

Meeting Minutes

Newport Historic District Commission

Thursday, June 11th

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members Present:

Deanna Amorello, Chair
Kelly Moran, Secretary
Frank Balla
Bill Finlay
Brooke Richter
Ray Goddard
Jan D'Entremont, Alternate

Members Absent:

Jim Madson, Vice Chair
Benjamin Willet, Alternate

Staff Present:

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

III. APPROVAL OF MINUTES

Minutes to be approved for April 14, 2026, May 12, 2026

IV. COMMUNICATIONS

V. ACTION ITEMS

A-1. #HDC-26-25 of Fleury Properties LLC, of **1 Cottage St**, Plat 25, Lot 064, *(Contributing)* for reconsideration of a previously approved single-bay garage and denial of permission to install pool. *Attorney J. Russell Jackson was present to represent the application. Exhibit A, satellite photos of the property were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Brooke Richter, seconded by Frank Balla. The motion passed 6-1, with commissioner Goddard opposed citing 17.80.060.A.1,7.*

A-2. #HDC-26-33 of Diane Moore, of **90 Rhode Island Ave**, Plat 23, Lot 019, *(Contributing)* for permission to use gray ReadySlate tile to replace red slate roof. *Applicant Diane Moore was present to represent the application. The application was amended to use all gray ready slate on the street facing side. A motion was made to approve the application, citing 17.80.060.A.1-7, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. 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

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east side facing Thames St. *Rebecca Bertrand and Thad Siemasko were present to represent the application. A motion was made to continue the application with the condition that a design review committee take place before the July 14, 2026 HDC Meeting, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

C-2. 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. *Kevan Connery was present to represent the application. A motion was made to approve the application, citing 17.80.060.B.1, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

C-3. 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. *Applicant Heather Szczepiorkowski was present to represent the application. A motion was made to approve the application on the condition that the roof be replaced in-kind with wood shingle, citing 17.80.060.A1,2,4,5,7, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #HDC-26-64 of Brian Foley, of **260 Ocean Ave**, Plat 41, Lot 064, (*Non-Contributing*) for permission to replace windows. *Summary. A motion was made to approve the application, citing 17.80.060.B.1.2, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

N-2. Application #HDC-26-66 of Reflections LLC, of **111 Ocean Ave**, Plat 41, Lot 353, (*Non-Contributing*) for permission to replace rotted stucco with wood siding, construct new stair in rear, replace two windows, and replace doors. *Architect Spencer Alexander was present to represent the application. Exhibit A, notes and written testimony, Exhibit B, past projects on stucco, and Exhibit C, photos of the project and 3D rendering, were presented to the commission and accepted. A motion was made to split the application into two parts; Part I, replace stucco exterior with wood, and Part II, add green roof, stairs, windows and doors. A motion was made to approve part II of the application, citing 17.80.060.B.1.2, moved by Brooke Richter, seconded by Frank Balla, all in favor. A motion was made to continue Part I of the application to the July 14, 2026 HDC meeting, moved by Brooke Richter, seconded by Frank Balla all in favor.*

N-3. Application #HDC-26-69 of Thomas Woll, of **77 Kay St**, Plat 22, Lot 099, (*Contributing*) for permission to convert existing garage to two-story accessory dwelling unit. *Thomas Woll was present to represent the application. Commissioner Goddard recused himself from hearing the application. A motion was made to continue the application to the July 14, 2026 HDC Meeting, all in favor.*

N-4. Application #HDC-26-70 of Newport Community Church, of **0 Touro St**, Plat 24, Lot 054, (*Contributing*) for permission to replace exterior drainage systems including scuppers, downspouts, and the roof of the copper awning. *Mathew Karger was present to represent the application. Application was amended to replace sopper awning in-kind with real copper and scuppers and downspouts to be replaced with anodized aluminum. A motion was made to approve the application, citing 17.80.060.A.1,4,7, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

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N-5. Application #HDC-26-73 of Boomerang Acquisitions LLC, of **320 Harrison Ave**, Plat 43, Lot 045, (*Non-Contributing*) for permission to add pergola to house/screen pool equipment, and solar panels on pergola and addition on flat roof. Install swimming pool. *Summary Approved. A motion was made to approve the application, citing 17.80.060.B.1.2, moved by Brooke Richter, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 8:29pm.