



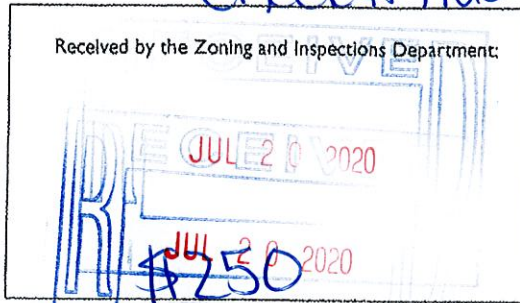
NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check #1106



HDC
AUG. 25

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: 45 KAY STREET	Plat: 22	Lot: 104
Property Name (if any, including historic):	Original Date of Construction: 1935	
APPLICANT (Legal Owner of Record): JEFFREY A. LIPSHIQUES	Telephone: 401 314 0010	Email: JLIPSHIQUES@J2COWBOY.COM
Mailing Address: 45 KAY STREET, NEWPORT, RI 02840		
LEGALLY AUTHORIZED REPRESENTATIVE: CHRIS FAGAN	Telephone: 401-855-4843	Email: FAGAN1@GMAIL.COM
Mailing Address: PO BOX 1774 NEWPORT RI 02840		

ADDITIONAL INFORMATION CHECKLIST

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

REQUIRED APPLICATION MATERIALS

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**

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

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.

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)

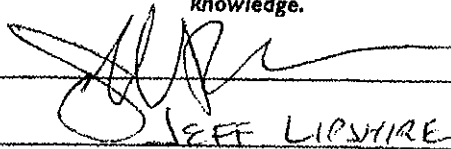
Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.

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: _____



Date: 7/20/20

Applicant Printed Name: _____

JEFF LIPSVIRES



PO BOX 774 NEWPORT, RI 02840
401-855-4873 FAGANI@GMAIL.COM
WWW.CFD-STUDIO.COM

NEWPORT HDC
APPLICANT SIGN OFF LETTER

To whom it may concern -

I (name) JEFF LIPSHIRE give Chris Fagan of Fagan Design Build Studio permission to represent my application for (address) 45 ICAY STREET to the Newport Historic District Commission.

Sincerely-
(signature)

A handwritten signature in black ink, appearing to be 'Jeff Lipshire', written over a horizontal line.



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45 KAY STREET, NEWPORT RI **SCOPE OF WORK FOR NEWPORT HDC** **EXTERIOR RENOVATION**

EXPAND EXISTING GARAGE BUILDING: The client is looking to expand an existing garage by one bay and add dormers for a storage loft above.

CLADDING: New to be wood shingles. Match all historic profiles and exposures.

TRIM: New trim to be painted cedar. Match all historic profiles and exposures.

ROOF: New roof to be architectural asphalt shingles.

GARAGE DOORS: To be carriage style clad doors.

WINDOWS: Pella Lifestyle clad exterior and wood interior.





Lifestyle Series Double-Hung

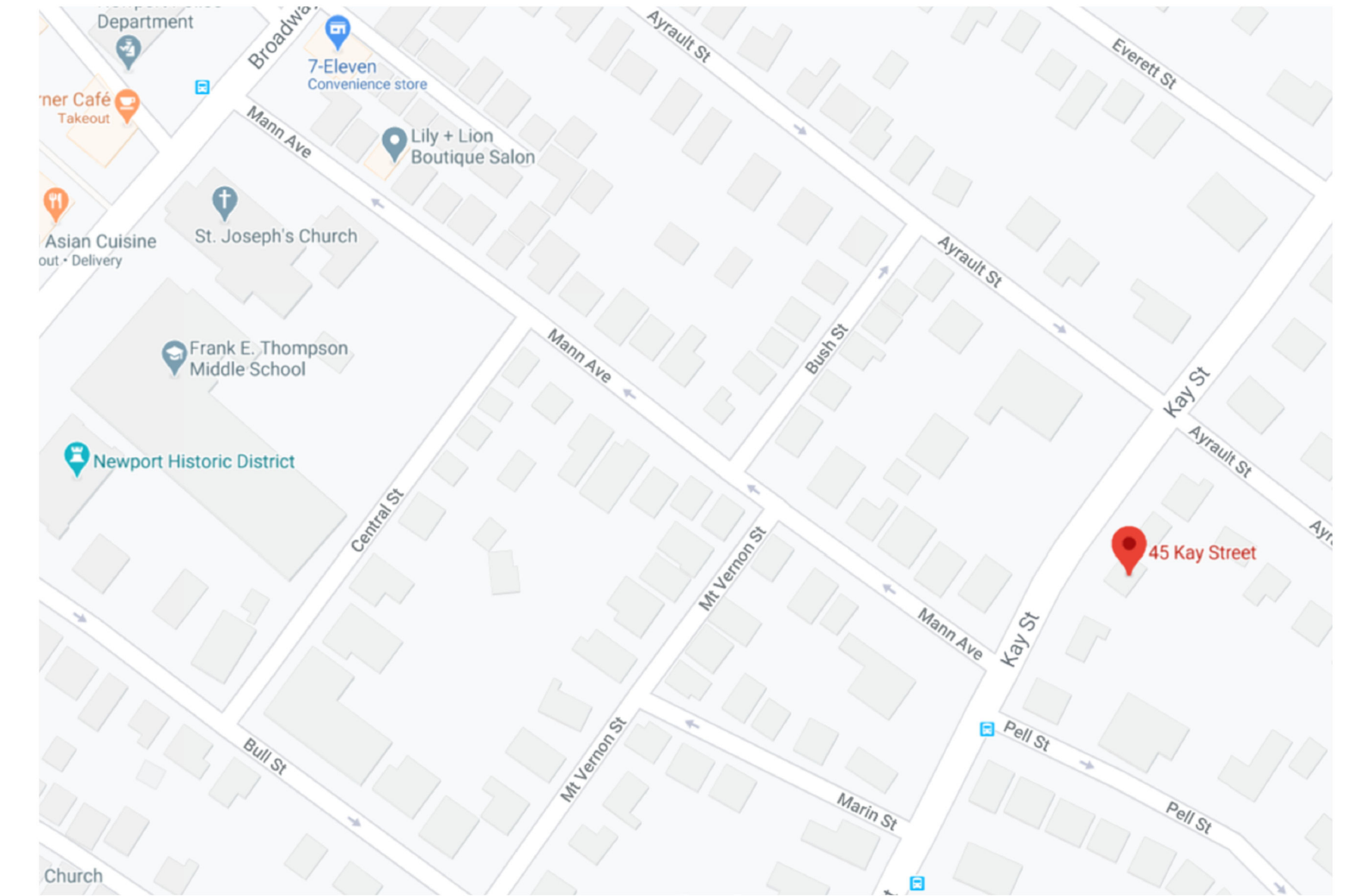
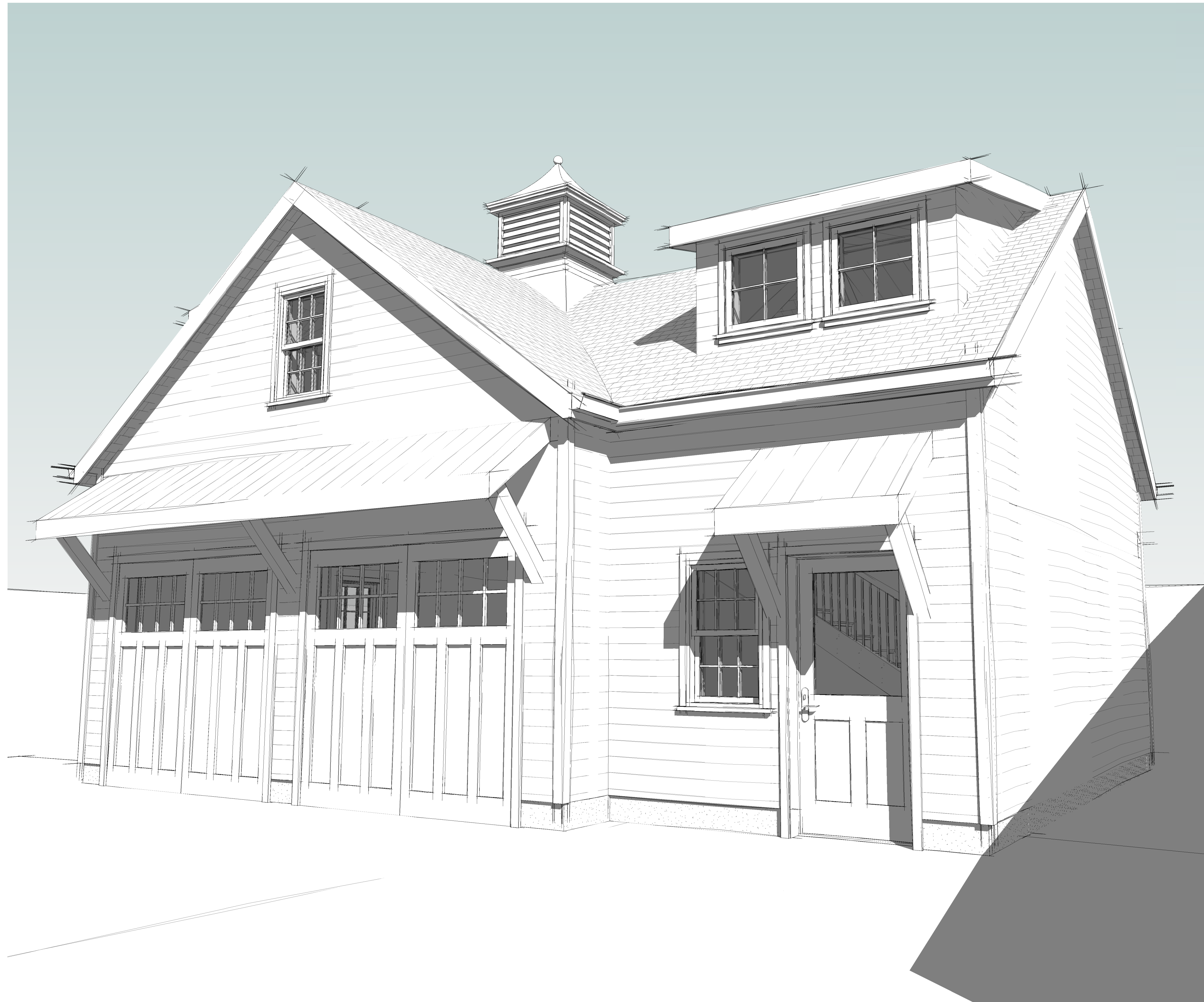
Size Tables - Double-Hung with GBG's and SDL's

