Memorandum: Historic and Architectural Analysis

To: Mr. Thomas Abruzese  
Date: June 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.
**Historic District:**
The six sites are outside of the Newport Historic District as currently delineated. While the sites set within the Southern Thames Historic District, none of the structures on the subject properties are notes in the inventory of contributing buildings listed in Appendix E (attached for reference) in the application materials upon which that district was defined and designated. We feel this confirms our evaluation of the relatively low value of the existing structures as they currently exist.

**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

**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:
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

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<tr>
<th>Valuation Year</th>
<th>Improvements</th>
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<th>Total</th>
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<td>$873,700</td>
<td>$5,150,600</td>
<td>$6,024,300</td>
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</table>

Owner of Record

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

Sale Price: $0
Certificate: 692/155
Book & Page: 676/149
Sale Date: 08/09/1995

Ownership History

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<td>HARBOUR REALTY LLC</td>
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<td>676/149</td>
<td>03/15/1995</td>
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</table>

Building Information

Building 1: Section 1

Year Built: 1996
Living Area: 5,658
Replacement Cost: $953,352
Building Percent: 79
Good: Replacement Cost
Less Depreciation: $753,100

Building Attributes

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<tr>
<th>Field</th>
<th>Description</th>
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<tbody>
<tr>
<td>STYLE</td>
<td>Restaurant</td>
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<tr>
<td>MODEL</td>
<td>Commercial</td>
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</table>
### Building Sub-Areas (sq ft)

<table>
<thead>
<tr>
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<th>Description</th>
<th>Gross Area</th>
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</tr>
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<tbody>
<tr>
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<tr>
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<td>CAN</td>
<td>Canopy</td>
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<td>WDK</td>
<td>Deck, Wood</td>
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<td></td>
<td></td>
<td>9,950</td>
<td>5,658</td>
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### Extra Features

<table>
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<th>Code</th>
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<th>Size</th>
<th>Value</th>
<th>Bldg #</th>
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<tbody>
<tr>
<td>SPR1</td>
<td>SPRINKLERS-WET</td>
<td>6082 S.F.</td>
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<td>A/C</td>
<td>AIR CONDITION</td>
<td>4000 UNITS</td>
<td>$7,900</td>
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### Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Line Valuation</th>
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**Assessment / Page 03**
Newport TAP 32 - Lot 155

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<tr>
<th>Use Code</th>
<th>Description</th>
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<table>
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<th>Depth</th>
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<tbody>
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<td>1.34</td>
<td>0</td>
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<td>$5,150,600</td>
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**Outbuildings**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
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<th>Bldg #</th>
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<tbody>
<tr>
<td>PA1 V1</td>
<td>PAVING-ASPHALT</td>
<td>8816 S.F.</td>
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<td>PHSE</td>
<td>PUMPHOUSE</td>
<td>112 S.F.</td>
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**Valuation History**

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Valuation Year</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
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<tbody>
<tr>
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<td>2018</td>
<td>$873,700</td>
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<td>2017</td>
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**Property Designation:**
Newport TAP 32 - Lot 248

**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

Photographs of Existing Conditions:
16 WAITES WHF

Location 16 WAITES WHF

Map/Lot/Unit 32/ 248/ / /

Acct# RD6161

Owner TOMORL LLC

Assessment $1,034,600

PID 6137

Building Count 1

Current Value

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Owner of Record

Owner TOMORL LLC

Co-Owner

Address 16 WAITES WHF

NEWPORT, RI 02840

Sale Price $750,000

Certificate

Book & Page 1721/ 14

Sale Date 02/17/2006

Instrument 00

Ownership History

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<td>TOMORL LLC</td>
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<tr>
<td>RAY DAVID W</td>
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</table>

Building Information

Building 1 : Section 1

| Year Built: 1900 |
| Living Area: 5,960 |
| Replacement Cost: $334,671 |
| Building Percent 30 |
| Good: |
| Replacement Cost Less Depreciation: $100,400 |

Building Attributes

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<td>Garage</td>
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<td>MODEL</td>
<td>Ind/Comm</td>
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## Building Sub-Areas (sq ft)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Gross Area</th>
<th>Living Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>5,960</td>
<td>5,960</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3,990</td>
<td>3,990</td>
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### Extra Features

