



CITY OF NEWPORT

HISTORIC DISTRICT COMMISSION

CERTIFICATE
OF
APPROPRIATENESS

REVISED: JAN 2018



NEWPORT HISTORIC DISTRICT COMMISSION

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

NEWPORT'S HDC PROCESS

The following procedures should be followed whenever a property owner proposes exterior work to a property located in Newport's local historic district.

Application forms, maps, and other information are available at www.cityofnewport.com or from the Department of Zoning & Inspection located at 43 Broadway, Third Floor.

1. CONFIRM that the property is located within the local historic district and that the proposed work will require review. Obtain your property's plat and lot from www.visionappraisal.com or from the city's Tax Assessor or Department of Zoning & Inspection, both located at Newport City Hall. Plat maps are available on the City of Newport's website <http://cityofnewport.com/departments/planning-zoning/maps-plans/home.cfm>. Properties within the local historic district have a yellow background on these plat maps.

2. CONSULT with the Historic Preservation Planner before filing an application. This will help ensure that a HDC application is as complete as possible. It is recommended that applicants make an appointment by calling (401) 845-5415 at least ONE MONTH prior to submitting an application.

3. COMPLETE and file your HDC Application. The deadline for submission of completed applications is the 3rd Tuesday of each month for the next month's meeting; however, applications should be submitted to the Department of Zoning & Inspection as much in advance of the deadline as possible. Applications may be prepared by property owners or their legally authorized representatives; however, the property owner is **always** the applicant and **must** sign the application. Incomplete or illegible applications will be returned to the applicant within seven (7) days of receipt in the Department of Zoning & Inspection. Applications that do not include the required supporting documentation will be returned to the applicant as incomplete. All applications must be accompanied by an application fee. Only checks, money orders, or cash can be accepted as payment. Checks and money orders should be made payable to the "City of Newport." An application submitted without a fee is incomplete and will be returned.

4. COME TO THE MEETING HDC meetings are held on the third Tuesday of each month at 6:30 p.m. in the Council Chamber, City Hall, 43 Broadway. Regularly-scheduled HDC meetings are publicly-posted and legally advertised no less than seven (7) days before the meeting date. Applicants will receive a letter confirming the time and date of the meeting. Applicants, or their authorized representatives, are required to attend the HDC meeting to represent their application.

5. CERTIFICATE OF APPROPRIATENESS

If an HDC application is approved: a Certificate of Appropriateness (a "COA") is issued to the property owner in the form of a letter. If a building permit is required for the project, original plans **must** be attached to the building permit application. Applicants who receive HDC approval must follow approved plans or face possible legal action by the City. Failure to follow approved plans may delay or prevent the issuance of other permits or certificates of occupancy, or may result in zoning code violations.

If an HDC application is denied: the HDC decision may be appealed. Appeals of HDC decisions are made to the Zoning Board of Review, which reviews only whether the HDC made a procedural error or had sufficient evidence to make its decision. Without substantial changes, a denied application may not be resubmitted to the HDC for one (1) year from the date of the original HDC denial/decision.

COA's are only valid for the work that was specifically approved by the HDC and are valid for one (1) year. Any changes to a project (including alterations required by other reviews such as zoning or CRMC, or unanticipated circumstances during construction) must be brought back to the HDC for approval prior to commencing or continuing any work. In some instances, Certificates of Appropriateness may be extended upon written request prior to the expiration of a valid Certificate. It is the applicant's sole responsibility to obtain all necessary building permits and zoning variances for any project.



NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

Received by the Zoning and Inspections Department:

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: 115 PELHAM ST. NEWPORT, R.I.	Plat: PLAT 28, LOT 005	Lot: LOT 005
Property Name (if any, including historic): FORMER SWINBURNE SCHOOL	Original Date of Construction: 1860	
APPLICANT (Legal Owner of Record): 115 PELHAM LLC/ DAN LITCHFIELD & LAURA SCHUBERT	Telephone: 617-416-2756 daniel.litchfield@gmail.com Email: laura.schubert@gmail.com	
Mailing Address: 83 E 2nd St #, New York, NY 10003		
LEGALLY AUTHORIZED REPRESENTATIVE: JB CLANCY, CYNTHIA KOZDEBA, ART ARCHITECTS	Telephone: 617-541-4750 JBClancy@artarchitects.com Email:	
Mailing Address: 33 UNION ST, BOSTON, MA 02108	CKozdeba@artarchitects.com	

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.

We are seeking permission to make the following changes to the non-original portion of the building's shell as part of interior layout changes and upgrades:

1. Remove (1) one West Elevation First Floor, 1 over 1 vinyl double hung window, and install clapboard siding.
2. Replace (1) one West Elevation Second Floor 3-lite awning window with a 6 over 6 double hung window to meet egress.
3. Add (2) 2 over 2 double hung windows at the First Floor South Elevation, under the existing covered porch to permit more natural lighting.
4. Add (1) pair of 3-lite French doors at the First Floor East Elevation, also under the covered porch.
5. Remove (1) 10-lite First Floor, French door and replace with (1) double hung window to match adjacent 6 over 6 double hung window.
6. Remove the existing deck stair to grade and rebuild it in a different location.

All exterior profiles and materials for all windows, doors, trim, mouldings, muntins, sills, casings, treads to match existing (wood), except if replacing vinyl, where they will be wood. Grille patterns to match existing.

- 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: 4/20/02

Applicant Printed Name: John B. Casey

Historic District Commission, City of Newport
115 Pelham St., Window and Door Narrative

9 June 2022

Scope of work

1. We're looking to add (3) windows and (1) pair of French doors and screen doors at the back elevations of the building. Given observations made by our structural engineer's review of the foundation, the likelihood that these elevations are part of the original circa 1831-1840's house is highly unlikely. Our atlas research and subsequent property research performed by the Newport Historic Society supports that these elevations are not part of the original structure. (See attached Newport Historical Society property report.) Furthermore, these rear elevations, part of a subsequent "L" addition, around 1891, are obscured by an existing covered deck, which create a dark interior. These elevations are not prominent, nor are they visible from the street at any angle.
2. We're also looking to remove (1) vinyl window at the west elevation. Again, this elevation was not part of the original house.
3. We are looking to change (1) single pane awning window on the second floor that does appear to be in the existing house. To meet egress code, this window will be changed to a double-hung to match the existing adjacent window.

Strategy/Intent

The new windows and doors will match existing in material and profiles, while meeting current energy code. (The existing French doors are single pane, while windows are double pane.)

We've done our best to determine what brand the windows and door are, without success.

We researched previous building applications on-line and via Newport City Officials. The building department tells us that there were no documents attached to any of the recent building permits. The most recent renovation was done in 2003.

The owner provided us with previous design drawings from 2003. We contacted the architect for more information. They provided a "progress" drawing set which includes window and door schedules. Schedules identify Marvin windows and doors.

Upon investigation, discussions with the Marvin team, the builder and from our own observation, these are not what were installed. There is no manufacturer seal anywhere on these windows and doors, nor on hardware. No one has been able to discern the manufacturer.

Our intention is to abide by the intent of all the applicable City of Newport, Historic District Commission guides: HDC Policy on Window and Door replacement April 20, 2021, the Standards and Guidelines for the Local Historic District April 2016 and the City Ordinance, Chapter 17.80.

We will also abide by building code, specifically energy code, which requires a 0.30 U-value for new windows & doors. We plan to match the new windows as closely as possible while achieving design intent & code requirements.

Proposed Windows:

All windows will be Pella Reserve Traditional Wood Double Hung. See cut sheet. These are virtually identical to the existing windows.

New French doors and screens will be custom to match existing profiles, though the doors will be double pane to meet energy code.

The new second Floor new egress window will also be Pella Reserve Traditional Double Hung.

Pella® Reserve™

Traditional ~~Wood & Clad/Wood~~



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

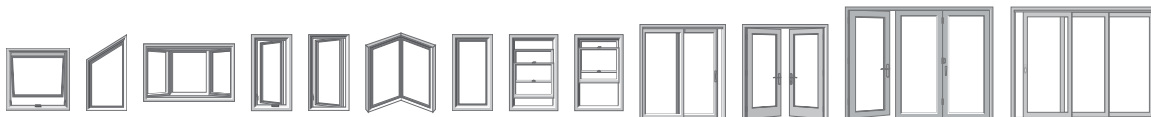
- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



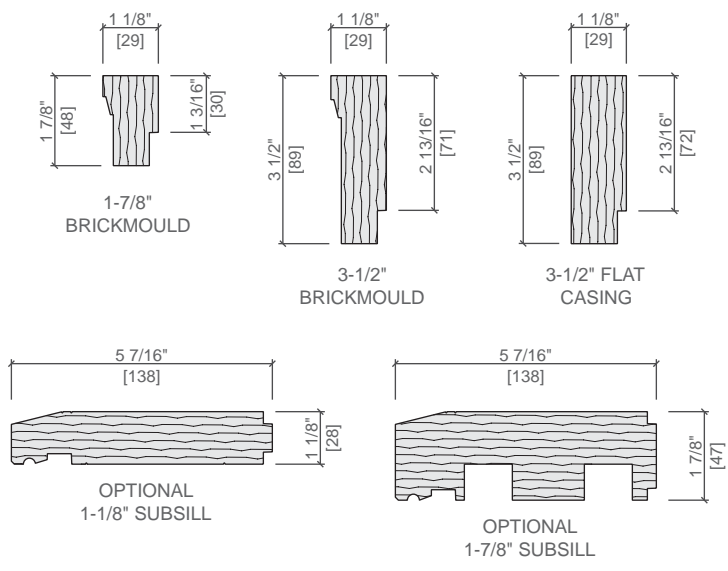
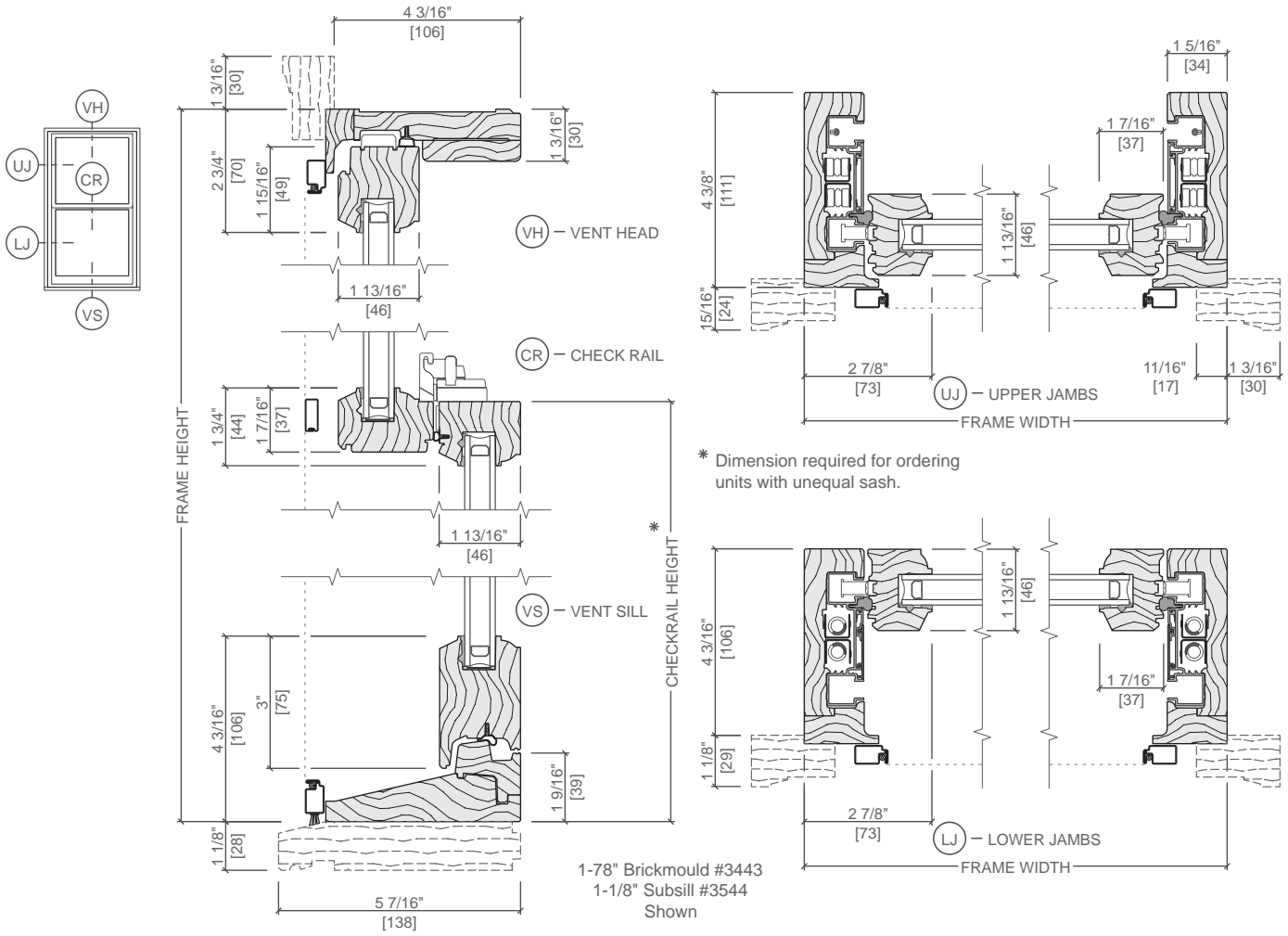
Special shape windows also available.

^{1,2} See back cover for disclosures.



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"
All dimensions are approximate.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-¾"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OXXO)	116-½"	74"	236-½"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ⁵	0.30 - 0.36	0.15 - 0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ⁵	0.26-0.44	0.13-0.45	–	For more info visit PellaADM.com

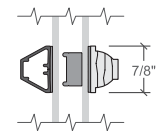
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

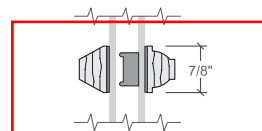
Grilles

Integral Light Technology*

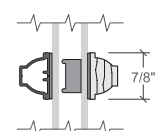
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



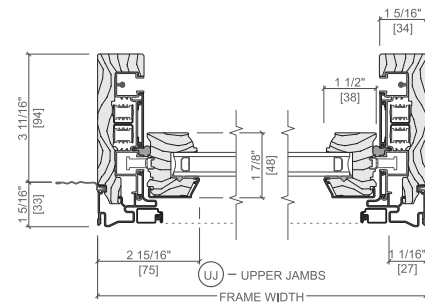
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

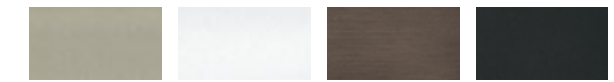


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.

