



The Post Office Building
320 Thames Street
Third Floor
Newport, RI 02840

Memorandum: Historic and Architectural Analysis

To: Mr. Thomas Abruzese
Date: October 30, 2019
Re: Waites Wharf Property Analysis

We have been asked to inspect and review six sites from our professional perspective with regard to their applicability for demolition and redevelopment. To this point we have reviewed the available historical atlases, plat maps, Newport Zoning Ordinance, FEMA Maps and visited the parcels for firsthand inspection. Taking this information into account, we have come to the following conclusions with regard to the development potential of the properties you are looking to redevelop:

General observations.

The six sites all lie along Waite's Wharf. Until the 1970's this area was occupied largely by businesses in the marine trades and was "working waterfront." The buildings constructed were built for purely practical purpose and with little attention to design finesse or long-term durability and quality.

In the 1980's these sites began to be converted in bits and pieces to the emerging consumer and tourist economy. Warehouses were converted to restaurants and then later nightclubs. These parcels are now ripe for further development and upgrade from their current state.

Over time the majority of the properties have undergone a series of ad hoc renovations and modifications, changing and diminishing any historic architectural fabric that may once have existed. In other instance the old structures no longer conform to current building code with regard to head heights, egress, insulation and many other variables.

Where some historic architectural fabric does remain, poor maintenance and neglect over the long-term has put that material into a poor state, All six sites are currently zoned WB (Waterfront Business). Most of the six sites are non-compliant in that buildings exist within the zoning setbacks. In certain instance the coverage of the buildings is higher than currently specified in the Newport Codified Ordinance.

Site Data Observations:

Each site has been inspected, analyzed and reviewed in the attached materials. The properties have been arranged numerically by their Plat and Lot numbers for easier reference.

Flood Issues:

All six subject parcel lie within a VE-13 Flood zone which will necessitate lifting any and all of the existing properties and bracing them structurally to make them conform to the current building codes. Due the character and quality of the structural conditions of all of the five properties that have buildings on them bringing them up to current building is not be economically feasible to do.

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Newport Historic District / Southern Thames Historic District:

The six sites are outside of the Newport Historic District as currently delineated. The the sites set within the Southern Thames Historic District. As per the initial historic inventory of the area compile in 1980, none of the structures on the subject properties are notes in the inventory of contributing buildings listed in Appendix E (attached for reference).

In 2008 a application was written to formalize the area as a National Historic District. According to this nomination two of the subject properties were “contributing properties” within the district along with 436 other properties within the designated area. This nomination however, takes little to no account for the dilapidated condition of the properties, the change they have undergone over time, the lack of code compliance, of the threat to the properties from rising flood levels. We feel the listing of these two properties does not negate our evaluation of the relatively low value of the existing structures as they currently exist, as attested to by the attached conditions documentation and assessment..

Summary Conclusions:

None of the structures on the subject properties, as documented more explicitly in the following report, have true historic or architectural value that should prevent their demolition. We urge the Newport Planning Board to approve their demolition with the expectation that any new development will better comply with current code, quality and design standards.

Yours very truly,
A4 Architecture Inc.



Ross Cann, RA, AIA, NCARB

Property Designation:

Newport TAP 32 - Lot 155: 25 Waites Wharf

Property Description:

25 Waites Wharf is currently occupied by a 5,658 sf U-shaped warehouse with a 2146 sf covered wood deck and operates as the “Dockside” Nightclub during the summer months.

The building was originally constructed according to the Tax Assessor’s records in 1966, most likely as a waterfront warehouse. The building was converted from Anthony’s Seafood Restaurant, which once occupied the building and has been subject to numerous renovations and modifications over time. Under its current use the property has been the subject of numerous noise complaints from the residents of abutting properties.

The building has 1.34 acres (58370 sf) of land associated with it. The quality of the exterior and interior is fair at best. The building is largely uninsulated and therefore does not conform to current building codes for year-round occupation and usage.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor’s records)

Current coverage: 13.4%

Current Approximate Height: 18’

North setback: 3’ 6”

East setback: 284’

South setback: 0’

West setback: 0’

Parcel Summary:

This building is not of historical character or value. The quality of the construction is poor to fair. It lies within a velocity flood hazard zone. From an architectural and historical perspective there is no reason this building should not be demolished and replaced with a modernized structure which meets current building codes and quality standards.

Property Designation:
Newport TAP 32 - Lot 155

Photographs of Existing Conditions:



Assessment / Page 01
Newport TAP 32 - Lot 155

25 WAITES WHF

Location 25 WAITES WHF **Map/Lot/Unit** 32/ 155/ / /

Acct# R06040 **Owner** HARBOUR REALTY LLC

Assessment \$6,024,300 **PID** 6016

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$873,700	\$5,150,600	\$6,024,300

Owner of Record

Owner HARBOUR REALTY LLC **Sale Price** \$0
Co-Owner C/O THOMAS ABRUZESE **Certificate**
Address 39 AGAR ST **Book & Page** 692/ 155
 YONKERS, NY 10701 **Sale Date** 08/09/1995

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HARBOUR REALTY LLC	\$0		692/ 155	08/09/1995
HARBOUR REALTY LLC	\$950,000		676/ 149	03/15/1995

Building Information

Building 1 : Section 1

Year Built: 1966
Living Area: 5,658
Replacement Cost: \$953,352
Building Percent 79
Good:
Replacement Cost
Less Depreciation: \$753,100

Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial

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Newport TAP 32 - Lot 155

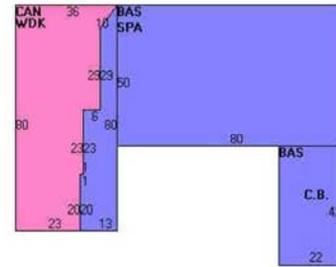
Grade	Good
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	LARGE BUS MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3333
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos/\00\01\28\22>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4,924	4,924
SPA	Service Production Area	734	734
CAN	Canopy	2,146	0
WDK	Deck, Wood	2,146	0
		9,950	5,658

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	6082 S.F.	\$6,000	1
A/C	AIR CONDITION	4000 UNITS	\$7,900	1

Land

Land Use

Land Line Valuation

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 Newport TAP 32 - Lot 155

Use Code	3333	Size (Acres)	1.34
Description	LARGE BUS MDL-94	Frontage	0
Zone	WB	Depth	0
Neighborhood	Y	Assessed Value	\$5,150,600
Alt Land Appr Category	No		

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT	8816 S.F.	\$6,600	1
	SM OFC BLDG	240	\$10,800	1
DCK2	COM TYPE	800 S.F.	\$72,000	1
PHSE	PUMPHOUSE	112 S.F.	\$11,200	1
MISC	MISC BLDG	304 S.F.	\$6,100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$873,700	\$5,150,600	\$6,024,300
2017	\$641,700	\$4,755,700	\$5,397,400

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Property Designation:

Newport TAP 32 - Lot 248 / 16 Waites Wharf

Property Description:

16 Waites Wharf is currently occupied by a 5,960 sf linear warehouse known as “Bannister’s Wharf Warehouse”.

The building was originally constructed according to the Tax Assessor’s records in 1900, most likely as a garage/warehouse.

The building has 0.14 acres (6098 sf) of land associated with it. The quality of the exterior is very degraded. The building is largely uninsulated and therefore does not conform to current building codes for year-round occupation and usage. The exterior of the building appears overgrown and in poor condition, diminishing the character of the area. Poor quality of previous repairs have replaced stone with concrete patches so the integrity of the architectural fabric has largely been lost over time.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor’s records)

Current coverage: 97.7%

Current Approximate Height: 15’

North setback: 0’

East setback: 0’

South setback: 0’

West setback: 7’ 3”

Parcel Summary:

This building is not of historical character or value. The quality of the construction is poor to fair. It lies within the AE-12 flood hazard zone. From an architectural and historical perspective, we believe there is no reason this building should not be demolished and replaced with a modernized structure which meets current building codes and quality standards.

Property Designation:

Newport TAP 32 - Lot 248 / 16 Waites Wharf

Photographs of Existing Conditions:



16 Waites Wharf

Lynch Stables (ca 1890): A low, wide, stone-and-brick 1-story building with a shallow end-gable roof, irregular fenestration and vehicular and pedestrian entrances on the façade, and a low irregular stepped pediment across the upper wall of the façade. This functional structure recalls the historic working waterfront.

