

Meeting Minutes

Newport Historic District Commission

Tuesday, February 11, 2025

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Kelly Moran, Secretary
Jim Madson
Frank Balla
Ray Goddard
Bill Finlay (Alternate)

Members Absent:

Rosemary O'Brien, Vice Chair

Staff Present:

Jillian Chin, Preservation Planner
Dylan Conley, Assistant City Solicitor
Zachary Cabrera, Assistant Planner

III. APPROVAL OF MINUTES

January 14, 2025

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2023-Aug-002 Pt.II of Nicholas Savage and Erin DeLucca of **26 & 26 ½ Poplar Street**, Plat 16, Lot 002, (Contributing/Non-Contributing) for permission to replace front entry door and sidelights and install finished wood entry stairs and clad foundation in vertical board. *Application was represented by Nicholas Savage. Motion was made to approve action item, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-015 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, (Contributing) for permission to add shutters to all windows. **(Continued to March 11, 2025 HDC Meeting at request of Applicant).**

C-2. Application #2024-Oct-023 of Fleury Properties LLC of **34 Sherman Street**, Plat 21, Lot 109, (Contributing) for permission to complete repairs to existing trim, remove brick chimney and replace with faux chimney, remove wood stairs at the rear of the property, alter fenestration on rear elevation, replace all windows, replace roof in-kind, and replace aluminum gutters and downspout with copper. *Application was represented by Attorney J. Russell Jackson and Architect Mark Rapp. Exhibit A, letter from Dr. Onorato, was submitted to the Commission and accepted. The Commission recognized Dr. Onorato as an expert of architectural history. Mr. Onorato presented a letter of support for the project. Motion was made to approve part B-II of the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran. Motion failed 2-4, with Commissioners Jim Madson and Bill Finlay voting to approve the project and Commissioners Deanna Amorello, Ray Goddard, Frank Balla, and Kelly Moran voting to decline the project citing 17.80.060.B.1.*

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C-3. Application #2024-Nov-012 of Julie Dolan of **4 Gladding Court**, Plat 12, Lot 006, (Contributing) for permission to construct two dormers.. *Application was withdrawn at the request of the applicant prior to the February 11, 2025 HDC meeting.*

C-4. Application #2024-Nov-013 of Jennifer Holland of **16 Greenough Place**, Plat 22, Lot 028-4, (Contributing) for permission to remove and replace all vinyl replacement windows with aluminum clad wood windows, and replace one skylight in bathroom (skylight not visible from anywhere on grade level). *Application was represented by architect Daniel Herchenroether. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-5. Application #2024-Dec-011 of Shelley Mahood, Marie Mahood, Michael O'Connell of **73 Catherine Street**, Plat 23, Lot 098, (Contributing) for permission to construct wraparound porch on the north, west, and south elevations. *Motion was made to continue the application to the March 11, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-6. Application#2024-Dec-012 of Cormick Lynch and Steven Formaro of **157 Prospect Hill Street**, Plat 28, Lot 155-2, (Contributing) for permission to expand second floor and add third floor to 2-story family residence. Existing siding and windows to remain, new steep pitched roof will replace flat roof and low slope roof. *Motion was made to continue the application to the March 11, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-7. Application #2025-Jan-002 of Brandi Tavares of **27 Poplar Street**, Plat 12, Lot 151, (Contributing) for permission to conduct repair and restoration, construct side entrance deck and stair on west elevation, extend existing covered entrance on rear elevation, and add a shed dormer on the rear elevation. *Application was represented by Chris Fagan. Exhibit A, property rendering was submitted to the Commission and accepted. Motion was made to approve the application, citing 17.80.060.A.1-7, on the condition that the applicants adjust the main dormer roof to a 3½-pitch, reduce the size of the deck, make the east elevation roofline cedar shake, and that the applicants submit proposed materials, drawings, and/or renderings to the preservation planner for approval. Motion moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-8. Application #2025-Jan-003 of Kevin LaFreniere and Emily R. McMurray of **16 Mount Vernon Street**, Plat 21, Lot 081, (Contributing) for permission to demolish non-contributing garage and construct a new garage in the same location. *Application was represented by Chris Fagan. Exhibit A, updated elevation, was submitted to the Commission and accepted. Motion was made to approve the application, citing citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2025-Feb-004 of Maria C. Silva of **10 Ridge Road**, Plat 44, Lot 054, (Non-Contributing) for permission to replace balusters on north secondary entrance with balusters of a similar size and style. New balusters to be made of high-density polyurethane. *Motion was made to continue the application to the March 11, 2025, HDC Meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #2025-Feb-005 of International Tennis Hall of Fame Inc; of **186-202 Bellevue Avenue**, Plat 29, Lot 052, (Contributing) for permission to replace a single exterior door with a double exterior door in the second-floor deck of the Tennis Hall of Fame Museum. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

