

#### IV. CURRENT PROBLEMS AND OPPORTUNITIES

The West Broadway Neighborhood is the city's most densely populated residential area, consisting of approximately 443 housing units, each occupied by an average of 2.9 persons. Although most of the housing stock has been allowed to deteriorate over the last twenty years and is now in need of rehabilitation, routine maintenance and landscaping, it can still be utilized to improve living conditions and the quality of the environment. Irregular pockets of open space left by building demolitions have disrupted the neighborhood's visual cohesion, contributed to poor landscaping and encouraged residents to abandon uncollectable discards and rubbish. In addition, poorly designed modern residential and commercial buildings have contributed to the disintegration of the neighborhood's fabric. Lounges, pool rooms and sheet-metal and car-repair shops are blighting influences. Many streets need resurfacing, new sidewalks, additional lighting and trees; and, the neighborhood's overall density has created a parking problem. Recreational facilities and open space amenities are also limited.

The businesses throughout the Broadway-West Broadway commercial district have recently declined in prosperity and approximately one quarter of the business space is vacant. Many buildings are run down and their facades have been inappropriately modernized for commercial use. In addition, the streets' landscaping needs improvements. The poor image of West Broadway has resulted in the inefficient use of commercial frontage and vacant land. Insufficient off-street parking and congested traffic pose additional problems.

Because of local historic district zoning and active private restoration programs, the architectural and landscape problems of the Washington Square commercial district and the northern Thames Street residential area are less serious than those in the rest of the West Broadway Neighborhood. However, Washington Square's nineteenth- and twentieth-century commercial buildings need facade improvements, and Eisenhower Park's nineteenth-century landscape plan should be restored. In addition, a few Colonial, Federal and Victorian houses in this vicinity still need restoration or rehabilitation.

As a result of Newport's participation in previous federal comprehensive planning and urban renewal programs, Newport has been allocated a block grant for \$5,000,000 through the Housing and Community Development Act of 1974. The goal of Newport's Community Development Program is to create "suitable living environments" through the rehabilitation of residential and commercial buildings, the preservation and restoration of historic sites and the beautification of urban land. The City of Newport has designated the West Broadway Neighborhood as a prime target area for these funds and is now in a position to assist property owners in rehabilitating their housing, revitalizing their commercial districts and enhancing their historical environment.

## V. SUMMARY AND RECOMMENDATIONS

The West Broadway Neighborhood retains physical traces of all periods in Newport's development. Each residential area and commercial district played its part in the growth and expansion of the city's civic, social and economic life. The neighborhood's network of major streets closely follows Newport's eighteenth- and nineteenth-century settlement pattern. A thriving maritime trade during the colonial era created a cultural climate which produced the distinctive seventeenth- and eighteenth-century buildings found within the Washington Square commercial district and the northern Thames Street residential area.

In the mid-nineteenth century, the grid of narrow streets and dead-end alleys in the West Broadway residential area was laid out and land was subdivided for intensive residential development. Row upon row of plain Victorian houses and tenements are evidence of the working-class population boom during Newport's growth as a summer colony. Blacks as well as Irish, Scottish and English immigrant workers made their homes in this neighborhood. And the fine row of Victorian commercial buildings along Broadway helped to meet the community's new retail needs.

The Rhode Island Historical Preservation Commission makes the following recommendations to the citizens and the City of Newport on the premise that broad-based community participation along with energetic municipal coordination and direction are necessary to implement an effective neighborhood conservation program. Agencies exist at the state and federal levels (Appendix F) which can assist in various capacities, but long-lasting results can only occur with community initiative and determination.

1. Provide for the protection of the heritage of the West Broadway Neighborhood, including its important buildings, residential areas, commercial districts, streetscapes and open spaces.
2. Re-establish and maintain the historical and environmental identity of the West Broadway Neighborhood's residential areas and commercial districts as a goal of new planning efforts.
  - a. Publicize properties within the West Broadway Neighborhood which are listed in the National Register of Historic Places (Appendix A) in order to stimulate preservation and restoration programs and encourage applications for restoration grants in aid administered by the Rhode Island Historical Preservation Commission (Appendix B).
  - b. Nominate for listing in the National Register of Historic Places the section of the West Broadway Neighborhood which is not part of Newport's National Historic Landmark District.
  - c. Expand the local historic district (Appendix C), through the approval of the Newport City Council, so that it would include the entire West Broadway Neighborhood, thereby giving the Newport Historic District Commission responsibility for review of all major exterior alterations, demolition and new construction. This action would have a stabilizing effect on the historical environment.
  - d. Assist in the historical analysis, landscape improvement, restoration and maintenance of cemeteries within and adjacent to the West Broadway Neighborhood in order to promote public appreciation of these historic open spaces. The John Clarke, Society of Friends and Codrington burial grounds merit improvements, as do the abutting cemeteries, namely, the Common Burying-Ground, the Island Cemetery and St. Mary's Catholic Cemetery. Landscape design studies for the cemeteries should specify suitable trees and ground cover as well as historically appropriate fences, walls, gates and benches.

Broadway. Important focal points, including Washington Square, Equality Park, William Ellery Park as well as the historical cemeteries, should also be studied and improved.