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Newport TAP 32 - Lot 248

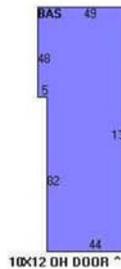
Grade	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Bldg Use	LARGE BUS MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	333I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	LIGHT
Wall Height	12
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewportRIPPhotos/\00\01\28\21>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	5,960	5,960
		5,960	5,960

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	333I
Description	LARGE BUS MDL-96
Zone	WB
Neighborhood	W

Land Line Valuation

Size (Acres)	0.14
Frontage	0
Depth	0
Assessed Value	\$933,300

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 Newport TAP 32 - Lot 248

Alt Land Appr No
Category

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
FN6	W/O TOP RL-4'	228 L.F.	\$900	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$101,300	\$933,300	\$1,034,600
2017	\$133,100	\$469,200	\$602,300

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Property Designation:

Newport TAP 32 - Lot 267

Property Description:

20 W Extension St. is currently occupied by a 6668 sf irregular warehouse with no distinct title or use.

The building was originally constructed according to the Tax Assessor's records in 1969, most likely as a waterfront garage/warehouse.

The building has 0.26 acres (11325 sf) of land associated with it. The quality of the exterior and interior is very degraded. The building is largely uninsulated and therefore does not conform to current building codes for year-round occupation and usage.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor's records)

Current coverage: 58.8%

Current Approximate Height: 16'

North setback: 0'

East setback: 9' 7"

South setback: 0'

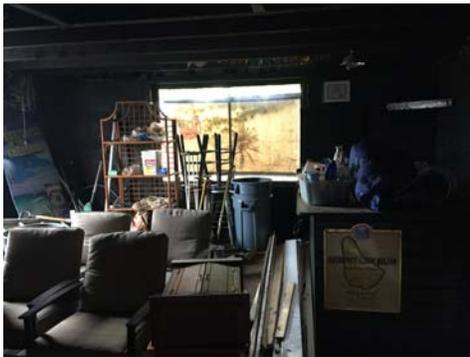
West setback: 0"

Parcel Summary:

This building does not appear to be of historical character or value. Although the exterior still shows the name of its original owner and function, "Thomas Crawford Blacksmith & Welding" the quality of the existing construction is poor to fair. It lies within the VE-13 and AE-12 flood hazard zones. From an architectural and historical perspective there is no reason this building should not be demolished and replaced with a modernized structure which meets current building codes and quality standards.

Property Designation:
Newport TAP 32 - Lot 267

Photographs of Existing Conditions:



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Newport TAP 32 - Lot 267

20 W EXTENSION ST

Location 20 W EXTENSION ST

Map/Lot/Unit 32/ 267/ / /

Acct# R06177

Owner 20 WEST EXTENSION LLC

Assessment \$1,131,000

PID 6153

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$38,200	\$1,092,800	\$1,131,000

Owner of Record

Owner 20 WEST EXTENSION LLC
Co-Owner
Address 39 AGAR ST
YONKERS, NY 10701

Sale Price \$1,100,000
Certificate
Book & Page 2597/ 293
Sale Date 06/28/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
20 WEST EXTENSION LLC	\$1,100,000		2597/ 293	00	06/28/2016
WELAND SMITH LLC	\$1,075,000		1932/ 54	00	04/18/2008
CRAWFORD THOMAS-HEIRS OF &	\$0		344/ 84		

Building Information

Building 1 : Section 1

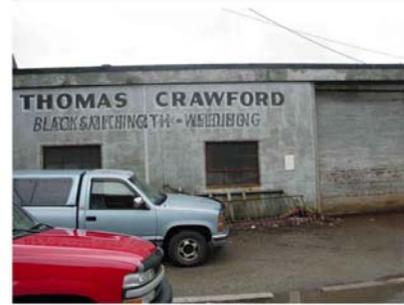
Year Built: 1968
Living Area: 6,668
Replacement Cost: \$234,479
Building Percent 16
Good:
Replacement Cost
Less Depreciation: \$37,500

Building Attributes	
Field	Description
STYLE	Garage

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Newport TAP 32 - Lot 267

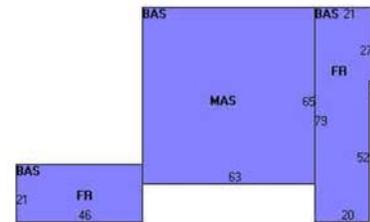
MODEL	Svc Gar/Gas St
Grade	Below Average
Stories:	1
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Asphalt
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Bldg Use	LARGE BUS MDL-95
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3333
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	LIGHT
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos/\00\01\24\19>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,668	6,668
		6,668	6,668

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ2	FINISHED	144 S.F.	\$700	1

Land

Land Use

Use Code	333S
Description	LARGE BUS MDL-95
Zone	WB
Neighborhood	W

Land Line Valuation

Size (Acres)	0.26
Frontage	0
Depth	0
Assessed Value	\$1,092,800

Assessment / Page 03
Newport TAP 32 - Lot 267

Alt Land Appr No
Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$38,200	\$1,092,800	\$1,131,000
2017	\$141,700	\$1,096,300	\$1,238,000

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Property Designation:

Newport TAP 32 - Lot 268

Property Description:

1 Waites Wharf is currently operating as “At the Deck”, a seafood restaurant. Multiple buildings lie on the site amounting to a total of 4102 sf conditioned space and 5005 sf of deck space. Only a portion of 2320 sf of building area is used for the restaurant while the remaining is used for storage and for marina facilities.

The building was originally constructed according to the Tax Assessor’s records in 1913, most likely as a warehouse for boats/boat manufacturing.

The building has 0.73 acres (31799 sf) of land associated with it. The quality of the interior is fair for the main dining space while others lack maintenance. Exterior quality is fair to poor. A series of small additions have irreparably altered any original architectural character or integrity the building may once have had.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor’s records)

Current coverage: 26.6%

Current Approximate Height: 16’

North setback: 0’

East setback: 156’ 6”

South setback: 2’ 2”

West setback: 18’

Parcel Summary:

This building does not appear to be of historical character or value. The quality of the construction is poor to fair. It lies within the VE-13 flood hazard zone. From an architectural and historical perspective there is no reason this building should not be demolished and replaced with a modernized structure which meets current building codes and quality standards.

Property Designation:
Newport TAP 32 - Lot 268

Photographs of Existing Conditions:



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Newport TAP 32 - Lot 268

WAITES WHF

Location WAITES WHF

Map/Lot/Unit 32/ 268/ / /

Acct# R06178

Owner HARBOUR REALTY LLC

Assessment \$3,757,500

PID 6154

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$724,300	\$3,033,200	\$3,757,500

Owner of Record

Owner HARBOUR REALTY LLC
Co-Owner C/O THOMAS ABRUZESE
Address 39 AGAR ST
YONKERS, NY 10701

Sale Price \$0
Certificate
Book & Page 692/ 155
Sale Date 03/15/1995

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HARBOUR REALTY LLC	\$0		692/ 155	03/15/1995

Building Information

Building 1 : Section 1

Year Built: 1913
Living Area: 1,782
Replacement Cost: \$185,408
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$118,700

Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Commercial
Grade	Average

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Newport TAP 32 - Lot 268

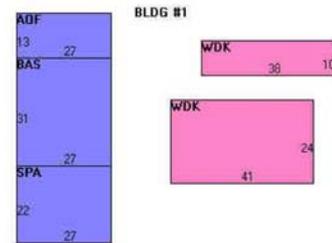
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Wood Shingle
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Partial Cntrl
Bldg Use	LARGE BUS MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3333
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	0

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos/00\01\43\93>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	837	837
SPA	Service Production Area	594	594
AOF	Office, (Average)	351	351
WDK	Deck, Wood	1,364	0
		3,146	1,782

Building 2 : Section 1

Year Built: 1913
Living Area: 2,320
Replacement Cost: \$473,158
Building Percent Good: 64
Replacement Cost Less Depreciation: \$302,800

