



State of Rhode Island and Providence Plantations  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879-1900

(401) 783-3370  
Fax (401) 783-2069

**RESIDENTIAL ASSENT**

(\*Amended 06-11-2019)

CRMC File No.: 2019-05-022

CRMC Assent No.: A2019-05-022

Whereas,  
of

**Jane & Mark Oravec**  
**51 Division Street, #401**  
**Sag Harbor, NY 11963**

has applied to the Coastal Resources Management Council for assent to: demolish existing structure and construct a single family dwelling with associated utilities and driveway access off Lee's Wharf and hereby represents that they are the owner(s) of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **demolish existing structure and construct a single family dwelling with associated utilities and driveway access off Lee's Wharf**; located at plat 32, lots 253; 9 Lee's Wharf, Newport, RI; in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before **June 11, 2022** after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

### CAUTION:

**The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from this assent or what was detailed on the CRMC approved plans will require a separate application and review. Additionally, if the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.**

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

The lands adjacent to tidal waters and/or access to these lands may be impacted or rendered unusable in the future due to sea level rise, storm surge, and shoreline erosion. Online resources including STORMTOOLS, Shoreline Change Maps, and Sea Levels Affecting Marshes Model (SLAMM) Maps can be accessed through the CRMC website ([www.crmc.ri.gov](http://www.crmc.ri.gov)). The Council recommends the use of these resources to evaluate the flood extent and inundation from sea level rise, storm surge and erosion and damages to land, aquatic life, loss of public access and other natural resources on and near the site of the above assent. The project life may be shortened by these processes and may require additional adaptation measure up to and including relocation of the project. By issuing this assent the granting authority neither explicitly nor implicitly assumes any liability or responsibility for the stability or permanence of said project under future climate and shoreline conditions.

#### SPECIFIC STIPULATIONS OF APPROVAL

##### General Stipulations

**A. The applicant shall record this assent in its entirety in the land evidence records of the City of Newport within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council in the form of a *copy* of the recorded assent by the applicant within fifteen (15) days thereafter. Failure to comply with provision may render this assent null and void.**

\*B. Pursuant to the attached letter from the RI Historical Preservation and Heritage Commission (HPHC) dated 6 June 2019, this CRMC Assent is being amended to require compliance with this letter as herein attached. Compliance shall be in the form of providing the historic documentation as therein described to include interior and exterior photographs, an architectural description and a brief history of the property. This requirement was discussed with the owner, Mr. Mark Oravec on June 11, 2019 by phone which resulted in Mr. Oravec's concurrence. As explained to Mr. Oravec, the owner does have the right to appeal this to a hearing before the Coastal Resources Management Council. However, as directed by Mr. Oravec, CRMC staff has contacted his consultant – Ms. Lynn Small at Northeast Engineer's and Consultants, Inc. to inform the consultant of this requirement and how to comply with it. No demolition may take place until the HPHC documentation requirement is met to the satisfaction of the CRMC and HPHC.

C. For the purpose of this permit, the coastal feature shall be the manmade shoreline/bulkhead; and the inland edge of the coastal feature shall be the top of the bulkhead.

D. The approved plans shall be those entitled "PROPOSED CONDITIONS WITH SOIL EROSION AND SEDIMENT CONTROL PLAN... MARK ORAVEC..." designed by Northeast Engineers & Consultants, Inc. dated May 20, 2019. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

E. This lot may be subject to sea level rise in the near and long term, and is therefore at increased risk of flooding. The owner is cautioned that the current building codes do not account for sea level rise, and is hereby advised that the building should be elevated to the maximum height allowed under zoning ordinance to account for rising sea level in the future.

F. This structure shall be connected to and serviced by municipal sewers.

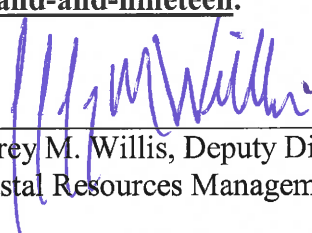
**Stormwater Stipulations**

A. Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.

B. Crushed stone shall be replaced or re-grading performed as necessary in crushed stone driveways to maintain a minimum 3" depth of stone and a level surface.

C. Driveways shall be constructed of ¾" to 1½" diameter crushed washed angular crushed stone ¾" to 1 ½" installed to a minimum depth of 3". The grade of the finished driveway shall not be higher than the adjacent ground elevation.

In Witness Whereof, said Coastal Resources Management Council has hereto set their hands and seal this **11th day of June in the year two-thousand-and-nineteen.**



---

Jeffrey M. Willis, Deputy Director  
Coastal Resources Management Council

/ajt/lat



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

190606.03

6 June 2019

Jennifer R. Cervenka, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879

Re: CRMC File Number 2019-05-022  
Mark Oravec  
9 Lee's Wharf  
Newport, Rhode Island

Dear Ms. Cervenka:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Application for State Assent for the referenced project. The applicant is proposing to demolish the existing house on the property. No. 9 Lee's Wharf, a shingled 2-story, end-gable-roof house built *circa* 1890, is a contributing resource in the Southern Thames Historic District, which is listed in the National Register of Historic Places. The building retains a moderate level of integrity, and the buildings in the vicinity of the property are non-contributing.

The demolition of contributing resource in a historic district constitutes an adverse effect on historic properties. To mitigate the adverse effect, the applicant should document the building to the standards of the Rhode Island Historic Resource Archive. The documentation should include interior and exterior photographs, an architectural description and a brief history of the property. An example of the documentation is enclosed. The RIHRA number for this project is NEWP-0005.

