

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC OCEAN DRIVE--NEWPORT HISTORIC DISTRICT

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Newport

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

___ VICINITY OF

STATE

Rhode Island

CODE

COUNTY

Newport

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Newport City Hall

STREET & NUMBER

Broadway

CITY, TOWN

Newport

STATE

Rhode Island

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ocean Drive

Ocean Avenue, or "the Ocean Drive" as it is also called, is a roadway and an area, really, which bounds the city of Newport from its southeastern to its southwestern extremities. This avenue extends circuitously for a distance of about four miles, beginning easterly at the south end of Bellevue Avenue and terminating westerly where it turns a corner and runs into Ridge Road, which leads back past Fort Adams towards the city. Winding Ocean Avenue is bordered on its left (south) side by several short stretches of beaches, a few grassy mounds and some promontories or jetty-like rock formations, but mostly there by ocean inlets and cliffs. On its right (north) side it looks, with some variety, upon lowland fresh-water ponds, swamps and fields and high slopes with trees and shrubs. On either side of this way, and erected over the past one hundred years, are also a somewhat sparsely spaced (and sometimes intentionally hidden) procession of sizeable summer residences displaying a variety of architectural and landscape styles.

The area leads off to Price's Neck and on to Brenton Point and Castle Hill where Ocean Avenue ends and Ridge Road begins. Most prominent is Shamrock Cliff overlooking Jamestown Island and Newport Harbor.

The properties are described below and keyed on the attached map:

No. on map

Ocean Avenue

South side.

1. Spouting Rock Beach Association (Bailey's Beach) club-house and bath-houses, c. 1939. Central block of two storeys in simplified Regency style, of brick with hipped roof; long cabana wings with wood wall cover, gable roofs.
2. Barn, XIX Century. Two-and-one-half storeys, gable roof, stucco wall cover.
3. The Ledges, 1867. Stick style; cross-gabled roof with dormers, clap-board wall cover, partially-surrounding one-story porch, house is two-and-one-half storeys high with irregularly-placed windows, entrance in porch at angle on north side.
4. Carriage-house converted to residence, XIX Century. One-and-one-half storeys, gable roof, entrance on north side.
5. Seafield, 1883.

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Ocean Drive district has a character that contrasts sharply with the great houses on Bellevue Avenue--there are rolling green hills, rocky cliffs, pastures and houses ranging from Eidlitz's Swiss Chalet of 1854, to McKim, Mead and White and including the early 18th century farms as well. The rocky shoreline is dotted with summer homes designed in a wide range of architectural styles. The magnificent landscaping was in part the work of Frederick Law Olmsted and as a result the roads and structures respect fully the natural terrain. These houses are much more private than the insular Bellevue Avenue and represent a different age and spirit.

The Harrison Avenue-Beacon Hill area contains the early farms on Brenton land (Hammersmith Farm) and mid 19th century houses, neo classic structures by McKim, Mead and White (Beacon Rock), French chateaux by Cram, Goodhue and Ferguson and Tudor English on a grand scale (Bonniecrest) by John Russell Pope.

Fort Adams falls within the district as well.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10.12 ±

