



THE CITY OF NEWPORT, RHODE ISLAND – AMERICA’S FIRST RESORT  
Department of Planning, Zoning, Development & Inspections

MEMORANDUM

To: Kim Salerno, Chair and the City of Newport Planning Board  
From: Helen Johnson, Preservation Planner  
Subject: 96-100 Harrison Avenue, Plat 41, Lot 10-4  
Date: July 20, 2020

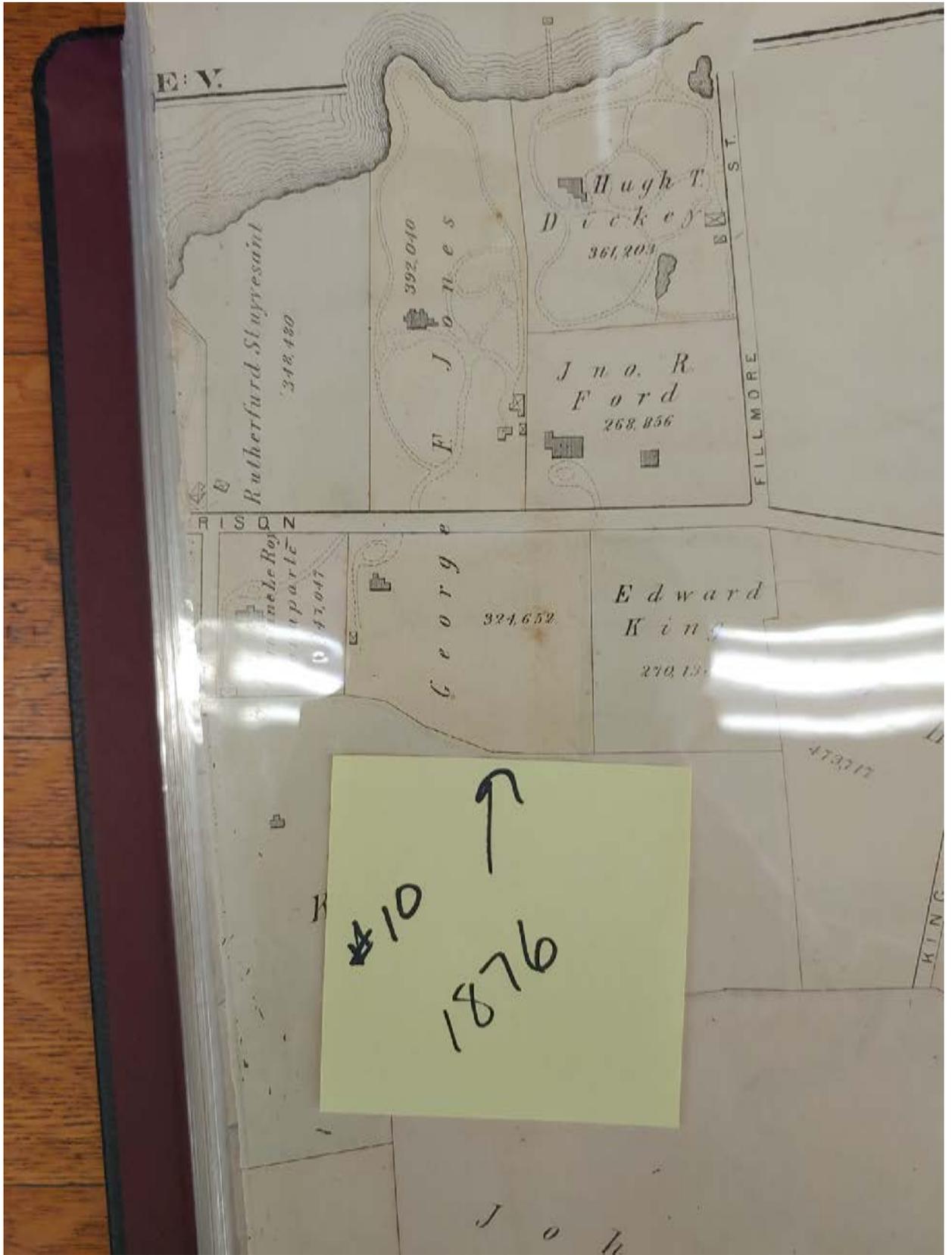
96-100 Harrison Avenue has a history of being subdivided particularly as ownership of the parcel(s) has changed over the years. The chain of title and images of the parcel in historic maps have been included so board members can see how the property has been divided over time. There are several existing buildings on this lot, two of which are listed as contributing buildings in the Ocean Drive National Register nominating papers as well as the Newport Local Historic District’s historic structures inventory. These buildings are Pen Craig Cottage (1860) and Pen Craig Cottage Barn (1905).

