

# Meeting Minutes

## Newport Historic District Commission

Tuesday, March 11, 2025

### I. CALL TO ORDER

### II. ROLL CALL AND DETERMINATION OF QUORUM

#### Members Present:

Deanna Amorello, Chair  
Rosemary O'Brien, Vice Chair  
Kelly Moran, Secretary  
Jim Madson  
Frank Balla  
Ray Goddard  
Bill Finlay

#### Staff Present:

Jillian Chin, Preservation Planner  
Peter Friedrichs, Assistant City Solicitor  
Zachary Cabrera, Assistant Planner

### III. APPROVAL OF MINUTES

February 11, 2025

### IV. COMMUNICATIONS

### V. ACTION ITEMS

### 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 April 8, 2025 HDC Meeting at request of Applicant).**

C-2. 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 April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-3. Application#2024-Dec-012 of Cormick Lynch and Steven Formaro of **157 Prospect Hill Street**, Plat 28, Lot 155-2, *(Contributing)* for permission to add a second-story addition with dormers on the rear portion of the low-sloped roof. *Attorney J. Russell Jackson and Architect Daniel Herchenroether were present to represent the application. Motion was made to split the application into two separate parts, moved by Frank Balla, Seconded by Rosemary O'Brien, all in favor. Motion was made to continue part I of the project to the April 8, 2025 HDC meeting and set up a Design Review Committee to discuss the project, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor. Motion was made to continue Part II of the project to the April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-4. 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

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balusters to be made of high-density polyurethane. *Motion was made to continue the application to the April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-5. 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. *Architect Mark Horan was present and represented the application. Exhibit A, new garage design, and Exhibit B, context for prior approval were submitted to the Commission and Accepted. Motion was made to approve the project, citing 17.80.060.C.1-3, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-6. Application #2025-Feb-022 of Elijah Duckworth Schachter of **6 Greenough Place** Plat 22, Lot 027, (*Contributing*) for permission to demolish existing contributing carriage house/barn and construct new accessory dwelling unit in a carriage house-style. *Motion was made to continue the application to the April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-7. Application #2025-Feb-023 of Charles F. Pattavina of **33 Poplar Street** Plat 12, Lot 132, (*Contributing*) for permission to install solar panels on the newly constructed shed-dormers. *Attorney Matt Leys and Applicant Charles Pattavina were present to represent the application. Exhibit A, new photos of west elevation; Exhibit B, new photos from the east elevation; Exhibit C, Dr. Onorato's CV; Exhibit D, guidance from National Parks Service on solar panels on historic properties; and Exhibit E, letter from Dr. Onorato were presented to the Commission and Accepted. Dr. Ronald Onorato was recognized by the Commission as an expert in Architectural History. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Rosemary O'Brien, motion failed 2-5 with Commissioners Bill Finlay and Ray Goddard voting to support the application, citing 17.80.060.A.1-7; Commissioners Deanna Amorello, Rosemary O'Brien, Jim Madson, and Frank Balla voted to decline the application citing 17.80.060.A.1; Commissioner Kelly Moran voted to decline the application citing 17.80.060.A.1,4, & 7.*

### VII. NEW APPLICATIONS

N-1. Application #2025-Mar-003 of Beatrice Witzgall of **364 Bellevue Avenue, Unit D102** Plat 34, Lot 102, (*Contributing*) for permission to replace one bathroom window at back of property. *Motion was made to continue the application to the April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

N-2. Application #2025-Mar-004 of Annette Pelletier of **18 Barney Street** Plat 21, Lot 063-4, (*Contributing*) for permission to repair rafter tails, install 4 white cedar sidewall shingles, replace window sills, and repair or replace windows in side elevation. *Motion was made to continue the application to the April 8, 2025 HDC meeting, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

N-3. Application #2025-Mar-008 of Newport Restoration Foundation of **29 Mary Street** Plat 24, Lot 113, (*Contributing*) for permission to add custom copper chimney cap to western chimney. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

N-4. Application #2025-Mar-009 of John H. Zurn of **15 John Street** Plat 27, Lot 088, (*Contributing*) for permission to repair windows in-kind and replace storm windows if damaged, repair clapboard and trim in-kind, demolish existing rear deck and portions of rear wall and construct a rear addition with new windows and doors - casing, trim, and clapboard to match existing house. *Applicant John Zurn and architect Adam Schroth were present to represent the application. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

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N-5. Application #2025-Mar-011 of Thomas and Carrie Walker of **26 Greenough Place** Plat 22, Lot 041 (*Contributing*) for permission to replace existing rear deck and outdoor kitchen with a covered porch, and relocate outdoor kitchen under an at-grade pergola. *Attorney Tanner Jackson was present to represent the application. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

N-6. Application #2025-Mar-012 of Stacey Britt of **5 Van Zandt Avenue** Plat 9, Lot 333, (*Non-Contributing*) for permission to alter the second story of the non-contributing building by removing existing shed dormers and constructing a full story with a hipped-roof. *Attorney J. Russel Jackson was present to represent the application. Motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

### VIII. NEW BUSINESS

Discussion on Draft Guidance- Windows, Doors, & Skylights. *The Commission discussed the Draft Guidance on Windows, Doors, & Skylights. Suggested edits were conveyed to the Preservation Planner to be incorporated and revisited at the April 8, 2025 HDC meeting.*

### IX. ADJOURNMENT

*Meeting was adjourned at 9:30 pm.*