

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

Tuesday, September 15, 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 ACTIVITIES ARE OCCURRING" .

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Meeting ID:  
942 6354 7047

**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  
Nancy Simoes, Stenographer, Allied Court Reporters

**III. APPROVAL OF MINUTES**

August 18, 2020

*Motion to approve minutes as submitted 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.

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

*Motion to receive 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.

*Action item has been continued to October 20, 2020 HDC meeting at the request of the applicant. Motion to accept request for continuance made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

## VI. CONTINUED APPLICATIONS

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 application. Motion to approve application with the following conditions: solar panels to only be installed on flat portion of dormer and rack system may not be more than 4" above roof. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, Ms. O'Brien, Ms. Stafford, Mr. Ross, and Mr. Bjork in favor. Ms. Sylvaria, Ms. Salvo, and Mr. Elliott opposed.*

Application of Mr. David E. Elwell, 96 Harrison Avenue, Plat 41, Lot 10 ½, for permission to construct a 23' x 23' attached 2 car wood frame garage on east side of existing building. Modify existing main entrance. Extend one existing shed dormer at east facade. Replace/relocate various windows and exterior doors- add new where noted. Restore and repair existing slate roof, various copper fabrications and exposed flashings. Replace sidewall shingles. *Mr. David Elwell and Mr. Steven Laurin present to represent the application. Motion to continue the application to the October HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Timothy Davis, 27 Kay Street, Plat 22, Lot 11, for permission to cut existing deck railing, face of deck, trim board, and lattice at northern elevation to create a "hidden" out swinging gate door. Door would be hinged and conceal a stair beyond. *No one present to represent application. Motion to dismiss application without prejudice made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Charles Marion, 44 Ledge Road, Plat 38, Lot 33, for permission to install 54 double hung 8 over 8 aluminum clad insert windows. **Application withdrawn at the request of the applicant.**

Application of Mr. Elijah Duckworth-Schachter, 6 Greenough Place, Plat 22, Lot 27, for permission to add first floor deck. Previously small deck was removed and larger deck constructed. **Application continued to October HDC meeting at the request of the applicant.**

Application of Mr. Ross and Mrs. Christina Trethewey, 36 Second Street, Plat 12, Lot 280, for permission construct new front porch and repair/replace rotted exterior cladding and trim. New cladding and trim to be painted cedar and match all historic profiles and exposures. *Summary Approval.*

Application of Mr. Jeffrey Lipshires, 45 Kay Street, Plat 22, Lot 104, for permission to make various changes to existing secondary structure. **Application continued to October HDC meeting at request of the applicant.**

Application of Ms. Karen Pinelli, 39 Touro Street, Plat 24, Lot 350, for permission to replace red slate roof with grey slate roof, all existing skylights to be replaced with new Velux skylights, reconfigure stairs by adding bluestone treads, replace non-historic front door, remove non-historic side door on

west elevation, create new door opening in location of existing window, construct pergola. *Mr. Christopher Fagan present to represent application. Motion to approve the application with the condition that the existing stairs will be covered in a high-quality wood made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. John R. Brerton Trust, Cynthia L. Maynerd Trust, 10 Cottage Street, Plat 25, Lot 96, for permission to change/replace various windows/doors at South, East, and North elevations. *Mr. Jack Brerton and Mr. Stephen White present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott. Mr. Ross, Ms. O'Brien, and Mr. Bjork in favor, Ms. Sylvaria, Ms. Salvo, Ms. Stafford, and Mr. Elliott, opposed.*

## **VII. NEW APPLICATIONS**

Application of Mr. Luke Fleury, 41 John Street, Plat 27, Lot 93, for permission to replace existing windows with new Brosco single glazed wood double hung windows to match existing. 25 units in size proportion and number of lights. Replace wood entry stairs and rail at North elevation with stone stairs and metal rail system. Remove flat roof stair tower, replace one double hung window with 3 casement units, add French doors, add wood deck and stairs at South elevation. Add flat roof dormer with French doors and wood deck. *Mr. Mark Rapp present to represent application. Motion to continue application to October HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Luke Fluery, 34 Elm Street, Plat 16, Lot 42, for permission to replace 26 windows with Brosco single glazed wood double hung windows to match existing in size and number of lights. *Mr. Mark Rapp present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, motion was unanimously denied.*

Application of Mr. Luke Fluery, 1 Maitland Court, Plat 9, Lot 17, for permission to replace 18 windows with Brosco single glazed wood double hung windows to match existing in size and number of lights. *Mr. Mark Rapp present to represent application. Motion to continue application to October HDC meeting made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Jon and Mrs. Chantal Rhind, 89 Harrison Avenue, Unit #8, Plat 41, Lot 288, for permission to add a covered porch to the north side of the house. Replace non-historic pre-fabricated bay window with access door. Construct smaller uncovered terrace on top. *Mr. Jon Rhind present to represent application. Motion to approve the application as follows: construct porch at North elevation. Construct deck on top of porch with new doorway, replacing norther bay window with Marvin sliding door. Main entrance to be altered. Windows on front to be replaced with Marvin double hung windows. All replacement materials to be in kind. Motion made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Jerrell Angell, 8 Columbus Avenue, Plat 42, Lot 40, for permission to construct on and one-half story addition with garage below. All exterior materials for the new addition will match those of existing residence. *Mr. Jerrell Angell present to represent application, motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Nelson Realty Trust, 16 Third Street, Plat 16, Lot 210, for permission to remove existing concrete steps and replace with wooden staircase and rails to match existing porch rails. No change in size of staircase. Materials as per scope of work. *Summary Approval.*

