NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS
43 Broadway, Newport, Rhode Island 02840
401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check # 1108

Received by the Zoning and Inspections Department:

RECEIVED
JUL 20 2020

$150

HDC
AUG. 26

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at City Hall and www.cityofnewport.com.

GENERAL INFORMATION

PROPERTY ADDRESS: 39 Touro street	**Plat:** 24 **Lot:** 350
Property Name (if any, including historic):	Original Date of Construction:
APPLICANT (Legal Owner of Record): KAREN Pinelli	Telephone: Email:
Mailing Address: 39 Touro street Newport RI	
LEGALLY AUTHORIZED REPRESENTATIVE: CHRIS FAGAN	Telephone: 401-855-4873 Email: FAGAL1@GMAIL.com
Mailing Address: Po Box 774 Newport RI	

ADDITIONAL INFORMATION CHECKLIST

Y N Is the application fee included? (See attached General Fee Schedule)
Y N Is the property in condominium ownership? **If yes, proof of board or association approval must be attached.**
Y N Is this application filed in response to a violation notice?
Y N Is this application a modification of plans previously-approved (date(s)_____) by the HDC?
Y N Does this project require other approvals? Zoning _____ CRMC _____ Other (describe): _____
Y N Does access to the subject property require special arrangements? _____

SUMMARY OF PROPOSED WORK

Describe all proposed exterior alterations to the subject property here.

Do not leave this section blank.

Check off all applicable categories below.

See scope of work

Y N Repair/replacement of exterior architectural features?

Y N Minor Alteration(s) – Any alteration(s) that replace existing building features or any new construction of *less* than 25% of the existing structure's square footage?

Y N Major Alteration(s) – Any addition(s) of *more* than 25% of an existing structure's square footage or any new freestanding structure(s)?

Y N New Construction?

Y N Demolition?

Y N Roof(s) or skylight(s)?

Y N Window(s) or door(s)?

Y N Porches or Entries?

Y N Chimney(s)?

Y N Foundation?

Y N Mechanical and/or electrical equipment?

Y N Shutters or awnings?

Y N Sign(s)?

Y N Pools and/or site structures?

Y N Other? Describe: _____

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN COMPLETED APPLICATION PACKET.

All HDC application materials must be submitted on 8.5x11 or 11x17 paper, single-sided, to facilitate electronic scanning, posting and archiving.

10 COPIES OF EACH APPLICATION ARE REQUIRED.
1 DIGITAL COPY OF ALL MATERIALS SHOULD BE SUBMITTED TO PRESERVATIONCOA@CITYOFNEWPORT.COM

Y N COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?

Y N PHOTOGRAPHS?

Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. **Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.** Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

Y N DRAWINGS?

If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of the original, reduced to fit on 8.5x11 or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an 11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. *Please note that applications for any major construction require drawings that meet professional standards.*

Elevation drawings are required for most projects and should show existing conditions and proposed alterations at all elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)

Elevation detail and cross section drawings are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features. (3/4" = 1' scale or larger)

Full scale details are required for certain proposed new architectural elements (moldings and other trim elements, for example.)

Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.

Y N MATERIALS/PRODUCT LITERATURE/SAMPLES?

Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant Signature: Karen M Pinelli Date: 7-20-2020

Applicant Printed Name: KAREN M PINELLI

FAGAN DESIGN BUILD STUDIO
PO BOX 774 NEWPORT, RI 02840
401-855-4873 FAGAN1@GMAIL.COM
WWW.CFD-STUDIO.COM

NEWPORT HDC

APPLICANT SIGN OFF LETTER

To whom it may concern-

I (name) KAREN PINELLI give Chris Fagan of Fagan Design Build Studio permission to represent my application for (address) 39 TOURO STREET to the Newport Historic District Commission.

