NEWPORT HISTORIC DISTRICT COMMISSION

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

Check # 17076

Received by the Zoning and Inspections Department
MAR 17 2020
$150.00

HDC
APR. 22

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: 459 Bellevue Avenue	**Plat:** 36 **Lot:** 27
Property Name (if any, including historic): Harold Brown Villa	Original Date of Construction: 1890s
APPLICANT (Legal Owner of Record): Tara Griffin	Telephone: same as below Email: same as below
Mailing Address: c/o Matthew H. Leys, 43-B Memorial Boulevard, Newport, RI 02840	
LEGALLY AUTHORIZED REPRESENTATIVE: Matthew H. Leys	Telephone: 401-847-0872 Email: mleys@cphnpt.com
Mailing Address: 43-B Memorial Boulevard, Newport, RI 02840	

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? The intention has been to rebuild
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? 24 hours prior notice to Matthew H. Leys. Please note this area is an active construction site.

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.

Rebuild porte cochere at east entrance using stones from prior porte cochere that have been preserved and documented on site. The rebuilt porte cochere will be of the same dimensions, design, siting and materials as the prior porte cochere.

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 8.5x11or 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

Y N COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?

Y N 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.

Y N 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 8.5x11or 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.

Y N 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.

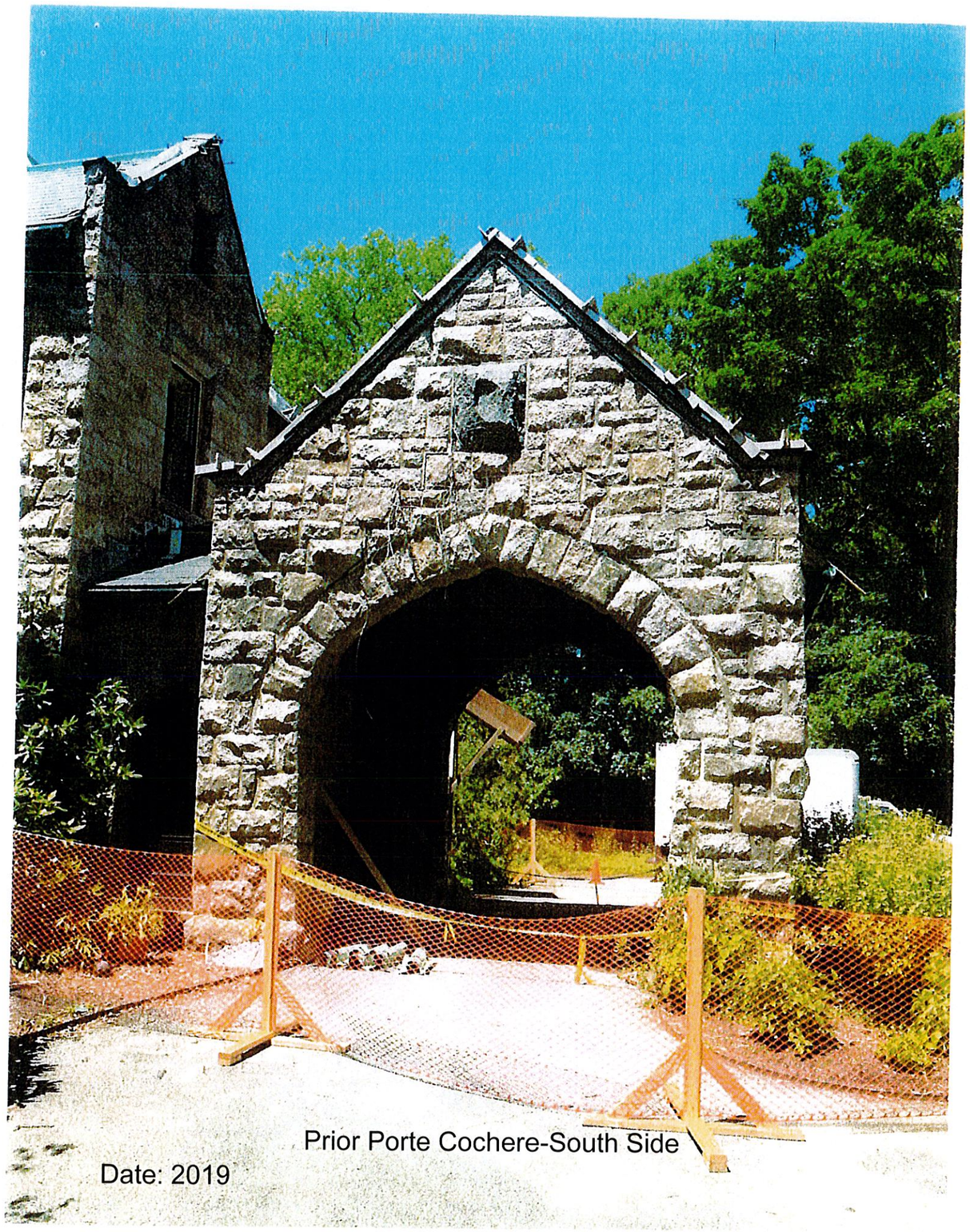
Tara Griffin, by her attorney

Applicant Signature: _____ **Date:** 3/17/20

Applicant Printed Name: Matthew H. Leys

Street View of 459 Bellevue Avenue

Date: December 10, 2019



Prior Porte Cochere-South Side

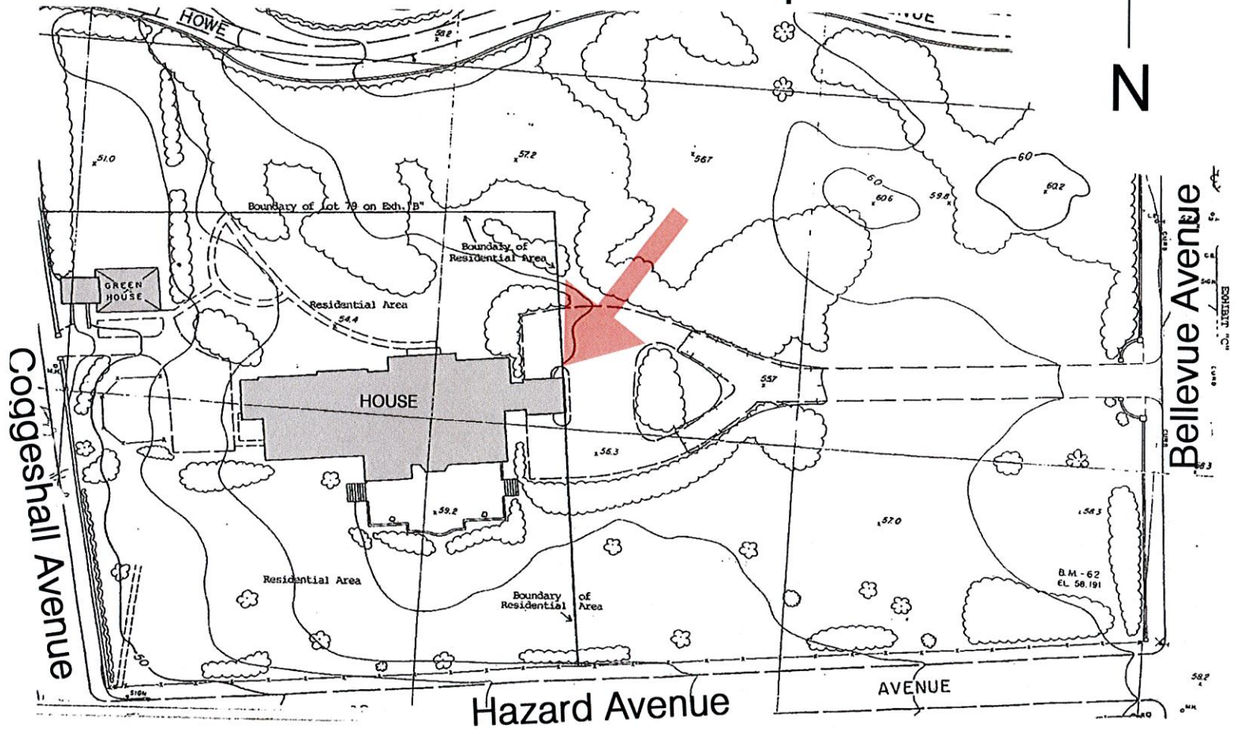
Date: 2019

Prior Porte Cochere
South and Front Sides

Date: 2018

Prior Porte Cochere
North and Front Sides

Reference Site plan



LOCATION OF PORTE COCHERE

PORTE COCHERE RECONSTRUCTION
AT THE
HAROLD BROWN VILLA
459 BELLEVUE AVENUE, NEWPORT, RI 02840

T.S.	TITLE SHEET
A1.0	GRADE LEVEL PLAN / ROOF PLAN
A2.0	NORTH ELEVATION
A2.1	EAST ELEVATION
A2.2	SOUTH ELEVATION

GREG YALANIS, AIA
spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE
459 BELLEVUE AVENUE, NEWPORT, RI 02840

