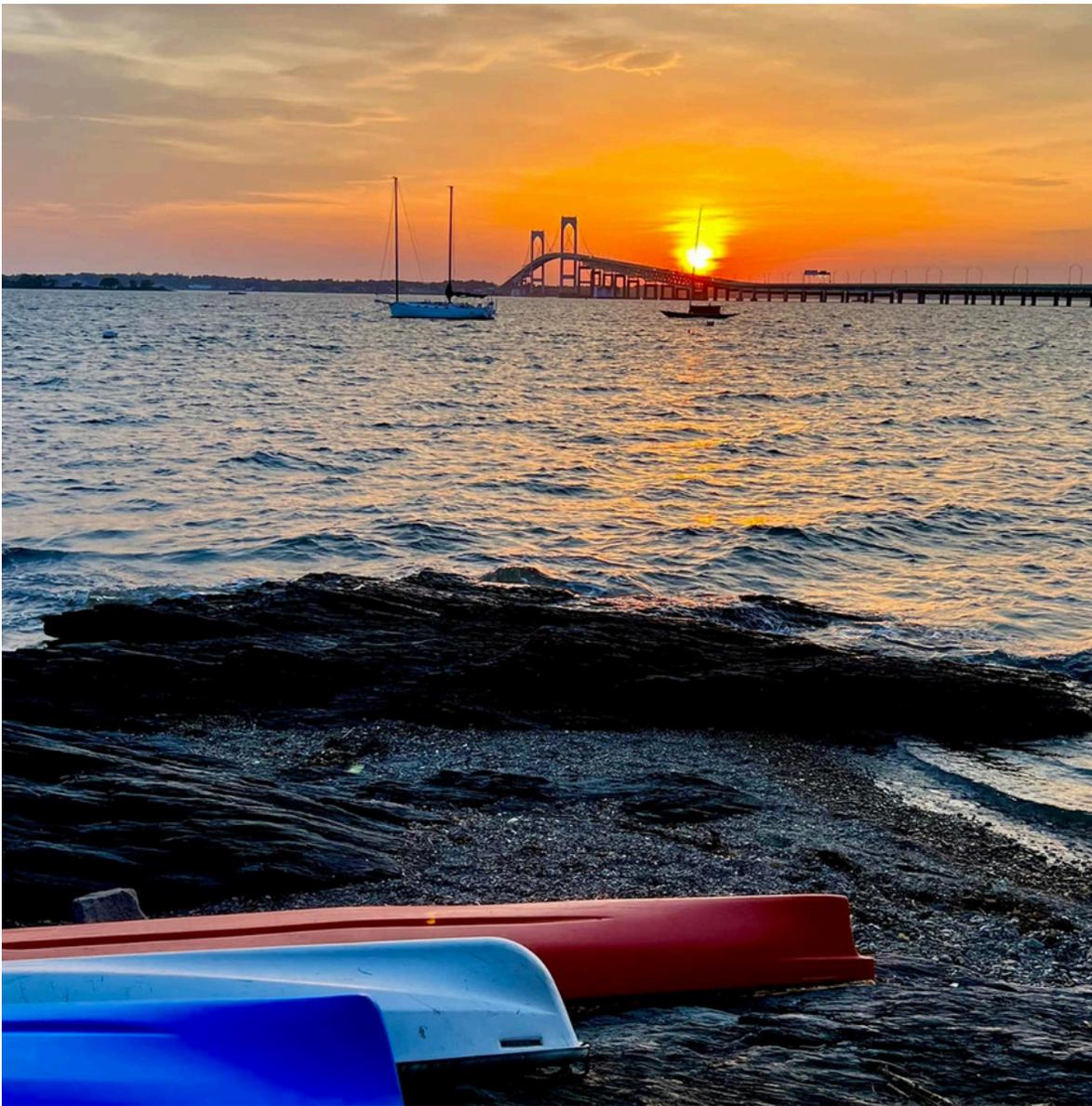


Fall 2025

The
GREEN LIGHT
BULLETIN OF THE POINT ASSOCIATION
OF NEWPORT, RHODE ISLAND



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

Shipwrecks to Stewardship: Stories From the Shore

Dear Readers,

Our waterfront is more than a scenic backdrop—it's a living story that connects past, present, and future. In this issue, we uncover shipwrecks off our neighborhood shores, highlight fishing opportunities in the Harbor, and shine a light on our shared duty to keep our waters clean and accessible.