Vent Units

	(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)
Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(808) (889)						
(1 060) (1 041)						
(1 213) (1 194)						
(1 365) (1 346)						
(1 467) (1 448)						
(1 517) (1 499)						
(1 670) (1 651)						
(1 822) (1 803)						
(1 975) (1 956)						

Egress Notes:
 Check all applicable local codes for emergency egress requirements.
 E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
 E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².
 See Design Data pages in this section for clear opening dimensions.

Not to scale.
 (1) Simulated divided lights are available in traditional patterns only.
 Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.
 Grille patterns shown will align with grilles-between-the-glass on companion units.



SHEET LIST	
Sheet Number	Sheet Name
G0.0	COVER PAGE
A1.1	EAST ELEVATION
A1.2	WEST ELEVATION
A1.3	SOUTH ELEVATION
A1.4	NORTH ELEVATION
A1.5	FLOOR PLAN
A1.6	ROOF PLAN



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45 KAY STREET

45 KAY STREET - NEWPORT, RI

DESCRIPTION: COVER PAGE

SCALE: 1/8" = 1'-0" PAPER: 24"x36"
 DATE: 08-10-20 "HISTORIC SET"

G0.0

PROPOSED

Roof: To be architectural asphalt shingles.

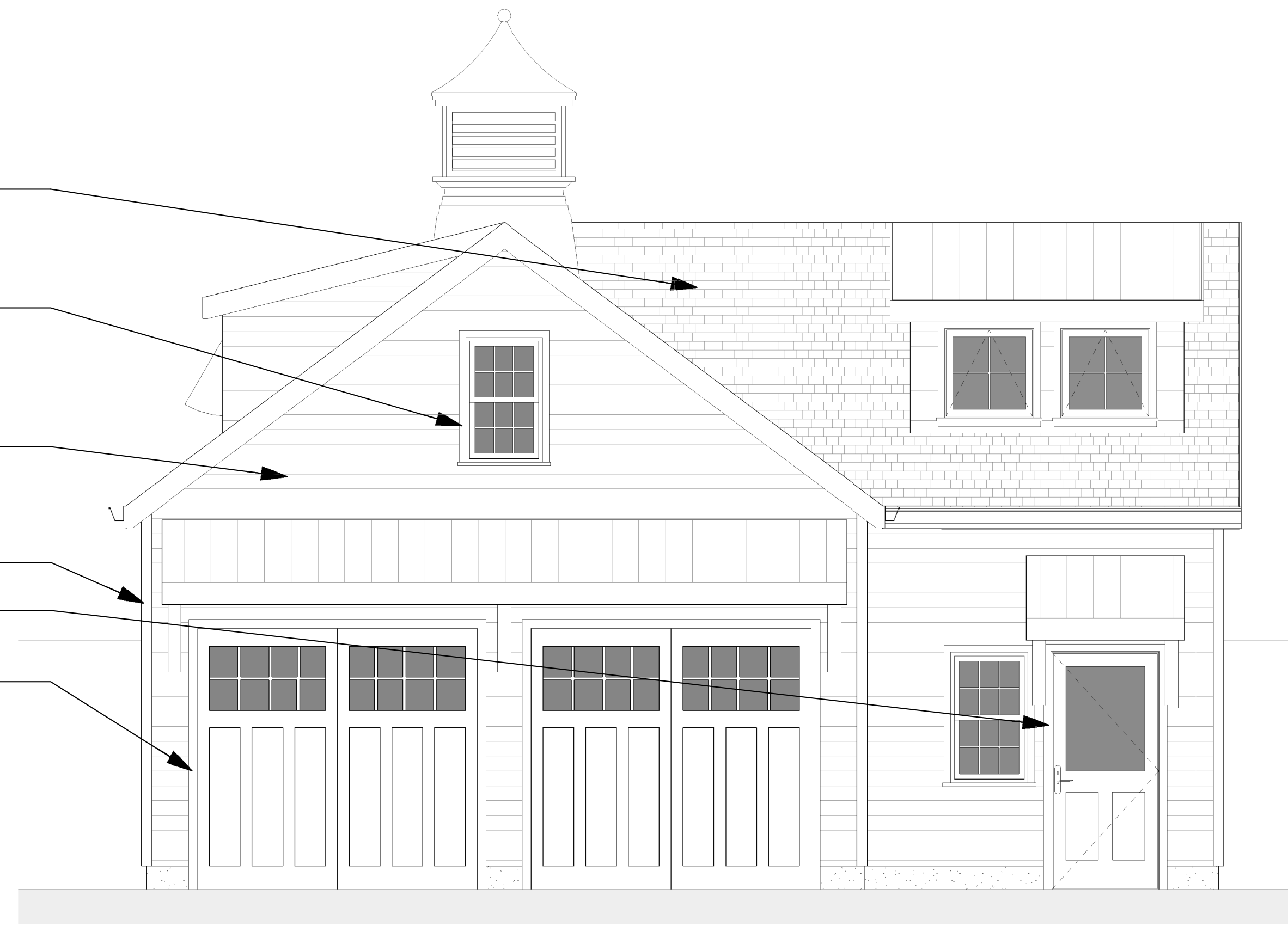
Windows: To be Pella Lifestyle Clad exterior/wood interior.

