

The GREEN LIGHT



BULLETIN OF THE POINT ASSOCIATION
OF NEWPORT, RHODE ISLAND

Summer 2023 to Fall 2023



Photo by Vin Fraioli

St John's Evangelical Church is the scene of a relaxing summer evening for all
at Music on the Lawn in July.

The Green Light

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The GREEN LIGHT LXVII No. 2
Summer 2023 to Fall 2023

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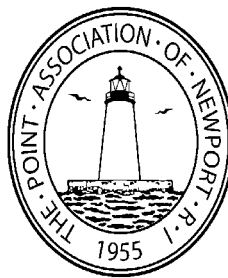
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The Point Association

The Point Association is a group of neighbors working together to improve the quality of life in our neighborhood by getting to know each other; preserving our historic heritage; maintaining the Point's residential character; beautifying our parks, streets and piers; and promoting public policies that strengthen all of Newport's neighborhoods.

FROM THE EDITOR

It was a glorious start for our busy summer with the dedication of our Storer Park flag and commemorative bricks in May. (Back cover)

Lucky us. Edge Realty's Vin Fraioli, the Point Association and generous Sponsors took over production of Music on the Lawn. St John's provided the venue. (p 4)

A very unique garden in a neighborhood filled with prize winning gardens is Susan Farrell's unique Japanese Tea House and Stroll Garden on Poplar St. (p 5)

We have a new Beautification Committee Chair, master gardener Susan Bowen Powers. She fills you in in her unmistakable "voice". (pp 10 - 12)

Got Dog? No doubt he and/or she love their days in the Point as do these friends of Reggie Britt. (p 13)

Bill Hogan and Jim Madson wrote articles filled with good advice for taking care of our neighborhood and where to start when renovating. (pp 9 & 14)

Historian Lisa Stuart continues her *Timeline of Point History* with Part 3. Victorian Homes, pp 16 - 22. In previous issues, read about the Quakers, the Point's original settlers and about the part Newport and, in particular the Point, played in the American Revolution.

It bears repeating that all of the Green Light issues since 1957 are available A Google search engine right there to find references to stories, people or addresses. ThePointAssociationGreenLightSearch

Ann McMahon, Editor. Comments or suggestions? Write to me: greenlight@thepointassociation.org

President's Letter

Dear Neighbor:

Well here we are, another summer season on the Point is wrapping up and though we had more rain than many of us would have liked, we still managed to fill the season with fun activities thanks to your participation in our neighborhood association. As I write this we are days away from the August Cocktail Party at Hunter House which I'm especially excited about.

We kicked the season off with a great Spring Meeting. This year we were fortunate to have an all-star agenda, including remarks from newly elected City Councilor Dave Carlin (who is filling the seat long held by Kate Leonard) and Mayor Xay whom we are happy to call Point neighbor as well as Mayor.

Becca Bertrand, the new Executive Director of the Newport Historical Society shared a wonderful presentation on NHS and how we can leverage their expertise to research our own historic homes here on the Point. And Alex Chuman, Conservation Director at the Aquidneck Land Trust (ALT) presented on ALT's mission to preserve open space throughout Aquidneck Island along with their many neighborhood outreach programs.

The Spring Plant sale, was a huge success as always thanks to our hard working Beautification Committee chair Rich Abbinanti and his many dedicated committee volunteers and sponsors. The sale exceeded our ambitious goal and I'm excited to say raised over \$3,000! That income helps support our many events throughout the year.

Speaking of support, I could not be more proud of the community support which funded the new focal point of Storer Park, our illuminated flag pole! Over 140 bricks and several larger bluestones memorialize all those who contributed the over \$20,000 raised to make this project a reality and fund its ongoing upkeep. I would be remiss not to recognize Rich Abbinanti's efforts to make this vision a reality. What a fitting way to cap off his many years of work with the Beautification Committee. The Board is looking forward to working long time committee volunteer Sue Powers who is taking over for Rich as Committee chair and Board member.

While our rainy summer may have thrown a monkey wrench into the annual Summer Block Party plans, I'm thrilled that the beloved tradition of Music on the Lawn continued this year. Things were looking a bit uncertain with the departure of St. John's Musical Director but thanks to Vinny Fraioli, our PA Board, St. John's, and our generous sponsors, the band played on with 4 weeks of wonderful music! Special thanks to Bay Coast Mortgage, Best Little Doghouse, Cappy's Hillside Cafe, Edge Realty, Sue Pedro, and the Royal Little Foundation for being sponsors, along with all our members and those who donated at the shows. Not only did we fully fund the concerts but we have funds left over to put toward next year as well as provide a donation to St. John's as a thank you for use of the lawn.

Fall will be here before we know it and I look forward to our September meeting, Halloween costume parade, holiday tree lighting, and more in the coming months. Read on in *The Green Light* and check our website for our fall calendar of events

And if you have any thoughts or suggestions you'd like to share with me about the Point Association, I'd love to hear them. Please feel free to email me at president@thepointassociation.org.

Sincerely,



Ken Snyder, President

Revival of Music on the Lawn

By Ann McMahon

It almost didn't happen this year! The Point's much loved concert series, Music on the Lawn, was saved by Vinny Fraioli, owner of Edge Realty, the Point Association and St John's Evangelical Church, along with the help of some generous sponsors and donations from the audience.

Peter Bergin, former organist at St John's as well as a great organ-izer for the concerts, moved to another job and so the expertise at St John's, the former sponsor for the entire series, was lost. Credit must be given to Vinny Fraioli, an excellent guitarist himself, who stepped forward as the chief producer of the event. The Point Association continued the substantial financial contribution to the series that it has made in the past as well as material support from a squadron of volunteers to help with publicity, set up and bookkeeping. St John's Church continued to offer the utilities, bathrooms and bucolic setting for the four concerts that were held this summer.

These concerts give so much enjoyment to Point residents as well as visitors. Many grateful donors from the audience at the concerts showed their enthusiasm. Proceeds go towards the concert series in 2024.

More sponsors for the event are welcome. Email treasurer@thepointassociation.org for more information. Join others in making MOTL an enduring tradition. Please note that individuals and families as well as businesses and foundations can sponsor this event.

Producers

Edge Realty, Vinny Fraioli

The Point Association, Ken Snyder President

St John's Evangelical Church, Father Kevin Beesley

Sponsors

Bay Coast Mortgage, Rob Cinquegrana

Best Little Doghouse, Ann McMahon

Cappy's Hillside Café, Debby and Brian Arnold

Royal Little Foundation, Cameron Little

Sardella's Restaurant, Richard Sardella

Your Neighbor, Sue Pedro



MaryAnn Barkerding, Susan Clark, Alan Clark and Harry Barkerding enjoy the music



Sponsors of the revived Music on the Lawn "present" the concert. From L Sue Pedro, Ken Snyder, Debby Arnold, Ann McMahon, Vin Fraioli, Father Beesley and Cameron Little



Golf buddies Bill Hogan, Rich Abbinanti, Cameron Little and Scott Beattie are the Point Golf Association, the P.G.A.



