

Meeting Minutes

Newport Historic District Commission

Tuesday, April 14th

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
William Finlay
Ray Goddard

Members Absent:

Brooke Richter

Staff Present:

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

III. APPROVAL OF MINUTES

March 10, 2026

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #HDC-25-233 of Matthew Feeney, of **30 Poplar St**, Plat 16, Lot 21-4, (*Contributing*) for permission to construct an east addition. *Commissioner Madson recused himself from hearing the application. Applicant Matthew Feeney was present to represent the application. A motion was made to approve the application on the condition that the addition be differentiated from the original structure with the west ell, citing 17.80.060.A.1,2,4,5,7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

C-2. Application #HDC-25-241 of RI Property Wire LLC, of **27-31 1/2 Franklin St. Pt. II**, Plat 27, Lot 72, (*Contributing*) for permission to add new rear shed dormer and rearrange fenestration. *Attorney Aaron Weissman and Cameron Smith were present to represent the application. A motion was made to split the application in to two parts; Pt. II addition of dormer on rear roofline, and Pt. III windows, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve Pt. II of the application, addition of dormer on rear roofline, citing 17.80.060.A.1,4,5,7, moved by Frank Balla, seconded by Jim Madson. The motion failed unanimously, with all commissioners voting in the negative, citing 17.80.060.A.1,7. A motion was made to approve Pt. III of the application, windows, citing 17.80.060.A.1,4,5,7, moved by Frank Balla, seconded by Jim Madson. The motion passed 4-2 with commissioners Madson and Moran opposed both citing 17.80.060.A.1,7.*

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C-3. 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. *Applicant Susan Pedro was present to represent the application. A motion was made to approve the application on the condition that the new windows are to be true divided lite with matching muntin pattern, citing 17.80.060.A.3,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

C-4. Application #HDC-26-24 of Wesley Properties and Holdings LLC, of **38 Pelham St. Pt II**, Plat 24, Lot 259, *(Contributing)* for permission to reconstruct rear west elevation. ***(Application was withdrawn prior to meeting at request of the applicant.)***

C-5. Application #HDC-26-25 of Fleury Properties LLC, of **1 Cottage St. Pt. II**, Plat 25, Lot 064, *(Contributing)* for permission to install an in-ground pool. *Attorney J. Russell Jackson and Dr. Ronald Onorato were present to represent the application on behalf of the applicant. Exhibit A, pool renderings were presented and accepted by the commission. A motion was made to approve the application, citing 17.80.060.A.1,7, moved by Frank Balla, seconded by Jim Madson. The motion failed 2-4, with commissioners Amorello, Madson, Goddard, and Balla opposed, citing 17.80.060.A.1,7.*

C-6. Application # HDC-26-26 of Ross Cann, of **719 Bellevue**, Plat 38, Lot 020, *(Contributing)* for permission to enclose a large three-story deck and construct a 165sqft deck. *Commissioner Moran recused herself from hearing the application. Architect Ross Cann and Attorney J. Russell Jackson were present to represent the application. A motion was made to split the application into two parts; Pt. I, elevating the existing structural roof for repair, and Pt. II, enclosing the three-story deck, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve Pt. I of the application, elevating the existing structural roof for repair, citing 17.80.060.A.1,2,3,4,7, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to continue Pt. II of the application, enclosing the three-story deck, to the May 12, 2026 HDC meeting, moved by Frank Balla, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #HDC-26-29 of Hour Glass Farm LLC, of **152 Harrison Ave**, Plat 41, Lot 405, *(Contributing)* for permission to renovate three existing garage bays to create habitable living space by installing windows and a door within existing bays. *Melissa Conlon and Chris Cody were present to represent the application. A motion was made to approve the application on the condition that updates be considered to respect the use and carriage doors which are to be approved by the Preservation Planner, citing 17.80.060.A.1,2,3,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-2. Application #HDC-26-30 of Stephen Santos and Maria Nelson, of **40 Sherman St**, Plat 21, Lot 117, *(Contributing)* for permission to construct 4ftx6ft closet addition to the north elevation. *Architect Charles Sonder was present to represent the application on behalf of the applicants. A motion was made to approve the application on the basis that the application is substantially different from the previous submission, moved by Frank Balla, seconded by Jim Madson. The motion failed unanimously with all commissioners voting in the negative.*

N-3. Application #HDC-26-33 of 90 Rhode Island Condominium Association, of **90 Rhode Island Ave**, Plat 23, Lot 019, *(Contributing)* for permission to replace street-facing red slate roof with red asphalt shingles. *Diane Moore was present to represent the application. A motion was made to approve the application on the condition that the material be updated to a true slate material or alternative like ready slate, citing 17.80.060.A.1,2,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

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N-4. Application #HDC-26-34 of Salve Regina University, of **51 Lawrence Ave**, Plat 36, Lot 067, *(Contributing)* for permission to remove fabric awning at front entrance, replace front entrance doors, replace existing front walkways with accessible walkways and ramps, install one accessible door to south terrace, add elevated pavers to south terrace, replace stair treads at south side of terrace. *Abbreviated summary. The application was amended to adding custom all wood door not replacing doors. 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-5. Application #HDC-26-35 of The International Tennis Hall of Fame, of **186-202 Bellevue Ave**, Plat 29, Lot 052, *(Contributing)* for permission to remove 5 sets of cement stairs on horseshoe deck and replace with wood in the same design. *A motion was made to dismiss the application without prejudice, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-6. Application #HDC-26-37 of Leslie Matthieu Hogan, of **128-130 Prospect Hill St**, Plat 28, Lot 017, *(Contributing)* for permission to replace existing replacement windows with divided light, double pane insulated windows. Replace wood front double doors with one new door and add sidelights. Replace roof with same materials as existing roof, cedar shingles and asphalt. *Applicant Leslie Matthieu Hogan was present to represent the application. The application was amended to replace front doors in-kind, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve the application on the condition that the replacement windows be true divided lite all-wood windows and materials to be presented to the Preservation Planner and rear roof update to shingles to be administratively approved by the Preservation Planner, citing 17.80.060.A.1,2,3,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-7. Application #HDC-26-38 of Bug Sutton, of **25 Ocean Heights Rd**, Plat 41, Lot 328, *(Non-Contributing)* for permission to install two new windows in the east elevation, replace the existing roof in-kind, demolish existing west chimney and reconstruct a faux chimney. *Summary. A motion was made to approve the application, citing 17.80.060.B.1,2, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-8. Application #HDC-26-39 of Maria Evelina Taber, of **452 Bellevue Ave**, Plat 36, Lot 015, *(Contributing)* for permission to demolish existing pool house and construct new pool house. *Jacob Trent was present to represent the application on behalf of the applicant. A motion was made to approve the demolition of the existing pool house, citing 17.80.060.D.1,2, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve the construction of the new pool house, citing 17.80.060.C.1,2,3, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-9. Application #HDC-26-40 of Gordon 1986 LTD Partnership, of **81 Ocean Ave**, Plat 41, Lot 072, *(Non-Contributing)* for permission to demolish existing pool house and construct new pool house and garage. *Architect Paul Weber was present to represent the application on behalf of the applicant. A motion was made to approve the demolition of the existing pool house, citing 17.80.060.D.1,2, moved by Frank Balla, seconded by Jim Madson, all in favor. A motion was made to approve the construction of the new pool house and garage, citing 17.80.060.C.1,2,3, moved by Frank Balla, seconded by Jim Madson, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 9:28pm.