Sincerely-
(signature) Karen M Pinelli

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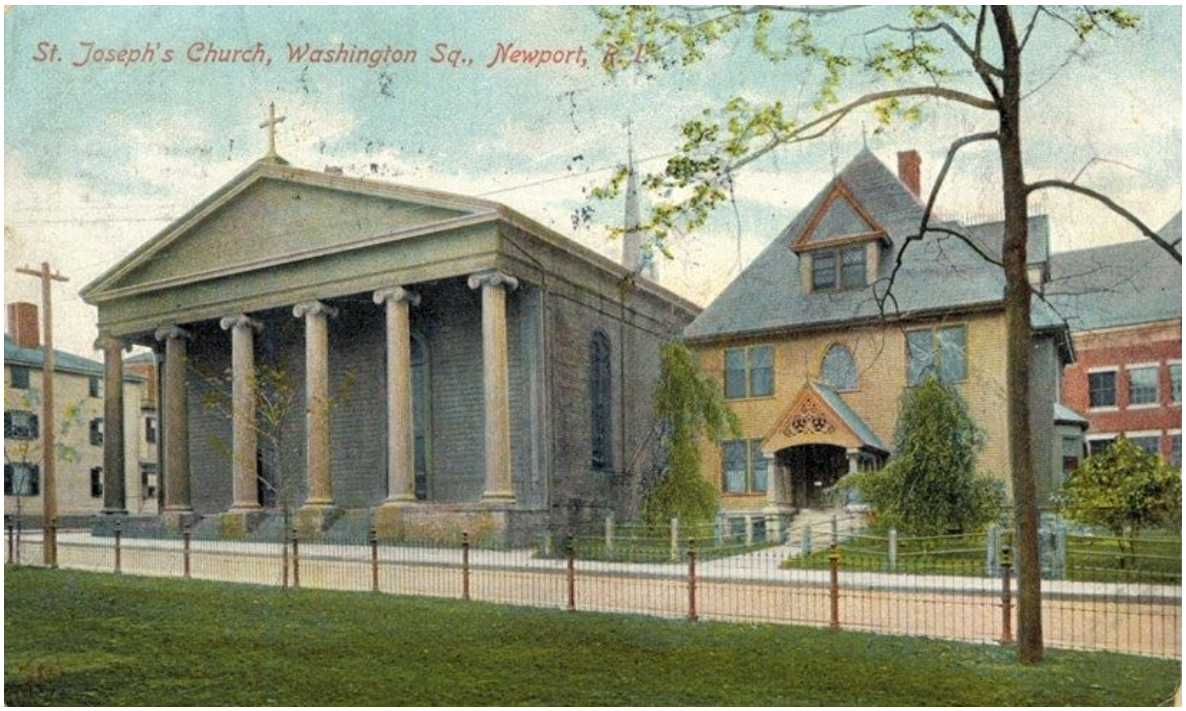
39 TOURO STREET, NEWPORT RI
SCOPE OF WORK FOR NEWPORT HDC
EXTERIOR RENOVATION

REPLACE ROOF / RECONFIGURE STAIRS / CONSTRUCT DECK & PERGOLA

REPLACE ROOF - The existing roof is made from red slate tiles. Multiple slate roof professionals have evaluated the structure and they have all determined that the roof has reached the end of its natural lifespan. Currently the roof tiles and the fasioners are failing. This is causing the slate tiles to fall off the roof and it is creating a significant safety hazard. After some considerable research, a historic photo was uncovered that shows the building in its original configuration. In this historic photo the building is shown with a shake roof. The client is requesting to restore the roof to this original shake roof condition.



DECK & PERGOLA - Construct new wood 12’ x 12’ deck and free standing pergola on the West side of the property. New deck to be flush with grade and made from mahogany. New free standing pergola to be all wood materials (Cedar).

