



## NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS

43 Broadway, Newport, Rhode Island 02840

401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check # 60393

Received by the Zoning and Inspections Department:

SEP 15 2020

\$150.00

HDC  
OCT. 26

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please complete this application in **BLACK** or **BLUE** ink only.

Illegible/incomplete applications will be returned to the applicant.

Hearing Dates and Filing Deadlines are posted at City Hall and [www.cityofnewport.com](http://www.cityofnewport.com).

#### GENERAL INFORMATION

PROPERTY ADDRESS:	88 Washington St.	Plat:	12	Lot:	46
Property Name (if any, including historic):		Original Date of Construction:	1720		
APPLICANT (Legal Owner of Record):	William & Lisa Ruh	Telephone:	401-367-0007		
Mailing Address:	210 Old Airport Rd.	Email:	wruh@ruhadvisorycorp.com		
LEGALLY AUTHORIZED REPRESENTATIVE:		Telephone:			
Mailing Address:		Email:			

#### ADDITIONAL INFORMATION CHECKLIST

- ☒ ☐ Is the application fee of \$100 is included?
- ☒ ☐ Is the property in condominium ownership? If yes, proof of board or association approval must be attached.
- ☒ ☐ Is this application filed in response to a violation notice?
- ☒ ☐ Is this application a modification of plans previously-approved (date(s) \_\_\_\_\_) by the HDC?
- ☒ ☐ Does this project require other approvals? Zoning ☒ CRMC ☒ Other (describe): \_\_\_\_\_
- ☒ ☐ Does access to the subject property require special arrangements? \_\_\_\_\_

### SUMMARY OF PROPOSED WORK

Describe all proposed exterior alterations to the subject property here.

Do not leave this section blank.

Check off all applicable categories below.

'Site plan submitted for design concept approval.  
New 1,500 SF (footprint) dwelling proposed on lot.  
Existing 1,075 (footprint) SF dwelling to become  
guest cottage and existing 92 SF ticket booth to  
be restored.

- ☒ ☒ Repair/replacement of exterior architectural features?
- ☒ ☒ Minor Alteration(s) – Any alteration(s) that replace existing building features or any new construction of less than 25% of the existing structure's square footage?
- ☒ ☐ Major Alteration(s) – Any addition(s) of more than 25% of an existing structure's square footage or any new freestanding structure(s)?
- ☒ ☐ New Construction?
- ☒ ☐ Demolition?
- ☒ ☐ Roof(s) or skylight(s)?
- ☒ ☐ Window(s) or door(s)?
- ☒ ☐ Porches or Entries?
- ☒ ☐ Chimney(s)?
- ☒ ☐ Foundation?
- ☒ ☐ Mechanical and/or electrical equipment?
- ☒ ☒ Shutters or awnings?
- ☒ ☒ Sign(s)?
- ☒ ☐ Pools and/or site structures?
- ☒ ☒ Other? Describe: \_\_\_\_\_



## REQUIRED APPLICATION MATERIALS

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

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

**10 COPIES OF EACH APPLICATION ARE REQUIRED.**  
Digital submissions are not accepted at this time.

<input checked="" type="checkbox"/> <input type="checkbox"/>	<b>COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?</b>
<input checked="" type="checkbox"/> <input type="checkbox"/>	<b>PHOTOGRAPHS?</b> Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions at the property are <u>required</u> for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. <b>Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.</b> Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.
<input checked="" type="checkbox"/> <input type="checkbox"/>	<b>DRAWINGS?</b> If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of the original, reduced to fit on 8.5x11 or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an 11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. Please note that applications for any major construction require drawings that meet professional standards.  <b>Elevation drawings</b> are required for most projects and should show existing conditions and proposed alterations at all elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)  <b>Elevation detail and cross section drawings</b> are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features. (3/4" = 1' scale or larger)  <b>Full scale details</b> are required for certain proposed new architectural elements (moldings and other trim elements, for example.)  <b>Site plan</b> is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)  <b>Perspective drawings (or some other form of perspective depiction, such as photomontage)</b> may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.
<input checked="" type="checkbox"/> <input type="checkbox"/>	<b>MATERIALS/PRODUCT LITERATURE/SAMPLES?</b> Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

### SIGNATURE

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

Applicant Signature: Lisa Ruh Date: 9/15/20  
Applicant Printed Name: Lisa Ruh



## *The Beehive House, 88 Washington Street*

In 1915, Julia Belnap purchased the land between Chestnut and Cherry Streets on the waterside from the Fairchild family. This property consisted of two lots. On the northern lot was a large Victorian house. It was a lovely house and had a wrap-around porch on three sides. The entire property was sold for \$11,095.82. From its description and location this could very well have been the house where Bret Harte wrote "A Newport Romance."