These comments are provided in accordance with Section 220 of the Coastal Resources Management Council. If you have any questions, please contact Glenn Modica, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

Sincerely,

  
J. Paul Loether

Executive Director and State Historic Preservation Officer

enclosure



## **RHODE ISLAND HISTORICAL RESOURCES ARCHIVE**

### **CAPTAIN JONATHAN H. HARWOOD, UNITED STATES ARMY RESERVE CENTER**

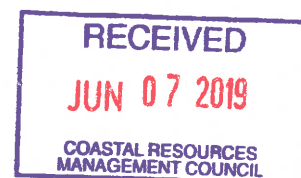
**RIHRA No. PROV-0020**

**Location:** 385 Niagara Street, Providence, Providence County, Rhode Island.  
Latitude: 41.792469  
Longitude: -71.414374

**Date of Construction:** 1951

**Architect:** Reisner & Urbahn  
Maximilian Otto Urbahn founded the New York firm of Reisner & Urbahn in 1946. In addition to master planning several major university campuses, Urbahn delved into the design of significant national defense complexes. During the 1970s the firm was selected as a designer of several NASA facilities, the success of which propelled it to the forefront of modernist architecture throughout the United States, with projects such as the Brookhaven National Laboratory and several prominent mass transit headquarters buildings. Today, following the retirement of Max Urbahn in the 1990s, his firm continues to lead the design of modern, urban facilities. <http://www.thefuturecondo.net/AboutUs.aspx>

**Original Owner:** United States Army Reserve was the original owner and occupant of the Cpt. Jonathan H. Harwood Reserve Center. The function of this reserve center was to provide administrative, classroom, maintenance, and storage space to Army Reserve personnel and assigned Army Reserve units. The reserve center served as a base of operations for specialized units to be mobilized and assimilated into the regular Army when required. At the reserve center, assigned Army reserve units received advanced individual training in the use of military equipment, weapons, tactics and vehicles. In the event of mobilization with a draft, U.S. Army training instructors stationed at the reserve center were deployed to conduct basic training of draftees. Military instruction at the reserve center took place in the classrooms and drill hall, which was used for general assemblies and drill practice and could accommodate large military vehicles. A kitchen was also associated with the drill hall. Administrative office space was provided for full-time unit support personnel, including the facility manager, who was responsible for the day-to-day operation and maintenance of the facility; and the unit administrator, who was responsible for unit personnel, pay, promotion, and supply. In the event that the assigned reserve units were mobilized, the reserve center also provided home support for the units. The reserve center also served as an Army recruiting center.





**Present Owner/  
Occupant and Use:**

The United States Department of Veterans Affairs is the current owner of the Cpt. Jonathan H. Harwood Reserve Center. The organization plans to renovate the reserve center for use as a research center office building.

**Significance:**

The Cpt. Jonathan H. Harwood Reserve Center is significant as an early example of post-World War II U.S. Army Reserve Center construction and design. This reserve center was built just prior to the implementation of a nation-wide reserve center program developed by the U.S. Army Corps of Engineers and the New York architectural firm of Reisner & Urbahn, which lasted from the early 1950s to the early 1960s. The Cpt. Jonathan H. Harwood Reserve Center differs most significantly in plan from the later Reisner & Urbahn design in the location of the drill hall. The drill hall at the Cpt. Jonathan H. Harwood reserve center is centrally located, with offices located around the perimeter. This configuration apparently resulted in an unacceptable noise level in the surrounding administrative offices. The later Reisner & Urbahn design avoided this problem, as the drill hall is located in an attached wing, isolating it physically and acoustically from the administrative offices and classrooms.

**Description:**

The Cpt. Jonathan H. Harwood Reserve Center is a 161-foot by 103-foot, two-story structure, built of concrete block with an exterior brick veneer. The building consists of blocks of administrative offices and classrooms arranged around a central, open, two-story drill hall. The drill hall roof is a low-pitch, built-up gable roof, while all other roofs are flat. All original multiple-pane steel-sash windows have been replaced with metal-sash windows with large central pane, and narrow panes at the sides. The concrete foundation is visible on all four elevations. On the east elevation, a long one-story block runs the length of the drill hall, leaving a row of six windows along the second-story drill hall wall for interior illumination. This elevation includes a recessed doorway with a cantilevered awning. Concrete basement light wells punctuate the ground line. At the southeast corner, the outside block rises to two stories, and continues across the rear (south) end of the drill hall and along the west elevation. Windows are spaced regularly along the elevations, and a personnel door with concrete steps is located on the west elevation. A square brick chimney rises from the roof on the west side of the building. A roll-type door is located in the north elevation, and provides vehicular access to the drill hall. This door is flanked by small one-story extensions of the surrounding blocks, which wrap around from the east and west sides of the building. The main entrance is also located here. The legend "UNITED STATES ARMY RESERVE CENTER" in metal letters is located on the north wall of the drill hall above the drill hall door. Interior features include administrative offices and classrooms, a kitchen, arms vault, rifle range, and boiler room. The drill hall roof is supported by sectional bolted steel beam arches. The drill hall floor is thick concrete slab to support the weight of heavy military vehicles. With the exception of the replacement windows, the Cpt. Jonathan H. Harwood Reserve Center retains its original appearance and architectural integrity.

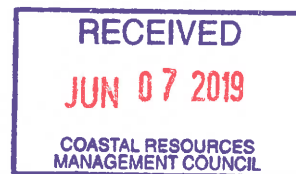
One related outbuilding, the motor repair shop, is located to the west of the main building. The building is a 128-foot by 52-foot, one story brick structure with an asphalt-shingled, moderate-pitch gable roof supported by steel truss work. A personnel door and a roll-type garage door with small oval windows, is located in the north and south ends. The building is lit on the long east and west elevations by seven evenly-spaced square windows with protruding concrete sills. The interior is divided into storage spaces and an open area in the center for vehicles.

