

**TOWN OF NEW SHOREHAM  
HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**Owner of Property:** VVO REAL ESTATE HOLDING CORP

Owner's Mailing Address: (including PO Box) PO BOX 280 BLOCK ISLAND RI 02807

Email: MJF45@YAHOO.COM Phone # 401-323-2060

**Applicant:** VVO REAL ESTATE HOLDING CORP

Applicant's Mailing Address :( including PO Box) PO BOX 280 BLOCK ISLAND RI 02807

Email: MJF45@YAHOO.COM Phone # 401-323-2060

Location of Property 41 WATER STREET

**Plat #** 6 **Lot #** 107 **Parcel #** \_\_\_\_\_ **Fire #** 41

Existing Building's Approximate Date of Construction, History and Current Use: \_\_\_\_\_  
hotel , retail , restaurant , moped and bike rentals

Type of Work to be Performed: Circle One: Alterations New Construction Demolition Relocation

Architect/Designer: glen fontecchio Contractor/Carpenter: \_\_\_\_\_

Description of work to be performed: new building

Estimated Cost of Construction: 8,500,000

A check, made payable to the Town of New Shoreham must accompany this application in accordance with the following fee schedule:

<u>Cost of Proposed Work</u>		<u>Fee</u>
Under	\$ 1,000	\$ 50.00
\$ 1,001	\$ 50,000	\$ 75.00
\$50,001	\$100,000	\$100.00
Over	\$100,000	\$200.00

\*\*PLEASE NOTE: We authorize members of the Historic District Commission to go on the property.

Signature of Applicant: [Signature] Date: 11/8/2023

Signature of Owner: [Signature] Date: 11/8/2023

Signature of HDC Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Action Taken by HDC Board: \_\_\_\_\_ Date: \_\_\_\_\_

**HISTORIC DISTRICT COMMISSION  
BUILDING APPLICATION CHECKLIST  
PRELIMINARY REVIEW**

All applications must be submitted with the required copies, signatures and enclosures at least fourteen (14) calendar days prior to the regularly scheduled Historic District Commission meeting.

Applications are scheduled on the agenda in the order in which they were received.

Incomplete applications cannot and will not be accepted.

The applicant or an agent on their behalf must be present at the meeting in which the application will be reviewed.

\_\_\_\_\_ Electronic copy of the application and material must be emailed to [cheinz@newshorehamri.gov](mailto:cheinz@newshorehamri.gov)

**PRELIMINARY REVIEW**

Required submittal materials for preliminary review for Siting and Massing. Eight (8) copies of the two-page Application and Supporting Information, which shall include:

\_\_\_\_\_ Sketch Site plan showing the proposed building footprint and the footprints of adjacent property structures at a minimum scale of 1" = 20'-0"

\_\_\_\_\_ Sketch Floor Plans at a minimum scale of 1/8" = 1'-0"

\_\_\_\_\_ At least one prominent Sketch Elevation at a minimum scale of 1/8" = 1'-0"

\_\_\_\_\_ A Sketch Site Section through the Applicant's property and extending at least 150' on either side to show the present grade contour and neighboring building profiles at a minimum scale of 1" = 20'-0"

\_\_\_\_\_ Photographs of the existing site and adjacent neighboring properties.

\_\_\_\_\_ Submit water and sewer allocation approval or confirmation from the water superintendent /sewer superintendent that this project does not require additional allocation.

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**FINAL REVIEW**

Required submittal materials for Final Review - Detailed Construction Drawings Required to Obtain a Building Permit. Eight (8) copies and an electronic copy of the Application and Supporting Information, which shall include:

\_\_\_\_\_ Current photographs of the property showing its present condition which accurately represent the existing materials, color, textures, and landscaping. In addition, provide photographs of adjacent sites, buildings, and other improvements clearly showing the style and character of the area.

\_\_\_\_\_ If applicable (new construction or major addition), a site plan of the property identical to the site plan required by the Planning and/or Zoning Board showing all existing and proposed improvements, roads, driveways, parking, landscaping, topography, etc.

\_\_\_\_\_ Floor plans of all levels, including the roof, and all exterior elevations drawn at a minimum of ¼” =1’0” scale. Details shall be shown at 1-1/2” =1’-0” scale. All exterior doors and windows shall be identified by manufacturer, make, model number, and size, and shall specify glass and pane configuration (if any) as well as glazing composition. All materials and finishes shall be noted by size, profile, and color. Graphic notation of all exterior mounted electrical, mechanical, and plumbing equipment and specialties shall be noted on the plans and/or elevations. Site features, such as paving, walks, post lights, fences, walls, trash enclosures, and other appurtenances shall be shown on floor plans and/or elevations. Detailed construction drawings must be provided in order to obtain a building permit from the Building Official.

