

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 Laramee

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.*

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.*

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