



NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check # 252

Received by the Zoning and Inspections Department:

JAN 19 2021

\$50.00

HDC
Feb 20

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: 90 3RD ST	Plat: 09	Lot: 130
Property Name (if any, including historic):	Original Date of Construction: 1920	
APPLICANT (Legal Owner of Record): MATTHEW + JULIA REINHART	Telephone: 401 662 2427	Email: MPREINHART@MAC.COM
Mailing Address: 90 3RD ST NEWPORT RI 02840		
LEGALLY AUTHORIZED REPRESENTATIVE:	Telephone:	Email:
Mailing Address:		

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.

1) REMOVE BACK DECK AND REPLACE
W STONE PATIO

2) REPLACE FRONT DOOR

3) INSTALL OUT DOOR SHOWER

Y ☒ N Repair/replacement of exterior architectural features?

☒ 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)?

☒ ☒ 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)?

☒ N Pools and/or site structures?

Y N Other? Describe: OUTDOOR SHOWER AND FENCING

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.

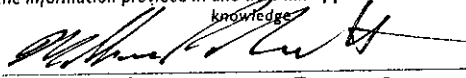
☒ ☐ MATERIALS/PRODUCT LITERATURE/SAMPLES?

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:

21 Dec 2020

Applicant Printed Name:

MATTHEW P. REINHART



Proposal

MATT REINHART
90 3RD STREET
NEWPORT, RHODE ISLAND 02840

Sales: Rick Miranda

Bluestone Patio and Steps
90 3rd Street Newport, Rhode Island 02840

Est ID: EST2214506

Date: Dec-11-2020

Remove and dispose of deck

\$ [REDACTED]

- Labor to remove and dispose of existing deck
- Load, haul and dispose of properly

Raised Thermal Bluestone Patio with 24"x6' step at French Doors

\$ [REDACTED]

- Layout Patio/paving as per plan or as discussed
- Excavate as needed for proper base
- Construct perimeter wall with fieldstone face reinforced with concrete block set on a concrete base over crushed stone footing.
 - concrete base to be reinforced with rebar
- Back fill and prep base with 3/4" gravel
- Compact area to 100% compaction
- Build fieldstone step with bluestone top at French doors.
- Set perimeter bluestone band on fieldstone and block foundation using thinset Ardex
- Provide and install 1" stone dust setting bed
- Provide and install Select Thermal bluestone 1.5" thick
- Construct (2) 4' wide bluestone steps with fieldstone rises off patio down to lower walkway
- All paved areas to positive drainage
- Sweep polymeric jointing sand into joints for weed prevention

Brick Paving at shower and Bulkhead (approx 190 sf)

