

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Nancy Stafford
David Adams
Mike Ryan
James Madson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Nick Armour, Historic Preservation Planner

III. APPROVAL OF MINUTES

August 2, 2022 - *Motion to approve made by Mr. Adams, seconded by Mrs. O'Brien, 6-0-1 in favor (Mrs. Stafford recused due to lack of attendance at the August 2, 2022 hearing).*

IV. COMMUNICATIONS

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. 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 approve material detail components of application made by Mr. Adams,, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7.*

C-2. Application #2022-May-37 of Mrs. Lillian Dick, 5 Touro Park W., Plat 25, Lot 123, (*Contributing*) for permission to construct a pool house. *Motion to approve application citing 17.80.060.C.1 and C.2,, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

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C-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 approve application, conditional upon retention of the rear south door and the west awning window, citing 17.80.060.A.1-A.7, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

C-4. 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 September 20, 2022 HDC meeting by request of the Applicant.*

NEW APPLICATIONS

N-1. Application #2022-Aug-1 of Newport Restoration Foundation, 175 Spring Street, Plat 24, Lot 261, (*Contributing*) to replace existing asbestos-shingle roof with yellow cedar shingles. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-2. Application #2022-Aug-5 of N2N Homes LLC, 71 Prospect Hill Street, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof. *Application continued to September 20, 2022 HDC meeting by request of the Applicant.*

N-3. Application #2022-Aug-7 of Mr. John Drotos, 8 Cottage Street, Unit 3, Plat 25, Lot 094-3, (*Contributing*) for Restoration of a second-floor porch; reframe the deck with pressure-treated wood; new mahogany posts with finials; new railing to match existing. Accoya decking. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

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N-4. Application #2022-Aug-9 of Belmead Condominium Association, 519 Bellevue, Unit 2N, Plat 36, Lot 118, (*Contributing*) to construct a deck that was previously approved by the HDC, with modification to material from Red Cedar to Red Grandis. *Abbreviated Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-5. Application #2022-Aug-10 of Mr. Timothy & Mrs. Elizabeth McGilvray, 13 Commonwealth Avenue, Plat 44, Lot 081, (*Non-Contributing*) to permit demolition of existing residence. New construction of a four-bedroom residence; three stories with an unfinished basement; gable roofs with shed and gable dormers; attached three-car garage; new driveway, bluestone terrace, and condensing units. *Motion to approve application made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.C.1-C.3 and 17.80.060.D.1, all in favor.*

N-6. Application #2022-Aug-11 of Mr. Gregory Thomas, 18 Winans Avenue, Plat 44, Lot 103, (*Non-Contributing*) to install new Anderson A-Series windows on left and rear sides of house. Windows to match existing, but are different sizes. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.B.1 and B.2, all in favor.*

N-7. Application #2022-Aug-12 of Mr. Alexander Fraioli, 78 Third Street, Plat 09, Lot 310, (*Non-Contributing*) to remove existing decaying railing system and replace with mahogany railing (profile to match); remove existing decking and replace with IPE decking; remove existing vinyl windows throughout and replace with Anderson 400 Series SDL windows; remove two double-hung vinyl windows on north elevation and replace with one new double-hung window; remove existing vinyl siding and replace with cedar clapboard and wooden corner boards. *Motion to approve application, conditional upon applicant strongly considering retention of window on the north side of house, made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.B.1 and B.2, all in favor.*

N-8. Application #2022-Aug-13 of Robert Weintraub Trust, 25 Mill Street, Plat 24, Lot 230, (*Contributing*) to place four HVAC units on flat roof on the east elevation, not visible from the public rights of way; new gas lamps on the front façade; new wrought iron railings on the existing exterior stairs on the west elevation (existing stairs to remain). *Motion to split application made by Mr. Adams, seconded by Mrs. O'Brien, all in favor. Motion to approve Part I (HVAC units and metal rails) made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.0690.A.1-A.7, all in favor. Motion to continue Part II to September 20, 2022, related to the proposed gas lamps, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

N-9. Application #2022-Aug-14 of Ms. Christine Smith, 91 Second Street, Plat 09, Lot 309, (*Non-Contributing*) to remove existing ground-level 9'x9' shed-roof entry area and replace with 16'x9' entry area and add exterior landing and stairs for rear access. *Motion to approve application made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.B.1 and B.2, all in favor.*