\_\_\_\_\_ Actual samples of major building materials (brick, stone, siding, roofing, etc.) shall be brought to the Final Review Commission Meeting for examination by the Commissioners.

\_\_\_\_\_ When requested by the Commission, especially for large-scale, visually-impacting projects, the Applicant shall provide a colored perspective hand-drawn or computer-generated rendering and/or a small scale “mass study” model of the proposed project. The perspective shall show the form, style, and scale of the project, all rooftop equipment and screening proposed, signs, landscaping, and other architectural features. Such rendering shall be at a minimum of 1/16” =1’-0” scale, and shall show adjacent buildings and terrain contours within 100’ of the structure’s perimeter. The model can be built of off-white “chipboard” or cardboard.

All questions should be directed to Corrie Heinz (401) 466-5419 [cheinz@newshorehamri.gov](mailto:cheinz@newshorehamri.gov)



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**DRAWING LIST**

**ARCHITECTURAL**

- A-1 BASEMENT PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 THIRD FLOOR PLAN
- A-5 NORTH ELEVATION
- A-6 SOUTH ELEVATION
- A-7 EAST ELEVATION
- A-8 WEST ELEVATION
- A-9 SECTION

**PHOTOS**

- P-1 HISTORIC PHOTOGRAPH
- P-2 HISTORIC PHOTOGRAPH
- P-3 POST FIRE BEFORE DEMOLITION PHOTOGRAPH
- P-4 PROPOSED STREETScape VIEW

Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Cover

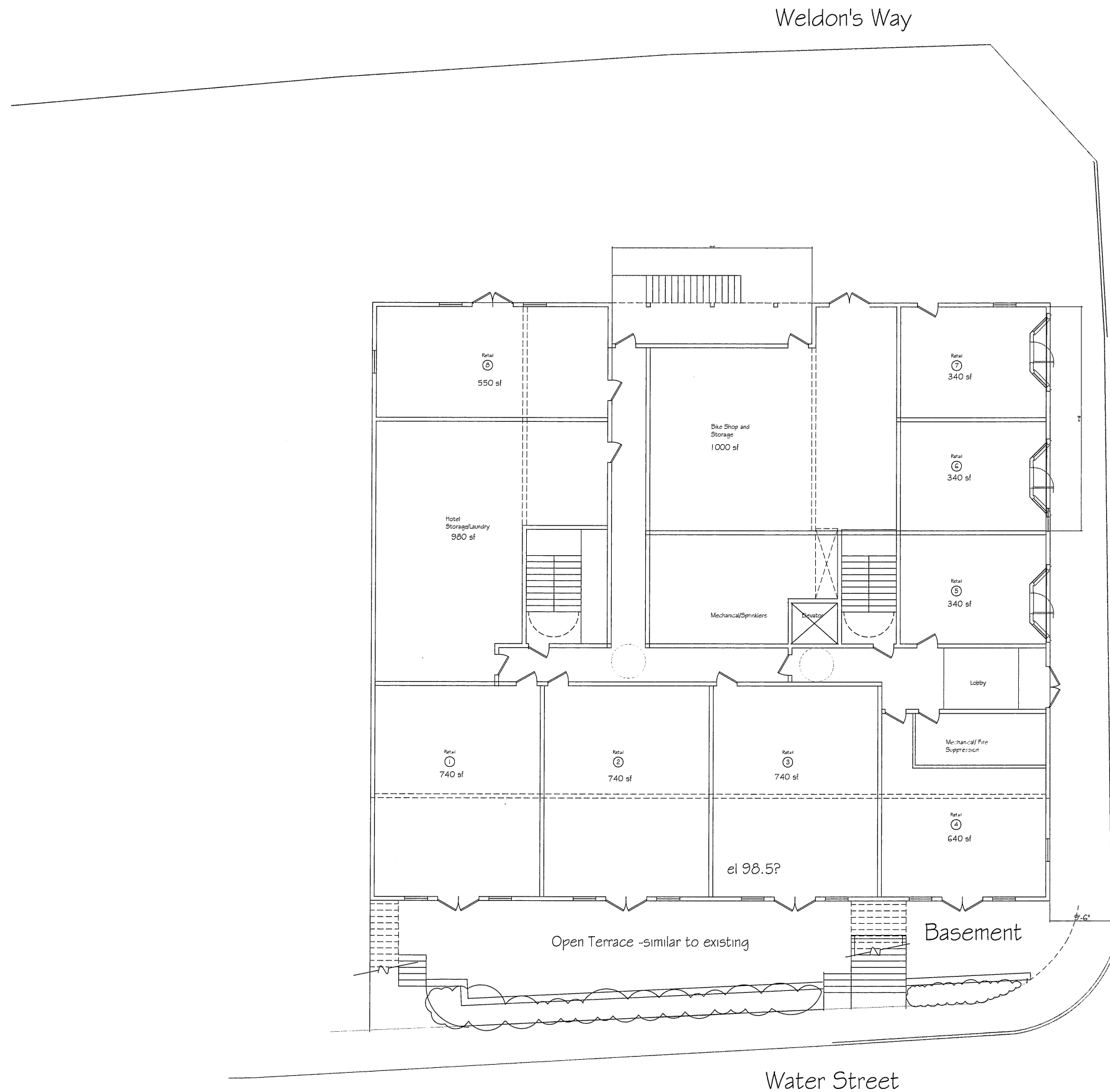
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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Basement Plan

