

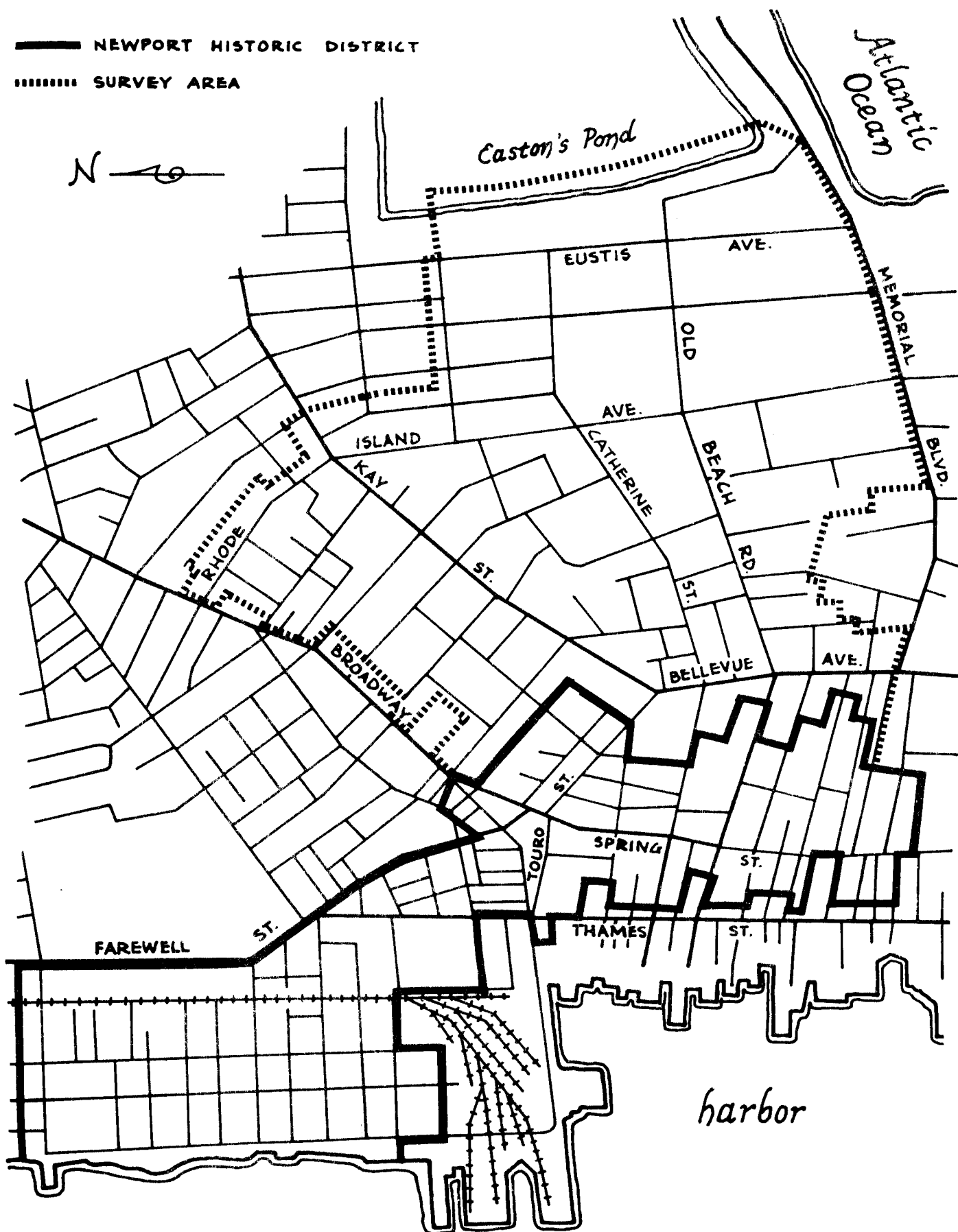
## PART ONE: INTRODUCTION

This survey and report on the Kay Street - Catherine Street - Old Beach Road neighborhood of Newport, Rhode Island, was prepared by the Rhode Island Historical Preservation Commission. The work was funded by the State of Rhode Island, with the assistance of a matching grant from the Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966.