UTM REFERENCES

A 19 | 306840 | 4594520
 ZONE EASTING NORTHING
 C 19 | 302520 | 4590810

B 19 | 307080 | 4591220
 ZONE EASTING NORTHING
 D 19 | 302580 | 4593160

VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian

ORGANIZATION

Historic Sites Survey, National Park Service

STREET & NUMBER

1100 L Street, N.W.

CITY OR TOWN

Washington, D.C. 20240

DATE

2/11/76

TELEPHONE

202-523-5464

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET ITEM NUMBER PAGE

9. Beach club and bath-houses, c. 1915-1955. One storey, gable roof, clap-board wall cover.
10. Hazard's Beach club and bath-houses, c. 1950-1955. One storey, hip and gable roofs, wall cover of matched boarding.
12. Near Sea, by Ballantyne & Olson, 1937. French Provincial style; two-and-one-half storeys, brick wall cover, regularly-spaced windows, entrance on north side.
13. Little Clifton Berley, by Charles Barton Keen, 1930. French Provincial style; one-and-one-half storeys, gabled roofs with dormers, regularly-spaced windows, entrance on north side, garage-gate-lodge of stone.
15. Eagle's Nest, by William Aldrich and Henry Sleener, 1922-1924. Shingle-cum-Colonial Revival style; two-and-one-half storeys, steep cross-gabled roof, large chimneys, numerous windows in varied placement, entrance on north side, has garage building in same style.
16. Normandie, by William A. Delano, 1914. French Provincial style; one-and-one-half storeys, cross-gabled roof of red tile, wall cover of whitewashed brick, regularly-spaced windows, entrance at end of court in centre of east façade, arched entrance through gate-lodge.
17. Seafair, by William Mackenzie, 1937. French Norman château style; two-and-one-half-storey main block with long curving wings of one-and one-half storeys, high hipred roof, ashlar wall cover, regularly-spaced windows, entrance in centre of north elevation.
18. Bay House, by Angell & Swift, 1917. California Shingle style; two-and-one-half storeys, irregular plan under hipped roof, shingle wall cover, numerous windows, porches on north and south sides with entrance through north porch.
19. House, c. 1950-1960? Cottage style; gable roof with shed dormer, one-and-one-half storeys with stucco and shingle wall cover, entrance on north side.

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20. Play House, 1926. "Old English" style; two-and-one-half storeys, cross-gabled roof, shingled wall cover, varied window placement, balconies, entrance on south side, one-storey garage-cum-guest house.
21. Wildacre, by Bernard Maybeck, 1901. Shingle style; two-and-one-half storeys, cross-gabled and hipped roof, stone and shingle wall cover, numerous chimneys of rough stone, variously-placed and grouped windows, entrance on north side.
- North side.
6. High Tide, by Whitney Warren, 1900. Mediterranean villa style; two storeys, hipped and gabled roof, numerous chimneys, stucco wall cover, regularly-placed windows, entrance within court on south side.
7. Crossways, by Dudley Newton, 1898. (Southern) Colonial Revival style; two-and-one-half storeys, stucco wall cover, hipped roof, regularly-spaced windows, entrance within two-storey tetrastyle Corinthian portico on south side.
8. House, c. 1960? Modern ranch style; one-and-one-half storeys, gable roof, aluminum clapboard wall cover, regularly-spaced windows.
11. House, c. 1910-1920(?). Originally in Mediterranean villa style; two-and-one-half storeys, hipped roof with central gable over entrance, originally with pink stucco wall cover, now shingled, regularly-spaced windows, entrance in centre of south side.
14. House, c. 1920-1930(?). Tudor style; two-and-one-half storeys, cross-hipped roof, stucco wall cover, regularly-placed and grouped windows, entrance on east side.
26. Wrentham House, by Richard M. Hunt, 1891. Shingle-cum-Queen Anne style; two-and-one-half storeys, hipped and cross-gabled roof, round tower with extinguisher top, stone and shingle wall cover, irregularly-placed windows.
27. Avalon, c. 1910-1920(?). Spanish Mediterranean villa style; hipped roof, stucco wall cover, regularly-spaced windows in arched recesses, iron balcony above entrance at centre of south elevation, two-and-one-half storeys.

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41. Castle Hill Hotel (Alexander Agassiz house), 1874. Stick and shingle styles; two-and-one-half storeys, cross-gabled roof, wood wall cover, irregularly-placed windows, entrance in porch on south side, stable and cottage in conforming style.
42. Shamrock Cliff Hotel (Gaun Hutton house), by Peabody & Stearns, 1894-1896. Richardsonian Romanesque style; two-and-one-half storeys, gable and hipped roofs, towers, rough granite with red sandstone trim, irregularly-placed windows, irregular plan, entrance in central courtyard, gate lodge of conforming style.
43. Ballygranney House, c. 1935-1940(?). Colonial style; two-and-one-half storeys, gable roof, regularly-placed windows, entrance in centre of south elevation.
44. Broadlawn, 1882. Mansard style, bracketted; two storeys plus mansard, clapboard wall cover, regularly-spaced windows, entrance within partially-surrounding one-storey porch.

East side.
45. Similar to numbers 30-39 above.

