NEWPORT HISTORIC DISTRICT COMMISSION

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

Check # 20554

Received by the Zoning and Inspections Department:
RECEIVED
AUG 18 2020
$ 100.00

HDC
Sept. 26

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: 229 Ruggles Avenue, Newport	Plat: 36 Lot: 51
Property Name (if any, including historic): Mid Cliff	Original Date of Construction: circa 1887
APPLICANT (Legal Owner of Record): Susan Petrovas	Telephone: (401)845-9064 Email: susan.petrovas@cox.net
Mailing Address: 237 Ruggles Avenue, Newport, RI 02840	
LEGALLY AUTHORIZED REPRESENTATIVE: Martha Werenfels	Telephone: (401) 831-1240 Email: mwerenfels@dbvw.com
Mailing Address: DBVW Architects 111 Chestnut Street, Providence, RI 02903	

ADDITIONAL INFORMATION CHECKLIST

x [Y] [N] Is the application fee of $100 is included?

[Y] [N] x Is the property in condominium ownership? If yes, proof of board or association approval must be attached.

[Y] [N] x Is this application filed in response to a violation notice?

[Y] [N] x Is this application a modification of plans previously-approved (date(s)_____) by the HDC?

x [Y] [N] Does this project require other approvals? Zoning x CRMC x Other (describe): _____

x [Y] [N] Does access to the subject property require special arrangements? owner lives next door

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.

See attached description of work with photos and drawings.

x [Y] [N] Repair/replacement of exterior architectural features?

x [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] x 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] x New Construction?

[Y] [N] x Demolition?

x [Y] [N] Roof(s) or skylight(s)?

x [Y] [N] Window(s) or door(s)?

x [Y] [N] Porches or Entries?

x [Y] [N] Chimney(s)?

x [Y] [N] Foundation?

x [Y] [N] Mechanical and/or electrical equipment?

[Y] [N] x Shutters or awnings?

[Y] [N] x Sign(s)?

[Y] [N] x Pools and/or site structures?

[Y] [N] x 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.
Digital submissions are not accepted at this time.

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

x[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.

x[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]x 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:** Aug 11, 20

Applicant Printed Name: Susan Petrovas

Summary of Proposed Work:

The owner of the property to the east of Mid Cliff, which is called Fairholme, recently purchased Mid Cliff for the purpose of preserving this important historic property. Mid Cliff, which was designed by Peabody and Sterns in the late 1880s, had been divided into multiple apartments and the new owner wishes to restore it to a single-family residence with an additional residential unit in the carriage house.

Main House:

The main house will be fully restored on the exterior, with a new red cedar roof (with copper flashings and copper on the flat sections) and Alaskan yellow cedar siding. All of the original wood windows will be restored and the existing aluminum triple-track storm windows will be replaced with lower profile storm windows that match the color of the window trim. The exterior granite will be repointed with a grapevine joint to match the original color, tooling and composition and the brick chimneys will be repointed with mortar to match the existing.

There are two glass-enclosed porches that have been somewhat modified over the years. Each will be enclosed with a new glass and steel system to match the original sight lines and configuration. The same system that was used for new windows at Fairholme will be utilized at Mid Cliff. See attached details.

On the west end of the existing west porch, the owners would like to add a small screened-in porch. There is evidence on the original Olmsted landscape drawings that the house originally had much more extensive porches wrapping around the north and south elevations, therefore, this change is in keeping with the original design intent (see attached historic site plan). The design of the new screened-in porch will match that of the glass enclosed porches and the new porch will have a wood roof to match the adjacent porch.

The back entrance porch has been heavily modified through changes to the original railings, the addition of gas meters, and alterations to the steps. This porch will be rebuilt in a way that is more compatible with the original design and the basement bulkhead will be moved to the east elevation so as to be less visible from the entrance driveway. The back door will be moved from the north elevation at this porch to the east elevation of the porch so it is not jammed into the corner, the way it is currently.

On the exterior, two, small, oval windows on the second floor will be shifted very slightly (one on the north elevation and one on the south elevation) and one window on the south elevation will be enlarged to match an adjacent window. There are three non-original windows on the north elevation at the first floor that will be replaced with more compatible windows. These windows are located adjacent to the western glass-

enclosed porch and appear to have been part of a porch structure originally (based on historic site plans). The non-original windows and the adjacent porch windows will be replaced with new, wood, double-hung units that match the original porch windows. The existing porch windows slide open and closed and are not coplanar, therefore, they cannot be made weather tight.

Carriage House:

The carriage house has been fairly heavily modified over the years. The intent of this project is to bring it back to a condition that more closely matches the original configuration. Unfortunately, we have not been able to obtain any original drawings, other than site plans.

The exterior of the carriage house will be restored to match the main house with new cedar siding and a new wood roof. All original wood windows will be restored and will receive low profile storm windows, like the main house.

Currently, the carriage house has two residential units with an outside stair to the second floor on the front (north) elevation. This stair and a non-original door will be removed and a compatible hood will be added at the existing first floor entrance door.

The east and west elevations will not be changed.

The south elevation has been heavily modified and we do not know what the original configuration of the windows and doors was. On the first floor, new windows and a central pair of wood doors that suggest a carriage door will be added. This is more in keeping with the way in which the carriage house would have been laid out than what currently exists. The large window on the second floor of the south elevation will remain.