Vin Fraioli sits in on guitar with the Duke Robillard Band

Fascinating Japanese Tea Garden on Secret Garden Tour

by Ann McMahon

Susan Farrell takes her garden seriously. She also takes her tea seriously. Over 250 visitors a day visited her Poplar St home where she combined her interests in her unique tea themed garden. A “must see” garden on this year’s Point Secret Garden Tour, it includes a Japanese Stroll Garden.

Through the Moon Gate, the visitor is invited to experience the traditions of a genuine Japanese tradition which incorporates the paradoxical concept of “seen and hidden”. One is instructed to walk counterclockwise and stop at various places from which to observe the garden. The complete garden cannot be seen from any one place. It unfolds as one strolls.

On your “journey” you will encounter many ceremonial spots including “the sea”, a water basin with its kettle and lantern stones and dipper for ritual cleansing before the tea ceremony. A guest stops at the “waiting bench” where the twine wrapped rock signals that one should wait until summoned by the tea master. The Tea House itself is in a corner. After tea, one strolls the path to the Stone of Meditation, where one may stop to contemplate the Buddha.

This is just one of the “rooms” in this exquisite garden. When first entering the garden, there is a Teddy Bear’s picnic but this time the dolls are drinking tea. After enjoying the imaginative teacup themed displays, one is invited into a brick building that was formerly a three car garage. This is where Susan’s artwork shines. One would think the carpet on the cement floor was for real! Susan painted it, painstakingly working the fringe

on a patterned “rug”.

Murals, candelabra and comfortable sofas invite one to have tea and enjoy the ambience of this beautiful setting.

Susan and her husband, Bill Farrell, formerly owned the Spring Seasons Inn on Spring St in Newport. A feature of their establishment was the offering of a formal tea to hotel guests as well as to the public.

You can learn a lot about the mystique of Japanese Tea from visiting Susan’s home. Watch for it on next year’s Secret Garden Tour.

Susan recommends one see the garden at Third and Elm Press, describing it as a mature and perfect Japanese Tea Garden.

The *Secret Garden Tour* itself was sold out due to the exhausting and time consuming effort of Vickie Morro who headed up the SGT locally. Assisting her from San Diego was former Point resident Donna Maytum. There were 14 gardens total on the tour, a very large number for any garden tour. In addition to the gardeners who invited the public to view their creation for a worthy cause, the many volunteers who greeted the visitors did a terrific job.

Just soliciting and organizing volunteers deserves a prize. Math Quiz:

If 14 gardens had two shifts a day for three days and each shift had at two people, how many volunteers were needed? A lot, I’ll tell you, a whole lot!



Cocktails on the Point-Getting the Word Out



The Summer Cocktail Party, always a Point favorite, took place again at the historic Hunter House. There was a large turnout. Trudy Coxe, CEO and Executive Director of the Newport Preservation Society that owns the landmark, commented in her welcoming remarks, that this was the largest group she had seen gather in the garden there.

The Point Association has increased its efforts to get the word out on its activities and events. In spring, a group that included Sue Pedro and Lynn Turnbull went door to door to every single home on the Point on both sides of America's Cup distributing flyers that listed all the PA events for the year. Some people at the cocktail party were heard to mention that they keep that flyer on their fridges for reference.

There were also several standing signs on the main streets of the neighborhood indicating that the party was open to all, members were free (as always). However, non-members were to prepay \$15 on-line or \$20 in cash or by check at the gate. The result was that many non member residents were inclined to join the Association at that time. We are glad you joined up.

Two attractive *Points of Interest* emails were sent as reminders. FaceBook and Instagram also spread the news.

This was the second year this party was held at Hunter House so people were happy to come back for more good times. It was a rollicking good time for existing and brand new members and guests.

We are grateful to Volunteers including: Richard and Nancy Abbinanti, Debby Arnold, Bill Farrell Vin Fraioli, Bill and Barbara Hogan, Mary Beth and Peter Jenkins, Ann McMahon, Sue Pedro, Ken Snyder, Maggie Thomas, and Lynn Turnbull.

An advertisement for Belle's Café. The top section has a dark blue background with two logos: 'SAFE HARBOR - NEWPORT SHIPYARD -' on the left and 'Belle's CAFE' on the right. Below the logos is a photograph of the outdoor seating area, which features a large black and white checkered floor, white tents, and a large wooden surfboard leaning against a wall. At the bottom, there is a dark blue banner with white text: 'Belle's Café Hours: 8am-2pm | Monday-Sunday' and 'One Washington Street, Newport | 401.619.5964 | newportshipyard.com/bellescafe'.

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Cocktails on the Point (continued)



Good natured bartenders Bill Hogan and Richard Abbinanti



Sue Pedro, Mary Riggs and Gladys Barbosa enjoy a chat



Mike Conroy, Trudy Conroy, Jon Powers

Photos by Lisa Elliott

WELCOME!

New and current Point Association members were treated to a morning Coffee and Mimosas at the welcoming garden of Pam Kelley at Willow St on June 10.



Kevin and Rhoda Browning chat with Heather Pike over Mimosas in Pam Kelley's lovely garden.

Meghan Adler	Providence, RI
Rhonda & Kevin Browning	110 Second St
Cathleen & William Desrosiers	108 Second St
Albert Dragon	87 Third St
Joy Green	12 Elm St
Nicholas Hall	35 Second St
Daniel & Millicent Highet	85 Third St
Alys & Jack Krichavsky	111 Harrison Ave
Melissa & Alastair Lenz	108 Second St
Debbie McDonald	40 Second St
Peter & Mary McGeough	41 Second St
Daniel Petashnick & Lisa Kulhay	61 Second St
Christa Reise	70 Third St
Victoria Schorsch	8-10 Willow St
Suzette & Gerald Seigel	North Venice, FL
Suzanne Wyatt	9 Elm St

a Delman
EST. 1964

COMPASS

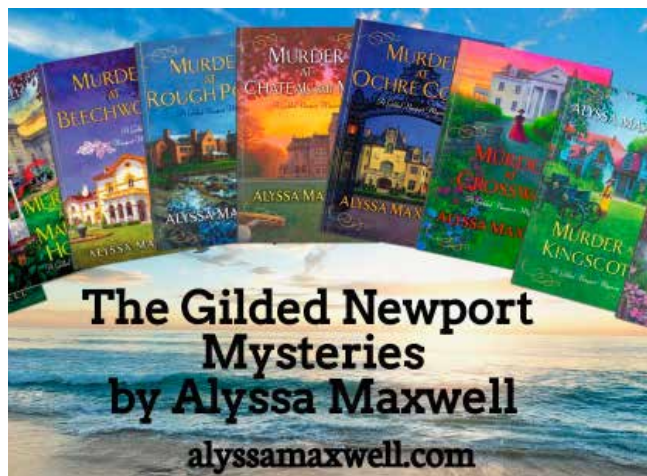
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**The Gilded Newport
Mysteries
by Alyssa Maxwell**
alyssamaxwell.com

Fiona's Adventure on Rose Island

by Barbara Bessette



One blustery May day, Fiona was spring cleaning her fairy house inside the Chinese Elm tree in Battery Park. As she opened the door to shake out her mop, a strong gust of wind caught her wings and blew her right out of the park! Round and round through the air she flew. The waves were choppy below and the rain was splashing down.