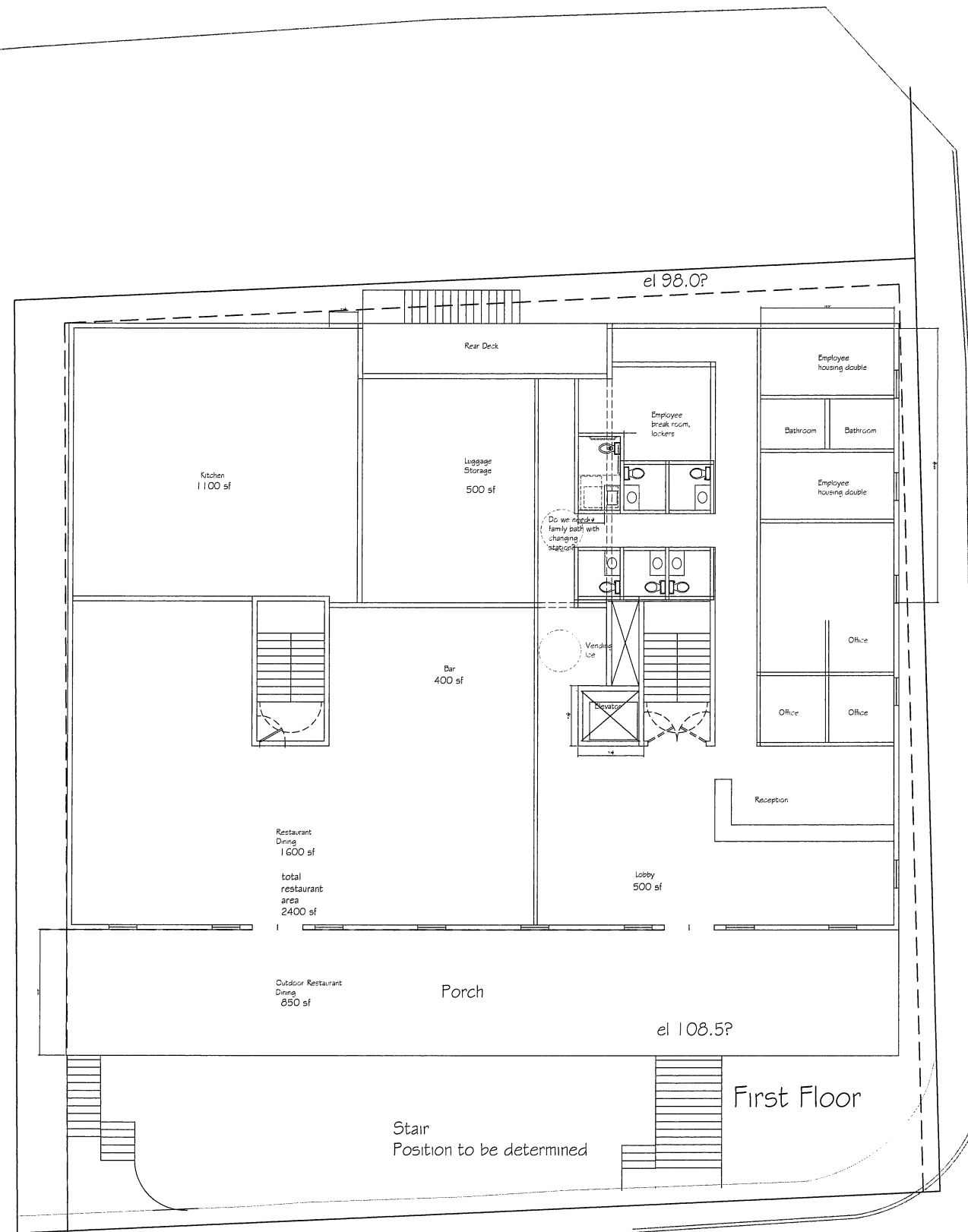
Scale: 1/8" = 1'-0"

