



### **PUBLIC NOTICE OF A SPECIAL MEETING**

Notice is hereby given that a Special Meeting of the Historic Preservation Commission of the City of Newport, Kentucky, has been called. The meeting will be held on January 14, 2026, at 5:00 p.m. The meeting will take place in the City of Newport Municipal Building, 998 Monmouth Street, 1<sup>st</sup> Floor, Multi-Purpose Room.

The agenda will be available at [www.newportky.gov](http://www.newportky.gov)

Notice dated 29 December 2025.

*Tiffany Myers*

City Clerk Tiffany Myers



**NEWPORT HISTORIC PRESERVATION COMMISSION  
SPECIAL CALL MEETING**

**JANUARY 14, 2026 @ 5:00 P.M.**

Newport Municipal Building, 998 Monmouth Street, 1<sup>st</sup> Floor Multi-Purpose Room

*The public can access the meeting through the live stream on  
[Facebook.com/CityofNewportKY](https://www.facebook.com/CityofNewportKY) or [YouTube/CityofNewportKY](https://www.youtube.com/CityofNewportKY)*

**AGENDA**

**CALL TO ORDER AND ROLL CALL**

**APPROVAL OF MINUTES**

- Special Call Meeting October 15, 2025

**PUBLIC HEARINGS**

**HP2500813**

**HEARING REGARDING THE PAINTING OF UNPAINTED MASONRY AT 707  
WASHINGTON AVE., NEWPORT, KY 41071  
REQUESTED BY: CITY OF NEWPORT**

**HP2500988**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR  
ALTERATIONS INCLUDING INSTALLATION OF WOOD DOOR AWNING,  
SHUTTERS, AND ARCHITECTURAL ORNAMENTATION AT 25 W 12<sup>TH</sup> ST.,  
NEWPORT, KY 41071.  
REQUESTED BY: OHIO VALLEY RENEWED HOMES, LLC**

**HP2500990**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW  
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE 27 W 12<sup>TH</sup> ST.,  
NEWPORT, KY 41071.  
REQUESTED BY: OHIO VALLEY RENEWED HOMES, LLC**

**HP2500956**

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW  
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT 29 W 12<sup>TH</sup> ST.,  
NEWPORT, KY 41071.  
REQUESTED BY: OHIO VALLEY RENEWED HOMES, LLC**

**OTHER BUSINESS**

- Review of 2025 and plans for future meetings and projects



**ADJOURNMENT**



# Certificate of Appropriateness Application

Date: 09/10/2025

## Applicant / Owner

Applicant Name: Pete Lucarelli  
 Address: 707 Washington ave  
 City, State, Zip: Newport k 41071  
 Phone: [REDACTED]  
 Email: [REDACTED]  
 Applicant is: Owner

Owner Name: Na  
 Address:  
 City, State, Zip:  
 Phone: Na  
 Email:  
 Occupational #:  
 Owner - Entity?: No

## Location / Contractor

Project Address: 707 Washington ave  
 City, State, Zip: Newport Ky 41071  
 Subdivision:  
 PIDN:  
 Current Use:  
 Proposed Use:

Contractor Name: Esparaza Aguilar construction llc  
 Address: [REDACTED]  
 City, State, Zip: [REDACTED]  
 Phone: [REDACTED]  
 Email: [REDACTED]  
 License #: [REDACTED]

## Project Information

- ☐ Architectural Ornamentation
- ☐ Awnings
- ☐ Box Gutters
- ☐ Chimneys
- ☐ Cornice
- ☐ Decks
- ☐ Doors
- ☐ Exterior Lighting
- ☐ Fencing – Front Yard
  - ☐ Rear Yard
  - ☐ Side Yard
- ☐ Landscaping
- ☐ Masonry Cleaning/Repointing
- ☒ Painting

- ☐ Porch
  - ☐ Roof
  - ☐ Siding
  - ☐ Skylights
  - ☐ Storefronts
  - ☐ Utilities and Accessory Structured
  - ☐ Windows – Wood
    - ☐ Vinyl
    - ☐ Glass
    - ☐ Block Window Shutters
    - ☐ Window Shutters
  - ☐ New Construction
  - ☐ New Construction
  - ☐ Demolition
- Other (specify):  
 Approximate cost of work to be done: \$6000

Description of work to be done: Paint house exterior

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved. Any work done that has not been approved will be in violation of the City of Newport's Historic Preservation Code. In signing this application, I understand that I am providing authorization for the posting of a public hearing notice on the subject property. I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this application.

Pete Lucarelli

09/10/2025



Name

Date

707 Washington – Submitted Images





707 Washington – Submitted Images









707 Washington – Submitted Images

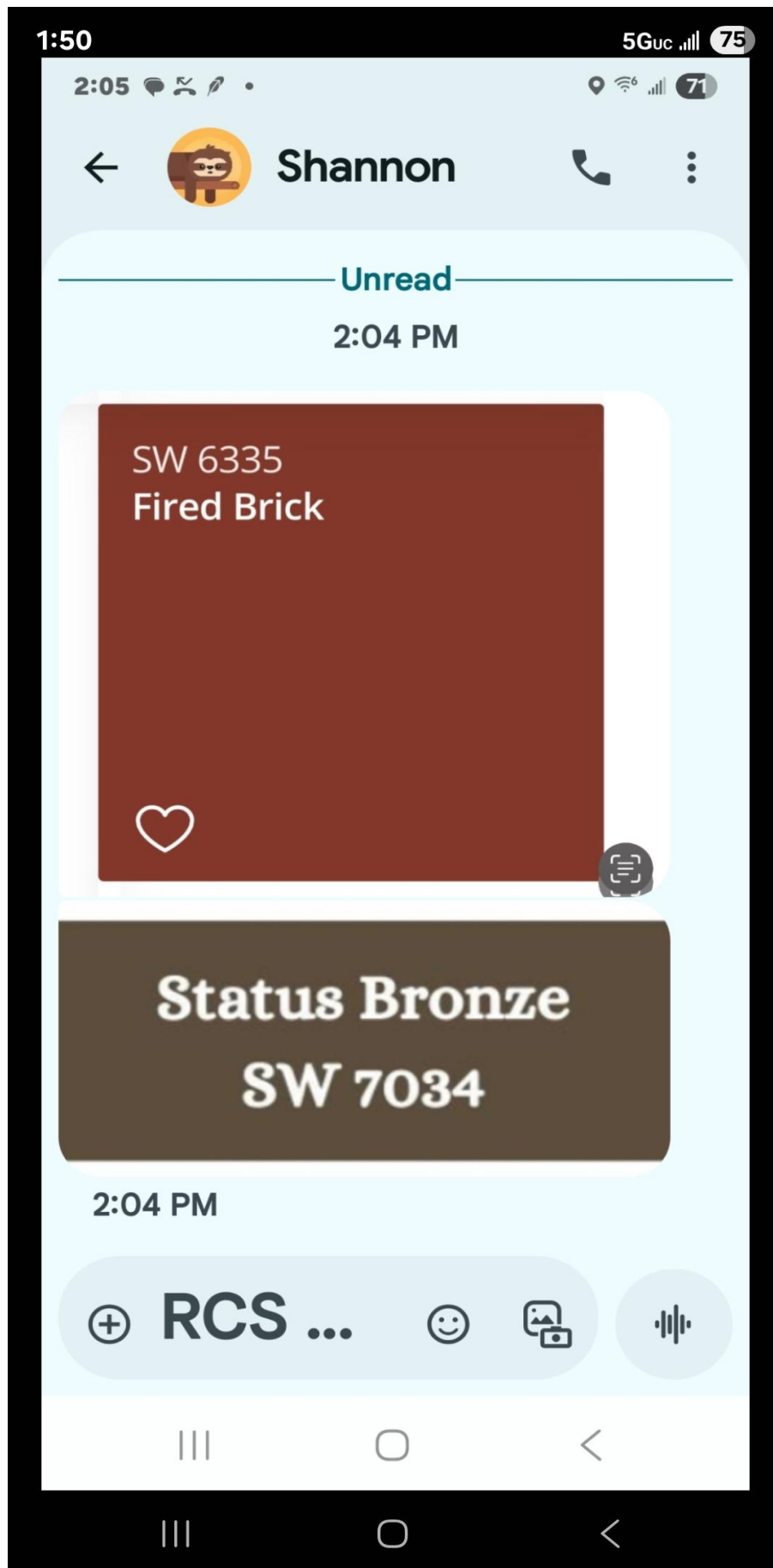




707 Washington – Submitted Images









# Certificate of Appropriateness Application

Date: 11/04/2025

## Applicant / Owner

Applicant Name: OHIO VALLEY RENEWED HOMES/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant is: Owner