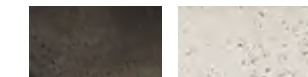


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

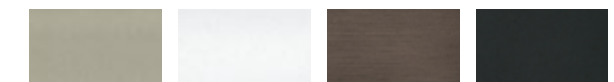


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5,6}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

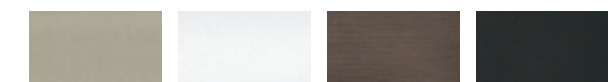


Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{5,6}

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

^{5,6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



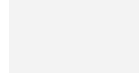
Cherry



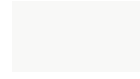
Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



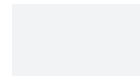
Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Black



White



Brown



Fossil



Iron Ore



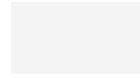
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



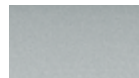
Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1 1/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain]₁].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₁].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
- or -
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₃] [Brown₃] [Putty₃] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
 - Exterior color_s is [standard]₁.

Screens

- InView™ Screens
 - [Half-Size] [Full-Size₄] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Insect screen frame finish is baked enamel.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.



NORTH ELEVATION
FRONT FACADE - NO WORK



WEST ELEVATION
SECOND FLOOR
REPLACE 3-LITE AWNING WINDOW WITH 6 OVER 6
DOUBLE HUNG WINDOW TO MATCH EXISTING



WEST ELEVATION
FIRST FLOOR
REMOVE EXISTING VINYL 1 OVER 1 DOUBLE
HUNG WINDOW. NEW SIDING TO MATCH
EXISTING



WEST ELEVATION
GRADE LEVEL
REMOVE NARROW STAIR TO REAR DECK
RECONFIGURE MORE GENEROUS STAIR
AT SOUTH ELEVATION.
MATCH ALL EXISTING MATERIALS AND PROFILES



SOUTH ELEVATION
FIRST FLOOR
REPLACE NARROW 10 LITE FRENCH DOOR WITH
6 OVER 6 DOUBLE HUNG WINDOW TO MATCH ADJACENT

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SOUTH ELEVATION
FIRST FLOOR
ADD (2) 2 OVER 2 DOUBLE HUNG WINDOWS BETWEEN
EXISTING FRENCH DOORS.
RECONFIGURED DECK STAIR TO GRADE.
ALL MATERIALS & PROFILES TO MATCH EXISTING



EAST ELEVATION
FIRST FLOOR
ADD FRENCH DOORS BETWEEN EXISTING DOUBLE
HUNG WINDOWS. DOORS & TRIM TO MATCH EXISTING



EAST ELEVATION
FIRST FLOOR
EXISTING FRENCH DOORS

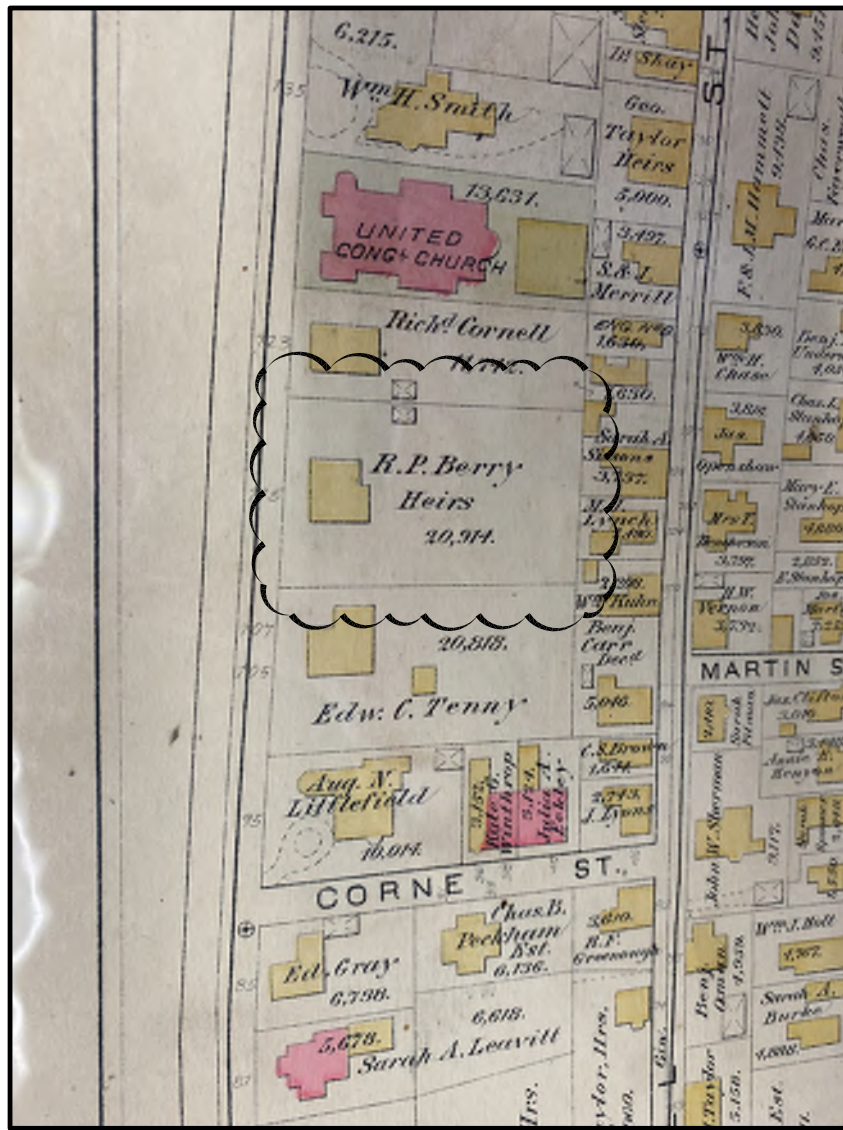
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NEWPORT ATLAS 1883



NEWPORT ATLAS 1893



Newport Zoning Map 2022
 PLAT 28, Lot 005
 CURRENT BUILDING FOOTPRINT



SOUTH ELEVATION
FIRST FLOOR
SUNROOM
EXISTING DOUBLE HUNG
WINDOW TO BE MATCHED

SOUTH ELEVATION
FIRST FLOOR
SUNROOM
EXISTING DOUBLE HUNG WINDOW
EXTERIOR MUNTIN TO BE MATCHED

SOUTH ELEVATION
FIRST FLOOR
SUNROOM
EXISTING DOUBLE HUNG
WINDOW INTERIOR MUNTIN TO
BE MATCHED

SOUTH ELEVATION
FIRST FLOOR
SUNROOM
EXISTING DOUBLE HUNG
WINDOW INTERIOR SILVER
METAL SPACER BAR DETAIL



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING DOUBLE HUNG WINDOW
TO BE REPLACED TO MATCH
EXISTING



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING DOUBLE HUNG WINDOW
LOCK RAIL/MEETING RAIL



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING DOUBLE HUNG WINDOW
BOTTOM RAIL



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING DOUBLE HUNG WINDOW
JAMB



SOUTH ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING FRENCH SCREEN DOOR TO
BE MATCHED



SOUTH ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING FRENCH SCREEN DOOR
TO BE MATCHED



SOUTH ELEVATION
FIRST FLOOR
FAMILY ROOM
EXISTING FRENCH SCREEN DOOR
BOTTOM RAIL (INTERIOR) TO BE
MATCHED



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
LOCATION OF NEW FRENCH DOORS
AND SCREEN DOORS



EAST ELEVATION
FIRST FLOOR
FAMILY ROOM
LOCATION OF NEW FRENCH DOORS
AND SCREEN DOORS



WEST ELEVATION
GROUND FLOOR
REAR DECK
EXISTING NEWEL POST
TO BE MATCHED



WEST ELEVATION
GROUND FLOOR
REAR DECK
EXISTING NEWEL POST CAP
TO BE MATCHED



WEST ELEVATION
GROUND FLOOR
REAR DECK
EXISTING NEWEL POST BASE
TO BE MATCHED



**SOUTH ELEVATION
GROUND FLOOR
REAR DECK
EXISTING DECK BALUSTRADE TO BE
MATCHED**



**SOUTH ELEVATION
GROUND FLOOR
REAR DECK
EXISTING DECK RAILING
TOP RAIL TO BE MATCHED**



**SOUTH ELEVATION
GROUND FLOOR
REAR DECK
EXISTING DECK RAILING
BOTTOM RAIL TO BE MATCHED**



**SOUTH ELEVATION
GROUND FLOOR
REAR DECK
EXISTING DECK RAILING
POST BASE TO BE MATCHED**



NORTHEAST VIEW
STREET LEVEL

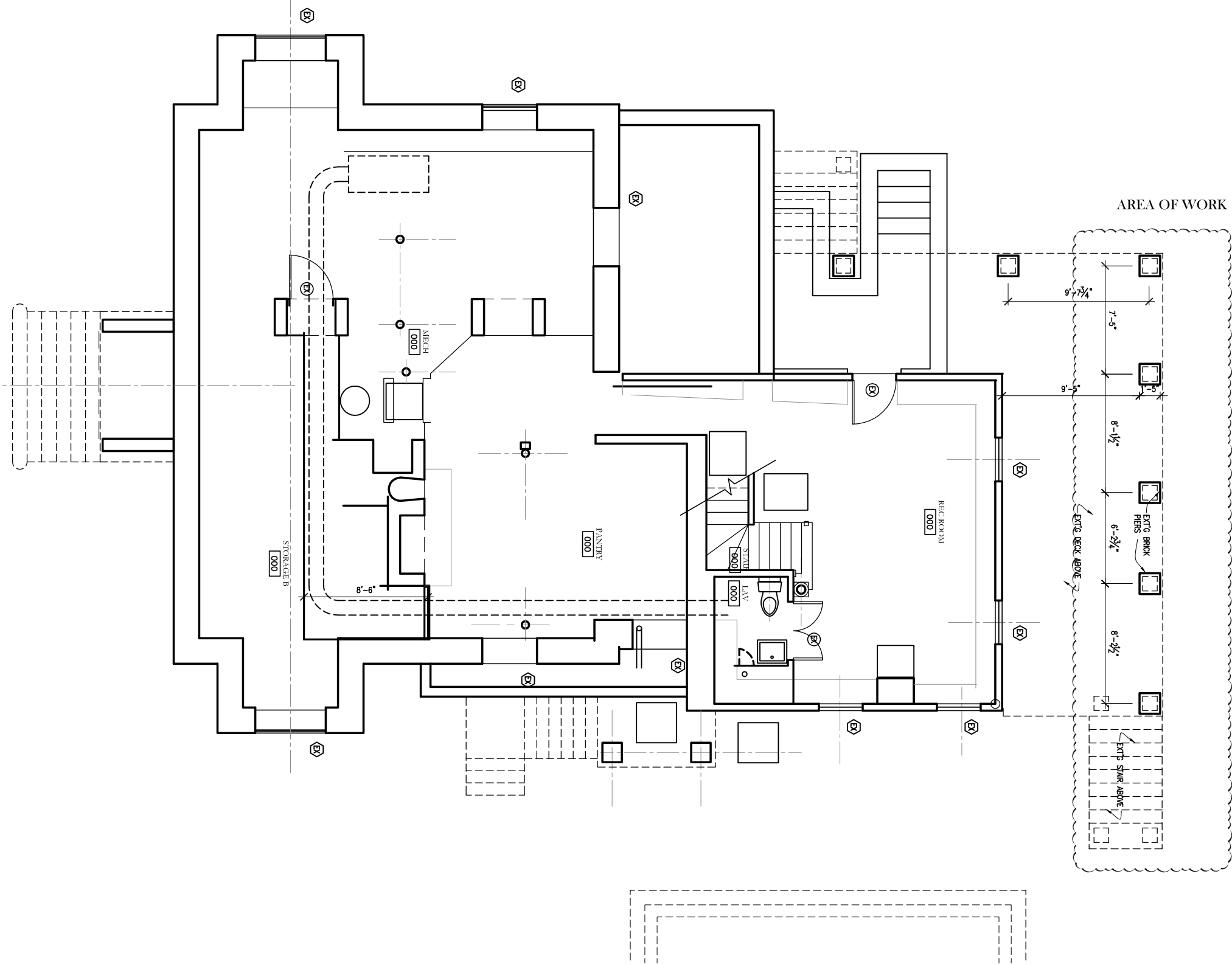


NORTH VIEW
STREET LEVEL

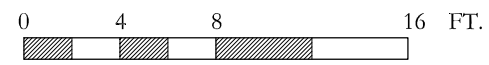


NORTHWEST VIEW
STREET LEVEL

PELHAM STREET



EXISTING BASEMENT



1/8" = 1'-0"

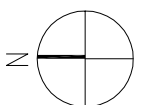
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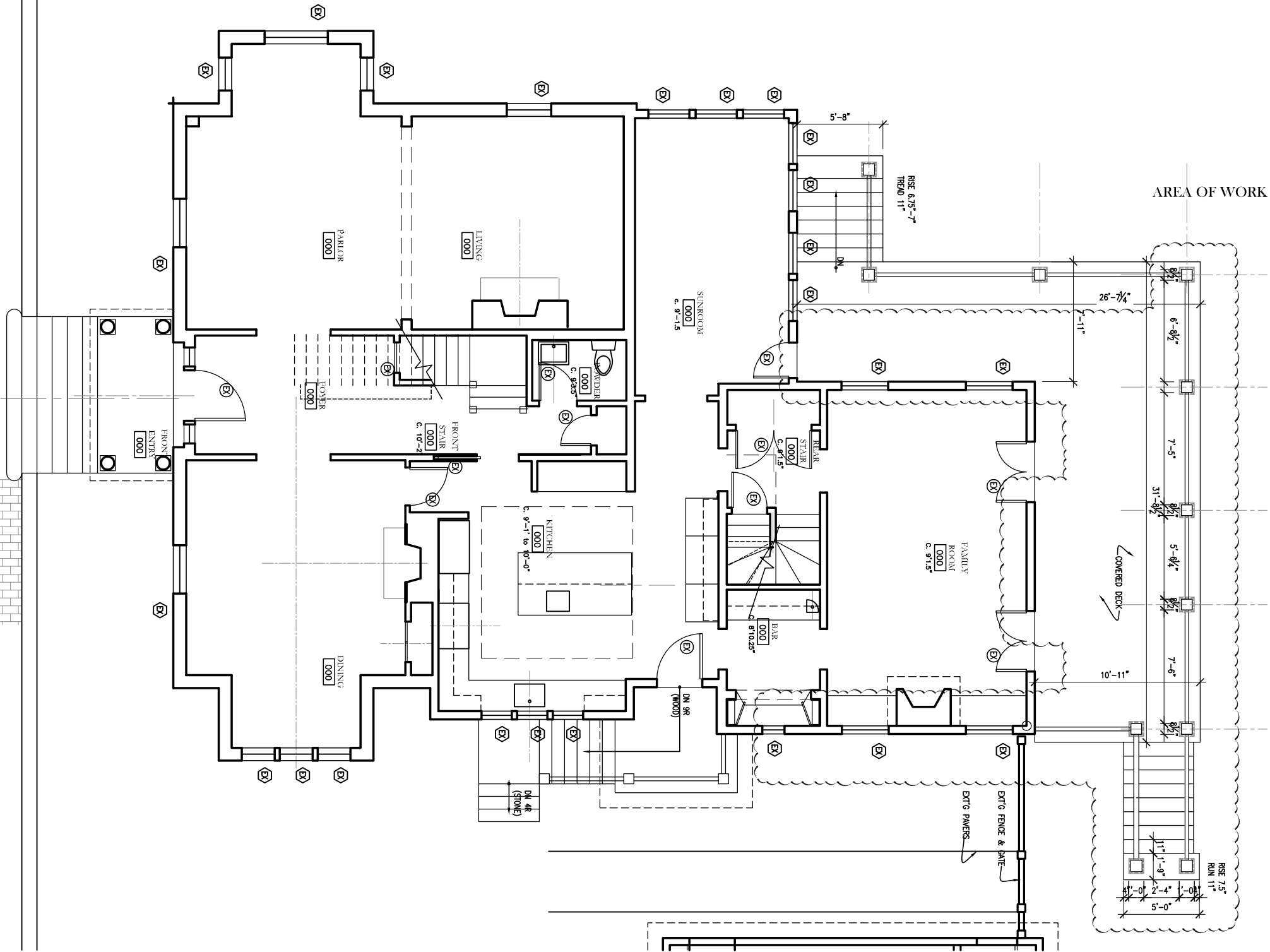
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PELHAM STREET