REVISIONS:

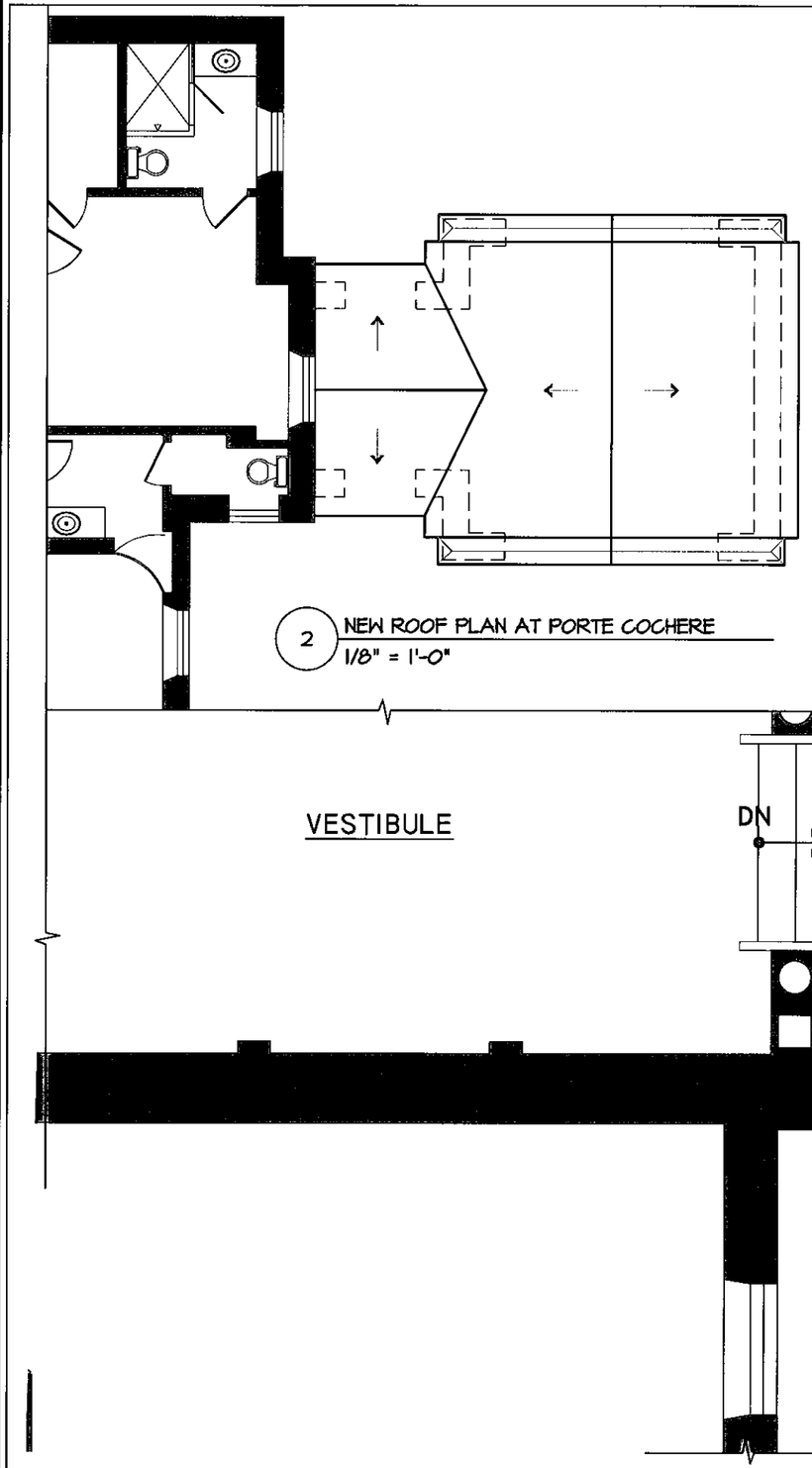
STATUS:
FOR HDC APPROVAL

DATE:
3.13.2020

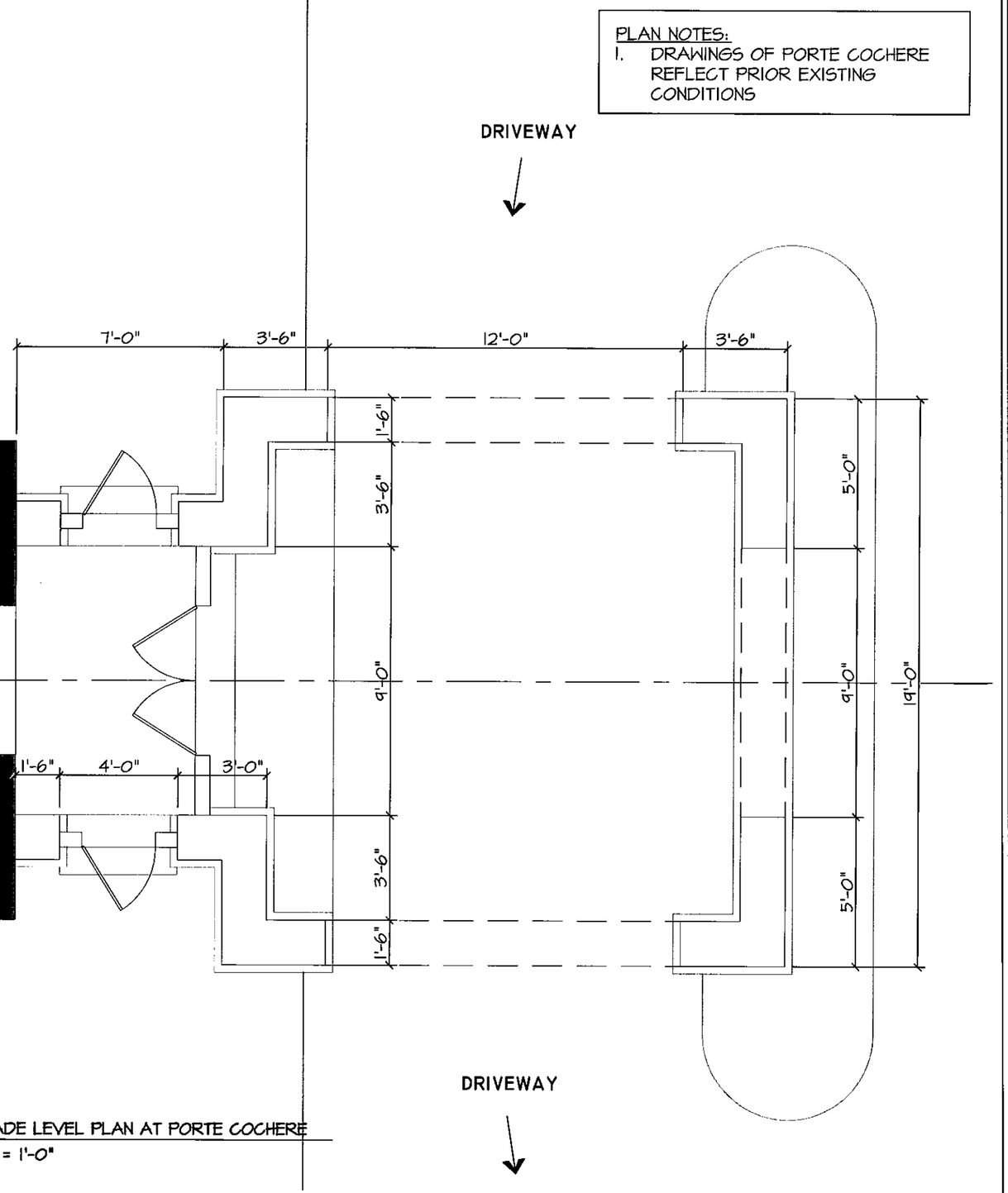
DESCRIPTION:
TITLE SHEET

DRAWING #
T.S.

PLAN NOTES:
1. DRAWINGS OF PORTE COCHERE REFLECT PRIOR EXISTING CONDITIONS



2 NEW ROOF PLAN AT PORTE COCHERE
1/8" = 1'-0"



1 GRADE LEVEL PLAN AT PORTE COCHERE
1/4" = 1'-0"

GREG YALANIS, AIA
spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE
459 BELLEVUE AVENUE, NEWPORT, RI 02840

