

MILLER SCOTT HOLBROOK & JACKSON

Attorneys and Counselors at Law

MICHAEL W. MILLER
TURNER C. SCOTT
FRANCIS S. HOLBROOK II*
J. RUSSELL JACKSON

**also admitted in Connecticut*

July 29, 2020



Historic District Commission
c/o Helen Johnson - City of Newport
43 Broadway
Newport, RI 02840

*via e-mail
&
hand delivery*

Re: Application of 6 Greenough Place
Plat 22, Lot 27

Dear Members of the Historic District Commission,

Please accept this letter and the attachments as further information relative to the pending application regarding 6 Greenough Place. I have attached drawings numbered A111 & A211, dated July 20, 2020, to further amplify the application. In these two drawings the deck that was existing on the property prior to the new deck being constructed is shown.

The owners replaced an existing deck which had considerable rotting as they felt it was a safety hazard to their two young children who often used it during the COVID-19 lock down. While restoring the deck, it was enlarged a bit not realizing a permit was required. The existing deck was not original to the house and it was in fact, added as a later addition to this historic house. The deck is not visible from the front, back or side of the house.

Thank you very much for inserting these drawings into your packets regarding this property.

With best wishes, I remain,

Respectfully,

MILLER SCOTT HOLBROOK & JACKSON

Turner C. Scott

Enclosures



NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

check # 38658

Received by the Zoning and Inspections Department:

ALSO CO

HDC
AUG. 19

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: 6 Greenough Place	Plat: 22	Lot: 27
Property Name (if any, including historic): Daniel Swinburne House	Original Date of Construction: 1862	
APPLICANT (Legal Owner of Record): Elijah Duckworth-Schachter	Telephone: 847 7500	Email: tscott@miller-scott.com
Mailing Address: c/o Turner C. Scott 122 Touro Street Newport RI 02840		
LEGALLY AUTHORIZED REPRESENTATIVE: Turner C. Scott	Telephone: 847 7500	Email: tscott@miller-scott.com
Mailing Address: 122 Touro St. Newport RI 02840		

ADDITIONAL INFORMATION CHECKLIST

- Is the application fee of \$¹⁵⁰~~100~~ is included?
- Is the property in condominium ownership? If yes, proof of board or association approval must be attached.
- Is this application filed in response to a violation notice?
- Is this application a modification of plans previously-approved (date(s) _____) by the HDC?
- Does this project require other approvals? Zoning _____ CRMC _____ Other (describe): _____
- 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.

Addition of front floor deck. Small deck removed and replaced with larger deck.

- Repair/replacement of exterior architectural features?
- 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?
- Major Alteration(s) – Any addition(s) of more than 25% of an existing structure's square footage or any new freestanding structure(s)?
- New Construction?
- Demolition?
- Roof(s) or skylight(s)?
- Window(s) or door(s)?
- Porches or Entries?
- Chimney(s)?
- Foundation?
- Mechanical and/or electrical equipment?
- Shutters or awnings?
- Sign(s)?
- Pools and/or site structures?
- 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.
Digital submissions are not accepted at this time.**

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: _____

TMS

Date: _____

7/20/20

Applicant Printed Name: _____

*Turner C. Scott
owner attorney*



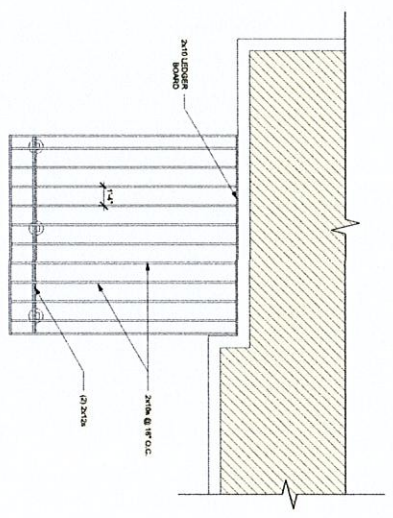
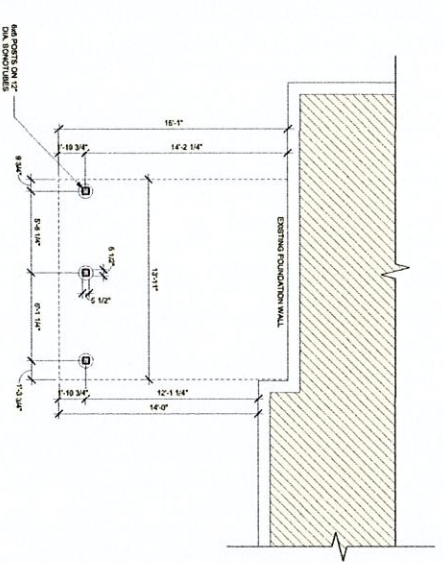
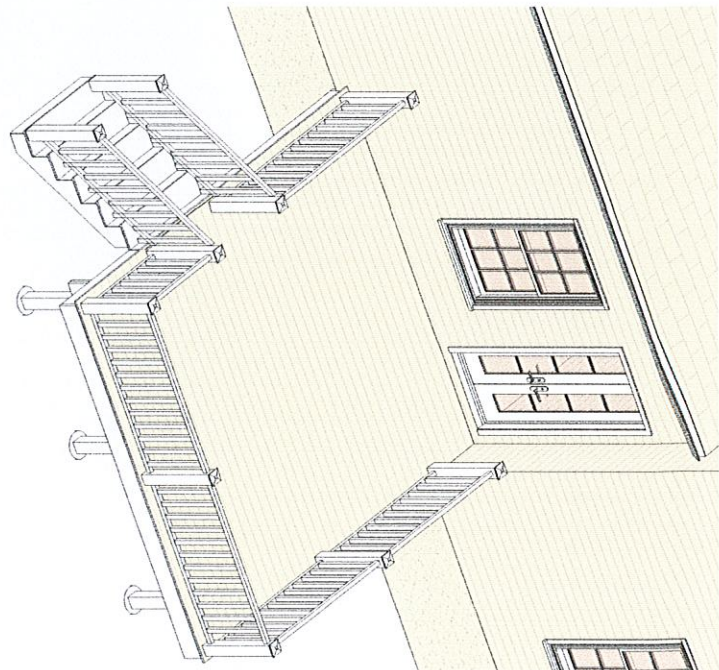
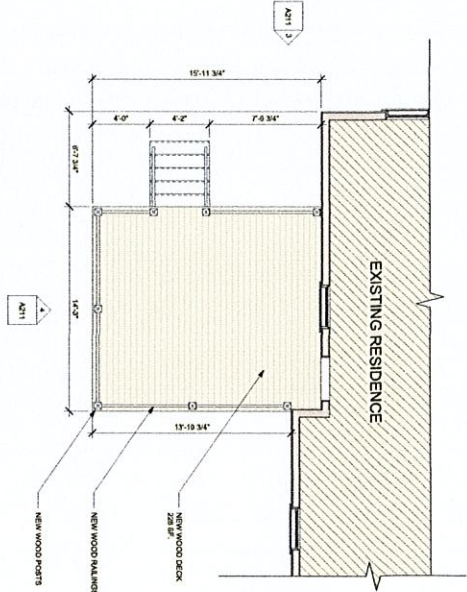
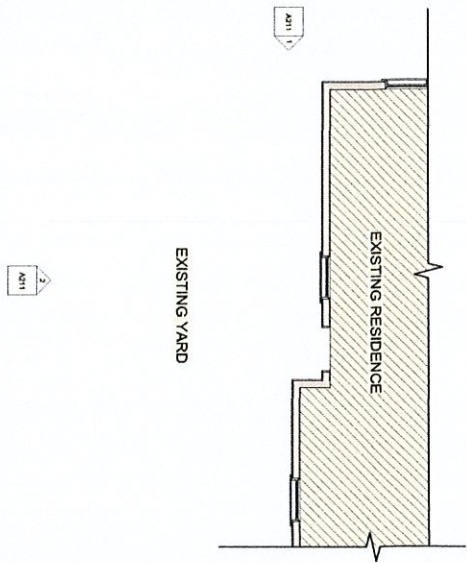
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 E. FAGAN1@GMAIL.COM
 W. CPD-STUDIO.COM
 A. PO BOX 774
 NEWPORT, RI 02840