As you read, I hope you will see how each of us is a caretaker of this special place we call home. Together, we preserve its beauty, protect its resources, and ensure the stories of our neighborhood and our shoreline last for future generations to enjoy.

It has been both exciting and humbling to step into the role of temporary editor, following in the footsteps of Ann MacMahon, longtime steward of this historic publication. Thank you for your patience in receiving this edition.

Join me in welcoming Nate Fast, the new editor of *The Green Light*. As a recent addition to the neighborhood, he's quickly become an active member of the community. We're excited he's chosen to volunteer and we're grateful to benefit from his time, energy, and talent.

There's a lot happening on The Point—stay tuned, stay connected, and get involved!

Laura Treonze
Interim Editor, *The Green Light*

The Green Light

The Green Light LXVIII No. 1, Fall 2025

The Green Light has been published continuously since 1957.

CONTENTS

- 2 From the Editor
- 3 President's Message & New Members
- 4 2025 Highlights
- 6 Shipwrecks Off The Point
- 8 Hook'd On Fall Fishing
- 9 Friends Of The Waterfront At Work
- 10 Keeping It Clean On The Point

EXECUTIVE COMMITTEE OFFICERS:

President

Sue Pedro president@thepointassociation.org

Vice President

Susan Scanlon vicepresident@thepointassociation.org

Recording Secretary

Nancy Abbinanti recordingsecretary@thepointassociation.org

Treasurer

Deb Arnold treasurer@thepointassociation.org

CONTACT US:

Point Association • P.O. Box 491 • Newport, RI 02840

greenlight@thepointassociation.org

Website: www.thepointassociation.org

FB: www.facebook.com/thepointassociation

Instagram: [@thepointnpt](https://www.instagram.com/thepointnpt)

FROM THE PRESIDENT

Happy Fall, Everyone!

For those who weren't at our fall meeting, I'm excited to share that I've taken on the role of President of The Point Association. As I approach my 13th year living in this wonderful city, I look forward to meeting more of you and working together to keep our neighborhood the special place it is.



A recent survey was sent out to gather your thoughts on community initiatives, how you'd like to get involved, and—most importantly—how you prefer to stay informed. Strengthening communication is a key focus, and your feedback will help guide our efforts.

I'm bringing plenty of ideas for connecting in ways that not only bring us together socially but also positively impact our community. Stay tuned for updates, and I look forward to sharing more at our spring meeting!

Sue Pedro
susanpedro3@verizon.net
(908) 963-8035

NEW MEMEBER COFFEE & MIMOSA



Our New Member Coffee & Mimosas was the perfect way to celebrate new neighbors and kick off the summer season.

Welcome, New Members

Since March, 35 households have joined or renewed their membership in The Point Association. Whether you are a new or returning member, welcome!



To renew a lapsed membership, scan the QR code here with your phone or visit thepointassociation.org and click the "Join" tab. If you prefer, checks can be mailed to P.O. Box 491, Newport, RI 02840.

