

CITY OF NEWPORT  
**HISTORIC DISTRICT COMMISSION**  
PUBLIC MEETING

Tuesday December 15, 2020 BEGINNING AT 6:30 P.M. (PRE-MEETING AT 6:00 P.M.)

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 ACITIVITES ARE OCCURING".

Join Zoom Meeting  
<https://us02web.zoom.us/j/89567695678>

Meeting ID: 895 6769 5678

888 788 0099 US Toll-free  
833 548 0276 US Toll-free  
833 548 0282 US Toll-free  
833 853 5247 US Toll-free

**I. CALL TO ORDER**

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

**III. APPROVAL OF MINUTES**

October 20, 2020

November 17, 2020

November 19, 2020

December 3, 2020

**IV. COMMUNICATIONS**

**V. ACTION ITEMS**

**VI. CONTINUED APPLICATIONS**

Application of Mr. Luke Fleury, 41 John Street, Plat 27, Lot 93, for permission to Windows – The Owner is requesting that all of the existing windows (30) be replaced as follows. One unit is to be replaced with a pair of doors (see below). The remaining double hung, basement hopper and one casement units shall be replaced with new, wood sashes.

- Double Hung - The replacement sashes shall be Brosco single pane putty glazed units, 6/6 with energy panel. Sashes to be installed within existing wood frames with block and tackle sash balances.
- Casement - 4 lites sash replacement, casement operation
- Hopper – basement units (3) to be replaced with new, Brosco, cellar units, hopper function, 6 lites

Exterior wood window trim and wood window jambs shall remain in place. Existing windows shall be infilled with wood sashes that have similar profiles and sizes to the existing units. See attached product sheets for the Brosco units along with window survey and window details

Application of Mr. Duncan Donahue, 84 Division Street, Plat 24, Lot 220, for permission to remove existing garden house and construct new 1 ½ story structure at rear of property.

Application of Mr. Barton and Mrs. Suzanne Fiske, 8 Franklin Street, Unit 1, Plat 27, Lot 4B, for permission to replace 2 windows and repair and replace foundation openings.

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 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.

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. **This application has been continued to the January 19, 2021 at the request of the applicant.**

Application of Ms. Lauren Pearlmutter, 178 Spring Street, Plat 24, Lot 291, for permission to replace four windows on south side first floor in bump-out. Replace windows on West elevation. Repair soffits and fascia board in kind.

Application of Zalo One LLC, 16 Barney Street, Plat 21, Lot 45, for permission to replace windows, replace siding, replace roof in kind, replace chimney, remove rear decks, repair stone foundation in kind, reconfigure rear elevation.

Application of Mr. Stephen and Mrs. Crista Durand, 5 Whitfield Place, Plat 21, Lot 220, for permission to install new 4'x4' wooden outdoor shower. Install new outdoor kitchen,

Application of Mr. Stephen and Mrs. Crista Durand, 5 Whitfield Place, Plat 21, Lot 121, for permission to install new firepit, Install new 5' high by 5' wide stone wall.

Application of Ms. Laraine Mancini and Mr. Garrett Verage, 49 School Street, Plat 24, Lot 150, for permission to remove existing asphalt shingles and replace with red cedar roof shingles, add two gable dormers flanking a center balcony with a copper shed roof spanning between the two gable dormers.

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 January 19, 2021 at the request of the applicant.**

Application of Mr. Duncan Donahue, 84 Division Street, Plat 24, Lot 220, for permission to restore Greek Revival, Gothic Revival and Victorian elements of house as per attached scope of work. Extend two story ell at rear of house and re-build and expand one-story side entry porch to the south side of the house. Add new one-story bump out to the north side of the rear ell. Install two AC condenser units at rear of house.

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.

Application of Mr. William Farrell, 5-7 Poplar Street, Plat 12, Lot 139, for permission to install gas regulator on side of house.

Application of Mr. Justin Berman, 10 Poplar Street, Plat 17, Lot 305, for permission to install gas regulator on side of house.