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N-3. Application #2025-Feb-012 of Lauren Antonellis of **364 Bellevue Avenue, Unit D2**, Plat 34, Lot 021, (Non-Contributing) for permission to replace existing Andersen Perma Shield gliding patio door in-kind. *Application was represented by Lauren Antonellis. Exhibit A, photo of surrounding units was submitted to the Commission and accepted. Motion was made to approve the application, citing 17.80.060.B.1-2, on the condition that the applicant submit an alternative material for the proposed sliding door to the preservation planner for approval, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-4. Application #2025-Feb-014 of 7 Red Cross Ave., LLC of **7 Red Cross Avenue** Plat 26, Lot 044, (Contributing) for permission to construct new detached 2-car garage to replace previously approved garage from April 2024, construct new detached cabana, alternate pool location, and installation of pool equipment and generator behind proposed garage. *Application was represented by architect Mark Horan. Motion was made to continue the application to the March 11, 2025 application on the condition that a site visit be scheduled prior to the March 11, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-5. Application #2025-Feb-016 of 123 Ocean Ave., LLC of **123 Ocean Avenue**, Plat 41, Lot 344, (Contributing) for permission to demolish existing 1955 house, garage, pool/terrace, and driveway and construct a new single-family home, pool, and terraces. *Application was represented by attorney Tanner Jackson and architect Guy Grassi. Motion was made to approve the existing building as a non-contributing structure, moved by Frank Balla, seconded by Kelly Moran, all in favor. Second motion was made to approve the demolition of the existing structure, citing 17.80.060.D.1-2, moved by Frank Balla, seconded by Kelly Moran. Third motion was made to approve construction of a new building, citing 17.80.060.C.1-3, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #2025-Feb-017 of James D. Small and Fiona Grant of **104 Mill Street**, Plat 25, Lot 081, (Contributing) for permission to construct an addition off the north elevation of existing structure. Proposed demolition of existing 2-story addition and replacing it with new 2-story addition. Materials on proposed addition will be reminiscent of previous additions including Marvin Ultimate windows and cedar sidewall shingles. *Application was represented by architect Paul Weber. Motion was made to approve the application, citing 17.80.060.A.1-7, on the condition that the applicant submit a revised site-plan to the preservation planner focused on the second story addition, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-7. Application #2025-Feb-020 of Leah and Jonathan Stearns of **91 Washington Street** Plat 12, Lot 027, (Contributing) for permission to replace rotten trim or roofing material of screened porch on Western façade at rear of residence with in-kind materials. New design includes 3-season screened porch in Southwest corner and Northwestern corner will be a 4-season usable space requiring insulation. Windows will be Marvin Ultimate double hung with wood transom and doors will be in-swing wood French doors. Proposed cover for existing stair to basement with aluminum Bilco floor door. *Application was represented by architect Paul Weber and Jennifer Nye. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-8. Application #2025-Feb-022 of Elijah Duckworth Schachter of **6 Greenough Place** Plat 22, Lot 027, (Contributing) for permission to demolish existing garage and construct new accessory dwelling unit in a carriage house-style. **(Continued to March 11, 2025 HDC Meeting at Request of Applicant).**

N-9. Application #2025-Feb-023 of Charles F. Pattavina of **33 Poplar Street** Plat 12, Lot 132, (Contributing) for permission to install Alpha Pure 2 series solar panels on roof and change previously approved metal roof on dormers to asphalt shingle roof. *Application was represented by attorney Matt Leys. Exhibit A, solar panel layout and*

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Exhibit B, additional street views were submitted to the Commission and accepted. Motion was made to split the application into two parts, part one concerning the previously approved metal roof to be converted to asphalt shingles and part two concerning the addition of solar panels, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion to approve part one of the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor. Motion to continue part two of the project to the March 11, 2025 HDC meeting, moved by Frank Balla, seconded by Kelly Moran.

N-10. Application #2025-Feb-024 of Otter Two Trust of **73 Division Street** Plat 24, Lot 334, (Contributing) for permission to replace slate roof with period appropriate cedar shake roof. *Summary. Motion to approve project, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

Meeting was adjourned at 9:26 pm.