

I. INTRODUCTION

In describing the City of Newport, it would be hard to exaggerate its natural and architectural beauty. Exciting yet intimate, there is no place quite like it in the world. As more people (both residents and transients) are drawn to the City, creating congestion and polluting the environment, it becomes obvious that Newport's magnetism is both its greatest asset and the source of its real and potential problems.

The interconnectedness of people (both residents and transients), their activities, and Newport's extraordinary resource base cannot be overemphasized. As greater numbers of people realize this relationship and, as a result of that realization, also accept responsibility as stewards, rather than owners, of Newport's natural and cultural environment, it will become increasingly possible to accommodate the summer influx and to plan for new growth while preserving and maintaining for future generations that which we care about most: the unique character of Newport and its people, which has grown out of its unparalleled physical setting and its significant role in American history.

II. NATURAL RESOURCES

A. BACKGROUND

1. LOCATION

Grandly situated at the entrance of Narragansett Bay, Newport is the southernmost of the four communities on Aquidneck Island, which includes Middletown, the Navy Base, and Portsmouth. Middletown on the northeast forms the immediate land connection to the rest of Aquidneck Island (known by Native Americans as the "Island of Peace"). The rest of Newport is completely surrounded by the sea. Newport Harbor and the East Passage of Narragansett Bay are to the west, while the Atlantic Ocean shapes the City's south and east coasts. Conanicut Island lies further to the West and is connected by the Newport Bridge. To the east, past Middletown and the Sakonnet River, are Tiverton and Little Compton.

2. GEOLOGY

Geologically, Newport has a bedrock base consisting of shale, sandstone and conglomerate rock. Some of the outcroppings along the shore (particularly along Cliff Walk and Ocean Drive) have geological, historical, ecological, and scenic significance. The metamorphic bedrock in the entire southern end of the City hinders the building of foundations, laying of utility pipelines and construction of septic systems. Most construction requires some blasting.

3. FAULTS AND EARTHQUAKES

Fractures in the bedrock base developed long ago. Where bedrock has moved along a fracture is known as a fault. Southern New England is identified as a "moderately active earthquake zone."

While no major earthquakes have occurred since Colonial times, minor movements along known faults occur each year.

4. TOPOGRAPHY

Topographically identified as seaboard lowlands or coastal plains, Newport's low-lying hills slope gently towards the water. The topography, plus the diversity of land uses and accumulated development over the past 200 years, contributes significantly to the unique scenic character of Newport which is appreciated both from land-to-water and water-to-land perspectives.

From a land perspective, most parts of the City have a coveted water view. Conversely, most parts of the City are also visible from the water. Contributing to the exciting and unique visual patchwork that is Newport, natural and landscaped open spaces are contrasted against single, landmark-type buildings and more densely developed areas.

5. SOILS

The soils in Newport are generally derived from unconsolidated glacial till and consist of particles of varying sizes. When small particles fill in tightly around large particles, the soil packs very tightly and becomes impervious to water. Layers of tightly packed soil are called hardpan or fragipan. According to the Soil Conservation Service, about 90 percent of the soils on Aquidneck Island can be expected to contain hardpan approximately 20 to 30 inches below the surface. Hardpan affects percolation, drainage, runoff, and erosion and can cause septic system failures which result in polluted runoff that will eventually get either into the Bay or into the island's freshwater resources.

Four types make up 75.2 percent of Newport's top soils, which vary in permeability (their ability to transmit water and air). In order of decreasing permeability, from rapid to slow, they are as follows:

TYPE	%	ACRES	PERMEABILITY
Canton-Charlton	12.9	640	Moderate-Rapid
Newport Soil	48.5	2415	Moderate-Moderately Rapid
Pittstown Soil	12.4	620	Moderate-Slow
Stissing Soil	1.4	70	Moderate-Slow

Figure 5.1 locates these soil types on Aquidneck Island. Newport-type soils, which are excellent for agriculture, are located primarily in the northern and central sections of the city. Newport Neck, however, contains a greater variety of less permeable soils. These can combine with exposed bedrock and hardpan to provide a significant constraint to development. Septic systems in the Newport Neck/Ocean Drive area, therefore, must be very carefully designed, installed, and regularly inspected and maintained to avoid failure.

6. CLIMATE

Newport enjoys the temperate climate of the southern New England region, which is heavily influenced by the Gulf Stream and is characterized by four seasons. The City's proximity to the ocean minimizes extreme temperatures which, according to recent National Ocean and Atmospheric Administration (NOAA) information, average approximately 70 degrees in summer and about 30 degrees in winter. The prevailing winds during the summer are from the southwest and from the northwest during the winter.

Newport's comfortable summer climate has always been a prime attraction, particularly for Southerners seeking to escape sweltering cities where 100 degree temperatures and 90 percent humidity are not uncommon. Historically, winters in Newport were much colder, characterized by ice floes on the Bay which occurred as recently as 1975. In the last twenty-five years, however, winters have been generally mild with little snow accumulation. Rain often turns to ice during the night and does not thaw until late in the morning, making driving hazardous and requiring road salt and/or sanding operations.

7. RAINFALL/STORMS/DROUGHTS

Annual rainfall is distributed evenly throughout the year and is reported between 41 and 44 inches. A lush growing season occurs between April and September.

Each year, mostly during the summer months, an average of 21 thunderstorms occur. Although the six-month period from June 1 to November is considered to be the hurricane season, most occur in August, September and October, on the average of every ten years. The infamous hurricanes of 1938 and 1954 hit Rhode Island directly and caused major damage to Newport due to high winds and severe flooding. Most recently, Newport was hit by Hurricane Gloria in 1985 and Hurricane Bob in August 1991.

On the average of every five years, the area experiences gale force winds, heavy rain and flooding -- the side effects of hurricanes or coastal storms that are not of tropical origin. Today's hurricane tracking and early warning systems give people a head start on protecting their property, but structures on low-lying land in flood hazard zones and boats in the water are still at the greatest risk. Coastal storms are less easy to predict and can actually cause more damage. A single gale in October of 1984, for instance, resulted in over five million dollars worth of damage to boats moored and docked in the harbor. Figure 5.2 identifies flood-prone areas.

B. INVENTORY AND ISSUES

1. Introduction

Newport's Physical Beauty Draws Visitors

The scenic open spaces along Ocean Drive, waves crashing against rocky cliffs, quiet coastal ponds, freshwater wetlands and salt marshes full of birds and fish, long stretches of clean white beaches, offshore islands and one of the safest deep-water harbors on the Eastern seaboard are some of the extraordinary natural assets which for centuries have drawn people from around the world to Newport to live, work, study and play.

The beauty and accessibility of these wonderful assets which are appreciated so much by visitors also contribute significantly to the quality of life of Newport's residents. Yet, protecting these resources from over-development, overuse, and pollution has sometimes been difficult.

With the opening of new highways and bridges, few parts of the state will be out of commuting range for people living on Aquidneck Island. It is anticipated that Newport's unique and attractive small-city ambiance will continue to attract visitors, as well as people who want to live here, whether year-round or only during the summer.

Drawing visitors with its glamorous reputation inextricably identified with the nation's wealthiest people, the Newport of today is actually considered to be a working-class city and is home to approximately 26,475 permanent residents in 2000.

As the City stretches to accommodate the increased transient summer population, the quality of the visitor's experience is threatened by crowding, the environment is burdened, demand for City services and facilities reaches peak proportions, and the quality of life of the permanent residents suffers unfairly.

Many environmental evaluation and pollution control studies have been conducted by state and local agencies and citizens' groups, which provide valuable information about Newport's extensive natural resource base. As a result of these studies, large coastal areas of exquisite natural beauty with recreational and ecological value (such as Newport Harbor, Fort Adams, Rose Island, Brenton Point, Cliff Walk, and Easton's Beach) have long been accepted as being worthy of protection. How these areas are managed, therefore, will continue to be of great concern to the public.

Of growing concern is the accumulated effect of the destruction of many smaller habitats whose value is not immediately obvious on a commercial scale. One example is freshwater wetlands that do not contain commercially valuable fish or shellfish and are not used for drinking water.

Additional studies by the Soil Conservation Service, the State DEM, and regional and local citizens organizations like Save The Bay, the Audubon Society, Easton's Beach and Pond Association, Citizens to Protect Rose Island, Friends of the Waterfront, Newport Tree

Committee, and many others will continue to provide valuable information about such treasured resources, including inventories, evaluations, and recommendations for their conscientious management.

Newport Environment and Ecosystem

Newport's physical, non-living environment and its climate naturally select for vegetation and wildlife that can be supported in the area. As is the case in other island communities, the variety of mammal species is particularly restricted here. Yet, because of the diverse vegetation found in and around the open fields, woodlands and wetlands, a broad spectrum of migratory birds are supported. These birds, in return, deposit seeds, further diversifying the vegetation, which helps prevent erosion and also recycles itself to build up and fertilize the soil, which supports the vegetation, which attracts the birds.

The complex, interdependent relationships between soil, vegetation and wildlife is called an ecosystem, vividly described as a "web." The Newport environment consists of a multitude of land and water based ecosystems, wherein each element performs multiple roles in supporting both its immediate and other habitat communities, affecting living environments throughout Narragansett Bay and beyond. Figure 5.3 depicts Critical Habitat Areas on the island.

An ecological gold mine, Narragansett Bay is an "estuary" where salt water from the ocean and fresh water drained from the land mix to create one of the earth's most diverse and abundant habitats. The global ecological importance of such estuaries is ranked along with tropical rain forests, fresh water wetlands, and coral reefs. The seriousness of the destruction of these habitats is confirmed by the rate and the alarming number of species that are currently being eradicated each year.

On Aquidneck Island, rain falls into one of two watersheds, affecting either our drinking water or the Bay as it flows according to the natural contours of the land. Aquidneck Island is the largest and most densely developed of all the islands in Narragansett Bay. How we use our land, therefore, has a significant impact on the quality and quantity of both our fresh and salt water resources and, consequently, on the vast number of far reaching land and water based ecosystems which are related through the complex environmental web.

Environmental Regulation

Almost as complex as our local ecosystem is the web of federal, State, and local agencies that oversee, regulate, and enforce a multitude of laws and programs affecting land and water use. The key regulatory bodies affecting Aquidneck Island are delineated in Table 5.1. The coordination of these bodies and programs is normally achieved through permit processes, which can take years. Even though the process starts and ends at the City level, the City has little to do with the enforcement of State and federal standards. For example, the State Department of Environmental Management (DEM) has jurisdiction over everything from parks to ISDS permits to recycling. Despite DEM's vast information network, it is understandably limited in its

enforcement capabilities. Some serious, chronic problems in the Ocean Drive area are failing septic systems/cesspools resulting in direct discharges into the Bay.

It is hoped that Newport can become recognized as a model environmentally-aware "Green City," encouraging economic development based on the premise that protecting the environment is good business.

If the City's zoning laws and ordinances were changed to incorporate State and federal environmental standards, then review and approval of new projects by a local Conservation Commission (or even an environmentalist on the planning staff) could drastically reduce the total time it takes to get a project permitted. The assumption here is that once comprehensive environmental standards are in place on the local level (incorporating State and federal standards that are prioritized to specifically protect Newport's unique environment), it would increase the likelihood of passing projects that are beneficial to the City. Thus, it is expected that rather than creating just another hoop for a developer to jump through, an early comprehensive environmental review process at the local level could significantly reduce overall permitting time. In addition, violations could also be handled speedily if brought by the Conservation Commission before the City's municipal court.

2. Land Resources

According to the 1988 President's Commission on American Outdoors, "natural beauty" was the most important attribute affecting the choice of outdoor destinations in recreation, travel, and tourism. Selecting for the "Green Tourist," a destination resort like Newport would do well, therefore, to maintain as much open space and natural scenic beauty as possible.

Trees

Island forests, which once covered a large part of the area, were decimated in the 18th century for farming and grazing in support of the growing population. During the Revolution, the few trees that had been left standing were cut for firewood, leaving open fields.

Thus, most of the trees in the City today are the result of public and private landscaping efforts as proven by century-old photographs that reveal the beginnings of the reforestation of much of the southern part of Newport. There, estate architects designed unique landscapes to beautifully compliment the architecture of the Gilded Age, to provide privacy and shade, or simply as a unique curiosity. The plantings, including many imported specimens considered then to be "social one-upsmanship," today are considered valuable enough to be worthy of protection by the National Registry of Historic Places. Figure 5.4 is a map of the Important Designed Historic Landscapes in Newport.

In addition to private efforts, many beautiful and majestic trees were planted along the public streets leading to the estates, as well as in the City's parks. Taken largely for granted today, Newport's trees are not only historic, they provide protection from pollution and shade from the sun. As visual amenities, trees are an important contribution to the quality of life in Newport.

Because the 20,000 or so public trees throughout the City are of varying age and historic importance, the management system should continue to be supported by the city to ensure that the total number of trees is not diminished and that the present amount of shade from the tree canopy can also be maintained for the benefit of future generations.

