

Meeting Notice

Newport Historic District Commission

Posted July 15, 2022

Tuesday, July 19, 2022

The Newport Historic District Commission will meet in person on **Tuesday, July 19, 2022**, at 6:30 pm
(Pre-meeting to begin at 6:15pm in 2nd Floor Conference Room)

AGENDA

THIS MEETING WILL BE HELD IN PERSON.

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

[May 17, 2022](#)

[June 7, 2022](#)

IV. COMMUNICATIONS

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. Application #Feb-9 of Mr. Igor Sokol, 232 Ocean Ave., Plat 1, Lot 101, (*Contributing*) for permission to add shed dormer on south side of the main house block. Remove the ground level wood framed structure and replace with a metal and glass greenhouse structure. Modify the south elevation to open the gable end with more glass and doors.

[Application Materials](#)

[Supplemental Materials, June 10, 2022](#)

[Staff Report, July 15, 2022](#)

C-2. Application #Mar-2 of Hour Glass Farm, LLC, 203 Harrison Ave., Plat 44, Lot 125, (*Contributing*) for permission to make various modifications to both the main house and guest house/garage, including modifications to windows, new windows, addition of dormers on both structures, addition of a connection between the structures, and maintenance replacement of siding.

[Staff Report, March 15, 2022](#)

[Application Materials](#)

[Supplemental Materials, June 9, 2022](#)

[Supplemental Staff Report, July 15, 2022](#)

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**INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK
(845-5451) ONE WEEK IN ADVANCE OF THE MEETING.**

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C-3. Application #2022-Apr-8 of Mrs. Janine and Mr. Bruce Broussard, 719 Bellevue Ave., Plat 38, Lot 020, (*Contributing*) for permission to make modifications to west-facing elevation, including replacing existing canvas porch area with new wood porch ceiling and second story deck, colonial revival newels, and wood mahogany balusters. New NanaWall system (accordion doors) proposed on first floor

[Staff Report, April 15, 2022](#)

[Application Materials](#)

[Supplemental Materials, July 1, 2022](#)

[Supplemental Staff Report, July 15, 2022](#)

C-4. Application #2022-Apr-21 of Newport Real Estate Venture, 76 Division Street, Plat 24, Lot 191, (*Contributing*) for permission to replace 25 double hung windows, 7 fixed windows, and enlarge 3rd floor east window with wood windows to match existing. Current grid patterns will be duplicated, trim will be replaced, in-kind, where needed; replace chain link fence with new cedar wood fence; replace current, non-operational garage doors with new wooden doors of the same type and quality; replace front entry columns with different style support columns; add privacy screen to roof top area to cover HVAC units; bring existing third-floor balcony up to code, including raising height of handrails, adding appropriate drainage, and install wood floor decking, using existing material where possible or replacing in-kind to match.

[Staff Report, April 15, 2022](#)

[Application Materials](#)

[Supplemental Materials, June 16, 2022](#)

[Staff Report, July 15, 2022](#)

C-5. Application #2022-May-27 of Castle Keep RI LLC, 35 Chastellux Ave., Plat 42, Lot 003, (*Non Contributing*) for permission to remove existing mahogany deck boards and replace with Wolfe composite decking

[Staff Report, May 13, 2022](#)

[Application Materials](#)

[Supplemental Materials, July 14, 2022](#)

[Support Letter from Condo Association, July 15, 2022](#)

[Supplemental Staff Report, July 15, 2022](#)

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C-6. [Application #2022-May-33](#) of Mr. Tripler Pell, 11 Mt. Vernon St., Plat 21, Lot 099, (*Contributing*) for permission to replace first-floor window at southeast corner; replace first-floor exterior door with a new double-hung window to match the original windows; replace second-floor windows at the rear addition which were previously restored but which do not function; replace second-floor window at southeast corner; widen second-floor window opening on east face of house to allow two double-hung windows to be installed.

[Staff Report, May 13, 2022](#)

[Application Materials](#)

[Supplemental Materials, July 6, 2022](#)

[Supplemental Staff Report, July 15, 2022](#)

C-7. [Application #2022-May-37](#) of Mrs. Lillian Dick, 5 Touro Park W., Plat 25, Lot 123, (*Contributing*) for permission to construct a pool house.

Application Continued to August 16, 2022 meeting by request of the Applicant.

NEW APPLICATIONS

N-1. [Application #2022-Jun-2](#) of Mr. Ronald and Mrs. Elissa Luccio, 80 Pelham Street., Plat 24, Lot 226, (*Contributing*) for permission to add a new porch canopy; new entry door; cover existing concrete stairs with mahogany & add mahogany railing and balusters in order to restore side entry to a more appealing and historically correct look.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-2. [Application #2022-Jun-3](#) of Mr. Washington Irving, 14 Leroy Avenue, Plat 36, Lot 145, (*Non-Contributing*) for permission to replace three picture windows with white exterior.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

[Supplemental Materials, May 25, 2022](#)

N-3. [Application #2022-Jun-4](#) of 115 Pelham LLC/Mr. Dan Litchfield and Ms. Laura Schubert, 115 Pelham Street, Plat 28, Lot 005, (*Contributing*) for permission to make modifications to the non-original portion of the building shell, including (1) removing one West elevation first floor 1-over-1 vinyl double hung window and install clapboard siding, (2) replace one West elevation second-floor 3-lite awning window with a 6-over-6 double hung window, (3) add two 2-over-2 double hung windows at first floor South elevation, (4) add one pair of three-lite French doors at the first floor east elevation, (5) remove one 10-lite first floor French door and replace with one double hung window to match adjacent 6-over-6 double hung window, and (6) reconfigure the back stair to grade. All materials for all windows, doors, trim, mouldings, mutins, sills, casing, and treads to match existing wood.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

