

Meeting Minutes

Newport Historic District Commission

Tuesday, January 9, 2024

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
Kelly Moran
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

Members Absent:

Dale Nelson
John Laramée

III. APPROVAL OF MINUTES

November 30, 2023 – *Motion to approve made by Kelly Moran, seconded by Frank Balla, all in favor.*

December 12, 2023 – *Motion to approve made by Kelly Moran, seconded by Frank Balla, all in favor.*

IV. COMMUNICATIONS

U.S. Department of Housing and Urban Development to The Newport Historic District Commission Re: Section 106 Notification for the Renovation of the Boys & Girls Clubs of Newport County's Clubhouse. *Motion to accept correspondence made by Kelly Moran, seconded by Frank Balla, all in favor.*

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C.1. 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 to the February 13th HDC meeting per applicant's request.*

C.2 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. *Continued to the February 13th HDC meeting per applicant's request.*

C.3 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 was represented by Jay Lynch, EJ Lanni, and Dario Dimare. Motion to*

Meeting Minutes

Newport Historic District Commission

Tuesday, January 9, 2024

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

C.4 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 was represented by Michael Marcello. Exhibit A Location of Condensers and Exhibit B Revised Plans were accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-5. 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. *Continued to the February 13th HDC meeting per applicant's request.*

C-6. 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. *Application was represented by Jay Lynch, Madeline Melchert, William Ruh, and James Houle. Pieter Roos presented as an expert. The following Exhibits were accepted: A) Letters of support, B) Letters of opposition, C) Mr. Roos CV, D) Plans, E) Prior Roos Presentation, F) Mr. Houle materials, G) Ms. Anderheggen analysis. Elizabeth Noonan, Mary Jo Carr, and Shantia Anderheggen were present in objection to the application. Motion to continue the application to the February 13th HDC meeting moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-Jan-004 of Marie and Peter Leavitt, **44 Charles Street**, Plat 17, Lot 137, *(Contributing)* for permission to replace 4 existing wood windows, and one vinyl window with Harvey Majesty Windows. *Application was represented by Jeffery Ramos. Motion to approve the application with the condition to replace the vinyl window with a Harvey Majesty window and to repair all wooden windows, 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-2. Application #2024-Jan-008 of Leah Culver, **38 Bellevue Ave**, Plat 25, Lot 062, *(Contributing)* for permission to repair existing signs along the west side of the building, and standardize the business sign size, style, and font for a more cohesive and appropriate look. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-3. Application #2024-Jan-009 of the Robert Weintraub Trust, **25 Mill Street**, Plat 24, Lot 230, *(Contributing)* for permission to install a new 5ft copper weathervane atop the tower. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-4. Application #2024-Jan-12 of John Knight, **10 Cross Street**, Plat 17, Lot 288, *(Contributing)* for permission to replace a multi-panel metal side door with a Pella door. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, January 9, 2024

N-5. Application #2024-Jan-14 of 12 Gidley Holdings, **12 Gidley Street**, Plat 27, Lot 129-4 (*Contributing*) for permission to make multiple cosmetic changes to the existing structure by 1) Changing the cladding on the south elevation and replacing the cedar shingle cladding in-kind on the rest of the elevations 2) Replacing non-compliant vinyl windows with 2/2 Andersen A-Series windows 3) Replacing asphalt and membrane roofs in-kind 4) Installing new copper gutters and downspouts 5) Installing two new doors in existing openings 6) Removing and infilling an existing door in the south elevation wing 7) Re-parging the foundation 8) Removing chimney. *Application was represented by Mohamad Farzan. Motion to approve the application with the condition of a faux chimney to replace the original, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-6. Application #2024-Jan-15 of Glen Ferreira, **31-33 John Street**, Plat 27, Lot 214, (*Contributing*) for permission to 1) Remove the secondary door and stairs and replace with a wood window, remove and replace primary door stairs with wooden stairs, railings and deck, and install a new deck off the rear ell 2) Add two condensers hidden behind house 3) Replace existing metal gutter in-kind 4) Replace wood lap siding and wood trim as needed on all elevations. *Abbreviated summary. Motion to approve the application with the condition that the condenser screening be reviewed with the Preservation Planner, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-7. Application #2023-Jan-16 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, (*Contributing*) for permission to add casement windows and door to the existing west side porch, to remove the later added stucco, and restore chimney to original brick. Add stairs and double door at the center of the south-facing enclosed porch. Remove stucco from existing 3-car garage and replace with clapboards. *Motion to continue the application to the February 13th HDC Meeting moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-8. Application #2023-Jan-17 of 7 Red Cross Ave LLC, **7 Red Cross Ave**, Plat 26, Lot 044, (*Contributing*) for permission to remove ca. 1950 attached garage at west elevation, add 3 windows in foundation at south elevation where garage is being removed, add 3 double hung windows on west wall in the second floor bedroom, enlarge existing shed dormer, add one additional window at second floor south elevation, install two skylights in third floor loft area in north elevation, remove stationary windows at second floor deck south elevation, and retain the original porch columns, railing and structure per original design. *Motion to continue the application to the February 13th HDC Meeting moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-9. Application #2023-Jan-18 of Wesley Properties & Holdings, LLC, **28 Sherman Steet**, Plat 21, Lot 079, (*Contributing*) for permission to replace existing downspouts with copper and aluminum downspouts, replace asphalt roof in-kind, replace skylight with new skylight slightly lower on the slope, install a small outdoor kitchen on rear patio, install new light fixtures at front entry door, install new wood shutters and flower boxes, restore all windows, and replace existing wood garage door with a new wood garage door. *Abbreviated summary. Motion to approve the application with the conditions that the shutter hardware be approved by the Preservation Planner and that the existing unbroken glass be preserved, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-10. Application #2023-Jan-19 of Diana Douglas, **126 Rhode Island Ave**, Plat 23, Lot 144, (*Non-Contributing*) for permission to construct a rear addition. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-11. Application #2023-Jan-20 of SRU Holdings, LLC & Salve Regina University, **35, 45 & 51 Shepard Avenue, 26 Lawrence Ave, 74 & 80 Victoria Avenue**, Plat 26, Lots 36, 96, 98, 102, 103, and 104 (*Contributing/Non-*

Meeting Minutes

Newport Historic District Commission

Tuesday, January 9, 2024

Contributing) seeking approval for site lighting, screening of dumpsters, screening of generators, building signage, and screening of HVAC equipment of the Watts dormitory, on lots currently occupied by non-contributing buildings. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7 & B.1-2, moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

VIII. NEW BUSINESS

2023 HDC Annual Report – *Motion to approve the annual report moved by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

IX. ADJOURNMENT

Special Meeting Minutes Newport Historic District Commission

Tuesday, February 27, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair

Mike Ryan, Secretary

Jim Madson

Dale Nelson

John Laramée

Kelly Moran

Frank Balla (Alternate)

Ray Goddard (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

Members Absent:

Rosemary O'Brien, Vice Chair

III. APPROVAL OF MINUTES

January 9, 2024 – *Motion to approve made by Kelly Moran, seconded by Frank Balla, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2022-Oct-17 of Beacon Rock, LLC, **147 Harrison Ave**, Plat 41, Lot 001, (*Contributing*) for permission to extend the expired Certificate of Appropriateness to November 15, 2024. *Application was represented by Peter Regan. Motion to extend the approval made by John Laramée, seconded by Frank Balla, all in favor.*

VI. CONTINUED APPLICATIONS

C-1 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 was represented by Chris Fagan, Kelly Salem, and Brian Arnold. The following exhibits were accepted: A) Updated documentation, B) Historic Roof Pictures, C) Photo of Benson house, D) Other Point house pictures. Motion to approve the application with the conditions to have French doors on the second-floor deck access and to have wooden balusters on the second-floor deck, citing 17.80.060.A.1-7, moved by Kelly Moran, seconded by Frank Balla. The motion passed 5-2 with Deanna Amorello, Mike Ryan, Jim Madson, Dale Nelson, and John Laramée voting to approve and Kelly Moran and Frank Balla opposed, citing 17.80.060.A.1&4.*

C-2. 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

Special Meeting Minutes

Newport Historic District Commission

Tuesday, February 27, 2024

structure. *Application was represented by Madeline Melchert and Peter Regan. Josh Barts and Shantia Anderheggen were present in opposition. Motion to approve the application with the condition to implement Option 2, as presented, for the West Side, citing 17.80.060.C.1-3, moved by Kelly Moran, seconded by Frank Balla. The motion passed 6-1 with Frank Balla opposed, citing 17.80.060.C.1&3.*