Woodlands and Open Fields

In neglected areas, mostly in the interior parts of Newport Neck, some woodland areas have gradually evolved from natural beginnings where open fields first became the home of a few shrubs. As animals and birds were attracted to this new vegetation (for food, for a place to hide, or to get a better view of the area) they carried with them the seeds that would determine future growth in the area, which would subsequently develop into a habitat attractive to other wildlife. Figure 5.5 illustrates Woodland Areas in Newport and Aquidneck Island.

In general, the size of the area left undisturbed is directly proportional to the diversity of species that will be attracted to it. A healthy diversity of species also maintains an ecological balance that keeps populations of "nuisance" species in check, such as mosquitoes.

In addition to habitat value and ecological integrity, vegetation in open fields and woodlands reduces the velocity of runoff and controls soil erosion.

Open fields, woodlands, and wetlands are invaluable for scientific study, recreational activities, open space, scenic vistas. Such natural areas also improve the general quality of life of the people living here. Natural areas are also useful as buffers between incompatible land uses and have traditionally been used to protect homeowners' visual privacy in addition to reducing audible disturbances.

3. Water Resources

Freshwater Wetlands

Because transitional wetlands do not always contain water throughout the year, they are not always easily recognized. Nevertheless, wetlands are known to be extremely fragile; they support important ecosystems when left in their natural state, reduce flooding, remove pollutants, and maintain groundwater supplies. Thus, they are protected by laws that make it illegal to alter them without a permit from the DEM.

While freshwater wetlands in Newport do not support commercially valuable fish/shellfish populations, Newport's shallow freshwater wetlands are particularly important as buffers around the coastal ponds (Almy and Lily) in the southern part of the City and at the northern end of Easton's Pond. Occurring elsewhere throughout the Newport Neck area, wetlands contribute significantly to the diversity of plant life and wildlife in the area and to its scenic value.

The State recognizes the tremendous importance of wetlands; however, DEM's wetland inventories are principally generated from aerial photographs, with only those areas of characteristic wetland vegetation being mapped. Salt, fresh, and combination-water wetlands in Newport are illustrated in Figure 5.6 using RIGIS data. Using this method, wetland soil characteristics are not necessarily taken into consideration.

Most of the inventories of Newport's freshwater wetlands, fish, animal and bird populations have been compiled from "guesstimates" based on what is present in the rest of the state. In order to accurately evaluate the combined significance of Newport's natural resources, more accurate inventories should be created and maintained. It is important to recognize, for example, that while the removal of a single small wetland area may not seem to be significant, the accumulated loss of many small wetlands scattered across a larger area may, indeed, pose a threat. In addition, maintaining natural areas, such as wetlands--even small ones--may prove to be the most economical way of preventing non-point (runoff) pollution from existing development.

Drinking Water

As previously mentioned with regards to wetlands, land use within the watersheds will have the greatest impact on our water quality. It is imperative, therefore, to secure strong commitments from citizens, property owners, and the municipalities of Middletown, Portsmouth, Little Compton, and Tiverton to ensure the preservation of the quality of the area's drinking water through comprehensive watershed land use planning and new regulations. Figure 5.7 illustrates Aquidneck Island Surface Waters.

Future development, land use, and stabilization and improvements to existing facilities are all areas that need to be carefully monitored because of their significant impact upon both the quantity and quality of the area's drinking water. It is important to note that the entire watershed area, as well as the majority of the drinking water's distribution system, lies outside of City limits. Further, there is a lack of public awareness as to the location of Aquidneck Island's drinking water system. The lack of physical restraints allows easy access for animals and humans to enter reservoir areas and the open stream and brook portions of the distribution system. The use of fencing that is currently being installed at the Lawton Valley station is an improvement. In addition, more effective signage would increase public awareness of sensitive reservoir and watershed areas.

Bailey's Brook is one of the foremost concerns pertaining to water quality. The brook is a major contributor to the gathering and carrier of water from the watershed. Because it is unprotected and has insufficient buffer setbacks, it is very vulnerable to contamination.

The current 154 miles of drinking water distribution piping throughout the City is presently being studied in order to prioritize and place piping replacement on a regular schedule. Sixty percent of the pipelines are more than 50 years old; some date back to the turn of the century. Approximately 15 percent of the pumped water is unaccounted for and is attributed to leaks. While this loss is acceptable according to industry standards, it is believed that it can be further reduced through metering.

The rates charged by Newport for water are reviewed and controlled by the Public Utilities Commission (PUC). Since most of the Aquidneck Island water system is controlled by Newport, the PUC represents those retail customers who are not represented by the Newport City Council and, thus, represents the interests of customers in Middletown and Portsmouth, who receive water bills from the City. Water rates do not encourage conservation, since cost decreases are afforded as water usage is increased.

The City's present drinking water treatment method uses chlorine against bacteria and algae. This process produces trihalomethanes (THMs), which have been determined to be a carcinogen. In the past the levels of THMs have, at times, exceeded acceptable environmental levels and have consistently tested at the high end of the State's standards at 100 parts per billion (ppb). A treatment system using ozone, which avoids the generation of THMs, was built a few years ago by EDA for the City of Newport. This system never worked and continues to be non-functional. A new drinking water treatment facility recently came on line, still using chlorine, but enhancements (improved filtering) should reduce chlorine usage and lower the average THM levels.

Issues related to drinking water are presently not provided a major voice in land use and zoning decisions, but this is beginning to change. Newport does have the ability to comment on Middletown and Portsmouth development plans that include watershed areas, and zoning is being changed to incorporate watershed protection concerns. The Island's water supply is a regional asset without any regional management controls or authority.

Because Newport is largely a built environment, regulations governing new construction will have little impact on water conservation. To protect water resources and to prolong the life of the City's newly constructed water and sewage treatment facilities, the City should look to innovative construction, reuse, and retrofit programs for existing residences, hotels, and businesses.

Figure 5.8 displays the distribution of both water and sewer infrastructure.

Sewage/Stormwater Treatment

Newport's new secondary sewage treatment facilities began operations in May 1991. The new Combined Sewer Overflow (CSO) facility at Washington Street came on-line in August 1991, just before Hurricane Bob hit the area. The re-engineered CSO facility at Wellington Avenue is 90 percent operational as of September 1991. In 2000, Earth Tech Corporation entered into contract with the City to maintain the sewage treatment system. Therefore all of the distribution, management and monitoring of the system has now been privatized.

Given the biological sensitivity of the secondary sewage treatment facility and the capacity of the CSO facilities, it will be necessary for the City to encourage maximum cooperation from citizens and businesses to ensure the long-term survival of these facilities. The introduction of grease, oil, and other toxics into the treatment system, either through the City's sewer lines or storm

drains, is of particular concern, as is the volume of sewage and rainwater being routed to the treatment plants.

Figure 5.9 depicts the sewerage and stormwater outfalls as well as the State water quality classifications.

Saltwater Resources

The coastline plays a key ecological role in providing habitat for vegetation and wildlife, which flourish in the unique environment where land meets the sea and where Narragansett Bay meets the Atlantic Ocean. Like freshwater wetland areas, the diversity of plant and animal life depends on the size of the area. Table 5.2 provides an inventory of the City's saltwater resources.

The birds most often associated with Newport and the seashore are herring gulls -- permanent, year-round residents of the area. In addition, approximately 35 varieties of migratory waterfowl stop over in Newport for the summer, including ducks, Canada geese, cormorants, oystercatchers, mute swans, mergansers, black-backed and laughing gulls, terns, egrets, ibis, and a few ospreys, which are making a comeback after near annihilation from DDT in the late 1940s. The widespread appreciation of migratory birds was powerfully demonstrated in 1976, when the appearance of a single Siberian Smew on Easton's Pond attracted birdwatchers from around the world.

Under the surface of the water exists another complex ecological web, which is primarily stimulated by changes in the seasons. Inlets, coves, and tidal pools along the City's undeveloped coast, particularly in the Ocean Drive area and including the large salt marsh at Cherry Neck Creek, serve as both nurseries and supermarkets in this fascinating underwater world.

Full of microscopic organisms, Newport's waters are a hearty soup for hungry plankton feeders. Here, each level of life is a level in the food chain, for there is a larger organism that must eat it to survive. Nature's own system of checks and balances works well, except when there is outside interference.

Since the mouth of the Bay is only about 150 miles from the Gulf Stream, unusual tropical fish can sometimes be found in Narragansett Bay, including small barracuda and sea horses. Tautog (or blackfish) stay in the Bay year-round, while winter flounder trade places with summer flounder, ensuring a constant supply for fishermen. Lobsters and quahogs are also considered to be constants in Bay waters, and oysters, which were fished out in the 1940s, seem to be making a comeback along with Bay scallops. Figure 5.10 shows the principal areas for Aquidneck Island shellfish beds.

Whether large or microscopic, it appears that all saltwater creatures have some ecological, commercial, and/or recreational value. The waters in which they live have been used over the years by humans chiefly for commercial purposes -- first for fishing, then for shipping and trade, boat building and manufacturing, and transportation. Newport's waters were also used by the military for torpedo testing, among other activities, and have provided a convenient sewer for domestic and industrial wastes. Newport has had difficulty in complying with federal and State clean water standards, as our sewage and stormwater treatment facilities have been improved only very recently. Figure 5.9 shows the number and location of stormwater and sewer outfalls into Newport Harbor and Narragansett Bay along with DEM's Water Quality Designations. These necessary discharges preclude the use of Newport Harbor as shellfishing grounds.

Newport's saltwater resources will continue to be appreciated by large numbers of people as a floating playground for popular recreational activities such as swimming, boating, sport fishing, nature study, photography, and painting. How recreational demands are balanced against traditional commercial and economic demands will continue to be of concern to the State and to the City. Figure 5.11 shows the RICRMC water type classification scheme for Newport.

By maintaining an open dialogue between conflicting user groups and through continued educational programs aimed at all levels, it is expected that more and more people will accept conscientious, cooperative roles in the future management of valuable saltwater resources in Newport and throughout the State, preventing overuse, misuse, neglect, and pollution.

4. Newport Harbor

Nowhere else in the City are competing (and sometimes conflicting) needs and uses concentrated more than in the Harbor area. In addition, the importance of the Harbor is further recognized and emphasized by the number of federal, State, and local regulatory authorities that have overlapping jurisdiction.

In order to "identify issues, goals, and priorities for better coordination and management in Newport Harbor," federal, State, and local officials and the public met over a nine-month period in 1984 to create a Special Area Management Plan (SAMPlan) for Newport Harbor. According to the general findings of the SAMPlan, the purpose of the document was to ensure "the continued ability of Newport Harbor to sustain its unique blend of recreational, water-oriented, and commercial uses," recognizing that this effort would "require increasing coordination between local and state planning and regulatory agencies" (SAMPlan, p.79). The SAMPlan was designed to integrate water area management practices, land use, and public access issues in a comprehensive manner. A number of the broader concerns faced by Newport and other waterfront municipalities throughout the State include the following:

- A. The growth and alteration of the waterfront, which has led to the displacement of fishing and commercial vessels from traditional berthing areas and moorings, in favor of recreational vessels and residential and "transient guest" uses.
- B. The probability of shutting out access to many middle-income people because of increasing mooring costs and limited boat launching ramp and parking facilities.
- C. Density of moorings and impacts to water quality from overboard sewage discharges, leaks of gasoline, and the leaching of toxic bottom paints.
- D. Conflicts over the priority of mooring assignments satisfy the demands of residents, non-residents, and commercial users.
- E. Provision and/or protection of support facilities, such as public access, service facilities, dinghy docks, showers, rest rooms, and parking for boaters' cars and trailers.

The Newport Harbor Management Plan (HMP) has been drafted during the past three years and will be presented to the Council by the end of 2002. The HMP is a comprehensive and detailed plan that addresses the above concerns and presents solutions to many of these issues. The City's priority is to improve the use of the Harbor and the accessibility to information and resources the Harbor Master has to offer. With the adoption of the HMP, the City will create a system to manage and maintain the quality and character of its most valuable resource.

The State CRMC encourages municipalities to establish a Harbor Management Fund that would receive all income from mooring fees and other uses of local tidal waters to offset expenses directly related to use of harbor resources. Besides covering obvious harbor expenses (salaries of harbor master, assistants, and office staff; boat maintenance; etc.), a Harbor Management Fund could be a reliable source of money to improve and maintain those additional ancillary public facilities and services that would be defined as harbor-related by the new Newport Harbor area management plan.

5. Air Quality and Noise Pollution

Air Quality

Newport's air quality is enhanced by prevailing off-shore winds. Summer breezes typically are from the south. Storms moving up the coast usually cause easterly winds, since the storms tend to rotate clockwise. Only the strong north winter winds pass over large expanses of land before they pass over Aquidneck Island. Although the general air quality has never been a major health concern, it is not without faults. Unfortunately, there are traces of elements from chemical-related industries located in New York and New Jersey. The path of the air from the south is periodically confirmed in the spring by the finding of marked balloons released as children's science projects. Because of our location and the direction of the winds, acid rain (sulfur dioxide from coal burning), nitrogen oxides, and carbon dioxides do not seem to be a concern.