The Cpt. Jonathan H. Harwood Reserve Center is located on a 2.76-acre graded lot on the west side of Niagara Street. The area to the east is an urban, residential neighborhood, and the area to the west is a commercial area. The lot borders Interstate 95 to the south. The land immediately to the north is a separately-fenced area for privately-owned reserve member vehicles. The entire lot is fenced around the perimeter. Gates into Niagara Street to the north and south of the main building afford access to the property, and to the motor repair shop. Landscaping is minimal, consisting of a mown lawn with trimmed yews at the east and south edges of the lot, between the reserve center and Niagara Street. Otherwise, the property is paved.

#### History:

The Cpt. Jonathan H. Harwood Reserve Center, like other Reisner & Urbahn reserve centers, was designed according to a set of master plans, which were adapted as necessary to conform to military capacity requirements and modified to conform to specific site configurations. The Reisner & Urbahn reserve center design program combined the need for low cost, easy expansion, and uniformity with Contemporary, International Style-derived architectural features such as hard-edged rectangular massing, flat roofs, lack of ornamentation, and emphasis on simple materials and regular rhythms of fenestration. These design elements are certainly present in the Cpt. Jonathan H. Harwood Reserve Center. The use of the Contemporary Style, combined with the function and interior layout of the reserve centers, resulted in a building type which resembles primary school architecture, as well as corporate and municipal buildings of the period. It is not known whether the later, successful Reisner & Urbahn reserve center design was actually a direct product of a design evolution involving buildings such as the Cpt. Jonathan H. Harwood reserve center, although there is possible evidence of such a process.

The facility was built on 1.84 acres purchased from Studley Land Co. for \$36,000 on August 12, 1950, and .92 acres purchased from Studley Land Co. for \$25,000 on August 12, 1950, for a total purchase price of \$61,000 for 2.76 acres.





**Sources:** New England U.S. Army Reserve Centers, Rhode Island  
1995 Inventory Form Continuation Sheet

Rhode Island Historical Preservation & Heritage Commission  
1995 Historical Property Data Collection Form

Fort Devens  
1995 Real Property Files

Cpt. Jonathan H. Harwood U.S. Army Reserve Center, Rhode Island  
1995 Facility Files

McLaughlin, Gregory, Facility Manager  
1995 Interview with Matt Kierstead, Providence,  
Rhode Island, March 13, 1995

**Historian(s):** Rebecca S. Casey, AIA, Project Manager, PDT Architects, Portland, Maine  
October 2016

**Project Information:** PDT Architects, Portland, Maine

United States Army Reserve

United States Department of Veterans Affairs



State of Rhode Island and Providence Plantations  
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**RESIDENTIAL ASSENT**

CRMC File No.: 2019-05-022

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Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **demolish existing structure and construct a single family dwelling with associated utilities and driveway access off Lee's Wharf**; located at plat 32, lots 253; 9 Lee's Wharf, Newport, RI; in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before **May 31, 2022** after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

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**C. The approved plans shall be those entitled "PROPOSED CONDITIONS WITH SOIL EROSION AND SEDIMENT CONTROL PLAN... MARK ORAVEC..." designed by Northeast Engineers & Consultants, Inc. dated May 20, 2019. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.**

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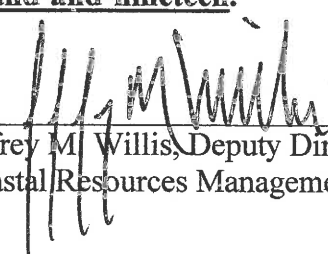
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C. Driveways shall be constructed of  $\frac{3}{4}$ " to  $1\frac{1}{2}$ " diameter crushed washed angular crushed stone  $\frac{3}{4}$ " to  $1\frac{1}{2}$ " installed to a minimum depth of 3". The grade of the finished driveway shall not be higher than the adjacent ground elevation.

In Witness Whereof, said Coastal Resources Management Council has hereto set their hands and seal this **31st day of May in the year two-thousand-and-nineteen.**

  
\_\_\_\_\_  
Jeffrey M. Willis, Deputy Director  
Coastal Resources Management Council

/ajt

File No. 2019-05-022

COMBINATION RECOMMENDATION/STIPULATIONS FORM  
FOR CRMC BIOLOGIST'S & ENGINEER'S REPORTS

Owner/Applicant's Name: MARK ORAVEC  
Address: 51 DIVISION STREET # 401  
SAG HARBOR, NY 11963  
Also send to: \_\_\_\_\_

Project: DEMOLISH EXISTING STRUCTURE AND  
CONSTRUCT A SINGLE FAMILY DWELLING WITH  
ASSOCIATED UTILITIES AND DRIVEWAY ACCESS  
OFF LEE'S WHARF.

Location: 9 LEE'S WHARF  
Town/City: NEWPORT  
Plat: 32 Lot: 253

ACOE PGP Category 1 or 2 (circle one)

Staff review of the current proposal indicates that the following recommendations and/or stipulations are required to mitigate concerns in regard to the RICRMP. Provided that these stipulations are adhered to, there is no staff objection to this proposal.

See attached stipulations sheets. All initialled by either biologist or engineer apply.