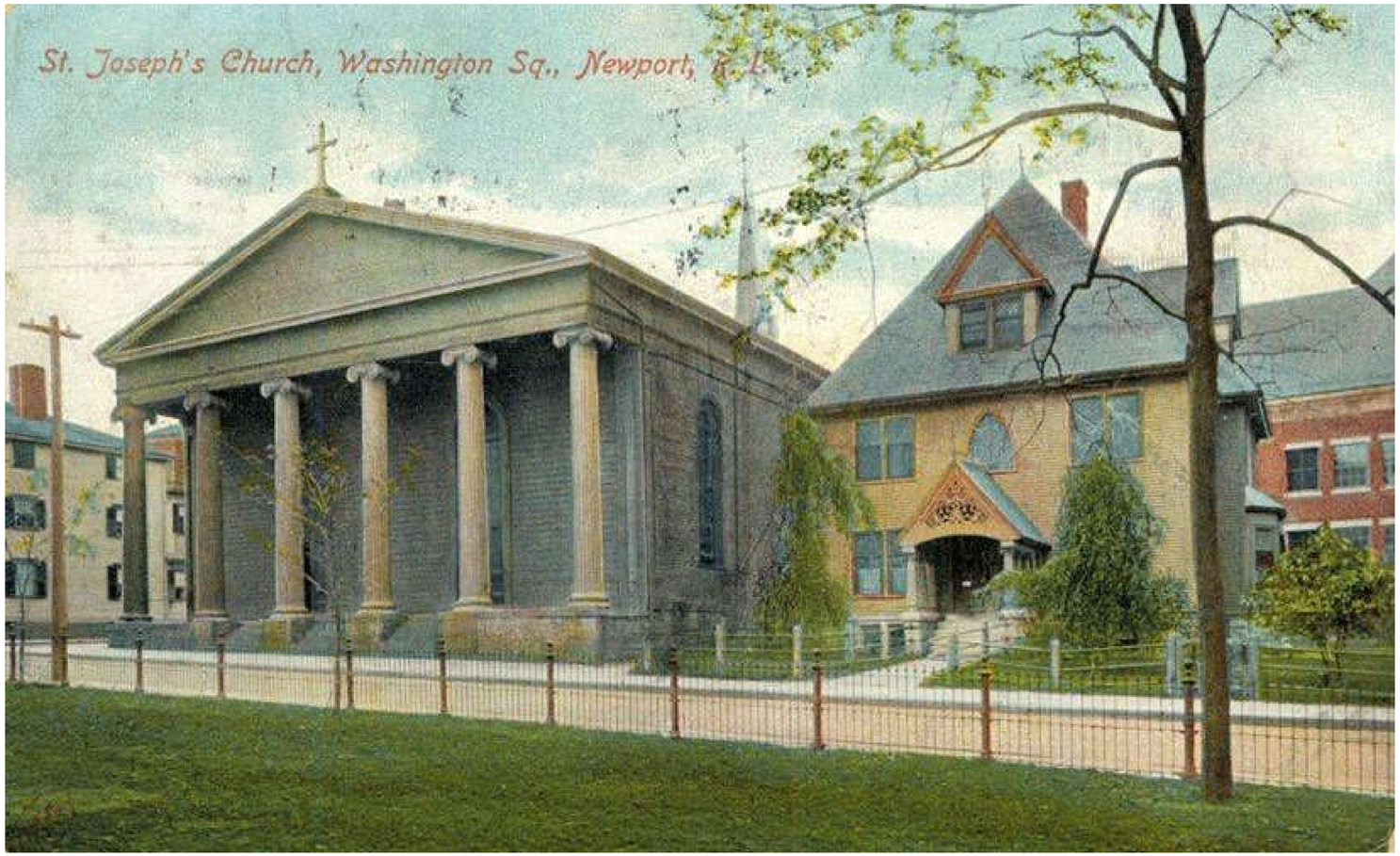
RECONFIGURE FRONT STAIRS - The current front stairs do not meet commercial code. The client is proposing to cover the existing stone stairs with new mahogany stairs to create a safe code compliant condition. The original stone stairs will be preserved under the wood.

REPLACE NON-HISTORIC FRONT DOOR - Replace the current non-historic glass commercial door with a new historically appropriate front door unit.

RESTORE THE EXTERIOR OF THE HOME AS NEEDED:

CLADDING: Repair / replace rotted exterior cladding as needed. New clapboards to be painted cedar. Match all historic profiles and exposures.
TRIM: Repair / replace rotted exterior trim as needed. New trim to be painted cedar. Match all historic profiles and exposures.

