

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Mike Ryan, Secretary
Nancy Stafford
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

December 20, 2022- *Motion to approve made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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 February 21, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2022-Sep-13_of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure. *Application represented by Madeline Melchart. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-3. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application Continued to February 21, 2023 HDC meeting by request of the Applicant.*

C-4. Application #2022-Nov-3 of 52 & 56 Thames Street LLC, **52 & 56 Thames Street**, Plat 17, Lot 074, (*Contributing*) for permission to 1) convert roof of later addition to roof terrace with complementary railings and balusters; 3) add door to second level to access new roof terrace; 5) add one new window and one replacement window in the late era addition on the first floor, east elevation. *Application represented by Ross Cann, and J. Russell Jackson. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-5. Application #2022-Dec-001 of Fleury Properties, **6 ½ Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to install fir gutters on all four sides of house and copper downspouts on front. *Application represented by Brian Hillenbrand. Motion to approve application conditional upon the use of gutters with a standard Colonial profile as approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-6. Application #2022-Dec-002 of Fleury Properties, **8 Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to remove aluminum gutters and installation of fir gutters and copper downspouts; install fir gutters on all four sides of house and copper downspouts on front. *Application represented by Brian Hillenbrand. Motion to approve application conditional upon the use of gutters with a standard Colonial profile as approved by the Preservation Planner and conditional on restoration of chimney, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

C-7. Application #2022-Dec-13 of Jeremiah & Heather Lynch, **0 Second Street**, Plat 16, Lot 206, (*N/A*) for permission to remove an existing one-car garage and construct a new single-family house in the AE flood zone. *Madeline Melchart present to represent the application. Continued to February 21, 2023 HDC meeting, for control.*

C-8. Application #2022-Dec-25 of James & Claire Hall, **5 Champlin Street**, Plat 23, Lot 018, (*Contributing*) for permission to 1) restore porch and railing to original configuration, two stoops, and minor modifications to the existing roof and windows; 2) add two condensers and one generator with screening; and 3) modify the roofline of the detached garage to make more compatible with the main building. Application represented by Ross Cann and James Hall. Applicant removed garage from application. *Motion to approve application as presented, conditional upon window modifications being approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Jan-001 of Hugh Jones, **75 Mill Street**, Plat 25, Lot 264, (*Contributing*) for permission to remove top decking, install new roof membrane and decking in-kind. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-2. Application #2023-Jan-003 of Jonathan D. Bergmann & Staci Caputi, **78 Ayrault Street**, Plat 22, Lot 121 (*Non-Contributing*) for permission to 1) remove existing wood deck and replace with stone patio 2) construct bedroom addition with trim, Anderson wood windows and doors, and Owens-Corning 'Estate Gray' architectural composite shingles 3) install in-ground pool and accessory shed in back yard 4) construct entrance portico over front entrance 5) construct covered entrance over existing concrete landing. *Application represented by Tanner L. Jackson, Jonathan Bergman, and Staci Caputi. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-3. Application #2023-Jan-004 of Jay R. Wilson, **420 Bellevue Avenue**, Plat 34, Lot 56, (*Contributing*) for permission to 1) remove damaged stucco cladding and re-clad with cedar shingles matching the main house 2) add two (2) windows in the second story on the south elevation to match windows on the north elevation 3) Replace roof with asphalt shingles to match the main house 4) construct a monitor to honor earlier structure 5) remove non-

functional doors in East elevation. Application represented by John Shehan and Tyler Daygram. *Motion to approve application as presented conditional upon the removal of the monitor from the proposal, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-4. Application #2023-Jan-006 of Ken Vivian, **50 Ayrault Street**, Plat 22, Lot 05, (*Contributing*) for permission to 1) replace existing asbestos dormer siding on all four dormers with cedar 2) replace asbestos roofing with architectural asphalt shingles. *Application represented by Jeff Moniz. Motion to approve application conditional upon further research to find asphalt products to better replicate existing pattern of asbestos if possible, to be approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Ms. Moran, second by Ms. Stafford, all in favor.*

N-5. Application #2023-Jan-007 of Island Associates Inc., **99 Second Street**, Plat 9, Lot 103, (*Contributing*) for permission to remove an 8'x11' rear addition. *Application Continued to February 21, 2023 HDC Meeting by request of the applicant.*

N-6. Application #2023-Jan-008 of Steven Minninger, **81 Kay Street**, Plat 22, Lot 83, (*Contributing*) for permission to install decorative corbels to the façade. *Application represented by Asa Montgomery. Motion to reject application as presented conditional upon if a historic photo of the house with corbels is found, the application may be administratively approved, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-7. Application #2023-Jan-11 of Miramar 646 LLC, **646 Bellevue Avenue**, Plat 38, Lots 3, 10, 11, (*Contributing*) for permission to install three skylights in the flat roof of the Carriage House. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-8. Application #2023-Jan-12 of Eric Milner/Salve Regina University, **25 Ochre Point Avenue**, Plat 36, Lot 66, (*Non-Contributing*) for permission to install a glass wall at the face of the projecting bay (main entrance). *Ms. Stafford recused, no quorum for application. Application continued to February 21, 2023 HDC Meeting.*

N-9. Application #20230-Jan-13 of Fleury Properties, **6 ½ Cross Street**, Plat 17 Lot 31-4, (*Contributing*) for permission to replace 3-tab shingle roof and replace with red cedar shingles. *Application represented by Brian Hillenbrand. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-10. Application #2023-Jan-14 of Joni Packham, **446 Bellevue Avenue, Unit 3**, Plat 36 Lot 13-3, (*Contributing*) for permission to replace existing non-original wood stairs and small landing for a new entry stair on the north (side) elevation. *Application Continued to February 21, 2023 HDC Meeting by request of the applicant.*

N-11. Application #2023-Jan-16 of Tuckerman Realty, **56 Bridge Street**, Plat 16, Lot 81, (*Non-Contributing*) for permission to replace two steel doors and 16 wood windows. *No one present to represent the application. Motion to dismiss application without prejudice made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-12. Application #2023-Jan-17 of Pierre Merle, **14 Battery Street**, Plat 12, Lot 259, (*Non-Contributing*) for permission to replace non-original damaged garage wood doors with galvanized steel garage doors. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-13. Application #2023-Jan-18 of Don Peebles, **35 Kay Street**, Plat 22, Lot 8, (*Contributing*) for permission to 1) replace damaged shiplap on rear elevation with clapboard to match rear additions (or closest available shiplap) 2) replace wooden fire egress with similar more robust platform with drop ladder compliant with fire code. *Application represented by Don Peebles. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-14. Application #2023-Jan-20 of Newport Time Resorts, Inc., **65 Ridge Road**, Plat 44, Lot 4 (*Contributing*) for permission to: 1) replace existing temporary tent structure with a new temporary tent structure 2) Existing deck below the tent to be raised to align with internal floors to create ADA accessibility. New exterior stairs and ramps off newly raised deck. 3) replace existing mid-century windows with new glass folding doors at Safari Room and add new solid folding doors at Ballroom. Doors will have ADA access to newly raised deck. 4) raise entry door 5" to comply with code. Install new exterior stone landing at that same level. Rebuild exterior stone steps and add new side knee-walls to match existing and add new bronze hand railings. Replace mid-century flanking windows with new Marvin windows. *Application represented by Spencer McCombe. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