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Restaurant

Assessment / Page 03
Newport TAP 32 - Lot 268

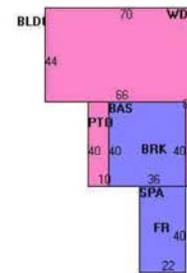
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Wood Shingle
Roof Structure	Shed
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Partial Cntrl
Bldg Use	LARGE BUS MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3333
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos//default.jpg>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,440	1,440
SPA	Service Production Area	880	880
PTO	Patio	400	0
WDK	Deck, Wood	3,240	0
		5,960	2,320

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

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 Newport TAP 32 - Lot 268

Use Code	3333	Size (Acres)	0.73
Description	LARGE BUS MDL-94	Frontage	0
Zone	WB	Depth	0
Neighborhood	Y	Assessed Value	\$3,033,200
Alt Land Appr Category	No		

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
	BRK STGE	480	\$10,900	1
DCK2	COM TYPE	150 S.F.	\$12,800	2
LT1	LIGHTS-IN W/PL	6 UNITS	\$3,700	1
SLIP	BOAT SLIP	18 UNITS	\$275,400	2

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$724,300	\$3,033,200	\$3,757,500
2017	\$710,500	\$2,951,100	\$3,661,600

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Property Designation:

Newport TAP 32 - Lot 272

Property Description:

0 Waites Wharf is currently unoccupied by buildings but used for storage with several shipping containers. The lot is primarily used for parking by "Dockside" employees.

The lot has 0.07 acres (3049 sf) of land associated with it.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor's records)

Current coverage: 0%

Current Approximate Height: 0'

North setback: 0'

East setback: 0'

South setback: 0'

West setback: 0'

Parcel Summary:

It lies primarily within the AE-12 flood hazard zone, abutting the VE-13 flood hazard zone on the southwest lot corner.

Property Designation:
Newport TAP 32 - Lot 272

Photographs of Existing Conditions:



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Newport TAP 32 - Lot 272

5/10/2019

Vision Government Solutions

WAITES WHF

Location WAITES WHF

Map/Lot/Unit 32/ 272/ / /

Acct# R06182

Owner WAITES WHARF REALTY ASSO LLC

Assessment \$835,900

PID 6158

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$835,900	\$835,900

Owner of Record

Owner WAITES WHARF REALTY ASSO LLC
Co-Owner C/O THOMAS ABRUZESE
Address 39 AGAR ST
 YONKERS, NY 10701

Sale Price \$0
Certificate
Book & Page 877/ 1
Sale Date 07/14/1999

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WAITES WHARF REALTY ASSO LLC	\$0		877/ 1	07/14/1999

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent
Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	

Assessment / Page 02
 Newport TAP 32 - Lot 272

Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

Building Photo



(<http://images.vgsi.com/photos/NewportRIPPhotos//default.jpg>)

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3900
Description DEVEL LAND
Zone WB
Neighborhood W
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.07
Frontage 0
Depth 0
Assessed Value \$835,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Assessment / Page 03
Newport TAP 32 - Lot 272

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$835,900	\$835,900
2017	\$0	\$246,400	\$246,400

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Property Designation:

Newport TAP 32 - Lot 293: 23 Coddington Wharf

Property Description:

23 Coddington Wharf is currently occupied by a 646 sf residential house and a 586 sf garage for a total coverage footprint of 1356 sf.

The primary building was originally constructed according to the Tax Assessor's records in 1890.

The building has 0.27 acres (11761 sf) of land associated with it. The quality of the exterior is degraded while the interior has been updated, but to a minimum level of quality and maintenance. The utilities and elements of the structure remain outdated.

Subject Parcel Site Data: (as per tax assessor record)

Current Zoning: WB (Waterfront Business District)

Current Maximum allowed coverage: 40.0%

Current Maximum Building Height: 45 feet above mean flood hazard

Current Site Data: (calculated from Assessor's records)

Current coverage: 11.5%

Current Approximate Height: 25'

North setback: 15' 5"

East setback: 0'

South setback: 0'

West setback: 60' 5"

Parcel Summary:

This building does not appear to be of significant historical character or value. The quality of the construction is poor to fair. It lies primarily within the VE-13 flood hazard zone, abutting the AE-12 flood hazard zone in the northeast lot corner. There are several building code deficiencies including stair tread height, head clearance at the stair, lack of sufficient insulation among other deficiencies. The garage building is largely overgrown with vines and is in poor condition. From an architectural and historical perspective there is no reason these buildings should not be demolished and replaced with a modernized structure which meets current building codes and quality standards.

Property Designation:
Newport TAP 32 - Lot 293

Photographs of Existing Conditions:



From the Southern Thames Historic District Nomination:

23 Coddington: J.J. Buckley House (ca 1900): A shingled 1½-story, end-gable-roof house with an uncoursed stone foundation, enclosed full-width front porch, 2-over-2 windows, and a small chimney on the west side of the ridgeline.

Assessment / Page 02
Newport TAP 32 - Lot 293

Model	Residential
Grade:	Average +
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<http://images.vgsi.com/photos/NewportRIPhotos/\/00\00\89\66>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	646	646	
FHS	Half Story, Finished	616	370	
FEP	Porch, Enclosed, Finished	190	0	
UBM	Basement, Unfinished	646	0	
		2,098	1,016	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Assessment / Page 03
 Newport TAP 32 - Lot 293

Use Code	1010	Size (Acres)	0.27
Description	Single Fam MDL-01	Frontage	0
Zone	WB	Depth	0
Neighborhood	0800	Assessed Value	\$345,500
Alt Land Appr Category	No		

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
FGR1	GARAGE-AVE	520 S.F.	\$7,800	1
PAT1	PATIO-AVG	126 S.F.	\$300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$178,800	\$345,500	\$524,300
2017	\$164,500	\$254,600	\$419,100

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APPENDIX E: INVENTORY

The following structures and sites in the Southern Thames Street Neighborhood have particular historical, architectural or environmental importance. Each property listed has significance either in itself; by association; or, in the case of many structures, as representative examples of a common building type. Entries include a property's name, approximate date(s) of construction and major alterations or additions, physical description and historical background. Unless otherwise indicated, all buildings are of wood-frame construction. Entries are listed alphabetically by street and then in numerical order by street number. Some buildings without street numbers have been assigned numbers for the purpose of this survey; such numbers appear in brackets in this inventory.

The names associated with many buildings (such as 9 Ann Street, the John J. Dugan House) are usually those of the earliest known owner or occupant, taken for the most part from maps or atlases, city directories or deed research. A good number of buildings are associated with the name of a single owner because so much South Thames area real estate was rental property and several landlords owned many buildings. The majority of building dates are based upon stylistic analysis, map histories, newspaper accounts and city directories. More extensive research would change some of these designations. The word "tenement" is used in the Inventory in its proper nineteenth-century meaning—a fairly modest residential building containing rental units.

In reviewing this inventory, it should be recognized that these listings represent only a sampling of the properties which define the neighborhood's special identity. The final survey map (available at the Historical Preservation Commission and Newport City Hall) facilitates an understanding of the relationship between these structures and their environment. It makes clear how intact and dense the historic fabric of this neighborhood remains.

ANN STREET

- 9 John J. Dugan House (c. 1896): A very typical residential building; a 2½-story, 2-family house, set with its narrow, gable end toward the street. The gable itself is projected out from the plane of the front wall over 1st- and 2nd-story porches and a 2-story bay window. The porches are now glassed-in, an early 20th-century alteration found on many houses in the neighborhood. The first floor of the building has clapboard siding; above is wood shingling; a thick molding running around the house at the juncture of these two siding materials accents its horizontal banding. Built on a sidehall plan, the parlor of each apartment is lighted by the bay window. Such 2-family dwellings, constructed in what is now commonly titled the late "Shingle Style" between about 1890 and 1910, are prevalent in this area, in similar neighborhoods in the city and, indeed, throughout New England. Dugan was a hairdresser with a shop on Thames Street.

- 28 Hazard-King-Austin House (18th century): Moved to this site after 1808, this three-quarter house with steep gable roof and wide overhanging cornice is well restored, retaining its original entrance, 12-over-12 sash on the facade and 6-over-6 sash on side elevations. Its deep cornice overhang and 3-bay plan suggest an early 18th-century date. When Johnathan Wallen sold the lot to George B. Hazard in 1808, no house was mentioned. David King bought the house and lot in 1819 and sold it to William Austin in 1869. All three early- and mid-19th-century owners probably held this as rental property. Austin lived in the house next door, 32 Ann Street.

