

Special Meeting Notice Newport Historic District Commission

Posted October 28, 2022

Tuesday, November 1, 2022

The Newport Historic District Commission will meet in person on Tuesday, November 1, 2022, at 6:30 pm

AGENDA

THIS MEETING WILL BE HELD IN PERSON.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. [Application #2022-Sep-8](#) of Dish Wireless, LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) to install three new telecommunications antenna and related infrastructure in location of existing antennas.

[Staff Report, September 23, 2022](#)

[Supplemental Materials, October 7, 2022](#)

C-2. [Application #2022-Oct-1](#) of Miramar 646 LLC, **646 Bellevue Ave**, Plat 38, Lot 010, (*Contributing*) for permission to 1) replace existing copper batten seam metal roof with new, patinated copper roof; 2) infill three arched masonry openings at the service court loggia entry and install new doors similar to the main entrance doors; 3) replace east and west retaining walls at service court and install new carriage-style overhead doors at the service court entrance; 4) Accessory structures at Carriage House, including new in-ground swimming pool, pergola and lattice pavilions, tennis court, and security kiosk.

[Amended Application, September 23, 2022](#)

[Staff Report, October 14, 2022](#)

C-3. [Application #2022-Oct-7](#) of Margaret & Sean Maloney, **275 Harrison Avenue**, Plat 44, Lot 121, (*Contributing*) for permission to construct a ground-mounted solar array, located approximately 162 feet from the main house.

[Staff Report, October 14, 2022](#)

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.

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C-4. [Application #2022-Oct-12](#) of Katherine N. James-Bowers, **11 Kay St**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns.

[Staff Report, October 14, 2022](#)

C-5. [Application #2022-Oct-14](#) of FiftySquare L.P., **50 Washington Square**, Plat 17, Lot 191, (*Contributing*) for permission to conduct numerous modifications to existing building, including: 1) demolish and replace ADA ramp with matching brick; 2) selective replacement of brick masonry; 3) repair of Terra Cotta in several locations and anchoring to building where necessary; 4) replacement of Terra Cotta balustrade with cast stone balustrade to match existing; 5) repair of wood windows, including scraping, cleaning, priming, and painting; 6) replacement of non-original windows with new, wood-clad aluminum windows with integral spandrel panels to match the wood windows; 7) ornamental metalwork to be selectively removed and sandblasted, repainted and re-installed; 8) repair of pressed metal copper cornice; 9) replacement of EPDM roof membranes with TPO roof membranes and installation of wall flashing below Terra Cotta coping stones to address water infiltration; 10) new rooftop mechanical units to be arrayed on primary building rooftop away from the building edge, existing mechanical to be replaced in existing locations; 11) new wood and metal exterior entrance doors to be installed, modeled on the layout of the historic doors, and painted to match existing doors and windows

[Supplemental Materials – Window Inventory – September 21, 2022](#)

[National Register Nominating Papers](#)

[Staff Report, October 14, 2022](#)

C-6. [Application #2022-Oct-16](#) of 225 Ruggles LLC, **225 Ruggles Avenue**, Plat 36, Lot 051-6, (*Contributing*) for modifications to previously-approved application including: 1) replace aluminum gutters with fiberglass; 2) north-facing dormer and gable end to remain the same (previously requested a modification), therefore, windows A1 and A2 are sized to match existing; 3) window at northwest, second-floor dormer to be removed (previously requested to be replaced); 4) west-facing exterior door to be replaced (previously requested to be removed); 5) remove trim detail at turret overhang; 6) placement of two (2) HVAC units facing Ruggles Ave (hidden by shrubs); and 7) remove sunken terrace and French doors facing north, infill with windows and stone to restore original design.

[Staff Report, October 14, 2022](#)

VI. NEW BUSINESS

VI. ADJOURNMENT

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