

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.)

MINUTES

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

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
Patricia Reynolds, Director of Planning and Economic Development
Peter Freidrichs, City Planner
Girard Galvin, Assistant City Solicitor

- 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 continue this action item made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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 made to receive this communication by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Request for continuance withdrawn by Attorney Turner Scott.*

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. *Motion to reconsider motion made at June 16, 2020 Historic District Commission 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 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 Streator, 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. *Mr. Tim West present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all opposed, motion does not pass.*

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. Christopher Babcock present to represent the application. Motion to continue application due to written objection received prior to meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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. *Mr. Turner Scott and Ms. Leslie Carlisle present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, Ms. Sylvaria, Mr. Elliott, Ms. Salvo, and Ms. Stafford opposed. Ms. O'Brien, Mr. Ross, Mr. Bjork, in favor. The motion does not pass.*

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. *Mr. Turner Scott and Mary Ann Thompson present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Mr. Scott withdraws his request for the Extension of Approval for Certificate of Appropriateness application November-7, 121, Ocean Avenue, Plat 41, Lot 267.*

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. *Mr. Matt Leys and Mr. Gregory Yalanis present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Ms. Sylvaria abstains from voting.*

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. Mr. David Platt present to represent application. *Mr. David Platt present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Regular HDC meeting July 21, 2020 minutes

Application of Mrs. Kathryn and Mr. Edward James Streator, 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. *Ms. Gabriella Albini present to represent the application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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. *Applicant not present to represent application. Motion to continue application to August Historic District Commission meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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. *Mr. Paul McLean present to represent application. Window specs and window inventory needed. Motion to continue application to August HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott all in favor.*

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 approved under abbreviated summary calendar.*

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. *Mr. Frank Balla present to represent application. Motion to adopt findings of fact made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor. Motion to approve application as submitted with the condition that the proposed railing be wood, vertical railing made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

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. *Mr. David Elwell present to represent application. Motion to continue application to August HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

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