Air pollution meteorology information is typically provided to the public by the television and radio media and is limited to ozone and pollen levels.

One of the most noticeable detriments to Newport's air quality is exhaust fumes from standing automobiles, trucks, and buses that are left running for long periods of time or that are stuck in traffic. Vehicle operators should be encouraged to turn their engines off while standing or loading. Unless transportation policies on federal, State, and local levels are focused away from highways (which encourage the use of automobiles) and instead on a broad spectrum of public transportation services, the traffic congestion and resulting degraded air in Newport will continue to be noticeable, especially during the summer when traffic counts are high.

Air quality problems can be reported via two paths. Reports of air quality problems can be made during normal working hours to Newport's Zoning Enforcement Office, which then initiates an investigation. If the police are called, they will initiate the investigation under the code of nuisances.

The City ordinances address air quality as it applies to visible particulate (dust, dirt, fly ash, and smoke) and odiferous elements, excluding manure and other fertilizers, apply. There is no apparent provision to legally pursue abatement of the smell from the preparation of restaurant foods.

City ordinances do not formally delineate the responsibility for the immediate response to determine an unknown material's toxicity. A spill resulting from a transportation accident is an example of the origin of an unknown material. Further, there is no existing local ordinance by which the City could demand the elimination of residential wood and coal burning in a high pollution air quality emergency situation.

Air quality is not addressed as an outside and inside issue. The existing Newport ordinance infers that it excludes indoor air pollution concerns. The recent wave of "no smoking" policies established by local companies and businesses in an effort to improve inside air quality is to be applauded.

Related to air quality is the issue of electric radiation fields associated with high-tension wires. Besides being a visual eyesore, poles and wires are easily downed by wind, ice, and snow storms. A systematic program for putting all lines underground throughout the City would be desirable from many perspectives.

Noise Pollution

Newport is not an industrial city and, therefore, does not generate the sounds of manufacturing. However, because of the limited land resources, businesses do closely border residential areas, especially in "mixed use" areas. Mixed use areas are zoned areas where retail stores and residences coexist. Certain business activities do generate, at times, excessive sounds that overflow into residential homes.

The major complaints in mixed-use areas stem from loud noises associated with bars and restaurants that play music and/or attract loud customers. Because of the mixed-use zoning and compact nature of the City, residents are also subjected to the sounds of vehicular traffic.

City Ordinance Chapter 8.12 thoroughly defines noise and describes the means to measure it as well as the acceptable sound limits and associated time of day (as applicable). All zones have established sound limits for specific times during the day. The Zoning Ordinance also references "noise" as a performance standard. The Police Department and Zoning Division are responsible for enforcing noise abatement.

III. CULTURAL RESOURCES

A. INTRODUCTION AND BACKGROUND

"The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future."

John Lawrence, Dean, School of Architecture, Tulane University

Along with its extraordinary natural resources, Newport's historic, architectural, and maritime resources are the City's greatest assets in shaping a vision for the future. The City recognizes that the preservation of our cultural heritage protects the unique character of Newport and provides important environmental, economic, and educational benefits to the community.

Newport's physical landscape is the product of over 350 years of residential and commercial interaction. From its origins as a bustling colonial seaport to its present day situation as a fashionable seaside vacation spot, Newport's character has been influenced by its proximity to Narragansett Bay. Throughout the City's history, Newport harbor has remained a focal point of growth and change and a central part of Newport's economic and cultural activities.

The City's urban character reflects distinctive periods in Newport's historical and cultural development. The variety and quality of representative architectural styles distinguishes Newport as a unique model for preservation efforts. The colonial town rests comfortably beside the Victorian resort, while the twentieth century has integrated its own unique mark into Newport's urban landscape.

Of equal importance to the City's architectural heritage is the relationship between the built environment and the social contours of the community. Commercial buildings and residential structures reflect our history and are part of our collective past. Architecture is also the product of human endeavor; it captures a cultural moment and mirrors the tastes, needs, and activities of a community of ordinary people. The evolution of land use patterns and neighborhood settlement establishes a broader context for preservation planning.

1. Historic Context

Newport's architectural heritage, now spanning three centuries, was evolved chiefly during its first years of settlement, its pre-Revolutionary period of maritime growth, and its many years as a popular resort. Although most of Newport's distinguished buildings from the early period are from the eighteenth century, there are still some important seventeenth-century houses, as well as many post colonial and Greek Revival structures which have survived. Newport is fortunate to have nine early public buildings remaining. These buildings alone are enough to insure Newport's distinction as an early New England town. Their merit has long been recognized, as has the worth of the great private homes of the eighteenth-century merchant princes.

Newport was founded in 1639. Early industries were farming, fishing, and shipbuilding. By 1680 Newport had become a thriving seaport town. Seventeenth-century Newport was a town of some four hundred houses, nearly all built of wood with only a handful constructed of stone. These structures were all medieval in design and construction. Only ten of these early houses, the largest number in any Rhode Island town, have survived. All of these, however, have been heavily remodeled or incorporated as wings into larger structures that were erected in the eighteenth century. The best preserved, although considerably remodeled, of Newport's seventeenth-century structures is the Wanton-Lymon-Hazard House.

Few public buildings went up in Newport until the last two decades of the seventeenth century. The Stone Mill and the Quaker Meeting House are probably the only surviving non-domestic buildings of the seventeenth century. Both stand among Newport's most important colonial buildings. Unique in form, but with its roots deep in Rhode Island stone building tradition, the Stone Mill is perhaps the earliest, and certainly the most imposing example of seventeenth-century masonry left in the state today.

By mid-eighteenth century, Newport was the most prosperous seaport on the eastern coast. The numerous surviving historic structures largely date from Newport's era of greatest prosperity, from 1740 to 1775. By the end of this period, as a result of its great wealth, Newport had rebuilt itself, changing from a medieval-looking town to an urban center of Georgian churches, public buildings, and houses. The new or remodeled buildings were still nearly all constructed of wood and as late as 1793 there were still only six brick structures in the town, including the Brick Market and the Old State House.

Newport's numerous Georgian structures lavishly illustrate the mid-eighteenth-century architectural history of one of the colony's major ports. Mansions of the wealthy merchants reflect the prosperity which flourished in the years prior to the revolution. Because of the work of Richard Munday, a noted local master carpenter, and of Peter Harrison, one of the most famous and accomplished of the colonial architects, Newport's Georgian public buildings rank among the most advanced and academic in style of those erected in the colonies during the eighteenth century. Newport's unique architectural character as a colonial city, however, lies not only in its fine public buildings and mansions of the wealthy merchants, but also in the scores of smaller eighteenth-century dwellings and shops that still largely occupy the old part of the city. Modest in design and detail, all are harmonious in scale and materials and establish a coherent architectural background which unifies the public buildings and larger houses of the wealthy merchants into a landmark district.

Newport's prosperous development was completely undermined by the outbreak of the Revolution. Between 1776 and 1779, the British army occupied Newport and both destroyed hundreds of buildings and the town's economy. With the coming of peace, Newport's former trade failed to revive, and not until the first decade of the nineteenth century did the city slowly begin to recover from the effects of the Revolution. This revival was short-lived, and the city went into another decline as a result of the Embargo Acts of 1807 and 1809, and the War of 1812. From 1815 to 1828 Newport remained in a state of suspended animation.

Another hundred buildings, erected between 1784 and 1840 and illustrative of the Federal and Greek Revival styles, have also survived. Built during the depression years, these latter structures are largely overshadowed by the many fine pre-Revolutionary houses. The historic structures are largely concentrated near the waterfront and situated within eighteenth-century limits of the town. Modern structures in this area are few and do not seriously mar the general historic setting.

It was not until the 1830s that the city again began to prosper. This time its growth was as a summer resort and not as a port, a characteristic still true today. The building of the summer colony in the second half of the nineteenth century has made Newport rich also in nineteenth-century domestic architecture. The development of a vigorous American domestic architecture during the nineteenth century appears here in all its phases, from the early Gothic Revival houses and Italian villas of the 1830s and 1840s through to the shingled and Colonial Revival houses of the 1880s to the turn-of-the-century Renaissance-inspired palaces--all seen here in such large scale and in stupefying abundance.

This nineteenth-century architecture along Bellevue Avenue and eastward to the ocean shore is an equally significant part of the composite picture of a town whose development must be told in terms of widely divergent elements. The opulence of the nineteenth-century resort architecture, still largely intact and clearly evident, may be interpreted as nineteenth-century parallel to the now submerged opulence of the old colonial port town; with the great difference, however, that the luxury of the more modern architecture represents the wealth of national mercantilism distilled into one small summer resort.

The Newport summer residents and vacationers helped to maintain the city's prosperity into the twentieth century; in addition, the local economy received a major boost from the ongoing presence of a transient military population stationed at the naval base and War College. Twentieth-century development has concentrated in Washington Square, where many fine Colonial and Federal mansions had, by 1930, succumbed to commercial redevelopment, superseded by several Georgian Revival and Neoclassical buildings. The most prominent new buildings erected were the Newport County Courthouse (1926) and the Savings Bank of Newport (1929). Although the disintegration of Washington Square's earlier fabric is unfortunate, these fine early twentieth-century buildings merit preservation for their own architectural significance and place in the city's development.

During the mid-twentieth century, Newport's economy slackened--the building boom was over, the mills closed, and the activity of the seaport dwindled. In recent years, there have been efforts to stop blighting conditions. These efforts of the city and the area's residents have produced substantial results. The Economic Recovery Tax Act of 1981 provided tax credits for certified rehabilitations of certified historic structures. This act, along with the Tax Reform Acts of 1984 and 1986, provided the impetus for preservation activities on a large scale and proved to be the basis for preservation planning of the future. The results are evident in the heritage tourism enjoyed by the city.

As a place, as city and suburb, as the home of scores of architectural landmarks, Newport is without peer in the world. The preservation of this unparalleled collection as part of a living city is a challenge, but it must be met for both present and future generations.

B. INVENTORY OF PRESERVATION RESOURCES: ORGANIZATIONS, ASSOCIATIONS, AND COMMISSIONS

The current level of preservation results from the combined efforts of state and municipal commissions as well as the activities of private organizations and individual members of the community.

1. Municipal Preservation Activity

In Newport today, over 1900 properties are protected by historic area zoning. Approximately 40 percent of the City is part of the Historic District (see Figure 5.12 and HDC map in Land Use Element). Title 45-24.1 of the General Laws of the State of Rhode Island establishes the authority, criteria, and process for historic area zoning. The Zoning Ordinance of the City of Newport designates the Newport Historic District Commission (HDC) as the review authority for the City on historic preservation. The HDC must review and approve any new construction, exterior alteration, or demolition of properties within the Historic District or on a list of specified historic properties.

To the extent allowed by law, historic district zoning is one way in which the City has integrated preservation values into the planning process. It has been very successful. Enacted in 1964, historical area zoning has the following objectives; to stabilize and improve property values; to preserve specific buildings; to foster civic beauty; to strengthen the local economy; and to promote the use of such districts and specific buildings for the education, pleasure, and welfare of the citizens of Newport.

Historic district zoning has had major positive impacts for the City. It has served to improve the quality of deteriorated historic structures through proper rehabilitation actions. At the inception of historic district zoning, the Historic Hill and Point neighborhoods contained many blighted properties. They are now among the most desirable residential neighborhoods in the City, and provide the location for historic home and garden tours. Although historic district zoning is not in-and-of-itself responsible for this transformation, it insured, as homeowners nationwide became active and enthusiastic in historic preservation, that these Newport homes would be renovated in a fashion appropriate to each structure and district.

Historic District Zoning has also served to protect the quality and historic integrity of large historic areas. During the height of the building boom which Newport experienced in the 1980's, historic estates within the Ocean Drive National Historic Landmark District experienced an influx of large multi-family condominium and apartment complexes, as well as the conversion of existing structures to multi-family units. The new construction was intrusive in terms of its large scale and incongruity with the existing historic architecture, and obliterated the designed historic landscapes associated with the properties. As a result, a small portion of Ocean Drive was

removed from the National Register District. In response to a need for stricter preservation controls, the City soon expanded its local historic area district zoning to include significant portions of Ocean Drive and Newport Neck. This points out that, in-and-of-itself, National Historic Landmark status does not protect a property from inappropriate development. In fact, development of these properties may only be regulated when federal funds are utilized. The City's Historic District Zoning, therefore, affords much greater protection to historic resources.

As an additional protection to Newport's larger historic properties, the City's Zoning Ordinance was amended to prohibit multi-family development of new construction in all zoning districts represented in the Bellevue Avenue and Ocean Drive areas. In these areas known for their grandly-scaled estates, multi-family is permitted by special exception only, and may only take the form of conversion within the confines of existing structure. The result of this action is that, although multi-family development still may take place along Ocean Drive and the Bellevue Avenue Estates districts, it has not had a detrimental effect upon the exterior of the historic buildings, their appurtenances, and their grounds.