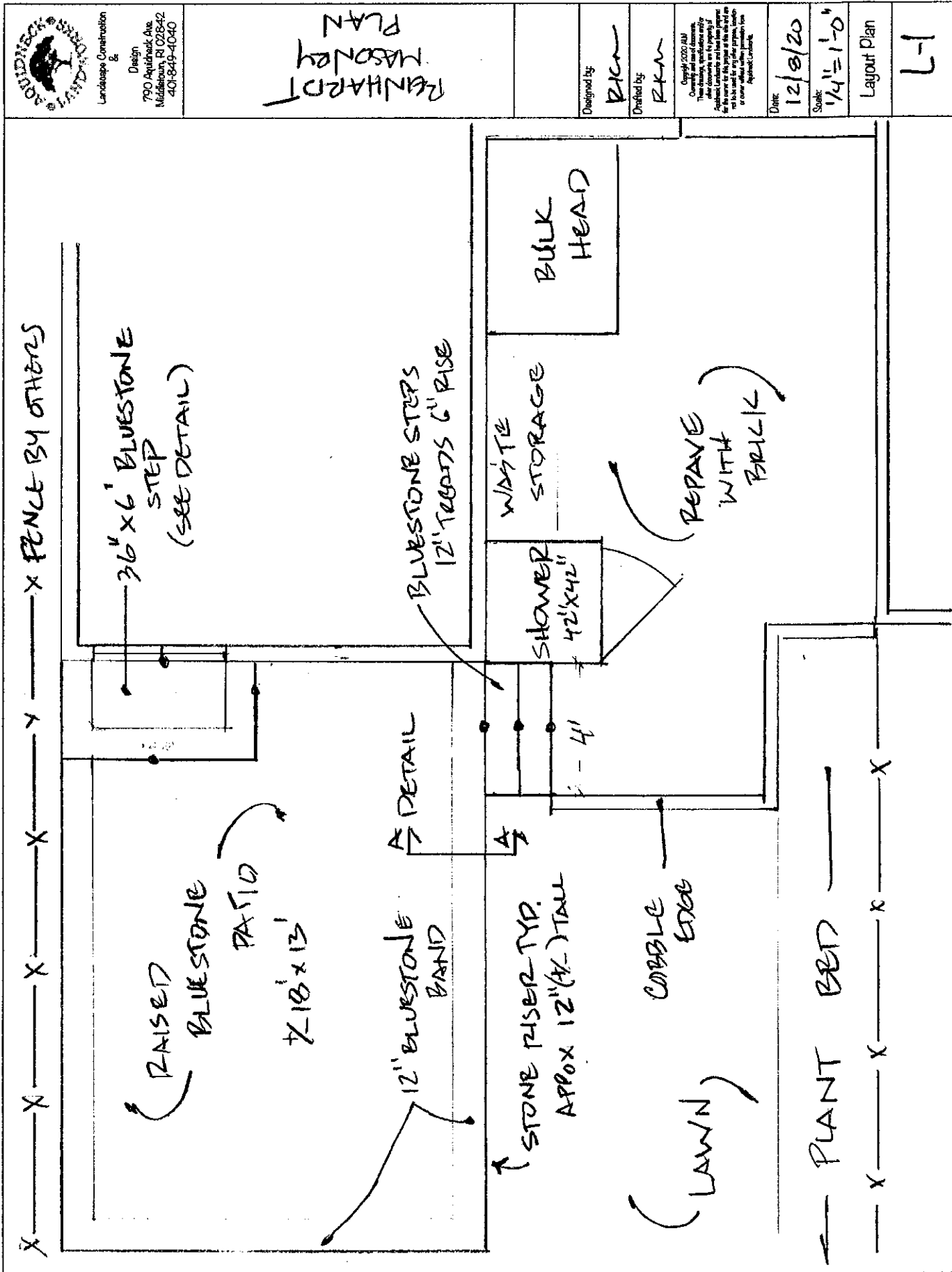
\$ [REDACTED]

- Demo and remove existing concrete walkway
- install drain pipe at shower as discussed and daylight to front
- Provide crushed stone and drain grate
- Install cobble edging to hold back lawn and grade change
- Prep for paving
- Install brick pavers.
- Sweep polymeric jointing sand and compact

Aquidneck Landworks Inc.
790 Aquidneck Avenue
Middletown, RHODE ISLAND
02842

P.401-849-4040
F.4018494433

aquidnecklandworks.com
rick@aquidnecklandworks.com



Aquidneck Landscapes & Design
790 Aquidneck Ave.
Middletown, RI 02842
401-849-4040