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### Land Use

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<td>Use Code</td>
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<td>-------------</td>
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<tr>
<td>333I</td>
<td>LARGE BUS MDL-96</td>
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<tr>
<td>Zone</td>
<td>WB</td>
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<tr>
<td>Neighborhood</td>
<td>W</td>
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<tr>
<td></td>
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</table>
### Outbuildings

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
<th>Value</th>
<th>Bldg #</th>
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<tr>
<td>FN6</td>
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<td>228 L.F.</td>
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### Valuation History

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<th>Total</th>
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<tbody>
<tr>
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<td>$1,034,600</td>
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<tr>
<td></td>
<td>2017</td>
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<td>$469,200</td>
<td>$602,300</td>
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</tbody>
</table>

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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:
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

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<td>2018</td>
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<td>$1,131,000</td>
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Owner of Record

Owner  20 WEST EXTENSION LLC  Sale Price  $1,100,000
Co-Owner  
Address  39 AGAR ST  YONKERS, NY 10701
Book & Page  2597/ 293
Sale Date  06/28/2016
Instrument  00

Ownership History

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<th>Certificate</th>
<th>Book &amp; Page</th>
<th>Instrument</th>
<th>Sale Date</th>
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<td>00</td>
<td>06/28/2016</td>
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<td>WELAND SMITH LLC</td>
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<td>344/ 84</td>
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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

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<tbody>
<tr>
<td>STYLE</td>
<td>Garage</td>
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</table>

page 15 of 39
### Building Photo

![Building Photo](http://images.vral.com/photos/Newport32Photos/505/09/24/2019)

### Building Layout

![Building Layout](image)

<table>
<thead>
<tr>
<th>Building Sub-Areas (sq ft)</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code</td>
<td>Description</td>
</tr>
<tr>
<td>BAS</td>
<td>First Floor</td>
</tr>
<tr>
<td>BAS 1</td>
<td>2nd Floor</td>
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### Extra Features

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
<th>Value</th>
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<tr>
<td>MEZZ</td>
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<td>144 S.F.</td>
<td>$708</td>
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### Land

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<tr>
<th>Land Use</th>
<th>Land Line Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Code</td>
<td>Description</td>
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<tr>
<td>333G</td>
<td>LARGE BUS MDL-95</td>
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<tr>
<td>Zone</td>
<td>Neighborhood</td>
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<tr>
<td>WB</td>
<td>W</td>
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*page 16 of 39*
Outbuildings

<table>
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<th>Outbuildings</th>
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<tbody>
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Valuation History

<table>
<thead>
<tr>
<th>Assessment</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
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<tr>
<td>2018</td>
<td>$38,200</td>
<td>$1,092,800</td>
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<td>2017</td>
<td>$141,700</td>
<td>$1,096,300</td>
<td>$1,238,000</td>
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</table>

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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:
## WAITES WHF

<table>
<thead>
<tr>
<th>Location</th>
<th>Map/Lot/Unit</th>
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<th>Assessment</th>
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<td>WAITES WHF</td>
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<td>HARBOUR REALTY LLC</td>
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### Building Count

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### Current Value

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<th>Valuation Year</th>
<th>Improvements</th>
<th>Lead</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$724,300</td>
<td>$1,031,200</td>
<td>$3,757,500</td>
</tr>
</tbody>
</table>

### Owner of Record

<table>
<thead>
<tr>
<th>Owner</th>
<th>Sales Price</th>
<th>Certificate</th>
<th>Book &amp; Page</th>
<th>Sale Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>HARBOUR REALTY LLC</td>
<td>$0</td>
<td>692/ 155</td>
<td>03/15/1995</td>
<td></td>
</tr>
</tbody>
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### Ownership History

<table>
<thead>
<tr>
<th>Owner</th>
<th>Sales Price</th>
<th>Certificate</th>
<th>Book &amp; Page</th>
<th>Sale Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>HARBOUR REALTY LLC</td>
<td>$0</td>
<td>692/ 155</td>
<td>03/15/1995</td>
<td></td>
</tr>
</tbody>
</table>

