



*Newport*  
**Restored**





ARCHITECTURE:  
**Battle Associates Architects**

BUILDER:  
**Kirby Perkins Construction**

KITCHEN MILLWORK:  
**Kochman Reidt + Haigh**

PHOTOGRAPHY:  
**Richard Mandelkorn**

TEXT:  
**Lindsay Kaplan**





**Previous Pages:** This historic Newport home was restored to its original architectural character. Windows were replaced with new energy efficient panes appropriate for waterside exposure and in accordance to historic district standards. The back porch opened up views to the magnificent Newport harbor and a pier was built as part of the new design vision as the homeowners are avid yachtsmen.

**Above:** A comfortable seating area with a bay window overlooking the harbor provides a relaxing and communal space within the kitchen; elegant woodwork by Kochman Reidt + Haigh accents the area, creating an alcove that distinguishes the space within a space.

**Right:** An informal breakfast nook with a built-in bench by KR+H is situated to take advantage of the spectacular ocean view.





A rich history dating back to its humble colonial founding and the opulent mansions from America's great Gilded Age have attracted visitors to Newport, Rhode Island from all over the country for centuries. With coastlines to the west, south and east, this maritime city boasts magnificent views of rocky cliffs and vast beaches. As a result of steadfast local conservation efforts in what can be a challenging natural environment, Newport's heritage is well preserved and documented. Newport now holds the distinction of having one of the highest concentrations of historic colonial homes in the nation. When architectural firm Battle Associates Architects, woodworkers Kochman Reidt + Haigh, and builders Kirby Perkins Construction collaborated to revitalize a home in the heart of the Newport's historic district the key







A kitchen featuring dark red wooden cabinets and a wooden countertop. A pot rack with hanging pots is visible above the counter. Fresh vegetables, including carrots, bell peppers, and leafy greens, are arranged on the countertop. In the background, a window with white trim and a vase of yellow flowers are visible.

An Arts and Crafts style informed  
the home's design approach.

**Kitchen designed and built by Kochman Reidt + Haigh.** The Sub-Zero refrigerator is built into the wall and disguised by KR+H's elegant woodwork. The entire kitchen was done in a beautiful and richly colored English Brown Oak. The island is distinguished by its painted wood and a rich teak countertop that is echoed in the adjoining pantry (with soapstone sink). Soapstone countertops were used for the rest of the kitchen, and Arts and Crafts tiles were used to create the backsplash. KR+H designed a stunning hammered copper hood with a medium patina finish and an iron pot rack (fabricated by Tresfort Metal Works), for a high impact look.









**Left:** The sequence of openings into the dining room and the study beyond echoes the spatial organization of the original structure. Arts and Crafts details are visible throughout, from the color scheme and paneling on the walls to the floor to ceiling windows overlooking the water.

**Above:** An articulate paneled entryway and ornamental stair celebrate the point of arrival. A bay window overlooks the street in the heart of Newport's historic district.

**Bottom Right:** The fireplace in the dining room boasts authentic Arts and Crafts tile.











objectives included restoring the original architectural integrity of the home as well as increasing livability and maximizing the visibility of scenic ocean views.

When the homeowners acquired the property there stood a five-tenement apartment building dating back to the early eighteenth century. The exterior was completely covered in stucco and prior to the renovation the original structure underneath was something of a mystery due to the multiple alterations the building had undergone in the previous two hundred years. Architect John Battle described the project as a jigsaw puzzle, one in which the team of builders had to configure the missing pieces from the original structure and put them together. Builders Kirby Perkins explain: "We rebuilt 70% of the entire structure from the inside, including ridge and rafters; however, we were not permitted to remove any sheathing or exterior walls due to restrictions from the Newport Historical Society. Old members were sistered where necessary and existing board sheathing was reused." The original shape and framework of the

**Left:** An octagonal structure that was part of the original building had been haphazardly enclosed; John Battle's design restored the space to its original character and created a light-filled living room with outstanding views of the bridge and harbor.

**Above:** A third floor full bathroom is cozy and intimate with a shower to the left and toilet to the right (unseen). The original arched window and ceiling add to the charm and old world feel.

**Right:** A third floor guest bathroom captures the antique quality and character of the house with high wainscoting, wood floors and an antique-style clawfoot tub from Waterworks.







exterior was restored and updated and today the home boasts a well-insulated, airtight envelope that protects the home from the ferocious winds that come off of the water.

With this renovation, the family wanted to create intimate settings in which the rooms are not too grand and have a distinct fluidity that gravitates toward the ocean views. The ocean is now visible from almost every room in the house, which is largely due to the porch that surrounds the exterior and faces the water's edge. Prior to the renovation the porch existed as enclosed rooms. Battle's design restored the porches to their previous splendor and achieved the owner's desire to open the house to the water and maximize views of Newport's magnificent coastline.

Completely new interiors were designed and informed by an Arts and Crafts approach that the homeowners were drawn to. Battle collaborated with designer Karla Monkevich at Kochman Reidt + Haigh to design the kitchen – an open and communal room with three distinct spaces. “We made an effort to make each place and element distinctive, even though they were in the same room,” says Paul Reidt of KR+H. Each space in the area combines comfort and practicality, using the best quality materials and maintaining a classic look that stays true to the original integrity of the home.

The same Arts and Crafts design approach with an emphasis on historical accuracy was used throughout the rest of the home; from the arches in the dining room to the newel posts and wallpaper in the entry and the high wainscoting in the bathrooms. The home now offers a completely livable environment with all the modern comforts while maintaining the classic charm of Newport. 🍷







The restored porch displays the original crisscross railing design. Steel rods were added to meet building codes and the team was able to maintain the light and transparent character of the railing without compromising safety.

**Above Left:** A street view of the historic Newport home.





This potting shed is a any gardener's dream. With a big soapstone gardener's sink and quick access to the yard.