- 32 William M. Austin House (c. 1845): A 2½-story, Greek Revival house with a hip roof, gabled dormers, bracketed cornice and noteworthy doorway with decorative transom and sidelights. Austin, a house painter, later moved to other dwellings in the area; he owned a number of homes here, most being rental property.

- 34 William M. Austin Cottage (c. 1875, c. 1895): A typical cottage with a small open entrance porch framed by turned posts and a railing; decorative, staggered-shingle banding; and a gable roof. Though dating from the 1870s and probably erected by Austin (who lived next door) as rental property, the exterior of this dwelling appears to have been redone in the 1890s.

BACHELLER STREET

- 11 John Egan House (c. 1865): This typical and well preserved, plain, gable-roofed, 2½-story house was built for a laborer.
- 23 Bridget Brennan House (c. 1750): A 1½-story house with a gambrel roof, moved to this site between 1865 and 1870. Now called "the old farmhouse," the early history of the building is unknown. The interior is noted for its period staircase and good detailing. Bridget Brennan, who lived here with her family in the mid-19th century, was married to Edward Brennan, a horseshoer. A fair number of immi-

grant families like the Brennans bought modest "discarded" old buildings like this house and moved them into newly growing areas like the Southern Thames Street neighborhood. The same phenomenon is found in the South Providence neighborhood, for example, where Irish families moved simple old houses in to serve as their new homes.

BREWER STREET

- 7-9 A. W. Hill Tenement (1884): Standing on land occupied by the A. W. Hill Brewery in the late 19th century, and site of a brewery since the late 18th century, this 3-story, flat-roofed tenement has a bracketed entry, doorway and cornice.
- 25 Benjamin Mason House (c. 1740): Moved to this site from the harborside, this 2½-story, gambrel-roofed house has an early 18th-century form; the Greek Revival entranceway with sidelights is an alteration of the early 19th century.
- 30 Nathan Gardner House (c. 1780): A large 2½-story house with gambrel roof, set end to street. It has a Victorian entranceway. In 1797, Nathan Gardner sold it together with his nearby brewery to Richard Hazard.

CODDINGTON WHARF

- 11 Owen Greelish Cottage (c. 1878): A well preserved, mansard-roofed house retaining its decorative, porch and window trim. Greelish, who did not live here, was a laborer and sometime garnerer.
- 16 Coddington Mill Building (after 1837): This much altered, 2-story, stone-brick-and-frame structure with a flat roof is all that survives of the old Coddington Mill built near this site. The mill, a cotton-goods factory, contained 11,000 spindles and 75 looms when it was destroyed by fire in 1860.

DEAN AVENUE

- 20 William J. McGowan Cottage (c. 1893): Gable-roofed, 1½-story house with a handsome bracketed porch. Though typical of the neighborhood, few such houses are as well preserved. McGowan was a coachman, employed at a Downing Street livery stable.

DEARBORN STREET

- 13 John Bishop House (17th century; altered, 1974): An extensively rebuilt, 1½-story, 17th-century house with a gable roof and fieldstone chimney. Only sections of the original frame are intact. The house was moved to this site in the mid-1870s by John Bishop, a gardener.
- 25 Patrick Murphy House (c. 1740?): This 2½-story dwelling has a gable roof with a wide eaves jet and a lean-to addition. Altered and possibly moved, this house retains early 18th-century characteristics. By the late 19th century it belonged to Patrick Murphy, a laborer.
- 31 Michael A. McCormick House (c. 1870 and c. 1895): Although a structure was built on this site by 1870, the Shingle Style/Colonial Revival characteristics of the house suggest

that a major remodeling occurred in the 1890s. This striking house consists of a 2½-story section with a gambrel roof, a gambrel-roofed wing to the west and a 2-story ell with hip roof. The facade has an open, 1st-story porch with decorative railings and brackets, a 2nd-story bay window and an applied sunburst in the gable. Of note are the cut-shingle wall fabric, oriel and gabled dormers. This was long the home of Michael A. McCormick, an important Newport contractor, long-time city councilman for the Fifth Ward and a major figure in the local Irish-American community. The house was later the home of John McCormick, a mason; other members of the McCormick family, all also in the building trades, boarded here.

36 **Michael McCormick House (c. 1856):** An L-plan, 2½-story house with an intersecting gable roof; bracketed cornice, pedimented gables and elaborate porch trim. Michael McCormick was a carpenter and later an undertaker. He probably executed the fine exterior woodwork which makes this house noteworthy.

DENNISON STREET

12 **William Mansfield House (probably mid-18th century):** Extensively renovated in 1970 by the Newport Restoration Foundation, this 1½-story house with gambrel roof and shed dormers stands on a lot Samuel Whitehorn sold to Joshua Langley in 1824. Horatio Tracy bought the lot in 1831 and sold it to William Mansfield in 1836. When Mansfield sold the property to Clarke Burdick a year later, the house had been moved to this site. By 1876 the house belonged to John Ronayne, a laborer.

16 **Horatio Tracy House (c. 1846):** Extensively restored in 1973 by the Newport Restoration Foundation, this 2½-story, Federal/Greek Revival house with a gable roof also stands on the lot Samuel Whitehorn sold to Joshua Langley in 1824. Horatio Tracy, who bought the lot in 1831, still owned it in 1836, and by 1846, when the property was in the possession of George Clarke, the house had been built.

18 **Former Second Baptist Meetinghouse (1707):** Originally located next to the John Clarke Cemetery on West Broadway, this extensively modified, 2½-story, gable-roofed structure was built as a meetinghouse but was probably converted into a residence shortly after its construction. The building was moved to this site in 1975 by the Newport Restoration Foundation.

DIXON STREET

35 **Honora Keefe House (c. 1888):** A 2-story clapboard and patterned shingle house with hip roof and a particularly attractive front porch framed by turned posts and elaborate brackets.

EXTENSION STREET

16 **Burdick Cottage (c. 1845):** A well preserved, 1½-story cottage, three bays wide with a central entrance, "Gothic"

cross gable, simple bargeboards on front and end gables and arched windows in the gables. The owner, Clark Burdick, was a Thames Street merchant. This was rental property.

FAIR STREET

8 **Hammett House (c. 1845):** Modest, 2½-story Greek Revival house with a gable roof, recessed entrance and simple trim (see entry on 25 Fair Street). The Hammetts were a large, old-line Newport family, most of whom lived in this area in the mid-19th century. This building probably belonged to Nathan Hammett, a carpenter.

25 **William Oman House (c. 1878):** A 2½-story, 2-family house with gable roof. Now shingle-clad, this very plain, 3-bay house with sidehall plan is essentially identical to the Greek Revival house at 8 Fair. The most striking difference is the height of 25 Fair Street—a very tall, 2½-story structure, indicating the preference for high-ceilinged rooms in the late 19th century. William Oman was a fisherman.

28 **James D. Hidler Cottage (1880):** Asymmetrical, imposing, mansard-roofed cottage with slated mansard and gabled dormers; a large bay window dominates the design. Hidler ran a Thames Street liquor business. According to an account published in the Newport *Mercury*, October, 30, 1880, the home "contains 15 rooms, including laundry and bathroom, and is one of the prettiest cottages in the city. It cost \$4800. The architect and builder was John D. Johnston."

GIDLEY STREET

24 **Frank P. Lynch House (c. 1888):** This well preserved, gable-roofed cottage has an open front porch with turned posts and scroll brackets; the original doors with colored glass survive. This is a good example of a common neighborhood house type.

27 **House (c. 1800):** A well restored, 2½-story Federal house with a gable roof and a fine pedimented doorway with elaborate fanlight. It was apparently moved here in the 20th century.

GOODWIN STREET

5 **Richmond Manufacturing Company Building (c. 1880):** An interesting, 2½-story, stone structure with a gable roof and a 2-story, flat-roofed bay addition. It may have been part of the company's enamel factory. By the late 19th century it had been converted into a residence.

HAMMETT'S WHARF

Christie's Restaurant (c. 1945, et seq.): This rectangular, 2-story structure with a low gable roof, gambrel-roofed service wing, open decks and harborside patio is a prominent example of the neighborhood's waterfront restaurants which cater to Newport's economically important tourist trade. Christie's was founded by Stephen P. Christie in 1945. At that time Newport waterfront restaurants were con-

centrated on Long Wharf; Christie's was the first in this part of the harbor.