C-3. Application #2023-Jan-16 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, *(Contributing)* for permission to add stairs and double door at the center of the south-facing enclosed porch and remove stucco from existing 3-car garage and replace with clapboards. *The application was continued at the request of the applicant.*

C-4. Application #2023-Jan-17 of 7 Red Cross Ave LLC, **7 Red Cross Ave**, Plat 26, Lot 044, *(Contributing)* for permission to remove ca. 1950 attached garage at west elevation, add 3 windows in foundation at south elevation where garage is being removed, add 3 double hung windows on west wall in the second floor bedroom, enlarge existing shed dormer, add one additional window at second floor south elevation, install two skylights in third floor loft area in north elevation, remove stationary windows at second floor deck south elevation, and retain the original porch columns, railing and structure per original design. *The application was continued at the request of the applicant.*

VII. NEW APPLICATIONS

N-1. Application #2024-Feb-003 of 2012 Ross Family Real Property GST Trust, **1 Berkeley Ave**, Plat 33, Lot 026, *(Contributing)* for permission to construct a Chinese tea house-style garden pavilion. *Summary. Motion to approve the application as presented, citing 17.80.060.C.1-3, was moved by Kelly Moran, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Feb-007 of RI Property Wire, LLC, **41 Pelham Street**, Plat 27, Lot 008, *(Contributing)* for permission to replace asphalt roof in-kind, remove a chimney in the rear slope, and replace two windows in the rear elevation of the south ell with smaller windows. *Application represented by Zackary Pichher and Shane Cooper. Motion to approve the application with the conditions that the deck be replaced in-kind, that the balusters on the deck be the original height, that the lattice work under the deck be maintained, and that a faux chimney replace the existing chimney, citing 17.80.060.A.1-7, was moved by Kelly Moran, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Feb-008 of Louis Rose, **700 Bellevue Ave**, Plat 38, Lot 079, *(Contributing)* for permission to conduct restoration and repair to the main block, and construct a one-and-one-half story addition on the south elevation. *Application represented by Tanner Jackson, Peter Pennoyer, and Lucas Hafeli. Motion to approve the application with the condition that the 3 original windows be relocated and reused, citing 17.80.060.A.1-7, was moved by Kelly Moran, seconded by Frank Balla, all in favor.*

N-4. Application #2024-Feb-10 of Juliet H. Smith of **12 Maitland Court**, Plat 09, Lot 024-4, *(Contributing)* for permission to refigure front steps, install new sliding door on rear elevation, remove rear entry door and relocate historic window in its place, create a new landing and steps, and repair all historic wood windows as needed. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Kelly Moran, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting was adjourned at 9:00 pm.

Meeting Minutes

Newport Historic District Commission

Tuesday, March 12, 2024

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)
Ray Goddard (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

February 27, 2024 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2022-Jun-14 of Christopher Dunn and Mary Cummings, **13 Chestnut Street**, Plat 12, Lot 220, (*Contributing*) for permission to extend the expired Certificate of Appropriateness to August 2024. *Application was represented by Chris Dunn. Motion to extend the approval moved by Rosemary O'Brien, seconded by John Laramee, all in favor.*

A-2. Application #2023-Jan-003 of Jonathan and Staci Bergmann, **78 Ayrault Street**, Plat 22, Lot 121, (*Non-Contributing*) for permission to amend previously approved CoA and extend it to December 20, 2024. *Application was represented by Tanner Jackson. Motion to extend the approval and approve amendments to the application moved by Rosemary O'Brien, seconded by John Laramee, all in favor.*

A-3. Application #2022-Jul-6 of Kendall Tucker Holmes, **32 Ann Street**, Plat 27, Lot 212, (*Contributing*) for permission to amend previously approved CoA obtained as the result of a violation, and extend it to December 20, 2024. *Application was represented by Kendall Tucker Holmes and Sean Napolitano. Motion to extend the approval of the originally approved application moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Jan-16 of Susan Burchell, **8 Oakwood Terrace**, Plat 26, Lot 45, (*Contributing*) for permission to add stairs and double door at the center of the south-facing enclosed porch and remove stucco from existing 3-car garage and replace with clapboards. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, March 12, 2024

C-2. Application #2023-Jan-17 of 7 Red Cross Ave LLC, **7 Red Cross Ave**, Plat 26, Lot 044, (Contributing) for permission to remove ca. 1950 attached garage at west elevation, add 3 windows in foundation at south elevation where garage is being removed, add 3 double hung windows on west wall in the second floor bedroom, enlarge existing shed dormer, add one additional window at second floor south elevation, install two skylights in third floor loft area in north elevation, remove stationary windows at second floor deck south elevation, and retain the original porch columns, railing and structure per original design. *Application was represented by Mark Horan. Motion to approve the application with the conditions to restore the second-floor porch to the original configuration, to replace the basement entry, and that the remainder of the application be withdrawn, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-Mar-007 of Vincent J Dibona Trustee, **448 Gibbs Ave**, Plat 30, Lot 029, (Contributing) for permission to extend an existing elevator shaft to the third floor on an existing tower. *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-2. Application #2024-Mar-008 of Esmond Harmsworth **639 Bellevue Ave**, Plat 38, Lot 5, (Contributing) for permission to 1) Demolish existing sunroom addition and replace with a new sunroom addition 2) Install three new custom kitchen windows in the west elevation of the rear 1883 addition 3) Convert roof deck access door to a window and convert second floor window to an access door. Extend existing rooftop deck and create a parapet wall along the proposed deck's southern side. *Application represented by Tanner Jackson and Sean Reynolds. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-3. Application #2024-Mar-009 of Edwin G. Fischer Jr., **1 Ocean Heights Road**, Plat 41, Lot 334, (Non-Contributing) for permission to install solar panels to the west and southwest slopes. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-4. Application #2024-Mar-12 of Jake & Tootsie LLC of **34 Castle Hill Ave**, Plat 095, Lot 44, (N/A) for permission to construct a new single-family dwelling. *Application was represented by Russell Jackson and Alex Tesa. Exhibit A Renderings and placement of garage was accepted. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-5. Application #2024-Mar-14 of Stephen A. Swierk of **135/137 Spring Street**, Plat 24, Lot 162, (Contributing) for permission to replace existing slate roof with composite slate. *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-6. Application #2024-Mar-15 of Ledges 66 LLC of **66 Ocean Ave**, Plat 41, Lot 399, (N/A) for permission to demolish existing 1970s storage shed and construct a new one-and-one-half story house on the existing concrete slab. *Application represented by Mohamed Farzan. Motion to approve the demolition, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly John Laramee, all in favor. Motion to approve the new construction, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2024-Mar-16 of Bonniecrest Condominium Association of **111 Harrison Ave**, Plat 41, Lot 8, (Non-Contributing) for permission to construct a small 5' x 6' bathroom attached to the existing gazebo between

Meeting Minutes

Newport Historic District Commission

Tuesday, March 12, 2024

the pool and tennis court. *Summary. John Laramee recused. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2024-Mar-23 of Tonya Grootendorst of **17 Willow Street**, Plat 12, Lot 256, *(Contributing)* for permission to construct a shed dormer on the north (rear) slope. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-9. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street**, Plat 17, Lot 012, *(Contributing)* for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Thomas Scanlon and Brian Shaw. Motion to continue the application was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2024-Mar-26 of Red Cross Ave, LLC of **0 Red Cross Ave**, Plat 29, Lot 213, *(N/A)* for permission to construct a new single-family dwelling on an empty parcel. *Application was represented by Mark Horan. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-11. Application #2024-Mar-27 of Ronald L. Fleming of **304 Bellevue Ave**, Plat 33, Lot 018, *(Contributing)* for permission to replace 6 skylights in-kind (3 original). *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by John Laramee, all in favor.*

N-12. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, *(Contributing)* for permission to replace existing wood and vinyl windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a "headhouse" consisting of a stair. *Application was represented by Jeffery Moniz. Motion to split the application into two parts, Part 1 regarding replacing all vinyl windows with wood windows, replacing the roof, and replacing fiberglass doors with wood doors, and Part 2 regarding the remainder of the application, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Rosemary O'Brien, all in favor. Motion to continue Part 2 was made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-13. Application #2024-Mar-31 of SRU Holdings, LLC & Salve Regina University of **76 Victoria Ave**, Plat 36, Lot 103, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Application was continued at the request of the applicant.*

N-14. Application #2024-Mar-32 of SRU Holdings, LLC & Salve Regina University of **51 Shepard Ave**, Plat 36, Lot 36, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-15. Application #2024-Mar-33 of SRU Holdings, LLC & Salve Regina University of **45 Shepard Ave**, Plat 36, Lot 102, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, March 12, 2024

N-16. Application #2024-Mar-34 of SRU Holdings, LLC & Salve Regina University of **26 Lawrence Ave**, Plat 36, Lot 104, *(Non-Contributing)* for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-17 Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, *(Contributing)* for permission to remove existing chimney. *Application was continued at the request of the applicant.*

VIII. NEW BUSINESS

Discussion on Certified Local Government Grant 2024 Application

IX. ADJOURNMENT

Meeting was adjourned at 9:16 pm.

