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EDWARD B. CORCORAN
WILLIAM W. CORCORAN

OF COUNSEL
WILLIAM J. CORCORAN

May 5, 2021

Ms. Helen Johnson
Newport City Hall
43 Broadway
Newport, RI 02840
Via Hand Delivery

Re: Application of Thomas Diprete and Coulombe Trust; 511 Ocean Avenue; Plat 44, Lot 98

Dear Helen:

Enclosed please find the following supplemental materials relating to the above referenced application:

1. a review set of plans, drawings, and a proposed material sheet, including a new contextual perspective rendering (without proposed landscaping) and a new precedents sheet;
2. the site plan;
3. a new contextual perspective rendering with proposed landscaping;
4. a photograph of the existing residence from the street;
5. an exhibit of photographs of other homes in the Ocean Drive Historic District surrounding area;
6. resume of Christopher Mazzier, AIA, NCARB; and
7. letter from John K. Grosvenor, AIA.

Could you please deliver these supplemental materials to the members of the Historic District Commission so that they have them well in advance of the meeting on May 18th and the proposed site visit on May 14th? I am sending electronic versions of these materials to you as well.

Please feel free to contact me if you have any questions or comments or require anything further.

Sincerely yours,

Matthew H. Leys

cc: Thomas Diprete
Christopher Mazzier, AIA, NCARB

John K. Grosvenor, AIA | J. Michael Abbott, AIA | Glenn R. Gardiner, AIA

nca
Newport
Collaborative
Architects

2 Marlborough Street
Newport, RI 02840
TEL: 401.855.2947

May 4, 2021

Thomas DiPrete
thomasd@dipretelaw.com

Mathew Leys
mleys@cphnpt.com

Re: 511 Ocean Avenue, Newport, RI

Dear Mr. DiPrete:

I am happy to provide opinion on the appropriateness of using a concrete plank, similar to Hardy Plank, on the exterior of your proposed new home that you are planning to build on 511 Ocean Avenue, Newport, RI. As you are aware, the Newport Historic District Commission (HDC) oversees this important historic district and they presently use the Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, as their guidelines for their decisions on Historic Properties

I, myself, served as a Commissioner on the Rhode Island Preservation & Heritage Commission from 1986 – 2014 and had the occasion to review hundreds of projects first-hand and how they each met or did not meet the same Federal standards.

For your project, as a new build, the standards allow for a much greater leeway when reviewing the massing and the new project materials. I am copying the standards for your review and have highlighted a portion of number 10 that is applicable to your project:

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic and its environment would be unimpaired.**

Sustainability for Rehabilitating Historic Buildings.

New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. **A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.**

I believe your use of a predominantly 21st century cement exterior siding is appropriate in this circumstance and I also believe that the HDC has allowed Hardy Plank (concrete plank) in other projects in other Historic Districts.

All the best,

John K Grosvenor, AIA
Principal

OCEAN DRIVE HISTORIC DISTRICT SURROUNDING AREA

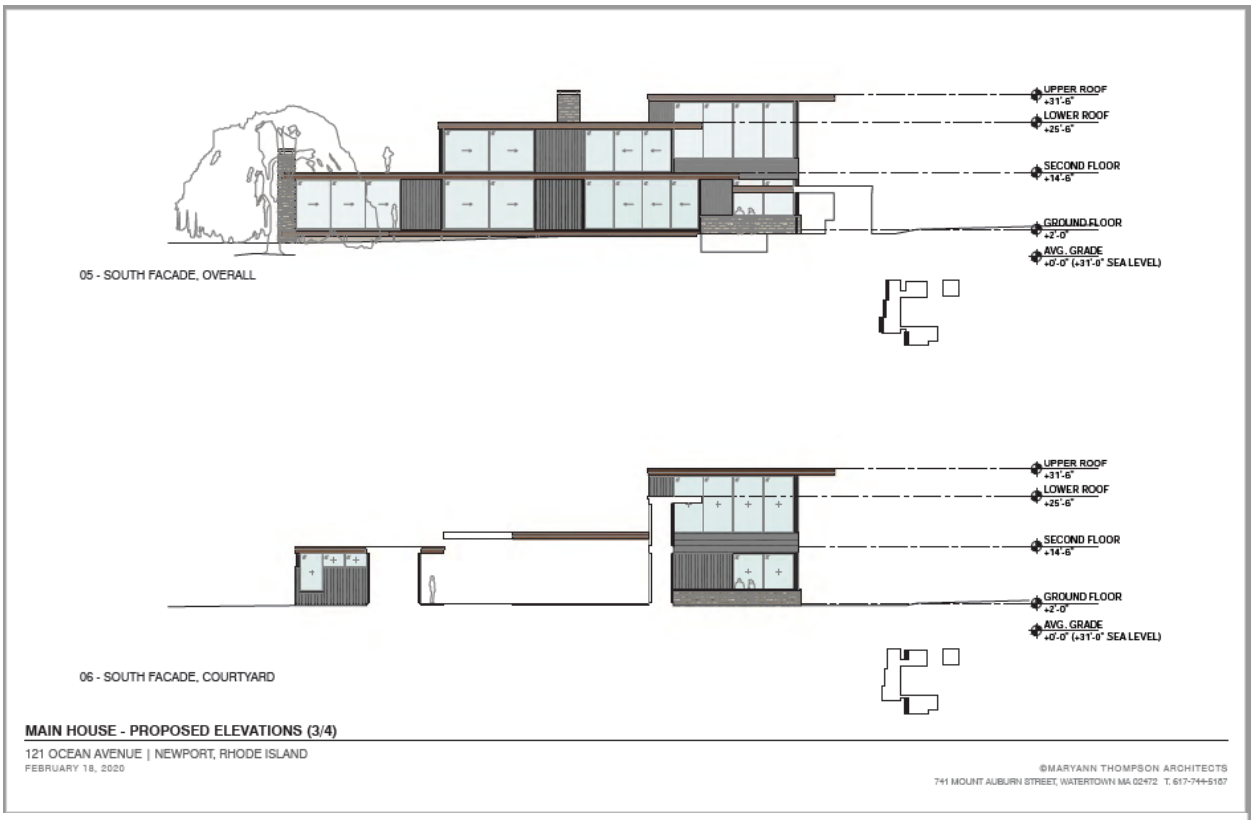
515 Ocean Avenue (direct abutter; view from northwest)

