



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: 96 HARRISON AVE	Plat: 41	Lot: 10 1/2
Property Name (if any, including historic): ORIGINAL CARRIAGE HOUSE TO "THE QUAIL TREE HOUSE"	Original Date of Construction: > 1900	
APPLICANT (Legal Owner of Record): DAVID E. ELWELL	Telephone: 401.848.7681 Email: elwelld@hepcoinc.com	
Mailing Address: 100 HARRISON AVE. NEWPORT, RI 02840		
LEGALLY AUTHORIZED REPRESENTATIVE: STEVEN W. LAURIN	Telephone: 401.846.4536 Email: steve@stevenlaurin.com	
Mailing Address: 154 WAMPANOAG DRIVE PORTSMOUTH, RI 02871		

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.

Construct a 23'-0" x 23'-0" attached, 2-car, wood frame garage on the east side of the building.
Modify the existing main entrance as an upgrade and to provide better weather protection.
Extend one existing shed dormer at east facade for improving interior headroom.
Construct a three-sided window bay off the south facade.
Replace, or repair, various windows and exterior doors.
Restore and repair the existing slate roof, various copper fabrications and exposed flashings.
Replace all sidewall shingles with new.

In early 2013, Steven Laurin designed + prepared preliminary plans for additions and renovations to the carriage house. The proposed designs subsequently received full approval and a COA from the HDC. A decision was then made to wait until the main house is sold, prior to completing construction documents on the carriage house - which did not happen until this past month.

Since the original COA has expired, we are resubmitting our application for COA review and conceptual approval with the following changes:

1. Reduce massing by shortening the garage length from 28' to 23' and lower the roof height by approx. 1'-10".
2. Remove two of the proposed four garage dormers on south facade - align and reposition windows below.
3. Remove a proposed double window from the south facade - relocate proposed and adjacent, glazed door.
4. Remove the proposed new brick chimney.
5. Extend the window height of two new triple windows flanking the west French doors, by adding a row of lites
6. Modify the new brick patio proposed to wrap the southwest corner.

Building details and sections will be submitted once Construction Drawings are completed in a few weeks.

- 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.)

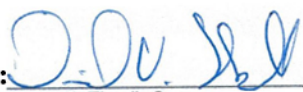
Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

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: 7.30.2020

Applicant Printed Name: David E. Elwell

WINDOW SCHEDULE - ELWELL RESIDENCE 96 HARRISON AVE. NEWPORT, RI

Mk	Description	Frame Size	Glazing	Muntins 7/8" TDL	Ext Casing	Sub sill	Materials / Finish		Hardware	Remarks
	New Windows - Mfr TBD		clear		see details	see details	Exterior	Interior	type/fin	
P-1	Double Hung-Wood	1-8 x 3-1	Single glazed	2/2 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-2	Double Hung-Wood	2-0 3/8 x 3-1	Single glazed	2/2 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-3	Double Hung-Wood	2-11 3/8 x 3-1	Single glazed	3/3 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-4	Double Hung-Wood	2-11 3/8 x 3-1	Single glazed	3/3 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-5	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-6	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-7	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-8	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-9	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-10	Double Hung-Wood-2 Mulled	5-10 3/4 x 4-5	Single glazed	6/6 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-11	Double Hung-Wood	1-9 3/8 x 5-9	Single glazed	4/4 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-12	Double Hung-Wood	1-9 3/8 x 5-9	Single glazed	4/4 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-13	Double Hung-Wood	3-9 3/8 x 5-9	Single glazed	8/8 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-14	Double Hung-Wood	2-11 3/8 x 5-9	Single glazed	6/9 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-15	Double Hung-Wood-3 mulled	9-8 x 6-5	Single glazed	6/9 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-16	Double Hung-Wood-3 mulled	9-8 x 6-5	Single glazed	6/9 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
P-17	Double Hung-Wood-3 mulled	9-8 x 6-5	Single glazed	6/9 per dwgs	custom	custom	primed pine	primed pine	stnd/bnze	bnze alum storm/screen unit
	Existing Windows - Relocated									
E-1	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-2	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-3	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-4	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-5	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-6	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-7	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
	Existing Windows - To Remain									
E-8	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-9	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-10	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-11	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-12	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-13	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-14	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-15	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-16	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-1	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-2	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-3	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-4	Double Hung-Wood		Single glazed							bnze alum storm/screen unit
E-5	Double Hung-Wood		Single glazed							bnze alum storm/screen unit