EXISTING FIRST FLOOR

1/8" = 1'-0"

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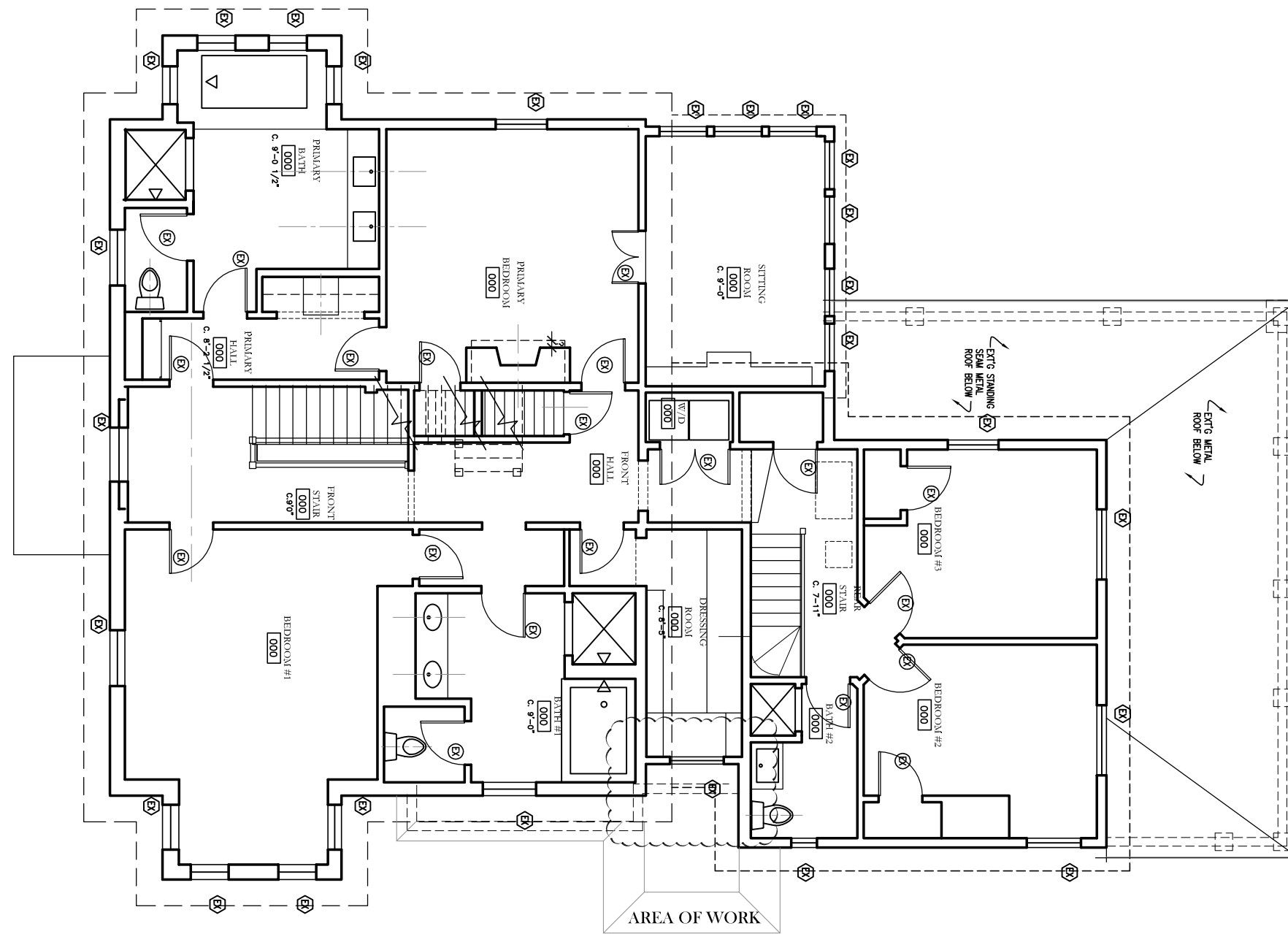
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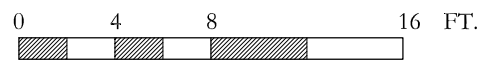
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PELHAM STREET



EXISTING SECOND FLOOR



1/8" = 1'-0"

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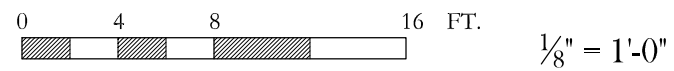
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EXISTING NORTH ELEVATION - NO WORK



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EXISTING EAST ELEVATION



1/8" = 1'-0"

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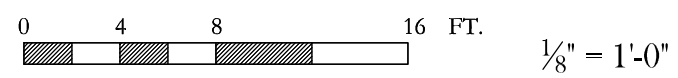
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EXISTING SOUTH ELEVATION



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EXISTING WEST ELEVATION



1/8" = 1'-0"

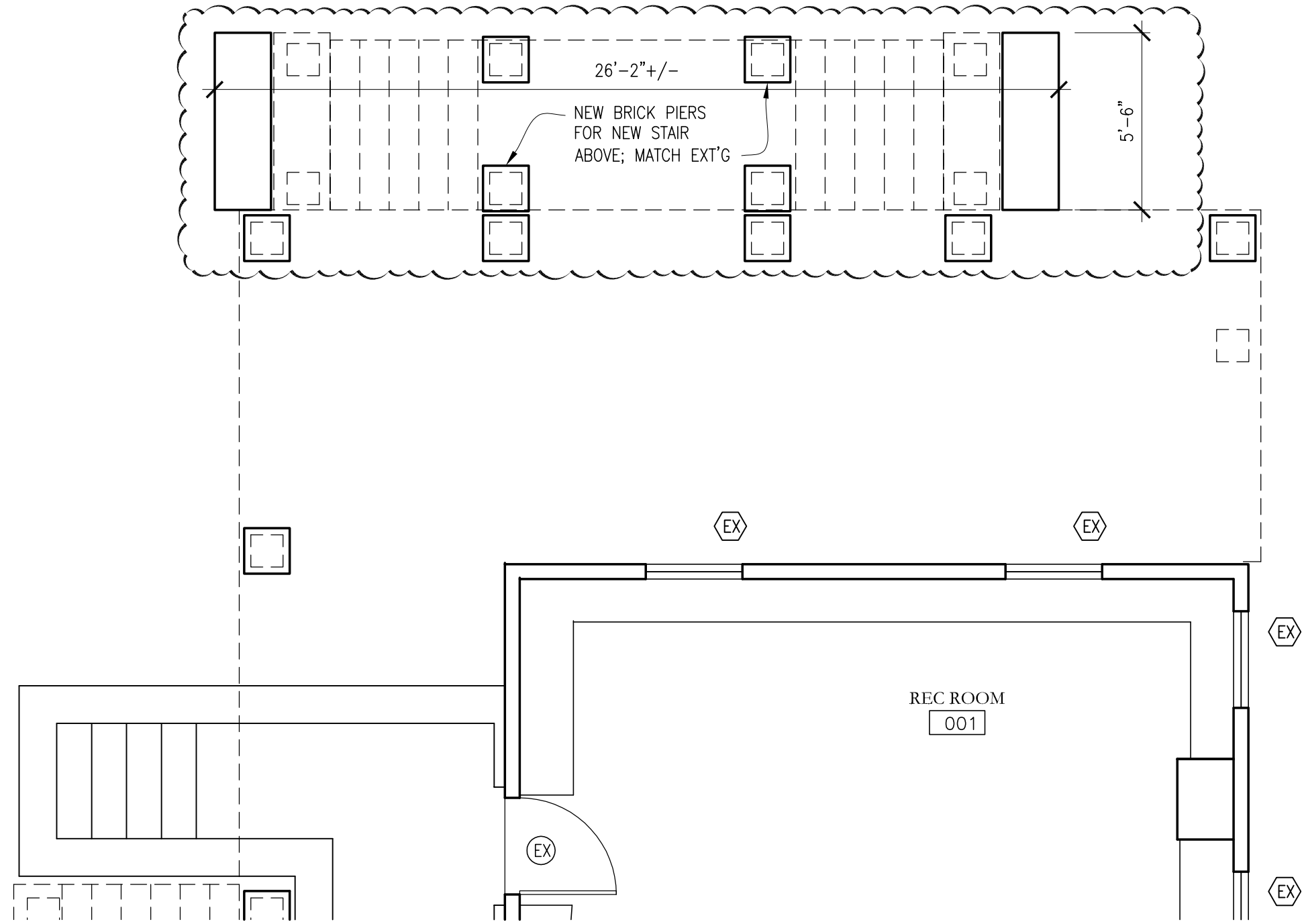
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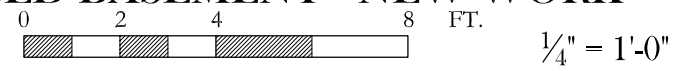
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PROPOSED BASEMENT - NEW WORK

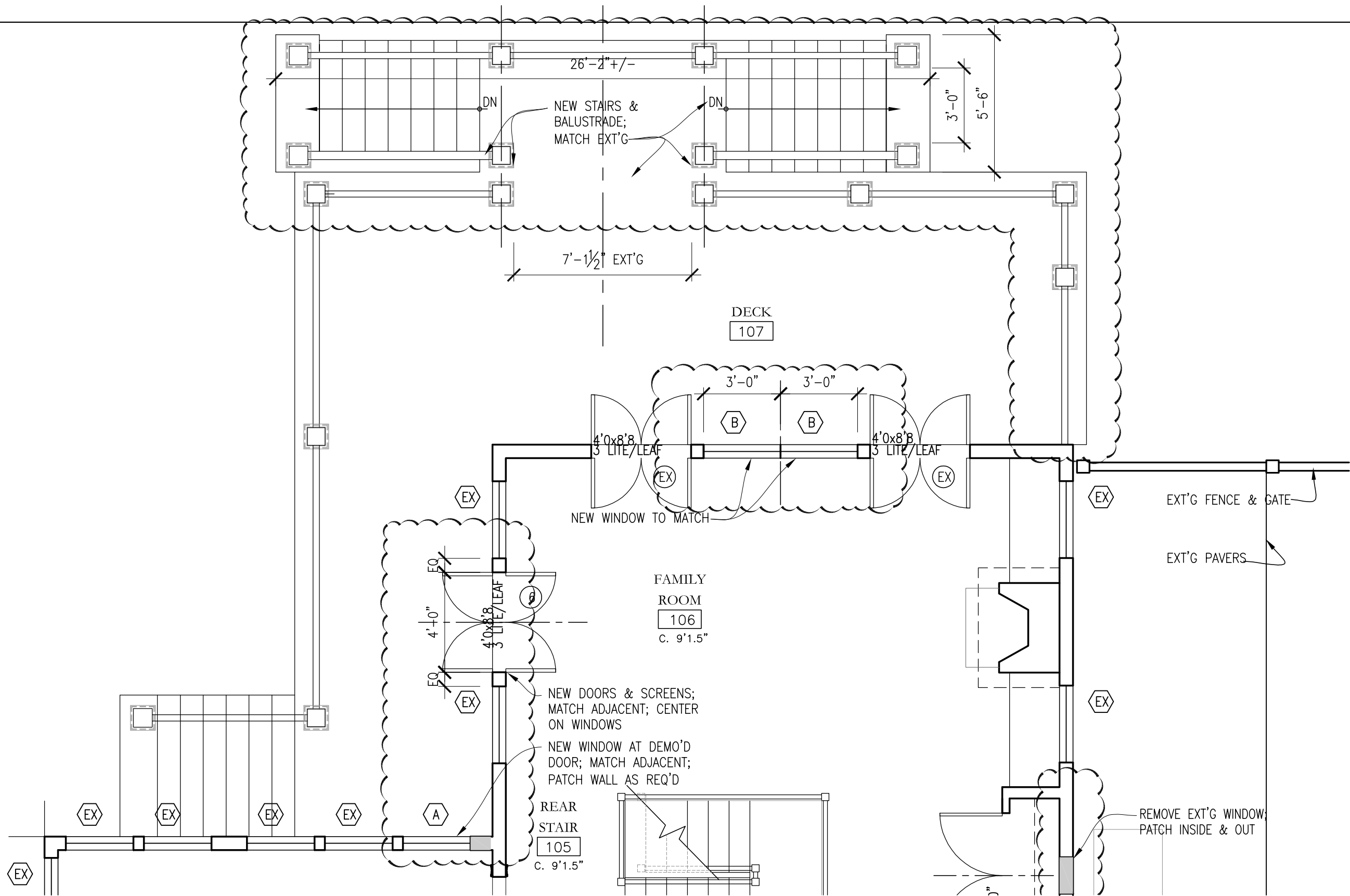


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PROPOSED FIRST FLOOR - NEW WORK