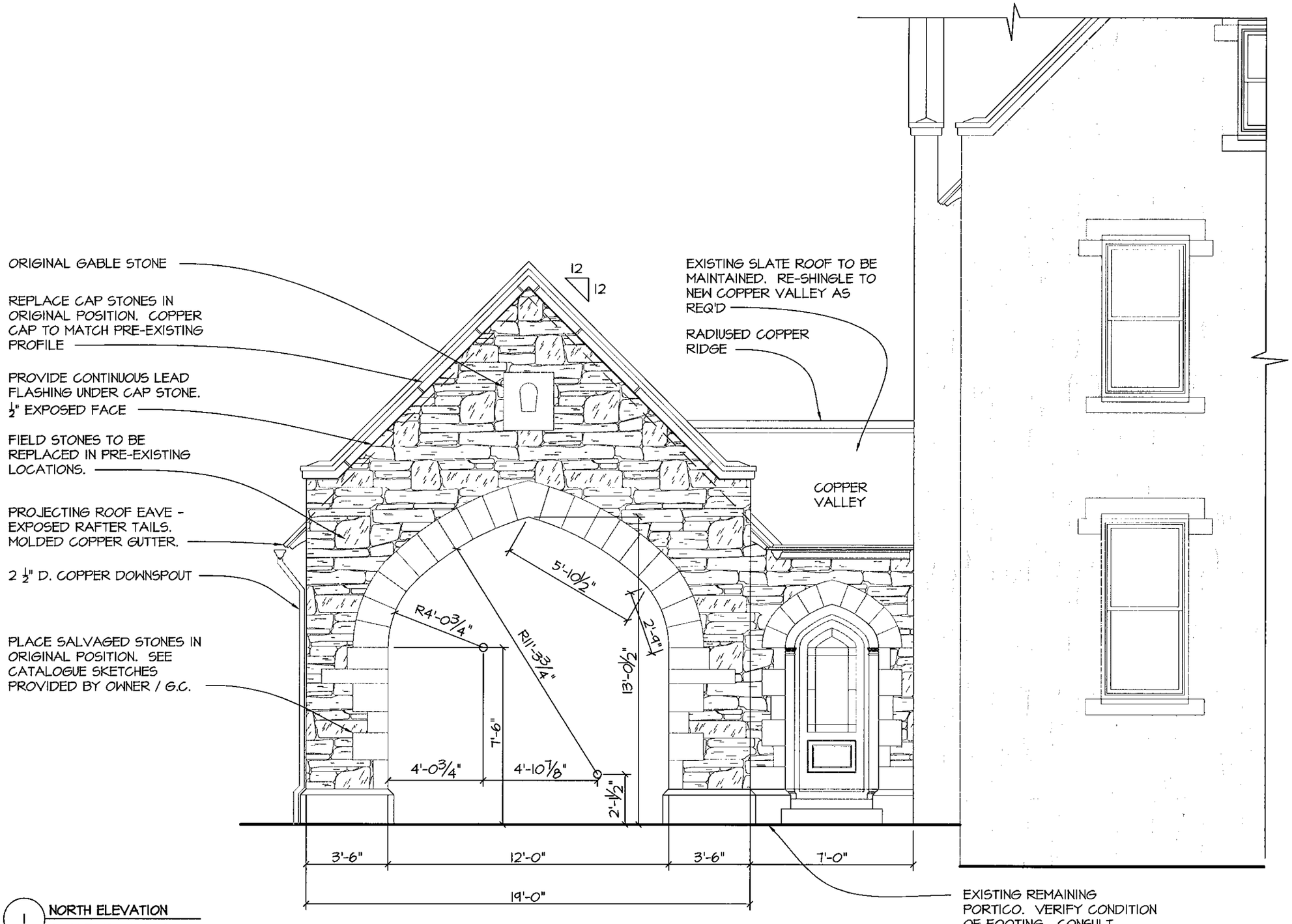
REVISIONS:

STATUS:
FOR HDC APPROVAL

DATE:
3.13.2020

DESCRIPTION:
PROPOSED GRADE LEVEL PLAN

DRAWING #
A1.0



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

GREG YALANIS, AIA
spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE

459 BELLEVUE AVENUE, NEWPORT, RI 02840

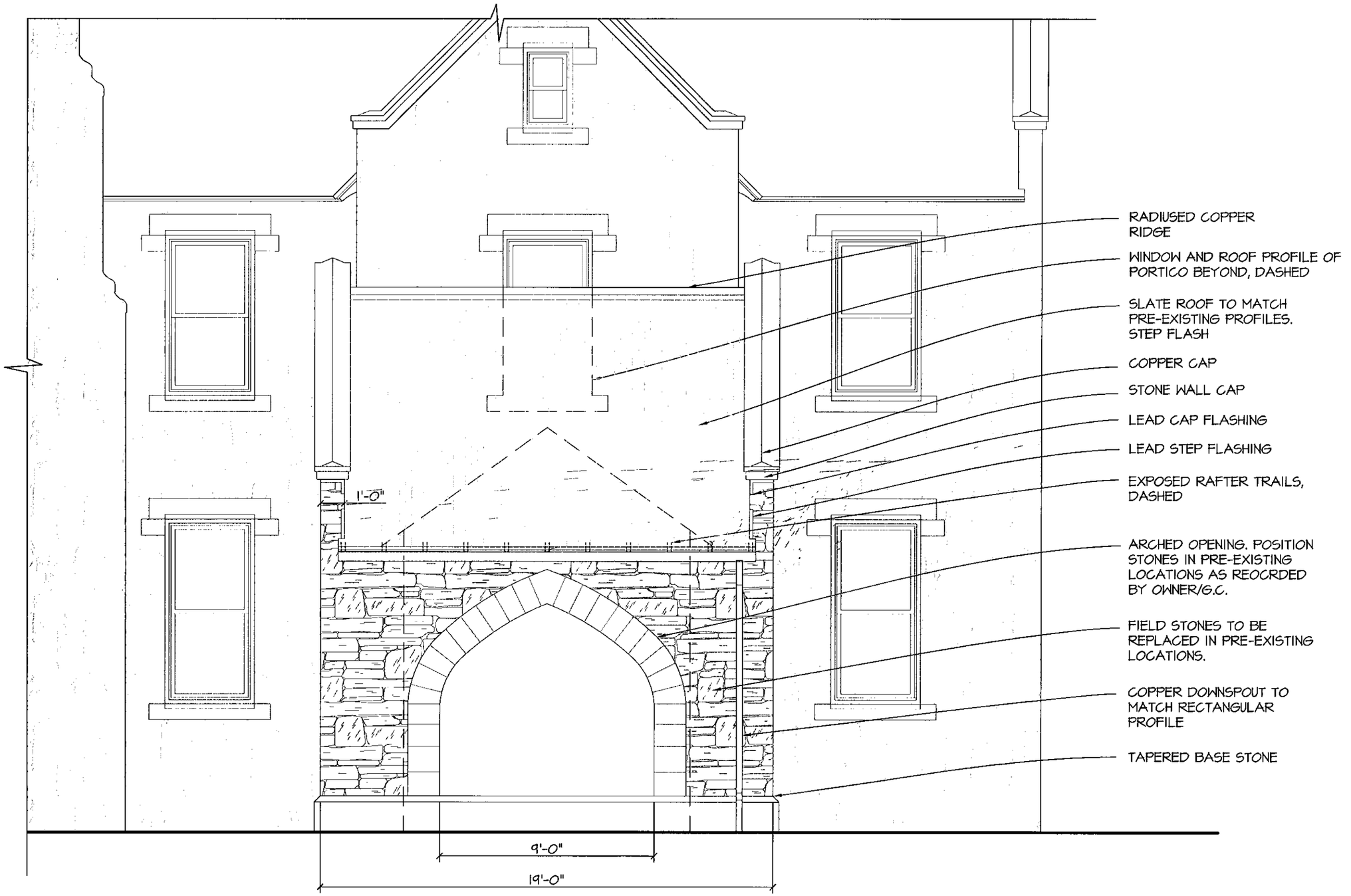
REVISIONS:

STATUS:
FOR HDC APPROVAL

DATE:
3.13.2020

DESCRIPTION:
NORTH ELEVATION

DRAWING #
A2.0



1 EAST ELEVATION
SCALE: 1" = 10'-0"

GREG YALANIS, AIA
spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE
459 BELLEVUE AVENUE, NEWPORT, RI 02840

