

City of Newport
Historic District Commission
Public Meeting

Tuesday June 1, 2021 at 6:00pm (pre-meeting to begin at 5:45pm)

“THIS MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR MCKEE’S EXECUTIVE ORDER 21-21 (2) and 20-46 -1(a) “ SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACITIVITES ARE OCCURING”

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I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Karl Bjork, Chair
David Adams
Michael Ryan
Howard Elliott
Donald Ross

Members absent:

Nancy Stafford
Rosemary O'Brien

Staff present:

Helen Johnson, Historic Preservation Planner
Nancy Simoes, Stenographer, Allied Court Reporters

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-2. Application of EPC Family Article II Trust, 5 Ocean Lawn Lane, Plat 34, Lot 237, for permission to infill both north and south ends of breezeway and minor fenestration changes. Create new roofline at

sun room and install new transom windows. Build addition to extend breakfast room to east. All materials and details will match existing in scale and proportion. **Application continued to June 15, 2021 HDC meeting at request of applicant.**

C-3. Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. **Application continued to June 15, 2021 HDC meeting at request of applicant.**

C-7. Application of Mr. Bob and Mrs. Debapriya Buiaroski, 28-30 John Street, Plat 27, Lot 64, for permission to add (2) skylights to existing roof, move location of side door and replace with custom solid wood door. Replace rusted front handrail to match existing. Replace existing front door with new custom solid wood door. Rebuild existing pressure treated deteriorating deck and railing system with new IPE decking and mahogany railing system. Install new cedar historical board and batten shutters on front façade. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

NEW APPLICATIONS

N-1. Application of Ms. Carrie and Mr. Tom Walker, 26 Greenough Place, Plat 22, Lot 41, for permission to North Elevation: Add new AC condenser units at grade. Units to be fenced. Replace two 1st floor windows units with new windows. Expand 3rd floor gable dormer with new window unit. Add new gable dormer at 3rd Floor with double hung window. South Elevation: Replace 3 non-historic kitchen windows on 1st floor. Convert 2nd Floor window into door on South Elevation and create a small deck. Decking and rails to be all wood. Add new gable dormer at 3rd Floor with double hung window. West elevation: Add new gable dormer at 3rd Floor with double hung window. All new windows to be clad exterior / wood interior Pella Lifestyle line or equivalent product. All cladding and trim to be painted wood. *Mr. Chris Fagan present to represent application. Motion to split application between element on first floor and second floor and third floor element made by Mr. Elliott, seconded by Mr. Adams, all in favor. Motion to approve first and second floor elements made by Mr. Elliott, seconded by Mr. Adams, all in favor. Motion to continue remainder of application to June 15, 2021 HDC meeting made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-5. Application of Mr. Michael D. Wagoner, 12 Catherine Street, Apartment 5, Plat 25, Lot 133-5, for permission to replace windows and door. *No one present to represent application. Motion to dismiss application without prejudice made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-6. Application of Mr. Gordon Van Welie, 7 Elizabeth Street, Plat 25, Lot 28, for permission to install solar panels. *Ms. Amy Iacofano present to represent application. Motion to continue application to June 15, 2021 HDC meeting made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-8. Application of Mr. David Elwell, 96 Harrison Avenue, Plat 41, Lot 10-4, for permission to construct 23'x23' 2 car garage connected to east side of carriage house by a 5'x19' connector. *Mr. Turner Scott and Mr. Steven Laurin present to represent application. Motion to approve considering application as substantially changed from previously denied application made by Mr. Elliott, seconded by Mr. Adams, Mr. Adams in favor, Mr. Elliott, Mr. Bjork, Mr. Ross, Mr. Ryan opposed.*

N-9. Application of Mr. George Kates and Demetra Kates, Trustees, 52 Catherine Street, Plat 22, Lot 117, for permission to install solar panels. *Mr. George Kates and Mr. Edmund DiTroia present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, no commissioners in favor.*

N-10. Application of Mr. Dave Smith, 22 Elm Street, Plat 16, Lot 47, for permission to expand garage footprint by 66 SF and add second story to structure. *Mr. Ross Cann present to represent application. Motion to continue application to June 15 HDC meeting made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-11. Application of Jennifer Metzler, 50 Second Street, Plat 12, Lot 292, for permission to remove rear bulkhead enclosure, wood deck and stairway, remove west facing windows and doors. Construct 9' x 17'-6" addition, construct North facing shed dormer with new bedroom window, add two skylights to existing South side roof and one skylight on North side of new roof. Construct new outdoor shower. *Mr. Gregory Yalanis present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-12. Application of Mr. John Shea, 58 Washington Street, Plat 16, Lot 13, for permission to replace 4 double hung windows. *Mr. John Shea present to represent application subject to receipt of condo association approval letter made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-13. Application of Ms. Phyllis and Mr. William Feeney, 10 Linden Gate Lane, Plat 23, Lot 143, for permission to construct 12' x 19' single story addition and new 14' x 10' deck. Remove existing siding and trim and replace with new cedar siding and composite trim, painted. New bedroom windows to meet egress code. *Mr. Bill and Phyllis Feeney, Domeny Anderson and Sue Horowitz present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-15. Application of Mr. Derek Mills and Ms. Kristin Acuff, 37 Elm Street, Plat 16, Lot 195, for permission to add railings, posts, and balusters for widows walk. Add three small dome skylights on flat roof, repairs to roof and chimney. *Mr. Derek Mason Mills present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-16. Application of Seaview Properties, 37 Ledge Road, Plat 38, Lot 57, for permission to replace garage doors. *Mr. Turner Scott and Mr. David Scott Parker present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-17. Application of Ms. Jillian Waugh, 89 Second Street, Plat 9, Lot 311, for permission to replace 17 existing windows. *Mr. Christopher Palmer present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-18. Application for Whitley Family Irrevocable Trust, 35 Elm Street, Plat 16, Lot 31, for permission to keep and restore existing South elevation windows and door. Replace existing deteriorated windows and doors on West, East, and North elevations. *Mr. Spencer McCombe and Mr. Bob Quirk present to*

represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Adams, all in favor.

N-19. Application of Mr. Jay R. Wilson, 420 Bellevue Avenue, Plat 34, Lot 56, for permission to make various repairs and upgrades to existing exterior features. Begin restoration of second floor porch restoration. *Motion to continue application to June 15, 2021 due to HDC meeting time constraints made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

N-20. Application of Lerolu, LLC, 123 Ocean Avenue, Plat 41, Lot 344 for full approval of materials and details. Demolition and conceptual approval previously granted. *Motion to continue application to June 15, 2021 due to HDC meeting time constraints made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT