

City of Newport
Historic District Commission
Public Meeting

Thursday, February 3, 2022 at 6:30pm (pre-meeting to begin at 6:00pm)

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Karl Bjork, Chair
Rosemary O'Brien
Donald Ross
David Adams
Michael Ryan
James Madson
Kelly Moran

Members not present:

Nancy Stafford

Staff present:

Patricia Reynolds, Planning and Economic Development Director
Nancy Simoes, Stenographer, Allied Court Reporters

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

Updates from Wind Farm subcommittee

Letter and Attachments from Attorney Matt Leys: Application for 54 Hammersmith Rd

Letter from Objector Regarding 93 Second Street

Motion to approve made by Mr. Adams, seconded by Mr. Ross, all in favor.

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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. *Motion to continue application to February 15, 2022 HDC meeting for control purposes. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-2. Application of Ms. Margaret Maloney, 275 Harrison Avenue, Plat 44, Lot 121, for permission to construct new garage to the North of existing east wing and teahouse to north of existing west wing. *Application continued to February 15, 2022 HDC meeting at the request of the applicant.*

C-4. Application of Mr. Elijah Duckworth-Schachter, 6 Greenough Place, Plat 22, Lot 27, for permission to replace existing dilapidated garage within the existing footprint. *Application continued to February 15, 2022 HDC meeting at the request of the applicant.*

C-5. Application of Mr. John and Mrs. Kathy Trentos, 93 Second Street, Plat 9, Lot 320, for permission to construct new single-family residence. *Application continued to February 15, 2022 HDC meeting at the request of the applicant.*

C-6. Application of Hazard Avenue Limited Partnership, 2-4 Hazard Avenue, Plat 36, Lot 30-4, for permission to remove failing black slate on all roof elevations and roof sheathing repair. Replace black slate with synthetic shingle. Restore gutter, wood crown, and downspouts. Replace copper seamed roof at south elevation with same. Replace copper flashing with same. Install solar panels. *Motion to approve, with condition that solar panels on southwest portion of the house facing Coggeshall nor approved and shall be removed from the plan, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-7. Application of Mr. Scott and Mrs. Mary Robins, 3 Greenough Place, Plat 22, Lot 80, for permission to replace asphalt roof with standing seam metal roof on garage. (New material received, N-11.) *Motion to approve replacing roof, garage doors, and side doors, metal half round gutter, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

NEW APPLICATIONS

N-1. Application of Ms. Hilary Senese Nimons, 37 Kay Street, Plat 22, Lot 125, for permission to to re-install window replication on the north (driveway) side where a window was once located. Clapboards have been removed to document that the window was at the location in the past. New Marvin window drawings attached. New window trim to match existing in detail and scale. Install HVAC condenser on the south side. *Summary Approval*

N-2. Application of Mr. John Walsh, 92 Spring Street, Plat 24, Lot 95, for permission to add roof deck and stairway to existing flat roof in rear of property. *Motion to continue to February 15, 2022, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-3. Application of Ms. Susan Pedro, 5 Sunshine Court, Plat 12, Lot 10, for permission to replace existing windows with Harvey Majesty windows. Current grid pattern to be duplicated. *Motion to continue to February 15, 2022, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-4. Application of 225 Ruggles, LLC, 225 Ruggles Avenue, Plat 36, Lot 51-6, for permission to replace exiting asphalt roofing with cedar roof shakes, fenestration replacement at all elevations. Removal of dormer and roof platform at West elevation. Removal of greenhouse at South elevation. Remove dormer and extend existing dormer at North elevation. Add new trim detail to upper gable at North to match existing gable on West. Remove non original stove pipe flue and existing half gable dormer. Restore/rebuild existing chimney above roof level. *Motion to approve made by Md. Adams, seconded by Mr. Ross, all in favor.*

N-5. Application of Mr. Dennis and Mrs. Roseanne Williams, 11 Ridge Road, Plat 44, Lot 135, for permission to install new architectural asphalt roof to match existing, Install new Anderson windows and doors. Extend rear deck towards the north and change railing to a cable rail system. *Summary Approval*

N-6. Application of Mr. John Coletti, 421 Gibbs Avenue, Plat 30, Lot 39, for permission to install roof mounted solar array. *Motion to approve made by Md. Adams, seconded by Mr. Ross, all in favor.*

N-7. Application of Mr. George Mussalli, 30 Prospect Hill Street, Plat 27, Lot 37, for permission to remove 2 chimneys and infill roof. Raise sill at kitchen window and fill in siding and trim to match existing. *Motion to approve with conditions to rebuild chimneys in the size, shape, and brick type- exterior and maintain the kitchen window as current, made by Mr. Adams, seconded by Mr. Adams, all in favor.*

N-8. Application of Mr. Igor Sokol, 232 Ocean Avenue, Plat 41, Lot 101, for permission to remove and rebuild existing brick chimneys on main house. Existing clay caps and bluestone crown caps to be re-used. Existing brick, flashing, and clay tile details to be replicated. *Motion to approve by Ms. Moran, seconded by Mr. Ross, 6 in favor, 1 opposed (Ms. Moran). Application approved.*

N-9. Application of Mr. Rolf Landelavd, 13 Ridge Road, Plat 44, Lot 131, for permission to replace two gliding triple windows, one picture window, four gliding double windows, and one casement single window. *Summary Approval*

N-10. Application of Mr. and Mrs. Stacy and Erik Gudim, 52 Ayrault, Plat 22, Lot 63, for permission to install an outdoor kitchen along side a renovated patio, and a plunge pool, to the rear of the property. *Summary Approval*

N-11. Application of Mr. Scott and Mrs. Mary Robins, 3 Greenough Place, Plat 22, Lot 80, for permission to replace asphalt roof with standing seam metal roof on garage; to replace the existing garage doors; and extend the rear dining room wall. (New material related to C-7). *Summary Approval*

VIII. NEW BUSINESS

HDC Elections

Approved Slate of Mr. Bjork as Chair, Ms. O'Brien as Vice Chair, Mr. Ryan as Secretary. Motion by Mr. Adams, seconded by Mr. Ross, all in favor.

IX. ADJOURNMENT