Siding: To be all wood shingles.

Trim: To be painted all wood.

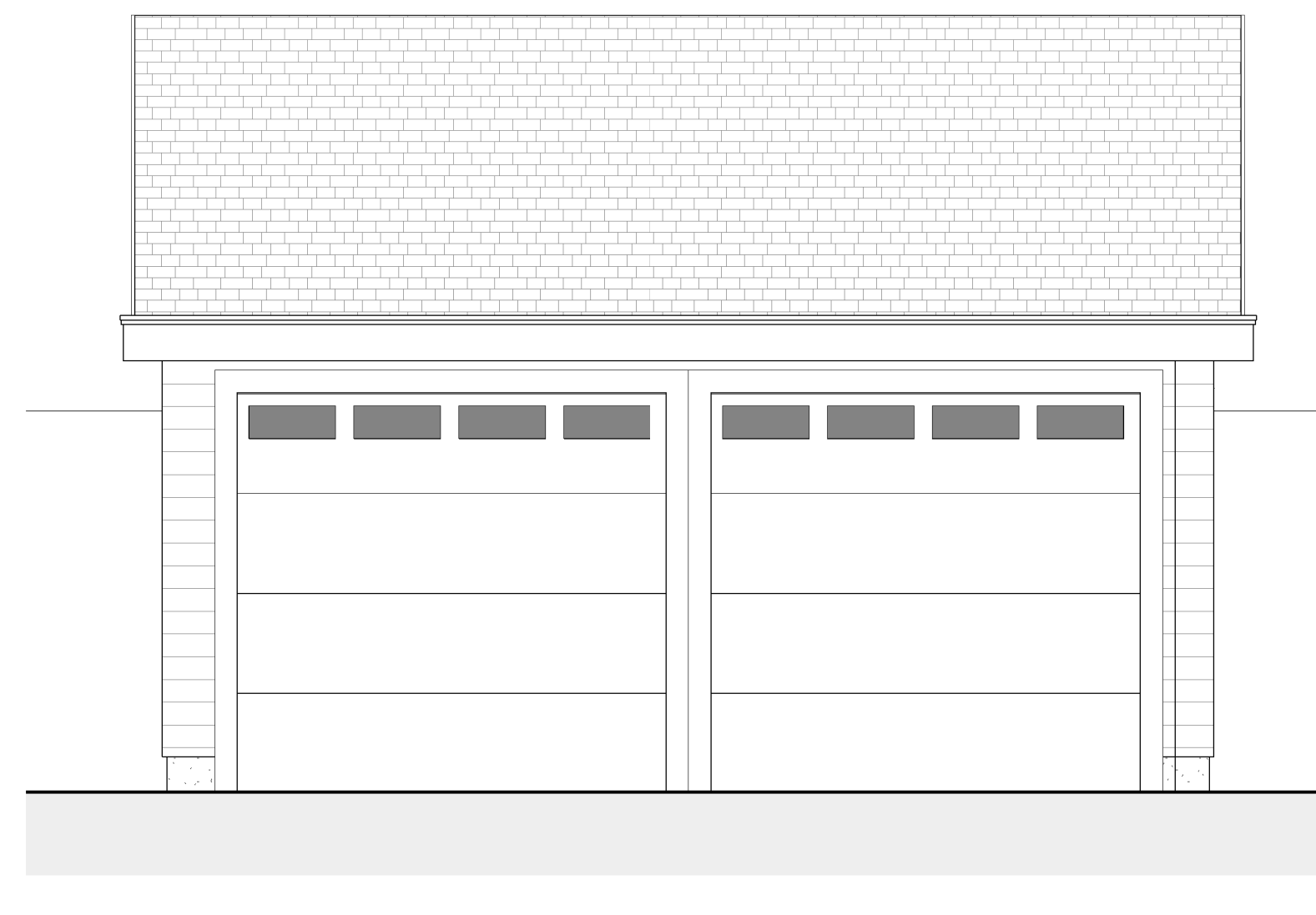
Doors: To be clad.

Garage Doors: Clad carriage style door.



② West Elevation Proposed HDC
3/8" = 1'-0"

EXISTING



① West Elevation HDC
3/8" = 1'-0"



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45 KAY STREET - NEWPORT, RI

DESCRIPTION: WEST ELEVATION

SCALE:	3/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-10-20	"HISTORIC SET"

