



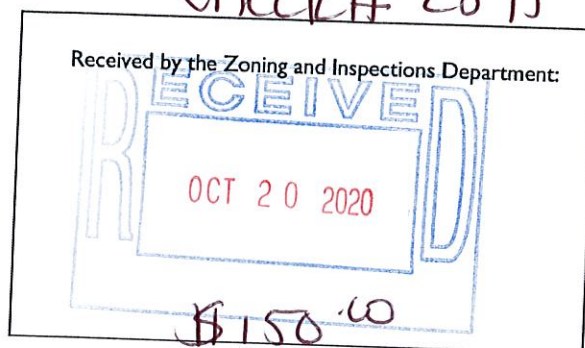
NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check # 2845



HDC
NOV. 52

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: 5 OCEAN LAWN LANE, NEWPORT, RI		Plat: 34 Lot: 237
Property Name (if any, including historic): NONE		Original Date of Construction: 1998
APPLICANT (Legal Owner of Record): EPC FAMILY ARTICLE II TRUST		Telephone: 203.972.3258 Email: DEBBIE.EAGAN3@GMAIL.COM
Mailing Address: 652 PONUS RIDGE ROAD, NEW CANAAN, CT 06840-3409		
LEGALLY AUTHORIZED REPRESENTATIVE: PAUL WEBER ARCHITECTURE		Telephone: 401.849.3390 Email: paul@paulweberarchitecture.com
Mailing Address: 449 THAMES STREET, SUITE 202 NEWPORT, RHODE ISLAND 02840		

ADDITIONAL INFORMATION CHECKLIST

- ☒ ☐ Is the application fee of \$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): NEIGHBOR ASSOC.
- ☒ ☐ Does access to the subject property require special arrangements? GATED COMMUNITY THAT REQUIRES VISITORS TO BE LET IN

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.

This application consist of Three differnt proposed addtion of alteration.

1) We're proposing to infill both north and south ends of the breezeway to create interior space. On the south end we're to replicate the scale of the garage doors by mimicing the arch in the window and door opening. On the North side we are proposing a bi-fold door to allow the space to be completely open. We are also moving the exterior shower door from under the breezeway to the north side.

2) Proposing a new roof type (from glass sun room shed roof to shingle gable) in kind with the existing architecture and installing new transom windows that mimic the scale and grill pattern of other transoms around the house.

3) Proposing an addition to extend the breakfast room toward the east. This addition would replicate existing windows in the room. The addition would stop 10" before the main East gable so that identifiing architectural features remain dominate.

ALL MATERIALS AND DETAILS WILL MATCH EXISTING IN SCALE AND PROPORTION.

- ☒ ☐ N 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?
- ☒ ☐ N Major Alteration(s) – Any addition(s) of *more* than 25% of an existing structure’s square footage or any new freestanding structure(s)?
- ☒ ☐ N New Construction?
- ☒ ☐ N Demolition?
- ☒ ☐ N Roof(s) or skylight(s)?
- ☒ ☐ N Window(s) or door(s)?
- ☒ ☐ N Porches or Entries?
- ☒ ☒ Chimney(s)?
- ☒ ☐ N 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: Paul Weber Date: 10-20-2020

Applicant Printed Name: PAUL WEBER

Pella

Pella®
Architect
Series®
Traditional

Photograph(s)
© Ashley Avila Photography



Thoughtfully Designed. Timeless Style.

High-quality, high-performance wood windows and doors. Broad custom capabilities and virtually endless design options for both new construction and renovation projects. Pella Integral Light Technology® Grilles combine the look of true divided lights with today's energy efficiency, structural integrity and water-resistant performance.

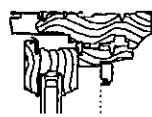
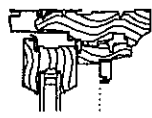
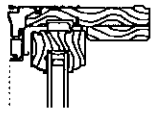
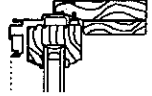
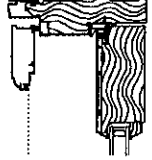
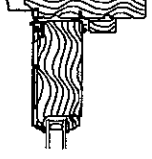
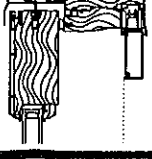
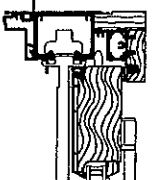
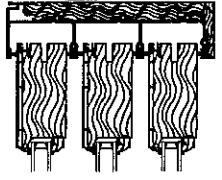
- Available wood interiors include Pine, Mahogany or Douglas Fir
- A wide variety of standard and custom sizes and grille patterns
- The convenience of interior prefinished stain, prefinished paint or primed are available
- Virtually unlimited exterior color options
- Dual-pane glazing standard
- Triple-pane glazing available

Insynctive

Available with factory-installed
integrated security sensors.



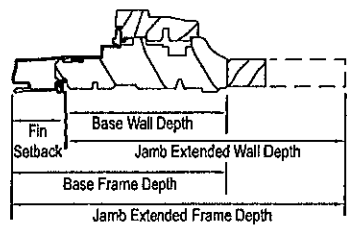
Wood Windows and Patio Doors

	Cross Section	Frame / Install	Wall Depth Range	Performance Range
Awning Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.16 - 0.80 SHGC: 0.15 - 0.63 STC: up to 33
Casement Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	R30 - CW50 U: 0.23 - 0.49 SHGC: 0.16 - 0.63 STC: up to 32
Single-Hung and Double-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW40 - CW50 U: 0.25 - 0.30 SHGC: 0.19 - 0.53 STC: up to 34
Precision Fit Double-Hung		Pocket Replacement	Overall frame depth: 4-3/4" Pocket frame depth: 3-1/4"	CW40 - CW50 U: 0.25 - 0.31 SHGC: 0.19 - 0.53 STC: up to 30
In-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.25 - 0.32 SHGC: 0.13 - 0.40 STC: up to 34
Out-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.25 - 0.33 SHGC: 0.12 - 0.39 STC: up to 36
Sliding Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC25 - LC70 U: 0.26 - 0.32 SHGC: 0.15 - 0.42 STC: up to 35
Bifold Patio Door		Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		Out-Swing, standard sill: R15 - R25 U: 0.26 - 0.44 SHGC: 0.13 - 0.45
Multi-Slide Patio Door		Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		1-1/2" Weep Sill: R15 - LC25 Varies by Sill Type: U: 0.30 - 0.36 SHGC: 0.15 - 0.46

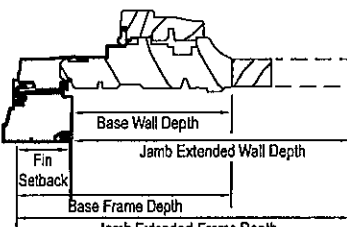
Pella® Architect Series® Traditional Overview

Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

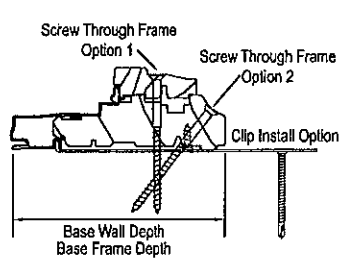
Window Frame Dimensions



Standard Fold-Out Fin

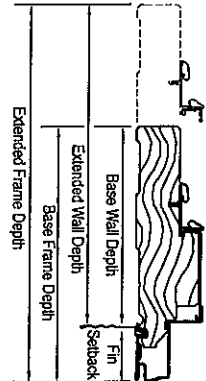


EnduraClad Exterior Trim / Brickmould

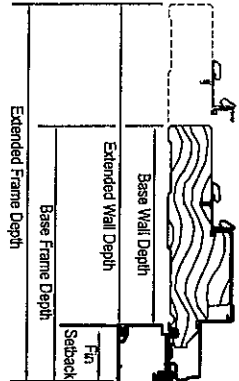


Block Frame / Installation Clip

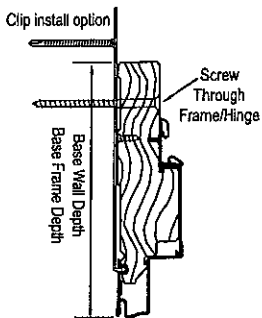
In-Swing Door Frame Dimensions



Standard Fold-Out Fin

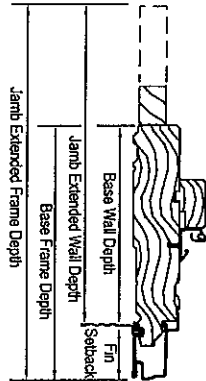


EnduraClad Exterior Trim / Brickmould

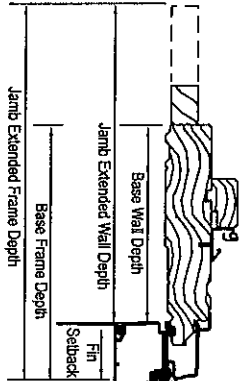


Block Frame / Installation Clip

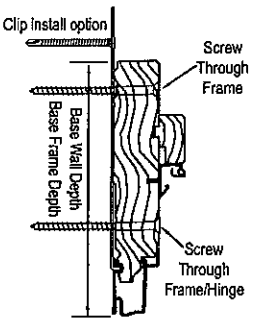
Out-Swing Door Frame Dimensions



Standard Fold-Out Fin



EnduraClad Exterior Trim / Brickmould



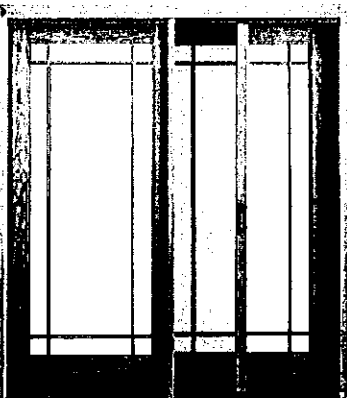
Block Frame / Installation Clip

Window and door frames shown are typical products only and may not apply to custom products or Multi-Panel patio doors.

For Trim and Install accessories, see the first section of the Architectural Design Manual.
For Installation instructions visit [InstallPella.com](https://www.InstallPella.com).



Use this Quick-Read (QR) code with your mobile device for quick access.
You may need to first install a QR code reading App, an Internet connection is required.



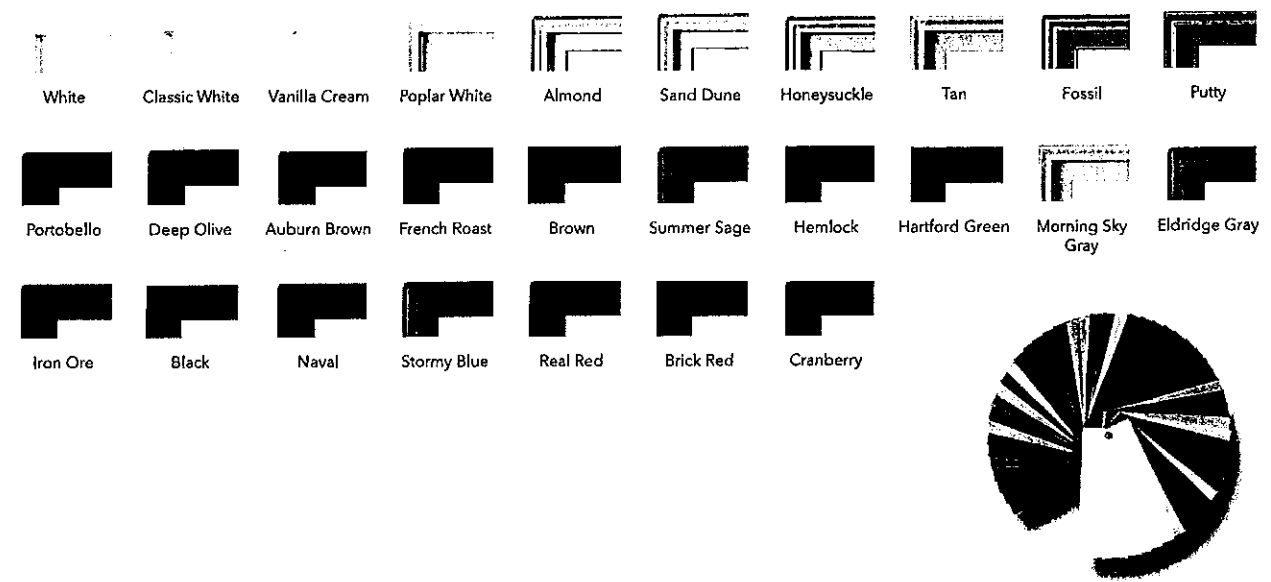
Rolscreen® Retractable Screens

Optional Rolscreen retractable screen rolls out of sight when you're not using it, so the screen stays protected.
Soft-closing retractable screens are available for casement windows and sliding patio doors.