As she headed toward a sailboat, she reached out and caught the sail lines and landed with a thump onto the sail cover. She tucked into an opening of the cover just before the heavy rain. She shook out her wings to dry and settled down until the squall ended. As the boat rocked back and forth, Fiona soon fell asleep.

The next morning the sun shone brightly, seagulls squawked, and the drone of an approaching motor boat woke Fiona. She popped out of her hiding spot just in time to see the boat's owners climbing on board. She had to leave before they discovered she'd been a stow-away on their boat! Taking a deep breath, she flew off high into the sky. She was not far from home, but Rose Island lighthouse was ahead, and she was hungry to eat from the wild flower gardens there.

As she flew down, she was sideswiped by a baby seagull learning to fly. Sorry! yelled the seagull. Fiona landed hard on her left wing. Ouch! she cried and hurried for cover under a spotted mushroom. She kept her wing folded back as she gathered food from the beautiful flower garden. After she ate, she tried her wings, but she couldn't fly.

Soon two ladybugs leaned over a leaf. Hello they said, are you OK? Fiona explained about her overnight adventure. I need to get to my home across the harbor but I can't fly until my wing heals. We will help you! said the friendly ladybugs, and tipped the watery petals of a coneflower for Fiona to drink. Thank you! said Fiona. Does anyone know you're here? they asked. No, but my dragonfly friend, Benny, would help if he knew I was here, Fiona said.

The ladybugs thought of a plan. At dusk their friends the fireflies appeared. Would you help our fairy friend,

Fiona, get a message to her friend across the harbor, they asked. The fireflies said they would write a message in the sky and left to gather their friends.

Long after midnight, when the harbor was quiet and all the people were sleeping, a huge swarm of fireflies buzzed back. Fiona and the ladybugs watched in wonder as the fireflies worked together and formed their message with their bright firefly lights.

SOS FIONA

they wrote in the dark sky, blinking on and off until they got tired and flew home.

Thank you! Fiona yelled, then settled down to sleep, hoping Benny saw the message.

Benny buzzed over Rose Island at dawn, searching everywhere for Fiona. He had to dodge the hungry seagulls as he called out her name. Fiona finally heard him and waved him down. She hugged him, and he helped her climb on his back as she explained what happened. It's OK, I'll take you home, Benny said. They flew over the ladybugs and waved goodbye. Thank you so much! Fiona yelled, come visit my fairy house soon!



Later that morning, Fiona was glad to be settled in her cozy fairy house resting her wing. She discovered new little toys in her garden, including a big pink piggy bank. She sipped honey tea with Benny thinking how lucky she was to live here and have such nice friends, both new and old.

Illustrations by Karen Cabrera

All That Glitters is Not Gold. Newport Historical Society Exhibit

by Rebecca Bertrand, Director NHS

The items on view in our current special exhibition “All that Glitters is not Gold: Silver in the NHS Collection” have one obvious commonality: they are made of silver. From its founding as a settlement for religious outcasts through the rise and fall of the colonial trade economy and up to its present as a premiere tourist destination, Newport’s varied history can be traced through the items of silver prized by its residents.

These pieces of silver offer insight into the economic, social, and religious history of the city. From spoons and porringers to elaborate trophies, these objects share connections both to each other and Newport, demonstrating how material culture can convey stories of craftsmanship, utility, and status that will resonate in the present day. We invite you to explore this exhibit to learn more about silver as a reflection of Newport’s past.

“All that Glitters is Not Gold: Silver in the NHS Collec-

tion” is on view at the Newport Historical Society’s Richard I. Burnham Resource Center and open to the public, by donation, Monday – Friday 9 am – 4 pm. The exhibition runs through October 6.



Photo Information:

Tankard (1700-1737) Samuel Vernon. Collection of the Newport Historical Society, a gift of W. Hunting Howell (68.4)

Photo Credit: Adrian Flatgaard Photography

Nina Lynette

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Beautification Committee

by Susie Bowen Powers

Hear ye, hear ye for the Beautification Committee update! Richard Abbinanti (though still actively involved) has handed over the chair position to yours truly, for the nonce. Michael Conroy, my main cohort (complaining vociferously regarding being drafted), will assist. The Committee has ongoing projects: spring clean up, plant sale, park plantings, Christmas tree lighting, and wreaths hung from the gas lights.

Spring Cleanup

Spring clean up coincides with Earth Day celebration and is a great way to welcome spring. Point folks have participated in this clean up for many years. For the last few years, Mary Shean has been our liaison with the city. Last year, we removed bags of yard waste and trash from the parks and the driftways as well as broken chairs, tables, flotsam, jetsam and many strange things that washed up on the shore - Styrofoam, the dreaded plastic, and of course who could forget the many nefarious 'nips' that the liquor stores continue to sell with abandon.



L to R Mary Shean, Beth O'Shea, Kathy Ward, John Ward, Louisa Boatwright, Deb Arnold, Nancy Scott, Paul Butler, Susie Powers, Jon Powers, Michael Conroy, Trudy Conroy, Nancy Abbinanti, Richard Abbinanti

Plant Sale

Thank heaven for the Baker Street Irregulars (our version is the Point Regulars) who faithfully show up for the planning meeting, the Sale set up, participation, and clean up – a reliable bunch! We are blessed (did you see how I worked that in?) to have the parking lot of St John's for our sale with room to set up plants to best advantage for buying. Of course the largest part of the enterprise is digging, dividing, donating, labeling, and keeping the little plants alive until Sale day. Once we



L to R Trudy Conroy, Richard Abbinanti, Michael Conroy, Susie Powers, Scott Beattie, Ray Bliss, John Ward, Karen Capraro, Mary Shean, Barbara Bessette, Nancy Abbinanti, Nancy Scott, Pam Gilpin, Beth O'Shea, Kathy Ward, Casey Farley, Larry Farley

Beautification Committee (continued)

have an idea of 'inventory' I try to get pictures and care guides so folks have some idea of what the plant will become when it grows into its own. We have local businesses that also provide items for our sale. Please patronize DeCastro Farms and Maplewood Farms. In the 'not for profit' category we received plants from Green Animals and Blue Gardens. Of course, we had lovely dahlias from Justin McLaughlin.