Meeting Minutes

Newport Historic District Commission

Tuesday, April 9, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramée (left after item N-3)
Kelly Moran
Frank Balla
Ray Goddard (Alternate)

Staff Present:

Nick Armour, Zoning Officer

Members absent:

Rosemary O'Brien, Vice Chair

III. APPROVAL OF MINUTES

March 9, 2024 – *Motion to approve made by Kelly Moran, seconded by John Laramée, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #February-14 of Scott A & Mary P Robbins, **3 Greenough Place**, Plat 22, Lot 080, (*Contributing*) for permission to extend 3 expired Certificate of Appropriateness's with minor modifications. *Application was represented by Scott Robins. Motion to approve moved by Kelly Moran, seconded by John Laramée, all in favor.*

A-2. Application #2022-Sept-11 of 77 Bridge Street, LLC, **0 (75) Bridge Street**, Plat 16, Lot 060, (*N/A*) for permission to extend the previously approved Certificate of Appropriateness to November 15, 2024. *Application was represented by Jacob Trent. Motion to approve moved by Kelly Moran, seconded by John Laramée, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-Mar-31 of SRU Holdings, LLC & Salve Regina University of **74 Victoria Ave**, Plat 36, Lot 103, (*Non-Contributing*) for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Abbreviated Summary. Application was represented by David Lacha and Eric Milner. Objector Patrick Daughtry was present. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by John Laramée, all in favor.*

C-2. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street**, Plat 17, Lot 012, (*Contributing*) for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative

Meeting Minutes

Newport Historic District Commission

Tuesday, April 9, 2024

brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Brian Shell, Nicole Scanlon, and Tom Scanlon. Motion to split the application into two parts, Part 1 regarding the replacement of the front porch, changing the brackets to wood, and removing the southwest brackets and Part 2 regarding the rear addition, deck, and dormers, moved by Kelly Moran, seconded by Frank Balla, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 was made by Kelly Moran, seconded by Frank Balla, all in favor.*

C-3. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, (*Contributing*) for permission to replace existing wood windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a “headhouse” consisting of a stair.

Application Continued to the May 14th HDC Meeting by request of the Applicant

C-4. Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, (*Contributing*) for permission to remove existing chimney. *Application continued to the May 14th HDC meeting.*

VII. NEW APPLICATIONS

N-1. Application #2024-Mar-22 of SRU Holdings, LLC & Salve Regina University of **80 Victoria Ave**, Plat 36, Lot 098, (*Non-Contributing*) for permission to demolish non-contributing ranch dwelling in order to accommodate new approved dormitory. *Abbreviated Summary. Application was represented by David Lacha and Eric Milner. Objector Patrick Daughtry was present. Motion to approve the application as presented, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Apr-002 of Caroyln Ann Briggs, **100 Webster Street**, Plat 36, Lot 77, (*Non-Contributing*) for permission to demolish a portion of the greenhouse structure to the foundation and construct a garage and storage space on the pad. *Application was represented by Victoria Hill. Motion to approve the application with the condition that the garage doors are to be wood, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Apr-004 of Kevin John Twomey, **8 Barney Street**, Plat 21, Lot 027, (*Contributing*) for permission to demolish north stairway and deck, repair carpentry and flashing on the rear elevation in-kind where rot is present, replace rolled roofing and flashing, and construct rear stairway and deck. *Application was represented by Thomas Taylor. Motion to approve the application with the condition that a top railing will be applied to the balusters as presented, with the balusters terminating at each landing, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla. The motion passed with 4 members voting to approve and 3 voting to deny. Deanna Amorello, Jim Madson, Dale Nelson, and John Laramee voted in favor. Mike Ryan, Kelly Moran, and Frank Balla voted to deny the application, citing 17.80.060.A.7, 17.80.060.A.3-4, and 17.80.060.A.3, respectively.*

N-4. Application #2024-Apr-006 of Philip D. O'Neill Jr & Lisa G. Arrowood, **43 ½ Elm Street**, Plat 16, Lot 213, (*Contributing*) for permission to replace existing 3-tab asphalt roof with architectural-style asphalt shingles, and remove existing brick chimney. *Application was represented by Patrick McGrath. Motion to approve the application with the condition that the existing chimney be rebuilt, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla. The motion passed with 6 members voting to approve and Dale Nelson voting to deny, citing 17.80.060.A.5.*

Meeting Minutes

Newport Historic District Commission

Tuesday, April 9, 2024

N-5. Application #2024-Apr-13 of Sharzard Broumand of **46 Chastellux Ave, Unit M4**, Plat 42, Lot 028-M4, *(Contributing)* for permission to replace existing EPDM roof in-kind and rebuild not extant deck with pressure treated joists, composite decking, and composite railing system. *Application was represented by Spencer McCombe. Motion to approve the application with the condition that the materials be mahogany railing and a Trex decking system, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Ray Goddard recused.*

N-6. Application #2024-Apr-14 of Wayne and Karen Barnes of **46 Chastellux Ave, Unit M5**, Plat 42, Lot 028-M5, *(Contributing)* for permission to replace existing EPDM roof in-kind and rebuild not extant deck with pressure treated joists, composite decking, and composite railing system. *Application was represented by Spencer McCombe. Motion to approve the application with the condition that the materials be mahogany railing and a Trex decking system, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor. Ray Goddard recused.*

N-7. Application #2024-Apr-15 of Newport Restoration Foundation of **49 Mill Street**, Plat 24, Lot 226, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-8. Application #2024-Apr-16 of Newport Restoration Foundation of **27-29 Green Street**, Plat 27, Lot 026, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-9. Application #2024-Apr-17 of Newport Restoration Foundation of **41 Mill Street**, Plat 24, Lot 228, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-10. Application #2024-Apr-18 of Newport Restoration Foundation of **57 Thames Street**, Plat 17, Lot 267, *(Contributing)* for permission to replace asbestos shingle roof with yellow-cedar wood-shingles. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-11. Application #2024-Apr-19 of Sara Cassis of **519 Bellevue Ave Unit 1S**, Plat 36, Lot 118-1S, *(Contributing)* for permission to rebuild and enlarge the existing deck, stairs, and railings. *Application was represented by Daniel Herchenroether. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Dale Nelson. The motion passed with 6 members voting to approve and Deanna Amorello voting to deny, citing 17.80.060.A.1.*

N-12. Application #2024-Apr-20 of Steve Maguire of **11 Chartier Circle**, Plat 44, Lot 094, *(Non-Contributing)* for permission to demolish existing structure and construct a new single-family dwelling. *Application was represented by Gregory Galanis. Exhibit A Neighborhood Pictures of Garages was accepted. Motion to approve the demolition, citing 17.80.060.D.1-2, was made by Kelly Moran, seconded by Dale Nelson, all in favor. Motion to approve the new construction, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Dale Nelson, all in favor.*

N-13. Application #2024-Apr-21 of Jeff and Marie Clark of **33 Corne Street**, Plat 27, Lot 015, *(Contributing)* for permission to make multiple alterations including: 1) Repair or replace all windows and doors 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4)

Meeting Minutes

Newport Historic District Commission

Tuesday, April 9, 2024

Replace existing second-floor deck and expand footprint on the west elevation 5) Reconstruct existing third floor deck 6) Add dormers on the east and west elevations. *Application was represented by Gregory Galanis. Motion to continue the application to the May HDC meeting and to refer the application to the design review committee was made by Kelly Moran, seconded by Dale Nelson, all in favor.*

N-14. Application #2024-Apr-22 of Mark D and Maria Evelina Taber Trust of **452 Bellevue Ave**, Plat 36, Lot 015, *(Non-Contributing)* for permission to replace siding in-kind, remove windows in the north, south, east elevations and install sliding doors in west elevation. *Abbreviated Summary. Application was represented by Helen Johnson. Exhibit A Windows was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-15. Application #2024-Apr-23 of Firehouse Station LLC **118 Prospect Hill Street**, Plat 28, Lot 015, *(Contributing)* for permission to construct a one-story pool house on newly subdivided property. *Application was represented by Chris Fagan. Exhibit A Scope of Work was accepted. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-16. Application #2024-Apr-24 of Marie & Mark Hertenstein of **6 Maitland Court**, Plat 09, Lot 026, *(Contributing)* for permission to install a Velux skylight on the east slope. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by John Laramee, all in favor.*

N-17. Application #2024-Apr-25 of 7 Red Cross Ave, LLC of **7 Red Cross Ave**, Plat 26, Lot 44, *(Contributing)* for permission to renovate existing two-car garage and add railing system on the flat-roof, and install new double-hung window in the second floor of the east elevation. *Application was represented by Mark Horan. Exhibit A Picture of Window on East Side was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Kelly Moran, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting was adjourned at 10:09 pm.