OUTDOOR DECK

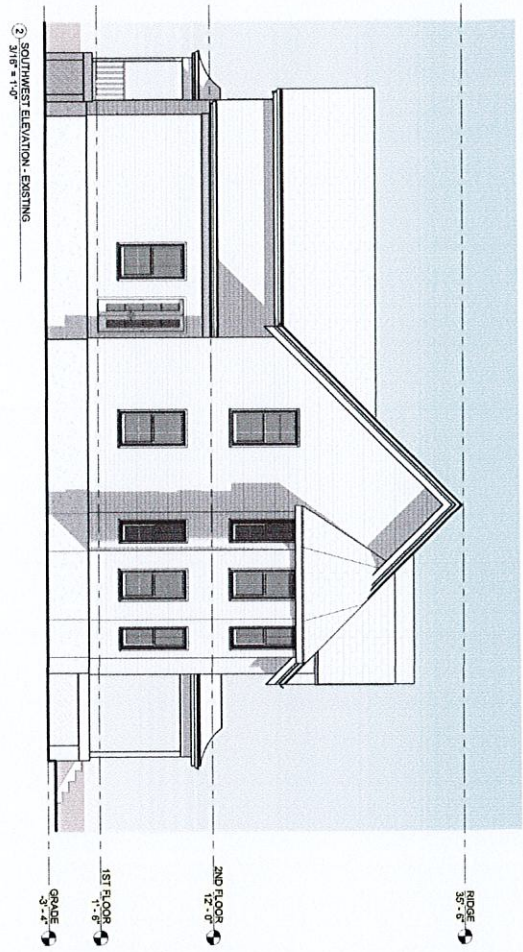
6 GREENOUGH PLACE - NEWPORT, RI 02840

DESCRIPTION:	FLOOR/FRAMING PLANS - EXISTING+PROPOSED
SCALE:	1/4" = 1'-0" PAPER: 24"x36"
DATE:	07-03-20 HDC SET

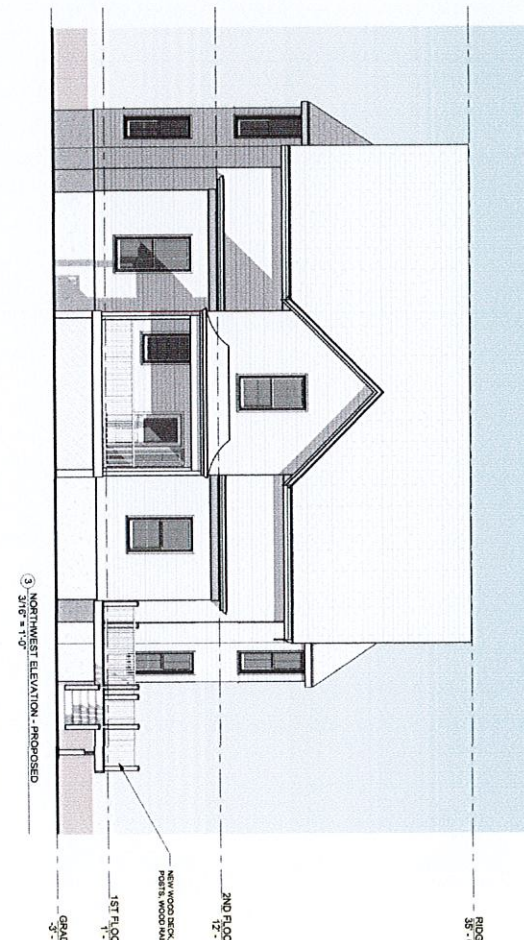
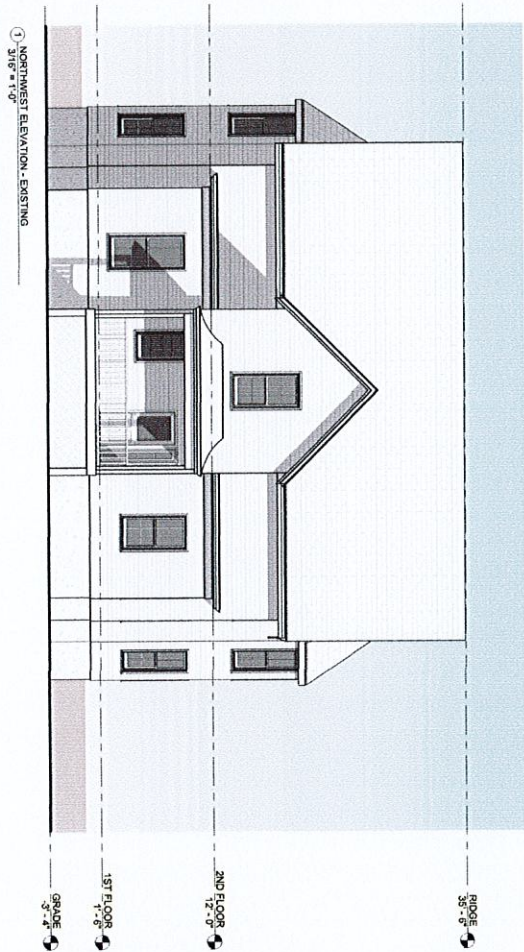
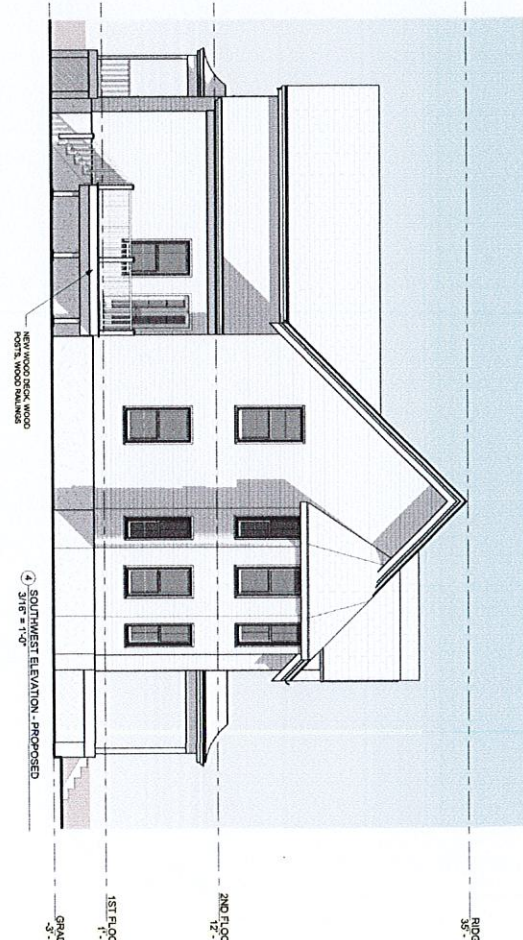
A111



EXISTING ELEVATIONS:



PROPOSED ELEVATIONS:



**FAGAN DESIGN
BUILD STUDIO**

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 6 GREENOUGH PLACE
 NEWPORT, RI 02840