So what do we do with the booty? Well you may ask. Aside from membership dues and private donations for specific events, the Point has no other fundraiser; ergo the Sale is important to keep the organization going and to be a presence in local issues that impact the quality of life here.

Park Plantings

In this category, there are approximately 12 planters: Van Zandt Pier, Martin Park, Battery Park, Arnold Park, and Storer Park. These have been adopted by Point members of the Beautification Committee - lovingly planted, watered and maintained. These planters are often located in less than hospitable environments, and issues like watering and vandalism can dampen one's enthusiasm. In Battery Park there is a fairy garden where treasures are brought and exchanged by the little ones who happen by Fiona's home in the apron of a towering tree. The Storer monument has been adopted by me and gives me much pleasure. There is a strip of land between the Storer walkway and the privet border of Hunter House known as Hosta Alley. Hats off to the stalwarts who have been fighting the yearly battle with tree roots and varying degrees of shade. I am loathe to state that Bishop's Weed (also called Gout weed, or Aegopodium) has been thumbing its nose at the volunteers who wage the ongoing battle to allow respectable well mannered plants to grow there. Headway is being made but it is slow and hard.

Christmas Tree Lighting and Gas Light Wreaths

The Beautification Committee also does holiday decoration. The tree that was purchased by the Point Association has grown a lot since its planting and soon we will have to be inventive to string the lights.

It's a great place to live, folks. We always welcome new members who want to be more involved on the Beautification Committee. Worker bees are a prized commodity. You can still make a difference by planting up your own space. Also, you get big points with the Beautification Chair if you pick up and recycle any of the dreaded discarded nip bottles.



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Park Rangers Come to Newport

by Susie Bowen Powers

At the end of July, while I was picking up plastic detritus on Storer beach, I had the good fortune to meet a member of Newport's newly hired group of Park Rangers. Patrick Norton was in Storer Park at work. The name Rangers conjures up cowboy hats, quarter horses, and bad guys behind bars (I watched too much TV as a kid). Some facts would be nice and I needed to know more.

I had a meeting with Point resident Maureen Cronin who is on the Tree and Open Space Commission. So here is what I now know:

In 2022 this Commission researched common issues experienced by public parks throughout the country and concluded there needed to be something to fill the void between residents and community agencies and/or the police.

The first factoid that surprised me was that all Newport parks operate under the same rules to address areas of concern. Parks as disparate as Queen Ann's Square and Morton Park or Ballard Park and Storer Park- all list the same park rules. Wow! Of the long park list, certain parks were identified as benefiting from Ranger presence during the summer season. Two Point parks were on that list: Hunter Park and Storer Park.

The Commission looked at other similar cities and then modeled and tailored this pilot program to meet Newport's needs. The Rangers do not provide enforcement or issue violations. What they do, actually, is educate and provide a presence.

If they determine an issue requires more, they refer to the relevant community agency.

For more information read the Philip Cozzolino article in [Newport This Week 7/27/2023](#). You can also go to city of Newport on line for the open space guide to Newport's parks. Well done Open Space Commission!

The Nesbitt Family is Front Page News

Newport Neighbors, a [bestversionmedia.com](#) magazine which features a local family each month, chose the Point's very own home grown Nesbitt family to feature in August. Ilse Nesbitt founded the Third and Elm press in 1965. There she creates limited edition books, note paper and cards. Sons Alexander and Rupert are successful artists, the former primarily in award winning photography and Rupert works mostly as a painter of commissioned works, usually on site in New York City.

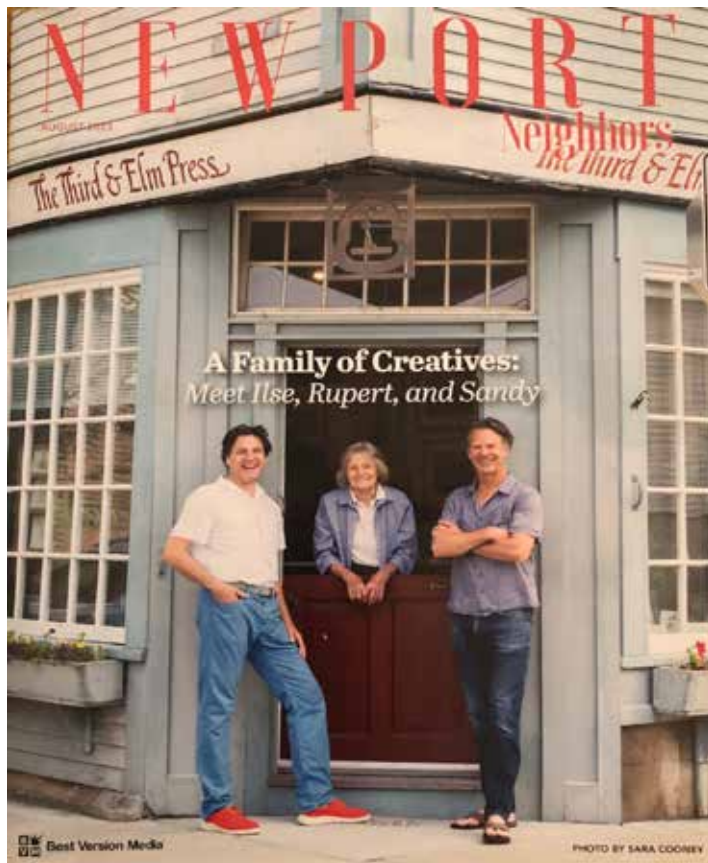


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Dog Days

by Reggie Britt (as told to Stacy Britt)

My name is Reggie Britt and I am a one year old Bernedoodle. My family moved to the Point neighborhood in 2021. My Mom was happy to see how dog friendly it was and IT IS! Me, my mom, and my 12 year old sister Jessie, a Shih Tzu mix, go on a long walk every morning starting at Van Zandt Pier. We usually see Charlie Scott, a goldendoodle, sniff a bit, and then move on. Once I asked him what his favorite toys are and he said "all of them". (His Mom said he has too many toys. I don't think he agrees.) We then go to Battery Park where we run into all kinds of friends. Olive Cort, a Corgi, and Chloe Kahn, another 'doodle who is 15! And then Mo Oullette, a wild boer wire haired dachhund, who is a bit grouchy... but I like him! They go to Florida in the winter where they said it is always warm. Thomas Robinson, the beagle is there sometimes. He and I like to "high five". He is nice and calm. Then there is a wire haired terrier, Harley Barkerding, (a great name for a dog!) who is 17, blind and deaf so her Mom pushes her in a stroller to the Park. She always knows when her dog friends are around as she sniffs the air around us. On our way to Storer Park we see Grace and Teddy Crowell who are King Charles spaniels and Phaedo Comfort, (Haha - not 'Fido') the miniature poodle. We do a bit of a sniff and move on. Some days we go to Hunter Park for lots of running. We sometimes meet our friends Penelope and Zoe Barkerding who run really fast! We play and play until we are tucked out. We all have a big nap in the afternoon.

