

**CITY OF NEWPORT**

**HISTORIC DISTRICT COMMISSION**

**Tuesday, July 16, 2013 – 6:30 p.m.**

**Pre-meeting at 6:00 p.m.**

**CITY HALL COUNCIL CHAMBER**

**AGENDA**

**I. Call to Order**

**II. Roll Call and Determination of Quorum**

**III. Approval of Minutes**

**None**

**IV. Communications**

**None**

**V. Continued Applications**

**38 Pelham Street; Mallowney, James /June-9 for permission to construct/maintain a new 12' x 12' detached shed.**

**58 Second Street, Tully, Margaret /June-11 for permission to a replace an existing window.**

**35 Franklin Street; C & D Realty LLC/ June-15 for permission to replace existing rear French doors; replace wood trim around front retail window; reside the structure with vinyl siding; replace gutters with aluminum gutters; replace front doors.**

**44 Ochre Point Avenue; The Breakers Visitor Center/June-18 for permission to construct a new 3,700 sq. ft. "Welcome Center".**

**VI. New Applications**

**304 Bellevue Avenue; Fleming, Ronald Lee /July-1 for permission to**

**construct a new 1-1/2 story greenhouse building at the northeast corner of the estate.**

**5 Linden Gate Lane; Cohen, Marsha /July-2 for permission to extend 3 rooftop dormers by 5 feet; add a one story breakfast nook at the rear of the building; replace existing double hung windows in the dining room with French doors; add steps down to the terrace; and add new air conditioner condensers at the side of the building.**

**316 Gibbs Avenue; Singer, Maureen & Jeffrey /July-3 for permission to replace rotten wood railing around roof with custom metal railing and replace an existing leaking Bilco roof access hatch with custom built glazed structure to match existing stairwell opening.**

**740 Bellevue Avenue; Newhouse, Douglas & Bannister, Holly /July-4 for permission to reconstruct the original porte cochere destroyed during the 1936 hurricane.**

**1 Atlantic Avenue; Hinman, George & Emily /July-5 for permission to renovate the existing house and add a new garage with kitchen and master bedroom; add new windows and doors; new roof; and new porch entry.**

**21 Kay Street; Shea, John /July-6 for permission to eliminate a previously approved third floor deck and construct a new rooftop deck; permission to replace wood clapboards with "Hardy Board" product.**

**397 Gibbs Avenue Unit #7; Olds, Steven & Jean /July-7 for permission to install 5 third floor windows with "Renewal by Anderson", double-hung with full divided lite, 4/4 grids.**

**1 Sunshine Court; Brown, Richard & Janice /July-8 for permission to**

**strip entire house of existing siding and trim; Remove front door and replace with wood door. Remove all existing windows; Prep for installation of new wood door and wood windows; Remove first floor vinyl sliding door on side of house and replace with new vinyl sliding door of same dimensions; Remove second floor wood sliding door on rear of house and replace with similar style and dimensioned vinyl sliding door; Install new wood windows {not including octagonal shaped windows on side of house) and new wood :front door; Replace sheathing as necessary. Install vapor barrier on all exposed areas; Remove wood corner boards and wood trim and replace with wood corner boards and wood trim of approximately same dimensions. Install red cedar clapboard on front of house; Install red cedar shakes on remainder of house; Paint pre-primed trim and corner boards with white exterior latex.; Construct new stairs and platform leading to front door using pressure treated lumber to replace stone stairs which were removed by prior contractor in order to perform foundation work..**

**511 Ocean Avenue, Coulombe, Robert & Mercedes /July-9 for permission to replace the existing 6' x 8' shed with a 10' x 10' shed in same location.**

**9 Cliff Avenue; Benzak, Christopher & Catherine /July-10 for permission to add two shed dormers to the roof, one on the west side and one on the east side; and repair the existing chimney.**

**6 Ledge Road; Belcourt of Newport, LLC/ July-11 for permission to install a photovoltaic solar panel system (72 panels) on the roof of the north wing.**

**6 Corne' Street; Carrick, Francine/ July-12 for permission to remove circular window on south elevation (26" diameter) and Patch opening with painted wood clapboards to match existing siding; Remove circular window on north elevation (26" diameter) and adjacent wood panel. Patch opening with painted wood clapboards to match existing siding;• Remove existing door leaves at west elevation entry door and replace with solid wood doors. Existing door frame and exterior trim to remain;• Remove existing door leaf at west elevation side entry door and replace with solid wood door. Existing door frame and exterior trim to remain;• Remove existing door leaf at north elevation rear entry door. Door opening is to be enlarged from 32" wide to 36" wide. Replace with solid wood door and new jamb. Exterior trim to match existing;• (3) Air conditioning condensers installed~ north court at grade level, against building structure and behind front and side yard fence; • Remove hatch from interior of bell tower to open belfry structure and replace with glass skylight; • Remove 16" x 16" brick chimney/flue from northeast corner of roof. Patch roof opening with slate shingles to match existing roof; and Install direct vent boiler intake/exhaust on east and south elevations. Locations to be determined by mechanical code requirements and distance to operable windows. Remove abandoned mechanical vents on existing structure and patch opening to match existing.**

**88 Bridge Street; Newport Restoration Foundation/July-13 for permission to construct a new chimney in this c.1772 building located at 88 Bridge Street. The original chimney was destroyed perhaps 100 year ago. We are proposing the chimney at roof level to be about**

**forty inches square, about five to six feet high with simple banding at the top. All above the roof will be constructed of 18th century brick.**

**18 Bancroft Avenue; Rosenbaum, Steve/July-15 for permission to repoint and reflash the existing chimney; replace existing windows and the east side; new siding and roof edge trim on east, north and west facades; new gable and porch roof modifications to the north façade; and tie together north, east and west elevations with previously approved renovation**

**13 Poplar Street; Eagles, Alan & Lynne/July-16 for permission to remove 14 existing aluminum clad windows and replace with “Jeld Wen” custom all wood insulated glass windows and remove the existing wood staircase and metal railing and replace with a new stone staircase and wrought iron railings.**

**31-33 Ward Avenue; Posthuma, Stephen/July-17 for permission to modify previously approved plans by adding a 4’x4’ break in the roofline of the east elevation.**

**Church Street; Trinity Church/July-18 for permission to construct a new columbarium wall.**

**21 John Street; Kupinski, Darlene/July-19 for permission to maintain stone steps which replaced existing wooden steps; add shutters to 2nd floor windows; maintain new front porch decking and new wood railings; and to maintain new wood trim.**

**42 Third Street; Lafferty, John L./July-20 for permission to remove west facing storage room and bulkhead entry; construct new single story west facing addition; replace existing south facing kitchen window with new Pella window with raised sill height; replace second**

**floor west facing double hung window with new window bay with two double hung windows; and add north facing skylight.**

**96-100 Harrison Avenue; Elwell, David & Christy/July-21 for permission to construct a 24' x 28' attached garage on the east side of the building; Modify the existing main entrance as an upgrade and to provide better weather protection; Extend three existing shed dormers for improving interior headroom conditions; Construct a three-sided window bay off the south façade; Replace, upgrade and modify select windows and exterior doors; Restore and repair the existing slate roof, various copper fabrications and exposed flashing; and Replace all sidewall shingles with new.**

## **VII. New Business**

**None**

## **VIII. Adjournment**

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