NEWPORT HISTORIC DISTRICT COMMISSION

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

Check # 380

Received by the Zoning and Inspections Department:
RECEIVED
AUG 18 2020
$150.00

HDC
Sept. 25

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: 639 BELLEVUE AVENUE	**Plat:** 38 **Lot:** 005
Property Name (if any, including historic): FOUR WINDS.	Original Date of Construction: c 1871.
APPLICANT (Legal Owner of Record): EDMUND V. HARTNETT.	Telephone: Email: EDMUNDHARTNETT @ GMAIL.COM.
Mailing Address: 545 BOYLSTON ST. STE 1100 BOSTON. MA. 02116	
LEGALLY AUTHORIZED REPRESENTATIVE: MATTHEW H. LEYS	Telephone: 401.847-0872 Email:
Mailing Address: 43-B MEMORIAL BLVD. NEWPORT.	MLEYS@CPHNPT.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?
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? CONTACT FRANK GAS 401.935-5564.

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.

Ballroom **Veranda Proposal** – Queen Anne Style

Restore the existing outdoor wood trellises, finials and sitting area along-side the Ballroom's **North-side** Elevation– relocate and construct a new staircase
Total coverage area: 688 sq. ft.

Construct additional wood trellises, finials, balustrade and sitting area along-side the Ballroom's **West-side** Elevation
Total coverage area: 700 sq. ft.

Construct wood balustrade (continuous), finials and walking platform area along-side the Ballroom's **South-side** Elevation – relocate and construct a new staircase
Total coverage area: 296 sq. ft.

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)?

N Pools and/or site structures?

N Other? Describe: CONSTRUCT NEW VERANDA.
RESTORE EXISTING WOOD FEATURES.

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

☑ 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 8.5x11 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.

☑ 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

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.

ant Signature: _____ **Date:** 8/17/2020

t Printed Name: Raymond V. HARRINGTON.

VERANDA PROJECT TEAM

CHARLES BENJAMIN

ACROTERIUM

INTERIOR ARCHITECTURE AND DESIGN
LONDON, UK.

CHARLES@ACROTERIUM.CO.UK

FRANK J. GAJ

Gaj ARCHITECTURE & LIGHTING DESIGN

20 FLORENCE AVENUE - NEWPORT, RI 02840

(401) 935-5569

BRIAN ARNOLD

BR ARNOLD CONSTRUCTION

2 TEWS COURT - NEWPORT, RI 02840

(401) 847-1150

PHOTO A: BALLROOM -- NORTH WESTERLY VIEW

PHOTO B: BALLROOM -- SOUTH WESTERLY VIEW

SINGLE FAMILY DWELLING

ZONING: R 60

PLAT 38 LOT 005

YEAR BUILT: C 1871

PRESERVATION

THE VERANDA PROPOSAL TO INCLUDE THE
FOUR EXISTING LARGE TREES
LOCATED NEAR THE BALLROOM - TO BE
IN THE FLOOR PLAN DESIGN AND CONSTRUCTION
WITH EXTRA ATTENTION TO AND PROTECTION
OF THE TREES STRUCTURAL ROOT SYSTEM

FOUR WINDS RESIDENCE

639 Bellevue Avenue - Newport, RI 02840

ESMOND V. HARMSWORTH

ESTATE OWNER

BALLROOM VERANDA

SUMMARY OF PROPOSED WORK

RESTORE the existing outdoor wood trellises, finials and sitting area along-side the Ballroom's NORTH-Side Elevation, relocate and construct a new staircase
Total coverage area: 688 sq. ft.

CONSTRUCT additional wood trellises, finials, balustrade and sitting area along-side the Ballroom's WEST-Side Elevation
Total coverage area: 700 sq. ft.

CONSTRUCT wood balustrade (continuous), finials and walking platform area along-side the Ballroom's SOUTH-Side Elevation
relocate and construct a new staircase
Total coverage area: 296 sq. ft.

LIST OF DRAWINGS:

SITE PLAN: EXISTING & PROPOSED

FLOOR PLAN

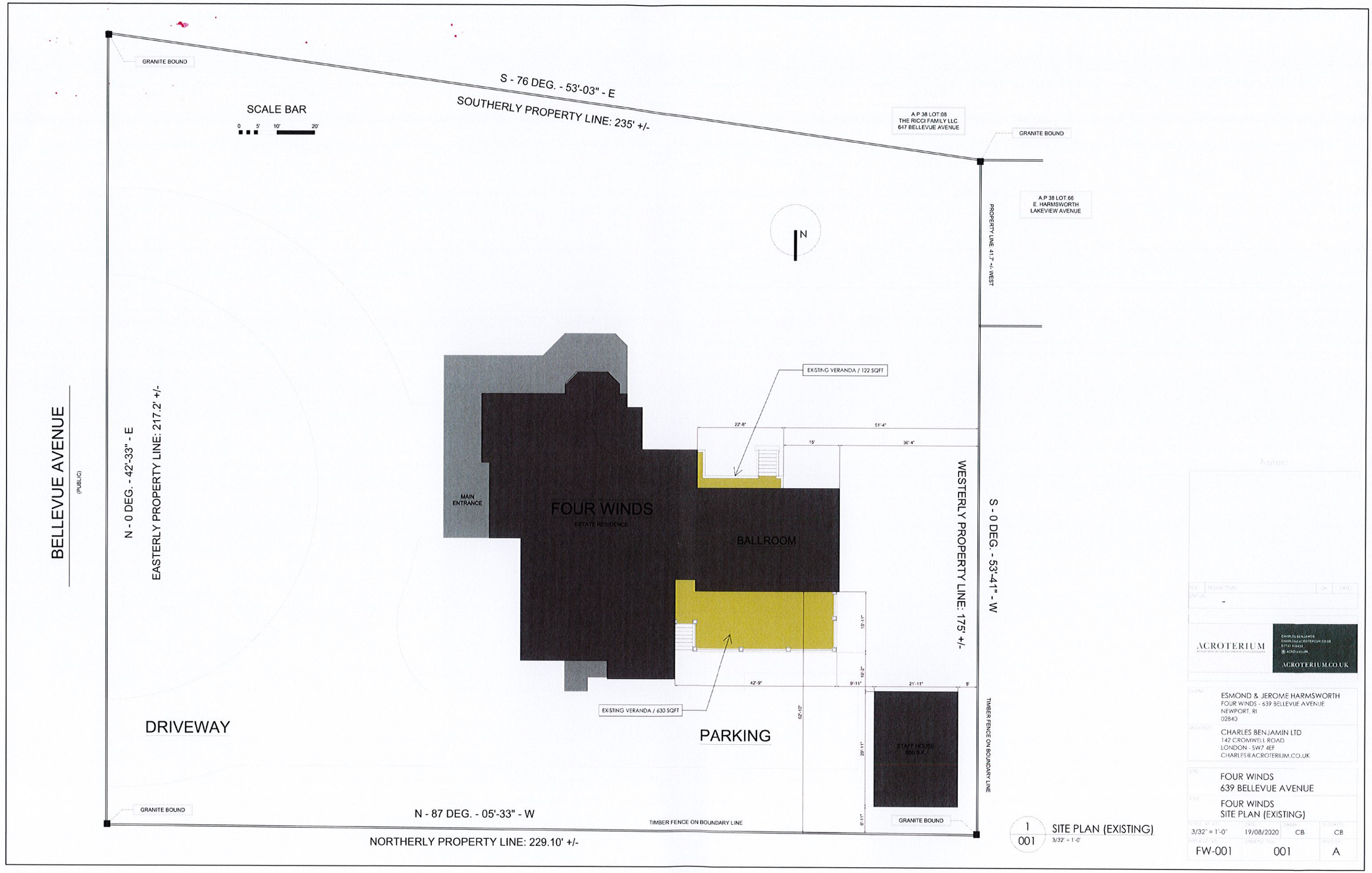
ELEVATIONS

TRELLISES & BALUSTRADE SECTION

PERSPECTIVE IMAGES

BRONZE FINIALS & MATERIALS LIST

PHOTO IMAGES - EXISTING CONDITIONS



1 / 001 SITE PLAN (EXISTING)
3/32" = 1'-0"

Notes:

NO.	REVISION	BY	DATE
-			

ACROTERIUM

CHARLES BENJAMIN
CHARLES@ACROTERIUM.CO.UK
07737 434432
@ ACROTERIUM
ACROTERIUM.CO.UK

CLIENT: ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

ARCHITECT: CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

SITE: FOUR WINDS
639 BELLEVUE AVENUE

TITLE: FOUR WINDS
SITE PLAN (EXISTING)

SCALE AT A1	DATE	DRAWN	CHECKED
3/32" = 1'-0"	19/08/2020	CB	CB
SHEET NO.	DRAWING NO.	REVISION
FW-001	001	A

1
002
SITE PLAN (PROPOSED)
3/32" = 1'-0"

Notes:

REV.	DESCRIPTION	BY	DATE
STATUS	-		

ACROTERIUM

CHARLES BENJAMIN
CHARLES@ACROTERIUM.CO.UK
07737 418432
@ACROTERIUM

ACROTERIUM.CO.UK

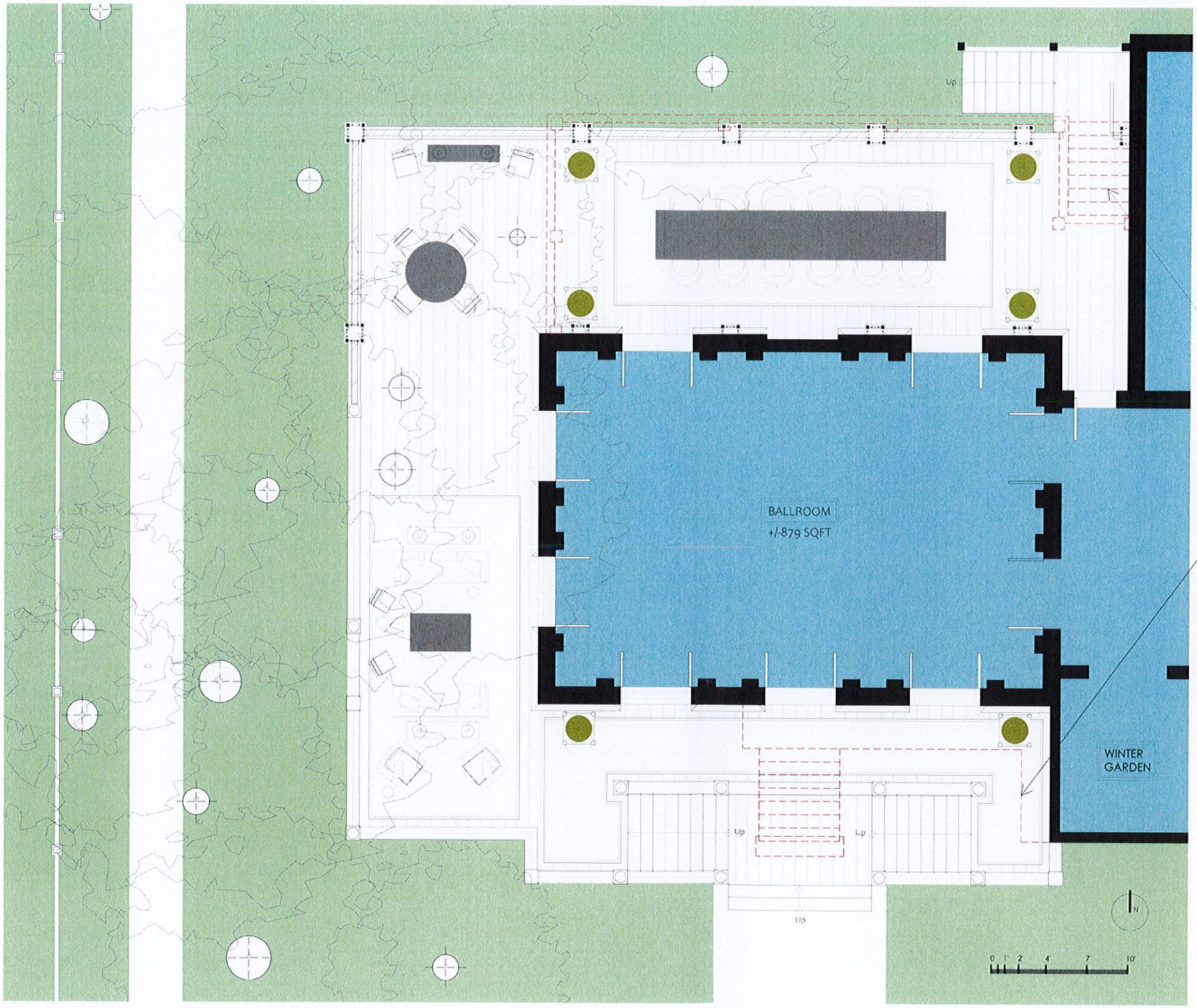
CLIENT: ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