A-1



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Weldon's Way



Chapel Street

Water Street

Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

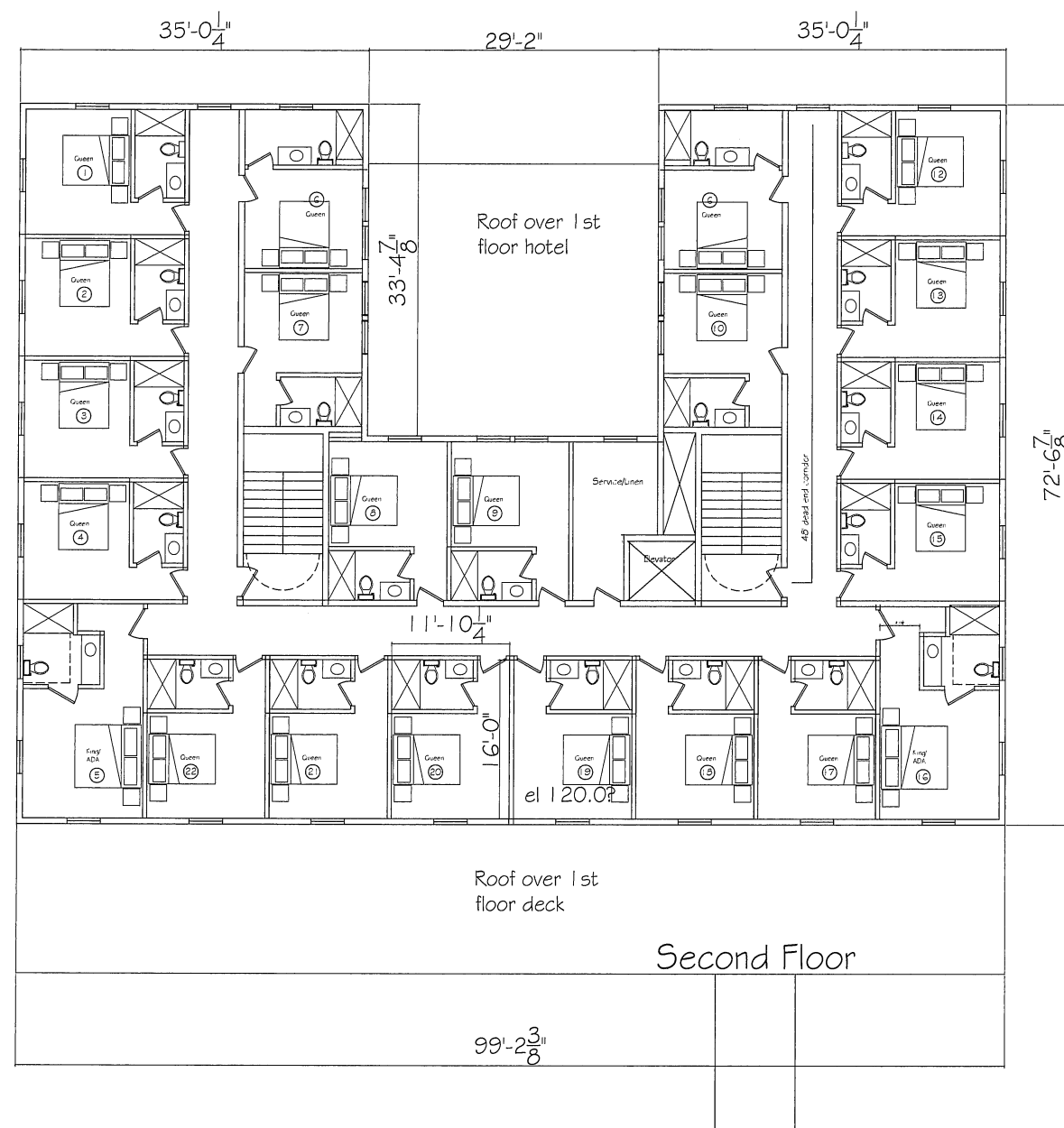
First Floor Plan

Scale: 1/8" = 1'-0"

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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