Biologist's Signature: David S. Ren Date: \_\_\_\_\_ Initials: DR  
Engineer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Initials: \_\_\_\_\_




**General Stipulations** (f10 and g1, g2, g3, g4.....)

	<b>MONITORING REPORT REQUIREMENT:</b> See Stip _____.
	<b>APPLICANT REQUIREMENT POST ASSENT ISSUANCE:</b> See Stip _____.
1. OR	The applicant shall record this assent in its entirety in the land evidence records of the City/Town of <u>NEWPORT</u> within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.
2. OR	For the purpose of this permit, the coastal feature shall be <u>THE MANMADE SHORELINE / BULKHEAD</u>  and the inland edge of the coastal feature shall be <u>THE TOP OF THE BULKHEAD</u>
3. OR	The approved plan(s) shall be that/those entitled: <u>"PROPOSED CONDITIONS WITH SOIL EROSION AND SEDIMENT CONTROL PLAN,,, MARK @RAVEE,,,", IN ONE SHEET,</u>  Designed By: <u>NORTHEAST ENGINEERS &amp; CONSULTANTS, INC.</u> Dated: <u>LAST REVISED 5/20/19</u> Sheets: _____ Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.
4. OR	This lot may be subject to sea level rise in the near and long term, and is therefore at increased risk of flooding. The owner is cautioned that the current building codes do not account for sea level rise, and is hereby advised that the building should be elevated to the maximum height allowed under zoning ordinance to account for rising sea level in the future.

4a.	The applicant shall notify CRMC staff at least _____ in advance of the approximate date of the start of construction.
5.	Prior to initiation of construction, the applicant is required to schedule a meeting between the contractor and the CRMC staff. This meeting will be held to clarify and stress the terms of the permit, and to discuss details of erosion and sedimentation controls, methods of construction, construction timing, dewatering, etc.
6.	The setback line (Ref. CRMP Section 1.1.7) shall be delineated by the CRMC staff prior to any activities on the site.
7.	The coastal buffer zone (Ref. CRMP Section 1.1.9) shall be _____ _____ _____ as shown on the approved plan.
8.	The setback line (Ref. CRMP Section 1.1.7) shall be _____ _____ _____ as shown on the approved plan.
9.	This assent requires a setback (Ref. <u>CRMP</u> Section 1.1.7) of _____ feet in width as measured landward from the inland edge of the coastal feature.
10.	This assent requires a coastal buffer zone (Ref. <u>CRMP</u> Sect. 1.1.9) of _____ feet in width as measured landward from the inland edge of the coastal feature.
11.	As of the date of assent issuance, all vegetation in the coastal buffer zone is to remain in a permanently undisturbed condition. Any and all activities or alterations within the coastal buffer zone not specifically addressed herein including mowing, pruning, trimming, thinning, require written authorization from the CRMC.
12.	To access the shoreline, a four foot wide path through the buffer zone may be allowed. The specific location of the path must be shown on a plan and receive written approval by CRMC staff.
13.	Minor pruning or planting of native vegetation may be allowed in the Buffer Zone provided a prior CRMC permit is obtained for coastal buffer zone management.
14.	Vegetation shall remain in an undisturbed condition.
15.	Unless specifically approved as being within the accepted limits of disturbance, no alterations or activities shall be allowed in an area of beach grass; nor shall materials be stockpiled nor disposed of on the area of beach grass, nor shall any heavy machinery operate within this area.
16.	No alterations (vegetative or otherwise) or activities are allowed on the coastal feature(s) or in the waterway adjacent to the site.
17.	All driveway and parking areas shall be permeable consisting of ¾ to 1 ½" diameter, washed, angular crushed stone installed to a minimum depth of 3 inches. The grade of the finished driveway shall not be higher than the adjacent ground elevation.

18.	All roof drainage shall be discharged into dry wells filled with crushed stone or concrete galleys surrounded by crushed stone.
19.	All runoff of surface water into the stipulated coastal buffer zone shall be maintained as sheet flow. No concentrated sources of runoff flow (such as pipes or swales) shall be directed into the buffer zone.
20.	No earthwork is authorized by this permit.
21.	No changes in stormwater drainage are authorized by this permit.
OK 22.	This structure shall be connected to and serviced by municipal sewers.
23.	This demolition Assent recognizes the Structural Lot Coverage (SLC) of the structure prior to demolition and then for only a period of one (1) year from the date of this Assent. The "Pre-existing SLC" is
24.	Provided a complete application for a replacement structure is submitted by an applicant within one (1) year of the date of this Assent, CRMC will use the "pre-existing SLC" as described above for the evaluation of RICRMP Section 1.1.9 Coastal Buffer Zone requirements. Applications to rebuild after one year of the date of this Assent shall be subject to current regulations and any 'pre-existing SLC' shall not be recognized.

**Stormwater Stipulations for Individual Single Family Residential Lot Development (sw1, sw2, sw3...)**

1.	<p>The Permittee shall construct and maintain the stormwater management practices in accordance with the submitted specifications and plan(s) titled _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>and dated _____ and the Operations and Maintenance requirements herein.</p>
2.	The QPA must be inspected and maintained at least yearly to remove deposited sediment and address any ponding or erosion, and replant vegetation within the QPA that has died.
3.	Vegetated swales shall be inspected annually and should be inspected after large storm events.
4.	Eroded side slopes and channel bottoms shall be stabilized as necessary.
5.	If the surface of the dry swale becomes clogged to the point that standing water is observed on the surface 48 hours after precipitation events, the bottom shall be roto-tilled or cultivated to break up any hard-packed sediment, and then reseeded.
6.	Vegetation in dry swales shall be mowed as required to maintain minimum grass heights in 4-6 inch range.
7.	Every five years, the channel bottom of dry swales should be scraped to remove sediment and to restore original cross section and infiltration rate, and should be seeded to restore ground cover, where necessary.
8.	Rain gardens shall be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
9.	Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface of the rain garden for more than 48 hours). The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.
10.	Pruning or replacement of woody vegetation shall occur when dead or dying vegetation within the rain garden is observed.
11.	Soil erosion gullies within the rain garden shall be repaired when they occur.
12.	Fertilizer or pesticides shall not be applied to plants within rain gardens.
13.	Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover. Annual plants may also be used to maintain ground cover.
14. 	Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.
15.	Accumulated sediment and debris shall be removed from the surface of the infiltration practice annually.