Site:

In order to conceal utilities, a wood-fenced enclosure will be created along the east property line to enclose a transformer, generator and condensers. In our opinion, this is the least obtrusive location for these necessary utilities and they will be fully screened from view.

On the south side of the main house, stone terraces will be added at grade with small retaining walls as required to accommodate the sloped site.

Aerial view of Mid Cliff with Fairholme to the east

1. North elevation from Ruggles Avenue

2. North elevation with Carriage House from Ruggles Avenue

3. North elevation

4. North and west elevations

5. South and west elevations

6. South elevation with carriage house to the north

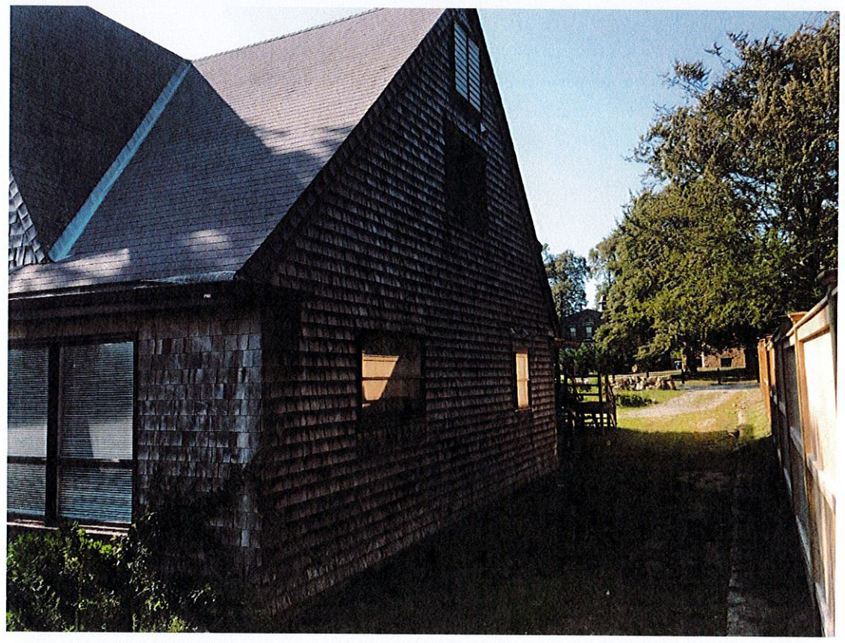
7. North and east elevations

8. Back porch and bulkhead

9. North elevation of Carriage House

10. West elevation of Carriage House

11. South elevation of Carriage House



12. East elevation of Carriage House (south end)

12. East elevation of Carriage House (north end)

EXTERIOR KEYNOTES

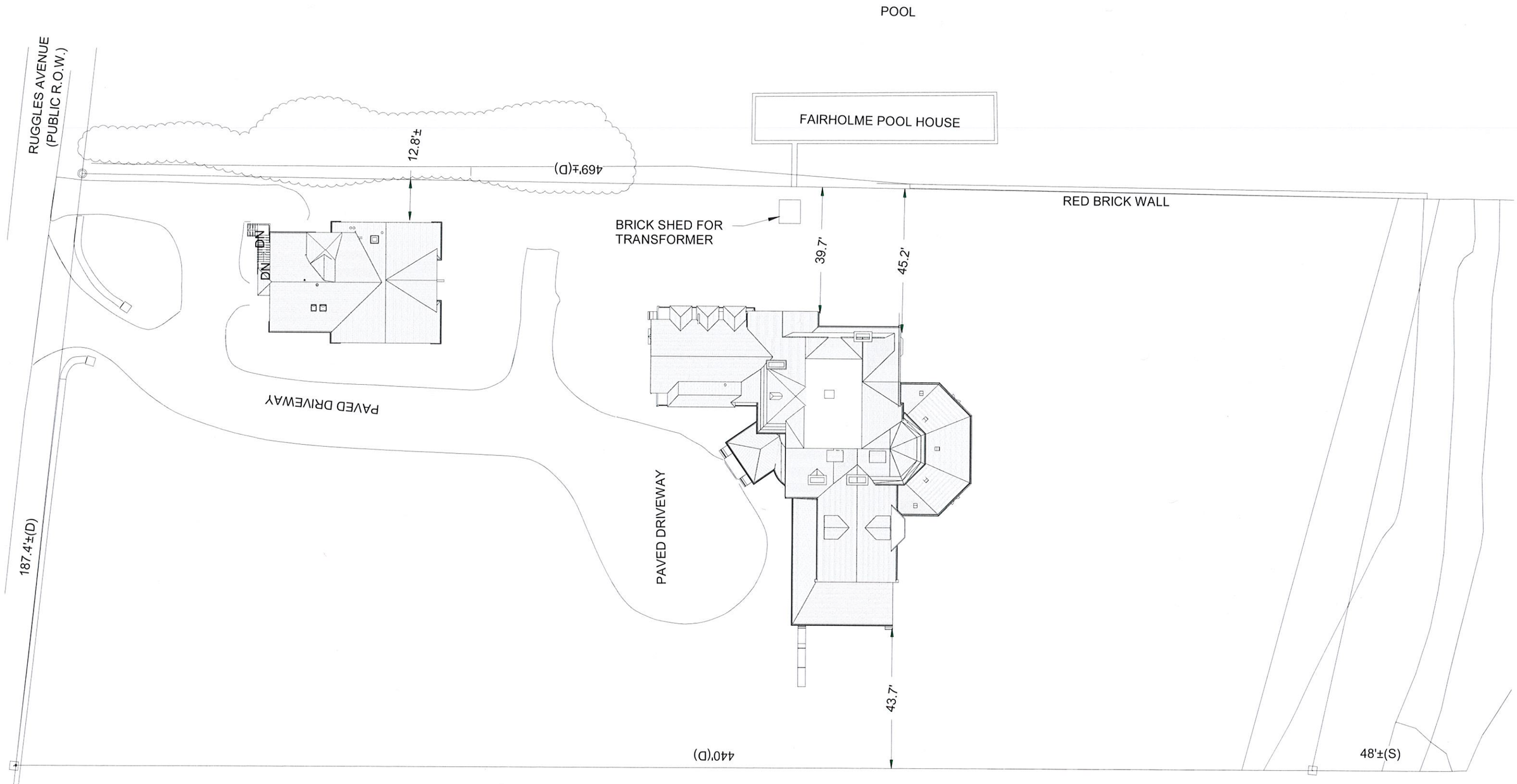
DIVISION 04 - MASONRY	
4.01	CAREFULLY REMOVE EMBEDDED ANCHOR, DO NOT DAMAGE SURROUNDING STONE
4.02	NON STRUCTURAL CRACK REPAIR: CUT OUT THRU-UNIT CRACK IN STONE AND REPOINT WITH PATCHING MATERIAL TO MATCH MORTAR JOINTS, CONTRACTOR SHALL ASSUME 12" CRACK AT EACH LOCATION.
4.03	BROWNSTONE PATCH REPAIR: CAREFULLY REMOVE CRACKED OR DAMAGED STONE TO SOUND MATERIAL AND PROVIDE COMPOSITE PATCH MATERIAL TO MATCH EXISTING STONE. CONTRACTOR SHALL ASSUME 6 SI PATCH AT EACH LOCATIONS.
4.04	GRANITE PATCH REPAIR: CAREFULLY REMOVE CRACKED OR DAMAGED STONE TO SOUND MATERIAL AND PROVIDE COMPOSITE PATCH MATERIAL TO MATCH EXISTING STONE. CONTRACTOR SHALL ASSUME 6 SI PATCH AT EACH LOCATION.
4.05	GRANITE DUTCHMAN REPAIR: INSTALL NEW GRANITE STONE DUTCHMAN WHERE EXISTING STONE IS MISSING OR DAMAGED. PIN DUTCHMAN TO EXISTING STONE WITH STAINLESS STEEL PINS SET IN EPOXY. MATCH EXISTING STONE TYPE COLOR, TEXTURE, AND PROFILE. REFER TO EXTERIOR DETAILS. CONTRACTOR TO ASSUME 1 SF DUTCHMAN AT EACH LOCATION.
