

Meeting Minutes

Newport Historic District Commission

Tuesday, July 14th

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Deanna Amorello, Chair
Jim Madson, Vice Chair
Frank Balla
Brooke Richter
Ray Goddard
Jan D'Entremont
Ben Willett, alternate

Staff Present:

Jillian Chin, Preservation Planner
Kimberly Earlywine, Assistant Preservation Planner

Staff Absent:

Kevin Gavin, Solicitor

III. APPROVAL OF MINUTES

[June 11, 2026](#)

IV. COMMUNICATIONS

V. ACTION ITEMS

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 east side facing Thames St. *Rebecca Bertrand and Thad Siemasko were present to represent the application. A motion was made to approve the application, citing 17.80.060.A.1,2,3,4,6,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

C-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. *Spencer Alexander was present to represent the application. Exhibit A, education on stucco, Exhibit B, renderings, and Exhibit C, property photos were presented to the commission and accepted. A motion was made to approve the application, citing 17.80.060.B.1.2, moved by Frank Balla, seconded by Jim Madson. The motion passed 5-2, with commissioner Moran opposed citing 17.80.060.B.2 and commissioner Balla opposed citing 17.80.060.B.2.*

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C-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. Commissioner Goddard recused himself from hearing the application and alternate commissioner Willett participated in the vote. *Engineer John DeSousa was present to represent the application. A motion was made to continue the application to the August 11, 2026 HDC Meeting, moved by Frank Balla, seconded by Jim Madson, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #HDC-26-78 of NewPort Architecture LLC, of **14 Leroy Ave**, Plat 36, Lot 145, *(Non-contributing)* for permission to construct a detached garage, pool, and pool house. *Summary. A motion was made to approve the application, citing 17.80.060.C.1,2,3, moved by Frank Balla, seconded by Jim Madson, all on favor.*

N-2. Application #HDC-26-80 of Anne Ferraro, of **96 Second St**, Plat 09, Lot 127, *(Contributing)* for permission to replace plaster front porch ceiling with wood beadboard. *Applicant Anne Ferraro was present to represent the application. A motion was made to approve the application on the condition that the applicant consult with the Preservation Planner to define beadboard profile and finish molding, citing 17.80.060.A.1,2,4,5,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-3. Application #HDC-26-81 of Robert Damiano & Linda Perry Piera, of **6 Tompkins Ct**, Plat 25, Lot 35, *(Non-contributing)* for permission to convert existing 2-car garage into a primary suite and add 15'x19'-6" garage at front of home. *Attorney J. Russell Jackson and Tyler Zagryn were present to represent the application. A motion was made to approve the application on the condition that there be a defined transition to the new garage with vertical board or jog and be reviewed by the Preservation Planner, citing 17.80.060.B.1,2, moved by Frank Balla, seconded by Jim Madson. The motion passed 6-1, with commissioner Balla opposed, citing 17.80.060.B.2.*

N-4. Application #HDC-26-83 of Fleury Properties LLC, of **1 Cottage St**, Plat 25, Lot 64, *(Contributing)* for permission to construct a new front porch recreating original front porch. *Summary. A motion was made to approve the application on the condition that materials are to be all wood, citing 17.80.060.A.1,2,3,4,7, moved by Frank Balla, seconded by Jim Madson, all in favor.*

N-5. Application #HDC-26-84 of Jamie & Harmony Oschefski, of **421 Gibbs Ave**, Plat 30, Lot 39, *(Contributing)* for permission to reconstruct existing garage for addition of primary suite. Reconfigure front entry and alter roofline. Commissioner Goddard recused himself from hearing the application and alternate commissioner Willett participated in the vote. *Architect Spencer McCombe was present to represent the application. Application was amended to remove the proposed alterations to the front entry. A motion was made to approve the application on the condition that the north elevation be simplified on arch trim and details, west elevation hyphen connector recessed, PVC be updated to Borel composite painted, and Marvin Ultimate windows be used, 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-26-85 of Mark Wichern, of **6 Mary Jane Ln**, Plat 44, Lot 105, *(Non-contributing)* for permission to expand rear deck by 80 square feet. *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.*

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VIII. NEW BUSINESS

IX. ADJOURNMENT

The meeting was adjourned at 8:18pm.