Meeting Notice

Newport Historic District Commission

Tuesday, May 14, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
Dale Nelson
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Julissa Arce, Legal Counsel

Members Absent:

John Laramée

III. APPROVAL OF MINUTES

April 9, 2024 – *Motion to approve moved by Kelly Moran, seconded by Frank Balla. Rosemary O'Brien recused. All voted in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street Part II**, Plat 17, Lot 012, *(Contributing)* for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Brian Shull, Nicole Scanlon, and Tom Scanlon. Motion to approve the application with the condition that the rear balustrade be a traditional wood, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, *(Contributing)* for permission to replace existing wood windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a "headhouse" consisting of a stair. *Application was represented by Jeff Moniz. Motion to approve the roof deck portion of the application, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion that the windows be removed from the application was moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

Meeting Notice

Newport Historic District Commission

Tuesday, May 14, 2024

C-3. Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, *(Contributing)* for permission to remove existing chimney. *Application was continued.*

C-4. Application #2024-Apr-21 of Jeff and Marie Clark of **33 Corne Street**, Plat 27, Lot 015, *(Contributing)* for permission to make multiple alterations including: 1) Repair or replace all windows and doors 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4) Replace existing second-floor deck and expand footprint on the west elevation 5) Reconstruct existing third floor deck 6) Add dormers on the east and west elevations. *Application was represented by Greg Yalanis. Motion to approve the application as follows: 1) Repair or replace all windows and doors as presented 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4) Replace existing second-floor deck within existing footprint 5) Reconstruct existing third floor deck 6) Add dormer on the west slope, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-May-001 of William Stone of **67 Ayrault Street**, Plat 22 Lot 081, *(Contributing)* for permission to replace 15-light wood door in the rear elevation and install a ridge vent on existing garage. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-May-003 of RI Property Wire, LLC, **41 Pelham Street**, Plat 27, Lot 008, *(Contributing)* for permission to replace a window with a door, landing and stairs to create access to the rear yard. *Application was represented by Zachary Pilcher and Shane Cooper. Exhibit A – Photos of another exterior door on the property was accepted. Motion to approve the application with the condition that the materials are updated to all wood, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-May-005 of Lee & Amy Warner, **734 Bellevue Ave**, Plat 38, Lot 030-4, *(Contributing)* for permission to modify a previously approved plan by scaling back the original proposal by removing plans for the attached garage, eliminating the porte-cochere, removing first floor enclosed porch expansion, and altering architectural elements. *Application was represented by Andrew Sarna. Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-May-006 of Vincent J Dibona Trustee, **448 Gibbs Ave**, Plat 30, Lot 029, *(Contributing)* for permission to extend an existing elevator shaft to the third floor on an existing tower. *Motion to dismiss the application without prejudice was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-May-11 of Michael J. Marcello of **21 Catherine Street**, Plat 25, Lot 006, *(Contributing)* for permission to remove stucco cladding and replace with wood clapboards. *Application was represented by Michael Marcello. Exhibit A – Photos of Siding Current Conditions was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-May-13 of NPT Properties LLC of **121 Ocean Ave**, Plat 41, Lot 267, *(Non-Contributing)* for permission to install solar panels on flat roof. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Meeting Notice

Newport Historic District Commission

Tuesday, May 14, 2024

N-7. Application #2024-May-14 of John Knight of **10 Cross Street**, Plat 17, Lot 288, (*Contributing*) for permission to replace existing bulkhead with new bulkhead. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-May-18 of Jake Bentz of **14 Barney Street**, Plat 21, Lot 044, (*Contributing*) for permission to rebuild rear, non-compliant deck with mahogany. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-May-19 of Alexander and Christine Gaudio of **591 Ocean Ave**, Plat 44, Lot 060, (*Non-Contributing*) for permission to demolish an existing attached garage and construct a two-story addition and modify the front entrance. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2 & C.1-3, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-May-20 of Cynthia Barton of **61 & 63 Kay Street**, Plat 22, Lot 003, (*Contributing*) for permission to demolish existing non-contributing garage and construct a two-story "carriage house," and a new addition on the southeast elevation. *Application was continued.*

N-11. Application #2024-May-22 of 7 Red Cross Ave., LLC of **7 Red Cross Ave**, Plat 26, Lot 044, (*Contributing*) for permission to install a pool and spa, and four condensers. *Application was represented by Mark Horan. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-May-24 of Joseph Hearn of **96 Mary Street**, Plat 25, Lot 020-4, (*Contributing*) for permission to replace all windows in order to meet State lead requirements. *Application was represented by Joseph Hearn. Motion to approve the application with the condition that the windows and trim be updated to wood material, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Nomination and Election of Secretary – *Motion that Kelly Moran be moved to Secretary was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Doris Duke Preservation Awards Call for Nominations

IX. ADJOURNMENT

Meeting was adjourned at 9:00 pm.

Meeting Minutes

Newport Historic District Commission

Tuesday, June 11, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
Dale Nelson
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Julissa Arce, Legal Counsel

Members Absent:

John Laramée

III. APPROVAL OF MINUTES

May 14, 2024 – *Motion to approve moved by Rosemary O'Brien, seconded by Frank Balla. All voted in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2021-Jul-10 of Fitz Properties LLC of **11 & 15 West Marlborough Street**, Plat 17, Lot 145-4, (*Contributing*) for permission to extend an expired CoA to replace 26 windows with the condition that 8 windows on the first floor be replaced with Harvey windows-wood interior fiberglass exterior and new wood door to be installed at 34" width. Restore sidelights. – *Application was represented by John Fitzgerald. Motion to extend CoA was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

A-2. Application #2023-Jan-14 of Joan M Packhem of **446 Bellevue Ave Unit 3**, Plat 36, Lot 013-3, (*Contributing*) for permission to extend an expired CoA to remove existing wood stairs and small landing for a new entry stair, provided that the wood is painted and traditional balusters are used. – *Application was continued.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, (*Contributing*) for permission to remove existing chimney. *No one was present to represent the application. Motion to dismiss the application without prejudice was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2024-May-005 of Lee & Amy Warner, **734 Bellevue Ave**, Plat 38, Lot 030-4, (*Contributing*) for permission to modify a previously approved plan by scaling back the original proposal by removing plans for the attached garage, eliminating the porte-cochere, removing first floor enclosed porch expansion, and altering architectural elements. *Application was represented by Andrew Sarna. Exhibit A Revised Elevations was accepted.*

Meeting Minutes

Newport Historic District Commission

Tuesday, June 11, 2024

Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.

C-3. Application #2024-May-20 of Cynthia Barton of **61 & 63 Kay Street**, Plat 22, Lot 003, *(Contributing)* for permission to demolish existing non-contributing garage and construct a two-story "carriage house," and a new addition on the southeast elevation. *Application was represented by Russell Jackson. Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-June-001 of David E Bertolini Trust 2023 of **15 Third Street**, Plat 16, Lot 44, *(Contributing)* for permission to modify entry steps and foundation. *Application was represented by David Bertolini. Exhibit A Photos of Neighboring Properties was accepted. Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-June-003 of Sheila Finnegan & Kathy Redgate of **101 Washington Street**, Plat 12, Lot 267, *(Contributing)* for permission to construct an attached shed structure on the west elevation of the garage, replace a screen door in the sunroom and construct stairs to match west stairs. *Abbreviated Summary. Application was represented by Sheila Finnegan. Motion to approve the application with the condition that the roof on the shed be slate, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-June-004 of Karen Pinelli of **39 Touro Street**, Plat 24, Lot 350, *(Contributing)* for permission to remove a large non-historic 3rd floor deck and convert into a Juliet-style balcony and construct a previously approved 12' x 12' cedar pergola. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-June-006 of **Mark D Aramli Trust 2021 and Ida Aramli Trust 2021**, Plat 37, Lot 002, *(Contributing)* for permission to replace slate roof in-kind and replace asphalt shingle in rear elevation with slate, restore all original windows and replace non-original windows, restore previously demolished porch on the south elevation of the building, expand rear garage and construct a series of additions on the rear elevation of the house, and alter the existing pool and potentially install a hot tub. *Application was represented by Mark Aramli. Motion to continue the application and move it to the Design Review Committee was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-June-008 of The Ricci Family LLC of **647 Bellevue Ave**, Plat 38, Lot 008, *(Contributing)* for permission to enclose an existing second floor deck on carriage house to create additional living space. *Application was represented by Tanner Jackson. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to demolish a contributing structure. *Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. Application #2024-June-16 of Alletta Cooper of **5 Red Cross Ave**, Plat 26, Lot 024, *(Contributing)* for permission to construct a porch on the south side of the building and conduct in-kind repairs to exterior trim and siding. *Application was represented by Frank Scotti. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, June 11, 2024

