

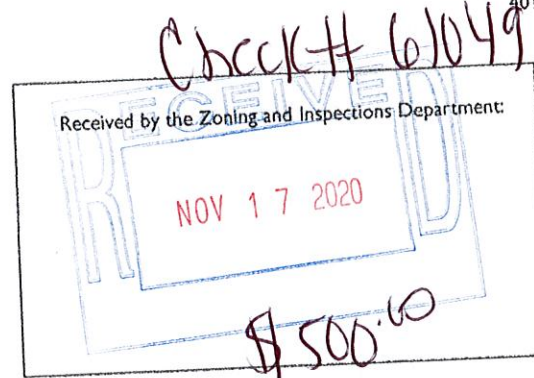


# NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)



HDC  
DEC. 42

## 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](http://www.cityofnewport.com).

### GENERAL INFORMATION

PROPERTY ADDRESS: 123 OCEAN AVE	Plat: 41	Lot: 344
Property Name (if any, including historic): HEX HOUSE	Original Date of Construction: 1952	
APPLICANT (Legal Owner of Record): MICHAEL ANDERS	Telephone: Email: MTA@ICONIQCAPITAL.COM	
Mailing Address:		
LEGALLY AUTHORIZED REPRESENTATIVE: ANDREW SARNA	Telephone: 401. 996. 6667 Email: A.SARNA@HULLCOVEDESIGN.COM	
Mailing Address: 210 OLD AIRPORT ROAD MIDDLETOWN RI 02842		

### ADDITIONAL INFORMATION CHECKLIST

- ☒ Y ☐ N Is the application fee included? (See attached General Fee Schedule)
- ☐ Y ☒ N Is the property in condominium ownership? If yes, proof of board or association approval must be attached.
- ☐ Y ☒ N Is this application filed in response to a violation notice?
- ☐ Y ☒ N Is this application a modification of plans previously-approved (date(s) \_\_\_\_\_) by the HDC?
- ☒ Y ☐ N Does this project require other approvals? Zoning \_\_\_\_\_ CRMC ☒ Other (describe): CRITICAL AREA REVIEW
- ☐ Y ☒ N Does access to the subject property require special arrangements? \_\_\_\_\_

### 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.

- DEMOLITION OF EXISTING HOUSE AND GARAGE
- NEW RESIDENTIAL COMPOUND WHICH REFERENCES THE SITE'S HISTORY OF FARMING THROUGH THE MASSING OF SEPARATE BUILDINGS AND THE USE OF LOCAL STONE.

Y N Repair/replacement of exterior architectural features?

Y N Minor Alteration(s) – Any alteration(s) that replace existing building features or any new construction of less than 25% of the existing structure's square footage?

Y N Major Alteration(s) – Any addition(s) of more than 25% of an existing structure's square footage or any new freestanding structure(s)?

☒ Y N New Construction?

☒ Y N Demolition?

Y N Roof(s) or skylight(s)?

Y N Window(s) or door(s)?

Y N Porches or Entries?

Y N Chimney(s)?

Y N Foundation?

Y N Mechanical and/or electrical equipment?

Y N Shutters or awnings?

Y N Sign(s)?

Y N Pools and/or site structures?

Y N Other? Describe: \_\_\_\_\_



## REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS  
ARE INCLUDED IN COMPLETED APPLICATION PACKET.

All HDC application materials must be submitted on 8.5x11 or 11x17 paper, single-sided, to facilitate  
electronic scanning, posting and archiving.

10 COPIES OF EACH APPLICATION ARE REQUIRED.  
1 DIGITAL COPY OF ALL MATERIALS SHOULD BE SUBMITTED TO  
[PRESERVATIONCOA@CITYOFNEWPORT.COM](mailto:PRESERVATIONCOA@CITYOFNEWPORT.COM)

☒ ☐ COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL  
(PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES)  
INCLUDED?

☒ ☐ PHOTOGRAPHS?

Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions  
at the property are required for all applications. Include a minimum of one (1) street view of the property showing  
any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected  
by the proposed work. Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.  
Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject  
property is encouraged.

☒ ☐ DRAWINGS?

If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of  
the original, reduced to fit on 8.5x11 or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and  
W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an  
11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed  
modifications. Please note that applications for any major construction require drawings that meet professional standards.

Elevation drawings are required for most projects and should show existing conditions and proposed alterations at all  
elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)

Elevation detail and cross section drawings are required for proposed projects (including new construction and major  
alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered  
architectural features. (3/4" = 1' scale or larger)

Full scale details are required for certain proposed new architectural elements (moldings and other trim elements, for  
example.)

Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or  
additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required  
for proposed new free-standing construction or substantial alteration of existing buildings or sites.

☒ ☐ MATERIALS/PRODUCT LITERATURE/SAMPLES?

Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted.  
Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or  
substantial alteration of existing buildings.

## SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized to sign on behalf of the property's Legal Owner  
of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my  
knowledge.

Applicant Signature:  Date: 11.17.20

Applicant Printed Name: ANDREW SARNA





VIEW EAST TOWARDS SITE ALONG OCEAN AVE (IN FRONT OF BAILEY'S BEACH)



VIEW EAST TOWARDS SITE ALONG OCEAN AVE (IN FRONT OF BAILEY'S BEACH)

