

City of Newport
Historic District Commission

Public Meeting

Tuesday January 19, 2021 BEGINNING AT 6:30 P.M. (PRE-MEETING AT 6:00 P.M.)

MINUTES

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Karl Bjork, Chair
Diana Sylvaria, Vice Chair
Nancy Stafford, Secretary
Rosemary O'Brien
Joanna Salvo
Howard Elliott

Members absent:

Donald Ross

Staff present:

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

III. APPROVAL OF MINUTES

December 15, 2020

December 21, 2020

Motion to approve minutes at February 16, 2021 HDC meeting made by Ms. Sylvaria, seconded by MR. Elliott, all in favor.

IV. COMMUNICATIONS

Letter from Attorney Turner Scott re: 123 Ocean Avenue

Updates to Policies on Window replacement

Motion to accept communications made by Ms. Sylvaria, seconded by MR. Elliott, all in favor.

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

Application of Ms. Ellen Kiley, 10 Seaview Avenue, Plat 31, Lot 99, for permission to make minor modifications to a previously approved application and demolish existing garage. *Application withdrawn at the request of the applicant.*

Application of Mr. William and Mrs. Lisa Ruh, 88 Washington Street, Plat 12, Lot 46, for conceptual approval to make minor alterations to existing structure. Construct new single family residence and

elevate grade above flood zone. **This application has been continued to the February 16, 2021 HDC meeting at the request of the applicant.**

Application of White Lodge/Vincent Sandonato Trust/NAJ Properties LLC, 412 Bellevue Avenue, Plat 34, Lot 55, for permission to replace colonnade at West elevation. *No one present to represent application. Motion to dismiss application without prejudice made by Ms. Sylvaria, seconded by Mr. Elliott, 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. **This application has been continued to the February 16, 2021 HDC meeting at the request of the applicant.**

Application of Mr. Paul Breiner and Mr. Stephen Monk, 79 Prospect Hill Street, Plat 27, Lot 59, for permission to reconstruct existing front porch, restore to original open design, provide new slate roof to match original, remove rear bump out, expand first floor footprint across rear of house. Add deck and stairs, replace all windows with new Pella Architect series windows. Restore or replace exterior elements to match original character. Add low profile dormer to existing carriage house and create new window and door openings. *Mr. Gregory Yalanis present to represent application. Motion approve application as updated made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Anthony M. Iacono Trust, 15 Poplar Street, Plat 12, Lot 136, for permission to install gas regulator on side of house. **Application was approved administratively as per HDC motion at December 15, 2020 HDC meeting.**

Application of Mr. Walter Kopec, 19 Poplar Street, Plat 12, Lot 134, for permission to install gas regulator on side of house. *Mr. Jacques Afonso present to represent application. Motion to approve application. Meter is to stay inside the house and screening is to be provided for regulator. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Ms. O'Brien recuses herself from voting.*

Application of Ms. Pat Padillia, 20 Poplar Street, Plat 17, Lot 7, for permission to install gas regulator on side of house. **Application was approved administratively as per HDC motion at December 15, 2020 HDC meeting.**

Application of Mr. Peter Murphy, 32 School Street, Plat 24, Lot 128-401 for permission to replace 3 double hung windows to match existing. **This application has been continued to the February 16, 2021 HDC meeting at the request of the applicant.**

Application of 32 School Street, Unit 3, Plat 24, Lot 128-103, for permission to replace 6 windows. **This application has been continued to the February 16, 2021 HDC meeting at the request of the applicant.**

Application of Mr. Michael Anders, 123 Ocean Avenue, Plat 41, Lot 344, for permission to demolish existing house and garage and construct new single family residence. **This application has been continued to the February 16, 2021 HDC meeting at the request of the applicant.**

Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. *Mr. Christopher Fagan present to represent application. Motion to continue application to February 16, 2021 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

NEW APPLICATIONS

Application of Mr. Jim Mooney and Mr. John Tarro, 54 Second Street, Plat 12, Lot 188 for permission to Install 6 Renewal by Andersen windows. *Mr. Paul McLean is present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Ms. Susan King, 443 Bellevue Avenue, Plat 36, Lot 11, for permission to install 33 solar panels on South facing roof on North side of main house. *Mr. Nault present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all commission members opposed. Motion does not pass.*

Application of Mr. Donald Tofias, 79 Dixon Street, Plat 35, Lot 282, for permission to remove existing asphalt roof and replace Alaskan yellow cedar shingles. *Ms. Madeline Melchert present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Luther E. Birdzell Revocable Trust, 51 Prairie Avenue, Plat 23, Lot 161, for permission to replace 6 individual windows. *Mr. Luther Birdzell present to represent application. Motion to continue application to February 16, 2021 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Garrett Baird, 17 Third Street, Plat 16, Lot 27, for permission to install new foundation. *Summary Approval*

Application of Mr. Donald Tofias, 79 Dixon Street, Plat 35, Lot 282, for permission to enclose existing terrace with greenhouse roof and add balustrade at the flat roof on the south side of existing main house. *Ms. Madeline Melchert present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Edward Tricker, 53 Washington Street, Plat 16, Lot 14-4, for permission to replace 2 wood windows in kitchen. Replace steel door at rear of property with wood door. *No one present to represent application. Motion to dismiss application without prejudice made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Jonathan Imes, 19 John Street, Plat 27, Lot 264, for permission to remove and replace existing siding and shingles and replace in kind. Restore all existing original windows as noted in floor plans and elevations. Remove windows at kitchen and replace with new windows. Replace door at kitchen. Remove damaged exterior trim and replace in kind. Remove roof on existing shed dormer on West elevation and replace with new gable roof to match dormers on neighboring properties. Add new skylight on renovated gable dormer. Add two gable dormers with windows on east elevation. Remove storm doors on front entry. Restore and refinish existing entry doors. Restore front stair and railing. Add exterior wall scones to front entry and at kitchen door. Remove existing bulkhead door to basement and replace with a custom wood door with paneling to match front entry doors. Add new deck to backyard. Add bluestone terrace and walkway. Add mini split air-conditioning system. Mr. Kevan Connery and Mr. Jonathan Imes present to represent application. *Motion to approve application*

with the condition that the dormers be stepped down from the ridgeline and in from the sides of the house. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.

Application of Mr. Adam Zaff, 9 Tompkins Court, Plat 25, Lot 125, for permission to construct single family residence on empty lot. *Summary Approval.*

Application of Mr. Kyle Costa, 18 Memorial Boulevard, Plat 28, Lot 84, for permission to construct shed dormers on both east and west sides of the existing roof. Add 48" cantilevered deck with sliding patio door. Clad exterior with cedar wood wall shingles and cedar trim. Roof to be asphalt shingles. Windows will be aluminum clad wood construction with simulated divided lights. *Mr. Daniel Herchenroether present to represent application. Motion to continue application to February 16, 2021 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Charles Sillari, Trustee, 16 Brinley Street, Plat 25, Lot 13, for permission to replace all existing roofing, windows, doors, siding, and trim. *Mr. Daniel Herchenroether present to represent application. Motion to continue application to February 16, 2021 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Dirty Water, LLC, 41 Ledge Road, Plat 38, Lot 53, for permission to install new pool and remove two windows and install 4 panel French doors. *Mr. Mark Horan present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

VIII. NEW BUSINESS

Elections for Chair, Vice-Chair, and Secretary

Updates on Historic District Commission website content

IX. ADJOURNMENT