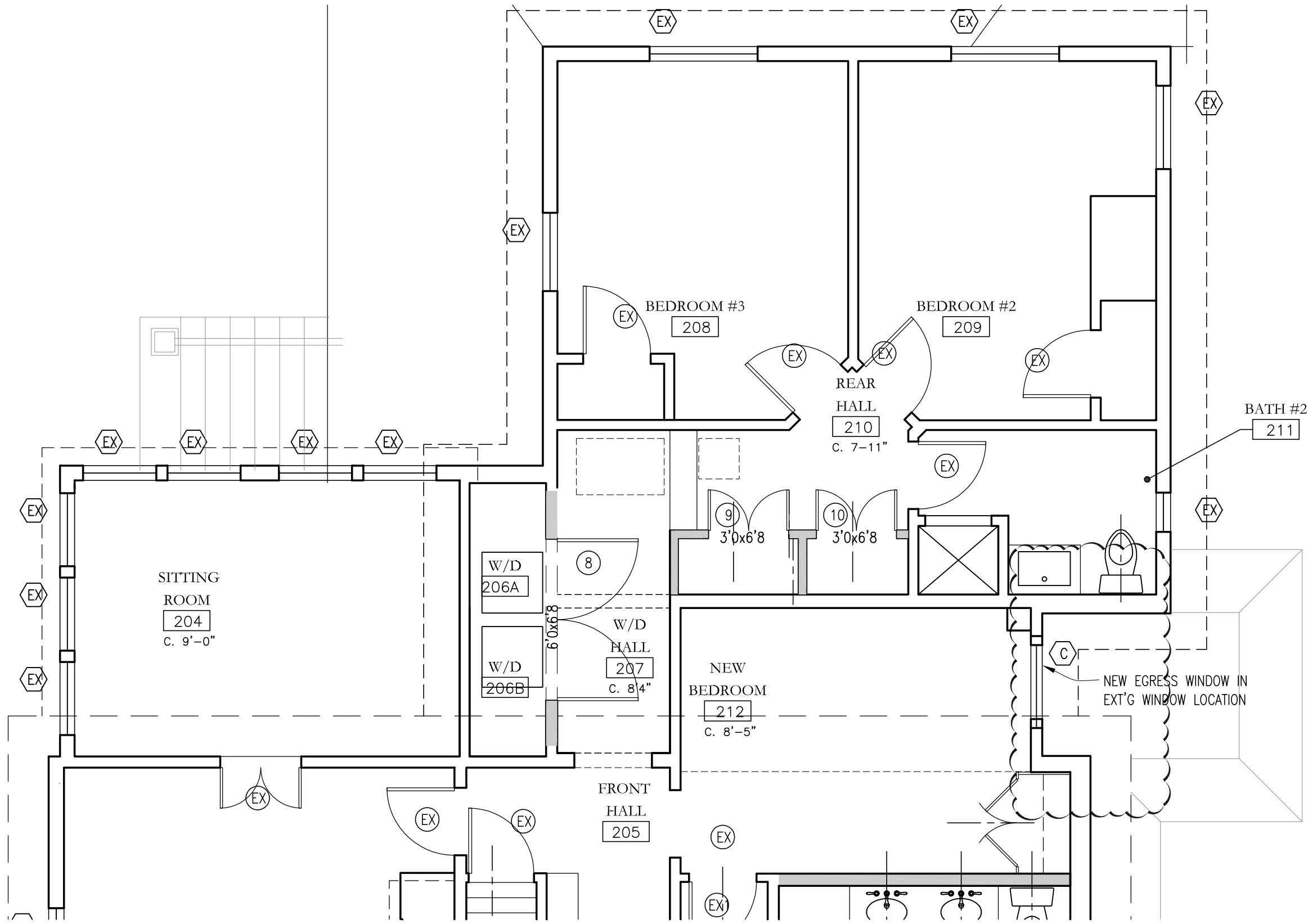


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PROPOSED SECOND FLOOR - NEW WORK



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PROPOSED EAST ELEVATION - NEW WORK



1/4" = 1'-0"

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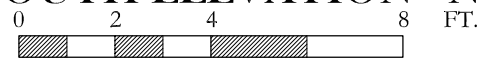
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PROPOSED SOUTH ELEVATION - NEW WORK



1/4" = 1'-0"

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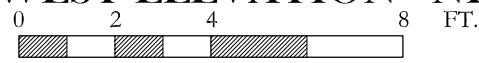
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PROPOSED WEST ELEVATION - NEW WORK



1/4" = 1'-0"

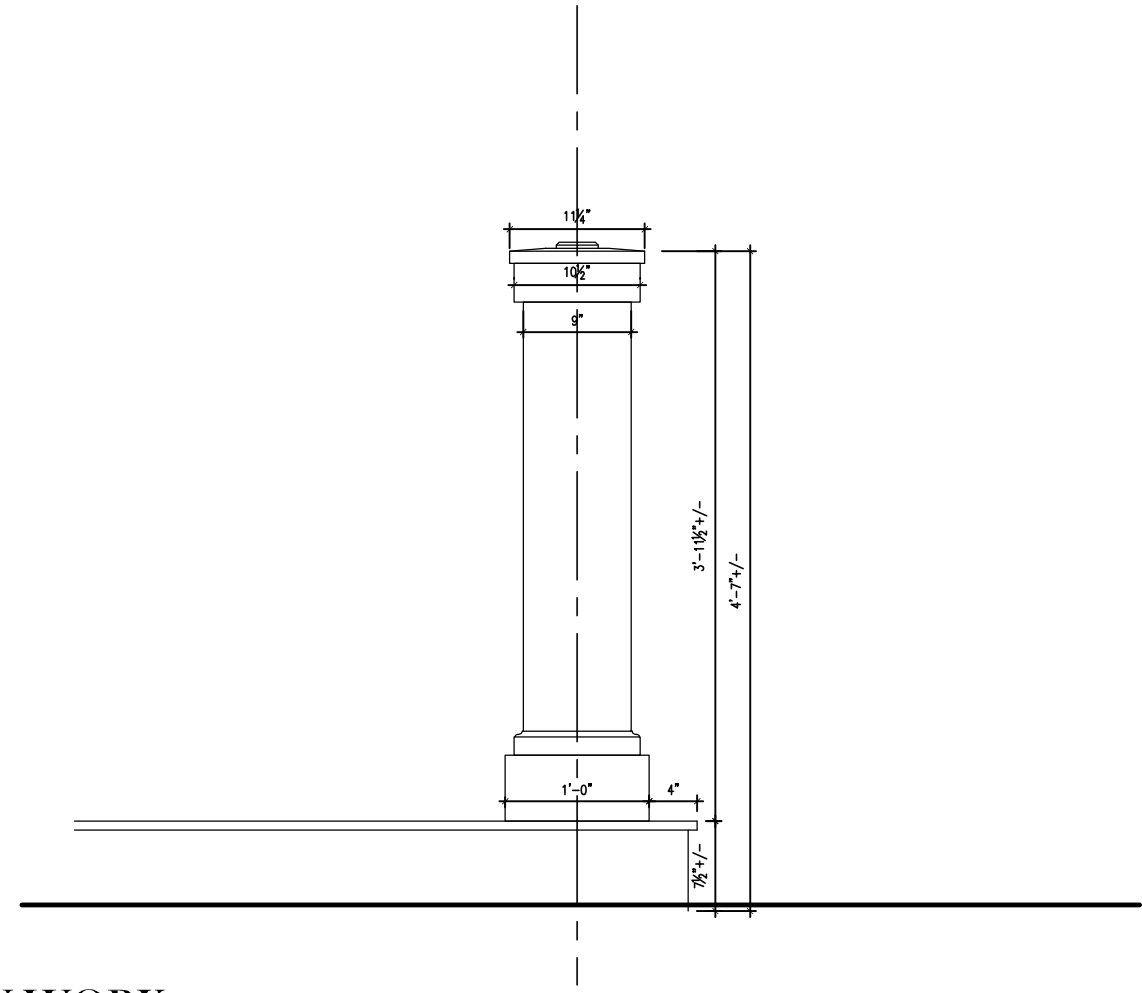
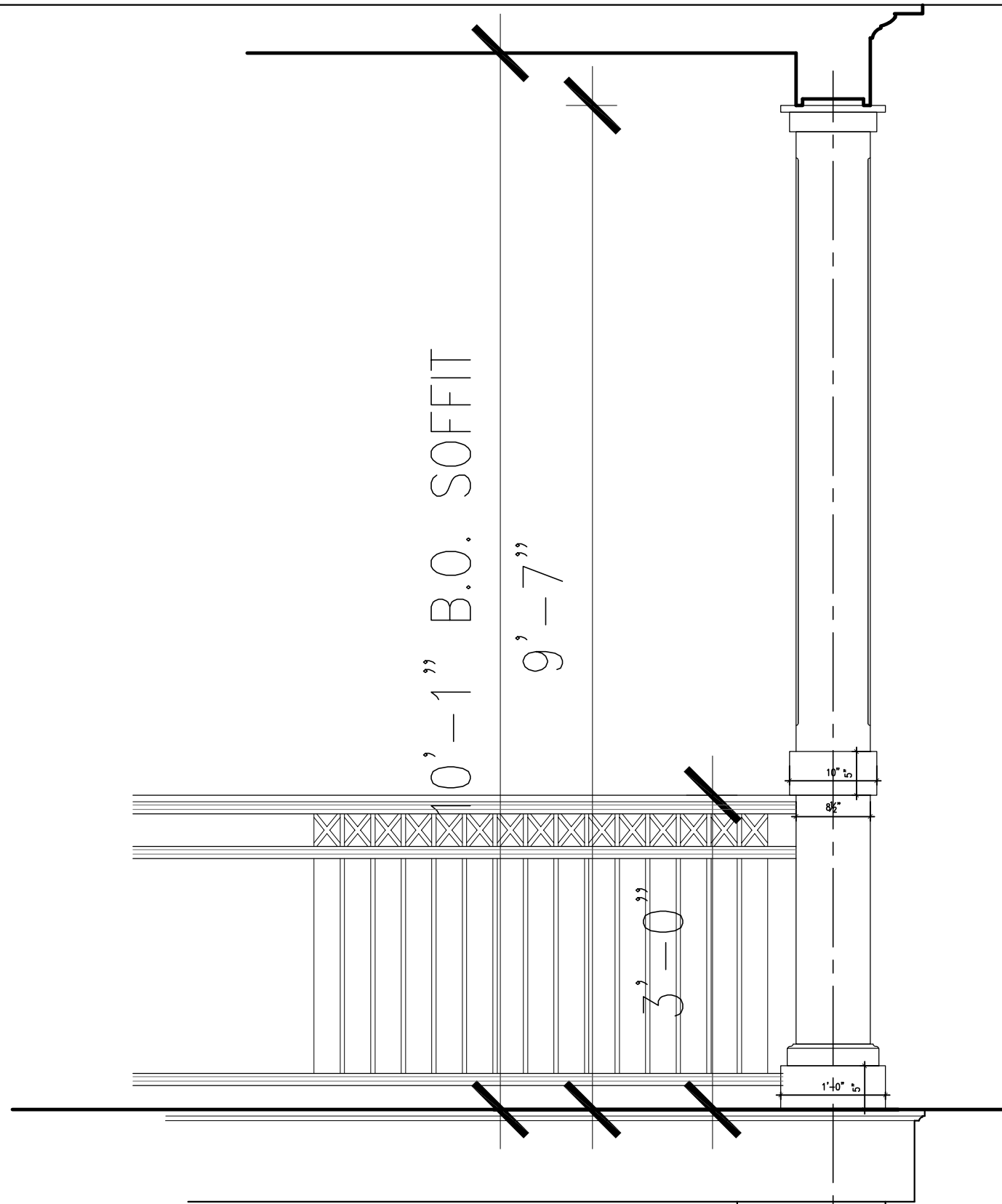
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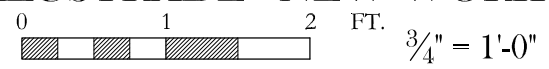
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STAIR BALUSTRADE - NEW WORK



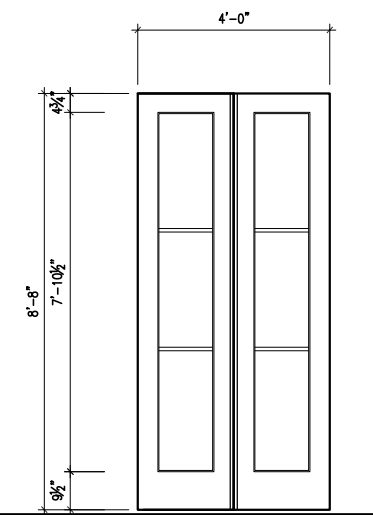
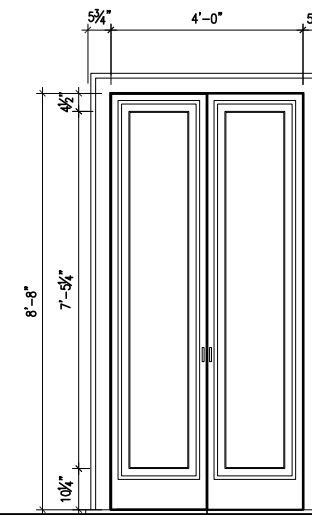
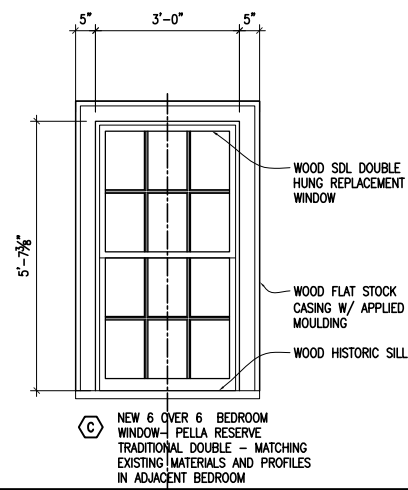
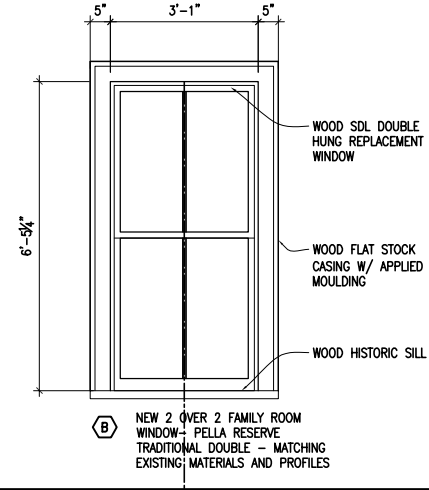
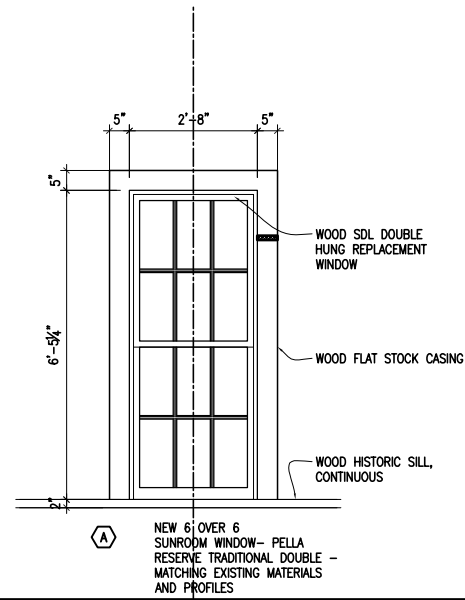
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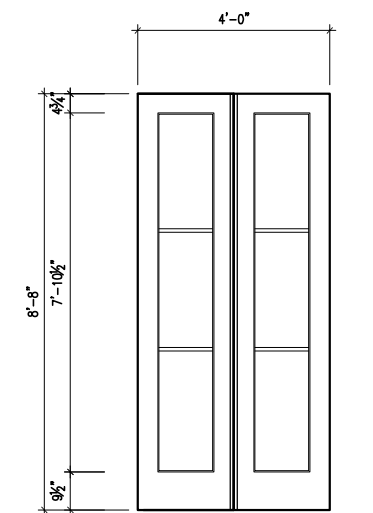
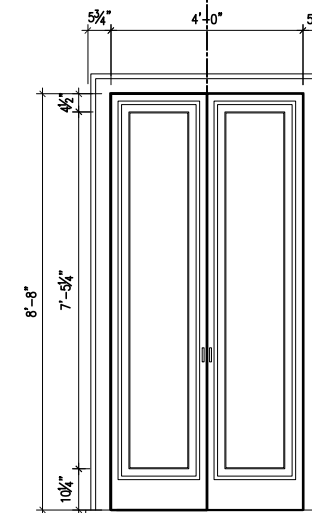
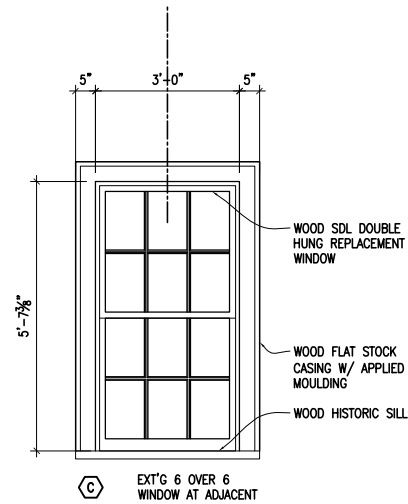
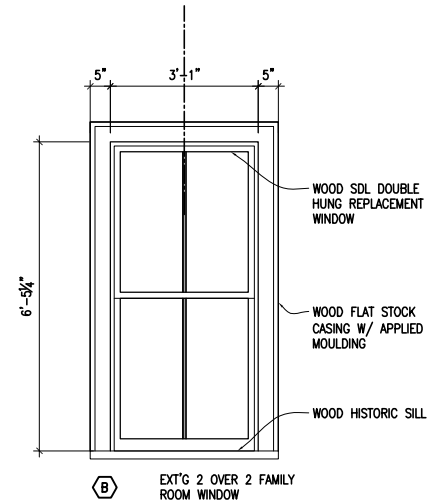
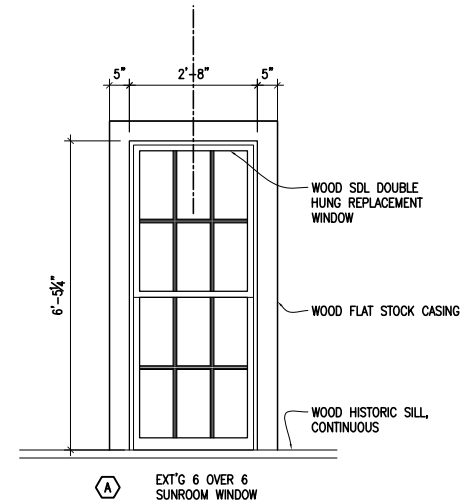
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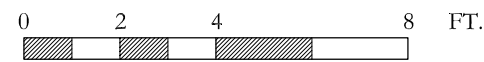
NEW WINDOWS AND DOORS TO BE MATCHED