Where the Beehive house now stands was a large copper beach tree, which probably came down during the 1938 hurricane. The house and the lot on the north side were sold in June 1951 to Dorothy Tuckerman Draper and eventually to the Mayor Henry Wheeler and his wife. The Wheelers demolished the old house in 1941 and built the one that now stands at 94 Washington Street.

Admiral and Mrs. Belnap sold the lot on the south side to Agnes Storer. In time, John Howard Benson and his wife purchased the land and were preparing to build when Mrs. Benson's father died and his home at 62 Washington Street became theirs. The Belnap property then changed hands again. First it was sold to Mr. and Mrs. Powel Kazanjian, who decided not to build there, and then to David Feltham.

David Feltham enlarged it by bringing in a barge and anchoring it to the property, then filling the land in with whatever materials he could obtain. This brought a storm of protests from the Pointers and eventually, discouraged by the complaints and the hard work, vowing that he would never sell it to Newporters, he sold the property to Charles and Anne Reynolds of Worcester, Mass.

With tremendous foresight, for the restoration of colonial homes was in its infancy, Mr. and Mrs. Reynolds located the John Tripp House that was built about 1725 and about to be demolished. A one-story gambrel with a partly exposed chimney of brick and stone, it originally stood on Manton Avenue in Providence, R.I. The Reynolds purchased the house. In 1965, friends of the Reynolds assisted in the dismantling, labeling every beam and post, then trucked the disassembled house to Newport, where it was reconstructed on the foundation that had been prepared for it. It was placed with the end to the sidewalk. In 1972, the owner's son added an addition.

This adorable house, nestled in this quiet neighborhood, seems as if it has always been here.



## The Lot Where 88 Washington Street

### Now Stands

In the spring of 1939, J.H. Benson and I first began to think of finding a home of our own. We had been living, with our son Tom, in an apartment, fitted into the north side of 62 Washington Street. When my parents came for the summer, we moved to rooms upstairs, becoming, really, their guests during July and August. At this point, my father began to speak of retiring to live in Newport for his later years. John and I were expecting our second child so the pressure to find our own place was strong. While looking at houses, we heard that Miss Agnes Storer had bought the old Bigelow land. We saw at once that the slope of the lot would allow for an interesting modern house. Miss Storer agreed to sell the land, and by November it was ours at a price of \$1500. How often that fall I walked Tom up to see "the property".

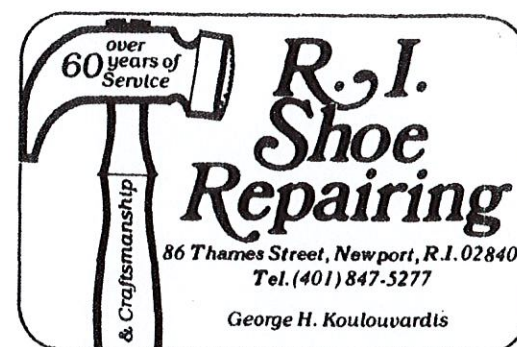
My father became extremely ill, so all thoughts of building a house were temporarily shelved. My son John was born in October and I contacted phlebitis (not cured at that time by surgery). I went to Mrs. Morrissey's nursing home at 53 Washington Street where little John and I were wonderfully treated; Tom was sent to Philadelphia where my sister Deborah looked after him.

On November 28, we signed a contract for a sea-wall at "the property" and I spent the next two months as I lay still at Mrs. Morrissey's designing modern houses to fit our needs. John brought me interesting books by Neutra, VanderRohe, Gropius, and LeCorbusier.

In August 1940, my father died, greatly changing our situation, for I was left the house at 62 Washington Street. In June of 1941, Mrs. Henry Wheeler bought "the property" at cost plus \$400. I don't know when this full-sized lot (88x94) was divided, but at some time shortly thereafter, the southern half went to Powell Kazanjian. He kept it only a short

time as the hurricane of 1944 washed out to sea the sea-wall, which should have been much higher. The next owner Dave Feltham, was a recently-retired World War II veteran, who lived with his mother in the small gambrel-roofed cottage on the south lawn of the Hunter House. He was full of new ideas, and our next issue will tell you what he did.