Owner Name: OHIO VALLEY RENEWED HOMES LLC/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Occupational #: [REDACTED]

Owner - Entity?: Yes

## Location / Contractor

Project Address: 25 West 12th Street

City, State, Zip: Newport, Kentucky 41071

Subdivision: [REDACTED]

PIDN: [REDACTED]

Current Use: [REDACTED]

Proposed Use: [REDACTED]

Contractor Name: OHIO VALLEY RENEWED HOMES LLC/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

License #: [REDACTED]

## Project Information

☒ Architectural Ornamentation

☐ Awnings

☐ Box Gutters

☐ Chimneys

☐ Cornice

☐ Decks

☐ Doors

☐ Exterior Lighting

☐ Fencing – Front Yard

☐ Rear Yard

☐ Side Yard

☐ Landscaping

☐ Masonry Cleaning/Repainting

☐ Painting

☐ Porch

☐ Roof

☒ Siding

☐ Skylights

☐ Storefronts

☐ Utilities and Accessory Structured

☒ Windows – Wood

☐ Vinyl

☐ Glass

☐ Block Window Shutters

☒ Window Shutters

☐ New Construction

☐ New Construction

☐ Demolition

Other (specify):

Approximate cost of work to be done: \$0

Description of work to be done: Overhangs, shutters, window replacement, siding replacement

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved.

Any work done that has not been approved will be in violation of the City of Newport's Historic Preservation Code. In signing this application, I understand that I am providing authorization for the posting of a public hearing notice on the subject property. I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this application.

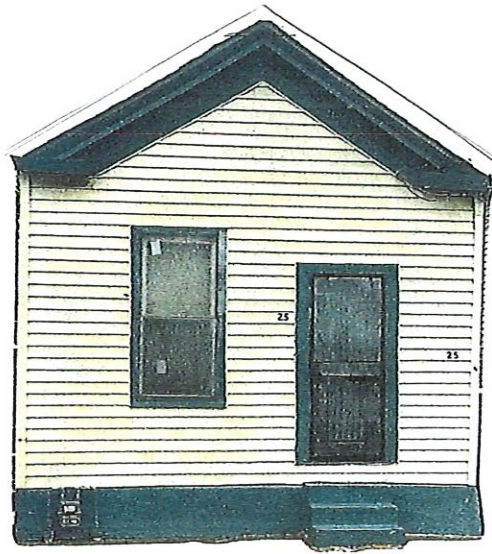
Patricia Lemaster

11/04/2025



Name

Date



### **Project: 25 West 12th Street**

- FRONT FACADE MATERIAL will be a smooth Hardie Board Siding in a clapboard style painted *Sherwin Williams Sheraton Sage*.
- Vinyl Siding in a Georgia Pacific Dublin will be used on the sides.
- All TRIM will be painted in a *Sherwin Williams Downing Sand*.
- ROOF COLOR will be a Timberline Hickory Algae Resistant Architectural Roof Shingle.
- The FRONT DOOR will have a straightline window in a  $\frac{3}{4}$  length frosted glass for privacy and painted in *Sherwin Williams Fairfax Brown*. It is a 32 inch right hand door.
- The window in front should match the adjacent shotgun houses with (approximately 34x70) size. They will be double hung wood windows by Pella.
- There will be a handbuilt wood awning over the door. See illustrations.
- A simple EARLY AMERICAN BLACK LIGHT will be hung beside the door or under the awning.
- An black aluminum or cast iron RAILING will be used for safety on the existing concrete steps in front.
- Possibly there may be a WINDOW BOX under the front window matching the door color OR window shutters in a coordinating color.









October 25, 2025

Historic Preservation Committee  
Newport, Kentucky 41071

To Whom This May Concern:

We are writing this letter to report on our research of front door coverings that would satisfy the historic preservation requirements.

**BACKGROUND:**

We are a new company called Ohio Valley Renewed Homes.

We have purchased the shotgun houses on 12th Street in Newport. This includes #25 and #29. We should be closing soon on #27.

We have been working hard to comply with the standards communicated to us by Historic Preservation Officer, Jennifer Williams. She has been extremely gracious in helping us. We are interested in preserving the history of Newport, as well, while restoring these homes for current residents to purchase. In striving to do so, it is our desire to add elements that may have originally been on the houses but were not rebuilt as the houses aged. We also wish to provide renewed homes that are comfortable and attractive for the modern family.

**OUR RESEARCH:**

Upon researching these types of homes, we have learned that they were brought to America in the 18th century, originally from Africa and, specifically, Haiti. They were shelters for the working class. Many of them had porches on the front. In fact, one article stated that the shotgun houses were the first to include porches as we know them in American architecture today.

**OUR RESULTS:**

Through studying many photographs of dwellings built after the Civil War, we have found that, when no formal porch existed, many of these houses used a forward slanted wooden structure over the front door.

**IN CONCLUSION:**

In order to provide protection during inclement weather and in our desire to produce a beautiful representation of the past, we are asking that you review the photographs (a few were taken in Kentucky) and sections of articles in which we have found visual indications that many of these houses did include some type of structure over the door. We seek your approval of this common and historical architectural structure of traditional shotgun houses. We intend to produce assets for the community of Newport while maintaining its history and beauty.

Sincerely  
Patricia Lemaster and Mike Slone  
Ohio Valley Renewed Homes

**In the following random articles, it tells about shotgun houses and mentions the porches or the overhang.**

In New Orleans, free people of color continued to build shotgun houses, replacing their African motifs with gingerbread trimmings. And the porch on the front of these houses was quite distinct from French homes whose outdoor areas were actually interior courtyards. **The front porch on shotgun houses supported interconnectedness between people and gave neighbors a strong sense of community.**

.....

One of the [iconic building](#) types associated with the American South is the [shotgun house](#). These homes, usually built in African American [communities](#) in the 19th and early 20th centuries, have often been overlooked as a part of America's architectural history, but today they are appreciated for their simplicity, efficient use of space, and style. A classic shotgun house is a single-story frame house **consisting of a narrow gabled front porch with three to five rooms laid out behind it in a straight line.** Each room opens straight into the next room, so it was said that you could stand at the front door of such a house and fire a shotgun straight through to the back door—hence the name.

.....

Our Shotgun House is a good example of the form with three small rooms lined up in a row. ([See shotgun houses across the U.S.](#)) Like most shotgun houses, **this board-and-batten structure features a covered front porch and a gabled roof.** Ornamentation is minimal but the diamond-shaped shingles on the front gable provide a hint of Queen Anne styling. (Originally the house also included some Victorian scrolled brackets on the porch posts.) Though presently enclosed, several sash windows on both sides of the house once provided light and ventilation.

.....

Anthropologist and historian John Michael Vlach carefully traced the roots of the shotgun housing type from Africa to the Caribbean to the United States. In his 1976 dissertation, Vlach demonstrates close relationships regarding cultural norms, spatial appropriations, and building practices as the primary links between West African and the Caribbean. His research identifies a **traditional two-room African structure with a covered porch** that perhaps was influenced by an Arawak Indian structure in Haiti with its entry at the end of the structure (Vlach, 1975). The shotgun house basic floorplan consists of two or more rooms arranged directly front to back, with a front door on the narrow end facing the street. Representing one of the urban South's significant



worker cottages of the early 20th century, the shotgun house was predominantly built for black occupancy.

### Shotgun Houses in Kentucky

Shotgun houses are a significant part of Kentucky's architectural history, most notably in Louisville, which is home to the second-largest concentration of shotgun homes in the United States after New Orleans

. These narrow, rectangular residences provided affordable housing for the working class during the state's industrial expansion in the late 19th and early 20th centuries.

### Origins and arrival in Kentucky

- **African and Caribbean roots:** The shotgun house design is believed to have originated in West Africa and traveled to the Americas via enslaved people and other migrants, primarily to Haiti and then New Orleans.
- **Post-Civil War expansion:** The style spread from New Orleans to other Southern cities, including Louisville, after the Civil War. It provided a quick and inexpensive housing solution for the influx of working-class families seeking industrial jobs.
- **Industrial cities:** In Kentucky, shotguns were built most prominently in industrial centers like Louisville and Covington. Manufacturers and developers packed these narrow homes onto small urban lots near factories and railways to house their workers.

### Key characteristics

The specific features of a shotgun house are what made it so practical for rapidly growing cities:

- **Narrow and deep:** Typically 12 to 15 feet wide, the home's one-room width allowed for construction on small, dense urban lots.