The Kay Street - Catherine Street - Old Beach Road District is situated east and north of the existing Newport Historic District (a National Historic Landmark). The boundaries of the Kay-Catherine-Old Beach Road District are as follows:

Starting at a point on the boundary of the existing Newport Historic District on Memorial Boulevard, following Memorial Boulevard east from that point to Easton's Pond, following the shore of Easton's Pond north to a point opposite Champlin Street, following the rear property lines of lots on the north side of Champlin Street to Prairie Avenue, and following the rear property lines of lots on the east side of Prairie Avenue to Kay Street; at Kay Street the boundary line runs east to Powell Avenue to include properties on both sides of Kay Street, then cuts north following the rear property lines of lots fronting the east side of Rhode Island Avenue to Broadway; from the intersection of Broadway and Rhode Island Avenue the boundary line runs south along Broadway to Spring Street and then follows Spring Street to Sherman Street where the boundary of the Kay - Catherine - Old Beach Road District follows the boundary of the existing Newport Historic District from the intersection of Spring Street and Sherman Street to the intersection of the existing Historic District and Memorial Boulevard.

All buildings within this area and adjacent to it have been surveyed, with the exception of some structures along Broadway, Spring Street and Memorial Boulevard (see map, page 2, figure 1).



F. 1 THE SURVEY AREA AND THE EXISTING NEWPORT HISTORIC DISTRICT

The survey discussed in this report was pioneering in both subject and approach. The area chosen for study was thought to be interesting in historic and architectural terms, but its bounds were uncharted and its significance undefined. The area was so neglected from a scholarly point of view that it was nameless. To begin with, it had no better title than "the area behind Redwood Library." As surveying progressed, the character and quality of the neighborhood became clear, its bounds were determined and its simple, but historically correct name was discovered: "the Hill." To avoid confusion with the "Historic Hill Urban Renewal Area" the geographically descriptive title "Kay Street - Catherine Street - Old Beach Road" has been substituted for the historic name. Briefly stated, this historical survey set out to define and explore the importance of this hilltop neighborhood, to relate it to the eighteenth century area of the city from which it grew, and to suggest how best to maintain and enhance its character. This report, then, beyond history and description, contains recommendations outlining a preliminary preservation plan for the Kay Street - Catherine Street - Old Beach Road neighborhood.

The project functionally linked a state and locally sponsored study with a National Park Service Historic American Buildings Survey summer project producing measured drawings, photographs and written descriptions of structures selected from the general survey. Work was carried out on this basis in the summers of 1969 and 1970. After the state surveyor had canvassed the survey area thoroughly, he recommended structures to be recorded in detail by HABS. In all, fourteen buildings in the Kay Street - Catherine Street - Old Beach Road neighborhood were recorded by HABS as a result of the cooperative efforts of the state and federal teams. (See Appendix A for a list of buildings in the area recorded by HABS.)

To date, two other surveys have been carried out in Newport as part of the Commission's program. In 1970 the Commission undertook a survey of the area designated "The Historic Hill Urban Renewal Project Area," under contract with the Newport Redevelopment Agency and Oldport, Inc. This survey formed the basis for the historical analysis in the Urban Design Plan, Historic Hill, Newport, Rhode Island, published by the Redevelopment Agency and prepared by the Providence Partnership and Russell Wright. In 1971 a building-by-building survey of the Point section of Newport, funded by Operation Clapboard, Inc., was undertaken by the Commission. The survey work for this project has been completed but as yet the report has not been published.

