

CITY OF NEWPORT
HISTORIC DISTRICT COMMISSION
PUBLIC MEETING

Tuesday, January 21, 2020 BEGINNING AT 6:30 P.M. (PRE-MEETING AT 6:15 P.M.)
Second Floor, Council Chambers, City Hall, 43 Broadway

MINUTES

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
Jeffrey Moniz
Howard Elliott

Members Absent:

Donald Ross-Alternate

Staff present:

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

III. APPROVAL OF MINUTES

December 17, 2019

Motion to accept minutes made by Ms. Sylvaria, seconded by Mr. Moniz, all in favor.

IV. COMMUNICATIONS

Amended Policy Statement on Staff Administrative Approvals
Policy Statement and Design Guidelines for Elevating Historic Buildings
Policy Statement on Hurricane Panels

V. ACTION ITEMS

Adopt Amended Policy Statement on Staff Administrative Approvals
Adopt Policy Statement and Design Guidelines for Elevating Historic Buildings
Adopt Policy Statement on Hurricane Panels

VI. CONTINUED APPLICATIONS

Application of Mr. James McCann, 459 Bellevue Avenue, Plat 36, Lot 27, 79, 86, for permission to deconstruct porte cochere. Deconstruct, brick tie and re-flash, reconstruct parapet walls. Repair and replace existing copper gutters, downspouts, and conductor heads. *Mr. Matt Leys present to represent application. Ms. Stafford recuses from application. Motion to adopt findings of fact as stated by Ms. Sylvaria made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott. All voting members not in favor.*

Application of Mr. and Mrs. Les Helmers, 28 Ann Street, Plat 27, Lot 155, for permission to raise ridgeline 4'. Extend chimney to match. Add shed dormer at rear of house. Replace existing windows. Install corner boards to delineate evolutionary history of building. *Mr. Ross Cann present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, Mr. Moniz and Mr. Bjork in favor, Ms. Salvo, Ms. O'Brien, Ms. Stafford, Ms. Sylvaria, and Mr. Elliott opposed. The motion does not pass.*

Application of Mr. Theodorick and Mrs. Nancy Bland, 209 Spring Street, Plat 27, Lot 29, for permission to replace windows with sliding door. Add stone steps with wrought iron railing on south and west elevations. Remove and replace one window and add one window in west elevation addition. Replace existing red cedar shingles on West and South elevations. Replace bottom step at front door with new piece of brownstone to match existing. Repair existing plaster on foundation. *Mr. Paul Burke present to represent application. Motion to approve application with the following conditions: west elevation first floor windows to be same size. Door on south elevation to be single door. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of White Lodge/Vincent Sandonato Trust/NAJ Properties, LLC, 412 Bellevue Avenue, Plat 34, Lot 55, for permission to remove single glaze glass in salon windows and salon porch doors and replace with new insulated glass. **Application withdrawn by applicant.**

Application of Mr. Eli and Mrs. Lauren Dana, 67 Bridge Street, Plat 16, Lot 58, for permission to install 1 new window on East elevation. Match crown moldings and subsill details to original. *Summary Approval.*

VII. NEW 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. *Mr. Tim West present to represent application. Motion to continue application to February 17, 2020 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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. *Mr. Matt Leys and Mr. Doug Sabetti present to represent application. Motion to continue application to February 17, 2020 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Ms. Tara Griffin, 459 Bellevue Avenue, Plat 36, Lot 27, for conceptual approval to construct new porte cochere in place of previously existing porte cochere at east side main entrance. Stone veneer to use stones from previous porte cochere. *Mr. Matt Leys, Mr. Doug Kelleher, and Mr. Greg Yalanis present to represent application. Motion to continue application to February 17, 2020 HDC meeting made by Ms. Sylvaria, seconded by Ms. O'Brien. Ms. O'Brien, Ms. Stafford, Mr. Bjork and Mr. Moniz in favor. Mr. Elliott, Ms. Sylvaria, Ms. Salvo opposed.*

Application of Mr. Robert Higginbotham, 12 Redwood Street, Plat 25, Lot 70, for permission to *Main house*: Remove existing mudroom entry and stairs at rear of house. Construct new entry porch with pergola and addition. Rebuild front entry stairs. Remove a portion of existing enclosed porch and construct new first floor addition. Construct second floor addition. Replace all windows, clapboard, quoining, and roof shingles.

Garage: Remove existing garage roof, construct second floor with dormers. Install pergola at rear of garage. Replace existing garage doors. Install in ground pool. Install 2 condensing units on east side of house. Install 3 condensing units, pool equipment, and generator at west side of house. West side equipment to be concealed by fence. *Mr. Turner Scott and Mr. Christopher Arner present to represent application. Garage renovation removed from application at request of Mr. Scott. Motion to approve pool and main house renovations with following conditions: Windows in main house to be repaired before replaced. If windows are not repairable then a new application to request replacement will be brought before the commission. Of the two renderings presented for the first floor east elevation addition, the second rendering choice is acceptable. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, Ms. Sylvaria, and Ms. Salvo opposed.*

Application of Captain Marin Condo Association, 32 Kay Street, Plat 21, Lot 181, for permission to replace roof and sidewall shingle with like kind materials. Replace deteriorated decorative features with new replica features made to match. *Mr. Ross Cann present to represent application. Motion to approve application a presented made by Ms. Sylvaria, seconded by Mr. Moniz, all in favor.*

Application of Mr. James Langston, 85 Thames Street, Plat 17, Lot 144, for permission to make various changes to existing structure including but not limited to addition of windows, doors, skylights, and office/studio space. *Mr. James Langston present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

VIII. NEW BUSINESS

Motion to approve Amended Policy Statement on Staff Administrative Approvals and Policy Statement and Design Guidelines for Elevating Historic Buildings made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.

IX. ADJOURNMENT

Motion to adjourn made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.