- **Restoration efforts:** Today, many historic Kentucky shotguns are being revitalized. Preservation efforts restore and update them for modern tastes while retaining their original charm. The restoration of a group of abandoned shotguns in Covington's Westside earned a state historic preservation award.
- **Adaptable design:** The adaptable nature of the shotgun house has led to its repurposing for modern residential and commercial use. Modern renovations often add hallways or open up floor plans to accommodate contemporary lifestyles.
- **Affordable housing:** New shotgun houses are even being built today to add "infill" housing and provide affordable options for young couples, singles, and first-time homeowners.
- 

## Shotgun Homes & Porches

by John H. Lienhard

Audio

Today, low-cost housing proves to be much more than we first thought. The University of Houston's College of Engineering presents this series about the machines that make our civilization run, and the people whose ingenuity created them.

**W**e've all seen those elementary houses in poor neighborhoods. They

consist of three or four rooms in a row, with a forward-slanting roof over a front porch. John Michael Vlach finds that those old houses tell a very interesting story.

We call them shotgun houses. In the 1930s we decided they must be a regional invention from the Louisiana bayou country. That's where the older ones seemed to be concentrated.

But Vlach looks more closely at old records. He traces the shotgun house to the early 1800s. Then he finds older shotgun houses in the sugar-growing plantation islands -- in Haiti and the Dominican Republic. Finally, he finds that same distinctive design in West Africa.

If those were the houses of the poor, they were houses of people forced to be poor. They're an adaptation of homes the slaves had left behind. They're an African technology carried into the new world. But they came by an indirect route.

You see, the American slave trade was far too brutal. We systematically severed slaves from their cultural origins. The shotgun house had to find its way here through the Caribbean.

In 1810 the population of New Orleans was just over 12,000. One third was white, one third was slave. The last third was a population of free blacks, most of whom had come here from Haiti. They brought the shotgun house design with them. And what they made of it was not ghetto housing by any means.

The shotgun house builders in Haiti had written African motifs into their exterior timber framing. Now shotgun houses in New Orleans sprouted American gingerbread trimming. By the mid-19th century, many are positively Victorian in appearance.

When the cost of wood fell during the late 1800s, the shotgun house did indeed become the best way the poor could keep a roof over their heads. But, by then, shotgun houses had added a new element to the American architectural vocabulary.



You see, shotgun houses gave us the southern porch. We didn't previously have porches like that in America. Like the shotgun house itself, southern porches are now all over America.

So the next time you see those rows of small linear houses in poor neighborhoods, consider what you're really seeing. These are the remains of an African technology that reached considerable elegance among people of middle means in the 19th century.

And it's a technology that left an indelible and formative mark on our landscape. It propagated that outward-looking sign of community over America -- the front porch from which we've greeted friends and neighbors ever since.

I'm John Lienhard, at the University of Houston, where we're interested in the way inventive minds work.

(Theme music)

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Vlach, J.M., The Shotgun house: An African Architectural Legacy, Common Places: Readings in American Vernacular Architecture. (D. Upton and J.M. Vlach, eds.) Athens, GA: The University of Georgia Press, 1986, pp. 58-78.

Vlach, J.M., Sources of the Shotgun House: African and Caribbean Antecedents for Afro-American Architecture. Vols. I and II, Doctoral Dissertation, Department of Folklore, Indiana University, March, 1975.

Vlach, J.M., Afro-Americans, America's Architectural Roots: Ethnic Groups that Built America. The Preservation Press, pp. 43- 47.

I am grateful to Ellen Beasley, architectural historian, and Margaret Culbertson, UH Art and Architecture Librarian, for suggesting the topic, and to M. Culbertson for providing the source material.

# Origin of Shotgun Houses

Shotgun houses have a history rooted in West African and Haitian architectural styles, with origins tracing back to the 1700s and their popularity booming in the American South after the Haitian Revolution in 1804. These narrow, single-story homes were often built to house the working poor, refugees, and laborers due to their affordability and efficient use of space. The name likely comes from either a misinterpretation of the West African word "togun" (meaning house of assembly) or the popular folklore that a shotgun could be fired through the single-file rooms without hitting a wall.

## Origins and spread

- **West African roots:** The basic layout of shotgun houses can be traced to traditional West African house designs, which often featured a series of rooms
- **West African roots:** The basic layout of shotgun houses can be traced to traditional West African house designs, which often featured a series of rooms

with a covered porch.

- **Caribbean influence:** Haitian refugees fleeing the Haitian Revolution brought this architectural style to New Orleans in the early 1800s. The style was influenced by both West African traditions and the architecture of the West Indies.
- **American adaptation:** The design was adapted and spread throughout the American South and other regions like the Midwest and Texas due to its cost-effectiveness for housing working-class families, including those in industries like lumber and petroleum.



