

Oliver Allamby

From: Amy Silva
Sent: Monday, April 28, 2025 11:16 AM
To: Anthony Sawaia; Cstaff
Subject: FW: Newport City Council recommended denial of 88 Washington requests for variances

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Oliver

Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p/(401)-783-2069f
<http://www.crmc.ri.gov>

From: Peter Denton <[REDACTED]>
Sent: Monday, April 28, 2025 10:55 AM
To: Amy Silva <asilva@crmc.ri.gov>
Cc: Peter Denton <[REDACTED]>
Subject: FW: Newport City Council recommended denial of 88 Washington requests for variances

Amy,

Very interesting Newport City Council meeting last week.

The Council voted to recommend to CRMC that Ruh's application for variances be denied.

The process was interesting. Turns out the council was quite familiar with the 88 Washington application. The City Solicitor said a "no" recommendation was the thing to do, but he was strongly overruled by Council.

There were three votes:

1. First was a motion by the Mayor to make no recommendation: this was voted down 5-1 with one recusal. We think the Mayor was not for the project but was following the Solicitors recommendation.
2. Second was a motion to recommend approval of the application: this was defeated 6-0 with one recusal – even the Mayor voted against it.
3. Third was a motion to recommend disapproval. This was passed 5-1 with one recusal.

This was the first time anyone in Newport considered CRMC regulations when evaluating the proposed large house on the Tripp house property. Our opinion is that the Council didn't think the new house should be built even before they reviewed the six criteria required to get a variance.

Overall, we think this is a very clear statement of the opinions of Newport leaders and citizens about the Ruh application.

We are sure you will be receiving official notification of the City Council motion shortly.

Any questions, please reach out,

Regards,

Pete Denton (cell – [REDACTED])

Oliver Allamby

From: Amy Silva
Sent: Monday, March 31, 2025 11:46 AM
To: Cstaff
Subject: Fw: Approvals for construction of a second house at 88 Washington Street

Follow Up Flag: Follow up
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Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p / (401)-783-2069f
<http://www.crmc.ri.gov>

From: Robert Harris <[REDACTED]>
Sent: Monday, March 31, 2025 11:43 AM
To: lisaturner@crmc.ri.gov <lisaturner@crmc.ri.gov>; Amy Silva <asilva@crmc.ri.gov>; Laura Miguel <lmiguel@crmc.ri.gov>; Anthony Sawaia <asawaia@crmc.ri.gov>
Cc: Peter Denton [REDACTED]; KAREN <[REDACTED]>
Subject: Approvals for construction of a second house at 88 Washington Street

We object to the application of William Ruh for CRMC approval of the plans to construct a second house on the lot that is now occupied by the Nationally recognized historic "Tripp House". We live directly across the street from this home. The proposal that has been submitted to CRMC will clearly overwhelm the historic structure and eliminate the view that the public has from the sidewalk along with destroying one of the largest trees on Washington Street. This historic home on its scenic lot is a regular stop for the public to admire the home on their visiting the Newport Harbor Walk.

It is our understanding that the applicant has requested setbacks and buffer zones that do not comply with CRMC guidelines. The size of the proposed structure is three times the size of the historic home. The waterside elevation is so large it will be a detrimental and change the view from the bay. The owners have been living in the Tripp house for several years. This request should not be considered as a "hardship" We do not think this further construction of an additional home should be approved.

Thank you for your consideration of our comments.

Perry and Karen Harris

[REDACTED]
Newport, RI, 02840
[REDACTED]

Lisa Turner

From: asilva@crmc.ri.gov
Sent: Friday, January 24, 2025 1:56 PM
To: Lisa Turner
Subject: FW: 88 Washington St

Ha. You were on it but your email is wrong!

Amy Silva
Supervising Environmental Scientist, CRMC (401)-783-3370p /(401)-783-2069f <http://www.crmc.ri.gov>

-----Original Message-----

From: ROWENA DERY <[REDACTED]>
Sent: Friday, January 24, 2025 12:08 PM
To: Imiguel@crmc.re.gov; asilva@crmc.ri.gov; lisaturner@crmc.ri.gov
Cc: [REDACTED]; Karen Harris <[REDACTED]>
Subject: 88 Washington St

I am voicing my objection to proposed construction of a building at 88 Washington St.

The existing building is of significant historical significance.

It is appropriately sized for the lot on which it sits.

The proposed building would overshadow the existing building.

The proposed building is massively oversized for the lot.

The proposed building violates existing zoning laws.

The Point is a very significant part of Newport. This new construction does not enhance nor conform to maintaining this distinctive neighborhood.

Please carefully review this request before making a decision on this variation. Doing so should prevent your approval.

Rowena F Dery
[REDACTED]

To the CRMC

January 17, 2025

I am delighted to see that you will not approve the 3' setback from the buffer zone at 88 Washington Street. When you receive the revised application I trust you will circulate it to all who care about and are concerned about the new construction on the property.

The proposed house is out of scale with the property and the historic house already on the lot. A new structure should keep the Tripp house as the important feature of the property. This historic house should not be dwarfed in size or scale to a new structure.