N-15. Application #2023-Jan-23 of Earl McMillan, **36 Catherine Street**, Plat 22, Lot 82, (*Contributing*) for permission to 1) remove chimney 2) Replace all windows with Anderson A-Series 400 wood windows 3) install new exterior doors and screen doors 4) replace deteriorating brick front stairs & landing with a wood deck to match existing deck on west elevation 5) rebuild wood deck on west elevation in-kind 6) rebuild rear entry with historically appropriate windows, door, paneling, and stairs 7) replace clapboard siding with painted cedar shingle siding. *Application represented by Matthew Hellen. Motion to split application into two parts. Part I consisting of elements of the application regarding the chimney, porches, side porch, and clapboard siding, and part II consisting of all other elements of the application, made by Ms. Moran, seconded by Ms. Stafford, all in favor. Motion to approve Part I of the application, conditional upon reconstructing the chimney, rebuilding the porches back in-kind, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor. Motion to continue Part II of the application, and approve replacing existing vinyl windows with Anderson 400 series, citing 17.80.060.A.1-7, made by Ms. Moran, seconded by Ms. Stafford, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to adjourn at 9:22pm, made by Ms. Moran, seconded by Ms. Stafford, all in favor.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Dale Nelson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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 Withdrawn without prejudice.*

C-2. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application Continued to March 21, 2023 HDC meeting by request of the Applicant.*

C-3. Application #2022-Dec-13 of Jeremiah & Heather Lynch, **0 Second Street**, Plat 16, Lot 206, (*N/A*) for permission to remove an existing one-car garage and construct a new single-family house in the AE flood zone. *Application represented by Madeline Melchart. Exhibit A) images of neighboring properties, and Exhibit B) renderings of the property, were accepted. Motion to approve application as presented conditional upon addition of a recessed entry door, citing 17.80.060.C.1-3 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

C-4. Application #2023-Jan-007 of Island Associates Inc., **99 Second Street**, Plat 9, Lot 103, (*Contributing*) for permission to remove an 8'x11' rear addition. *Application Continued to March 21, 2023 HDC meeting by request of the Applicant.*

C-5. Application #2023-Jan-12 of Eric Milner/Salve Regina University, **25 Ochre Point Avenue**, Plat 36, Lot 66, (*Non-Contributing*) for permission to install a glass wall at the face of the projecting bay (main entrance). *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

C-6. Application #2023-Jan-14 of Joni Packham, **446 Bellevue Avenue, Unit 3**, Plat 36 Lot 13-3, (*Contributing*) for permission to replace existing non-original wood stairs and small landing for a new entry stair on the north (side) elevation. *Application represented by Sue Horowitz. Exhibit A) photos of other decks on the property, was accepted. Motion to approve application as presented, conditional upon pressure treated wood being painted and traditional balusters being used, citing 17.80.060.A.1-7 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

C-7. Application #2023-Jan-23 of Earl McMillan, **36 Catherine Street**, Plat 22, Lot 82, (*Contributing*) for permission to 1) remove chimney 2) Replace all windows with Anderson A-Series 400 wood windows 3) install new exterior doors and screen doors 4) replace deteriorating brick front stairs & landing with a wood deck to match existing deck on west elevation 5) rebuild wood deck on west elevation in-kind 6) rebuild rear entry with historically appropriate windows, door, paneling, and stairs 7) replace clapboard siding with painted cedar shingle siding. *No one present to represent application. Motion to dismiss application without prejudice made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Feb-003 of Eoin Howlett, **16 Poplar Street**, Plat 17, Lot 6, (*Contributing*) for permission to construct a 16ft x 14ft shed at the southwest corner of the parcel. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

N-2. Application #2023-Feb-004 of LSREF Viking LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) for permission to 1) Install 4 antennas approximately 30" x 15" on façade of building painted to match exterior 2) Replace 3 antennas with existing stealth structure located on roof and upgrade equipment at existing AT&T wireless facility located on site. *Application represented by Mark Roberts of the SAI Group. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

N-3. Application #2023-Feb-007 of Sean Napolitano, **2 Janet Terrace**, Plat 44, Lot 95, (*Non-Contributing*) for permission to demolish existing, non-historic single-family residence constructed in 1968 and construct a new single-family residence. *No one present to represent the application. Motion to dismiss application without prejudice made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

N-4. Application #2023-Feb-008 of Saletin Real Estate Group, **0 Cherry Street**, Plat 12, Lot 40, (*N/A*) for permission to construct a single-family dwelling on an empty parcel. *Application Continued to March 21, 2023 HDC meeting by request of the Applicant.*

N-5. Application #2023-Feb-12 of Christopher & Ramona Stadler, **24 Walnut Street**, Plat 12, Lot 81-4, (*Contributing*) for permission to install an above ground hot tub at the side of the house, screened by shrubbery. *Application represented by Chris Stadler. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

N-6. Application #2023-Feb-13 of Maurice & Lynn De La Valette Revocable Trust, **18 Second Street**, Plat 16, Lot 198, (*Contributing*) for permission to install solar panels on two existing elevations. *Application represented by Lynn De LaValette. Motion to continue application to March 21, 2023, made by Ms. O'Brien, seconded by Ms. Moran, all in favor.*

VIII. NEW BUSINESS

Discussion on our Policy Statement on Administrative Approvals *Reviewed in detail by Commission*

Discussion on the City Zoning Ordinance Defining Historic Exemptions (17.80.100) *Reviewed in detail by Commission*

IX. ADJOURNMENT

Motion to Adjourn at 8:02pm made by Ms. O'Brien, seconded by Ms. Moran, all in favor.

Meeting Notice

Newport Historic District Commission

Tuesday, March 21, 2023

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Mike Ryan
Jim Madson
Dale Nelson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

February 7, 2023, and February 21, 2023 – *Motion to approve made by Kelly Moran, seconded by Jim Madson, all in favor.*

IV. COMMUNICATIONS

Robert M. Silva on behalf of 52 & 53 Bridge Street, requesting an additional 1-year extension. *Motion to approve the request for an extension, with condition that the plans be reviewed by the Preservation Planner regarding compliance with FEMA flood regulations, made by Kelly Moran, seconded by Jim Madson. 5-1 in favor. Mike Ryan voted in the negative.*

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application Continued to April 18, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2023-Jan-007 of Island Associates Inc., **99 Second Street**, Plat 9, Lot 103, (*Contributing*) for permission to remove an 8'x11' rear addition. *Application represented by J Russel Jackson, Mark Fontaine, and John T Church. Exhibit A) photos of rear door was accepted. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Jim Madson, all in favor.*

C-3. Application #2023-Feb-008 of Saletin Real Estate Group, **0 Cherry Street**, Plat 12, Lot 40, (*N/A*) for permission to construct a single-family dwelling on an empty parcel. *Application represented by J Russel Jackson and Alec Tesa. Exhibit 1) photos of brick building across the street was accepted. Motion to approve application as presented, citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Jim Madson, all in favor.*

C-4 Application #2023-Feb-13 of Maurice & Lynn De La Valette Revocable Trust, **18 Second Street**, Plat 16, Lot 198, (*Contributing*) for permission to install solar panels on two existing elevations. *Application represented by Lynn De*

Meeting Notice

Newport Historic District Commission

Tuesday, March 21, 2023

La Valette. Exhibit 1) package of photos was accepted. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Jim Madson, all in favor.