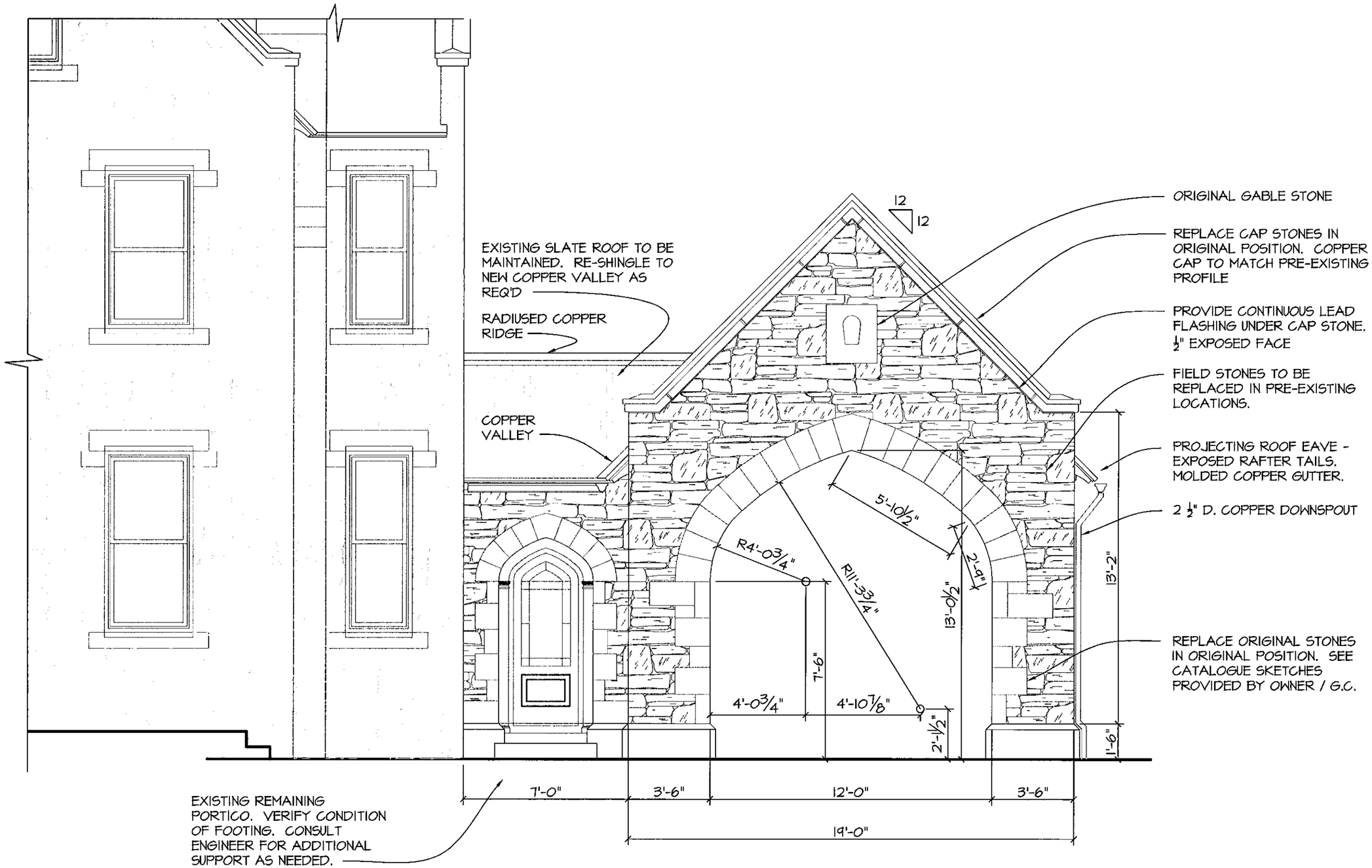
REVISIONS:

STATUS:
FOR HDC APPROVAL

DATE:
3.13.2020

DESCRIPTION:
EAST ELEVATION

DRAWING #
A2.1



1 SOUTH ELEVATION
SCALE: 1" = 10'-0"

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spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE
459 BELLEVUE AVENUE, NEWPORT, RI 02840

REVISIONS:

STATUS:
FOR HDC APPROVAL

DATE:
3.13.2020

DESCRIPTION:
SOUTH ELEVATION

DRAWING #
A2.2

1 EXISTING NORTH ELEVATION
SCALE: 1" = 10'-0"

2 EXISTING EAST ELEVATION
SCALE: 1" = 10'-0"

3 EXISTING FULL SOUTH ELEVATION
SCALE: NOT TO SCALE

ELEVATIONS NOTES:
1. DRAWINGS OF PORTE COCHERE REFLECT PRIOR EXISTING CONDITIONS, TYP THIS PAGE

3 EXISTING SOUTH ELEVATION
SCALE: 1" = 10'-0"

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spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE
459 BELLEVUE AVENUE, NEWPORT, RI 02840

