

Meeting Notice

Newport Historic District Commission

Posted December 8, 2023

Tuesday, December 12, 2023

The Newport Historic District Commission will meet in person on **Tuesday, December 12 2023**, at 6:30 pm
Second Floor, Council Chambers, City Hall, 43 Broadway
(Pre-meeting to begin at 6:15pm in the 2nd Floor Conference Room)

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

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Oct-003 of 445 Broadway, LLC, **86 Spring Street**, Plat 24, Lot 324, (*Contributing*) for permission to: 1) Replace all windows (a mix of wood and vinyl) with all wood windows 2) Replace two existing sidelights in-kind 3) Install two HVAC condenser units.

Application Materials, August 24, 2023

Staff Report, October 13, 2023

Window Evaluation, November 8, 2023

C.2. 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.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

C.3 Application #2023-Nov-10 of William Street Properties, LLC, **30 Memorial Blvd West** Plat 28, Lot 081, (*Non-Contributing*) for permission to replace the existing awning roof that connects Imbriglios to Sardellas with a low slope EPDM membrane roof, construct a new transom to match existing, and modify the west stone entrance.

Application Materials, October 17, 2023

Staff Report, November 9, 2023

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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 #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 Materials, October 17, 2023

Staff Report, December 8, 2023

Supplemental Materials, November 7, 2023

Supplemental Materials, December 8, 2023

C.5 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 Materials, October 17, 2023

Staff Report, November 9, 2023

Original Plans, December 9, 2020

Revised Materials, December 6, 2023

VII. NEW APPLICATIONS

N-1. Application #2023-Dec-001 of Spencer Alexander, **138-140 Spring Street Unit 7**, Plat 24, Lot 363-7, (*Contributing*) for retroactive approval to install composite decking on an existing roof deck, expand the roof deck, and install a more traditional balustrade.

Application Materials, October 19, 2023

Staff Report, December 8, 2023

Supplemental Photos, December 7, 2023

Letter of Objection, December 8, 2023

N-2. 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.

Application Materials, October 24, 2023

Staff Report, November 9, 2023

N-3. Application #2023-Dec-007 of Michael and Barbara Dennis-Bale, **4 ½ Sunshine Court**, Plat 16, Lot 021, (*Contributing*) for permission to replace non-original two-story deck with a one-story, flat-roof addition with a roof-deck in the same footprint as the existing deck.

Application Materials, October 30, 2023

Staff Report, December 8, 2023

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N-4. Application #2023-Dec-10 of George Mussalli, **30 Prospect Hill Street**, Plat 27, Lot 037, (*Contributing*) for permission to 1) Replace rear door to 36" wide to comply with building code, replace front door and trim to match existing 2) Remove rear deck and install steps and patio 3) Repair siding and trim to match existing 4) Install new gutters.

Application Materials, November 6, 2023

Staff Report, December 8, 2023

N-5. Application #2023-Dec-19 of Alison P. Scavone, **80 Rhode Island Ave**, Plat 20, Lot 216, (*N/A*) for permission to construct a single-family dwelling on an empty lot.

Application Materials, November 13, 2023

Staff Report, December 8, 2023

N-6. Application #2023-Dec-22 of Salty Sailor, Inc, **75 Pelham Street**, Plat 27, Lot 012-D, (*Contributing*) for permission to update porches and railings to bring them up to building code. The porches will be made level and extended.

Application Materials, November 14, 2023

Staff Report, December 8, 2023

N-7. Application #2023-Dec-23 of Tammy Brown, **515 Ocean Ave**, Plat 44, Lot 123, (*Non-Contributing*) for permission to add a second floor over the existing first floor office, replace 4 exterior doors, replace the siding on the front entry with a new horizontal siding, replace the bead-board ceiling with a new mahogany ceiling in covered entry, and replace an existing half wall railing with cable railing on the balcony above the garage.

Application Materials, November 14, 2023

Staff Report, December 8, 2023

N-8. Application #2023-Dec-24 of Sarah Jauss, **23 Chartier Circle**, Plat 44, Lot 113, (*Non-Contributing*) for permission to demolish the existing non-contributing building and construct a new single-family dwelling.

Application Materials, November 14, 2023

Staff Report, December 8, 2023

Letters of Support, December 6, 2023

N-9. 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 Materials, November 14, 2023

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N-10. 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 Materials Part I, November 14, 2023

Application Materials Part II, November 14, 2023

Supplemental Materials, December 7, 2023

Staff Report, December 8, 2023

N-11. Application #2023-Dec-28 of Jack Zins, **65-67 Bridge Street**, Plat 16, Lot 058, (*Contributing*) for permission to install solar panels on the roof of the garage

Application Materials, November 14, 2023

Staff Report, December 8, 2023

VIII. NEW BUSINESS

Discussion and Adoption of 2024 Historic District Commission Meeting Calendar

IX. ADJOURNMENT

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