

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

Tuesday, October 20, 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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**I. CALL TO ORDER**  
**II. ROLL CALL AND DETERMINATION OF QUORUM**

Members present:  
Karl Bjork, Chair  
Diana Szapary, Vice Chair  
Rosemary O'Brien  
Joanna Salvo  
Howard Elliott  
Donald Ross

Members Absent:  
Nancy Stafford, Secretary

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

**III. APPROVAL OF MINUTES**

September 15, 2020 and September 29, 2020  
Motion to approve minutes made by Ms. Szapary, seconded by Mr. Elliott all in favor

**IV. COMMUNICATIONS**

Communication re: 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.

Memorandum of Fact submitted by Attorney Robert Silva 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.

Memorandum of Fact from Preservation Planner to Historic District Commission 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.

Appeal 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.

Decision re: 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.

Motion to accept communications made by Ms. Szapary, 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 action item made by Ms. Szapary, seconded by Mr. Elliott all in favor.

#### VI. CONTINUED APPLICATIONS

Application of Mr. David E. Elwell, 96 Harrison Avenue, Plat 41, Lot 10 ½, for permission to construct a 23' x 26' attached 2 car wood frame garage on east side of existing building. Modify existing main entrance. Repair/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 application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, Ms. Szapary, Mr. Elliott, Ms. Salvo, opposed, Ms. O'Brien, Mr. Ross, and Mr. Bjork in favor. The motion did not receive a majority vote and therefore did not pass.*

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 November HDC meeting at the request of the applicant.**

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 November HDC meeting at the request of the applicant.**

Application of Mr. Luke Fleury, 41 John Street, Plat 27, Lot 93, for permission to Windows – The Owner is requesting that all of the existing windows (30) be replaced as follows. One unit is to be replaced with a pair of doors (see below). The remaining double hung, basement hopper and one casement units shall be replaced with new, wood sashes.

- Double Hung - The replacement sashes shall be Brosco single pane putty glazed units, 6/6 with energy panel. Sashes to be installed within existing wood frames with block and tackle sash balances.
- Casement - 4 lites sash replacement, casement operation

- Hopper – basement units (3) to be replaced with new, Brosco, cellar units, hopper function, 6 lites

Exterior wood window trim and wood window jambs shall remain in place. Existing windows shall be infilled with wood sashes that have similar profiles and sizes to the existing units. See attached product sheets for the Brosco units along with window survey and window details

Entry Stairs – Side walls and risers to be fieldstone, ashlar cut, to match the size and color of the building foundation. Treads and landing shall be 1-1/4" thick bluestone, square cut with thermal edge. Rails to be wrought iron, posts and balusters set into stone.

Doors – At the south wall, first floor, we propose removing one, non-original, double hung window, enlarge the opening and replace with a pair of French doors. New doors shall be Pella Reserve series exterior doors with insulated glass, 5'4" x 6'8". Unit to have a wood exterior, painted, and muntins with putty glazed profile to match the windows. All casing and trim shall match window trim in place.

Deck – The Owner proposes a new deck at the first floor with stairs to the east. The deck shall be wood, along with rails and balusters. Also, wood stairs from Kitchen shall be rebuilt with wood handrail. Both stairs to land on a concrete slab on grade.

*Mr. Mark Rapp and Mr. Luke Fleury present to represent application. Motion to split the application made by Ms. Szapary, seconded by Mr. Elliott, all in favor. Motion to approve application except for windows on front (North) elevation and two windows on side (East) elevation made by Ms. Szapary, seconded by Mr. Elliott, all in favor. Motion to approve portion of application with the following conditions: front stairs to be replaced facing in one direction, stone, with iron railing. Door to be installed on rear of house where there is currently a double hung window. Deck is to be 10'x7' stairs to be as presented. Replacement windows on rear and sides to be as presented. Motion to continue the front and east elevation window replacement portion of the application to November HDC meeting made by Ms. Szapary, seconded by Mr. Elliott, Ms. Salvo opposed, Mr. Bjork, Ms. Szapary, Mr. Elliott, Mr. Ross, Ms. O'Brien in favor.*

Application of Mr. Luke Fluery, 1 Maitland Court, Plat 9, Lot 17, for permission to Windows – The Owner is requesting that all but two of the existing windows (24) be replaced as follows. The remaining double hung, basement hopper and one awning units shall be replaced with new, wood sashes. Two locations have openings, but the windows are missing.