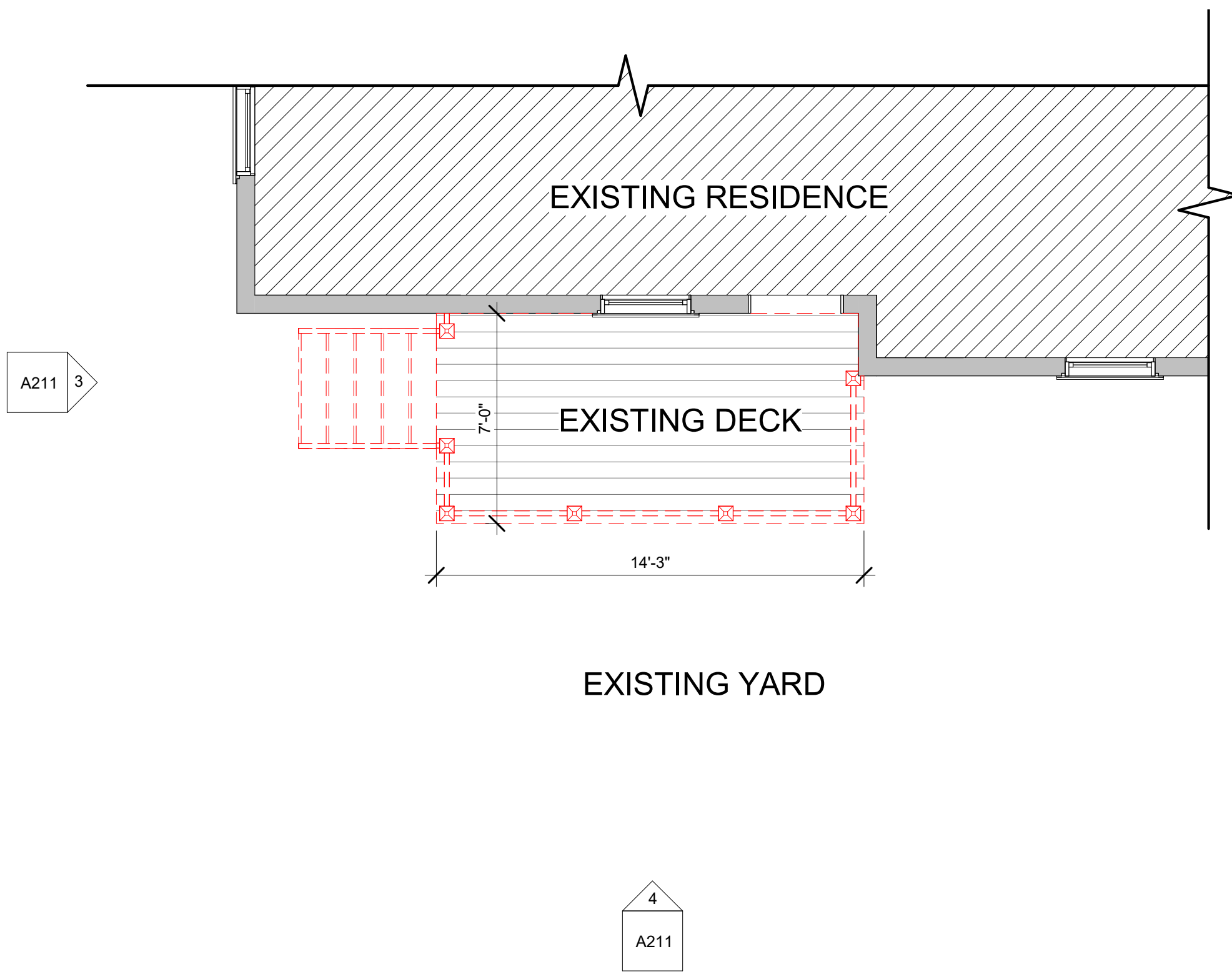
OUTDOOR DECK

DESCRIPTION:	EXTERIOR ELEVATIONS - EXISTING+PROPOSED
