

Meeting Minutes

Newport Historic District Commission

Tuesday, May 12, 2026

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Jim Madson, Vice Chair
Kelly Moran, Secretary
Frank Balla
Bill Finlay
Brooke Richter
Ray Goddard
Jan D'Entremont, alternate

Members Absent:

Deanna Amorello, Chair
Benjamin Willet, alternate

Staff Present:

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

III. APPROVAL OF MINUTES

Approval of the April 14, 2026 continued to the June 9, 2026 HDC Meeting.

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. #HDC-26-25 of Fleury Properties LLC, of **1 Cottage St**, Plat 25, Lot 64, *(Contributing)* for reconsideration of a previously approved single-bay garage and denial of permission to install pool. *Application continued to the June 9, 2026 HDC Meeting at request of applicant.*

VI. CONTINUED APPLICATIONS

C-1. Application #HDC-26-26 Pt. II of Inchiquin Family Limited Partnership, of **719 Bellevue Ave**, 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. Attorney Russ Jackson and Helen Johnson were present to represent the application. Exhibit A, updated renderings, were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.A.1,2,3,4,7, moved by Frank Balla, seconded by Kelly Moran. The motion passed 4-2 with commissioners Balla opposed citing 17.80.060.A.1,7 and commissioner Goddard opposed citing 17.80.060.A.1,4,7.*

VII. NEW APPLICATIONS

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N-1. Application #HDC-26-41 of Erica Mathes, of **60 Division St**, Plat 24, Lot 301, *(Contributing)* for permission to shift the location of a window in the east bay of the south elevation. *Summary. A motion was made to approve the application citing 17.80.060.A.1,4,7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #HDC-26-47 of The Newport Historical Society, of **17 Broadway**, Plat 17, Lot 189, *(Contributing)* for permission to install signage throughout the contributing site. *Rebecca Bertrand was present to represent the application. A motion was made to approve the application citing 17.80.060.A.1,4,7,. The motion passed 6-1, with commissioner Goddard opposed citing 17.80.060.A.7.*

N-3. Application #HDC-26-49 of NewPort Architecture LLC, of **14 Leroy Ave**, Plat 36, Lot 145, *(Non-Contributing)* for permission to enclose small section of rear porch with a stucco wall matching the surrounding wall and adding a small window matching the existing windows. *Architect Mohamad Farzan was present to represent the application. A motion was made to approve the application on the condition that the proposed window be updated and reviewed by the preservation planner, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-4. Application #HDC-26-50 of Patricia Leicht, of **6 Sunshine Ct**, Plat 12, Lot 020-4, *(Contributing)* for permission to add fixed window to wall where no window currently exists. *Applicant Patricia Leicht was present to represent the application. A motion was made to approve the application on the condition that the window be approved by the preservation planner, citing 17.80.060.A.1,2,4,7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-5. Application #HDC-26-52 of Jenna & Quincy Miller, of **63 John St**, Plat 28, Lot 067, *(Contributing)* for permission to reconstruct exterior basement stairs and replace door. *Summary. A motion was made to approve the application, citing 17.80.060.A.1,4,5,7, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #HDC-26-53 of The City of Newport, of **365 (0) Thames St**, Plat 24, Lot 001, *(Contributing)* for permission to remove existing glass wall and vestibule to replace it with new glass wall and create new vestibule by infilling arches with storefront glass. Brick floor will be removed and re-laid to create level floor within the vestibule as well as an ADA compliant ramp with handrails. Replace existing exterior signage on the north, east, and south side of the building with new signs. Three new temporary banners are proposed to be installed on the east side facing Thames St. *Thad Siemasko, Rebecca Bertrand, and Larissa Hallgrin were present to represent the application. A motion was made to split the application into two parts: Pt. I, installation of temporary banners on façade, and Pt. II front elevation and signage, moved by Frank Balla, seconded by Kelly Moran, all in favor. A motion was made to approve Pt. I of the application, installation of temporary banners on façade, citing 17.80.060.A.1,2,3,4,6,7, moved by Frank Balla, seconded by Kelly Moran, all in favor. A motion was made to continue Pt. II, front elevation & main signage, to the June 9, 2026 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-7. Application #HDC-26-54 of Shawn Burns, of **6 Katzman Pl**, Plat 12, Lot 271, *(Non-Contributing)* for permission to add covered wood framed front porch on façade, and replace existing landing and stair on side elevation. Add exterior swing door to the rear north elevation and a landing and stair at the proposed rear exterior door. Alter fenestration on the façade. *Applicant Shawn Burns, Kevan Connery and Sue Horwitz were present to represent the application. A motion was made to continue the application to the June 9, 2026 HDC meeting, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

N-8. Application #HDC-26-56 of Cindy Widga, of **33 Kay St**, Plat 22, Lot 009, *(Contributing)* for permission to demolish a 16'x14' sunroom extension. Alter alignment of 7 existing historic windows, add 3 windows to the

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original rear ell, remove two non-historic windows, three exterior doors, and one French door. Construct wood trellis/pergola system to the south elevation of ell, remove exterior stair, install 3 condensers on concrete pad with vegetative screening, remove above ground bulkhead with flush steel bulkhead, install new hard wood decking at front porch of main house, restore chimneys, repair and restore all exterior trim work and windows. *Commissioner Goddard recused himself from hearing the application. Applicant Cindy Widga and architect Spencer McComb 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 Frank Balla, seconded by Kelly Moran, all in favor.*

N-9. Application #HDC-26-60 of Heather Szczepiorkowski, of **20 Second St**, Plat 16, Lot 197, *(Contributing)* for permission to replace existing wood shingle roof with asphalt shingles. *Application was continued to the June 9, 2026 HDC meeting.*

N-10. Application #HDC-26-63 of Ralph & Laura Witt, of **7 Cottage St**, Plat 25, Lot 093, *(Non-Contributing)* for permission to install a 10'x20' swimming pool and 4'x9' pool equipment pad. *Summary. A motion was made to approve the application, citing 17.80.060.B.1-2, moved by Frank Balla, seconded by Kelly Moran, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 8:21pm