

Meeting Minutes

Newport Historic District Commission

Tuesday, January 13th

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Rosemary O'Brien, Vice Chair
Kelly Moran, Secretary
James Madson
Bill Finlay
Frank Balla
Kenny Bennell, Alternate
Brooke Richter, Alternate

Staff Present:

Jillian Chin, Preservation Planner
Kimberly Earlywine, Assistant Preservation Planner
Kevin Gavin, Solicitor

III. APPROVAL OF MINUTES

December 9, 2025

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. 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. *Application was withdrawn by the applicant.*

C-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. *Attorney Peter Regan was present to represent the application. A motion was made to approve the application, citing 17.080.60.A.1,7, moved by Rosemary O'Brien, seconded by Frank Balla. The motion passed 6-1, with commissioner Amorello opposed citing 17.80.060.A.1.*

C-3. Application #HDC-25-203 of Mark Reitman, of **7 Willow St**, Plat 12, Lot 189, (*Contributing*) for permission to construct a second-floor addition of 216 square feet to include new bathroom and closet, all contained within footprint of house. Commissioner Madson recused himself from the hearing. *Applicant Mark Reitman and Architect Chris Mazzier were present to represent the application. A motion was made to continue the application to the February 10th 2026 HDC Meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

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C-4. Application #HDC-25-211 of John D. Picotte Jr., of **11 Brenton Rd**, Plat 41, Lot 14, *(Non-Contributing)* for permission to construct new home at former site of Underwood School. *Jon Brundage and Mark Mason were present to represent the application. A motion was made to continue the application the February 10th 2026 HDC Meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-5. Application #HDC-25-213 of Deborah Goldberg, of **15 Coddington St. Unit A**, Plat 17, Lot 133-A, *(Contributing)* for permission to strip siding and replace with Hardie board siding. *Deborah Goldberg and EJ Lanni were present to represent the application. A motion was made to approve the application, on the conditions that all siding is replaced in-kind, and the overhangs are to have a reduced frieze and fascia to minimize bulk and fit under the belt course, citing 17.80.060.A.1,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-6. Application #HDC-25-214 of Elijah Duckworth-Schachter, of **6 Greenough Pl**, Plat 22, Lot 27, *(Contributing)* for permission to retain existing carriage house, raising it to install new concrete foundation, rebuilding rot and deterioration as needed. Install two new outswing wood carriage doors, restore all existing windows, remove later lean-to addition and rebuilding in same footprint an entrance vestibule and stair to the second floor. Reframe existing second floor and convert space into dwelling unit, retain existing windows and install new skylights in west elevation. Build 918 square foot single floor guest cottage and porch to the south of the existing carriage house and connecting it to the new entrance vestibule. Commissioner Balla recused himself from the hearing. *Francisco Sanchez was present to represent the application. A motion was made to continue the application to the February 10th 2026 HDC Meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-7. Application #HDC-25-222 of 115 Pelham LLC, of **115 Pelham St**, Plat 28, Lot 5, *(Contributing)* for permission to replace three windows in the west bump out with custom wood windows to match style in the front façade. *Helen Johnson, Timothy Lahey, and JB Clancy were present to represent the application. 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.*

C-8. Application #HDC-25-225 of Carbonview Limited LLC, of **0 (562) Bellevue Ave**, Plat 37, Lot 12, *(Contributing)* for permission to replace failing slate roof with slate. Existing brick masonry to be restored. Wood trim to be replaced with new decay-resistant species such as mahogany. Remove existing non-original wood pergolas. Existing 1990s dining room addition to be removed and original south elevation to be infilled with brick masonry. New painted wood windows to match existing adjacent original windows within new masonry opening. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,3,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #HDC-25-227 of Brewer Rowe, of **5 Memorial Blvd**, Plat 29, Lot 177, *(Contributing)* for permission to remove existing exhaust hoods, ducts, and vents on north elevation. Remove existing infilled faux windows and replace with new custom wood windows to match existing. Demolish stairs and landing on east elevation and rebuild stairs with raised landing to accommodate new raised door sill. *Commissioner Goddard recused himself from the hearing. Jedediah Sopchak was present to represent the application. A motion was made to approve the application, on the conditions that the windows be all wood windows with true divided light, single pane custom windows, citing 17.80.060.A.1,2,3,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

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N-2. Application #HDC-25-230 of Christopher Ruth, of **97 Harrison Ave, unit PL**, (*Contributing?*) for permission to construct second-floor gable dormer on north side and add new copper finial on existing cupola. ***(Continued to the February 10th 2026 HDC Meeting at request of applicant.)***