Application of Ms. Karen Weber and Mr. Andrew Segal, 74 Bridge Street, Plat 16, Lot 74, for permission to elevate the structures: replace the existing 17-inch-high fieldstone foundation with a new 40-inch-high veneer fieldstone foundation using irregular rough-cut fieldstones with large mortar joints to replicate the existing foundation as closely as possible. The net height increase would be forty (40) inches (new foundation height) minus seventeen (17) inches (existing foundation height), which equals twenty-three (23) inches. Reconfigure three sets of stairs to accommodate new elevation. Elevate two existing stone stoops to workshop entrances, approximately ten (10) inches. Remove four existing basement windows. Add flood vents as required. Replace one window and one door in the 1979 kitchen ell with a new wood Dutch door and wood window, to match existing. Remove non-contributing boiler-room addition constructed in 2013, and patch walls to match original condition. Install two condenser units within the enclosed fenced area. *Mr. Andrew Segal and Mr. Mohamad Farzan present to represent application. Motion to approve application made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

Application of Mr. Esmond Harmsworth, 639 Bellevue Avenue, Plat 38, Lot 5, for permission to restore existing outdoor wood trellises, finials, and sitting area along-side the ballroom's North side elevation. Relocate and construct a new staircase. Construct additional wood trellises, finials, balustrade, and sitting area along side the ballroom's west side elevation. Construct wood balustrade (continuous), finials, and walking platform area along side the ballroom's south side elevation. Relocate and construct new staircase. *Summary Approval.*

Application of Ms. Susan Petrovas, 229 Ruggles Avenue, Plat 36, Lot 51, for permission to restore building back to single family residence. Install new red cedar roof with copper flashings and copper on flat sections and Alaskan yellow cedar siding. Restore all original wood windows. Repoint exterior granite with grapevine joint to match the original color, tooling, and composition, and the brick chimneys will be repointed with mortar to match existing. Replace glass in existing glass enclosed porches and install new steel system to match original sight lines and configuration. Add small screened in porch at west end of existing west end porch. The design of the new screened-in porch will match that of the glass enclosed porches and the new porch will have a wood roof to match the adjacent porch. Reconstruct back entrance porch and shift existing bulkhead to east elevation. Move existing door from North elevation to East elevation. Shift two small oval windows on second floor and enlarge one window on south elevation. Replace three non original windows on North elevation and adjacent porch windows. Install new red cedar siding and new wood roof on carriage house. Restore all wood windows Remove non-original stair and non original door. Add entrance hood to existing first floor entrance door. Various changes to non-original fenestration on South elevation. Add stone terraces. *Summary Approval.*

Application of Ms. Ellie and Mr. David Voorhes, 8 Cliff Terrace, Plat 31, Lot 51, for permission to enclose first floor space underneath second floor deck at the rear corner of the house to allow for kitchen expansion. Existing windows to be shortened in height and replaced with Andersen A-series composite windows. All other exterior materials and trim details to match existing. *Commission is not able to hear this application due to the length of the agenda. Applicant agrees to a continuance to a special meeting.*

Application of Ms. Lisa M. O'Brien, 718 Bellevue, Unit 3, Plat 38, Lot 29-3, for permission to replace existing metal windows. *Summary Approval.*

Application of Mr. Jeremy and Mrs. Amy Wintersteen, 58 Third Street, Unit 1, Plat 12, Lot 44-4, for permission to replace one window. *Commission is not able to hear this application due to the length of the agenda. Applicant agrees to a continuance to a special meeting.*

Application of Mr. Doug and Mrs. Michelle Adamic, 134 Coggeshall Avenue, Plat 37, Lot 66, for permission to demolish existing one story single family residence and one story 2 car garage. Construct new 1 ½ story single family residence with attached 2 car garage. *Commission is not able to hear this application due to the length of the agenda. Applicant agrees to a continuance to a special meeting.*

Application of Mr. Duncan Donahue, 84 Division Street, Plat 24, Lot 220, for permission to remove existing garden house and construct new 1 ½ story structure at rear of property. *Commission is not able to hear this application due to the length of the agenda. Applicant agrees to a continuance to a special meeting.*

Application of Mr. Kevin Rinaldi-Young, 5 Russo Court, Plat 21, Lot 160, for permission to elevate building off existing foundation and put onto new foundation to provide garage at grade. East elevation changes: new garage door, new exterior 2 story bump out addition above garage with new Marvin Ultimate double-hung windows. Siding to be painted paneling with trim. New front entry door to match existing with new overhang above. New crown millwork. South elevation: New exterior 2 story bump out addition above garage with new Marvin wood Ultimate double hung windows. Siding to be painted paneling with trim and standing seam metal roof. West elevation: New pergola above exposed area of existing deck. New Marvin wood ultimate French doors at lower and upper deck. New deck stairs. New glass enclosed 3 season room under existing deck. *Commission is not able to hear this application due to the length of the agenda. Applicant agrees to a continuance to a special meeting.*

Application of Mr. Kevin Hyman, 91 Third Street, Plat 9, Lot 179, for permission to repair existing gutters in kind. If replacement needed, replace with same in kind or add fiberglass to allow molded fit around circular porch overhang. Add skylights to North facing attic roof. Add skylight to roof of existing kitchen addition. Remove back of home rear facing double window and replace with double doors. Add landing and stairs down from existing rear wall from new set of double doors, east facing away from existing building. Change front entry stairs from brick surface to bluestone and re-skim steps. *Summary Approval.*

Application of White Lodge/Vincent Sandonato Trust/NAJ Properties LLC, 412 Bellevue Avenue, Plat 34, Lot 55, for permission to replace colonnade at West elevation. *No one present to represent application. Motion to dismiss application without prejudice made by Ms. Sylvaria, seconded by Mr. Elliott, all in favor.*

**VIII. NEW BUSINESS**

**IX. ADJOURNMENT**

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