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N-10. Application #2022-Aug-15 of Trinity Church, 40 Mill Street, Plat 24, Lot 335, (*Non-Contributing*) to construct a new building over the existing basement structure of the building that was demolished in 2015. Materials proposed are typical of the historic district. *Motion to dismiss application without prejudice due to lack of representation, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

N-11. Application #2022-Aug-16 of Ms. Jennifer Lane, 8 Katzman Place, Plat 12, Lot 287, (*Non-Contributing*) to install solar panels on east roof of house. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.B.1 and B.2, all in favor.*

N-12. Application #2022-Aug-17 of Fairfax & Sammons Properties, LLC, 115 Narragansett Avenue, Plat 36, Lot 76, (*Contributing*) to construct new in-ground swimming pool approximately 16 feet wide by 50 feet long. *Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-13. Application #2022-Aug-18 of Mrs. Leah and Mr. Jonathan Stearns, 91 Washington Street, Plat 12, Lot 27, (*Contributing*) to perform numerous modifications to the existing building and site, including: 1) removal of non-historic fire stairs located on the east and west sides of the building; 2) removal of the non-historic addition and elevator override at the third story, replacement/infill of new asphalt shingles in this location, and restoration of the existing dormers on the mansard roof; 3) reduction in size of non-historic addition on north side of building by 5-foot 4-inches, and relocation of entry door to the north façade; 4) removal of the non-historic porch infill at the southwest corner and restoration of the historic porch and historic windows; 5) in-fill new window in existing opening at northeast corner of first floor to match existing windows; 6) new pool; 7) new carriage/pool house; 8) new pergola between pool house and proposed pool location; 9) remove existing circular driveway at front of the house and infill with grass; 10) rework and enlarge rear driveway to accommodate pool house garage and allow for parking and clearance; and 11) open rear driveway to Pine Street and remove access to Washington Street. *Motion to split application made by Mr. Adams, seconded by Mrs. O'Brien, all in favor. Motion to approve Part I (items number 1, 2, 3, and 5 in project description) made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.0690.A.1-A.7, all in favor. Motion to continue Part II to September 20, 2022, related to the remaining items, including pool, carriage/pool house, and removal of the infilled front porch, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

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N-14. Application #2022-Aug-19 of Mr. James Crockford, 20 Spring Street, Plat 21, Lot 19-01, (*Contributing*) to replace all windows with Anderson 400 Series 4-over-1 panel painted exterior wood windows; reduce the width of the two front façade first floor picture frame windows; remove five windows entirely; add a window to bathroom; replace two single windows with one double-hung window; all windows to receive historical window casings; replace all the siding with white primed clapboard; add corner boards; replace decking and repair roofing at front entry platform and extend this entry platform; remove second front entry, including removing and sealing off the existing door and removing and covering an entry window at this location; and replace bulkhead cover. *Motion to continue the application to September 20, 2022 to allow applicant to prepare exterior elevations, expand upon window inventory, and provide details on bulkhead doors, made by Mr. Adams, seconded by Mrs. O'Brien, all in favor.*

N-15. Application #2022-Aug-20 of Ms. Margaret Maloney, 275 Harrison Avenue, Plat 44, Lot 121, (*Contributing*) to construct a new three-car garage to the southeast of the existing residence. *Motion of approve application, conditional upon applicant making every effort to avoid conjecture, made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.C.1-C.3.*

N-16. Application #2022-Aug-21 of 225 Ruggles LLC, 225 Ruggles Avenue, Plat 36, Lot 51-6, (*Contributing*) to replace existing asphalt roofing with slate instead of previously-approved cedar. *Abbreviated Summary Approval. Motion made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-A.7, all in favor.*

N-17. Application #2022-Aug-22 of Ms. Lillian Dick, 5 Touro Park West, Plat 25, Lot 123, (*Contributing*) to expand the garage to the northwest by 2 feet, and raising of the roof ridge to maintain the existing slope. New materials and finish to match existing; new carriage house door to replace existing aluminum door. *Motion of approve application made by Mr. Adams, seconded by Mrs. O'Brien, citing 17.80.060.A.1-1.7.*

VI. NEW BUSINESS

1. Consideration of a Special Meeting of the Historic District Commission to clear back-log of applications. *Determined that no Special Meeting would be necessary.*

VI. ADJOURNMENT

Motion to adjourn at 9:40pm by Mr. Adams, seconded by Mrs. O'Brien, all in favor.

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