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N-4. Application #2022-Jun-6 of Ms. Louise Grosvenor, 208 Ocean Avenue, Plat 41, Lot 189, (*Contributing*) for permission to replace two existing 8-foot by 8-foot swing-out doors with matching wood swing-out doors in identical style on both gatehouse buildings.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-5. Application #2022-Jun-8 of Salve Regina University, 24 Ochre Point Avenue, Plat 36, Lot 065, (*Contributing*) for permission to install two electrical vehicle charging stations, located along Leroy Ave east of Ochre Point Ave, north of Marion hall.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-6. Application #2022-Jun-10 of Mr. Jon McClean, 119 Spring Street, Plat 24, Lot 132, (*Contributing*) for permission to install a permanent landscape features including stone terrace, seat wall, and gas fire pit.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-7. Application #2022-Jun-11 of Ms. Debra Merrill, 3 Russo Court, Plat 21, Lot 165, (*Contributing*) for reapproval of previously approved certificate of appropriateness including removal of aluminum siding, addition to the rear of the house, new shed dormers on both sides of gabled roof, cement front deck and stairs, removing existing detached garage. Newly proposed modifications include removal of proposed door from South elevation, retaining north elevation kitchen single window instead of adding a second window, restore skirt with shingles above and clapboard below, and one additional clerestory window on South elevation.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-8. Application #2022-Jun-12 of Mr. Brian Cunha, 4 Highland Place, Plat 41, Lot 315, (*Non-Contributing*) for permission to expand footprint and decks to create new entrance and rearrange living area layouts, add second story floor area for relocated primary bedroom, replaced and re configure window and door layouts, replace siding with cedar shingles and ship-lap horizontal cedar siding, and install in-ground pool on Southside.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

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N-9. [Application #2022-Jun-13](#) of Miramar 646 LLC, 646 Bellevue Avenue, Plat 38, Lot 003, (*Contributing*) for permission to make various alterations to the carriage house consisting of modifications to the doors and windows, modifications to the carriage doors, modification to the West-facing doors, pavilion doors, windows, and proposed new skylight.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-10. [Application #2022-Jun-14](#) of Mr. Christopher Dunn And Ms Mary Cummings, 13 Chestnut Street, Plat 12, Lot 220, (*Contributing*) for permission to (1) repair and replace wood gutters and eaves in kind as necessary, replace West downspout w/ 3" round copper and install 3" round copper downspout at East where downspout was previously located, (2) replace existing siding in-kind with wood clapboard on South (street-facing) and cedar shingles on East, North, and West, (3) replace enclosed porch with un-enclosed porch with 0in existing porch footprint, (4) replace 21 windows and 2 doors; and (5) add brick veneer to existing foundation walls

[Staff Report, July 15, 2022](#)

[Application Materials](#)

[Supplemental Materials – Window Report, July 1, 2022](#)

[Supplemental Materials – Updated Plans, July 11, 2022](#)

N-11. [Application #2022-Jun-14](#) of Mr. Kevin Rinaldi-Young, 5 Russo Court, Plat 21, Lot 160, (*Contributing*) for permission to (1) lift existing house off the existing foundation to put a new foundation to provide a garage at grade, (2) add a new garage door, a new exterior 2 story bump out addition above garage with new Marvin wood double hung windows, a new front entry door, and new crown millwork on the East elevation, (3) Add new exterior 2 story bumpout addition above garage with new Marvin wood double hung windows and standing seam metal roof, and (4) Add new pergola above exposed area of existing deck, new Marvin wood ultimate French doors at lower and upper deck, new deck stairs, and new glass enclosed 3 season room under existing deck on West elevation.

[Staff Report, July 15, 2022](#)

[Application Materials](#)

[Public Comment](#)

N-12. [Application #2022-Jun-16](#) of Mr. CBS Partners LLC, 43 Franklin Street, Plat 27, Lot 069, (*Contributing*) for permission to re-construct building that was damaged and demolished during a storm, with the specific modifications including: (1) enlarge a window on North elevation to meet egress, (2) add a door and enlarge a window on West elevation to meet egress and simplify window layout to more align with historic photos, (3) enlarge one window to meet egress, remove one window due to building code, and simplify window layout on South elevation, and (4) remove one window due to building code on east elevation.

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N-13. [Application #2022-Jun-17](#) of Mr. Michael Walsh and Ms. Susan Ruf, 300 Gibbs Street, Plat 23, Lot 064, (*Contributing*) for permission to replace existing permanent water feature with new water feature in the same location

[Staff Report, July 15, 2022](#)

[Application Materials](#)

N-14. [Application #2022-Jun-18](#) of Mr. David and Mrs. Dana Filippelli, 17 Third Street, Plat 16, Lot 027, (*Contributing*) for permission to remove an existing storage shed in the southeast corner of the property and construction of a new accessory structure consisting of a covered patio and outdoor living space , existing AC condensers to be moved to the northeast corner of the lot. No work proposed on main house

[Staff Report, July 15, 2022](#)

[Application Materials](#)

VI. NEW BUSINESS

1. Consideration for [request for extension of approved Certificate of Appropriateness No. April-22 for 459 Bellevue Avenue, Plat 36, Lot 27.](#)
2. Final review of draft [Certificate of Appropriateness Application updates \(Fillable PDF\)](#)
3. Setting date of a Special Meeting of the Historic District Commission to make up for missed June 21, 2022 meeting.

VI. ADJOURNMENT

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