

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

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

Staff present:

Nick Armour, Historic Preservation Planner

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. Application #2022-Sep-8 of Dish Wireless, LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) to install three new telecommunications antenna and related infrastructure in location of existing antennas. *Motion to approve application as presented, citing 17.80.060.C.1-C.3, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-2. Application #2022-Oct-1 of Miramar 646 LLC, **646 Bellevue Ave**, Plat 38, Lot 010, (*Contributing*) for permission to 1) replace existing copper batten seam metal roof with new, patinated copper roof; 2) infill three arched masonry openings at the service court loggia entry and install new doors similar to the main entrance doors; 3) replace east and west retaining walls at service court and install new carriage-style overhead doors at the service court entrance; 4) Accessory structures at Carriage House, including new in-ground swimming pool, pergola and lattice pavilions, tennis court, and security kiosk. *Motion to approve application as presented, citing 17.80.060.A.1-A.7 and 17.80.060.C.1-C.3, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

Please note:

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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.

C-3. Application #2022-Oct-7 of Margaret & Sean Maloney, **275 Harrison Avenue**, Plat 44, Lot 121, (*Contributing*) for permission to construct a ground-mounted solar array, located approximately 162 feet from the main house. *Motion to approve application as presented, citing 17.80.060.C.1-C.3, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-4. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay St**, 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. *Motion to continue application to November 15, 2022 HDC meeting, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-5. Application #2022-Oct-14 of FiftySquare L.P., **50 Washington Square**, Plat 17, Lot 191, (*Contributing*) for permission to conduct numerous modifications to existing building, including: 1) demolish and replace ADA ramp with matching brick; 2) selective replacement of brick masonry; 3) repair of Terra Cotta in several locations and anchoring to building where necessary; 4) replacement of Terra Cotta balustrade with cast stone balustrade to match existing; 5) repair of wood windows, including scraping, cleaning, priming, and painting; 6) replacement of non-original windows with new, wood-clad aluminum windows with integral spandrel panels to match the wood windows; 7) ornamental metalwork to be selectively removed and sandblasted, repainted and re-installed; 8) repair of pressed metal copper cornice; 9) replacement of EPDM roof membranes with TPO roof membranes and installation of wall flashing below Terra Cotta coping stones to address water infiltration; 10) new rooftop mechanical units to be arrayed on primary building rooftop away from the building edge, existing mechanical to be replaced in existing locations; 11) new wood and metal exterior entrance doors to be installed, modeled on the layout of the historic doors, and painted to match existing doors and windows. *Motion to approve application as presented, with conditions to have balustrades given coat of Terra Cotta and painted to replicate existing Terra Cotta, and provide letter from state historic commission to Preservation Planner, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-6. Application #2022-Oct-16 of 225 Ruggles LLC, **225 Ruggles Avenue**, Plat 36, Lot 051-6, (*Contributing*) for modifications to previously-approved application including: 1) replace aluminum gutters with fiberglass; 2) north-facing dormer and gable end to remain the same (previously requested a modification), therefore, windows A1 and A2 are sized to match existing; 3) window at northwest, second-floor dormer to be removed (previously requested to be replaced); 4) west-facing exterior door to be replaced (previously requested to be removed); 5) remove trim detail at turret overhang; 6) placement of two (2) HVAC units facing Ruggles Ave (hidden by shrubs); and 7) remove sunken terrace and French doors facing north, infill with windows and stone to restore original design. *Motion to approve application as presented, with conditions to have the window on northwest second-floor replaced in-kind, and make every effort to move or hide the HVAC unit, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

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VI. NEW BUSINESS

VI. ADJOURNMENT

Motion to adjourn at 8:47pm, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.

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