Together with this report dealing with the Kay Street - Catherine Street - Old Beach Road neighborhood, these area surveys encompass the central section of the city of Newport, from the harbor to Easton's Pond. In time, the Preservation Commission plans to complete surveys of the southern section of Bellevue Avenue, Ochre Point, Ocean Drive, and the area west of Broadway and north to the city limits.

Work on this project, initiated in 1969 by D. W. Chase, was continued intermittently in 1970 and 1971 by Ruth Little, Alice Hauck and Clifford Renshaw. In 1972 additional survey and research work was undertaken by Edward Reynolds. D. W. Chase completed the survey and prepared this report. It has been reviewed by members of the Historical Preservation Commission and by Bradford E. Southworth, Supervising Planner, and Susan P. Morrison, Senior Planner, Statewide Planning Program. Typing was done by Gail Titherington and drafting, by M. J. Giusti, both of the Statewide Planning Program. The survey map and special maps for this report were drawn by Joan Andrews.

Photographs for the survey and report were taken by Robert Foley, Edward Reynolds, and D. W. Chase. Illustrations in this report made from old maps, book illustrations or photographs were made from materials in the Rhode Island Historical Society Library and Redwood Library.

We would like to thank the many Newporters who did so much to make this historical survey and the final report a reality. The staff of Oldport Association, Operation Clapboard, the Newport Public Library, the Redwood Library, and the Newport Historical Society gave valuable time and advice. All the residents of the Kay Street - Catherine Street - Old Beach Road neighborhood deserve special praise for their forbearance while their property was being scrutinized, written up and photographed. Special thanks must go to the patient and cooperative people who willingly open their architecturally and historically important houses.

## PART TWO: PROCEDURE

Surveying of the Kay Street - Catherine Street - Old Beach Road neighborhood was undertaken by consultants to the Rhode Island Historical Preservation Commission. With the exception of insignificant twentieth century garages, all buildings within the area boundaries were surveyed. This approach was taken because so many buildings in the neighborhood proved to be of high quality, and so that the survey maps would reveal the overall character and quality of the area. Seven hundred thirty-three survey forms were completed. Each survey data sheet pertains to an individual site, structure, building, object, or, in some instances, a group of buildings (like an estate complex containing a residence, porter's lodge and carriage house). The data sheets include several types of information: identification (including a photograph), description, use of the property, historical notes, and evaluations of the property's historical and architectural quality (see sample survey sheet, page 6, figure 2). As a rule, the physical descriptions contain no information on the interiors of buildings. The only interiors surveyed were those of a few very important houses whose owners volunteered to allow the survey team to examine and record them.

Architectural evaluations have been determined on a "0" to "4" scale of values. In the Kay Street - Catherine Street - Old Beach Road neighborhood, buildings rated "0" were judged to be of no architectural value and detrimental to the visual quality of the areas. The "4" rating was reserved for buildings of national significance in the history of architecture. Buildings rated "2" or "3" constitute the historic architectural fabric of the area. They form an overall visual context establishing its character. Without them, the integrity of setting essential to the "4" rated buildings would be lost. Recognizing the importance of milieu, an "A" was added to the architectural evaluation of all buildings deemed a positive factor in the visual character of the neighborhood. The rating "1" designates buildings of little intrinsic architectural value. However, in cases where such structures functioned as good background buildings, filling in among more important properties, they received an "A".

Historical evaluations have been assigned on an "0" to "3" continuum. The "0" designation indicates the building, structure or

HISTORIC BUILDING DATA SHEET  
RHODE ISLAND STATEWIDE SURVEY  
PHASE 1

PLAT 26 LOT 4A

VILLAGE -----

OWNER Edwin T. & Ruth Anne Haefele

PRESENT USE Residence

LAND USE Residential

STYLE Late Victorian -- Queen Anne

CONDITION good

REMODELING little on exterior

DESCRIPTION: STORIES 2½, wood frame

ROOF complex pitched, 3 story tower w/  
copper "onion dome"

CHIMNEYS pilastered brick

FOUNDATION 3' stone, water table

WALL COVER 1st story clapb., shingle above

ENTRANCE 2, into base of tower and into  
porch on east side

WINDOWS various pattern d.h.