SCALE:	3/16" = 1'-0"
DATE:	07-03-20
	PAPER: 24"x36"
	HDC SET

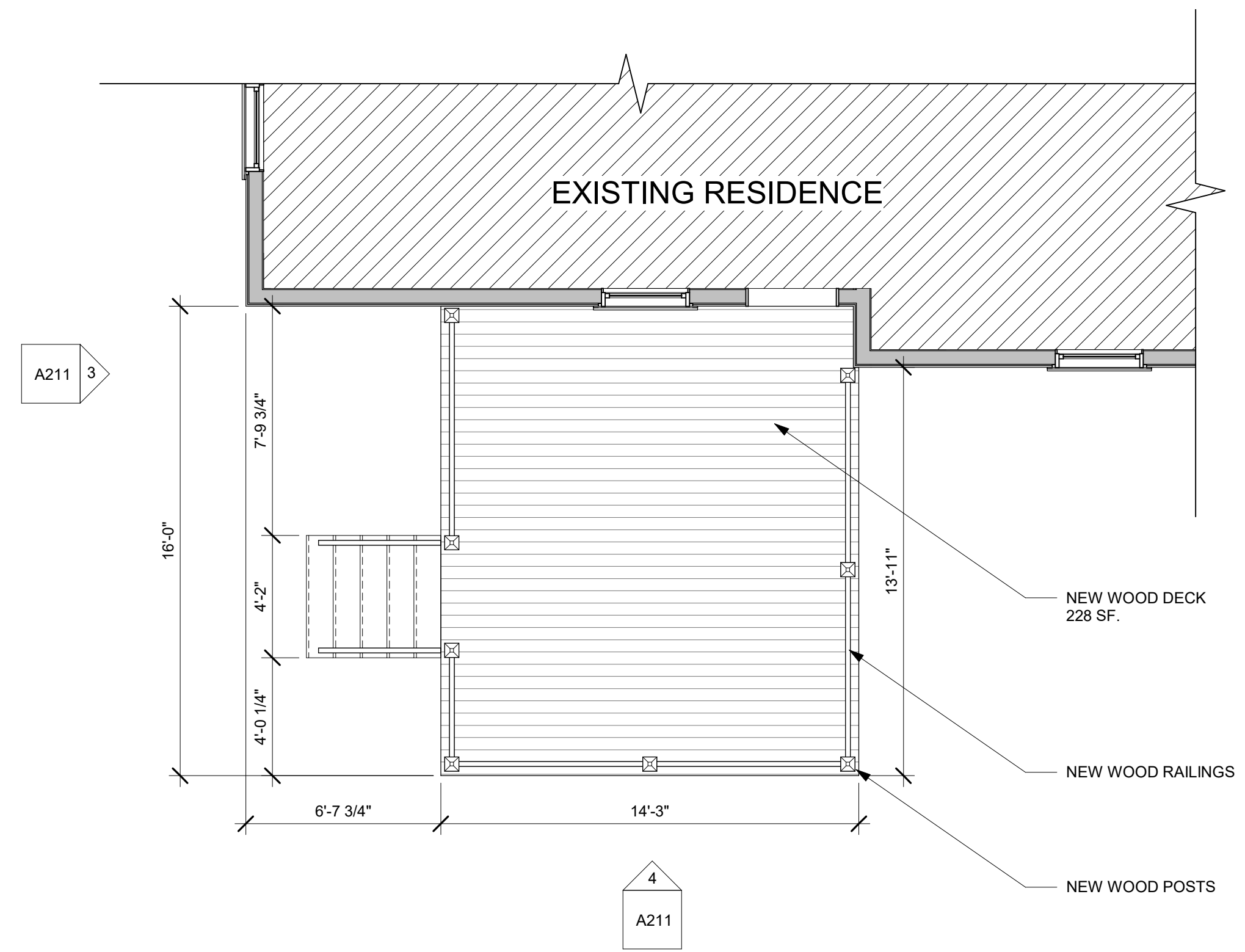
A211



