

**I. CALL TO ORDER**

**II. ROLL CALL AND DETERMINATION OF QUORUM**

Members present:

Karl Bjork, Chair  
Rosemary O'Brien  
Donald Ross  
David Adams  
Nancy Stafford  
James Madson  
Kelly Moran  
Deanna Amorello

Staff present:

Patricia Reynolds, Planning and Economic Development Director  
Nick Armour, Historic Preservation Planner

**III. APPROVAL OF MINUTES**

April 19, 2022

*One Correction to April 19, 2022 Minutes: strike "6 Guerney Ct. information, as it had not been presented or voted on."  
Motion to approve corrected minutes made by Mr. Ross, seconded by Ms. O'Brien, all in favor*

**IV. COMMUNICATIONS**

*Motion to accept letter from Mr. William Varr, re: 93 Second Street Application, made by Mr. Ross, seconded by Mr. Madson, all in favor.*

**V. ACTION ITEMS**

**CONTINUED APPLICATIONS**

C-1. Application #Oct-19 of Mr. Elijah Duckworth-Schachter, 6 Greenough Pl., Plat 22, Lot 27, (*Contributing*) for permission to replace existing dilapidated garage within the existing footprint. *Application continued to June 21, 2022 HDC meeting at the request of the applicant.*

C-2. Application #Oct-24 of Mr. John and Mrs. Kathy Trentos, 93 Second St., Plat 9, Lot 320, (*New Construction*) for permission to construct new single-family residence. *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, 6-1 opposed (Ms. O'Brien voted in favor). Application denied, citing 17.80.060.C.1.*

C-3. Application #Feb-9 of Mr. Igor Sokol, 232 Ocean Ave., Plat 1, Lot 101, (*Contributing*) for permission to add shed dormer on south side of the main house block. Remove the ground level wood framed structure and replace with a metal and glass greenhouse structure. Modify the south elevation to open the gable end with more glass and doors. *Application continued to June 21, 2022 HDC meeting at the request of the applicant.*

C-4. Application #Mar-2 of Hour Glass Farm, LLC, 203 Harrison Ave., Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding. *Application continued to June 21, 2022 HDC meeting at the request of the applicant.*

C-5. Application #Mar-10 of Red Cross Ave, LLC, 187 Rhode Island Ave., Plat 29, Lot 211, (*Non-Contributing*) for permission to construct a new two-car attached garage; remove existing stairway and deck, replace with new deck and steps; add one (1) window at center of first floor bay structure (west elevation); add one (1) window, relocate another on the second floor (west elevation); remove second entry door at east elevation, replace with two (2) windows; install new pool and spa. *Motion to approve, conditional on approval of new property lines by Zoning Board, made by Mr. Ross, seconded by Ms. O'Brien, 6-1 in favor (Ms. Stafford opposed), citing 17.80.060.B.1.*

C-6. Application #2022-Apr-5 of Mr. Steven Minninger, 81 Kay St., Plat 22, Lot 083, (*Contributing*) for permission to replace 12 windows (5 wood windows and 7 vinyl windows) with new wood windows. *Motion to continue to June 21, 2022 HDC meeting to allow for additional information to be provided on windows proposed for replacement, made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

C-7. Application #2022-Apr-8 of Mrs. Janine and Mr. Bruce Broussard, 719 Bellevue Ave., Plat 38, Lot 020, (*Contributing*) for permission to make modifications to west-facing elevation, including replacing existing canvas porch area with new wood porch ceiling and second story deck, colonial revival newels, and wood mahogany balusters. New NanaWall system (accordion doors) proposed on first floor. *Motion to continue to June 21, 2022 HDC meeting to allow for revisins based on Commission comments, made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

C-8. Application #2022-Apr-13 of Ms. Mary D'Alton, 100 Harrison Ave., Plat 41, Lot 010-4, (*Contributing*) for permission to replace an existing failing chimney to be disassembled and rebuilt in-kind, using as many existing bricks as possible; deck extension to connect previously-approved porch to existing masonry terrace. *Motion to approve with added stone work to front of porch/deck extension, made by Mr. Ross, seconded by Ms. O'Brien, all in favor, citing 17.80.060.A.1-A.7.*

C-9. Application #2022-Apr-14 of Mr. Alan and Mrs. Susan Clark, 6 Guerny Ct., Plat 12, Lot 194, (*Contributing*) for permission to demolish existing structure beneath second floor balcony; build new addition under second floor balcony footprint (existing balcony will act as roof for new addition). *Motion to approve, conditional on replacing proposed sliding door with french doors, Anderson Series, made by Mr. Ross, seconded by Ms. O'Brien, all in favor, citing 17.80.060.A.1-A.7.*

C-10. Application #2022-Apr-15 of Mr. John J. Ryan, 8 LaSalle Pl., Plat 09, Lot 141, (*Contributing*) for permission to replace replace slate roof with Slateline asphalt shingle roofing. *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, all opposed. Application denied, citing 17.80.060.A.1 and A.5.*