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(West side)

- 14. Cluny School (and convent, across the road), c. 1955-1965(?). Non-descript modern style; one and two storeys, shingle, stucco and brick wall covers.
- 15. Wyndham, by W. Ralph Emerson, 1890.
- 16. Fair Oak, by W. Ralph Emerson, 1901. Richardsonian shingle style; two-and-one-half storeys, hipped roof with turrets, stone wall cover with darker stone trim, entrance in porch between round, turretted towers, stable and gate-house in conforming style.

Halidon Avenue.

(East side)

- 33-35. Houses, c. 1955-1970. Modern pseudo-Colonial or ranch style; one-and-one-half or two storeys.
- 37. The Chalet, by Leopold Eidlitz, 1854. Swiss chalet-cum-American stick style; two-and-one-half to three storeys, cross-gabled roofs with deep overhanging eaves, clapboard wall cover, regularly-spaced windows, entrance on east front in gabled porch, balconies and terraces with jigsaw pierced railings. HASS
- 38. Halidon House, c. 1870. Victorian Italianate bracketted style originally, later given Colonial Revival porch and other details; two storeys, hipped roof, clapboard wall cover, regularly-spaced windows, entrance in one-storey columned porch in centre of west elevation.

(West side)

- 31-32. Houses, c. 1955-1965. Modern pseudo-Colonial and ranch styles; two storeys, gabled roofs, wood wall cover.
- 36. Harbour Court, by Cram, Goodhue & Ferguson, 1904. French XVII-XVIII-Century chateau or manoir style; two-and-one-half storeys, high hipped roofs, stucco wall cover, regularly-spaced windows, entrances on south side in projecting vestibule and within a further porte-cochere, one-storey columned loggia on north side, Norman-style garage and apartment complex on street border, stucco and timber play-house at shoreline, landscaping by Olmsted Brothers.

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Hammersmith Road.

(East side)

9. Berry Hill stable

Harrison Avenue.

(North side)

7. Hammersmith Farm, by R. H. Robertson, 1888-1889. Shingle style; two-and-one-half storeys, cross-gabled roof with dormers, corner extinguisher-tonped tower, stone, brick and shingle wall cover, varied window placement--some grouped, entrance on south side, outbuildings include a re-production windmill puest-house.
8. Jahleel Brenton farmhouse, 1720. Colonial style; gambrel roof, clapboard wall cover, windows fairly regularly-spaced along a 9-bay frontal façade with entrance near the centre of this south façade. HABS
12. Peacon Rock, by McKim, Moad & White, 1889-1891. Chiefly Peaux-Arts classical style; one-and-one-half storeys at front, two-and-one-half storeys at rear, gable and hipped roofs, most windows regularly-spaced, wall cover of dull marble at front, rough brown stone ashlar at rear, entrance within one-storey columned "stoa" of U-shape on south side.
24. Beachbound, by Peabody & Stearns, 1895. Shingle style; two-and-one-half storeys, granite and shingle wall cover.
26. Bonniecrest, by John Russell Pope, 1912-1918. Tudor manor style; two and-one-half storeys, many-gabled roof with numerous chimneys, brick, stone, stucco and timber wall cover, varied window treatments including bays and oriels, entrance recessed in south front, landscaping by Olmsted Brothers, greenhouses, gardens etc. across the street.
28. Pen Craig. A small cluster of modern houses of one or two storeys in Cape Cod Colonial style within the gates and on the grounds of the original, demolished Victorian house.
30. Freidheim, XIX Century (originally a farmhouse, much enlarged and altered). Mid-Victorian style; two and three storeys, hipped and gabled roofs, clapboard wall cover, regularly-spaced windows, entrance within one-storey porch.

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(South side)

11. Vedimar, 1901. Single or "country-club" style; two storeys, low hipped roof, stucco wall cover, plain windows spaced and grouped.
13. Edgehill, by McKim, Mead & White, 1887-1889. Shingle or "country-club" style; two-and-one-half storeys, cross-gabled roof with dormers, stone and stucco wall cover, varied placement of windows.
23. Carotaker's house, greenhouse, gardens, garage etc. of Ponniercrest (No. 26 above).
25. Stable (or present dwelling?), late XIX Century. Stick style; three storeys, hipped and crossed roof, wood wall cover.
27. Quail Tree House, c. 1935-1950. Colonial Revival style; two-and-one-half storeys, gable roof, clapboard wall cover, regularly-spaced windows, doorway with fanlight within one-storey porch.
29. William J. Underwood Elementary School, c. 1960-1965(?). Group of classroom buildings of one storey, with wood wall cover, large window areas.