### 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

<table>
<thead>
<tr>
<th>Building Attributes</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>STYLE</td>
<td>Commercial</td>
</tr>
<tr>
<td>MODEL</td>
<td>Commercial</td>
</tr>
<tr>
<td>Grade</td>
<td>Average</td>
</tr>
</tbody>
</table>
Building 2: Section 1

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>STYLE</td>
<td>Restaurant</td>
</tr>
</tbody>
</table>
### Building Layout

![Building Layout Diagram](http://images.vpqi.com/photos/Newport32Photos/default.jpg)

### Building Sub-Areas (sq ft)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Gross Area</th>
<th>Living Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>1,440</td>
<td>1,440</td>
</tr>
<tr>
<td>SPA</td>
<td>Service Production Area</td>
<td>880</td>
<td>880</td>
</tr>
<tr>
<td>PTO</td>
<td>Patio</td>
<td>400</td>
<td>0</td>
</tr>
<tr>
<td>WDK</td>
<td>Deck, Wood</td>
<td>3,240</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,960</td>
<td>2,220</td>
</tr>
</tbody>
</table>

### Extra Features

<table>
<thead>
<tr>
<th>Extra Features</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Extra Features</td>
<td></td>
</tr>
</tbody>
</table>

### Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Line Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Assessment / Page 04
Newport TAP 32 - Lot 268

Use Code: 3333
Description: LARGE BUS MOL-94
Zone: WB
Neighborhood: Y
Alt Land Appr: No
Category:  

Size (Acres): 0.73
Frontage: 0
Depth: 0
Assessed Value: $3,033,200

Outbuildings

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
<th>Value</th>
<th>Bldg #</th>
</tr>
</thead>
<tbody>
<tr>
<td>BRK STGE</td>
<td>480</td>
<td>$10,500</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>COM TYPE</td>
<td>150 S.F.</td>
<td>$12,800</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>LIGHTS-IN W/PL</td>
<td>6 UNITS</td>
<td>$3,700</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>BOAT SLIP</td>
<td>18 UNITS</td>
<td>$275,400</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

Valuation History

<table>
<thead>
<tr>
<th>Year</th>
<th>Valuation Year</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$724,300</td>
<td>$3,033,200</td>
<td>$3,757,500</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$710,900</td>
<td>$2,931,100</td>
<td>$3,641,060</td>
<td></td>
</tr>
</tbody>
</table>

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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:
## WAITES WHF

### Location
- **Location**: WAITES WHF

### Map/Lot/Unit
- **Map/Lot/Unit**: 32/272/1

### Acct# Owner
- **Acct#**: R06182
- **Owner**: WAITES WHarf REALTY ASSO LLC

### Assessment PID
- **Assessment**: $835,900
- **PID**: 6158

### Building Count
- **Building Count**: 1

### Current Value

<table>
<thead>
<tr>
<th>Valuation Year</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$0</td>
<td>$835,900</td>
<td>$835,900</td>
</tr>
</tbody>
</table>

### Owner of Record
- **Owner**: WAITES WHarf REALTY ASSO LLC
- **Co-Owner**: C/O THOMAS ABRUZSE
- **Address**: 39 AGAR ST YONKERS, NY 10701
- **Sale Price**: $0
- **Certificate**: $0
- **Book & Page**: 877/1
- **Sale Date**: 07/14/1999

### Ownership History

<table>
<thead>
<tr>
<th>Owner</th>
<th>Sale Price</th>
<th>Certificate</th>
<th>Book &amp; Page</th>
<th>Sale Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAITES WHarf REALTY ASSO LLC</td>
<td>$0</td>
<td>$0</td>
<td>877/1</td>
<td>07/14/1999</td>
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</table>

### Building Information

#### Building 1 : Section 1

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Living Area</th>
<th>Replacement Cost</th>
<th>Building Percent</th>
<th>Replacement Cost</th>
<th>Less Depreciation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>$0</td>
<td>Good</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Building Attributes

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style</td>
<td>Vacant Land</td>
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<tr>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td>Grade</td>
<td></td>
</tr>
</tbody>
</table>
### Building Photo