VII. NEW APPLICATIONS

N-1. Application #2023-Mar-005 of Paul Webber, **4 Broadway**, Plat 17, Lot 181, *(Contributing)* for permission to install a sign on a hanging bracket. *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-Mar-006 of William E. Trautvetter, **9 Mt. Vernon Street**, Plat 21, Lot 100, *(Contributing)* for permission to replace exterior trim and casings of windows with similar materials and in similar style. Remove and replace existing sash with all wood Pella 6/6 double hung. *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-3. Application #2023-Mar-008 of David Platt, **70 Bridge Street**, Plat 16, Lot 78, *(Contributing)* for permission to construct a secondary dwelling (in-law) on the southeast portion of the parcel. *Application represented by David Platt and Spencer Alexander. Motion to approve, with conditions that a flood elevation certificate be provided, to rereview if the structure needs to be elevated per FEMA, and that the materials be cedar shakes, wood trim, and brick, citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-4. Application #2023-Mar-009 of Bellevue Shopping Center Associates, **181 Bellevue Ave**, Plat 28, Lot 112-4, *(Non-Contributing)* for permission to replace exterior storefront and curtainwall systems in order to accommodate a new Bank RI Branch. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-5. Application #2023-Mar-10 of Oceanview 646 LLC, **662 Bellevue Ave**, Plat 38, Lot 11, *(Contributing)* for permission to replace replacement asphalt shingles with original slate. *Abbreviated Summary. Application represented by Helen Johnson and Bill Murphy. Exhibit 1) garage drawings, was accepted. 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-6. Application #2023-Mar-11 of John & Lori Crimmins, **43 Sherman Street**, Plat 21, Lot 118, *(Contributing)* for permission to install of solar panels on the rear pitch of the roof. *Application represented by John Crimmins. 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-7. Application #2023-Mar-14 of Laura Treonze, **69 Third Street**, Plat 12, Lot 24, *(Contributing)* for permission to 1) remove raised rear patio and replace with at grade patio with new stairs for access 2) remove side and rear entry 3) add sliding door to provide access to new patio 4) move window in south elevation at the first floor and remove window in east elevation at the second floor 5) remove door and window in east elevation at the third floor and replace with French door to provide access to existing rooftop deck 6) construct a one-and-one-half story, one car garage on the southern portion of the property 7) replace all existing Brosco brand windows with new Marvin brand windows. *Application represented by Spencer McCombe and Laura Treonze. Motion to approve application as presented, citing 17.80.060.A.1-7 and 17.80.060.C.1-3 made by Kelly Moran, seconded by Jim Madson, all in favor.*

Meeting Notice

Newport Historic District Commission

Tuesday, March 21, 2023

N-8. Application #2023-Mar-15 of 9-17 Touro St, LLC, **17 Touro Street**, Plat 24, Lot 12, *(Contributing)* for permission to install a sign on the second floor between two windows. *Application Continued to April 18, 2023 HDC meeting by request of the Applicant.*

N-9. Application #2023-Mar-16 of Karen Pinelli, **39 Touro Street**, Plat 24, Lot 350, *(Contributing)* for permission to replace slate roof with gray composite slate roof shingles. *Application Continued to April 18, 2023 HDC meeting by request of the Applicant.*

N-10. Application #2023-Mar-17 of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 41, Lot 1, *(Contributing)* for permission to modify a previously approved plan: 1) remove caretaker's cottage from plan 2) modify plans for garage/ carriage house a) add 2 shed dormers on the north side of the roof b) change roof material from terra cotta tile shingles to cedar shingles c) change siding on north and south elevations from stone veneer to cedar shingles d) change location of entrances. *Application represented by Peter Regan and Andres Blanco. Motion to approve application as presented, citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-11. Application #2023-Mar-18 of Fairfax & Sammons Properties, LLC, **115 Narragansett Avenue**, Plat 36, Lot 76, *(Contributing)* for permission to construct a new free-standing 5 car garage. *Application represented by Richard Sammons. Motion to approve application as presented, citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Jim Madson, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to Adjourn at 8:20pm made by Kelly Moran, seconded by Jim Madson, all in favor.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Mike Ryan
Jim Madson
Dale Nelson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

March 21, 2023 – *Motion to approve made by Kelly Moran, seconded by Jim Madson, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application Continued to May 16, 2023 HDC meeting by request of the Applicant.*

C-2. Application #2023-Mar-15 of 9-17 Touro St, LLC, **17 Touro Street**, Plat 24, Lot 12, (*Contributing*) for permission to install a sign on the second floor between two windows. *Application represented by Kimberly Couchon. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Jim Madson, 1 in favor, 5 opposed. Mike Ryan voted in favor. Andy Bjork opposed citing 17.80.060.A.1, Jim Madson, Dale Nelson, Kelly Moran, and Deanna Amorello voted opposed citing 17.80.060.A.1 and A.4.*