(East side)

3. Newport Country Club, by Whitney Warren, 1894. Beaux Arts-eclectic style with French influences; two-and-one-half storeys, high gabled roof with bull's-eye dormers, stucco and shingle wall cover, varied types of regularly spaced windows, entrance in centre of west side between colossal pilasters, semicircular colonnaded porticos at end of building.

(West side)

1. Ker Arvor, by Russell & Clinton, 1931-1933. French XVIII-Century style; two-and-one-half storeys, mansard roof with dormers having scrolled side supports, stucco wall cover with corner quoins and keystones over windows, windows segmental-headed and regularly-spaced, entrance slightly recessed in north façade, form U-shaped plan facing on terrace and planting.
2. House, c. 1940-1960(?). Colonial Revival style; two-and-one-half storeys, gable roof, shingle wall cover, regularly-spaced windows, pedimented entrance in centre of east side.

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Hazard Road.

(East side)

- 40. Idle Hour, by Frederick R. King, 1929. French XVII-XVIII-Century chateau style; two-and-one-half storeys, crossed hipped roofs, brick wall cover, regularly-placed windows.
- 41. House. Modern split-level style, c. 1970-1972; two-and-one-half storeys, hipped roof wall cover of vertical boarding, irregularly placed windows.

Moorland Road.

(East side)

- 4. Casa del Sol, 1930. Mediterranean Italo-Spanish villa style; two storeys, hipped tile roof with overhanging eaves, stucco wall cover, regularly-placed windows, porticos.
- 5. Perry Hill, by McKim, Mead & White, 1885-1887. Shingle style; two-and-one half storeys, cross-gabled roof with dormers, stone wall cover, entrance on west side.
- 6. Moorland Farm

Wickham Road.

(North side)

- 42. Rogers High School, c. 1950-1960. Large modern complex of concrete, wood, glass, irregular in plan, major entrances on south side.

(South side)

- 19-20. Houses, c. 1955-1965. Modern ranch style; one storey, gable roofs, wall covers of stone and vertical boarding, irregularly-placed windows, entrances on north side.

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Downing, Antoinette F., and Vincent J. Scully, Jr. The Architectural Heritage of Newport, Rhode Island, 1640-1915. Cambridge, Massachusetts, 1952.