Esther Fisher Benson





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Since 1796**

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- Toiletries and Jewelry
- Linens & Home Furnishings
- Gifts for all Occasions
- Mementos of Newport

**On the Waterfront—Long Wharf Mall Opposite  
Gateway Center**

Open Daily: 9:30-5:30, Fridays till 8:30, Sun: 12-5  
All Major credit cards accepted      Free validated parking



THE LOT ON WHICH 88 WASHINGTON  
STREET NOW STANDS --PART III

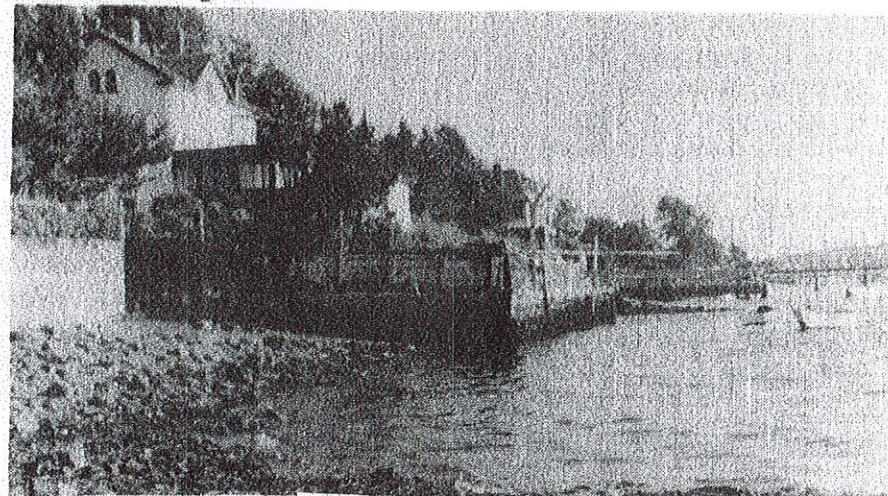
In my article on this subject in the October Green Light I made a mistake. When my husband and I put the lot up for sale, Powel Kazanjian bought it. He had always hoped to live on the Washington Street shore, and our lot was just what he wanted. He planned to construct a long pier and have a fast boat with which he could go rapidly to Providence, Boston, or New York. At once he began to work on the sea wall, but into the picture came four Kazanjian children and Mrs. Kazanjian, whose responsibility for her family was paramount. She was not prepared to take risks for the safety of her children when high tides, wild winds and huge waves attacked the shore. I think I have to agree with her. It did not take long for Mr. and Mrs. Kazanjian to make up their minds, and once more the property was sold.

Then came Dave Feltham, a World War II veteran who served with the Sea-Bees. He and his mother lived in a cottage on the Hunter House grounds. Dave, who was of modest height but with strong and powerful shoulders, walked up and down Washington Street, no doubt realizing that 88 was the last vacant lot on the water side. When it came up for sale, he bought it.

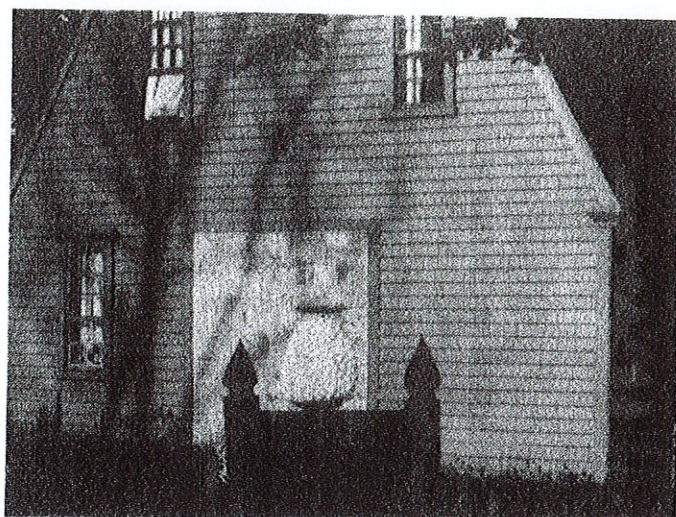
The sea wall, just a mere foundation, was a difficult problem, but Dave, who had an original mind, had a new idea. He would find an old barge, tow it to the property, fasten it on somehow, and have a great

sea wall at modest cost and involving less work than building one. He found a barge which had been tied up in the lower harbor, deteriorating for a couple of years; Manchester Shipyard had owned it, trying at one time to strengthen its sides for use as a coal barge. Dave bought it for a small fee, then planned its removal to Washington Street. A tug hauled it up to the waterfront near his house, forcing it as close to the shore as possible. Then, with block and tackle and his heavy Oldsmobile, Dave winched the barge closer and closer. A full-moon tide finally did the trick, but the transmission of the Oldsmobile was burned out! Dave did most of the work by himself; he had hoped to buy a second barge, but after the above struggle, he gave up that idea.