C-3. Application #2023-Mar-16 of Karen Pinelli, **39 Touro Street**, Plat 24, Lot 350, (*Contributing*) for permission to make multiple alterations to the roof including: 1) replacing slate roof with Readyslate slate roof tiles 2) removing non-historic faux chimney structure 3) reducing the size of the third-floor deck 4) replacing gutters and downspouts in-kind 5) replacing existing skylights with Velux units. *Application represented by J Russell Jackson and Karen Pinelli. Exhibit 1) Ready Slate Sample was accepted. Motion to approve, with the condition that the detail of the upper floor balcony be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Apr-002 of Tuckerman Realty, **56 Bridge Street**, Plat 16, Lot 81, (*Non-Contributing*) for permission to replace two steel doors and 16 wood windows. *Motion to continue application to the May 16, 2023 HDC meeting made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-2. Application #2023-Apr-003 of Fleury Properties LLC, **39 Kay Street**, Plat 22, Lot 88, (*Contributing*) for permission to 1) restore windows 2) repair wooden gutters/copper downspouts and replace where necessary 3) replace asphalt on house and garage roof in-kind and replace deteriorated skylight 4) repair rot on trim/siding in-kind 5) replace azek decking with mahogany decking and railings on rear entrance 6) remove 2 windows and replace with sliding, French or single door. *Application represented by Brian Hillenbrand. Exhibits 1) Communication and 2) Window Schedule were accepted. Motion to approve all elements except element 6), with conditions that fiberglass gutters count be considered and the skylights approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor. Motion to continue element 6 to the May 16, 2023 HDC meeting for control made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-3. Application #2023-Apr-004 of Denise M. Hooley, **28 Fair Street**, Plat 27, Lot 115, (*Contributing*) for permission to replace existing slate roof and replace with DaVinci multi-width European composite slate on the mansard section of the roof and replace copper valleys in-kind. *Application represented by Denise Hooley. Motion to continue application to the May 16, 2023 HDC meeting for control made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-4. Application #2023-Apr-006 of Karl and Teryn Weintz, **63 Webster Street**, Plat 36, Lot 139, (*Non-Contributing*) for permission to construct a detached greenhouse and potting shed. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-5. Application #2023-Apr-008 of Newport Restoration Foundation, **6 Bridge Street**, Plat 17, Lot 75, (*Contributing*) for permission to replace the deteriorated, non-original asbestos-shingled roof with cedar shingles. *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-6. Application #2023-Apr-009 of Salve Regina College, **16 Ochre Point Avenue**, Plat 36, Lot 21, (*Contributing*) for permission to modify an antenna on an existing rooftop installation. *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-7. Application #2023-Apr-11 of 11 Ocean Heights Road LLC, **11 Ocean Heights Road**, Plat 41, Lot 331, (*Contributing*) for permission to modify a previously approved plan for a new construction. The modification proposed includes flipping the original floorplan. No materials have changed. *Abbreviated Summary. Application represented by Jay Lynch. Summary. Motion to approve application as presented, citing 17.80.060.C.1-3, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-8. Application #2023-Apr-13 of Russell & Susan Poe, **44 Everett Street**, Plat 22, Lot 18, (*Contributing*) for permission to 1) replace asphalt shingles on side of dormers 2) replace aluminum gutters with copper cutters and downspouts 3) install one new 2x2 awning window 4) replace architectural shingles in-kind on lower and upper mansard roof 5) replace millwork on front entry. *Application represented by Russell Poe and Sean Napolitano. 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-9. Application #2023-Apr-15 of Sean Napolitano, **2 Janet Terrace**, Plat 55, Lot 095 (*Non-Contributing*) for permission to demolish existing non-contributing, single-family dwelling built in 1968, and construct a two-story, single-family dwelling. *Application represented by Alex Tesa. Motion to approve application as presented, citing 17.80.060.C.1-3 & D.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-10. Application #2023-Apr-16 of Scott Mawhinney, **68 Prospect Hill Street**, Plat 27, Lot 30, (*Contributing*) for permission to replace the asphalt shingle roof in-kind, add two skylights to the west slope, and remove the chimney on the west slope. *Application represented by Scott Mawhinney. Motion to approve, with condition to retain the chimney and repair or replace with faux, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-11. Application #2023-Apr-17 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, (*Contributing*) for permission to 1) remove remaining stucco siding and deteriorating clapboard and replace with new cedar clapboard 2) remove south enclosed shed roof porch extension and re-enclose front porch with custom wood windows 3) remove deteriorated non-original west deck and add stair/landing off kitchen 4) replace deteriorated east door, add new wood stairs/landing and accessibility lift. *Application represented by Susan Burchell and Spenser MacCombe. 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-12 Application #2023-Apr-18 of Kevin Rinaldi Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission to 1) lift the building off the existing foundation and move it 6 feet towards the back of the property line onto a new foundation 2) construct a single-story addition on the south elevation 3) construct a new front entrance with new entry stairs, railings, front-gable overhang and front door 4) construct a new rear stair and railing off the deck 5) construct a wood pergola above existing deck 6) install new Marvin Wood Ultimate doors, windows, and sidelights 7) construct a new enclosed three season room under existing deck. *Application represented by Kevin Rinaldi Young, Megan Rinaldi Young, and Spenser MacCombe. Exhibit 1) Packet of Information was accepted. Neighbors Theo Greenblatt and Deb Merrill objected to the application. Motion to accept correspondence made by Kelly Moran, seconded by Jim Madson, all in favor. 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-13. Application #2023-Apr-19 of Gardner & Rein Howe, **24 Red Cross Ave**, Plat 26, Lot 074, (*Non-Contributing*) for permission to construct a single-story, in-law addition to the north side of existing property, remove existing windows at the rear of sunroom and replace with new French doors and sidelights, and relocate condensers to the west elevation. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-14. Application #2023-Apr-20 of Anthony Coyle and Mark Denneen, **25 Winans Ave**, Plat 44, Lot 158, (*Non-Contributing*) for permission to 1) replace all windows and doors 2) replace exterior façade with alternate materials 3) replace existing roof 4) modify rear balcony and replace front balcony with a window 5) add one window to existing window plan on upper level of west façade 6) alteration of front stairs. *Application represented by Anthony Coyle. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Jim Madson, all in favor.*

VIII. NEW BUSINESS

Discussion regarding Draft Policy Statement on Application Continuances. *Reviewed in detail by Commission.*

IX. ADJOURNMENT

Motion to Adjourn at 9:17pm made by Kelly Moran, seconded by Jim Madson, all in favor.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien
Mike Ryan
Jim Madson
John Laramée
Kelly Moran (Alternate)

Staff present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

April 18, 2023– *Motion to approve made by Kelly Moran, seconded by Jim Madson, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

Discussion and consideration of adoption of Policy Statement on Application Continuances. *Motion to accept staff report as finding of fact made by Kelly Moran, seconded by Jim Madson, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Apr-002 of Tuckerman Realty, **56 Bridge Street**, Plat 16, Lot 81, (*Non-Contributing*) for permission to replace two steel doors and 16 wood windows. *Application represented by Katherine Spicer and Daniel Kolanda. Exhibit A) Newspaper listing and Exhibit B) Window frame were accepted. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, with Andy Bjork, Rosemary O'Brien, Mike Ryan, Jim Madson, and John Laramée voting to approve. Kelly Moran voted in the negative, citing 17.80.060.B.2.*

C-2. Application #2023-Apr-003 Pt. II of Fleury Properties LLC, **39 Kay Street**, Plat 22, Lot 88, (*Contributing*) for permission to remove 2 windows and replace with sliding, French or single door. *Application represented by Brian Hillenbrand. Motion to approve application with the conditions that the door be a single door with architectural infill and the door and faux chimney be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, with Andy Bjork, Mike Ryan, Jim Madson, John Laramée, and Kelly Moran voting to approve. Rosemary O'Brien voted in the negative, citing 17.80.060.A.1-7.*

C.3 Application #2023-Apr-004 of Denise M. Hooley, **28 Fair Street**, Plat 27, Lot 115, (*Contributing*) for permission to replace existing slate roof with a true slate material, Ready slate and replace copper valleys in-kind. *Application represented by Denise Hooley. Exhibit A) Ready Slate was accepted. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

C.4 Application 2023-Mar-001 of Sheila and Bruce Smith, **66 John Street**, Plat 28, Lot 41, (Contributing) for permission to replace 9 wood windows and wood storms with new Marvin Ultimate Fir Double Hung windows. *Application represented by Gail Goff and Bruce Smith. Motion to approve application with the condition to modify the application to restore, not to replace, all of the windows, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-May-001 of Lee & Amy Warner, **734 Bellevue Avenue**, Plat 38, Lot 030-4, (Non-Contributing) for permission to make several cosmetic changes, construct a porte-cochere, side and rear additions, and attached garage. *Application represented by Andrew Sarna. Motion to approve application with the condition that the wood clapboard siding and modified porte cochere be reviewed by the Preservation Planner, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-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 Continued to June 20, 2023 HDC meeting by request of the Applicant.*

N-3. Application #2023-May-007 of Robin Lidington, **26 Mary Street**, Plat 24, Lot 92, (Contributing) for permission to remove a non-original shed roof enclosure on the west elevation. Transition back to single family. *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-4. Application #2023-May-12 of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 41, Lot 001, (Contributing) for permission to 1) remove existing chimney and replace with faux chimney 2) replace skylights in-kind 3) remove skylight to allow for construction of proposed elevator shaft. *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-5. 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 represented by Danielle Austin. Exhibit A) Sign alternatives was accepted. Motion to continue application to the June 20, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-6. Application #2023-May-15 of 32 Coggeshall LLC, **32 Coggeshall Avenue**, Plat 36, Lot 30, (Non-Contributing) for permission to demolish existing structure containing failing structural elements. *Application represented by Tanner Jackson. Motion to approve application with the condition that a new single-family house be built on the property, citing 17.80.060.D.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-May-16 of Forest E. Patten, **294 Ocean Avenue**, Plat 43, Lot 041, (Contributing) for permission to 1) extend existing pergola attached to south elevation of existing home 2) add a new pergola structure within southwest corner of existing pool deck with materials to mimic existing. *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-8. Application #2023-May-17 of Mark & Laura Fernandez, **23 Sherman Street**, Plat 21, Lot 171, *(Contributing)* for permission to construct a 12ftx13ft garage addition. *Application Withdrawn without prejudice.*

N-9. Application #2023-May-18 of Matthew and Julia Reinhardt, **90 Third Street**, Plat 09, Lot 130 *(Contributing)* for permission to 1) construct overhang over side entrance 2) install new wood door 3) add transom window above entrance 4) parge exposed foundation dark gray. *Application represented by Matthew Reinhardt. Motion to approve application with the condition to remove the transom window from the application, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Jim Madson, all in favor.*

N-10. Application #2023-May-19 of the Newport Restoration Foundation, **46 Clarke Street**, Plat 24, Lot 093, *(Contributing)* for permission to install code compliant, ADA sloped walkway to the rear entrance of the building. *Abbreviated Summary. Application represented by Margaret Back. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

Discussion and Adoption of a Policy Statement on Application Continuance. *Motion to approve the policy statement, with the modification of changing the application continuance limit to 3 months, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

IX. ADJOURNMENT

Motion to Adjourn at 8:37pm made by Rosemary O'Brien, seconded by John Laramee, all in favor.