A1.1

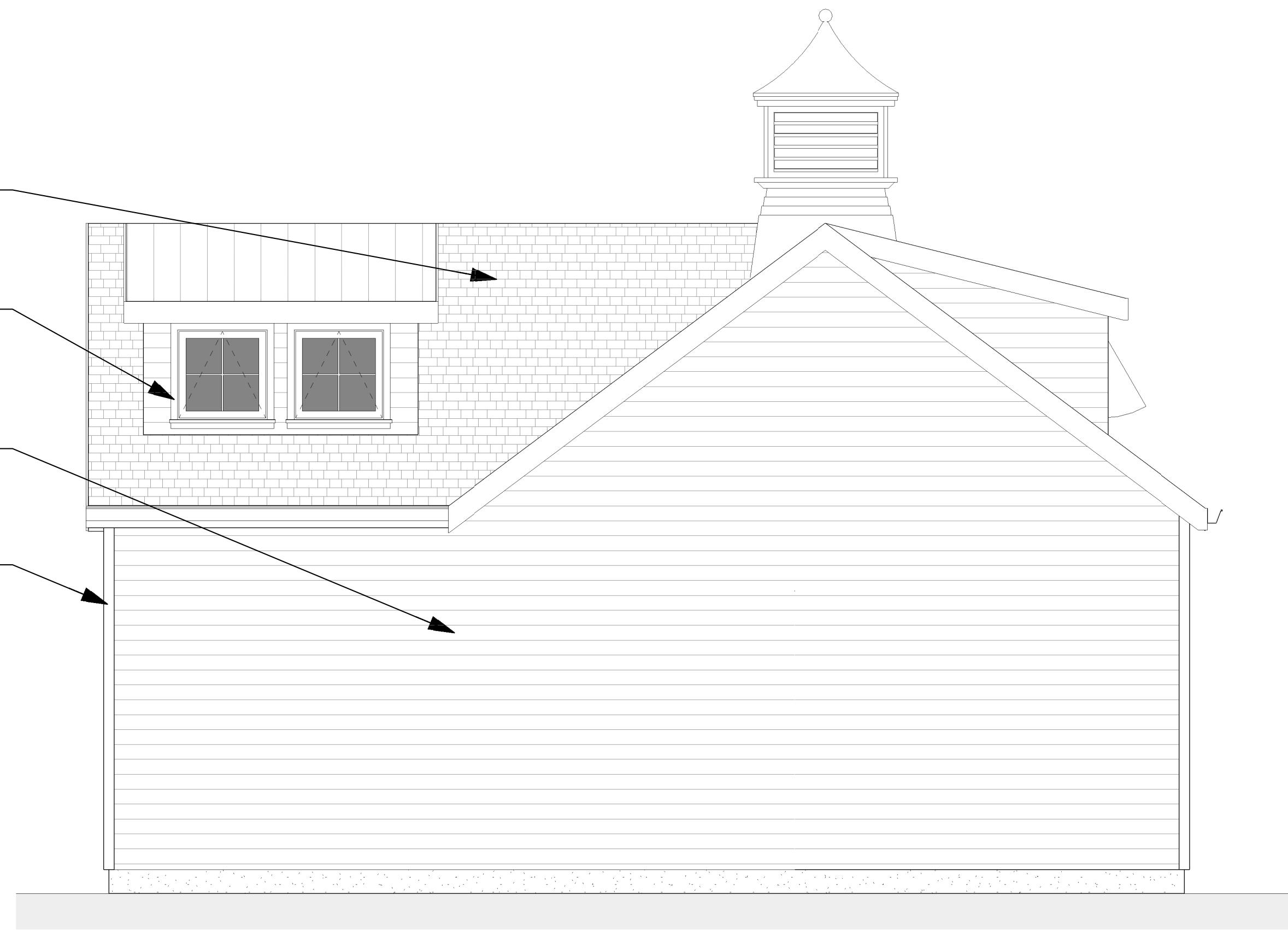
PROPOSED

Roof: To be architectural asphalt shingles.

Windows: To be Pella Lifestyle Clad exterior/wood interior.

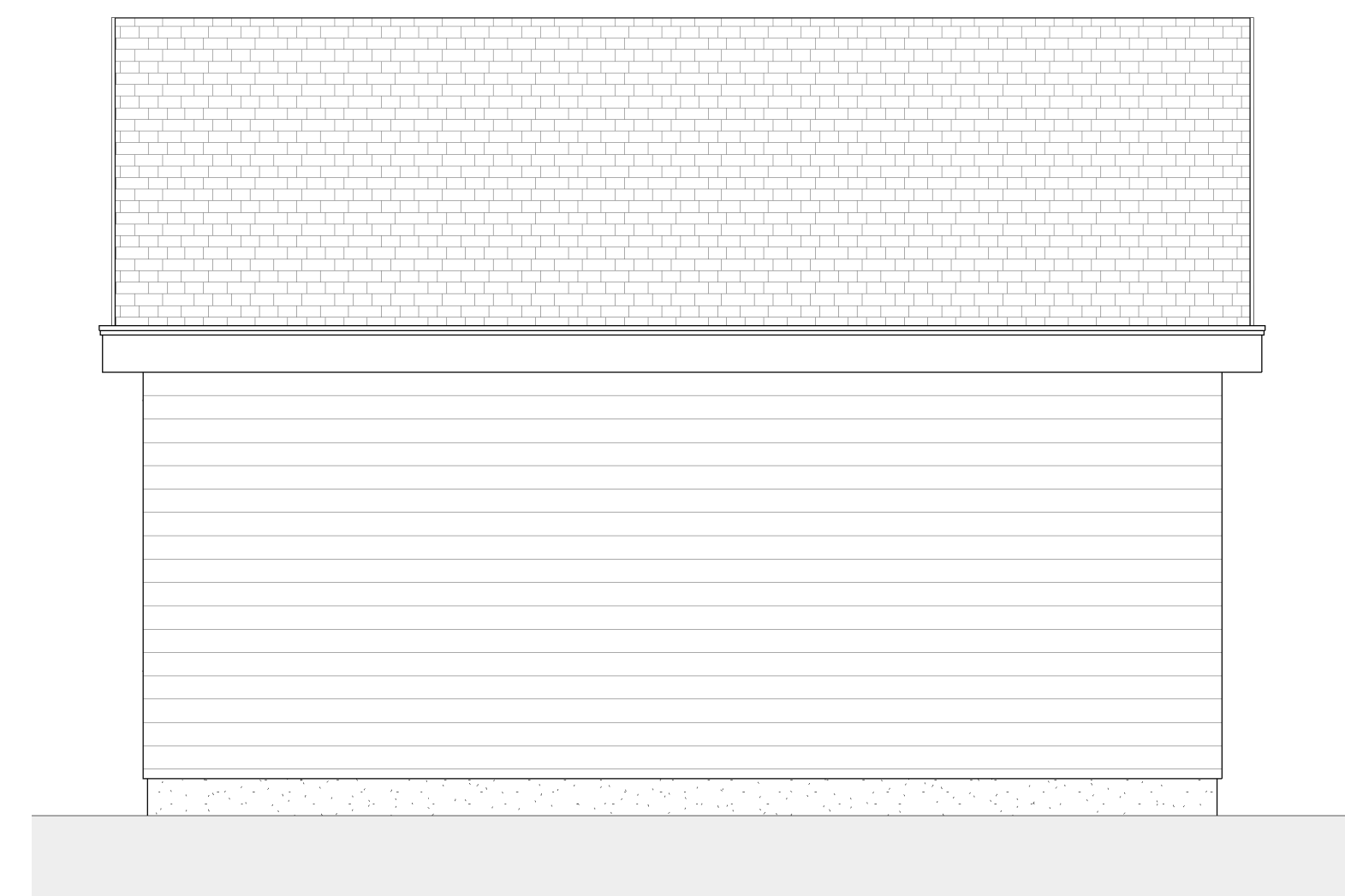
Siding: To be all wood shingles.

Trim: To be painted all wood.



② East Elevation Proposed HDC
3/8" = 1'-0"

EXISTING



① East Elevation HDC
3/8" = 1'-0"



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DESCRIPTION: EAST ELEVATION

SCALE:	3/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-10-20	"HISTORIC SET"