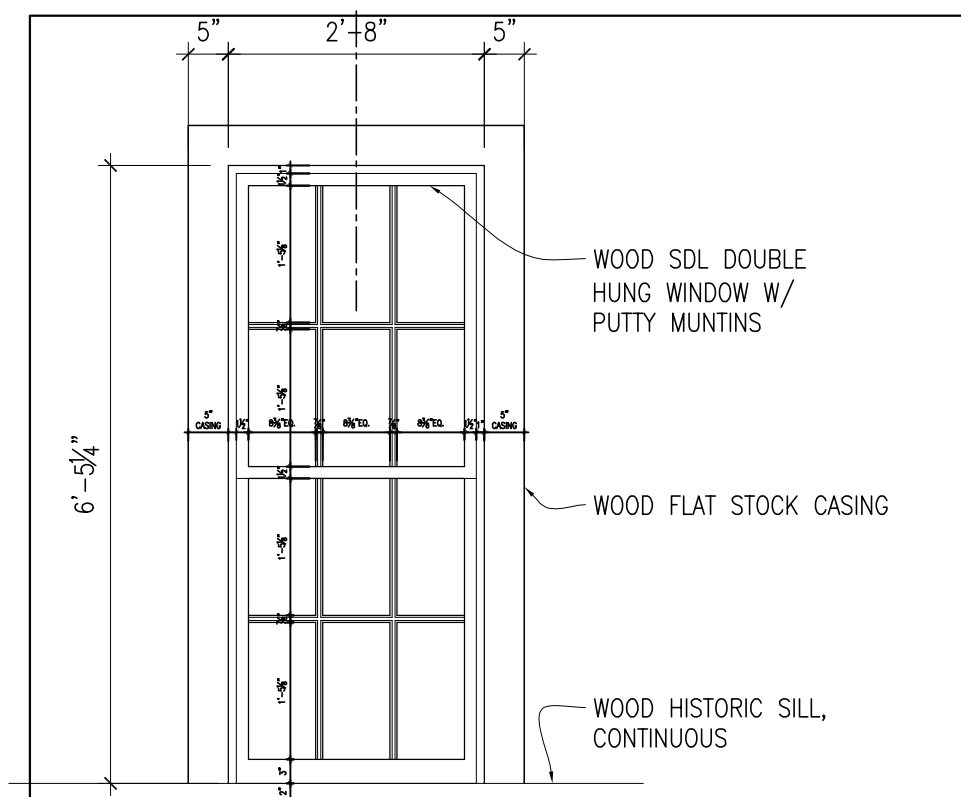
EXISTING WINDOWS AND DOORS TO BE MATCHED



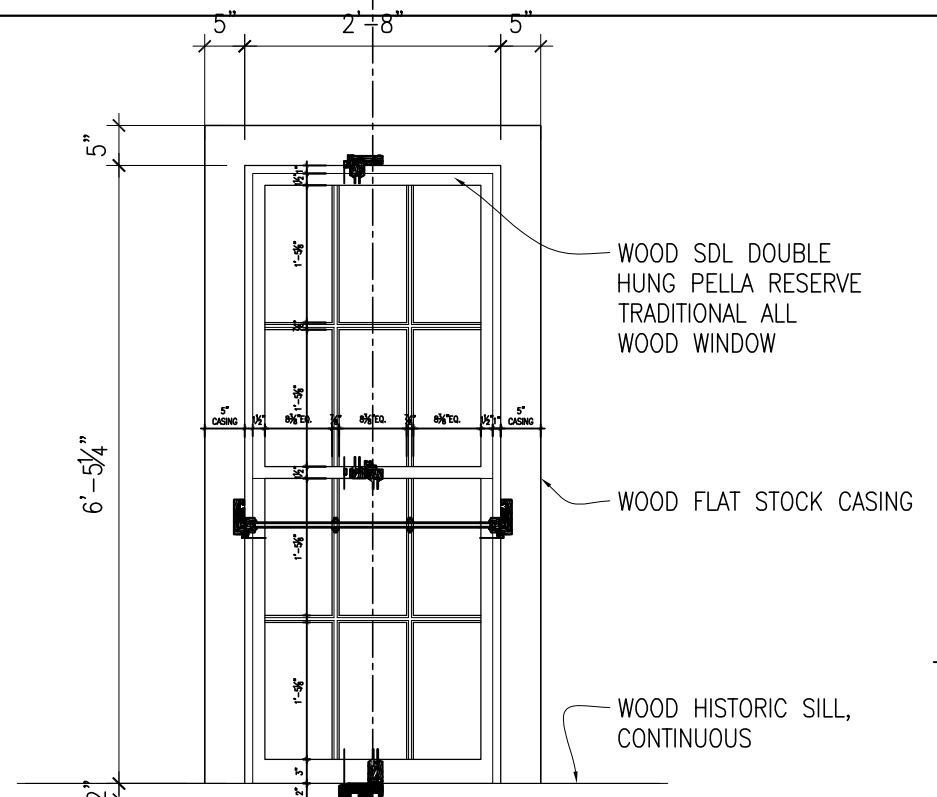
WINDOWS AND DOORS - MATCH EXISTING



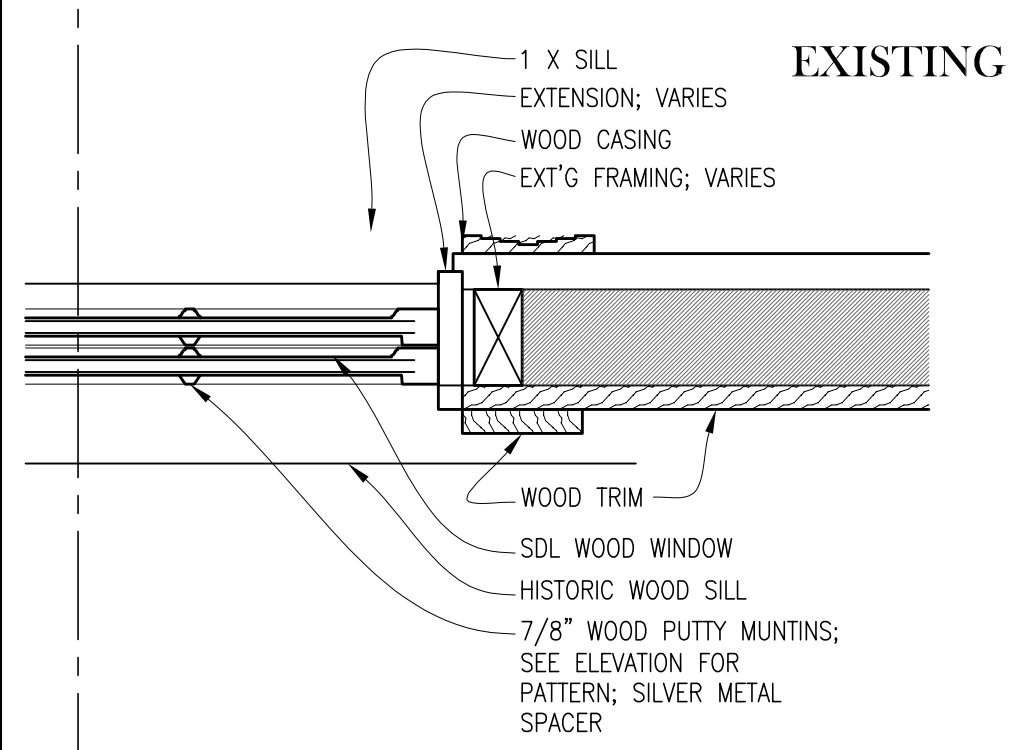
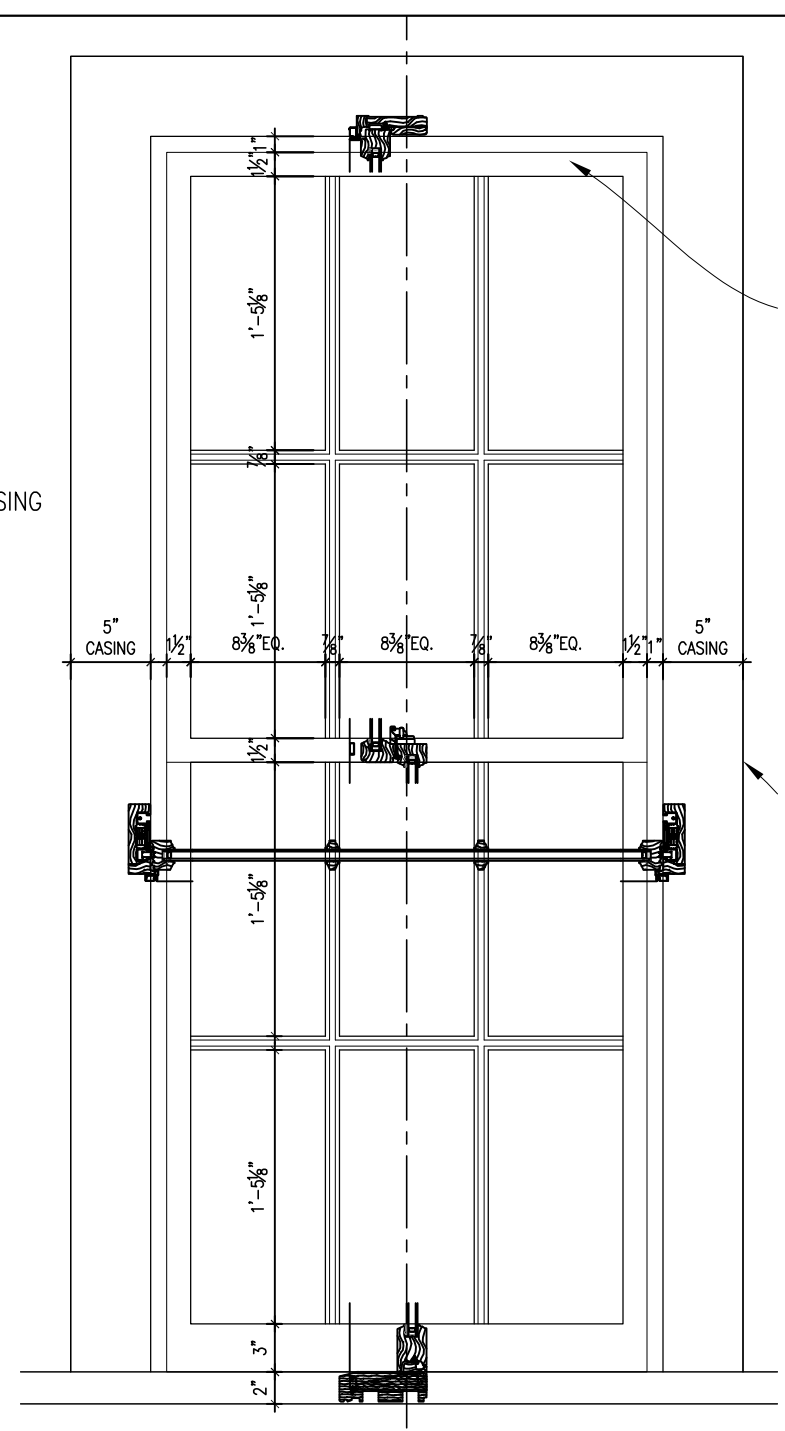
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A EXT'G 6 OVER 6
SUNROOM WINDOW



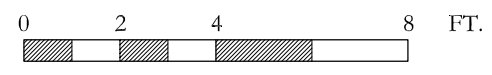
A NEW 6 OVER 6
SUNROOM WINDOW- PELLA RESERVE TRADITIONAL
DOUBLE - MATCHING EXISTING MATERIALS AND PROFILES