16.	The surface of permeable paving or pavers shall be monitored after storms to ensure it drains properly. The surface shall be inspected annually for deterioration and repaired as needed.
17.	Maintenance shall be performed according to the manufacturer's specifications for paver systems.
18.	Paver grids planted with grass shall be mowed on a regular basis and reseeded as necessary.
19.	Use of sand and salt on permeable paving and pavers shall be minimized.
20.	Porous asphalt or concrete driveways shall not be repaved or resealed with impermeable products.
21. <i>on</i>	Crushed stone shall be replaced or re-grading performed as necessary in crushed stone driveways to maintain a minimum 3" depth of stone and a level surface.
22	The attached 8.5 x 11 inch simplified site plan showing all stormwater management practices shall be recorded with the CRMC assent.
23	The Permittee is advised that the subsurface stormwater treatment system approved as part of this Assent does not require separate RIDEM approval, but is subject to <i>registration</i> with the RIDEM pursuant to RIDEM Groundwater Discharge Rules. RIDEM Rule 11.4 requires that the Permittee submit a copy of the CRMC Assent directly to the RIDEM Office of Water Resources Groundwater Discharge Program.
23a <i>on</i>	Driveways shall be constructed of $\frac{3}{4}$ inch to $1\frac{1}{2}$ inch diameter crushed washed angular crushed stone installed to a minimum depth of 3 inches. The grade of the finished driveway shall not be higher than the adjacent ground elevation. <span style="float: right;"><i>3/4 1 1/2"</i></span>
<b>Stipulations for Stormwater Management on Projects <u>Other than</u> Individual Single-Family Residential Lot Development: (sw1, sw2, sw3.....)</b>	
24.	The Permittee shall construct and maintain the stormwater management practices in accordance with the submitted Stormwater Management Plan dated _____ and bearing CRMC approval stamp dated _____.
25.	The Permittee shall construct and maintain all erosion and sediment control practices in accordance with the Stormwater Management Plan dated _____ and bearing CRMC approval stamp dated _____.
26.	All stormwater management practices shall be operated and maintained in accordance with the Operation and Maintenance (O&M) Plan, dated _____ and bearing CRMC approval stamp dated _____.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

190606.03

6 June 2019

Jennifer R. Cervenka, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879

Re: CRMC File Number 2019-05-022  
Mark Oravec  
9 Lee's Wharf  
Newport, Rhode Island

Dear Ms. Cervenka:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Application for State Assent for the referenced project. The applicant is proposing to demolish the existing house on the property. No. 9 Lee's Wharf, a shingled 2-story, end-gable-roof house built *circa* 1890, is a contributing resource in the Southern Thames Historic District, which is listed in the National Register of Historic Places. The building retains a moderate level of integrity, and the buildings in the vicinity of the property are non-contributing.

The demolition of contributing resource in a historic district constitutes an adverse effect on historic properties. To mitigate the adverse effect, the applicant should document the building to the standards of the Rhode Island Historic Resource Archive. The documentation should include interior and exterior photographs, an architectural description and a brief history of the property. An example of the documentation is enclosed. The RIHRA number for this project is NEWP-0005.

These comments are provided in accordance with Section 220 of the Coastal Resources Management Council. If you have any questions, please contact Glenn Modica, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

Sincerely,

*fr* J. Paul Loether  
Executive Director and State Historic Preservation Officer

enclosure





## RHODE ISLAND HISTORICAL RESOURCES ARCHIVE

### CAPTAIN JONATHAN H. HARWOOD, UNITED STATES ARMY RESERVE CENTER

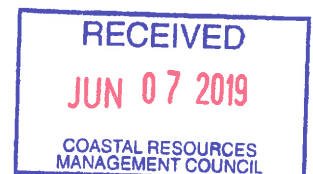
RIHRA No. PROV-0020

**Location:** 385 Niagara Street, Providence, Providence County, Rhode Island.  
Latitude: 41.792469  
Longitude: -71.414374

**Date of Construction:** 1951

**Architect:** Reisner & Urbahn  
Maximilian Otto Urbahn founded the New York firm of Reisner & Urbahn in 1946. In addition to master planning several major university campuses, Urbahn delved into the design of significant national defense complexes. During the 1970s the firm was selected as a designer of several NASA facilities, the success of which propelled it to the forefront of modernist architecture throughout the United States, with projects such as the Brookhaven National Laboratory and several prominent mass transit headquarters buildings. Today, following the retirement of Max Urbahn in the 1990s, his firm continues to lead the design of modern, urban facilities. <http://www.thefuturecondo.net/AboutUs.aspx>

**Original Owner:** United States Army Reserve was the original owner and occupant of the Cpt. Jonathan H. Harwood Reserve Center. The function of this reserve center was to provide administrative, classroom, maintenance, and storage space to Army Reserve personnel and assigned Army Reserve units. The reserve center served as a base of operations for specialized units to be mobilized and assimilated into the regular Army when required. At the reserve center, assigned Army reserve units received advanced individual training in the use of military equipment, weapons, tactics and vehicles. In the event of mobilization with a draft, U.S. Army training instructors stationed at the reserve center were deployed to conduct basic training of draftees. Military instruction at the reserve center took place in the classrooms and drill hall, which was used for general assemblies and drill practice and could accommodate large military vehicles. A kitchen was also associated with the drill hall. Administrative office space was provided for full-time unit support personnel, including the facility manager, who was responsible for the day-to-day operation and maintenance of the facility; and the unit administrator, who was responsible for unit personnel, pay, promotion, and supply. In the event that the assigned reserve units were mobilized, the reserve center also provided home support for the units. The reserve center also served as an Army recruiting center.



**Present Owner/**

**Occupant and Use:** The United States Department of Veterans Affairs is the current owner of the Cpt. Jonathan H. Harwood Reserve Center. The organization plans to renovate the reserve center for use as a research center office building.

