

## 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

### Staff Present:

Jillian Chin, Preservation Planner  
Julissa Arce, Legal Counsel  
Zach Cabrera, Assistant Planner

### Members Absent:

John Laramée

## III. APPROVAL OF MINUTES

August 13, 2024

September 10, 2024

## IV. COMMUNICATIONS

## V. ACTION ITEMS

## VI. CONTINUED APPLICATIONS

C-1. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, (*Contributing*) for permission to demolish a contributing structure. *Application was represented by David Martland and John Grosvenor. Exhibit A, foundation plan, Exhibit B, south wall, Exhibit C, additional south wall photos, and Exhibit D, applicant email were accepted. Motion was made to continue the application to the November 12, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Second motion was made for approval of several conditions applicant must meet before November 12, 2024 HDC meeting, to which the applicant was amenable including a design review committee, a site visit, and a wrap to be put around the building to protect the structure from winter weather. If the conditions are met to the satisfaction of the Preservation Planner, they may administratively approve portions of the application to move forward.*

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C-2. Application #2024-Aug-10 of Gayle Troberman of **177 Rhode Island Ave**, Plat 29, Lot 212, *(Contributing)* for permission to construct an accessory structure with HVAC units on the southwest corner of the property and remove an existing above ground spa to install an in-ground spa. *Application was represented by Mark Horan. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Deanna Amorello opposed, citing 17.80.060.C.1.*

C-3. Application #2024-Aug-11 of Paul La Schiazza of **4 Chestnut Street**, Plat 12, Lot 55, *(Contributing)* for permission to replace wood carriage doors with metal garage doors. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

C-4. Application #2024-Sept-10 of Mellissa Gosset, Expo Development LLC & Capstone Holdings LLC of **42 Sherman Street**, Plat 21, Lot 197, *(Contributing)* for permission to repair siding, replace all non-original windows, doors, and roof. Application was represented by William D'Amico. Motion was made to approve application on condition that updated front door be submitted, windows on E and S elevations returned to original size and style, *citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla. 5 in favor, Ray Goddard recused.*

C-5. Application #2024-Sept-11 of Alexander Fraoili of **78 Third Street**, Plat 09, Lot 310, *(Contributing)* for permission to construct a two-story, one-car garage. Application was represented by Spencer McCombe. Motion was made to approve application, *citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Kelly Moran opposed, citing 17.80.060.C.1.*

C-6. Application #2024-Sept-21 of Island Associates Inc of **99 Second Street**, Plat 09, Lot 103, *(Contributing)* for permission to construct a two-story, three-car garage. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

C-7. Application #2024-Sept-23 of Scott E. Giegerich of **32 School Street**, Plat 12, Lot 128-4, *(Contributing)* for permission to replace wood windows with Renewal by Andersen Fibrex. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

## VII. NEW APPLICATIONS

N-1. Application #2024-Oct-002 of David and Elizabeth Davenport of **14 Barney Street**, Plat 21, Lot 044, *(Contributing)* for permission to remove vinyl replacement windows and replace with Marvin casement windows; increase rough opening; adjust and retrim exterior of windows on rear of property. *Application was represented by David Davenport and Kevin Coristine. Motion was made to approve application on the condition that windows include the check rail, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Oct-003 of Belinda Kielland of **191 Carroll Avenue**, Plat 41, Lot 385, *(Non-Contributing)* for permission to replace windows in the east elevation, addition of two small windows in west elevation, and