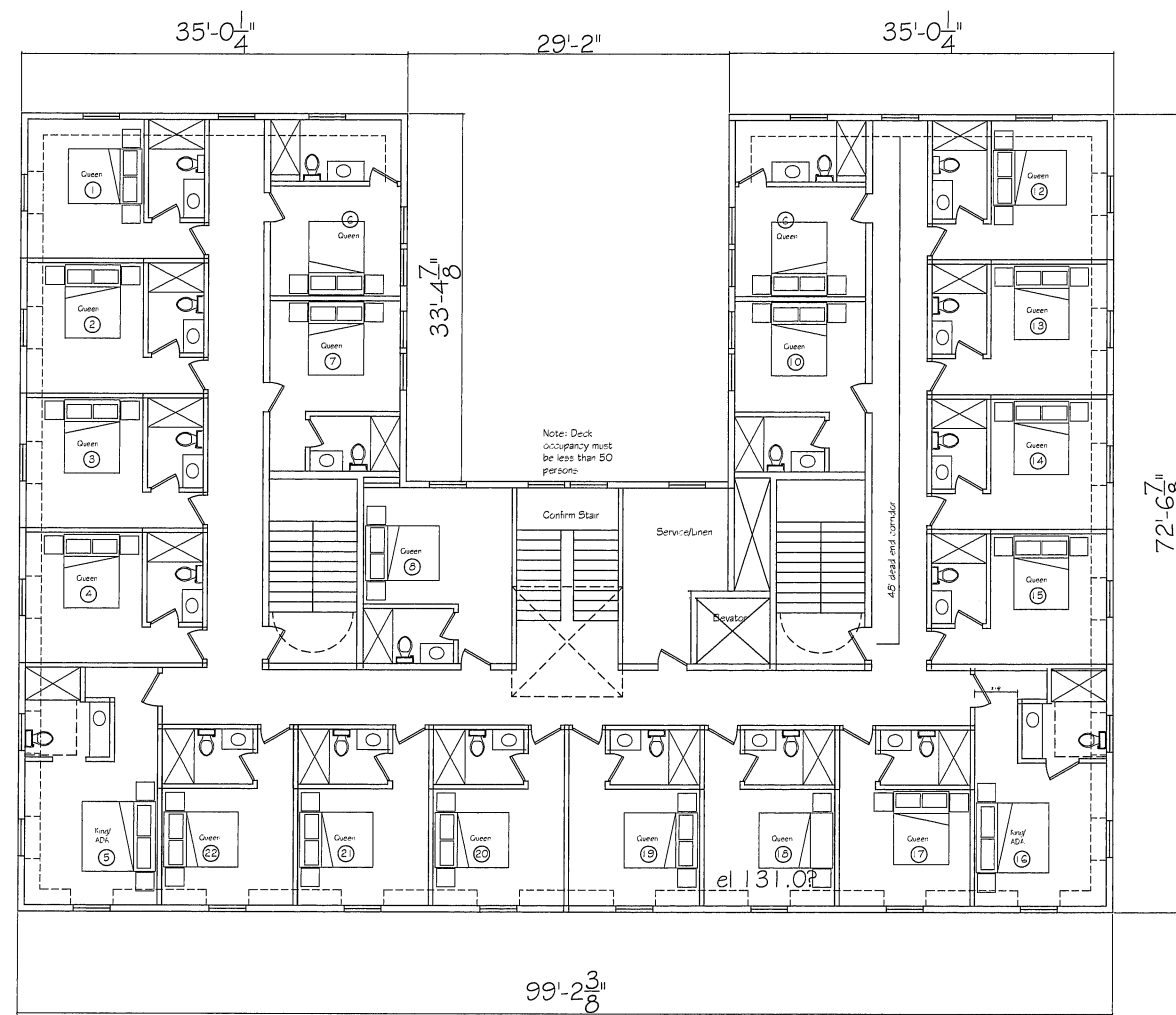


Second  
Floor Plan

Scale: 1/8" = 1'-0"

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Third Floor

Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Third  
Floor Plan

Scale: 1/8" = 1'-0"



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Coord. Basement floor levels

