

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

Thursday, April 1, 2021 at 7:30pm (pre-meeting to begin at 7:00pm)

THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR RAIMONDO'S EXECUTIVE ORDER 20-25- 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 ACTIVITIES ARE OCCURRING".

Join Zoom Meeting

<https://zoom.us/j/98206191557>

Webinar ID: 982 0619 1557

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**I. CALL TO ORDER**

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

Members present:

Karl Bjork, Chair  
David Adams  
Michael Ryan  
Rosemary O'Brien  
Howard Elliott

Members absent:

Donald Ross  
Nancy Stafford, Secretary

Staff present:

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

**III. APPROVAL OF MINUTES**

February 16, 2021

*Motion to postpone the approval of the minutes made by Mr. Elliott, seconded by Ms. O'Brien, 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.**

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 Lerolu, LLC, 123 Ocean Avenue, Plat 41, Lot 344, for permission to demolish existing house and garage and construct new single family residence and garage. *Demolition and new single family residence previously approved by HDC. This portion of the hearing is for the remaining garage design. Mr. Jay Lynch, Mr. Andrew Sarna, and Mr. Jerry Kirby present to represent application. Mr. Turner Scott present to represent objectors. Motion to approve application conceptually made by Mr. Elliott, seconded by Ms. O'Brien, Mr. Adams, Mr. Ryan, Mr. Bjork, Ms. O'Brien, in favor, Mr. Elliott opposed.*

Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. **Application continued to April 20, 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 continued to April 20, 2021 HDC meeting at request of applicant.**

Application of 11 Sunshine Court, LLC, 11 Sunshine Court, Plat 12, Lot 214, for permission to remove chimney, remove and relocate exterior stairs and back door, repair front porch and recess front stairs into front porch, repair/replace railing, repair framing and foundation systems, replace all windows. *Mr. Dwayne Pina, Mr. Troy Robinson, and Mr. Armando Perrera present to represent application. Motion to approve application with the following conditions: Retain character defining features of front porch including balustrade and recreate turned spindles. Keep chimney. Restore 9 windows and 4 windows to be partially restored. Replace roof in kind. Replace fascia board and trim repair in kind. Motion made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

**NEW APPLICATIONS**

Application of Mr. Kyle Costa, 18 Memorial Boulevard, Plat 28, Lot 84, for permission to construct cedar shingle clad shed dormer on east side of roof. *Mr. Daniel Herchenroether present to represent application. Motion to approve application with the following conditions: move "street side" dormer in as required. Plans from 1/21/21. made by Mr. Elliott, seconded by Ms. O'Brien, 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 approve application with the following condition: windows to be 2 over 1. Motion made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Mrs. Kathryn and Mr. Edward James Streater, 125 Brenton Road, Plat 43, Lot 71, for permission to add new foyer and exterior entrance. New front door, transom and details to match existing doors. Add new French door to mudroom. Door to match existing. *Summary approval. Motion made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Ms. Caroline Reavey, 5 Mount Vernon Street, Plat 21, Lot 102, for permission to replace 9 windows. *No one present to represent application. Motion to dismiss application without prejudice made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

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. *Mr. Spencer McCombe and Ms. Candice Sandman present to represent application. Motion to continue application to the May 18, 2021 HDC meeting made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of The Newport Real Estate Venture, LLC, 76 Division Street, Plat 24, Lot 191, for permission to remove chimney. *Mr. Ryan Debin present to represent application. Motion made to approve application with the following condition: chimney to be re-built. Motion made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Mr. Alan Deckman, 1 Seaview Avenue, Unit 3, Plat 31, Lot 14-3, for permission to remove and replace 9 windows. *Mr. Alan Deckman present to represent application. Motion to approve the application with the following conditions: replace windows with Andersen fibrex, restore 5 windows in turret and partially restore 7 other window, made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Mr. Mark C. Fernandez, 23 Sherman Street, Plat 21, Lot 171, for permission to remove existing side porch on East elevation and rebuild and extend. New addition to include and new full bath and enclosed entrance. Addition to be one story. New entrance stoop to be added to East elevation to serve as new side entrance. *Mr. Mark Fernandez present to represent application Motion made to approve application with the following condition: bump-out does not exceed 2' as drawn. Motion made by Mr. Elliot, seconded by Mr. Adams, all in favor.*

Application of Dee Gordon, 52 Bridge Street, Plat 16, Lot 52, for permission to build new single family dwelling. *Mr. David Gordon and Mr. Scott Lee present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Richard Gordon, 53 Bridge Street, Plat 16, Lot 53, for permission to build new single family dwelling. *Mr. David Gordon and Mr. Scott Lee present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

Application of Oceans 11 2020, 11 Ocean Heights Road, Plat 41, Lot 331, for permission to build new single family dwelling. *Summary approval. Motion made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

**VIII. NEW BUSINESS**

Updates to Policies on Window replacement

*Motion to continue adoption of policy updates made by Mr. Elliott, seconded by Mr. Adams, all in favor.*

**IX. ADJOURNMENT**

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