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CORNELIUS C. MOORE  
1916 - 1970  
SALVATORE L. VIRGADAMO  
1940 - 1986  
JEREMIAH C. LYNCH, JR.  
1957 - 1987

December Tenth  
Two Thousand Twenty-Four

Coastal Resource Management Council  
Stedman Government Center, Suite 3  
4808 Tower Hill Road  
Wakefield, RI 02879

Re: CRMC File No. 2024-06-087, 88 Washington Street, Newport

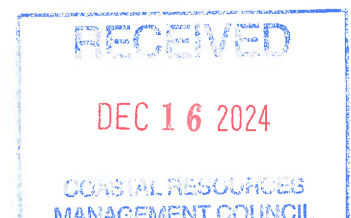
Dear Council Members and Staff:

Please be advised that this office represent the applicant, William Ruh Trust. A copy of my Entry is enclosed. On behalf of the applicant, I am responding the Mr. Park's letter dated December 9, 2024.

My client denies Mr. Park's representation that there is no determination whether the subject site is buildable, and the applicant has not received all the required approvals. The City of Newport's Zoning Officer submitted a statement that the proposed structure conforms to all elements of the Newport Zoning Code. A copy of the Municipal Certification is enclosed as Exhibit "A". Zoning relief is not required to construct the proposed dwelling. Under the Newport Zoning Code, the applicant can build the proposed structure as a matter of right, subject to this Council's review.

The comments made by the Building Official concerning building code issues will be addressed at the permitting stage. Construction plans are never prepared prior to this Council permitting the new construction.

The subject property is located within the Newport Historic District. The proposed dwelling received approval from the Newport Historic District. Mr. Park's client appealed that decision to the Newport Zoning Board. Mr. Armour noted that the Newport Zoning Board denied the objectors' appeal. The objectors will undoubtedly appeal the Zoning Board's denial of their appeal. Mr. Park's clients have a history of appealing every municipal approval granted to the applicant. They have also undertaken a public relations campaign in opposition to the applicant's proposed construction. A copy of a letter to Newport This Week and advertisement appearing in the September 12, 2024 edition of the paper are enclosed as Exhibit "B".



To: Coastal Resource Management Council

December 10, 2024

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The objectors also allege that the submitted plans are inaccurate. That allegation is not supported by any facts. The applicant submitted a Class I survey depicting the site and the proposed dwelling. The objectors have provided no evidence that the survey or building plans are inaccurate.

The Commission forwarded to the Rhode Island Historical Preservation & Heritage Commission for an advisory opinion. On July 11, 2024, Elizabeth Totten, acting on behalf of the Executive Director, submitted an advisory opinion suggesting certain revisions to the proposed plan. Ms. Totten's requested changes to the exterior façade of the dwelling were accepted by the applicant and incorporated into this application. The Historic Preservation & Heritage Commission approved the location of the house on the lot.

The applicant respectfully requests the Council reject the objectors' delay tactics and schedule a hearing on the application as soon as possible.

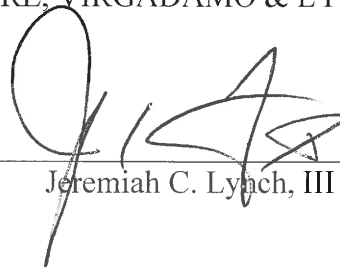
Please feel free to contact me if you have any questions.

With best wishes, I am

Sincerely yours,

MOORE, VIRGADAMO & LYNCH, LTD.

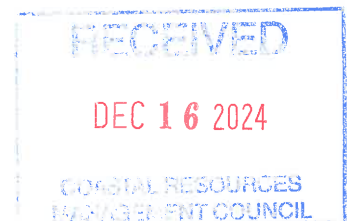
By



Jeremiah C. Lynch, III

JCL  
Enclosures

cc: Joshua S. Parks, Esq.



## Exhibit “A”

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COASTAL RESOURCES  
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TO: Coastal Resources Management Council  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370

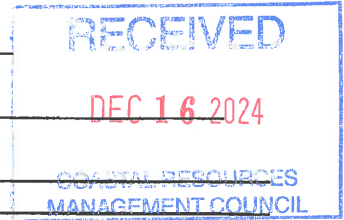


FROM: Building Official

DATE: October 15, 2014

SUBJ: Application of: William Ruh and Lisa Ruh

Location: 88 Washington Street, Newport, RI 02840



Address: 88 Washington Street Plat No. 12 Lot No. 46

To Construct: New Single Family Dwelling

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).

