

Meeting Notice

Newport Historic District Commission

Posted April 15, 2022

Tuesday, April 19, 2022

The Newport Historic District Commission will meet in person on **Tuesday, April 19, 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 AND WILL ALSO ALLOW FOR PUBLIC PARTICIPATION VIRTUALLY. INTERESTED PARTIES THAT ARE UNFAMILIAR WITH THE WEB EX PLATFORM ARE ENCOURAGED TO ATTEND IN PERSON.

Join Web Ex Meeting

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Webinar Number: 2631 588 9625

Webinar Password: history (4478679 from phones)

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I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

[March 15, 2022](#)

IV. COMMUNICATIONS

- Draft Policy Statement on Solar Panels

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. Application #Oct-19 of Mr. Elijah Duckworth-Schachter, 6 Greenough Pl., Plat 22, Lot 27, (*Contributing*) for permission to replace existing dilapidated garage within the existing footprint.

Application Continued to May 17, 2022 meeting by request of the Applicant.

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INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.

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C-2. Application #Oct-24 of Mr. John and Mrs. Kathy Trentos, 93 Second St., Plat 9, Lot 320, (*New Construction*) for permission to construct new single-family residence.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[December 2021 Supplemental Materials](#)

[February 2022 Supplemental Materials](#)

[March 2022 Supplemental Materials](#)

[April 2022 Supplemental Materials](#)

[Public Comment](#)

C-3. Application #Jan-11 of Mr. John Walsh, 92 Spring St., Plat 24, Lot 95, (*Contributing*) for permission to add roof deck and stairway to existing flat roof in rear of property.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[April 2022 Supplemental Materials](#)

[April 2022 Supplemental Plans](#)

C-4. Application #Feb-6 of Mr. Thomas and Mrs. Camille Reiser, 41 Third St., Plat 12, Lot 088, (*Contributing*) for permission to remove on the east elevation double hung window and replace with 2 double hung windows of a different dimension. Exterior sill, casing, and header details to match existing. Grille pattern to match existing and muntin dimension to approximate existing. Exterior surface to be wood.

Application WITHDRAWN by request of the Applicant.

C-5. Application #Feb-9 of Mr. Igor Sokol, 232 Ocean Ave., Plat 1, Lot 101, (*Contributing*) for permission to add shed dormer on south side of the main house block. Remove the ground level wood framed structure and replace with a metal and glass greenhouse structure. Modify the south elevation to open the gable end with more glass and doors.

Application Continued to May 17, 2022 meeting by request of the Applicant.

C-6. Application #Mar-2 of Hour Glass Farm, LLC, 203 Harrison Ave., Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding.

[Staff Report, March 11, 2022](#)

[Application Materials – Part I](#)

[Application Materials – Part II](#)

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C-7. Application #Mar-3 of Mr. Todd and Mrs. Nancy Bland, 209 Spring St., Plat 27, Lot 29, (*Contributing*) for permission to replace all non-original, aluminum windows with wood windows; replace wood shingle siding; replace existing bottom brownstone step at entry; add new stone steps w/ wrought iron railing to South elevation; add new door to south elevation; move existing window on South elevation 14", remove existing window on West elevation; add new wrought iron railing and new stone steps to West elevation.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[Supplemental Staff Report, April 15, 2022](#)

[April 2022 Supplemental Materials](#)

C-8. Application #Mar-6 of Mr. Ronald and Mrs. Elissa Luccio, 80 Pelham St., Plat 24, Lot 266, (*Contributing*) for permission to add a new porch canopy; new entry door; cover existing concrete stairs with mahogany & add mahogany railing and balusters in order to restore side entry to a more appealing and historically correct look.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[April 2022 Supplemental Materials](#)

C-9. Application #Mar-9 of Red Cross Ave, LLC, 30 Red Cross Ave., Plat 29, Lot 001, (*Contributing*) for permission to add a 20'x40' in-ground pool; add spa; change existing dormer trim and ralle detail at south and west elevation back to original detail; add one (1) window in turret at west elevation on 3rd floor to match original detail.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[Supplemental Staff Report, April 15, 2022](#)

[April 2022 Supplemental Materials](#)

[April 2022 Proposed Property Lines](#)

C-10. Application #Mar-10 of Red Cross Ave, LLC, 187 Rhode Island Ave., Plat 29, Lot 211, (*Non-Contributing*) for permission to construct a new two-car attached garage; remove existing stairway and deck, replace with new deck and steps; add one (1) window at center of first floor bay structure (west elevation); add one (1) window, relocate another on the second floor (west elevation); remove second entry door at east elevation, replace with two (2) windows; install new pool and spa.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[Supplemental Staff Report, April 15, 2022](#)

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C-11. Application #Mar-13 of Red Cross Ave, LLC, 177 Rhode Island Ave., Plat 29, Lot 001, (*Contributing*) for permission to replace existing garage door and windows at west elevation with new Marvin clad window and doors; Install new pool.

[Staff Report, March 11, 2022](#)

[Application Materials](#)

[Supplemental Staff Report, April 15, 2022](#)

NEW APPLICATIONS

N-1. Application #2022-Apr-3 of Ms. Beatrice Witzgall, 364 Bellevue Ave., Unit D102, Plat 34, Lot 021-102, (*Contributing*) for permission to replace three double-hung wood windows with Anderson Fibrex composite windows with matching 3w x 2h divided lights.