**HEX HOUSE**  
**123 OCEAN AVE,**  
**NEWPORT RI**

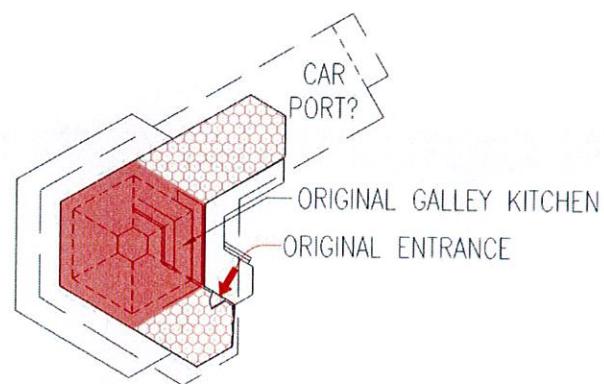


VIEW NORTH TOWARDS SITE ALONG OCEAN AVE AT ENTRANCE



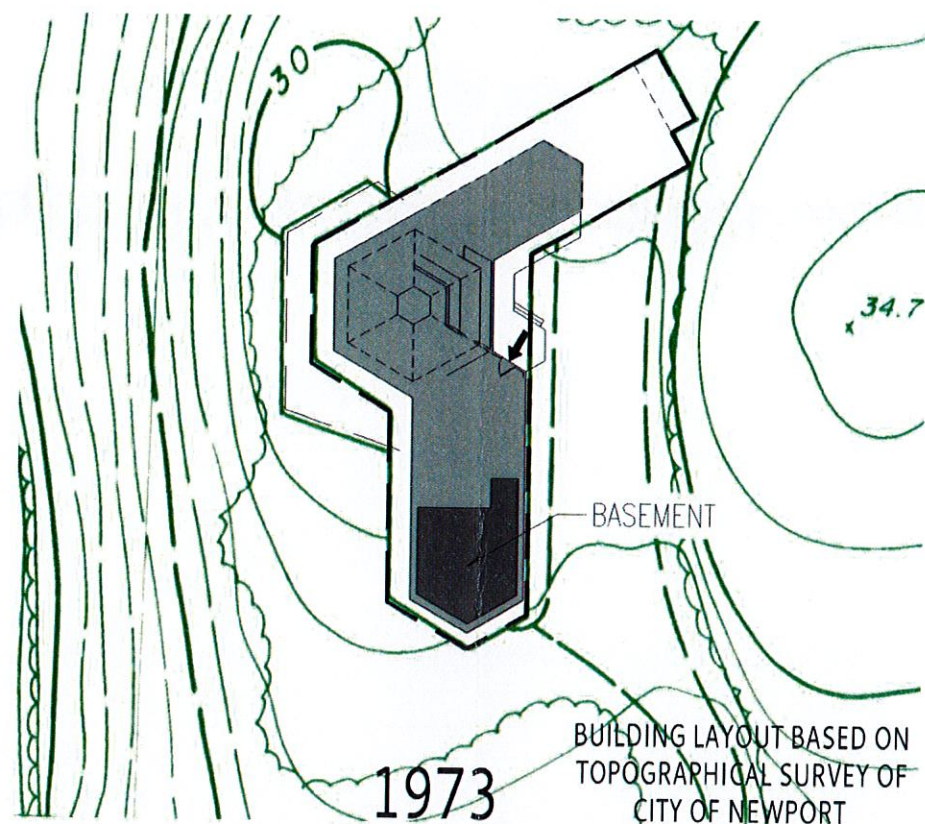
VIEW NORTH TOWARDS SITE ALONG OCEAN AVE AT ENTRANCE



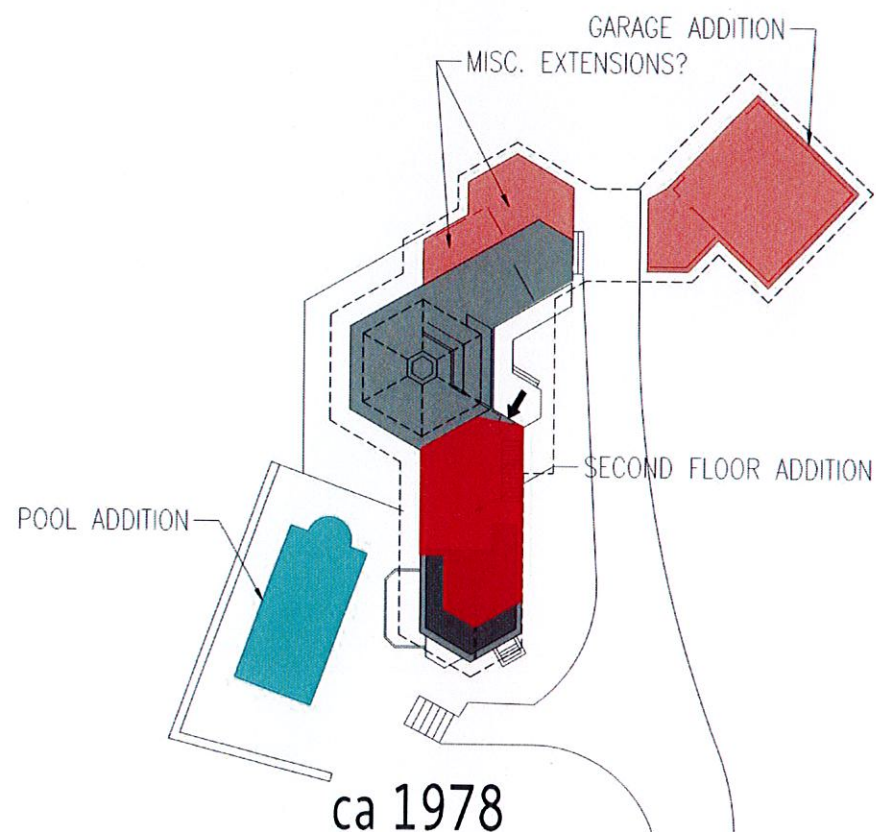


1952(?)

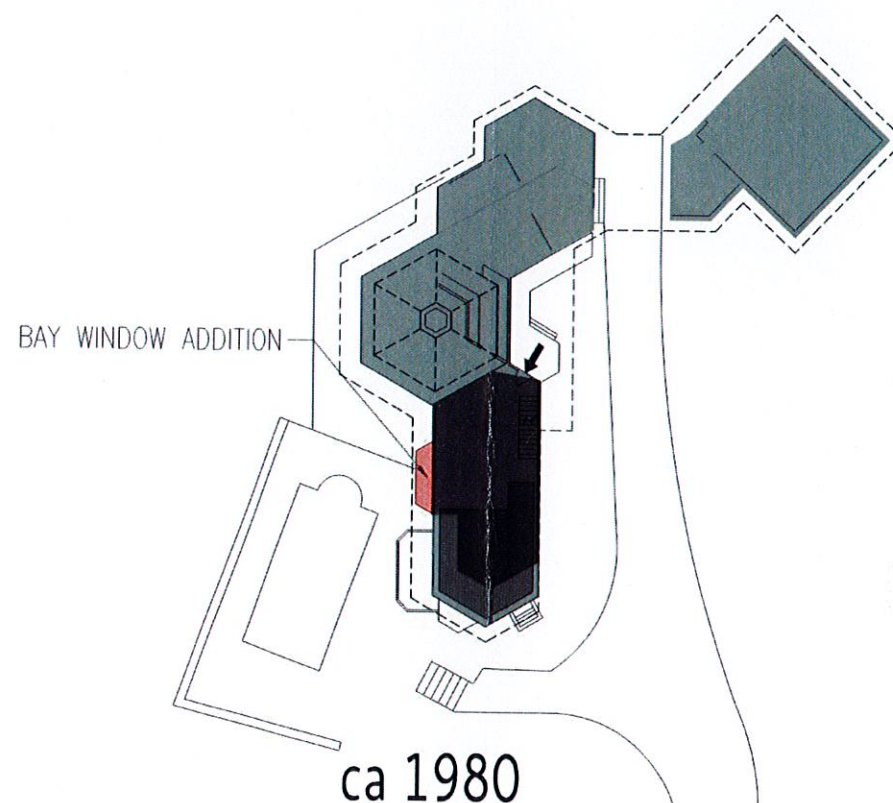
Carl S Jurgens & Marion Wilson purchase farmhouse (Hazard House, 121 Ocean Ave) and build Hex House



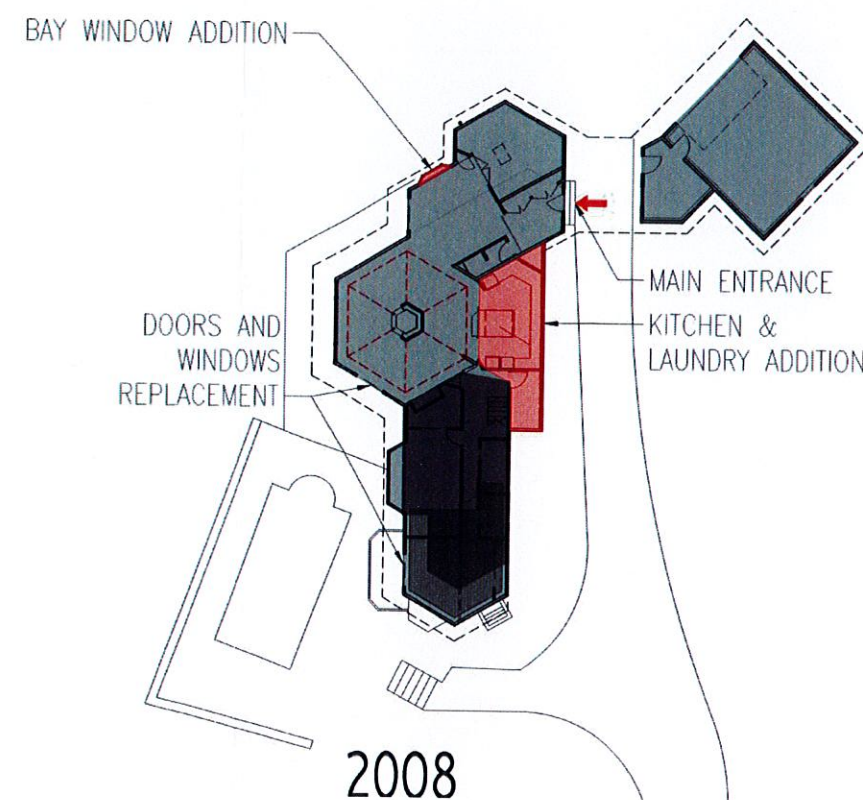
Jurgens property is granted a zoning variance to be subdivided into two lots, Hex House is located on new 2 acre lot (123 Ocean Ave)



Frank Schaulb buys Hex House & adds second floor, misc additions and garage.