N-8. Application #2024-June-18 of Bellevue Exchange LLC of **406 Bellevue Ave**, Plat 34, Lot 039, *(Contributing)* for permission to re-create the not extant covered porch on the south elevation, alter fenestration on the south elevation, construct a raised patio, install new railing on porte-cochere, replace EPDM roof with new asphalt and EPDM roofing, replace vinyl windows with aluminum wood clad windows and restore existing wood windows. *Application was represented by Daniel Herchenroether. Exhibit A Exterior Images was accepted. Motion to approve the application with the condition that the new deck will have the original curvature, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-June-20 of 145 Wellington Avenue LLC of **145 Wellington Ave**, Plat 42, Lot 18, *(Contributing)* for permission to remove a non-contributing shed and construct a single-story pool house. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-June-22 of Wesley Properties & Holdings, LLC of **51 Poplar Street**, Plat 12, Lot 145, *(Contributing)* for permission to replace aluminum downspouts with copper downspouts, construct a small outdoor kitchen in backyard, install new light fixtures flanking entry door, install painted wood shutters and cedar flower boxes. *Abbreviated summary. Motion to approve the application with the condition that the shutter design is to be provided to the preservation planner, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-June-23 of 96 RI Realty, LLC of **96 Rhode Island Ave**, Plat 23, Lot 51-4, *(Contributing)* for permission to construct an addition on the rear elevation of the carriage house, remove a non-original exterior staircase from east elevation of the main house, replace a non-original exterior door with double-hung window, and construct new exterior staircase to north end of west elevation. *Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-June-24 of Boys & Girls Clubs of Newport County, Inc and the City of Newport of **0 Church Street**, Plat 24, Lot 337, *(Contributing/Non-Contributing)* for permission to renovate the existing building and construct a third story addition on the non-contributing connector. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7 and B.1-2, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-13. Application #2024-June-25 of Maureen Best of **14 & 16 Second Street**, Plat 16, Lot 199, *(Contributing)* for permission to relocate and reconstruct building above FEMA flood hazard and construct a two-story addition. *Application was represented by Ross Cann. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Discussion and Adoption of Guidance on Decks – *Motion to adopt the new Guidance on Decks was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

IX. ADJOURNMENT

Meeting Minutes

Newport Historic District Commission

Tuesday, July 9, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
John Laramée
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

June 11, 2024 – *Motion to approve moved by Rosemary O'Brien, seconded by Frank Balla. All voted in favor*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2023-Jan-14 of Joan M Packhem of **446 Bellevue Ave Unit 3**, Plat 36, Lot 013-3, (*Contributing*) for permission to extend an expired CoA to remove existing wood stairs and small landing for a new entry stair, provided that the wood is painted and traditional balusters are used. *Application was represented by Joan Packhem. Motion to extend the CoA moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-May-20 of Cynthia Barton of **61 & 63 Kay Street**, Plat 22, Lot 003, (*Contributing*) for permission to demolish existing non-contributing garage and construct a two-story "carriage house," and a new addition on the southeast elevation. *Application was represented by Russell Jackson and Christopher Fagan. Exhibit A – Exterior Elevations was accepted. The demolition and replacement of garage portion of the application was withdrawn. Motion to approve the application with the condition to add corner board to distinguish the new addition, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2024-June-001 of David E Bertolini Trust 2023 of **15 Third Street**, Plat 16, Lot 44, (*Contributing*) for permission to modify entry steps and foundation. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK
(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

Meeting Minutes

Newport Historic District Commission

Tuesday, July 9, 2024

C-3. Application #2024-June-006 of Mark D Aramli Trust 2021 and Ida Aramli Trust 2021 of **533 Bellevue Ave**, Plat 37, Lot 002, *(Contributing)* for permission to replace slate roof in-kind and replace asphalt shingle in rear elevation with slate, restore all original windows and replace non-original windows, restore previously demolished porch on the south elevation of the building, expand rear garage and construct a series of additions on the rear elevation of the house, and alter the existing pool and potentially install a hot tub. *Application was represented by Mark Aramli and Dan Herchenroether. Exhibit A – New elevations and neighborhood study was accepted. Motion to the continue was made by John Laramee, seconded by Rosemary O’Brien, all in favor.*

C-4. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to demolish a contributing structure. *Continued without hearing.*

C-5. Application #2024-June-23 of 96 RI Realty, LLC of **96 Rhode Island Ave**, Plat 23, Lot 51-4, *(Contributing)* for permission to construct an addition on the rear elevation of the carriage house, remove a non-original exterior staircase from east elevation of the main house, replace a non-original exterior door with double-hung window, and construct new exterior staircase to north end of west elevation. *Application was represented by Peter Regan and Dan Herchenroether. Motion to approve the application with the conditions that the carriage house ridgeline be reduced and the sidewalls brought in by at least 6 inches, citing 17.80.060.A.1-7, was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-July-001 of Brett Davenport of **11 Oakwood Terrace**, Plat 26, Lot 76, *(Contributing)* for permission to remove second floor deck at rear of the house and replace with a gambrel roof addition, replace asphalt shingles, remove existing mudroom entry door, and expand mudroom. *Motion to continue the application was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-July-003 of Ronald L. Fleming of **304 Bellevue Ave**, Plat 33, Lot 018, *(Contributing)* for permission to install chimney pots on four chimneys to match existing chimney pots. *Application was represented by Tanner Jackson. Motion to approve the application with the condition that the new chimney pots added by different from the originals, citing 17.80.060.A.1-7, was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-July-005 of Dan D. Glemser of **1 Red Cross Ave Unit 6**, Plat 26, Lot 020-6, *(Contributing)* for permission to replace original second floor and basement windows with composite windows. *Anderson Windows representative Nick Orlando was present. Motion to dismiss the application was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-July-006 of Karen Windley of **37 Sherman Street**, Plat 21, Lot 108, *(Contributing)* for permission to replace two wood windows in the second floor with composite windows. *Application was continued.*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK
(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

Meeting Minutes

Newport Historic District Commission

Tuesday, July 9, 2024

N-5. Application #2024-July-11 of Tim Spillane of **3 LaSalle Place**, Plat 09, Lot 136, *(Contributing)* for permission to construct two dormers on either slope, add a rear door with landing on the first floor, and construct a recessed 3rd floor balcony with cable rails. *Application was represented by Dan Herchenroether. Motion to continue the application was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-July-12 of Brian Egy of **30 Thames Street**, Plat 17, Lot 303, *(Contributing)* for permission to construct a rear 2-story addition, remove and re-install affected windows and door. *Application was represented by Dan Herchenroether. Motion to approve the application with the condition that the addition is to be built with alternative siding material/clapboard, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. Application #2024-July-13 of Stephen Douglas of **58 Kay Street**, Plat 19, Lot 027, *(Contributing)* for permission to replace existing asbestos roof with Georgian brick shingle, replace lower roofs EPDM membranes with red copper metal and replace existing skylight in-kind. *Application was represented by Stephen Douglas. Motion to approve the application with the condition that the applicant explore a diamond shape material alternative to be approved by the Preservation Planner, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-July-14 of Brown Realty Trust of **11 Poplar Street**, Plat 12, Lot 243, *(Contributing)* for permission to replace all windows with Marvin Signature Ultimate Double Hung windows, remove front enclosed entry porch and replace with masonry steps and iron railing, repair siding and trim as needed, construct a first-floor bedroom addition at rear of property. *Application was represented by Christine Brown. Objector Daniel Hadley was present. Exhibit A – Letter from Heritage Restoration and Exhibit B – Interior photos of porch were accepted. Motion to approve the application with the conditions that there be reductions on both sides of the structure, shingles are to be used, and the muntin profile is to be approved by the Preservation Planner, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-July-15 of John and Kathleen Trentos of **93 Second Street**, Plat 09, Lot 320, *(New Construction)* Minor modification to a previously approved plan: 1) Remove detached shed and replace with a basement bulkhead 2) Reduce roof overhangs by 2" at east elevation and by 3" at north and south eaves to reduce overall square footage/lot coverage by 22.5 square feet 3) Reduce north side yard setback from 5' to 4.6' 4) Increase height from 29' 3 3/4" to 29' 9". *Summary. The applicant was represented by Peter Regan and the objector was represented by Russell Jackson. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-July-16 of Salve Regina University of **70 Shepard Ave**, Plat 36, Lot 066, *(Contributing)* for permission to construct a steel and glass window and door system to enclose a portion of the building to create a hallway from one side to the other. *Application was represented by Paul Weber, David Lachi, and John Grosvenor. Exhibit A – Existing exterior wall to remain an exterior wall despite being enclosed, was accepted. Motion to approve*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK
(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

Meeting Minutes

Newport Historic District Commission

Tuesday, July 9, 2024

the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.