![No Image Available](http://images.vgsr.com/photos/NewportRJPhotos/default.jpg)

### Building Layout

<table>
<thead>
<tr>
<th>Building Sub-Areas (sq ft)</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Building Sub-Areas</td>
<td></td>
</tr>
</tbody>
</table>

### Extra Features

<table>
<thead>
<tr>
<th>Extra Features</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Extra Features</td>
<td></td>
</tr>
</tbody>
</table>

### Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Line Valuation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Code</td>
<td>Size (Acres)</td>
</tr>
<tr>
<td>DEVEL LAND</td>
<td>0.07</td>
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<tr>
<td>Zone</td>
<td>Frontage</td>
</tr>
<tr>
<td>WB</td>
<td>0</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Depth</td>
</tr>
<tr>
<td>W</td>
<td>0</td>
</tr>
<tr>
<td>Alt Land Appr</td>
<td>Assessed Value</td>
</tr>
<tr>
<td>NO</td>
<td>$835,900</td>
</tr>
</tbody>
</table>

### Outbuildings

<table>
<thead>
<tr>
<th>Outbuildings</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Outbuildings</td>
<td></td>
</tr>
</tbody>
</table>
### Valuation History

<table>
<thead>
<tr>
<th>Valuation Year</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$0</td>
<td>$835,900</td>
<td>$835,900</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$246,400</td>
<td>$246,400</td>
</tr>
</tbody>
</table>

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**Property Designation:**
Newport TAP 32 - Lot 293

**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 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:
## 23 CODDINGTON WHF

### Location
23 CODDINGTON WHF

### Map/Lot/Unit
32/293/ //

### Acct# & PID
- **Acct#**: R06199
- **PID**: 6175

### Owner & Assessment
- **Owner**: ABRUZSE THOMAS B
- **Assessment**: $524,300

### Building Count
1

### Current Value

<table>
<thead>
<tr>
<th>Valuation Year</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$178,800</td>
<td>$345,500</td>
<td>$524,300</td>
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</tbody>
</table>

### Owner of Record
- **Owner**: ABRUZSE THOMAS B
- **Sale Price**: $175,000
- **Co-Owner**: ABRUZSE THOMAS B & PAVALEO ORLANDO
- **Book & Page**: 2037/ 269
- **Sale Date**: 08/25/2009
- **Instruments**: N/A

### Ownership History

<table>
<thead>
<tr>
<th>Owner</th>
<th>Sale Price</th>
<th>Certificate</th>
<th>Book &amp; Page</th>
<th>Instrument</th>
<th>Sale Date</th>
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</thead>
<tbody>
<tr>
<td>ABRUZSE THOMAS B B</td>
<td>$175,000</td>
<td>2007/ 269</td>
<td>N/A</td>
<td>08/25/2009</td>
<td></td>
</tr>
<tr>
<td>ABRUZSE THOMAS B &amp; PAVALEO ORLANDO</td>
<td>$0</td>
<td>969/ 65</td>
<td>N/A</td>
<td>09/14/2000</td>
<td></td>
</tr>
<tr>
<td>ABRUZSE THOMAS B B</td>
<td>$250,000</td>
<td>969/ 61</td>
<td>N/A</td>
<td>09/14/2000</td>
<td></td>
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### Building Information

**Building 1: Section 1**

<table>
<thead>
<tr>
<th>Year Built:</th>
<th>1890</th>
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</thead>
<tbody>
<tr>
<td>Living Area:</td>
<td>1,016</td>
</tr>
<tr>
<td>Replacement Cost:</td>
<td>$262,558</td>
</tr>
<tr>
<td>Building Percent:</td>
<td>65</td>
</tr>
<tr>
<td>Good: Replacement Cost</td>
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</tr>
<tr>
<td>Less Depreciation:</td>
<td>$170,700</td>
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#### Building Attributes