515 Ocean Avenue (direct abutter; view from the southwest)

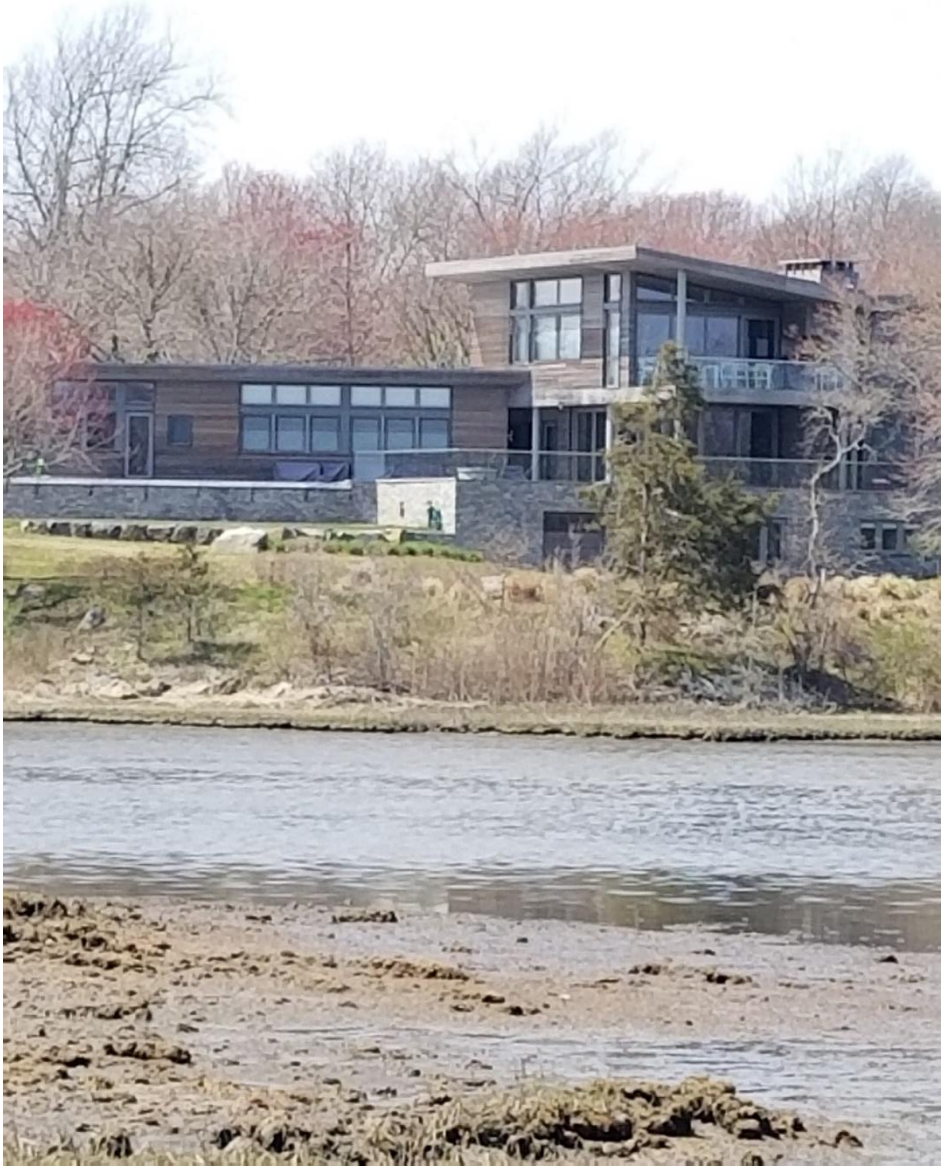
585 Ocean Avenue

599 Ocean Avenue

283 Ocean Avenue



121 Ocean Avenue (approved plans; under construction)



10 Cherry Creek Road (above and next page)

10 Cherry Creek Road (view looking up driveway)

25 Winans Avenue

21 Atlantic Avenue (abutter)

60 Beacon Hill Road

20 Ocean Heights Road

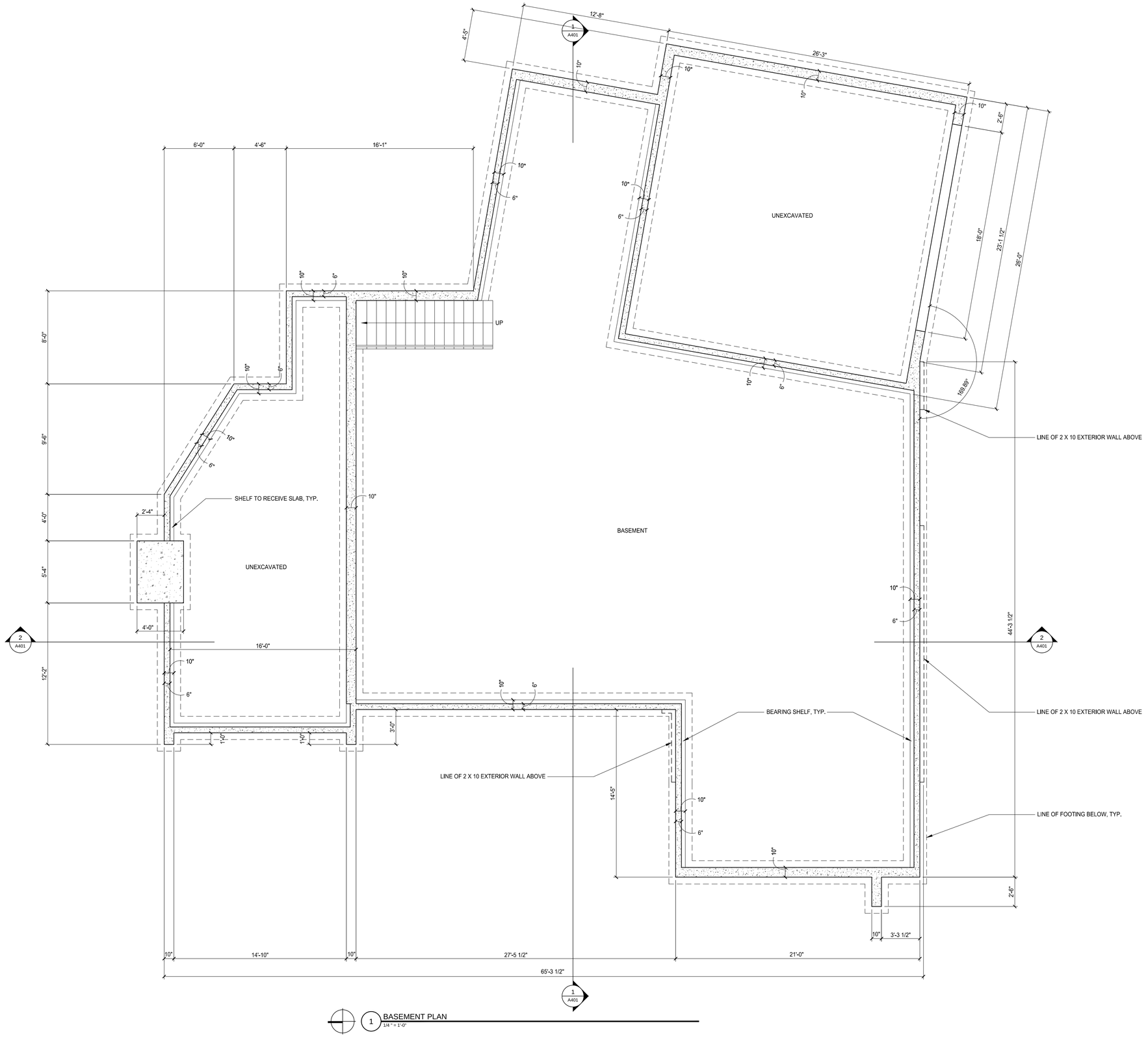
9 Ocean Heights Road

111 Ocean Avenue

House across Gooseneck Cove from Ocean Avenue

House across Gooseneck Cove from Ocean Avenue

Existing residence from street
April 22, 2021



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