ARCHITECT: CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

SITE: FOUR WINDS
639 BELLEVUE AVENUE

TITLE: FOUR WINDS
SITE PLAN (PROPOSED)

SCALE @ A1	DATE	DRAWN	CHECKED
3/32" = 1'-0"	19/08/2020	CB	CB
PROJECT NO.	DRAWING NO.	REVISION
FW-001	002	A



PROPOSED VERANDA FLOOR AREA

NORTH AREA: 688 SQFT
WEST AREA: 700 SQFT
SOUTH AREA: 296 SQFT

TOTAL: +/- 1684 SQFT

EXISTING VERANDA OUTLINE / 630 SQFT

EXISTING VERANDA OUTLINE / 122 SQFT

1
003

FLOOR PLAN
1/4" = 1'-0"

Notes:

REV.	DESCRIPTION	BY	DATE
-			

ACROTERIUM

CHARLES BENJAMIN
CHARLES@ACROTERIUM.CO.UK
07731 414422
@ACROTERIUM

ACROTERIUM.CO.UK

CLIENT:
ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

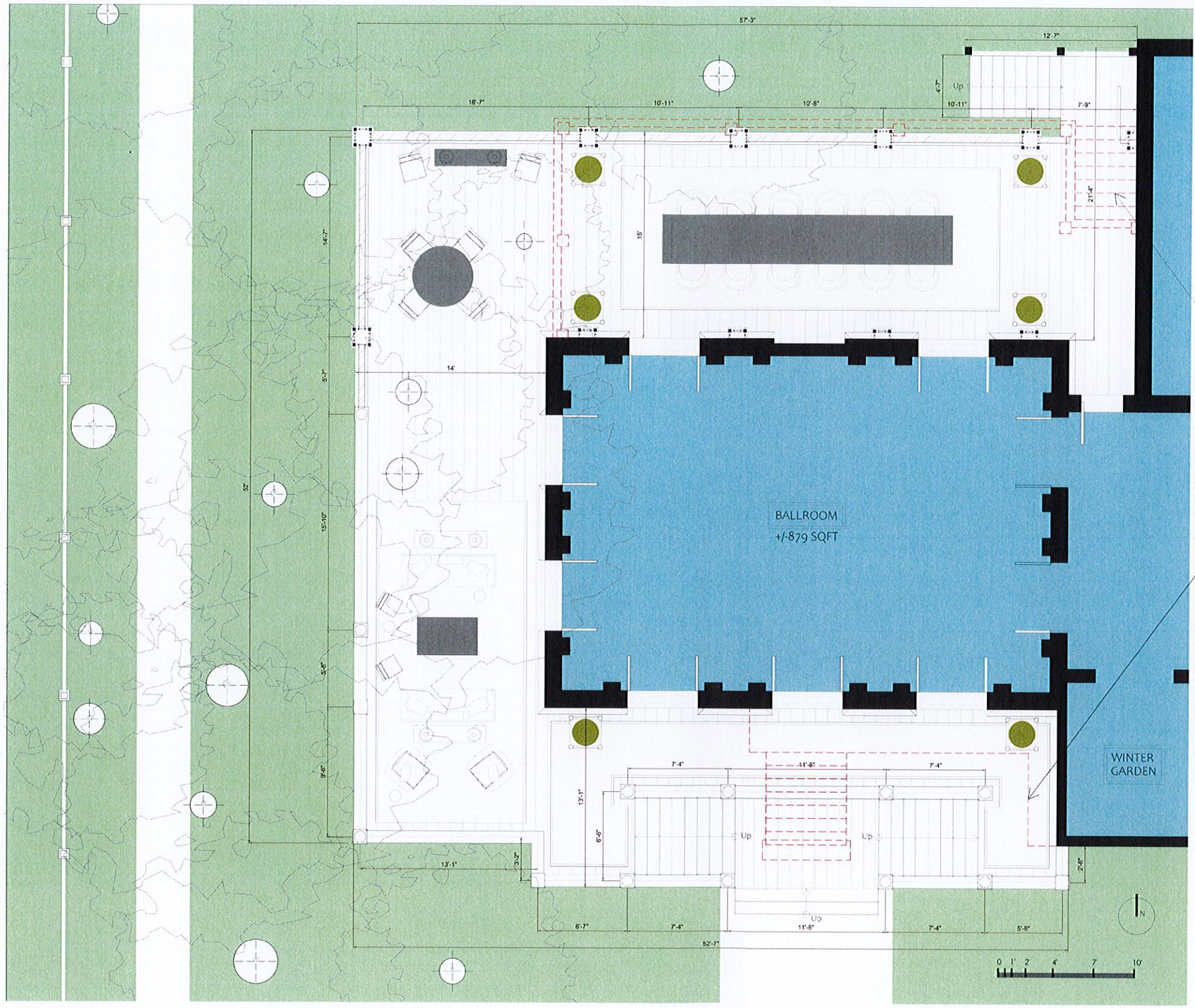
ARCHITECT:
CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