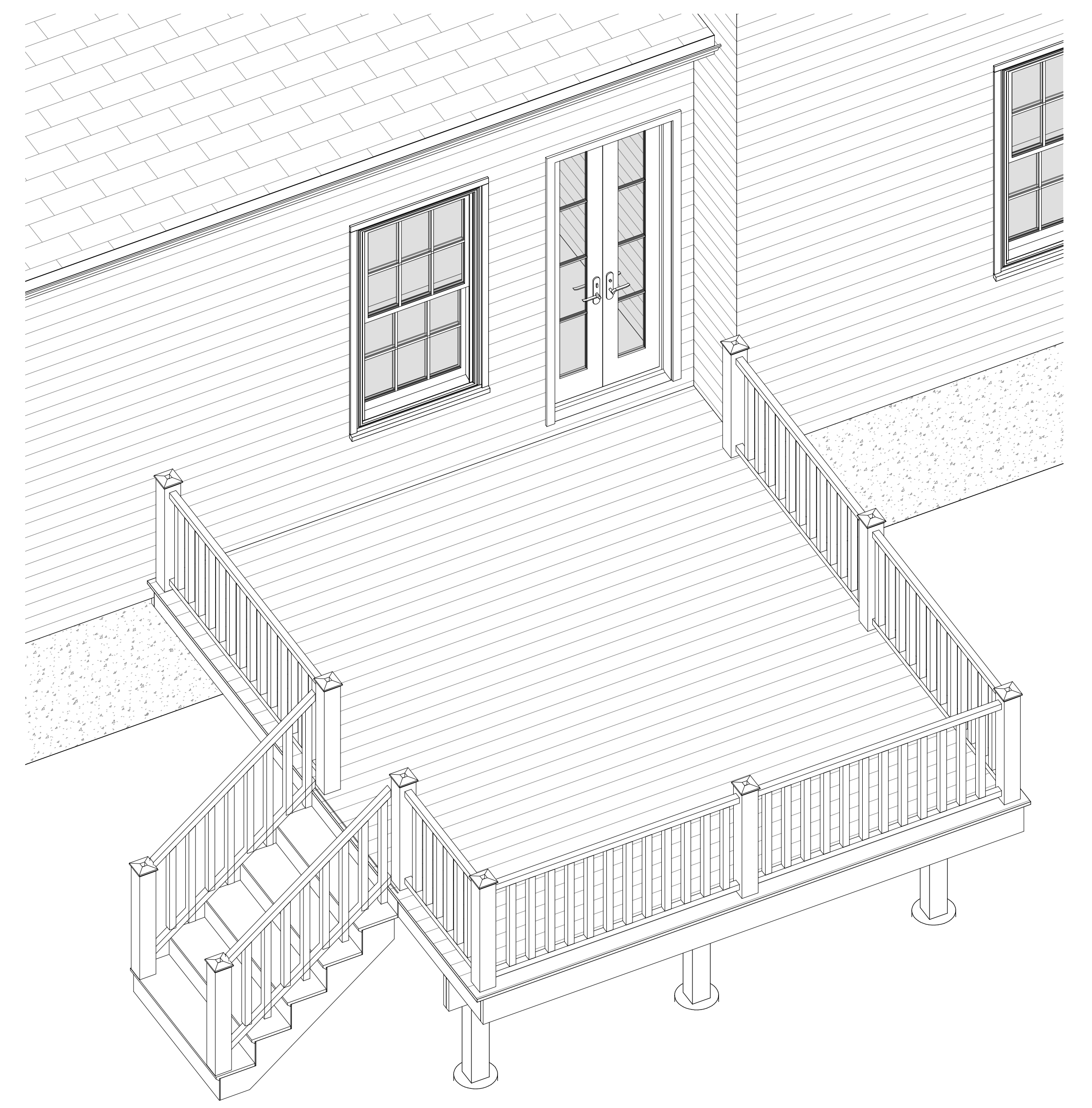




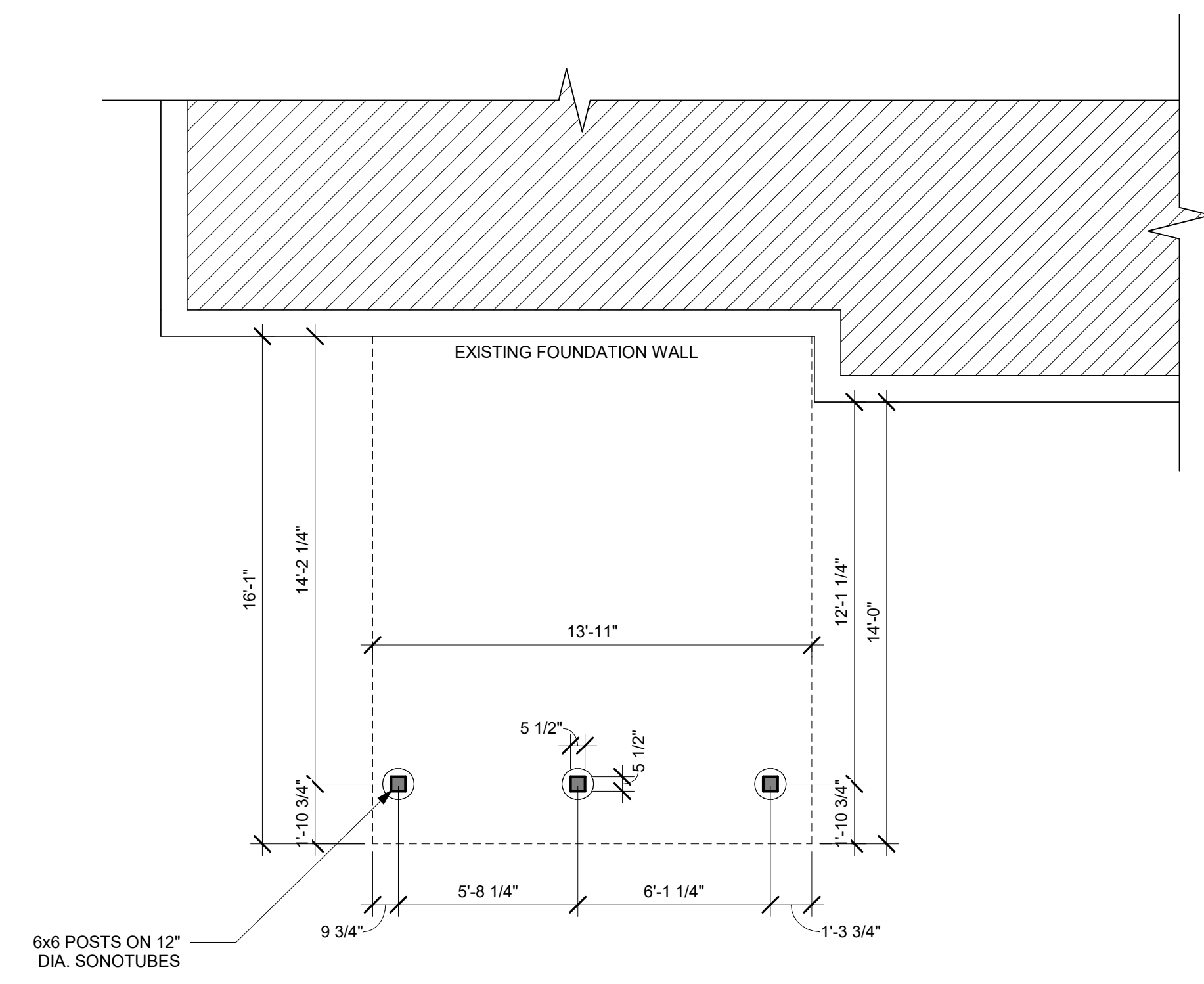
1 DECK PLAN - EXISTING
1/4" = 1'-0"