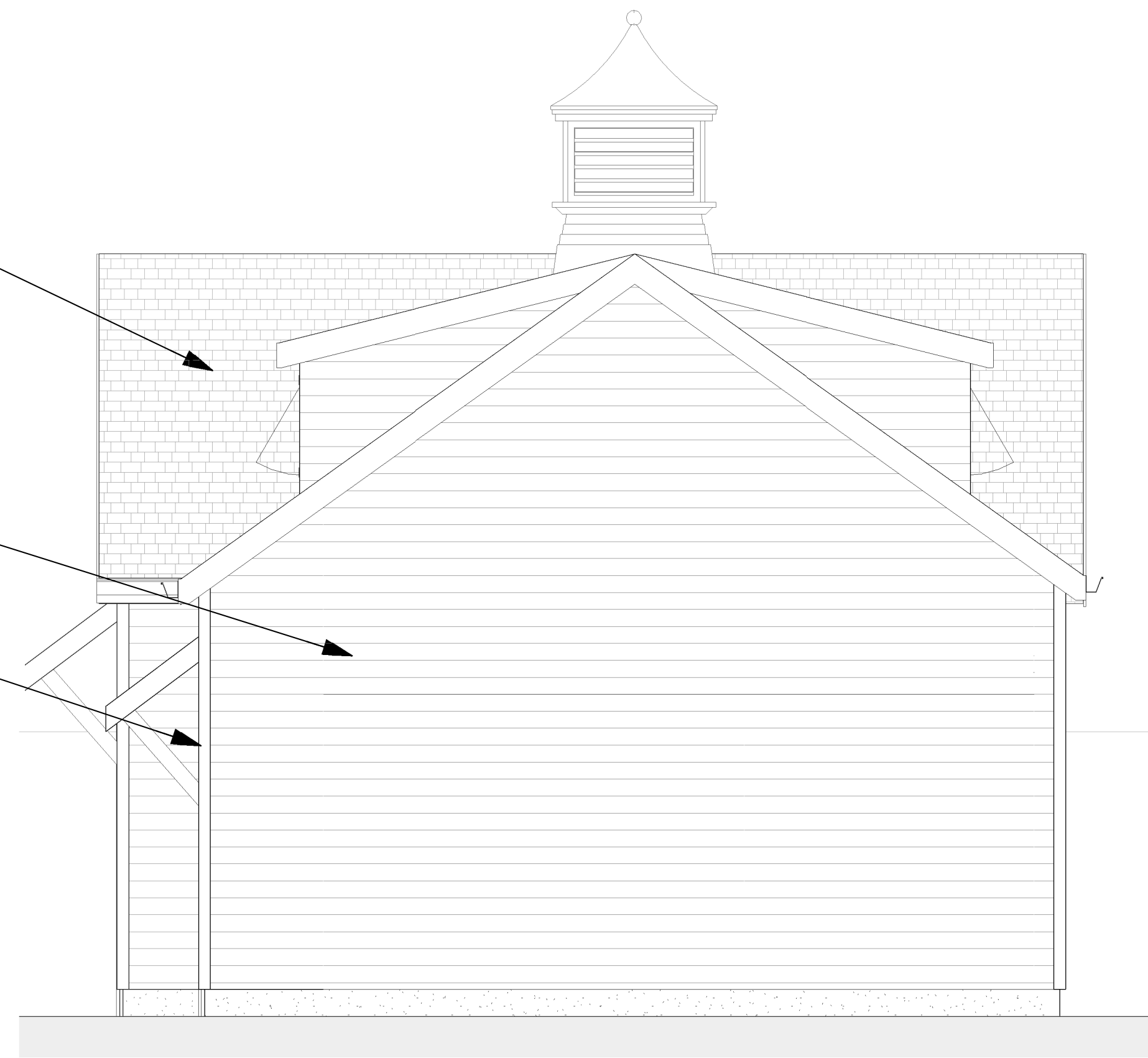
A1.2

PROPOSED

Roof: To be architectural asphalt shingles.

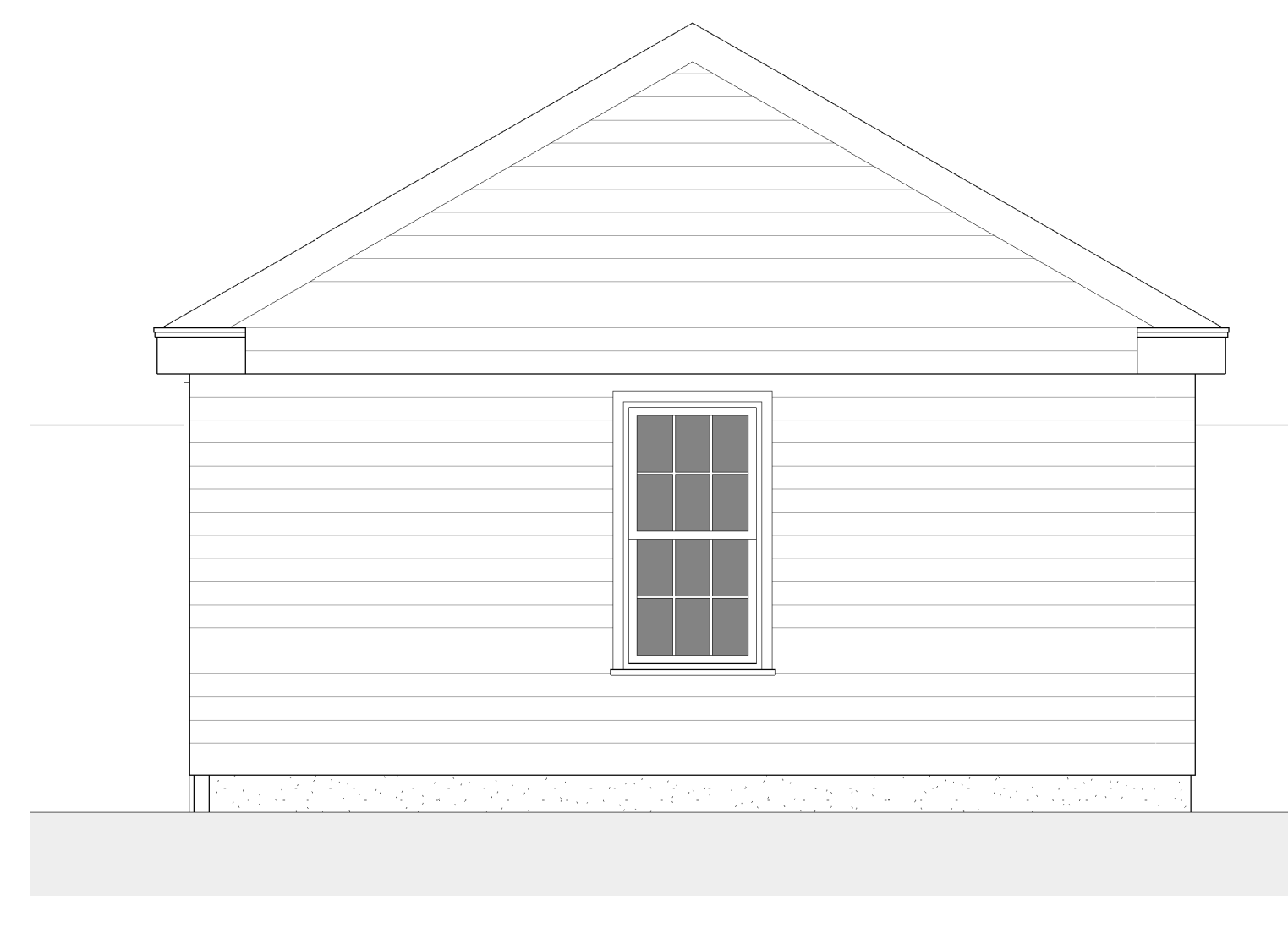
Siding: To be all wood shingles.

Trim: To be painted all wood.



② South Elevation Proposed HDC
3/8" = 1'-0"

EXISTING



① South Elevation HDC
3/8" = 1'-0"



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45 KAY STREET
 45 KAY STREET - NEWPORT, RI

DESCRIPTION: SOUTH ELEVATION

SCALE:	3/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-10-20	"HISTORIC SET"