SITE:
FOUR WINDS
639 BELLEVUE AVENUE

TITLE:
FOUR WINDS
FLOOR PLAN

SCALE AT A1	DATE	DRAWN	CHECKED
1/4" = 1'-0"	19/08/2020	CB	CB

PROJECT NO.	DRAWING NO.	REVISION
FW-001	003	A



PROPOSED VERANDA FLOOR AREA

NORTH AREA: 688 SQFT
WEST AREA: 700 SQFT
SOUTH AREA: 296 SQFT

TOTAL: +/- 1684 SQFT

EXISTING VERANDA OUTLINE / 630 SQFT

EXISTING VERANDA OUTLINE / 122 SQFT

1
004
MEASURED FLOOR PLAN
1/4" = 1'-0"

Notes:

REV.	DESCRIPTION	BY	DATE
-	-		

ACROTERIUM

CHARLES BENJAMIN
CHARLES@ACROTERIUM.CO.UK
07735 428432
@ACROTERIUM
ACROTERIUM.CO.UK

CLIENT:
ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

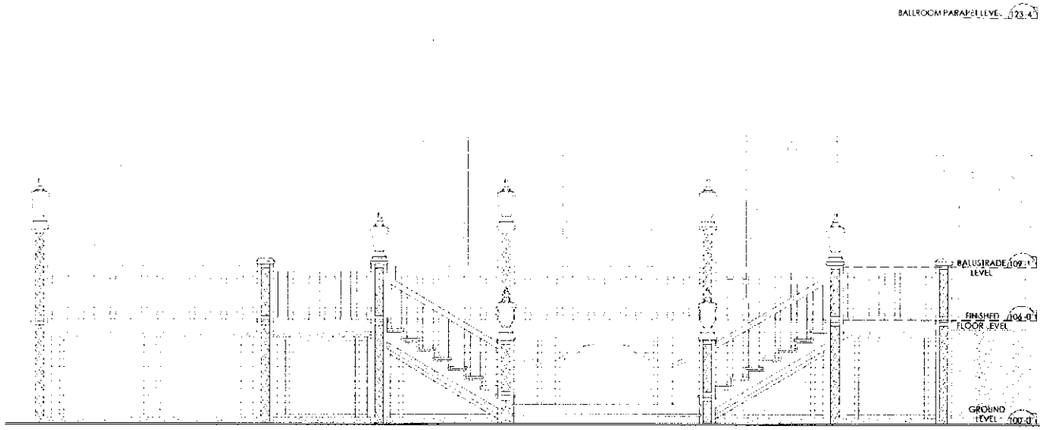
ARCHITECT:
CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

SITE:
FOUR WINDS
639 BELLEVUE AVENUE

TITLE:
FOUR WINDS
MEASURED FLOOR PLAN

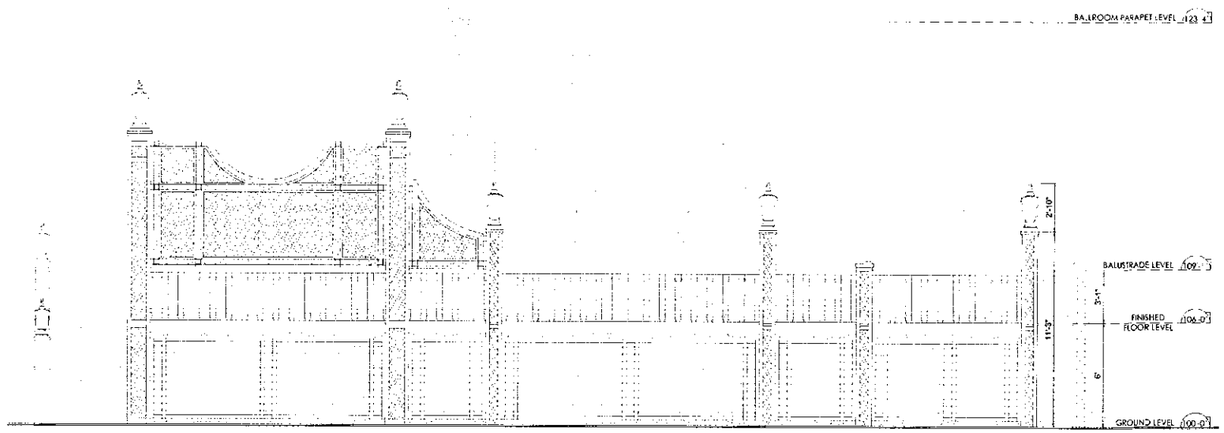
SCALE @ A1	DATE	DRAWN	CHECKED
1/4" = 1'-0"	19/08/2020	CB	CB