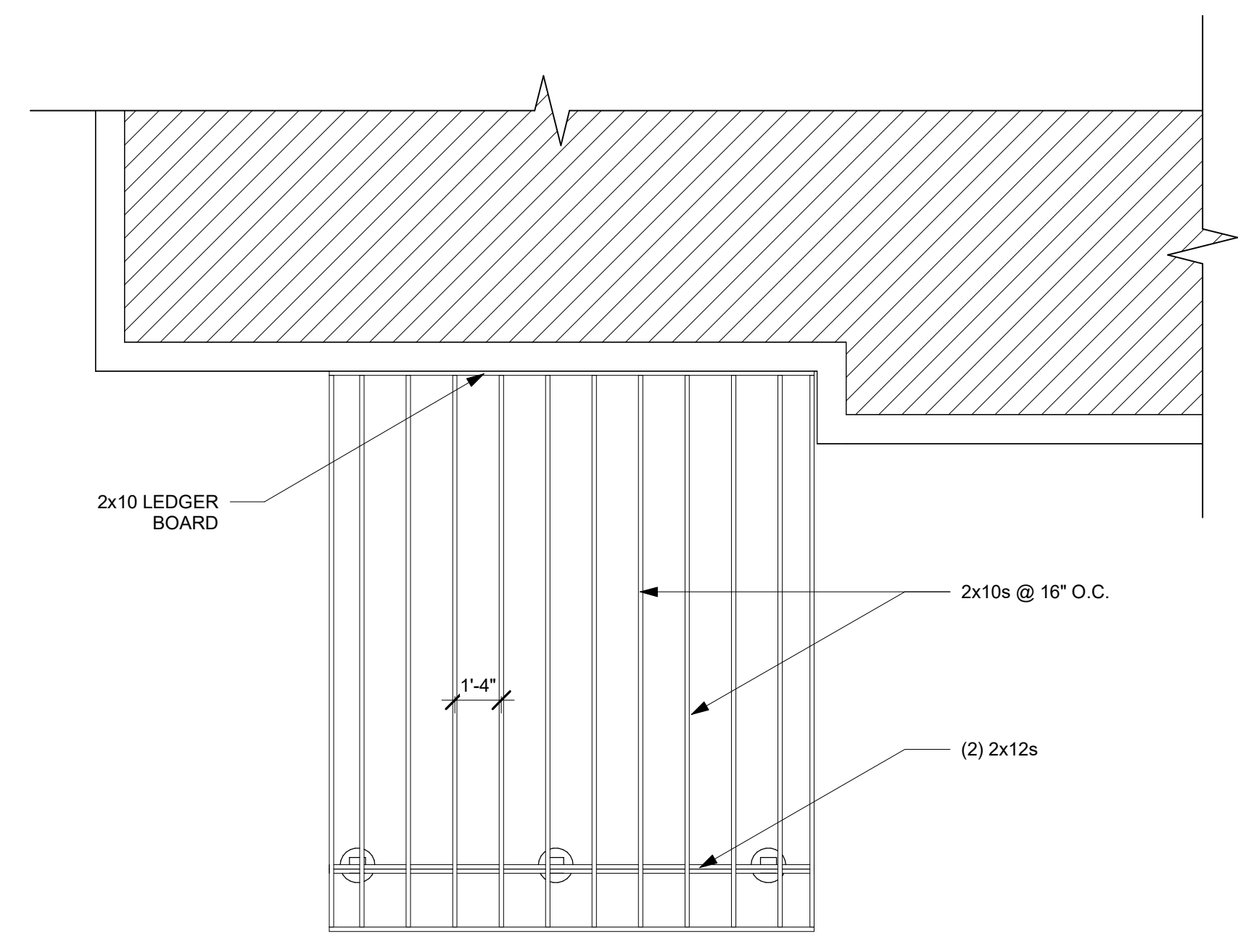
4 DECK PLAN - PROPOSED
1/4" = 1'-0"



2 DECK AXON



3 DECK FOUNDATION - PROPOSED
1/4" = 1'-0"



5 DECK FRAMING - PROPOSED
1/4" = 1'-0"



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OUTDOOR DECK

6 GREENOUGH PLACE - NEWPORT, RI 02840

DESCRIPTION: FLOOR/FRAMING PLANS - EXISTING+PROPOSED

SCALE:	1/4" = 1'-0"	PAPER: 24"x36"
DATE:	07-20-20	"HDC SET"