Newport, KY





Newport, KY





Newport, KY

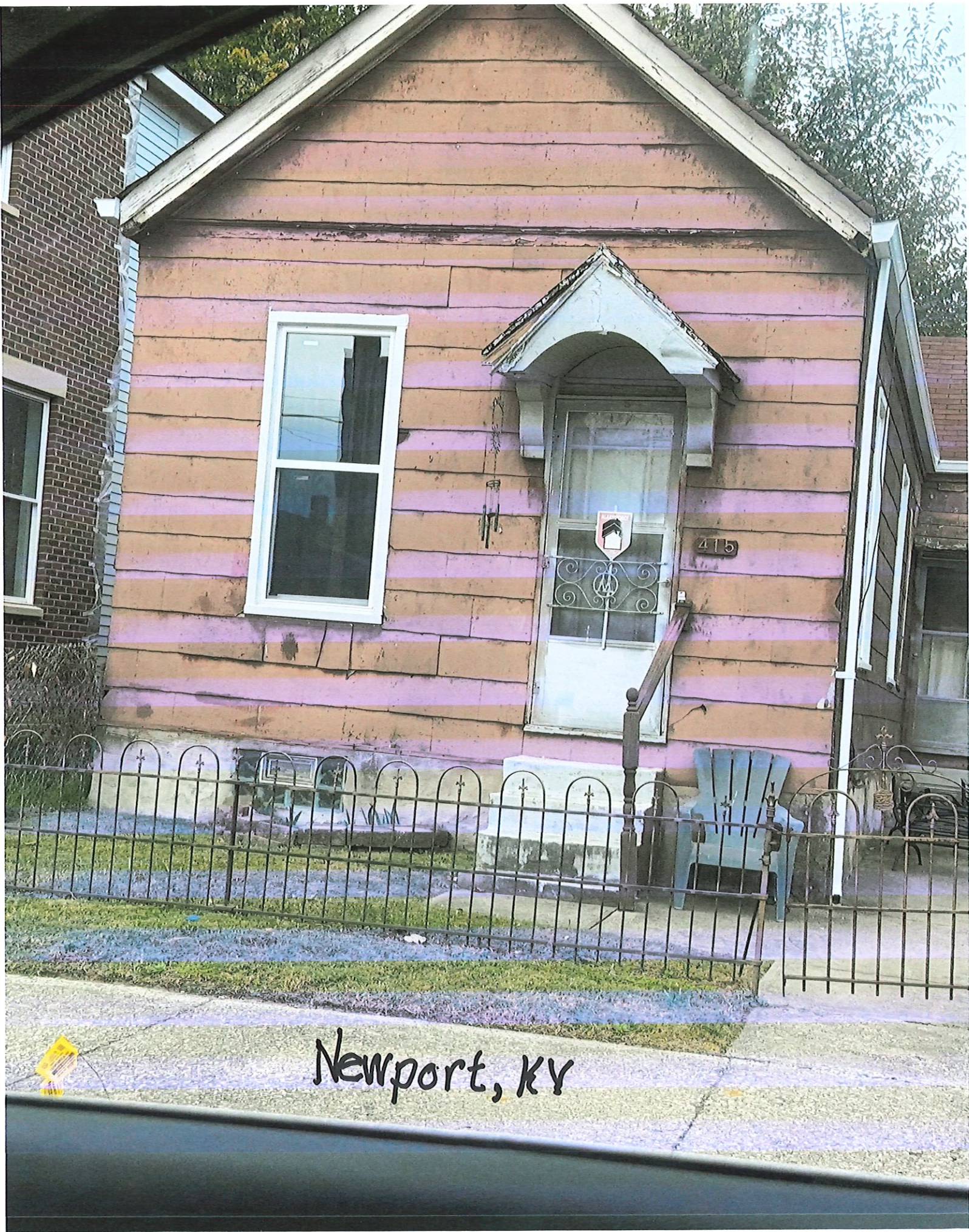




Newport, KY

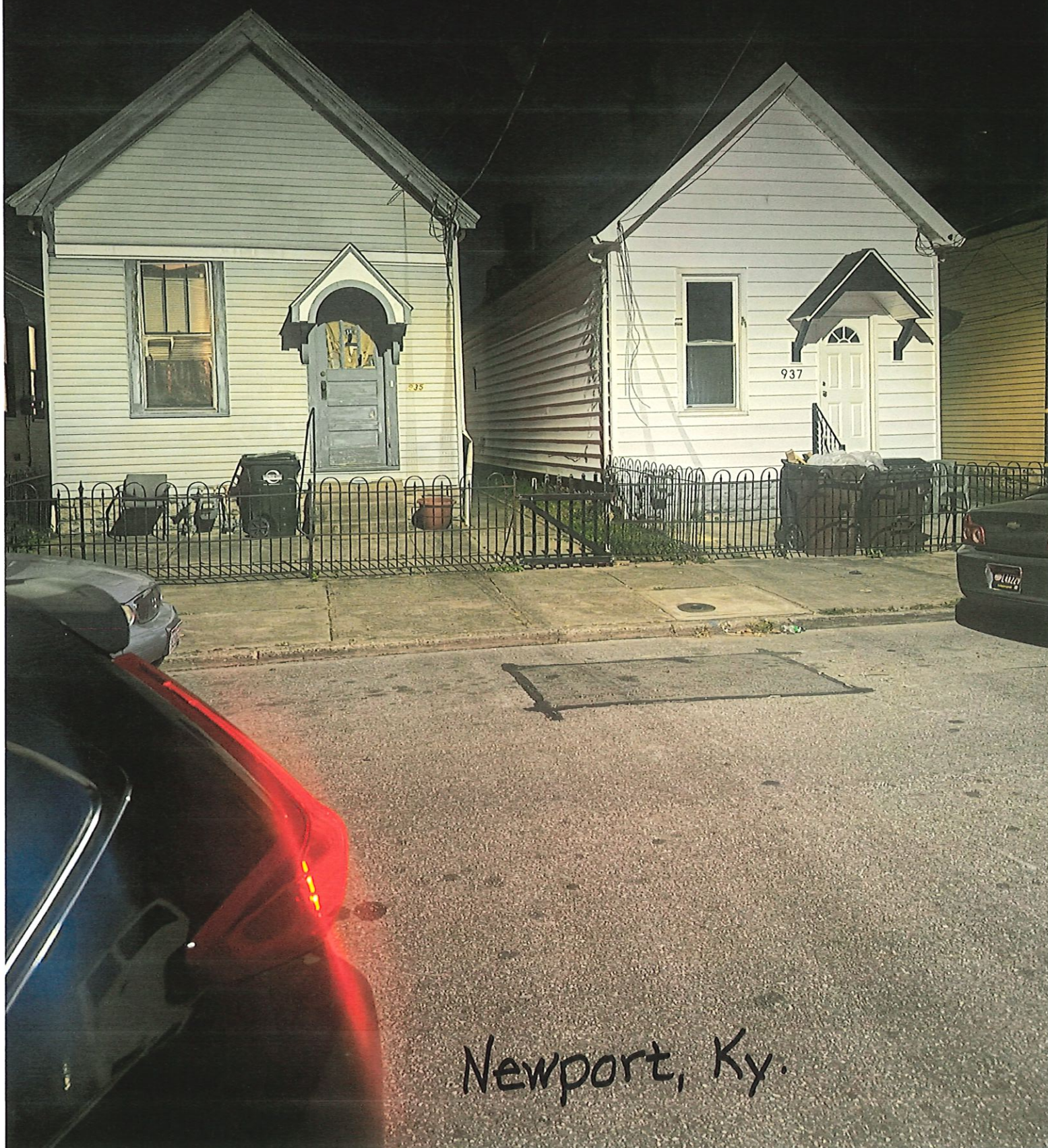






Newport, KY





Newport, Ky.



Historic Highlands District  
Louisville, KY





Louisville, KY

©Janie-Rice





*The Highlands in Louisville, KY*



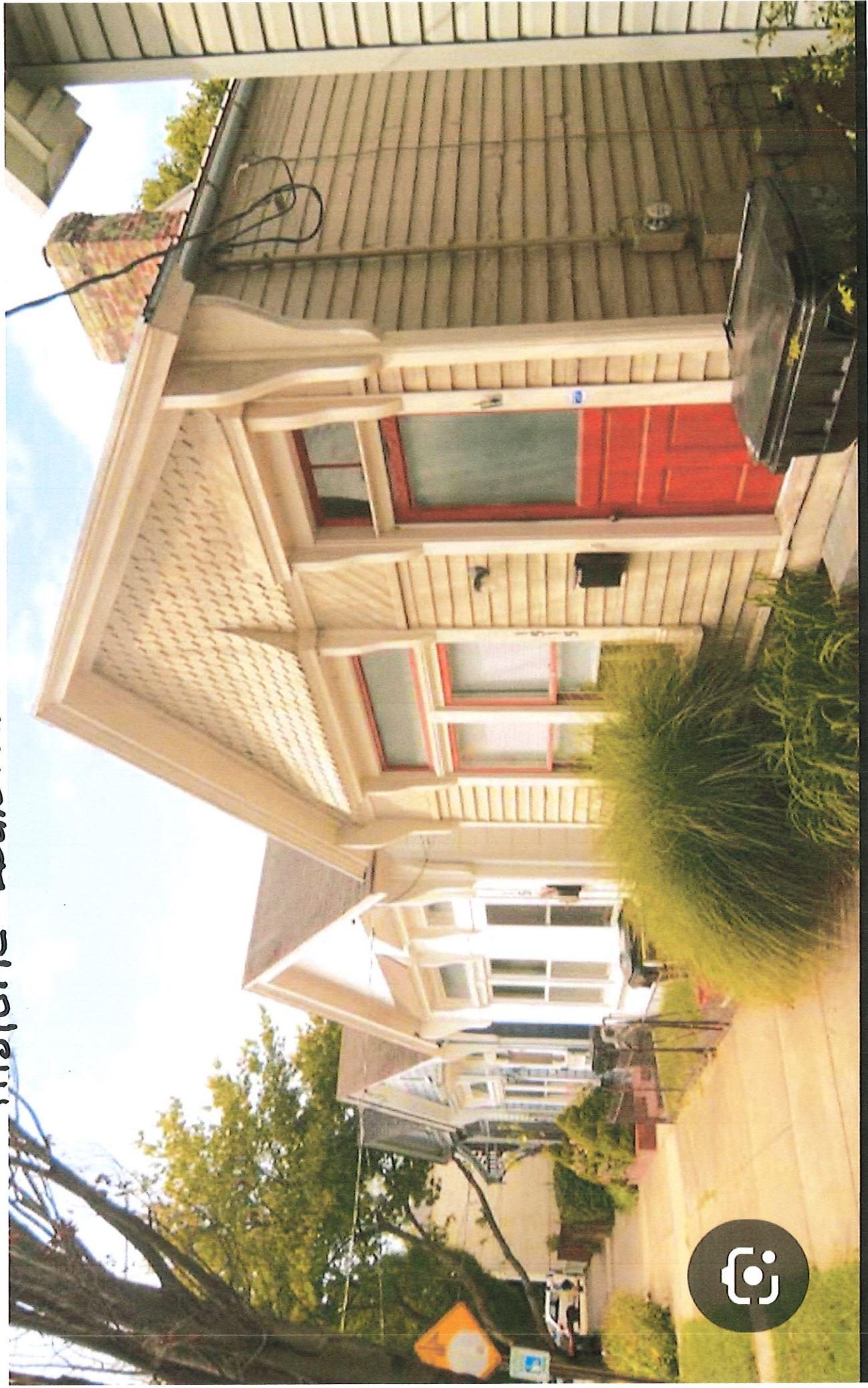


Louisville, KY





# Historic Louisville







Kentucky



East Kentucky Street Germantown, KY







Louisville, KY



Circa 1900 Louisville KY  
Shotgun House For Sale...