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.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Mike Ryan, Secretary
Dale Nelson
John Laramee
Deanna Amorello
Kelly Moran (Alternate)
Frank Balla (Alternate)

Staff present:

Jillian Chin, Preservation Planner
Patricia Reynolds, Director of Planning and Economic Development
Hayden McDermott, Assistant Planner

III. APPROVAL OF MINUTES

June 20, 2023 – *Motion to approve made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1 Andy Sarna on Behalf of Lerolu LLC, **123 Ocean Avenue**, Plat 41, Lot 344, (N/A) Request for an additional 1-year extension to demolish non-contributing single-family dwelling and construct a new single-family dwelling (Application #Dec-20). *Presented by Andrew Sarna. Motion to approve additional one-year extension made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

A-2 Pamela and Chip Quinn, **3-5 Chestnut Street**, Plat 12, Lot 052 (Contributing) Request for an additional 1-year extension to replace windows (Application #Oct-2). *Presented by Lawrence Quinn. Motion to approve additional one-year extension made by Rosemary O'Brien, seconded by Kelly Moran, 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 August 15, 2023 HDC meeting by request of the Applicant.*

C-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 Pinksaw, Matt Raneldo, and Sean Sweeney. Exhibit A containing photos and F-Wave product cutsheet presented. Motion to approve application as presented made by Rosemary O'Brien, seconded by John Laramee citing*

17.80.060.A.1-7, Dale Nelson and John Laramee in favor, Andy Bjork, Rosemary O'Brien, Mike Ryan, Kelly Moran, and Deanna Amorello not in favor citing 17.80.060.A.1, 4, and 5. Motion does not pass and is denied.

C-3. 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 presented by Mamat Carrier. Motion to approve application with the condition that an all-wood window product is used and approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

C-4. 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 Continued to August 15, 2023 HDC meeting by request of the Applicant.

VII. NEW APPLICATIONS

N-1. Application #2023-July-004 of Moorland Farm Condo Association, **15 Hammersmith Road, Unit 8B**, Plat 43, Lot 065-08B, (Non-Contributing) for permission to install EPDM membrane on the 12' x 12' deck above a one-car garage in-kind, and raise the knee wall height to comply with building code. Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-2. 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 presented by Spencer McCombe. Objected by John Grosvenor. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-3. Application #2023-July-007 of Rudy Lapin Normann and Leslie Normann, 138 Spring Street Unit #1, Plat 29, Lot 363-1, (Contributing) for permission to install a 2'x2' wooden sign on an existing bracket. Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-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 August 15, 2023 HDC meeting by request of the Applicant.

N-5. Application #2023-July-10 of Janice & Bruce Broussard, **719 Bellevue Avenue**, Plat 38, Lot 20, (Contributing) for permission to make multiple alterations to the modern addition: 1) Enclose the first level of the northwest exterior wood deck 2) Demolish and replace existing staircase 3) Replace existing lattice work underneath decks with shutter-style enclosures 4) Replace windows on west elevation with picture windows 5) Construct a belt course between the first and second stories and at the water table. Application presented by John Grosvenor. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-6. Application #2023-July-14 of Wendy Lotz, **15 Hammersmith Road**, Unit 16, Plat 43, Lot 065-16A, (Non-

(Contributing) for permission to replace existing wood decking and railing with composite. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-July-15 of Igor Sokal, **232 Ocean Avenue**, Plat 41, Lot 101, (Contributing) for permission to install a roof-mounted solar array of 60 modules on the flat roof of the gatehouse. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. 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. *Motion to continue application to August 15, 2023 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-9. Application #2023-July-17 of Edwin G. Fischer Jr., **1 Ocean Heights Road**, Plat 41, Lot 334, (Non-Contributing) for permission to amend application previously approved by HDC & ZBR. Changes include: Removal of stone chimney, removal of shutters, first floor windows have been mulled together, pair of French doors in rear bump out have been changed to single doors. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2023-July-18 of Newport Restoration Foundation, **34 Thames Street**, Plat 17, Lot 046, (Contributing) for permission to replace the asphalt 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 Kelly Moran, all in favor.*

N-11 Application #2023-July-19 of Robert Sullivan, **2 Willow Street**, Plat 12, Lot 112-6, (Contributing) for permission to replace 6 existing vinyl windows with new vinyl windows. *Application was withdrawn by the Applicant.*

N-12. Application #2023-July-20 of Donald and Patricia Stern, **45 Ayrault Street**, Unit C-1, Plat 21, Lot 114-C1, (Contributing) for permission to replace existing wood decking and entry porch with composite wood in the same configuration. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-13. Application #2023-July-23 of John & Pat Fulco, **48 Catherine Street**, Plat 22, Lot 118, (Non-Contributing) for permission to construct a 16' x 18' sunroom and install a condenser at the rear of the house. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-14. 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. *Motion to continue application to August 15, 2023 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. 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 presented by Ross Cann. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-16. 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 presented by Ross Cann. Motion to continue application to August 15, 2023 HDC meeting made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-17. Application #2023-July-27 of A1 Roofing and Construction, **134-136 Spring Street**, Plat 24, Lot 163, (Contributing) for permission to 1) Remove low pitched roof over rear wings and replace southern deck and railings to match images in NHS report 2) Replace northern roof with gambrel roof structure. 3) Demo existing rear chimney 4) Replace clapboards, wood gutters, downspouts 5) Replace all existing roofs (mix of slate & asphalt) with slate roofs 6) Reintroduce historic storefront by adding two additional bays and creating a roof deck atop the extension 7) Add several Pella all wood windows and 2 doors. *Application presented by Sean Napolitano. Motion to approve application with the following conditions: all wood Pella windows, deck above storefront extension to have a six-foot interior setback, remove deck on Church Street side, reduce height of the decorative railing to 36" and construct a slight slant to the roof to discourage use as a deck, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-18. 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 presented by Heather Philco. Motion to continue application to August 15, 2023 HDC Meeting, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to Adjourn at 9:07pm made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

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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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 BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

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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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.

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.

Please note:

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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.