Slowly he tried to fit the barge in, to make it strongly attached to the land at both ends of the property. He filled it with rocks and huge chunks of broken concrete. It was an almost impossible task. He had added about 35 feet to the width of the land, but it was an unsightly mess. Washington Street is a handsome street, and soon the neighbors began to complain at the junky pile of rocks, used lumber, concrete and other debris. In the end, it was too much for Dave. He was one of those free spirits, of which I am sure there were many in the Sea-Bees. He just thought you could accomplish







anything if you really wanted to. He gave it all up, moving to Jamestown; he said he would not sell to a Newporter after such harsh treatment.

Now into the story came Flossy Titus, a friend of Ann Reynolds' mother. She also knew Mrs. Feltham, and it was through her that Charles and Ann Reynolds heard that the lot was to be sold. Although they came from Worcester, Ann's mother was a Newporter and wanted a place for summers and winter week-ends. In 1964, the property became theirs.

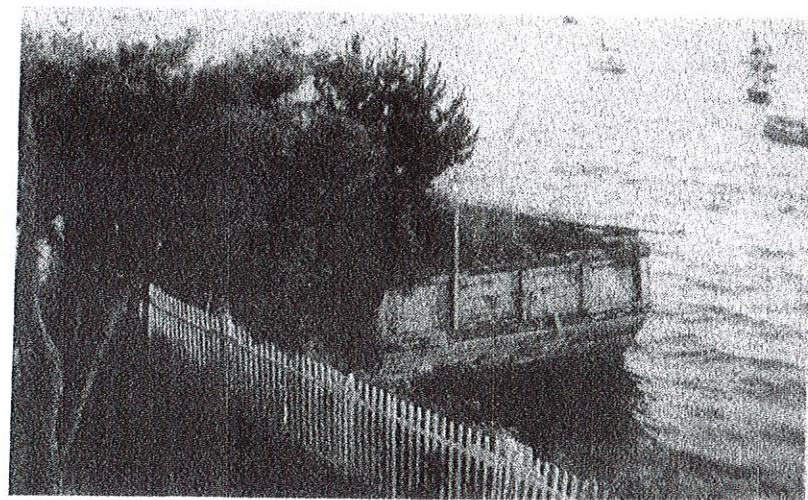
It was at this time that the Oldport Association was trying to save colonial houses (three or four years before the Duke Foundation took over). An article came out in the Providence Journal about the old Tripp House which was about to be pulled down. My son, Tom, who always had a nose for this type of news, and Charles Reynolds, then an officer at Oldport, went to Providence

where they found that the Tripp House could be purchased for \$1.00 provided that it was moved away. At once, Tom, Charlie and his son, Ned Reynolds, became immersed in plans and operations, finally deciding to take the house apart, labeling carefully each piece, post, beam, clapboard, siding, etc. They got together a group of friends who liked this type of vigorous activity. I can remember Lloyd Hyde, Terry Browning, Hardy Hall, and others. During the fall of 1965 this energetic volunteer group, well-fueled with hearty meals provided by the Reynolds family, dismantled the Tripp House and trucked it to Newport. They did it on weekends. By this time, the cellar was dug and the foundation laid.