Visit >





Kentucky

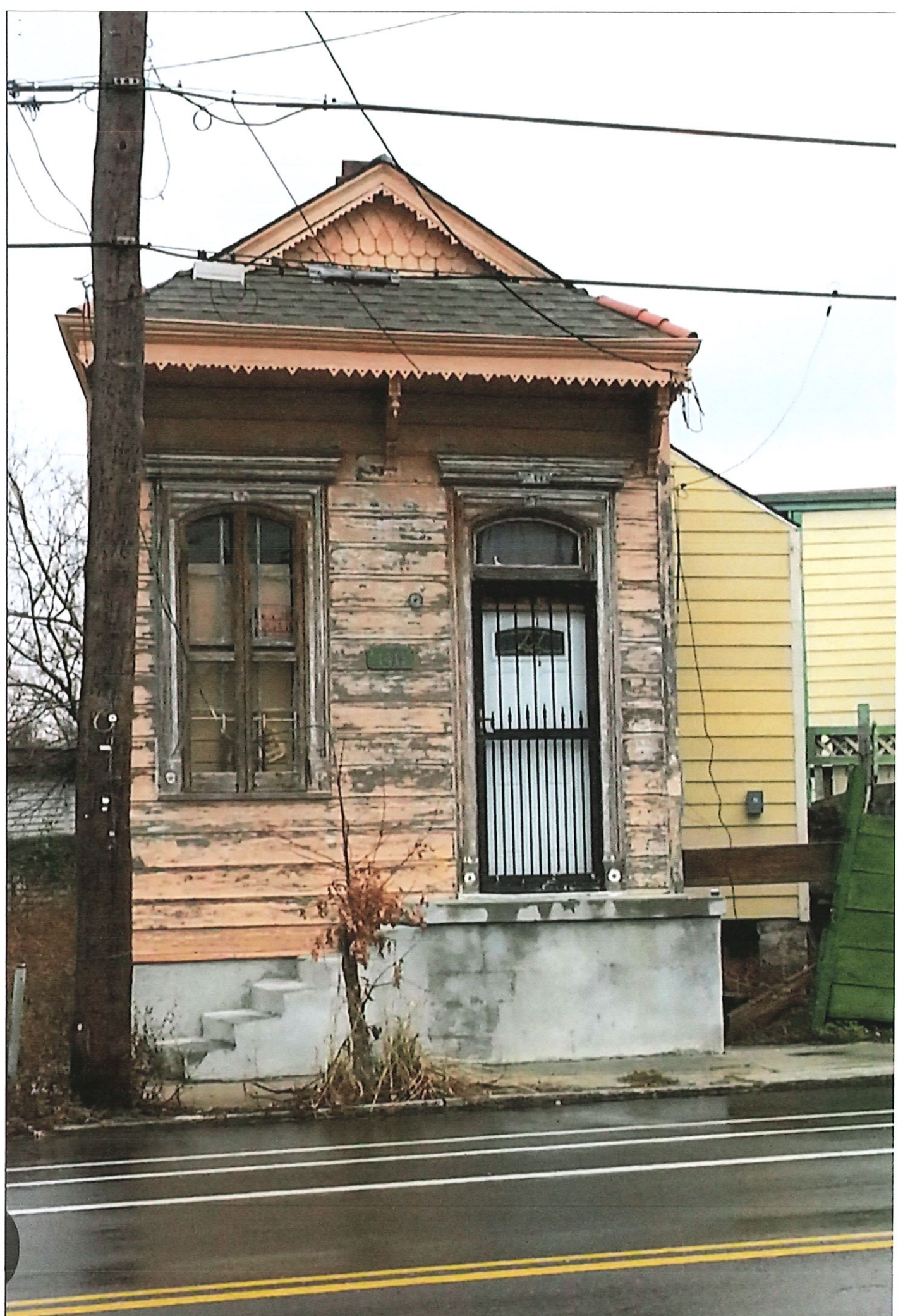














Newport, Ky.





# ick Shotgun Style House in Louisville, Kentucky





# Frankfurt, KY







Kentucky



Circa 1900 Kentucky Shotgun

[Visit >](#)















# ***Trim for Kentucky Shotgun Houses***



209 E 8th St

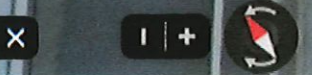
Newport, Kentucky

Google Street View

Apr 2013 See latest date

Share

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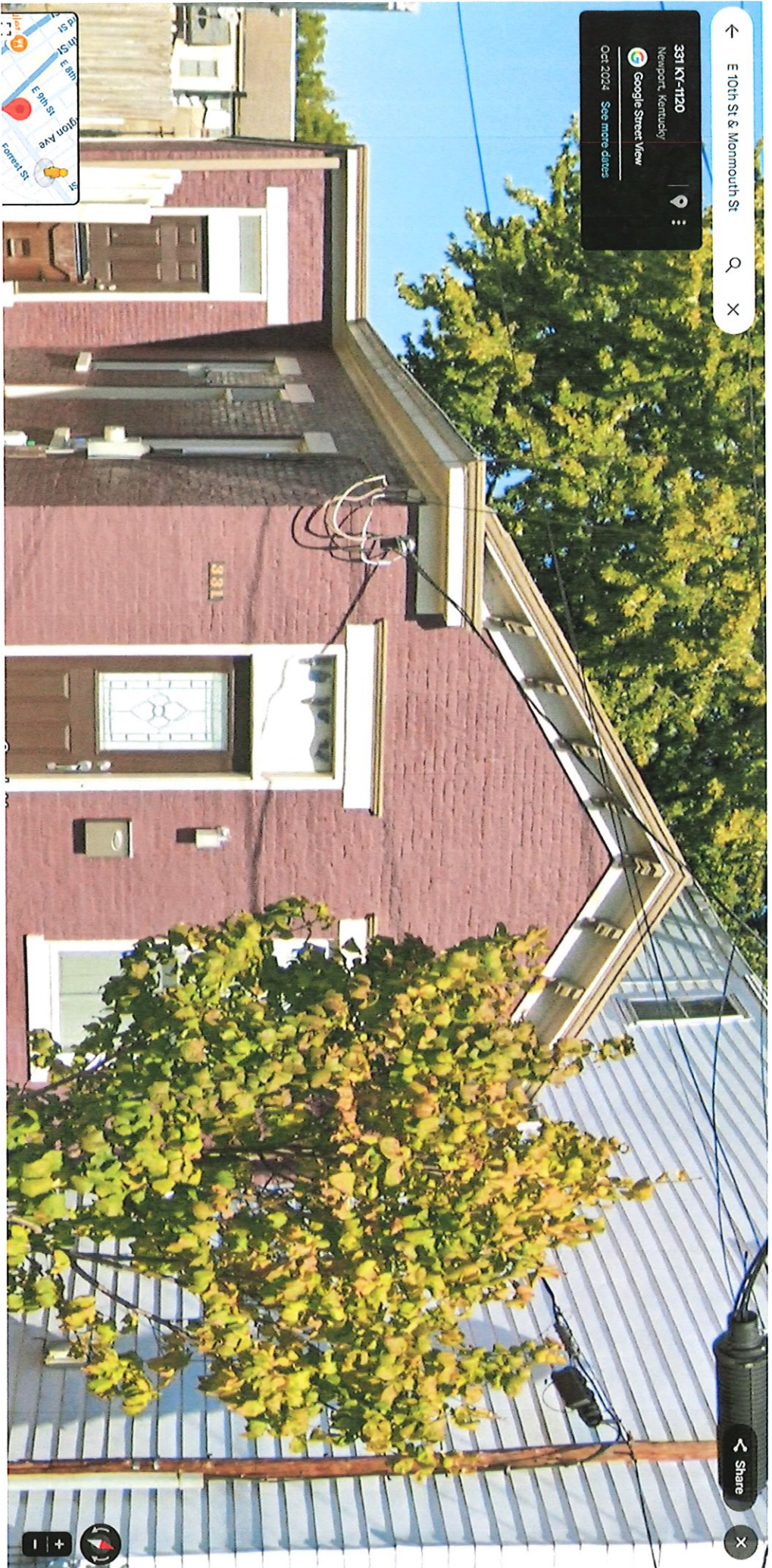


215 E 8th St  
Newport, Kentucky  
Google Street View  
Oct 2024 See more dates

Share X







↑ E 10th St & Monmouth St

Share

331 KY-1120  
Newport, Kentucky  
Google Street View  
Oct 2024 See more dates








↑ E 10th St & Monmouth St 🔍 ✕

218 KY-1120

Newport, Kentucky

 Google Street View

Oct 2024 See more dates







# Certificate of Appropriateness Application

Date: 11/04/2025

## Applicant / Owner

Applicant Name: OHIO VALLEY RENEWED HOMES/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant is: Owner

Owner Name: OHIO VALLEY RENEWED HOMES LLC/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Occupational #: [REDACTED]

Owner - Entity?: Yes

## Location / Contractor

Project Address: 27 West 12th Street

City, State, Zip: Newport, Kentucky 41071

Subdivision: [REDACTED]

PIDN: [REDACTED]

Current Use: [REDACTED]