- b. Encourage the re-use of historical, institutional, commercial and residential structures. When original uses are no longer appropriate or feasible, viable re-uses should be identified and encouraged, such as the conversion of eighteenth- and nineteenth-century houses into professional offices. An important project would be to plan future uses for the old jail which currently serves as headquarters for the Newport Police Department but is inadequate for this purpose.
  - c. Consolidate the late nineteenth-century housing stock of the West Broadway residential area. The houses which are currently slated for acquisition by the City of Newport should preferably be rehabilitated on site, or, as an alternative, relocated on vacant lots along suitably scaled streets. Special attention should be given to residential redevelopment along the northwest side of West Broadway; new housing should be compatible with the area's scale and residential design.
  - d. Relocate incongruous commercial uses along the southeast side of Broadway within the Broadway-West Broadway commercial district, if possible. Special attention should be given to the revitalization of commercial enterprises along the southeast side of West Broadway; the design of new commercial structures should reflect a sensitivity to historic buildings along Broadway and its subsidiary streets.
3. Upgrade the image of the West Broadway residential area, encourage pride in the community's heritage and involve local preservation and historical groups, libraries, the Newport School Department, The Rhode Island Black Heritage Society, the Office of the Mayor and all interested organizations (Appendix F) in the implementation of a neighborhood conservation program.
    - a. Develop a local history curriculum for the Newport school system which includes the history of the West Broadway Neighborhood.
    - b. Mount a series of history exhibits consisting of old views and artifacts associated with local historic events, sites, buildings and industries. Such actions could be valuable in stimulating and guiding specific restoration or rehabilitation projects as well as being of educational interest to the general public.
    - c. Expand ongoing historical marker programs within the West Broadway Neighborhood in recognition of successful historical preservation projects.
    - d. Keep citizens informed, through regular media coverage, of progress in the neighborhood's revitalization.
    - e. Conduct walking tours of the West Broadway Neighborhood with an emphasis upon historical development.
  4. Encourage private restoration and rehabilitation activities.
    - a. Seek creative restoration and rehabilitation incentives, such as real-estate tax relief and a temporary freeze on assessments; and make citizens aware of home improvements which will not affect a property's tax assessment such as landscaping, masonry repairs, painting, roof repairs and interior refurbishing, in addition to new plumbing and electrical and heating systems.
    - b. Utilize low-cost rehabilitation loans through provisions of the Housing and Community Development Act of 1974.
    - c. Sponsor workshops for neighborhood property owners, in conjunction with community agencies, groups and preservation organizations, that will stimulate and develop neighborhood rehabilitation and restoration projects.
    - d. Utilize *Basic Guidelines for the Rehabilitation of Historic Property*, an outline of basic concepts for the preserva-

tion of historic property through rehabilitation, prepared by the Office of Archeology and Historic Preservation, National Park Service, and develop a rehabilitation and restoration reference library at the administrative agency for the Community Development Rehabilitation Loan Program. (The Rhode Island Historical Preservation Commission can recommend a suitable bibliography.)

- e. Utilize the Tax Reform Act of 1976 which contains important new tax incentives for preserving commercial properties and alters provisions in the federal tax code which have worked against historical preservation. Commercial, industrial or rented residential properties that qualify as "certified historic structures" are entitled to tax advantages under the new act. A "certified historic structure" is defined in the law as a depreciable structure which is (A) listed in the National Register, (B) located in a National Register historic district and is certified by the Secretary of the Interior as being of historic significance to the district or (C) located in a local historic zoning district certified by the Secretary of the Interior to be controlled by design review procedures which will substantially achieve the purpose of preserving and rehabilitating buildings of historical significance. One provision of the Act permits the owner of a certified historic structure to write off, over a five-year period, expenditures which are part of a certified rehabilitation of the property. Before passage of the Tax Reform Act, property owners were required to spread deductions over the life of the property, which for most buildings was much longer than five years. The new law allows larger tax savings in shorter time, thus encouraging owners to rehabilitate historic commercial properties. A more complex provision allows taxpayers to depreciate "substantially rehabilitated historic property" as though they were the original users of the property, entitling them to use the accelerated depreciation which could previously only be used for new buildings. The code discourages demolition of certified historic properties through a variety of means. Demolition costs can no longer be deducted, and demolition can now result in increased taxes on the vacated site of an his-

toric structure and on any new building replacing such a structure. Although the Tax Reform Act of 1976 needs further analysis and clarification, it will clearly make the preservation of historic buildings more economically feasible. Any property owner interested in learning more about the historical preservation provisions of the Act should contact a tax analyst or the Rhode Island Historical Preservation Commission.