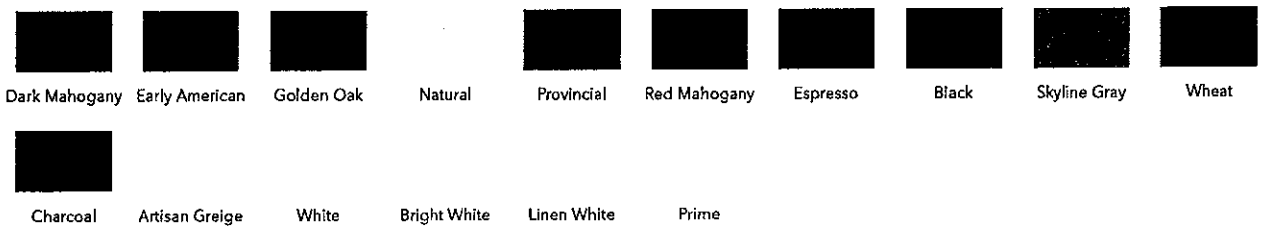
WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Finishes

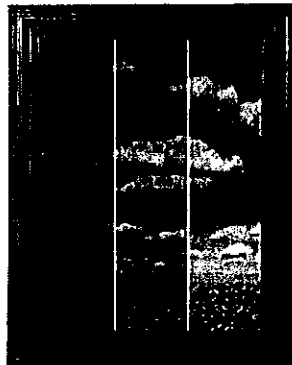
EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors



Interior Prefinished Colors



Screens



Vivid View® Screen

Provides the sharpest view and is available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows. More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen. Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

Conventional Screen

Standard on Rolscreen® retractable screens on patio doors. Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an Integrated sphere spectrophotometer.

Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

Integral Light Technology® Grilles

- Extruded aluminum grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide ogee profile, other standard and custom widths are available
- Custom grille patterns are available

Grille Profile

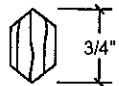


7/8", 1-1/4", and 2" widths

Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard widths and profiles are available

Grille Profile

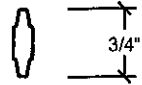


3/4", 1-1/4", and 2" widths

Grilles-Between-the-Glass¹

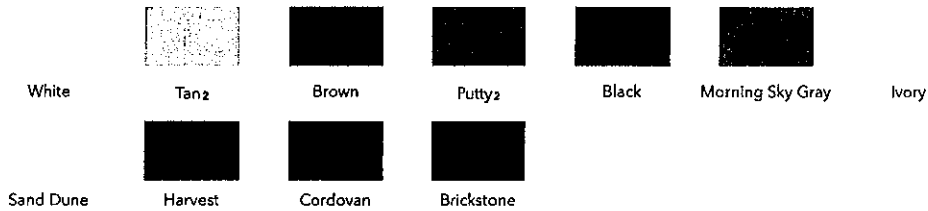
- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan², Brown, Putty², Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior
- Grilles are 3/4" wide
- Interior colors complement today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

Grille Profile

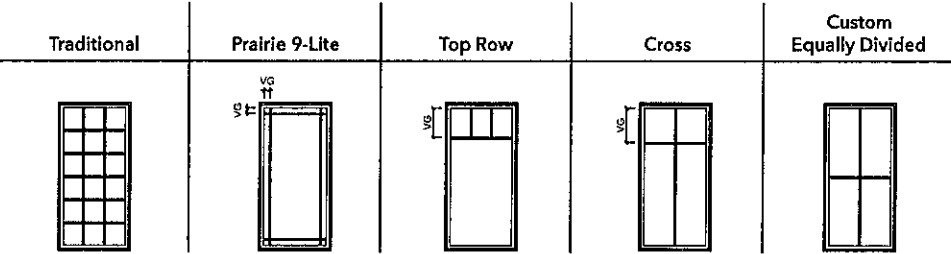


3/4" width

Interior GBG Colors



Available Patterns



Pattern availability may vary depending on size of unit.
Not all patterns represented and custom configurations are also available, for details contact your local Pella sales representative.