4.06	GRANITE UNIT REPLACEMENT: REMOVE EXISTING DAMAGED UNIT AND REPLACE WITH NEW GRANITE STONE UNIT. MATCH EXISTING SIZE, COURSING, COLOR, TEXTURE AND PROFILE.
4.07	BIOLOGICAL STAINING: REMOVE STAINING AT AREAS INDICATED. REFER TO SPECIFICATIONS FOR CLEANING TECHNIQUES.
4.08	EFFLORESCENCE: REMOVE EFFLORESCENCE AT AREAS INDICATED. REFER TO SPECIFICATIONS FOR CLEANING TECHNIQUES.
4.09	PAINT: REMOVE PAINT FROM STONE SURFACE AT AREAS INDICATED. REFER TO SPECIFICATIONS FOR CLEANING TECHNIQUE.
DIVISION 06 - WOOD, PLASTICS & COMPOSITES	
6.01	REPLACE DETERIORATED/MISSING WOOD GUTTER COMPONENT IN-KIND
6.02	REPLACE DETERIORATED/MISSING EXTERIOR WOOD TRIM COMPONENT IN-KIND
6.03	REPLACE DAMAGED WOOD BEADBOARD AT SOFFIT IN-KIND
6.04	REMOVE WOOD SHINGLES AND INSTALL NEW BEADBOARD AT SOFFIT
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
7.01	REMOVE EXISTING GUTTER, PROVIDE NEW HALF-ROUND COPPER GUTTER WITH 4" DIA DOWNSPOUTS

GENERAL ELEVATION NOTES - MAIN HOUSE

1. PROVIDE NEW EXTERIOR ALASKAN YELLOW CEDAR SHINGLES AT ALL PREVIOUSLY SHINGLED SURFACES OF ENTIRE BUILDING, REPLICATE ALL EXISTING DECORATIVE SHINGLE CUTS AND PATTERNS
2. SCRAPE, PRIME, AND REPAINT ALL EXTERIOR WOOD TRIM, BOARDS, AND SOFFITS
3. RESTORE ALL EXISTING WOOD WINDOWS, INCLUDING ALL BASEMENT LEVEL WINDOWS.
4. PROVIDE NEW EXTERIOR STORM WINDOWS AT ALL EXISTING WINDOW OPENINGS, INCLUDE ALL BASEMENT LEVEL WINDOWS.
5. REMOVE HEAVY SOILING FROM ALL MASONRY SURFACES (INCLUDING WALLS, WINDOW SURROUNDS, STAIRS ETC.), SEE ELEVATIONS FOR LOCATIONS OF OTHER STAIN REMOVAL.
6. REPOINT 100% OF MASONRY SURFACES AND CHIMNEYS, INCLUDING BUT NOT LIMITED TO: GRANITE, BROWNSTONE, BRICK. REPOINT AND BACKFILL 100% OF FOUNDATION WALLS TO 1'-0" BELOW GRADE UON ON ELEVATIONS.
7. EXCAVATE 1' AROUND BUILDING PERIMETER AND REPOINT MASONRY AT ENTIRE BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
8. REMOVE ALL OBSOLETE MEP EQUIPMENT FROM EXTERIOR OF BUILDING. PATCH AND/OR REPAIR BUILDING ENVELOPE AS REQUIRED.
9. ASSUME 20 BRICK UNIT REPLACEMENTS AT EACH OF THE (4) CHIMNEYS.
10. PROVIDE ALL NEW 4" ROUND COPPER DOWNSPOUTS AT LOCATIONS OF EXISTING DOWNSPOUTS.

