

# Meeting Notice

## Newport Historic District Commission

Posted July 14, 2023

Tuesday, July 18, 2023

The Newport Historic District Commission will meet in person on **Tuesday, July 18, 2023**, at 6:30 pm  
(Pre-meeting to begin at 6:15pm in 2<sup>nd</sup> 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

June 20, 2023

#### IV. COMMUNICATIONS

#### V. ACTION ITEMS

A-1 Andy Sarna on Behalf of Lerolu LLC, **123 Ocean Avenue**, Plat 41, Lot 344, (N/A) Request for an additional 1-year extension to demolish non-contributing single-family dwelling and construct a new single-family dwelling (Application #Dec-20).

Original Application, November 16, 2021

CoA Extension, March 28, 2023

Request for Extension, July 10, 2023

A-2 Pamela and Chip Quinn, **3-5 Chestnut Street**, Plat 12, Lot 052 (*Contributing*) Request for an additional 1-year extension to replace windows (Application #Oct-2).

Original Application and Approval, August 25, 2020

#### VI. CONTINUED APPLICATIONS

C.1. Application #2023-May-14 of the Art Association of Newport, **76 Bellevue Ave**, Plat 26, Lot 040, (*Contributing*) for permission to install a sign along the rock wall on Bellevue Ave and campus wayfinding signs.

**Application Continued to August 15, 2023 HDC meeting by request of the Applicant.**

C-2. Application #2023-June-002 of Beechtree Condominium Association, **48 Everett Street**, Plat 22, Lot 022, (*Contributing*) for permission to remove original slate roof and replace with composite slate.

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Application Materials, April 28, 2023  
Supplemental Materials, July 12, 2023  
Staff Report, June 16, 2023

C-3. Application #2023-June-005 of Travers Associates LP, **162 Bellevue Avenue**, Plat 29, Lot 51, (*Contributing*) for permission to add fenestration and other alterations to the Travers Block building in order to accommodate a new bank.

Revised Materials, July 5, 2023  
Staff Report, June 16, 2023

C-4. Application #2023-June-17 of Gooseberry Beach Inc., **0 Gooseberry Beach**, Plat 41, Lot 258, (*Contributing/Non-Contributing*) for permission to install solar panels on the east and west slopes of the Hall Building roof.

**Application Continued to August 15, 2023 HDC meeting by request of the Applicant.**

### VII. NEW APPLICATIONS

N-1. Application #2023-July-004 of Moorland Farm Condo Association, **15 Hammersmith Road, Unit 8B**, Plat 43, Lot 065-08B, (*Non-Contributing*) for permission to install EPDM membrane on the 12' x 12' deck above a one-car garage in-kind, and raise the knee wall height to comply with building code.

Application Materials, May, 18, 2023  
Staff Report, July 14, 2023

N-2. Application #2023-July-005 of Jake T. Bentz, **14 Barney Street**, Plat 21, Lot 044, (*Contributing*) for permission to replace vinyl siding on façade with new vinyl siding.

Application Materials, May, 22, 2023  
Staff Report, July 14, 2023

N-3. Application #2023-July-007 of Rudy Lapin Normann and Leslie Normann, **138 Spring Street Unit #1**, Plat 29, Lot 363-1, (*Contributing*) for permission to install a 2'x2' wooden sign on an existing bracket.

Application Materials, May, 22, 2023  
Staff Report, July 14, 2023

N-4. Application #2023-July-009 of John & Kathleen Trentos, **93 Second Street**, Plat 09, Lot 320, (*N/A*) for permission to construct a new 2-story, single-family house and detached shed.

Application Materials, May 25, 2023  
Staff Report, July 14, 2023

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N-5. Application #2023-July-10 of Janice & Bruce Broussard, **719 Bellevue Avenue**, Plat 38, Lot 20, (*Contributing*) for permission to make multiple alterations to the modern addition: 1) Enclose the first level of the northwest exterior wood deck 2) Demolish and replace existing staircase 3) Replace existing lattice work underneath decks with shutter-style enclosures 4) Replace windows on west elevation with picture windows 5) Construct a belt course between the first and second stories and at the water table.

Application Materials, May 26, 2023

Staff Report, July 14, 2023

N-6. Application #2023-July-14 of Wendy Lotz, **15 Hammersmith Road, Unit 16**, Plat 43, Lot 065-16A, (*Non-Contributing*) for permission to replace existing wood decking and railing with composite.

Application Materials, June 2, 2023

Staff Report, July 14, 2023

N-7. Application #2023-July-15 of Igor Sokal, **232 Ocean Avenue**, Plat 41, Lot 101, (*Contributing*) for permission to install a roof-mounted solar array of 60 modules on the flat roof of the gatehouse.