EXISTING

PROPOSED

WINDOW A

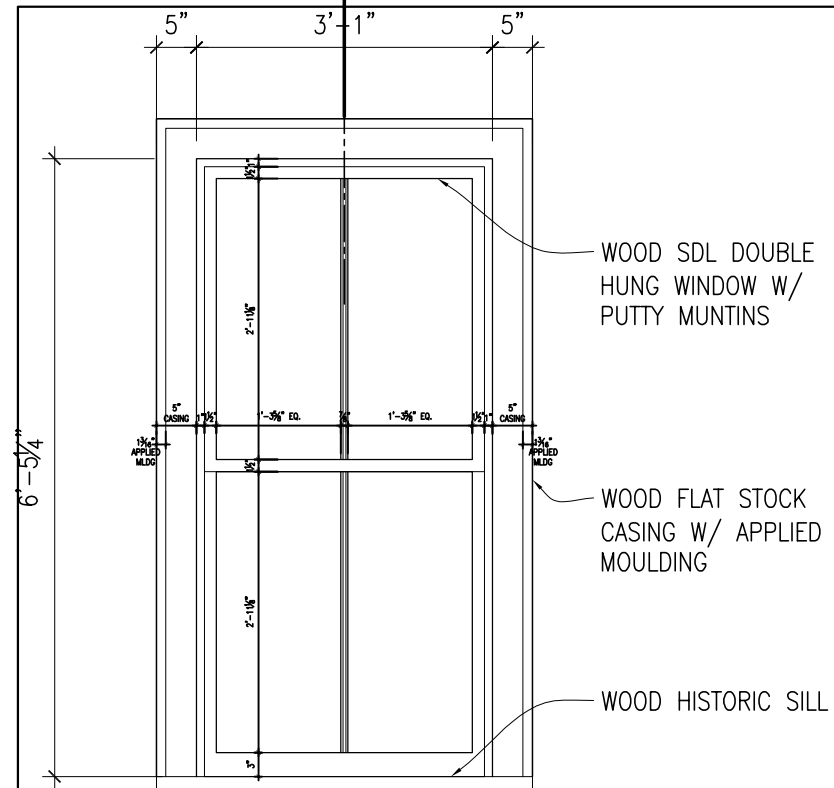


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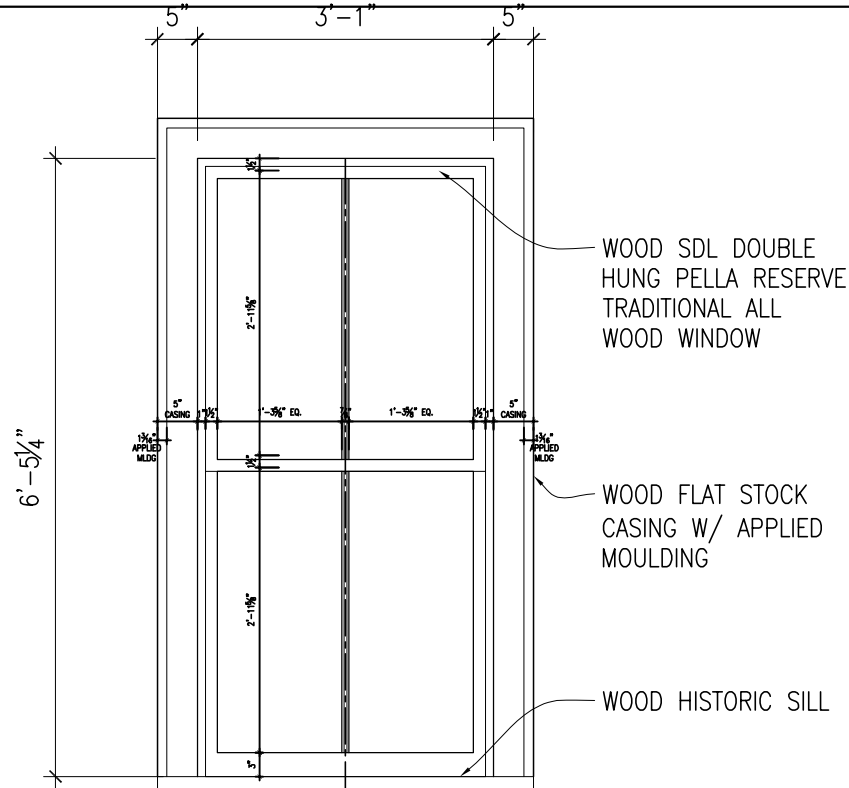


WOOD SDL DOUBLE HUNG WINDOW W/ PUTTY MUNTINS

WOOD FLAT STOCK CASING W/ APPLIED MOULDING

WOOD HISTORIC SILL

B EXT'G 2 OVER 2 FAMILY ROOM WINDOW

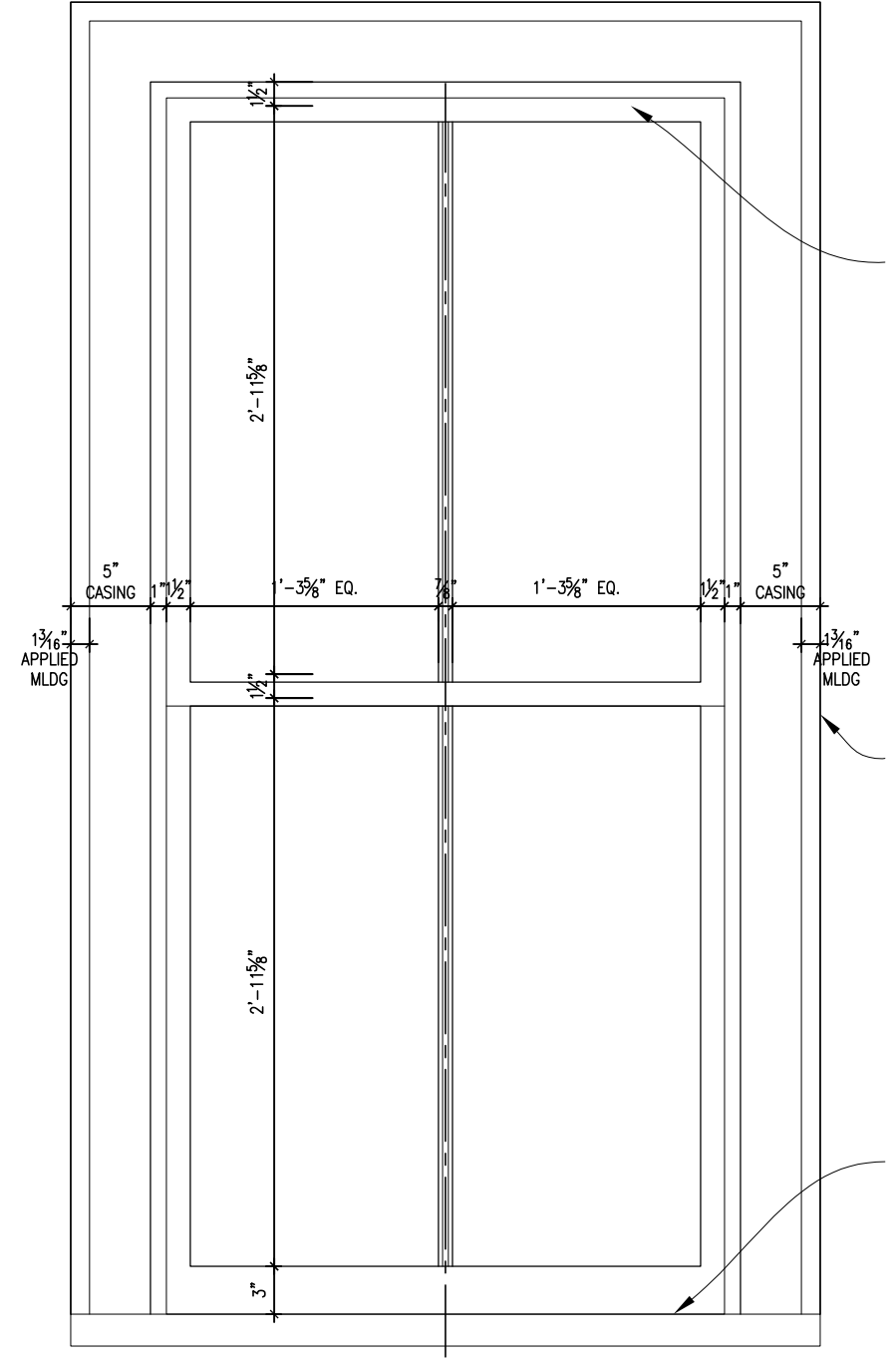


WOOD SDL DOUBLE HUNG PELLA RESERVE TRADITIONAL ALL WOOD WINDOW

WOOD FLAT STOCK CASING W/ APPLIED MOULDING

WOOD HISTORIC SILL

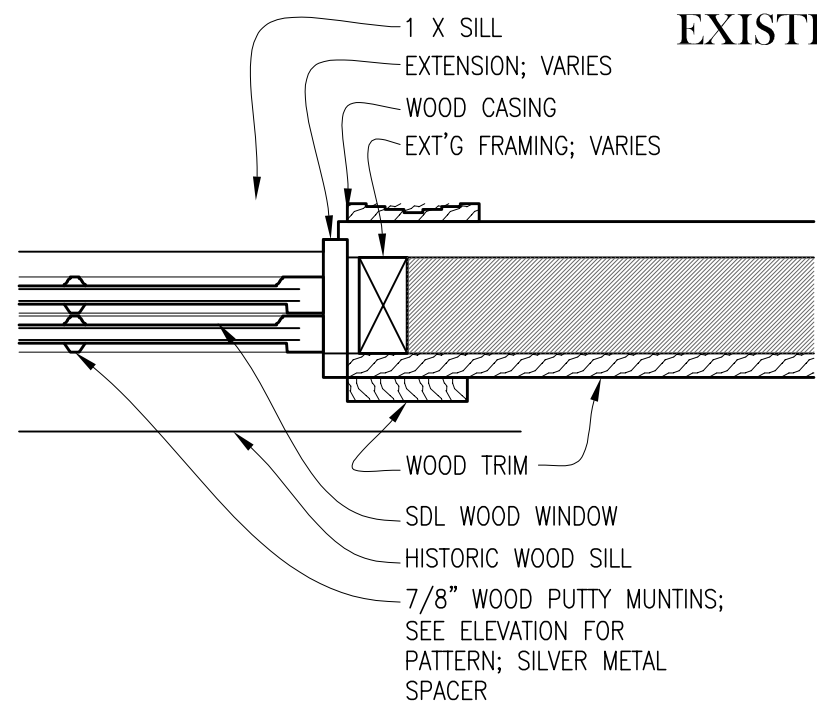
B NEW 2 OVER 2 FAMILY ROOM WINDOW - PELLA RESERVE TRADITIONAL DOUBLE - MATCHING EXISTING MATERIALS AND PROFILES



5" CASING 1 1/2" 1'-3/8" EQ. 7/8" 1'-3/8" EQ. 1/2" 5" CASING

1 3/8" APPLIED MLDG 1 3/8" APPLIED MLDG

2'-11 5/8" 2'-11 5/8" 3"



EXISTING

PROPOSED

WINDOW B



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Newport
Historical Society
History Starts Here

115 Pelham Street



Photograph of 115 Pelham Street, 1971. Historic Building Data Survey Sheet, Collection of the Newport Historical Society.

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Research Report produced for: Cynthia Kozdeba

By NHS staff

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Research Request: History of 115 Pelham Street

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Sources Consulted:

1758 *Map of the City and Harbor of Newport*, Ezra Stiles, Redwood Library and Athenaeum, RLA B65N

1777 *A plan of the town of Newport in Rhode Island* by Charles Blaskowitz. Engraved and published by William Faden, London, 1777. Newport Historical Society

1850 *Map of Newport & Vicinity*, Matthew Dripps. Newport Historical Society

1859 *Map of Newport & Vicinity*, Matthew Dripps. Newport Historical Society

1876 *Newport City Atlas*, Newport Historical Society

1878 *Bird's Eye View of Newport*, Library of Congress

1883 *Newport City Atlas*, Newport Historical Society

1884 *Fire Insurance Map of Newport*, copy Newport Historical Society

1891 *Fire Insurance Map of Newport*, copy Newport Historical Society

1893 *Newport City Atlas*, Newport Historical Society

1896 *Fire Insurance Map of Newport*, copy Newport Historical Society

1903 *Fire Insurance Map of Newport*, copy Newport Historical Society

1907 *Newport City Atlas*, Newport Historical Society

1921 *Newport City Atlas*, Newport Historical Society

Historic Building Data Rhode Island Survey Sheets, 1971, Newport Historical Society

Newport City Directories, Newport Historical Society

Newport Historical Society Photo Collection

Newport Historical Society genealogy and research files

Obit Files, Newport Historical Society

Swinburne School collection (MS.126), Newport Historical Society

Tax Cards & Land Evidence Records (LE), Newport City Hall

Research Summary:

115 Pelham Street (Plat 28, Lot 5) is located in the Newport National Historic Landmark District in Newport, Rhode Island. The house was constructed in the Greek Revival style circa 1831-1840 for Henry Castoff (1803-1879). His house was one of several dwellings built in the Greek Revival style at that time in the area surrounding Touro Park. The architect and builder are unknown.

The town of Newport was founded in 1639 by religious dissidents who fled the Massachusetts Bay Colony to create a society where religion did not define government. Newport's first settlers agreed to support religious tolerance, or what they called "liberty of conscience". Newport's active seaport and promise of religious freedom drew a diverse population to the colonial city. By the mid-18th century, there were at least 10 different faiths coexisting with each other in Newport, and the port had become one of the five most prosperous in the colonies. During this period, the town experienced a building boom that included hundreds of houses and many internationally important landmarks that survive today. This prosperity was in large part due to Newport's diverse community, but also due to its strong participation in the trans-Atlantic slave trade.

Pelham Street was cut through from Thames Street to Spring Street in 1741 (LE 3:30). By 1777, it had extended east up the hill to present-day Bellevue Avenue. However, that section of the street remained undeveloped until the early 1800s.

In 1831, Henry Castoff, a merchant mariner, purchased an empty lot of land at present-day 115 Pelham Street from Benjamin Marshall. By 1840 Castoff is listed as residing on Pelham Street (an address is not listed).

In 1868, Henry Castoff sold 115 Pelham Street to Robert P. Berry, a local dentist who had previously lived and practiced at 1 Mary Street. Dr. Berry's heirs sold the property in 1890 to William J. Swinburne (1822-1897) a former soldier, coal merchant, and Mayor of Newport (1855-1856). Based on atlas research it appears that the first addition to the house was made under Berry's ownership. After Swinburne purchased the house further additions were added. See the atlas plates starting on page 7.