\_\_\_\_\_ plan(s) for entire structure

\_\_\_\_\_ site plans

Titled: \_\_\_\_\_

Date of Plan (last revision): 2/15/24 (site) & 3/13/24 (architectural)

N/A and find that the issuance of a local building permit is not required as in accordance with Section \_\_\_\_\_ of the Rhode Island State Building Code.

X and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC. *Please note Plans submitted do not appear to be in conformance with RISBC 2 R322 or Ace 24-14 further review required @ permitting 10/15/24*

N/A and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

N/A and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

X and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on \_\_\_\_\_.

\* Note: Breakaway walls do not conform to RISBC.

Building Official's Signature

Date

10/15/24

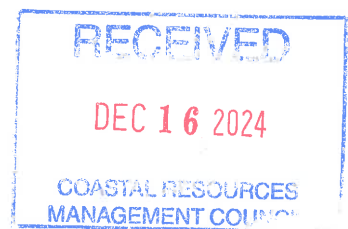
X and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. *Historic District Commission approved on 4/29/24. Appealed to Zoning Board. Zoning Board denied appeal on 9/18/24. An appeal of the matter is anticipated. However, no Zoning relief is required, so plans conform to all elements of the zoning ordinance*

Zoning Officer's Signature

Date

10/3/2024

## Exhibit “B”



# LETTERS TO THE EDITOR

## Endorsement for Robert Power

November election day is close, I would ask you to start thinking about the candidates now, especially for Newport School Committee. It is important as this new school committee will be configuring Newport schools for the next 30 years.

I would strongly ask you to vote for Robert Power to that committee. He has worked as a school administrator in many Rhode Island school districts, so he has the experience to help us through these difficult times. He also has a long history of helping Newport schools. Among other things, he created an ongoing community-based fund of a \$1 million used at the Pell School (the Pell Tech Fund) to award grants each year to the school, teachers and students.

Most importantly he has his own ideas. For example, he understands that high school is not just a stepping stone to college or some students. Rogers High, in the past, had its own CNA program reducing post school jobs. Now there is talk about also closing the cosmetology and auto mechanic training programs; another source of immediate employment. Bob will work to save these programs. Vote for Robert Power for Newport School Committee in November. This is an opportunity we should not miss.

Thomas Galvin M.D.  
Newport

## Save Historic Newport, In Spite of HDC

Most Newporters know of the historic Tripp House at 88 Washington Street (corner of Chestnut). We have all enjoyed its historic "stone ender" design and location on a large mostly open lot. Together providing wonderful views of the house and harbor.

A Newport (and national) treasure, and the second most historic house in RI, the Tripp house is protected by Newport's historic regulations and guidelines. But now the Historic District Commission (HDC) has dropped the ball. The HDC is supporting effectively removing the Tripp House from Newport. How? They have approved the construction of a second house on the Tripp House lot. The new house is three times the size of the Tripp House and located within nine feet!

The key part of Newport's historic regulations is that new construction can not "overwhelm and diminish" a historic structure. The "massing, size, and scale" of the new construction must not dominate the historic structure. A rendering of the new house and the Tripp House, filed by the applicant, is in this issue of the paper. No one can disagree that the new house overwhelms the Tripp House. Direct contravention of Newport's standards. Add the existing hedges to the rendering, and the Tripp House is "gone".

Many have asked how the HDC could possibly have approved this. We cannot fathom why. The HDC decision is incomprehensible and

indefensible. Most of the neighbors in The Point are opposed to construction of this new house and loss of the Tripp House.

The HDC decision is being appealed to the Zoning Board of Review (ZBR) at a hearing in City Hall on Monday night September 16. Help stop this travesty by the HDC. Call, write or email the ZBR Chair, Wick Rudd, at City Hall to express your opinion that this decision must be overturned.

Somehow the HDC wanted to evaluate the new house based on the existence of other large houses on Washington Street. This argument is more than false. Any new structure, by guidelines, is to be evaluated based on its impact on the immediately adjacent historic structure(s): in this case the Tripp House. The HDC also said that the applicant had reduced the original size of the new house and that was "cooperative". This has no legal or practical significance. This application has nothing to do with what was requested before. The issue is simply whether the current application meets Newport's standards. Of course it is not even close and must be overturned.

The ad in this paper has contact information for the signers if you want additional information.

Please help us save the Tripp House.

Karen and Perry Harris  
Audrey and Pete Denton  
Marty Wallace and Ed Kane  
Newport

## Audrain Car Rally Noise is Offensive

I am writing this as a resident of Harrison Avenue with a simple request that the host of these car events, Audrain, kindly ask the participants to be respectful of residents that also like to enjoy Sunday mornings without the excessive revving and backfiring of these vehicles passing our homes.

