

Meeting Notice

Newport Historic District Commission

Tuesday, December 20, 2022

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Don Ross
Mike Ryan, Secretary
Jim Madson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Nick Armour, Zoning Officer
Jillian Chin, Historic Preservation Planner

III. APPROVAL OF MINUTES

November 15, 2022- *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

December 12, 2022- *Motion to approve made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

IV. COMMUNICATIONS

V. ACTION ITEMS

Consideration of 2023 HDC Meeting Calendar

Discussion and consideration of adoption of revised Solar Policy- *Motion to adopt revised Solar Policy made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2022-Jul-6 of Kendall Tucker Holmes, **32 Ann Street**, Plat 27, Lot 212, (*Contributing*) for permission to replace windows and door in basement which were replaced without permits and with vinyl materials; basement windows would be replaced with wood 3 over 2 panel design in front and side and 3-panel window on back side of house. Basement door would be replaced with flat paned exterior door like what was there previously Retroactive request to keep ADA-compliant hand rails on stairs. *Motion to approve application conditional upon 1) Replace ADA railing with mahogany or cedar railing 2) restore second floor wood window and reinstall 3) basement windows on street-facing elevation to be replaced with 4-light wood windows, 4) replace basement entry door with cut-to-fit wood panel door 5) replace aluminum gutters with fiberglass gutter approved by Preservation Planner citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

C-2. Application #2022-Aug-5 of N2N Homes LLC, **71 Prospect Hill Street**, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

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C-3. Application #2022-Sep-13_of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

C-4. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay Street**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

VII. NEW APPLICATIONS

N-1. Application #2022-Dec-001 of Fleury Properties, **6 ½ Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to install fir gutters on all four sides of house and copper downspouts on front. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

N-2. Application #2022-Dec-002 of Fleury Properties, **8 Cross Street**, Plat 17, Lot 031-4, (*Contributing*) for permission to remove aluminum gutters and installation of fir gutters and copper downspouts; install fir gutters on all four sides of house and copper downspouts on front. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

N-3. Application #2022-Dec-003 of 37 Bellevue LLC, **33-43 Bellevue Avenue**, Plat 25, Lot 075, (*Contributing*) for permission to replace two windows with Marvin windows. *Paul Leys present to represent application. Motion to approve application conditional upon replacement of 3 second story sliding windows on street-facing elevation to all wood double hung windows, citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-4. Application #2022-Dec-004 of James J. Coleman, Jr., **5 Price's Cove**, Plat 43, Lot 004, (*Non-Contributing*) for permission to add an entrance porch to match existing rear porch and cupola details. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-6. Application #2022-Dec-010 of Kerri Tracy / Shamrock Loans, **6 W. Marlborough Street**, Plat 17, Lot 145, (*Contributing*) for permission to install two new signs for business. *Peter Cimaglia present to represent application. One wall 32"x288" wall sign and one 24"x36" blade sign. Motion to approve application as presented citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-7. Application #2022-Dec-13 of the Newport Historical Society, **82 Touro Street**, Plat 24, Lot 289, (*Contributing*) for permission to install a new sign on the side of the building. *Abbreviated Summary. Ruth Taylor present to represent application. Motion to approve application as presented minimizing the intrusions to existing brick, citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-8. Application #2022-Dec-14 of John Cady, **36 Poplar Street**, Plat 16, Lot 208, (*Contributing*) for permission to replace 19 vinyl windows with new wood windows. *Abbreviated Summary. John Cady present to represent application. Motion to approve the application conditionally upon use of white clad on exterior citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

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N-9. Application #2022-Dec-15 of Nicole Ayvazyan, **16 Catherine Street, Unit 5**, Plat 25 Lot 041.5, (*Contributing*) for permission to remove and replace 5 windows in-kind with wood windows. *Nicole Ayvazyan present to represent application. Continued to January 17, 2023 HDC Meeting, for control.*

N-10. Application #2022-Dec-17 of Bliss Properties, **181 Bellevue Avenue**, Plat 28 Lot 112-4, (*Non-Contributing*) for permission to change one window to a new glazed double door, and one single door to a new fixed window at recently approved new storefront. Materials and masonry to match existing adjacent material. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-11. Application #2022-Dec-18 of John Walsh, Jr, **92 Spring Street**, Plat 24, Lot 095, (*Contributing*) for permission to remove one door and one window and replace with a French door to access rear patio. *Abbreviated Summary. Jack Walsh and Chris Alverdy present to represent application. Motion to approve the application conditionally upon use of door specified in presentation and listed in application, citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-12. Application #2022-Dec-20 of Mary & Scott Robbins, **3 Greenough Place**, Plat 22, Lot 080, (*Contributing*) for permission to modify a previously-approved project: request to lower seven (7) recently installed windows at the new addition to install transom windows above. Requesting extension to previous approval through February 3, 2024. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-7 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

N-13. Application #2022-Dec-21 of William and Heather Burgess, **71 Perry Street**, Plat 35, Lot 001, (*Non-Contributing*) for permission to perform numerous modifications to existing house, including: 1) addition of a small entry roof with standing seam copper with brackets and moldings to match the house; 2) addition of a cupola with Pella wood casement windows; 3) evaluate and repair existing carriage doors or reproduce from details if necessary; 4) removal of a first-floor contemporary French door and cornice and add a grouping of wood casement windows; 5) replace a small leaded glass window with two new wood windows to match adjacent windows; 6) remove existing rear dormers and replace with three new dormers to match existing details and new windows; 7) remove existing newer windows and door on the rear of the house and replace with replicas of the carriage doors from the front side of the house; 8) add new dormers on the sides of the house, including one on the east elevation between the two existing dormers, and one new dormer on the west.

N-14. Application #2022-Dec-22 of Leah & Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 027 (*Contributing*) for permission to construct a detached carriage/pool house and an in-ground pool.

N-15. Application #2022-Dec-13 of Jeremiah & Heather Lynch, **0 Second Street**, Plat 16, Lot 206, (*N/A*) for permission to remove an existing one-car garage and construct a new single-family house in the AE flood zone. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

N-16. Application #2022-Dec-24 of Beacon Hill Rd., LLC, **38 Beacon Hill Road**, Plat 41, Lot 411, (*N/A*) for permission to construct a new single-family dwelling with attached garage and in-ground pool in place of a previously-approved plan approved in February 2022. *Summary. Motion to approve application as presented, citing 17.80.060.C.1-3 made by Mr. Ross, seconded by Ms. O'Brien, all in favor.*

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N-17 Application #2022-Dec-25 of James & Claire Hall, **5 Champlin Street**, Plat 23, Lot 018, (*Contributing*) for permission to 1) restore porch and railing to original configuration, two stoops, and minor modifications to the existing roof and windows; 2) add two condensers and one generator with screening; and 3) modify the roofline of the detached garage to make more compatible with the main building. *Application continued to January 17, 2023 HDC meeting by request of the Applicant.*

VIII. NEW BUSINESS

IX. ADJOURNMENT
