

City of Newport
Historic District Commission
Public Meeting

Tuesday September 21, 2021 at 6:00pm (pre-meeting to begin at 5:45pm)
Newport City Hall Council Chambers, Second Floor
43 Broadway, Newport, RI 02840.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Karl Bjork, Chair
David Adams
Michael Ryan
Rosemary O'Brien
Donald Ross
Nancy Stafford
James Madson

Members absent:

Howard Elliott

Staff present:

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

III. APPROVAL OF MINUTES

June 1, 2021

June 15, 2021

July 20, 2021

Motion to accept minutes made by Mr. Adams, seconded by Mr. Ross, all in favor.

IV. COMMUNICATIONS

Decision re: Application of Mr. William and Mrs. Lisa Ruh, 88 Washington Street, Plat 12, Lot 46, for conceptual approval to restore the existing contributing structure, including minor alterations to the fenestration at the West foundation wall, a new retaining wall to the North and new materials at rear deck. Construct a new two story, 4,380 SF single family residence.

Motion to accept communications as well as letter submitted by Mr. Joshua Parks made by Mr. Adams, seconded by Mr. Ross, all in favor.

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application of Mr. Mark and Ida Aramli, 54 Hammersmith Road, Plat 43, Lot 54, for permission to construct new single-family residence. Proposed residence to be 2 ½ story with attached garage. Modify historic stone wall. Repair existing historic stone wall. Modify historic stone wall to add stone cap. ***This application will be heard at a special meeting on September 16, 2021.*** *Motion to continue to Historic District Commission meeting on October 19 to set date for special meeting made by Mr. Adams, seconded by Mr. Ross, all in favor.*

C-2. Application of Fitz Properties LLC, 11 and 15 W Marlborough Street, Plat 17, Lot 145-4, for permission to replace 26 windows. Replace front door. *Mr. John Fitzgerald present to represent application. Motion to approve application with the following conditions: 8 windows on third floor to be replaced with Harvey windows-wood interior fiberglass exterior and new wood door to be installed at 34" width. Restore sidelights. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.*

NEW APPLICATIONS (Logged for August 17, 2021 meeting)

N-1. Application of Delasalle Condominium Association, 364 Bellevue Avenue, Plat 34, Lot 21, for permission to change slate roof to asphalt. *Mr. Peter Regan present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, Ms. O'Brien and Mr. Ryan opposed, the remainder of the commission in favor.*

N-2. Application of Mr. Christopher Clews, 44 Williams Street, Plat 28, Lot 96, for permission to install glass door on back entry of house. *Motion to summary approve this application made by Mr. Adams, seconded by Mr. Madson, all in favor.*

N-3. Application of Alicia McGowan, 12 Sunshine Court, Plat 12, Lot 19, for permission to replace slate roof with asphalt. *Ms. Alicia McGowan present to represent application. Motion to approve application with slateline asphalt roof shingles made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-4. Application of Mr. John and Mrs. Kathy Trentos, 93 Second Street, Plat 9, Lot 320, for permission to demolish existing single family. *Motion to summary approve this application made by Mr. Adams, seconded by Mr. Madson, all in favor.*

N-5. Application of Mr. James and Jenifer Hardock, 38 Bellevue Avenue, Unit 4, Plat 25, Lot 62-4 for permission to add deck on roof of existing building. Railings to match adjacent deck as closely as possible. Replace existing window with glass door. *Mr. James and Mrs. Jennifer Hardock present to represent application. Motion to approve application with the condition that the railing shall be wood and match existing. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-6. Application of Mr. Richard and Mrs. Mary D'Alton, 100 Harrison Avenue, Plat 41, Lot 10-4, for permission to connect existing front stair and porch with new roofline and front facing stair. Construct small rear addition with new deck and stairs. Rake and eave details to match existing home. *Mr. Spencer McCombe present to represent application. Motion to approve application with the condition*

that porch roof be a flat metal seamed copper roof. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.