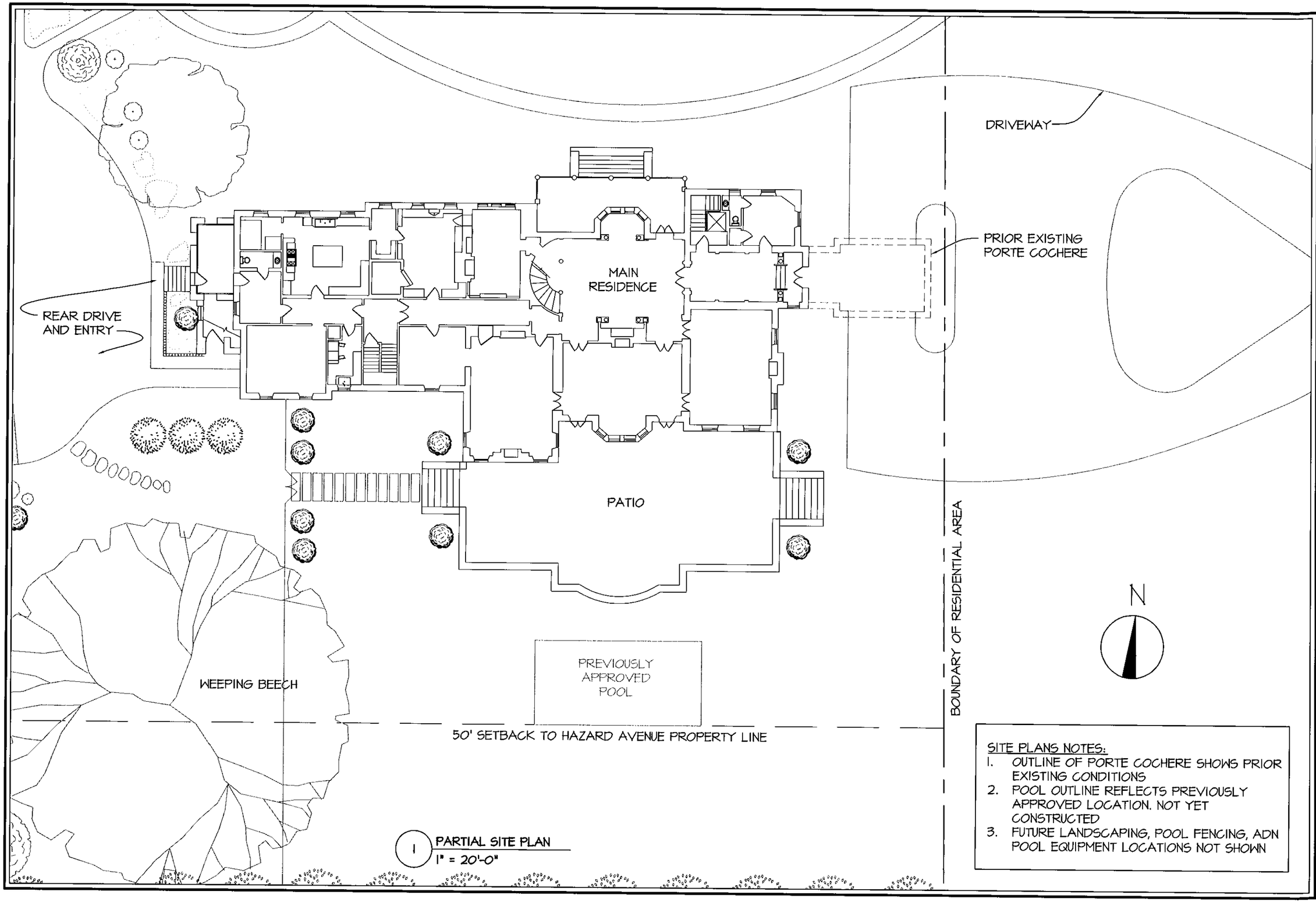
REVISIONS:

STATUS:
DESIGN REVIEW

DATE:
10.25.19

DESCRIPTION:
EXISTING ELEVATIONS

DRAWING #
E2.0



1 PARTIAL SITE PLAN
1" = 20'-0"

SITE PLANS NOTES:

1. OUTLINE OF PORTE COCHERE SHOWS PRIOR EXISTING CONDITIONS
2. POOL OUTLINE REFLECTS PREVIOUSLY APPROVED LOCATION. NOT YET CONSTRUCTED
3. FUTURE LANDSCAPING, POOL FENCING, ADN POOL EQUIPMENT LOCATIONS NOT SHOWN

GREG YALANIS, AJA
spring street STUDIO
334 SPRING STREET
NEWPORT, RI 02840
401.662.5621

PORTE COCHERE

459 BELLEVUE AVENUE, NEWPORT, RI 02840

REVISIONS:

STATUS:
DESIGN REVIEW

DATE:
10.25.19

DESCRIPTION:
PROPOSED
SITE PLAN

DRAWING #
A-SITE