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(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

Meeting Notice

Newport Historic District Commission

Tuesday, September 19, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Mike Ryan, Secretary
Dale Nelson
John Laramée
Deanna Amorello
Kelly Moran (Alternate)
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

August 8, 2023 Special Meeting Minutes – *Motion to approve made by John Laramée, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

State of Rhode Island Historical Preservation & Heritage Commission HDC Training – *Motion to approve made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

V. ACTION ITEMS

A-1. Application #September-3 of Ms. Linda Butterworth, **9 Maitland Ct.**, Plat 9, Lot 19-6, (*Contributing*) requesting an additional one-year COA extension for the following alterations: 1) Reframe porch floor and stairs 2) Install new wood decking 3) Install wood lattice and wood handrails and balusters to meet building code 4) Repair rot on posts 5) Replace clapboard on garage end over porch roof in-kind 6) Remove aluminum gutters and replace in-kind 7) Replace rotted fascia. *Motion to approve request, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

VI. CONTINUED APPLICATIONS

C.1. Application #2023-May-14 of the Art Association of Newport, **76 Bellevue Avenue**, Plat 26, Lot 040, (*Contributing*) for permission to install a sign along the rock wall on Bellevue Ave and campus wayfinding signs. *Application represented by Christine Santisoto. Motion to approve application as presented citing 17.80.060.A.1-7 made by John Laramée, seconded by Rosemary O'Brien, all in favor.*

C-2. Application #2023-June-17 of Gooseberry Beach Inc., **0 Ocean Avenue**, 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 William Constant and Scott Johnson. Exhibit A Solar Skin Sample and Exhibit B Pamphlet were accepted. Motion to approve application as presented citing 17.80.060.B.1-2 made by John Laramée, seconded by Rosemary O'Brien. The motion passed with 6 members voting to approve and Mike Ryan voting against, citing the Solar Panel Policy.*

Meeting Notice

Newport Historic District Commission

Tuesday, September 19, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

C-3 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 represented by Peter Regan, Spencer McCombe, Ron Onorato, and John Trentos. Spencer McCombe was presented as an expert. Objector William F Barr was present, represented by Russell Jackson. Motion to approve application as presented citing 17.80.060.C.1-3 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-4. 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 represented by Ross Cann. Motion to approve application as presented citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-5. 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 withdrawn.*

C-6. 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 represented by Matt Leys, Vincent Pacifico, and Ron Onorato. Ron Onorato was presented as an expert. Exhibit 1 Info Sheet on Solar Panel Layout, Exhibit 2 Ron Onorato CV, and Exhibit 3 Pictures were accepted. Motion to split the application into two parts, Part 1 regarding the dormer and Part 2 regarding the solar panels, made by John Laramee, seconded by Kelly Moran, all in favor. Motion to approve Part 1 with the following conditions: Cedar shingles, 4-6 inches from the ridge line, retain the chimney, with final drawings approved by the Preservation Planner, made by John Laramee, seconded by Kelly Moran. The motion passed with 6 members voting to approve and Kelly Moran voting against, citing 17.80.060.A.1, 3, & 7. Motion to continue Part 2 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-7. Application #2023-Aug-002 Pt. II 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 Nicolas Savage. Motion to split the application into two parts, Part 1 regarding alterations to the front elevations and Part 2 regarding the House 1 rear elevation, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to approve Part 1, with the following conditions: half side lights, the door has half windows or is solid, approved by the Preservation Planner, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to approve Part 2 with the following conditions: that the sliding door is all wood, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with 5 members voting to approve and Kelly Moran and Deanna Amorello voting against, citing 17.80.060.A.1, 4, & 7.*

VII. NEW APPLICATIONS

N-1. Application #2023-Sept-002 of Doreen and Khalid Al-Hamdouni, **32 Castle Hill Avenue**, Plat 44, Lot 109, (Non-Contributing) for permission to replace existing deteriorated wood front porch and steps with TimberTech

Meeting Notice

Newport Historic District Commission

Tuesday, September 19, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

Aztec composite decking. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-2. Application #2023-Sept-004 of Mill Street Partners, **75 Mill Street**, Plat 25, Lot 264, *(Contributing)* for permission to replace siding to wood frame building from composite lap siding and cedar shingles to Hardie Board. *Abbreviated Summary. Application represented by Hugh Jones. Motion to approve application with the condition that the material be cedar shingles, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-3. Application #2023-Sept-005 of 96 RI Realty, LLC, **96 Rhode Island Avenue**, Plat 23, Lot 51-4, *(Contributing)* for permission to replace existing slate roof with ReadySlate. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-4. Application #2023-Sept-006 of Robert & Kathleen Qutub, **437 Bellevue Avenue**, Plat 36, Lot 008, *(Contributing)* for permission to construct a 32' by 20' inground pool, new steps to a patio on the south elevation, and an outdoor kitchen/grill counter. *Application represented by Peter Regan and Jason McCleevey. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-5. Application #2023-Sept-007 of Tooti Patzi LLC, **7 Memorial Blvd**, Plat 36, Lot 008, *(Non-Contributing)* for permission to install a 30" x 40" wooden, double sided, angle sign. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-6. Application #2023-Sept-008 of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 36, Lot 008, *(Contributing)* for permission to install a 30" x 40" wooden, double sided, angle sign. *Abbreviated Summary. Application represented by Andre Blanco and Peter Regan. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-7. Application #2023-Sept-009 of Stephanie Shuler, **8 Cross Street**, Plat 17, Lot 031-4, *(Contributing)* for permission to make the following alterations: 1) Remove and replace nail-over roof 2) Install shed-roof dormers on both roof slopes 3) Remove faux chimney which has been the cause of water damage. *Application represented by Stephanie Shuler. Motion to approve application as presented made by Kelly Moran, seconded by Rosemary O'Brien, all opposed, citing 17.80.060.A.1, 3, 4, & 5.*

VIII. NEW BUSINESS

Discussion regarding **Draft Graphical Appendix to Policy Statement on Design Guidelines for Elevating Historic Buildings** *Motion to approve made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

Discussion regarding **Draft Policy Statement on Signs**

Discussion regarding **Draft Policy Statement on Sustainability, Resiliency and Community**

Progress update on HDC Mission, Policy and Procedures

IX. ADJOURNMENT

Meeting Notice
Newport Historic District Commission

Tuesday, September 19, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

Meeting adjourned at 10:13 pm.

Meeting Notice

Newport Historic District Commission

Tuesday, October 17, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

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
Kelly Moran (Alternate)
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

August 15, 2023 – *Motion to approve made by Andy Bjork, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

Correspondence from City – *Motion to accept the correspondence made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Communication contained a memo from staff members Patricia Reynolds and Jillian Chin indicating that the Historic District Commission will meet on the 2nd Tuesday of the month going forward.*

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

VII. NEW APPLICATIONS

N-1. Application #2023-Mar-004 of David Kilroy, **9 Beacon Hill Road**, Plat 41, Lot 006, (N/A) for permission to construct a single-family dwelling on a property with multiple existing detached residential structures. *Application represented by Russel Jackson and Paul Burke. Motion to approve application as presented citing 17.80.060.C.1-3 made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-2. Application #2023-Oct-001 of Peter Sheffield, **23 Gidley Street**, Plat 27, Lot 203, (Contributing) for permission to 1) Replace siding on the front and side of the house with white cedar shingles (in-kind), 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 represented by Peter Sheffield. Motion to split the application into two parts, Part 1 regarding the shingles and trim around the windows and corners, and Part 2 regarding the gutters, garage door, and trim board around the foundation, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to continue Part 2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