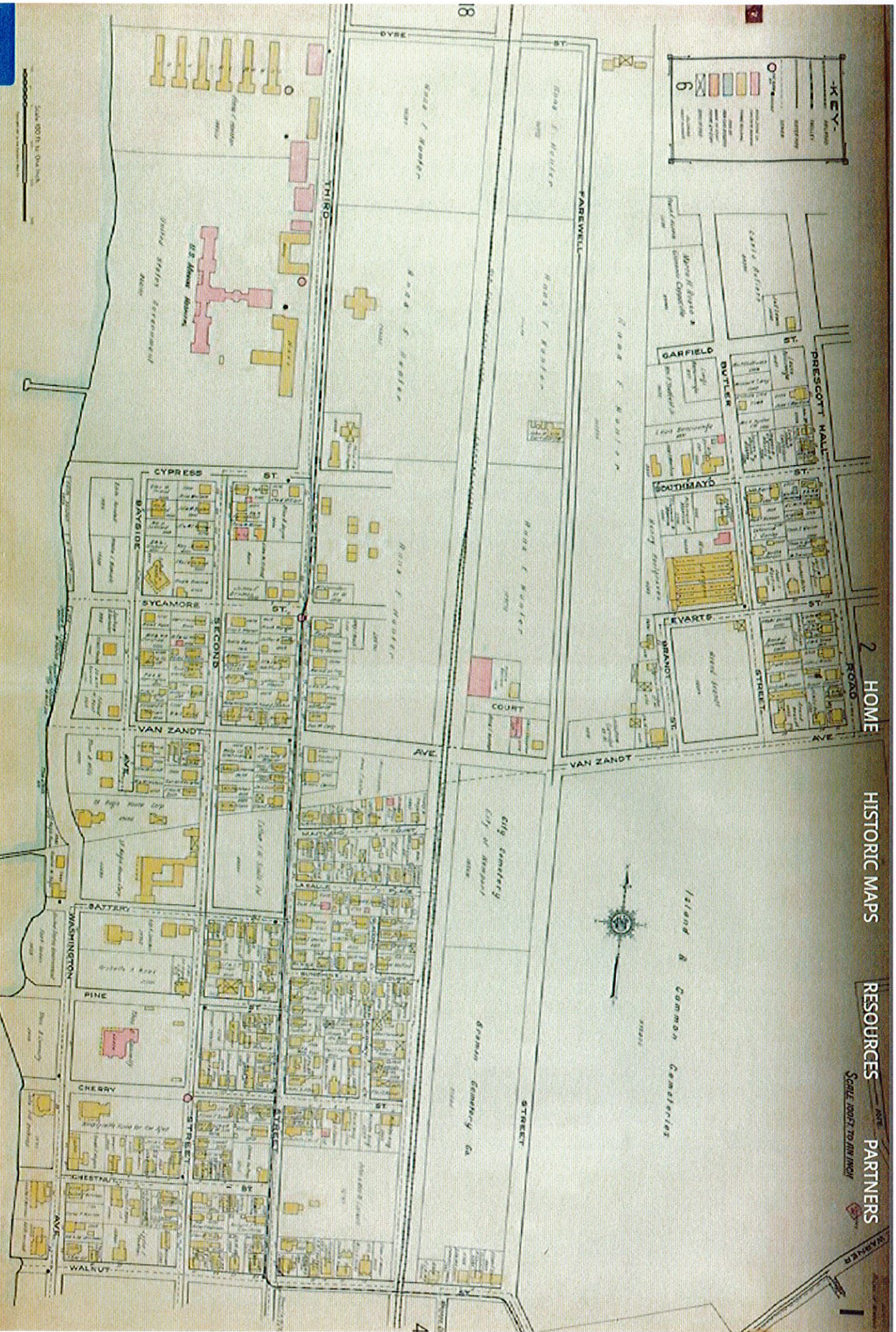
As the winter weather slacked off, each one of these carefully labeled timbers was put into its proper place. Finally the bee-hive oven, an exact copy of the old one which had begun to crumble, was rebuilt. The untidy lawn, made more so by all this reconstruction, was filled in right up to and over the barge, and a wonderful garden was made by Ann Reynolds, thus completing the project.

So the old Tripp House lives again on the shore of Narragansett Bay -- looking as though it has been there forever.