<table>
<thead>
<tr>
<th>Field</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Style</td>
<td>Conventional</td>
</tr>
<tr>
<td>Model</td>
<td>Residential</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>Grade:</td>
<td>Average +</td>
</tr>
<tr>
<td>Stories:</td>
<td>1.5</td>
</tr>
<tr>
<td>Occupancy</td>
<td>1</td>
</tr>
<tr>
<td>Exterior Wall 1</td>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Exterior Wall 2</td>
<td></td>
</tr>
<tr>
<td>Roof Structure:</td>
<td>Gable/Hip</td>
</tr>
<tr>
<td>Roof Cover:</td>
<td>Asphalt/Glue/Cmp</td>
</tr>
<tr>
<td>Interior Wall 1</td>
<td>Plastered</td>
</tr>
<tr>
<td>Interior Wall 2</td>
<td></td>
</tr>
<tr>
<td>Interior Fir 1</td>
<td>Pine/Soft Wood</td>
</tr>
<tr>
<td>Interior Fir 2</td>
<td></td>
</tr>
<tr>
<td>Heat Fuel:</td>
<td>Oil</td>
</tr>
<tr>
<td>Heat Type:</td>
<td>Hot Water</td>
</tr>
<tr>
<td>AC Type:</td>
<td>None</td>
</tr>
<tr>
<td>Total Bedrooms:</td>
<td>3 Bedrooms</td>
</tr>
<tr>
<td>Total Bathrooms:</td>
<td>1</td>
</tr>
<tr>
<td>Total Half Baths:</td>
<td>0</td>
</tr>
<tr>
<td>Total Extra Fixtures:</td>
<td></td>
</tr>
<tr>
<td>Total Rooms:</td>
<td>6 Rooms</td>
</tr>
<tr>
<td>Bath Style:</td>
<td>Average</td>
</tr>
<tr>
<td>Kitchen Style:</td>
<td>Average</td>
</tr>
</tbody>
</table>

**Building Layout**

![Building Layout Image](http://images.vgsl.com/photos/NewportRI/Photos/1/10020409/66)

**Building Sub-Areas (sq ft)**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Gross Area</th>
<th>Living Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>646</td>
<td>646</td>
</tr>
<tr>
<td>FHS</td>
<td>Half Story, Finished</td>
<td>616</td>
<td>370</td>
</tr>
<tr>
<td>FEP</td>
<td>Porch, Enclosed, Finished</td>
<td>190</td>
<td>0</td>
</tr>
<tr>
<td>UBM</td>
<td>Basement, Unfinished</td>
<td>646</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,096</td>
<td>1,016</td>
</tr>
</tbody>
</table>

**Extra Features**

<table>
<thead>
<tr>
<th>Extra Features</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Extra Features</td>
<td></td>
</tr>
</tbody>
</table>

**Land**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Line Valuation</th>
</tr>
</thead>
</table>
### Assessment / Page 03

Newport TAP 32 - Lot 293

<table>
<thead>
<tr>
<th><strong>Use Code</strong></th>
<th>1010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Single Fam MDL-01</td>
</tr>
<tr>
<td><strong>Zone</strong></td>
<td>VB</td>
</tr>
<tr>
<td><strong>Neighborhood</strong></td>
<td>0800</td>
</tr>
<tr>
<td><strong>Alt Land Appr</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

| **Size (Acres)** | 0.27 |
| **Frontage** | 0 |
| **Depth** | 0 |
| **Assessed Value** | $345,500 |

#### Outbuildings

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Size</th>
<th>Value</th>
<th>Blgd #</th>
</tr>
</thead>
<tbody>
<tr>
<td>FGR1</td>
<td>GARAGE-AVE</td>
<td>520 S.F.</td>
<td>$7,800</td>
<td>1</td>
</tr>
<tr>
<td>PAT1</td>
<td>PATIO-AVG</td>
<td>126 S.F.</td>
<td>$300</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Valuation History

<table>
<thead>
<tr>
<th><strong>Assessment</strong></th>
<th><strong>Valuation Year</strong></th>
<th><strong>Improvements</strong></th>
<th><strong>Land</strong></th>
<th><strong>Total</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2018</td>
<td>$178,800</td>
<td>$345,500</td>
<td>$524,300</td>
</tr>
<tr>
<td></td>
<td>2017</td>
<td>$164,500</td>
<td>$254,600</td>
<td>$419,100</td>
</tr>
</tbody>
</table>