Robert and Emily Anderson buy Hex House and modify for wheelchair access, add bay windows and doors, add bedroom and bath in north wing



Remove main entry, porch and hall to incorporate into new kitchen and laundry. All new windows and doors

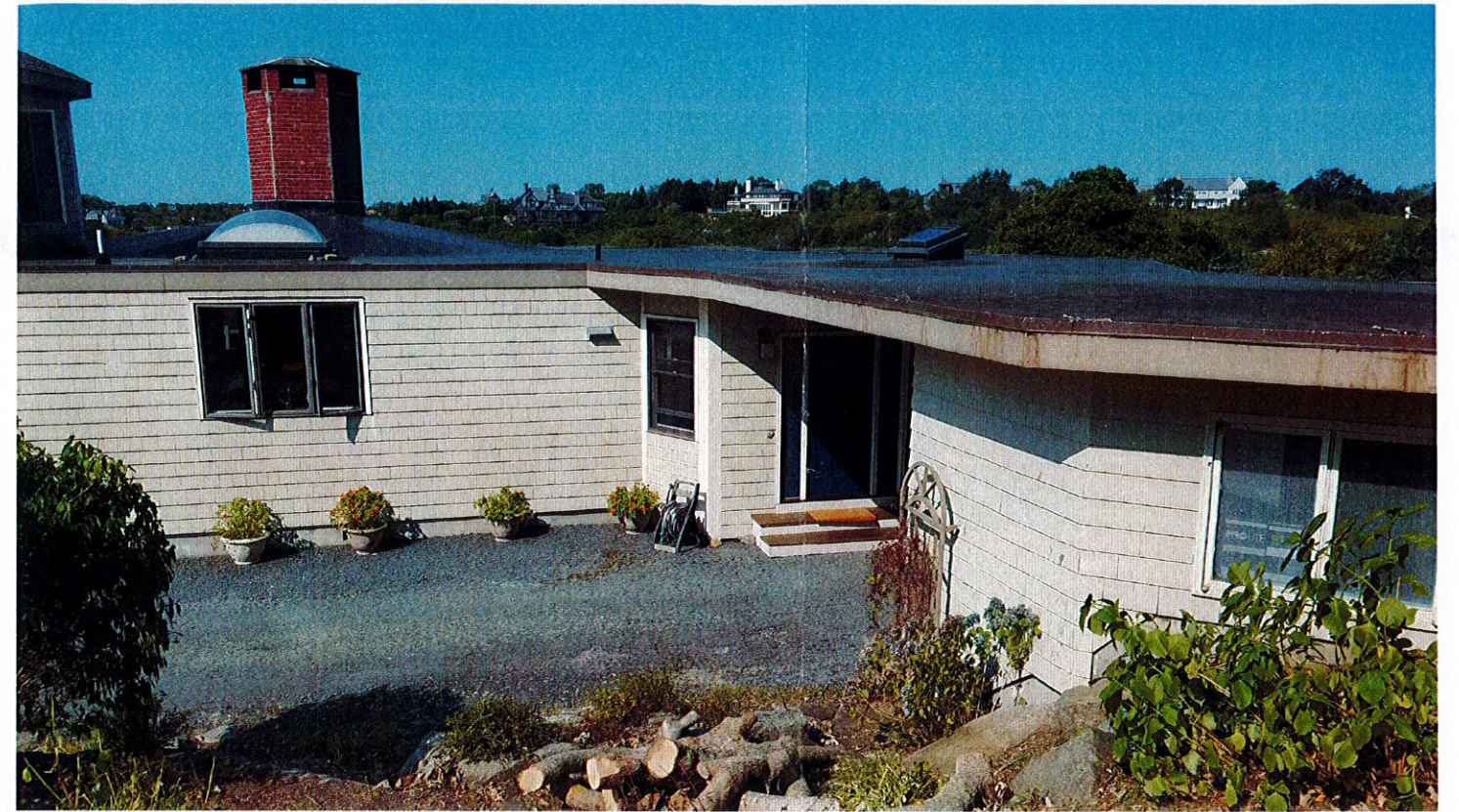
## HEX HOUSE

123 OCEAN AVE, NEWPORT RI





VIEW NORTH OF EXISTING HOUSE ALONG DRIVEWAY



VIEW WEST OF EXISTING HOUSE ENTRY AND GARAGE

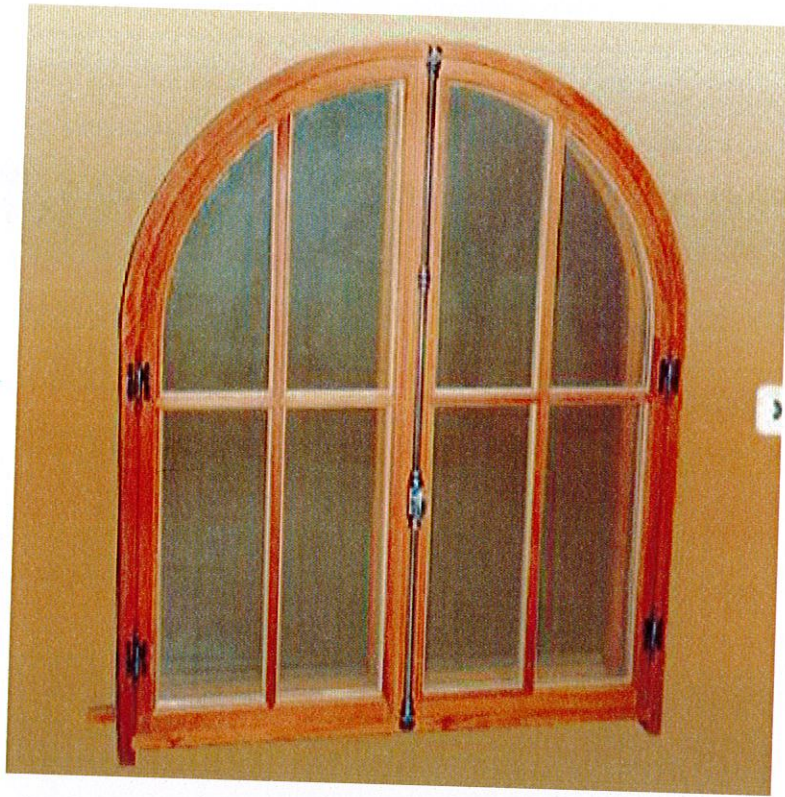


VIEW NORTH OF EXISTING HOUSE ALONG POOL PATIO



VIEW EAST TOWARDS GARAGE





## Solid Wood Construction

- Clear Pine, Western Red Cedar, Red Oak, Alder or Honduran Mahogany.
- Solid wood only, no laminates, finger joints or veneer are used

## Exterior Casing or Brickmold

- Available upon request in standard or custom sizes and profiles
- Interior casing is also available