We also like to go to the Van Zandt Pier beach for swimming and ball throwing. So many friends



Reggie Britt



Jesse Britt



Charlie Scott



Zoe Barkerding



Olive Cort



Penelope Barkerding



Chloe Kahn



Lizzie Ritterbush



Mo Onelette (RIP)



Moe Ritterbusch



Harley Barkerding



Scout Hertenstein



Phaedo Comfort



Ree Michel

are usually there. Cisco Pugliese, a Shih Tzu, Lizzy Ritterbusch, a terrier, and her little brother, Chihuahua Moe Ritterbush, Also Scout Hertenstien, a black Lab is there. Cisco and Lizzy warm up to play but once they start they get so crazy. Scout steals my ball and takes it out too far for me to get it as I don't swim. Her Dad tries to get her to bring it back but he usually has to go in and get it for me. Ree Michel, the Maltese, is there sometimes but she likes to watch from the Pier. We see my neighbor Zeek Autry Simon, an Australian cattle dog who was found by his Dad on the Appalachian Mountain Trail in Georgia. Zeek followed him all the way to Maine! Now that is a long, long dog walk!"

I love living on the Point. If you should ever see us please say 'wuf'. I love making new friends!

Ruf!



Grace and Teddy Crowell



Thomas Robinson



Cisco Pugliese



Zeek Autry Simon

See Click Fix!

by Bill Hogan



We all have done it: You are walking or driving through the Point neighborhood and come across any of the following: an overflowing trash bin in Storer or Battery Parks, litter strewn at the Hunter Park playground, a gaping pothole, seawall graffiti, a blocked storm drain,

faded yellow curb markings, a downed stop or street sign or grocery carts abandoned on public walkways. You promise yourself to call City Hall but you either: (1) forget (2) give up in frustration trying to navigate the City's website or cannot figure out which City department to call.

Here is an effective solution: The SeeClickFix! app, also known as Report It! Newport, is a tool for reporting non-emergency issues throughout Newport and approximately 20 other RI municipalities. Now in its sixth year, this app has to date generated over 4,750 requests throughout the City by The Sea. Download SeeClickFix! from Google Playstore or App Store.

The app will automatically assign the problem by category to the responsible City department. Acknowledgement of the request is sent back and, upon resolution, a "Closed Issue" message is sent with a short report on what has been done. All requests are highlighted on a City map using GPS and are available for viewing by all Report It! Newport users.

The reporter is urged to upload a photo of the issue which is easy to do. Report It! Newport will NOT process police enforcement matters such as noise, parking violations and so forth. The Newport Police must be called directly on the non emergency number. Also, requests that include State of RI rights of way will be rejected and the user asked to contact the relevant State agency.

Some popular issues to select from include:

- tree and vegetation
- potholes
- playgrounds
- recreation, sports field, parks issues
- street lights
- water, sewer, storm drain issues
- road way and street issues
- short term rental issues
- missed trash or bulky waste

Reporters have the option of reporting anonymously and to ask to be notified on issues reported by others. My own experience with ReportIt!Newport has been very good. Almost all were successfully resolved by either Parks or Public Works departments with most resolved in 24-48 hours. Some of my requests:

- Shopping carts on Third St
- Beach issue: plastic composite materials breaking off new seawall into harbor near Van Zandt pier.
- Bulky waste blocking a public walkway
- Graffiti on Harbor seawall
- Litter at Hunter Park playground
- Downed stop or street signs
- Repainting of faded curb markings along Second St
- Updated signage at Storer Park
- Downed branches at Battery Park.
- Overgrown grass at the old train depot

I spoke to Tom Shevlin, Communications Director for the City of Newport. He told me: "Not only do we respond to requests logged on Report It! Newport, but we very much rely on it.

A huge part of our job is responding to resident concerns and the Report It! Newport portal is one of the best ways to bring an issue to our attention.

For all our departments, the more insight that we have into street-level problems, the better we're able to direct our resources and address minor concerns before they become larger problems.

While the site isn't monitored 24/7 and shouldn't be used for emergency situations, our Public Services team actively respond to requests throughout the week. To see an issue get closed out shows that we've not only responded but that we've done our jobs and we hope to have improved the quality of life for one or more of our neighbors."

I encourage you to try See Click Fix. Things actually get done and it gives residents a sense of responsibility in maintaining our neighborhood and improving our quality of life.



The Point and the Historic District Commission

by James Madson

There has been a lot of activity and discussion in Newport and the Point neighborhood recently regarding historic preservation and the Historic District Commission (HDC). As a member of the HDC and a Point neighbor I thought it might be a good idea to shed some light on the importance of historic preservation, HDC's mission and responsibility, and how it affects all of us in the Point.

The entirety of the Point is part of the Newport National Historic Landmark (NHL) District and possesses extraordinary significance for its nationally important Colonial architectural heritage, including both outstanding individual examples of Georgian design and a collective concentration of smaller vernacular homes. Many sea captains, skilled craftsman that helped build Fort Adams and the 19th century mansions and fine furniture makers like the Townsends and Goddards called the Point home.

Newport's historic ordinances fall within the structure, guidelines and oversight of the US Department of the Interior National Park Service. The HDC is made up of volunteers appointed by the City Council to three-year terms and are responsible for overseeing the development of the city's historic districts. Many of our Point neighbors have served on the HDC. The Standards and Guidelines used by the HDC can be found on the city's website:

www.cityofnewport.com/historicdistrictcommission

Historic districts are made up of contributing and non-contributing homes, structures and streetscapes. Your home is classified as contributing if it is deemed as "contributing" to the historic nature of the district. "Non-contributing" generally relate to its age (typically 1927 or after), or other factors which do not contribute historically to the neighborhood. Within the entire neighborhood there are just over 30 non-contributing structures or fewer than five percent. The HDC oversight pertains to both contributing and non-contributing structures, as well as new construction and demolition within a historic district. The historic district of the Point ends in the middle of Van Zandt St, with those homes on the south side of the street falling within the district and those to the north side outside the boundary. On the east, the boundary is the corner of Thames St and Cross streets, south is Marsh Street.

It is the HDC's responsibility to protect historically significant buildings and their character defining elements while at the same time allow necessary modifications to accommodate today's lifestyle.

As a general rule, it is always better to repair or restore versus replace. When replacement is required using "in kind" materials should be used. This is particularly important as it pertains to those character defining features such as windows, chimneys, slate or wood shingled roofs, doorways and the use of materials used in the original construction.