After Swinburne's death in 1897, 115 Pelham passed by will to his daughter Elizabeth Swinburne. Elizabeth resided in the house until her death in 1918. Under the terms of her will, 115 Pelham was passed to the Newport Civic League, who established the Swinburne School there, a school for women for the study of household arts and domestic sciences that opened in the 1920s.

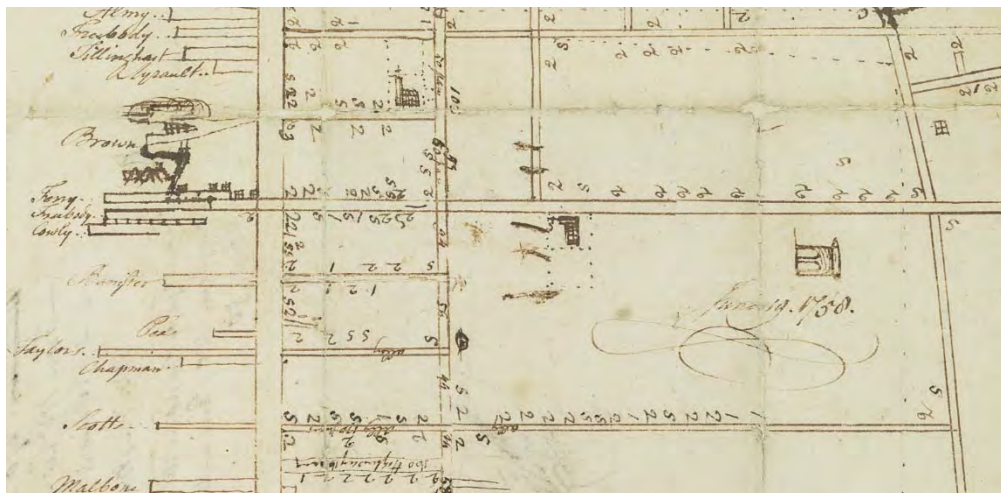
The Swinburne School operated at 115 Pelham Street until 2002, when it was dissolved by the Newport Civic League. The contents of the building were sold at public auction and the school records were deeded to the Newport Historical Society. The building itself was purchased by Brian O'Neill, who restored it to a single-family dwelling.

Subsequent owners are listed in the property details section.

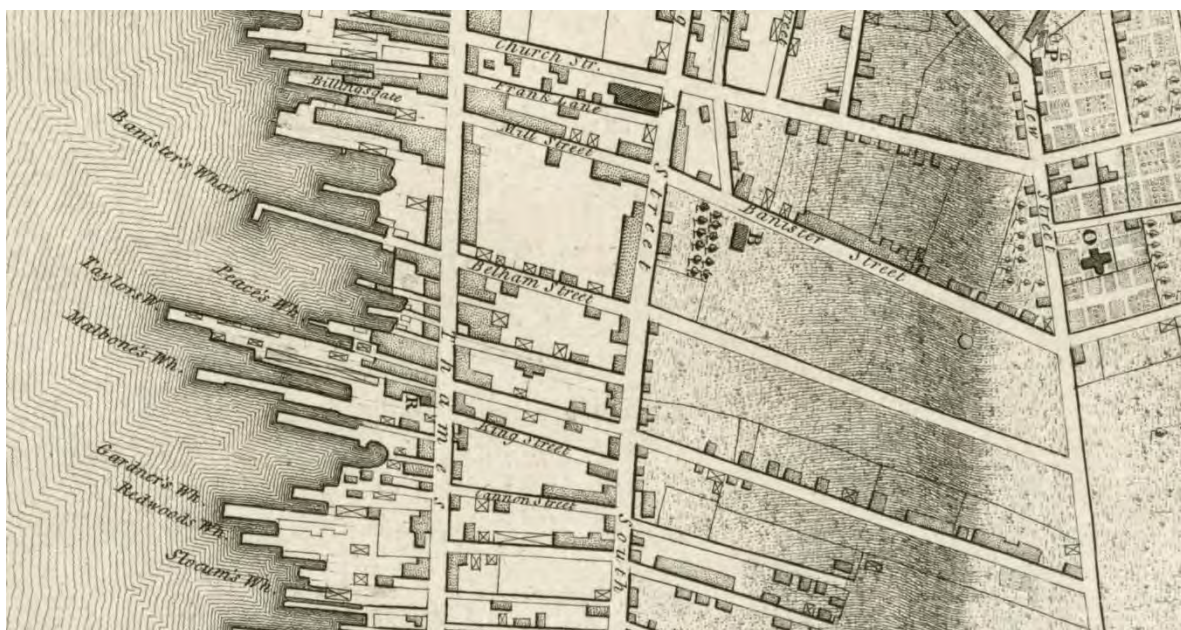
Property Details:

- 1741** Pelham Street is cut between Thames and Spring Streets (LE 3:30).
- 1777** Pelham Street has been extended east beyond Spring Street
- 1831** Henry Castoff purchases a lot of land at present-day 115 Pelham Street from Benjamin Marshall, 10 November 1831 (LE 10:167).
- 1840** Directory listing for Henry Castoff, upper Pelham Street.
- 1850** A house is on site at present-day 115 Pelham Street. The house is depicted with a square footprint (1850 Dripps map).
- 1859** A house is on site at present-day 115 Pelham Street. The house is depicted with a square footprint (1859 Dripps map).
- 1868** Henry Castoff sells his land and dwelling house to Robert P. Berry, 9 November 1868 (LE 40:486).
- 1876** R. P. Berry heirs, 20,914 sq. ft. The address was 39 Pelham Street at the time. An addition is depicted at the southeast side of the house (1876 *Newport City Atlas*).
- 1883** R. P. Berry heirs, 20,914 sq. ft, 115 Pelham Street (1883 *Newport City Atlas*).
- 1884** The Fire Insurance Map of Newport depicts a porch addition running along the southern side of the house (1884 *Fire Insurance Map of Newport*).
- 1890** Heirs of Robert P. Berry sell 115 Pelham Street to William Swinburne, 9 September 1890 (LE 62:328).
- 1891** The Fire Insurance Map of Newport depicts another addition adjacent to the porch running along the southern side of the house (1891 *Fire Insurance Map of Newport*).
- 1893** W. J. Swinburne, 20,914 sq. ft. The rear addition is depicted, but not the porch (1893 *Newport City Atlas*).
- 1896** The Fire Insurance Map of Newport shows the rear addition and a rear porch (1896 *Fire Insurance Map of Newport*).
- 1897** William J. Swinburne dies. 115 Pelham Street is inherited by his daughter Elizabeth Swinburne.
- 1907** W. J. Swinburne heirs, 20,914 sq. ft. The rear addition and rear porch are depicted (1907 *Newport City Atlas*).
- 1918** Elizabeth Swinburne dies. The Newport Civic League is appointed trustee of the property to establish a school of household arts and domestic sciences.
- 1921** Newport Civic League, 20,914 sq. ft. The rear addition is depicted. A rear porch is not shown (1921 *Newport City Atlas*).

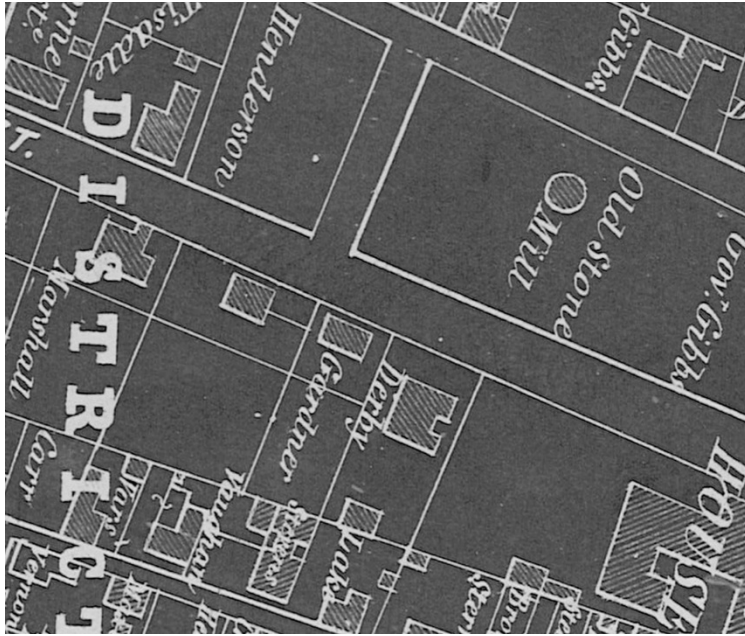
- 2002** The Swinburne School is dissolved by the Newport Civic League. The building is purchased by Brian O'Neill, 15 October 2002 (LE 1210:195). The building is restored to a single-family dwelling.
- 2005** 115 Pelham Street is sold to Allen P. & Alice Haines, 16 August 2005 (LE 1661:45).
- 2008** 115 Pelham transfers to Mark Horan, 3 January 2008 (LE 1905:204).
- 2011** 115 Pelham transfers to Roger C. Greene, 30 November 2011 (LE 2212:215).
- 2016** 115 Pelham transfer to Jill O. Townsend, trustee of the Charles H. Townsend Family 2012 Generation-Skipping Trust, 14 November 2016 (LE 2628:284).
- 2021** 115 Pelham transfers to 115 Pelham LLC, 30 March 2021 (LE 2983:235).



Detail from the 1758 *Map of the City and Harbor of Newport*, Ezra Stiles, Redwood Library and Athenaeum, RLA B65N. Pelham Street, just east of Banister’s Wharf, is not labeled. It runs between Thames and Spring Streets.



Detail from the 1777 *Plan of the Town of Newport* showing Pelham Street (labeled “Belham” on the map). Pelham Street has been extended east beyond Spring Street. However, that section of the street remained undeveloped during this period.



Detail from the 1850 *Map of Newport* showing a building on site at present-day 115 Pelham Street, just west of the Gardner property.



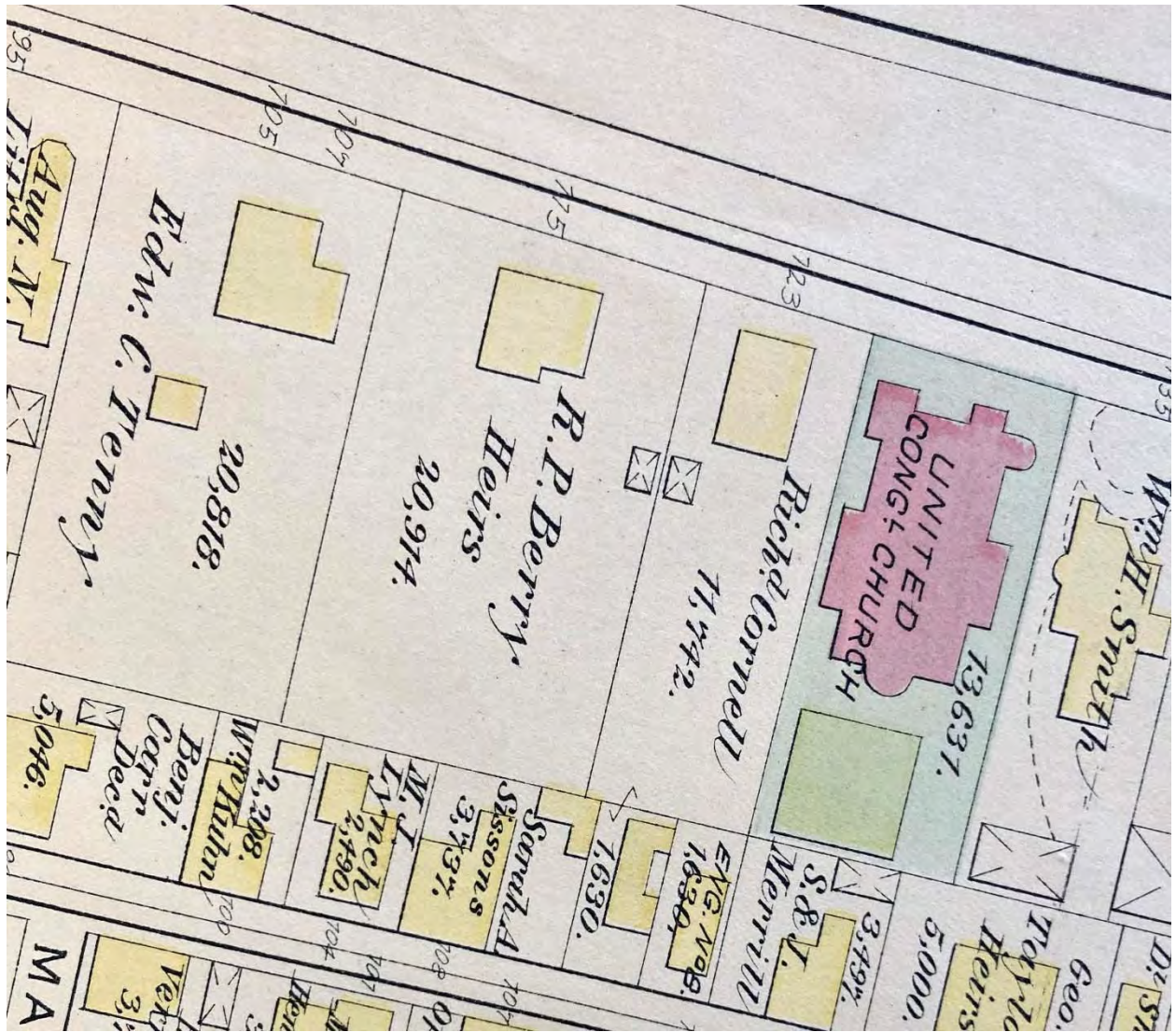
Detail from the 1859 *Map of Newport* showing a building on site at present-day 115 Pelham Street, Castoff.



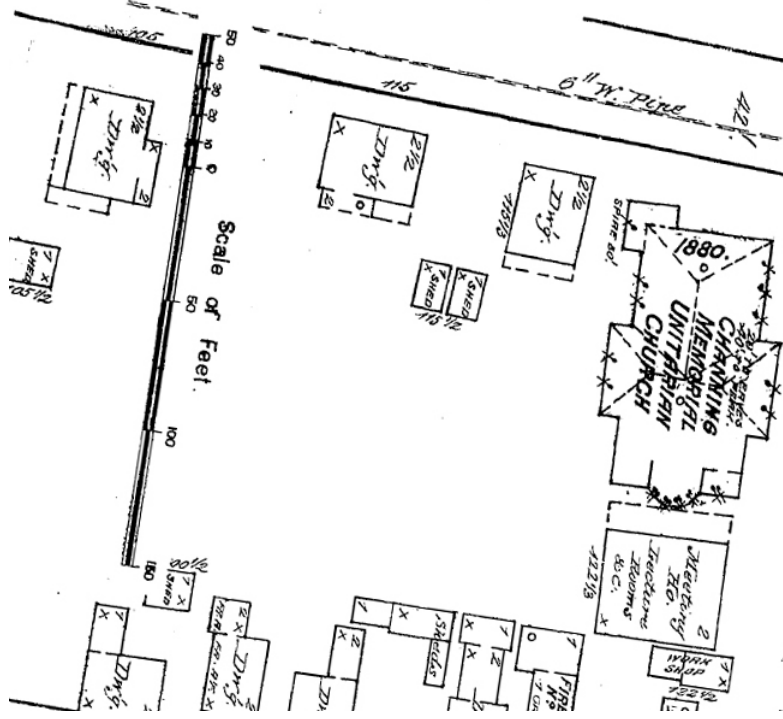
Detail from the 1876 *Newport City Atlas* showing a house on site at present-day 115 Pelham Street., R. P. Berry heirs, 39 Pelham Street. The house is depicted with a small addition at the rear. Note the addition of a small outbuilding along the east edge of the lot.



