

Meeting Minutes

Newport Historic District Commission

Tuesday, May 13, 2025

I. CALL TO ORDER

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
Jim Madson
Ray Goddard
Bill Finlay
Kenny Benell, alternate
Brooke Richter, alternate

Members Absent:

Frank Balla

Staff Present:

Nick Armour, Zoning Officer
Zach Cabrera, Assistant Planner
Peter Friedrichs, Assistant City Solicitor

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

April 8, 2025

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application 2023-May-002 of Daniel Joseph Hughes and Beth Ann Hughes of **169 Wellington Ave**, Plat 42, Lot 2 (*Non- Contributing*) for permission to construct a swimming pool with accompanying pool equipment as necessary accessory use to the main dwelling.

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 June 10, 2025 HDC Meeting at request of Applicant).**

C-2. Application #2024-Dec-011 Part II 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. *A motion was made to continue the application to the June 10, 2025 HDC Meeting, moved by Rosemary O'Brien, seconded by Kelly Moran, 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 Dan Herchenroether were present to represent the application. Exhibit A updated plans, and Exhibit B, letter from Dr. Ron Onorato were presented to the Commission and accepted.*

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Dr. Onorato was accepted as an expert in architectural history by the Commission. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.

C-4. 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. *The applicant was present to represent the application. Exhibit A, photos of windows were presented to the Commission and accepted. A motion was made to continue the application to the June 10, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

C-5. 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. **(Continued to June 10, 2025 HDC Meeting at request of Applicant).**

C-6. Application #2025-Apr-019 of Clemens Teufel of **46 Everett Street** Plat 22, Lot 019, (*Contributing*) Applicant is requesting permission to replace existing balustrade with a period appropriate flat-sawn balustrade and replace decking with an alternative decking material. *Architect Russell Belanger was present to represent the application. Exhibit A, photo of front stair was submitted to the Commission and accepted. A motion was made to approve the application, on the condition that the materials be painted wood as presented at the meeting, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2025-May-001 of William Bart Lloyd of **16 Chestnut Street** Plat 12, Lot 057-4, (*Contributing*) for permission to replace 2 ganged double-hung windows. *The applicant was present to represent the application. Exhibit A photos of the house were submitted to the Commission and accepted. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran. The motion passed 6-1, Kelly Moran opposed citing 17.80.060.A.1,2,4,5.*

N-2. Application #2025-May-003 of Robin Arkin of **718 Bellevue Ave Unit 2** Plat 38, Lot 29-2, (*Contributing*) for permission to replace 4 windows with Anderson A-Series. *A motion was made to continue the application to the June 10, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-3. Application #2025-May-004 of Boomerang Acquisition LLC of **294 Ocean Ave** Plat 43, Lot 041, (*Contributing*) for permission to replace south-facing window with a square bay bump-out. *Summary. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-4. Application #2025-May-005 of James and Claire Hall of **5 Champlin Street** Plat 23, Lot 018 (*Contributing/ Non-Contributing*) for permission to convert existing non-contributing garage into an ADU in the style of a carriage house. *A motion was made to continue the application to the June 10, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-5. Application #2025-May-006 of Mark C Fernandez and Laura B Fernandez of **23 Sherman Street** Plat 21, Lot 171 (*Contributing*) for permission to replace existing wood gutters with aluminum 1/4 round gutters with downspouts. *Mark Fernandez was present to represent the application. A motion was made to approve the application, on the condition material be updated to fiberglass, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

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N-6. Application #2025-May-007 of Fleury Properties LLC of **41 School Street** Plat 24, Lot 145-4, (*Contributing*) for permission to restore windows, repair/replace siding in-kind, install gas light fixture outside front door, replace basement walk-out door with multi-light door, replace garage doors with faux mahogany doors, install cedar roof and cupola on garage, install copper gutters and downspouts, remove entry door at side of house and replace wall with clapboards to match house, and restore chimneys above roof with existing brick. *Attorney J. Russell Jackson and Architect Mark Rapp were present to represent the application. Exhibit A photo of the side door and Exhibit B NHS report were submitted to the Commission and accepted. A motion was made to split the application into two parts, part I regarding the restoration of the windows and roof; part II all other elements of the application, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor. A motion was made to continue part II of the application moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor. A motion was made to approve Part I of the application citing 17.80.060.A.1-7 moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-7. Application #2025-May-009 of Nancy S Brickley of **9 Ocean Heights Road** Plat 41, Lot 332, (*Non-Contributing*) for permission to install solar panels on roof. *Summary. A motion was made to approve the application, citing 17.80.060.B.1-2, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-8. Application #2025-May-010 of Mary Stuart Emerson of **1 Wetmore Ave** Plat 36, Lot 128, (*Non-Contributing*) for permission to install solar panels on roof. *Summary. A motion was made to approve the application, citing 17.80.060.B.1-2, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-9. Application #2025-May-013 of 60 Third Street LLC of **60 Third Street** Plat 12, Lot 156, (*Contributing*) for permission to replace existing asbestos siding with white cedar shingles, replace wood trim and brackets with cedar, rebuild front porch in-kind, lift the roof and construct a full second story, construct a rear addition, install asphalt roof shingles, replace non-historic windows, rebuild front porch steps, rebuild basement entry vestibule, and install 2 AC condenser units at west of house. *Architect Mark Horan was present to represent the application. Exhibit A updated plan set and Exhibit B Porch baluster were submitted to the commission and accepted. A motion was made to approve the application on the following conditions: (1) restore 6 windows; (2) replace remaining with Andersen 400 series; (3) retain or restore slate roof; (4) gutters and downspouts to be replaced in copper; (5) upgrade siding to clapboard; (6) dormers to be converted to gable dormers; (7) porch and balusters to be all wood materials; (8) repair brick chimney in existing location; (9) skylight to be removed and; (10) replace all exterior trim in-kind. Motion was made citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

N-10. Application #2025-May-014 of Adoos Properties and Holdings LLC of **14 Sherman Street** Plat 21, Lot 47, (*Contributing*) for permission to remove wood stairs on the east elevation leading to the second floor, remove one window in the north elevation, construct a new faux chimney using existing bricks turned into a brick veneer, repair clapboard siding, replacing cedar wall cladding, repair/replace wood trim where needed, replace asphalt roof in-kind, install copper gutters and downspouts, restore entry door, install patio doors in the east elevation, restore 2 windows and replace 41 wood windows with Pella Reserve units. *Architect Mark Rapp was present to represent the application. A motion was made to approve the application on the condition that all windows be restored and 1 window will be replaced in full wood, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 10:21pm.

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