¹) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

²) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

Rustic Collection



Distressed Nickel

Distressed Bronze





Casement/Awning Window

Double-Hung Window

Hinged Patio Door, Bifold Door¹

Sliding Patio Door, Multi-slide Door²

Classic Collection



Oil-Rubbed Bronze

Antique Brass

Bright Brass

Satin Nickel

Matte Black





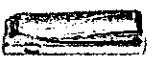
Casement/Awning Window

Double-Hung Window

Hinged Patio Door, Bifold Door¹

Sliding Patio Door, Multi-slide Door²

Essential Collection



White

Champagne

Brown

Matte Black

Bright Brass

Satin Nickel

Oil-Rubbed Bronze

Casement/Awning Window

Double-Hung Window

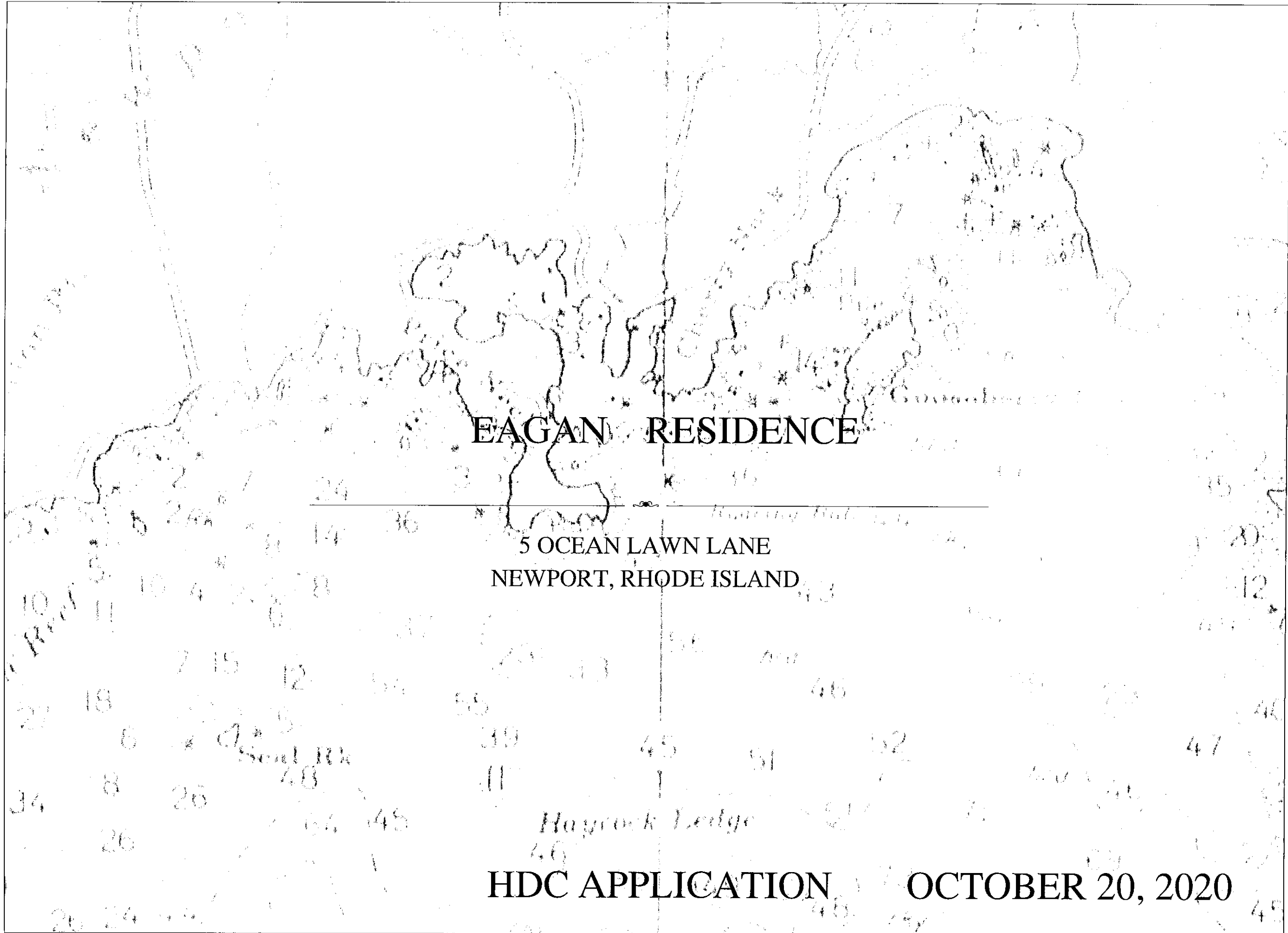
Hinged Patio Door, Bifold Door¹

Sliding Patio Door

Multi-Slide Door

Pella® Architect Series® Traditional Overview

(1) When selected as an option on Multi-Panel doors this hardware is only available on Bifold configurations with a passage door.
(2) When selected as an option on Multi-slide doors this hardware will not allow lead panel to stack completely.
Because of printing limitations, actual colors may vary slightly from those shown.



EAGAN RESIDENCE

5 OCEAN LAWN LANE
NEWPORT, RHODE ISLAND

HDC APPLICATION OCTOBER 20, 2020



PAUL WEBER
ARCHITECTURE

449 Thames Street
Suite 202
Newport, RI 02840
Tel: 401.849.3390
Fax: 401.849.3397

www.paulweberarchitecture.com

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION

Description:

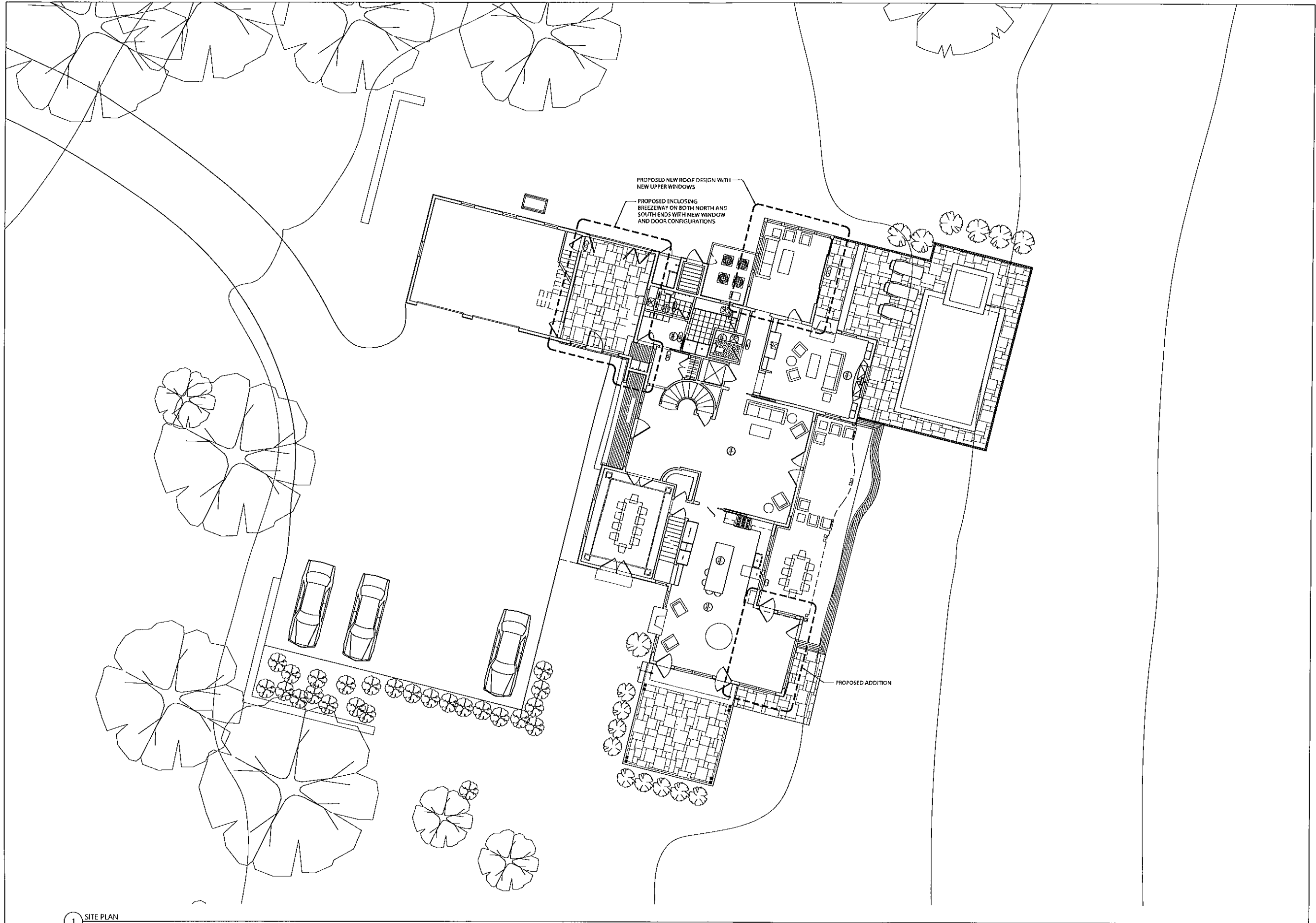
COVER PAGE

Date Issued: 10.20.2020

Scale: AS NOTED

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CS
HDC



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PAUL WEBER
ARCHITECTURE

449 Thames Street
Suite 202
Newport, RI 02840
Tel: 401.849.3390
Fax: 401.849.3397

www.paulweberarchitecture.com

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012
Revision:

Phase: HDC APPLICATION
Description:
SITE PLAN

Date Issued: 10.20.2020
Scale: AS NOTED

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SP101
HDC



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



PAUL WEBER
ARCHITECTURE

449 Thames Street
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Newport, RI 02840
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Fax: 401.849.3397

www.paulweberarchitecture.com

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012
Revision:

Phase: HDC APPLICATION
Description:
BUILDING ELEVATIONS

Date Issued: 10.20.2020
Scale: AS NOTED

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EX200
HDC



PAUL WEBER
ARCHITECTURE

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Fax: 401.849.3397

www.paulweberarchitecture.com

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION
Description:
BUILDING ELEVATIONS

Date Issued: 10.20.2020

Scale: AS NOTED

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EX201
HDC



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION

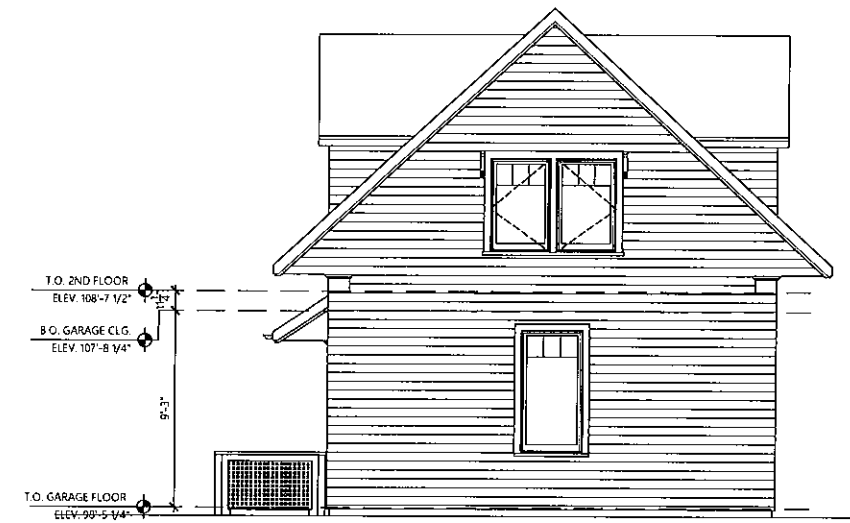
Description:
BUILDING ELEVATIONS

Date Issued: 10.20.2020

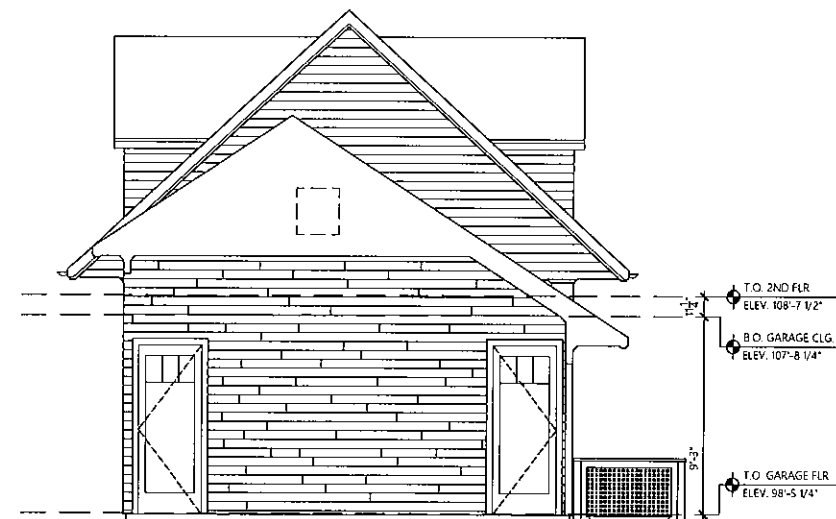
Scale: AS NOTED

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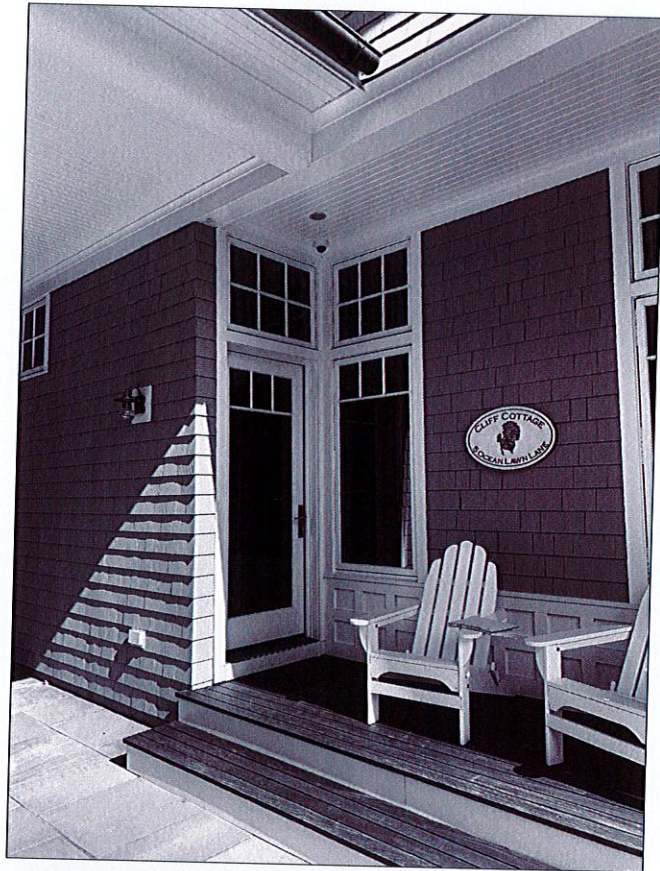
EX202
HDC