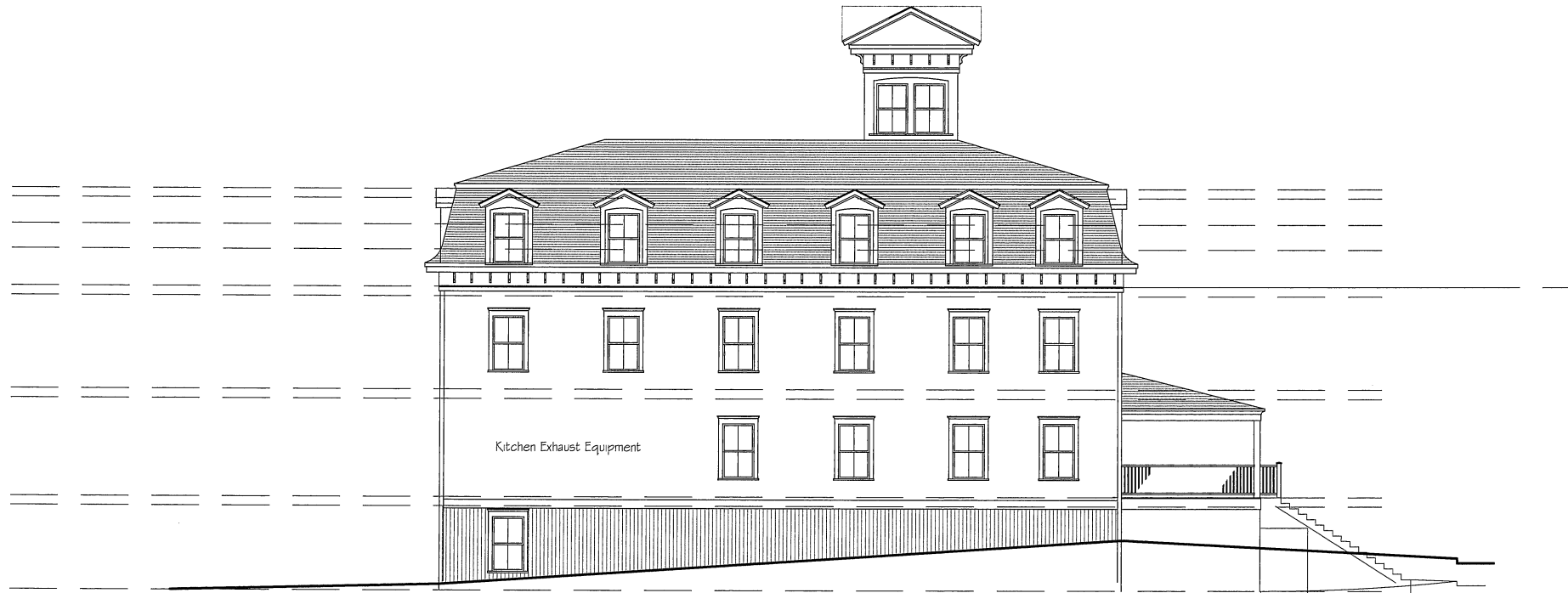
Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

North Elevation

Scale: 1/8" = 1'-0"

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Coord. Basement floor levels

Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

South Elevation

Scale: 1/8" = 1'-0"

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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island



East Elevation

Scale: 1/8" = 1'-0"

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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island



West Elevation

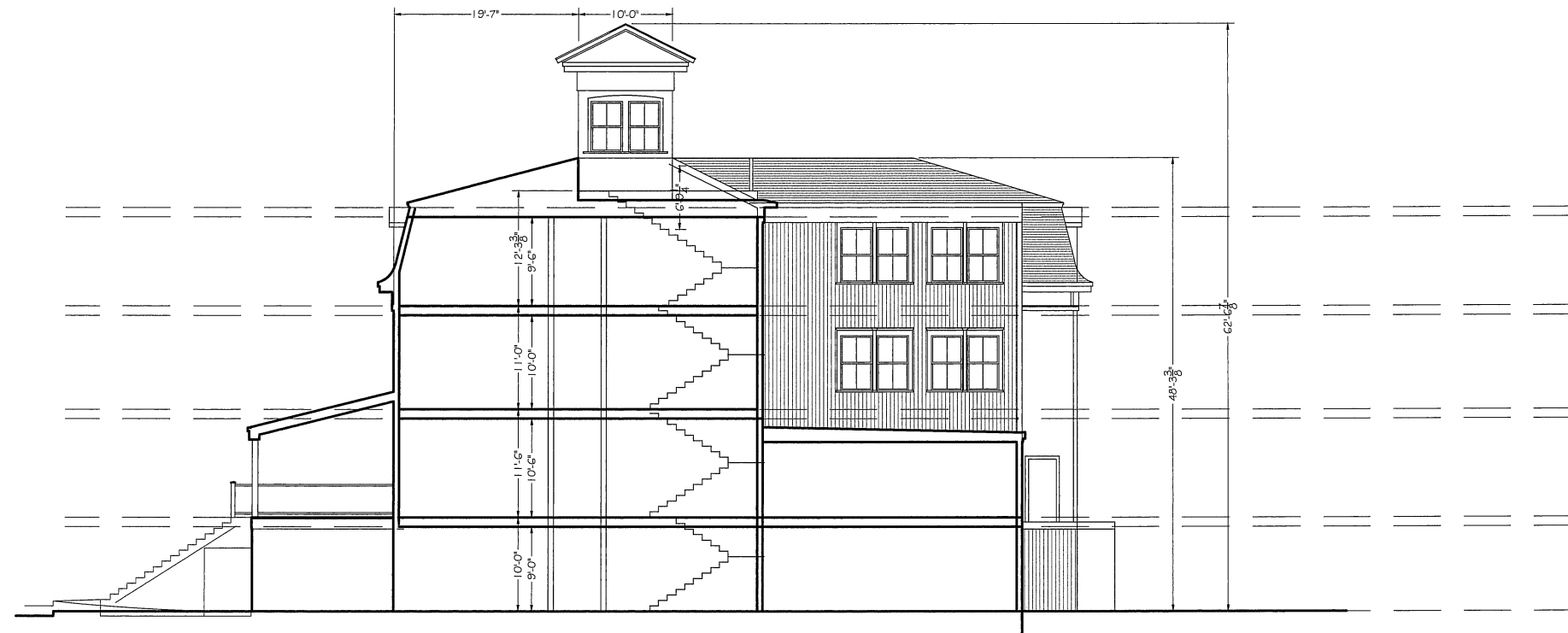
Scale: 1/8" = 1'-0"

