

# Meeting Notice

## Newport Historic District Commission

Posted December 16, 2022

Tuesday, December 20, 2022

The Newport Historic District Commission will meet in person on **Tuesday, December 20, 2022**, 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

November 15, 2022

December 12, 2022

#### IV. COMMUNICATIONS

#### V. ACTION ITEMS

Consideration of 2023 HDC Meeting Calendar

Discussion and consideration of adoption of revised Solar Policy

#### VI. CONTINUED APPLICATIONS

C-1. Application #2022-Jul-6 of Kendall Tucker Holmes, **32 Ann Street**, Plat 27, Lot 212, (*Contributing*) for permission to replace windows and door in basement which were replaced without permits and with vinyl materials; basement windows would be replaced with wood 3 over 2 panel design in front and side and 3-panel window on back side of house. Basement door would be replaced with flat paned exterior door like what was there previously Retroactive request to keep ADA-compliant hand rails on stairs.

Application Materials, June 14, 2022

Staff Report, July 29, 2022

Supplemental Materials, December 13, 2022

Supplemental Staff Report, December 16, 2022

C-2. Application #2022-Aug-5 of N2N Homes LLC, **71 Prospect Hill Street**, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the

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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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original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

C-3. Application #2022-Sep-13\_of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

C-4. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

#### VII. NEW APPLICATIONS

N-1. Application #2022-Dec-001 of Fleury Properties, **6 ½ Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to install fir gutters on all four sides of house and copper downspouts on front.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

N-2. Application #2022-Dec-002 of Fleury Properties, **8 Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to remove aluminum gutters and installation of fir gutters and copper downspouts; install fir gutters on all four sides of house and copper downspouts on front.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

N-3. Application #2022-Dec-003 of 37 Bellevue LLC, **33-43 Bellevue Avenue**, Plat 25, Lot 075, (*Contributing*) for permission to replace two windows with Marvin windows.

Application Materials, October 24, 2022

Staff Report, December 16, 2022

N-4. Application #2022-Dec-004 of James J. Coleman, Jr., **5 Price's Cove**, Plat 43, Lot 004, (*Non-Contributing*) for permission to add an entrance porch to match existing rear porch and cupola details.

Application Materials, October 25, 2022

Staff Report, December 16, 2022

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N-5. Application #2022-Dec-005 of John Murphy, **39 School Street**, Plat 24, Lot 127-4, (*Contributing*) for permission to replace natural slate roof with EcoStar composite slate roof. Replace top wooden gutters with new, 6-inch "k" style copper gutters.

Application Materials, October 31, 2022

Staff Report, December 16, 2022

N-6. Application #2022-Dec-010 of Kerri Tracy / Shamrock Loans, **6 W. Marlborough Street**, Plat 17, Lot 145, (*Contributing*) for permission to install two new signs for business. One wall 32"x288" wall sign and one 24"x36" blade sign.

Application Materials, November 8, 2022

Staff Report, December 16, 2022

N-7. Application #2022-Dec-13 of the Newport Historical Society, **82 Touro Street**, Plat 24, Lot 289, (*Contributing*) for permission to install a new sign on the side of the building.

Application Materials, November 10, 2022

Staff Report, December 16, 2022

N-8. Application #2022-Dec-14 of John Cady, **36 Poplar Street**, Plat 16, Lot 208, (*Contributing*) for permission to replace 19 vinyl windows with new wood windows.

Application Materials, November 10, 2022

Staff Report, December 16, 2022

N-9. Application #2022-Dec-15 of Nicole Ayzvazyan, **16 Catherine Street, Unit 5**, Plat 25 Lot 041.5, (*Contributing*) for permission to remove and replace 5 windows in-kind with wood windows.

Application Materials, November 10, 2022

Staff Report, December 16, 2022

N-10. Application #2022-Dec-17 of Bliss Properties, **181 Bellevue Avenue**, Plat 28 Lot 112-4, (*Non-Contributing*) for permission to change one window to a new glazed double door, and one single door to a new fixed window at recently approved new storefront. Materials and masonry to match existing adjacent material.

Application Materials, November 15, 2022

Staff Report, December 16, 2022

N-11. Application #2022-Dec-18 of John Walsh, Jr, **92 Spring Street**, Plat 24, Lot 095, (*Contributing*) for permission to remove one door and one window and replace with a French door to access rear patio.

Application Materials, November 15, 2022

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N-12. Application #2022-Dec-20 of Mary & Scott Robbins, **3 Greenough Place**, Plat 22, Lot 080, (*Contributing*) for permission to modify a previously-approved project: request to lower seven (7) recently installed windows at the new addition to install transom windows above. Requesting extension to previous approval through February 3, 2024.

Application Materials, November 15, 2022

Staff Report, December 16, 2022

N-13. Application #2022-Dec-21 of William and Heather Burgess, **71 Perry Street**, Plat 35, Lot 001, (*Non-Contributing*) for permission to perform numerous modifications to existing house, including: 1) addition of a small entry roof with standing seam copper with brackets and moldings to match the house; 2) addition of a cupola with Pella wood casement windows; 3) evaluate and repair existing carriage doors or reproduce from details if necessary; 4) removal of a first-floor contemporary French door and cornice and add a grouping of wood casement windows; 5) replace a small leaded glass window with two new wood windows to match adjacent windows; 6) remove existing rear dormers and replace with three new dormers to match existing details and new windows; 7) remove existing newer windows and door on the rear of the house and replace with replicas of the carriage doors from the front side of the house; 8) add new dormers on the sides of the house, including one on the east elevation between the two existing dormers, and one new dormer on the west.

Application Materials, November 15, 2022

Staff Report, December 16, 2022

N-14. Application #2022-Dec-22 of Leah & Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 027 (*Contributing*) for permission to construct a detached carriage/pool house and an in-ground pool.

Application Materials, November 15, 2022

Staff Report, December 16, 2022

Supplemental Materials – Landscape Plan and Renderings, December 13, 2022

Supplemental Materials – Project Description, December 13, 2022

N-15. Application #2022-Dec-13 of Jeremiah & Heather Lynch, **0 Second Street**, Plat 16, Lot 206, (*N/A*) for permission to remove an existing one-car garage and construct a new single-family house in the AE flood zone.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

N-16. Application #2022-Dec-24 of Beacon Hill Rd., LLC, **38 Beacon Hill Road**, Plat 41, Lot 411, (*N/A*) for permission to construct a new single-family dwelling with attached garage and in-ground pool in place of a previously-approved plan approved in February 2022.

Application Materials, November 15, 2022

Staff Report, December 16, 2022

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N-17 Application #2022-Dec-25 of James & Claire Hall, **5 Champlin Street**, Plat 23, Lot 018, (*Contributing*) for permission to 1) restore porch and railing to original configuration, two stoops, and minor modifications to the existing roof and windows; 2) add two condensers and one generator with screening; and 3) modify the roofline of the detached garage to make more compatible with the main building.

**Application Continued to January 17, 2023 HDC meeting by request of the Applicant.**

#### VIII. NEW BUSINESS

#### IX. ADJOURNMENT

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