Application Materials, June 7, 2023

Supplemental Materials, June 7, 2023

Supplemental Materials, June 7, 2023

Supplemental Materials, July 10, 2023

Staff Report, July 14, 2023

N-8. Application #2023-July-16 of Malcolm Parker, **25 Marsh Street**, Plat 16, Lot 243 (*Contributing*) for permission to install 2 roof-mounted solar panel systems on both slopes of a contributing property.

Application Materials, June 15, 2023

Staff Report, July 14, 2023

N-9. Application #2023-July-17 of Edwin G. Fischer Jr., **1 Ocean Heights Road**, Plat 41, Lot 334, (*Non-Contributing*) for permission to amend application previously approved by HDC & ZBR. Changes include: Removal of stone chimney, removal of shutters, first floor windows have been mulled together, pair of French doors in rear bump out have been changed to single doors.

Application Materials, June 15, 2023

Staff Report, July 14, 2023

N-10. Application #2023-July-18 of Newport Restoration Foundation, **34 Thames Street**, Plat 17, Lot 046, (*Contributing*) for permission to replace the asphalt roof with a wood shingle roof.

Application Materials, June 16, 2023

Staff Report, July 14, 2023

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N-11 Application #2023-July-19 of Robert Sullivan, **2 Willow Street**, Plat 12, Lot 112-6, (*Contributing*) for permission to replace 6 existing vinyl windows with new vinyl windows.

Application Materials, June 16, 2023

Staff Report, July 14, 2023

N-12. Application #2023-July-20 of Donald and Patricia Stern, **45 Ayrault Street, Unit C-1**, Plat 21, Lot 114-C1, (*Contributing*) for permission to replace existing wood decking and entry porch with composite wood in the same configuration.

Application Materials, June 19, 2023

Staff Report, July 14, 2023

N-13. Application #2023-July-23 of John & Pat Fulco, **48 Catherine Street**, Plat 22, Lot 118, (*Non-Contributing*) for permission to construct a 16' x 18' sunroom and install a condenser at the rear of the house.

Application Materials, June 20, 2023

Supplemental Materials, June 20, 2023

Staff Report, July 14, 2023

N-14. Application #2023-July-24 of John Murphy, **39 School Street** Plat 24, Lot 127-4, (*Contributing*) for permission to replace 1) Existing slate roof with fiberglass/asphalt shingles 2) Rotted roof trim and gutters with replica moldings, new red copper valleys, and new 6 in red copper K-style gutters 3) Deteriorated skylight with new VELUX skylight with the same dimensions.

Application Materials Part 1, June 20, 2023

Application Materials Part 2, June 20, 2023

Staff Report, July 14, 2023

N-15. Application #2023-July 18 of Hadley Enterprises LLC, **673 Bellevue Avenue**, Plat 38, Lot 22, (*Contributing*) for permission to make alterations to the carriage house including: 1) Replacing existing deck railing with era appropriate balusters & newel posts 2) Installing new windows on ground level 3) Installing new barn door on ground level.

Application Materials, June 20, 2023

Staff Report, July 14, 2023

N-16. Application #2023-July-26 of Ms. Ashley Lyons, **38 Bellevue Avenue, Unit 6**, Plat 25, Lot 062-6, (*Contributing*) for permission to add a deck railing to an existing porch roof at the north side and replace existing replacement window with a door.

Application Materials, June 20, 2023

Staff Report, July 14, 2023

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N-17. Application #2023-July-27 of A1 Roofing and Construction, **134-136 Spring Street**, Plat 24, Lot 163, (*Contributing*) for permission to 1) Remove low pitched roof over rear wings and replace southern deck and railings to match images in NHS report 2) Replace northern roof with gambrel roof structure. 3) Demo existing rear chimney 4) Replace clapboards, wood gutters, downspouts 5) Replace all existing roofs (mix of slate & asphalt) with slate roofs 6) Reintroduce historic storefront by adding two additional bays and creating a roof deck atop the extension 7) Add several Pella all wood windows and 2 doors.

Application Materials Part 1, June 20, 2023

Application Materials Part 2, June 20, 2023

Staff Report, July 14, 2023

N-18. Application #2023-July-29 of Travers Associates LTD/ Melvin Hill, **162 (160-184) Bellevue Avenue**, Plat 29, Lot 51, (*Contributing*) for permission to install black awnings with Chase Bank logo in place of existing awnings.

Application Materials, June 20, 2023

Staff Report, July 14, 2023

### VIII. NEW BUSINESS

Discussion regarding **Draft Graphical Appendix to Policy Statement on Design Guidelines for Elevating Historic Buildings**

Discussion regarding **Draft Policy Statement on Signs**

Discussion Regarding **Draft Policy Statement on Sustainability, Resiliency and Community**

### IX. ADJOURNMENT

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