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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island



Coord. Basement floor levels

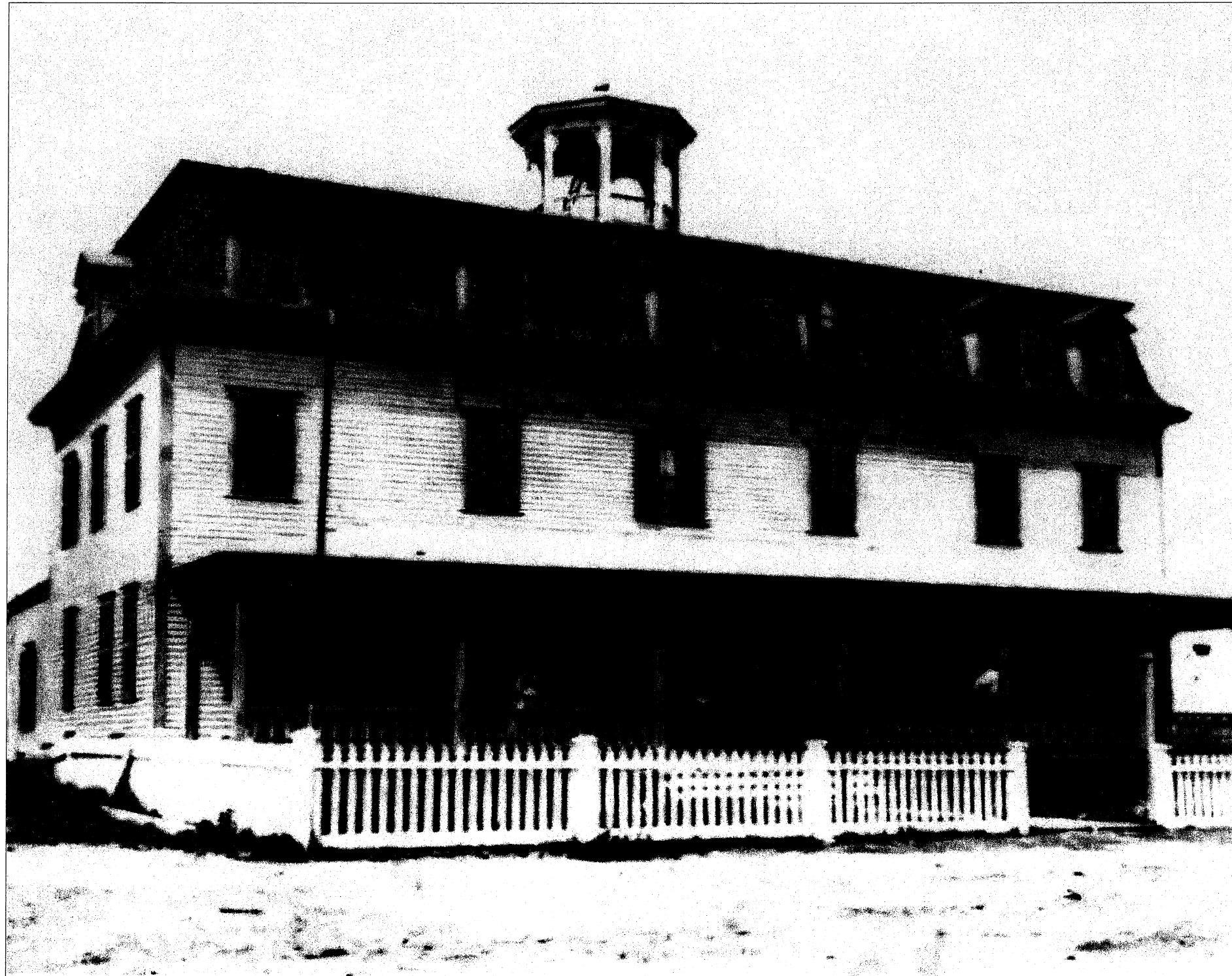
Section

Scale: 1/8" = 1'-0"