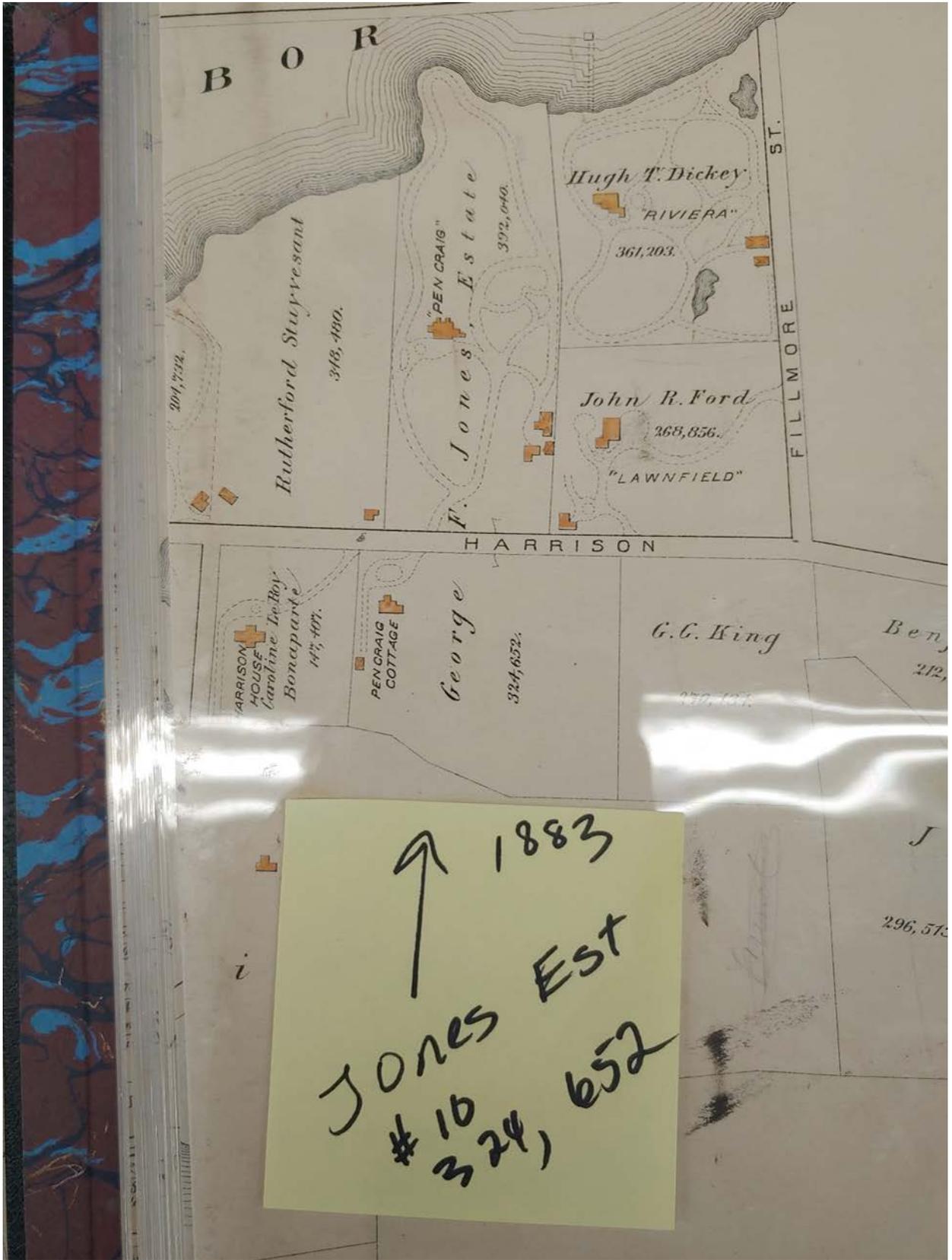
An application to modify the Pen Craig Cottage Barn is before the Historic District Commission. The Commission reviewed the application at the July 21, 2020 Historic District Commission meeting and continued the application to the August 18, 2020 Historic District Commission meeting. The proposed subdivision lines will separate the main house from the carriage house however, the proposal does not physically have an adverse impact on either of these contributing buildings. Much like there is a history in Newport of subdividing large estates over time, there is a history of accessory buildings being separated from the main house with which they are associated as a result of these subdivisions.