GENERAL ELEVATION NOTES - CARRIAGE HOUSE

1. PROVIDE NEW EXTERIOR ALASKAN YELLOW CEDAR SHINGLES AT ALL PREVIOUSLY SHINGLED SURFACES OF ENTIRE BUILDING, REPLICATE ALL EXISTING DECORATIVE SHINGLE CUTS AND PATTERNS
2. SCRAPE, PRIME, AND REPAINT ALL EXTERIOR WOOD TRIM, BOARDS, AND SOFFITS
3. RESTORE ALL EXISTING WOOD WINDOWS
4. PROVIDE NEW EXTERIOR STORM WINDOWS AT ALL EXISTING WINDOW OPENINGS, INCLUDING ALL BASEMENT LEVEL WINDOWS
5. REMOVE ALL OBSOLETE MEP EQUIPMENT FROM EXTERIOR OF BUILDING, PATCH AND/OR REPAIR BUILDING ENVELOPE AS REQUIRED
6. PROVIDE ALL NEW 4" ROUND COPPER DOWNSPOUTS AT LOCATIONS OF EXISTING DOWNSPOUTS CONNECTED TO UNDERGROUND STORM WATER SYSTEM



Mid-Cliff Newport

229 Ruggles Avenue Newport, RI 02840

EXISTING SITE PLAN
SCALE: 1'=30'-0"

DBVW ARCHITECTS

EX01

1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

EXISTING EXTERIOR ELEVATIONS - NORTH

DBVW ARCHITECTS

EX02

2 EXISTING EAST ELEVATION
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

EXISTING EXTERIOR ELEVATIONS - EAST

DBVW ARCHITECTS

EX03

1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

EXISTING EXTERIOR ELEVATIONS - SOUTH

DBVW ARCHITECTS

EX04

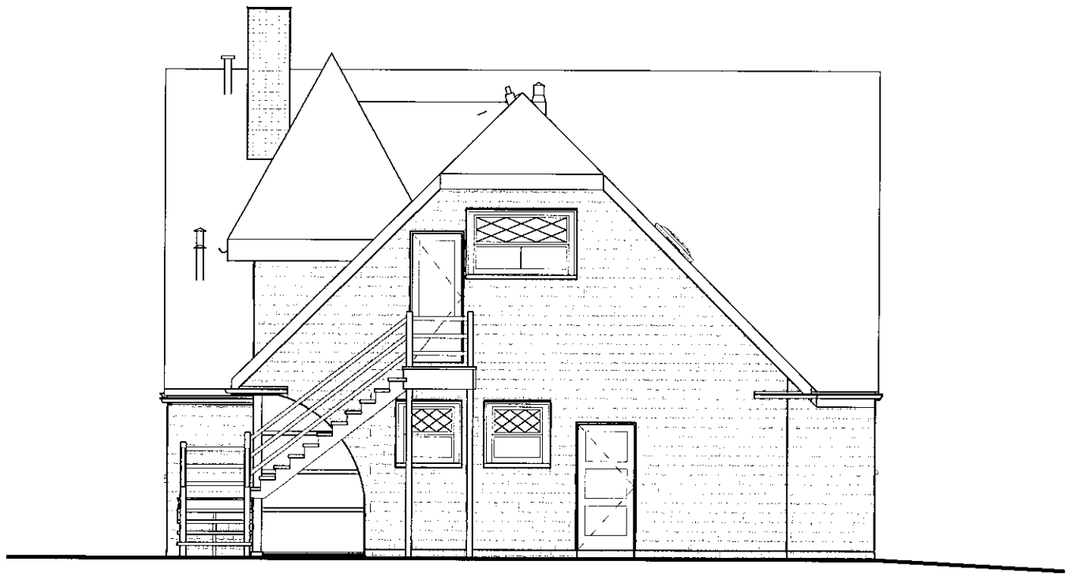
2 EXISTING WEST ELEVATION
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

