

# Meeting Notice

## Newport Historic District Commission

Tuesday, May 14, 2024

### 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  
Dale Nelson  
Frank Balla  
Ray Goddard

#### Staff Present:

Jillian Chin, Preservation Planner  
Julissa Arce, Legal Counsel

#### Members Absent:

John Laramie

### III. APPROVAL OF MINUTES

April 9, 2024 – *Motion to approve moved by Kelly Moran, seconded by Frank Balla. Rosemary O'Brien recused. All voted in favor.*

### IV. COMMUNICATIONS

### V. ACTION ITEMS

### VI. CONTINUED APPLICATIONS

C-1. Application #2024-Mar-25 of Tom & Nicole Scanlon of **7 Elm Street Part II**, Plat 17, Lot 012, (*Contributing*) for permission to make multiple alterations to the contributing property which includes: 1) Replacing front porch with turned cedar columns and balusters, mahogany decking, and polyurethane brackets and add new decorative brackets to the cantilevered southwest corner 2) Constructing two shed dormers on both slopes 3) Removing a rear stair, screen porch, and deck and constructing a new two-story addition and decks. *Application was represented by Brian Shull, Nicole Scanlon, and Tom Scanlon. Motion to approve the application with the condition that the rear balustrade be a traditional wood, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2024-Mar-29 of Samuel Fleet of **84-86 John Street**, Plat 28, Lot 045, (*Contributing*) for permission to replace existing wood windows with Pella Architectural Series, and convert an existing flat rubber-roof over a 1990s addition to a new roof deck and construct a "headhouse" consisting of a stair. *Application was represented by Jeff Moniz. Motion to approve the roof deck portion of the application, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. Motion that the windows be removed from the application was moved by Frank Balla, seconded by Rosemary O'Brien, all in favor.*

C-3. Application #2024-Mar-30 of Donovan Realty LLC of **12 Lasalle Place**, Plat 09, Lot 134, *(Contributing)* for permission to remove existing chimney. *Application was continued.*

C-4. Application #2024-Apr-21 of Jeff and Marie Clark of **33 Corne Street**, Plat 27, Lot 015, *(Contributing)* for permission to make multiple alterations including: 1) Repair or replace all windows and doors 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4) Replace existing second-floor deck and expand footprint on the west elevation 5) Reconstruct existing third floor deck 6) Add dormers on the east and west elevations. *Application was represented by Greg Yalanis. Motion to approve the application as follows: 1) Repair or replace all windows and doors as presented 2) Construct a single-car garage attached to the northeast corner 3) Construct a new basement access on the north elevation 4) Replace existing second-floor deck within existing footprint 5) Reconstruct existing third floor deck 6) Add dormer on the west slope, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

## VII. NEW APPLICATIONS

N-1. Application #2024-May-001 of William Stone of **67 Ayrault Street**, Plat 22 Lot 081, *(Contributing)* for permission to replace 15-light wood door in the rear elevation and install a ridge vent on existing garage. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-May-003 of RI Property Wire, LLC, **41 Pelham Street**, Plat 27, Lot 008, *(Contributing)* for permission to replace a window with a door, landing and stairs to create access to the rear yard. *Application was represented by Zachary Pilcher and Shane Cooper. Exhibit A – Photos of another exterior door on the property was accepted. Motion to approve the application with the condition that the materials are updated to all wood, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-May-005 of Lee & Amy Warner, **734 Bellevue Ave**, Plat 38, Lot 030-4, *(Contributing)* for permission to modify a previously approved plan by scaling back the original proposal by removing plans for the attached garage, eliminating the porte-cochere, removing first floor enclosed porch expansion, and altering architectural elements. *Application was represented by Andrew Sarna. Motion to continue the application was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-May-006 of Vincent J Dibona Trustee, **448 Gibbs Ave**, Plat 30, Lot 029, *(Contributing)* for permission to extend an existing elevator shaft to the third floor on an existing tower. *Motion to dismiss the application without prejudice was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-May-11 of Michael J. Marcello of **21 Catherine Street**, Plat 25, Lot 006, *(Contributing)* for permission to remove stucco cladding and replace with wood clapboards. *Application was represented by Michael Marcello. Exhibit A – Photos of Siding Current Conditions was accepted. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-May-13 of NPT Properties LLC of **121 Ocean Ave**, Plat 41, Lot 267, *(Non-Contributing)* for permission to install solar panels on flat roof. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

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N-7. Application #2024-May-14 of John Knight of **10 Cross Street**, Plat 17, Lot 288, (*Contributing*) for permission to replace existing bulkhead with new bulkhead. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-May-18 of Jake Bentz of **14 Barney Street**, Plat 21, Lot 044, (*Contributing*) for permission to rebuild rear, non-compliant deck with mahogany. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-May-19 of Alexander and Christine Gaudio of **591 Ocean Ave**, Plat 44, Lot 060, (*Non-Contributing*) for permission to demolish an existing attached garage and construct a two-story addition and modify the front entrance. *Summary. Motion to approve the application as presented, citing 17.80.060.D.1-2 & C.1-3, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-May-20 of Cynthia Barton of **61 & 63 Kay Street**, Plat 22, Lot 003, (*Contributing*) for permission to demolish existing non-contributing garage and construct a two-story "carriage house," and a new addition on the southeast elevation. *Application was continued.*

N-11. Application #2024-May-22 of 7 Red Cross Ave., LLC of **7 Red Cross Ave**, Plat 26, Lot 044, (*Contributing*) for permission to install a pool and spa, and four condensers. *Application was represented by Mark Horan. Motion to approve the application as presented, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-May-24 of Joseph Hearn of **96 Mary Street**, Plat 25, Lot 020-4, (*Contributing*) for permission to replace all windows in order to meet State lead requirements. *Application was represented by Joseph Hearn. Motion to approve the application with the condition that the windows and trim be updated to wood material, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

### VIII. NEW BUSINESS

Nomination and Election of Secretary – *Motion that Kelly Moran be moved to Secretary was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

Doris Duke Preservation Awards Call for Nominations

### IX. ADJOURNMENT

Meeting was adjourned at 9:00 pm.