HISTORIC PHOTO:



RENOVATION

39 TOURO STREET
NEWPORT, RI 02840

'HDC SET'

SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A011	EXISTING PHOTOS
A012	PROPOSED RENDERS
A013	PROPOSED RENDERS
A014	PROPOSED RENDERS
A015	PROPOSED RENDERS
A111	SITE PLAN - EXISTING+PROPOSED
A211	FRONT ELEVATION - EXISTING+PROPOSED
A212	SIDE ELEVATION (WEST) - EXISTING+PROPOSED
A213	REAR ELEVATION - EXISTING+PROPOSED
A214	SIDE ELEVATION (EAST) - EXISTING+PROPOSED

FAGAN DESIGN BUILD STUDIO
HISTORIC PRESERVATION · COMMERCIAL & RESIDENTIAL ARCHITECTURE · URBAN PLANNING & DESIGN

CHRIS FAGAN
T: 401-855-4873
E: FAGAN1@GMAIL.COM
W: CFD-STUDIO.COM
A: PO BOX 774
NEWPORT, RI 02840

RENOVATION

39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION: COVER

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A0

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39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION: EXISTING PHOTOS

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A011

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RENOVATION

39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION: PROPOSED RENDERS

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A012

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DESCRIPTION: PROPOSED RENDERS

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A013

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DESCRIPTION: PROPOSED RENDERS

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A014

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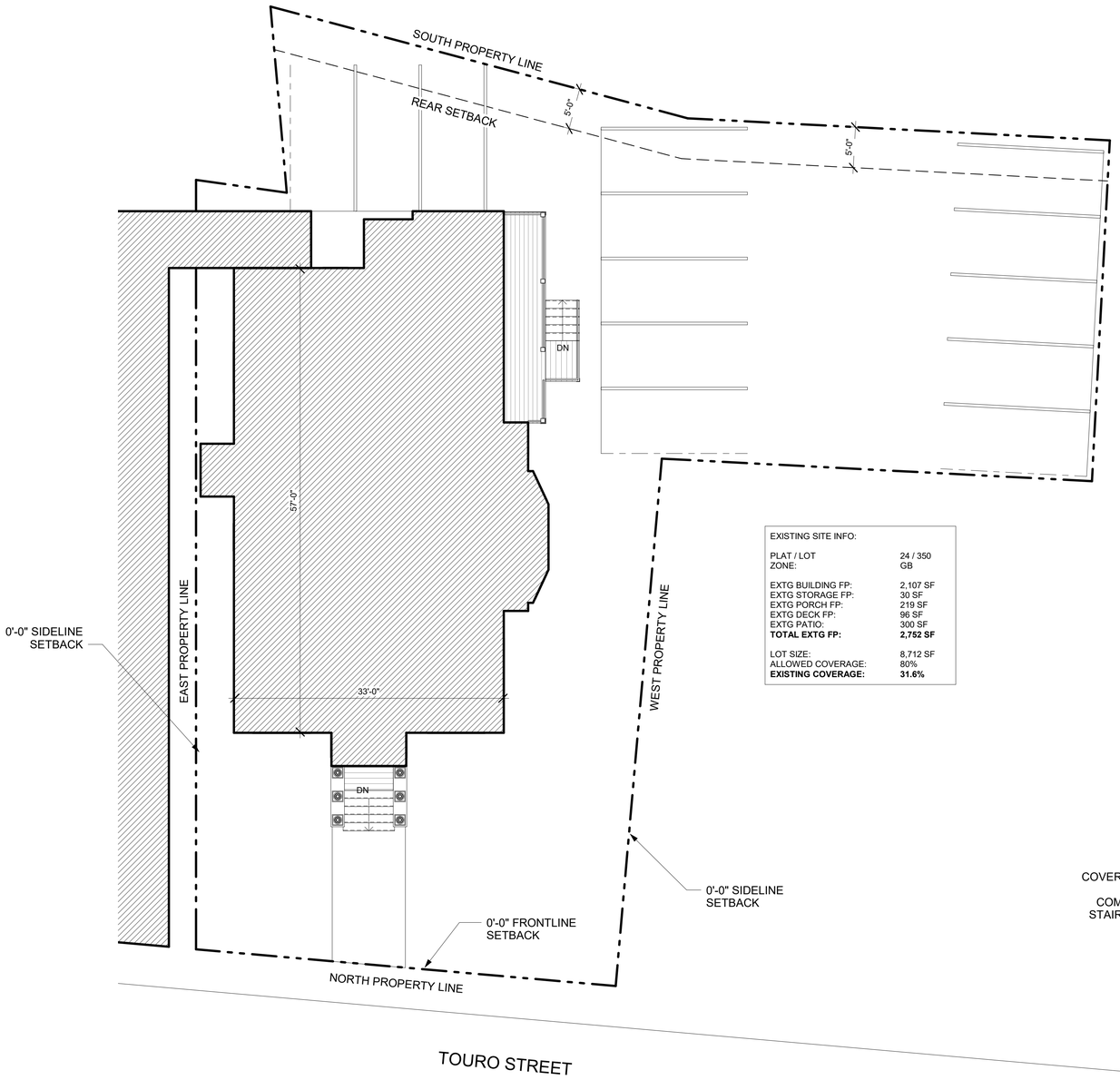
39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION: PROPOSED RENDERS