**Significance:**

The Cpt. Jonathan H. Harwood Reserve Center is significant as an early example of post-World War II U.S. Army Reserve Center construction and design. This reserve center was built just prior to the implementation of a nation-wide reserve center program developed by the U.S. Army Corps of Engineers and the New York architectural firm of Reisner & Urbahn, which lasted from the early 1950s to the early 1960s. The Cpt. Jonathan H. Harwood Reserve Center differs most significantly in plan from the later Reisner & Urbahn design in the location of the drill hall. The drill hall at the Cpt. Jonathan H. Harwood reserve center is centrally located, with offices located around the perimeter. This configuration apparently resulted in an unacceptable noise level in the surrounding administrative offices. The later Reisner & Urbahn design avoided this problem, as the drill hall is located in an attached wing, isolating it physically and acoustically from the administrative offices and classrooms.

**Description:**

The Cpt. Jonathan H. Harwood Reserve Center is a 161-foot by 103-foot, two-story structure, built of concrete block with an exterior brick veneer. The building consists of blocks of administrative offices and classrooms arranged around a central, open, two-story drill hall. The drill hall roof is a low-pitch, built-up gable roof, while all other roofs are flat. All original multiple-pane steel-sash windows have been replaced with metal-sash windows with large central pane, and narrow panes at the sides. The concrete foundation is visible on all four elevations. On the east elevation, a long one-story block runs the length of the drill hall, leaving a row of six windows along the second-story drill hall wall for interior illumination. This elevation includes a recessed doorway with a cantilevered awning. Concrete basement light wells punctuate the ground line. At the southeast corner, the outside block rises to two stories, and continues across the rear (south) end of the drill hall and along the west elevation. Windows are spaced regularly along the elevations, and a personnel door with concrete steps is located on the west elevation. A square brick chimney rises from the roof on the west side of the building. A roll-type door is located in the north elevation, and provides vehicular access to the drill hall. This door is flanked by small one-story extensions of the surrounding blocks, which wrap around from the east and west sides of the building. The main entrance is also located here. The legend "UNITED STATES ARMY RESERVE CENTER" in metal letters is located on the north wall of the drill hall above the drill hall door. Interior features include administrative offices and classrooms, a kitchen, arms vault, rifle range, and boiler room. The drill hall roof is supported by sectional bolted steel beam arches. The drill hall floor is thick concrete slab to support the weight of heavy military vehicles. With the exception of the replacement windows, the Cpt. Jonathan H. Harwood Reserve Center retains its original appearance and architectural integrity.

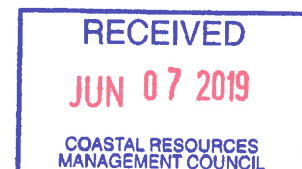
One related outbuilding, the motor repair shop, is located to the west of the main building. The building is a 128-foot by 52-foot, one story brick structure with an asphalt-shingled, moderate-pitch gable roof supported by steel truss work. A personnel door and a roll-type garage door with small oval windows, is located in the north and south ends. The building is lit on the long east and west elevations by seven evenly-spaced square windows with protruding concrete sills. The interior is divided into storage spaces and an open area in the center for vehicles.

The Cpt. Jonathan H. Harwood Reserve Center is located on a 2.76-acre graded lot on the west side of Niagara Street. The area to the east is an urban, residential neighborhood, and the area to the west is a commercial area. The lot borders Interstate 95 to the south. The land immediately to the north is a separately-fenced area for privately-owned reserve member vehicles. The entire lot is fenced around the perimeter. Gates into Niagara Street to the north and south of the main building afford access to the property, and to the motor repair shop. Landscaping is minimal, consisting of a mown lawn with trimmed yews at the east and south edges of the lot, between the reserve center and Niagara Street. Otherwise, the property is paved.

#### **History:**

The Cpt. Jonathan H. Harwood Reserve Center, like other Reisner & Urbahn reserve centers, was designed according to a set of master plans, which were adapted as necessary to conform to military capacity requirements and modified to conform to specific site configurations. The Reisner & Urbahn reserve center design program combined the need for low cost, easy expansion, and uniformity with Contemporary, International Style-derived architectural features such as hard-edged rectangular massing, flat roofs, lack of ornamentation, and emphasis on simple materials and regular rhythms of fenestration. These design elements are certainly present in the Cpt. Jonathan H. Harwood Reserve Center. The use of the Contemporary Style, combined with the function and interior layout of the reserve centers, resulted in a building type which resembles primary school architecture, as well as corporate and municipal buildings of the period. It is not known whether the later, successful Reisner & Urbahn reserve center design was actually a direct product of a design evolution involving buildings such as the Cpt. Jonathan H. Harwood reserve center, although there is possible evidence of such a process.

The facility was built on 1.84 acres purchased from Studley Land Co. for \$36,000 on August 12, 1950, and .92 acres purchased from Studley Land Co. for \$25,000 on August 12, 1950, for a total purchase price of \$61,000 for 2.76 acres.