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EXISTING SITE DATA (TOTALS)

**PARCEL ID:** 6016, 6137, 6153, 6154, 6158, 6175

**PLAT:** 32

**LOT:** 155, 248, 267, 268, 272, 293

**ZONING:** WB

**TOTAL BUILDINGS FOOTPRINT:** 23,304 SF

**TOTAL DECKS FOOTPRINT:** 7,340 SF

**TOTAL EXISTING FOOTPRINTS:** 30,354 SF

**TOTAL LOT AREA:** 122,402 SF

**ALLOWED COVERAGE:** 40.0%

**EXISTING COVERAGE:** 24.8%

**ALLOWED BLDG HEIGHT:** 45' ABOVE MEAN SEA LEVEL

**MINIMUM SETBACKS:**
- **(PRIMARY):**
  - FRONT: 50'
  - SIDE: 40'
  - REAR: 20'

**FLOOD ZONE VE-13**

**FLOOD ZONE AE-12**

**FLOOD ZONE X**
EXISTING SITE DATA

- PARCEL ID: 6153
- PLAT: 32
- LOT: 267
- ZONING: WB
- BUILDING FOOTPRINT: 6,668 SF
- DECK FOOTPRINT: 0 SF
- TOTAL EXISTING FOOTPRINT: 6,668 SF
- LOT SIZE (0.26 ACRES): 11,325 SF
- ALLOWED COVERAGE: 40.0%
- EXISTING COVERAGE: 58.8%
- ALLOWED BLDG HEIGHT: 45' ABOVE MEAN SEA LEVEL
- EXISTING BLDG HEIGHT: UNKNOWN
- MINIMUM SETBACKS:
  - FRONT: 0'
  - SIDE: 5'
  - REAR: 5'
- EXISTING SETBACKS:
  - FRONT (NORTH): 0'
  - SIDE (EAST): 9' 7 15/16"
  - SIDE (WEST): 0'
  - REAR (SOUTH): 0'
EXISTING SITE DATA

PARCEL ID: 6154
PLAT: 32
LOT: 268

ZONING: WB
BUILDING FOOTPRINT: 4,102 SF
DECK FOOTPRINT: 5,004 SF

TOTAL EXISTING FOOTPRINT: 9,106 SF
LOT SIZE (0.73 ACRES): 31,799 SF

ALLOWED COVERAGE: 40.0%
EXISTING COVERAGE: 26.6%
ALLOWED BLDG HEIGHT: 45' ABOVE MEAN SEA LEVEL
EXISTING BLDG HEIGHT: UNKNOWN

MINIMUM SETBACKS:
(PRIMARY)
FRONT: 0'
SIDE: 5'
REAR: 5'

EXISTING SETBACKS:
FRONT (NORTH): 0'
SIDE (EAST): 156' 6"'
SIDE (WEST): 18'
REAR (SOUTH): 2' 2"'

NOTE: PRINTED AT HALF SCALE @ 11x17
EXISTING SITE DATA

- Parcel ID: 6156
- Plat: 32
- Lot: 272
- Zoning: MB

BUILDING
- Footprint: 0 SF
- Deck Footprint: 0 SF

TOTAL EXISTING FOOTPRINT: 0 SF

- Lot size (0.07 acres): 3049 SF
- Allowed Coverage: 40.0%
- Existing Coverage: 0%
- Allowed Bldg Height: 45' above mean sea level
- Existing Bldg Height: 0'

MINIMUM SETBACKS:
- Front: 0'
- Side (east): 5'
- Side (west): 5'
- Rear (south): 5'

EXISTING SETBACKS:
- Front (north): 0'
- Side (east): 0'
- Side (west): 0'
- Rear (south): 0'