If you are considering making changes to your home in the Point, regardless if it is contributing or non-contributing, you are required to submit an application to the city Historic Planner to obtain a [Certificate of Appropriateness \(COA\)](#) prior to getting a permit and starting any work. This includes any additions or modifications to the exterior of the home including dormers, porches, HVAC equipment, outbuildings, etc. The process is not as difficult as you may have heard. Simply fill out the form on the HDC [website](#) and follow the process



78 Washington St



74 Bridge St (Townsend House)



51 Third St



78 Third St

Historic District Commission (continued)

outlined. Many applicants are approved by the city preservation planner or as a summary approval during a scheduled meeting. More extensive alteration submissions will be required to go to a hearing before the Commission to review the applications and ask questions of the homeowner, experts and abutting neighbors. The overall process typically takes less than 45 days and the denial rate is less than 5%.

Two areas of concern for the HDC and the City of Newport overall is resiliency and sustainability. Recently we have been presented with applications for raising Point homes in flood zones due to rising tides as a result of climate change and solar panels for sustainability. These issues were not considered when the original guiding statutes were created. Both have been added as policy statement amendments to address them.

Home elevation levels are dictated by FEMA. The City has little authority to modify the requirements. It is currently up to the homeowner to decide whether to raise their home, but cannot go over the FEMA required height. Solar panels on a contributing structure will typically be approved if they cannot be seen from the street and not mounted on a character defining roof.

With regard to *new* construction, the HDC has little authority outside of size, scale and massing of the structure and whether it fits in aesthetically within the immediate 1-3 block area as building on a parcel is allowed “by right”. Other requirements fall under the Zoning Board of Review and the Building Department permit process.

There are some modifications or areas over which the HDC does not have purview. These are things like interior modifications, exterior colors, fencing, landscaping and in-kind replacement of something that is not restorable. However, Zoning or other departments may cover some of these.




32 Poplar St



62 Bridge St

Jim Madson, HDC Board member, can be reached via greenlight@thepointassociation.org



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A Timeline of the Point

Part 3 - The Victorian Era: The Building of Summer Cottages on the Point

by Lisa Stuart

At the end of the American Revolutionary War in 1783, at least one-third of the eleven hundred wooden dwellings in Newport were burned to the ground. Most of the others were in disrepair. With the loss of the shipping industry, those left in Newport could not find work. This loss, combined with the destructive Gale of 1815, left the waterfront in neglect. While other cities looked forward to industrialization, Newport was in decay and depression. This continued on through the War of 1812.

However, as Newport has the habit of doing, it rose from decay and became a “watering-place” (the name for seaside resorts at the time). In 1829, the lease of Gravelly Point at the end of Long Wharf to the predecessor of the *Fall River Line Steamship Company* was the start of a new use for the harbor. The train system soon followed. Its station in Newport connected travelers to the Ferry and brought in visitors from New York, Maine, Massachusetts, and New Jersey.

Newport soon became known as the “Queen of Resorts” due to its climate, landscape, architecture and easy commute between New York and Boston.

By the 1850s there were an estimated 4,000 visitors in Newport during the summer. The city strongly advised the building of cottages to both overcome the dearth of accommodations and also to spur on the economy. Although most of the early cottages were built in the Catherine-Kay area, some chose the Point to build.

A *Newport Mercury* article in 1853 discussed recent improvements to the Point:

“We often wonder why it is that there are no more buildings going up in that quarter, The situation is delightful, the prospect finer than in the compact part of the town, it is of easy access, affords a fine opportunity for bathing, and offers many inducements to those who are seeking desirable building locations.” “Walks About Town” *Newport Mercury*, 11 June 1853, P2. *Victorian Homes on the Point*

Victorian Homes on the Point

1852 Robert Maitland

In 1852 Robert Maitland, a Scotsman of great wealth who was very religious purchased the former Dyre Farm from Sarah Briggs. On it he built a three story Italianate house with a mansard roof and a five story tower. The estate was covered with trees and included a deer park and a game preserve (*Newport Daily News*, April 1, 1919).

“He could sit at his window and look out at his yachts at anchor, his steam yacht, with engines always ready for the cruise he seldom ever took, sail boats and row boats at the wharf for the use of his children.”

In February 1870 the Maitland mansion was sold to Daniel T. Swinburne, a descendent of the Arnolds and Tews. In 1909 the heirs of Daniel Swinburne sold the property to The US Government necessitating the removal of the house. Part of the house was moved to the corner of Sycamore and Bayside. It became a multi-family house and was left to deteriorate. It was razed in 1968 to make room for the Newport bridge.



Maitland Mansion being moved to Sycamore and Bayview

Victorian Homes on the Point (continued)

1856 John and Elizabeth Auchincloss

In 1856 John and Elizabeth Auchincloss purchased approximately one acre of the former Dyre Farm from Maitland who was a business associate of John's. Their house was built on what was to become Washington Street north of Battery Street. (At this time, Washington Street ended at Pine Street.)

In addition to their connection to Maitland, they likely chose the Point over the very popular Catherine-Kay area because Elizabeth's ancestors included the Wantons, Robinsons and Hunters whose descendants occupied several houses on Washington Street.

The Auchincloss residence was Italianate in design which was a very popular post-Revolutionary architectural style in Newport. The residence cannot, however, be linked to any of the local builders who used architect pattern books or prolific architect George Champlin Mason. The original house was sold with the stipulation it be torn down. The foundation was retained and the house was rebuilt by the nuns who purchased the property. The estate is now part of Harbor House.

Maitland and the Auchincloss's were staunch Presbyterians and likely enjoyed the quiet lifestyle of the Point. Elizabeth took pleasure in sailing her catboat Daisy and the family were content on their porch looking out into the harbor.



Stately granite gateposts framed the Auchincloss Washington St residence shown as it appeared after its completion in 1857 and before an expansion in 1887. Inside the gate, a wide circular driveway met the generous front steps of the house. Reproduced from Auchincloss and Fowler; Auchincloss Family Tree, opp. P.53

1855 Blue Rocks/Stella Maris, Edward and Agatha Mayer

Agatha Barclay Minturn Mayer was the daughter of Jonas and Ester Robinson Minturn a descendant of Quaker Thomas Robinson who lived at 64 Washington Street. In 1846 she married Edward Mayer a merchant from Vienna, Austria.

In 1855 she purchased undeveloped land on Washington Street and engaged George Burroughs to build a house. She continued to purchase lots, moved the houses that were on the lots and rented Fort Greene (Battery Park) from the Federal Government. Her property extended from the water to Second Street and from Cherry Street to Battery Street.

The land from Battery to Pine Street was her orchard. The land in front of her house was a garden that was referred to as Mayer's Park. Pointers were welcome there and swam off the blue rocks for which the house was named. Several outbuildings including a barn were located on Second Street and Pine.

Blue Rocks was built of stone from Portland, Connecticut. The original house was 3,464 feet. The first floor was four rooms and the second eight rooms. The inside was finished with black walnut. A greenhouse adjoined the house. (20 October 1860 edition of the *Newport Mercury*)

Following the passing of Agatha Mayer, the estate passed to her sons. By 1893 the house was sold to James Smith with the property transferred to John Mayer's farther-in-law Theodore Havemeyer. After several more sales it sold to Agnes Storer who gifted it to the Roman Catholic Bishop of Providence in 1926 for use as a convent. It was renamed Stella Maris. The Catholic Church sold it to the Madden family who established an inn.