**Sources:** New England U.S. Army Reserve Centers, Rhode Island  
1995 Inventory Form Continuation Sheet

Rhode Island Historical Preservation & Heritage Commission  
1995 Historical Property Data Collection Form

Fort Devens  
1995 Real Property Files

Cpt. Jonathan H. Harwood U.S. Army Reserve Center, Rhode Island  
1995 Facility Files

McLaughlin, Gregory, Facility Manager  
1995 Interview with Matt Kierstead, Providence,  
Rhode Island, March 13, 1995

**Historian(s):** Rebecca S. Casey, AIA, Project Manager, PDT Architects, Portland, Maine  
October 2016

**Project  
Information:** PDT Architects, Portland, Maine

United States Army Reserve

United States Department of Veterans Affairs

# CRMC Application Review Sheet

**File Number:** 2019-05-022  
**Owner Name:** Jane & Mark Oravec  
**Site Address:** 9 Lee's Wharf, Newport  
**Plat:** 32; **Lot:** 253

## Administrative Review

**Reviewer:** WJM  
**Completed on** 5/17/19

- ☒ Application Complete  
☐ Application Deficient  
☐ FONSI  
☐ Enforcement compliance \_\_\_\_\_

☐ EXTENSION (Enforcement review)

### Missing

- \_\_\_\_\_ Application  
 \_\_\_\_\_ Fee  
 \_\_\_\_\_ ISDS  
 \_\_\_\_\_ Proof of Ownership  
 \_\_\_\_\_ Building Permit  
 \_\_\_\_\_ Site Plans

**Notes** \_\_\_\_\_  
 \_\_\_\_\_

## Team Review for Acceptance

### Application Deficient

- ☐ Deficiency Letter Required  
☐ Notified Via Phone Call – waiting for \_\_\_\_\_

☒ Application Accepted

Date 5/16/19

A

Assigned To:		Date Completed	Denial Recommendation	Management Sign-off
Engineer				
Biologist	<u>DR</u>	<u>5/29/19</u>	<u>Deny</u>	
Geologist				
Aqua				
Dredge				
Other				

**Category:**

**Project Type:** 02

**Water Type:** Newport Harbor

**Water Area:** 5

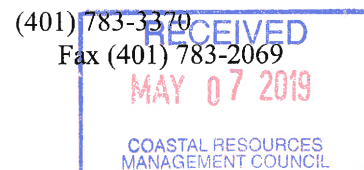
**PGP Category:** 1 2 IP    ☐ Public Access 355    ☐ Public Access Easement

**Short Project Description:**

Demolish / REBUILD RESIDENTIAL DWELLING



State of Rhode Island and Providence Plantations  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900



## APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>9 Lee's Wharf, Newport</u> No. Street City/Town		File No. (CRMC USE ONLY) <u>2019-05-022</u>
Owner's Name <u>Mark Oravec</u>		Plat: Lot(s): <u>32, 253</u>
Mailing Address <u>51 Division Street #401</u> City/Town <u>Sag Harbor</u> State <u>NY</u> Zip Code <u>11963</u>		Contact No.: <u>646-352-1133</u>
Contractor RI Reg. # <u>TBD</u> Address		Tel. No.
Designer <u>Northeast Engineers</u> Address <u>55 John Clarke Rd, Middletown, RI 02</u>		Tel. No. <u>401-849-0810</u>
Name of Waterway <u>Newport Harbor</u>		Estimated Project Cost (EPC): <u>\$700,000</u> Application Fee: <u>\$3,750</u>
Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.) <u>demolish existing structure and construct a single family dwelling with associated utilities and access</u>		

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?  
(If so please provide the file and/or assent numbers): \_\_\_\_\_

Is this site within a designated historic district? ☐ YES ☒ NO

Is this application being submitted in response to a coastal violation? ☐ YES ☒ NO

If YES, you must indicate NOV or C&D Number: \_\_\_\_\_

Name and Addresses of adjacent property owners whose property adjoins the project site. (Accurate addresses will insure proper notification. Improper addresses will result in an increase in review time.)  
see attached

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

08/04

MARK J. ORAVEC  
Owner's Signature (sign and print)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

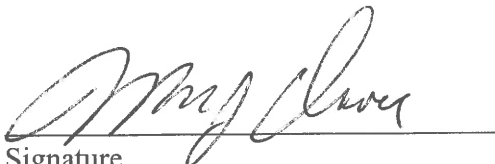
4/26/19



**STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES**

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

  
Signature

4/26/19  
Date

MARK ORAVEC 51 DIVISION ST #401 SAG HARBOR, NY  
Print Name and Mailing Address 11963

TO: Coastal Resources Management Council  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370



FROM: Building Official

DATE: 4-26-19

SUBJ: Application of: Oravec Residence - 9 Lee's Wharf

Location: 9 Lee's Wharf, Newport

Address: 9 Lee's Wharf, Newport Plat No. 32 Lot No. 253

To Construct: single family home with associated utility connections

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).

\_\_\_\_\_ plan(s) for entire structure

☒ site plans

Titled: A.P. 32, Lot 253, 9 Lees Wharf, Newport, Rhode Island  
Existing Conditions & Proposed Conditions with Soil Erosion  
and Sediment Control Plan

Date of Plan (last revision): 26 April 2019

\_\_\_\_\_ and find that the issuance of a local building permit is not required as in accordance with Section \_\_\_\_\_ of the Rhode Island State Building Code.

☒ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

\_\_\_\_\_ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

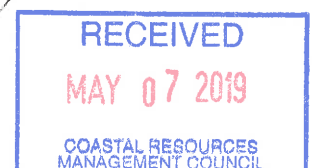
☒ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

\_\_\_\_\_ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on \_\_\_\_\_.

William A. Harty 4/26/19  
Building Official's Signature Date

☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] 4/29/19  
Zoning Officer's Signature Date



TAX ASSESSOR  
CITY OF NEWPORT  
43 BROADWAY  
NEWPORT, RI

April 30, 2019

State of Rhode Island and Providence Plantations  
Coastal Resources Management Council  
Oliver E. Stedman Government Center  
Tower Hill Road  
Wakefield, Rhode Island 02879

To Whom It May Concern:

The documents on file in the Land Evidence Records of the City of Newport, Rhode Island, Book 2779 Page 155 indicate that Mark Oravec and Jane Major Oravec are the owners of the real estate designated as Plat 32 Lot 253 and located at 9 Lees Wharf in the City of Newport, RI.

