

Meeting Minutes

Newport Historic District Commission

Tuesday, March 10th

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Jim Madson, Vice Chair
Kelly Moran, Secretary
Frank Balla
Brooke Richter
William Finlay
Ray Goddard

Staff Present:

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

III. APPROVAL OF MINUTES

February 10, 2026

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1 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 hearing the application. Architect Kiko Sanchez was present to represent the application. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Jim Madson, seconded by Kelly Moran, all in favor.*

C-2. Application #HDC-25-230 of Christopher Ruth, of **97 Harrison Ave, Unit PL**, Plat 41, Lot 268, *(Contributing)* for permission to construct second-floor gable dormer on north side and add new copper finial on existing cupola. *A motion was made to forward the application to The Preservation Planner for administrative approval, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-3. 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. ***(Continued to the April 14th 2026 HDC Meeting at the request of the Applicant).***

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C-4. 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. ***Application has been withdrawn at the request of the Applicant.***

C-5. Application #HDC-25-241 of RI Property Wire LLC, of **27-31 1/2 Franklin St**, Plat 27, Lot 72, *(Contributing)* for permission to add new rear shed dormer, replace existing doghouse-style bulkhead with a new bulkhead, construct faux chimney to replace brick chimney, replace front door with larger door, rearrange fenestration, install 20"H x 27"W sign, install HVAC equipment, and replace windows that are deemed irreparable from window report. *Shane Cooper and Brian Shull were present to represent the application. The application was amended to exclude the signage and HVAC equipment at request of applicant. A motion was made to split the application into two parts; Part I, replace front door with larger door, and Part II, dormer and windows subject to relocation or replacement, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve Part I, replace front door with large door, citing 17.80.060.A.1,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to continue Part II of the application, dormer and windows subject to relocation or replacement, to the April 14th 2026 HDC Meeting, moved by Frank Balla, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #HDC-26-10 of Susan E. Pedro, of **5 Sunshine Ct**, Plat 12, Lot 10, *(Contributing)* for permission to replace 15 windows in home, repair rotted window framing in-kind. ***(Continued to the April 14th 2026 HDC Meeting at request of applicant).***

N-2. Application #HDC-26-12 of Ronald Pulito, of **364 Bellevue Ave**, Plat 34, Lot 21, *(Contributing)* for permission to replace 12 windows on first floor and one round window on the second floor of the unit. *Applicant Ronald Pulito and Filomena Menzaes were present to represent the application. A motion was made to approve the application on the condition that the round window be restored rather than replaced, citing 17.80.060.A.1,4,5,7, moved by Frank Balla, seconded by Jim Madson. The motion passed 5-2, with commissioner Moran opposed citing 17.80.060.A.1,4, and commissioner Balla opposed citing 17.80.060.A.1,4,5.*

N-3. Application #HDC-26-14 of Old Acre LLC, of **27 Kay St**, Plat 22, Lot 11, *(Contributing)* for permission to infill bathroom window in the rear addition to accommodate new interior programming. *Summary. Attorney Tanner Jackson was present to the application. A motion was made to approve the application, on the condition that the window being removed to be memorialized as a ghost window, citing 17.80.060.A.1,2,3,4,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-4. Application #HDC-26-18 of Tricia Leicht, of **6 Sunshine Ct**, Plat 12, Lot 20-4, *(Contributing)* for permission to replace the front entry stairs in-kind, replace vinyl windows with Pella SDL wood windows, install two pairs of windows in the east and south elevations, and replace the skylights in-kind. materials. *Brian Shull was present to represent the application on behalf of the applicants. A motion was made to approve the application on the condition that the newel caps on the front stairs be duplicated to align with historical photos, citing 17.80.060.A.1,2,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-5. Application #HDC-26-23 of The Collection on Barney, of **18 Barney Ct**, *(Contributing)* for permission to repair existing concrete stoop with cladding of field stone to match adjacent foundation wall, bluestone caps on tread landing, replacement of existing pipe style railing with new code compliant iron/steel railing with vertical

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balusters to match adjacent neighboring properties. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,2,3,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-6. Application #HDC-26-24 of Wesley Properties and Holdings LLC, of **38 Pelham St**, (*Contributing*) for permission to reconstruct rear additions. *Attorney J. Russell Jackson and designer Chris Fagan were present to represent the application. A motion was made to split the application into two parts; Part I, east elevation reconstruction, and Part II, west elevation single level ell reconstruction, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve Part I of the application, east elevation reconstruction, citing 17.80.060.A.1,2,3,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to continue Part II, west elevation reconstruction, to the April 14th 2026 HDC Meeting, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-7. Application #HDC-26-25 of Fleury Properties LLC, of **1 Cottage**, (*Contributing*) for permission to remove chimney and construct a faux chimney, construct a one stall garage, and install an in-ground pool. *Attorney J. Russell Jackson and designer Chris Fagan were present to represent the application. Exhibit A, tax assessors map was submitted to the commission and accepted. A motion was made to split the application into two parts; Part I, reconstruct chimney and build one car garage, and Part II, proposed pool, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve Part I, reconstruct chimney and construct one car garage, on the condition that the garage door be updated to a carriage style door, citing 17.80.060.A.1,4,5,6,7 and 17.80.060.C.1,3, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to continue Part II of the application, pool, to the April 14th 2026 HDC Meeting, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-8. Application # HDC-26-26 of Ross Cann, of **719 Bellevue**, (*Contributing*) for permission to enclose a large three-story deck and construct a 165sqft deck. (***Continued to the April 14th 2026 HDC Meeting at request of applicant***).

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 9:08pm.
