

Meeting Notice

Newport Historic District Commission

Posted October 14, 2022

Tuesday, October 18, 2022

The Newport Historic District Commission will meet in person on **Tuesday, October 18, 2022**, at 6:30 pm
(Pre-meeting to begin at 6:15pm in 2nd 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

[September 29, 2022](#)

IV. COMMUNICATIONS

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. [Application #2022-Jul-3](#) of Anastasia Kritzalis, Trustee, **35 Chastellux Ave., Unit G**, Plat 42, Lot 003-G, (*Contributing*) for retroactive approval of installation of a privacy screen on top of an existing exterior partition between the decks of Units G and H, which previously existed but was removed in 2015. Installation occurred on March 21, 2022 without HDC or Building Permit approval

Application Continued to November 15, 2022 meeting by request of the Applicant.

C-2. [Application #2022-Jun-14](#) of Kevin Rinaldi-Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission to (1) lift existing house off the existing foundation to put a new foundation to provide a garage at grade, (2) add a new garage door, a new exterior 2 story bump out addition above garage with new Marvin wood double hung windows, a new front entry door, and new crown millwork on the East elevation, (3) Add new exterior 2 story bumpout addition above garage with new Marvin wood double hung windows and standing seam metal roof, and (4) Add new pergola above exposed area of existing deck, new Marvin wood ultimate French doors at lower and upper deck, new deck stairs, and new glass enclosed 3 season room under existing deck on West elevation.

[Staff Report, July 15, 2022](#)

[Public Comment received prior to July 15, 2022](#)

[Supplemental Materials, October 7, 2022](#)

[Supplemental Staff Report, October 14, 2022](#)

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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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C-3. [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 Continued to November 15, 2022 meeting by request of the Applicant.

C-4. [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 original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof.

Application Continued to November 15, 2022 meeting by request of the Applicant.

C-5. [Application #2022-Aug-13](#) of Robert Weintraub Trust, **25 Mill Street**, Plat 24, Lot 230, (*Contributing*) to place four HVAC units on flat roof on the east elevation, not visible from the public rights of way; new gas lamps on the front façade; new wrought iron railings on the existing exterior stairs on the west elevation (existing stairs to remain)

[Staff Report, August 12, 2022](#)

[Supplemental Materials, October 7, 2022](#)

[Supplemental Staff Report, October 14, 2022](#)

C-6. [Application #2022-Aug-18](#) of Leah and Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 27, (*Contributing*) to perform numerous modifications to the existing building and site, including: 1) removal of non-historic fire stairs located on the east and west sides of the building; 2) removal of the non-historic addition and elevator override at the third story, replacement/infill of new asphalt shingles in this location, and restoration of the existing dormers on the mansard roof; 3) reduction in size of non-historic addition on north side of building by 5-feet 4-inches, and relocation of entry door to the north façade; 4) removal of the non-historic porch infill at the southwest corner and restoration of the historic porch and historic windows; 5) in-fill new window in existing opening at northeast corner of first floor to match existing windows; 6) new pool; 7) new carriage/pool house; 8) new pergola between pool house and proposed pool location; 9) remove existing circular driveway at front of the house and infill with grass; 10) rework and enlarge rear driveway to accommodate pool house garage and allow for parking and clearance; and 11) open rear driveway to Pine Street and remove access to Washington Street.

Application Continued to November 15, 2022 meeting by request of the Applicant.

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C-7. [Application #2022-Sep-2](#) of Richard and Lesley Carrigg, **81 Mill Street**, Plat 24, Lot 307, (*Contributing*) to remove 6 replacement windows (four on third floor and two in stairwell) and install Anderson Fibrex replacement windows; same size and locations and no exterior wood work.

[Supplemental Materials – Window Evaluation, September 7, 2022](#)

[Supplemental Materials – Revised Application, September 9, 2022](#)

[Supplemental Materials – Window Specifications, September 9, 2022](#)

[Staff Report, September 23, 2022](#)

C-8. [Application #2022-Sep-3](#) of John & Kathy Trentos, **93 Second Street**, Plat 09, Lot 320, (*New Construction*) to construct a new 2-story single-family house.

Application Continued to November 15, 2022 meeting by request of the Applicant.

C-9. [Application #2022-Sep-4](#) of Louise Grosvenor, **208 Ocean Avenue**, Plat 41, Lot 189, (*Contributing*) for permission to replace two existing 8-foot by 8-foot swing-out doors with matching wood swing-out doors in identical style on both gatehouse buildings.