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



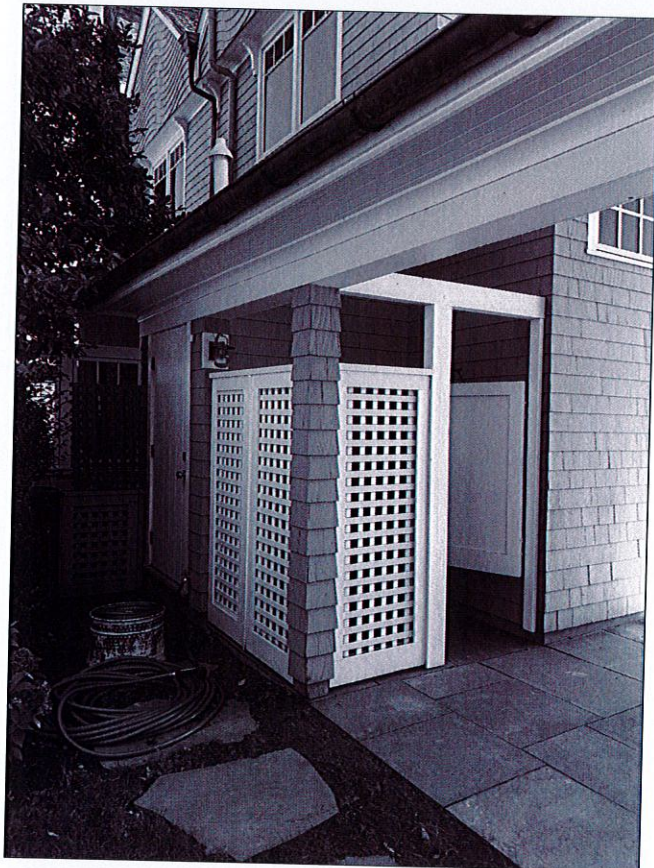
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



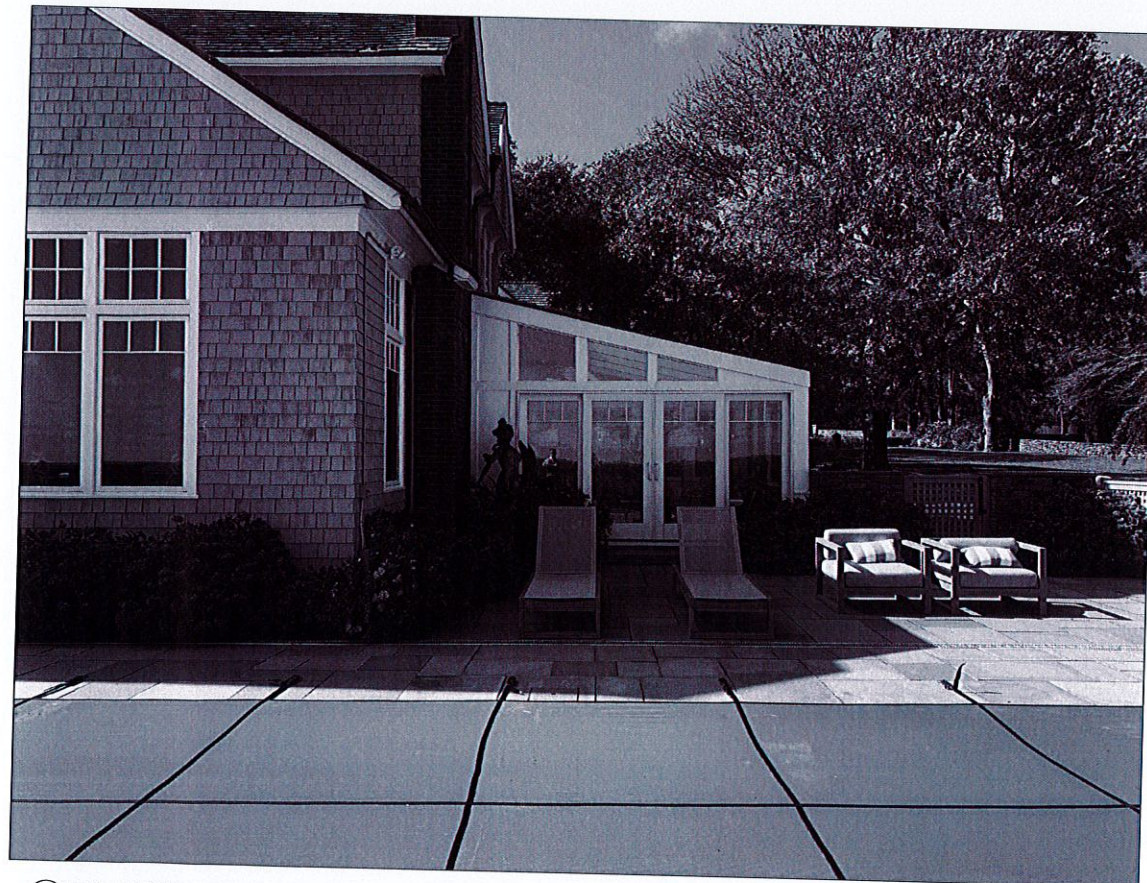
4 SOUTH-WEST VIEW - PROPOSED SOUTH BREEZEWAY INFILL
N.T.S.



2 SOUTH-EAST VIEW - PROPOSED BREAKFAST ADDITION
N.T.S.



1 NORTH-WEST VIEW - SOUTH-WEST VIEW - PROPOSED NORTH BREEZEWAY INFILL & EXT. SHOWER
N.T.S.



1 NORTH-EAST VIEW - PROPOSING NEW ROOF
N.T.S.


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Tel: 401.849.3390
Fax: 401.849.3397

www.paulweberarchitecture.com

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION

Description:
BUILDING ELEVATIONS

Date Issued: 10/20/2020

Scale: AS NOTED

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EX203
HDC

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012
Revision:

Phase: HDC APPLICATION
Description:
BUILDING ELEVATIONS

Date Issued: 10/20/2020

Scale: AS NOTED

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**A200
HDC**





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EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012
Revision:

Phase: HDC APPLICATION
Description:
BUILDING ELEVATIONS

Date Issued: 10.20.2020

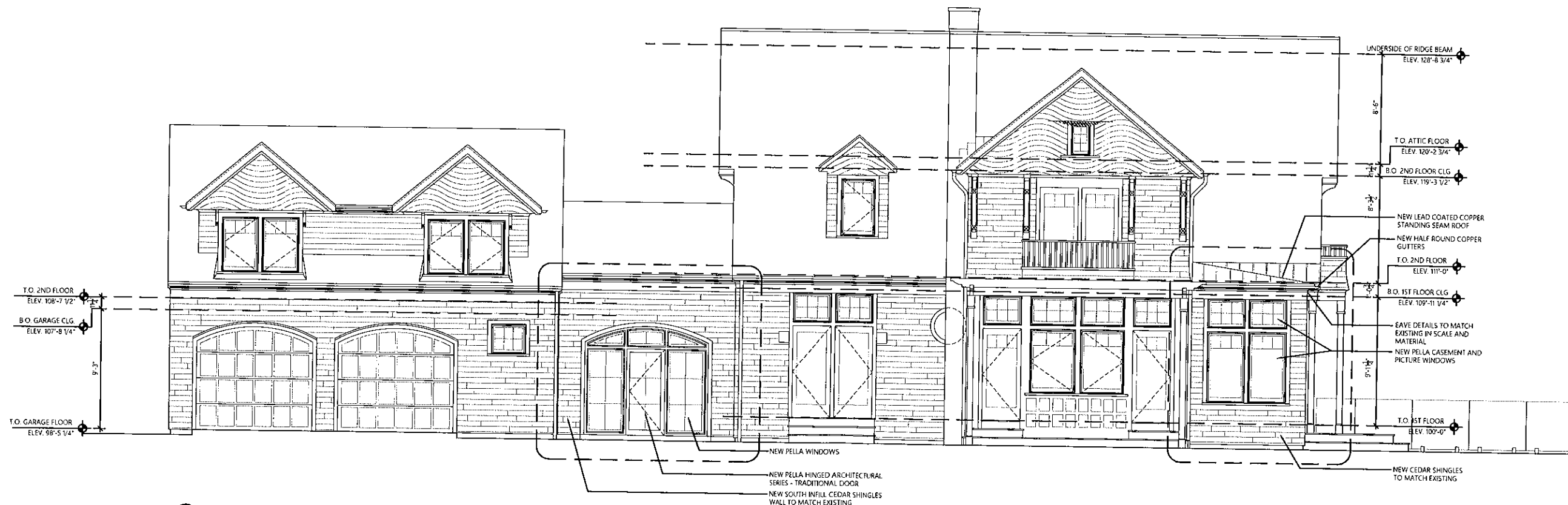
Scale: AS NOTED

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A201
HDC



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION

Description:

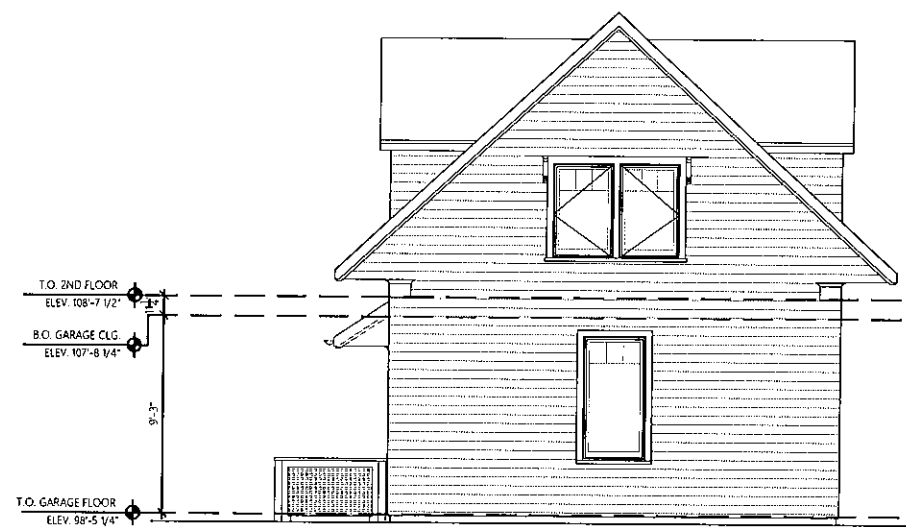
BUILDING ELEVATIONS

Date Issued: 10/20/2020

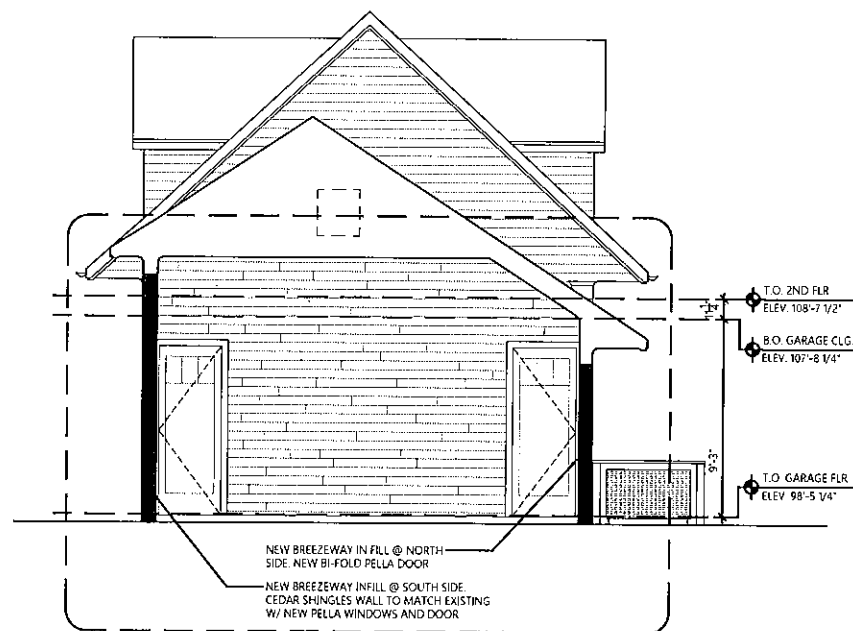
Scale: AS NOTED

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A202
HDC



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAGAN RESIDENCE
5 OCEAN LAWN LANE
NEWPORT, RI

Job no: 2012

Revision:

Phase: HDC APPLICATION

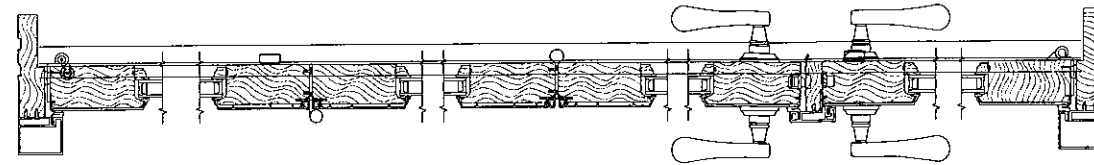
Description:
WINDOW AND DOOR DETAILS

Date Issued: 10.20.2020

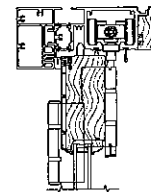
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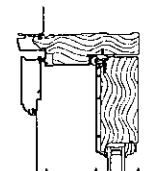
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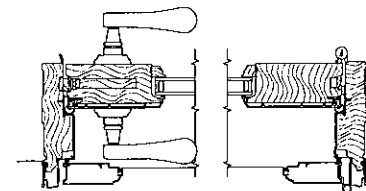
8 BI-FOLD DOOR JAMB
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



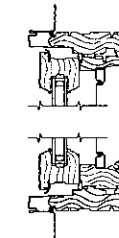
7 BI-FOLD DOOR HEAD & SILL
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



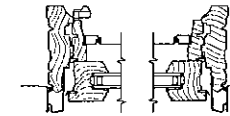
6 IN-SWING DOOR HEAD & SILL
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