## Glass

- Factory glazed with single lite or with 7/8" double insulated glass units
- Low-E, Argon filled, Tempered, Laminated and historical glass available
- Other options available upon request

## 1 3/8" X 5 1/2" Jamb, Standard Size

- Solid wood frame
- 10 degree sloped sill
- Incredible strength, stability and durability
- Custom jamb depth available upon request

## 1 3/4" Sash

- Mortise and tenon construction
- Unique design and triple weather-strip at meeting stiles
- High performance and classic lines

## Muntins

- 7/8" Simulated divided lite (SDL) and 1 1/4" True Divided lite (TDL) options
- With choice of colors for perimeter and internal spacer bars

## Hardware

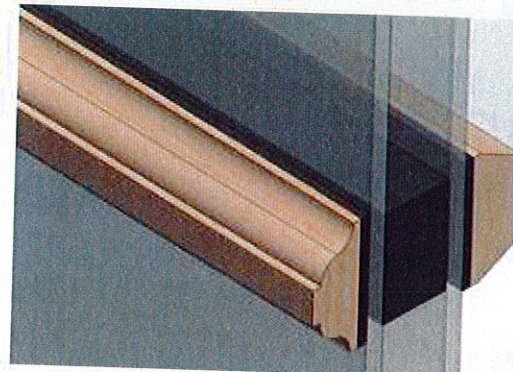
- Unique rustic cremone bolts and matching hinges
- Standard black finish or many other finishes upon request

## Screen

- Wood frame screen with Fibreglass, stainless steel or bronze mesh
- Roll-up screens available upon request on special orders

Don't forget that our Ancestral windows are all custom made. You can use your imagination and create your own design. We will be more than happy to satisfy your request.

## SDL (Simulated Divided Lite)



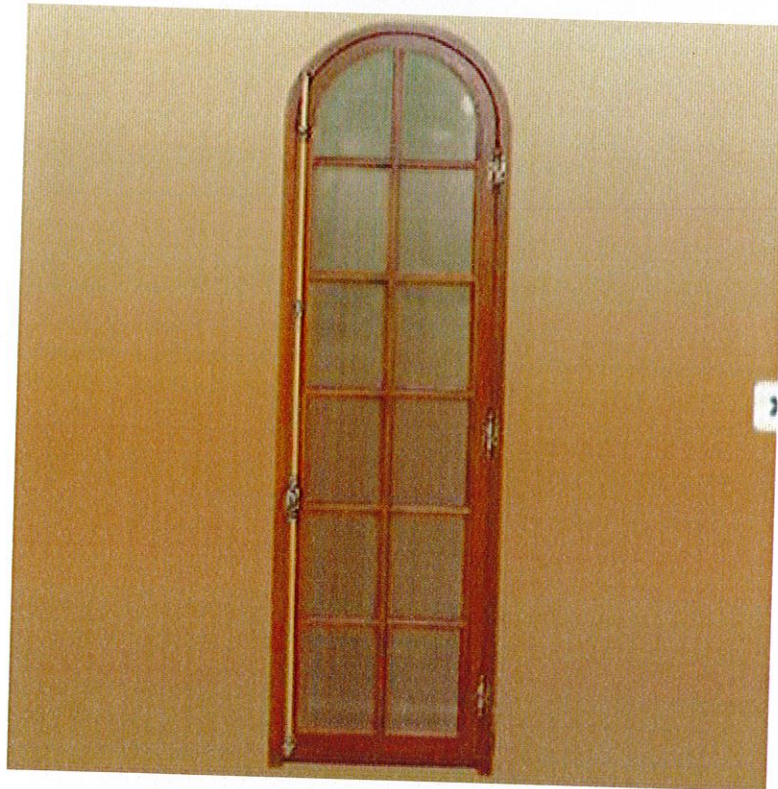
One insulated glass unit only. Consist of a 7/8" solid wood muntin applied on both sides (inside / outside) of the insulated glass unit with glazing tape.

An internal spacer bar aligned with the wood muntins give the appearance of the TDL. Custom width and profiles are available upon request.

**HEX HOUSE**

**123 OCEAN AVE, NEWPORT RI**

**BESLILE ARCHITECTURAL WINDOWS & DOORS**







INTERIOR DESIGN & ARCHITECTURE  
CLEMENT MENIAUD

123 OCEAN AVE.

PROJECT PROPOSAL

INITIAL CONCEPT DESIGN,  
REFER TO PRECEDENT IMAGES ONLY





**INITIAL CONCEPT DESIGN,  
REFER TO PRECEDENT IMAGES ONLY**

**PROPERTY CONCEPTION**

**MAIN HOUSE**

GROUND FLOOR - LIVING SPACE & ENTERTAINING AREAS  
FIRST FLOOR - MASTER SUITE & 2 FAMILY BEDROOM  
ROOF TOP - OCTAGON 360\* GLASS DOME

**STABLE / BARN**

GREEN HOUSE, KITCHEN & PRIVATE OFFCIE

**GARAGE GUEST COTTAGE**

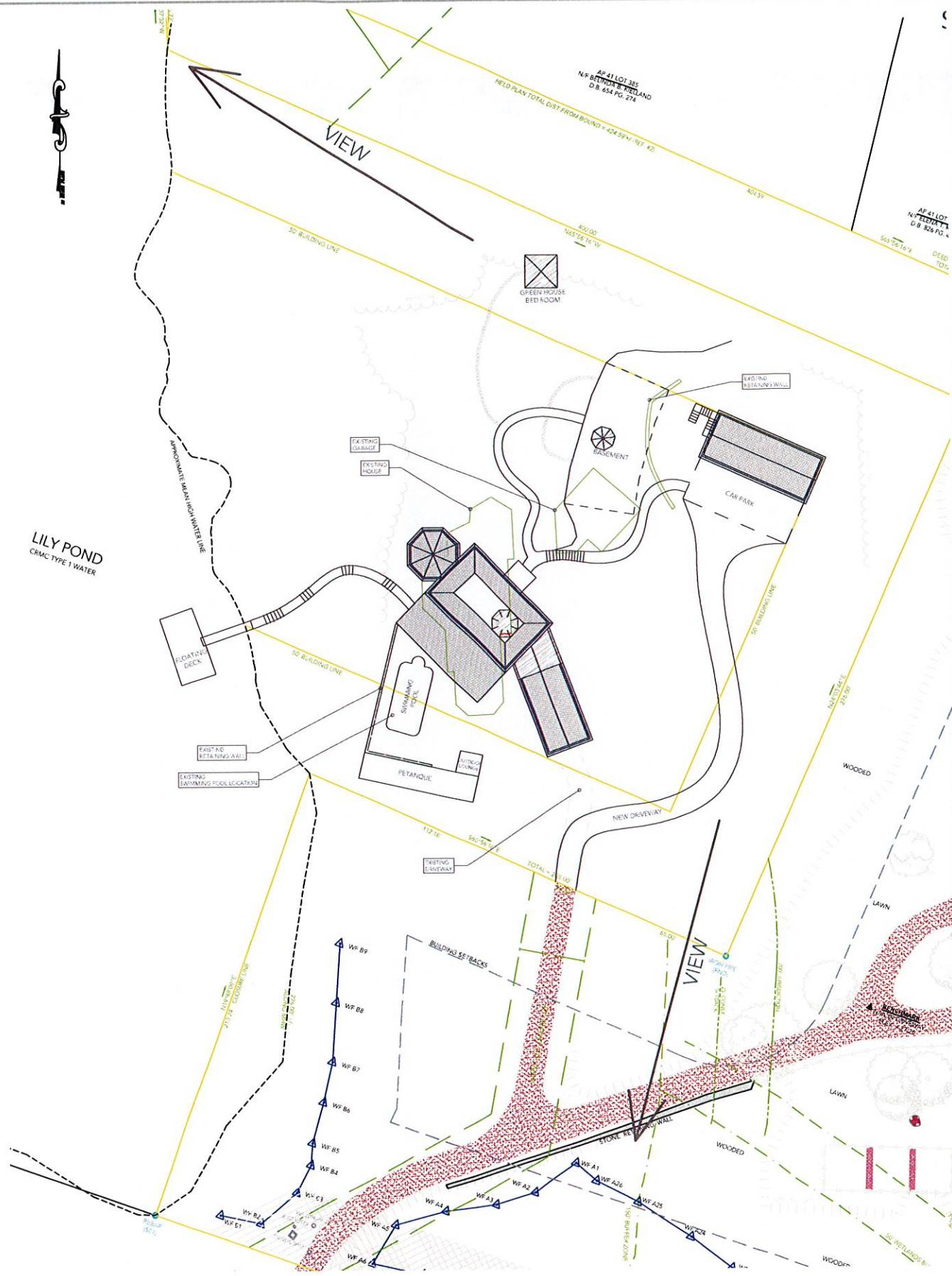
GROUND FLOOR - 2 CARS GARAGE & SURFBOARD ROOM  
FIRST FLOOR - 2 BED ROOM APARTMENT