Proposed Use: [REDACTED]

Contractor Name: Slone Construction/Mike Slone

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

License #: [REDACTED]

## Project Information

☒ Architectural Ornamentation

☐ Awnings

☐ Box Gutters

☐ Chimneys

☐ Cornice

☐ Decks

☐ Doors

☐ Exterior Lighting

☐ Fencing – Front Yard

☐ Rear Yard

☐ Side Yard

☐ Landscaping

☐ Masonry Cleaning/Repointing

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☒ Siding

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☐ Storefronts

☐ Utilities and Accessory Structured

☐ Windows – Wood

☐ Vinyl

☐ Glass

☐ Block Window Shutters

☒ Window Shutters

☐ New Construction

☐ New Construction

☐ Demolition

Other (specify):

Approximate cost of work to be done: \$0

Description of work to be done: new construction

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Patricia Lemaster

11/04/2025



Name

Date



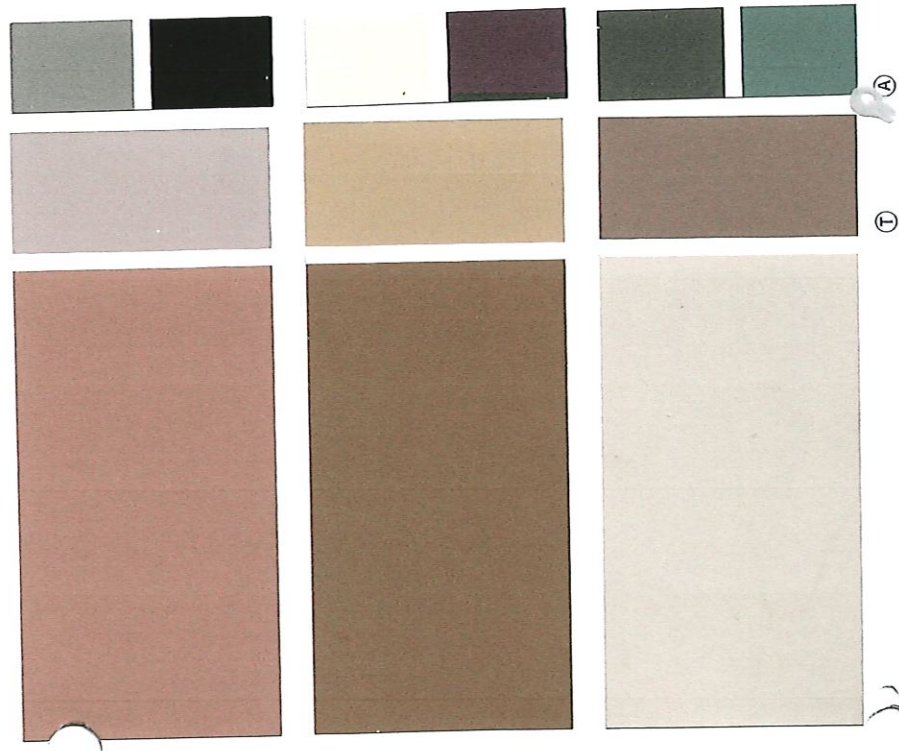


**Project: 27 West 12th Street**

- FRONT FACADE MATERIAL will be a smooth Hardie Board Siding in a clapboard style painted *Sherwin Williams Renwick Rose Beige*.
- Vinyl Siding in a Renwick Rose Beige paint will be used on the sides.
- All TRIM will be painted in a *Sherwin Williams Renwick Beige*.
- ROOF COLOR will be a Owens Corning Merlot Algae Resistant Architectural Roof Shingle.
- The FRONT DOOR will have a straightline window in a  $\frac{3}{4}$  length frosted glass for privacy and painted in *Sherwin Williams Polished Mahogany*. It is 36 inch right hand door.
- The window in front should match the adjacent shotgun houses with (approximately 36x60) size. They will be double hung wood windows by Pella.
- There will be a handbuilt wood awning over the door. See illustrations.
- A simple EARLY AMERICAN BLACK LIGHT will be hung beside the door or under the awning.
- An black aluminum or cast iron RAILING will be used for safety on the existing concrete steps in front.
- There will be window shutters in a coordinating color.



# historic color AMERICA'S HERITAGE



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



# Owens Corning TruDefinition Duration Designer Merlot Algae Resistant Architectural Roof Shingles ( 32.8-sq ft...

Item #4877831 | Model #TDMIL

[Shop Owens Corning](#)

★★★★★ 4.9

34661









## PELLA® LIFESTYLE SERIES Wood Double-Hung Window

4.14 ★★★★★ [2001 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.

- Product #300001

Configuration: 1-wide



ONLINE ONLY PRICE ⓘ



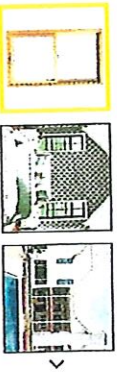
BUILD & ADD TO CART

CONTACT A PELLA REP

HOW TO GET ONLINE ORDERS



[Enter your address to see available options](#)