N-11. Application #2024-July-17 of Thomas Gilbane of **708 Bellevue Ave**, Plat 38, Lot 094, (*Non-Contributing*) for permission to modify existing screened-in porch with new French doors, sidelights and transoms. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-July-19 of Vincent J Dibona Trustee of **448 Gibbs Ave**, Plat 30, Lot 029, (*Contributing*) for permission to extend an existing elevator shaft to the third floor on an existing tower. *Application was represented by John Grosvenor. Motion to approve the application with the condition that the flat roof on the third level's fishscale shingles continue on the new section, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting was adjourned at 10:00pm.

Please note:

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

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

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

INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Minutes

Newport Historic District Commission

Tuesday, August 13, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
John Laramée
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Julissa Arce, Legal Counsel

III. APPROVAL OF MINUTES

July 9, 2024 – *Motion to approve moved by Rosemary O'Brien, seconded by Frank Balla. All voted in favor*

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2023-Mar-001 of Bruce F Smith of **66 John Street**, Plat 28, Lot 41, (*Contributing*) for permission to replace 9 wood windows and storms with new Marvin Ultimate Fir Double Hung Windows. Conditionally approved provided windows and storms were restored. *Application was represented by Bruce Smith. Motion to extend the CoA moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, (*Contributing*) for permission to demolish a contributing structure. *Application was continued.*

C-2. Application #2024-July-001 of Brett Davenport of **11 Oakwood Terrace**, Plat 26, Lot 76, (*Contributing*) for permission to remove second floor deck at rear of the house and replace with a gambrel roof addition, replace asphalt shingles, remove existing mudroom entry door, and expand mudroom. *Included on the agenda in error. Application was approved at the July 9, 2024 meeting.*

C-3. Application #2024-July-006 of Karen Windley of **37 Sherman Street**, Plat 21, Lot 108, (*Contributing*) for permission to replace two wood windows in the second floor with composite windows. *Motion to dismiss the application without prejudice was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-4. Application #2024-July-11 of Tim Spillane of **3 LaSalle Place**, Plat 09, Lot 136, (*Contributing*) for permission to construct two dormers on either slope, add a rear door with landing on the first floor, and construct a recessed 3rd floor balcony with cable rails. *Motion to continue the application to the September 10, 2024 meeting was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-Aug-002 of Edward Shea of **78 Kay Street**, Plat 19, Lot 138, *(Contributing)* for permission to install 2 skylights on rear slope and install one egress window in southwest dormer. *Application was represented by Edward and Kelly Shea. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Aug-10 of Gayle Troberman of **177 Rhode Island Ave**, Plat 29, Lot 212, *(Contributing)* for permission to construct an accessory structure with HVAC units on the southwest corner of the property and remove an existing above ground spa to install an in-ground spa. *Application was represented by Mark Horan. Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Aug-11 of Paul La Schiazza of **4 Chestnut Street**, Plat 12, Lot 55, *(Contributing)* for permission to replace wood carriage doors with metal garage doors. *Motion to dismiss the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-Aug-12 of Virginia Gambale & Austin Feeney of **9 Atlantic Ave**, Plat 44, Lot 128, *(Non-Contributing)* for permission to demolish existing house and construct a new single-family dwelling, in-ground pool, and pool house. *Summary. Motion to approve the demolition portion of the application, citing 17.80.060.D.1-2, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion to approve the new construction portion of the application, citing 17.80.060.C.1-3, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-Aug-13 of Beacon Rock, LLC of **147 Harrison Ave**, Plat 41, Lot 001, *(Contributing)* for permission to install three chimney caps and construct an ice house. *Motion to approve the application with the conditions that the roofing material of the ice house is to be clay shingle and the chimney elements are not to be made of chrome finish, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Kelly Moran, Frank Balla, and Ray Goddard were appointed to the subcommittee to update the Window & Door Policy.

IX. ADJOURNMENT

Meeting was adjourned at 7:22 pm.

Meeting Minutes

Newport Historic District Commission

Tuesday, September 10, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Dylan Conly, Legal Counsel

Members Absent:

John Laramée

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to demolish a contributing structure. *Application was represented by David Martland. Exhibit A, report from Newport Fire Department, and Exhibit B letter of objection were accepted. Motion was made to continue the application to the October 8th, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. The HDC will appoint a design review committee, and the HDC will plan a site visit after the applicant engages a historic preservationist and/or appropriate engineer.*

C-2. Application #2024-July-11 of Tim Spillane of **3 LaSalle Place**, Plat 09, Lot 136, *(Contributing)* for permission to construct two dormers on either slope, add a rear door with landing on the first floor, and construct a recessed 3rd floor balcony with cable rails. *Application was represented by Dan Herckenroether. Motion was made to approve the application with the condition to split the difference in varying size of dormers and create one uniform dormer on each side with matching windows, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-3. Application #2024-Aug-10 of Gayle Troberman of **177 Rhode Island Ave**, Plat 29, Lot 212, *(Contributing)* for permission to construct an accessory structure with HVAC units on the southwest corner of the property and remove an existing above ground spa to install an in-ground spa. *Application was represented by Mark Horan. Motion was made to continue the application to the October 8th, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Meeting Minutes

Newport Historic District Commission

Tuesday, September 10, 2024

C-4. Application #2024-Aug-11 of Paul La Schiazza of **4 Chestnut Street**, Plat 12, Lot 55, *(Contributing)* for permission to replace wood carriage doors with metal garage doors. *Application was represented by Tanner Jackson and Bill Hicks. Motion was made to continue the application to the October 8th, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2024-Sept-001 of Patrick J Bakaj and Sarah F Simons of **10 N. Baptist Street**, Plat 17, Lot 044-4, *(Contributing)* for permission to replace a rear, non-original casement window with a Marvin Ultimate Double Hung window and replace wood door in-kind. *Application was represented by Michael Biestek. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Sept-002 of Somershome LLC of **316 Gibbs Ave**, Plat 23, Lot 70, *(Contributing)* for permission to remove five non-original windows and one non-original door and exterior stairs, extend upper-level of 2001 wing addition and reconfigure window pattern, reveal original brick wall and ground floor arch-top window. *Application was represented by Mohamad Farzan. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Sept-004 of Salvatore Carrabba of **108 Prospect Hill Street**, Plat 28, Lot 113, *(Contributing)* for permission to alter previously approved railings on third floor deck. *Application was withdrawn.*

N-4. Application #2024-Sept-007 of Whitfield Place Condominium of **9 Whitfield Place**, Plat 21, Lot 120-4, *(Contributing)* for Permission to replace upper section of wood gutters with fiberglass to match existing profile, and remove existing chimney. *Application was represented by Meghan Pinksaw. Motion was made to approve the application with the condition that the chimney be retained or duplicated using as much original material as possible, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-Sept-009 of Newport Historical Society of **17 Broadway**, Plat 17, Lot 189, *(Contributing)* for permission to construct an addition for ADA access, replace roof with period appropriate cedar shingles, construct a new accessible terrace and ramp to courtyard, alter fenestration on rear of the main building, and remove a 20th century bulkhead. *Application was represented by Turner Scott and David Parker. Exhibit 1 – Architect's resume was accepted. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-Sept-10 of Mellissa Gosset, Expo Development LLC & Capstone Holdings LLC of **42 Sherman Street**, Plat 21, Lot 197, *(Contributing)* for permission to repair siding, replace all non-original windows, doors, and roof. *Application was represented by Shawn McAssey. Motion was made to continue the application to the October 8th, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. Application #2024-Sept-11 of Alexander Fraoili of **78 Third Street**, Plat 09, Lot 310, *(Contributing)* for permission to construct a two-story, one-car garage. *Application was represented by Spencer McComb. Motion was made to continue the application to the October 8th, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, Ray Goddard recused themselves, all in favor.*

N-8. Application #2024-Sept-13 of Doris Terrace Investments LLC of **1 Doris Terrace**, Plat 44, Lot 101, *(Non-Contributing)* for permission to replace siding on two sections of the façade from wood clapboard to wood shingle

Meeting Minutes

Newport Historic District Commission

Tuesday, September 10, 2024

and replace exterior window trim. *Summary. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-Sept-14 of Edward J & Rebecca L Smith of **156 Rhode Island Ave**, Plat 30, Lot 060, (*Non-Contributing*) for permission to add several small additions to the main house. *Summary. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-Sept-18 of 75 Brenton LLC of **75 Brenton Road** Plat 43, Lot 24, (*Contributing*) for permission to construct a pergola on the upper terrace. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-Sept-19 of Duncan Donahue of **28 Sherman Street**, Plat 21, Lot 79, (*Contributing*) for permission to install double wood doors on the rear of a semi-attached garage with transom windows, install a jacuzzi on crushed stone base behind the garage, and install outdoor shower addition. *Application was represented by Tanner Jackson and Charles Earl. Exhibit 1- site plans and landscaping were accepted. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-Sept-21 of Island Associates Inc of **99 Second Street**, Plat 09, Lot 103, (*Contributing*) for permission to construct a two-story, three-car garage.

