

City of Newport
Historic District Commission
Public Meeting

Tuesday October 19, 2021 at 6:30pm (pre-meeting to begin at 6:15pm)
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
James Madson
Nancy Stafford

Staff present:

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

III. APPROVAL OF MINUTES

September 21, 2021

Motion to continue the approval of the minutes to the November HDC meeting made by Mr. Adams, seconded by Ms. Stafford, all in favor.

IV. COMMUNICATIONS

Revised National Register of Historic Places nomination for the Newport National Historic Landmark District in Newport, Rhode Island.

Appeal 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 made by Mr. Adams, seconded by Ms. Stafford, 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 October 26, 2021.***

C-2. 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. Andy Sarna present to represent application. Motion to approve application as amended made by Mr. Adams, seconded by Ms. Stafford, Mr. Adams and Mr. Madson opposed. Motion does not pass.*

C-3. 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 approve application made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

C-4. 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 to the November HDC meeting at the request of the applicant.***

NEW APPLICATIONS

N-1. Application of Ms. Edith Cushing and Mr. Sean McElroy, 336 Gibbs Avenue, Plat 23, Lot 81, for permission to add 6' x 8'-6" addition at the Southeast corner of the house, add 2 decks at the east elevation, add porte cochere at north elevation, add/remove windows as per plan. Remove old elevator shaft, remove bump out at West elevation, change moldings/exterior details to original condition per plan. *Mr. Mark Horan present to represent application. Motion to approve application made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-2. Application of Mr. Evan Altman, 201 Carroll Avenue, Plat 41, Lot 346, for permission to replace non-original windows and doors with new units to match main house. Replace non-original skylights with new Velux fixed skylights in existing openings. Remove non-original chimney. Add balcony to north wing to match existing south balcony. Scope of proposed work is limited to guest house behind main house. *Summary approval.*

N-3. Application of Mr. Guy Weston, 19 Elm Street, Plat 16, Lot 24, for permission to replace rotten wood gutter on west side with composite to match east elevation. Replace trim with composite trim to match east elevation. *Summary approval.*

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N-4. Application of Mr. Bryan and Mrs. Pamela Rodrigues, 56 Ayrault Street, Plat 22, Lot 5, for permission to remove and replace two existing double hung windows with Andersen 400 Series windows. *No one present to represent application. Motion to dismiss application without prejudice made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-5. Application of the Frances H Curren II Trust and the Janet Curren Trust, 4 Barclay Square, Plat 34, Lot 184, for permission to construct new entry addition to contain a new entry, elevator, small laundry, and stair modifications. All windows and front door to be re-used or constructed to match existing "Marvin" windows. All trim, shingles and roofing shingle to match existing house in style, design, and color. *Mr. William Burgin present to represent application. Motion to approve application made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-6. Application of Mr. Jim and Mrs. Jean Prusko, 74 Second Street, Plat 12, Lot 295, for permission to modify existing flat roof to become accessible, add Ipe decking and a roof hatch. Replace railing with decorative railing. *Mr. Andrew Sarna present to represent application. Motion to approve application made by Mr. Adams, seconded by Ms. Stafford, none in favor, motion does not pass.*

N-7. Application of Mr. Al Scullin, 46-48 Third Street, Plat 12, Lot 197, for permission to replace 3 windows in kind. *Ms. Stafford recuses from application. No quorum present to hear application. Application to be heard November 16, 2021.*

N-8. Application of Mr. David Elwell, 96 Harrison Avenue, Plat 41, Lot 413, for permission to construct 23' x 23' 2 car garage connected to the east side of the carriage house by a 5' x 16'-6" connector. *Application continued to November 16, 2021 HDC meeting at the request of the applicant.*

N-9. Application of Mr. Garrett and Mrs. Jackie Benton, 10 Sherman Street, Plat 21, Lot 30, for permission to replace slate roof with asphalt roof alternative. *Mrs. Jackie Benton present to represent application. Motion to continue application to November 16, 2021 HDC meeting made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-10. Application of Mr. Elijah and Mrs. Dee-Dee Simon, 5 Bayside Avenue, Plat 9, Lot 210, for permission to demolish existing building and re-build new single family. *Mr. Jeff Moniz present to represent application. Motion to approve demolition of existing structure and new construction to be reviewed by HDC at a later date made by Mr. Adams seconded by Ms. Stafford, all in favor.*

N-11. Application of Mr. Elijah Duckworth-Schachter, 6 Greenough Place, Plat 22, Lot 27, for permission to replace existing dilapidated garage within the existing footprint. *Mr. Ross Cann present to represent application. Motion to continue application to November 16, 2021 HDC meeting made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-12. Application of Mr. Elijah Duckworth-Schachter, 6 Greenough Place, Plat 22, Lot 27, for permission to re-design and re-build the existing deck within existing footprint. *Mr. Ross Cann present to represent application. Motion to approve application made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-13. Application of Bayberry Inn Newport, LLC, 20 Kay Street, Plat 21, Lot 127, for permission to remove west side three story exit stairway, construct new exit stairway and deck, construct new roof-top deck over existing flat roof. *Mr. Gregory Yalanis present to represent application. Motion to continue application to November 16, 2021 HDC meeting made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-14. Application of Ms. Elizabeth Rayer, 4 Willow Street, Plat 12, Lot 112-4, for permission to remove West side deck, replace with new entry deck and steps. Replace single West facing dining area window with shallow profile double window bay and save original window on site. Replace South facing dining area with new glass/wood French doors (save original window on site). Re-position West facing rear entry door and window. Provide new glass /wood entry door Restore window. Remove one West facing skylight. Add two (2) skylights to West side roof. Remove (non original) South facing second story window. Repair siding. Remove East facing kitchen window. Provide “replacement style” Pella wood window with wood panel below. Save original sashes on site. Reconstruct existing chimney with brick veneer to match. Add copper gutters and downspouts to a flat roof perimeter. Build new shed in rear of yard. Place two condensers within fenced area on site. *Mr. Gregory Yalanis present to represent application. Motion to approve application with the condition that the 2 windows be reused made by Mr. Adams, seconded by Ms. Stafford, all in favor*

N-15. Application of Mr. Robert J. Webster, 399 Ocean Avenue, Plat 43, Lot 2, for permission to elevate existing building 30” to elevation 17’ above MSL. Install new wood roof and wood siding. Expand existing outbuilding to become carriage house. Building to have new wood roof and wood siding with wood doors. Construct new connector addition between existing house and expanded carriage house. Connector to have wood roof and siding will be vertical and horizontal wood. *Mr. Turner Scott present to represent application. Motion to approve application made by Mr. Adams, seconded by Ms. Stafford, all in favor.*

N-16. Application of Mr. John and Mrs. Kathy Trentos, 93 Second Street, Plat 9, Lot 320, for permission to construct new single-family residence. *Application continued to November 16, 2021 HDC meeting at the request of the applicant.*

VIII. NEW BUSINESS

IX. ADJOURNMENT