OTHER: paneled coves beneath projected  
upper stories.  
interior retains interesting  
Queen Anne paneling, evidence that  
the house contained two households.

OUTBUILDINGS ----

SITE/LANDSCAPE set on important corner  
lot; lot large but somewhat crowded  
by trees

ARCHITECTURAL VALUE 4A

SURVEYOR David Chase



KNOWN AS the Katherine Wormeley House

PHOTO NO. RR-4

ORIGINAL USE Residence

ARCHITECT Charles F. McKim &  
McKim, Mead & White

CONSTRUCTION DATE 1876, 1882

SOURCE OF DATE Smith Thesis

HISTORY: MAPS 1903, 30/ 1883, 6/ 1876, F

1876 -- site unoccupied, prop. of Wm.  
Ashurst

1883 -- Property of Katherine Wormeley  
& Fanny Palmer  
essentially a double house

OLD PHOTOS -----

SOURCE -----

OTHER: Original section of house de-  
signed by Charles McKim in 1876  
at a cost of \$7,000; 1882  
additions by McKim, Mead & White;  
Katherine Prescott Wormeley (1830-  
1908) -- translator, esp. Balzac,  
did much local charitable work.

REFERENCES/BIBLIOGRAPHY Eugenia Smith,  
Thesis, p.34-37; N. Journal 11 Mar. '76,  
29 Apr. '76, 15 Apr. 76; 6 May '76;  
D. A. B. v.X, "W," p. 534.