HAMMOND STREET

38 **Catherine M. Sullivan House (c. 1888):** A 1½-story cottage with gable roof, front porch with fine balustrade and decorative brackets, original bracketed entranceway with side-lights. A well preserved example of a common local house type.

40 **Caroline Holland House (c. 1889):** This outstanding, mansard-roofed cottage retains its fairly elaborate porch and window trim, as well as a now rare picket fence. Caroline Holland, a widow, lived here with Charles Holland (coachman for Fairman Rogers, who had a summer estate on Ochre Point) and H. Lee Holland (Rogers' "insiderman").

44 **M. Lynch House (c. 1888):** Typical gable-roofed cottage with front porch and bracketed trim.

53 **Maria Martin House (c. 1902):** A relatively ample, clapboard and shingle house set gable end to the street. Its front porch, now glassed-in, has a pediment over the entrance steps. The attic gable is projected out so as to cap two shallow, 2nd-story bay windows. A pattern-book house, the type is common in Newport and nearly identical versions of this dwelling can be found in several neighborhoods. Maria Martin was the widow of Michael Martin, a gardener.

HOWARD STREET

12 **Thomas Oatley House (c. 1865):** Built as a gardener's residence, and set back from the street, this well preserved cottage with an intersecting gable roof has relatively elaborate trim, probably added in the 1890s.

16 **Beriah Waite House (c. 1830):** This well preserved, 2½-story Greek Revival residence (which may contain an earlier structure) has a broad gable roof and a fine Greek Revival entranceway.

29 **Edward Cole House (c. 1760):** A recently restored, 2½-story dwelling with a modillion cornice and a well proportioned gable-on-hip roof and shed dormers. Edward Cole sold the house to Benjamin Howard, for whom Howard Street is named, before the Revolution. It was later the home of Isaac Crooker, captain of the *Audley Clarke* on her voyage from Newport to California in the gold rush of 1849.

LEE'S WHARF

Williams & Manchester Shipyard (1901, et seq.): One of the state's best known shipyards. Williams & Manchester has been on Lee's Wharf since 1901. The shipyard includes several buildings dating from the early 20th century.

MCALLISTER STREET

26 **McKenny House (c. 1880):** A well proportioned cottage with a gable roof, gabled dormers and a 1-story, flat-roofed

ell, on a high, coursed-stone foundation. An open porch supported by square posts and simple brackets extends across the facade.

NARRAGANSETT AVENUE

- 6 **William F. Beattie House (c. 1899):** Large, 2½-story Late Victorian house with a bracketed gable roof and open front porch. It is characteristic of many buildings on this street and in the immediate area. Beattie listed himself in the Newport directories as an engineer.
- 8 **Patrick Dunn House (c. 1900):** A 2-story clapboard and shingle residence with a hip roof, a front porch with turned posts and decorative brackets. Dunn was a mason and plasterer.
- 26 **Henry Kidd House (c. 1915):** A 2-story brick house with a hip roof, a glass-enclosed entrance porch surmounted by a deck and a 2-story bay window flanking the porch. Kidd, a former gardener, was butler to Mrs. E. B. Andrews on Ocean Drive until he moved to Los Angeles in 1923.
- 28 **Margaret Sullivan Boarding House (c. 1900):** This large, 2½-story Tudor Revival structure with jerkinhead gables and gothic detailing is more elaborate than most houses in the neighborhood. Margaret Sullivan ran a boarding house here titled the Narragansett House.

(29) **Henry R. A. Carey School (1896; addition, 1935):** The original section of the building is a 2½-story, red-brick, Colonial Revival structure with stone trim, a hip roof and a large open entrance porch facing Carey Street. Additional detailing includes large round turrets on the east and west elevations and an elaborate modillion cornice. In 1935, the Parish Auditorium was added on the north. It is a 2-story, red-brick structure with a flat roof, brick pilasters and cast-stone trim.

- 30 **Sullivan Houses (c. 1898):** This well preserved pair of late
- 32 **Shingle Style residences—each with gable roofs, cut-shingle decorative detail, open front porches with turned posts and railings, 2-story bay windows, projecting pediments, and pedimented gables—are among the best designed houses in the area. Number 32 was occupied by James W. Sullivan of Sullivan Brothers, plumbers.**

PERRY MILL WHARF

Parascandolo and Sons, Fish Dealers (c. 1945, et seq.): Located at the end of Perry Mill Wharf, this mid-20th-century commercial fishing complex is among the larger businesses flourishing on the waterfront. Nicholas Parascandolo established a wholesale fish business here in the late Forties while continuing to live in Johnston and operate a fish business there.

Storehouse (c. 1865): This 1½-story, shingle-clad, gable-roofed structure is a storehouse built by the Perry Mill Company behind the mill building. Despite its poor physical condition, it is significant as the only extant outbuilding of the mill complex.

POPE STREET

- 6 **William W. Marvel Cottage (c. 1865):** This simple house has a gable roof and open front porch; it is distinguished by elaborately pierced, curvilinear bargeboards and porch trim. William Marvel, a Thames Street grocer and dry-goods dealer with the firm of Burkinshaw and Marvel, kept this cottage as rental property.
- 18 **House (before 1777):** A 2½-story, mid-18th-century, 3-bay house with gambrel roof, small shed dormers and a mansard-roofed rear ell with a 2-story, lean-to addition. The recessed entrance has Greek Revival trim. Though indicated on the 1777 Newport maps, the early history of this house is unknown.
- 28 **House (c. 1800):** A 5-bay, central-entrance Federal house with gable roof; it is a good example of its period in the neighborhood.
- 29 **Isaac Clarke House (c. 1810):** A plain, altered, 2½-story Federal house with a gable roof and a Greek Revival doorway. By 1876 Clarke owned it. An ice dealer, Clarke lived nearby on Pope Street and kept this as rental property.

SIMMONS STREET

- 15 **Charles Taylor House (c. 1875):** This is a well preserved example of the typical 2½-story, gable-end-to-the-street, sidehall plan, modest mid-Victorian house with sparse bracketed trim so common in the neighborhood. Charles Taylor was a coach and sign painter who advertised "heraldry" (presumably painting heraldic devices) as his specialty.
- 36 **Thomas Pettigrew House (c. 1895):** First owned by a butler, this gable-roofed cottage has simple detailing and a glass-enclosed front porch. Pettigrew was one of many domestic servants who lived in this area.

SOUTH BAPTIST STREET

- 23 **Margaret O'Leary House (c. 1845):** A simple, 2½-story, Greek Revival house with a gable roof, plain corner pilasters and cornice trim and a side entrance. By 1876 it belonged to Margaret O'Leary, a housekeeper.

SPRING STREET

- (250) **St. Mary's Church and School (1848-1852; 1865):** As a landmark, and by virtue of its historic significance and architectural quality, St. Mary's Church is the focal point of the neighborhood. The beautiful brownstone Gothic church has a 125-foot spire and steep gable roof; its interior is lavishly adorned. The building is the work of Patrick C. Keely of New York, the most prominent architect of Roman Catholic churches active in America in the 19th century. A parish house is attached to the church. Here John F. Kennedy and Jacqueline Lee Bouvier, long-time Newport summer resident, were married. (For information on the history of this parish, see the text, page 17.) The school, built in 1865 and also designed by Keely, is a Victorian Gothic stone

building. It served the educational needs of the city's burgeoning Irish Catholic populace which was concentrated in this area. On the opposite side of Spring Street stands the third major building in this characteristic Catholic church complex—the convent.

- 261 **St. Mary's Convent (1881):** This large, 3-story structure has a flat roof and rear ell. It was built from plans by the locally prominent architect, Dudley Newton. Although slightly altered, the structure retains its decorative cut-shingle siding, Gothic moldings and elaborate cornice.

270 **Edward King Gate Lodge (c. 1875):** Gable-roofed, L-plan, Italianate cottage originally part of the King estate.

- 271-275 **Caspar Castoff House (c. 1785):** This large, 2½-story, gambrel-roofed house with gambrel ell has entrances now facing Spring Street. By 1856 the house belonged to William Austin, a Thames Street painter and glazier who owned a number of buildings in the neighborhood.