Application of Ms. Mai Norton, 12 Poplar Street, Plat 17, Lot 4, for permission to install gas regulator on side of house.

Application of Ms. Mai Norton, 12 1/2 Poplar Street, Plat 17, Lot 4, for permission to install gas regulator on side of the house.

Application of Ms. Lynne Eagles, 13 Poplar Street, Plat 12, Lot 137 for permission to install gas regulator on side of house.

Application of Anthony M. Iacono Trust, 15 Poplar Street, Plat 12, Lot 136, for permission to install gas regulator on side of house.

Application of Eoin Howlett, 16 Poplar Street, Plat 17, Lot 6, for permission to install gas regulator on side of house.

Application of Mr. Walter Kopec, 19 Poplar Street, Plat 12, Lot 134, for permission to install gas regulator on side of house.

Application of Ms. Pat Padillia, 20 Poplar Street, Plat 17, Lot 7, for permission to install gas regulator on side of house.

## **NEW APPLICATIONS**

Application of Mr. Peter Murphy, 32 School Street, Plat 24, Lot 128-401 for permission to replace 3 double hung windows to match existing.

Application of 32 School Street, Unit 3, Plat 24, Lot 128-103, for permission to replace 6 windows.

Application of Mr. Austin Willis, 75 Brenton Hill Road, Plat 43, Lot 24, for permission to replace existing 3 tab asphalt shingles with Alaskan yellow cedar shingles.

Application of Ms. Maria Van Munching, 198 Coggeshall Avenue, Plat 37, Lot 78, for permission to construct new entry portico, install new cedar shutters, change window layout and add new awning window, construct new pergola, remove two non-original windows and install new door, install new chimney cap. All materials and details will match existing in scale and proportion.

Application of Mr. Phillip O’Niell, Jr., 43 ½ Elm Street, Plat 16, Lot 231, for permission to replace front windows on first and second floors.

Application of Mr. Matthieu Coste, 57 Second Street, Plat 12, Lot 61, for permission to replace asphalt roof with cedar shingles.

Application of Mr. Austin Willis, 75 Brenton Road, Plat 43, Lot 24, for permission to replace existing slate roof in kind, replace existing non-historic windows with new Marvin ultimate aluminum clad double hung windows. Construct addition on North elevation where non-historic structure exists and was approved by HDC for demolition in October 2020.

Application of Mr. Michael Anders, 123 Ocean Avenue, P;at 41, Lot 344, for permission to demolish existing house and garage and construct new single family residence.

Application of Ms. Joy Scott, 12 Battery Street, Plat 12, Lot 250, for permission to replace windows.

Application of Mr. Kevin LaFreniere, 16 Mount Vernon Street, Plat 21, Lot 81 for permission to deconstruct and reconstruct existing chimney.

Application of Oceanview Builders, LLC, 4 Chartier Circle, Plat 44, Lot 106, for permission to demolish existing two story single family residence and construct 1 ½ story single family residence with attached 2 car garage.

Application of Mr. John Tonelli, 50 Brenton Road, Plat 41, Lot 382, for permission to construct new single family residence.

Application of Ms. Caroline Reavey/Dave Brown, 5 Mount Vernon Street, Plat 21, Lot 102, for permission to replace 9 windows and sills.

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.

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.

Application of Mr. Tom Stark and Ms. Tara Lynch, 142-146 Spring Street, Plat 24, Lot 190, for permission to replace 5 windows and change one door to window.

Application of Ms. Karen Weber and Mr. Andrew Segal, 74 Bridge Street, Plat 16, Lot 74, for permission to elevate building to height mandated by BCSC.

Application of Mr. Luke Fleury, 34 Elm Street, Plat 16, Lot 42, for permission to replace 26 windows with new, Brosco double hung, six over six, single pane authentic divided light wood replacement windows. Replace non-original pair of gable windows with one, Brosco double hung, six over six single pane authentic divided light wood replacement window. Installation of three flat glass Velux skylights on roof. Replace vinyl shutters with wood shutters on 7 windows of front (North elevation). Replace non-original particle board rear door with fiberglass door.

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**