The original house was sold in 2022 and is now a private residence. The vast land of the original Blue Rock estate was divided over the years and sold to various parties. They are now filled with houses that have their own stories to tell.

1869 Edna Villa/Villa Marina, Milton Sanford/William King Covell II

Milton H. Sanford was a business associate of Commodore Cornelius Vanderbilt in New York and made

Victorian Homes on the Point (continued)

his fortune selling wool to the Union Army during the Civil War. In 1869 he purchased 5,000 feet of land on Washington Street from Phoebe Goddard for \$4,500. It included the house and workshop of John Goddard. He moved the house to 79 Second Street and the workshop to Smith Court which no longer exists. He built a new house on the original property.

Architect William Ralph Emerson (cousin of Ralph Waldo Emerson) was the designer of the house which was named Edna Villa after Sanford's mother. Edna Villa was one of his first major commissions known at the time as Modern Gothic and later as the Stick Style. According to Richard Yarnall (Yarnall, James L. (2003) "The Milton H. Sanford House," *Newport History*: Vol. 72 : Iss. 248 , Article 5

Above a granite foundation, clapboarded walls rise to support a steep French Mansard, a type of roof then at the height of popularity in Newport. On the Sanford house, the half-timbering is unusually sparse and regimented. This lends the house an understated quality that some see as correlating with the Quaker history of the Point.

Architectural historian Antoinette Downing regarded the stairwell as the most distinguishing feature of the house. It is open and three stories high and made of walnut. It is decorated with elegant flower patterns painted in warm colors,

Sanford also built a stable on Willow street. The Sanfords were very involved with horses which explains the very large size of their stable which could house 6-8 horses. The Covells converted the stable into a house. During the winter of 1935 they moved the stable to 133 Washington Street where it still stands.

Ann Ramsey Cuvalier shared that Sanford and his wife used the house as a summer resort home. Mrs. Sanford's niece, artist Kate Field, often stayed in the house. The Sanfords also had homes in Kentucky and New York.

The Sanford's did not have children. The house eventually went to their nieces, the Barter sisters, who did not want the house as they lived in the Isaac Bell House. Ann's great grandfather, William King Covell II pur-



Recent Home Sales on the Point

(March 1, 2023 - August 15, 2023)

Single Family Homes

96 Washington Street
(5 bedrooms/3.5 baths/3000 sq. ft.) \$3,400,000

35 Second Street
(5 bedrooms/4.5 baths/3242 sq. ft.) \$1,561,700

22 Elm Street
(4 bedrooms/3.5 baths/1828 sq. ft.) \$1,550,000

11 Van Zant Avenue
(3 bedrooms/1.5 baths/1304 sq. ft.) \$1,400,000

2 Sunshine Court
(3 bedrooms/1.5 baths/1412 sq. ft.) \$862,000

11 Poplar Street
(3 bedrooms/1.5 baths/1080 sq. ft.) \$800,000

Multi Family Homes

17 Willow Street
(3 units/6 bedrooms/3 baths/1684 sq ft) \$1,000,000

Severe Shortage of Point Homes for Sale!!

*Demand continues to outstrip supply in our highly desirable historic neighborhood.
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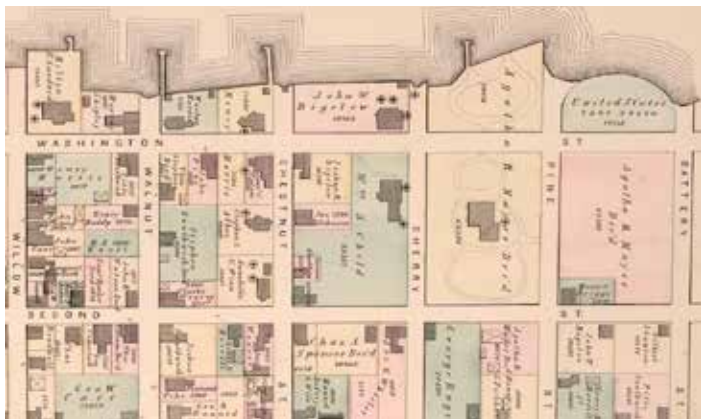


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Victorian Homes on the Point (continued)

chased the house in 1895 via a public auction. In 1973, his grandson bequeathed Edna Villa (now called Villa Marina) to the *Society for the Preservation of New England Antiquities* retaining residency in his lifetime. In 1980 SPNEA elected to sell the house back to a Covell descendant, Anne Ramsey Cuvalier, with covenants in the deed pertaining to its continued preservation. It was sold in 2023 with the covenants still in place.



1876 Sanborn Map showing Sanford, Bigelow and Mayer Mansions



1869 Edna Villa/Villa Marina, Milton Sanford/William King Covell II House on Washington St



The Stanford - Covell stable that was converted to a house, being moved from its original location to 133 Washington St in 1935 where it still stands today. being moved to 133 Washington where it stands today.

1871 Bayside, The Bigelows

John W. Bigelow was a prominent businessman with mercantile interests in New York and Boston. His wife Hanna Barton was related to Clara Barton, head of the Red Cross. They summered in a house they named "Bayside" which was located at 94 Washington Street. They were frequent hosts of the Town and Country Club that was started by Maude Howe Elliot in 1871. Mrs. Elliot was a Pulitzer-prize novelist, a social activist and a founding member of the Newport Art Association.

The Town and Country Club met in the summers only and the members rotated in being hosts to picnics, sailing parties, beach parties, teas and soirees, all with the dual purpose: to improve the mind and to enjoy the shining intellectual lights that catered in Newport for its renowned summer season. It remained active until after the turn of the century.

Receptions were held once a week. Attendees included Pressor William B. Rogers, founder of the MIY, Alexander Agassiz, Richard Morris Hunt, John La Farge, Henry Wadsworth Longfellow, Oliver Wendall Holmes and Edith Wharton. Speakers included Mark Twain.

Bigelow's daughter Annie married Charles McKim leading to his early architectural work on the Point including Child's Schoolhouse and the Bigelow Stable. It is believed that the Point's architecture intrigued McKim and lead him to become part of the Colonial Revival Movement.

Bayside was purchased by the Fairchilds in 1886. Admiral and Julia Belnap purchased the house in 1916. The Belnaps divided the lot and renamed the house Bel Napoli. The house fell into disrepair and was razed in the 1930s.



Fairchild House, 94 Washington St was razed in 1930s.

Victorian Homes on the Point (continued)

1870s Sarah Kendall House

Sarah Kendall was the widow of Isaac Kendall, a New York philanthropist and Vice President of New York Life Insurance Company. He died in August 1878 leaving ten children—six with his first wife and four with Sarah.