Respectfully,



Caitlin A. Duffy  
Senior Clerk  
Tax Assessor's Office  
City of Newport, RI



**AP 32 LOT 19**

ALAN J. SMITH TRUSTEE & CO.  
5 LEES WHARF  
NEWPORT, RI 02840

**AP 32 LOT 15**

UNITS 101-102

EPIC ENTERPRISES LLC  
PO BOX 639  
NEWPORT, RI 02840

UNITS 103-107,201,301-303

THE BARD GROUP LLC  
PO BOX 7036  
CUMBERLAND, RI 02864

UNIT 200

KURT & KRISTIN RAUSCHENBACH  
39 NOTCHEAD DRIVE  
PO BOX 849  
FRANCONIA, NH 03580

UNIT 304

DONNA R. MORVILLO TRUSTEE  
25 HILL DRIVE  
EAST GREENWICH, RI 02818

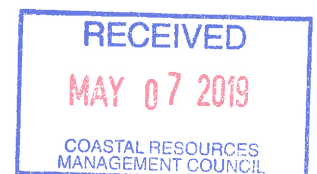
**AP 32 LOT 2**

UNIT 101

101 NEWPORT LLC  
76 DORRANCE ST.  
PROVIDENCE, RI 02903

UNIT 102

HOWARD ASSOC. LLC  
76 DORRANCE ST.  
STE 500  
PROVIDENCE, RI 02903



UNIT 103

103 NEWPORT LLC  
76 DORRANCE ST.  
STE 500  
PROVIDENCE, RI 02903

UNIT 104

MARIANNE E. MCDERMOTT  
5 THISTLE LANE  
HOLMDEL, NJ 07733

UNIT 201

EAGLES NEST REALTY LP  
2911 TURTLE CREEK BLVD.  
UNIT 450  
DALLAS, TX 75219

UNIT 202

DONALD D. & JEAN M. REEFE  
C/O OPPENHEIMER WITTE  
200 PARK AVE.  
FLORHAM, NJ 07932

UNIT 203

JEANNE G. RAND REVOCABLE TRUST  
PO BOX 3042  
NEWPORT, RI 02840

UNIT 204

THE BARD GROUP LLC  
PO BOX 7036  
CUMBERLAND, RI 02864

UNIT 205

EAST PACIFIC LLC  
BROWN AND HOWARD WHARF  
UNIT 205  
NEWPORT, RI 02840

UNIT 206

MCL PROPERTIES LLC  
747 AQUIDNECK AVE.  
SUITE 1  
MIDDLETOWN, RI 02842



UNIT 301

HENRI BLAIR  
319 POST ROAD  
WARWICK, RI 02879

UNIT 302

CHARLES F. & JOLENE SARKIS  
1360 N. OCEAN BLVD  
PALM BEACH, FL 33480

UNIT 303

GAIL H. HERRLINGER  
24 BROWN AND HOWARD UNIT 303  
NEWPORT, RI 02840

UNIT 304

OFF THAMES LLC  
C/O CIMCO LLC  
233 WEST CENTRAL ST.  
NATICK, MA 01760

UNIT 305

DOROTHY ANN TERRELL FAMILY TRUST  
400 ALTON RD.  
UNIT 2503  
MIAMI BEACH, FL 33139

UNIT 306

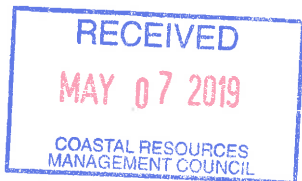
DAVID & CINDY MEGNA  
6533 BROMPTON RD.  
HOUSTON, TX 77005

UNIT 2A

THAMES, BROWN & HOWARD LLC  
PO BOX 1576  
PROVIDENCE, RI 02901

UNIT 2B1-2B8

THAMES, BROWN & HOWARD LLC  
76 DORRANCE ST.  
PROVIDENCE, RI 02903





UNIT 3M

BROWN & HOWARD YACHT MARINA LLC

PO BOX 1576

PROVIDENCE, RI 02901

RECEIVED

MAY 07 2019

COASTAL RESOURCES  
MANAGEMENT COUNCIL



ZONE AE (CL. 12)  
ZONE VE (CL. 13)

IS SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM  
AND EXISTING PLANS. THE SURVEYOR MAKES NO  
RESPONDING UTILITIES SHOWN COMPRISE ALL SUCH  
IN SERVICE OR ABANDONED. THE SURVEYOR DOES  
DEROGROUND UTILITIES SHOWN ARE IN THE EXACT  
WHICH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE  
NATION. (PLEASE CONTACT DISSAFE PRIOR TO  
-TERR. AND/OR ALL LOCAL UTILITY COMPANIES)

GRAPHIC SCALE



(in feet)

No.	Revision	Date	App.
Designed by:	Drawn by:	VAL	Checked by:
Scale:	1"=40'	Date:	20 APR 19
Project Title:			
<p align="center"><b>A.P. 32, LOT 253</b>  <b>9 LEES WHARF</b>  <b>NEWPORT, RHODE ISLAND</b></p> <p align="center">2019-05-022</p>			
Client/Owner:			
<p align="center"><b>MARK ORAVEC</b>  <b>51 DIVISION STREET, #401</b>  <b>SAG HARBOR, NY 11963</b></p>			
Issued for:			
<div align="right"> <div> RECEIVED  MAY 23 2019  COASTAL RESOURCES  MANAGEMENT COUNCIL </div> </div>			
Drawing Title:			
<p align="center"><b>EXISTING CONDITIONS</b></p>			
		Drawing Number: <p align="center"><b>C-1</b></p>	
		Sheet 1 of 2	
		Project Number: <p align="center"><b>18182.1</b></p>	
		Survey Index: <p align="center"><b>14 - 32 - 253</b></p>	
<p align="center">OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT</p>			