## Pella® Lifestyle Series Double-Hung Window Features





138









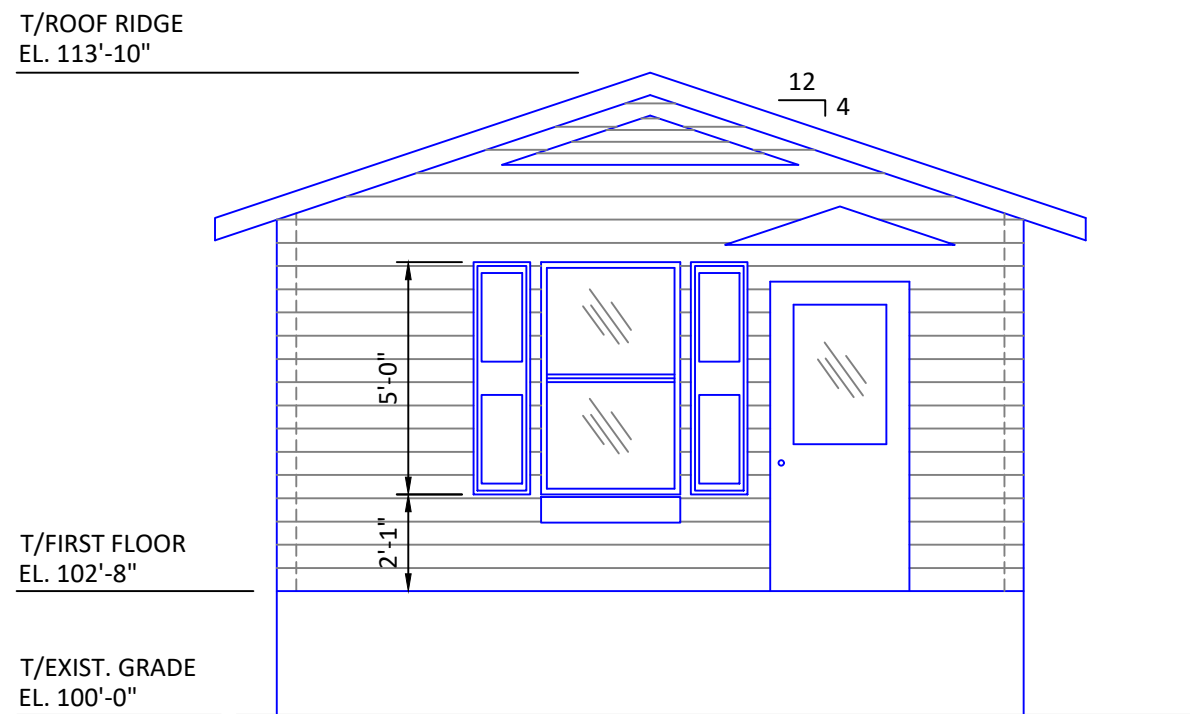




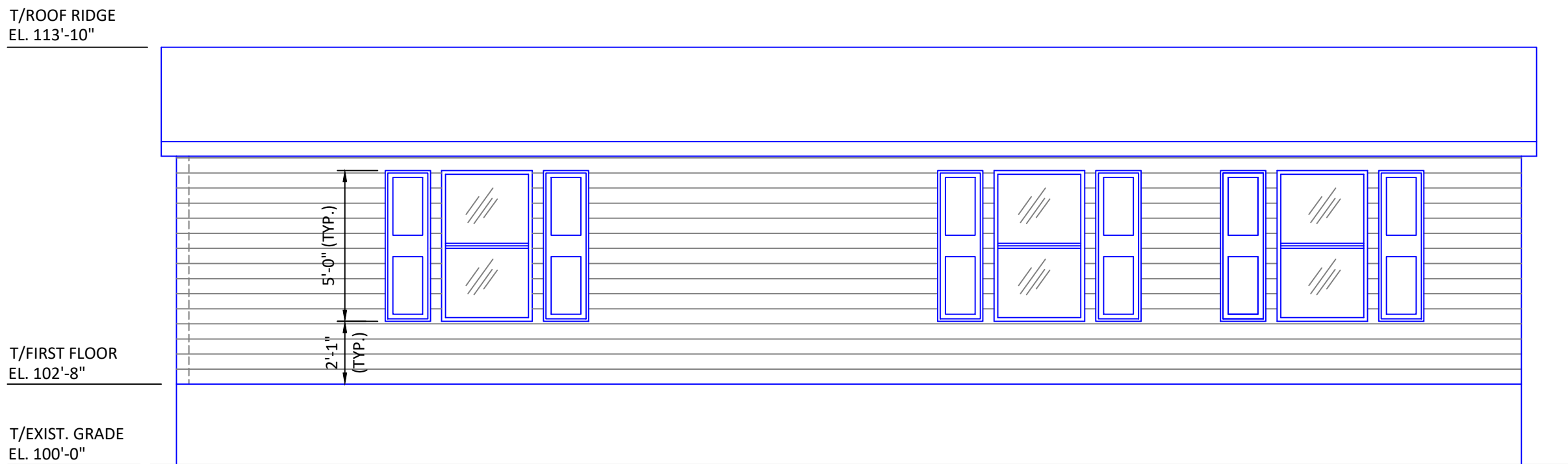




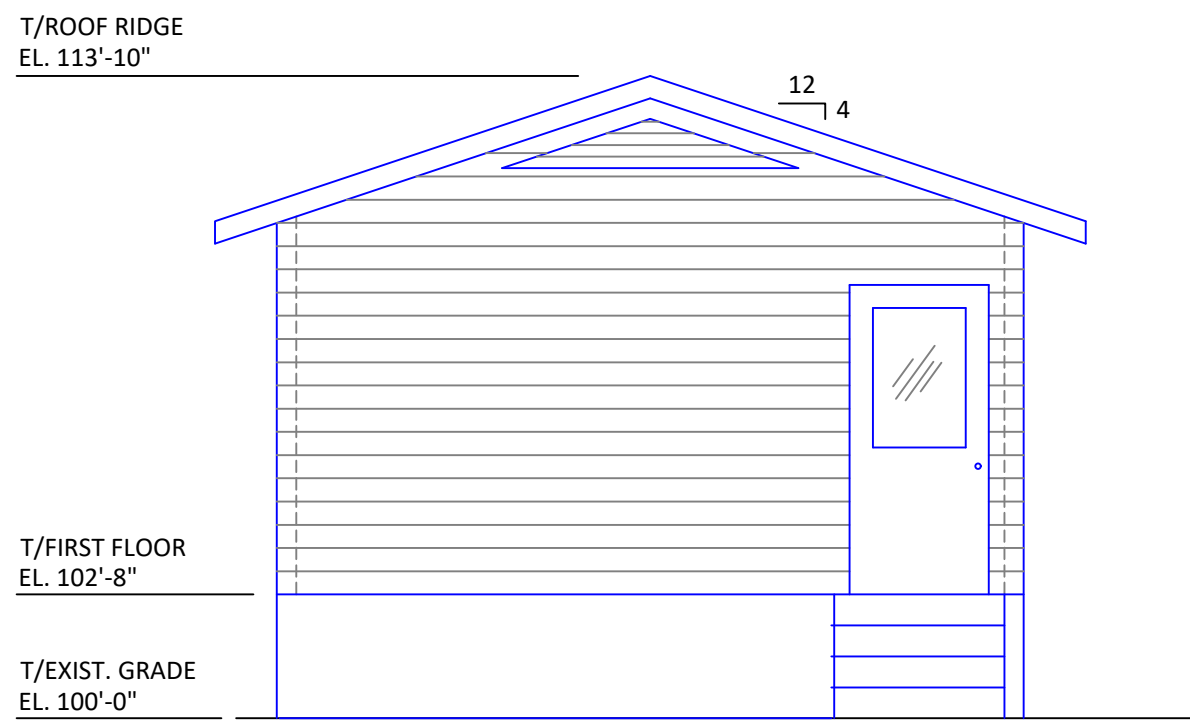
- GENERAL NOTES:
1. ALL SIDING TO BE HARDY SIDING' COLOR TO BE SELECTED BY OWNER.
  2. ROOF SHINGLES TO DIMENSIONAL' COLOR & MANUFACTURER TO BE SELECTED BY OWNER.
  3. WINDOWS TO BE WOOD ON THE EXTERIOR..



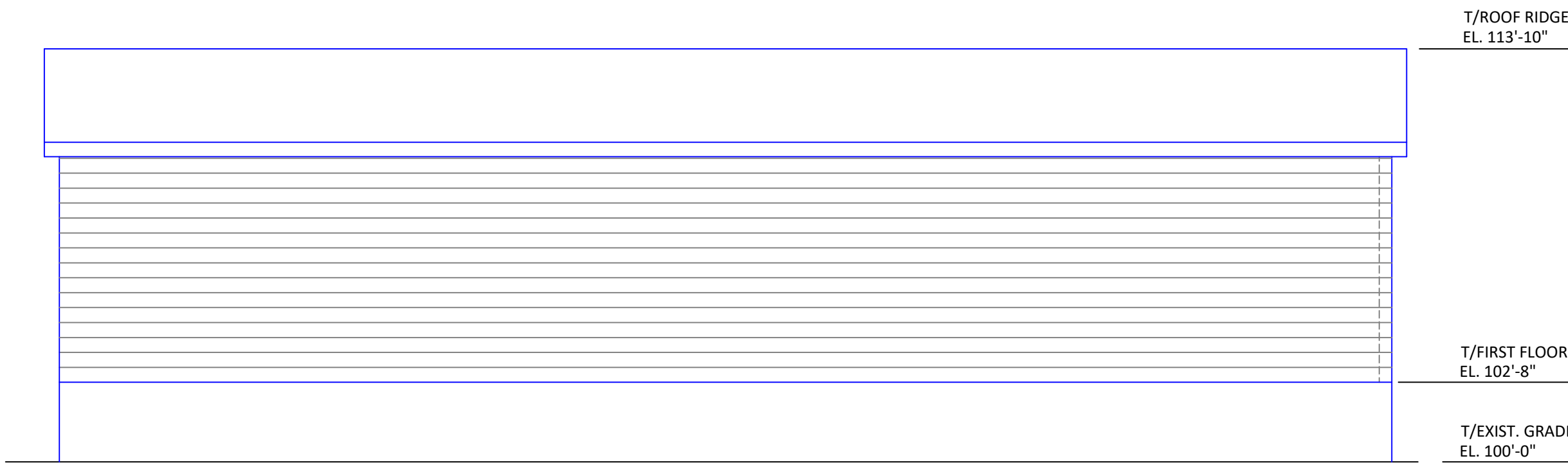
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SCALE: 1/4"=1'-0"



ELEVATION - C  
SCALE: 1/4"=1'-0"



ELEVATION - B  
SCALE: 1/4"=1'-0"



ELEVATION - D  
SCALE: 1/4"=1'-0"

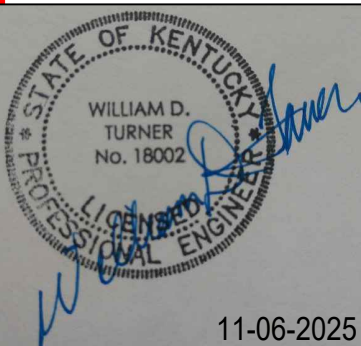
DATE	---	---	---	---
USER	---	---	---	---
DRAWN BY	JPC	---	---	---
PROJECT MANAGER	---	---	---	---

09/23/25	10/03/25	11/06/25	---	---
ISSUED FOR PERMIT	ISSUED FOR REVIEW	ISSUED FOR APPROVAL	---	---
A	B	C	---	---

29 WEST 12TH ST.  
NEWPORT, KY 41071  
BUILDING ELEVATIONS



ENGINEERING STAMP



DWG NO.