Widespread preservation of the City's historic resources has provided an important benefit to the island's economy. As the economic base of Newport and the island as a whole has become more and more dependent upon the tourism and convention industry, the value of City's historic resources has been a huge asset in attracting visitors to the City. Whether it be a tour of one of the magnificent "summer cottages" or a simple walk through a historic neighborhood, Newport offers a wide range of experiences within the historic context which insures that visitors will return again and again. As the trend in "heritage tourism" grows nationwide, Newport is well-situated to benefit, and should make sure this is adequately covered in marketing efforts. The policies and recommendations under Goal 4 in the Economic Development Element of the Plan address this in greater detail.

Lastly, the reservation of Newport's historic resources has provided Newport residents with a beautiful place in which to live and work, and a strong sense of our ties with earlier times. The ever-present reminders of the City's history are one of the pleasures of life here.

Over the years, approximately ninety percent of all applications to the Historic District Commission have been approved in original or revised form. The City's zoning enforcement staff, acting in tandem with concerned neighborhood residents has enabled the HDC to ensure that construction is allowed to move forward only after their review of a project. Over the years, the only negative associated with historic district zoning has been those occasions when property owners are not in agreement with the objectives of historic district zoning or are in opposition to all regulatory controls which would inhibit their right to develop their property as they wish. To address this, there is a need for more public education so that the benefits of historic district zoning - such as increased property values; preservation of an important part of Newport history; neighborhood cohesiveness and attractiveness; and a greatly enhanced heritage tourism resource - are understood and appreciated by all. To continue an effective stewardship of Newport's historic resources, the City must expand the preservation ethic into all areas of municipal operation.

The City's Demolition Delay Ordinance, enacted in 1991, came about as a result of public outcry over the demolition of historic homes adjacent to Newport Hospital, which utilized the property

for institutional expansion. whereas the City's historical area zoning regulates demolition within local historic districts, laws were needed to protect structures outside these areas. The demolition delay ordinance establishes a Planning Board review process which can result in a building's retention, transfer to another site, or, in some instances, its demolition when the structure is in serious physical decay and other alternatives are not feasible. Among other factors considered are a structure's importance within its neighborhood and its value as a historic structure or site. Since its enactment, the demolition delay ordinance has been called into play and historic structures saved. In some instances, this has been due to their transfer to other locations. although such transfers result in the preservation of a building, structures removed from important locations can serve to weaken the built fabric of a neighborhood and streetscape.

2. State and Federal Preservation Activity

Municipal preservation activities are supplemented by the functions of the Rhode Island Historical Preservation Commission (RIHPC). The RIHPC was established in 1968 by an act of the General Assembly to develop a state program under the aegis of the Office of Archaeology and Historic Preservation, Heritage Conservation and Recreation Service, United States Department of the Interior. The RIHPC is charged with the responsibilities of: conducting a statewide survey of historic sites and places and, from the survey, recommending places of local, state or national significance for inclusion in the National Register of Historic Places; administering federal grant-in-aids to National Register properties for acquisition or development; and developing state historic preservation plans.

The RIHPC has identified, documented and evaluated historic properties in three areas of the City: the Kay/Catherine/Old Beach Road area, the West Broadway/Broadway neighborhood, and Southern Thames Street. A grant from the RIHPC has enabled the Newport Historical Society to continue the documentation process. Under the direction of the Society's professional staff, volunteers have contributed their time and effort to expand the existing inventory of Newport's historic structures. In addition, 48 individual properties have been designated as part of the National Register of Historic Places by the National Parks Service. Four areas of the City are federally registered National Historic Landmark Districts and three additional areas are National Register Districts. These districts are listed in Figure 5.12 and Table 5.4. Also provided in Table 5.4 is a listing of individual historic properties by owner/responsible organization. Because Newport's historic heritage is extensive, this listing cannot be considered comprehensive.

The RIPHC has played an important role in documenting archeological sites in the City. The survey process is ongoing and site files are continuously updated to reflect new data. Archeological sites fall within three areas of classification: sites on the National Register, sites eligible for the National Register, and areas considered sensitive based upon predictive land use models. Newport's archeological sites are shown in Figure 5.13. Survey data is generalized to mask the true location of archeological sites to protect them from vandalism. RIGIS data are presented in blocks that are 20 acres in size. For planning purposes, this 20-acre block should be considered archeologically sensitive.

More recently, the Federal Government has played a lead role in promoting preservation and its benefits among the citizens of Newport. The Economic Recovery Act of 1981 established tax credit programs where up to 25% of the restoration costs could be credited towards income taxes. This was instrumental in the historic rehabilitation of many of the City's three-to-five family structures, and also led to the conversion of rental units to condominiums, whose new owners benefited from the use of the tax credit.

On the state level, the RIHPC play a major role in providing preservation information to local government and the general public in an effort to increase the awareness of the issues as well as technical and financial assistance for historic preservation. In action, grants are available to communities for research and documentation of historic resources.

3. Private Initiatives, Community Organizations, and Non-Profits

Organized preservation efforts in Newport began in 1945 with the establishment of the Preservation Society of Newport County, one of the oldest preservation organizations in the country. It was established initially to preserve the Hunter House but over the years has expanded and now has about 2,700 members. Its activities include; preserving and maintaining eight mansions in the county including Rosecliff, Marble House, King's Cote, and Elms; actively pursuing private funds for restoration projects and publication of books and other informational materials. Of the books, one of the most famous is " The Architectural Heritage of Newport, Rhode Island " written by Antoinette Downing and William Scully, Jr. Published in 1951, the book traces architectural development from 1640 to 1915 and served to document Newport's "cultural background and its architectural inheritance of true importance", thus fulfilling a most pressing need of the times.

Among other notable efforts by the citizenry, Operation Clapboard was started in the early 1950's by residents alarmed by massive demolition of historical properties especially in declining neighborhoods. The operation was responsible for protecting vulnerable historical properties by providing for deposits on the properties for later sale or acquisition. However, the operation is no longer in existence. Also during this time, the Newport Restoration Foundation was founded through the efforts of Ms. Doris Duke, whose contribution helped acquire over 65 historical properties in need of preservation. These fully restored properties are owned and managed by the Foundation as rental housing.

Local and Statewide preservation plans are strengthened by the efforts of private agencies and individuals who share a concern for protecting Newport's historic and cultural resources. In recent years, collaborative efforts between the public and private sector have resulted in the historic preservation and rehabilitation of two important buildings owned by the City of Newport. The City joined forces with the Rose Island Lighthouse Foundation, resulting in the preservation of the structure; its return to use as a lighthouse; and its development as a bed-and-breakfast and living museum. Also, the City has worked with the Brick Market Foundation, formed to rehabilitate the historic Brick Market Building on Thames Street, and its adaptive re-use as a museum of Newport History, operated by the Newport Historical Society.

The level of interest and commitment is demonstrated by the quantity and quality of community organizations and commissions. A representative list includes the following:

- Newport Historical Society
- Cultural Commission
- Preservation Society of Newport County
- Newport Restoration Foundation
- Museum of Yachting
- Cliff Walk Society
- Rose Island Lighthouse Foundation
- Tennis Hall of Fame
- Newport Tree Commission
- Historic District Commission
- Friends of the Waterfront
- Easton's Beach and Pond Association
- Newport Naval War College Museum
- Newport Art Museum
- Redwood Library
- Newport Public Library
- Salve Regina University
- Beechwood
- Hammersmith Farm
- Belcourt Castle
- Hill Association
- Point Association

- South End Association
- Brick Market Foundation

Although the City's historic resources create its distinctive urban landscape, Newport's cultural resources support and maintain a unique spirit of place attractive to residents and visitors alike. The arts, culture, and leisure reflect Newport's heritage and express the traditions, activities, and interests of the City's most valuable asset -- its people. The City recognizes that investment in the arts and cultural organizations reinforces community vitality and enhances the quality of life for all.

Throughout its history, Newport has provided both a home and an inspiration for artists and crafts people engaged in a variety of creative endeavors. Newport's physical beauty continues to attract a wealth of local talent and encourages a supportive, communal environment for individual artisans. The level of cultural activities in Newport is as diverse as the community itself and represents an intricate network of individual enterprise, institutional programs, and independent events.

4. Cultural Organizations and Agencies

Educational and cultural institutions play a critical role in preserving and promoting the city's cultural heritage. Newport's arts organizations, libraries, museums, churches, and colleges are spearheads for cultural programs and events. For a number of organizations, public programs are the product of a larger mission: to collect, preserve, and share the material culture of Newport's collective past. Local institutions should be recognized for their efforts in the areas of collections development and preservation of books, manuscripts, artwork, furniture, photographs, architectural drawings, maps, textiles, ephemera, and other artifacts which are the products of over 350 years of Newport history. These organizations contribute tangible benefits to the community by providing access to collections and by developing educational opportunities in the disciplines of history, art, music, dance, drama, film, and the decorative arts. Increased awareness, appreciation, and respect for our cultural heritage is an important safeguard for its continued growth.

In addition to the larger facilities, Newport is home to a growing number of smaller organizations and private businesses that enhance the city's image as a center for the creative and performing arts. For a small community, Newport hosts an eclectic blend of cultural activities for residents and visitors alike. Groups which contribute to the City's creative climate include The Rhode Island Shakespeare Theater (TRIST), The Incredible Far Off Broadway Ensemble Theater (TIFOBET), the Newport Playhouse, the Jane Pickens Theater, Island Moving Company, the Newport Arts Festival, Concerts-on-the-Island, Swanhurst Chorus, the Newport Childrens Theater, the Swinburne School, and Flickers - the Newport Film and Video Society.

A variety of organizations exist at the State and local level to encourage arts and humanities activities. Through funding, technical assistance, and promotion, these agencies seek to develop

and expand cultural programs. They include the Rhode Island Committee for the Humanities, the Rhode Island State Council on the Arts, the Rhode Island Heritage Commission, and the Newport Cultural Commission.

5. Special Events

Special events such as the Newport Jazz and Folk Festivals, the Newport Music Festival, the Blessing of the Fleet, new and used boat shows, the Classic Yacht Regatta, house and garden tours, Newport in Bloom, Christmas in Newport and the Winter Carnival add their own flavor to the City's cultural calendar. In addition, the festivals and fairs sponsored by neighborhood groups, churches, and ethnic organizations round out the celebration of Newport's cultural heritage.

C. ISSUES

1. Historic Preservation

The objective of Newport's historic preservation program is to protect significant architecture, landscape features and neighborhood identities because they contribute to the City's environment, economy and culture. By protecting Newport's form, scale, and character, preservation can be used to find a common ground between the legacy of the past and the promise of the future.

Today, the greatest threat to the preservation of historic resources in Newport is development pressure, particularly in the City's waterfront area which is not protected by historic area zoning. This has taken many forms, but the greatest risk involves new construction which is incompatible with its setting in terms of design, scale, site plan, or building materials; and new development which does not respect the historic wharves, street network, view corridors and vistas. With the close of the 1980's, recession hit the United States and development pressure has significantly slowed, greatly reducing the risks to Newport's historic resources. This provides an excellent window of opportunity to revise ordinances, draft new laws, and develop other initiatives which will be in place when development pressures once again threaten Newport's historic resources.

Another threat to Newport's historic resources is simple neglect by property owners. In some of these cases, education would be a solution; in others, where economic limitations constrict a property owner's ability to make improvements, public financing mechanisms should be explored. The City currently operates a 3% residential rehabilitation loan program for eligible home owners. These funds are available and have been utilized in historic preservation activities.

One final threat to historic resources is a lack of awareness by some property owners regarding the true value of a public policy of historic reservation; the value of historic properties and the need for proper rehabilitation. The threat here is that this lack of awareness, when active in the political arena, can make its voice heard and result in the weakening of policies and practices regarding the City's Historical Area Zoning. Examples of this are public resistance to expansion of the historic district; complaints about the operations of the Historic District Commission; or reluctance to make appropriate improvements to the exterior of historic structures. The proper

means to address this threat is education. Both residents and their elected representatives should be the target of ongoing educational outreach by the Historic District Commission. The resulting change in attitudes, although not a measurable outcome, will nonetheless play an important role in the continuing process to preserve Newport's historic resources.

Although Newport has made significant strides in achieving its historic preservation objectives, the City must continue to assess and strengthen the commitment to protecting its historic, architectural and maritime resources. To reach this goal, preservation values must be incorporated in a more comprehensive fashion into the City's development and planning process.

Historic area zoning provides only one way in which the City can implement its preservation policies. Other strategies may be useful to develop and promote a broader preservation agenda. Preservation should play an integral role in amendments to the current municipal zoning ordinance. For example, the recent adoption of a demolition delay ordinance demonstrates a further integration of the City's preservation objectives into overall community planning. Strengthening the site plan review process to include design standards is another avenue to explore. Archeological sites can be afforded some protection by requiring professional surveys for building projects within archeologically sensitive areas. The State zoning enabling legislation passed during the 1991 legislative session now allows such standards to be incorporated into the local zoning ordinance.