PROJECT NO.	DRAWING NO.	REVISION
FW-001	004	A



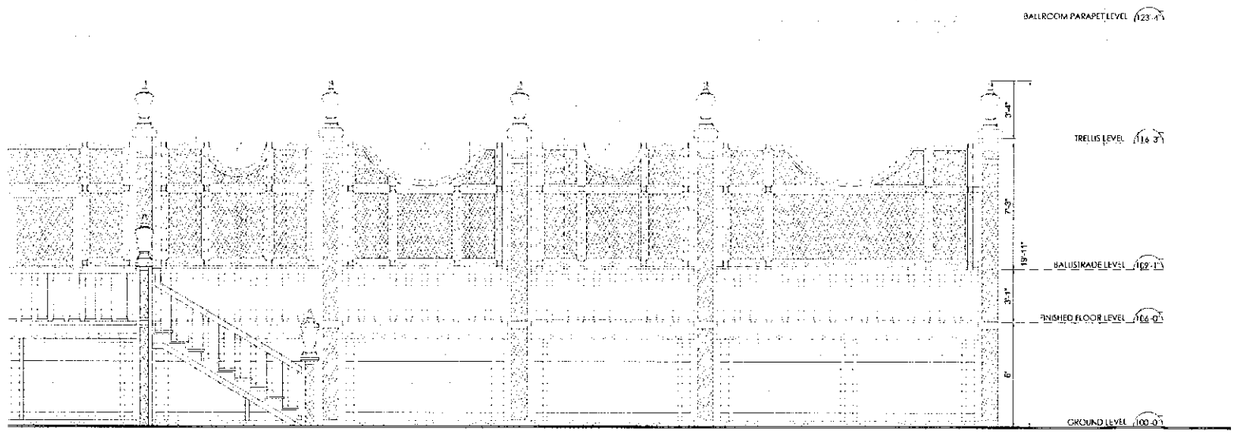
0 1' 2' 4' 7' 10'

1 SOUTH ELEVATION
005 1/4" = 1'-0"



0 1' 2' 4' 7' 10'

2 WEST ELEVATION
005 1/4" = 1'-0"



0 1' 2' 4' 7' 10'

3 NORTH ELEVATION
005 1/4" = 1'-0"

ACROTERIUM

ACROTERIUM.CO.UK

ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

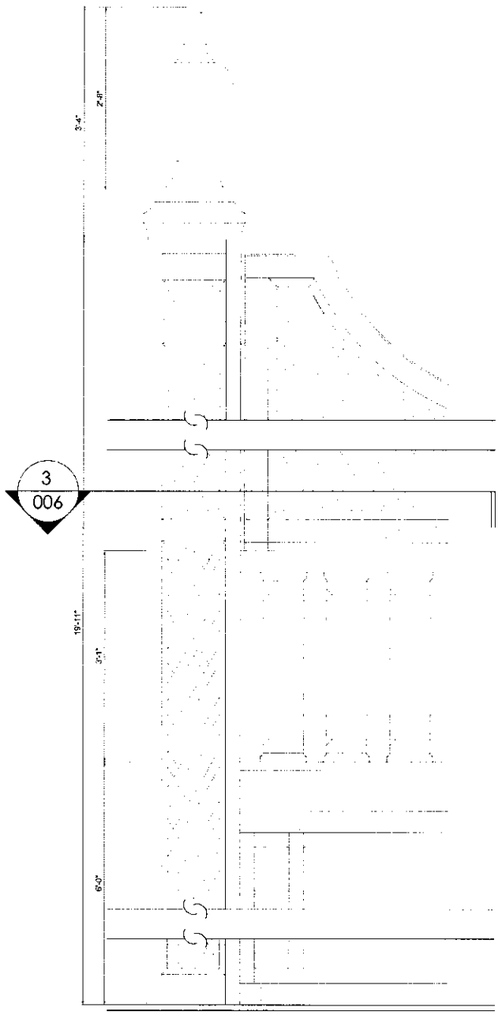
CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

FOUR WINDS
639 BELLEVUE AVENUE

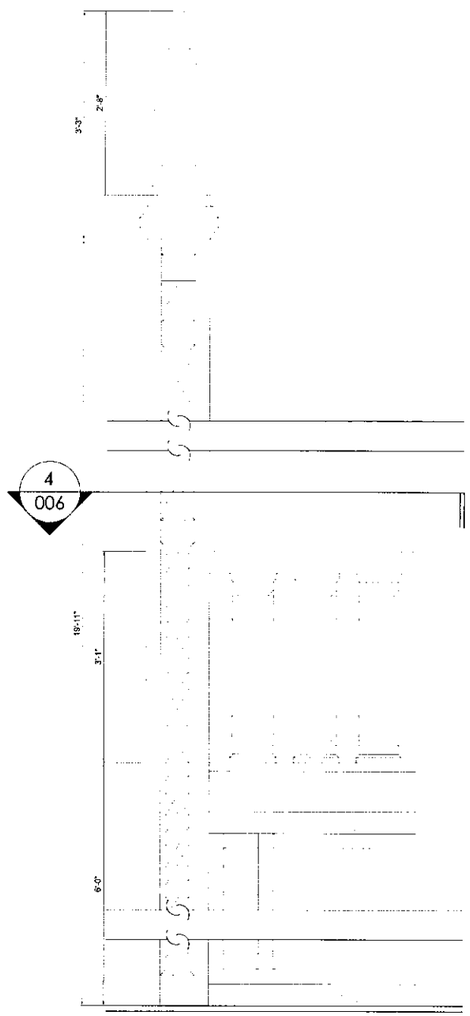
FOUR WINDS
ELEVATIONS

1/4" = 1'-0" 19/08/2020 CB CB

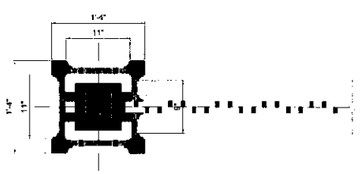
FW-001 005 A



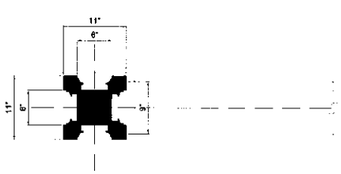
1 006 BALUSTRADE ELEVATION DETAIL (MODEL 1)
1" = 1'-0"