This application was Continued to the October 8, 2024 HDC Meeting by the request of the Applicants.

N-13. Application #2024-Sept-23 of Scott E. Giegerich of **32 School Street**, Plat 12, Lot 128-4, (*Contributing*) for permission to replace wood windows with Renewal by Andersen Fibrex. *Application was represented by Scott Giegerich. Exhibit 1- window images, were accepted. Motion was made to continue the application to the October 8th, 2024, HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Recommendation to prepare guidance document on ADUs.

IX. ADJOURNMENT

Meeting Minutes

Newport Historic District Commission

Tuesday, October 15, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
Frank Balla
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Julissa Arce, Legal Counsel
Zach Cabrera, Assistant Planner

Members Absent:

John Laramée

III. APPROVAL OF MINUTES

August 13, 2024

September 10, 2024

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to demolish a contributing structure. *Application was represented by David Martland and John Grosvenor. Exhibit A, foundation plan, Exhibit B, south wall, Exhibit C, additional south wall photos, and Exhibit D, applicant email were accepted. Motion was made to continue the application to the November 12, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Second motion was made for approval of several conditions applicant must meet before November 12, 2024 HDC meeting, to which the applicant was amenable including a design review committee, a site visit, and a wrap to be put around the building to protect the structure from winter weather. If the conditions are met to the satisfaction of the Preservation Planner, they may administratively approve portions of the application to move forward.*

Please note:

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

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

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

INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Minutes

Newport Historic District Commission

Tuesday, October 15, 2024

C-2. Application #2024-Aug-10 of Gayle Troberman of **177 Rhode Island Ave**, Plat 29, Lot 212, *(Contributing)* for permission to construct an accessory structure with HVAC units on the southwest corner of the property and remove an existing above ground spa to install an in-ground spa. *Application was represented by Mark Horan. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Deanna Amorello opposed, citing 17.80.060.C.1.*

C-3. Application #2024-Aug-11 of Paul La Schiazza of **4 Chestnut Street**, Plat 12, Lot 55, *(Contributing)* for permission to replace wood carriage doors with metal garage doors. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

C-4. Application #2024-Sept-10 of Mellissa Gosset, Expo Development LLC & Capstone Holdings LLC of **42 Sherman Street**, Plat 21, Lot 197, *(Contributing)* for permission to repair siding, replace all non-original windows, doors, and roof. Application was represented by William D'Amico. Motion was made to approve application on condition that updated front door be submitted, windows on E and S elevations returned to original size and style, *citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla. 5 in favor, Ray Goddard recused.*

C-5. Application #2024-Sept-11 of Alexander Fraoili of **78 Third Street**, Plat 09, Lot 310, *(Contributing)* for permission to construct a two-story, one-car garage. Application was represented by Spencer McCombe. Motion was made to approve application, *citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Kelly Moran opposed, citing 17.80.060.C.1.*

C-6. Application #2024-Sept-21 of Island Associates Inc of **99 Second Street**, Plat 09, Lot 103, *(Contributing)* for permission to construct a two-story, three-car garage. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

C-7. Application #2024-Sept-23 of Scott E. Giegerich of **32 School Street**, Plat 12, Lot 128-4, *(Contributing)* for permission to replace wood windows with Renewal by Andersen Fibrex. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

VII. NEW APPLICATIONS

N-1. Application #2024-Oct-002 of David and Elizabeth Davenport of **14 Barney Street**, Plat 21, Lot 044, *(Contributing)* for permission to remove vinyl replacement windows and replace with Marvin casement windows; increase rough opening; adjust and retrim exterior of windows on rear of property. *Application was represented by David Davenport and Kevin Coristine. Motion was made to approve application on the condition that windows include the check rail, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Oct-003 of Belinda Kielland of **191 Carroll Avenue**, Plat 41, Lot 385, *(Non-Contributing)* for permission to replace windows in the east elevation, addition of two small windows in west elevation, and

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Minutes

Newport Historic District Commission

Tuesday, October 15, 2024

relocating one door and replacing with French doors. *Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Oct-007 of Quatrefoil Condominium Association of **141 Narragansett Avenue**, Plat 36, Lot 057, (*Contributing*) for permission to replace fixed shutters with louvered shutters. *Application was represented by Meghan Pinksaw. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-Oct-009 of Waterloo House LLC of **303 Harrison Avenue**, Plat 44, Lot 138, (*Non-Contributing*) for permission to replace siding with Alaskan yellow cedar shingles; replace pine trim and corner boards with VERSATEX PVC trim; replace downspouts. *Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-October-010 of Newport Restoration Foundation of **34 Thames Street**, Plat 17, Lot 046, (*Contributing*) for permission for carpentry repairs on cladding, water table, fascia, and window frames; replace shingles; full repainting; roof replacement; chimney re-pointing and addition of copper cap, gutter replacement. *Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-Oct-011 of Patrick Rollo and Michelle Russo of **2 Barclay Square**, Plat 34, Lot 185, (*Contributing*) for permission to demolish existing 1947 building. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

N-7. Application #2024-Oct-012 of Peter T. Traynor Rev. Living Trust of **24 Greenough Place**, Plat 22, Lot 115, (*Contributing*) for permission to install one large composite window flanked by smaller composite windows, and install two skylights. *Application was represented by Kevin Coristine. Motion made to approve application on condition that a single double hung window be presented to Preservation Planner Jill Chin, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-Oct-018 of 75 Brenton LLC of **23 John Street** Plat 27, Lot 090, (*Contributing*) for permission to demolish concrete steps leading to rear of house; construct new wood deck in rear of property. *Application was represented by Christopher Hughes. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-Oct-022 of Ralph McCluskey of **10 Whitfield Place**, Plat 21, Lot 106, (*Contributing*) for permission to replace vinyl clapboard with wood; replace roof with in-kind materials; rebuild chimney; repair front porch; replace gutters with copper gutters and downspouts; replace windows; and construct a single car garage. *Application was represented by Ralph McCluskey and Greg Yalanis. Motion was made to approve application on condition that rails be used instead of cable, sliders changed to French doors, wood shutters place on East*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Minutes

Newport Historic District Commission

Tuesday, October 15, 2024

elevation, and deck to be stepped down one step, citing 17.80.060.A.1-7, 5 in favor, Kelly Moran opposed, citing 17.80.060.A.1, 17.80.060.A.4, and 17.80.060.A.5.

N-10. Application #2024-Oct-023 of Fleury Properties LLC of **34 Sherman**, Plat 21, Lot 109, *(Contributing)* for permission to complete repairs to existing trim, remove brick chimney and replace with faux chimney, remove wood stairs at the rear of the property, alter fenestration on rear elevation, replace all windows, replace roof in-kind, and replace aluminum gutters and downspout with copper. *Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-Oct-024 of 599 Ocean Ave LLC of **599 Ocean Avenue**, Plat 44, Lot 071, *(Non-Contributing)* for permission to alter various appurtenances such as exterior stairways, porticos, decks, replace certain windows and doors, and construct an in-ground pool. *Application was represented by Spencer McCombe. Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Ray Goddard recused.*

N-12. Application #2024-Oct-025 of 181 Bellevue Center LLC of **181 Bellevue Avenue**, Plat 28, Lot 112-4, *(Non-Contributing)* for permission to construct a new hotel with an underground parking garage and a small stair house. *Application was represented by Justin Hedde and Peter Regan. Exhibit A, slideshow of digital supporting material exhibit and Exhibit B, exterior materials were accepted. One objector, Melvin Hill opposed project. Motion was made to continue application to November 12, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-13. Application #2024-Oct-026 of Merritt Curry House LLC of **37 & 37½ Elm Street**, Plat 16, Lot 195, *(Contributing)* for permission to replace wood shingles with wood clapboard siding. *Application was represented by Helen Johnson. Exhibit 1, additional digital supporting material was accepted. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-14. Application #2024-Oct-028 of RI Property Wire LLC of **199 Spring Street**, Plat 27, Lot 110, *(Contributing)* for permission to replace windows, replace asphalt roof in-kind, replace wood gutters with fiberglass gutters. *Application was represented by Shane Cooper. Motion was made to approve application on condition that windows be restored, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-15. Application #2024-Oct-029 of Erin C. Harrington of **46 Everett Street**, Plat 22, Lot 019, *(Contributing)* for permission to replace surface deck boards on front entrance landing. Application was represented by Russell Belanger. Exhibit A, decking sample was accepted. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Jim Madson opposed, citing 17.80.060.A.4.