N-3. Application #HDC-25-232 of Anthony Doos, of **14 Sherman St**, Plat 21, Lot 47, (*Contributing*) for permission to install gable overhang over front door on east elevation. Install metal handrail attached to wall and east and south elevation. Install new set of concrete and stone stairs at the front of the house, and stairs on west elevation going into mudroom. Repair and clean up foundation with stone veneer and fill in cracks at south elevation. *Architect Mark Rapp was present to represent the application. A motion was made to approve the application on the conditions that the foundation veneer is to be removed from building and returned to previous parged condition, citing 17.80.060.A.1,2,3,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-4. Application #HDC-25-233 of Matthew Feeney, of **30 Poplar St**, Plat 16, Lot 21-4, (*Contributing*) for permission to move house off the east property line and construct addition. *Applicant Matthew Feeney was present to represent the application. Exhibit A, historical photos and historical report were submitted to the commission and accepted. A motion was made to continue the application to the February 10th 2026 HDC meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-5. Application #HDC-25-234 of Quincy Miller, of **63 John St**, Plat 28, Lot 67, (*Contributing*) for permission to install hot tub in rear/side yard of the property. *Applicant Quincy Miller was present to represent the application. A motion was made to approve the application, citing 17.80.060.A1,7, moved by Rosemary O'Brien, seconded by Frank Balla. The motion passed 6-1 with commissioner Amorello opposed citing 17.80.060.A.1.*

N-6. Application #HDC-25-235 of Jeanine Harrington Ferrick, of **27 Atlantic Ave**, Plat 44, Lot 134, (*Non-Contributing*) for permission to construct new detached accessory structure. *Attorney Jay Lynch and Designer Chris Fagan were present to represent the application. A motion was made to approve the application, citing 17.80.060.C.1,2,3, moved by Rosemary O'Brien, seconded by Frank Balla. The motion passed 6-1 with commissioner Balla opposed citing 17.80.060.C.3.*

N-7. Application #HDC-25-236 of Shelley Mahood, of **73 Catherine St**, Plat 23, Lot 98, (*Contributing*) for permission to construct a new two-family structure and three-car garage. ***(Continued to February 10th 2026 HDC Meeting at request of applicant.)***

N-8. Application #HDC-25-237 of Fleury Properties LLC, of **1 Cottage St**, Plat 25, Lot 64, (*Contributing*) for permission to remove non-historic siding and repair/replace rotted wooden clapboard as needed. Repair/replace rotted exterior trim as needed, new trim to be painted cedar. Repair windows as needed and new windows to be wood. Roof to be replaced in-kind. Repoint foundation as needed and construct 2 new small entrance ways and stairs to be wood. *Attorney J Russell Jackson and Designer Chris Fagan were present to represent the application. Exhibit A, new drawings and windows specs were presented to the commission and accepted. A motion was made to approve the application, on the conditions that the west mudroom window be enlarged and all other window replacements to be reviewed by the Preservation Planner, citing 17.80.060.A.1,3,4,5,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

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N-9. Application #HDC-25-238 of Marya G. Withers and Erin E. McCormick, of **47 Kay St**, Plat 22, Lot 105, (*Contributing*) for permission to demolish existing portico and build new one-story porch. *Applicant Marya Withers was present to represent the application. A motion was made to continue the application to the February 10th 2026 HDC Meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #HDC-25-239 of John Vincze, of **9 Cherry St**, Plat 12, Lot 33, (*Non-Contributing*), for permission to enhance the roofline of the main block with an overhang, alter fenestration, and construct a one-story L-shaped addition. *Summary. A 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-11. Application #HDC-25-240 of Leah and Jonathan Stearns, of **91 Washington St**, Plat 12, Lot 27, (*Contributing*) for permission to construct new storage building that is 598 square feet using cedar sidewall shingles, red cedar roof, boral running trim and Marvin Clad Ultimate double-hung windows and inswing French doors. *Jennifer Nye and Paul Weber were present to represent the application. A motion was made to continue the application the February 10th 2026 HDC Meeting, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #HDC-25-243 of Vanderbilt Champions Realty, of **4 Brenton Rd**, Plat 41, Lot 14-4, (*Contributing*) for permission to replace 3-tab asphalt roof with true slate roof. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,2,3,4,7, moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 10:33pm.
