

CITY OF NEWPORT
HISTORIC DISTRICT COMMISSION
PUBLIC MEETING

Tuesday, November 17, 2020 and Thursday November 19, 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
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

October 20, 2020

Motion to waive the reading of the minutes and approve at December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, 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.

Motion to accept communications made by Mr. Elliott, seconded by Ms. Szapary, 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 approve requests for extensions of Certificate of Appropriateness applications made by Mr. Elliott, seconded by Ms. Szapary, Mr. Bjork, Ms. Szapary, Mr. Elliott, Ms. Stafford, Ms. Salvo, Mr. Ross, opposed, Ms. O'Brien in favor, the motion does not pass.

VI. CONTINUED APPLICATIONS

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.

Mr. Turner Scott and Mr. Christopher Fagan present to represent application. Motion to approve application made by Mr. Elliott, seconded by Mr. Ross, all in favor. Mrs. Szapary recuses from hearing.

Application of Mr. Jeffrey Lipshires, 45 Kay Street, Plat 22, Lot 104, for permission to make various changes to existing secondary structure. *Mr. Christopher Fagan present to represent application. Motion to approve application with the following condition: step dormer down 6"-8" from ridgeline made by Mr. Elliott, seconded by Mrs. Szapary, Ms. Salvo opposed, Mr. Elliott, Ms. O'Brien, Mrs. Szapary, Mr. Ross, and Mr. Bjork in favor.*

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

Mr. Mark Rapp present to represent application. Motion to continue application to December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, 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 December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, all in favor. Ms. Stafford recuses from hearing.*

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. *Mr. Spencer McCombe and Mr. Kevin Rinaldi-Young present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, Ms. Szapary, Mr. Elliott, Ms. Salvo, and Ms. Stafford are opposed. Ms. O'Brien, Mr. Ross, Mr. Bjork, in favor. The motion does not pass.*

Application of Mr. Nicholas Savage, 26 Poplar Street, Plat 16, Lot 2, for permission to remove existing railing replace with horizontal fence boards. **Application has been withdrawn at applicant's request.**

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 the application, motion to continue application to December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, 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. *Mr. Alec Tesa present to represent application. Motion to continue application to December HDC meeting made by MR. Elliott, seconded by Ms. Szapary, all in favor.*

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 has been continued to December HDC meeting at applicant's request.**

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. **Application has been continued to December HDC meeting at applicant's request.**

VII. NEW APPLICATIONS

Application of Ms. Lauren Pearlmutter, 178 Spring Street, Plat 24, Lot 291, for permission to replace four windows on south side first floor in bump-out. Replace windows on West elevation. Repair

soffits and fascia board in kind. *Ms. Lauren Pearlmutter and Mr. Brennan Daniels present to represent application. Motion to continue application to December HDC meeting made by MR. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Ms. Deborah Cloaninger, 111 Harrison Avenue, Unit MH8, Plat 41, Lot 8-08, for permission to install dryer vent in exterior masonry wall. *Summary Approval*

Application of Zalo One LLC, 16 Barney Street, Plat 21, Lot 45, for permission to replace windows, replace siding, replace roof in kind, replace chimney, remove rear decks, repair stone foundation in kind, reconfigure rear elevation. *Mr. Thomas Settle present to represent application. Motion to split application made by Mr. Elliott, seconded by Ms. Szapary, all in favor. Motion to approve scope of work except for window replacements made by Mr. Elliott, seconded by Ms. Szapary, all in favor. Motion to continue the remaining portion of the application (window replacement) to the December HDC meeting, made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Eoin Howlett, 16 Poplar Street, Plat 17, Lot 6, for permission to replace existing aluminum windows with Marvin double hung insert windows, restore two original wood windows on the front elevation. Replace existing fiberglass front entry door with a wood double door. Restore all exterior window trim as seen on East elevation in both materials and dimensions. Repair all exterior corbel details. If replacement is necessary it will be matching in both material and dimension to original. Remove one window at rear of East elevation. Install in swing patio door at rear elevation. Add 3'x8' landing and stair to grade at this door. Remove side entry door and associated covered porch on West elevation at basement bulkhead. Add slightly sloped roof over bulkhead. Remove vinyl siding, repair wood clapboards and replace with wood clapboards as needed. Remove plywood porch rail and replace with turned wood Victorian spindles. *Mr. Eoin Howlett present to represent application. Motion to approve application made by Ms. Szapary, seconded by Mr. Elliott, all in favor.*

Application of Mr. Earl and Nancy Powell, 1 Highland Place, Plat 41, Lot 320, for permission to construct new 2 story accessory structure. *Mr. Peter Regan present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Ms. Helen Hadley Johnstone, 13 Mount Vernon Street, Plat 21, Lot 98, for permission to replace existing wooden stairs and handrail with new stone stairs and iron handrail. The new staircase will be constructed to the same dimension as existing wood staircase. New staircase will be constructed using salvaged foundation stones and monolithic bluestone treads. *Summary Approval.*

Application of Mrs. William (Kathleen S.) Wallace, 86 Beacon Hill Road, Plat 43, Lot 58, for permission to extend existing dormer further east to accommodate elevator. *Summary Approval.*

Application of Mr. Stephen and Mrs. Crista Durand, 5 Whitfield Place, Plat 21, Lot 220, for permission to install new 4'x4' wooden outdoor shower. Install new outdoor kitchen. **Application has been continued to December HDC meeting at applicant's request.**

Application of Mr. Stephen and Mrs. Crista Durand, 5 Whitfield Place, Plat 21, Lot 121, for permission to install new firepit, Install new 5' high by 5' wide stone wall. **Application has been continued to December HDC meeting at applicant's request.**