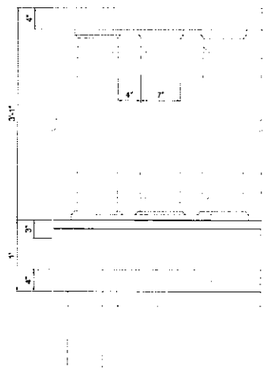
2 006 BALUSTRADE ELEVATION DETAIL (MODEL 2)
1" = 1'-0"



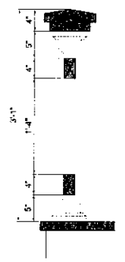
3 006 BALUSTRADE SECTION DETAIL (MODEL 1)
1" = 1'-0"



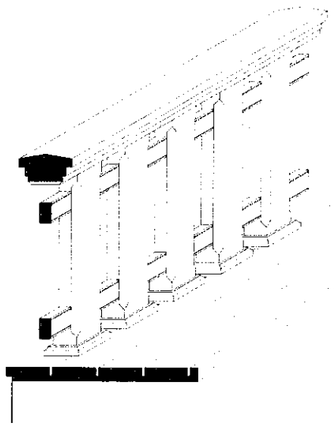
4 006 BALUSTRADE SECTION DETAIL (MODEL 2)
1" = 1'-0"



5 006 BALUSTRADE ELEVATION
1" = 1'-0"



6 006 BALUSTRADE SECTION
1" = 1'-0"



7 006 BALUSTRADE AXONOMETRIC DRAWING
1" = 1'-0"

ACROTERIUM

ACROTERIUM.CO.UK

ESMOND & JEROME HARMSWORTH
FOUR WINDS - 639 BELLEVUE AVENUE
NEWPORT, RI
02840

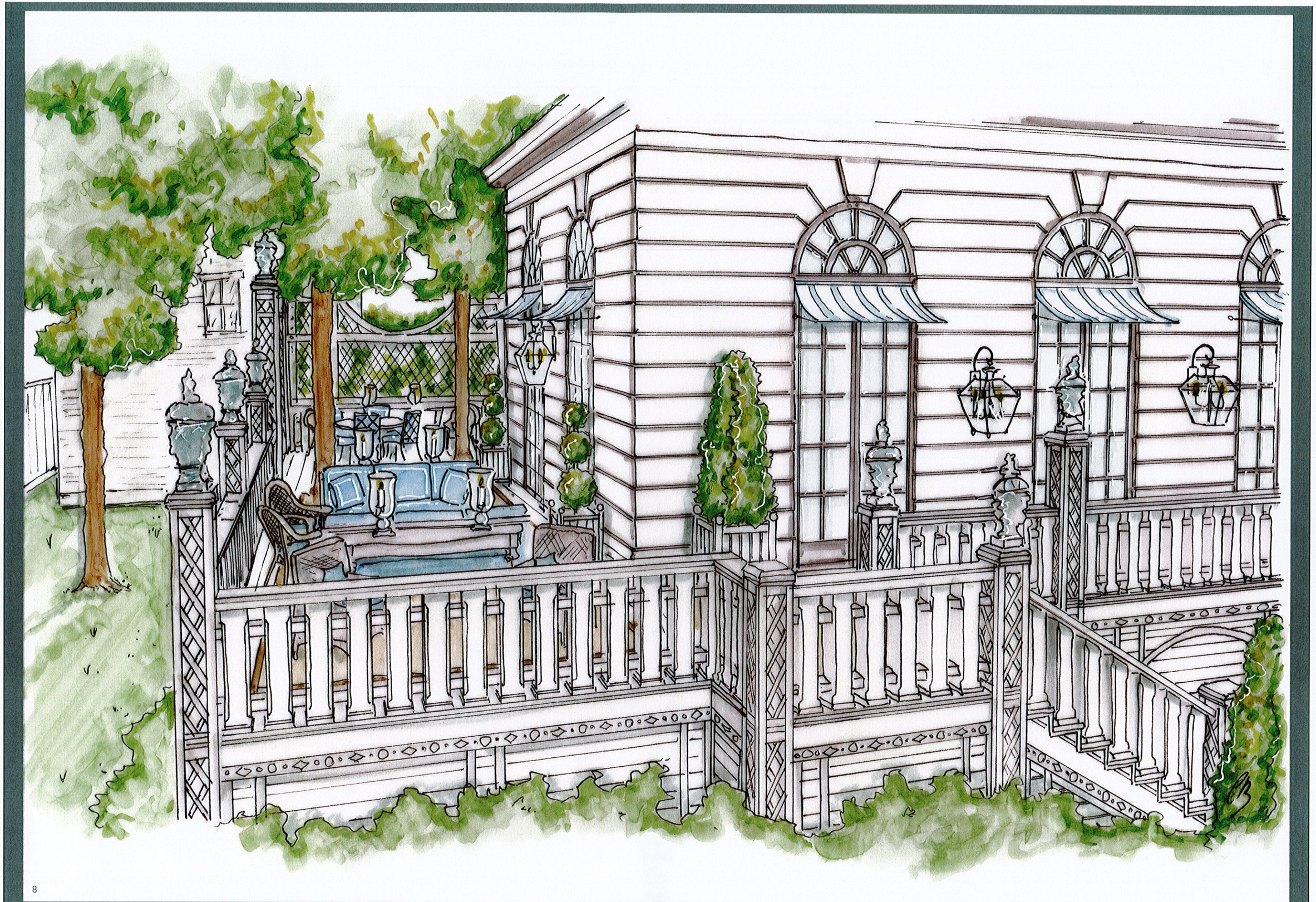
CHARLES BENJAMIN LTD
142 CROMWELL ROAD
LONDON - SW7 4EF
CHARLES@ACROTERIUM.CO.UK