- Pam Gilpin 14 Everett Street
- Maureen and Robert Sullivan 2 Willow Street
- Viviana Royo 28 Prospect Hill Street
- Paula Connerney 12 Elm Street
- Neil Coughlan New York, NY
- Jaime Fastino 106 Second Street
- Kim Tutcher 100 Washington Street
- Brian Hanify 2 Third Street
- Mary and Brian Donovan 12 LaSalle Place
- Stephanie Schmidt 15 Marsh Street
- Ellen Pinnock 220 Maple Avenue
- Glenn and Pam Brettschneider 45 Third Street
- Catherine Meier 10 Maitland Court
- Jenna Leon and Jesus Leon Landaeta 13 Sycamore Street
- Nathan Fast 105 Third Street
- Linda Larson 205 America
- Diane Munro 51 Bridge Street
- Jonathan and Sherry Cronin 4 Cherry Street
- Ashley Lippincott 18 Thames Street
- Lynda Tobin Purcell 87 Washington Street
- Annaliese Godderz 1 Guerny Court
- Benjamin Heroux 4 LaSalle Place
- Jillian Waugh 89 Second Street
- Leah Koma Harris and Gerald W. Harris Jr. 41 Third Street
- Nicole and Vishesh Ray 56 Farewell Street
- Chip Wrye 100 Second Street
- Benjamin Hanley and Paige Burton 4 Gladding Court
- Nicole and Thomas Scanlon 7 Elm Street
- Jean Roberts 44 Poplar Street
- Kevin Rowe and Lawrence Shreve 5 1/2 Gladding Court
- Meredith and Robert Rust 2 Elm Street
- Mai Norton 12 Poplar Street
- Donna Butler and Mark Ricketts 41 Walnut Street
- Kate Carney 99 Second Street
- Michael and Lucy Kuhn 41 Elm Street

TOGETHER ON THE POINT: 2025 HIGHLIGHTS

by: Taylor Treonze

January



Neighbors gathered at The Quencher for our 2025 Kick-Off Party. The event included delicious food, fun drinks, lively music, and plenty of terrific conversations. A wonderful night of community and connection!

February



Members of the Beautification Committee following approval from the Tree, Parks & Open Space Committee for the new lending libraries in Battery Park.

May



Scenes from our Spring Meeting, where neighbors gathered to explore local history, learn about America250, and hear the latest updates on Harbor.

June



Our monthly gatherings at the Brenton Hotel are always a treat — the perfect chance to enjoy the sunset and share good company.



This year's Block Party brought together a record number of neighbors for an afternoon of fun, food, and friendship.



IN THE NEIGHBORHOOD & BEYOND THE BLOCK

July



Each summer, thanks to the efforts of Vin Fraioli and Ann McMahon, Music on the Lawn brings neighbors together for four weeks of free outdoor concerts. Local musicians take the stage each week, offering lively performances for the community to enjoy.

August



Our Cocktail Party was a wonderful night of community and connection. Guests were treated to exceptional catering by Sue Comfort and learned about the rich history of the Hunter House. We are fortunate to enjoy this special piece of history in our neighborhood



The Rose Island Excursion offered Point neighbors a wonderful opportunity to explore and appreciate this local treasure.



Shipwrecks off the Point - Law, War & Legacy

by Brody Karn

On a calm summer morning, Battery Park's seawall can feel like the edge of the world. The gulls wheel overhead, the tide gently creeps up the stony beach, and the view past Goat Island lazily fades into the blue-gray ether of the Narragansett Bay. But beneath the harbor's calm surface lies one of the most remarkable concentrations of shipwrecks in New England—a hidden maritime graveyard tied directly to The Point's history and to a powerful, centuries-old body of maritime law: the law of prize.

The Endeavour's Final Duty

This past June, the Australian National Maritime Museum confirmed that one of those wrecks—long known only as “RI 2394”—is the HMB Endeavour, the very vessel that carried Captain Cook on his first voyage of discovery. After her years in the Pacific, she passed into private hands, was renamed Lord Sandwich, and arrived in Newport Harbor during the British occupation.

Her end came in August of 1778, when a French fleet approached Newport. To prevent her capture, the British scuttled Lord Sandwich in a defensive line between Goat Island and The Point's North Battery. This act was not just tactical, it was also a legal defense.

The Law of Prize

Under 18th-century maritime law, a “prize” was an enemy ship captured in wartime, subject to adjudication in a Prize Court—a special arm of the Admiralty that determined whether the capture was lawful, and how the proceeds of the capture would be divided. Jurisdiction in prize matters is exclusive

to the courts of the captor nation, which adjudicate the validity of captures made under their authority, including questions of belligerent rights, blockades, and the lawfulness of seizures. Importantly here, the mere act of capture does not transfer title to the captors; instead, the property must be brought into a port for judicial inquiry to determine its status and resolve competing claims. *The St. Lawrence*, 2 Gall. 19 (1814).

