

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

Tuesday, July 21, 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://zoom.us/j/97255235551>

Telephone Access is available by dialing:  
833 548 0282 US Toll-free  
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Meeting ID:  
972 5523 5551

- I. **CALL TO ORDER**
- II. **ROLL CALL AND DETERMINATION OF QUORUM**
- III. **APPROVAL OF MINUTES**

June 18, 2020

IV. **COMMUNICATIONS**

Communication re: Certificate of Appropriateness applications April-14 0 Bridge Street, Plat 16, Lot 52 and April-15 0 Bridge Street, Plat 16, Lot 53, requesting one year extension of previous approval.

Communication re: Certificate of Appropriateness application November-7, 121, Ocean Avenue, Plat 41, Lot 267, for permission to construct 3 new structures on the property; these will consist of an 8,414 square feet main house and a pool house with pergola as well as an art studio. All three structures will be clad in white stucco. Will construct a new pool and associated patios. Demolition of existing wood framed garage addition to existing stone sheep barn, existing sheep barn to remain.

V. **ACTION ITEMS**

Motion to approve previously received communication: Extension of Certificate of Appropriateness applications April-14 0 Bridge Street, Plat 16, Lot 52 and April-15 0 Bridge Street, Plat 16, Lot 53, requesting one year extension of previous approval.

Motion to approve previously received communication: re: Extension of Certificate of Appropriateness application November-7, 121, Ocean Avenue, Plat 41, Lot 267, for permission to Construct 3 new structures on the property; these will consist of an 8,414 square feet main house and a pool house with pergola as well as an art studio. All three structures will be clad in white stucco. Will construct a new pool and associated patios. Demolition of existing wood framed garage addition to existing stone sheep barn, existing sheep barn to remain.

**Motion to reconsider motion made at June 16, 2020 Historic District Commission in which the motion to continue the following applications to the next in person HDC meeting was made by Ms. Sylvaria, seconded by Mr. Elliott, with all commission members voting in favor.**

*Application of Mr. Tim and Mrs. Maureen West, 45 Everett Street, Plat 22, Lot 17, for permission to replace slate roof with asphalt roof.*

*Application of Mr. Christopher and Mrs. Jill Babcock, 46 Elm Street, Plat 16, Lot 35 for permission to install 13 solar panels on top of east and west side dormers on existing rubber membrane roof.*

*Application of Mr. Kenneth and Mrs. Deborah McDonald, 40 Second Street, Plat 12, Lot 275, for permission to elevate house 16", replace roof, replace windows and doors, add second floor small addition over existing first floor space and replace foundation.*

*Application of Npt Properties, LLC, 121 Ocean Avenue, Plat 41, Lot 267, for permission construct new single family home. Demolish 2 bay garage attached to historic stone structure. Remove skylights from roof of historic stone structure. Raise existing wood framed roof and add wood clerestory between stone walls and shed roof structure. Replace roof shingles with standing seam metal roof. Add one door opening to stone structure, door to match existing openings in size, material, and space between bays. Construct cedar clad lean-to on foundation of existing garage with shed roof to match adjacent. Install solar panels*

*Application of Ms. Tara Griffin, 459 Bellevue Avenue, Plat 36, Lot 27, for permission to rebuild porte cochere at East entrance using stones from previous porte cochere. Rebuilt porte cochere will be of same dimensions, design, siting, and materials as the previous porte cochere.*

*Application of Mr. David A Platt, 70 Bridge Street, Plat 16, Lot 78, for permission to add deck to back of house. Deck footprint will be 15'x17' with a 7.5'x7' stair to grade.*

*Application of Mrs. Kathryn and Mr. Edward James Streater, 125 Brenton Road, Plat 43, Lot 71, for permission to construct new master suite, laundry and mudroom in footprint of existing garage. Add four AC condensers.*

*Application of Ms. Kare Capraro, 31 Poplar Street, Plat 12, Lot 133, for permission to Add 8' extension to rear of house onto existing 8' patio footprint to accommodate interior ½ bath. Add double French door. Add double window.*

*Application of Mr. Jim Mooney and Mr. John Tarro, 54 Second Street, Plat 12, Lot 188, for permission to install 6 renewal by Anderson windows double hung with full divided light grids to match existing.*

## **VI. CONTINUED APPLICATIONS**

Application of Mr. Tim and Mrs. Maureen West, 45 Everett Street, Plat 22, Lot 17, for permission to replace slate roof with asphalt roof.

Application of Mr. Christopher and Mrs. Jill Babcock, 46 Elm Street, Plat 16, Lot 35 for permission to install 13 solar panels on top of east and west side dormers on existing rubber membrane roof.

Application of Mr. Kenneth and Mrs. Deborah McDonald, 40 Second Street, Plat 12, Lot 275, for permission to elevate house 16", replace roof, replace windows and doors, add second floor small addition over existing first floor space and replace foundation.

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#### **VII. NEW APPLICATIONS**

Application of Robert C. and Cynthia C. Jackson Trusts, 8-10 Broadway, Plat 17, Lot 182 for permission to remove existing restaurant front and replace with a more typical traditional and historic storefront. Move the storefront toward building face and provide an inset front door. Install painted door with large single pane window. Enlarge the windows and grid them for a more traditional display area. Remove mansard overhang. Install brass wall sconces, brass door hardware and brass lettering.

Application of Mr. Peter Jenkins, 36 Third Street, Plat 12, Lot 116, for permission to rebuild existing first floor porch and second floor balcony, including new pergola framing projecting 2'-6" to new framing from existing west wall of residence. Remodel existing Western portion of first floor as part of kitchen remodel. Install new kitchen window on west elevation which will project 12" beyond existing west wall of residence. Install two new gas lanterns next to entrance door on third street.

Application of Mr. David E. Elwell, 96 Harrison Avenue, Plat 41, Lot 10 ½, for permission to construct a 24' x 26' attached garage on east side of existing building. Modify existing entrance. Extend existing shed dormers. Replace, upgrade, repair various doors and windows. Construct three-sided window bay on South elevation. Restore and repair existing slate roof. Replace sidewall shingles.

#### **VIII. NEW BUSINESS**

#### **IX. ADJOURNMENT**