

# Meeting Notice

## Newport Historic District Commission

Posted November 10, 2022

Tuesday, November 15, 2022

The Newport Historic District Commission will meet in person on **Tuesday, November 15, 2022**, at 6:30 pm  
(Pre-meeting to begin at 6:15pm in 3<sup>rd</sup> Floor – Planning Director’s Office)

## AGENDA

THIS MEETING WILL BE HELD IN PERSON.

### I. CALL TO ORDER

### II. ROLL CALL AND DETERMINATION OF QUORUM

### III. APPROVAL OF MINUTES

[October 18, 2022](#)

[November 1, 2022](#)

### IV. COMMUNICATIONS

[Letter to HDC from Objectors of 88 Washington, October 5, 2022](#)

### V. ACTION ITEMS

#### Remanded application of 88 Washington Street from Zoning Board of Review

[Zoning Board of Review – Decision to sustain appeal of HDC approval and remand back to HDC for re-statement of Standards for approval](#)

[Original Staff Report, May 18, 2021](#)

[88 Washington – Plans Part I](#)

[88 Washington – Plans Part II](#)

[ZBR Appendix – Part I](#)

[ZBR Appendix – Part II](#)

[Staff Report, November 10, 2022](#)

### 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**Application Withdrawn without prejudice by Applicant, November 9, 2022.**

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C-2. [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 December 20, 2022 meeting by request of the Applicant.**

C-3. [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 December 20, 2022 meeting by request of the Applicant.**

C-4. [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 Withdrawn without prejudice by Applicant, November 9, 2022.**

C-5. [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.

[Supplemental Materials, August 31, 2022](#)

[Supplemental Materials, September 9, 2022](#)

[Letter of Objection, September 13, 2022](#)

[Supplemental Materials, September 18, 2022](#)

[Applicant's Response to Objections, September 19, 2022](#)

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

[Letter of Objection, November 10, 2022](#)

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C-6. [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](#)

[Supplemental Plans – November 8, 2022](#)

[Supplemental Site Plan – November 8, 2022](#)

C-7. [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](#)

[Supplemental Plans – November 8, 2022](#)

[Supplemental Site Plan – November 8, 2022](#)

C-8. [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](#)

[Supplemental Plans – November 8, 2022](#)

[Supplemental Site Plan – November 8, 2022](#)

C-9. [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.

**Application Continued to December 20, 2022 meeting by request of the Applicant.**

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C-10. [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.

[Supplemental Materials – Pergola Details, November 3, 2022](#)

[Staff Report, November 10, 2022](#)

#### NEW APPLICATIONS

N-1. [Application #2022-Oct-13](#) of Edward Benjamin & Sharon Viveiros, **79 Second St.**, Plat 12, Lot 017-4, (*Contributing*) for permission to replace non-original wood windows in-kind with Pella wood replacements.

[Supplemental Materials – Window Photos, October 13, 2022](#)

[Supplemental Materials – Window Specifications, October 13, 2022](#)

[Supplemental Materials – Window Expert Report, October 15, 2022](#)

[Staff Report, November 10, 2022](#)

N-2. [Application #2022-Nov-3](#) of 52 & 56 Thames Street LLC, **52 & 56 Thames Street**, Plat 17, Lot 074, (*Contributing*) for permission to 1) add an additional window at the ends of the gable to add light and emergency egress; 2) convert roofs of later addition to roof terraces with complementary railings and balusters; 3) add doors to second level to access new roof terraces; 4) add two windows on the northern elevation to provide egress; 5) add two new windows and one replacement window in the late era addition on the first floor, east elevation; 6) add two new compressor units, shielded by existing rock wall.

[Staff Report, November 10, 2022](#)

N-3. [Application #2022-Nov-4](#) of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 41, Lot 001, (*Contributing*) for permission to 1) Construct a new detached caretaker's cottage to the west side of the entrance driveway; 2) Construct a new detached garage/carriage house structure located on the east side of the entrance driveway.

[Staff Report, November 10, 2022](#)

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N-4. [Application #2022-Nov-5](#) of Danielle Villano & 5 Cherry Street LLC, **5 Cherry Street**, Plat 12, Lot 254, (*Contributing*) for permission to 1) remove existing first floor bay window at front façade and replace with two (2) Anderson 400 Series double-hung wood windows; remove single existing window at second floor front façade and replace with two (2) Anderson 400 Series double-hung wood windows; 3) change two (2) rear second floor windows with Anderson 400 Series double-hung wood windows and add one of the same to the first floor east wall.

[Letter of Support – Clark, November 3, 2022](#)

[Supplemental Materials – Window Expert Report, November 10, 2022](#)

[Staff Report, November 10, 2022](#)

N-5. [Application #2022-Nov-7](#) of Newport Retoration Foundation, **40 School Street**, Plat 24, Lot 229, (*Contributing*) for permission to remove and restore or replace in-kind all elements related to the sidewalk entry steps at the west entrance to the building, to address deteriorated or damaged conditions of stone steps, landing, brick support walls, and metal railings. Restored existing materials will be reinstalled to the greatest extent possible. Material that is too deteriorated will be replaced with new or salvaged material to match the existing dimensions, material type, color, profile, and installation method of the existing components.

[Staff Report, November 10, 2022](#)

N-6. [Application #2022-Nov-9](#) of Bliss Properties, **181 Bellevue Avenue**, Plat 28, Lot 112-4, (*Non-Contributing*) for permission to remove existing non-code-compliant egress stairs at rear of the building, and construction of a new egress stair and structure to allow access to basement electrical room.

[Staff Report, November 10, 2022](#)

N-7. [Application #2022-Nov-10](#) of Sarah Bullock & Brady Schofield, **72 Washington Street**, Plat 12, Lot 092, (*Contributing*) for permission to 1) Demolish the existing 1980s glass porch infill that had replaced a late 19th century porch wall system; 2) replace this porch infill with an updated version that will be more in keeping with original historic structure; 3) expand a small addition below this infilled porch by 5 feet (towards water) and include more historically-appropriate windows; 4) repair or replacement in-kind of existing railing, porch structure and flooring.

[Staff Report, November 10, 2022](#)

N-8. [Application #2022-Nov-12](#) of Kathy Wallace, **60 Beacon Hill Rd.**, Plat 43, Lot 057, (*Non-Contributing*) for permission to demolish approximately 55% of the existing home to reduce the square footage and address structural settling issues; new foundation to be added under the new western exterior wall; roof lines and new windows to mimic the existing roof and windows to create cohesive facade along the new wall; decks to remain with new structure posts and railings to meet building code.

[Staff Report, November 10, 2022](#)

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### VI. NEW BUSINESS

[Review and Discussion of revised Solar Policy](#)

### VI. ADJOURNMENT

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