5. Initiate a street improvement-and-beautification program consisting of appropriate and attractive signs, lighting, planting, paving materials and street furniture as a means of enhancing neighborhood rehabilitation efforts.
  - a. Promote facade restoration within the commercial districts, paying particular attention to original surface materials, color, the relationship of windows and doors and special architectural detailing. Buildings along Broadway and Thames Street merit very careful attention.
  - b. Enforce more strictly the city's sign ordinance in order to eliminate obtrusive, over scaled or inappropriate signs and graphics.
  - c. Undertake a professional study of neighborhood traffic problems so that proposed parking lots will not detract from the overall character of the streetscape. When appropriate, plantings should carry sight lines in order to obscure the presence of parked automobiles; traditional materials, such as brick or stone, and contemporary materials, such as aggregate concrete, should be considered for use to give texture and variety to concrete and asphalt pavements.
  - d. Implement basic street-paving, curbing and sidewalk repairs throughout the West Broadway Neighborhood that would preferably use traditional pavement materials, such as brick and stone; improve street lighting and existing landscaping; and explore alternatives to chain-link fences. Undertake professional landscape design studies for guidance.

- e. Designate the West Broadway residential area by its historic name, New-Town, in order to uplift public spirit and elicit support for future development.
6. Initiate specific improvements in Washington Square's landscaping, building re-use and facade treatment which will enhance the district's historical identity and contemporary vitality. Although most of Washington Square's eighteenth- and nineteenth-century architecture has been destroyed over the past century, the buildings which remain, regardless of period, are noteworthy in the visual fabric of Newport's central business district. In the process of conserving Eisenhower Park and Washington Square's streetscape, physical changes should be made under the direction of experts in preservation planning, landscape design and building rehabilitation and restoration.

#### Landscape Considerations for Washington Square:

- a. Washington Square was landscaped in the nineteenth century and old views of the area consistently show beautiful mature poplar or elm trees planted uniformly in Eisenhower Park (Figures 17 and 23). The few elm trees which survive suggest the simplicity of the park's original landscaping; however, recent plantings, including shrubbery and low-spreading, ornamental trees, block vistas of the surrounding streetscape. Any contemporary tree-planting program should restore the park's nineteenth-century landscape design.
- b. The addition of the Perry statue in 1885 transformed the apex of the Park into an enclosed ornamental garden. Flower beds, a fountain and two decorative camperdown elms completed the ensemble (Figure 22). The flower beds around the fountain and between the elms were mounded and included popular nineteenth-century plantings in red and maroon shades such as geraniums, coleus, begonia, canna and salvia. The landscape design of this section of the park merits special conservation, including cleaning the Perry statue, restoring the fountain and replanting the flower beds in accordance with

their historical appearance.

- c. Trees planted along the northern side of Washington Square would enhance the streetscape and be in keeping with the area's treatment in the nineteenth century.
- d. The nineteenth-century cast-iron fence around Eisenhower Park should be carefully restored and preserved. Damaged or missing parts will have to be recast. The section of fencing on the eastern side of the walkway by the Perry statue should be removed to permit pedestrian access and used to replace the chain-link fence on each side of the Newport County Courthouse.
- e. Delicately framed, cast-iron and wood benches formerly lined the walks (Figure 20). Although these are more desirable than the existing concrete and wood benches, the latter could continue to be used as a temporary economical measure, provided their bases were set in the sidewalk to eliminate the patches of worn-out sod which now exist beneath them.
- f. Gas lamps, such as the pair which flank the Courthouse entrance, were used along the sidewalks of Washington Square in the nineteenth century. It would be fitting to re-introduce reproduction gas lamps along the streets and within Eisenhower Park.
- g. The concrete walkway surrounding the Eisenhower Park marker should be reduced in size, in order to expand the area's limited lawn, and repaved with red brick, the nineteenth-century sidewalk pavement material in Washington Square. In addition, a low, stone border around the edge of the lawn would help to retain sod and control drainage.
- h. During the nineteenth century, street pavement materials in and around Washington Square were cobblestone, wooden blocks or brick (Figure 17). A portion of the street behind the Colony House was paved with red brick and wooden blocks, and cobblestone was originally used

along Washington Square and Touro Street. Therefore, it would be historically appropriate for changes in street pavement to match extant brick and cobblestone, some of which may still be hidden under asphalt.

- i. The island near the apex of Eisenhower Park, now occupied by a few parking spaces and a tall flagpole, is on the site of the town's old water pump. Water was originally pumped underground through wooden pipes from the spring, now designated by a marker on Spring Street. In the late nineteenth century, a stone fountain and basin adorned this spot. The utilization of this space for parking detracts from the area's appearance; a more meaningful and imaginative use should be formulated in any new landscape design for Washington Square.
- j. A tree-planting program along the northern sidewalk of Washington Square and along Touro Street should be initiated, in possible cooperation with the area's banks and property owners. New trees would provide shade and be in keeping with Washington Square's nineteenth-century appearance.
- k. The gasoline station directly behind the County Courthouse detracts from the historical environment of Washington Square, especially from its Touro Street approach. If architectural restoration and new landscape design materializes, the commercial use of this land will become increasingly incompatible with its environment. An alternative land use, such as a park in which prominence is given to the historic site of the spring (now obscured in a planting bed near the station's office), would create a green oasis amid a distinctive streetscape.