EXISTING EXTERIOR ELEVATIONS - WEST

DBVW ARCHITECTS

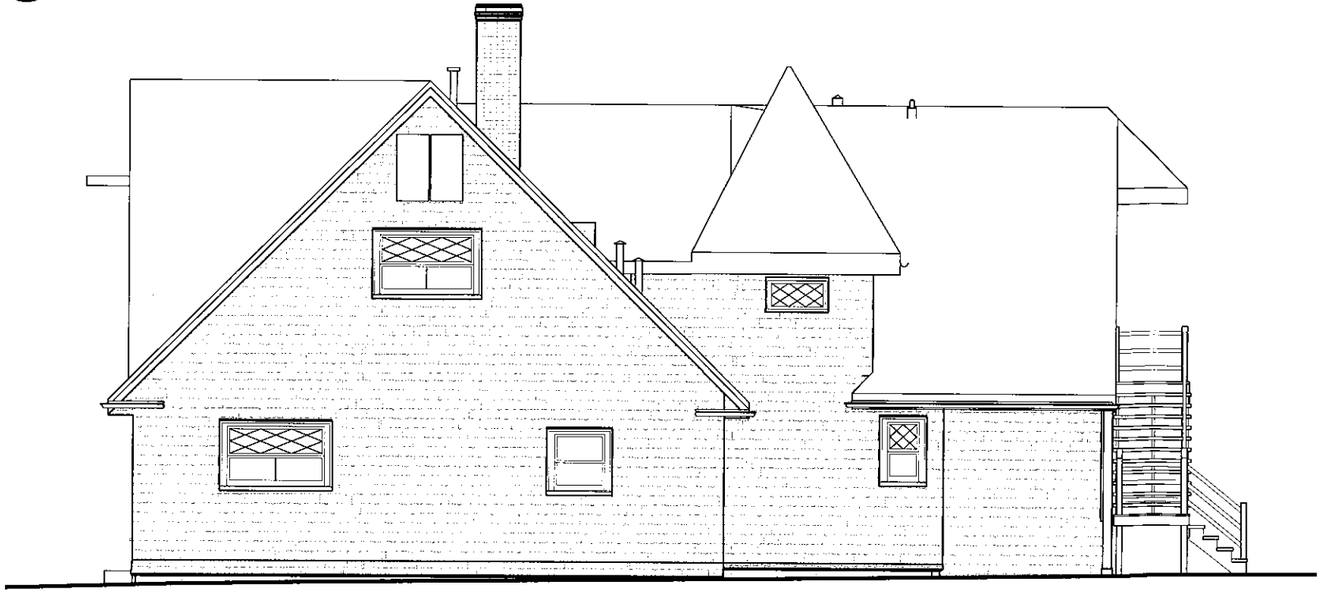
EX05



1 EXISTING CARRIAGE HOUSE - NORTH
1/8" = 1'-0"

2 EXISTING CARRIAGE HOUSE - WEST
1/8" = 1'-0"

3 EXISTING CARRIAGE HOUSE - SOUTH
1/8" = 1'-0"



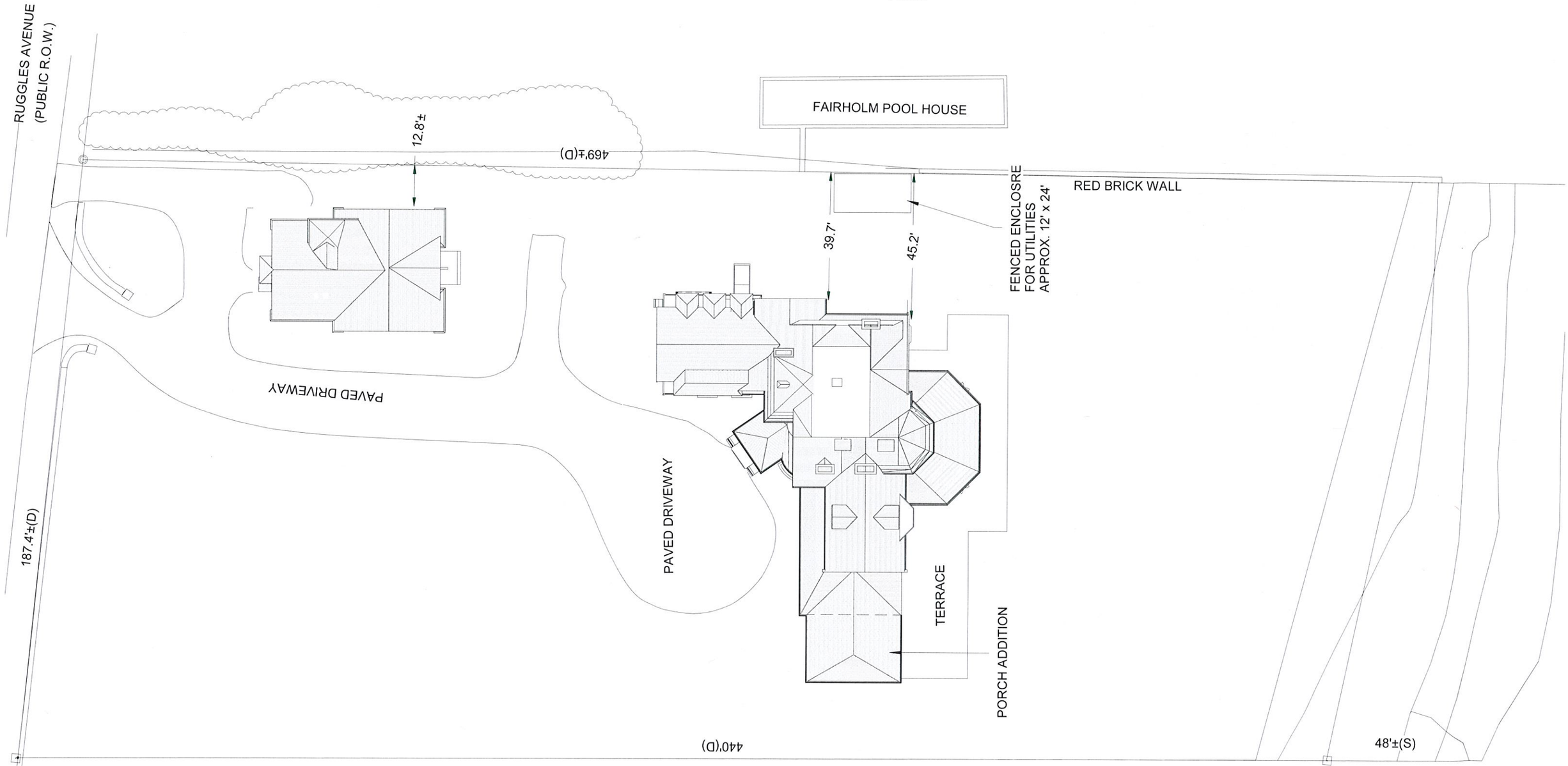
4 EXISTING CARRIAGE HOUSE - EAST
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