(330) **Edward King House, now the Senior Citizens Center (1845-1847):** This Italian-villa-style, Early Victorian mansion is a major monument in the annals of American architectural history. Designed by Richard Upjohn, it was illustrated and discussed approvingly in A. J. Downing's widely read *The Architecture of Country Houses* published in 1850, and for this reason its influence was considerable. (For a discussion of the house see Downing & Scully's *Architectural Heritage of Newport County*, pp. 145-148, plate 163.)

From an historical perspective, the Edward King house has special import for the Southern Thames Street area. This unprepossessing neighborhood abuts the estate district, occupying the high ground, for which Bellevue Avenue is the spine. The King House was the first really grand house erected in Newport in the 19th century and the only one which faces the South Thames area. All the others turn their backs on the neighborhood. This is in part a result of the fact that the King House was built before Bellevue Avenue was laid out. But differences in Edward King's relationship to Newport may also have played a part in the orientation of his house. King was not a summer resident; this was his year-round residence. And King was a Newporter—by far the richest Newporter of his day, but a local boy nonetheless. He had made a vast fortune in the China trade working with New York merchantile houses, and he chose to retire to his home town, where he became heavily involved in civic affairs and developed extensive real-estate holdings. Edward King, in company with several wealthy and prominent brothers, made the Kings Newport's first family. It is appropriate, then, that Edward King's grand house, unlike those of all the summer residents, turned its back to Bellevue Avenue and faced the town. In 1912, Edward King's heirs left the mansion to Newport. The city made the grounds into a park and the house into the public library. The house became a senior-citizens' center after the present library was erected on the broad front lawn.

- (290) **Newport Public Library (1968)**: Designed by Robinson Green Baretta Corp. of Providence, the building is the first purpose-built structure to house this institution. The library formerly occupied the Edward King house and before that had quarters on Thames Street. Christopher Townsend, a Newport-born bachelor who made a fortune in New York, returned to his native city in the 1860s, determined to give his money away to worthy causes; it was Townsend who endowed the library, bought it a building and set the organization moving.
- 283 **Sherman-Lee-Lewis House (before 1777)**: A 2½-story, gambrel-roofed house with a Greek Revival doorway. It was the birthplace of Ida Lewis (1842-1911), keeper of Newport's Lime Rock Light House. The Ida Lewis Yacht Club, built on the site of the old light house, memorializes Ida Lewis' courageous service, for which she gained a national reputation.
- 299 **Garrettson Memorial Day Care Center (1929-1930)**: This 2½-story, red-brick building with balustraded hip roof is an excellent example of Georgian Revival architecture. Its broad, 5-bay facade includes a central, gabled portico with a recessed doorway. It was built as a memorial to Emily Garrettson by members of her family.
- 301 **The Cutting Memorial (1916)**: Erected under the will of Marion Cutting in memory of her sons Brockhurst Cutting and William Cutting, this 3½-story, Gothic Revival stone building with a slate-covered gable roof, copper *flèche*, crockets and finials was built for use as a convent. The 1½-story chapel, with stained-glass lancet windows and granite *voisoirs*, is adjacent to the convent.
- 329 **Honeyman-Easton House (c. 1760; altered, c. 1800 and c. 1860)**: An extensively altered, 2½-story house with a hip roof. The hexagonal wing and simply decorated open front porch were probably added during the Early Victorian era. Newport lawyer James Honeyman, Jr., Attorney General of Rhode Island between 1732 and 1741, lived here.
- 331 **Benjamin Anthony House (c. 1880)**: A large, well preserved, Late Victorian residential structure with a 5-bay facade and mansard roof. It is probably an old building moved to this site c. 1880 and remodeled for use as a boarding house by Benjamin Anthony.
- 343 & 345 **William S. Cranston Houses (c. 1873)**: A pair of substantial, 2½-story, mansard-roofed dwellings owned by William Cranston.
- 346 **Stephen Hammett House (c. 1840)**: A 2½-story, Greek Revival house (or possibly an earlier house redone in the Greek Revival style) with a gable roof and a 2-story, shed-roofed rear addition. It has a 3-bay facade with a portico central entrance. By the late 1860s the house was occupied by Stephen Hammett who had a Thames Street ready-made-clothing store.
- 349 **William S. Cranston House (c. 1840)**: Similar to 346 Spring Street, this 2½-story house may also predate its present exterior detailing. William Cranston, a prominent carpenter-builder, lived here until the end of the 19th century. The house later belonged to Mary Mobbs whose husband erected the attached, 1-story carpenter shop.
- 352 **Samuel Durfee House (1803)**: This well restored, 2½-story Federal house with two interior chimneys and a gable roof is among the finest examples of its style in the neighborhood. Of special note is the delicate fanlight doorway and dentil cornice. In the mid-19th century, the house was owned by Isaiah Crooker, a real-estate broker.
- 353 **Charles H. Burdick House (c. 1875)**: A well preserved, 2½-story, mansard-roofed house similar to the William S. Cranston houses at 343 and 345 Spring Street. These two men, associated in the firm of Cranston & Burdick, ran one of Newport's most important late 19th-century construction companies.
- 359 **Charles A. Easton House (c. 1875)**: Although less well preserved than 353 Spring Street, this equally impressive and almost identical 2½-story, mansard-roofed house has a gabled-in belvedere on the roof. Easton was a stairbuilder—a highly skilled carpentry specialty.
- 360 **Cottage (c. 1840)**: A small cottage with a gable roof set on a high stone foundation; its handsome porch is probably a later 19th-century alteration. The earliest known owner of this dwelling is the Richmond Manufacturing Company; it may have been a mill tenement.
- 362 **Jeremiah Peabody House (c. 1865)**: Large, 2½-story, gable-roofed house with a 5-bay front, partially glassed-in porch and noteworthy bracketed trim. It may have been erected by Jeremiah Peabody, a carpenter, who is known to have owned the building by 1876.
- 370 **Ann M. Cooney House (c. 1855)**: A well preserved cottage with gable roof, good bracketed porch and cornice detail.
- 375 **John Howard House (c. 1870; altered, c. 1880)**: The core of this picturesque house, a 1½-story cottage with a hip-on-mansard roof and gabled dormers, was probably moved onto the site; to it was added a 2½-story, 6-sided "tower" topped by a projecting, steeply pitched hip roof braced at the corners. The owner, John Howard, was a partner in the firm of Brown & Howard, harbor-front coal, wood and ice dealers.
- 378 **John A. C. Stacey House (c. 1865)**: A well preserved cross-gable cottage with bracketed front porch and lacy barge-boards in the gables.
- 382 **John A. C. Stacey House (c. 1845)**: Set on the sidewalk line, the facade of this tall, 3½-story Greek Revival house has a storefront at ground-level. Stacey, a contractor, owned the building by the late 1870s as rental property.
- 392 **Thomas McCormick Cottage (1885)**: A well preserved mansard-roofed cottage with a front porch (now glassed in) and bracketed trim. McCormick was a mason.
- 404 **Catherine O'Neil House (c. 1914)**: An excellent example of a typical early 20th-century two-decker with an open, 2-story porch and patterned shingling.
- (415) **Emmanuel Church (1903)**: Built on the site of an earlier Episcopal church, this stone Gothic church was designed by Cram & Ferguson, a nationally known Boston firm which specialized in such work. Its buttressed square tower is a neighborhood landmark. A 2½-story, half-timbered deaconess' house and Sunday School building is attached to the rear of the church. (For the history of this congregation see the text, page 18.)
- 417 **Thomas Galvin Cottage, now Emmanuel Church Parsonage (c. 1846)**: A Bracketed cottage with board-and-batten siding and cross-gable roof, set in beautifully landscaped grounds, this is an outstanding example of the architectural and landscaping influence of Andrew Jackson Downing (1815-1852), America's leading Early Victorian landscape-gardening and cottage-design theorist. It is not merely coincidental that the builder of this picturesque cottage, Thomas Galvin, was, like Downing, a landscape gardener. His green-houses and shop stood beside the house into the 20th century. House and grounds were in a very direct sense an advertisement for Galvin's business, and, together with his son, Thomas, Jr., Galvin became Newport's leading landscape gardener, designing and maintaining many of the city's finest gardens. Thomas Galvin, Sr., was an Irishman. He brought his family to the United States in 1842, arriving in New York initially and settling in Newport in 1845. The Galvin family, resident here from the mid-1840s, was among the first Irish-American families to reside in the Southern Thames Street area. After Thomas, Sr.'s death in 1864, Thomas Galvin, Jr., continued the family business with great success, designing, among other major projects, the grounds of the Newport Casino.
- (420) **Lenthal School (1886-1887)**: Reputedly designed by a building committee "assisted" by Newport architect James Fluder, the Lenthal School is a handsome Colonial Revival masonry edifice. Planned as early as 1883 to serve the Southern Thames Street area, construction was delayed due to controversies over the high cost of several designs which were ultimately discarded.
- 459 & 461 **J. H. Finn Houses (1899)**: This pair of identical, 2½-story houses with gable roofs and, originally, patterned shingle siding, has recessed 1st-floor porches and simple detailing. For Finn, a tavernkeeper, these were investment properties.
- 465 **Robert P. Lee House, now Patrick H. O'Neill Funeral Home (1834)**: A 3-story, stone, Federal mansion with a slate-covered, monitor-on-hip roof. This nicely landscaped property was built by Robert P. Lee in 1831. Captain William Breeze, who bought it in 1852, sold to Henry James, Sr., in 1866. His widely famous sons lived here briefly: William achieved renown as a pioneer in the field of psychology; Henry, Jr.'s success was as a novelist and short-story writer. It was purchased by Patrick O'Neill in the early 20th century.
- 517 **William Hammond House (c. 1888)**: This well preserved, gable-roofed residence, built on an L-plan, has cut-shingle