A-003





# Certificate of Appropriateness Application

Date: 10/24/2025

## Applicant / Owner

Applicant Name: OHIO VALLEY RENEWED HOMES/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Applicant is: Owner

Owner Name: OHIO VALLEY RENEWED HOMES LLC/Patricia Lemaster

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Occupational #: [REDACTED]

Owner - Yes

Entity?:

## Location / Contractor

Project Address: 29 West 12th Street  
City, State, Zip: Newport, Kentucky 41071  
Subdivision: Buena Vista Historical District

PIDN:  
Current Use: Fire Damage and currently demolished

Proposed Use: One Family Residence

Contractor Name: Slone Construction/Mike Slone

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

License #:

## Project Information

- ☒ Architectural Ornamentation
- ☒ Awnings
- ☐ Box Gutters
- ☐ Chimneys
- ☐ Cornice
- ☐ Decks
- ☒ Doors
- ☐ Exterior Lighting
- ☐ Fencing – Front Yard
  - ☐ Rear Yard
  - ☐ Side Yard
- ☐ Landscaping
- ☐ Masonry Cleaning/Repointing
- ☒ Painting

- ☐ Porch
- ☒ Roof
- ☒ Siding
- ☐ Skylights
- ☐ Storefronts
- ☐ Utilities and Accessory Structured
- ☒ Windows – Wood
  - ☐ Vinyl
  - ☐ Glass
  - ☐ Block Window Shutters
  - ☐ Window Shutters
- ☒ New Construction
- ☐ New Construction
- ☐ Demolition

Other (specify):

Approximate cost of work to be done: \$100,000

Description of work to be done: New Build

The owner of this building and undersigned do hereby certify that the information and statements given on this application, drawings and specifications are, to the best of their knowledge, true and correct. The owner and undersigned further understand that no work can begin until this application has been reviewed and approved.

Any work done that has not been approved will be in violation of the City of Newport's Historic Preservation Code. In signing this application, I understand that I am providing authorization for the posting of a public hearing notice on the subject property. I hereby certify that the owner of record authorizes the proposed work and I have been authorized by the owner to make this application.

Patricia Lemaster

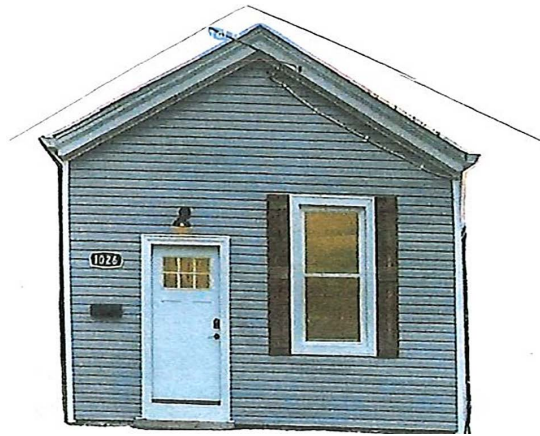
10/24/2025



Name

Date

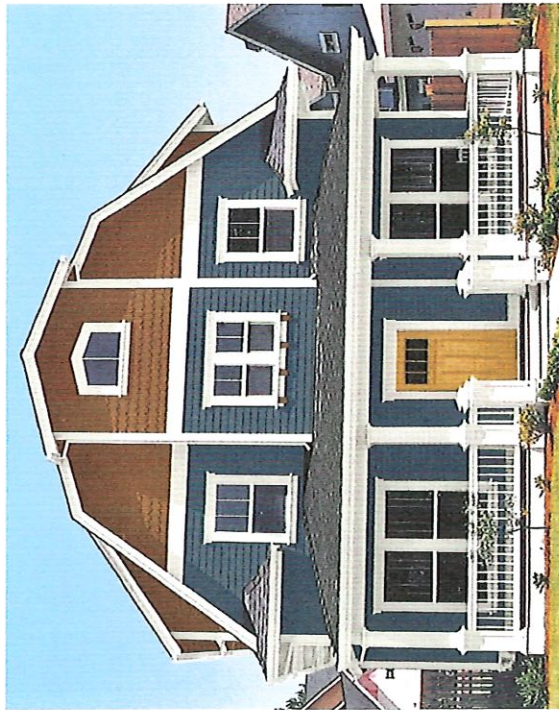




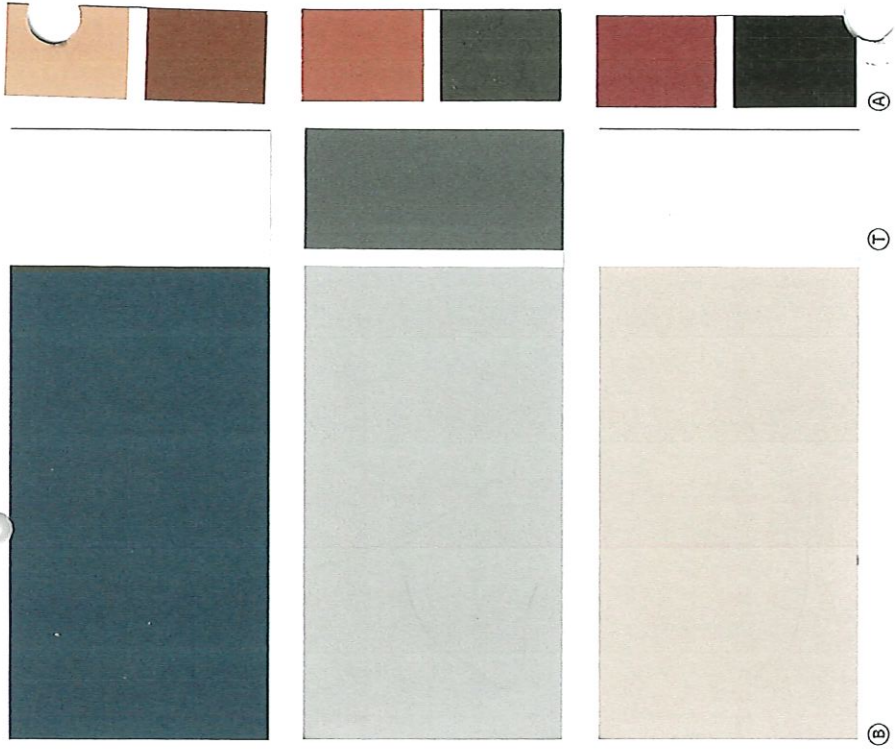
**Project: 29 West 12th Street**

- FRONT FACADE MATERIAL will be a smooth Hardie Board Siding in a clapboard style painted *Sherwin Williams Needlepoint Navy*.
- Vinyl Siding in a Bayou Blue will be used on the sides.
- All TRIM will be painted in a *Sherwin Williams Classic White Buff*.
- ROOF COLOR will be a Timberline Pewter Gray Algae Resistant Architectural Roof Shingle.
- The FRONT DOOR will have a straightline window in a  $\frac{3}{4}$  length frosted glass for privacy and painted in *Sherwin Williams New Colonial Yellow*.
- The window in front should match the adjacent shotgun houses with (approximately 36x70) size. They will be double hung wood windows by Pella.
- There will be a handbuilt wood awning over the door. See illustrations.
- A simple EARLY AMERICAN BLACK LIGHT will be hung beside the door or under the awning.
- An black aluminum or cast iron RAILING will be used for safety on the existing concrete steps in front.
- Possibly there may be a WINDOW BOX under the front window matching the door color.





BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808





MAGNOLIA HOME



BIRCH TREE

WEATHERED CLIFFS

RUSTIC ROAD

RUGGED PATH

IT'S ABOUT THYME

STONE BEACH

STONE PAVER

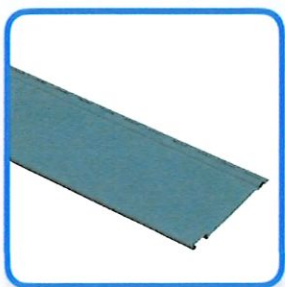
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Beautiful, nature-inspired colors on trusted Hardie® siding help you create an exterior you'll love.











**GAF | Shop the Collection**

Timberline HDZ Pewter Gray Algae  
Resistant Architectural Roof Shingles...







## PELLA® LIFESTYLE SERIES Wood Double-Hung Window

4.14 ★★★★★ 2001 Reviews

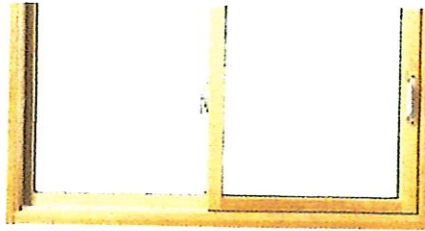
Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #3000001

Configuration: 1-wide



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Free Warehouse Pickup

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## Pella® Lifestyle Series Double-Hung Window Features







ENJOY THE LITTLE THINGS

WELCOME















EVERYDAY OCCASIONS

*easy diy*  
WINDOW BOXES