NOTE: PRINTED AT HALF SCALE @ 11x17
EXISTING SITE DATA

PARCEL ID: 6175
PLAT: 32
LOT: 293
ZONING: WB
BUILDING FOOTPRINT: 646 SF
GARAGE FOOTPRINT: 520 SF
DECK FOOTPRINT: 140 SF
TOTAL EXISTING FOOTPRINT: 1356 SF
LOT SIZE (.27 ACRES): 11761 SF
ALLOWED COVERAGE: 40.0%
EXISTING COVERAGE: 11.5%
ALLOWED BLDG HEIGHT: 45' ABOVE MEAN SEA LEVEL
EXISTING BLDG HEIGHT: 0'
MINIMUM SETBACKS: (PRIMARY)
FRONT: 0'
SIDE: 5'
REAR: 5'
EXISTING SETBACKS:
FRONT (SOUTH): 0'
SIDE (EAST): 0'
SIDE (WEST): 60' 5"'
REAR (NORTH): 15' 5 1/4"
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 second-floor 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 moldings running around the house at the juncture of these two siding materials accents its horizontal banding. Built on a sidewalk 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 Eagan 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 horse shoer. A fair number of immigrant 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. Moved to this site from the harborside, this 2½-story, gambrel-roofed house has an early 18th-century form; the Greek Revival entrance with sidelights is an alteration of the early 19th century.

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 entrance 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 entrance. 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 gregarious.

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, 1-story porch with decorative railings and brackets, a 2-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, longtime 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 trade, 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.

DENNIS 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 Whitehorne 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 2-story, Federal/Greek Revival house with a gable roof also stands on the lot Samuel Whitehorne 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 "ental 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, oldline 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 house "contains 15 rooms, including laundry and bathroom, and is one of the prettiest cottages in the city. It cost $4,800. 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 concentrated 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 sidelights. A well preserved example of a common local house type.

40 Caroline Holland House (c. 1889): This outstanding, mansard-roofed cottage retains its finely elaborated 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’ "insider").

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 shingled house set gable end to the street. Its front porch, now glazed-in, has a pediment over the entrance steps. The attic gable is projected out so as to cap two shallow, 2-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 Oakley 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
6. **Pope Street**

William W. Mansfield (c. 1835). This simple house has been elegantly priced, and a large front porch, it is distinguished by its fine proportions. Many of the houses in the area are similar in style, with large front porches and columns.

7. **Saranac Avenue**

William F. Bostick (c. 1839). Large, two-story, frame house with a gable roof and a large front porch. It is situated near the home of James G. Wadsworth, who was a prominent business owner and political figure in the area.

8. **Smith Street**

Charles Taylor House (c. 1837). This house is notable for its architectural style, with a center hall plan and a distinctive gable roof. It was built for a prominent businessman and politician in the area.

9. **South Baptist Street**

Sarah O. Jay House (c. 1835). A large, two-story, brick house with a gable roof and a large front porch. It was built for a prominent lawyer and member of the local community.

10. **Perry Mills Wharf**

Paroskavinos and Sons, Fish Dealers (c. 1845-1852). This weathered, shingle-clad, gable roofed building is located at the end of Perry Mills Wharf, offering a view of the harbor and the surrounding area. It has been a fixture in the community for many years, serving as a place for local fishermen to sell their catch.

11. **Saranac Avenue**

James C. Wadsworth House (c. 1836). This large, two-story, frame house is situated near the home of James G. Wadsworth, who was a prominent businessman and political figure in the area. The house features a large front porch and a distinctive gable roof.

12. **Smith Street**

Sarah O. Jay House (c. 1835). A large, two-story, brick house with a gable roof and a large front porch. It was built for a prominent lawyer and member of the local community.

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15. **Smith Street**

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16. **Perry Mills Wharf**

Paroskavinos and Sons, Fish Dealers (c. 1845-1852). This weathered, shingle-clad, gable roofed building is located at the end of Perry Mills Wharf, offering a view of the harbor and the surrounding area. It has been a fixture in the community for many years, serving as a place for local fishermen to sell their catch.

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James C. Wadsworth House (c. 1836). This large, two-story, frame house is situated near the home of James G. Wadsworth, who was a prominent businessman and political figure in the area. The house features a large front porch and a distinctive gable roof.

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20. **Saranac Avenue**

James C. Wadsworth House (c. 1836). This large, two-story, frame house is situated near the home of James G. Wadsworth, who was a prominent businessman and political figure in the area. The house features a large front porch and a distinctive gable roof.
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, 2-story Late Shingle Style building, it is noteworthy for its excellent state of preservation. Thomas Nuss was a tailor.