#### Architectural Considerations for Washington Square:

A number of buildings facing Washington Square contribute to the area's quality by virtue of careful restoration, such as the Colony House, or sympathetic adaptive re-use, such as the Newport National-Old Colony Bank. Whenever possible, Community Development funds should be used to assist property owners in appropri-

ately renovating other structures in this vicinity. For example, the following buildings have not yet reached their potential for continued use through historical preservation:

- a. The old Army and Navy YMCA (1911) (Figure 38), situated between Meeting and Farewell streets, is in excellent physical condition and merits a feasibility study for potential new uses, such as a youth hostel, which should be evaluated in terms of marketability, social impact, transportation and parking.
- b. The store fronts and graphics of the Georgian Revival commercial buildings at 22 and 26-30 Washington Square need to be redesigned so that they will be compatible with the buildings' original facades.
- c. The Pardon Clarke House (before 1783) at 1 Broadway and its neighboring eighteenth- and nineteenth-century buildings merit careful restoration of their original facade treatments.
- d. Although not within the boundaries of the Broadway-West Broadway-Washington Square Community Development Project Area, the buildings along Touro Street constitute an important part of the Square's historical environment. In an attempt to conserve the street's architectural character, the Joseph Rogers House (c. 1790) (Figure 18) has been restored and is now occupied by The Preservation Society of Newport County, and the Peter Buliod House (before 1757) (Figure 13) and the Joshua Wilbour House (1800-1802) are currently being restored under the direction of the Newport Restoration Foundation. Other architectural focal points along Touro Street are in need of special attention: the Greek Revival portico of the old Zion Episcopal Church (1835) (Figure 20) should be restored and the facade of the old Opera House (1865) (Figure 22), as well as the facades, store fronts and graphics of the adjacent commercial buildings, should be redesigned in a manner which is sympathetic to their original appearance.

- e. Although not within the boundaries of the Broadway-West Broadway-Washington Square Community Development Project Area, the Benjamin Barney House (before 1730, altered 1922) at 58 Spring Street and the Joseph Tweedy House (before 1720) at 60 Spring Street hold integral places in the historical environment of Washington Square's commercial district. The Tweedy House has recently been renovated. The Barney House also merits restoration, including the demolition of the early twentieth-century commercial addition on the first floor.

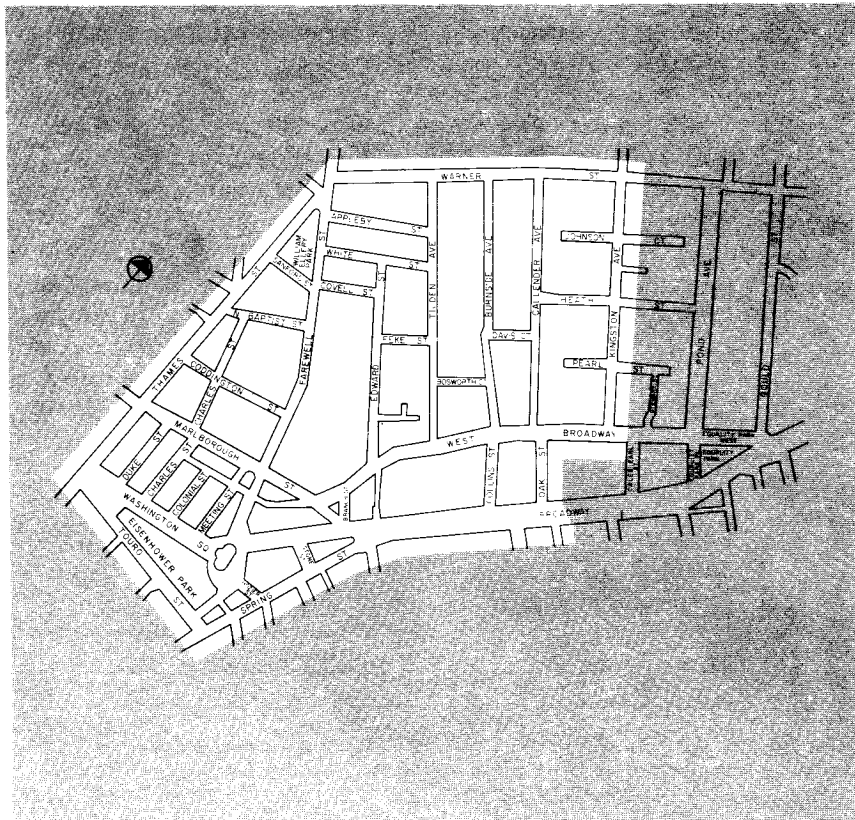


Figure 42: Map of the West Broadway Neighborhood, designating the area which was listed in the National Register of Historic Places in 1968.

## APPENDIX A: THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is a record maintained by the National Park Service, United States Department of the Interior, of structures, sites, areas and objects significant in American history, architecture, archeology and culture. It is the official inventory of the nation's cultural and historical resources which are worthy of preservation. National Historic Landmarks, the nation's most historically important buildings and sites, are included in the National Register of Historic Places as well as other properties of national, state and local significance which have been nominated by the states and approved by the National Park Service. The National Register is also the legal instrument by which registered properties threatened by federally assisted undertakings are ensured review. Listing in the National Register is, in addition, a primary prerequisite for grants in aid administered by the Rhode Island Historical Preservation Commission (Appendix B).