The rules of Prize were strict, but the potential reward was significant. Crews could be awarded shares of the sale proceeds; and naval officers could make small fortunes. (During the American Revolution, the combined total of naval and privateering prizes totaled \$24 million dollars, \$450 million dollars in today's money). If Lord Sandwich or any of her scuttling-line companions had been taken intact by French naval forces, the ships would have likely been hauled into a French prize court—not merely a financial loss to British forces, but an embarrassment by their sworn adversary.



Captain Cook's "Endeavor" model made at Chatham, England - Providence Public Library

The Scuttling Line of '78

Lord Sandwich was not alone as she slipped beneath the surface to her watery grave. According to the September 1778 orders of Lieutenant John Knowles, the British Agent for Transports in Newport, at least five transports were deliberately sunk “in the passage between Goat Island and the Blue Rocks . . . to prevent the approach of the enemy too near the North Battery.” The British commander, Major General Sir Robert Pigot, reported the same to his superiors, calling the scuttling line “an effectual measure to block up the passage.” Patriot observer Fleete Greene noted

in his journal on August 3rd that “six ships were sunk from the north end of Goat Island to the Town . . . three others are in readiness.”

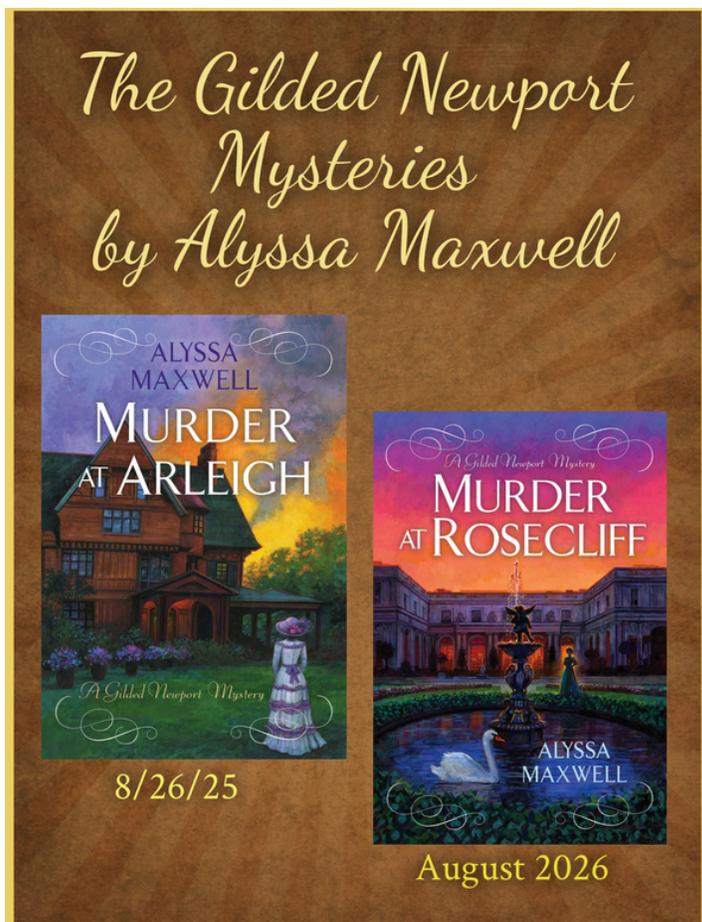
And who were these ghostly neighbors of the Lord Sandwich?

- **Yowart**—Built at Whitehaven in 1764 of stout European oak, Yowart was a solid transport with more than a decade in coastal and Atlantic trade before her requisition. She was unremarkable in fame, but indispensable in function: the kind of vessel on which the contemporary supply chain depended.
- **Mayflower**—(No, not that one). Mayflower was a snow-rigged vessel built in 1759. She served as a troop transport in the early years of the Revolution. Smaller and handier than her companions, she would have been well suited to hold a slot in the defensive barrier due west of today’s Battery Park.
- **Earl of Orford**—Perhaps the most curious of the lot. Even after her deliberate scuttling, she continued to appear in Lloyd’s Register until 1784, six years later. Whether this was a bureaucratic lag, a clerical error, or some confused rumor of salvage remains unclear. In the language of maritime law, she is a vessel that still had title on paper long after her keel timbers were buried in the harbor silt.
- **Peggy**—Likely the smaller colonial-built brig Peggy, around 200 tons burthen, which carried on the North Atlantic trades. Confusion with a larger namesake out of Hull has led some researchers to wonder whether the wrong Peggy was recorded here, or whether record-keeping blurred the identities of multiple ships. Either way, the Peggy that met her end off The Point is now a nameless pile of ballast stones, her history divided between registry and ruin.