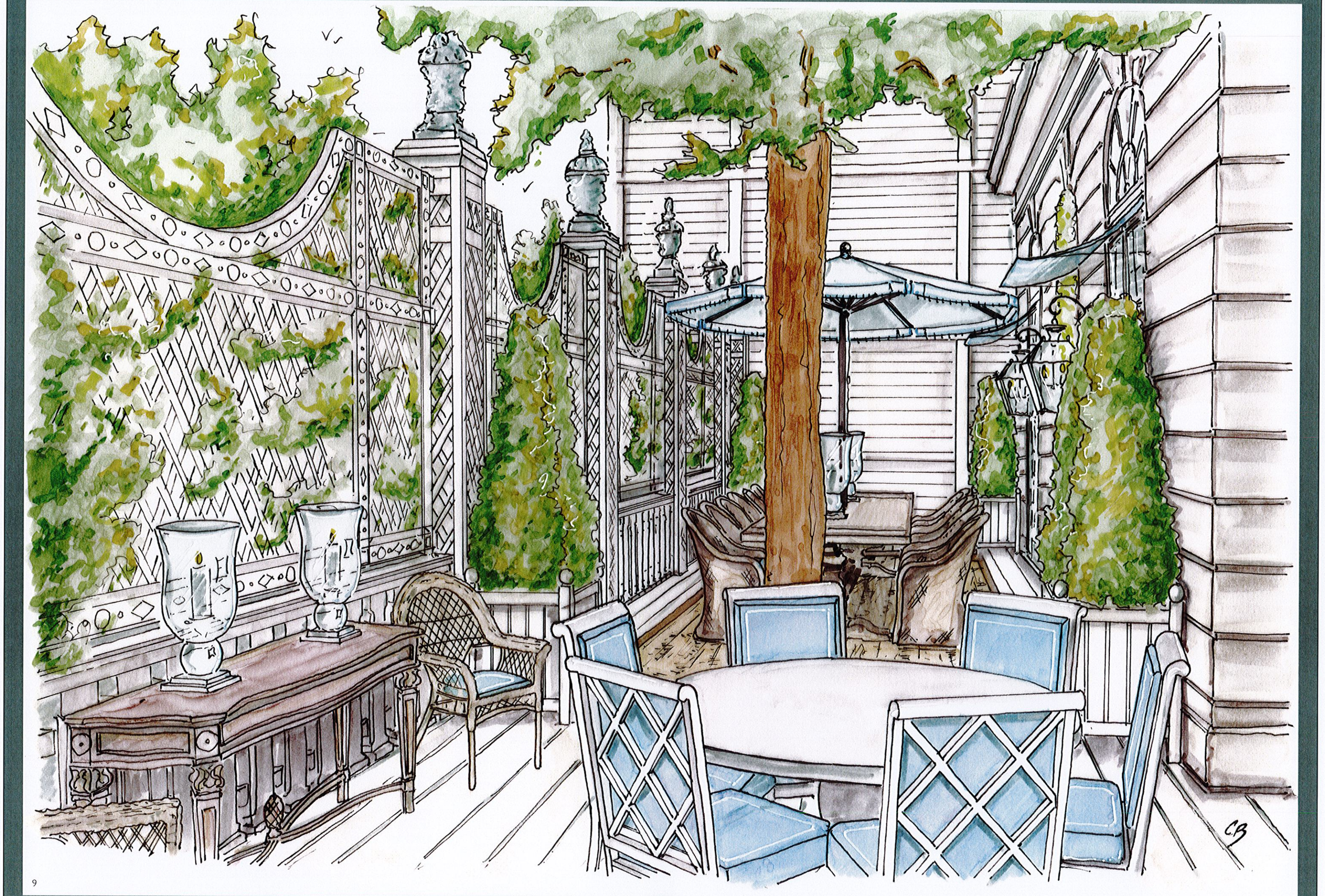
FOUR WINDS
639 BELLEVUE AVENUE

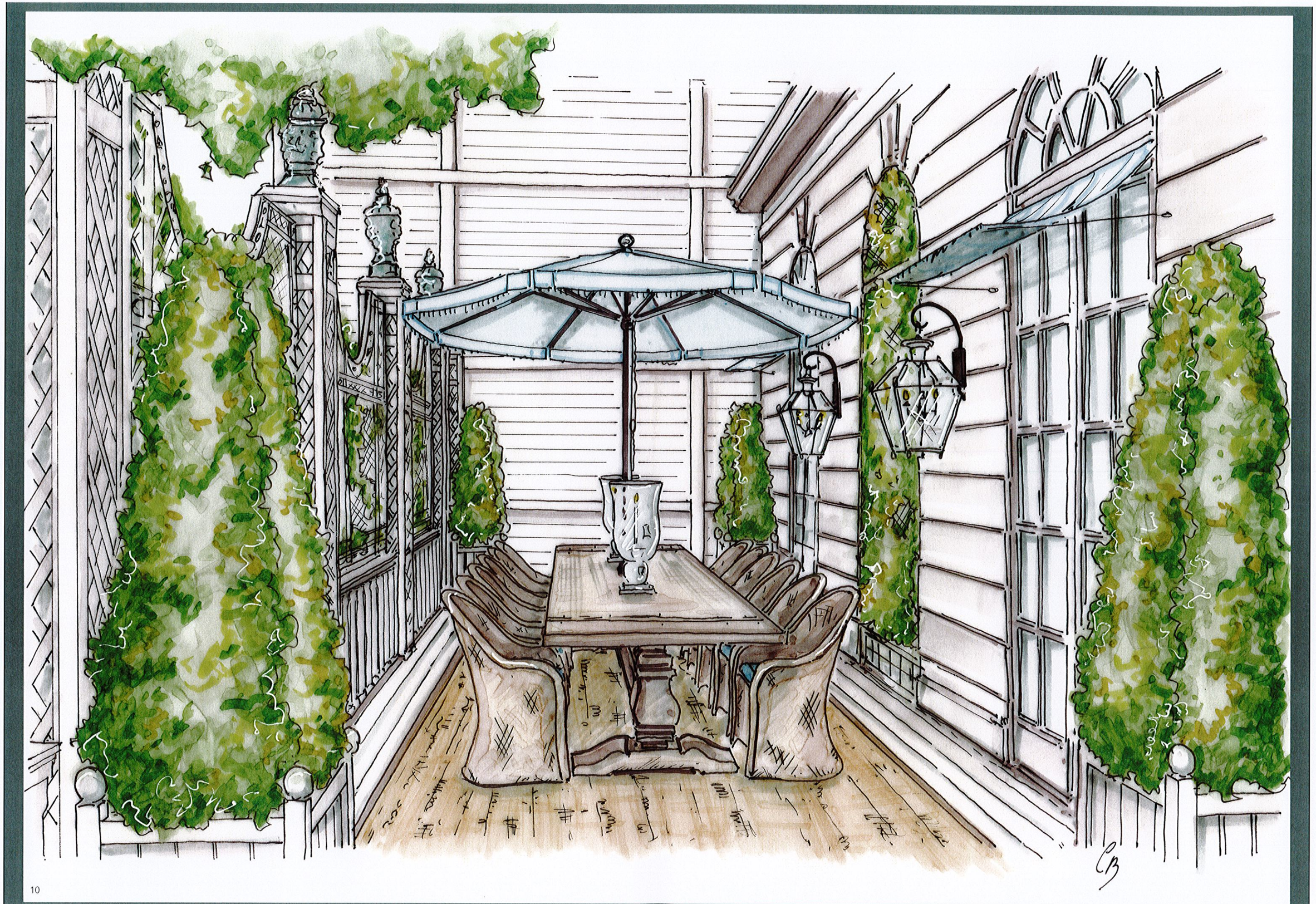
FOUR WINDS
BALUSTRADE DETAILS

1" = 1'-0" 19/08/2020 CB CB

FW-001 006 A



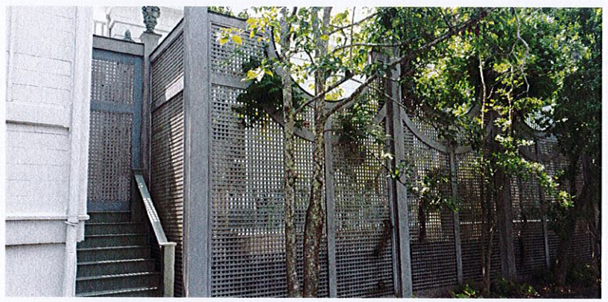




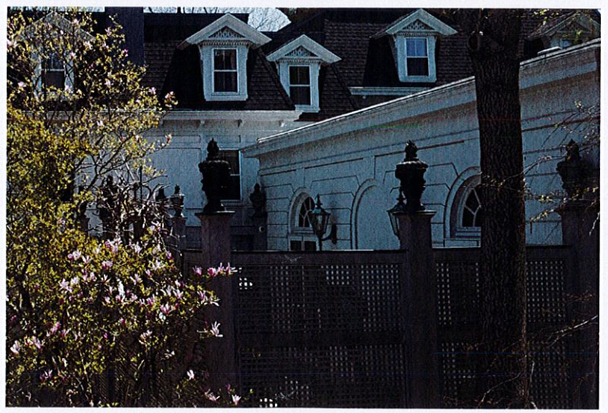
WESTERLY ELEVATION

SOUTH WESTERLY ELEVATION

SOUTH WESTERLY ELEVATION



NORTHERLY ELEVATION



NORTH WESTERLY ELEVATION

NORTH WESTERLY ELEVATION

FOUR WINDS - BALLROOM

OUTDOOR WOOD TRELLISES, BALUSTRADE and SITTING AREA

CUSTOM MADE - BRONZE FINIAL SCULPTURES

EXISTING ON-SITE CONDITIONS

FOUR WINDS - BRONZE FINIAL SCULPTURES

EXISTING ON-SITE CONDITIONS

MATERIALS LIST - PROPOSAL:

BALLROOM VERANDA

BALUSTRADE & TRELLISES	MAHOGANY and RED CEDAR BOARDS - PRIMED and PAINTED to match existing BALLROOM Color Palate
CUSTOM MADE - FINIAL SCULPTURES	BRONZE METAL ALLOY - THE NEW ADDED FINIALS to be REPLICATED to match existing FINIALS
FINISH FLOOR & STAIRCASE	MAHOGANY and RED CEDAR BOARDS - PRIMED and PAINTED to match existing BALLROOM Color Palate