

City of Newport
Historic District Commission
Public Meeting

Tuesday June 15, 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
Rosemary O’Brien
Howard Elliott
Donald Ross
Nancy Stafford

Staff present:

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

III. APPROVAL OF MINUTES

April 20, 2021

May 13, 2021

May 18, 2021

June 1, 2021

Motion to approve April and May minutes and continue review of June 1 minutes to next meeting made by Mr. Elliott, seconded by Mr. Adams, all in favor.

IV. COMMUNICATIONS

Decision re: Application of Mr. Victor and Mrs. Candice Sandman, 15 Sherman Street, Plat 21, Lot 46, for permission to construct second floor addition at East elevation.

Motion to accept communications made by Mr. Elliott, seconded by Ms. Stafford, all in favor.

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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 **Application withdrawn at request of applicant.**

C-2. Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. **Application withdrawn at request of applicant.**

C-3. 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 approve application with updates made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

C-4. 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 July 20, 2021 HDC meeting made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

C-5. Application of 10 Putnam Street Realty Trust, 7 Guinn Court, Plat 25, Lot 9, for permission to add third story to existing two story building. *Mr. Dan Herchenroether present to represent application. Motion to continue application to July 20, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

C-6. 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 adopt findings of fact made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford, Mr. Bjork in favor, Mr. Elliott, Mr. Ross, Mr. Adams, Mr. Ryan, and Ms. Stafford opposed. N. Ms. O'Brien abstains from voting.*

C-7. 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. *Mr. Andrew Sarna present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford. All in favor.*

C-8. Application of Lerolu, LLC, 123 Ocean Avenue, Plat 41, Lot 344 for full approval of materials and details. Demolition and conceptual approval previously granted. *Mr. Andrew Sarna and Mr. Jerry Kirby present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

NEW APPLICATIONS

N-1. Application of Ms. Alicia McGowan, 12 Sunshine Court, Plat 12, Lot 109, for permission to replace slate portion of roof with asphalt shingles. *Ms. Alicia McGowan present to represent application. Motion to approve application provided replacement is slate like composite material and approved by Preservation Planner made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-2. Application of Mr. Timothy Davis, 27 Kay Street, Plat 22, Lot 11, for permission to replace 4 upper third floor windows with like kind wood windows. Repair remaining third floor windows. *Mr. Mark Horan present to represent application. Motion to approve application to replace windows with Marvin as presented made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-3. Application of Ms. Joann Sheehan, 46 Chastellux Avenue, Unit 6, Plat 42, Lot 28-M6, for permission to replace 4 double hung windows, no grilles with terratone exterior. Replace 2 picture windows, no grilles, with terratone exterior, replace 1 patio door, no grilles with terratone exterior. *Mr. Christopher Hutson present to represent application. Motion to approve application with the condition that the Preservation Planner receive a formal approval letter from the condo board made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-4. Application of Mr. Morgan Huntley, 15 Cherry Street, Plat 12, Lot 29-6, for permission to remove vinyl siding and replace with wood clapboard, remove vinyl windows and replace with Pella true divided light windows, remove aluminum and vinyl gutters and square downspouts and replace with integrated wood gutters with round downspouts to match rear of building, repair or replace and damaged or rotted soffit, fascia, rake, frieze boards. Replace skylight at rear of roof in preparation of shingle replacement. Remove and replace and dry or rotted window trim and aluminum trim veneers with historical sills. *Summary approval.*

N-5. Application of Dr. Jon McClean, 119 Spring Street, Plat 24, Lot 132, for permission to complete exterior rehabilitation and restoration of original house. Install new windows on the West side. Replace existing skylights in kind. Remove existing 1969 addition in back (west) and replace with new addition. Construct new one story Orangery with skylight and one car garage. *Mr. Jon McClean, Mr. Robert Lambert, and Mr. Kevan David Connery present to represent application. Motion to approve application with the condition that the siding on the garage be cedar shingle.*

N-6. Application of Mr. Eoin Howlett, 16 Poplar Street, Plat 17, Lot 6, for permission to construct 16'x14' secondary structure in back corner. *Mr. Eoin Howlett present to represent application. Motion to approve application with condition that window configuration be changed to one over one and consider cedar shingle cladding instead of clapboard made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-7. Application of Wild Moor, LLC, 21 Hammersmith Road, Plat 43, Lot 75, for permission to construct secondary structure in Northeast section of property. *Summary Approval.*

N-8. Application of Mr. John and Mrs. Elizabeth Reid, 54 Ayrault Street, Plat 22, Lot 64, for permission to extend small addition. Repair existing front porch and roof. *Mr. Jeffrey Moniz present to represent application. Motion to approve application as presented with the condition that the existing balustrade be repaired/replaced at the same height made by Mr. Elliott, seconded by Ms. Stafford.*

N-9. Application of Mr. Mark and Ida Aramli, 54 Hammersmith Road, Plat 43, Lot 54, for permission to construct new single-family residence. Proposed residence to be 2 ½ story with attached garage. Modify historic stone wall. Repair existing historic stone wall. Modify historic stone wall to add stone cap and add ornamental fencing to existing historic stone wall. *Mr. Mark Armali present to represent application. Motion to continue application to July 20 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-10. Application of Cool Beans, LLC, 29 Greenough Place, Plat 22, Lot 123, for permission to add covered breezeway connector between house and garage. *Application withdrawn by applicant.*

VIII. NEW BUSINESS

IX. ADJOURNMENT