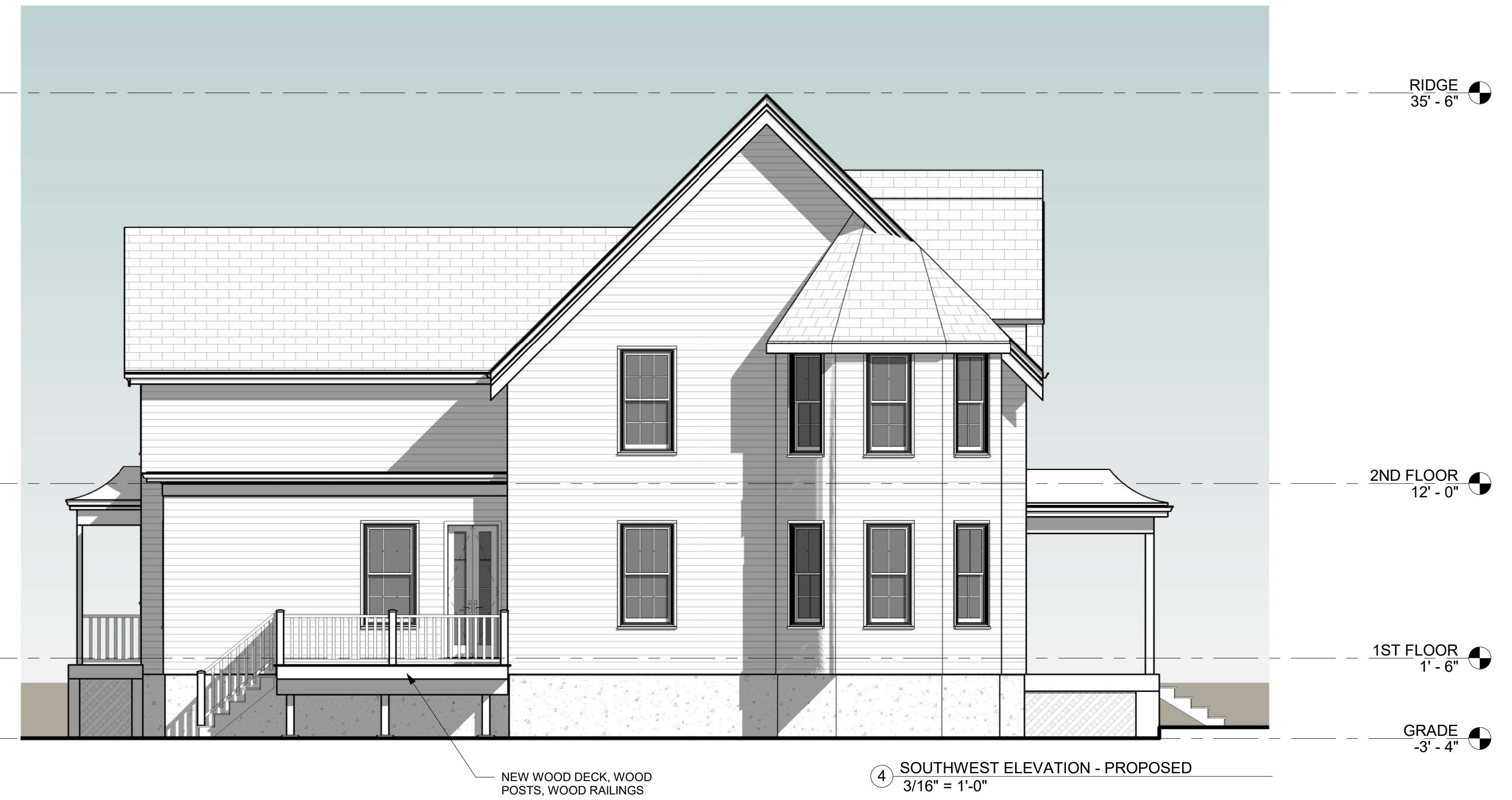
A111

EXISTING ELEVATIONS:

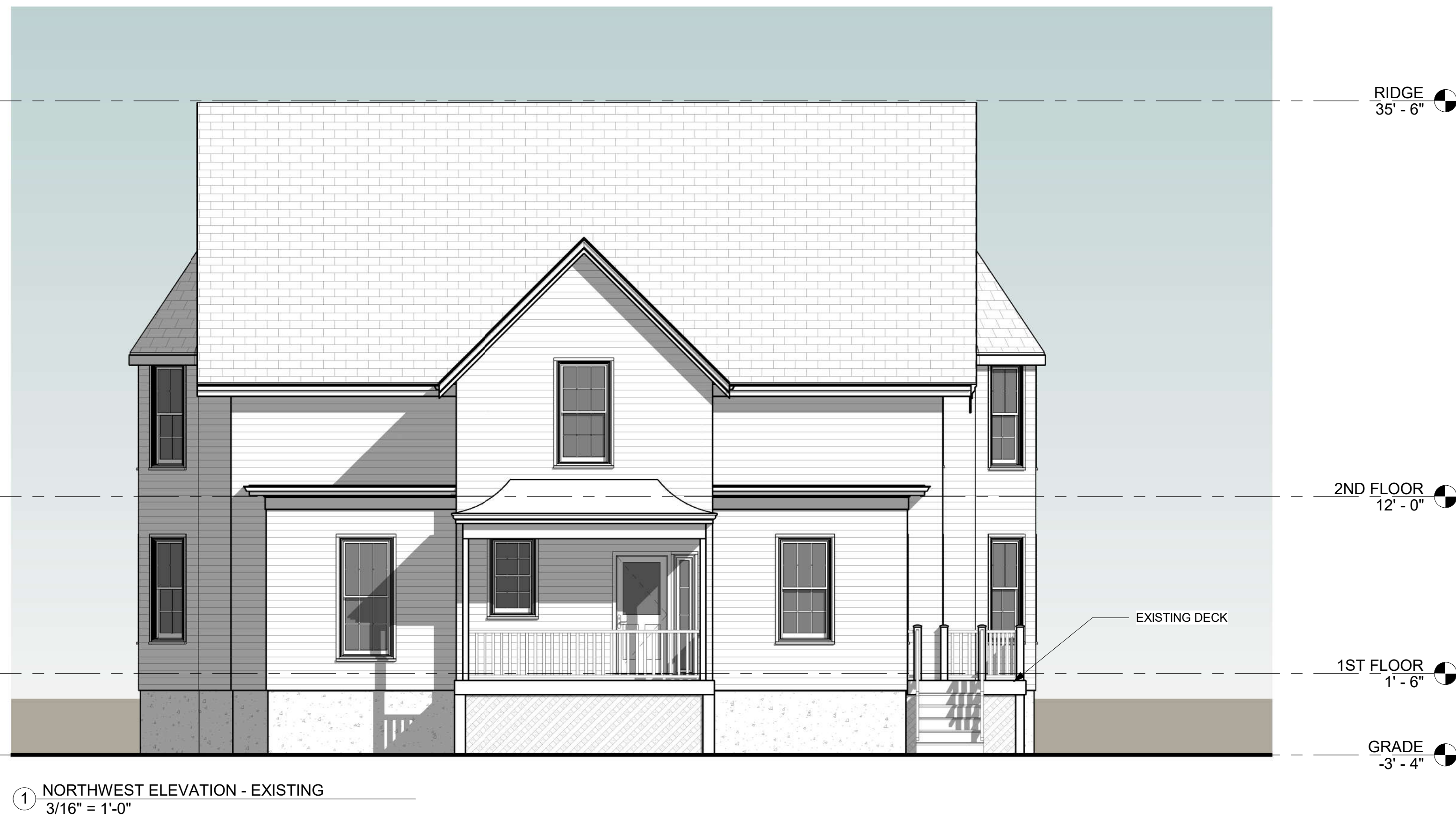
PROPOSED ELEVATIONS:



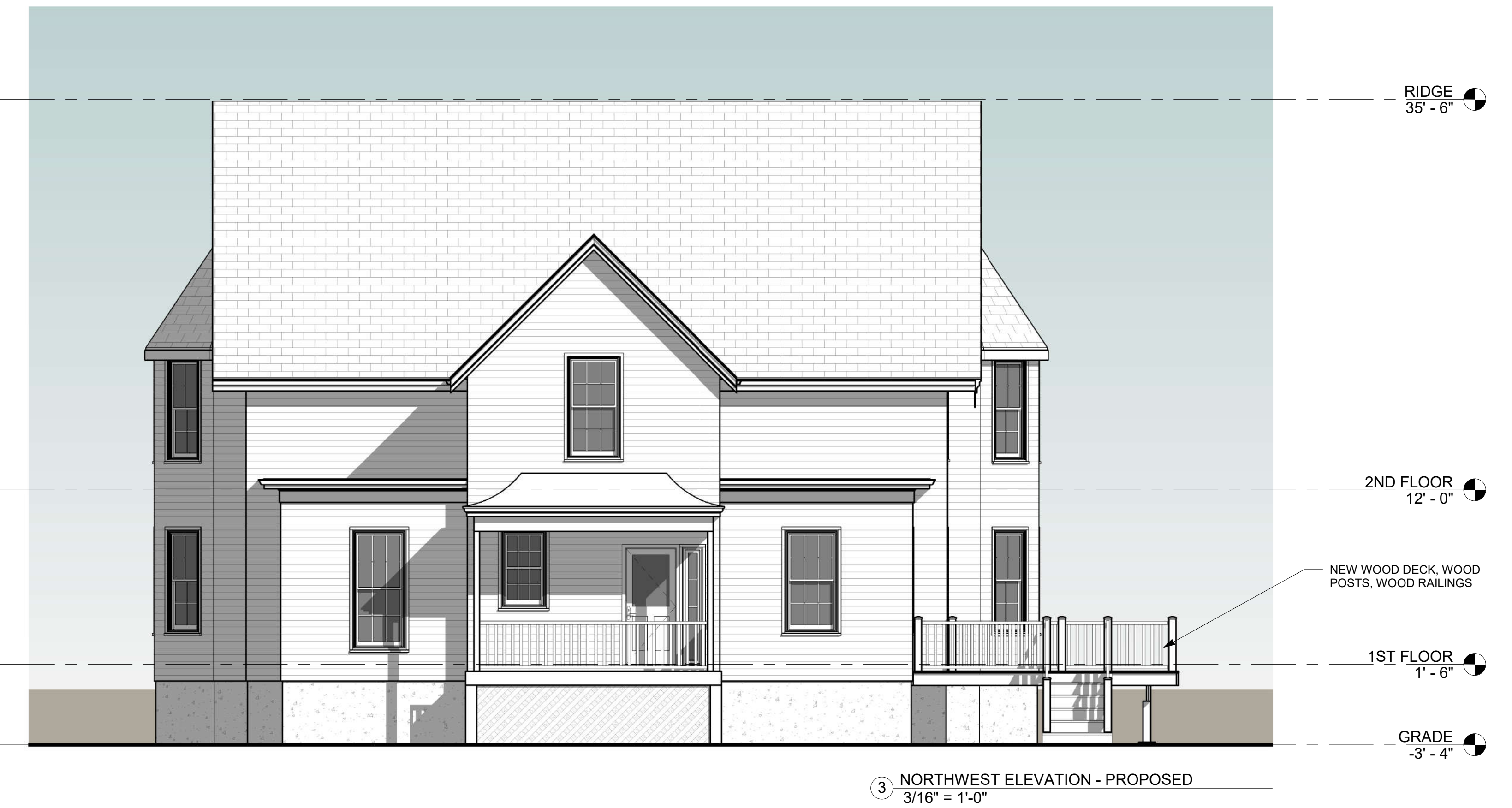
② SOUTHWEST ELEVATION - EXISTING
3/16" = 1'-0"



④ SOUTHWEST ELEVATION - PROPOSED
3/16" = 1'-0"



① NORTHWEST ELEVATION - EXISTING
3/16" = 1'-0"



③ NORTHWEST ELEVATION - PROPOSED
3/16" = 1'-0"

OUTDOOR DECK

6 GREENOUGH PLACE - NEWPORT, RI 02840

DESCRIPTION: EXTERIOR ELEVATIONS - EXISTING+PROPOSED

SCALE:	3/16" = 1'-0"	PAPER: 24"x36"
DATE:	07-20-20	"HDC SET"

A211



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