

Meeting Notice

Newport Historic District Commission

Tuesday, January 14, 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 (Alternate)

Staff Present:

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

III. APPROVAL OF MINUTES

December 10, 2024

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #May-54 of Lerolu LLC/123 Ocean LLC of 123 Ocean Ave, Plat 41, Lot 344, (Non-Contributing) for permission to extend previously approved application for demolition of non-contributing structure. **(Application withdrawn by applicant prior to January 14, 2025 HDC Meeting.)**

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 February 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. Russel Jackson and Architect Mark Rapp. Exhibit A, updated plan for garage, was submitted to the commission and accepted. Exhibit B, letter on rear decks, was submitted to the Commission and accepted. The Commission recognized Ronald*

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Onorato as an expert of architectural history. Mr. Onorato presented a letter of support for the garage project. Motion was made to split the application into two parts – Part 1A concerning the main structure, and part 2B concerning modifications to the garage, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. A motion was made to approve Part 1A of the application on the conditions that 9 original wood windows be restored, 2 rear windows be repurposed, and rear decks be renovated with updated materials, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion was made to continue the second half of the project, Part 2B to the February 11, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.

C-3. Application #2024-Oct-025 of 181 Bellevue Center LLC of **181 Bellevue Avenue**, Plat 28, Lot 112-4, (*Non-Contributing*) for permission to construct a new hotel with an underground parking garage and a small stair house. Application was represented by Attorney Peter Regan and Architect Justin Hedde. Motion was made to split the application into two parts, Part 1 concerning materials and design of the hotel and part 2 concerning the siting of the hotel. Motion was made to approve part 1 of the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, motion passed 6-1, with Frank Balla opposing citing 17.80.060.C.1. Motion was made to approve the second part of the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, motion declined 3-4, with Deanna Amorello, Frank Balla, Kelly Moran, and Ray Goddard in opposition, citing 17.80.060.C.1.

C-4. Application #2024-Nov-004 of 11 Guerney LLC of **11 Guerney Court**, Plat 12, Lot 020, (*Contributing*) for permission to replace rotted non-original door in the main house, and a door, window, siding and trim on a 1940s shed. **(Application was added in error – previously approved by HDC).**

C-5. Application #2024-Nov-012 of Julie Dolan of **4 Gladding Court**, Plat 12, Lot 006, (*Contributing*) for permission to construct two dormers. Motion was made to continue the application to the February 11, 2025 HDC meeting, moved by Rosemary, O'Brien, seconded by Frank Balla, all in favor.

C-6. 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). **(Continued to February 11, 2025 HDC Meeting at request of Applicant).**

C-7. Application #2024-Dec-004 of Amy Moynihan of **57 Second Street**, Plat 12, Lot 061, (*Contributing*) for permission to replace a window with a wood door to give access to a side yard. Application was represented by Domenic Giusti. Motion was made to approve the application on the conditions that a design review committee be scheduled and completed, after which, the application will be administratively approved by the Preservation Planner, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.

C-8. 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. **(Continued to February 11, 2025 HDC Meeting at request of Applicant).**

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C-9. 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. **(Continued to February 11, 2025 HDC Meeting at request of Applicant).**

C-10. Application #2024-Dec-013 of Island Associates Inc. of **99 Second Street**, Plat 9, Lot 103, (*Contributing*) for permission to construct a 2½-story dwelling on the same lot as an existing historic dwelling. *Application was represented by Attorney J. Russell Jackson, and Architectural Historian Mark Fontaine. The Commission recognized Mark Fontaine as an expert in architectural history. Exhibit C – Streetscape and site plan, was submitted to the commission and accepted. Motion was made to approve the application on the conditions that there only be 2 single dormers on the front West, Northwest, and South side of the third floor of the building and all dormers to have cheek walls and mahogany trim, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2025-Jan-001 of Kevin Donovan of **3-5-7 Beacon Hill Road, Unit C1**, Plat 41, Lot 378, (*Non-Contributing*) for permission to construct a new 4-season room and repair/replace rotted wood cladding and trim as needed. *Summary. Motion was made to approve the application, citing 17.80.060.B.1-2, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. 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 Attorney J. Russel Jackson and Chris Fagan. Motion was made to continue the application to the February 11, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. 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 Attorney J. Russell Jackson and Chris Fagan. Motion was made to split the application into two parts, part 1 concerning demolition and part 2 concerning new construction, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion was made to continue part 2 of the project to the February 11, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion was made to approve part 1 of the project, citing 17.80.060.D.1-2, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2025-Jan-004 of Cynthia Barton of **61 and 63 Kay Street**, Plat 22, Lot 003, (*Contributing*) for permission to demolish non-contributing garage and construct a new garage in the same location with ADU. *Application was represented by Attorney J. Russell Jackson and Chris Fagan. Motion was made to split the application into two parts, part 1 concerning demolition and part 2 concerning new construction, moved by Rosemary O'Brien,*

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seconded by Frank Balla, all in favor. Motion was made to approve part one of the application, citing 17.80.060.D.1-2, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion was made to approve part 2 of the project, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.

N-5. Application #2025-Jan-011 of Catherine Meier of **10 Maitland Court**, Plat 9, Lot 025, (*Non-Contributing*) for permission to convert an existing garage to an ADU by constructing a new rear addition, install new windows and doors, and infill garage doors with clapboard siding. *Application was represented by Attorney J. Russell Jackson and Chris Fagan. Motion was made to approve project citing 17.80.060.B.1-2, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

2024 HDC Annual Report – *Motion was made to approve End of Year Report, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

IX. ADJOURNMENT

Meeting was adjourned at 10:23 pm.

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