In 1968, the National Park Service expanded Newport's Historic District into a National Historic Landmark District; most of the West Broadway Neighborhood falls within this Landmark District and is, therefore, listed in the National Register of Historic Places (Figure 42). Included are:

- a. the section of the West Broadway residential area bounded by Warner Street, Kingston Avenue, West Broadway and Farewell Street,
- b. the section of the Broadway-West Broadway commercial district between Oak Street and the intersection of West Broadway and Marlborough Street,
- c. the Washington Square commercial district and
- d. the northern Thames Street residential area.

The remainder of the West Broadway Neighborhood has been recommended for entry in the National Register of Historic Places in light of its corresponding historical development and architectural character.

Properties already entered in the National Register of Historic Places are marked by an asterisk (\*) in the Inventory of noteworthy structures and sites within the West Broadway Neighborhood to be found in Appendix E; those within the proposed National Register Historic District Extension are indicated by a double asterisk (\*\*).

## **APPENDIX B: GRANTS-IN-AID PROGRAM**

Since 1971, the Rhode Island Historical Preservation Commission has been able to award through the National Park Service 50 per cent matching grants for the restoration or acquisition of properties listed in the National Register of Historic Places. To date, almost one hundred grants have been awarded to the State of Rhode Island, municipalities, local historical societies, community organizations and private individuals for projects throughout the state. These grants have ranged in size from \$1,000 to \$50,000 with the grantee providing an equal amount. Grantees also benefit from the free advice of restoration professionals serving as consultants with the Commission.

Allowable work under this program includes exterior and interior restoration, installation or updating of utility systems, architectural fees, research, archeology, structural repairs and the installation of protective systems. New construction, furnishings and modern landscaping are not allowable costs. To ensure an accurate restoration and high quality work, an architect must be engaged to prepare plans and specifications and to supervise the project work. The Historical Preservation Commission has the responsibility of selecting all paint and mortar colors. The high standards of the National Park Service and the added cost of older building materials and methods mean that the program sometimes increases the total cost of the project. Applicants should, therefore, be interested in obtaining professional guidance for their projects as well as financial assistance.

An easement designed to protect the property after project completion and to ensure its continuing public benefit must be signed by the property owner accepting a grant. This agreement is for a minimum of twenty years and requires the owner to maintain the building and grounds, make no alterations without the prior approval of the Commission and allow the public to view the property at least twelve days a year. When the grant work is limited to the exterior, these restrictions apply only to the exterior.

Matching funds can come from either private, local or state sources. Also, funds available under the Housing and Community



Development Act of 1974 are eligible for matching purposes. Grant applicants are urged to submit requests for the maximum amount for which they have matching capability. This will enable Rhode Island to secure a large apportionment of grant funds from the federal government.

For further information about the grants-in-aid program applicants are encouraged to call (277-2678) or write the Grants Administrator at the Rhode Island Historical Preservation Commission, 150 Benefit Street, Providence, Rhode Island 02903. Owners of historically significant properties which are not yet listed in the National Register but who desire aid should contact the Commission about nomination so as to be eligible for this program in subsequent years.

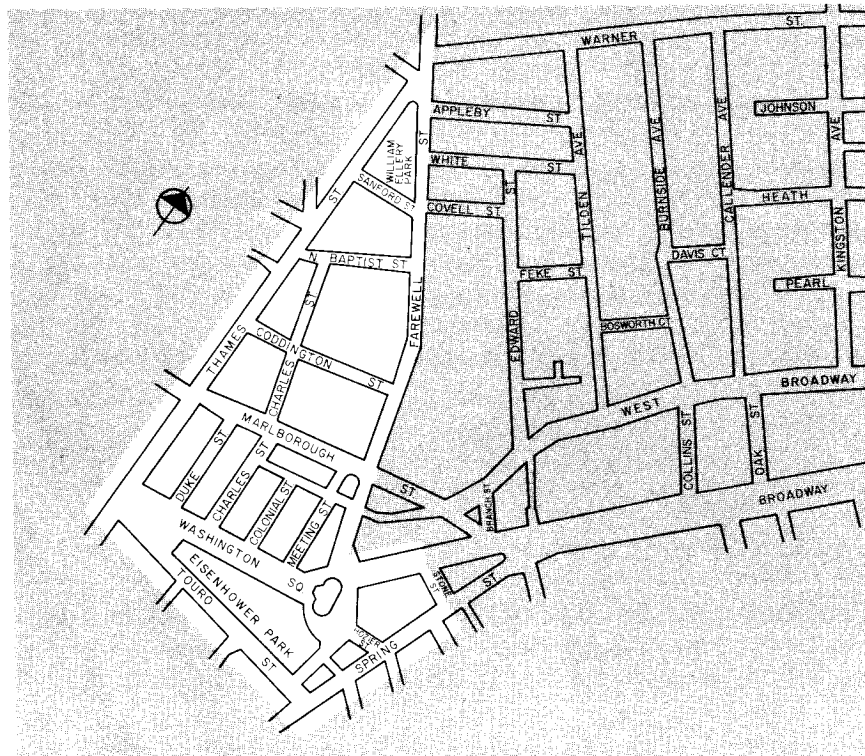


Figure 43: Map of the West Broadway Neighborhood, designating the area protected by historic district zoning.