VIII. NEW BUSINESS

IX. ADJOURNMENT

Please note:

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

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

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

INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Notice

Newport Historic District Commission

Tuesday, December 10, 2024

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Kelly Moran, Secretary
James Madson
Frank Balla
Ray Goddard
William Finlay (Alternate)

Staff Present:

Jillian Chin, Preservation Planner
Julissa Arce, Legal Counsel
Zachary Cabrera, Assistant Planner

Members Absent:

John Laramée
Rosemary O'Brien, Vice Chair

III. APPROVAL OF MINUTES

November 12, 2024

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to add shutters to all windows. **(Continued to January 14, 2025 HDC Meeting at request of Applicant).**

C-2. Application #2024-Oct-023 of Fleury Properties LLC of **34 Sherman**, Plat 21, Lot 109, *(Contributing)* for permission to complete repairs to existing trim, remove brick chimney and replace with faux chimney, remove wood stairs at the rear of the property, alter fenestration on rear elevation, replace all windows, replace roof in-kind, and replace aluminum gutters and downspout with copper. *Application was represented by Attorney J Russell Jackson and Architect Mark Rapp. Motion was made to continue the application to the January 14, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Notice

Newport Historic District Commission

Tuesday, December 10, 2024

C-3. Application #2024-Oct-025 of 181 Bellevue Center LLC of **181 Bellevue Avenue**, Plat 28, Lot 112-4, (*Non-Contributing*) for permission to construct a new hotel with an underground parking garage and a small stair house. **(Application was continued to the January 14, 2025 HDC Regular Meeting at the request of the Applicants).**

C-4. Application #2024-Nov-004 of 11 Guerney LLC of **11 Guerney Court**, Plat 12, Lot 020, (*Contributing*) for permission to replace rotted door window siding and trim with matching material. *Application was represented by Bruce Walker. Motion was made to approve the application, on the condition that potential materials be reviewed by the preservation planner, citing 17.80.060.A.1-7, Moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-5. Application #2024-Nov-012 of Julie Dolan of **4 Gladding Court**, Plat 12, Lot 006, (*Contributing*) for permission to construct two dormers. **(Continued to January 14, 2025 HDC Meeting at request of Applicant).**

C-6. Application #2024-Nov-013 of Jennifer Holland of **16 Greenough Place**, Plat 22, Lot 028-4, (*Contributing*) for permission to remove and replace all vinyl replacement windows with aluminum clad wood windows, and replace one skylight in bathroom (skylight not visible from anywhere on grade level). **(Continued to January 14, 2025 HDC Meeting at request of Applicant).**

VII. NEW APPLICATIONS

N-1. Application #2024-Dec-002 of Top-Notch LLC Trustee of **58 Beacon Hill Road, Unit A** Plat 43, Lot 060, (*Non-Contributing*) for permission to create stair access and expand an existing deck on the northeast corner of the building, and install a new door for mudroom access. *Summary. A motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #2024-Dec-003 of Beatrice Witzgall of **364 Bellevue Avenue, D102** Plat 34, Lot 021-D102W, (*Contributing*) for permission to replace a wood window with a Renewal by Andersen composite window. *No representative was present. Motion was made to dismiss the application without prejudice, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-3. Application #2024-Dec-004 of Amy Moynihan of **57 Second Street**, Plat 12, Lot 061, (*Contributing*) for permission to replace a window with a wood door to give access to a side yard. Application was represented by *Domenic Giusti. Motion was made to continue the application to the January 14, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-4. Application #2024-Dec-006 of Dorinda Kinsley 2021 Family Irrevocable Trust of **535 Ocean Avenue**, Plat 44, Lot 119, (*Non-Contributing*) for permission to remove existing two-car garage, laundry, bath and room above garage; replace with new two-story addition including family room, mud room, laundry, three-car garage, bedroom, office and three baths (Previously approved CoA). *Summary. Motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK (845-5459) ONE WEEK IN ADVANCE OF THE MEETING.

Meeting Notice

Newport Historic District Commission

Tuesday, December 10, 2024

N-5. Application #2024-Dec-008 of Linda M. Welters of **73 Third Street**, Plat 12, Lot 230, *(Contributing)* for permission to install 5" seamless aluminum gutters with bar hangar system in place of non-original wood gutters. *Application was represented by Linda Marie Welders. Motion was made to approve the application on the condition that gutter material be fiberglass and profile be reviewed by the preservation planner prior to installation, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #2024-Dec-011 of Shelley Mahood, Marie Mahood, Michael O'Connell of **73 Catherine Street**, Plat 23, Lot 098, *(Contributing)* for permission to construct wraparound porch on the north, west, and south elevations. *Application was represented by Shawn Harris. Motion was made to split the application into two parts, one part concerning the wraparound porch and a second part concerning the second-floor deck plans, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to continue the second half of the project to the January 15, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion was made to approve the first half of the project on the condition that the wraparound porch matches the north rail, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-7. Application #2024-Dec-012 of Cormick Lynch and Steven Formaro of **157 Prospect Hill Street**, Plat 28, Lot 155-2, *(Contributing)* for permission to expand second floor and add third floor to 2-story family residence. Existing siding and windows to remain, new steep pitched roof will replace flat roof and low slope roof. **(Continued to January 14, 2025 HDC Meeting at request of applicants).**

N-8. Application #2024-Dec-013 of Island Associates Inc. of **99 Second Street**, Plat 9, Lot 103, *(Contributing)* for permission to construct a 2½-story dwelling on the same lot as an existing historic dwelling. *Application was represented by Attorney J Russell Jackson and Architect Mark Fontaine. Exhibit A, streetscape photos and Exhibit B mansard roof example photos were submitted to the commission and accepted. Motion was made to continue the application to the January 14, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-9. Application #2024-Dec-014 of Jeremy and Amy Wintersteen of **58 Third Street**, Plat 12, Lot 044, *(Contributing)* for permission to replace all existing windows with Marvin Clad Ultimate Double Hung windows to match existing window size, replace existing front door with custom wood door to match existing door elevation, and extend an existing rear addition. *Application was represented by Paul Weber. Motion was made to approve the application on the condition that the basement windows be removed from the application and restored, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-10. Application #2024-Dec-016 of Peter W Nickerson of **66 Church Street**, Plat 24, Lot 164, *(Contributing)* for permission to replace wood-shingle siding on façade with LP lap siding engineered wood. *Application was represented by Peter W. Nickerson. Motion was made to approve the application on the condition that the material of the clapboard be updated to true wood, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK
(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**

Meeting Notice

Newport Historic District Commission

Tuesday, December 10, 2024

N-11. Application #2024-Dec-017 of Huntley Irrevocable Trust GST of **77 Catherine Street**, Plat 23, Lot 069-4, (*Contributing*) for remove solarium and construct a covered screen porch pergola; install sliding doors between kitchen and pergola; remove basement bulkhead and reconstruct hall between mudroom and kitchen; remove window for installation of a new mudroom entry door and steps; remove chimney and install new window at mudroom structure; partial demolition and rebuilding of 1954 built family room located at S side of house; repair and replacement of damaged clay roof tiles. *Application was represented by Chris Arner. Exhibit A, proposed chimney was submitted to the commission and accepted. Motion was made to approve the application on the condition that the chimney be restored using original chimney bricks, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

Discussion and Adoption of 2025 HDC Meeting Schedule. *Motion was made to approve the 2025 HDC regular meeting schedule, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

Discussion and Adoption of Guidance on Submission Timing. *Motion was made to approve Guidance on Submission Timing, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

IX. ADJOURNMENT

Meeting was adjourned at 9:45 pm.

Please note:

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

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

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE BUILDING INSPECTIONS CLERK
(845-5459) ONE WEEK IN ADVANCE OF THE MEETING.**