401 ARCHITECTURE, LLC
5 Division Street, Unit #39
Warwick, Rhode Island
02818

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SEAL

AUTHOR
Chris Mazzier, Cyndi Gerlach

REVISION	DATE

PROJECT
511 OCEAN AVENUE

PROPOSED
RESIDENCE

NEWPORT,
RHODE ISLAND

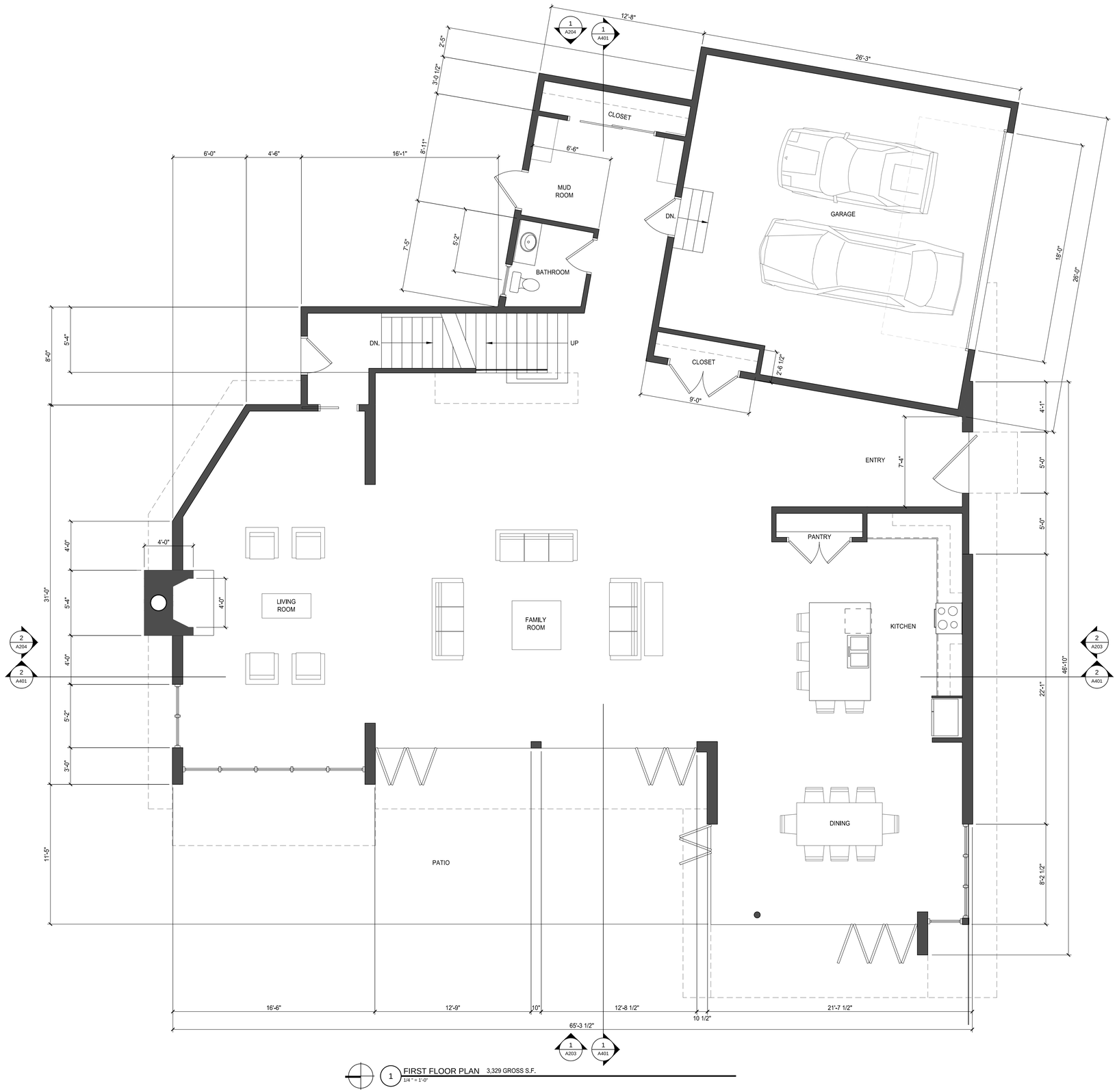
PROJECT NUMBER
0133

STATUS
ISSUED FOR REVIEW

ISSUED - MAY 4, 2021

CONTENTS
BASEMENT PLAN

A100



1 FIRST FLOOR PLAN 3,329 GROSS S.F.
1/4" = 1'-0"

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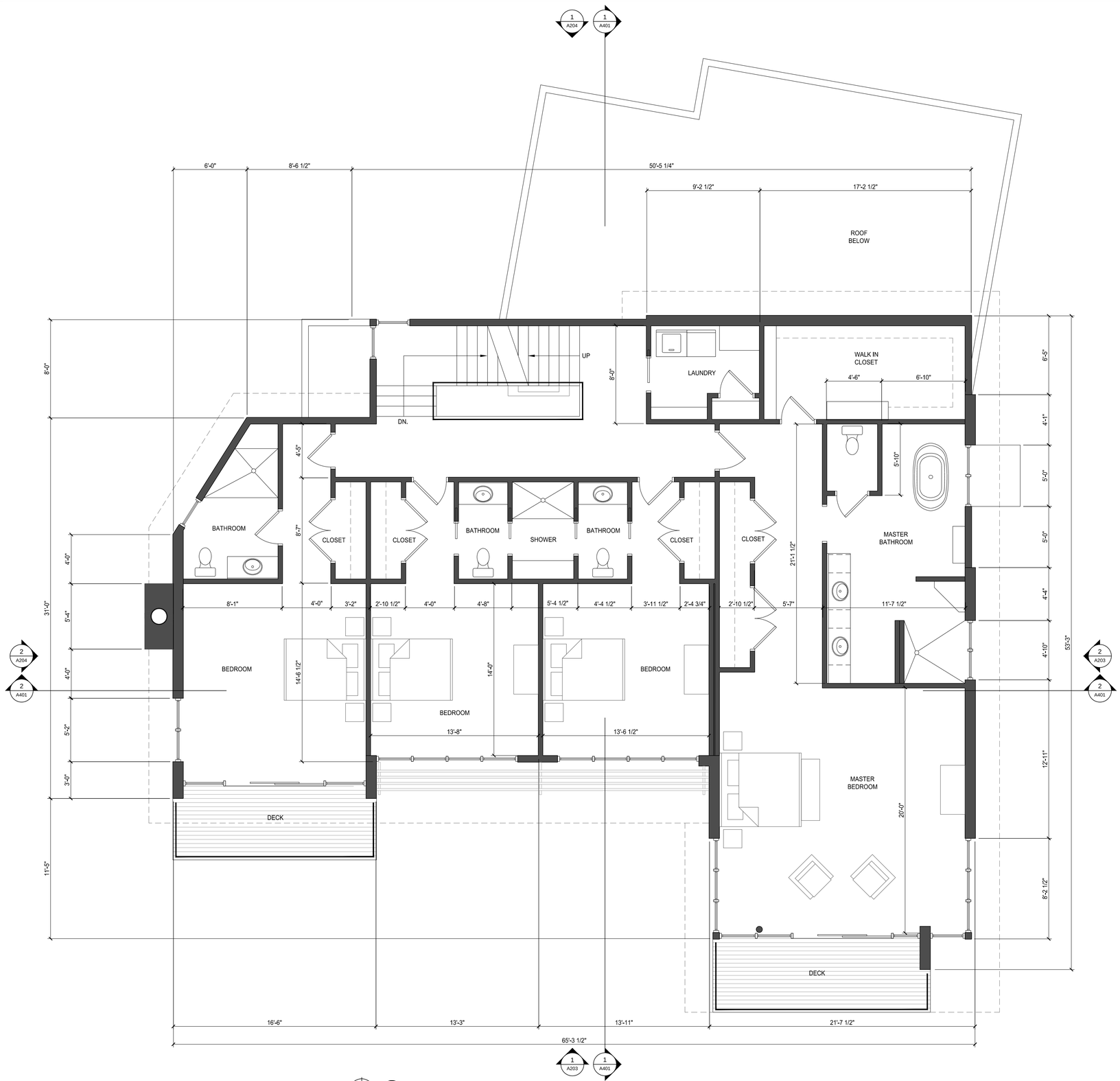
FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN 2,597 GROSS S.F. (104 GROSS S.F. LARGE DECK, 98 GROSS S.F. SMALL DECK)
1/4" = 1'-0"