A1.3

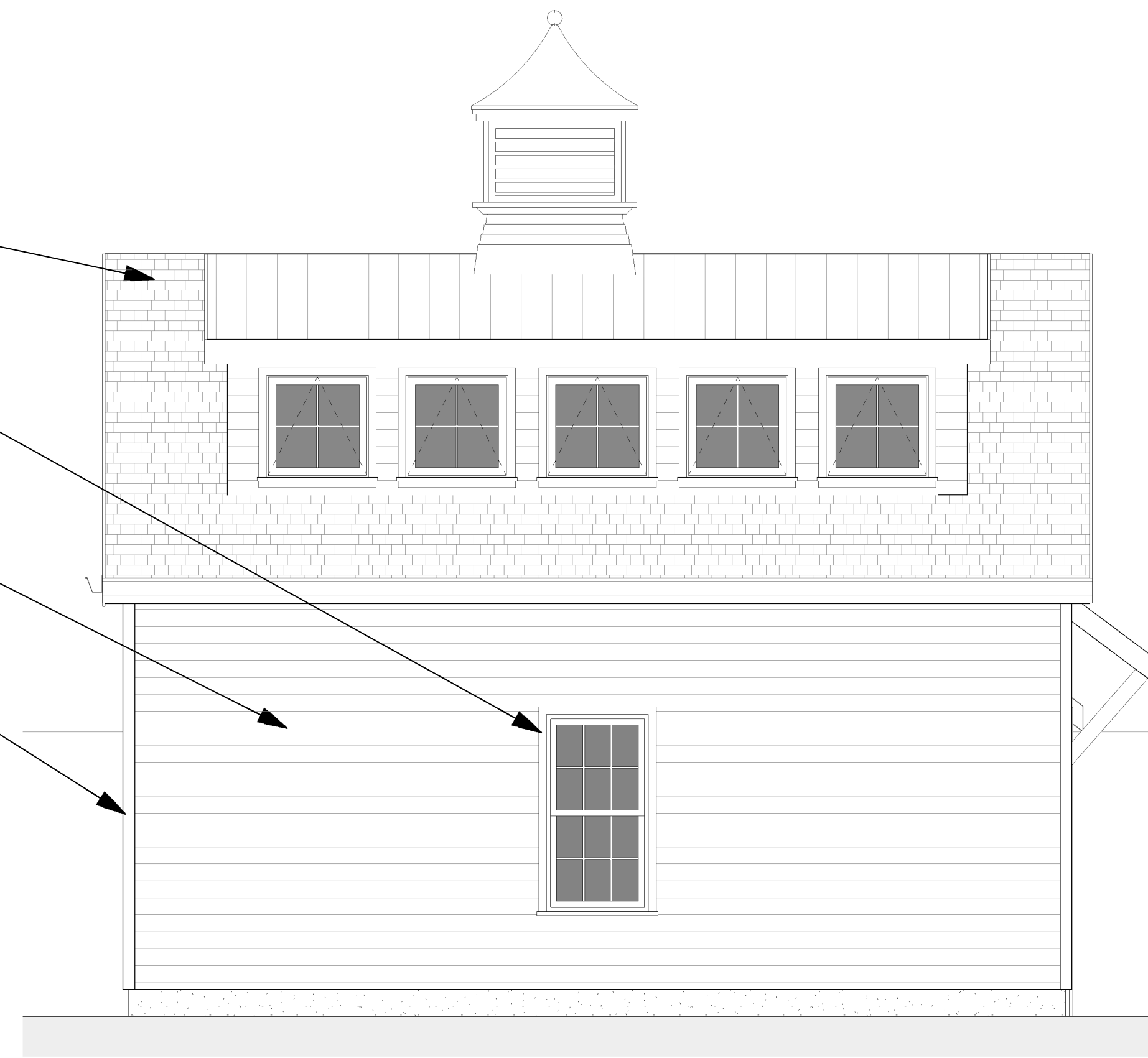
PROPOSED

Roof: To be architectural asphalt shingles.

Windows: To be Pella Lifestyle Clad exterior/wood interior.

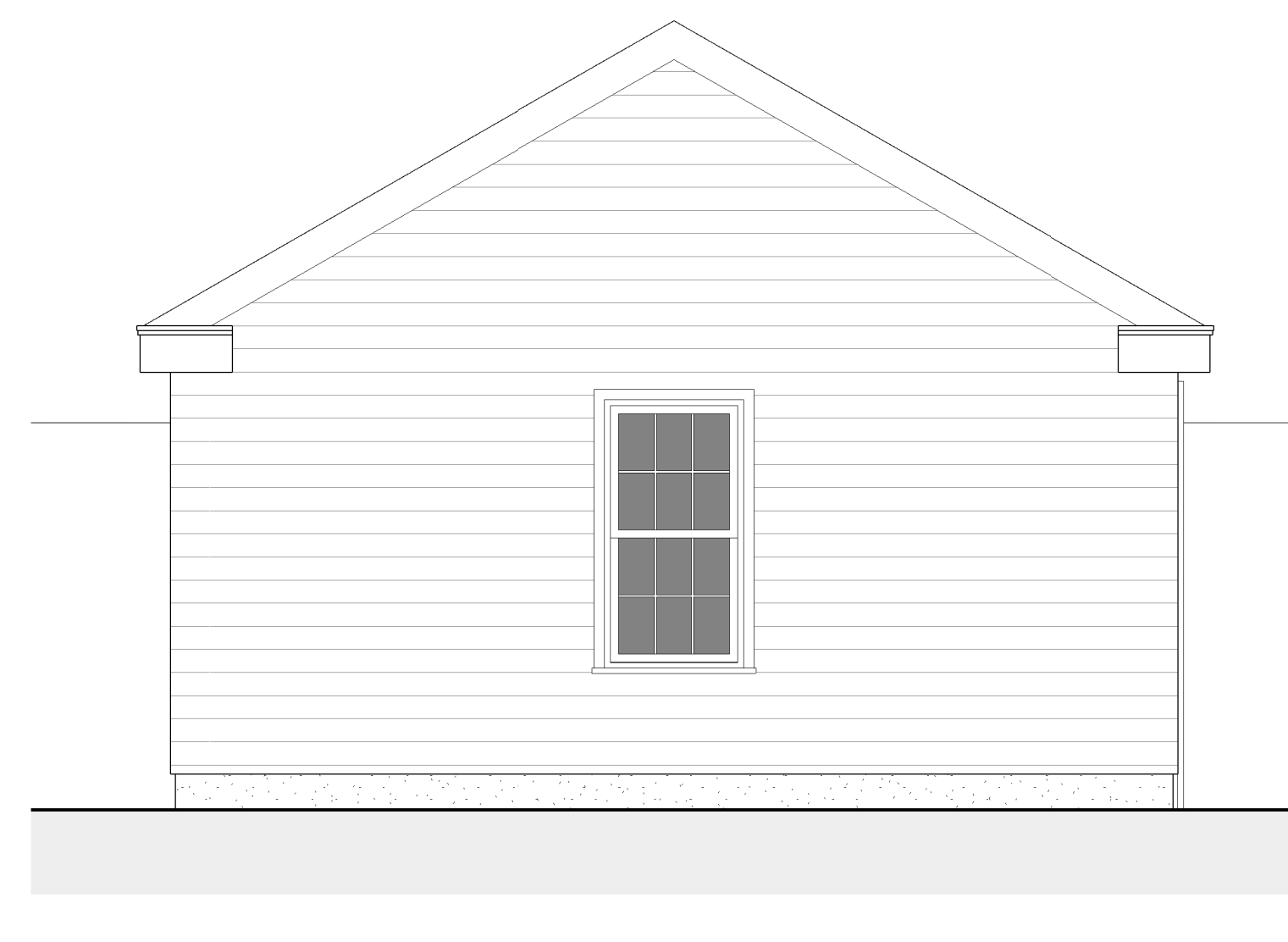
Siding: To be all wood shingles.

Trim: To be painted all wood.



② North Elevation Proposed HDC
3/8" = 1'-0"

EXISTING



① North Elevation HDC
3/8" = 1'-0"