It seems to me, to keep the Tripp house the main feature of the lot, no new structure should be approved at 88 Washington Street as it will inevitably dwarf the old.

Meredith Rugg

[REDACTED]
Newport, RI 02840

[REDACTED]

cstaff1@crmc.ri.gov

From: asilva@crmc.ri.gov
Sent: Wednesday, January 15, 2025 7:36 AM
To: CRMC Staff
Subject: FW: Plans for Construction of an additional house at 88 Washington Street, Newport RI

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p / (401)-783-2069f
<http://www.crmc.ri.gov>

From: peter.siegl@ [REDACTED]
Sent: Tuesday, January 14, 2025 2:39 PM
To: Imiguel@crmc.re.gov; asilva@crmc.ri.gov; lisaturner@crmc.ri.gov; asawaia@crmc.ri.gov
Subject: Plans for Construction of an additional house at 88 Washington Street, Newport RI

Dear Representatives of the Coastal Resources Management Council,

I am sending this message to register my objection to the proposed plans for constructing an additional house at 88 Washington Street in Newport RI where there is currently a house listed in the National Register of Historic Places and a designated National Historic Landmark.

It has been a privilege to own a historic home in The Point section of Newport and, to help keep the historical environment, we have complied with rules, regulations and recommendations of RI Historical Preservation and Heritage Commission and the City of Newport Historic District Commission. Therefore I would expect that guidance/recommendation for this project from RI Historical Preservation and Heritage Commission be respected with the goal of maintaining the historical character of our neighborhood. In addition, the suggestion that the size of the proposed new house significantly violates CRMC's setbacks and buffer zones from the bay as well as from neighbors' properties is a plan that does not comply with guidelines, which in fairness, we all should attempt to comply with.

Thank you in advance for your consideration,
Peter Siegl

[REDACTED]
Newport, RI 02840

[REDACTED]

Lisa Turner

From: Peter Gonzalez <[REDACTED]>
Sent: Monday, January 13, 2025 1:58 PM
To: lmiguel@crmc.ri.gov
Cc: asilva@crmc.ri.gov; lturner@crmc.ri.gov; asawaia@crmc.ri.gov
Subject: Tripp House

We are writing to express our deep concern and frustration at how casual the HDC and CRMC have been about approving a large second home on one lot and ignoring their policies and the objections of neighbors. This lot has an Historic House on it, which should not be overwhelmed by a second new larger structure.

This lot was expanded in the past by sinking a barge on its shore, filling it with soil and building a seawall around it. The proposed new house would hence stick out on the bay to the detriment of adjoining properties.

With so many objecting neighbors who have followed the guidelines which now are seemingly cast aside, this historic neighborhood is being turned from a treasure to a developers target. We beg you to respect the history of Washington Street and The Point and your former standards and prevent the overwhelming of Tripp House by an inappropriate mass.

You are charged with protecting these precious historical areas from just what is set before you, respect your established standards and DISAPPROVE this overwhelming violation.

Sincerely
Diana and Peter Gonzalez
[REDACTED], Newport

Lisa Turner

From: Peter Gonzalez [REDACTED]
Sent: Wednesday, January 8, 2025 8:16 PM
To: imiguel@crmc.ri.gov
Cc: asilva@crmc.ri.gov; lturner@crmc.ri.gov; asawai@crmc.ri.gov
Subject: 88 Washington St

We are writing to express our deep concern and frustration at how casual the HDC and CRMC have been about approving a large second home on one lot and ignoring their past policies and the objections of many neighbors.

This lot has a significant Historic house on it, which should not be overwhelmed by a second new structure. This lot was expanded in the past by sinking a barge on its shore and then filling it and assuming a portion of the bay. Hence the proposed house will stick out on the bay to the detriment of the surrounding homes.

With so many objections from many neighbors who have followed guidelines which are now seemingly being cast aside. This historic neighborhood is being turned from a treasure to a developers dream. We beg you to respect the history of Washington Street and your past tough standards. Prevent the overwhelming of TRIPP HOUSE by an inappropriate mass.

You are charged with protecting these precious areas from just what is set before you, respect your established standards and DISAPPROVE this overwhelming violation!

Sincerely,
Diana & Peter Gonzalez
[REDACTED] Newport, RI

Sent from my iPad

Sent from my iPad=

Lisa Turner

From: Peggy Comfort <[REDACTED]>
Sent: Tuesday, January 7, 2025 11:24 AM
To: Lmiguel@crmc.ri.gov; asilva@crmc.ri.gov; lturner@crmc.ri.gov; asawaia@crmc.ri.gov
Subject: 88 Washington St. Newport RI

We purchased our historic harbor front home at 3 Washington Street in 1989. It wasn't easy to make our nearly 300 year old house livable with climate change challenges and modern conveniences and retain its colonial heritage, but it is truly worth it. We respected our property, especially the small side yard where pedestrians are able to see the waterfront from the street. We are honored to be able to live in such a historic area. The City of Newport, in our experience, has been in the past, a spectacular partner in the historic colonial restoration in the Point area of the city for many years. And the home owners in the area have gone the limit to help keep the area's colonial homes close as possible to their origin. In return, the houses on the Point are a big attraction for visitors....especially the kind of tourist that stay overnight and dine at local restaurants.....those that spend money on more than a tee shirt and guzzle at the bars.

