

## 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 Laramie

## 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 13<sup>th</sup> 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 13<sup>th</sup> 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*

*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 13<sup>th</sup> 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 13<sup>th</sup> 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.*

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 13<sup>th</sup> 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 13<sup>th</sup> 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-*

*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**