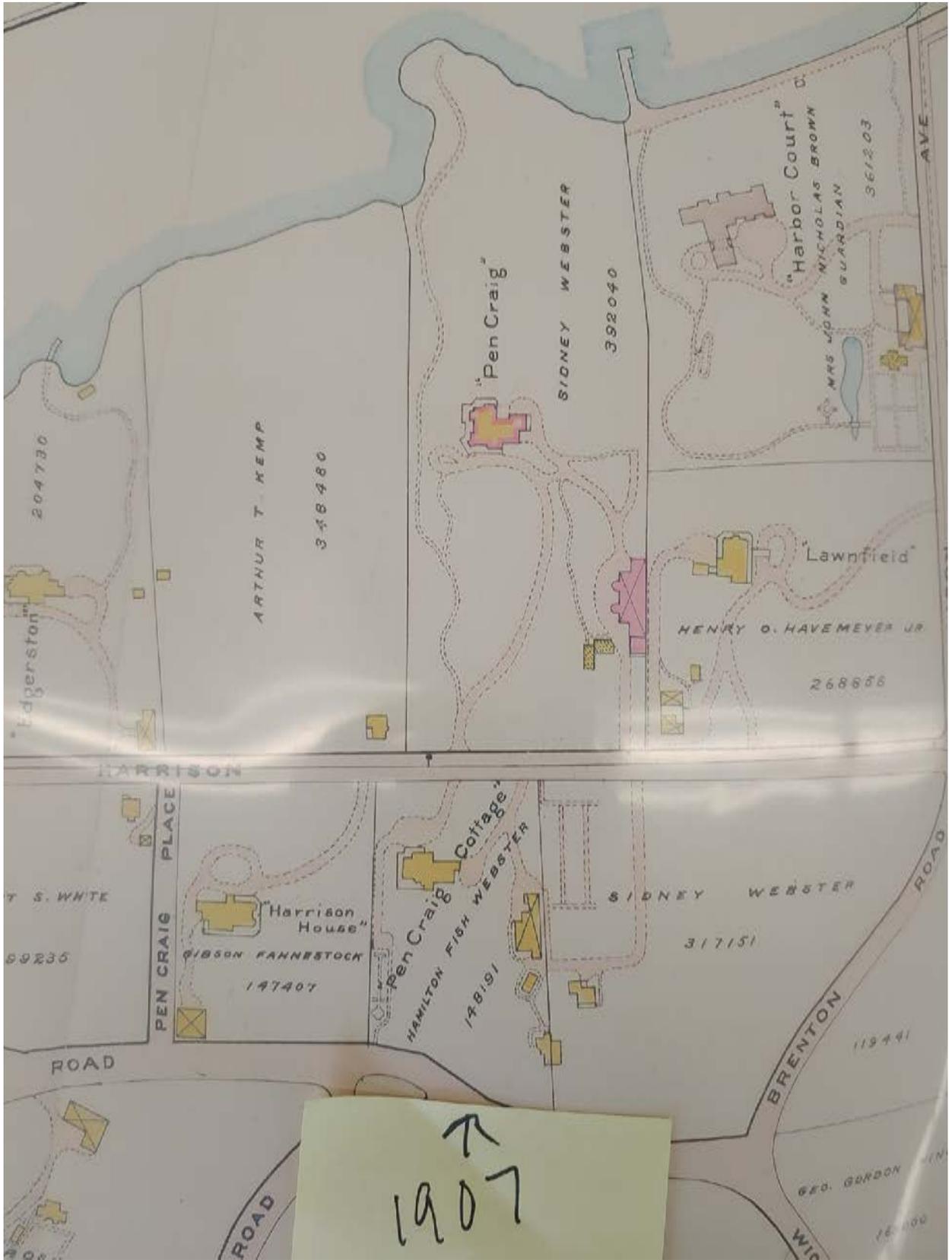
Staff has identified the following components of the Comprehensive Plan for a finding of consistency:

