

# Meeting Notice

## Newport Historic District Commission

Posted February 6, 2026

Tuesday, February 10th

The Newport Historic District Commission will meet in person on Tuesday February 10<sup>th</sup> 2026, at 6:30 pm  
**Second Floor, Council Chambers, City Hall, 43 Broadway**  
(Pre-meeting to begin at 6:15pm in the **2<sup>nd</sup> Floor Conference Room**)

## AGENDA

THIS MEETING WILL BE HELD IN PERSON.

### I. CALL TO ORDER

### II. ROLL CALL AND DETERMINATION OF QUORUM

### III. APPROVAL OF MINUTES

January 13, 2026

### IV. COMMUNICATIONS

### V. ACTION ITEMS

A-1. Application #2024-May-020 of Cynthia Barton, of **61-63 Kay St**, Plat 22, Lot 003, (*Contributing*) extend Certificate of Appropriateness for permission to construct a two-story addition on the southeast elevation with corner board to distinguish new addition.

Application Materials Part I, April 9, 2024

Application Materials Part II, April 9, 2024

Digital Design and Plan Set, April 9, 2024

Staff Report, May 10, 2024

A-2. Application of **105 Broadway**, Plat 21, Lot 196, for architectural review and recommendation.

Presentation Materials, January 14, 2026

Recorded DPR Decision, January 21, 2026

### VI. CONTINUED APPLICATIONS

C-.1 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. (***Application was withdrawn at the request of the applicant***).

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C-2 Application #HDC-25-211 of John D. Picotte Jr, of **11 Brenton Rd**, Plat 41, Lot 416, *(Non-Contributing)* for permission to construct new home at former site of Underwood School.

Application Materials and Documents, [October 28, 2025](#)

C-3 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. ***(Continued to the March 10<sup>th</sup> 2026 HDC Meeting at request of applicant).***

C-4. 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. ***(Continued to the March 10<sup>th</sup> 2026 HDC Meeting at request of applicant).***

C-5. 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 March 10<sup>th</sup> 2026 HDC Meeting at request of applicant).***

C-6. 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 the March 10<sup>th</sup> 2026 HDC Meeting at request of applicant).***

## VII. NEW APPLICATIONS

N-1. 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.

Application Materials and Documents, [December 15, 2025](#)

N-2. Application #HDC-26-4 of Newport Restoration Foundation, of **32 Clarke St**, Plat 24, Lot 85, *(Contributing)* for permission to do full exterior restoration to include in-kind repairs as needed to clapboard, paint, and full window restoration. Replace asbestos roof with yellow cedar shingles. Addition of new copper chimney cap and rear copper gutters.

Application Materials and Documents, [January 12, 2026](#)

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N-3. Application #HDC-26-5 of Mary D. DesPrez, of **160 Webster St**, Plat 36, Lot 003, (*Non-Contributing*) for permission to replace existing garage door with new carriage style garage doors.

Application Materials and Documents, [January 12, 2026](#)

N-4. Application #HDC-26-6 of Rainbow Chard LLC of **16 Clarke St**, Plat 24, Lot 049, (*Contributing*) for permission to replace 30-inch height railings and balusters with 42-inch height code compliant similar railings and balusters. Replace posts to accommodate additional height for installation. Replace aged decking, replace lattice panels, and replace with raised panels.

Application Materials and Documents, [January 13, 2026](#)

N-5. Application #HDC-26-7 of Jacqueline Ivory of **11 Guerney Ct**, Plat 12, Lot 20, (*Contributing*) for permission to replace trim and siding in-kind. Remove all existing vinyl replacement windows and replace with new Marvin Ultimate wood windows with simulated divided lights. Remove existing front door and replace with new double door. Remove door on south elevation and replace with new double door. Remove existing deck boards on south elevation and replace with new wood decking. Demolish existing bulkhead and replace with glass bulkhead door. Addition of new stone chimney on north elevation of shed for proposed outdoor cooking unit. Remove existing shed door and replace with new Dutch door. Add skylight on north elevation of main house and west elevation of garage. Replace all skylights in-kind. Add new HVAC on west elevation of main house. Remove existing vinyl glass patio door and replace with new wood French door. Existing siding at garage to be removed and replaced with shingles. Remove existing garage doors and replace with new doors and window.

Application Materials and Documents, [January 13, 2026](#)

N-6. Application #HDC-26-8 of Pumo LLC of **146 Brenton Rd**, Plat 43, Lot 64, (*Non-Contributing*) for permission to construct 180sqft third floor bathroom addition and expand the ground level garage by 200sqft. Minor expansion and window replacement at the rear of the house below the deck area.

Application Materials and Documents, [January 13, 2026](#)

### VIII. NEW BUSINESS

HDC Commission Elections

### IX. ADJOURNMENT

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