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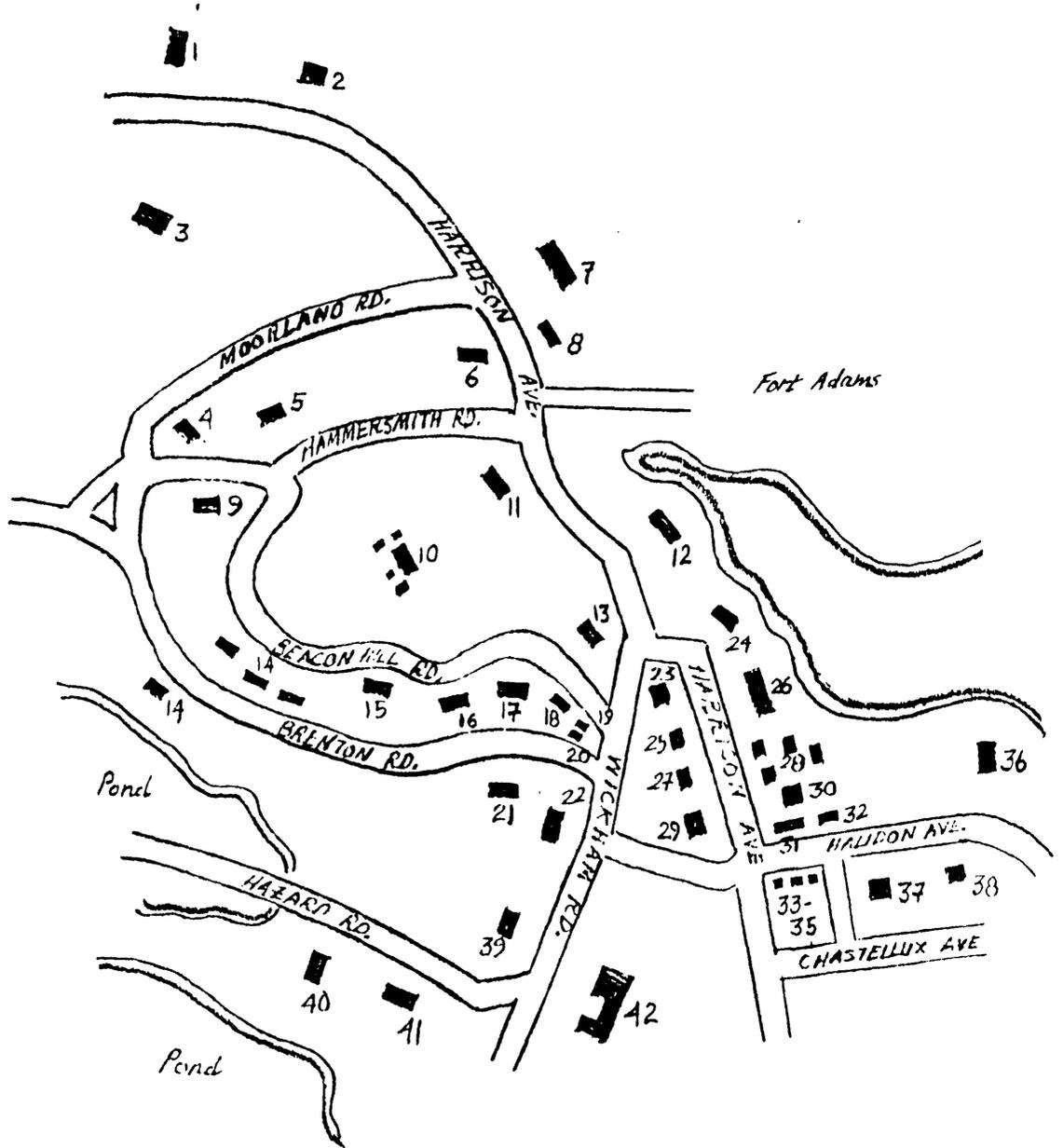
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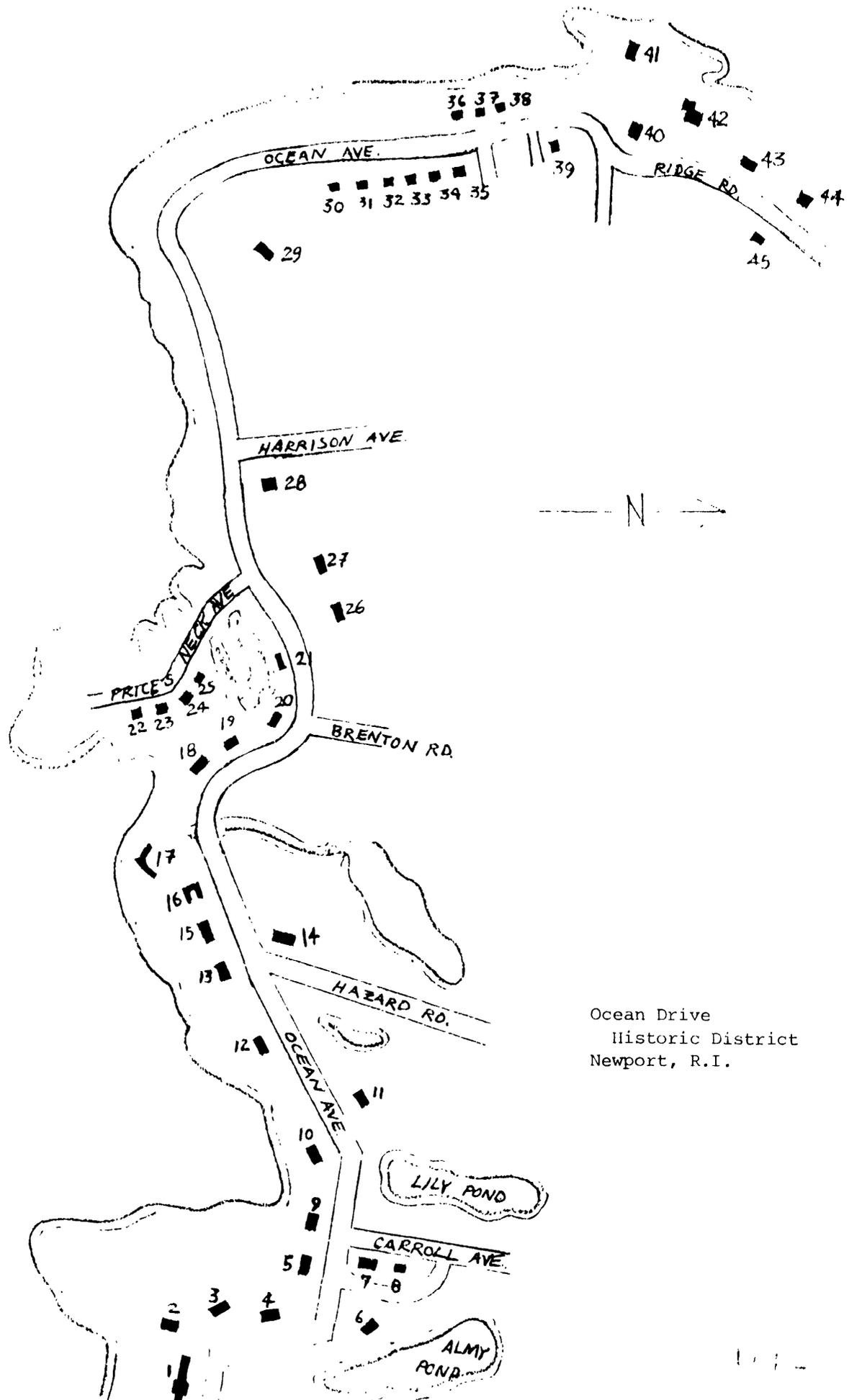
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The District boundary starts at the intersection of Bellevue Avenue and Bailey's Beach proceeding east on Bellevue Avenue to Coggeshall Avenue; thence north on Coggeshall Avenue to Ocean Avenue; thence west on Ocean Avenue to the west boundary of Plat 38 lot 46 and proceeding north on this boundary to Almy Pond. The District bound continues north on the east shore of Almy Pond to the south boundary of Plat 37 lot 50; thence west on this boundary to the east boundary of Plat 37 lot 6, thence north on this boundary and west on the north boundary of this lot to the east boundary of Plat 37 lot 92. The District continues south on this boundary and west on the south boundary of this lot and those of lots 90, 89, and 88 to the east boundary of Plat 40 lot 468. It then continues north on this boundary to Ruggles Avenue; thence west on Ruggles Avenue to Carroll Avenue, continuing south on Carroll Avenue to the south boundary of Plat 41 lot 193; thence west on this boundary and those of lots 287, 286, and 284; thence north on the west boundaries of lots 284, 279, 283, and 285 to Ruggles Avenue. The District bound continues west on Ruggles Avenue and continues west on Wickham Road to the south boundary of Plat 41 lot 14½, thence east on this