REINHARDT
MASONRY
PLAN

Designed by
DKM
Drafted by
RKM

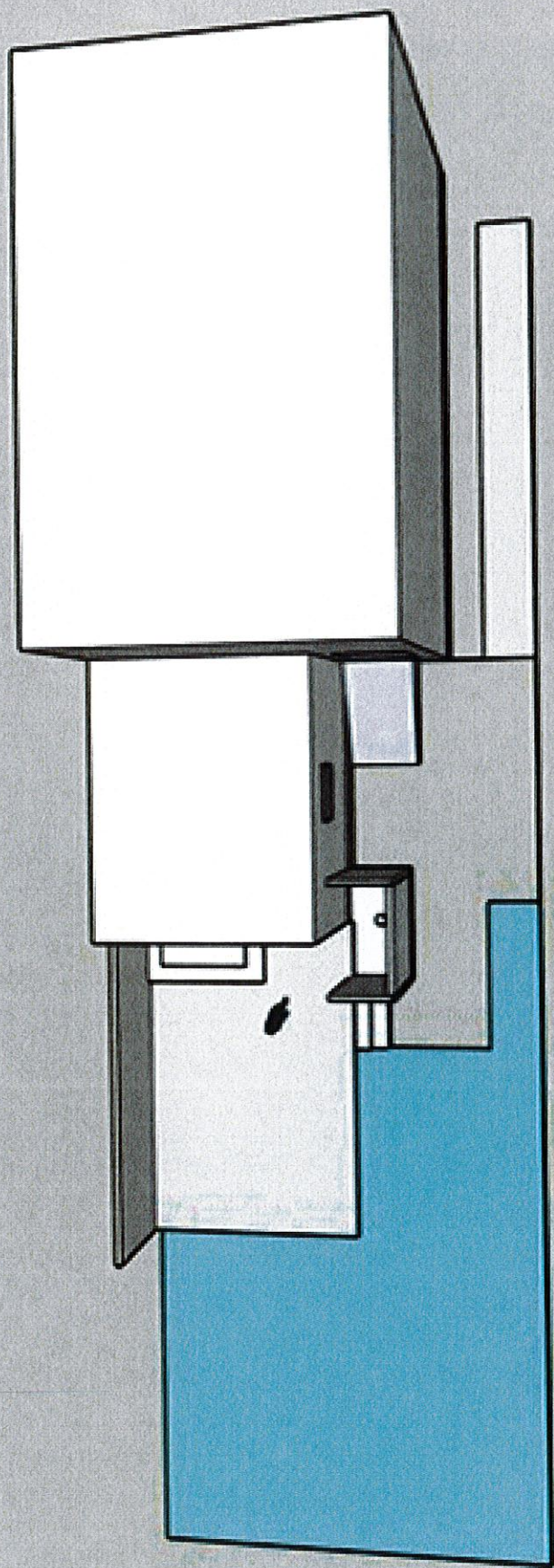
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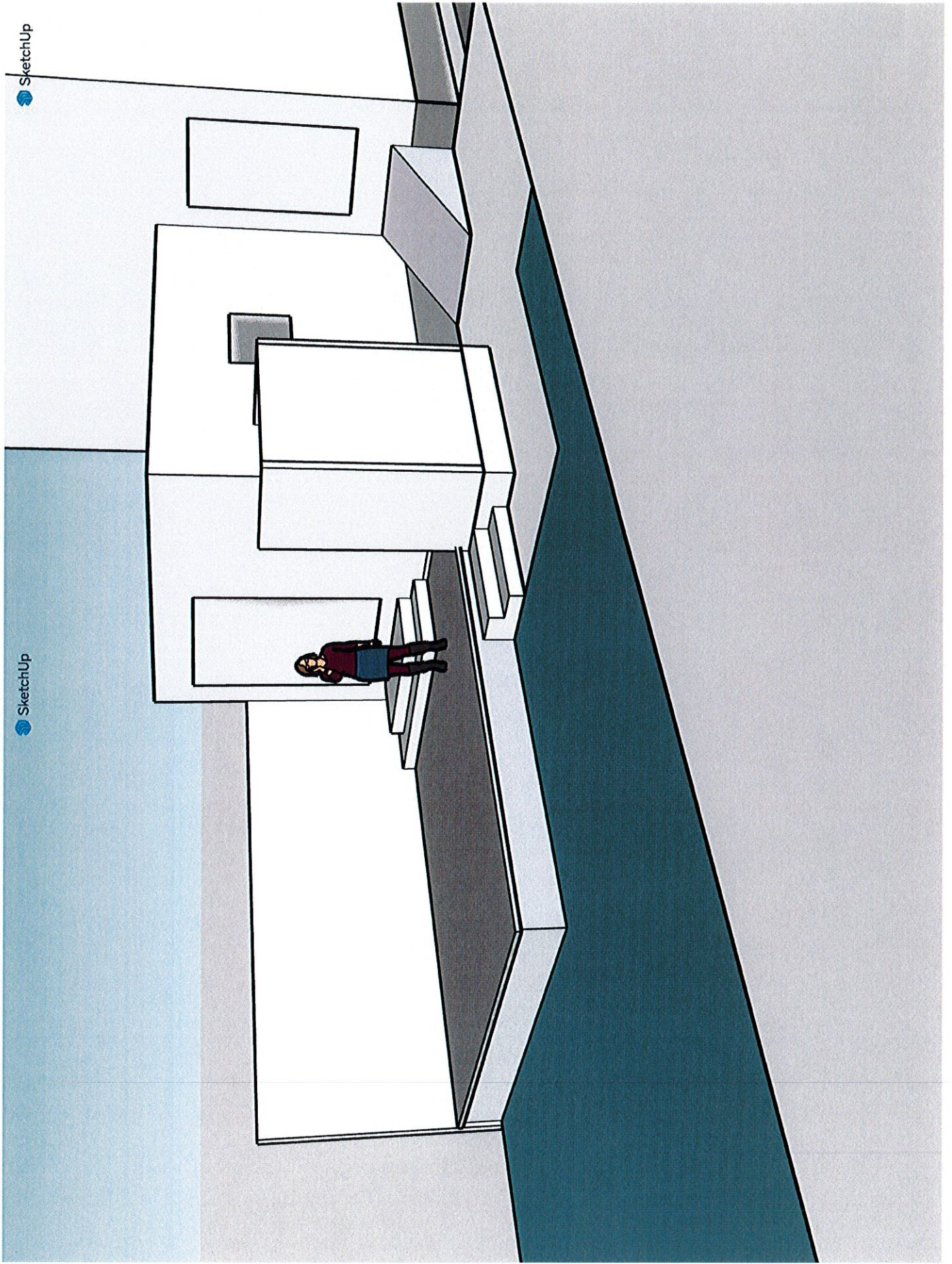
Date
12/8/20