For the British Navy, the scuttling of its transports off The Point was more than an act of desperation as French topsails and topgallants appeared over the horizon—it was also an affirmative legal defense. This is the essence of the law of prize: the recognition that in wartime, a ship is not merely wood and canvas, but a legal asset subject

to capture, adjudication, and division. Just yards from our beloved neighborhood, that body of law shaped strategy as decisively as cannon fire.

The next time you take a morning stroll through Washington Street, consider the silent record of law that lies beneath our corner of the harbor. As rich as Newport’s maritime history is generally, the Point’s shoreline was once a stage for a global contest of navies, nations, and the enduring rules of the sea.



Lila Delman | COMPASS
EST. 1964

Kate Leonard
Sales Associate
401.952.3461
kate.leonard@liladelman.com

NEWPORT OFFICE:
3 Memorial Boulevard
Newport, Rhode Island



Cappy's HILLSIDE CAFE



401.847.9419
8 MEMORIAL BLVD.
NEWPORT, RI
www.cappyhillsidecafe.com

Hook'd on Fall Fishing in the Neighborhood

by Todd Treonze

As summer winds down and the evenings turn cool, we've entered one of the best times of the year to enjoy fishing at The Point. It can be as simple as casting a line from one of the neighborhood piers or as adventurous as heading out on the water by boat. Either way, it's a chance to slow down, take in the scenery, and maybe even reel in a surprise.

Right now, a wide variety of fish are active in our Harbor. Blackfish season reopened on August 1st, and other popular species such as striped bass, bluefish, fluke (also known as summer flounder), black sea bass, and scup are all reaching their peak.

For those new to fishing, scup is often the easiest to catch. These fish are plentiful and can be caught from shore using simple bait like sandworms or small crabs found near pilings and rocks. Striped bass are a favorite for many experienced anglers, who often use lures, live eels, or the classic "tube and worm" setup. Fluke are a bit more particular and commonly found along harbor drop-offs, usually going for bait that sits close to the bottom. Black sea bass, which prefer structure like bridge pilings or wrecks, can be caught with similar bait or by bouncing shiny jigs along the bottom. Last but not least, bluefish, often hooked by chance while fishing for other species, are known for being aggressive, energetic, and unpredictable; they can frequently be seen chasing baitfish near the surface.

If you're not sure where to begin with gear or bait, you don't have to figure it out on your own. The friendly staff at The Saltwater Edge and Sam's Bait & Tackle in Middletown are great resources and happy to help you get started. They can recommend the right hooks, rigs, or lures for the fish you're most likely to encounter.

As we move into fall, consider giving it a try. You might discover a new hobby, a relaxing way to connect with the water, or simply a fun story to share with friends and neighbors. Tight lines neighbors and stay Hook'd out there!

Nina Lynette

A Boarding House for elderly
Ladies and Gentlemen
since 1905

- Private rooms, meals, and housekeeping services
- A staff of friendly professionals
- Situated on the Point in Newport overlooking Narragansett Bay



Please call for
additional information.
Your inquiries
regarding rates and
availability are always
welcome.

401-847-2674

Friends of the Waterfront at Work

by Laura Treonze

From The Point, looking across the bay to the Newport Harbor Lighthouse (known as “the Green Light” and our newsletter’s namesake), it’s easy to take for granted our neighborhood’s proximity to the water. Fortunately, there’s one woman in Newport who never does; together with her dedicated team of volunteers, Lynda Stevenson and Friends of the Waterfront work to protect and preserve our right to enjoy access to Newport Harbor.