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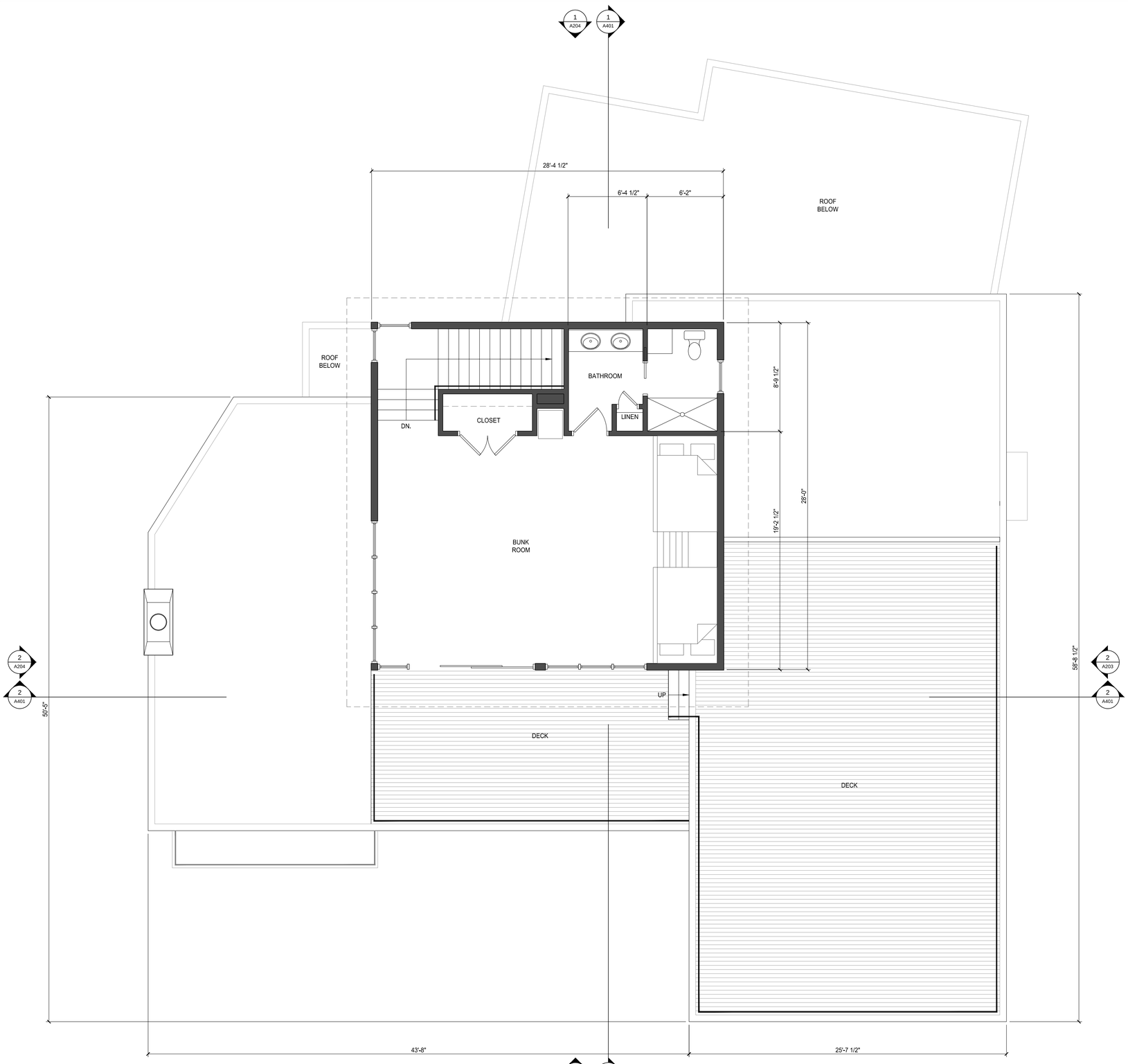
SECOND FLOOR PLAN

A102



1 THIRD FLOOR PLAN 795 GROSS S.F. (1,240 GROSS S.F. DECK)
1/4" = 1'-0"

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THIRD FLOOR PLAN

A103

1 NORTHWEST VIEW
N.T.S.

2 SOUTHWEST VIEW
N.T.S.

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PERSPECTIVE
ELEVATIONS

A201

1 SOUTHEAST VIEW
N.T.S.

2 NORTHEAST VIEW
N.T.S.

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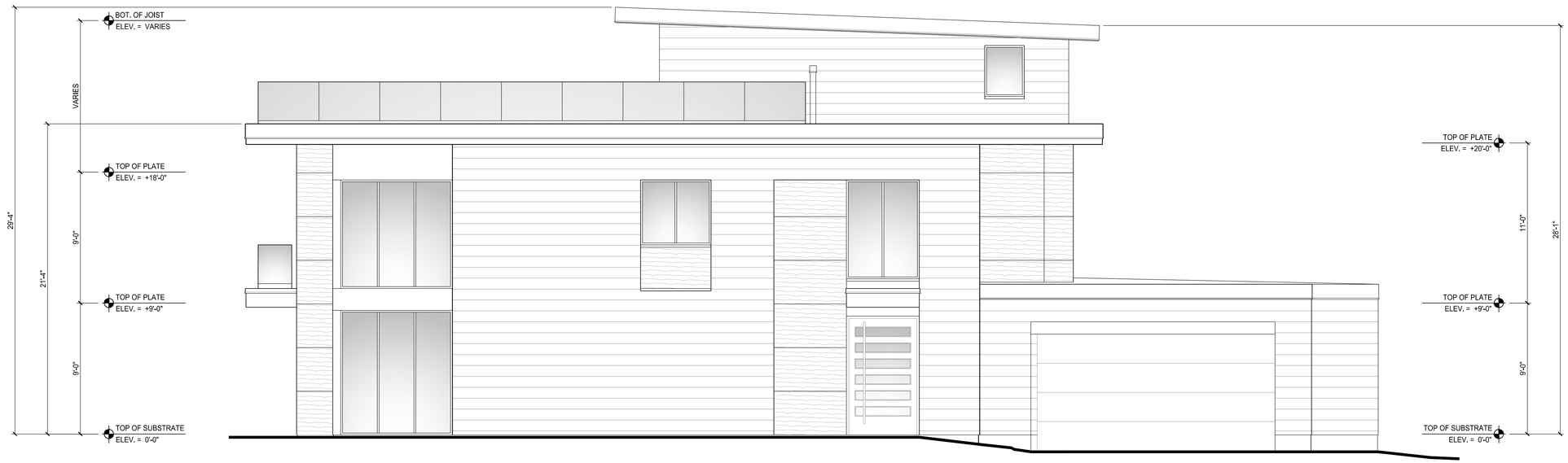
PERSPECTIVE
ELEVATIONS