## APPENDIX C: HISTORIC DISTRICT ZONING

On January 27, 1965, the Ordinances of the City of Newport were amended by adding a new chapter, No. 149, entitled, "An Ordinance to Provide for Historic Area Zoning." The purpose of this ordinance is to safeguard the heritage of the City of Newport by preserving districts which reflect the elements of its cultural, social, economic, political and architectural history. An Historic District Commission comprised of seven members appointed by the Mayor administers this ordinance. The Historic District Commission is responsible for reviewing any application to erect, alter, move or demolish an existing structure within an Historic District and to approve or reject such application. The Commission considers only the exterior features of a structure and does not consider interior arrangements. Copies of the set of rules under which the Historic District Commission operates as well as maps which delineate the Newport Historic District are available in the Building Inspector's Office at Newport City Hall.

The following sections of the West Broadway Neighborhood are protected by historic district zoning (Figure 43):

- a. the northern Thames Street residential area and
- b. the Washington Square commercial district, excluding the block bounded by Broadway, Spring and Stone streets, and excluding all properties except 2-20 Broadway on the block bounded by Broadway, Farewell and Marlborough streets.

The remainder of the West Broadway Neighborhood has been recommended for inclusion within the Newport Historic District.

Properties within the Newport Historic District are marked by a dagger (†) in the Inventory of noteworthy structures and sites within the West Broadway Neighborhood to be found in Appendix E.

## APPENDIX D: SURVEY FORM

A standard form, the "Historic Building Data Sheet," has been prepared by the Historical Preservation Commission for use throughout the state (Figure 44). The property is identified by plat and lot numbers, address, ownership at the time the survey was conducted, present use, neighborhood land use and at least one photograph.

A property is also identified by one of more broad period time frames which denote the original construction date and by date(s) of major additions and/or alterations: P = prehistoric (before 1636), E = early (1636-1715), C = Colonial (1700-1800), F = Federal (1775-1840), GR = Greek Revival (1825-1865), EV = Early Victorian (1840-1870), LV = Late Victorian (1870-1910), ET = early twentieth century (1900-1940), MT = mid-twentieth century (1940-1975) and LT = late twentieth century (1975-present).

The "COMMENTS" section is used for brief notations regarding a building's style, structure, details, function, present condition, architectural significance and relation to its physical environment. The "HISTORY & SOURCES" section includes notes on individuals, organizations and events associated with the building; dates and nature of significant additions and/or alterations; and selected bibliographical references, including identifications on historical maps and in city directories.

The four "EVALUATION" sections appraise various aspects of a property's preservation value. The numerical ratings used for historical evaluation are the same as those used for architectural evaluation, but, for the purpose of this survey, these ratings should be kept separate. In general, the key reasons for preserving structures should be based on their visual significance, such as "Architectural value" and "Importance to neighborhood." Other factors, such as "Physical Condition," should be seen as pluses. A low "Historical value," for instance, should not be allowed to militate against the preservation of buildings deemed of architectural significance or of importance to the neighborhood's fabric.


HISTORIC BUILDING DATA SHEET RHODE ISLAND STATEWIDE SURVEY		COUNTY
FILE NO. <u>PLAT 17 LOT 187 LUS</u>		NEWPORT
ADDRESS <u>19-23 BROADWAY</u>		
OWNER <u>BROADWAY HARDWARE CO.</u>		CITY/TOWN
		