The City should evaluate the need for expanding historic area zoning; however, alternatives such as conservation districts may be a more desirable mechanism to protect the character of Newport's neighborhoods. Neighborhood conservation can be tailored to meet the needs of older neighborhoods undergoing significant social and physical change. The goal of this program is to protect the residential character of neighborhood life. In many cases, these neighborhoods do not contain specific buildings or areas that could be considered candidates for preservation. Nonetheless, the neighborhoods themselves are the objects of regulation to preserve the neighborhood character. The emphasis is on neighborhood conservation and not specifically architectural preservation. Under a well-crafted neighborhood conservation ordinance, new development can take place, but must be compatible with the character of the neighborhood, especially with regards to neighborhood such as setbacks, building material, scale, massing, or landscape design. This approach is well suited for older Newport neighborhoods which have unique characteristics, although not necessarily a significant number of historic buildings.

Because the documentation of Newport's historical resources will also provide the justification for regulations enacted in their defense, another step toward protecting Newport's historic resources will be to increase the documentation for those areas in which more information is needed. The areas in particular need of more documentation are the Ocean Drive, Bellevue, and Broadway/Newport North districts which contain significant natural and architectural resources. Another area with potential for further research and documentation is the field of underwater archaeological resources. Newport with its rich maritime heritage and past harbor activities coupled with a unique geographical setting should prove to be a gold mine of undiscovered underwater resources both natural and historical.

The first stage of review and evaluation should include a program of education directed at clarifying the appropriate use and benefits of an active preservation policy. Because Newport does not have a historic preservation office, the Historic District Commission could serve as the vehicle for increased outreach to the community. Public workshops, direct contact with neighborhood groups, and the publication of a series of neighborhood booklets and informational pamphlets could increase public understanding of historic preservation. Certified Local Government (CLG) funds may be available to support these education-related activities.

For many years, historic preservation has been synonymous with the restoration and/or rehabilitation of significant historic structures. This approach has generated both positive and negative results in the community. The constructive aspects of Newport's preservation plan are readily apparent in the quantity and quality of its architectural resources. Of greater concern is the perception that historic preservation is an elitist policy that places undue constraints on the rights of individual property owners.

Many residents are concerned about the social impact of preservation policy on property values, tax rates, and the rights of property owners. Because of these issues, several neighborhoods have become the centers of vocal opposition to and misunderstanding of the intent of preservation. These negative perceptions impede the extension of preservation's potential benefits to the community -- to protect the form, scale, and character that shape the quality of neighborhood life. In addition, preservation efforts have been interpreted as anti-development, therefore impeding the growth necessary to sustain and support a healthy economic climate. Previous attempts to extend historic area zoning have met with strong opposition because of these beliefs.

Such beliefs are not unique to Newport. To create a more receptive environment for preservation activities, the City must expand its efforts to educate the public about the goals of a strong municipal preservation program. Beautiful neighborhoods, an increased awareness of our cultural heritage, an expanded tax-base, and higher property values result in tangible benefits for local residents. Contrary to the notion that preservation hinders growth, a strong preservation agenda promotes economic development by protecting community assets. Newport's charm is with its authenticity. As a premier vacation destination, Newport cannot ignore that the ever-increasing heritage tourism dollars brought into the community are largely due to the City's magnificently preserved historic structures.

By taking an active role in preservation planning and educational outreach, the City has an opportunity to make preservation an attractive choice for homeowners and developers. Under the Historic Rehabilitation Tax Credit of 1981, significant tax credits were available to investors involved in historic preservation projects. Since the 1986 Tax Reform Act, tax credits have been reduced to 20 percent of the initial investment with a credit cap of \$7,000 in any one year, resulting in a decrease in historic rehabilitation projects statewide. To invigorate historic preservation and neighborhood revitalization, the City should explore opportunities to create incentives at the local level. Expansion of the Community Development Block Grant (CDBG) housing rehabilitation program could include a historic preservation element. In addition, the City could provide residents with access to information about State programs such as the Rhode Island Historical Preservation Grant Fund, the Historical Preservation Loan Fund, and the

Historical Preservation Residential Tax Credit. All of these programs are administered through the Rhode Island Historical Preservation Commission.

Many people mistakenly assume that a plaque on a house or National Register status protects individual properties or districts from the alteration or destruction of their historic character. The municipal zoning code, however, is the only mechanism which can provide adequate protection of Newport's historic urban landscape. Although 40 percent of the City is part of a designated historic district, a significant portion of Newport's waterfront areas and neighborhoods remain unprotected by any guidelines that take into account historic or cultural value. Further efforts are necessary to ensure that Newport retains the character and charm of its harbor and residential areas.

The harbor area is one of the City's most fragile zones. If development is insensitive to Newport's maritime heritage, intensified use could destroy the remaining vestiges of a working waterfront. New zoning ordinances such as the Traditional Maritime Zone have attempted to regulate and guide future development and land use patterns. More attention needs to be directed in coordinating these strategies with comprehensive preservation planning. The extension of the local historic district to include the harbor area will be one of the most important local initiatives towards preservation. Historic area zoning provides the most comprehensive level of protection available to regulate growth within areas of historical or cultural significance.

2. Neighborhood Identity

Newport is, above all else, a city of neighborhoods, each with its own unique characteristics and distinctive identity. The historic value of a neighborhood cannot always be associated with architectural merit. Neighborhoods are important because of their communal nature and the relationship between their physical and social landscapes.

From a planning perspective, neighborhoods can be defined in a variety of ways. Political limits such as ward boundaries, census tracts, and school districts provide one level of definition. For residents, the concept of neighborhood is usually less concrete. Although parks, churches, shopping areas and schools are community focal points which maintain a sense of spirit of place, to a large extent, as characterized by the Evanston, Illinois, comprehensive plan, "neighborhoods are emotional entities representing such intangibles as roots, ties, home, children, the unchanged familiar, a place where one draws the line on the rest of the world."

Neighborhoods are where people live. Their character evolves over time and provides the initial level at which residents identify with a broader sense of community. Uptown, Downtown, The Hill, The Point, The Fifth Ward, Lower Thames, The North End, The South End, The Avenue, The Drive, West Broadway, Kerry Hill, and Kay-Catherine-Old Beach Road are some of the neighborhoods that represent the diversity and texture of this special place called Newport.

The architectural context of a neighborhood is defined by its buildings -- their age and history; their height, mass, and scale; their rooflines, setbacks, and appurtenances -- as well as by the spaces between the buildings -- their setback from the street, distance from one another, and orientation to the landscape. Visitors unfamiliar with a community are able to discern boundaries

between neighborhoods by significant changes in these contextual elements. To neighborhood residents, this context lends not only neighborhood identity but becomes, in a way, an extension of "home."

Architecture cannot be viewed separately from the social identity of a neighborhood. It serves as a form of visual history; as a testament to the families who settled our community.

Because neighborhoods are social as well as physical spaces and are acutely sensitive to environmental change. Consequently, they are critical factors in the planning process. Effective preservation programs recognize the intrinsic value of neighborhood identity and can work to mediate a balance between potential development and maintaining the quality of life.

Newport's waterfront and neighborhoods present excellent opportunities for the city to adopt a more aggressive yet sensitive preservation plan. By developing a policy of cultural conservation, the city can encourage innovative avenues for protecting Newport's historic, cultural, and maritime resources.

Cultural conservation applies the preservation ethic in its broadest contexts by introducing creative strategies to link preservation practices with the environmental, economic, and educational needs of the community. In doing so, preservation values can be incorporated into multiple elements of the City's master plan.

Three principles should inform Newport's cultural conservation policy:

- Preservation is good urban design
- Preservation is good for business
- Preservation protects our cultural heritage and improves/maintains our quality of life.

By integrating preservation into the overall plan for Newport's development, the City can make a strong statement about how it will guide our community into the 21st century. Preservation and development can exist in a harmonious relationship that will allow the City to grow and prosper. Retaining a balance between respect for the past with the needs of the future will ensure sound management of Newport's natural and cultural resources.

3. Cultural Planning

If Newport's harbor and neighborhoods are the heart of the city, cultural activities, organizations, and events are Newport's soul. Cultural resources create the rich context of community life. They give Newport an exciting, cosmopolitan quality which still retains its distinctive regional and ethnic character. The City recognizes that these unique conditions play an important role in making Newport a special place to live, work and visit. Cultural activities provide important environmental, economic and educational benefits to the community. If Newport takes a more active and central role in cultural affairs, the City will make a strong statement about its commitment to the quality of life for Newport residents today and in the future.

From the gallery openings for individual artists to large-scale special events like the Jazz and Folk Festivals, Newport is a showcase for a wide range of creative and cultural pursuits. On any given summer weekend, residents and visitors alike can participate in or patronize any variety of events suited to all tastes and interests. Music festivals, regattas, ethnic and neighborhood fairs combine with chowder cook-offs, mansion tours and outdoor art exhibits to create a colorful panoply of activity. The shoulder seasons of spring and fall are hosts to their own unique selection of programs and cultural opportunities. Boat shows and harvest fairs, owl prowls and lecture series, frostbite races and holiday craft shows--all are Newport traditions. The winter months provide the time for quiet reflection on the hustle and bustle of the rest of the year, but starting with the Polar Bear's annual New Year's Day swim, Newport is introduced to an expanding calendar of cultural events. Concerts, plays and parades are but a few of the activities that shape a winter in Newport.

Although cultural planning is in its infancy, many cities have successfully incorporated arts and humanities issues into their comprehensive plans. By developing a cultural plan for Newport, the City has an opportunity to establish its own innovative strategies to create a more supportive environment for artistic and cultural expression.

More effective channels of communication and coordination are required to achieve better management and growth of Newport's cultural resources. As the City develops a cultural policy, it must first identify, document, and evaluate existing resources and market conditions. To date, no detailed inventory exists of Newport's cultural assets. These are defined as individual artists, craftspeople, restoration artisans, large cultural facilities, small theater, dance, film and arts organizations, private businesses such as galleries and studios, and spectacular events. Such an inventory should be produced to assess the strengths of, as well as the areas for improvement in, cultural programming.

A review of the existing literature on cultural planning reveals common issues applicable to many communities. These areas should be addressed in Newport's cultural plan. They include, but are not limited to: space and facilities, communication/information networks, technical support and funding sources, creative partnerships, cultural advocacy, education and public outreach, municipal stewardship, and economic development and social impact. Each of these areas is addressed in the following paragraphs.

Space and Facilities

Real estate speculation, an expanding tourist economy, and subsequent increased property values, as well as stricter enforcement of fire and building safety codes, have contributed to a shortage of affordable and physically adequate facilities for the creative and performing arts. Humanities agencies also need permanent locations to carry out long-range plans for expanding programs and events. Even with the current decline in the real estate market, many properties are still outside of the financial reach of individual artists and small cultural organizations. More attention needs to be given to this issue to ensure that adequate and reasonably priced spaces are available for use by individuals and organizations.

Over the past year, The Rhode Island Shakespeare Theater (TRIST) Board representatives surveyed other arts and cultural groups in the City regarding their performance space needs. The survey indicated that there would be constant demand by these groups for a facility with two arenas: (1) a theater or "black box", seating 110 people and equipped with an adequate audio-visual system for slides, films, and lectures, in addition to arts performances; and (2) a broader stage suitable for dance, with acoustics appropriate for musical performances and with seating for 200-250 people. The survey responses again indicated that such a dual facility would attract a "saturated, year round use."

Cooperative unions and public/private partnerships with access to facilities and funding should be encouraged to provide some relief from the current shortage of adequate facilities. For example, Newport Historical Society and St. George's School have provided temporary homes for TRIST. Salve Regina University was the recent setting for the Newport Historical Society's winter lecture series, and Preservation Society properties have long been the central sites for the Newport Music Festival concerts. The City, too, could contribute to this process by exploring the sale, lease, or rental of vacant public buildings for use as artists' studios or as performing arts space. The Armory, John Clarke School, the Rotunda, and, eventually, Thompson Junior High School are other properties that should be examined for possible conversions.

Communication/Information Networks

Increased communication can build stronger bonds between groups and foster a greater sense of cohesion within the cultural and arts community. By raising the visibility and authority of the Cultural Commission, the City can take a more active role in community leadership for cultural planning. The Commission's role should be expanded to serve more as an umbrella agency and information clearing house for a variety of programs and resource materials assisting individuals and organizations. In turn, the Commission should take advantage of the expertise of many talented individuals within the community by including them in the planning process.

Technical Support and Funding Sources

Better communication can result in advancements in the support services needed to sustain the vitality and continued growth of Newport's cultural resources. Cooperative programs can supply better awareness of and access to funding sources, marketing and promotional vehicles, publicity and management programs.