**UNDERGOURND BASMENT**

2 GUEST BED ROOM  
GYM / STEAM ROOM / YOGA / JACUZZI  
MEDIA ROOM / CINEMA

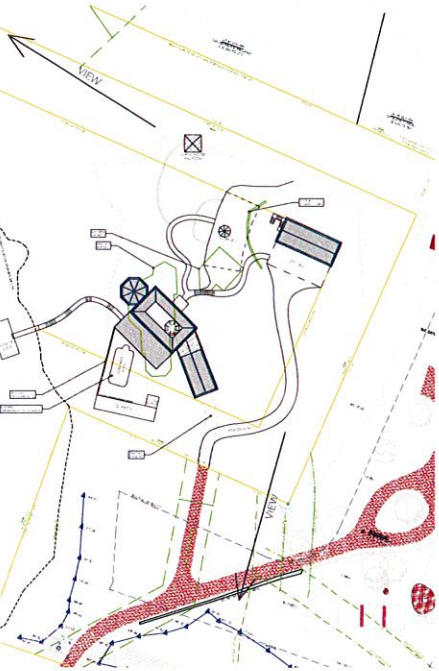
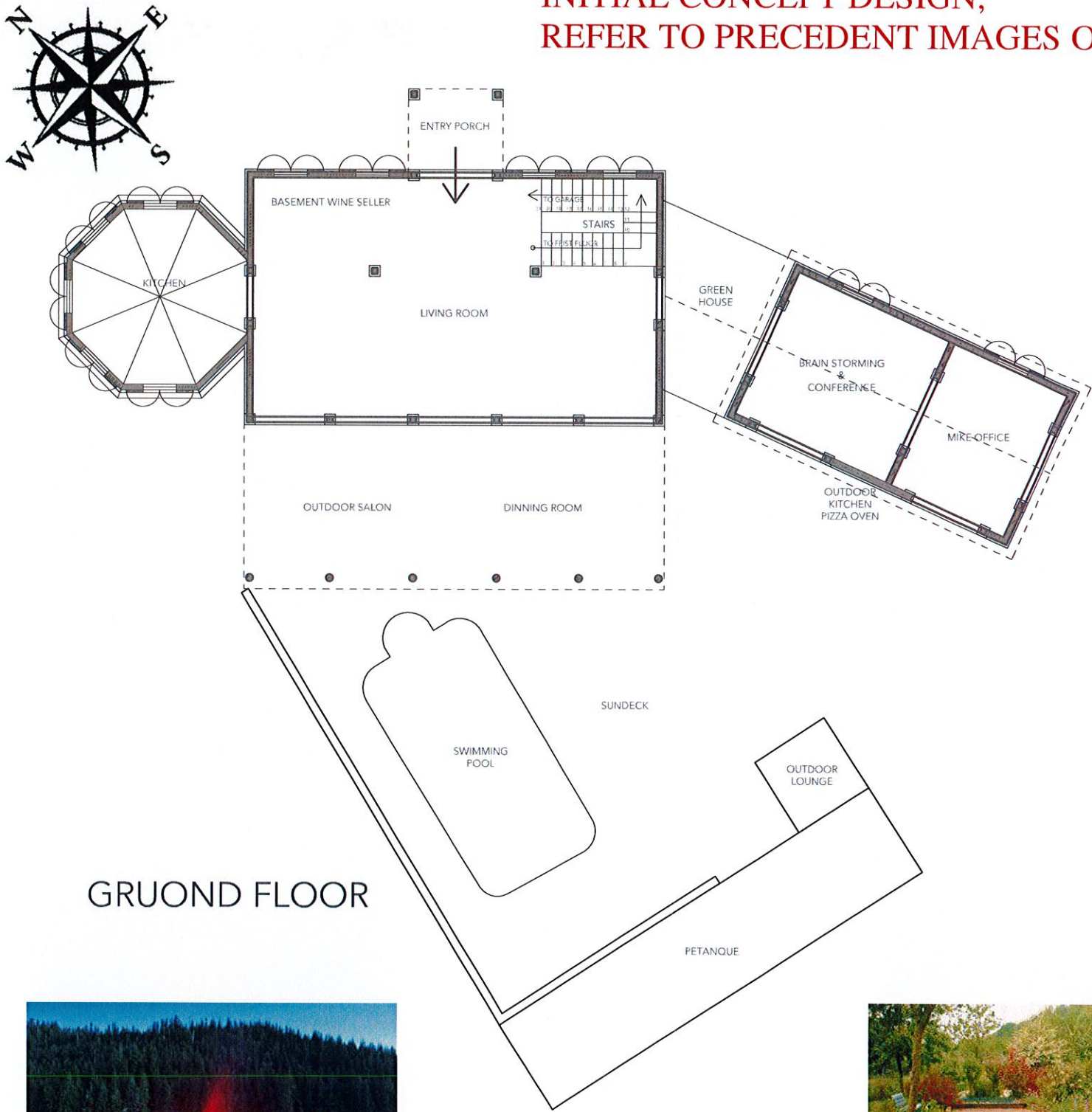
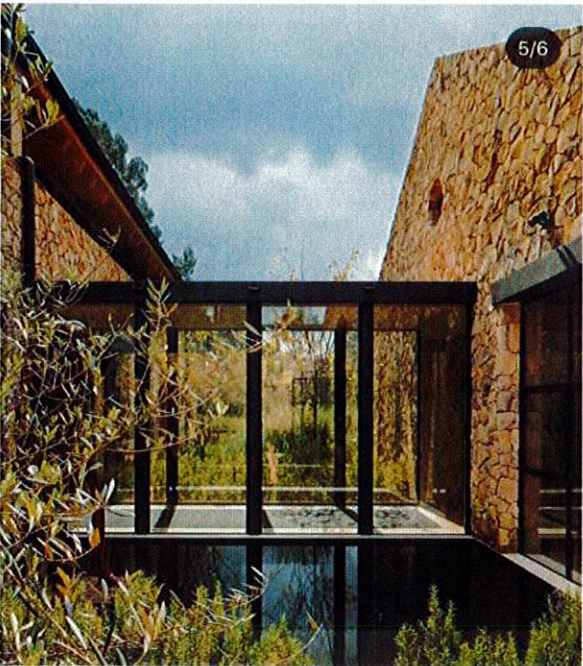
**GREEN HOUSE**