522 John Carey, Jr., Cottage (1876-1878): Elaborately ornamented 2-story structure with an intersecting gable roof, decorative bracketing, and enormous chimneys joined by a complex tower and enclosed entrance and side porch. It was an adjacent to Carey's summer estate on the opposite side of Spring Street. Vaguely Swiss Style, this fanciful building 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 2-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 (1855): 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 the light industry since 1942, recently serving as a General Electric's Wires Services Department.

364 Anthony's Block (1913): A 3-story, commercial-residential block with flat roof, yellow brick facade with storefronts and red brick sidewalks. 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 factory 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 Joseph 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 Correll who founded the shipyard and for whom the wharf property was named. Correll was a 25-year-old Westerner when he founded the business; he soon achieved great success building and outfitting sailing ships for the West India and whaling trades. Correll installed a marine railroad here in 1839 for hauling ships and expanded his interests in shipping and caggage and banking, upon several occasions suffering heavy losses in his shipping investments. After the Civil War, Correll's shipyard continued building ships, concentrating on repairs and the chandlery business. After Correll'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 smallboat repair and storage; several other sheds and storehouses; the marine railroad; and a series of docks and piers.

387 E. G. M. Kirkwin 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. Kirkwin ran a dry-goods establishment.

388 Ebenezer Woodward House (mid-18th century): This extremely altered, gable-on-hip roof house was made over to accommodate 1st-floor store and 3rd-floor apartments, the 2nd-floor being altered form, though ungainly, it represents a very common type of 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.

389 F. A. Thames Street Methodist Episcopal Church, now St. Spyridon Greek Orthodox Church (1855; 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 waterfront and may have been used for smuggling durable merchandise into the house. This is the last of Newport's Thames Street colonial mansions. Once there were several domestic, angled up and down both sides of the street. The small dependancy 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 Mathew 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 Mathew Society was a Catholic temperance group organized by members of the Irish community.

400 Joseph Thomas Building (c. 1885): This well maintained, 2-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 James Carpenter House (c. 1765): An extensively remodeled, 2-story, gable-on-hip-rooted 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 warehouse. This became a warehouse in the 19th century.

405 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.

411 S. M. Stewart House (c. 1845): A 2½-story Greek Revival residence with a gable roof restored by the Newport Restoration Foundation.

414 Samuel Whitehouse House (1811 and later). Hip-roofed, brownstone-trimmed, 3-story, brick Federal house erected by Samuel Whitehouse. The Newport merchant 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 Whitehouse House retains a mid-19th-century cupola. The existing portion 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
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
John Price House (c. 1780). Gable-roofed, 5-bay, central-chimney house with an end-gable overhang. Though altered, this is an interesting house.

426
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
C. H. Burdick Building (c. 1870). Possibly concealing an older structure, this simply detailed, commercial building with flat roof and 1½-story 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
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
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
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 oriel 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
Bartholomew Brewing Company Building (1895). This 3-story, red-brick, brownstone-trimmed, commercial-residential building with a flat roof and wide braced 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 oriel 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 cornet tower (originally much taller).

600
Dennis Sheehan Building (c. 1890). This well preserved, 2-story, shingled commercial block with a flat roof has simple storefronts divided by pilaster strips. Sheehan ran a nearby grocery and liquor business.

606
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

644
Irish-American Club (c. 1900). Originally built by Annie C. O'Harley, 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.

WELLINGHAM AVENUE

7
Edward MacDonald Cottage (c. 1905). Nicely landscaped cottage with a gable roof, fieldstone foundation, clapboarding 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 Freeman 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 remodeled 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. 1863). 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 Siedfeld House (c. 1895). A gable-roofed cottage with shingle-above-clapboard siding and a glassed-in front porch; this was the home of Gustav Siedfeld, 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.

YELLOW STREET

16
Fire Station Number Two (1877). Designed by Colonel James Fludder, this 2-story, flat-roofed structure has a elaborate cornice and tall staff. 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 accentuated 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.