

City of Newport  
**Historic District Commission**  
Public Meeting

Tuesday, April 20, 2021 at 6:30pm (pre-meeting to begin at 6:00pm)

“THIS MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR MCKEE’S EXECUTIVE ORDER 21-21 (2) and 20-46 -1(a) “ SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACITIVITES ARE OCCURING”

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**I. CALL TO ORDER**

**II. ROLL CALL AND DETERMINATION OF QUORUM**

Members present:

Karl Bjork, Chair  
Diana Sylvania, Vice Chair  
Nancy Stafford, Secretary  
Rosemary O’Brien  
Joanna Salvo  
Howard Elliott  
Donald Ross

Staff present:

Helen Johnson, Historic Preservation Planner  
Nancy Simoes, Stenographer, Allied Court Reporters

**III. APPROVAL OF MINUTES**

February 16, 2021

April 1, 2021

*Motion to approve minutes made by Ms. O’Brien and Mr. Elliott, all in favor.*

**IV. COMMUNICATIONS**

## V. ACTION ITEMS

### VI. CONTINUED APPLICATIONS

Application of Mr. William and Mrs. Lisa Ruh, 88 Washington Street, Plat 12, Lot 46, for conceptual approval to relocate existing building west, closer to existing front property line. Demolish existing addition- historic (contributing) portion of existing building to remain. Add hyphen. Conceptual approval to construct new single family residence. **Application continued to April 20, 2021 HDC meeting at request of applicant. A special meeting date will be set at the April 20, 2021 meeting.** *Mr. Jerry Kirby present to represent application. Motion to continue application to May 18, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of EPC Family Article II Trust, 5 Ocean Lawn Lane, Plat 34, Lot 237, for permission to infill both north and south ends of breezeway and minor fenestration changes. Create new roofline at sun room and install new transom windows. Build addition to extend breakfast room to east. All materials and details will match existing in scale and proportion. **Application continued to April 20, 2021 HDC meeting at request of applicant.**

Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. **Application continued to May 18, 2021 HDC meeting at request of applicant.**

Application of Mr. Luther E. Birdzell Revocable Trust, 51 Prairie Avenue, Plat 23, Lot 161, for permission to replace 6 individual windows. **Application withdrawn at request of applicant.**

Application of Mr. Victor and Mrs. Candice Sandman, 15 Sherman Street, Plat 21, Lot 46, for permission to construct second floor addition at East elevation. **Application continued to May 18, 2021 HDC meeting at request of applicant.**

### NEW APPLICATIONS

Application of Mr. Richard P. D'Addario, 0 Hozier Street, Plat 17, Lot 228, for permission to grind excess mortar off existing brick. Sandblast or power wash brick. Install pre-cast concrete bonds and cornices. Install two windows to match existing windows with concrete headers and sills. Extend concrete banding to match rest of building. Repair concrete at roofline. *Summary Approved.*

Application of Ms. Kathryn and Mr. Edward James Streater, 125 Brenton Road, Plat 43, Lot 71, for permission to renovate an existing single story studio structure to provide 2 car garage/bedroom/bathroom on newly formed second floor in existing roof space. Proposed lean to porch structure and terrace attached to existing Studio building with new masonry fireplace and chimney. Proposed pool and hot tub with hardscaping. Proposed pool equipment. Proposed underground slab and propane tanks. *Kiko Sanchez present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

Application of Mr. Kurt Weaver, 88 Third Street, Plat 9, Lot 108, for permission to remove rear deck and expand footprint of single story space on rear of home. Add second floor to expanded footprint. Construct landing at new rear facing doorway. Replace all existing replacement windows with new Pella

Architect series windows wood/clad windows. Add skylights to existing roof. Reconstruct existing chimney with brick veneer to match. Build new shed in rear of yard. *Mr. Gregory Yalanis present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-5. Application of Mr. Thomas DiPrete and Coulombe Trust, 511 Ocean Avenue, Plat 44, Lot 98, for permission to demolish existing non-contributing building and construct new single family residence. *Mr. Thomas DiPrete, Nancy DePrete Laurenizo, Christopher Mazzier present to represent application. Motion to split application made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to approve demolition made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to continue remainder of application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-6. Application of Mr. Dave and Mrs. Jenay Evans, 78 Washington Street, Plat 12, Lot 74, for permission to at 1770 Gambrel: repair/restore/reproduce plank frame windows, replace modern windows at west elevation with reproduction plank frame windows with 12/12 sash, add 3 reproduction plank frame windows with 12 over 12 sash. Replace front entry door with period correct reproduction. Replace ex roofing with new Alaskan yellow cedar shingles, remove exterior stair at porch. At latter ell: Replace nailed up frames with new wood windows and re-use 6/6 sash, east elevation restore plank frame windows with 6/6 sash, add new window at dining room door and move kitchen entry doors, exterior doors to be replaced with 36" period correct vintage doors, remove ell gable roof and replace with new gambrel roof, excavate and install new concrete foundation with brick veneer, remove exterior brick chimney. *Leonard Baum and Jenay Evans present to represent application. Motion to split application made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to approve replacement of the roof with Alaskan cedar shingles and foundation of "L" be reconstructed made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to continue remainder of application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-7. Application of Rui Tereso, 31 Mount Vernon Street, Plat 21, Lot 207, for permission to remove existing wood rot at front steps and replace with decking to match existing side porch. Remove extra stairs to side porch and reconstruct in new location to accommodate new parking width. New railing and stair finishes to match existing. Construct new pergola and outdoor kitchen. Construct new outdoor shower. New 10' x 20' in ground pool. *Application not within historic district.*