GUEST BED ROOM

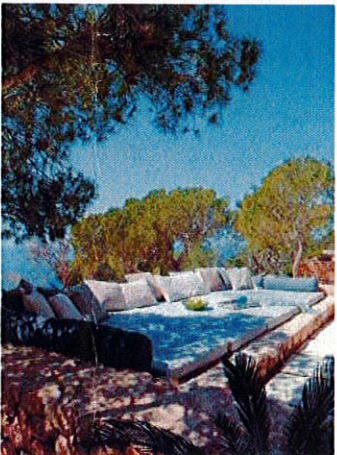




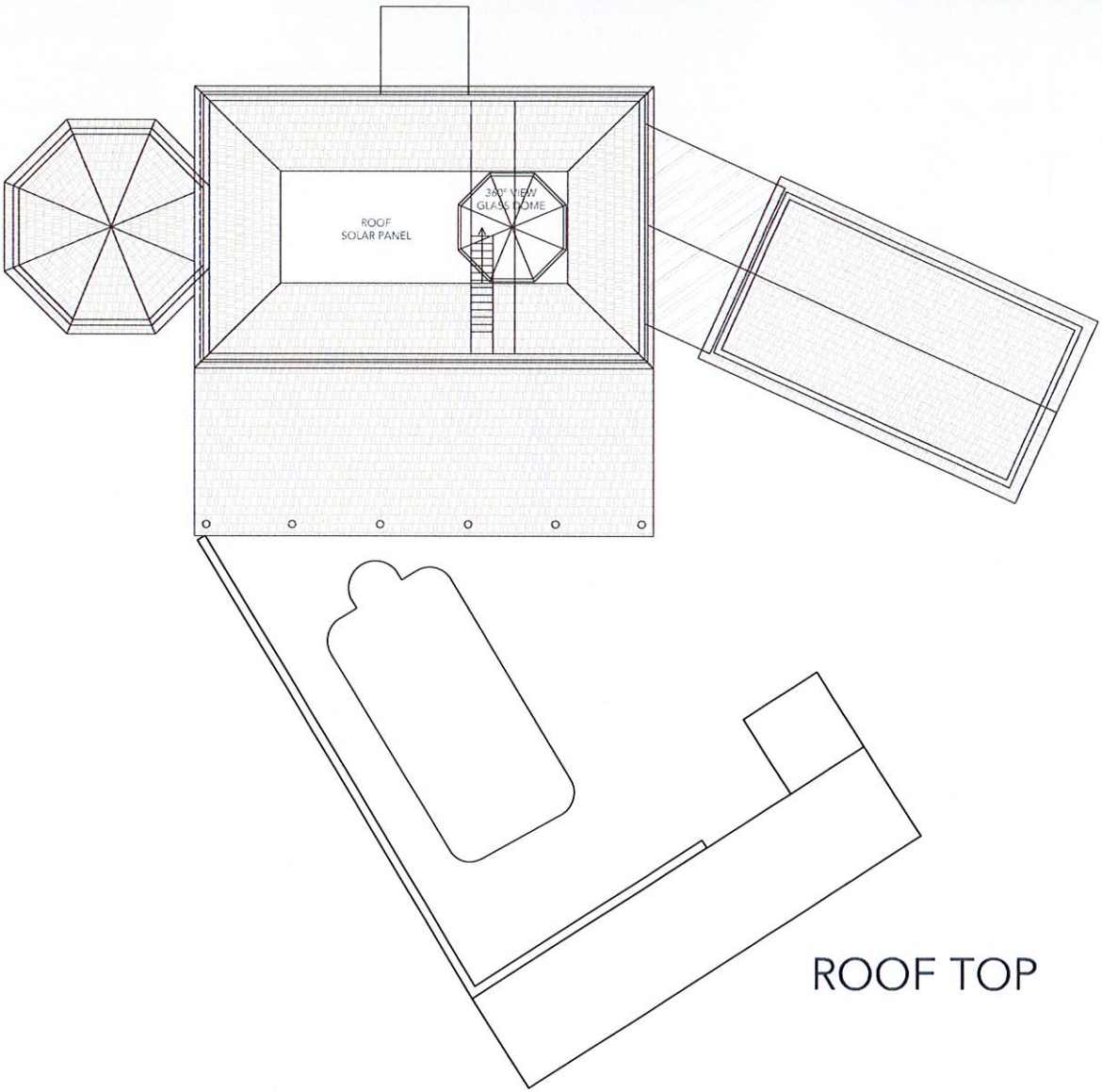
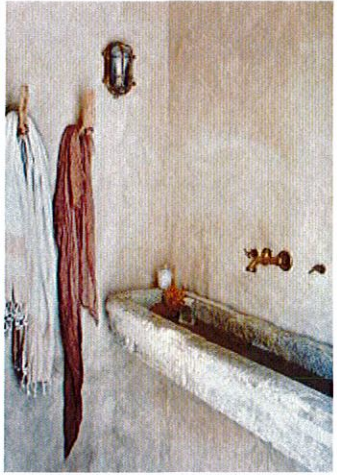
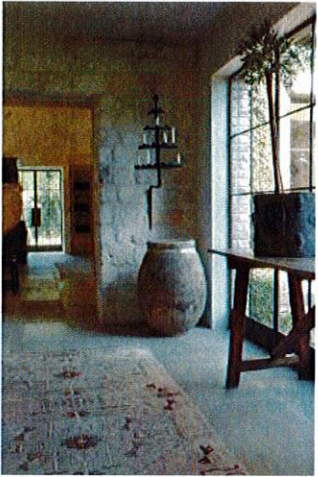
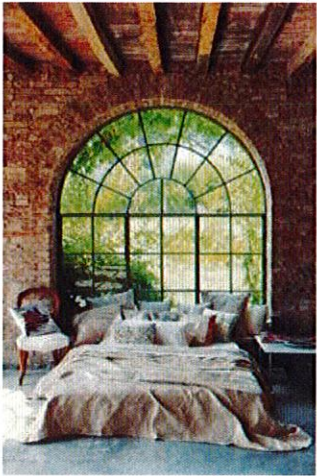
INITIAL CONCEPT DESIGN,  
REFER TO PRECEDENT IMAGES ONLY