In 1879 Sarah Kendall purchased the property on the Southeast side of Washington and Elm for her house. Ada Crandall, whose father owned the shipyard on Washington St shared her memories of the Kendall house being built. She tells the amusing story of the Michael Moulton house being moved from the lot:

“...The Michael Moulton House was moved from the southeast corner of Washington and Elm to Second St to make room for the Sarah Kendall House. The Saulpaugh family lived in the house during the process of moving. As the house went past to a new location from lower Second St, Mrs. Saulpaugh was at her usual job of making a Johnny Cake breakfast.”

Kendall then purchased additional lots. Elton Manuel provides a detailed discussion of all the houses she purchased, moved and built in the January 1968 issue of the Green Light. Kendall built a large three story house with a tower. The house still stands on the lot today and is a bed and breakfast.



Sara Kendall House circa 1879

1876 Bay Bank, Henry Augustus and Agnes Lee Rice

A house appears on the 1876 plat map on a narrow triangular lot marked between the Auchincloss and Maitland estates. It has the name Clarence Rathbone on it. The property has a pier.

By 1907 another lot has been added to the property on the north side. The name Agnes L. Rice now appears on the map with the property being called “Bay Bank.”

Agnes Lee (Cushing) Rice was the sister of Thomas Cushing, who built New Lodge (now Rock Cliff) on Bellevue. Her husband Henry Augustus Rice was a wool commission merchant with the firm Denny, Rice and Gardner. He was a director of several Boston area banks and the president of Massachusetts Bank which is likely why the house was named Bay “Bank.”



Rice House on Washington St circa 1907



Rice House being moved from Washington to Battery St. Now part of Harbor House.

1878 Cloyne House, Thomas and Katharine Hunter Dunn

Katharine “Kate” Hunter was the daughter of Captain Charles and Mary Hunter and married to Thomas Dunn. After Capt. Hunter’s death, Katharine inherited land off Third Street near Training Station Road where she built Cloyne House.

Kate hired Charles McKim to design a stone house, but grew weary of his endless bills and pompousness. She eventually fired McKim and hired George Champlin in July 1877 to design a stone Queen Ann Style house.

Victorian Homes on the Point (continued)



Cloyne House was demolished in the 1940s.

Kate kept a diary which provides insight into her social life. She began preparing for the Newport summer season in late February and shared the common practice in Newport of refreshing and reusing her clothing. For two months, in addition to her lady's maid she employed two women to stitch for her. They started by picking apart her gowns from last season and then basted the garments back together with a different silhouette (under Kate's supervision). They removed underlayers as necessary and sent some pieces to New York to be dyed a fashionable new shade of blue. When the gowns returned in April, Kate employed another seamstress to stitch for four straight days and finish her summer wardrobe. After this flurry of activity, there were no further updates to Kate's wardrobe until the next year. Once her summer wardrobe was complete, she could rest; careful preparation paid off in the pool of new gowns she



Location of stone Queen Ann style Cloyne House off of Training Station Road in 1877

pulled from during the social season.

With the construction of these great homes and the steamship repair and upholstery shop on lower Washington Street employing people, the economy on the Point was robust. Additional houses sprung up on Second and Third Street on land previously used for crops and livestock. Trolleys connected residents to the beaches. There were many markets on the Point which sold fruit, vegetables and meats at good prices. On summer evenings, Pointers would promenade on Washington Street, enjoy ice cream from Westalls and attended concerts in Battery Park. Life on the Point flourished.

The author would like to thank John Ward for his review of this article.

Walking Tour - Victorian Cottages on the Point

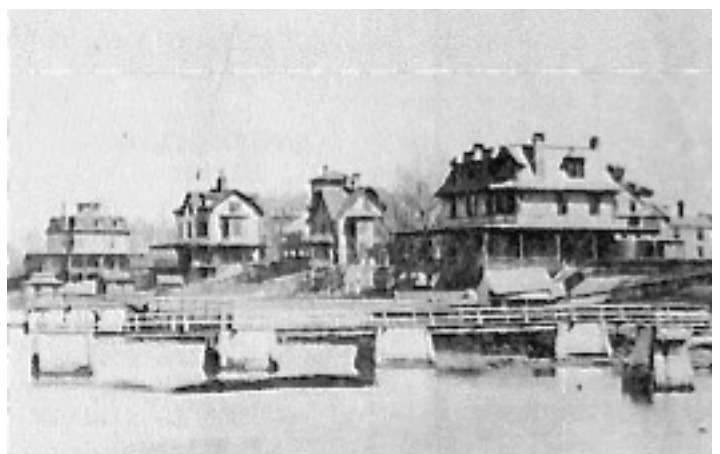
1 Sarah Kendall House
47 Washington Street

2 Edna Villa/Villa Marina
72 Washington Street

3 Blue Rocks/Stella Maris
91 Washington Street

4 Bay Bank part of Harbor House
111 Washington Street at Battery St

5 Auchincloss House part of Harbor House
111 Washington St



Washington St before 1894 from the water

Save the Dates

September 19, 2023, 6 to 7:30 PM: **Fall Meeting** at St John's Guild Hall

September 23, 2023, 9 AM to 2 PM: **Autumn Fair** at St John's Church. Crafts, Bake Sale, Rummage Sale, Lunch! Fun!

October 29, 2023, 2 to 3 PM: **Halloween Party and Parade** at Storer Park

November 30, 2023, 4:30 to 7 PM: **Tree Lighting and Reception** at St John's Guild Hall

January 8, 2024, 6 to 8 PM: **New Year Kickoff Party** Location TBD

Please check thepointassociation.org and Points of Interest for updates to times or dates of these events.

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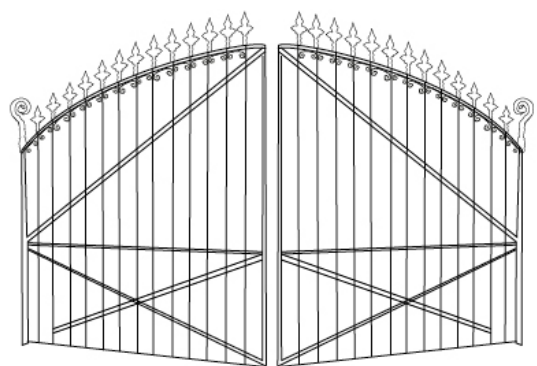
The Newport Historical Society has many Historic Walking Tours, Tours of Historical Properties they own and Self Guided Historic Tours.

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Photo by Lisa Elliott

So proudly it waves thanks to the Point Association paying for lighting of the Storer Park flag through donations for memorial bricks that surround the base of the flag.

The Green Light has been published continuously since 1957. To read this issue and all archived issues or to Google references to your house or street, or people or events on the Point, Go to: <https://thepointassociation.org/>

The Green Light