Application of Mr. George Oliver, 29 Greenough Place, Plat 22, Lot 123, for permission to demolish existing garage and rebuild with new foundation walls and footings. Remove existing exterior stairway to third floor, remove shed dormer at north elevation. Repair/replace rotted wood trim where necessary. Remove kitchen addition. *Mr. Mark Horan present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. Schuyler and Mrs. Juliette Horton, 89 Harrison Avenue, Unit 1, Plat 41, Lot 288-1, for permission to Add 1 additional window on West elevation. Add 1 additional window on North elevation. Replace 1 window on West elevation in existing location to match existing. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. Steven and Mrs. Gail Wolff, 89 Harrison Avenue, Unit 3, Plat 41, Lot 288-3, for permission to add 1 additional window on West elevation. Add 1 French door on North elevation to match existing door. Add small exterior balcony within constraints of existing column and roofline. Replace windows in existing locations to match existing. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. John and Mrs. Jeanie Shufelt, 1 Cliff Avenue, Plat 31, Lot 65, for permission to construct exterior elevator shaft which includes the removal of one historic window. *Mr. Spencer McCombe present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. Jonathan Imes, 19 John Street, Plat 27, Lot 264, for permission to make various changes to all elevations as per scope of work. Including but not limited to: replace existing siding and shingles in kind. Replace all existing windows. Install mini split air conditioning system. Add second floor balcony. Change roofline of existing dormer on west elevation. Add two gable dormers with windows on East elevation. Add stone stair and iron railing to existing front entry. **Application withdrawn by applicant prior to meeting.**

Application of Ms. Laraine Mancini and Mr. Garrett Verage, 49 School Street, Plat 24, Lot 150, for permission to remove existing asphalt shingles and replace with red cedar roof shingles, add two gable dormers flanking a center balcony with a copper shed roof spanning between the two gable dormers. *Mr. Turner Scott and Mr. Kevin Sawyer present to represent application. Motion to continue application to December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. David and Mrs. Lia Biello, 43 Franklin Street, Plat 27, Lot 69, for permission to replace existing deteriorated windows and vinyl windows with new Marvin Wood Ultimate Double Hung Windows. Replace existing deteriorated exterior doors (4) with custom wood doors. Remove 3 small non-historic windows as noted on elevations. Add Gambrel roof rake on West elevation as was historically present. Add shingles and parapet on non-historic 1 story CMU south addition. Remove south side enclosed stair structure. Replace exterior wood shingles in kind to match existing. Replace existing asphalt shingles in kind to match existing. *Mr. Spencer McCombe present to*

represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.

Application of EPC Family Article II Trust, 5 Ocean Lawn Lane, Plat 34, Lot 237, for permission to infill both north and south ends of breezeway and minor fenestration changes. Create new roofline at sun room and install new transom windows. Build addition to extend breakfast room to east. All materials and details will match existing in scale and proportion. **Application has been continued to December HDC meeting at applicant's request.**

Application of Mr. Duncan Donahue, 84 Division Street, Plat 24, Lot 220, for permission to restore Greek Revival, Gothic Revival and Victorian elements of house as per attached scope of work. Extend two story ell at rear of house and re-build and expand one-story side entry porch to the south side of the house. Add new one-story bump out to the north side of the rear ell. Install two AC condenser units at rear of house. *Mr. Spencer McCombe present to represent application. Motion to continue application to December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. Paul Breiner and Mr. Stephen Monk, 79 Prospect Hill Street, Plat 27, Lot 59, for permission to reconstruct existing front porch, restore to original open design, provide new slate roof to match original, remove rear bump out, expand first floor footprint across rear of house. Add deck and stairs, replace all windows with new Pella Architect series windows. Restore or replace exterior elements to match original character. Add low profile dormer to existing carriage house and create new window and door openings. *Mr. Gregory Yalanis present to represent application. Motion to continue application to December HDC meeting made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. Francisco Remy and Mrs. Griselle Martinez, 32 Kay Street, Unit 3, Plat 21, Lot 181-3, for permission to move existing door and window. Create upper deck and sawn balusters and trim with materials and color to compliment existing historic design. *Mr. Ross Cann present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, Ms. O'Brien and Ms. Szapary opposed, Ms. Salvo, Mr. Elliott, Mr. Bjork, Mr. Ross in favor.*

Application of Mrs. Kathryn Van Winkle, 13 Greenough Place, Plat 22, Lot 84, for permission to replace 16 first floor windows with Andersen 400 series woodwright composite windows. One unit is to be replaced with French doors. Replace 6 basement awning windows with Andersen A-series windows. Replace non-original aluminum window trim with wood to match original trim. Shorten kitchen windows. Expand dining room windows to match height of existing windows. Relocate and update electrical meter service to meet National Grid standards. Add cedar back patio off rear of house to be accessed by new French door. *Mr. Justin and Mrs. Kathryn Van Winkle present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

Application of Mr. David Elwell, 96 Harrison Avenue, Plat 41, Lot 10 ½, for permission to modify existing main entrance hood, replace overhead door with custom doors, repair/relocate various windows and exterior doors and add new where noted. Replace slate roof and various copper fabrications and flashings in kind. Replace existing sidewall shingles with new cedar clapboard. *Mr.*

Turner Scott present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.

Application of Mr. Richard and Mrs. Kimberly Cummins, 26 Division Street, Plat 24, Lot 97, for permission to replace existing wood columns with composite columns. *Mr. Richard Cummins present to represent application. Motion to approve application made by Mr. Elliott, seconded by Ms. Szapary, all in favor.*

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

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