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# Meeting Minutes

## Newport Historic District Commission

Tuesday, October 15, 2024

relocating one door and replacing with French doors. *Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Oct-007 of Quatrefoil Condominium Association of **141 Narragansett Avenue**, Plat 36, Lot 057, (*Contributing*) for permission to replace fixed shutters with louvered shutters. *Application was represented by Meghan Pinksaw. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-Oct-009 of Waterloo House LLC of **303 Harrison Avenue**, Plat 44, Lot 138, (*Non-Contributing*) for permission to replace siding with Alaskan yellow cedar shingles; replace pine trim and corner boards with VERSATEX PVC trim; replace downspouts. *Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-October-010 of Newport Restoration Foundation of **34 Thames Street**, Plat 17, Lot 046, (*Contributing*) for permission for carpentry repairs on cladding, water table, fascia, and window frames; replace shingles; full repainting; roof replacement; chimney re-pointing and addition of copper cap, gutter replacement. *Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-Oct-011 of Patrick Rollo and Michelle Russo of **2 Barclay Square**, Plat 34, Lot 185, (*Contributing*) for permission to demolish existing 1947 building. **(Application continued to November 12, 2024 HDC meeting at request of applicant)**

N-7. Application #2024-Oct-012 of Peter T. Traynor Rev. Living Trust of **24 Greenough Place**, Plat 22, Lot 115, (*Contributing*) for permission to install one large composite window flanked by smaller composite windows, and install two skylights. *Application was represented by Kevin Coristine. Motion made to approve application on condition that a single double hung window be presented to Preservation Planner Jill Chin, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-Oct-018 of 75 Brenton LLC of **23 John Street** Plat 27, Lot 090, (*Contributing*) for permission to demolish concrete steps leading to rear of house; construct new wood deck in rear of property. *Application was represented by Christopher Hughes. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-Oct-022 of Ralph McCluskey of **10 Whitfield Place**, Plat 21, Lot 106, (*Contributing*) for permission to replace vinyl clapboard with wood; replace roof with in-kind materials; rebuild chimney; repair front porch; replace gutters with copper gutters and downspouts; replace windows; and construct a single car garage. *Application was represented by Ralph McCluskey and Greg Yalanis. Motion was made to approve application on condition that rails be used instead of cable, sliders changed to French doors, wood shutters place on East*

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elevation, and deck to be stepped down one step, citing 17.80.060.A.1-7, 5 in favor, Kelly Moran opposed, citing 17.80.060.A.1, 17.80.060.A.4, and 17.80.060.A.5.

N-10. Application #2024-Oct-023 of Fleury Properties LLC of **34 Sherman**, 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. *Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-Oct-024 of 599 Ocean Ave LLC of **599 Ocean Avenue**, Plat 44, Lot 071, (*Non-Contributing*) for permission to alter various appurtenances such as exterior stairways, porticos, decks, replace certain windows and doors, and construct an in-ground pool. *Application was represented by Spencer McCombe. Motion was made to approve application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Ray Goddard recused.*

N-12. 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 Justin Hedde and Peter Regan. Exhibit A, slideshow of digital supporting material exhibit and Exhibit B, exterior materials were accepted. One objector, Melvin Hill opposed project. Motion was made to continue application to November 12, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-13. Application #2024-Oct-026 of Merritt Curry House LLC of **37 & 37½ Elm Street**, Plat 16, Lot 195, (*Contributing*) for permission to replace wood shingles with wood clapboard siding. *Application was represented by Helen Johnson. Exhibit 1, additional digital supporting material was accepted. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-14. Application #2024-Oct-028 of RI Property Wire LLC of **199 Spring Street**, Plat 27, Lot 110, (*Contributing*) for permission to replace windows, replace asphalt roof in-kind, replace wood gutters with fiberglass gutters. *Application was represented by Shane Cooper. Motion was made to approve application on condition that windows be restored, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-15. Application #2024-Oct-029 of Erin C. Harrington of **46 Everett Street**, Plat 22, Lot 019, (*Contributing*) for permission to replace surface deck boards on front entrance landing. Application was represented by Russell Belanger. Exhibit A, decking sample was accepted. Motion was made to approve application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, 5 in favor, Jim Madson opposed, citing 17.80.060.A.4.

## VIII. NEW BUSINESS

## IX. ADJOURNMENT

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