Creative Partnerships

Partnerships should be encouraged between the arts and other sectors of the community. For example, in an arts/business partnership, the Newport County Convention and Visitors Bureau (NCCVB) and the Newport County Chamber of Commerce (NCCC) could host events to bring arts and business leaders together to discuss the potential for expanding the cultural activities as a local industry. The Small Business Development Center (SBDC) could design a series of programs geared toward business management for non-profit agencies and independent artists. In an arts/tourism partnership, organizations and individuals could assist in promoting heritage tourism. This type of publicity campaign benefits the arts community because increased

visibility and targeted marketing can generate increased patronage and financial support. In turn, heritage tourism is a desirable way to promote Newport because it will appeal to families and individuals who share an appreciation of, and respect for, the City's natural and cultural resources.

Cultural Advocacy

Increased municipal participation in cultural planning should benefit local residents as well as visitors. As a public advocate, the City recognizes that community access to the arts and humanities is a right and not a privilege. Newport is fortunate to be a community with a rich cultural heritage but, as a recent legislative commission suggests, ours is "a legacy to save or lose." Education, therefore, is a critical factor in increasing appreciation for, understanding of, and participation in cultural activities.

Education and Public Outreach

Educational outreach should include adults as well as children and be sensitive to the multicultural composition of the community. Cooperative planning between community leaders and arts/humanities agencies can develop new audiences by targeting hard-to-reach populations including the elderly and economically disadvantaged. Continued support for arts and humanities programs in the schools ensures education access for children. Collaborative efforts between educators and cultural leaders could result in new programs such as the development of a local history curriculum or the sponsorship of a special event such as Newport History Month. City administrators should work with the local legislative delegation to ensure that Newport schoolchildren have adequate access to State-sponsored programs through the Rhode Island State Council for the Arts and the Rhode Island Committee for the Humanities.

Outreach to the business community could result in tangible benefits to increase public access to the arts. Corporations and businesses could be encouraged to sponsor an arts event or provide ticket subsidies to increase participation from all sectors of the community. The City should consider adopting a "percent for art" ordinance that requires all new residential, commercial, and industrial developments of significant value acquire and install a public work of art. Municipal building projects can earmark funds to purchase art for City-owned public spaces. A number of other communities have developed creative public art programs to promote public appreciation for, and interaction with, a variety of artistic media.

Municipal Stewardship

The City's role as a steward of all City-owned historic resources, including historic public properties and records, creates additional opportunities to increase public access through preservation projects. The current renovation of the Brick Market is the product of a creative partnership between public and private entities. The project should complement the historic prospect of Washington Square through an architecturally correct restoration. When complete, the building will house a permanent exhibit on Newport history and add a valuable educational resource to the community.

The City's cultural plan should include a program for the administration and preservation of historic public records and other collections under municipal ownership and control. Recent activities on the part of the State Archives and the Rhode Island Council for the Preservation of Research Resources point to the need for comprehensive records management for local cities and towns. Fortunately, federal grants are available to fund preservation surveys and to establish archival programs for public records. The City should actively pursue funding through the National Historical Publications and Records Commission (NHPRC) and/or the preservation programs administered by the National Endowment for the Humanities.

Municipal preservation activities must not be limited to architectural restoration and archival records projects, but should include a management plan for all City-owned historic resources: buildings, records, parks, monuments, landscapes, cemeteries, artwork, furniture, and other artifacts of historic value.

Economic Development and Social Impact

Preserving our cultural traditions, art, and humanities activities can ensure that Newport remains an attractive destination for visitors and a good location for business. Cultural resources support tourism and contribute to economic development.

The arts and humanities enhance the quality of life for residents as well. Cultural activities can teach children and adults about their heritage and their history. Cultural resources reinforce community pride in tradition. Cultural activities can generate respect for our differences and increased understanding of our common bonds.

IV. GOALS AND POLICIES

GOAL 1: TO PRESERVE, PROTECT, RESTORE, AND ENSURE THE CONSCIENTIOUS MANAGEMENT OF NEWPORT'S NATURAL RESOURCES

The policies shall be:

- 1A:** EDUCATE AND INFORM THE PUBLIC ABOUT NATURAL AND CULTURAL RESOURCE MATTERS
- 1B:** PROTECT THE NATURAL BEAUTY, SCENIC QUALITIES, AND ECOLOGICAL SYSTEMS OF THE COASTLINE
- 1C:** PROTECT AGAINST LOSS OF LIFE AND/OR PROPERTY FROM FLOODING AND EXTREME TIDAL ACTION
- 1D:** PROTECT THE TREES, WETLANDS, PONDS, AND WILDLIFE THAT PROVIDE NEWPORT'S INLAND NATURAL SETTING
- 1E:** PRESERVE NEWPORT'S EXISTING OPEN SPACE AND RECREATIONAL RESOURCES
- 1F:** PROTECT OUR DRINKING WATER RESOURCES TO ENSURE PURE AND ADEQUATE SUPPLIES OF DRINKING WATER
- 1G:** MAINTAIN THE CLEANEST WATER CONDITIONS POSSIBLE IN ALL OF NEWPORT'S FRESHWATER AND SALTWATER ENVIRONMENTS
- 1H:** ENSURE THAT THERE EXISTS A COMPREHENSIVE HARBOR PLANNING PROCESS THAT INTEGRATES HARBOR MANAGEMENT, PUBLIC ACCESS, AND LAND USE
- 1I:** ENSURE THE PURITY OF OUR AIR
- 1J:** PROTECT THE COMMUNITY FROM NOISE POLLUTION

GOAL 2: PROTECT NEWPORT'S HISTORIC, ARCHITECTURAL, AND MARITIME RESOURCES AND THEIR TRADITIONAL SETTINGS

The policies shall be:

- 2A:** PROTECT NEWPORT HARBOR AS A FACILITY FOR TRADITIONAL MARITIME USES
- 2B:** PRESERVE NEWPORT'S HISTORIC AND ARCHAEOLOGICAL RESOURCES AND THEIR SETTING

2C: PROTECT THE ARCHITECTURAL CONTEXT OF NEWPORT'S NEIGHBORHOODS

2D: PROTECT HISTORIC LANDSCAPES, STREETSCAPES, OPEN SPACE AND SCENIC VISTAS

GOAL 3: PRESERVE, EXPAND, AND PROMOTE DIVERSE CULTURAL AND EDUCATIONAL ACTIVITIES IN NEWPORT

The policies shall be:

3A: ENCOURAGE COOPERATION BETWEEN CITIZENS AND CULTURAL AND EDUCATIONAL INSTITUTIONS TO ENHANCE QUALITY OF LIFE OF THE COMMUNITY

3B: PRESERVE AND PROMOTE THE ETHNIC, RELIGIOUS, AND CULTURAL DIVERSITY OF NEWPORT

3C: CREATE AND MAINTAIN A SUPPORTIVE ENVIRONMENT FOR NEWPORT'S ARTISTS, CRAFTSPEOPLE, AND CULTURAL ORGANIZATIONS

3D: PROMOTE THE DEVELOPMENT AND GROWTH OF NEWPORT'S ARTISTIC AND CULTURAL RESOURCES

3E: SEEK TO RETAIN AND ATTRACT ARTISTS AND CRAFTSPEOPLE TO LIVE AND WORK IN NEWPORT

GOAL 4: TO INCREASE PUBLIC AWARENESS OF, AND ACCESS TO, NEWPORT'S NATURAL AND CULTURAL RESOURCES

The policies shall be:

4A: ENCOURAGE COMMUNITY PARTICIPATION IN PROTECTING NEWPORT'S UNIQUE NATURAL AND HISTORIC ENVIRONMENT

4B: PROVIDE AND, WHERE POSSIBLE, EXPAND PUBLIC ACCESS TO AND ALONG THE SHORE

4C: EXPAND AND EQUALIZE OPPORTUNITIES FOR THE PUBLIC TO PARTICIPATE IN CULTURAL ACTIVITIES THROUGHOUT THE CITY

RECOMMENDATION AND IMPLEMENTATION MECHANISMS

This section represents a summary of the goals, policies, recommendations, and implementation mechanisms. Implementation mechanisms indicate both the timeframe and the activity required, according to the following designations:

Time Frame

- S** **Short term and continuing; 1-2 years**
- M** **Medium term; 2-5 years**
- L** **Long term; over 5 years**

Activity

- C** **Capital development**
- R** **Legislative or regulatory**
- T** **Technical or study of initiatives**
- A** **Administrative or programmatic**
- F** **Financial**
- E** **Educational**

Identifiers are rendered as follows: timeframe, hyphen, activiti(es) required, e.g. S-R, or short term and regulatory. With respect to implementation strategies, an overview is available in the Executive Summary. Continued implementation is designated by S. Multiple activities are separated by commas.

ELEMENT # 5 Natural and Cultural Resources

Policy	Recommendation	Implementation
GOAL 1: PRESERVE, PROTECT, RESTORE, AND ENSURE THE CONSCIENTIOUS MANAGE-MENT OF NEWPORT'S NATURAL RESOURCES		
POLICY 1A: EDUCATE AND INFORM THE PUBLIC ABOUT NATURAL AND CULTURAL RESOURCE MATTERS	Develop programs of education, for people of all ages, through school field trips, written material, and video presentation, for example	L-E
POLICY 1B: PROTECT THE NATURAL BEAUTY, SCENIC QUALITIES, AND ECOLOGICAL SYSTEMS OF THE COASTLINE	Maintain the open space character of the land and seashore in and around Easton's Beach, Cliff Walk, Ocean Drive, and Harbor areas in order to visually balance them against the urban character of the rest of the City	<p>Expand the existing inventory of open space properties to be preserved, including federal, State, City, and privately owned pro-parties</p> <p>Encourage the Aquidneck Island Planning Commission, the Town of Middletown, and the City of Newport to create a joint resolution that will protect the scenic, environmental, cultural, and recreational resources of the entire Easton's/Atlantic Beach area</p> <p>L-R</p> <p>Create an ordinance to require undersized lots in the R120 and R160 zones owned by a single entity to be recombined</p> <p>M-R</p> <p>Create conservation overlays on Flood Hazard areas</p> <p>M-R</p> <p>Regularly review and revise the City's policies for real estate assessment and taxation to evaluate for long-term preservation of existing low densities in the Ocean Drive area</p>
	Recognize that existing scenic sites and views must be preserved for the public.	Develop a systematic program for burying existing electrical lines and continue to require underground utilities in new development

<p>POLICY 1C: PROTECT AGAINST LOSS OF LIFE AND/OR PROPERTY FROM FLOODING AND EXTREME TIDAL ACTION.</p>	<p>Discourage further residential development in, and encourage the most appropriate use of, flood-prone areas</p>	<p>Create conservation overlays on Flood Hazard areas Increase minimum lot sizes in Flood Hazard areas M-R</p>
<p>POLICY 1D: PROTECT THE TREES, WETLANDS, PONDS, AND WILDLIFE THAT PROVIDE NEWPORT'S INLAND NATURAL SETTING</p>		
	<p>Continue the tree maintenance and planting program for Newport's public trees</p>	<p>Maintain a regularly updated inventory of Newport's public trees and rare and exceptional trees on both public and private property that includes an evaluation of the tree's age, condition, years it is expected to live, and replacement cost Systematically replenish Newport's public trees at a minimum rate equal to the average annual percentage of public tree losses, while seeking to augment the size of Newport's urban forest L-A,C</p>
	<p>Provide the necessary personnel and volunteer structure to support a tree maintenance and planting program Establish and implement an on-going public education program that encourages and assists private property owners to maintain and replenish tree stock on private property and to protect rare and exceptional privately owned trees</p>	<p>Include tree replacement where other City repair or maintenance work is being done S-A,F</p>

	Revise cluster zoning laws to remove wetlands and other unbuildable land from density calculations and ensure that, at a minimum, required buffer zones are maintained to protect pond and marsh perimeters	M-R
	Protect the natural, indigenous growth around pond borders to ensure that setbacks are kept in a natural state	<p>Create conservation overlays around inland wetlands and poor septic soils</p> <p>Continue to encourage contact with State and local officials, and reporting on the condition and use of pond or wetland areas</p> <p>Encourage property owners to maintain areas of natural cover for wildlife</p>
	Where appropriate, preserve areas of natural cover.	Revise zoning setbacks and buffers L-R
POLICY 1E. PRESERVE NEWPORT'S EXISTING OPEN SPACE AND RECREATIONAL RESOURCES	<p>Ensure that the current percentage of public open space and availability of public and commercial recreational resources are not indiscriminately diminished by future growth and development</p> <p>Review and revise the City's cluster zoning ordinance to preserve the maximum amount of open space, considering both the physical and the perceived amount of open space from a variety of vantage points: from the water, along the shore, from the street, etc</p>	<p>Work with a variety of federal, state, and private organizations, including the neighboring towns of Middletown and Portsmouth, to ensure the preservation of contiguous areas throughout Aquidneck Island</p> <p>Include open space acquisition proposals in the C.I.P. L-C,A,T</p> <p>Zone appropriate buffers around open space that is used for conservation purposes</p>
	Preserve and encourage farm and nursery activities that are undertaken in an environmentally sound manner using Best Management Practices (BMPs) to maintain open space	