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HISTORIC IMAGE

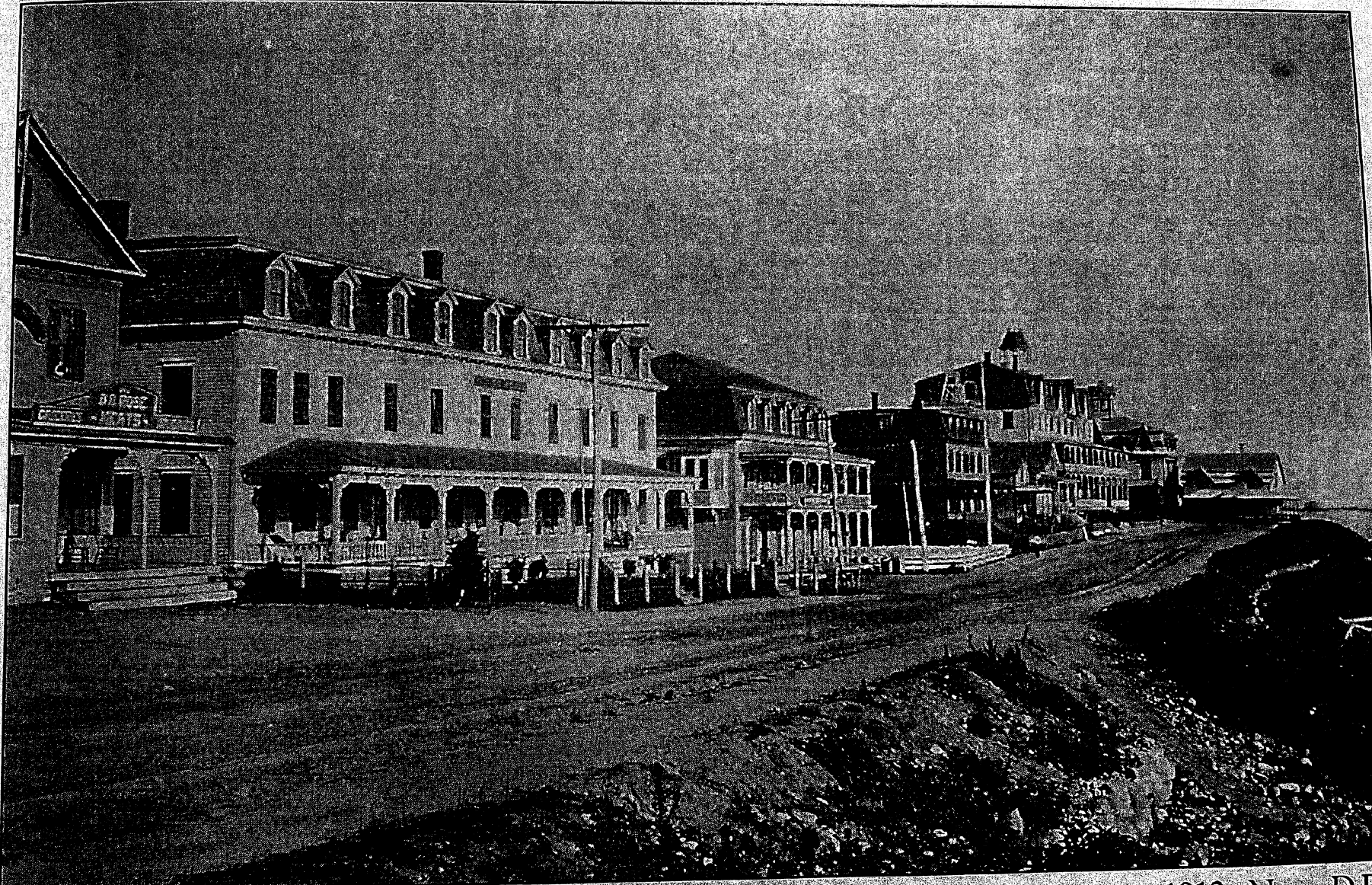
Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Historic Image  
Photograph

Scale: 1/8" = 1'-0"



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This fine array of hotels has been captured by an island photographer, c. 1912. Note D.B. Rose's grocery store on the far left, next to the Pequot House. (From the Henry A.L. Brown Collection.)

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HISTORIC IMAGE

Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Section

Scale: 1/8" = 1'-0"

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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

Post Fire  
Before Demolition  
Photograph

Scale: 1/8" = 1'-0"

POST FIRE BEFORE DEMOLITION





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Harborside Hotel  
213 Water Street  
New Shoreham, Rhode Island

PROPOSED STREETScape VIEW

Proposed  
Streetscape View

Scale: 1/8" = 1'-0"