N-7. Application of Mr. Andrew and Mrs. Jessica Green, 66 Prospect Hill Street, Plat 27, Lot 237, for permission to repair front porch and balcony due to wood deterioration and porch roof leak. Remove infill walls and modern windows as required to address damage. Install new railings and return porch to open design in manner of twin house next door. *Mr. Andrew Huie present to represent application. Motion to continue application to October meeting -additional historic photos requested by Commission. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-8. Application of Mr. Justin Kushner, 25 ½ Willow Street, Plat 12, Lot 294, for permission to add rear second story bathroom addition over existing first floor bathroom. *Mr. Daniel Herchenroether present to represent application. Motion to approve application with the condition that the skylight be removed on the east side. Motion made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-9. Application of Mr. Austin Willis, 75 Brenton Hill Road, Plat 43, Lot 24, for permission to modify previously approved exterior features. Façade of approved addition will be changed from stucco walls to pilasters and trim. The windows and doors will be Marvin clad ultimate series. Entry doors to be painted mahogany. Add condenser and generator on northeast side of building. *Mr. Paul Weber present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, Ms. O'Brien opposed, the remainder of the Commission in favor.*

N-10. Application of Mr. Austin Willis, 75 Brenton Hill Road, Plat 43, Lot 24, for permission to restore existing wood windows and doors. Replace existing vinyl clad windows and doors with new Marvin clad ultimate window and doors. Replace non-historic plywood and board doors/transom windows with new steel doors and transom. Construct new tennis court. Infill opening in existing stone wall. Add condensers, one on northwest corner of office and one on west side of guest house. *Mr. Paul Weber present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-11. Application of Ms. Margaret Maloney, 275 Harrison Avenue, Plat 44, Lot 121, for permission to modify the east elevation of the existing east wing by removing three garage doors and infilling with new wood windows to match existing and add a glass entry to the new kitchen/living room. On the south façade of the east and west wings the owner request to switch existing windows to French doors. *Mr. Andrew Sarna present to represent application. Motion to continue application to October HDC meeting, made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-12. Application of Ms. Margaret Maloney, 275 Harrison Avenue, Plat 44, Lot 121, for permission to construct new garage to the North of existing east wing and teahouse to north of existing west wing. *Application continued at the request of the applicant.*

NEW APPLICATIONS (Logged for September 21, 2021 meeting)

N-13. Application of Mr. George and Mrs. Elisabeth Clark, 111 Harrison Avenue, Unit 1, Plat 41, Lot 008-1, for permission to install window in western wall. Proposed window will be made to look like existing original windows. *Mr. George Clark present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-14. Application of Mr. Craig Shapiro, 527 Ocean Avenue, Plat 44, Lot 118, for permission to construct new single-family residence with pool house, pergola, and garage. *Mr. Paul Weber present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-15. Application of Table Rock Newport. LLC, 90 Brenton Road, Plat 43, Lot 34, for permission to construct new single-family residence with attached two car garage and pool. Mr. Kyle Sheffield present to represent application. *Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-16. Application of Mr. Ross Sinclair, 40 Castle Hill Avenue, for permission to demolish existing non-contributing residence and construct new single-family residence. Mr. Pewter Regan present to represent application. *Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-17. Application of Mr. William and Mrs. Lisa Ruh, 88 Washington Street, Plat 12, Lot 46, for permission to restore existing structure: repair/replace in kind all trim, siding, windows, and doors with the exception of the non-original windows and doors underneath the existing deck at basement level which will be replaced with Andersen A-series. Asphalt roof to be replaced with cedar shingles. *Mr. Andy Sarna present to represent application. Application approved with the condition that all original windows to be repaired unless beyond repair and approved by historic planner. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

N-18. Application of Mr. Elliott Stultz, 17 John Street, Plat 27, Lot 89, for permission to replace existing wood gutters with fiberglass gutters. *Mr. Andrew Sarna present to represent application. Motion to approve application made by Mr. Adams, seconded by Mr. Ross, all in favor.*

VIII. NEW BUSINESS

Discuss change of Historic District Commission meeting time to 6:30pm.
Motion to approve made by Mr. Adams, seconded by Mr. Ross, all in favor.

IX. ADJOURNMENT