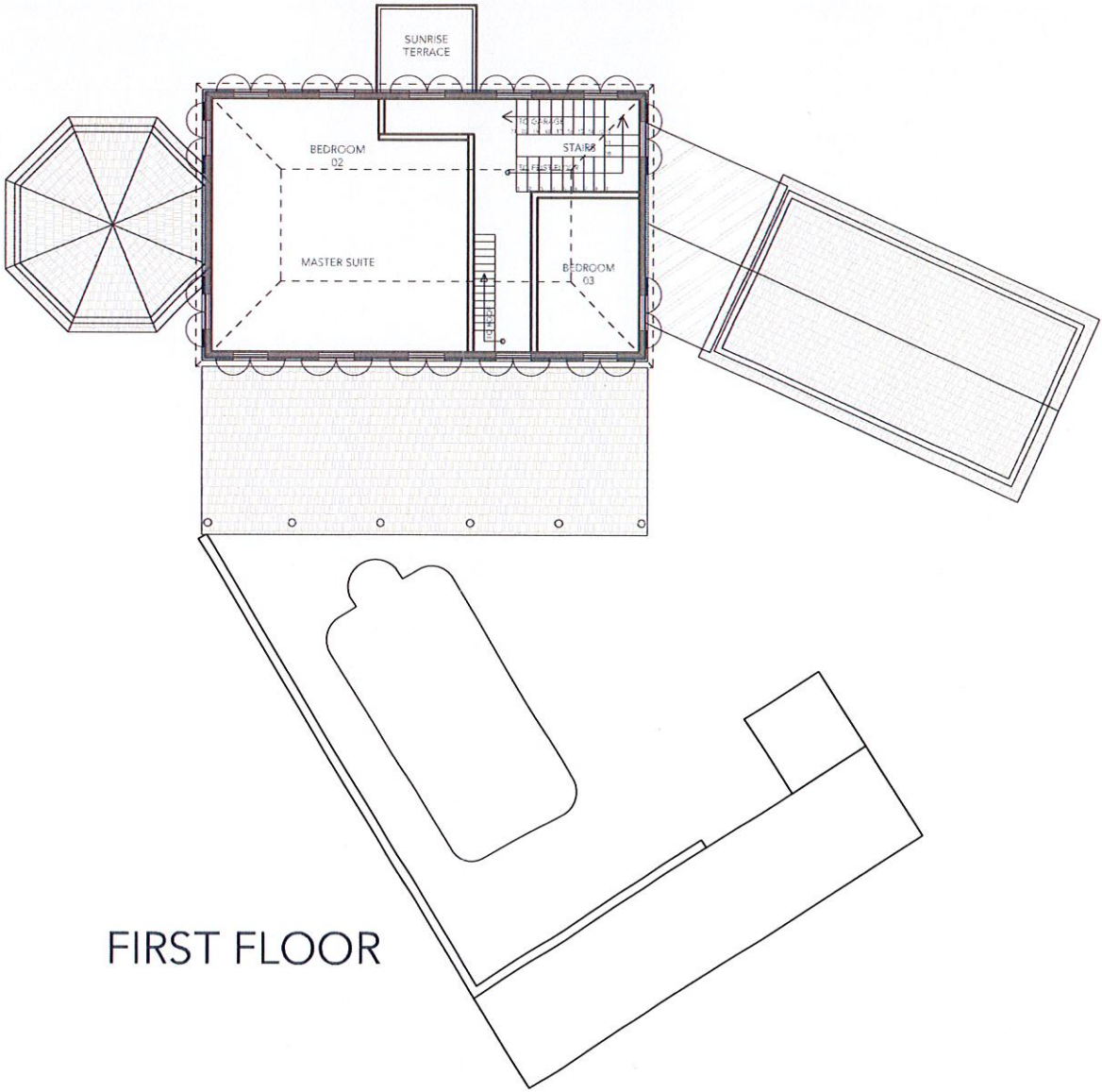
SITE PLAN



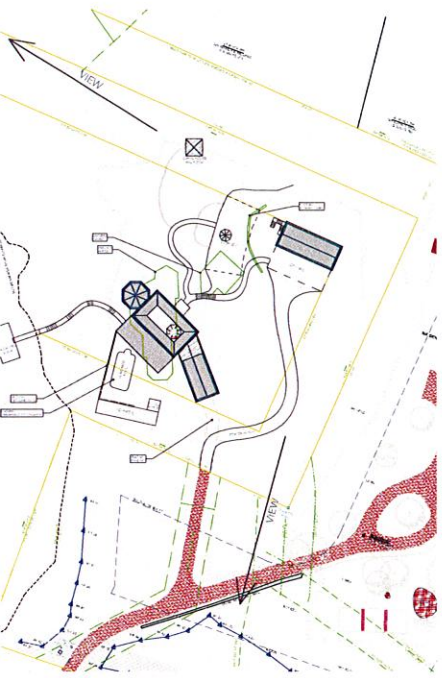




ROOF TOP



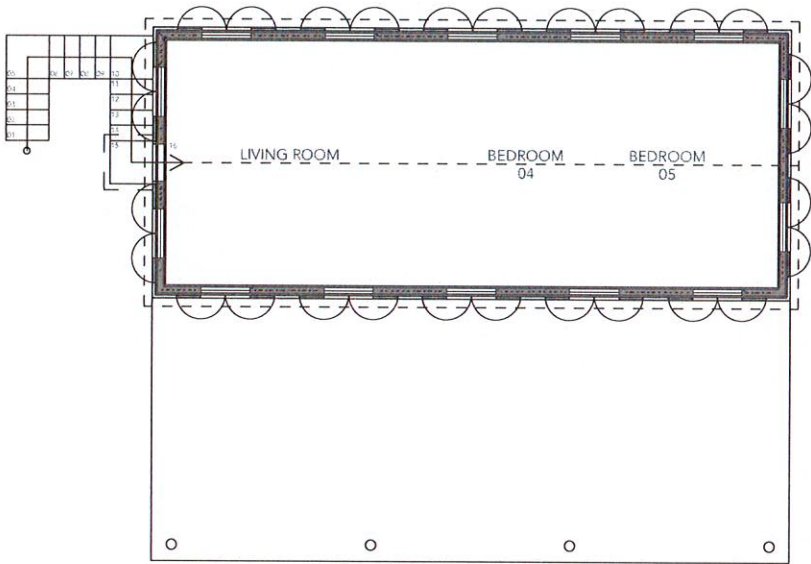
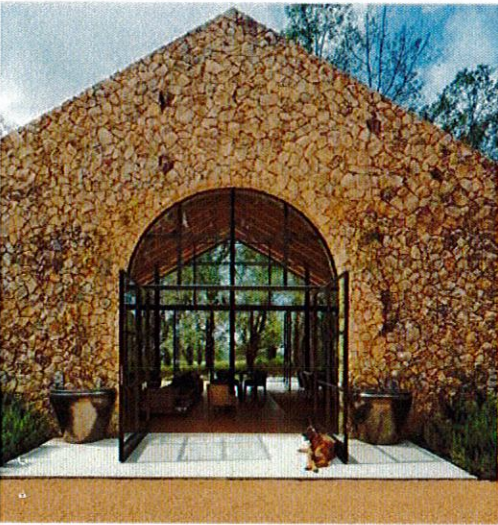
FIRST FLOOR



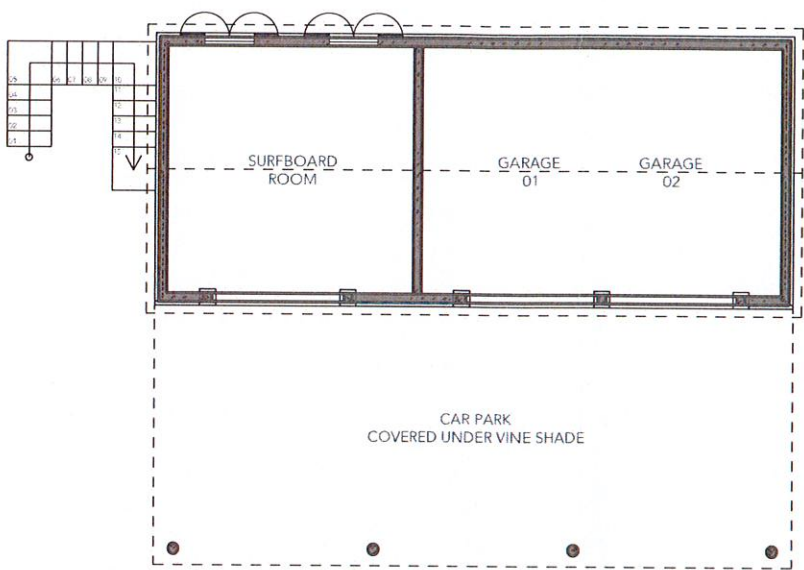
SITE PLAN



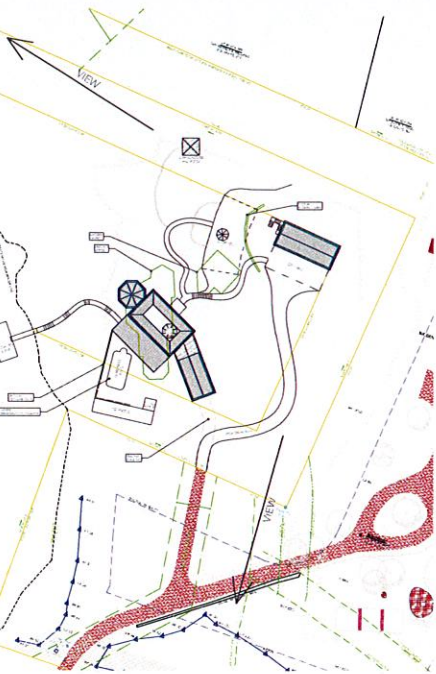
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FIRST FLOOR  
GUEST COTTAGE