What's happening recently is a great cause for concern. There truly is a severe shortage of work force housing. The City of Newport did not act quickly to the damage caused by short term rentals. The houses that were picked up by short term rental investors were small houses in areas that were previously available to the Newport work force. Making a decision to allow house owners to divide off part of their property to build a second house on the lot does not make a whole lot especially in the Point and on the waterfront. The lots are not large but there are maybe four.....including ours that would be able to do that on the waterfront side. That would mean more docks, more boats etc. and no possibility of seeing the harbor. Tiny lots no matter where they are on the Point, will not help the work force housing crisis. They will be attractive to and purchased by wealthy individuals. Houses will be shoulder to shoulder and the entire nature of one of the most beautiful, historic parts of Newport will be ruined.

We hope you will not approve current plans for the lot at 88 Washington St. in Newport because it overwhelms the historic house on the lot and it prevents passers from seeing the harbor.

Margaret Comfort
Sent from my iPad=

2024-06-087

PETER RUGG
[REDACTED]
Newport, RI 02840

4 January 2025

Coastal Resources Management Council
Stedman Government Center, Suite 3
4808 Tower Hill Road
Wakefield, RI 02879-1900

Dear Council Members,

I write to request your careful review of the variance requested by the owners of 88 Washington St. Newport, 02840.

This is presently a beautiful piece of Narragansett Bay treasured coastline. The neighbors all have 75 feet or more setback from the waterfront. The property has a modern, recently rebuilt seawall that will maintain this property as it is for perhaps a century or more. There is the second oldest home in Rhode Island on the property, a dwelling known and cherished by many Rhode Island taxpayers and voters who love seeing it from the water. The other homes along this stretch of Washington St. waterfront have open space on the sides to provide water views to all. Sadly, the present owners of 88 Washington have grown their hedge to 9 or 10 feet to block the water view for all but their visitors.

The CRMC has steadfastly supported coastal regulations mandating access to the waterfront, and protection of the history many sections the state coastline and especially Newport Harbor which dates to pre-Revolutionary War trading, fishing, and public tourism. Most of the residents of The Point area support and value the local history of the colonial buildings so lovingly restored, and the present residents who live in modest homes that do not overwhelm the lot size or overcrowd the waterfront. If the present variance request to reduce the setback from 75 feet to 23 feet is approved, this will set a precedent that will be very difficult to control. This will likely lead to significant changes in the Rhode Island waterfront, the subjugation of our maritime history, and loss of waterfront access to many people.

Let's continue to preserve the goodness of Rhode Island's coastal resources as you and your forerunners have done so well.

Sincerely,

Peter Rugg



Cell - [REDACTED]

Email - [REDACTED]

Lisa Turner

2024-06-087

From: Meredith Rugg <[REDACTED]>
Sent: Friday, January 3, 2025 3:11 PM
To: lmiguel@crmc.ri.gov; asilva@crmc.ri.gov; lturner@crmc.ri.gov; asawaia@crmc.ri.gov
Subject: 88 Washington St, 02840

This is a letter of protest against the planned new house at 88 Washington Street in Newport.

- 1) the house is massive for the lot
- 2) the setback from the waterfront is 1/3, 30%, what is required
- 3) it will dwarf the existing historic home
- 4) Newport is losing its historic, colonial neighborhoods because of modern building. Most people in the Point area, ourselves included, have chosen this area because of its history and architecture. It is being ruined at an alarming rate, (Note 91 Washington Street).

Sincerely, Meredith Rugg

[REDACTED]
Newport, RI 02840
[REDACTED]
[REDACTED]

Lisa Turner

From: harry.barkerding [REDACTED]
Sent: Friday, January 3, 2025 11:22 AM
To: harry.barkerding [REDACTED]
Subject: File Number 2024-02-112 & 2024-06-087 / 88 Washington St. Newport RI

My wife and I purchased a home at 6 Pine Street, a short walk from the proposed property. A critical factor for our purchase in 2022 is the historic nature of Newport and particularly the neighborhood commonly referred to as The Point.

We are not opposed to renovations, improvements, or new construction if those activities are in keeping with the well-established architecture of the area. The proposed construction appears to me and to the experts (the RIHPHC) to be in violation of long-established rules. Granting the requested variances becomes the stake in the ground for future similar variance requests which in time would diminish the very reason we purchased our property.

The scale of the proposed project is obviously and detrimentally out of proportion for the location and therefore I am opposed to the project as proposed. A scaled down project as described in the RIHPHC's opinion dated July 11, 2024 would be acceptable.

Sincerely,

Harry G. Barkerding

[REDACTED]

Newport, RI 02840

[REDACTED]