PRESENT USE: 1 fam _____ 2 fam _____ multi _____ pub _____ comm <input checked="" type="checkbox"/> indus _____ rel _____ agr _____ mixed _____ other _____		NEWPORT
NEGATIVE NO. <u>NNWB 32 6</u>		
NEIGHBORHOOD LAND USE: res _____ comm <input checked="" type="checkbox"/> indus _____ pub _____ agr _____ woods _____ other _____		ROAD
KNOWN AS <u>"WEAVER BLOCK"</u>		
PERIOD/STYLE: P C F GR EV (LV) ET MT LT		19-23 BROADWAY
ARCHITECT <u>J. D. JOHNSTON, BUILDER-ARCHITECT</u>		
DESCRIPTION: Stories: <u>3</u> Roof: gable (flank _____ end _____ cross _____) gambrel (flank _____ end _____ cross _____) hip _____ monitor _____ mansard _____ flat <input checked="" type="checkbox"/> other _____		MAP NO.
DATE & SOURCES <u>1892 (NEWPORT MERCURY)</u>		
Walls: clapboard _____ brick <input checked="" type="checkbox"/> stone _____ shingle _____ modern comp _____ other _____		PRIORITY
ORIGINAL USE <u>COMMERCIAL</u>		
Foundation: height <u>LOW</u> stone _____ brick <input checked="" type="checkbox"/> other _____		MAP NO.
ORIGINAL OWNER <u>GEORGE A. WEAVER</u>		
Alterations: good _____ poor _____ none <input checked="" type="checkbox"/> Rare bldg. <input checked="" type="checkbox"/> Typical of its area _____		PRIORITY
HISTORY & SOURCES: MAPS: 1850 - DIFFERENT STRUCTURE APPEARS 1876 - WM. P. SHEFFIELD - DIFFERENT STRUCTURE APPEARS 1883 - WM. P. SHEFFIELD - DIFFERENT STRUCTURE APPEARS 1893 - G. WEAVER - BUILDING APPEARS 1907 - SAME 1921 - SAME		
COMMENTS: J. D. JOHNSTON, A PROMINENT LOCAL BUILDER-ARCHITECT, CONSTRUCTED THIS LARGE RED BRICK, 3-STORY, FLAT-ROOFED, LATE VICTORIAN COMMERCIAL BLOCK WITH A BRACKETED, WOOD CORNICE FOR GEORGE A. WEAVER, A MERCHANT WHO OPERATED A STORE ON THE FIRST FLOOR SPECIALIZING IN "AGRICULTURAL IMPLEMENTS, WOODEN WARE, SEEDS, ETC."  NOTE ORIGINAL WINDOW SASH, AND BRICK PILASTERS, AND DECORATIVE DIAMOND-SHAPED CERAMIC TILES IN CORNICE. A MASSIVE BLOCK WHICH RELATES WELL TO PUBLIC BUILDINGS ALONG BROADWAY.		PRIORITY
DIRECTORIES: 1876 - WM. P. SHEFFIELD, HON., LAWYER, 153 THAMES, h. WASHINGTON SQUARE. 1883 - SAME 1893 - G. WEAVER, AGRICULTURAL IMPLEMENTS, WOODEN WARE, SEEDS, ETC. - 19-23 BROADWAY, h. 44 MANN AVENUE 1907 - SAME 1921 - ELIZA B. WEAVER, (WIDOW OF GEORGE) h. 5 AYRAULT.		
SURVEYOR M.S. & J. H. AV Checked SUPERVISOR D. C. HV Checked		PRIORITY
DATE: <u>JULY - AUGUST, 1975</u>		
EVALUATION: Physical Condition structure (5) 3 2 0 5 grounds 2 (1) 0 1 neighborhood 3 (2) 0 2  Architectural value 38 (30) 20 10 0 30  Importance to neighborhood 14 (10) 5 0 10  Historical value 38 30 (20) 10 0 20  Total Score 3 A - 2 67		

Figure 44: Sample survey sheet.

The evaluation of a building's exterior physical condition is

rated on a 0, 2, 3, 5 scale, without regard to its architectural merits. Buildings assigned "5" are in excellent physical condition (original or altered). Those rated "3" are in good condition with only slight evidence of the need for improvements, such as repainting or minor repairs. Buildings rated "2" are in fair condition and may require substantial work, such as resheathing or repairs to porches, fenestration and so forth. Buildings rated "0" are in poor physical condition and probably require extensive work if they are to be retained. These ratings are based upon observation of the exterior only and do not reflect interior appearance or structural, electrical and mechanical conditions.

The evaluation of the grounds, either of a building or a site, is rated on a 0, 1, 2 scale. Those that are in good condition and are a visual asset to the environment are assigned "2." "1" indicates that the grounds do not detract from the surrounding area. The "0" rating applies to grounds that have a negative impact on the environment.

The evaluation of the neighborhood's physical condition is based on a 0, 2, 3 scale. "Neighborhood," in this context, denotes the immediate area surrounding a surveyed property and does not necessarily reflect physical features such as street blocks or demographic boundaries. Neighborhoods rated "3" are characterized by a uniformly high standard of maintenance of both buildings and grounds. Those assigned a "2" have well kept properties in much of the area but also have sections where the need for improvement is readily apparent. "0" ratings are used for areas which, for the most part, detract from the visual quality of the community as a whole.

Architectural ratings are assigned on a 0, 10, 20, 30, 38 scale. "38" is reserved for a generally small number of buildings deemed of outstanding importance to the community and which, in most cases, are also of at least regional significance. The "30" rating indicates a building of meritorious architectural quality, well above the local norm. "20s" and "10s" constitute the majority of buildings surveyed. They are of local value by virtue of interesting or unusual architectural features or because they are good representatives of building types which afford an index to the community's physical development. Buildings rated "30" and "20" are essential to the historic character of Newport. They provide a visual con-

text which defines the historic quality of the city and its very individual subsections and create an important background to the key structures rated "38." Buildings rated "0" are undistinguished architecturally and make no positive contribution to the physical environment. Structures that have been extensively and unsympathetically altered are given lower ratings than similar buildings in their original state.

A property's importance to its neighborhood is rated on a 0, 5, 10, 14 scale, with "neighborhood" used according to the above definition. "14" denotes a property that is a key visual landmark, of the utmost importance to the visual integrity of its environs. Those rated "10" make an important visual contribution either by virtue of individually distinguished qualities or due to characteristics of form, scale and massing which help maintain the visual continuity of the surrounding area. The "5" rating indicates a minor, but positive, contribution in either of the above respects or a property which may be of visual interest unto itself, but one which is not especially compatible with its physical environment. "0" applies to properties which have a decisively negative effect on the neighborhood.

Historical value is rated on a 0, 10, 20, 30, 38 scale. "38" is assigned to properties associated with individuals (including architects), organizations or events which are of historical significance on the national level. Those of regional or primary local importance are rated "30." "20" applies to entries related to less significant local developments and also includes buildings about which little is known at present but which, by virtue of their age, are considered to make a major contribution to the community's historic environment. "10" denotes limited local historical value. "0" is used to designate properties of no known historical interest at the time the survey was undertaken.