<p>POLICY 1F: PROTECT OUR DRINKING WATER RESOURCES TO ENSURE PURE AND ADEQUATE SUPPLIES OF DRINKING WATER</p>	<p>Recognize and utilize education as an effective and inexpensive tool to protect water quality</p>	<p>Design special educational programs for children, farmers, and residents along Bailey's Brook</p>
	<p>Develop BMPs to address the most common sources of non-point source pollution: runoff from paved areas, underground storage tanks, lawn and agricultural fertilizer and pesticides, and dumps</p>	<p>Adopt a watershed approach to protect drinking water resources, including off-island suppliers.</p> <p>Educate and work with watershed property owners to establish fertilizer use policies that minimize runoff L-T</p> <p>Encourage the development or creation of an island-wide leaf and grass composting program</p>
	<p>Develop BMPs to mitigate and, ideally, eliminate the problems of new construction</p>	<p>Review and, if necessary, seek revision of existing codes to permit only pervious surface parking lots in watershed areas</p>
	<p>Retrofit existing problematical sites, i.e., erect natural barriers (berms, tree rows, hedges) to protect reservoirs and watercourses from road runoff</p>	
	<p>Develop a comprehensive maintenance program to clean out catch basins and maintain oil/water separators, etc.</p>	<p>Public Works S-A</p>
	<p>Consider placing a higher priority on the dredging of City ponds and reservoirs (specifically, Easton's Pond) to increase capacity. Effectively handling the resulting pollution and costs to dump contaminated spoils requires advance planning</p>	<p>Educate citizens as part of a solution to reduce the amount of nitrogen introduced to the drinking water systems</p> <p>Study contaminated soils disposal</p>
	<p>To prevent further silting of drinking water reservoirs, provide education on and enforcement of erosion controls on construction sites and newly landscaped areas</p>	<p>Consider adoption of Erosion Control Ordinance S-R</p>

	<p>When possible, retrofit storm drains with detention basins to catch sediments</p> <p>Work with existing groups to regularly survey watershed areas to pinpoint erosion problems</p> <p>Use natural controls (fish, etc.) to deter weed and algae growth</p>	
	<p>Work to achieve maximum cooperation with local and State environmental agencies for the most effective enforcement of clean water laws</p> <p>Support RIDEM enforcement of policies already in existence to protect watersheds of drinking water supplies</p>	<p>Provide local Conservation Commission with enforcement powers L-R</p>
	<p>Develop programs to educate the public about the short- and long-term benefits of water conservation</p> <p>Develop programs to disconnect gutters and downspouts from sewer lines and reroute them to storm drains, to the ground (making sure that erosion does not become a problem), or to storage containers for watering gardens or lawns, washing cars, etc.</p> <p>Develop programs to disconnect basement sump pumps from sewer lines and reroute them to storm drains</p> <p>Develop programs to reduce peak demands for water</p>	<p>M-A,E,F</p>

	Recognize the need to address the maintenance and protection of drinking water as a regional issue	Consult with the Aquidneck Island Planning Commission and regional Comprehensive citizens groups who use or supply water Set water fees that reflect the true cost of water treatment Establish leak detection programs to reduce the current 15 percent loss that is unaccounted for
	Recommend that the Water Department budget for watershed protection include the purchase of easements, development rights, and for condemnation	
POLICY 1G: MAINTAIN THE CLEANEST WATER CONDITIONS POSSIBLE IN ALL OF NEWPORT'S FRESHWATER AND SALTWATER ENVIRONMENTS	Establish prevention of water quality degradation as a priority over treatment and cleanup of our valuable salt and freshwater resources	Map streets and storm drains within the watershed of our non-drinking water sources Work regionally to set standards for use of road salt within non-drinking watershed areas
	Regularly monitor CSO outfalls Study the possibility of extending the Wellington micro-strainer's outfall pipe past the King Park bathing beach into deeper, better circulating water Consult with DEM, as needed, to discuss establishment of chlorine contamination limits for Newport Harbor and Narragansett Bay from the CSO and sewage outfalls	Work with federal and State governments
	Regulate and, where possible, eliminate the discharge of harmful materials into the sewer system that affect the biological secondary treatment process	Continue monitoring businesses that are likely to discharge oil, grease, and other chemicals into the sewer system S-A,R Review and revise the current permitting process and its fee structure to encourage businesses to eliminate harmful discharges

	<p>Structure the permit process so that the largest benefits are realized by those businesses that convert to new, environmentally sound technologies,</p> <p>Require businesses to maintain effective pretreatment systems</p>	
	<p>Develop programs to educate the public about proper handling and disposal of toxics to eliminate their being poured down the drain</p> <p>Develop programs to educate the public so as to discourage continued use of materials that are difficult to treat and/or dispose</p> <p>Develop programs to provide safe and convenient disposal sites for hazardous substances used in the home such as paints, waste oil, etc. that are most often poured down the drain</p>	
	<p>Recognize the need to address the septic system problem as an island-wide problem</p>	<p>Work with the State to strengthen State regulations for septic systems to insure they are regularly inspected, maintained, and emptied</p>
	<p>Meet or exceed State standards for mandatory retirement of underground storage tanks</p> <p>Develop an incentive program by the water authority to help remove or repave the oldest tanks which are at risk of contaminating groundwater</p>	<p>S-A,F,T</p>

<p>POLICY 1H: ENSURE THAT THERE EXISTS A COMPREHENSIVE HARBOR PLANNING PROCESS THAT INTEGRATES HARBOR MANAGEMENT, PUBLIC ACCESS, AND LAND USE</p>	<p>Continue restoration of Newport Harbor water quality</p>	<p>City to take steps to ensure compliance with State and federal water laws</p> <p>Perform a comprehensive evaluation of waterfront storm drains and enforce necessary measures to mitigate pollution</p>
	<p>Develop a Newport Harbor area management plan that is consistent with State and federal standards</p>	<p>Seek early input from federal and State regulators to determine parameters that affect Newport (such regulators to include the federal Army Corps of Engineers, the RI Division of Planning, Coastal Resources Center, and various State departments dealing with environmental protection, including Water Quality, Fish and Wildlife, etc.)</p> <p>Seek public input from interested persons who use the harbor resources for profit, non-profit, and recreational pursuits</p>
	<p>Establish the fact that Newport Harbor is a "no-discharge" zone for boats</p>	<p>Ensure that the number of pump-out stations meets or exceeds state standards</p>
	<p>Minimize the parking impact by boat users</p>	<p>Study the feasibility and cost of satellite parking and shuttle service for mooring users and long-term parking needs for charter boats and special events (Rogers High to Fort Adams) M-T</p>
	<p>Continue and encourage traditional maritime uses as a criteria for determining allowable uses of land immediately adjacent to (within 100 feet) of the commercial harbor area</p>	<p>Planning & Zoning</p>
	<p>Minimize non-point source pollution into the Harbor</p>	<p>Significantly reduce run-off from parking areas within 100 feet of the water bodies through use of BMPs</p>

	Review the proposed harbor walkway and make specific recommendations according to land use and related safety issues	The walkway should be located on land and over water where appropriate
	Evaluate marinas in the city for: <ul style="list-style-type: none"> • the adequacy of parking • determine the feasibility of locating a pump-out station there • determine the adequacy shore side shower and toilet facilities • enforcement of clean Water laws and • determine the feasibility of providing public dinghy-dock facilities 	Undertake a comprehensive needs assessment of the City's marina facilities
POLICY 1I: ENSURE THE PURITY OF OUR AIR	Continue to monitor air quality Minimize the impact of car exhaust	Encourage people to use alternative forms of transportation Take down unnecessary stop signs and lower speed limits
	Evaluate the impact of restaurant exhaust on residents in mixed-use areas	Consider modifying existing building codes and performance standards
POLICY 1J: PROTECT THE COMMUNITY FROM NOISE POLLUTION	Ensure enforcement of existing noise ordinance, especially in mixed-use areas	

APPENDIX 5A

NEWPORT NATURAL RESOURCES DATA

TABLE 5.1

ENVIRONMENTAL REGULATORY AGENCIES

1. FEDERAL

- Environmental Protection Agency (EPA)
- Army Corps of Engineers
- U.S. Department of Agriculture- Soil Conservation Service (SCS)
- U.S. Fish and Wildlife

2. STATE

- Department of Environmental Management (DEM)
Including the following divisions:
 - Fish & Wildlife
 - Groundwater & Freshwater Wetlands
 - Parks & Recreation
 - Water Resources
- Coastal Resources Management Council (CRMC)
- Rhode Island Statewide Planning Program (RISPP)
- Rhode Island Department of Health (RIDOH)

3. LOCAL

- City Council
- Planning Board
- Zoning Board of Review
- Waterfront Commission
- Conservation Commission

TABLE 5.2

INVENTORY OF SALTWATER RESOURCES

- I. Shoreline Habitats and Ecosystems
 - A. Geological Barrier Beaches and Related Coastal Ponds
 - 1. Almy Pond (mild saline)- Bailey's Brook and Bailey's East Beaches
 - 2. Lily Pond (freshwater)- Hazard's and Gooseberry Beaches
 - 3. Easton's and Atlantic Beaches
 - B. Saltwater Wetlands (Marshes, Meadows and Mudflats)
 - 1. Marsh inside Brenton Cove
 - 2. Gooseneck Cove Salt Marsh (East of Price's Cove, North of Green Bridge)
 - 3. Cherry Neck Creek Salt Marsh (Between Hazard and Brenton Roads, just west of Lily Pond)
 - 4. Coaster's Harbor Creek (Between railroad tracks and Connell Hwy. To rotary)
 - C. Intertidal Zone (Water)
 - 1. Brenton Cove
 - 2. Price's Cove
 - 3. Gooseneck Cove
 - 4. Cherry Neck Creek
 - 5. Castle Hill Inlet (includes wetland vegetation)
 - 6. Coaster's Harbor Island Creek
 - 7. Tidal Pools along Ocean Drive Cliffs (Brenton Point in particular)
 - D. Vegetation and Wildlife
 - 1. Coastal ponds provide habitat for feeding, nesting and resting migratory birds
 - 2. Rare animals: roseate tern
- II. **Living Marine Resources**
 - A. Plankton (abundant in Bay, dominant changes with seasons as follows:)
 - 1. Diatoms (Spring)
 - 2. Zooplanktons (Late Spring)
 - 3. Dinoflagellates (Summer)
 - B. Benthos (Principal Resources)
 - 1. Clams, snails, worms, mussels, quahogs, lobsters
 - C. Finfish

1. 99 species identified in migration patterns throughout the Bay
 2. Bottom Fish- 10 main species dominate, including winter flounder, sand dab, fluke, butterfish, whiting, pollack
 3. Pelagic (open water fish)- less stable than bottom fish; Winter- herring, anchovies; Summer- menhaden, bluefish, striped bass, squeteague, weakfish and scup.
- D. Fish in Coastal Ponds
1. Almy Pond (mild saline)- brown bullheads, golden shiners, goldfish and common mummichog
 2. Lily Pond (freshwater)- bluegill, sunfish, white perch, golden shiner, largemouth bass and tessellated darter.