Scale
1/4" = 1'-0"

Layout Plan

L-1









- Lock Option: Multi-Point
- Multi-Point Style: Forte
- Multi-Point Finish: Brushed Nickel
- Multi-Point Brand: Therma Tru
- Strike Jamb Prep: Mortise Strike Prep
- Weatherstrip Type: Compression
- Weatherstrip Color: Bronze
- Kick Plate: None
- Door Viewer: None
- Sill Cover: Yes
- Sill Pan: No
- Rough Opening Width: 38 1/2"
- Rough Opening Height: 81 5/8"
- Total Unit Width(Includes Exterior Casing): 37 5/8"
- Total Unit Height(Includes Exterior Casing): 81 1/8"

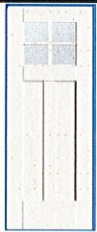
Item Total: \$ 2,013.95

Item Quantity Total: 1

Item: 0002: Ext 32" x 80" S4814-SDLF1LE RHO 4 9/16" On-Guard White Paint Finish

Location:

Quantity: 1



Smooth Star 32"x80" Single Door
Active Handle Set Multi-Point



EXTERIOR
Right-Hand Outswing

Configuration Options [Hide](#)

- Product Category: Exterior Doors
- Manufacturer: Reeb - Smooth Star
- Product Material: Smooth Star Fiberglass
- Material Type: Smooth Star
- Product Type: Entry
- Brand: Therma-Tru
- Configuration (Units viewed from Exterior): Single Door
- Reeb Finish: Yes
- Slab Width: 32"
- Slab Height: 80"
- Product Style: Craftsman
- Panel Type: Flat Panel
- Glass Type: Clear
- Glazing Type: Flush Glazed
- Glass Style: SDL
- Insulation: Low E
- Grille Type: SDL Shaker Profile
- Model: S4814-SDLF1LE
- Grille Material: Therma-Tru High Heat Composite SDL
- Finish Door Exterior Color: Luna Moth
- Finish Door Interior Color: Luna Moth
- Frame Material: On-Guard White Paint Finish
- Finish Frame Exterior Color: Reeb White
- Finish Frame Interior Color: Reeb White
- Handing: Right Hand Outswing
- Casing/Brickmould Pattern: None
- Hinge Type: NRP
- Hinge Brand: Therma-Tru
- Hinge Finish: Brushed Nickel
- Jamb Depth: 4 9/16"
- Sill: Composite Outswing
- Sill Finish: Bronze Finish w Dark Cap
- Lock Option: Multi-Point
- Multi-Point Style: Forte
- Multi-Point Finish: Brushed Nickel
- Multi-Point Brand: Therma Tru

- **Strike Jamb Prep:** Mortise Strike Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Kick Plate:** None
- **Door Viewer:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Dentil Shelf:** None
- **Rough Opening Width:** 34 1/2"
- **Rough Opening Height:** 81 5/8"
- **Total Unit Width(Includes Exterior Casing):** 33 5/8"
- **Total Unit Height(Includes Exterior Casing):** 81 1/8"

Item Total: \$ ~~4,000.00~~Item Quantity Total: \$ ~~4,000.00~~**Unit Summary**[Hide](#)

Item	Description	Quantity	Unit Price	Total Price
0001	Ext 36" x 80" CCV220 RHO 4 9/16" On-Guard White Paint Finish	1	\$ 3,000.00	\$ 3,000.00
0002	Ext 32" x 80" S4814-SDLF1LE RHO 4 9/16" On-Guard White Paint Finish	1	\$ 1,000.00	\$ 1,000.00

SUBMITTED BY: _____

ACCEPTED BY: _____

DATE: _____

SUBTOTAL: \$ ~~4,000.00~~TAXES (7 %): \$ ~~280.00~~GRAND TOTAL: \$ ~~4,280.00~~**Additional Information:**

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