A202

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



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

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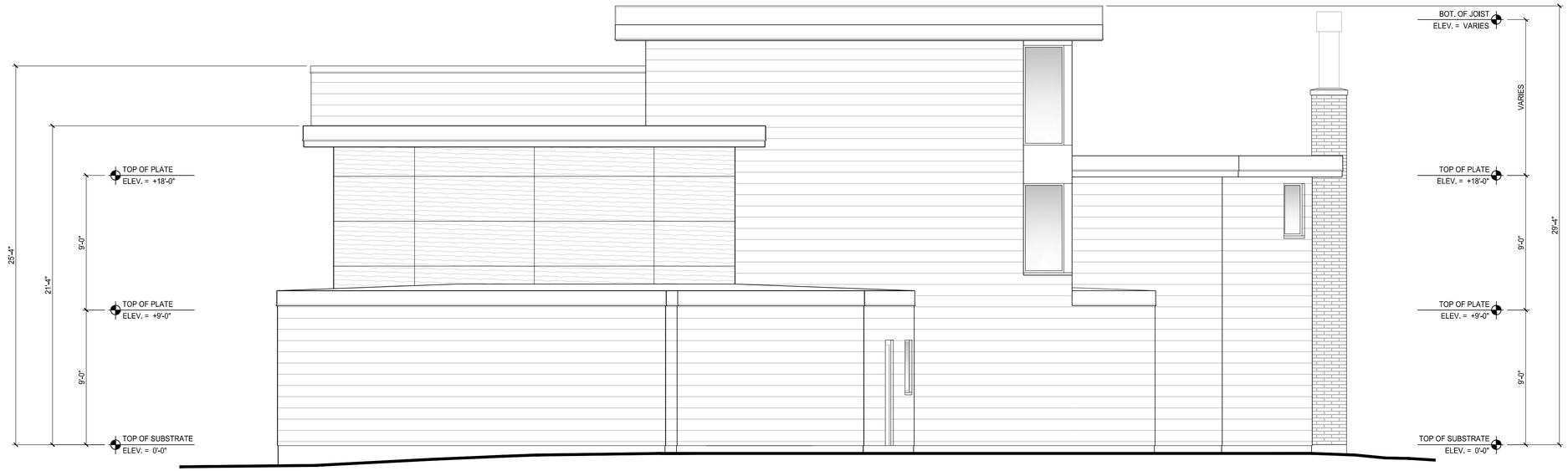
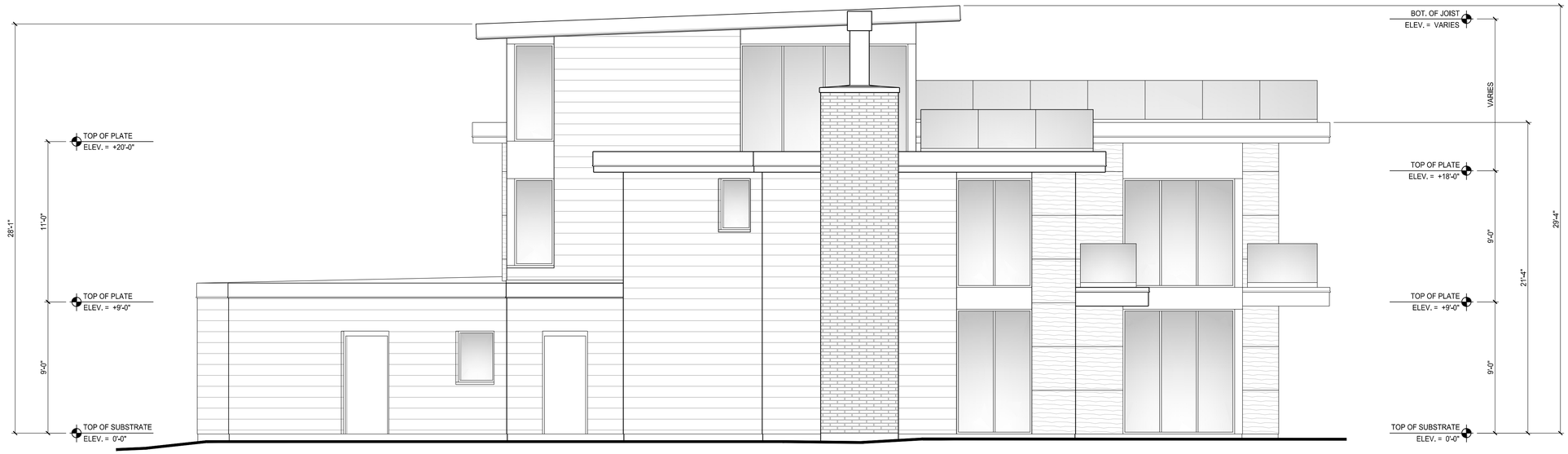
HOUSE ELEVATIONS

A203



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



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

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ISSUED - MAY 4, 2021

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HOUSE ELEVATIONS

A204

1 SOUTHWEST VIEW
N.T.S.

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ISSUED - MAY 4, 2021

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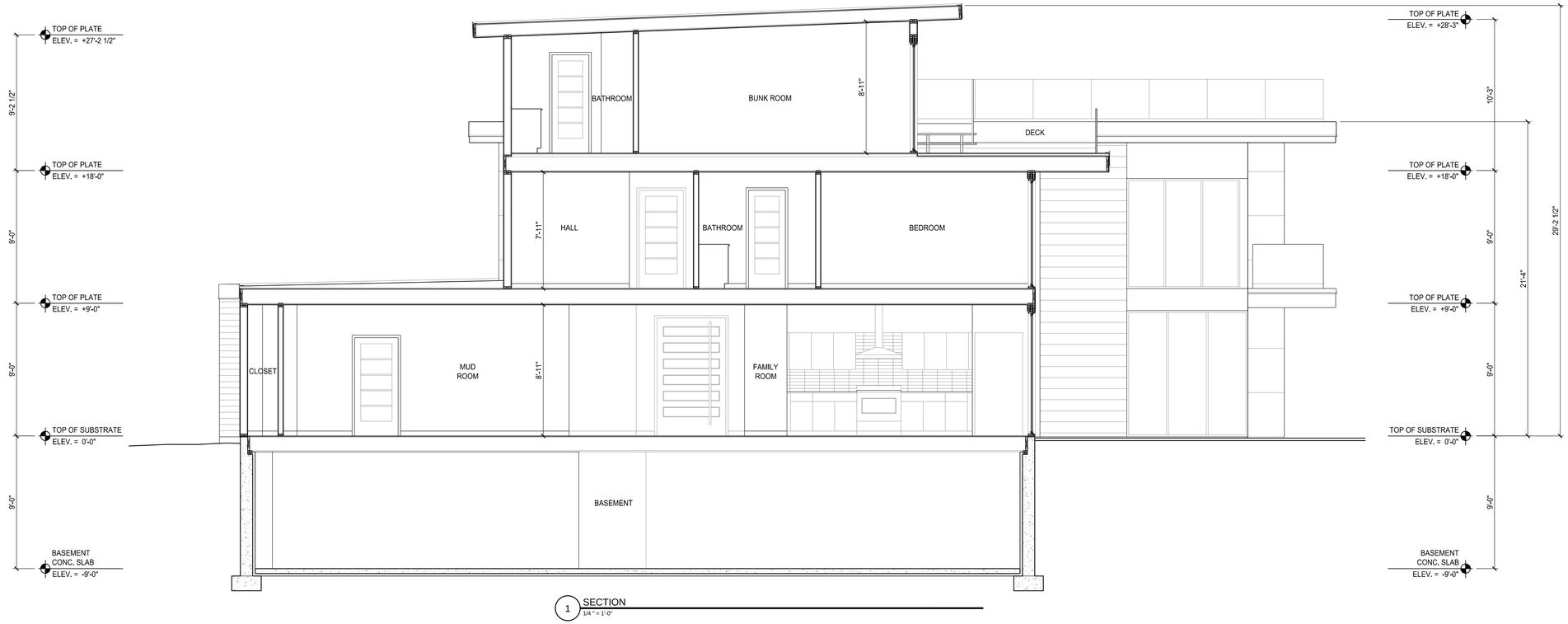
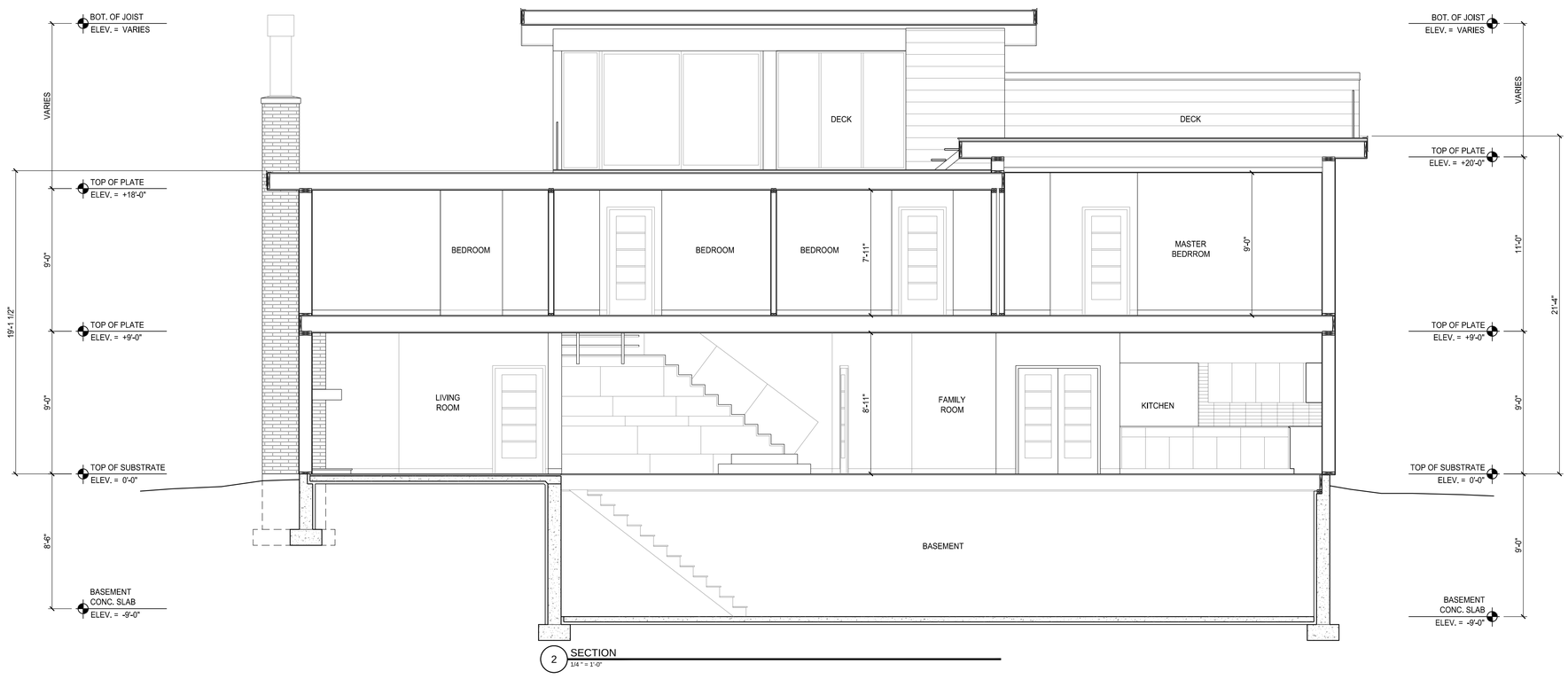
CONTEXTUAL
PERSPECTIVE