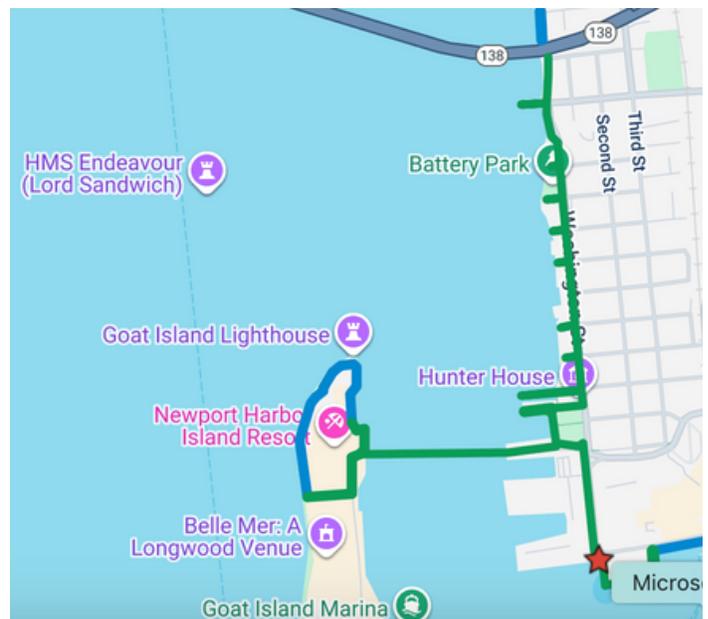
Even if you’ve never heard of the group, you’ve already benefited from their good work. They participated in conversations about improvements during the rebuilding of Elm Street Pier, monitor the driftways on the Point to maintain safe and open access, and are looking forward to engaging with the new owners of Casey’s Marina to ensure a welcoming space for the public.

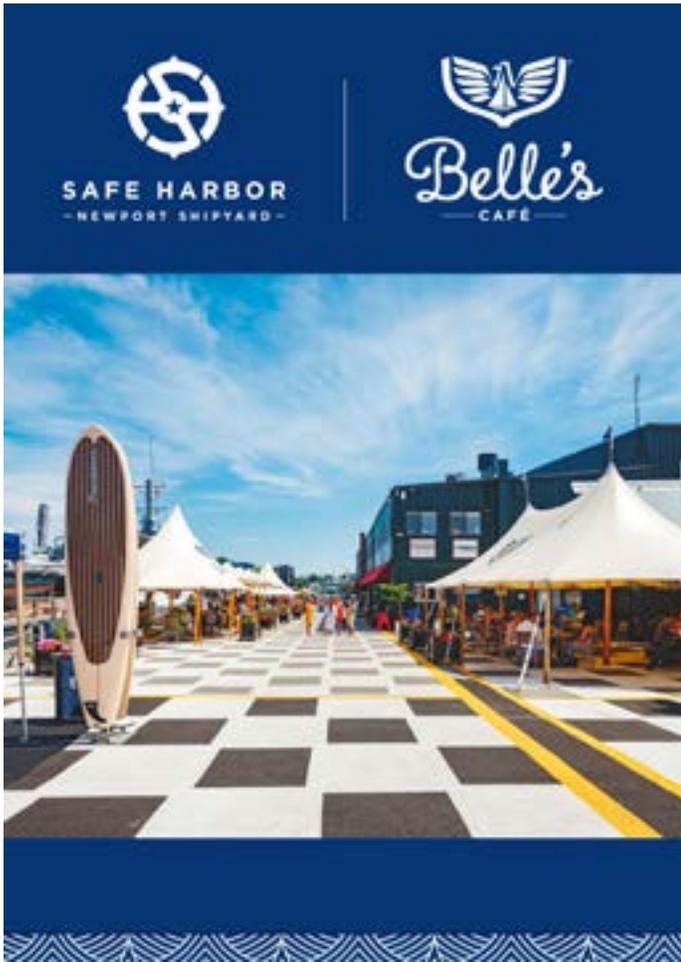
Beyond our neighborhood, Friends of the Waterfront worked in with The Newport Harbor Island Resort on Goat Island established a new path along the hotel’s western side and restored public access to the dock. At Hammetts Wharf they’ve partnered with hotel owners for clearer signage and a more inviting atmosphere making the area a model for other waterfront spaces. Most importantly, they’ve worked to ensure the Harbor Walk is recognized as a top priority in all major city planning efforts, including the Comprehensive Land Use Plan, Harbor Management Plan, Master Transportation Plan, and the Tree & Open Space Plan.