HISTORIC VALUE 3A

DATE OF INSPECTION 1969, 1972

COUNTY

Newport

CITY/TOWN

Newport

ROAD

Red Cross Avenue

MAP NO. 2

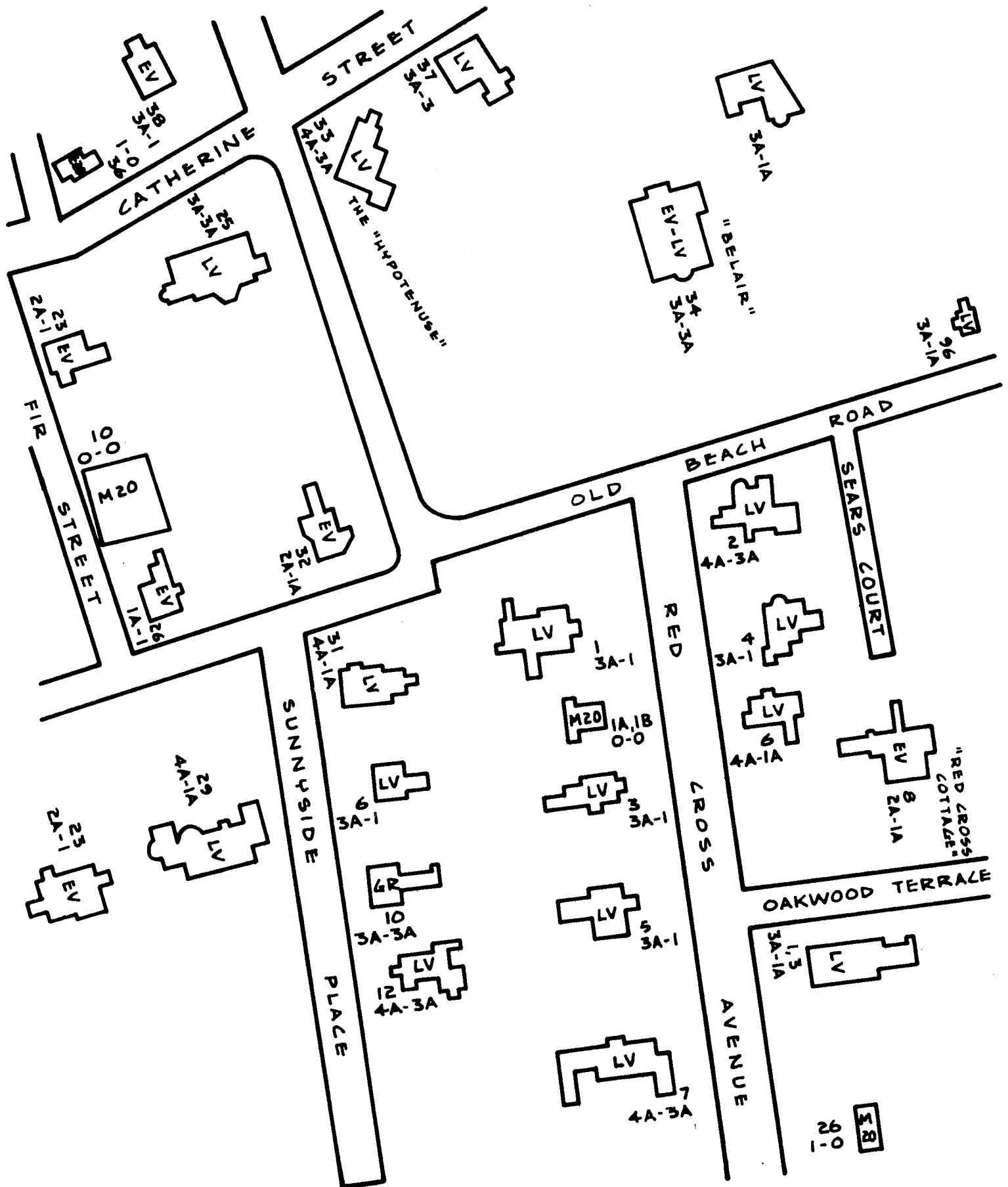
PRIORITY NR

complex has no historic value. The "1" rating was applied to buildings of local historic significance, "2" to those connected with the history of the state, and "3" to buildings associated with persons or events of national importance. Again the "A" designation was utilized here, signifying that the item recorded made a major contribution to the historic environment.

Historical information on the Kay Street - Catherine Street - Old Beach Road neighborhood was gleaned from many published sources (see Bibliography). All manner of fact and legend may be discovered in books on Newport history, architecture and society, the city directories, guidebooks, newspaper and magazine articles, advertisements, published lists of summer cottage owners and summer rentals. Information on the development of the street pattern comes primarily from town and city records and maps. Newport cartography is in itself a fascinating subject, and facts relating to existing structures, their dating, past owners, use and the extent of their original grounds can also be found on the maps.

Data from the survey sheets has been transferred to a map of the area drawn at a scale of 1" = 100'. It depicts every structure recorded in the Kay Street - Catherine Street - Old Beach Road neighborhood. Buildings are identified by street number, and with each is a series of number and letter codes indicating its style or period, and the architectural and historical evaluation (see sample section of survey map, page 8, figure 3). The historical survey map presents the area's layout -- the density of development, growth pattern, concentration of key buildings, pockets of lesser buildings. It is an invaluable tool, graphically summarizing the character and importance of the Kay Street - Catherine Street - Old Beach Road neighborhood.

The following report is based on the field survey data sheets, research material, and survey map. It presents a concise, yet comprehensive history of the Kay Street - Catherine Street - Old Beach Road neighborhood. Emphasis is placed on how a whole spectrum of past events, personages and architectural trends is revealed in the area's morphology -- its street pattern, landscaping and buildings. The report deals with historic preservation: how to protect those physical evidences of the past which should be made a living, active part of the area's present and future life. The assets of the Kay Street - Catherine Street - Old Beach Road neighborhood will benefit not only area residents, but all Newport, and the thousands who come each year to learn more about their national cultural heritage by visiting "the City by the Sea".



F. 3 A SECTION OF THE SURVEY MAP