GROUND FLOOR  
GARAGE & SURFBOARD ROOM

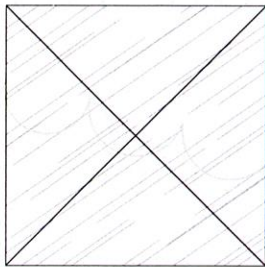


SITE PLAN

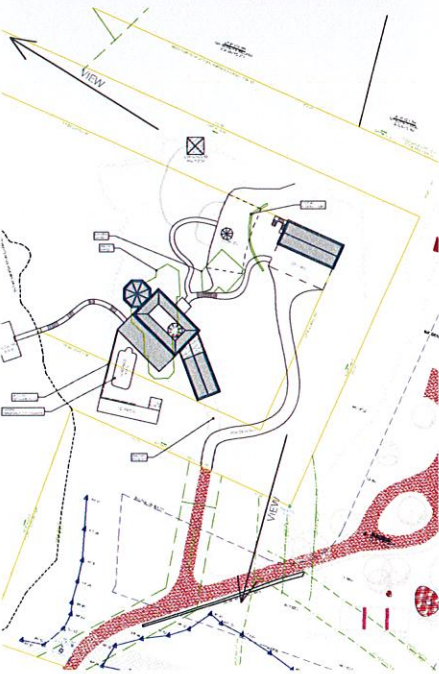




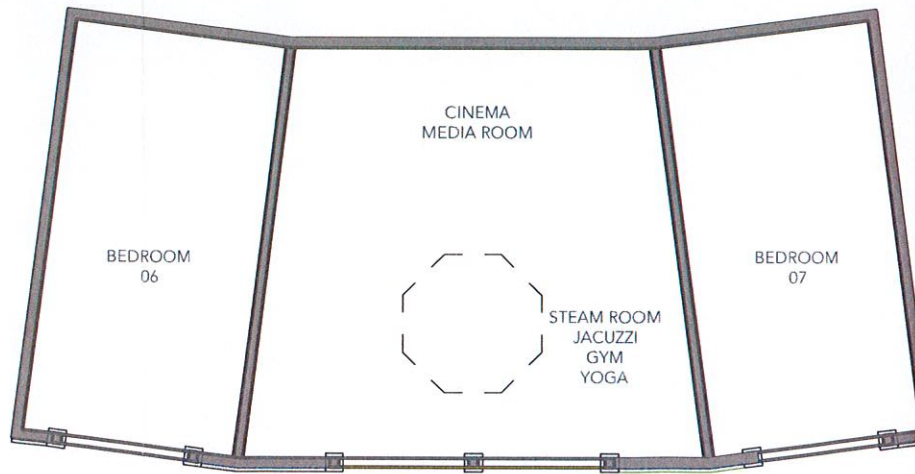
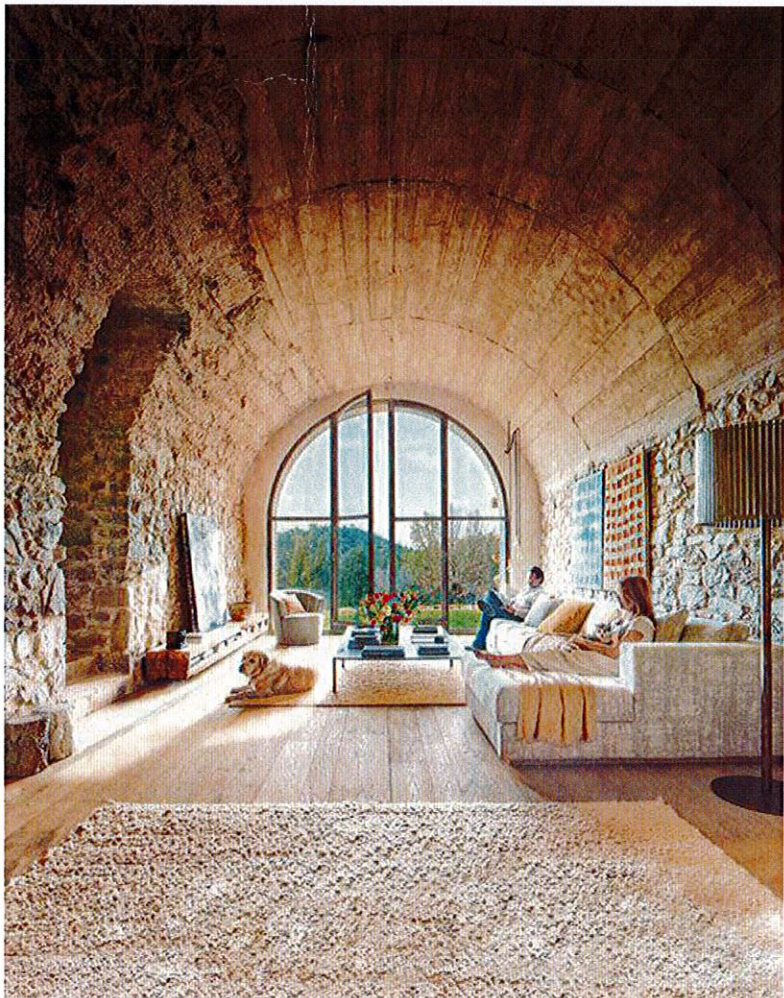
INITIAL CONCEPT DESIGN,  
REFER TO PRECEDENT IMAGES ONLY



GREEN HOUSE  
GUEST BED ROOM



SITE PLAN



UNDERGROUND BASEMENT



# ANDERS RESIDENCE

123 OCEAN AVENUE  
NEW PORT, RI

HISTORIC PRESERVATION SUBMITTAL  
November 2020



HOERR SCHAUDT  
LANDSCAPE ARCHITECTS

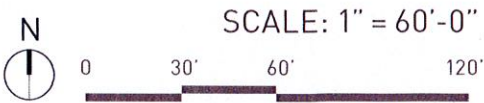


# SITE PLAN



## SITE ZONES

- 1. ENTRANCE ROAD IN EASEMENT
- 2. ENTRY DRIVE
- 3. UPPER TERRACE
- 4. LOWER TERRACE WITH VEGETABLE GARDEN
- 5. POOL TERRACE
- 6. WALK TO LILY POND





# ENLARGEMENT AROUND HOUSE



ANDERS RESIDENCE  
123 OCEAN AVENUE, NEWPORT, RI





# ENTRY DRIVE ENLARGEMENT



## LEGEND

- 1. GRAVEL OR CONCRETE DRIVEWAY, REALIGNED WITHIN 30' v.
- 2. STONE WALLS - MAJORITY AT 3' TALL, 6' MAX HEIGHT
- 3. PARKING CLOSER TO HOUSE
- 4. STONE STEPPER PATH
- 5. EXPOSED LEDGE TOBE VERIFIED
- 6. LANDSCAPE BUFFER
- 7. GRAVEL OR CONCRETE DRIVE AND PARKING
- 8. OVERFLOW PARKING