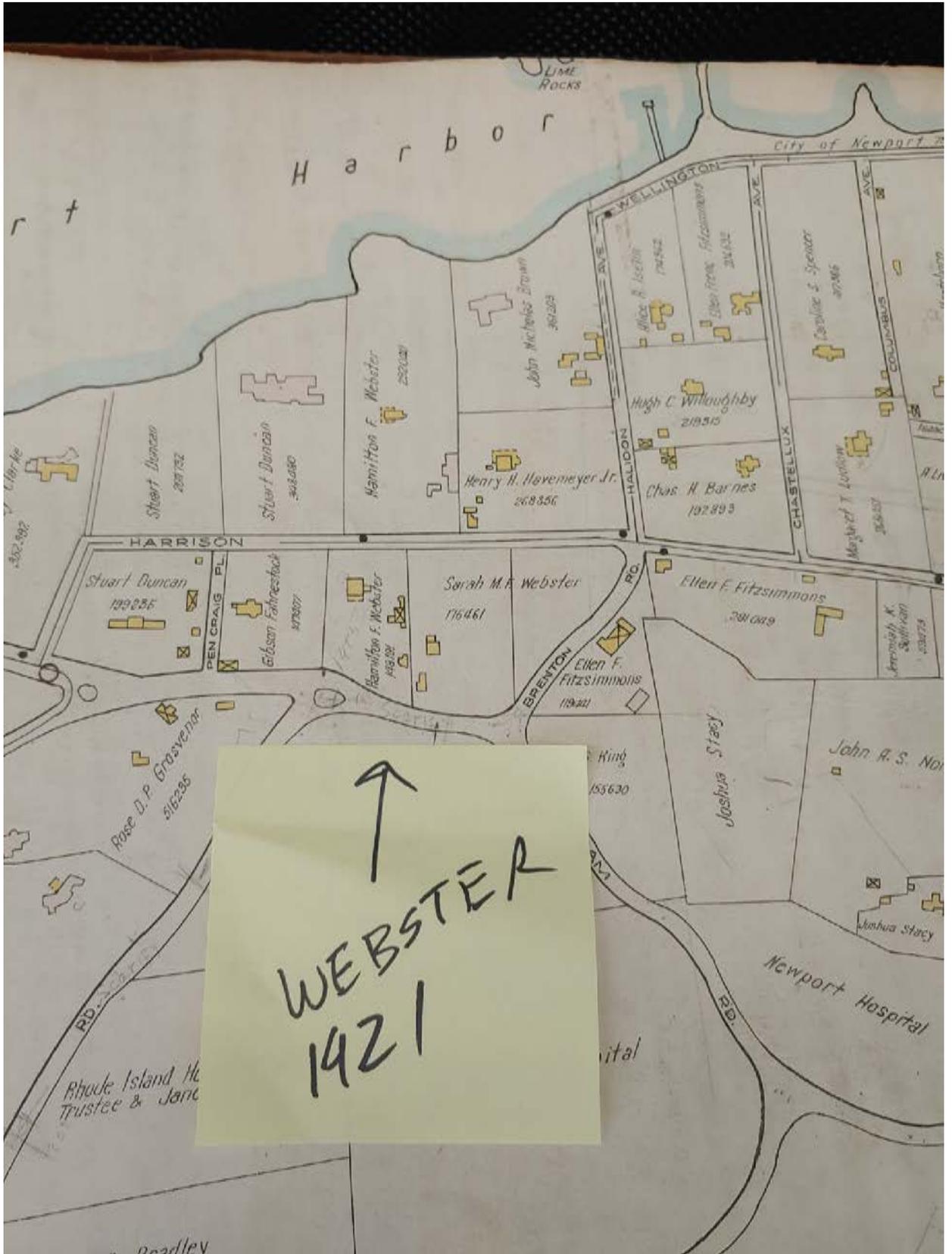
Goal HC-1: Identify, protect, and enhance the city’s cultural and historical resources.

Policy HC-1.3 The city shall advocate for appropriate private sector actions which protect and enhance the community’s historic and cultural resources.









Harrison Ave.

PRESERVATION SOCIETY OF NEWPORT COUNTY

JUDGE, MARY LATHAM GURNEE

AVENUE

787

Plat 41

TOWNLEY, Mary Latham Gurnee

SEE SECOND CARD

10.4

TOWNLEY Alfred H. and his wife (Int.)

Hoppin, Francis L. V. and Mary L. Gurnee, his wife

Lot

10

Name

Webster, Hamilton P.