boundary and that of lot 246. The District continues north on the east boundary of lot 246 and lot 14½ to the southern boundary of lot 338; thence east on this boundary and north on the east boundary of this lot to Harrison Avenue. The District bound continues west on Harrison Avenue to Halidon Avenue, thence proceeds north on Halidon Avenue to the north boundary of Plat 42 lot 14. The District bound continues east on the north boundaries of Plat 42 lots 14, 19, 15, and 20 to Chastellux Avenue; continuing south on Chastellux Avenue to the south boundary of Plat 42 lot 28; thence east on this boundary and north on the east boundary of this lot to the south boundary of Plat 42 lot 37. It continues east on this boundary and north on the east boundaries of lots 37, 38, and 39 to Wellington Avenue. The District continues east on Wellington Avenue to the east boundary of Plat 39 lot 9, and proceeds north on this boundary to the Shoreline of Newport Harbor. The District then follows the shoreline in a generally westerly direction to the north boundary of Plat 43 lot 22 and continues west on this boundary and on the north boundaries of lots 8 and 35½ to the shoreline of Narragansett Bay, continuing south east along the shoreline of Narragansett Bay and the Atlantic Ocean to the intersection of Bailey's Beach and Bellevue Avenue.

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Ocean Drive Historic District
Newport, R.I.



Ocean Drive
 Historic District
 Newport, R.I.