## Endorsement for Leary

Robert Leary has a proven record of common sense solutions to complex problems with our education. Mr. Leary as a career teacher, has the first hand knowledge of Rhode Island school systems and their problems. His 19 years of leadership has improved our schools in a thoughtful way for all students while watching out for

have poor leadership and a overweight bureaucracy. Superintendent Colleen Burns Jermain has achieved "No confidence vote by TAN."

Mr. Leary understands what the classroom teachers need to produce success in the basic skills our children need, math, english, sciences etc.

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'looked officials and said he "doesn't lose sleep" over the project.

"We're blessed that we have a highly engaged and qualified group of individuals in our School Building Committee," he said. "No other community in this state has a committee like we have. We have a very engaged superintendent and administrators across our schools who are rowing the boat in the same direction towards an end goal to provide the best outcome for our kids."

Candidates also prioritized environmental issues, with nearly all agreeing on protecting the watershed and beaches. Frank said tourism will decline if beach erosion is unaddressed, and that two reservoirs are at risk from flooding and climate change.

"We need to address flooding that's coming to us," he said. "We don't have much time to correct it."

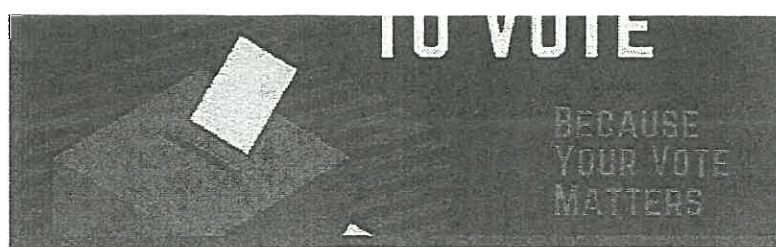
Amarant said the watershed is under "extreme pressure" from runoff, affecting the health of residents. He wants a "science and data-based approach" to measure pollutants and identify problem areas. Via email, Hoffman said runoff needs to be regularly tested and Roberts said the town needs to ensure homes have proper septic systems in place.

"I will continue to fight for environmental issues, especially new developments," said Roberts. "The state is pushing open zoning changes that will impact our natural resources."

Logan was the only one to offer an answer completely outside those realms, saying that the town's wastewater management system needs work.

Other questions were asked concerning street safety and transportation options. A recording of the full meeting is posted on [newportthisweek.com](http://newportthisweek.com).

Reporting will continue with the upcoming Newport Council and School Committee Candidate Forums scheduled on Sept. 12 and 19 respectively at Innovate Newport at 6 p.m.



## SAVE THE POINT SAVE THE TRIPP HOUSE

ARE YOU INTERESTED IN SAVING THE HISTORIC  
NEIGHBORHOOD OF THE POINT?

The Tripp House, 88 Washington,  
is The Second Most Historic House in Rhode Island  
Do You Want It Overwhelmed and Almost Invisible!?  
The Views and Vistas Gone?

The Newport HDC approved a large, overwhelming new house on the same lot, less than 10 feet from the Historic Tripp House - ignoring most of Newport's Historic Standards. Views of the waterfront and the largest tree on Washington street will be destroyed. Cramping an oversized and overwhelming new house on this lot should be stopped.

The *Rhode Island Historic Preservation and Heritage Commission* says the "massing, size, and scale of new construction is incompatible with the Tripp House". The Newport Zoning Board will hear an appeal of the HDC's approval of the new house shortly.

MAKE YOUR OPINION HEARD! HELP STOP THIS  
DESTRUCTION OF OUR HISTORIC NEWPORT DISTRICTS.

Write: Head of Zoning Board: Wick Rudd – Newport City  
Hall – 43 Broadway, Newport, RI 02840

Call and Email:

- Major XAY: 401-845-5436; [xay@cityofnewport.com](mailto:xay@cityofnewport.com)
- First Ward Counselor: Angela Lima – 401-845-5497;  
[amccalla@cityofnewport.com](mailto:amccalla@cityofnewport.com)

For more information contact: Pete Denton; 609-304-9624;  
[dentonpeter45@gmail.com](mailto:dentonpeter45@gmail.com) | Perry Harris; [rperryharris@gmail.com](mailto:rperryharris@gmail.com)

**Overwhelming? The applicant seems to think so.  
The applicant's rendering of the new house  
and the Tripp house is below.**



PAID ADVERTISEMENT

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