- siding and a porch with turned posts and brackets Hammond was gardener to William Astor who had a summer home on Bellevue Avenue.
- 521 Thomas Nuss House (c. 1900):** A typical, 2½-story Late Shingle Style house, it is noteworthy for its excellent state of preservation. Thomas Nuss was a tailor.
- 523 John Carey, Jr., Cottage (1876-1878):** Elaborately ornamented 2½-story structure with an intersecting gable roof, decorative bracing and bracketing, bargeboards joined by complex tracery and enclosed entrance and side porches. It was an adjunct to Carey's summer estate on the opposite side of Spring Street. Vaguely Swiss Style, this fanciful outbuilding was designed by the noted Boston architectural firm, Sturgis and Brigham. Carey was a wealthy New Yorker; Mrs. Carey was the daughter of William B. Astor.
- 525 Joseph Parsonage House (c. 1900):** The design of this large 2½-story residence—with an intersecting gable roof, projecting pediments, large glass-enclosed entrance porch supported by Corinthian columns and a 3-story corner tower—is well suited to its corner site. Parsonage was a carpenter.
- THAMES STREET**
- 337 Perry Mill (1835):** Built by the local stone mason, Alexander McGregor, this large, 3-story, stone textile mill is an important reminder of Newport's attempts in the early 19th century to revive the local economy through industrial ventures (see text). The original roof and tower has been removed and 1st-story storefronts added. The structure has been used for light industry since 1943, recently serving as General Electric's Wiring Services Department.
- 364 Anthony's Block (1913):** A 3-story, commercial-residential block with flat roof, yellow brick facade with storefronts and red brick sidewalls. It typifies the scale and use pattern of late 19th- and early 20th-century business blocks along Thames Street.
- 371 Rhode Island National Guard Armory (1894):** Designed by William Gosling, this imposing, 2-story, rough-faced granite armory is an important neighborhood landmark. The central entrance, recessed within a large segmental arch, is flanked by round towers with arched corbeling topped by conical roofs. The building is most famous as periodic headquarters for the America's Cup Races, a Newport institution since 1930.
- 379 Newport Offshore Ltd:** This shipyard, until recently Newport Shipyard, is the oldest facility of its type in the city. Its history as a shipyard began in 1834, but the history of the site can be traced back into the mid-18th century when this was the merchant Josiah Brown's wharf. It is shown on Ezra Stiles' map of Newport done in 1758 (see Fig. 5). Portions of the existing wharves may date back to the Brown era of ownership; the dwelling at 381-385 Thames Street, known as the Woodward House for a later owner, probably was built by Josiah Brown. The property passed to Joseph Martin and later to Ebenezer Woodward, "merchant and gentleman" as he is described in the deeds. Still used as a cargo wharf, it was purchased by William C. Robinson in 1796 and he and his heirs owned it until 1834. In that year the property was purchased by Silas Cottrell who founded the shipyard and for whom the wharf property is still named. Cottrell was a 25-year-old Westerner shipwright when he founded the business; he soon achieved great success building and outfitting sailing ships for the West India and whaling trades. Cottrell installed a marine railroad here in 1839 for hauling ships and expanded his interests to investment in ships and cargoes and banking, upon several occasions suffering heavy losses in his shipping investments. After the Civil War, Cottrell's shipyard ceased building ships, concentrating on repairs and the chandlery business. After Cottrell's death in 1880 the shipyard business was continued, passing out of his family; it became known as Crowley's Shipyard, and around the turn-of-the century it was renamed the Newport Shipyard. The business achieved wide renown, building and servicing large sailing yachts and racing craft, and has serviced competitors in the America's Cup competitions since they came to Newport in 1930. A typical shipyard, the complex (which in functional terms no longer includes the Brown-Woodward residence at 381-385 Thames Street) encompasses the former chandlery building at 379 Thames, a large, c. 1900 shop built for small-boat repair and storage; several other sheds and storehouses; the marine railroad; and a series of dock and piers.
- 374-378 G. M. Kirwin Building (1902):** Relatively intact, 3-story, stone-trimmed brick block with flat roof and corbeled cornice; stores on the first floor; apartments on the second and third floors. A representative Thames Street business block of the day, here Mrs. Garrett M. Kirwin ran a dry-goods establishment.
- 381-385 Ebenezer Woodward House (mid-18th century):** This extensively altered, gable-on-hip-roof house was made over to accommodate 1st-floor stores in the mid-19th century. In altered form, though ungainly, it represents a very common Thames Street building type. By 1900 the street was lined with 3- and 4-story late 19th-century business blocks interspersed with scores of made-over houses, many once the homes of Newport's colonial-era merchant princes.
- 384 Former Thames Street Methodist Episcopal Church, now St. Spyridon Greek Orthodox Church (1865; altered, 1924, 1947):** This much redone church was taken over by a growing, local Greek Orthodox community in the early 20th century (for history of original congregation see text). A handsome and fairly well preserved Swiss style Sunday School building was attached to the rear of the church (facing Brewer Street) in 1873; it was designed by Dudley Newton.
- 392 Francis Malbone House (c. 1758):** A large, 3-story, brick, Georgian mansion with a sandstone basement, double belt courses, a fine Ionic doorway (which is similar in detail to Touro Synagogue's portico) and a hip roof. Little altered, the house was probably designed by Peter Harrison for a wealthy merchant and slave trader. Subterranean passages found in the cellar lead to the waterside and may have been used for smuggling dutiable merchandise into the house. This is the last of Newport's Thames Street colonial mansions. Once there were several dozen, ranged up and down both sides of the street. The small dependency just south of the Malbone House was designed by local architect Dudley Newton in 1867 as an office for his physician father and it is an extraordinarily early example of the Colonial Revival. Clearly, Newton was influenced by the authoritative design of the colonial residence erected 110 years earlier.
- 396-398 The Father Matthew Society, now the United Brotherhood of Carpenters and Joiners in America (1906):** A fine 3-story commercial building constructed of red brick, trimmed with marble and capped with an elaborate cornice. Architecturally, this is the most sophisticated commercial block surviving along lower Thames Street. The Father Matthew Society was a Catholic temperance group organized by members of the Irish community.
- 400 Joseph Thomas Building (c. 1885):** This well maintained, 2½-story, wood-frame commercial building with an eccentric half-gambrel roof has an elaborate cast-iron railing above the 1st-floor storefront and along the roof line.
- 406-410 James Carpenter House (c. 1765):** An extensively remodeled, 2½-story, gable-on-hip-roofed building with a wing and ell on the north elevation. The storefronts, 2nd-story oriel and gabled dormers are Victorian alterations installed when this became a shop with an apartment above.
- 405 & 411 John D. Williams Tenement (c. 1835):** This long, 2-story, Greek Revival mill-workers' residence with a clerestory and gable roof was originally part of Williams' woolen-goods mill complex, formerly located behind this structure.
- 413 S. M. Stewart House (c. 1845):** A 2½-story Greek Revival residence with a gable roof restored by the Newport Restoration Foundation.
- 414-418 Samuel Whitehorn House (1811 and later):** Hip-roofed, brownstone-trimmed, 3-story, brick Federal house erected by Samuel Whitehorn, a Newport merchant who attempted, with mixed success, to create a fortune in the era of Newport's greatest economic decline. This was the last big house erected on Thames Street and represents the end of a long tradition of merchants building their residences near the waterfront. It was elaborately rehabilitated by the Newport Restoration Foundation after years of abuse and conversion into a commercial block. The Whitehorn House retains a mid-19th-century cupola. The existing portico and entrance were added when the building was converted to museum use by the Foundation in the early 1970s. The interior was also completely done over at that time.
- 415 C. H. Burdick House (c. 1845):** A 2½-story Greek Revival house with a gable roof, set end to the street. Long the home of prominent Newport builder C. H. Burdick, partner