- Double Hung - The replacement sashes shall be Brosco single pane putty glazed units, 2/2 with energy panel. Sashes to be installed within existing wood frames with block and tackle sash balances.
- Awning - 6 lites sash replacement, casement operation
- Hopper – basement units (1) to be replaced with new, Brosco, cellar units, hopper function, 3 lites

Exterior wood window trim and wood window jambs shall remain in place. Existing windows shall be infilled with wood sashes that have similar profiles and sizes to the existing units. *Mr. Mark Rapp and Mr. Luke Fleury present to represent application. Motion to approve application with the following conditions: salvage 3 windows and move two front elevation. Save stained glass feature and re-install chimney. Motion made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

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. *Mr. Spencer McCombe present to represent application. Motion to continue application to November HDC meeting made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

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. Building height 36'. East elevation changes: new garage door, move building back on site, new front entry door with overhang above. 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. **Application continued to November HDC meeting at the request of the applicant.**

## **VII. NEW APPLICATIONS**

Application of Mrs. Pamela Quinn, 3 Chestnut Street, Plat 12, Lot 52, for permission to replace existing windows. *Summary Approval.*

Application of Mr. Nicholas Savage, 26 Poplar Street, Plat 16, Lot 2, for permission to remove existing railing replace with horizontal fence boards. *Mr. Nicholas Savage present to represent application. Motion to continue application to November HDC meeting made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Scott and Mrs. Rhonda Welch, 553 Bellevue Avenue, Unit 12, Plat 37, Lot 9-12, for permission to replace existing door and replace 11 double hung windows. *Summary Approval.*

Application of Mr. Robert Higginbotham, 12 Redwood Street, Plat 25, Lot 70, for permission to replace existing garage roof, clapboard siding, and quoining, install new pergola, oval windows and French doors at rear of garage, remove garage doors and replace 2 doors with a larger size, install pergola structure over garage doors. *Mr. Turner Scott present to represent application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Ms. Pamela Giannini, 173 Rhode Island Avenue, Plat 26, Lot 87, for permission to relocate entry door from east to north side, add new window and door openings to east and west sides, replace all non-original PVC windows with Marvin aluminum clad windows, replace non original skylight with new Velux skylight, parge exposed concrete masonry blocks with stucco to match surrounding wall finishes. Replace non-original chimney with new flue pipe. *Ms. Pamela Giannini is present to represent the application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Barton and Mrs. Suzanne Fiske, 8 Franklin Street, Unit 1, Plat 27, Lot 4B, for permission to replace 2 windows and repair and replace foundation openings. *Mr. Barton Fiske present to represent application. Motion to continue application to November HDC meeting made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Barton and Mrs. Suzanne Fiske, 8 Franklin Street, Unit 2, Plat 27, Lot 4B, for permission to replace 2 windows and restore front entrance door. *Mr. Barton Fiske present to represent application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Ms. Ellen Kiley, 10 Seaview Avenue, Plat 31, Lot 99, for permission to make minor modifications to a previously approved application and demolish existing garage. **Application continued to November HDC meeting at the request of the applicant.**

Application of Mr. William and Mrs. Lisa Ruh, 88 Washington Street, Plat 12, Lot 46, for permission to Application of for conceptual approval to move historic portion of existing residence, demolish non-historic portion of existing residence, re-grade lot to elevate above flood zone, and review of proposed siting, setbacks, footprint of new construction and location of driveway. **Application continued to November HDC meeting at the request of the applicant.**

Application of Mr. David and Mrs. Alicia Lachi, 20 Catherine Street, Plat 25, Lot 40, for permission to add 2 shed dormers to garage. One dormer on east and one dormer on west. Dormers to be set down from ridgeline and stepped in. All materials to match existing. *Mr. David Lachi present to represent application. Motion to approve application made by Ms. Szapary, 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. *Mr. Paul Weber present to represent application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Austin Willis, 75 Brenton Hill Road, Plat 43, Lot 24, for permission to restore existing building to original design by removing surrounding additions. The majority of the restoration would occur at the north west side of the building where the 1965 addition connects to the stone cottage. The southeast, southwest, and northeast elevations are relatively untouched by this addition. All restoration would match existing detailing and materials. Any roof repair to include slate roof matching existing. Demolish adjacent building to the North of main Cluny School structure. *Mr. Paul Weber present to represent application. Motion to approve application made by Ms. Szapary, 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 replace colonnade at West elevation. *Motion to continue application to November meeting made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Ms. Terri and Mr. John Kokulis, 9 Cliff Terrace, Plat 31, Lot 131, for permission to remove existing window on south façade and infill with wood clapboard to match existing. *Ms. Madeline Melchert present to represent application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Ms. Melissa Braatz, 24 Elm Street, Plat 16, Lot 46, for permission to replace current basement surround with “clamdoor” bulkhead, remove stairs to second and third floor back decks,

replace rotting wood gutters with fiberglass, add one window to first floor and one window on second floor of east elevation, replace front door, replace rotting basement windows with composite windows. *Ms. Melissa Braatz present to represent application. Motion to approve the application with the following condition: no windows to be installed on East elevation, gutter profile to match existing, rear stairs to be removed and decks to remain made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Thomas Pederson, 8 Cherry Street, Plat 12, Lot 41, for permission to repair existing foundation, install frost wall up approximately 1' from grad and finish wall with wood construction up the remaining 6'. *Mr. Thomas Pederson present to represent application. Motion to approve the application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

VIII. **NEW BUSINESS**  
IX. **ADJOURNMENT**