Meeting Notice

Newport Historic District Commission

Tuesday, October 17, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

N-3. Application #2023-Oct-002 of Chris & Denise Bettencourt, **207 Ruggles Ave**, Plat 36, Lot 053, *(Contributing)* for permission to renovate multiple elements of the existing carriage house east of the Seaview Terrace including 1) Restore double-hung windows and replace hopper windows 2) Replace fire escapes with wood construction decks and egress stairs 3) Restore one existing wood door and replace existing metal/fiberglass doors with new wood doors 4) Remove vinyl windows and fiberglass fire escape doors and replace with simple wood French doors 5) Repair and replace trim work, slate roof, copper flashing, and shingle siding in-kind as needed. *Application represented by Jeff Moniz. Motion to split the application into two parts, Part 1 regarding the deck system and Part 2 regarding the remainder of the project, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by John Laramee. The motion failed with 3 members voting to approve and 4 members voting to oppose, citing 17.80.060.A.1 & 4. Motion to approve Part 2 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-4. 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 represented by Keith Cullen. Motion to split the application into two parts, Part 1 regarding the condensers and Part 2 regarding the windows and skylights, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to continue Part 2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-5. Application #2023-Oct-008 of Sherry & Kenneth Fardie, **187 Rhode Island Ave**, Plat 29, Lot 211, *(Non-Contributing)* for permission to construct an 8'-9"x 11'-6" cabana to the west of the main house. *Application represented by Mark Horan. Motion to approve application as presented citing 17.80.060.C.1-3 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-6. Application #2023-Oct-009 of Julian Wassenaar, **21 Clay Street**, Plat 34, Lot 054, *(Contributing)* for permission to make alterations to the main house and carriage house. Alterations to the main house include: 1) Re-install balustrades above entrance porch based on historic photo 2) Repair and replace balustrades in-kind along perimeter of the second-floor balcony. The following alterations are to the carriage house: 1) Remove later flat-roofed shed addition and reconstruct original exterior wall, re-install decorative brackets to match existing. 2) replace non-original dormer/window with new dormer/window to match arched topped dormers 3) remove non-original metal flue pipe from the original dormer's arched tapped roof. *Application represented by Mohamad Farzan. Motion to split the application into two parts, Part 1 regarding the demolition of the flat roof shed and Part 2 regarding the remainder of the project, made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1 citing 17.80.060.D.1-2 made by Rosemary O'Brien, seconded by John Laramee, all in favor. Motion to approve Part 2 with the condition that the reconstructed dormer have some differentiation for purposes of conjecture, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-Oct-11 of Heather Burgess, **71 Perry Street**, Plat 35, Lot 1, *(Non-Contributing)* for permission to modify previously approved plans by: 1) Continuing the shingle flair and clapboard siding at the first-floor walls all the way around the structure 2) Removing a previously proposed and approved window in the west elevation. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2023-Oct-12 of Andrea Panaggio, **44 Old Beach Road**, Plat 26, Lot 80, *(Contributing)* for permission to place a 10ft x 12ft pre-fabricated wooden shed at the southeast corner of the property. *Abbreviated*

Meeting Notice

Newport Historic District Commission

Tuesday, October 17, 2023
LOCATION: INNOVATE NEWPORT
513 BROADWAY

summary. Application represented by Andrea Panaggio. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by John Laramee, all in favor.

N-9. Application #2023-Oct-14 of John R. Brereton Trust & Cynthia L Maynard Trust, **10 Cottage Street**, Plat 25, Lot 96, (*Contributing*) for permission to make multiple alterations to fenestration which includes: 1) Remove existing non-conforming vinyl window and replace with privacy glass block window system 2) Remove existing non-conforming patio door on rear elevation of building, repair top courses of damaged stone foundation and install Anderson A Series window in place of the patio door. *Application represented by Stella Martin. Motion to approve application as amended by the applicant, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2023-Oct-15 of Lorraine F. Beaumont, **3 Maitland Court**, Plat 9, Lot 18, (*Contributing*) for permission to: 1) Replace rotted window casing and sill in-kind 2) Repair fir gutter fascia and soffit in-kind 3) Replace fir decking on porch with composite decking 3) Replace rotted trim on bulkhead entrances 4) Replace roofing on bulkhead with black rubber roofing 5) Replace skylight in-kind. *Summary. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-11. Application #2023-Oct-17 of Teresa and John Kokulis, **9 Cliff Terrace**, Plat 31, Lot 131, (*Contributing*) for permission to extend an existing single-story side entry addition and add a new double-hung window in a proposed powder room in the west elevation. *Application represented by Terry Kokulis and their architect. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-12. Application #2023-Oct-19 of CBS Partners, LLC, **43 Franklin Street**, Plat 27, Lot 069, (*Non-Contributing*) seeking a minor modification to a previously approved plan by changing the cladding from wood-shingle to red cedar clapboard siding on the front and rear elevations. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-13. Application #2023-Oct-20 of 2 Sunshine Court, LLC, **2 Sunshine Court**, Plat 12, Lot 215, (*Contributing*) for permission to replace 17 non-original wood windows with composite (Fibrex) windows with the same muntin pattern. *Application represented by Jim Rossini and Ron Pagnini. Motion to approve application as presented citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-14. Application #2023-Oct-21 of 76 Division Street, LLC, **76 Division Street**, Plat 24, Lot 191, (*Contributing*) for permission to modify the south wall of the existing garage and install a plunge pool. *Application represented by Russell Jackson. Motion to approve application with the condition to work with the City Solicitor and Preservation Planner to ensure building permits pulled and all existing zoning violations be resolved, citing 17.80.060.A.1-7 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. 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. *Motion to dismiss the application without prejudice due to lack of representation made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-16. Application #2023-Oct-23 of Karl Feitelberg, **15 Atlantic Ave**, Plat 44, Lot 132, (*Non-Contributing*) for permission to construct a new outdoor kitchen, pergola, and pool at the rear of the residence. *Summary. Motion to*

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approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

N-17. Application #2023-Oct-24 of George & Elizabeth Clark, **111 Harrison Ave Unit MH1**, Plat 41, Lot 008-1, (*Non-Contributing*) for permission to make the following changes to this historically significant, yet non-contributing building: 1) Enlarge two windows flanking a door on the ground level 2) Add a refurbished window taken from the original Manor House structure on the ground level of the west elevation of the unit 3) Change existing door and screen door on the ground level to a new 24" x 41" Andersen 400 Series casement window 4) Add a lead coated copper range vent to ground level identical to other units in Manor House. *Application represented by Spencer McCombe. John Laramee recused. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-18. Application #2023-Oct-25 of Michael J. and Raymond T. Grennon, **16 Chartier Circle**, Plat 44, Lot 093, (*Non-Contributing*) for permission to change the existing tongue and groove siding to white cedar shingle. *Summary. Motion to approve application as presented citing 17.80.060.B.1-2 made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

Discussion regarding **Draft Policy Statement on Signs**

Motion to approve with the discussed changes moved by John Laramee, seconded by Rosemary O'Brien, all in favor.

Vote of **New Officers (Chair, Vice Chair, and Secretary)**

Motion to approve Deanna Amorello as Chair, Rosemary O'Brien as Vice Chair, and Michael Ryan as Secretary moved by Rosemary O'Brien, seconded by John Laramee, all in favor.

IX. ADJOURNMENT

Meeting adjourned at 9:31 pm.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramee
Kelly Moran
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

September 19, 2023 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

October 17, 2023 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

Motion to accept correspondence regarding 69 Third Street and 5 Russo Court made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.