A205



1 SECTION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"

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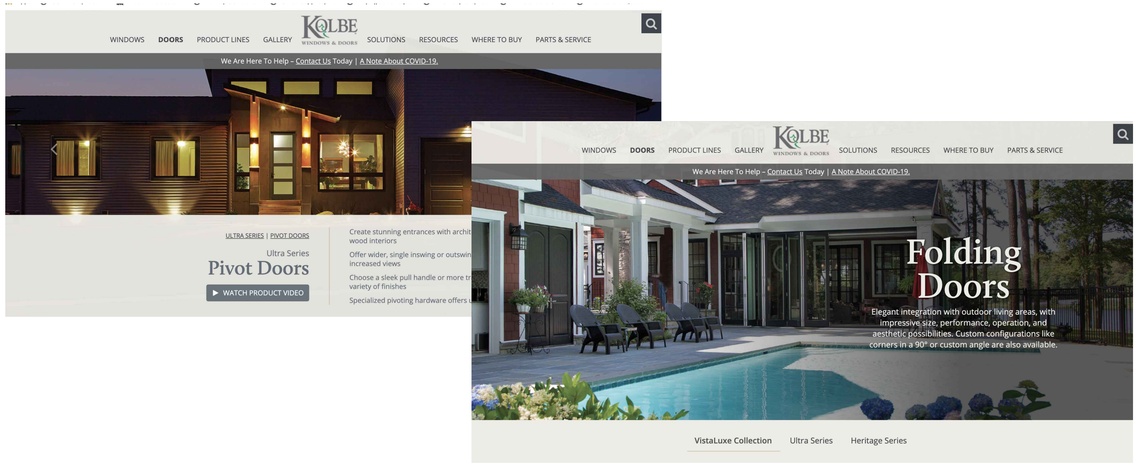
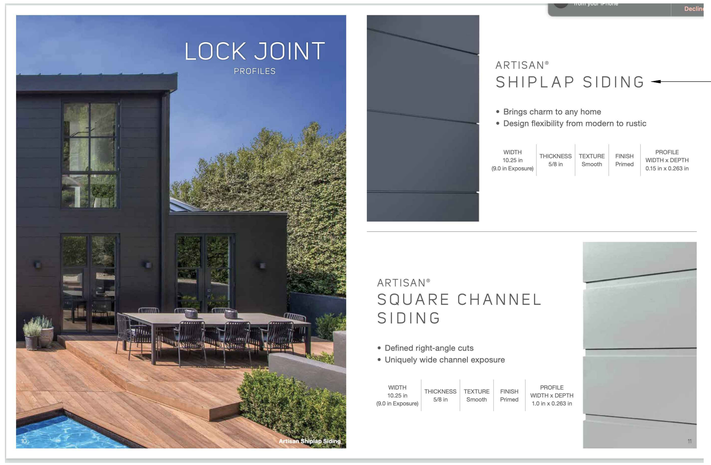
HOUSE SECTIONS

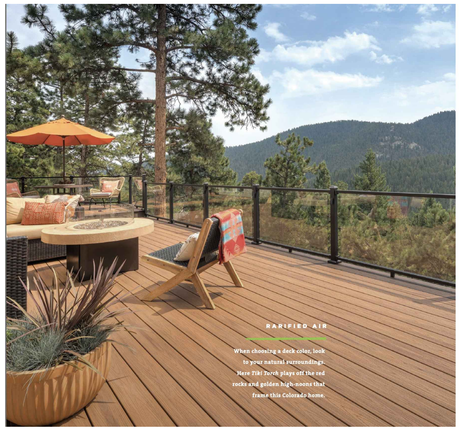
A401

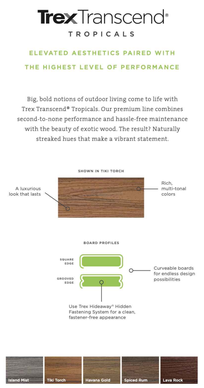


PIVOT DOOR AND FOLDING DOORS: KOLBE DOORS, OR EQUAL.

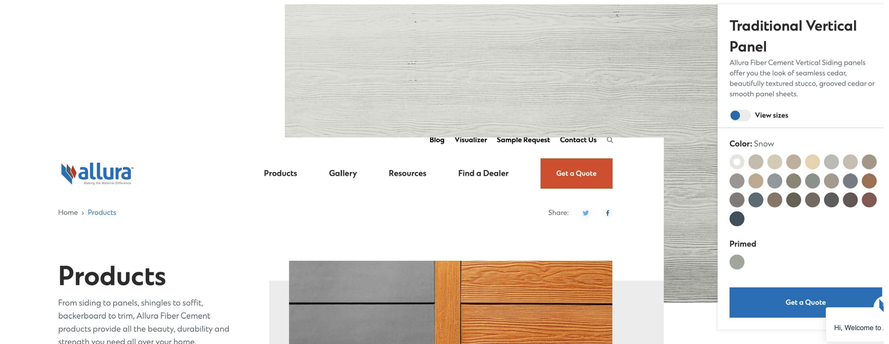


SIDING: ASPYRE COLLECTION - BY JAMES HARDIE, OR EQUAL.

