

BREAKING GROUND

Ocean House

WHAT Residential resort on a site that formerly held a historic hotel.

WHERE The Watch Hill section of Westerly, R.I.

AMENITIES Restaurants, a private beach and a spa, among others.

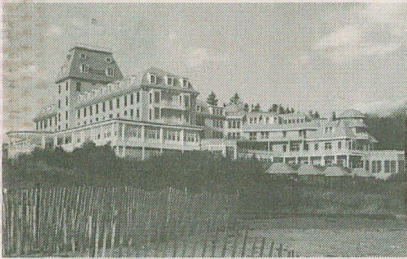
PRICES Residences range from nearly \$1.5 million to about \$3.5 million.

STATUS Planned to open in June 2010. So far 10 units have been sold.

DEVELOPER Bluff Avenue LLC.

CONTACT (401) 315-5599 or oceanhouseri.com.

DETAILS Development and preservation rarely go hand in hand, but that is somewhat the case with this project in southwest Rhode Island. Opened in 1868, the Ocean House hotel was a landmark seaside resort. Fronting Block Island Sound, the hotel, a yellow Victorian building, remained open until 2003, when disrepair, which by then had allowed only 59 of its 154 rooms to be occupied, prevented it from meeting fire codes and forced it to close completely.



The building was found to be too far gone to be restored, so the development group decided to raze and replicate it. Next year the namesake replica is set to open with 49 guest rooms and 23 studio to two-bedroom condominiums. Items from the old building like the front desk, a staircase, mantels, stonework and wood paneling were kept to be used in the new one. The residences, with fireplaces, high-end appliances and granite countertops, will range from 850 to 5,000 square feet, and will all have ocean views. There will be two farm-to-table-style restaurants, one with fine dining and the other more casual, as well as a private lounge and a full-service spa, which will have six treatment rooms. The site includes a 1,000-foot-long private beach. A pool, a fitness center and a croquet lawn will be available as well. New York is about three hours away by car, Boston around two. **NICK KAYE**

Breaking Ground covers projects, planned or under construction, that include weekend or vacation homes.