SCALE:		PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

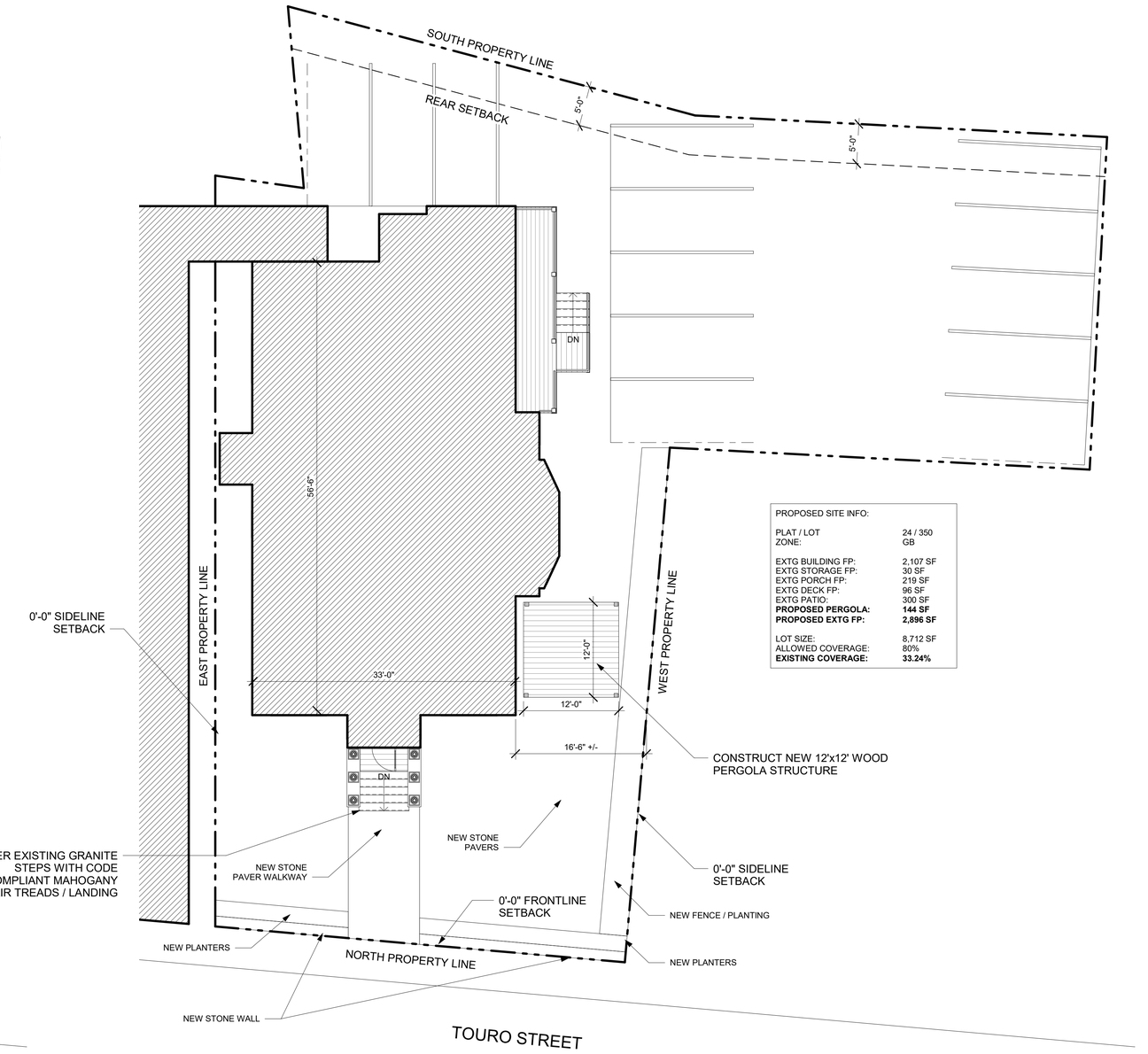
A015



EXISTING SITE INFO:

PLAT / LOT	24 / 350
ZONE:	GB
EXTG BUILDING FP:	2,107 SF
EXTG STORAGE FP:	30 SF
EXTG PORCH FP:	219 SF
EXTG DECK FP:	96 SF
EXTG PATIO:	300 SF
TOTAL EXTG FP:	**2,752 SF**
LOT SIZE:	8,712 SF
ALLOWED COVERAGE:	80%
EXISTING COVERAGE:	**31.6%**

3 SITE PLAN - EXISTING
1/8" = 1'-0"



PROPOSED SITE INFO:

PLAT / LOT	24 / 350
ZONE:	GB
EXTG BUILDING FP:	2,107 SF
EXTG STORAGE FP:	30 SF
EXTG PORCH FP:	219 SF
EXTG DECK FP:	96 SF
EXTG PATIO:	300 SF
PROPOSED PERGOLA:	**144 SF**
PROPOSED EXTG FP:	**2,896 SF**
LOT SIZE:	8,712 SF
ALLOWED COVERAGE:	80%
EXISTING COVERAGE:	**33.24%**

1 SITE PLAN - PROPOSED
1/8" = 1'-0"

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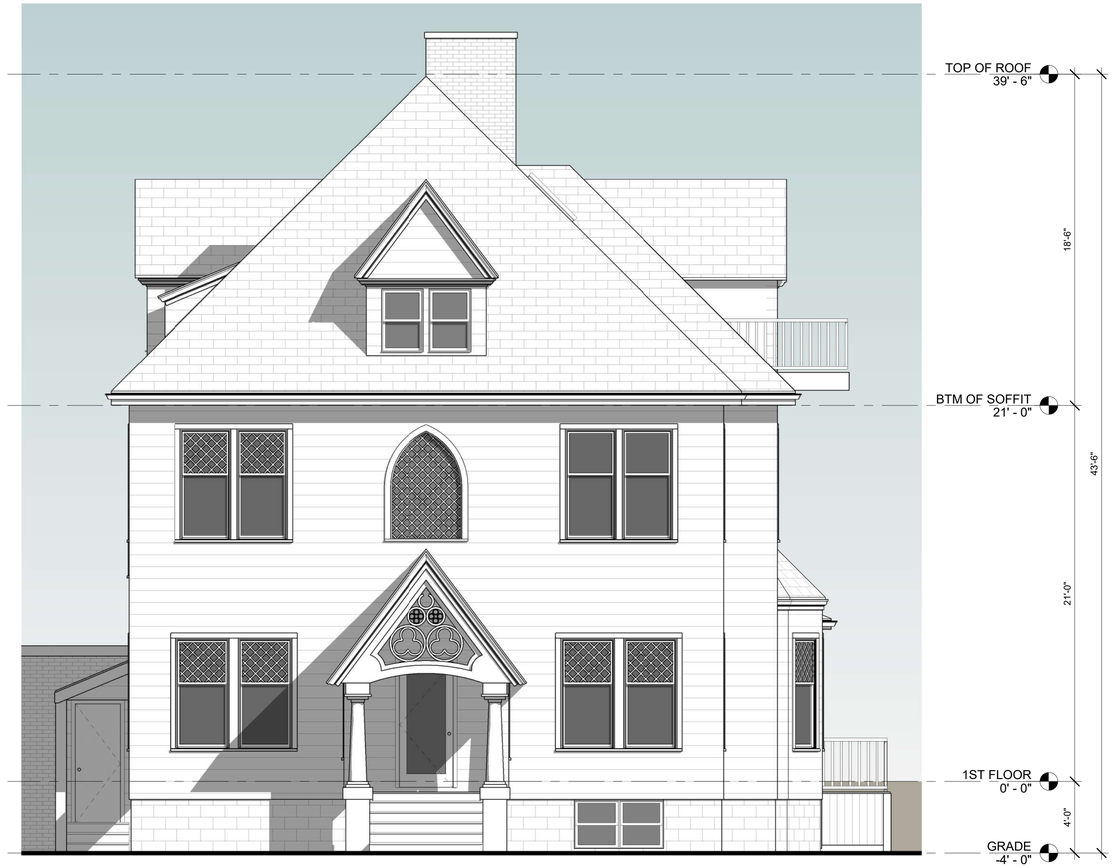
RENOVATION