EXISTING EXTERIOR ELEVATIONS - CARRIAGE HOUSE

DBVW ARCHITECTS

EX06



Mid-Cliff Newport

229 Ruggles Avenue Newport, RI 02840

PROPOSED SITE PLAN
SCALE: 1'=30'-0"

DBVW ARCHITECTS

1 MAIN HOUSE - NORTH
1/8" = 1'-0"

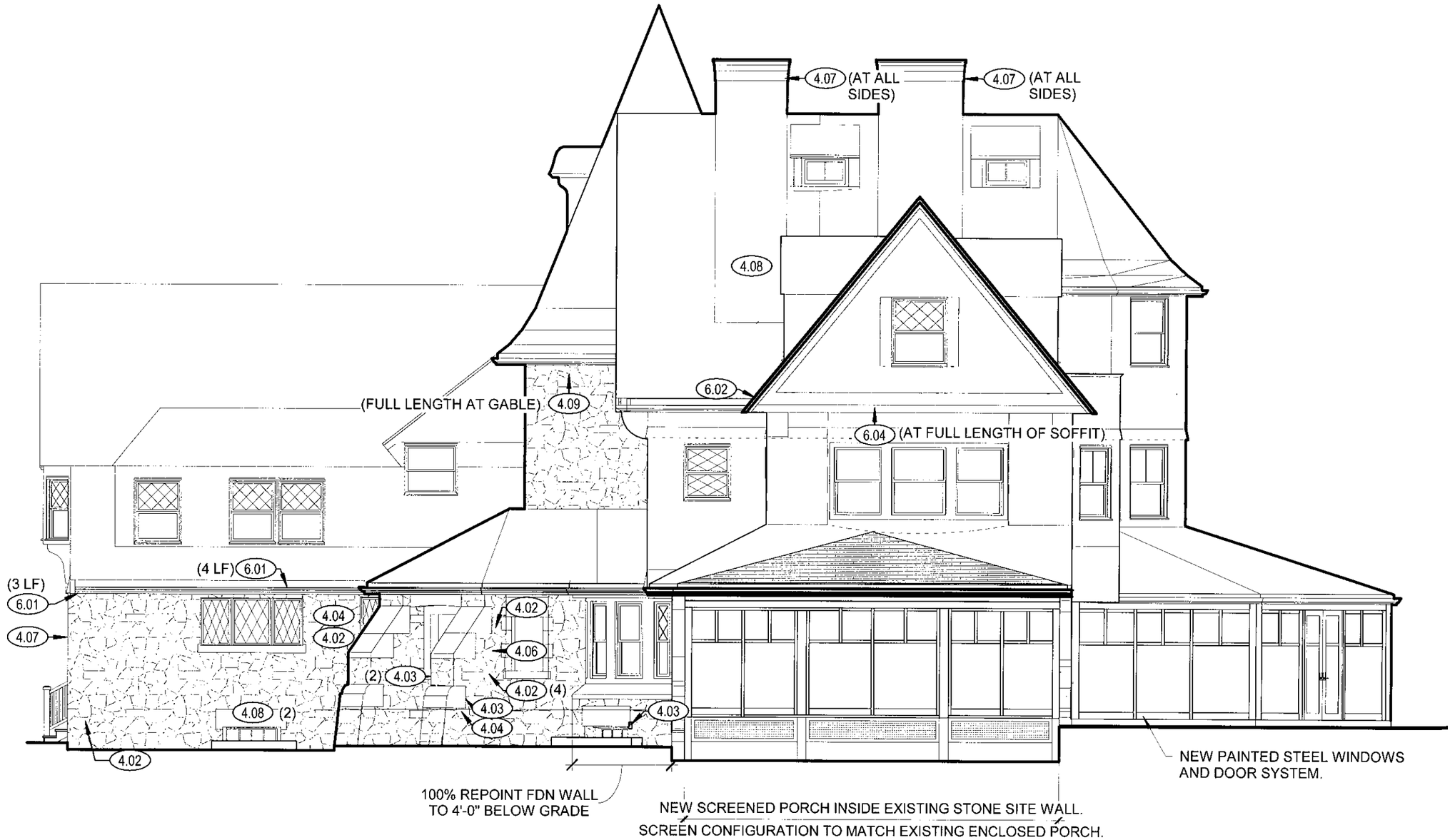
1 MAIN HOUSE - EAST
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

