

City of Newport
Historic District Commission
Public Meeting

Tuesday May 18, 2021 at 6:00pm (pre-meeting to begin at 5:45pm)

“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 Sylvaria, 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

April 20, 2021

Motion to move approval of minutes to June 15, 2021 made by Mr. Elliott, seconded by Ms. O’Brien, all in favor.

IV. COMMUNICATIONS

Updates to Design Guidelines for Elevating Historic Buildings.

Motion to accept communication made by Mr. Elliott, seconded by Ms. O’Brien, all in favor.

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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. *Jay Lynch, Jerry Kirby, Madeline Melchert, Pieter Roos, and William Ruh present to represent application. Motion to grant conceptual approval with the condition that the applicant come back for final approval with detail on the water side and the connecting deck made by Mr. Elliott and seconded by Ms. O'Brien, all in favor.*

C-2. 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 June 15, 2021 HDC meeting at request of applicant.**

C-3. Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows. **Application continued to June 15, 2021 HDC meeting at request of applicant.**

C-4. 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. *Spencer McCombe and Candace Sandman present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien. Mr. Bjork and Mr. Elliott in favor. Ms. Stafford, Mr. Ross, Ms. O'Brien, Mr. Adams, Mr. Ryan opposed.*

C-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. *Thomas DiPrete, Matthew Leys, Chris Mazzier, John Carter, and John Tschirch present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

C-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 David Evans present to represent application. Motion to split the application to all the work that's been presented except the 6 dormers on the "L", and the dormers on the "L" made by Mr. Elliott, seconded by Ms. O'Brien, all in favor. Motion to approve the application for all the work on the gambrel and the L except the dormers made by Mr. Elliott, seconded by Ms. O'Brien,*

all in favor. Motion to approve 2 dormers on the Washington St side removing the middle dormer and 3 three dormers on the water side made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.

C-7. 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 June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

NEW APPLICATIONS

N-1. Application of Ms. Carrie and Mr. Tom Walker, 26 Greenough Place, Plat 22, Lot 41, for permission to North Elevation: Add new AC condenser units at grade. Units to be fenced. Replace two 1st floor windows units with new windows. Expand 3rd floor gable dormer with new window unit. Add new gable dormer at 3rd Floor with double hung window. South Elevation: Replace 3 non-historic kitchen windows on 1st floor. Convert 2nd Floor window into door on South Elevation and create a small deck. Decking and rails to be all wood. Add new gable dormer at 3rd Floor with double hung window. West elevation: Add new gable dormer at 3rd Floor with double hung window. All new windows to be clad exterior / wood interior Pella Lifestyle line or equivalent product. All cladding and trim to be painted wood. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-2. Application of Mr. Kevin P. and Mrs. Dina M. Quirk, 24 Brenton Road, Plat 41, Lot 301, for permission to expand upper level of existing garage, add exterior stair for egress, install new concrete pad and generator on North side of garage. Generator will be screened by fence and vegetation. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-3. Application of Ms. Katherine Richardson, 57 Everett Street, Plat 22, Lot 52-4, for permission to remove metal framed sunroom and rebuild sunroom walls using 2x6 wall construction. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-4. Application of Mr. Timothy Davis, 27 Kay Street, Plat 22, Lot 11, for permission to re3pair or replace rotted trim and replace wood gutter with copper gutter. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-5. Application of Mr. Michael D. Wagoner, 12 Catherine Street, Apartment 5, Plat 25, Lot 133-5, for permission to replace windows and door. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-6. Application of Mr. Gordon Van Welie, 7 Elizabeth Street, Plat 25, Lot 28, for permission to install solar panels. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-7. Application of 10 Putnam Street Realty Trust, 7 Guinn Court, Plat 25, Lot 9, for permission to add third story to existing two story building. *Application continued to June 15, 2021 HDC meeting at request of applicant.*

N-8. Application of Mr. David Elwell, 96 Harrison Avenue, Plat 41, Lot 10-4, for permission to construct 23'x23' 2 car garage connected to east side of carriage house by a 5'x19' connector. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-9. Application of Mr. George Kates and Demetra Kates, Trustees, 52 Catherine Street, Plat 22, Lot 117, for permission to install solar panels. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-10. Application of Mr. Dave Smith, 22 Elm Street, Plat 16, Lot 47, for permission to expand garage footprint by 66 SF and add second story to structure. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-11. Application of Jennifer Metzler, 50 Second Street, Plat 12, Lot 292, for permission to remove rear bulkhead enclosure, wood deck and stairway, remove west facing windows and doors. Construct 9' x 17'-6" addition, construct North facing shed dormer with new bedroom window, add two skylights to existing South side roof and one skylight on North side of new roof. Construct new outdoor shower. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-12. Application of Mr. John Shea, 58 Washington Street, Plat 16, Lot 13, for permission to replace 4 double hung windows. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-13. Application of Ms. Phyllis and Mr. William Feeney, 10 Linden Gate Lane, Plat 23, Lot 143, for permission to construct 12' x 19' single story addition and new 14' x 10' deck. Remove existing siding and trim and replace with new cedar siding and composite trim, painted. New bedroom windows to meet egress code. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-14. Application of Mr. David Hill, 62 Mill Street, Plat 24, Lot 224, for permission to demolish existing porch stairs and replace with new stairs and railing to meet code. Construct new storage shed. Construct new wood pergola. *Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

N-15. Application of Mr. Derek Mills and Ms. Kristin Acuff, 37 Elm Street, Plat 16, Lot 195, for permission to add railings, posts, and balusters for widows walk. Add three small dome skylights on flat roof, repairs to roof and chimney. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-16. Application of Seaview Properties, 37 Ledge Road, Plat 38, Lot 57, for permission to replace garage doors. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-17. Application of Ms. Jillian Waugh, 89 Second Street, Plat 9, Lot 311, for permission to replace 17 existing windows. *No one present to represent application, motion to dismiss application without prejudice made by Mr. Elliott, seconded by Ms. O'Brien all in favor.*

N-18. Application for Whitley Family Irrevocable Trust, 35 Elm Street, Plat 16, Lot 31, for permission to keep and restore existing South elevation windows and door. Replace existing deteriorated windows and doors on West, East, and North elevations. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-19. Application of Mr. Jay R. Wilson, 420 Bellevue Avenue, Plat 34, Lot 56, for permission to make various repairs and upgrades to existing exterior features. Begin restoration of second floor porch restoration. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-20. Application of Lerolu, LLC, 123 Ocean Avenue, Plat 41, Lot 344 for full approval of materials and details. Demolition and conceptual approval previously granted. *Motion to continue application to June 1, 2021 made by Mr. Elliott, seconded by Ms. O'Brien, all in favor*

N-21. Application of Newport Elks Lodge #104, 141 Pelham Street, Plat 28, Lot 2, for permission to install new handicap ramp along East side of lodge. *Motion to approve application made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Motion to adjourn made by Mr. Elliott, seconded by Ms. O'Brien, all in favor.