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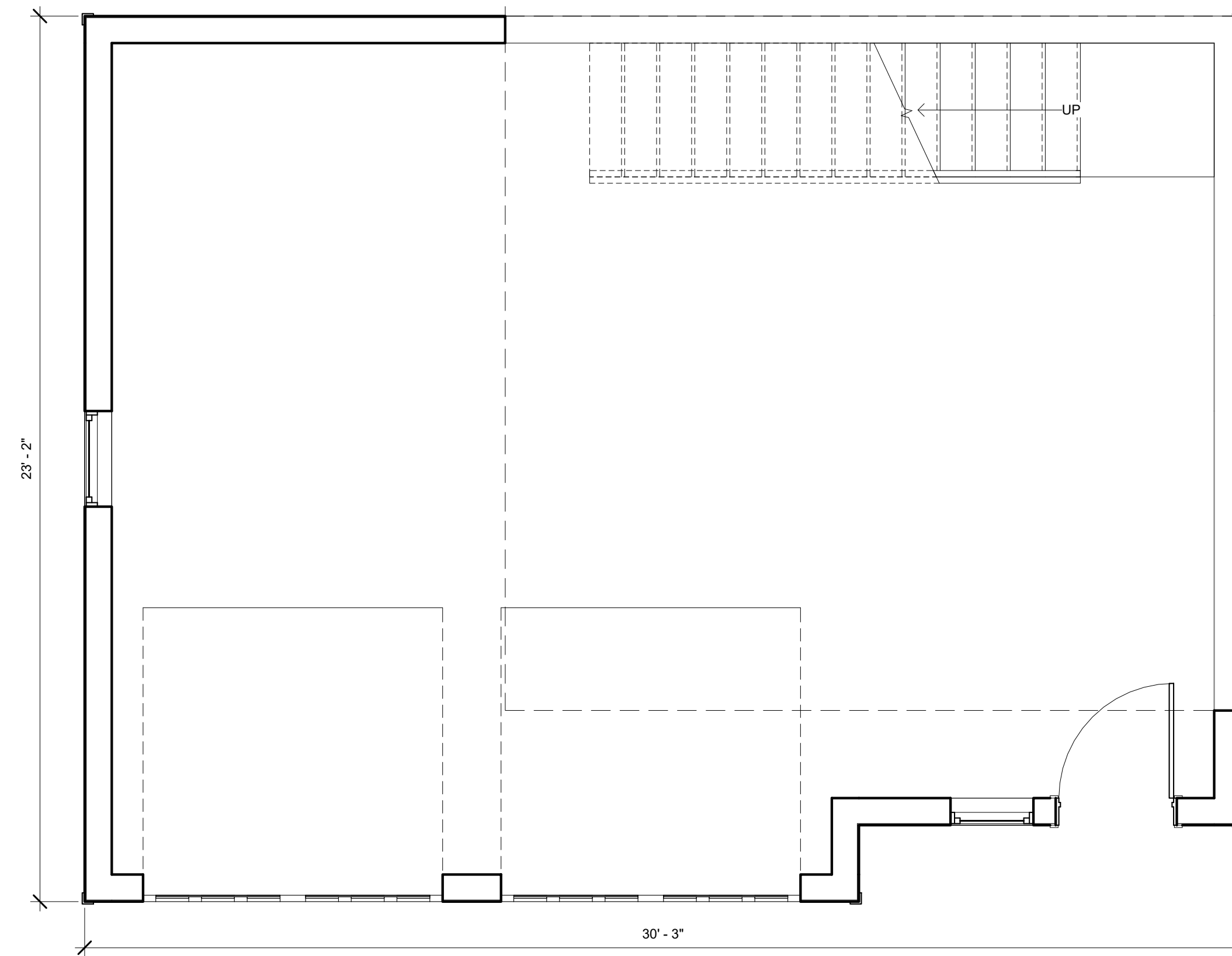
45 KAY STREET
45 KAY STREET - NEWPORT, RI

DESCRIPTION: NORTH ELEVATION

SCALE:	3/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-10-20	"HISTORIC SET"

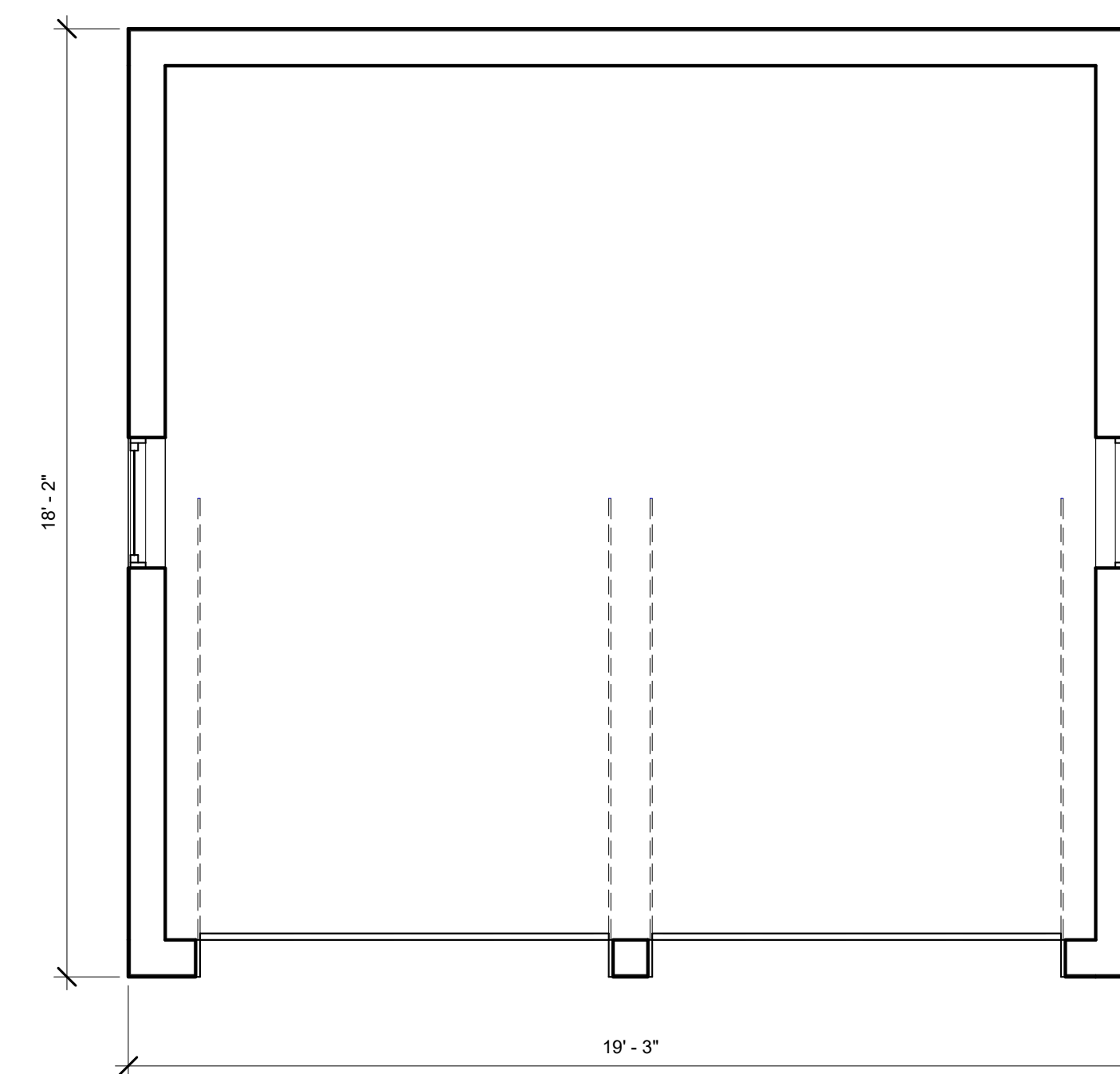
A1.4

PROPOSED



① Proposed First Floor HDC
3/8" = 1'-0"

EXISTING



② First Floor HDC
3/8" = 1'-0"