Esther Fisher Benson







HOME

HISTORIC MAPS

RESOURCES

PARTNERS



Pieroth 2009

Susan White Piero

Chas. Fitch  
19762

T. A.  
Havemeyer  
36755

FORT GREEN  
U.S.  
Government

WASHINGTON

6th

CHESTNUT

W.S.  
Rogers  
10296  
J.W. & A.A.  
Boyle  
5289

Mary L.  
Hull  
15565

L.  
Bogert

Reverend  
Widling  
2502

15000

CHERRY

James M.  
Smith

62329

PINE

Theodore A.  
Havemeyer

55752

Mary Briggs  
5028

BATTERY 4th

4th

SECOND

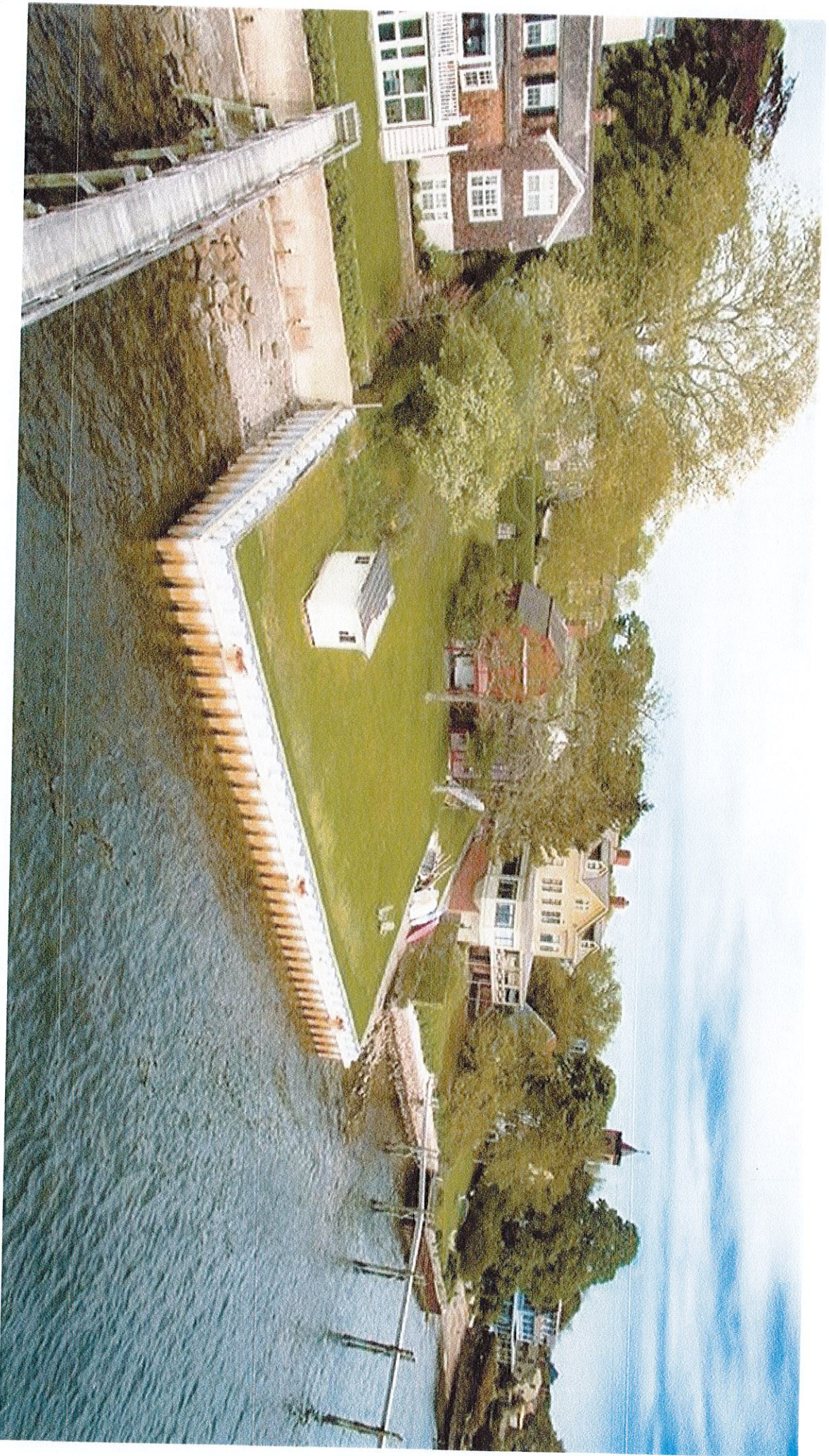




9/15/26