For planning purposes, surveyed buildings, monuments and sites are depicted on a 1:50 scale map of the West Broadway Neighborhood (see sample detail of survey map in Figure 45). For quick reference, each building is identified by its address, period/style designation and by architectural and historical ratings. If an "A" has been added after a building's architectural rating, the property is deemed important to the neighborhood's visual fabric and its

loss would result in damage to the environment.

Upon completion of the survey, duplicate copies of all materials are submitted to the Historical Preservation Commission. After final approval, one set of the survey forms and map is placed on file at the Commission's office (150 Benefit Street, Providence) and another set is placed at the Newport Planning Department (City Hall, Newport). Map copies will also be on file at the Division of Statewide Planning (265 Melrose Street, Providence).

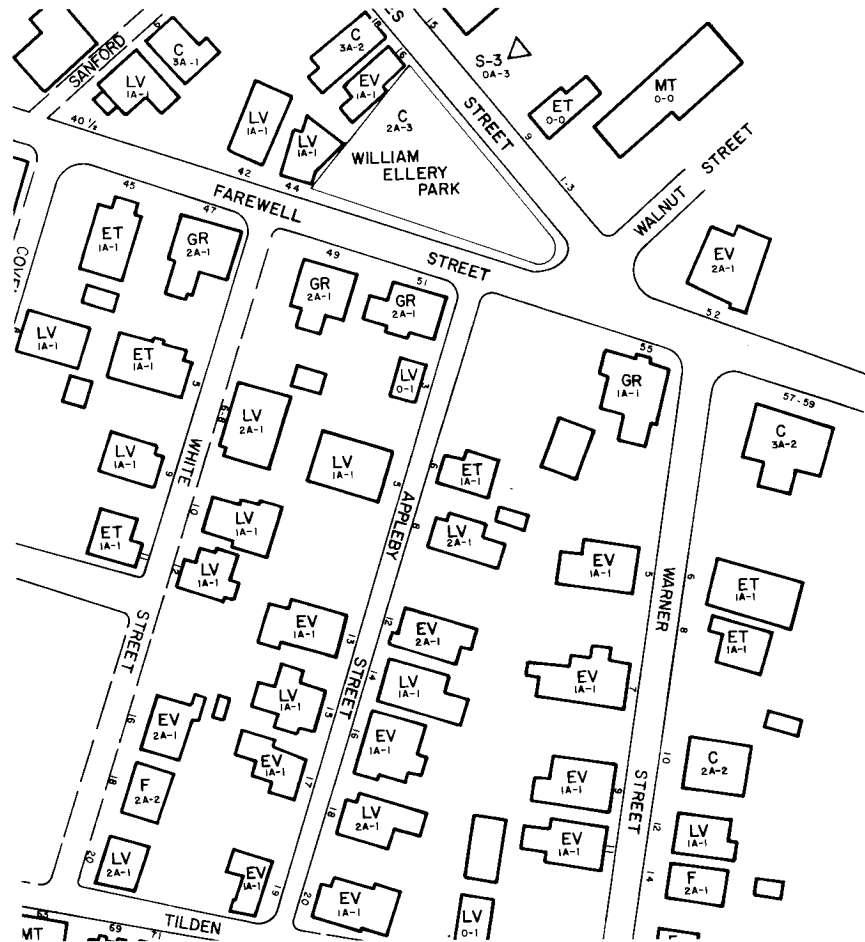


Figure 45: Sample detail of survey map.

## APPENDIX E: INVENTORY

The following structures and sites in the West Broadway Neighborhood are of architectural, environmental, historical or archeological importance. Each entry has significance either in itself, by association or, in the case of some buildings, as representative examples of a common architectural type.

Entries include a property's historic name, common name, date(s) of construction and major alterations and/or additions, physical description and historical background. Unless otherwise indicated, all buildings are of wood-frame construction. A property is also identified by one or more broad period time frames: early (1636-1715), Colonial (1700-1800), Federal (1775-1840), Greek Revival (1825-1865), Early Victorian (1840-1870), Late Victorian (1870-1910), early twentieth century (1900-1940), mid-twentieth century (1940-1975) and late twentieth century (1975-present). Entries are listed alphabetically by street and then in numerical order by street number. Parks and historical cemeteries are alphabetically listed by name.

The names associated with many buildings (such as 8 Appleby Street, the Joshua A. Williams House) are either current names or the names of the earliest-known owner(s) or occupant, taken for the most part from city directories or deed research; and the majority of building dates are based upon stylistic analysis, map histories, newspaper accounts and city directories. More extensive research could change some of these designations.

In reviewing this inventory, it should be recognized that these listings represent only those properties most essential to the proper conveyance of the West Broadway Neighborhood's historic identity. Surrounding and supporting these are a wealth of less known properties which, as a group, do much to enhance the area's overall historic and social character and contribute to an understanding of its growth. The final survey map, available at the Historical Preservation Commission and Newport City Hall, should facilitate an understanding of the relationship of these structures to their environment.