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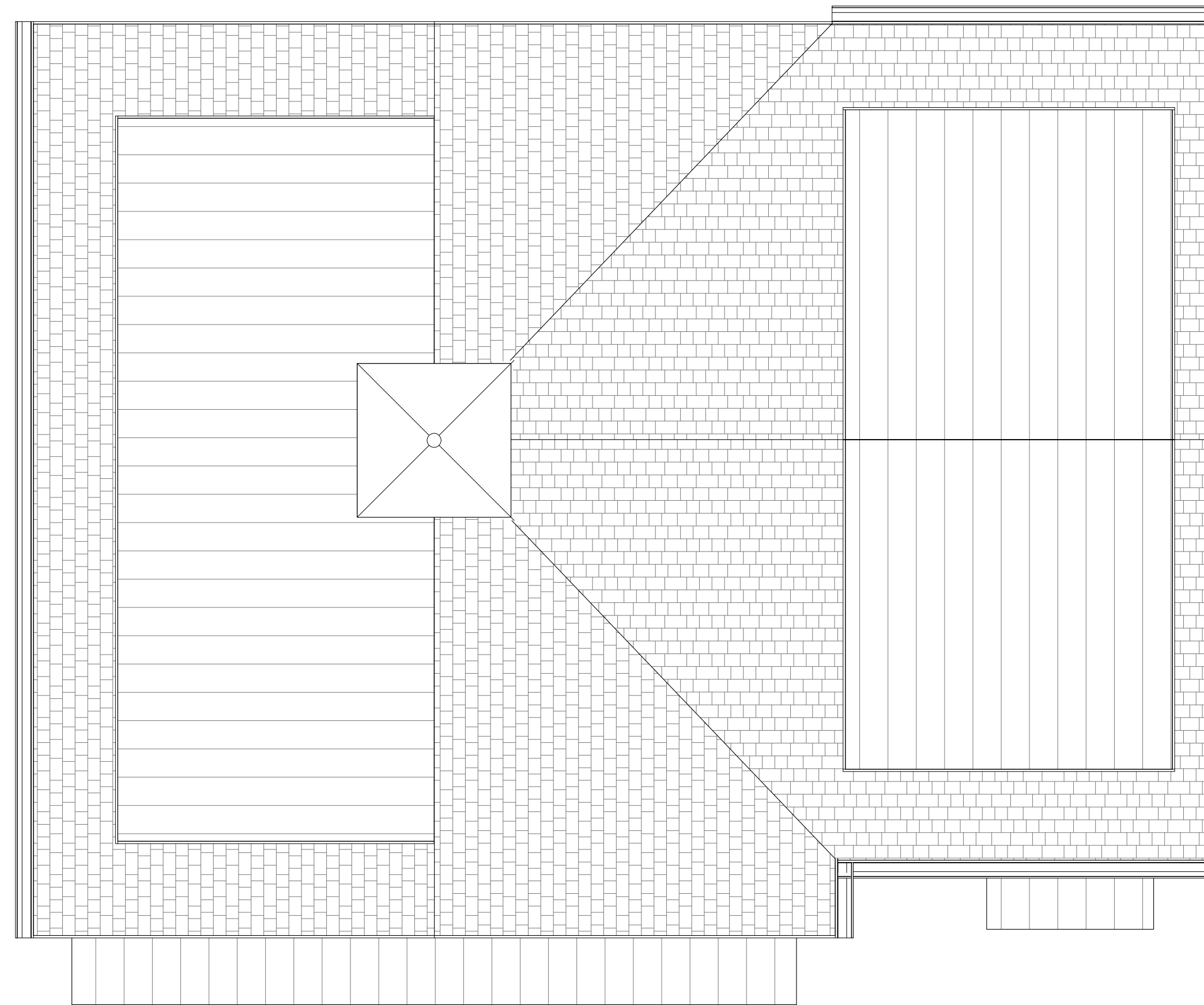
45 KAY STREET
45 KAY STREET - NEWPORT, RI

DESCRIPTION: FLOOR PLAN

SCALE:	3/8" = 1'-0"	PAPER: 24"x36"
DATE:	08-10-20	"HISTORIC SET"

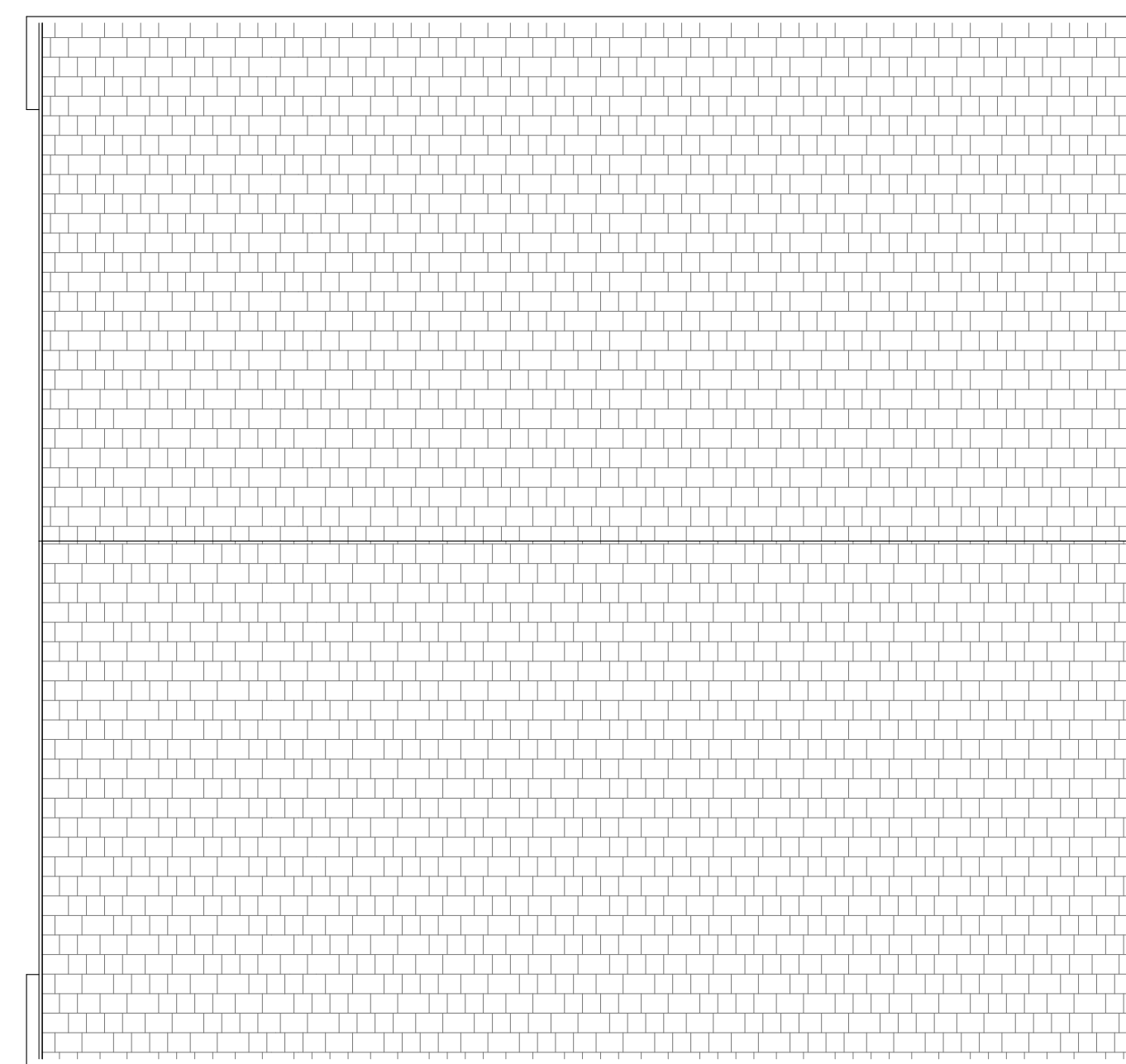
A1.5

PROPOSED



2 Proposed Roof Plan HDC
3/8" = 1'-0"

EXISTING



1 Roof Plan HDC
3/8" = 1'-0"



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45 KAY STREET
45 KAY STREET - NEWPORT, RI

DESCRIPTION: ROOF PLAN

SCALE: 3/8" = 1'-0" PAPER: 24"x36"

DATE: 08-10-20 "HISTORIC SET"

A1.6