[Staff Report, September 23, 2022](#)

C-10. [Application #2022-Sep-6](#) of New York Yacht Club, **5 Halidon Avenue**, Plat 41, Lot 012, (*Contributing*) to perform modifications to and relocation of the "boathouse" at the New York Yacht Club. Building would be moved approximately 20 feet to the south and 36 feet to the west and elevated approximately 2-feet. Portion of exterior covered patio would be enclosed to provide two, new, accessible bathrooms. Restoration of damaged stucco and replacement in-kind of wood trim where needed.

[Supplemental Materials – Letter from RIHPHC, September 22, 2022](#)

[Supplemental Materials – Revised Plans, September 22, 2022](#)

[Staff Report, September 23, 2022](#)

C-11. [Application #2022-Sep-8](#) of Dish Wireless, LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) to install three new telecommunications antenna and related infrastructure in location of existing antennas.

[Staff Report, September 23, 2022](#)

[Supplemental Materials, October 7, 2022](#)

C-12. [Application #2022-Sep-11](#) of 77 Bridge St., LLC, **0 Bridge Street**, Plat 16, Lot 060, (*New Construction*) construct a 2 -story single-family dwelling with a detached 285 square-foot garage. Proposed house to have Finished Floor Elevation of 14-feet to meet FEMA flood elevation.

[Staff Report, September 23, 2022](#)

[Letter of Objection, September 28, 2022](#)

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C-13. [Application #2022-Sep-12](#) of 77 Bridge St., LLC, **77 Bridge Street**, Plat 16, Lot 061, (*Contributing*) to 1) restore existing contributing structure. Building will be raised 5-feet 7-inches to meet FEMA Base Flood Elevation requirements; 2) construct a two-story 1,250 square-foot addition to the rear of the existing structure; 3) construct a new 576 square-foot detached garage.

[Staff Report, September 23, 2022](#)

[Public Comment - Combined](#)

C-14. [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.

[Staff Report, September 23, 2022](#)

[Public Comment - Combined](#)

NEW APPLICATIONS

N-1. [Application #2022-Oct-1](#) of Miramar 646 LLC, **646 Bellevue Ave**, Plat 38, Lot 010, (*Contributing*) for permission to 1) replace existing copper batten seam metal roof with new, patinated copper roof; 2) infill three arched masonry openings at the service court loggia entry and install new doors similar to the main entrance doors; 3) replace east and west retaining walls at service court and install new carriage-style overhead doors at the service court entrance; 4) Accessory structures at Carriage House, including new in-ground swimming pool, pergola and lattice pavilions, tennis court, and security kiosk.

[Amended Application, September 23, 2022](#)

[Staff Report, October 14, 2022](#)

N-2. [Application #2022-Oct-2](#) of Whitestone Condominium, **1 Oakwood Terrace**, Plat 26, Lot 071, (*Contributing*) for permission to install two fire escapes, one on the east and one on the west sides of the building from the third floor. Designed to match the color and style of the existing fire escape.

[Staff Report, October 14, 2022](#)

N-3. [Application #2022-Oct-4](#) of Jonathan A. Cottrell, **360 Gibbs Avenue**, Plat 23, Lot 094, (*Contributing*) for permission to make modifications to existing structure including: 1) remove existing front entrance structure and footings, dig and pour new footings and slab to match entrance to main house; 2) construct new structure to match existing; and 3) remove and re-shingle asphalt roof.

[Staff Report, October 14, 2022](#)

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N-4. [Application #2022-Oct-5](#) of Michael & Barbara Dennis-Bale, **4 ½ Sunshine Court**, Plat 12, Lot 021, (*Non-Contributing*) for permission to construct and accessory shed in the rear yard.

[Staff Report, October 14, 2022](#)

N-5. [Application #2022-Oct-7](#) of Margaret & Sean Maloney, **275 Harrison Avenue**, Plat 44, Lot 121, (*Contributing*) for permission to construct a ground-mounted solar array, located approximately 162 feet from the main house.

[Staff Report, October 14, 2022](#)

N-6. [Application #2022-Oct-8](#) of Bruce & Janice Broussard, **719 Bellevue Avenue**, Plat 38, Lot 020, (*Contributing*) for modifications to previously-approved porch infill including: 1) reduction of height of the "Nanna-Wall" windows to account for building code requirements, 2) new transom windows above Nanna Wall to match other transom windows on the house, and 3) two additional Nanna-Wall panels to account for maximum width of each panel.

[Staff Report, October 14, 2022](#)

N-7. [Application #2022-Oct-12](#) of Katherine N. James-Bowers, **11 Kay St**, 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.