Despite these successes, the fight for access is never ending. Poor or missing signage remains a major hurdle, leaving visitors unsure of where public access is allowed. New property owners require re-education about existing rights and advocacy for additional access points. The biggest issue is encroachment—overgrown shrubs blocking a walkway, restaurants pushing tables into a right of way, or private gates being erected where they don’t belong. Protecting access requires constant monitoring. No group is a more respected protector of Newport’s waterfront than Stevenson and her team of “waterfront watchdogs.”

Even with all that is being done to protect our access, this work cannot be carried out by a handful of people alone. The most powerful way to help is by becoming a member. As Stevenson explains, “Our strength is in numbers. When I am speaking before City Council or the Planning Board, it’s important for the City to know I represent a large number of people who support what Friends of the Waterfront does.”

Next time you stroll along Washington Street, launch a kayak, or pause to admire the view of the Green Light, take a moment to thank Friends of the Waterfront. Their dedication ensures public access to the water remains open to our neighborhood and beyond. If you’d like to give back to this important group, visit www.newportwaterfront.org and become a member (Membership is \$10). Together, we can keep Newport Harbor access protected—not just today but for generations to come.





Keeping It Clean On The Point

by Taylor Treonze

Have you noticed trash along our shoreline? Maybe you saw litter at low tide near Van Zandt Pier, or rubbish scattered on the beach below Battery Park. Thanks to the Point Association Beautification Committee and caring neighbors, there's less trash than in years past, but with more visitors and debris drifting in from the harbor, our coast still needs ongoing attention.

According to Save The Bay's 2024 Coastal Cleanup Report, beverage containers and smoking waste make up most of Rhode Island's shoreline litter. In 2024 alone, their volunteers collected 33,858 single-use items such as bottles, cans, caps and straws.

At this year's Point Park Cleanup, nine volunteers picked up much of the same—soda and booze bottles, cigarette butts, and plastics. Encouragingly, this year the haul was about half the size of last year.

On the Point and around Newport, local efforts are essential. When Clean Ocean Access disbanded in 2024, the island lost a major force that removed over 10,000

KEN SNYDER
HOME TEAM



Your Newport and Boston Real Estate Expert

Serving Metro Boston, Coastal RI, and Southern MA
www.kensnyderhomes.com
ken@kensnyderhomes.com
 Voice/Text (857) 264-1276
 Keller Williams Realty Boston-Metro

CATCH THE BEST GEAR!

We're family owned out of Newport, RI and here for all of your outdoor apparel needs!

- ✓ UPF-50 Sun Protection
- ✓ Odor Resistant
- ✓ Quick Drying
- ✓ Durable

Visit us at [HookdGear.com!](http://HookdGear.com)




The Third & Elm Press
Ilse Buckert Nesbitt
 29 Elm Street, Newport

401-846-0228
www.thirdandel.com

Historical cemetery in Newport for you and your loved ones.

For information, call 401-846-0432 or visit our website.