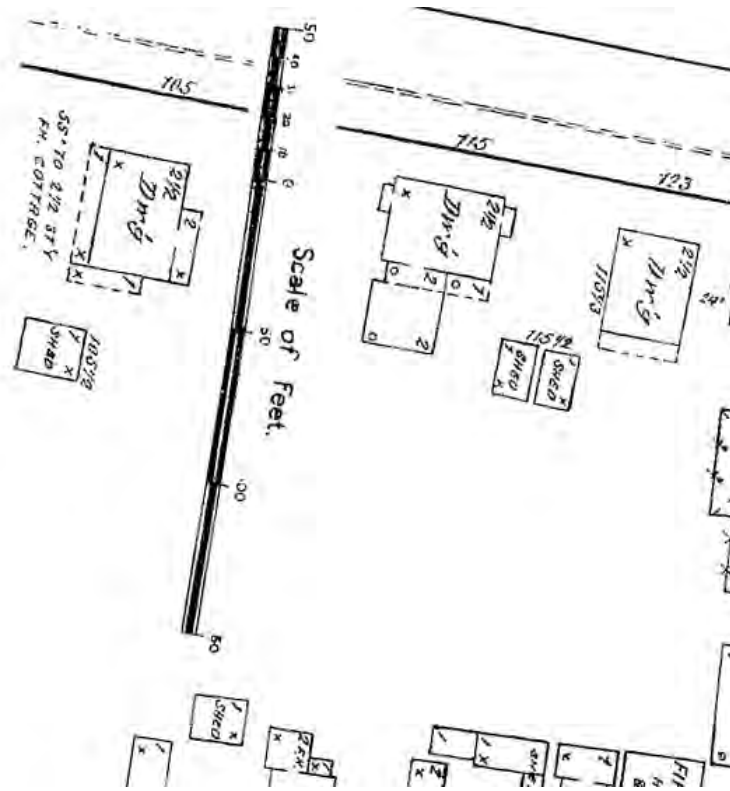
Detail from the 1878 Bird's Eye View of Newport showing an addition across the back of 115 Pelham Street.



Detail from the 1883 *Newport City Atlas* showing a house on-site at 115 Pelham Street, R. P. Berry heirs. The house is depicted with a small addition at the rear.



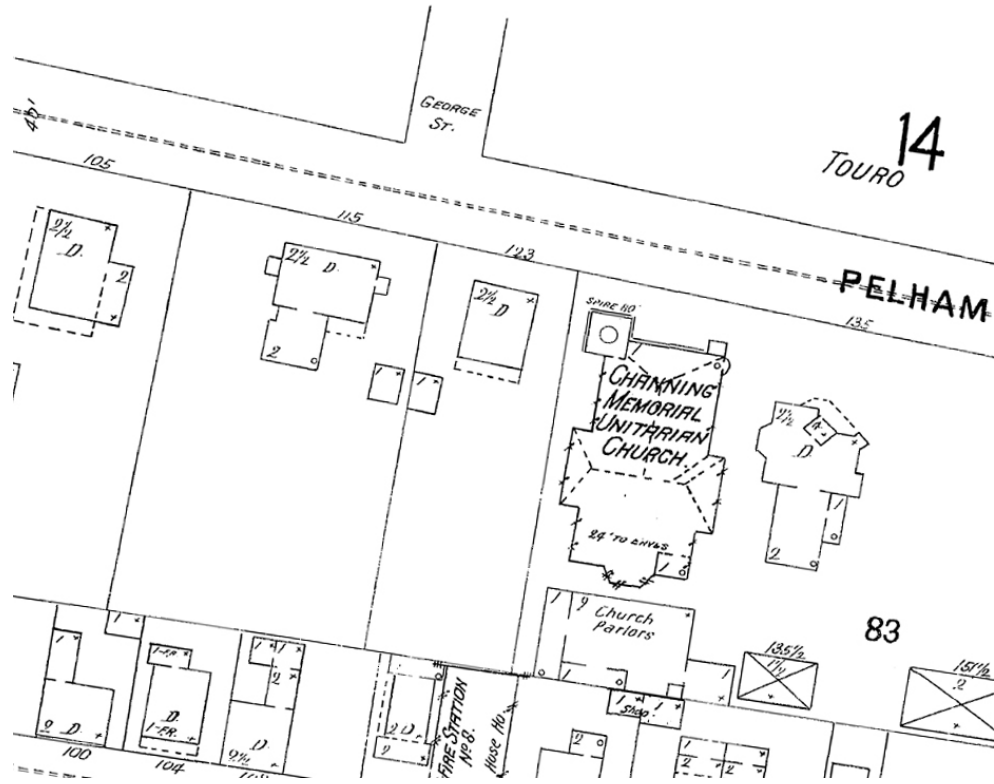
Detail from the 1884 Fire Insurance Map of Newport showing a house and shed onsite at 115 Pelham Street. Note the addition across the rear of the bulding, it is drawn as a porch.



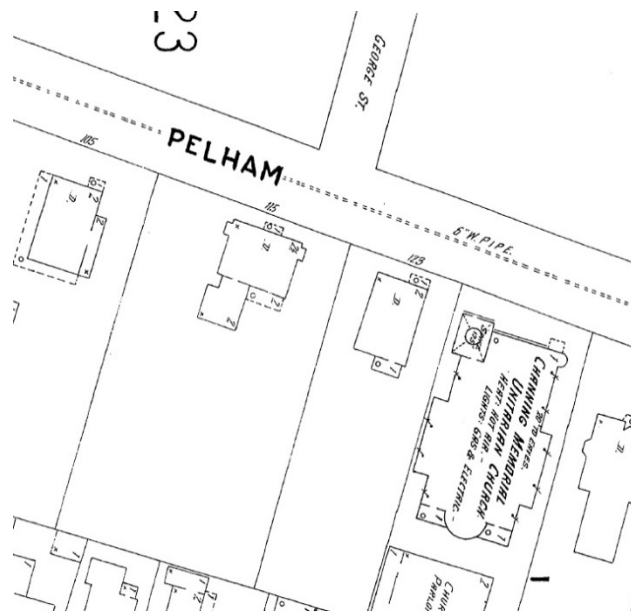
Detail from the 1891 Fire Insurance Map of Newport showing a house and shed onsite at 115 Pelham Street. Note another addition across the rear of the building, added to the porch.



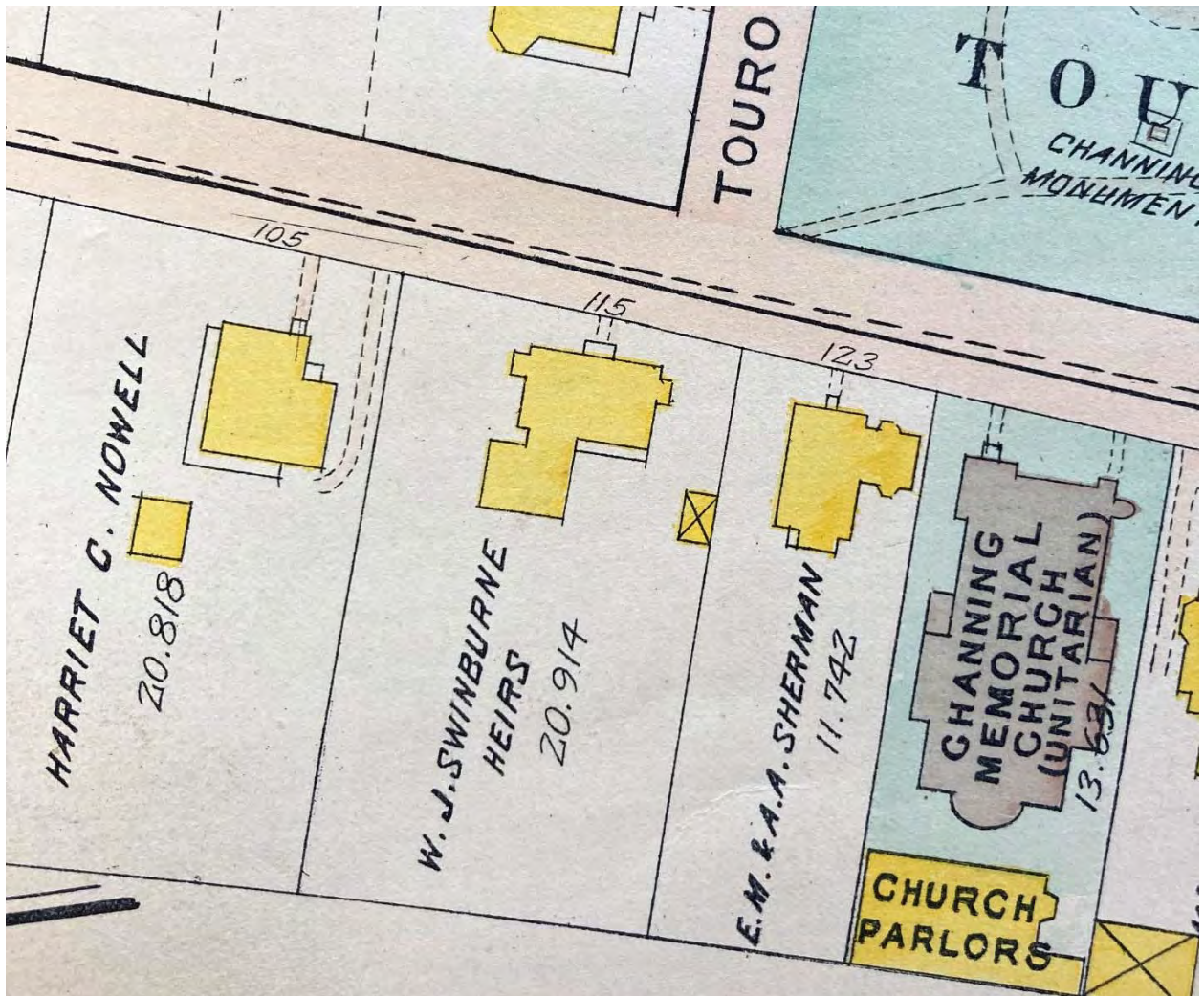
Detail from the 1893 Newport City Atlas showing 115 Pelham Street with the ell-addition across the rear but no porch.



Detail from the 1896 Fire Insurance Map of Newport showing 115 Pelham Street with the rear addition and the rear porch.



Detail from the 1903 Fire Insurance Map of Newport showing 115 Pelham Street with the rear addition and the rear porch.



Detail from the 1907 *Newport City Atlas* showing 115 Pelham Street with the rear addition and the rear porch.



Detail from the 1921 *Newport City Atlas* showing 115 Pelham Street with the rear addition. The rear porch is not depicted.

The Swinburne School of Household Arts has been opened under the direction of the Civic League of Newport. Classes in sewing and millinery have been organized, and cooking classes will follow as soon as the equipment is installed.

Advertisement for The Swinburne School of Household Arts, 4 October 1924, *Newport Mercury*.



Image of 115 Pelham Street, circa 1920. P10505, Collection of the Newport Historical Society.



Image of 115 Pelham Street, date unknown. P10506, Collection of the Newport Historical Society.

- Original House - sills are in overall good condition.
- Kitchen Ell - Severe deterioration is creating ongoing settlement on asphalt paved area. This can be corrected as part of dealing with the fire emergency egress and handicapped access to the basement. The two remaining elevations of the kitchen ell will require minor regrading to avoid a similar situation in the future.
5. Bathroom Plumbing Leaks: slow but continuous plumbing leaks appear to be staining the dining room ceiling and rotting the floor framing causing settlement at the second floor bath.
 6. Stair Settlement- the stair landing and approximately half of the staircase has dropped due to a considerable sag in a beam at the basement where a second beam is separating and a joist has twisted and split. The columns at the staircase and double parlor at this same area and also moving. This situation is ongoing and will worsen progressively until the beam fails (unlikely in the immediate future); however, the situation poses considerable risk for someone tripping and falling down the stairs. The situation can be corrected relatively easily by moving the boiler room door and installing an adjustable column, then slowly raising the stair over a period of time to its former position.
 7. Fresh air intake for boiler - this duct was previously removed and can easily be reinstalled to correct a violation on the fire chief's list.
 8. Plaster Cracking - the wall plaster is bulging and cracking at the second floor front room above the office. This is at the chimney and is most likely due to a chimney flashing problem. This could pose a fire hazard if the chimney is used. Relining the chimneys should be considered.
- C. Previous Renovations:
1. Second Level entry Porch - there appears to have been french doors originally opening onto a balcony or second level above the entry porch.
 2. Second Chimney Removed - The glass paned french doors opening into the front parlor were added (the original door would have been closer towards the front door) when a fireplace and chimney were removed. The foundation remains at the basement and the areas where the third floor and roof were patched are clearly visible above.
 3. New Wood Floors - were added over the original floors at the second level concealing the floor heating registers from an earlier forced air system.
 4. Side Porch - One of the windows at the dining room appears to have replaced a door. The casing extends down to the floor. The wainscoting paneling and corner cupboard also appear to have been added during remodeling.
 5. Previous Renovations - In addition to the addition of the kitchen ell (probably during the Queen Ann period when modern plumbing replaced the outdoor privy), there appears to have been substantial remodeling somewhere between 1890 and 1925 when the previously mentioned changes were made to the house.
- D. National Trust & Landmark Status:
1. National Trust - individual applications are no longer accepted if the property is within a national trust historic district.
 2. Letter of Certification for historical importance and architectural significance can be obtained from the R.I. Historic Preservation Commission.
 3. Preliminary Listing of Foundations and Sources of Funding - This list is my recommendations to investigate for consideration in grant applications. Brenda Ping has offered to begin research on the history of the school, house, and civic league. She also confirmed that information of these foundations is available at the Redwood Library.
 4. National Landmark Status - After initial skepticism, Bonnie Warren and Pam Kennedy at RIHPC were encouraging as to the chances of obtaining National Landmark Status for Swinburne School. To be considered, a building must be important architecturally, at an important site and location, and most

Image of page 2 of a report by The Swinburne School properties committee, 1993-1994 detailing changes to the building. Swinburne School (MS.126), Box 1, Property Committee Folder 3, Collection of the Newport Historical Society.