[Staff Report, October 14, 2022](#)

N-8. [Application #2022-Oct-14](#) of FiftySquare L.P., **50 Washington Square**, Plat 17, Lot 191, (*Contributing*) for permission to conduct numerous modifications to existing building, including: 1) demolish and replace ADA ramp with matching brick; 2) selective replacement of brick masonry; 3) repair of Terra Cotta in several locations and anchoring to building where necessary; 4) replacement of Terra Cotta balustrade with cast stone balustrade to match existing; 5) repair of wood windows, including scraping, cleaning, priming, and painting; 6) replacement of non-original windows with new, wood-clad aluminum windows with integral spandrel panels to match the wood windows; 7) ornamental metalwork to be selectively removed and sandblasted, repainted and re-installed; 8) repair of pressed metal copper cornice; 9) replacement of EPDM roof membranes with TPO roof membranes and installation of wall flashing below Terra Cotta coping stones to address water infiltration; 10) new rooftop mechanical units to be arrayed on primary building rooftop away from the building edge, existing mechanical to be replaced in existing locations; 11) new wood and metal exterior entrance doors to be installed, modeled on the layout of the historic doors, and painted to match existing doors and windows

[Supplemental Materials – Window Inventory – September 21, 2022](#)

[National Register Nominating Papers](#)

[Staff Report, October 14, 2022](#)

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N-9. [Application #2022-Oct-15](#) of Mark & Marlena Horan, **336 Gibbs Avenue**, Plat 23, Lot 081, (*Contributing*) for permission to 1) Construct 322 sq.ft. pool cabana; and 2) install new siding, roofing, and trim material to match existing house.

[Staff Report, October 14, 2022](#)

N-10. [Application #2022-Oct-16](#) of 225 Ruggles LLC, **225 Ruggles Avenue**, Plat 36, Lot 051-6, (*Contributing*) for modifications to previously-approved application including: 1) replace aluminum gutters with fiberglass; 2) north-facing dormer and gable end to remain the same (previously requested a modification), therefore, windows A1 and A2 are sized to match existing; 3) window at northwest, second-floor dormer to be removed (previously requested to be replaced); 4) west-facing exterior door to be replaced (previously requested to be removed); 5) remove trim detail at turret overhang; 6) placement of two (2) HVAC units facing Ruggles Ave (hidden by shrubs); and 7) remove sunken terrace and French doors facing north, infill with windows and stone to restore original design.

[Staff Report, October 14, 2022](#)

N-11. [Application #2022-Oct-17](#) of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 41, Lot 001, (*Contributing*) for permission to conduct restorations and modifications to existing house and grounds, including: 1) General masonry repairs and repointing; 2) removal of existing clay tile roof (mostly installed in 1996) and replacement with new clay tile to match original intent, and salvaging of existing roof tiles at rotunda for potential re-used; 3) existing, non-original wood pergola structure and attachments on the west elevation to be removed and replaced with new structure to match original intent; 4) removal of existing swinging pool and flagpole, and construct a new pool in approximately the same location, including removal of stone veneer steps replaced with new hardscape around pool; 5) repoint and whitewash brick in south entry courtyard; 6) restore or replace existing windows and doors, as described in window inventory; and 7) installation of generator

Application Continued to November 15, 2022 meeting by request of the Applicant.

N-12. [Application #2022-Oct-18](#) of David L. McDonough & Ruth C. Sommers, **124 Harrison Avenue**, Plat 41, Lot 302, (*Non-Contributing*) for permission to 1) replace non-original, vinyl replacement windows with Marvin Elevate wood/fiberglass-clad casement and double-hung windows described in the window inventory; and 2) install a 15'x36' in-ground pool with bluestone deck.

[Staff Report, October 14, 2022](#)

N-13. [Application #2022-Oct-21](#) of JT OConnell Realty Corp, **590 Ocean Avenue**, Plat 44, Lot 001, (*Contributing*) for permission to replace 14 non-original existing Marvin windows in-kind with custom-made windows to match material and profile of existing windows

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N-14. [Application #2022-Oct-22](#) of Margaret Hatch, **401 Bellevue Avenue, Unit 307**, Plat 35, Lot 275-307, (*Contributing*) for permission to enclose an existing exterior sunporch with sliding door as previously approved on other units in the building

[Staff Report, October 14, 2022](#)

VI. NEW BUSINESS

Consideration for date for Special Meeting to hear continued items from October 18, 2022 agenda. Proposed date is November 1, 2022.

VI. ADJOURNMENT

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