39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION: SITE PLAN - EXISTING+PROPOSED

SCALE:	1/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A111



1 FRONT ELEVATION (NORTH) - EXISTING
1/4" = 1'-0"

2 FRONT ELEVATION (NORTH) - PROPOSED
1/4" = 1'-0"

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RENOVATION

39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION:	FRONT ELEVATION - EXISTING+PROPOSED	
SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A211

1 SIDE ELEVATION (WEST) - EXISTING
3/16" = 1'-0"

2 SIDE ELEVATION (WEST) - PROPOSED
3/16" = 1'-0"

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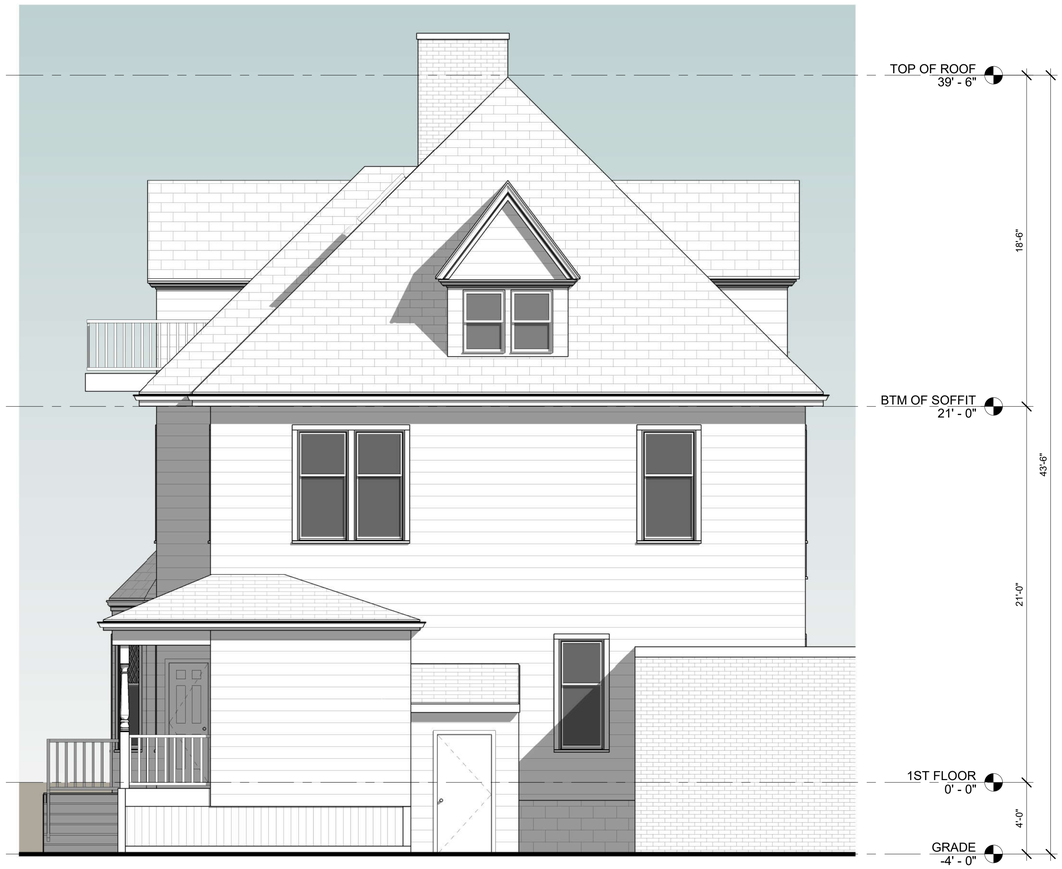
RENOVATION

