

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

Tuesday, June 16, 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" .

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Telephone Access is available by dialing:  
*1 833 548 0282 (toll free)*

Meeting ID:  
*993 0909 3609*

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  
Howard Elliott  
Donald Ross

Staff present:  
Helen Johnson, Historic Preservation Planner  
Guy Weston, Chief Zoning Officer

III. **APPROVAL OF MINUTES**

May 19, 2020

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

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: Historic District Commission Virtual Meeting Guidelines

Decision re: October-22 Application of Mr. and Mrs. Les Helmers, 28 Ann Street, Plat 27, Lot 155 for permission to raise ridge line 4' while maintaining the traditional eave profiles and returns. Extend

the chimney to match as per code. Add shed dormer on back side of house. Replace later era windows with the more historically appropriate 12 over 12 windows. Repair and install an interior energy panel to preserve original fenestration. Demarcate the original from latter era building with applied corner boards to better visually delineate the evolutionary history of the structure.

*Motion to accept communications made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

**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 continue this item to the next in person meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

**VI. Continued Applications**

*Motion to continue the following applications to the next in person HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all 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 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 withdrawn at the request of the applicant.**

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.

#### **VII. Summary**

*Motion to summarily approve the following application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Christopher and Mrs. Heather Curran, 107 Old Beach Road Unit 5, Plat 30, Lot 41-5, for permission to replace asphalt roof with synthetic slate tiles.

#### **VIII. Abbreviated Summary**

*Motion to approve the following applications as abbreviated summary applications made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Mark Muetterties and Ms. Jaqueline Colbert, 37 Bull Street, Plat 21, Lot 128-4 for permission to replace asphalt roof in kind. Replace drip edges with copper, replace existing fascia with Azek. Replace existing wood gutters with copper or fiberglass. Replace existing plywood soffits with composite material.

Application of Mr. Jason and Mrs. Monica Barrett, 36 William Street, Plat 27, Lot 124, for permission to install new windows in foundation to replace window openings on previous foundation on South and West elevations. Operable wood windows with true divided light to be compatible with original historic materials/windows. Install casement windows at North elevation foundation. Window well to have bluestone cap and parted operable metal grate. Replace existing skylight on South gambrel roofline. Replace existing whole house fan located on North saltbox roofline.

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

*Motion to approve communication re: HDC remote meeting process 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.*