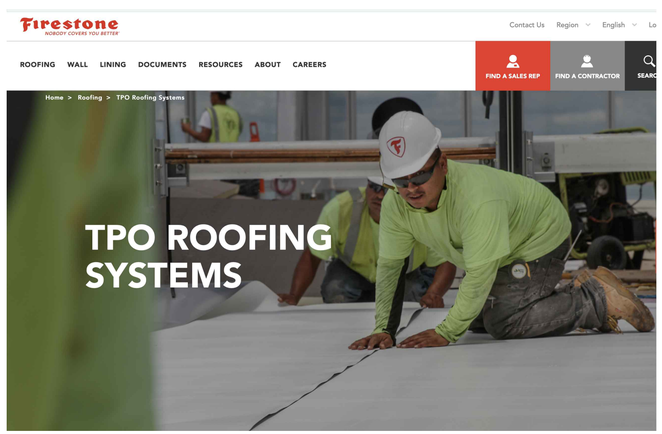




DECKING: TREX, OR EQUAL

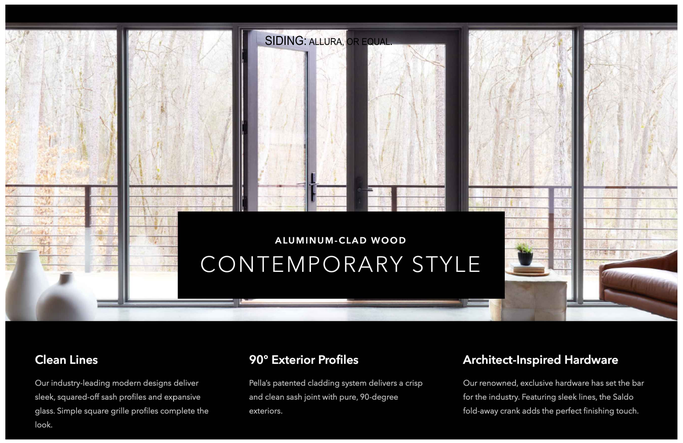


ACCENTS AND SOFFIT: ALLURA OR EQUAL



ROOF: TPO BY CARLISLE SYNTEC SYSTEMS, OR EQUAL

TRIM BOARDS: VERSATEX, OR EQUAL



WINDOWS, SWING DOORS AND SLIDING DOORS: PELLA RESERVE CONTEMPORARY, OR EQUAL.

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SEAL

AUTHOR
Chris Mazzier, Cyndi Gerlach

REVISION	DATE

PROJECT
511 OCEAN AVENUE

PROPOSED RESIDENCE

NEWPORT, RHODE ISLAND

PROJECT NUMBER
0133

STATUS
ISSUED FOR REVIEW

ISSUED - APRIL 12, 2021

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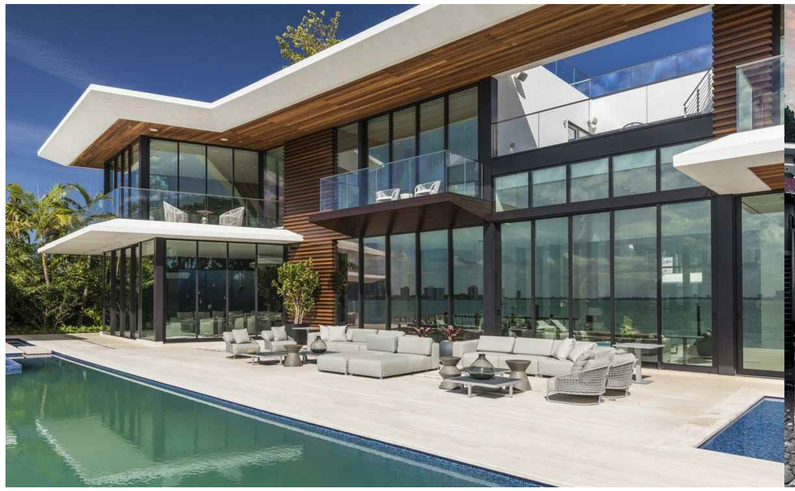
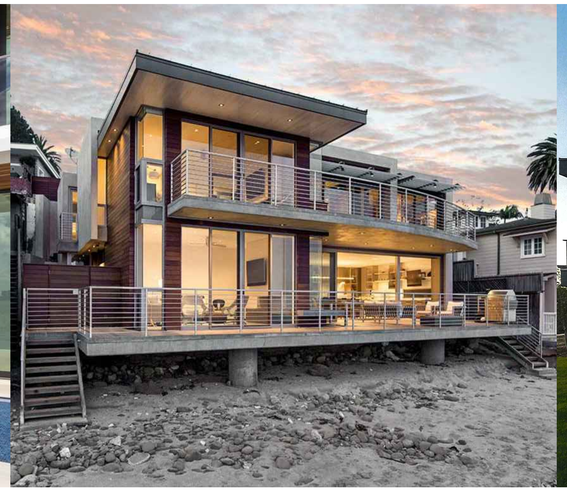
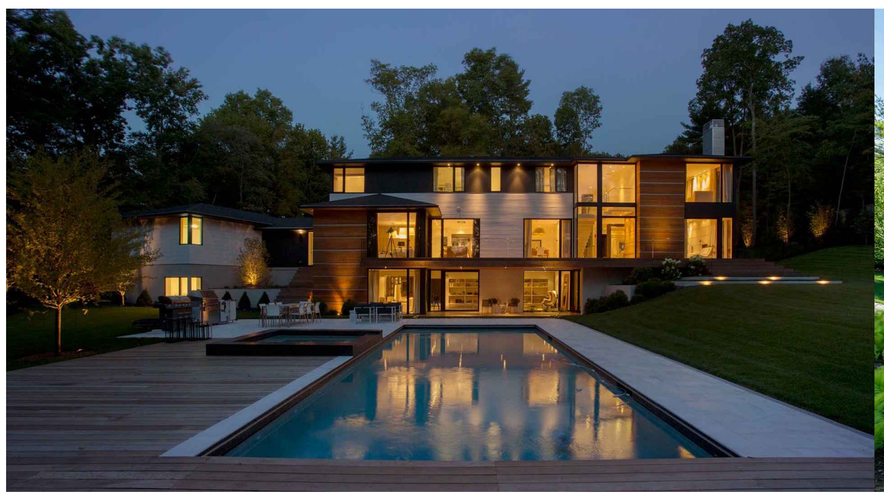
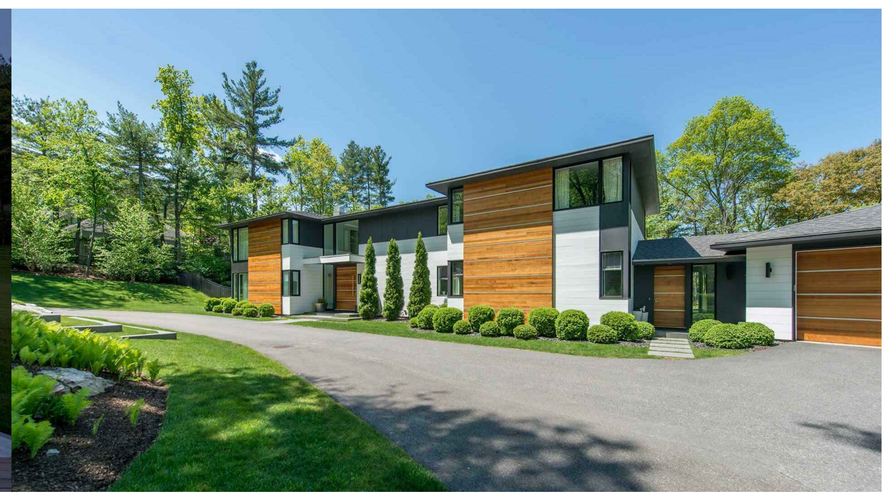
PROPOSED MATERIALS