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 represented by Ronald Luccio. Motion to approve application extension made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Russell Jackson. Motion to approve application extension made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Peter Sheffield. Motion to approve application with the condition that the gutters be half round fiberglass gutters and round downspouts, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Keith Cullen. Motion to continue made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C.3. Application #2023-Oct-22 of Salvatore 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 represented by Chris Fagan. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with six members voting in favor and Mike Ryan voting against, citing 17.80.060.A.1 & 7.*

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. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Laura Treonze. Opposition represented by attorney Tanner Jackson. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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. *Continued.*

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. *Continued.*

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. *Abbreviated Summary. Application represented by John Machado and Tanner Jackson. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with six members voting in favor and Kelly Moran voting against, citing 17.80.060.A.2..*

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. *Continued.*

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. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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. *Application represented by Jay Lynch, Dario Dimare, and Dean Temple. Exhibit A Plans/Illustration was accepted. Motion to continue the application made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Paul Weber and William Landry. Opposition represented by Andrew Teitz and Patrick Daughtry. Applicant's Exhibit A Façade was accepted. Motion to approve the application, excluding lighting signage, mechanical screening, and dumpster screening that is to be reviewed separately, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

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 represented by Spenser McCombe. Application was withdrawn.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

I. CALL TO ORDER

Members present:

Deanna Amorello, Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramee
Kelly Moran
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

Members absent:

Rosemary O'Brien, Vice Chair

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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 represented by Keith Cullen. Exhibit A Photographs was accepted. Motion to approve application with the condition that all non-vinyl windows be restored, except for the third floor windows numbers 3.1, 3.2, 3.6, and 3.7, and to move the older window to the front, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

C.2. 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 represented by Fiona Varney. Motion to continue the application made by Kelly Moran, seconded by Frank Balla, all in favor.*

C.3 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 represented by Dan Herchenroether. Motion to approve the application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by John Laramee, all in favor.*

C.4 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 represented by Chris Fagan, Kelly Salem, and Brian Arnold. Exhibit A Photographs was accepted. Motion to split the application into two parts, Part 1 regarding restoring the windows and wood shutters, modifying the front entrance per a historic picture, replacing the roof, siding, and the windows on the sunroom, and Part 2 regarding the remainder of the application, made by Kelly Moran, seconded by John Laramee, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 made by Kelly Moran, seconded by Frank Balla, all in favor.*

C.5 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. *Application represented by Jay Lynch, Dario Dimare, and DJ Lanni. Motion to continue the application made by Kelly Moran, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Dec-001 of Spencer Alexander, **138-140 Spring Street Unit 7**, Plat 24, Lot 363-7, (*Contributing*) for retroactive approval to install composite decking on an existing roof deck, expand the roof deck, and install a more traditional balustrade. *Application represented by Spencer Alexander. Opposition represented by Richard D'Addario and William Purdue. Exhibit A Letters, Exhibit B Pictures, and Exhibit C Photos from Objector were accepted. Motion to approve with the condition to replace the decking with organic material, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #2023-Dec-003 of Sharzad Broumand, **46 Chastellux Ave Unit M4**, Plat 42, Lot 028-M4, (*Contributing*) for permission to remove two roof decks to repair portions of the existing EPDM roofing and replace pressure treated decks in-kind. *Motion to dismiss without prejudice made by Kelly Moran, seconded by Frank Balla, all in favor. Upon further investigation, the Applicants had requested a Continuance to the January 9th HDC Meeting.*

N-3. Application #2023-Dec-007 of Michael and Barbara Dennis-Bale, **4 ½ Sunshine Court**, Plat 16, Lot 021, (*Contributing*) for permission to replace non-original two-story deck with a one-story, flat-roof addition with a roof-deck in the same footprint as the existing deck. *Application represented by Michael and Barbara Dennis-Bale. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by John Laramee, all in favor.*

N-4. Application #2023-Dec-10 of George Mussalli, **30 Prospect Hill Street**, Plat 27, Lot 037, (*Contributing*) for permission to 1) Replace rear door to 36" wide to comply with building code, replace front door and trim to match existing 2) Remove rear deck and install steps and patio 3) Repair siding and trim to match existing 4) Install new gutters. *Application represented by David Sisson. Exhibit A Door Photos was accepted. Motion to approve the application with the conditions that the front door is to be wood panel and the gutters are to be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by John Laramee, all in favor.*

N-5. Application #2023-Dec-19 of Alison P. Scavone, **80 Rhode Island Ave**, Plat 20, Lot 216, (*N/A*) for permission to construct a single-family dwelling on an empty lot. *Summary. Motion to approve the application as presented, citing 17.80.060.C.1-3, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #2023-Dec-22 of Salty Sailor, Inc, **75 Pelham Street**, Plat 27, Lot 012-D, *(Contributing)* for permission to update porches and railings to bring them up to building code. The porches will be made level and extended. *Application represented by Michael Hill. Motion to approve the application with the condition to change the material from composite to wood, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-Dec-23 of Tammy Brown, **515 Ocean Ave**, Plat 44, Lot 123, *(Non-Contributing)* for permission to add a second floor over the existing first floor office, replace 4 exterior doors, replace the siding on the front entry with a new horizontal siding, replace the bead-board ceiling with a new mahogany ceiling in covered entry, and replace an existing half wall railing with cable railing on the balcony above the garage. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-8. Application #2023-Dec-24 of Sarah Jauss, **23 Chartier Circle**, Plat 44, Lot 113, *(Non-Contributing)* for permission to demolish the existing non-contributing building and construct a new single-family dwelling. *Application represented by Russell Jackson and Mark Fontaine. Exhibit A Letter from John Tschirch was accepted. Motion to split the application into two parts, Part 1 regarding the demolition and Part 2 regarding the new construction, made by Kelly Moran, seconded by Frank Balla. Motion to approve Part 1, citing 17.80.060.D.1-2, made by John Laramee, seconded by Frank Balla, all in favor. Motion to approve Part 2, citing 17.80.060.B.1-2, made by John Laramee, seconded by Frank Balla, all in favor.*

N-9. Application #2023-Dec-25 of Cody's Investments, LLC, **21 Catherine Street**, Plat 25, Lot 066, *(Contributing)* for permission to: 1) Repair 2 chimneys, reframe the roof over west elevation bay windows, fir gutters, and patch stucco 2) Convert section of rear addition to covered porch with stairs, reduce square footage of existing deck and install new wooden decking/railings. Relocate stairs off deck. Remove chimney in rear addition 3) Replace existing asphalt and EPDM roofing in-kind. 4) Replace existing wood entry doors with new wooden doors. Replace windows with Andersen Woodwright, muntin patterns to match. Restore leaded glass window 5) Install 10x20 in-ground pool. *Application represented by Michael Marcello. Exhibit A Supplemental Materials was accepted. Motion to split the application into two parts, Part 1 regarding repairing the 1) chimneys, bay window roof, gutters, stucco, 3) repairing the roofing, and 5) installing the pool, and Part 2 regarding the remainder of the application made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-10. Application #2023-Dec-27 of William & Lisa Ruh, **88 Washington Street**, Plat 12, Lot 046, *(Contributing)* for permission to construct a new single-family dwelling and deck, connecting to an existing deck of a contributing structure. *Continued per applicant's request.*

N-11. Application #2023-Dec-28 of Jack Zins, **65-67 Bridge Street**, Plat 16, Lot 058, *(Contributing)* for permission to install solar panels on the roof of the garage. *Motion to dismiss the application without prejudice made by Kelly Moran, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Discussion and Adoption of 2024 Historic District Commission Meeting Calendar

IX. ADJOURNMENT