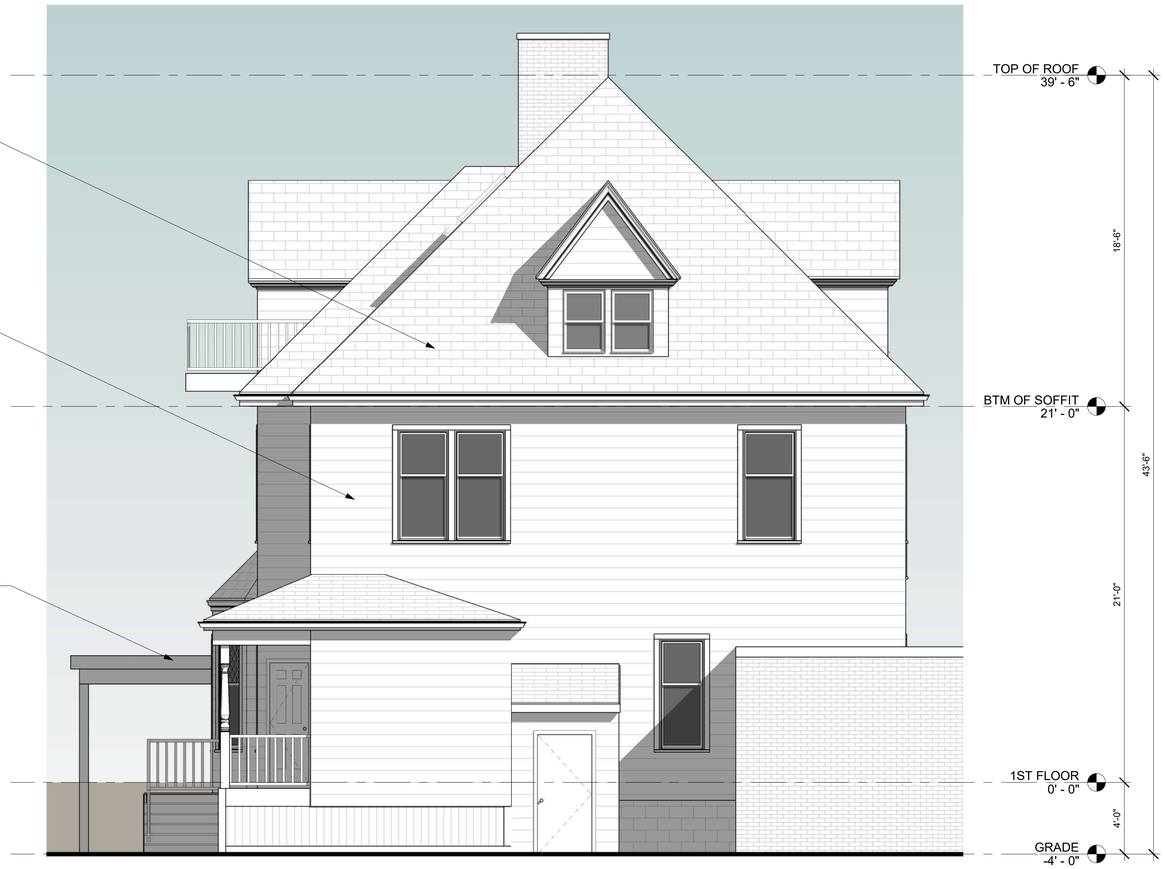
39 TOURO STREET - NEWPORT, RI 02840

DESCRIPTION:	SIDE ELEVATION (WEST) - EXISTING+PROPOSED	
SCALE:	3/16" = 1'-0"	PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A212



1 REAR ELEVATION (SOUTH) - EXISTING
1/4" = 1'-0"



2 REAR ELEVATION (SOUTH) - PROPOSED
1/4" = 1'-0"

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RENOVATION

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DESCRIPTION: REAR ELEVATION - EXISTING+PROPOSED

SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A213

1 SIDE ELEVATION (EAST) - EXISTING
3/16" = 1'-0"

2 SIDE ELEVATION (EAST) - PROPOSED
3/16" = 1'-0"

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DESCRIPTION:	SIDE ELEVATION (EAST) - EXISTING+PROPOSED	
SCALE:	3/16" = 1'-0"	PAPER: 24"x36"
DATE:	08-9-20	"HDC SET"

A214