88 Washington





9/15/20

88 Washington

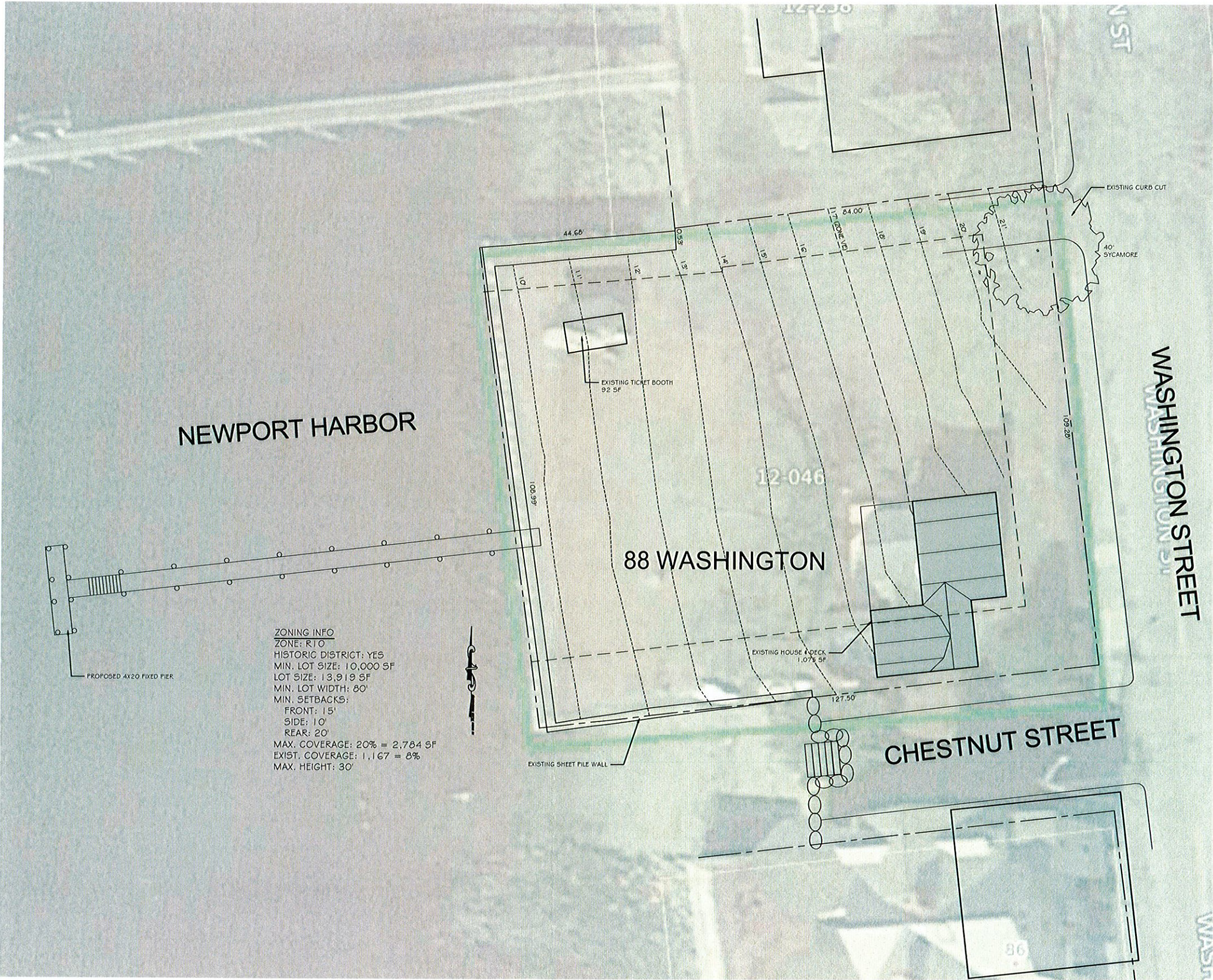




9/15/20

88 Washington





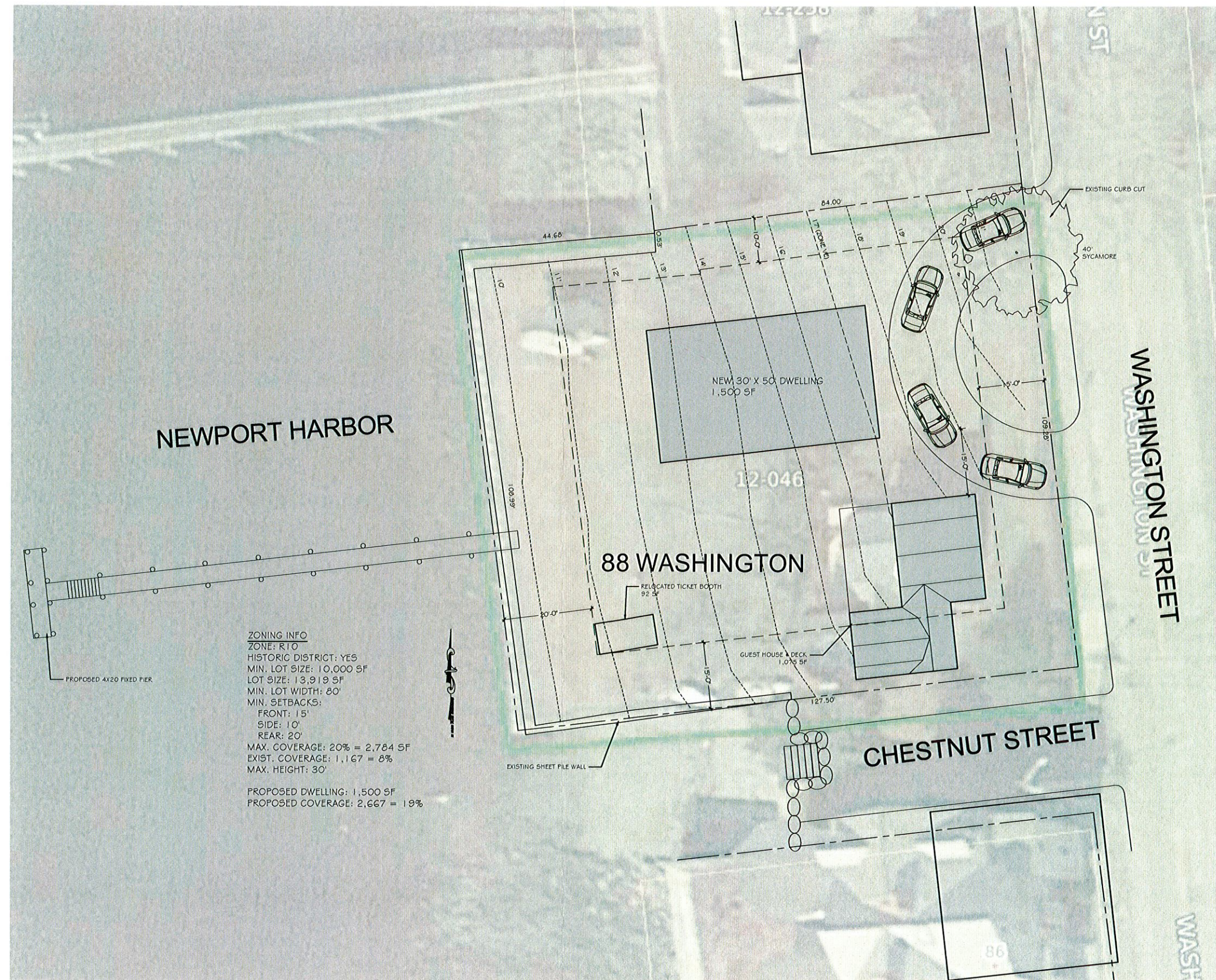
**ZONING INFO**  
ZONE: RTO  
HISTORIC DISTRICT: YES  
MIN. LOT SIZE: 10,000 SF  
LOT SIZE: 13,919 SF  
MIN. LOT WIDTH: 80'  
MIN. SETBACKS:  
FRONT: 15'  
SIDE: 10'  
REAR: 20'  
MAX. COVERAGE: 20% = 2,784 SF  
EXIST. COVERAGE: 1,167 = 8%  
MAX. HEIGHT: 30'

1 EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"

**HULLICOVE**  
ARCHITECTURAL DESIGN  
NEWPORT, RI  
WWW.HULLICOVEDESIGN.COM  
401-387-0007

88 WASHINGTON STREET	
NEWPORT RI 02840	
SITE PLAN	
DWG. CONTENTS	
TITLE	DATE
PHASE	8.27.20
DWN BY: MM	CHKD BY:
REVISIONS:	
STAMP	
SHEET NO.	
A101	





**HULLCOVER**  
—ARCHITECTURAL DESIGN—  
NEWPORT  
WWW.HULLCOVERDESIGN.COM  
401.367.0007

88 WASHINGTON STREET

NEWPORT RI 02840

## SITE PLAN

TITLE:		DWG CODE:
PHASE:	DATE:	
	8.27.20	
DWN BY:	CHKD BY:	
MM		

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

STAMP

SHEET NO.

A104