded by Mr. Adams, all in favor, citing 17.80.060.A.1-A.7. Motion to continue the second part of the application to August 2, 2022, related to the remaining window and door replacements/modifications, in order to present more information about this component, made by Mr. Ross, seconded by My. Adams, all in favor.*

N-10. Application #2022-Jun-14 of Mr. Christopher Dunn And Ms Mary Cummings, 13 Chestnut Street, Plat 12, Lot 220, (*Contributing*) for permission to (1) repair and replace wood gutters and eaves in kind as necessary, replace West downspout w/ 3" round copper and install 3" round copper downspout at East where downspout was previously located, (2) replace existing siding in-kind with wood clapboard on South (street-facing) and cedar

---

**Please note:**

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

shingles on East, North, and West, (3) replace enclosed porch with un-enclosed porch within existing porch footprint, (4) replace 21 windows and 2 doors; and (5) add brick veneer to existing foundation walls. *Application continued for control to August 2, 2022.*

N-11. Application #2022-Jun-14 of Mr. Kevin Rinaldi-Young, 5 Russo Court, Plat 21, Lot 160, (*Contributing*) for permission to (1) lift existing house off the existing foundation to put a new foundation to provide a garage at grade, (2) add a new garage door, a new exterior 2 story bump out addition above garage with new Marvin wood double hung windows, a new front entry door, and new crown millwork on the East elevation, (3) Add new exterior 2 story bumpout addition above garage with new Marvin wood double hung windows and standing seam metal roof, and (4) Add new pergola above exposed area of existing deck, new Marvin wood ultimate French doors at lower and upper deck, new deck stairs, and new glass enclosed 3 season room under existing deck on West elevation. *Application Continued to August 16, 2022 meeting by request of the Applicant.*

N-12. Application #2022-Jun-16 of Mr. CBS Partners LLC, 43 Franklin Street, Plat 27, Lot 069, (*Contributing*) for permission to re-construct building that was damaged and demolished during a storm, with the specific modifications including: (1) enlarge a window on North elevation to meet egress, (2) add a door and enlarge a window on West elevation to meet egress and simplify window layout to more align with historic photos, (3) enlarge one window to meet egress, remove one window due to building code, and simplify window layout on South elevation, and (4) remove one window due to building code on east elevation. *Application continued for control to August 2, 2022.*

N-13. Application #2022-Jun-17 of Mr. Michael Walsh and Ms. Susan Ruf, 300 Gibbs Street, Plat 23, Lot 064, (*Contributing*) for permission to replace existing permanent water feature with new water feature in the same location. *Summary approved, citing 17.80.060.A.1-A.7.*

N-14. Application #2022-Jun-18 of Mr. David and Mrs. Dana Filippelli, 17 Third Street, Plat 16, Lot 027, (*Contributing*) for permission to remove an existing storage shed in the southeast corner of the property and construction of a new accessory structure consisting of a covered patio and outdoor living space, existing AC condensers to be moved to the northeast corner of the lot. No work proposed on main house *Summary approved, citing 17.80.060.A.1-A.7.*

## VI. NEW BUSINESS

1. Consideration for [request for extension of approved Certificate of Appropriateness No. April-22 for 459 Bellevue Avenue, Plat 36, Lot 27](#). *Motion to approve one-year extension made by Mr. Ross, seconded by Mr. Adams, all in favor.*

---

### Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

2. Final review of draft [Certificate of Appropriateness Application updates \(Fillable PDF\)](#). *Motion to approve draft changes to Certificate of Appropriateness application, and allow minor edits by Preservation Planner, made by Mr. Ross, seconded by Mr. Adams, all in favor.*
3. Setting date of a Special Meeting of the Historic District Commission to make up for missed June 21, 2022 meeting. *Motion to set Special Meeting set for August 2, 2022 at 6:30pm (Pre-Meeting at 6:15), made by Mr. Ross, seconded by Mr. Adams, all in favor*

**VI. ADJOURNMENT**

*Motion to adjourn at 10:50pm by Mr. Ross, seconded by Mr. Adams, all in favor.*

---

**Please note:**

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Commission may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Commission will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

---

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**