

**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  
Dylan Conly, Legal Counsel

Members Absent:

John Laramee

**III. APPROVAL OF MINUTES**

**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. Exhibit A, report from Newport Fire Department, and Exhibit B letter of objection were accepted. Motion was made to continue the application to the October 8<sup>th</sup>, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. The HDC will appoint a design review committee, and the HDC will plan a site visit after the applicant engages a historic preservationist and/or appropriate engineer.*

C-2. Application #2024-July-11 of Tim Spillane of **3 LaSalle Place**, Plat 09, Lot 136, *(Contributing)* for permission to construct two dormers on either slope, add a rear door with landing on the first floor, and construct a recessed 3rd floor balcony with cable rails. *Application was represented by Dan Herckenroether. Motion was made to approve the application with the condition to split the difference in varying size of dormers and create one uniform dormer on each side with matching windows, citing 17.80.060.A.1-7, was moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-3. 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 continue the application to the October 8<sup>th</sup>, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-4. 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 was represented by Tanner Jackson and Bill Hicks. Motion was made to continue the application to the October 8<sup>th</sup>, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

## VII. NEW APPLICATIONS

N-1. Application #2024-Sept-001 of Patrick J Bakaj and Sarah F Simons of **10 N. Baptist Street**, Plat 17, Lot 044-4, *(Contributing)* for permission to replace a rear, non-original casement window with a Marvin Ultimate Double Hung window and replace wood door in-kind. *Application was represented by Michael Biestek. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-Sept-002 of Somershome LLC of **316 Gibbs Ave**, Plat 23, Lot 70, *(Contributing)* for permission to remove five non-original windows and one non-original door and exterior stairs, extend upper-level of 2001 wing addition and reconfigure window pattern, reveal original brick wall and ground floor arch-top window. *Application was represented by Mohamad Farzan. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-Sept-004 of Salvatore Carrabba of **108 Prospect Hill Street**, Plat 28, Lot 113, *(Contributing)* for permission to alter previously approved railings on third floor deck. *Application was withdrawn.*

N-4. Application #2024-Sept-007 of Whitfield Place Condominium of **9 Whitfield Place**, Plat 21, Lot 120-4, *(Contributing)* for Permission to replace upper section of wood gutters with fiberglass to match existing profile, and remove existing chimney. *Application was represented by Meghan Pinksaw. Motion was made to approve the application with the condition that the chimney be retained or duplicated using as much original material as possible, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #2024-Sept-009 of Newport Historical Society of **17 Broadway**, Plat 17, Lot 189, *(Contributing)* for permission to construct an addition for ADA access, replace roof with period appropriate cedar shingles, construct a new accessible terrace and ramp to courtyard, alter fenestration on rear of the main building, and remove a 20th century bulkhead. *Application was represented by Turner Scott and David Parker. Exhibit 1 – Architect's resume was accepted. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. 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 Shawn McAssey. Motion was made to continue the application to the October 8<sup>th</sup>, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. 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 McComb. Motion was made to continue the application to the October 8<sup>th</sup>, 2024 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, Ray Goddard recused themselves, all in favor.*

N-8. Application #2024-Sept-13 of Doris Terrace Investments LLC of **1 Doris Terrace**, Plat 44, Lot 101, *(Non-Contributing)* for permission to replace siding on two sections of the façade from wood clapboard to wood shingle

and replace exterior window trim. *Summary. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-Sept-14 of Edward J & Rebecca L Smith of **156 Rhode Island Ave**, Plat 30, Lot 060, (*Non-Contributing*) for permission to add several small additions to the main house. *Summary. Motion was made to approve the application, citing 17.80.060.C.1-3, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-Sept-18 of 75 Brenton LLC of **75 Brenton Road** Plat 43, Lot 24, (*Contributing*) for permission to construct a pergola on the upper terrace. *Summary. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-Sept-19 of Duncan Donahue of **28 Sherman Street**, Plat 21, Lot 79, (*Contributing*) for permission to install double wood doors on the rear of a semi-attached garage with transom windows, install a jacuzzi on crushed stone base behind the garage, and install outdoor shower addition. *Application was represented by Tanner Jackson and Charles Earl. Exhibit 1- site plans and landscaping were accepted. Motion was made to approve the application, citing 17.80.060.A.1-7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. 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.  
***This application was Continued to the October 8, 2024 HDC Meeting by the request of the Applicants.***

N-13. 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 was represented by Scott Giegerich. Exhibit 1- window images, were accepted. Motion was made to continue the application to the October 8<sup>th</sup>, 2024, HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

## VIII. NEW BUSINESS

Recommendation to prepare guidance document on ADUs.

## IX. ADJOURNMENT