C-11. Application #2022-Apr-16 of Dorinda Kinsley 2021 Family Irrevocable Trust, 535 Ocean Ave., Play 44, Lot 119, (*Non-Contributing*) for permission to remove existing 2 car garage, laundry, bath, and room above garage. Replace with a new two-story addition, including a family room, mud room, laundry, 3-car garage, office, and 3 bathrooms. *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, all in favor, citing 17.80.060.B.1.*

C-12. Application #2022-Apr-21 of Newport Real Estate Venture, 76 Division Street, Plat 24, Lot 191, (*Contributing*) for permission to replace 25 double hung windows, 7 fixed windows, and enlarge 3rd floor east window with wood windows to match existing. Current grid patterns will be duplicated, trim will be replaced, in-kind, where needed; replace chain link fence with new cedar wood fence; replace current, non-operational garage doors with new wooden doors of the same type and quality; replace front entry columns with different style support columns; add privacy screen to roof top area to cover HVAC units; bring existing third-floor balcony up to code, including raising height of handrails, adding appropriate drainage, and install wood floor decking, using existing material where possible or replacing in-kind to match. *Motion to split application made by Mr. Ross, seconded by Ms O'Brien, all in favor. Motion to approve front porch columns, window replacements, fence, and garage door replacement made by Mr. Ross, seconded by Ms. O'Brien, all in favor. Motion to continue the application to June 21, 2022, related to the remaining components of the project, in order to present more information about the 3<sup>rd</sup> floor balcony modifications, the HVAC unit and screening, made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

C-13. Application #2022-Apr-22 of 11 Ocean Heights Road, LLC, 11 Ocean Heights Rd., Plat 41, Lot 331, (*New Construction*) for permission to construct a new single-family home. *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, all in favor, citing 17.80.060.C.1.*

## NEW APPLICATIONS

N-1. Application #2022-May-3 of Mr. Donald Tofias, 79 Dixon St., Plat 35, Lot 282, (*Non Contributing*) for permission to enclose an existing 532 sq.ft. terrace with a greenhouse (glass) roof. Work previously approved January 2021 (Application Jan-16). *Summary Approval citing 17.80.060.B.1 and B.2.*

N-2. Application #2022-May-4 of Mr. Gary Garabedian, Bliss Properties, 181 Bellevue Ave., Plat 28, Lot 112-4, (*Non Contributing*) for permission to add two storefront entrances on the east elevation of the Plaza, adjacent to the parking lot. Storefronts to match adjacent storefronts with new matching signage on wood façade. *Summary Approval citing 17.80.060.B.1 and B.2.*

N-3. Application #2022-May-5 of Ms. Deirdre McCarthy, 158 Narragansett Ave, Unit U, Plat 34, Lot 049-U, (*Contributing*) for permission to replace four wooden Velux skylight windows with modern Velux roof windows; replace one older casement/trapezoidal window, one picture window, and one patio door with like-for-like Marvin replacements; Patio swing door to be replaced with sliding door. *Abrieviated Summary Approval citing 17.80.060.A.1-A.7.*

N-4. Application #2022-May-6 of Mr. Jeffrey Poznaski, 75 Mill St., Plat 24, Lot 264, (*Contributing*) for permission to remove decking and in-fill skylights on roof; replace with rubber roofing. *Summary Approval citing 17.80.060.A.1-A.7.*

N-5. Application #2022-May-7 of Lafarge Restoration Fund, 73 Pelham St., Plat 27, Lot 011, (*Contributing*) for permission to install an ADA ramp along Pelham street to the side entrance. Ramp was previously approved by HDC in 2012. *Summary Approval citing 17.80.060.A.1-A.7.*

N-6. Application #2022-May-11 of Ms. Jane Young & Mr. Sumin Tchen, 111 Harrison A7., Plat 41, Lot 008-07A, (*Non Contributing*) for permission to replace two rear windows (one 3-panel and one 4-panel) with Anderson 400-series in sandstone finish, to match previously-approved replacement windows on building. *Summary Approval citing 17.80.060.A.1-A.7.*

N-7. Application #2022-May-12 of Alys D. Krichavsky Irrevocable GST Exempt, 111 Harrison B7., Plat 41, Lot 008-07B, (*Non Contributing*) for permission to replace two rear windows with Anderson 400-series, to match previously-approved replacement windows on building. *Summary Approval citing 17.80.060.A.1-A.7.*

N-8. Application #2022-May-20 of Robert Weintraub Trust, 25 Mill St., Plat 24, Lot 230, (*Contributing*) for permission to replace asphalt roof with synthetic slate shingle; restore prominent windows on Mill St. side; replace windows on rear and side elevations with new Pella Reserve double-hung windows (historically accurate); replace all windows of 1980's addition with Pella Reserve casement windows; remove one window on rear to accommodate new vent for range; replace window at the rood deck of the addition with stainless steel door; restore the exterior doors on front and side elevation, including garage doors; re-install a previously-removed transom window on one door; replace the door and sidelights to the deck with new Pella Reserve traditional door and sidelights (to match existing); install new foundation stone to match existing at the rear. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-9. Application #2022-May-22 of Mr. Dennis & Mrs. Roseanne Williams, 11 Ridge Rd., Plat 44, Lot 135, (*Non Contributing*) for permission to alter previously-approved design. Install four Velux Manual skylights to the north façade of the house. *Summary Approval citing 17.80.060.B.1 and B.2.*