A501









1 PRECEDENT HOMES
N.T.S.

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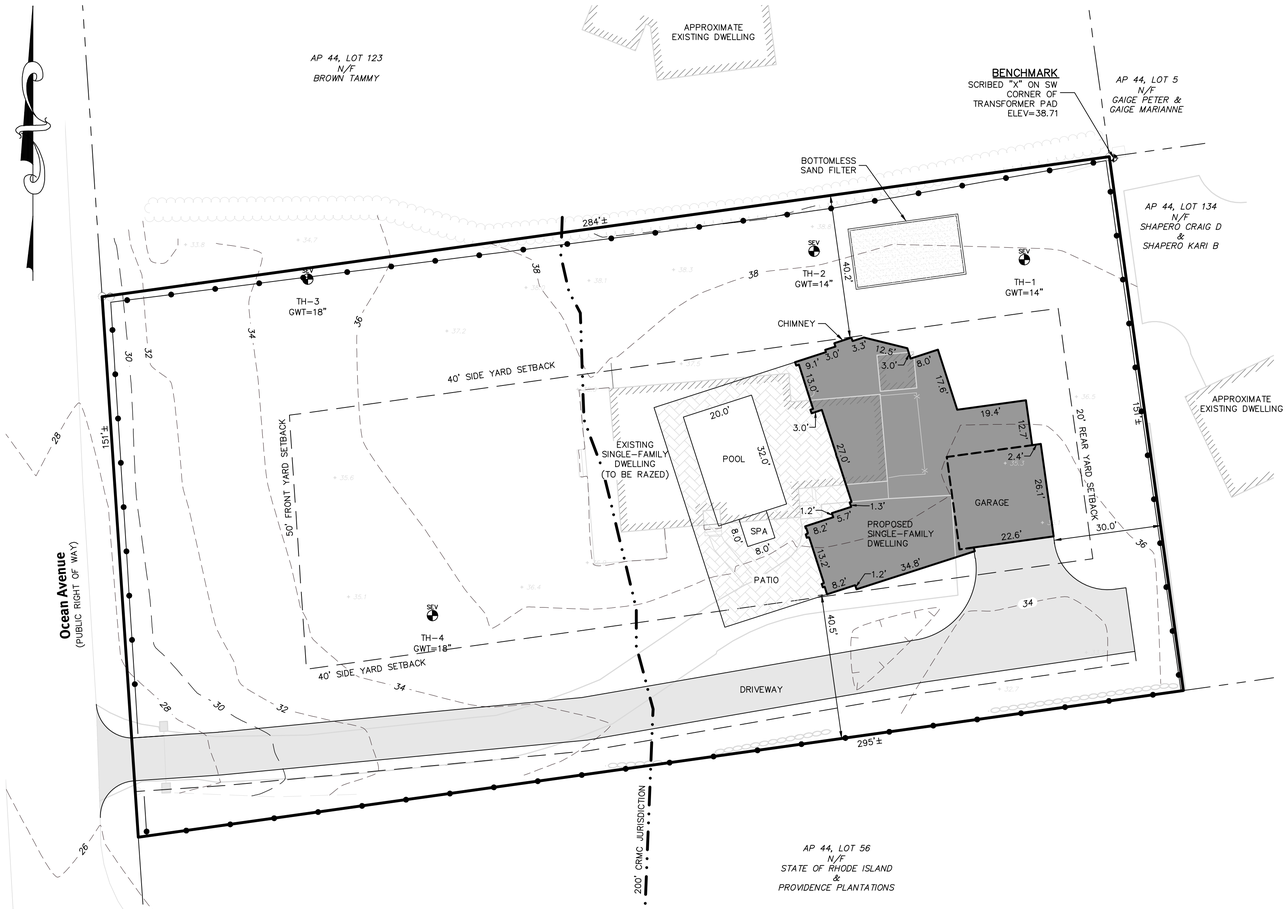
PRECEDENTS

A502



Scale: 1"=20'
0 10' 20' 40'

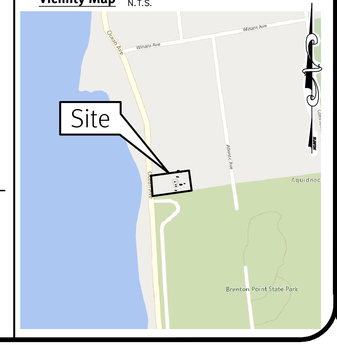
Legend

- EXISTING WELL
- PROPOSED WELL
- TESTPIT/SOIL EVAL.
- LEDGE TESTING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- WATER SERVICE LINE
- 100' WELL RADIUS
- SDS OUTLINE
- DRAINAGE LINE
- BENCHMARK
- DRILL HOLE
- CATCH BASIN

Minimum Lot Requirements

MIN. LOT AREA	40,000 SQ.FT.
FRONTAGE	N/A FT.
FRONT YARD	50 FT.
SIDE YARD	40 FT.
REAR YARD	20 FT.
CORNER SIDE YARD	N/A FT.

Vicinity Map N.T.S.



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Engineers • Planners • Surveyors

JASON P. CLOUGH
No. 9410
REGISTERED PROFESSIONAL ENGINEER
CIVIL
3/16/2023

No.	Date	Description	By:
0	03-06-2023	Site Plan	SR

Drawn By: JAC

Site Plan

511 Ocean Avenue

A.P. 44, Lot 98
Newport, Rhode Island

Applicant
Thomas DiPrete
Two Stafford Court, Cranston, Rhode Island 02920
tel 401-943-1000

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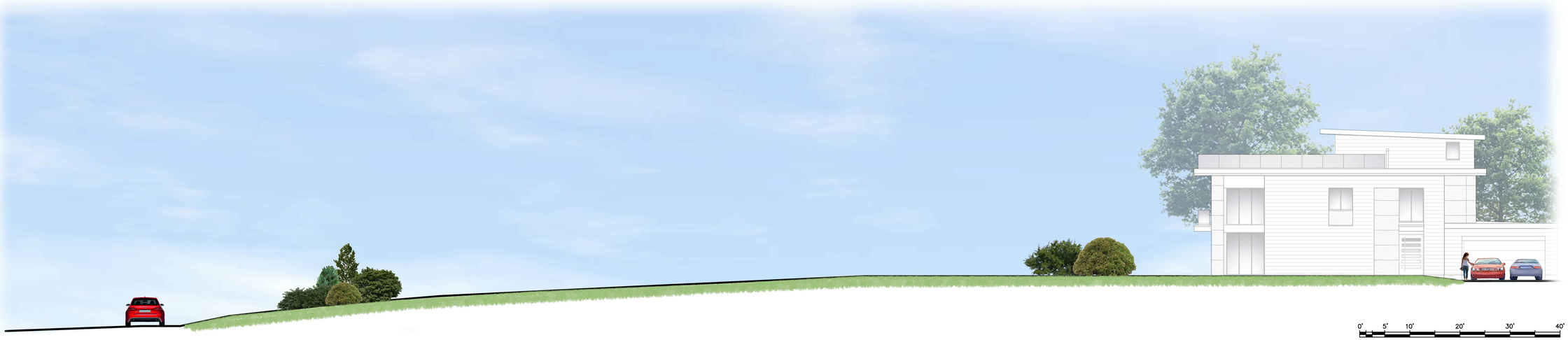
SHEET 1 OF 1



0' 5' 10' 20' 30' 40'

Graphic Scale 1" = 10'

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511 Ocean Avenue

Newport, Rhode Island
May 4, 2021

DRAWN BY: LMW