

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
Bill Finlay
Frank Balla
Kenny Bennell, alternate
Brooke Richter, alternate

Members Absent:

Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner
Kimberly Earlywine, Assistant Planner
Peter Friedrichs, Assistant City Solicitor

III. APPROVAL OF MINUTES

October 14, 2025

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. Application #2024-May-014, of John Patrick Knight, of **10 Cross St**, Plat 17, Lot 288, *(Contributing)* for permission to extend a previously approved plan to replace existing bulkhead with new flat bulkhead. *A motion was made to approve the application, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

A-2. Application #2023-Dec-20, of Margaret Maloney, of **275 Harrison Ave**, Plat 44, Lot, 121, *(Contributing)* for permission to extend a previously approved plan to construct a three-car garage to the south east of the existing residence and move it by 4ft. *A motion was made to approve the application, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2025-Aug-009, Pt. II, of Luke Fleury, of **8 Beacon Hill Rd**, Plat 41, Lot 274, *(Contributing)* for permission to construct a garage. *Architect Mark Rapp and Attorney J. Russell Jackson were present to represent the application. Exhibit A, renderings of the garage, were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.A.1-2, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2025-Sept-004 of T-Mobile LLC, of **1 Bellevue Ave**, Plat 25, Lot 124, *(Contributing)* for permission for the removal and installation of 6 antennas. *Garrett Conroy was present to represent the application.*

Exhibit A, renderings, were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.A.1,4,6,7, moved by Rosemary O'Brien, seconded by Frank Balla. The motion passed 6-1, Jim Madson opposed citing 17.80.060.A.1,4.

C-3. Application #2025-Sept-004 of Karen Windley, of **37 Sherman Street**, Plat 21, Lot 108, *(Contributing)* for permission to replace 11 windows on second floor (double-hung) with wood replacement windows. *Stephanie Windley was present to represent the application. A motion was made to continue the application to the December 9, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-4. Application #2025-Sept-005 of Daniel Petashnick, of **61 Second Street**, Plat 12, Lot 216, *(Contributing)* for permission to replace 12 original windows with Anderson 400 series double-hung windows made of pine wood with a protective layer and dual-pane glass filled with argon gas. Bathroom window will be an operating casement. All windows are inserts, no plans to affect framing dimensions will copy the existing units. **(Continued to December 9, 2025 HDC Meeting at request of applicant).**

C-5. Application #131435 of Dee Gordon, of **47 Bridge Street**, Plat 16, Lot 53, *(Non-Contributing)* for permission to install a patio and sports court across two properties. *Attorney Robert Silva and preservation expert Frederick Stachura were present to represent the application. Exhibit A, CV of Frederick Stachura, was presented to the commission and accepted. Exhibit B, photos of similar sport facilities, were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.B.1, moved by Rosemary O'Brien, seconded by Frank Balla, all commissioners voted to the petition, the petition was denied unanimously.*

C-6. Application #HDC-25-179 of Francis & Kelly Dubois, of **45 Bridge St**, Plat 16, Lot 52, *(Non-Contributing)* for permission to retain basketball court. *Attorney Robert Silva and preservation expert Frederick Stachura were present to represent the application. Exhibit A, CV of Frederick Stachura, was presented to the commission and accepted. Exhibit B, photos of similar sport facilities, were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.B.1, moved by Rosemary O'Brien, seconded by Frank Balla, all commissioners voted to the petition, the petition was denied unanimously.*

C-7. Application #2025-Jul-004 of KHP Capital Partners, of **1 Bellevue**, Plat 25, Lot 124, *(Contributing)* for permission to replace all windows and exterior doors in the main historic block. *Architect Jeff Moniz and Attorney Rob Stolzman were present to represent the application. Exhibit A, proposed south elevation, was presented and accepted by the commission. A motion was made to approve the application with the condition that Pella Reserve with simulated divided light windows be used, citing 17.80.060.A.1,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla. The motion passed 5-2, Kelly Moran opposed citing 17.80.060.A.1,4,5,7, and Frank Balla opposed citing 17.80.060.A.4.*

VII. NEW APPLICATIONS

N-1. Application #HDC-25-181 of Chris Rousseau, of **21 & 23 Brinley St**, Plat 25, Lot 29, *(Contributing)* for permission to replace windows. **(Continued to December 9, 2025 HDC Meeting at request of applicant).**

N-2. Application #HDC-25-184 of Kelli Nace, of **19 Catherine St**, Plat 25, Lot 65, *(Contributing)* for permission to install a new pool, spa, firepit and outdoor kitchen, relocate the existing shed and HVAC equipment. **(Continued to December 9, 2025 HDC Meeting at request of applicant).**

N-3. Application #HDC-25-188 of Stephen Santos, of **40 Sherman St**, Plat 21, Lot 117, *(Contributing)* this application is the result of a zoning violation in which applicants constructed a closet addition without HDC approval or building permits. *Applicants Stephen Santos and Maria Nelson were present to represent the application. A motion was made to continue the application to the December 9, 2025 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #HDC-25-190 of Peter L. and Liza M. Kugeler, of **95 John St**, Plat 28, Lot 59, *(Contributing)* for permission to rearrange fenestration so all original windows are in the façade, restore 8 original windows, and replace non-original windows with all-wood Kolbe windows. Construct a small addition over existing flat roof on the rear of the building with a roof deck, and construct a third-floor dormer with a roof deck. Install balustrades on the top of the flat-roof wings. *Attorney Peter Regan and Architect John Tumino were present to represent the application. A motion was made to split the application into two parts, Pt. I, window relocation and rear addition; Pt. II, all other elements, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor. A motion was made to approve Pt. I of the application, citing 17.80.060.A.1,2,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #HDC-25-194 of Doris Terrace LLC, of **1 Doris Terrace**, Plat 44, Lot 101, *(Non-Contributing)* for permission to replace second floor wood deck with composite decking. *Summary. A motion was made to approve the application, citing 17.80.060.B.1, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #HDC-25-198 of Vanderbilt Champions Realty LLC, of **4 Brenton Rd**, Plat 41, Lot 14-4, *(Contributing)* applicants are requesting permission to conduct repairs, restore historic side door at south elevation, remove non-historic overhang at south door entrance, add decorative door surround at south elevation, and add 5 dormers at rear east slope. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,2,3,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. Application #HDC-25-200 of Newport Restoration Foundation, of **53 Bridge & 11 Third**, Plat 16, Lot 55, *(Contributing)* for permission to repoint chimney and install new copper chimney cap. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,2,4,5,6,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #HDC-25-201 of Gregory Jonic, of **4 Red Cross Ave, Unit 5**, Plat 26, Lot 19-5, *(Contributing)*, for permission to add one new window in bathroom and move downspout. *Abbreviated Summary. Applicant Gregory Jonic was present to represent the application. A motion was made to approve the application, on the condition that window selection be updated and confirmed with Preservation Planner, citing 17.80.060.A.1,4,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 10:03pm.