

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

Tuesday, February 18, 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  
Donald Ross-Alternate

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

III. **APPROVAL OF MINUTES**

January 21, 2020

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

IV. **COMMUNICATIONS**

V. **ACTION ITEMS**

Motion to add to New Business items to vote to organize annually made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.

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 continued to March 17, 2020 HDC meeting at request of applicant**

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 continued to March 17, 2020 Historic District Commission meeting at the request of the applicant.**

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. **Application withdrawn by applicant.**

## VII. NEW APPLICATIONS

Application of Mr. Stephen Brady, 10 Maitland Court, Plat 9, Lot 25, for permission to construct one car garage. *Mr. Spencer McCombe present to represent application. Motion to approve application with the condition that the dormer be moved down made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Ms. Patricia Ludwig, 65 Third Street, Plat 65, Lot 34, for permission to modify previously approved application. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Ms. Salvo, Mr. Elliott, Mr. Bjork, Mr. Moniz in favor. Ms. Sylvaria, Ms. Stafford, Ms. O'Brien opposed.*

Application of Mr. Jonathan and Mrs. Staci Bergmann, 78 Ayrault Street, Plat 22, Lot 121, for permission to replace roof shingles, remove and replace concrete front entry steps and landing, remove and replace concrete side entry steps and landing, replace sliding door and window at rear of house. *Mr. Jonathan Bergmann present to represent application. Materials clarified: asphalt shingle roof, eliminate wrought iron railings, bluestone treads, windows and doors to be replaced in kind. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott all in favor.*

Application of Mr. Scott and Mrs. Mary Robins, 3 Greenough Place, Plat 22, Lot 80, for permission to Add new second floor north porch to improve over sized column proportions, remove small portico and 2<sup>nd</sup> story deck. Add wood shutters on all windows. Add new center Marvin door. Add new skylight on the flat roof of existing truncated pyramid. Add new segmented apse to first floor south elevation. Install new Marvin windows and 1 Marvin French door, standing seam aluminum metal roof on semi circular roof, wood lattice at new foundation. Windows to be removed as shown and openings to be returned to symmetrical locations. Add new stair to existing first floor door on West elevation. *Mr. John Grosvenor and Mr. Scott Robins present to represent application. Motion to continue application to design review and to March 17, 2020 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Paul Chapdelaine, 18 John Street, Plat 27, Lot 66, for permission to add small addition to first floor at west elevation and add dormer to existing garage. **Application continued to March 17, 2020 Historic District Commission meeting at the request of the applicant.**

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. *Ms. Lisa Carlisle and Mr. Russell Jackson present to represent application. Motion to continue application to March 17, 2020 HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott all in favor.*

Application of Mr. Thomas Cahill and Ms. Maura Lindsay, 50 Ayrault Street, Plat 22, Lot 5, for permission to replace rear windows with smaller windows. Replace 1970s casement windows with two double hung windows. Replace picture window with side casement windows with French door and sidelights. *Summary Approval.*

Application of Mr. Donald Tofias, 79 Dixon Street, Plat 35, Lot 282 for permission to construct new 6'x12' shed with materials to match existing dwelling. Re-use existing structure to create new enclosed finished accessory structure. *Ms. Madeline Melchert and Mr. Jerry Kirby Motion to approve as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mrs. Victoria Morro, 95 Second Street, Plat 9, Lot 109, for permission to remove existing chimney and replace with new brick veneer chimney to match original in same location. Alter window size of three of three windows at rear. Replace existing rear porch door with new sliding door. *Ms. Victoria Mello present to represent application. Motion to approve application with the condition that the window on the driveway side to remain the same size. Motion made by Ms. Sylvaria seconded by Mr. Elliott, all in favor.*

Application of Mr. Phillip Gardener Howe III and Mrs. Erin Healy Howe, 24 Red Cross Avenue, Plat 26, Lot 74, for permission to add master suite above garage, extend front porch, add rear deck. Mr. Chris Hemenway present to represent the application. *Motion to approve application with the condition that the ridgeline of addition to be 10" lower than main house and detail over garage to be lowered. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Ms. Alexis DeJoria, 51 Cliff Avenue, Plat 34, Lot 235, for permission to remove and demolish deteriorating flagstone pavers from the East terrace. Terrace footprint to be expanded and stair to be added. New terrace to be built out of limestone pavers with monolithic limestone steps. A new limestone balustrade will be added with floret detail which matches balustrade at front of residence. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Sylvaria, all in favor.*

Application of Mr. Michael Terra, 71 Third Street, Plat 12, Lot 229, for permission to replace roof structure and replace in kind. *Mr. Michael Terra present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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

Motion to continue with officers 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.