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

[Application Materials](#)

[April 6, 2022 Supplemental Materials](#)

[April 14, 2022 Supplemental Materials](#)

N-2. Application #2022-Apr-4 of Mr. Michael S. and Mrs. Jeanne Casey Bernarsky, 1 Seaview Ave., Unit 3, Plat 31, Lot 014-3, (*Contributing*) for permission to replace 12 windows with new, fiberglass composite Pella windows. Note: will not touch historical turret windows. New windows to match color, tone, and design pattern of existing windows.

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

[Application Materials](#)

N-3. Application #2022-Apr-5 of Mr. Steven Minninger, 81 Kay St., Plat 22, Lot 083, (*Contributing*) for permission to replace 12 windows (5 wood windows and 7 vinyl windows) with new wood windows

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

[Application Materials](#)

[April 2022 Supplemental Materials](#)

N-4. Application #2022-Apr-6 of Mrs. Sara, and Mr. John Casis, 519 Bellevue Ave., Unit 3S, Plat 36, Lot 118, (*Contributing*) for permission to Install wall mounted condenser on exterior of existing dormer, behind chimney.

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

[Application Materials](#)

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N-5. Application #2022-Apr-7 of Mr. Patrick Fitzgerald, 32 Memorial Blvd. West, Plat 28, Lot 081, (*Non-Contributing*) for permission to construct two new awnings on the rear patio.

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[Application Materials](#)

[April 2022 Supplemental Materials](#)

N-6. Application #2022-Apr-8 of Mrs. Janine and Mr. Bruce Broussard, 719 Bellevue Ave., Plat 38, Lot 020, (*Contributing*) for permission to make modifications to west-facing elevation, including replacing existing canvas porch area with new wood porch ceiling and second story deck, colonial revival newels, and wood mahogany balusters. New NanaWall system (accordion doors) proposed on first floor

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[Application Materials](#)

N-7. Application #2022-Apr-11 of Ms. Debra Merrill, 1 Russo Ct., Unit D102, Plat 34, Lot 021-102, (*Contributing*) for permission to replace nine 80's era windows on dormers added in the same time period. Current windows are wood and vinyl. Will be replaced with 9 double-hung, single-lite Anderson Woodwright windows.

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

[Application Materials](#)

N-8. Application #2022-Apr-13 of Ms. Mary D'Alton, 100 Harrison Ave., Plat 41, Lot 010-4, (*Contributing*) for permission to replace an existing failing chimney to be disassembled and rebuilt in-kind, using as many existing bricks as possible; deck extension to connect previously-approved porch to existing masonry terrace.

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

[Application Materials](#)

N-9. Application #2022-Apr-14 of Mr. Alan and Mrs. Susan Clark, 6 Guerney Ct., Plat 12, Lot 194, (*Contributing*) for permission to demolish existing structure beneath second floor balcony; build new addition under second floor balcony footprint (existing balcony will act as roof for new addition).

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[Application Materials](#)

N-10. Application #2022-Apr-15 of Mr. John J. Ryan, 8 LaSalle Pl., Plat 09, Lot 141, (*Contributing*) for permission to replace replace slate roof with Slateline asphalt shingle roofing.

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[Application Materials](#)

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N-11. [Application #2022-Apr-16](#) of Dorinda Kinsley 2021 Family Irrevocable Trust, 535 Ocean Ave., Play 44, Lot 119, (*Non-Contributing*) for permission to remove existing 2 car garage, laundry, bath, and room above garage. Replace with a new two-story addition, including a family room, mud room, laundry, 3-car garage, office, and 3 bathrooms.

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

[Application Materials](#)

N-12. [Application #2022-Apr-20](#) of Mr. Daniel M. Rich., 1 Highland Pl., Plat 41, Lot 320, (*Non-Contributing*) for permission to replace second-story west-facing set of 3 casement windows with set of 2 casement windows. Window style to match existing

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[Application Materials](#)

[March 2022 Supplemental Materials](#)

N-13. [Application #2022-Apr-21](#) of Newport Real Estate Venture, 76 Division Street, Plat 24, Lot 191, (*Contributing*) for permission to replace 25 double hung windows, 7 fixed windows, and enlarge 3rd floor east window with wood windows to match existing. Current grid patterns will be duplicated, trim will be replaced, in-kind, where needed; replace chain link fence with new cedar wood fence; replace current, non-operational garage doors with new wooden doors of the same type and quality; replace front entry columns with different style support columns; add privacy screen to roof top area to cover HVAC units; bring existing third-floor balcony up to code, including raising height of handrails, adding appropriate drainage, and install wood floor decking, using existing material where possible or replacing in-kind to match.

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

[Application Materials](#)

N-14. [Application #2022-Apr-22](#) of 11 Ocean Heights Road, LLC, 11 Ocean Heights Rd., Plat 41, Lot 331, (*New Construction*) for permission to construct a new single-family home.

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

[Application Materials](#)

VI. NEW BUSINESS

[Draft Policy Statement on Solar Panels](#)

VI. ADJOURNMENT

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