(returned to tax roll as of 12-31-69)

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DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
1901	148191	3	4 445	15 000	19 445	1929			
1912				15 400	19 845	Dec. 30	Francis L. V. Hoppin and Mary L. Gurnee, his wife.	124	69
1914	148191	3	4 445	16 500	20 945				
1918	148191	5	7 409	16 500	23 909	1941			
	2967 to lot 10					Sep. 9	Decease of Francis L. V. Hoppin; by entirety deed to Mary L.G. Hoppin.		
	145224								
1929	7678 from lot 10					1949			
1930	152902	5	7 645	16 500	24 145	Dec. 6	Alfred H. Townley and Mary Latham Gurnee Townley his wife	171	376
1932	152902	5	7 645	17 500	25 145				
1950	152902		8 800	17 840	26 640	1954			
						July 31	Decease of Alfred H. Townley;		
1959	3222 from lot 10								
	156124								
1959	-5177 to lot 10					1959			
1960	150947		8 700	17 800	26 500	Sept. 4	Helen C. McLeish	199	148
						1963			
						Dec. 8	Change of name by marriage: Mary Latham Gurnee Judge (Mrs. Cyril B. Judge)		
						4-19-68	Decease of Mary Latham G. Judge BY WILL TO: Preservation Society of Newport County		
							SEE SECOND CARD		

R08364

PLAT 41  
 LOT 10.1  
 LOCATION #100  
 HARRISON AVE.  
 3.45 ACRES  
 "Auton House"

OWNER

GRISCOM, GUY A. (REDEMPTION DEED)

~~GRISCOM, OLIVIA ANTOINETTE & GRISCOM, GUY (JOINT TENANTS)~~

~~GRISCOM, OLIVIA ANTOINETTE~~

~~PRESERVATION SOCIETY OF NEWPORT COUNTY~~

RETURNED TO TAX ROLL AS OF  
 12-31-69  
 EXEMPT AS OF 12-31-68-

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.	
1960	150,947		8 700	17 800	26 500	4-19-68	Decease of Mary Latham G. Judge BY WILL TO: PRESERVATION SOCIETY OF NEWPORT COUNTY			
1969	150,947		12 400	17 800	30 200					
1971	150,947		39 240	61 050	100 290					
1971	150,947		39 240	48 760	88 000	12-29-69	GRISCOM, OLIVIA ANTOINETTE (deed signed 12-29-69, filed in 1970)	228	515-17	
1982	150,947		248 200	312 910	561 110	9/13/84	GRISCOM, OLIVIA ANTOINETTE & GRISCOM, GUY (JOINT TENANTS) NO STAMPS	326	427	
<p><i>See Third Card</i></p>							5/8/86	Guy A. Griscom (No Stamps)	359	365
							9/9/91	Rui Rodrigues (Tax Collectors Deed) N/S	516	194
							2/4/92	Guy Griscom (Redemption Deed) No stamps	531	61

OWNER

THIRD CARD

R08364

PLAT 41

LOT 10.4

LOCATION

100 HARRISON AVE.

ELWELL, DAVID K JR , Directed IRA, Washington Trust Company-Custodian  
~~100 HARRISON AVE NPT LLC~~  
~~ELWELL, DAVID K & CHRISTY N (ENTIRETY)~~  
~~100 HARRISON AVENUE NPT, LLC~~  
~~CONWAY, JOHN~~  
~~IRA, DAVID ELWELL, CITIZENS TRUST CO.~~

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
1982	150,947		248 200	312 910	561 110	2/10/92	Citizens Savings Bank (Foreclosure Deed (1568.00/560,000)	532	139
1992	150,947		449 300	356 200	805 500	2/18/92	Citizens Savings Bank(Corrective Foreclosure Deed) No stamps	533	002
						2/18/92	David Elwell Ira, Citizens Trust Co. (1484.00/530,000)	533	005
						12/30/02	John Conway (6800.00/1,700,000)	1246	334
						3/21/03	100 Harrison Avenue NPT, LLC (6800.00/1,700,000)	1287	66
						9/2/05	David K & Christy N Elwell (Ent.) (N/S)	1667	33
						11/15/06	100 Harrison Ave Npt LLC (No Stamps)	1800	258
						1/17/07	David K Elwell Jr, Directed IRA & Washington Trust Company-Custodian	1818	155