in Cranston and Burdick, the house has been rehabilitated by the Newport Restoration Foundation.

421-423 & 425-427 **Palmer Tenements (c. 1880)**: A well preserved pair of 2½-story buildings. They have gable roofs and recessed entrance-ways and were probably built by Stephen and Benjamin Palmer.

422 **James Boone House (1798)**: Renovated by the Newport Restoration Foundation in 1974, this is a 2½-story, 4-bay, central-chimney dwelling with an elegant Federal entrance.

424-426 **John Price House (c. 1780)**: Gable-roofed, 5-bay, central-chimney house with an end-gable overhang. Though altered, this is an interesting house.

428 **Henry Hunter House (before 1756)**: A 2½-story, mid-18th-century dwelling with a hip roof renovated by the Restoration Foundation in 1975; it has a wide, 5-bay facade with central entrance and a massive central chimney. Henry Hunter, a distiller, owned the property before the Revolution.

429-431 **C. H. Burdick Building (c. 1870)**: Possibly concealing an older structure, this simply detailed, commercial building with flat roof and 1st-floor storefront is a representative example of this building type.

452 **Joseph Burkinshaw House (c. 1855)**: A modest but well preserved 2½-story house with gable roof, pedimented Greek Revival doorframe with sidelights and paired bracketed cornice.

468-470 **William L. Allen Building (c. 1870)**: This well preserved, 3-story, mansard-roofed commercial block is divided into two storefronts on the first floor; a central doorway leads to the upper floors.

477 **James M. Allen House (c. 1850)**: Altered, 2½-story building with a gable roof, set end to street. It is representative of the commercial adaptation of modest houses in the vicinity and noteworthy for its well preserved storefront.

479-483 **Overing House (before 1777)**: This extensively altered, 2½-story building with a gambrel roof has a 2-story, gable-roofed southern wing and a 2-story ell with a flat roof. The Overing family owned the property prior to the American Revolution. Their nearby wharf was the southern-most wharf on Newport's colonial waterfront. In 1804, Henry Overing sold this lot and house to Thomas Voax who sold it to Captain Charles Devens in 1809. Clarke Burdick acquired it from Devens in 1827, sold it to Benjamin Seattle in 1831 and bought it again in 1854. It was still part of the Burdick estate at the end of the 19th century. Its adaptation into a mixed-use building incorporating a street-level store with living space above is typical of the fate of most 18th-century houses on Thames Street.

491-495 **J. J. Lynch Building (1886)**: Although altered, this 2½-story commercial building with a mansard roof is a visually prominent element in the streetscape. The entrance to the apartments on the upper floors is centrally located between two well preserved storefronts. The 2nd-floor facade sports a pair of oriels supported by rounded brackets. The graceful

roofline is accented by a series of gabled dormers with arched windows and a bracketed cornice. The building was erected by James J. Lynch of Lynch & Sullivan, gas and steam fitters. It was constructed by M. A. McCormick and designed by James Fludder; in addition to apartments it originally contained a store and bakery.

526-530 **Bartholomew Brewing Company Building (1895)**: This 3-story, red-brick, brownstone-trimmed, commercial-residential building with a flat roof and wide bracketed cornice is an architecturally prominent element in the streetscape. The 2nd-floor facade has a decorative double-window frame with fluted pilasters, swags and a pediment bearing the construction date.

536 **Dugan Building (c. 1890)**: An attractive, 3-story, Colonial Revival block; the ground floor has a single plate-glass storefront pierced by a central entrance. A pair of wide oriels grace the second story; the upper two floors are shingled.

595 **Former Fire Station (c. 1891)**: Built by M. A. McCormick, this 2½-story Queen Anne firehouse, constructed of red brick with stone trim, has an octagonal corner tower (originally much taller).

596 **Dennis Sheehan Building (c. 1890)**: This well preserved, 2-story, shingled commercial block with a flat roof has simple storefronts divided by plaster strips. Sheehan ran a nearby grocery and liquors business.

600 **John Sullivan House (c. 1750)**: Moved to this site between 1859 and 1876, the early history of this 2½-story, 3-bay, gable-roofed dwelling is unknown. The brick steps and neo-Colonial doorway are additions. By 1876 it belonged to John Sullivan.

624-626 **Michael O. Reagan Building (1900)**: A 3-story, shingled block with a store in the first story and apartments above. It housed Reagan's grocery and home.

642-644 **Irish-American Club (c. 1900)**: Originally built by Annie C. O'Hanley, this single-story, gable-roofed building with scalloped-shingle siding in its pediment is significant as a gathering place, originally titled the Irish American Athletic Association, since the 1930s.

7 **Edward MacDonald Cottage (c. 1905)**: Nicely landscaped cottage with a gable roof, fieldstone foundation, clapboard-ing on the first floor with shingling above, a front bay window and partially open porch with turned posts and brackets, simple window hoods and a fine picket fence. MacDonald was a fireman, assigned to the fire station around the corner on Thames Street.

8 **Ancient Order of Hibernians, formerly Grace Chapel (c. 1888)**: Built as a protestant chapel, the much remodelled building has housed the Hibernians, an Irish-American organization, since the early years of this century.

WEST HOWARD STREET

4 **Newport Steam Mill/Aquidneck Mill (1831; addition, c. 1865)**: The large 3-story, gable-roofed, stone section of this former textile factory was constructed as the Newport Steam Mill and later known as the Aquidneck Mill. In the 1860s the Richmond Manufacturing Company acquired the property and built the 3-story, red-brick addition on its eastern end. The mill was owned by the Newport Illuminating Company at the end of the 19th century and by the Old Colony Street Railway Company in the first decade of the 20th century. By 1921, General Electric had acquired the plant for manufacturing use. This and several other mills like it, though never very successful in themselves, did much to stimulate growth of the southern Thames Street neighborhood.

17 **The Pier Restaurant (c. 1965)**: This long, single-story, gable-roofed building has a series of large picture windows overlooking the harbor. By location and form, it is a typical seafood house.

WEST NARRAGANSETT AVENUE

39 **Otto Peterson House (c. 1900)**: This hip-roofed, 2-story double house has bay windows and decorative cut-shingle siding. Peterson was a carpenter and probably built this house and those at 35 and 37 which he also owned.

40 **Gustav Sidfelt House (c. 1895)**: A gable-roofed cottage with shingle-above-clapboard siding and a glassed-in front porch; this was the home of Gustav Sidfelt, a painter.

WEST STREET

26 **Wilcox House (c. 1800)**: A 2½-story Federal house with a gable roof and 1-story, shed-roof wing; it is among the oldest houses in the eastern section of the neighborhood.

YOUNG STREET

16 **Fire Station Number Two (1877)**: Designed by Colonel James Fludder, this 2-story, flat-roofed structure has an elaborate cornice and tall flagstaff. A pair of altered garage doors for fire engines take up most of the first story. The 2nd-floor facade has six segmental-head windows accented by keystones.

27 **Mary A. Sullivan House (c. 1911)**: Noted for its good state of preservation, this is a 2½-story, clapboard- and shingle-clad dwelling with a porch across the front. It is a characteristic South Thames area house.