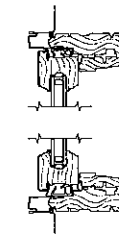
5 IN-SWING DOOR JAMB
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



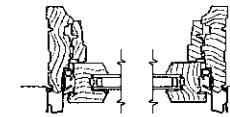
4 CASEMENT WINDOW HEAD & SILL
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



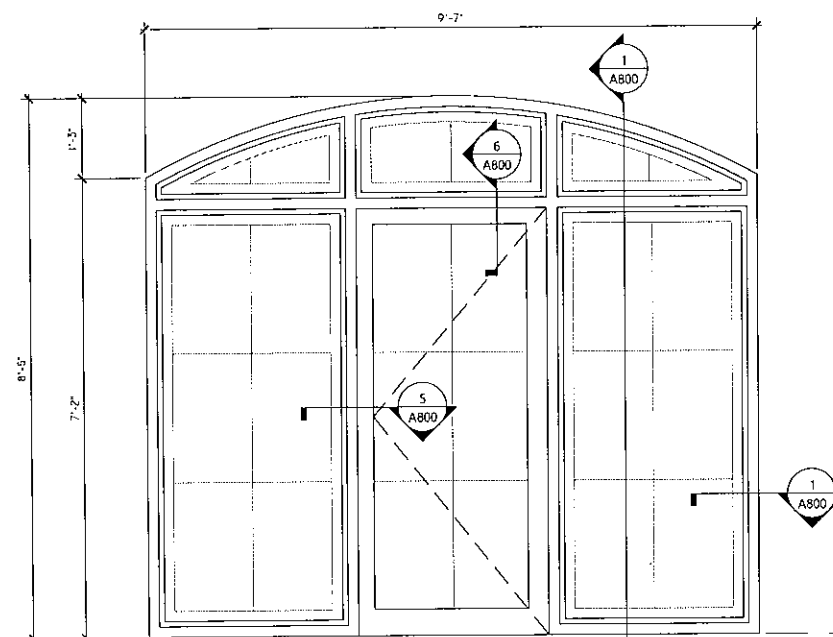
3 CASEMENT WINDOW JAMB
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



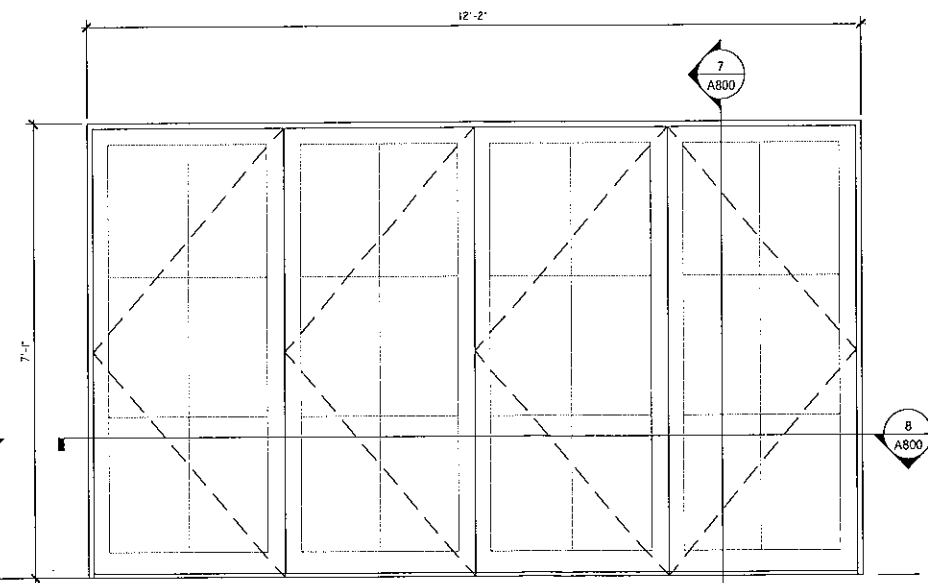
2 FIXED WINDOW HEAD & SILL
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



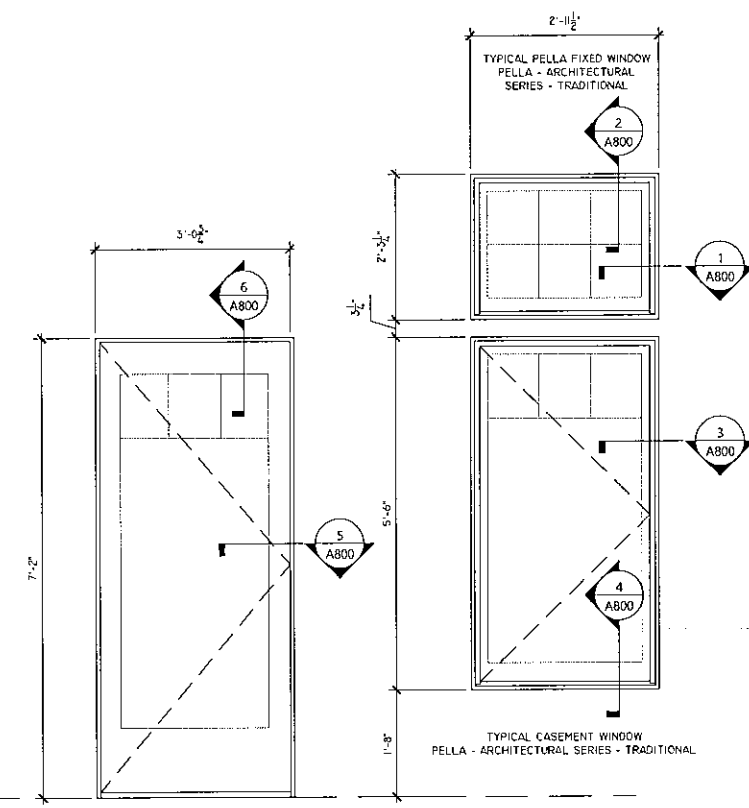
1 FIXED WINDOW JAMB
SCALE: 3" = 1'-0"
PELLA WINDOW & DOORS
ARCHITECT SERIES -
TRADITIONAL



SOUTH BREEZEWAY INFILL DOOR AND WINDOWS
PELLA - ARCHITECTURAL SERIES - TRADITIONAL



NORTH BREEZEWAY INFILL BI-FOLD DOOR
PELLA - ARCHITECTURAL SERIES - TRADITIONAL



TYPICAL INSWING HINGED DOOR
PELLA - ARCHITECTURAL SERIES - TRADITIONAL

TYPICAL CASEMENT WINDOW
PELLA - ARCHITECTURAL SERIES - TRADITIONAL