MAIN HOUSE - EAST ELEVATION

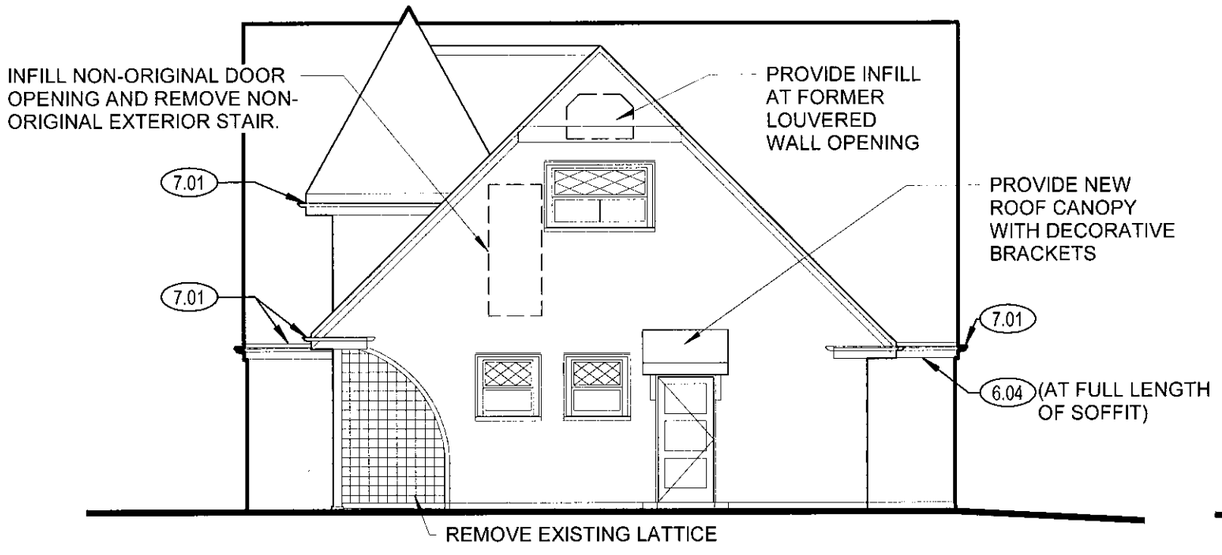
DBVW ARCHITECTS

1 MAIN HOUSE - SOUTH
1/8" = 1'-0"

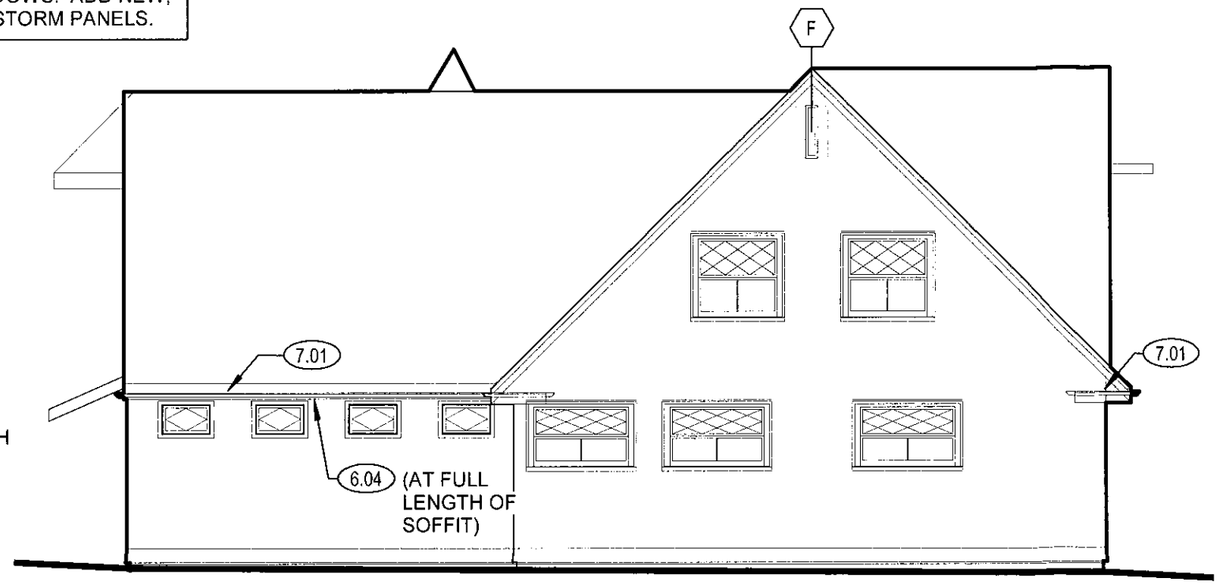


1 MAIN HOUSE - WEST
1/8" = 1'-0"

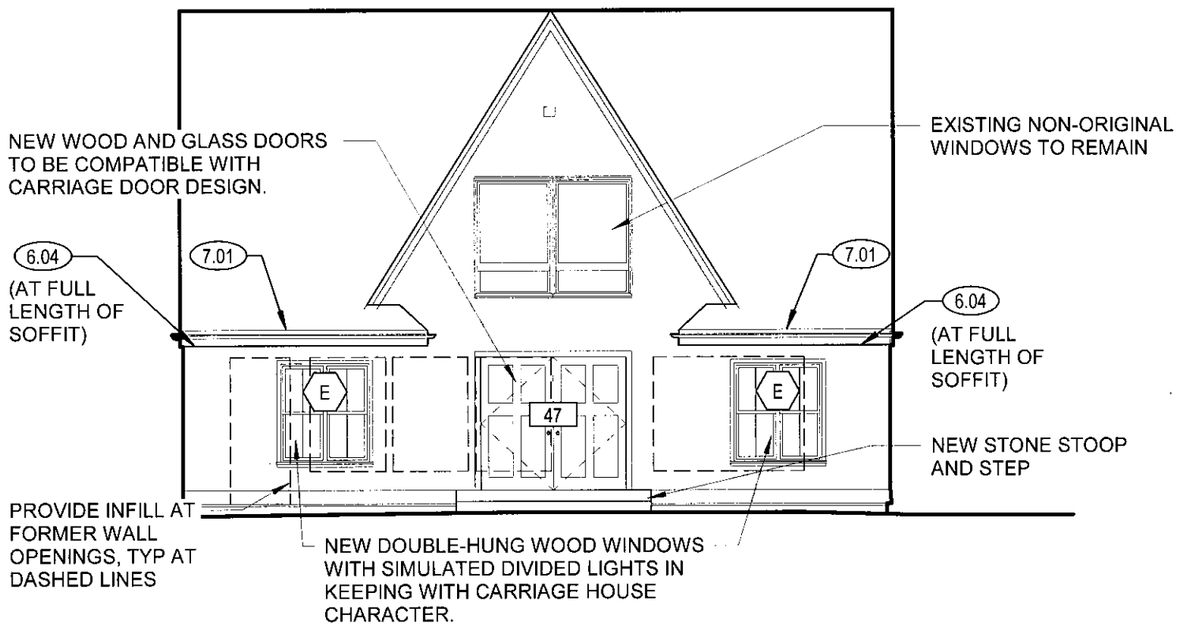
RESTORE ALL WOOD WINDOWS. ADD NEW, LOW PROFILE ALUMINUM STORM PANELS.



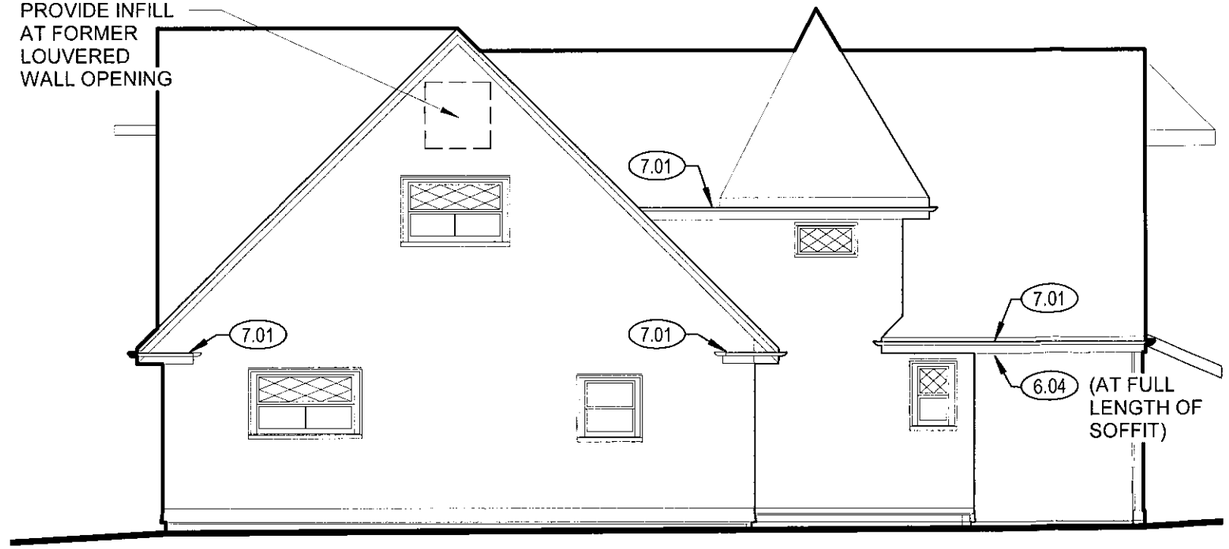
1 CARRIAGE HOUSE - NORTH
1/8" = 1'-0"



2 CARRIAGE HOUSE - WEST
1/8" = 1'-0"



3 CARRIAGE HOUSE - SOUTH
1/8" = 1'-0"



4 CARRIAGE HOUSE - EAST
1/8" = 1'-0"

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

SCREENED PORCH RENDERING

DBVW ARCHITECTS

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

SCREENED PORCH RENDERING - NORTH

DBVW ARCHITECTS

Mid-Cliff Newport
229 Ruggles Avenue Newport, RI 02840

SCREEN PORCH RENDERING - SOUTH

DBVW ARCHITECTS

PRELIMINARY STUDY
For the Grounds of the
MISSES JONES
NEWPORT R.I.

Fairman Rogers

Avenue

Ruggles

PADDOCK

STABLE

STABLE YARD

KITCHEN YARD

LAUNDRY YARD

GATE

PROPERTY LINE — NO FENCE.

PROPERTY LINE — NO FENCE.

J. M. Fiske

PRINCIPAL VIEW OF HOUSE

Scale of Feet

10 5 0 10 20 30 40 50 60 70 80 90 100 150

F.L. AND J.C. OLMSTED, LANDSCAPE ARCHITECTS
BROOKLINE, MASS. OCTOBER 2ND 1886