N-8. Application of Aliko Binici Family Trust and Anastas Binici Family Trust, 127 Harrison Avenue, Unit #208, Plat 41, Lot 1-208, for permission to replace two awnings and the addition of a new awning to complete a uniform look of the aforementioned. *Summary Approval.*

N-9. Application of Mr. John A. Desimone, 21 Sherman Street, Plat 21, Lot 168 and 187, for permission to add second floor above existing garage with the south and west elevation walls setback 3 feet. New gambrel roof. Install new wall mounted mini split unit. *Spencer McCombe and John DeSimone present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-10. Application of Sea Dog Land, LLC, 7, 8, and 10 Fir Street, Plat-Lot: 25-95; 26-8; 26-60; 26-16, for permission to `demolish three existing masonry buildings. Construct two new single-family residences, each with one car garage. The sites will have lap pool/jacuzzi, condensers, pool equipment, stone terrace, and stone walls/vener. Residences will be two and three stories with finished basements. Roofs will be gambrels and gables with shed dormers. Garages are detached and attached with guest bedrooms above. Materials on exterior shall be cedar wall shingles, asphalt, metal standing seam roof and cedar shake roof shingles, boral trim, stone veneer, A-series Andersen windows and doors. *Christopher Fiumara, Turner Scott, and Spencer McCombe present to represent application. Motion to split application made by Mr. Elliott, seconded by Ms. Stafford, all in favor. Motion to approve demolition of three buildings as proposed, correctly documented with photographs prior to demolition. Motion to approve new construction made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-11. Application of Mr. Bob and Mrs. Debapriya Buiaroski, 28-30 John Street, Plat 27, Lot 64, for permission to add (2) skylights to existing roof, move location of side door and replace with custom solid wood door. Replace rusted front handrail to match existing. Replace existing front door with new custom solid wood door. Rebuild existing pressure treated deteriorating deck and railing system with new IPE decking and mahogany railing system. Install new cedar historical board and batten shutters on front façade. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-12. Application of Mr. Jerry and Mrs. Kim Kirby, 20 Chartier Circle, Plat 44, Lot 58, for permission to add 900 SF addition to the west of the existing residence. Update existing fenestration. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-13. Application of Ms. Eileen Labella, 13 Maitland Court, Plat 9, Lot 19, for permission to replace front entry door and rear entry door. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-14. Application of Mr. William Trautvetter, 9 Mount Vernon Street, Plat 21, Lot 100, for permission to replace exterior trim and casings with similar materials and in the similar style. Remove and replace existing sash with HDC approved all wood windows. Six over six double hung. No alterations to existing structure. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-15. Application of Mr. Mark and Ida Aramli, 54 Hammersmith Road, Plat 43, Lot 54, for permission to construct new single-family residence. *No one present to agree to continuance. Motion to dismiss application made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-16. Application of Ms. Laura Maldjian, 66 Third Street, Plat 12, Lot 25, for permission to remove two chimneys, add new front door, add shutters and window boxes. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

N-17. Application of White Lodge/Vincent Sandonato Trust/NAJ Properties, LLC, 412 Bellevue Avenue, Plat 34, Lot 55, for permission to replace column colonnade on west elevation porch. *Motion to continue application to May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

#### **VIII. NEW BUSINESS**

Updates to Policies on Window and Door replacements

Updates to Historic District Commission's Policies and Procedures

-Change HDC meeting start time from 6:30PM to 6:00PM, Pre-meetings to begin at 5:45PM

-New policy: Updates and amendments to applications may not be submitted any later than 15 business days prior to scheduled HDC meeting. Updates and amendments may be submitting at the meeting.

*Motion to accept updates and policies made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*

#### **IX. ADJOURNMENT**

*Motion to adjourn made by Mr. Elliott, seconded by Ms. Stafford, all in favor.*