www.islandcemeterynewport.com
 30 Warner Street, Newport, RI



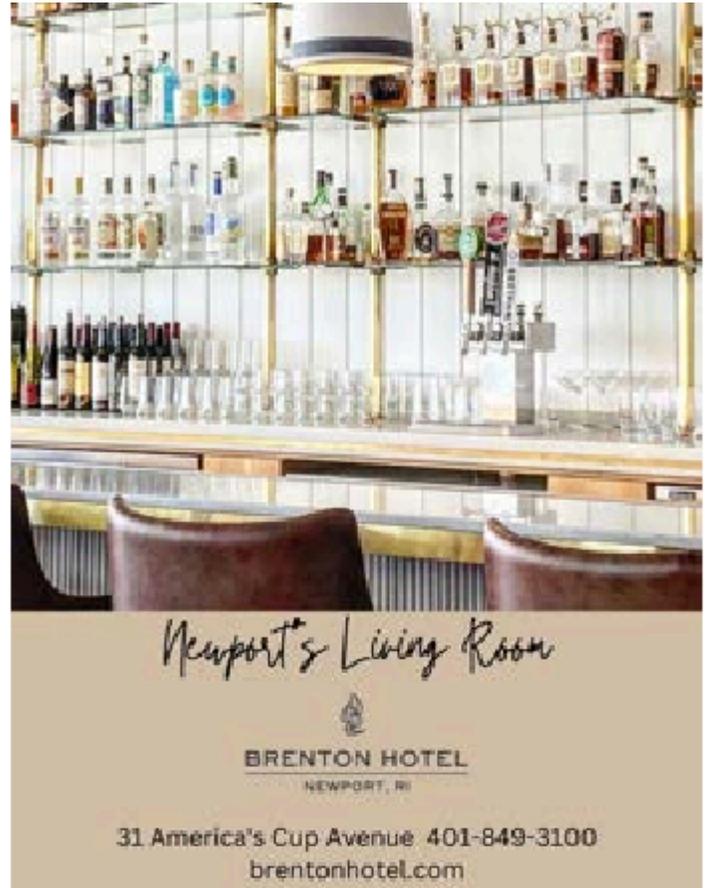
Est. 1848

pounds of debris since 2006 and raised millions for clean water initiatives. Other groups are stepping up, but the work is far from done.

Even small areas like Elm Street contribute to the bigger litter picture—Clean Ocean Access once recorded over 1,400 items in a single year. Protecting our neighborhood means acting locally, even if the numbers feel small compared to larger sites like Sachuest Point.

The good news is that our neighborhood and the island are cleaner than ever. The progress is real but the job isn't finished. Every cleanup, every bottle recycled, and every policy supported makes a difference.

You can help! Join us for our Point fall and spring cleanups; support nonprofits like Save The Bay, Norman Bird Sanctuary, and Ocean Recovery Community Alliance; and reduce single-use waste in your daily life. Your children and grandchildren will thank you tomorrow for the efforts you make today.



E D G E
R E A L T Y
The New Wave in Real Estate

Agents to Call on The Point

Vin Fraioli
 Producer, St. John's Music on the Lawn
 (401) 741 0607
 vin@edgerealtyri.com

Gladys Barbosa
 Family Home on the Point since 1859
 (401) 855 1401
 gladys@edgerealtyri.com

Alex Fraioli
 Home on the Point since 2023
 (401) 255 9109
 fraioli@edgerealtyri.com

The Sea. The Architecture. The History. The Community.
 Thats Our Point!

(401) 783-1007 edgerealtyintl.com

Since 1984

Paul's Press
 Digital Copy and Printing Center

"It All Starts With An Idea"

Paul & Linda Voboril

27 Fish Road Office: 401.624.2297
 Tiverton, RI 02878 Fax: 401.624.2883
 www.PaulsPress.com

BEST LITTLE DOGHOUSE IN NEWPORT

Reliable Pet Care

Call or text
Ann McMahon
 617-771-0574



Save These Dates

Thursday, December 4, from 4:30PM to 6:30 PM: Tree Lighting and Holiday Get Together beginning at Storer Park and celebration to follow.

Monday, January 5, 2025, from 6:00PM to 8:00 PM: 2025 Kickoff Party at The Quencher.

Neighborhood Nights at The Brenton Hotel will continue on the second Wednesday of every month beginning in February.

Check The Point Association website and *Points of Interest* for updates.

A view of Pell Bridge from the Light House Keeper's Room on Rose Island. To experience a truly unique overnight at the Rose Island Light House visit www.roseisland.org. Photo: Laura Treonze

THE GREEN LIGHT
The Point Association
P.O. Box 491
Newport, RI 02840

Prsrt-Std
US Postage
PAID
Permit #286
Newport, RI