N-10. Application #2022-May-24 of Mr. Paul A. Leys, 57 Ruggles Ave., Plat 41, Lot 408, (*Non Contributing*) for permission to install solar panels. *Summary Approval citing 17.80.060.B.1 and B.2.*

N-11. Application #2022-May-25 of KBC REALTY / MC2 REALTY, 10 Fair St., Plat 27, Lot 113, (*Contributing*) for permission to replace existing vinyl windows with Anderson 400 Series with simulated divided lites; replace existing skylights with Velux fixed units; replace existing asphalt roof shingles with Duration asphalt shingles; installation of aluminum gutter system; repair and replace the mixed (wood and hardi board) exterior siding; paint exterior; replace existing exterior lights; install new mini-split HVAC system with condensor on rear of the property; repair the existing front entrance stairs and platform; modify the rear stairs and landing entrance; install a raised wood deck, approximately 20-feet by 8-feet. *Motion to approve, conditional on changing aluminum gutters to fiberglass, replacing four double-hung windows in front façade to two double-hung windows, made by Mr. Ross, seconded by Ms. O'Brien, all in favor, citing 17.80.060.A.1-A.7.*

N-12. Application #2022-May-27 of Castle Keep RI LLC, 35 Chastellux Ave., Plat 42, Lot 003, (*Non Contributing*) for permission to remove existing mahogany deck boards and replace with Wolfe composite decking. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-13. Application #2022-May-28 of Nemzow Simon Living Trust, 46 Poplar St., Plat 16, Lot 007, (*Contributing*) for retroactive approval to allow the removal of a window on front elevation and replacement with a smaller window in same location that was done without prior approval. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-14. Application #2022-May-30 of Ms. Joan Bartram, 27 Marsh St., Plat 16, Lot 211, (*Contributing*) for permission to reconstruct the front entry steps to bring to code and consistent rise and run of the stairs; add side handrail and balustrade; reconstruct rear porch to match new front stair in design. *Summary Approval citing 17.80.060.A.1-A.7.*

N-15. Application #2022-May-31 of Mr. Al Scullin, 46-48 Third St., Plat 12, Lot 197, (*Contributing*) for permission to replace 3 windows, in-kind with American Craftsman - exterior cladding and wood interior. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-16. Application #2022-May-32 of Miramar 646 LLC, 646 Bellevue Ave., Plat 38, Lot 003, (*Contributing*) for permission to perform maintenance to the carriage house: masonry and repointing; masonry restoration; replace existing slate roof, copper upper roof, copper ridge caps, and copper flashings, in-kind (original copper dormer enclosures to be preserved); existing flat, membrane roof to be replaced with PVC membrane; removal of the lattice panels on west elevation that are causing damage to the existing limestone. *Summary Approval citing 17.80.060.A.1-A.7.*

N-17. Application #2022-May-33 of Mr. Tripler Pell, 11 Mt. Vernon St., Plat 21, Lot 099, (*Contributing*) for permission to replace first-floor window at southeast corner; replace first-floor exterior door with a new double-hung window to match the original windows; replace second-floor windows at the rear addition which were previously restored but which do not function; replace second-floor window at southeast corner; widen second-floor window opening on east face of house to allow two double-hung windows to be installed. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-18. Application #2022-May-34 of Mr. David Hill, 62 Mill St., Plat 24, Lot 224, (*Contributing*) for permission to add a retaining wall between Lot 225 and the subject property (Lot 224). Retaining wall will not extend higher than the level of the applicant's driveway. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-19. Application #2022-May-35 of Mr. Matthew & Mrs. Julia Reinhardt, 90 Third St., Plat 09, Lot 130, (*Contributing*) for re-approval of replacement of the front door (located on side of house) and outdoor shower, approved by HDC in February 2021; and to permit installation of a permanent front door awning/roof. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-20. Application #2022-May-36 of Cross Street LLC, 6 ½ & 8 Cross St., Plat 17, Lot 031-4, (*Contributing*) for permission to Remove rotten front porch and steps and install new wood landing, steps, and handrails; remove structurally-unsound chimney that was abandoned after boiler was removed and install a Velux fixed skylight in this same location. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-21. Application #2022-May-37 of Mrs. Lillian Dick, 5 Touro Park W., Plat 25, Lot 123, (*Contributing*) for permission to construct a pool house. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-22. Application #2022-May-38 of Mrs. Lillian Dick, 5 Touro Park W., Plat 25, Lot 123, (*Contributing*) for permission to construct an in-ground pool. *Motion to Continue to Special Meeting of HDC on June 7, 2022 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

**VI. NEW BUSINESS**

Discussion regarding holding special meeting.

*Motion to hold Special Meeting of HDC on June 7, 2022, starting at 6:00 PM (no pre-meeting required), made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

**VI. ADJOURNMENT**