III. Scenic and Recreation Resources

A. Beaches

1. Agassiz Beach
2. Bailey's Beach/Reject Beach
3. Easton's Beach
4. Fort Adam's Beach
5. Gooseberry Beach/Hazard's Beach
6. King Park Beach
7. Price's Cove Beach
8. Rose Island (sandy and pebble beaches)
9. Small Navy beaches inside Coaster's Harbor Island
10. Small sand/rock beaches along Washington St. shoreline
11. Small stone/rock beaches along Cliff Walk & Ochre Point

B. Harbors

1. Newport Harbor
2. Brenton Cove
3. Coaster's Harbor

C. Cliffs and Rocky Shores

1. Ocean Drive
2. Cliff Walk

D. Islands

1. Rose Island
2. Coaster's Harbor Island
3. Goat Island
4. Small Harbor rock islands: Lime Rocks (IDA Lewis), Little Lime Rock (Spindle), Mitchell Rock and Citing Rock (both near Rose Island), Gull Rock (old lighthouse site between Coaster's Harbor and Rose Island)

Table 5.3

Hurricanes






**of the 20th Century Effecting New England
Land Station with Highest**

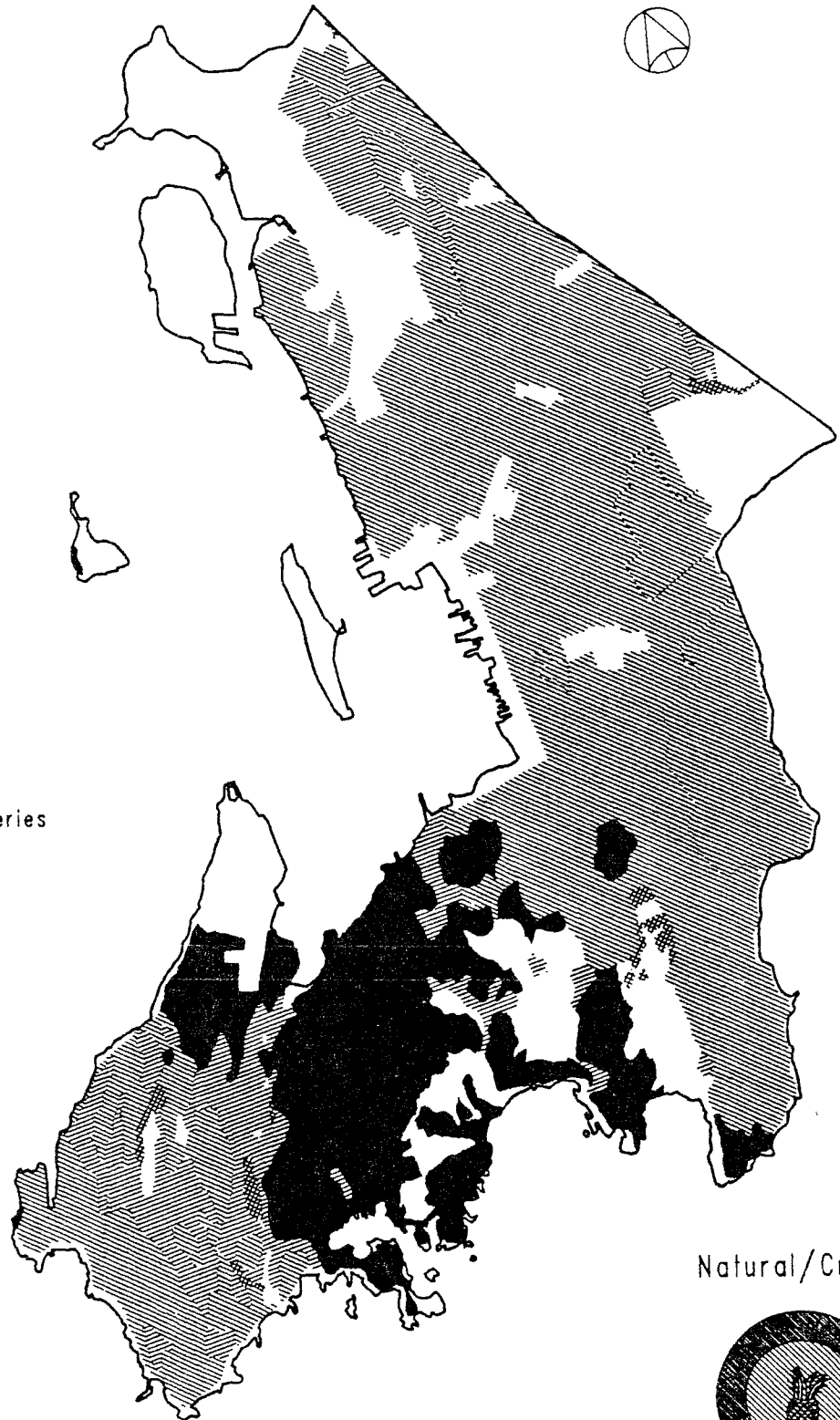
Date and Name	Wind Speed	U.S. Deaths	Damage
Sept. 10-22, 1938 Unnamed	Blue Hill, MA 121 MPH; Gust 183 MPH	600	Very heavy wind and storm surge damage. Caught everyone by surprise.
Sept. 9-16, 1944 Unnamed	Cape Henry, VA Gust 150 MPH+	4	Very heavy crop damage. Warnings allowed low-lying areas to be evacuated.
Aug. 25-31, 1954 Carol	Block Island, RI 100 MPH, Gust 135 MPH	60	Property losses greatest of any single storm to that date. Heavy high tides flooded low-lying areas.
Sept. 2-14, 1954 Edna	Block Island, RI 87 MPH Martha's Vineyard, MA Gust 120 MPH	21	Heavy damage less than one month after Carol made recovery hard for some areas.
Aug. 7-21, 1955 Diane	New York City, NY 59 MPH; Wilmington, NC Gust 83 MPH	184	Heavy rainfall with near maximum runoff caused severe floods. Damage exceeded any prior storm of record
Aug. 29-Sept. 13, 1960 Donna	Block Island, RI 95 MPH, Gust 130 MPH	50	First storm in 75 years with hurricane-force winds in FL, Mid-Atlantic and New England.
Aug. 6-10, 1976 Belle	Bridgeport, CT Gust 77 MPH	5	Crop damage in Northeast. Inland stream and road flooding. 500,000 people evacuated coastal areas.
Sept. 23-27, 1985 Gloria	Sustained winds up to 120 MPH with several minor tornados		Tides 8-12 feet above normal. Rain totals 8-10 inches.
Aug. 15-20, 1991 Bob	Block Island, RI 90 MPH		Storm tide of 10-15 feet struck South Coast of RI with extensive beach and dune erosion. Damage estimated over \$20 million.

FIGURE 5.1

Major Soil Groups

LEGEND

-  Newport Series
-  Pittstown Series
-  Stissing Series
-  Canton-Charlton Series
-  Other Soils

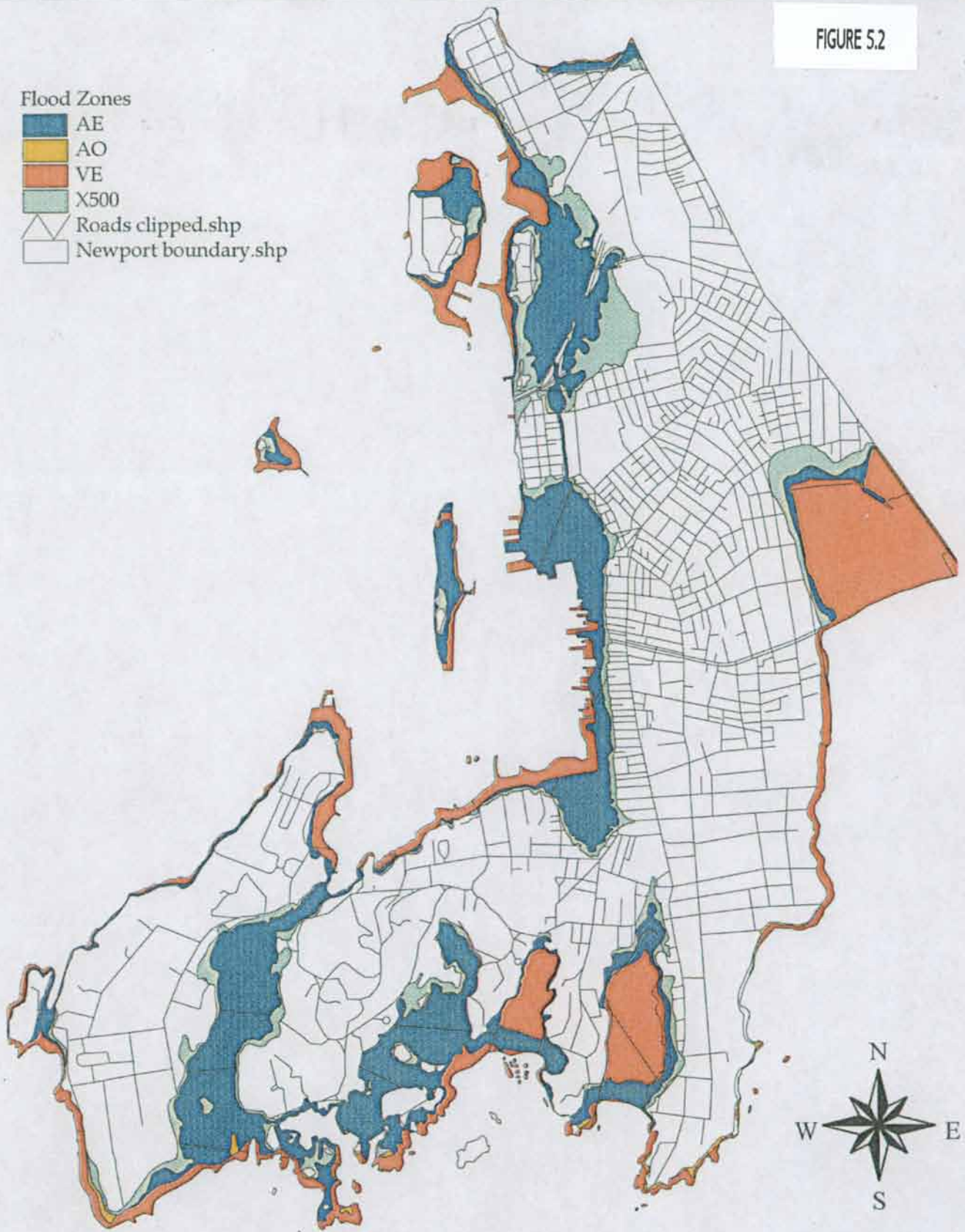


Natural/Cultural

FIGURE 5.2

Flood Zones

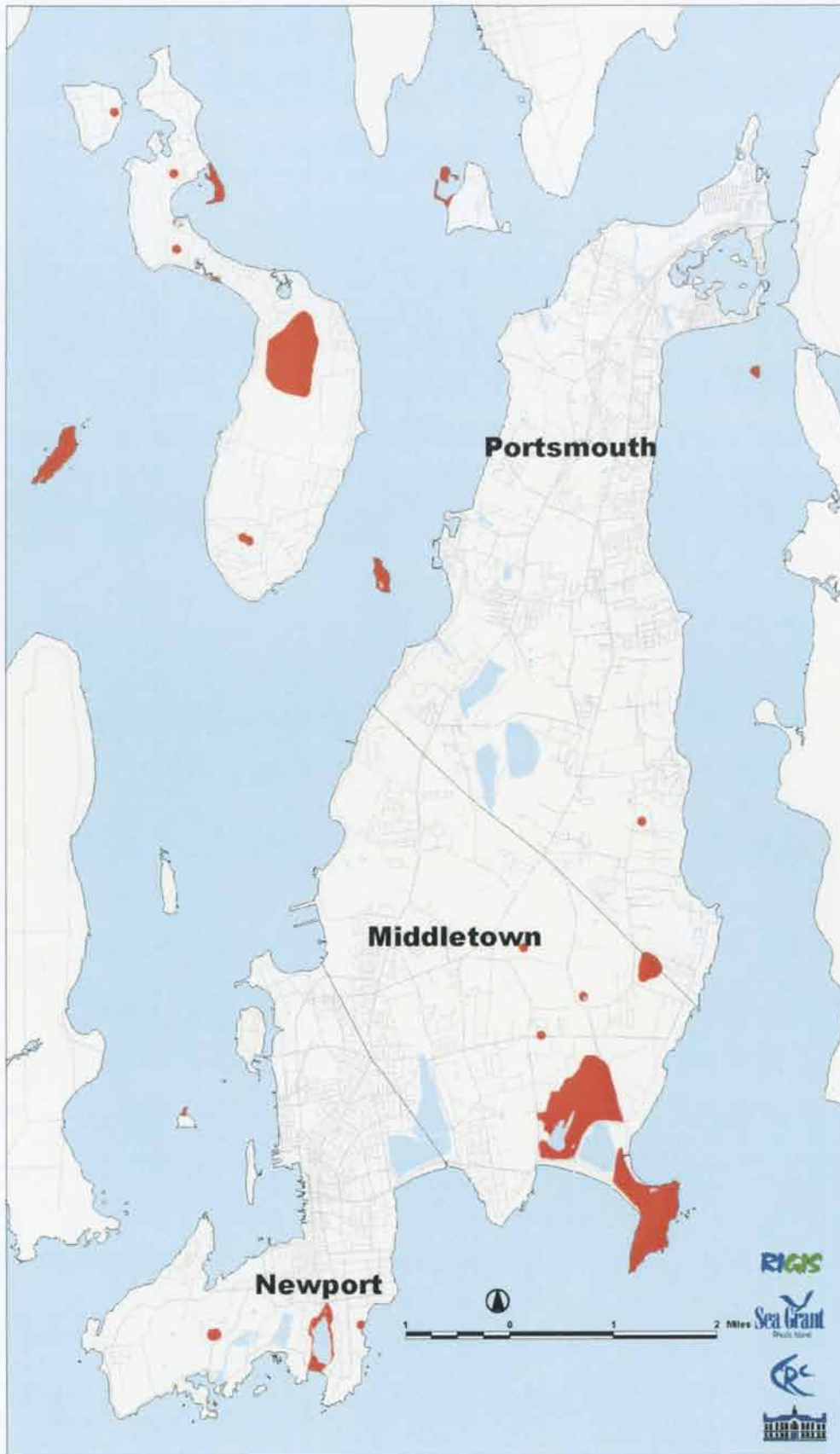
- AE
- AO
- VE
- X500
- Roads clipped.shp
- Newport boundary.shp



Newport Flood Zones

By: Christian Belden

FIGURE 5.3



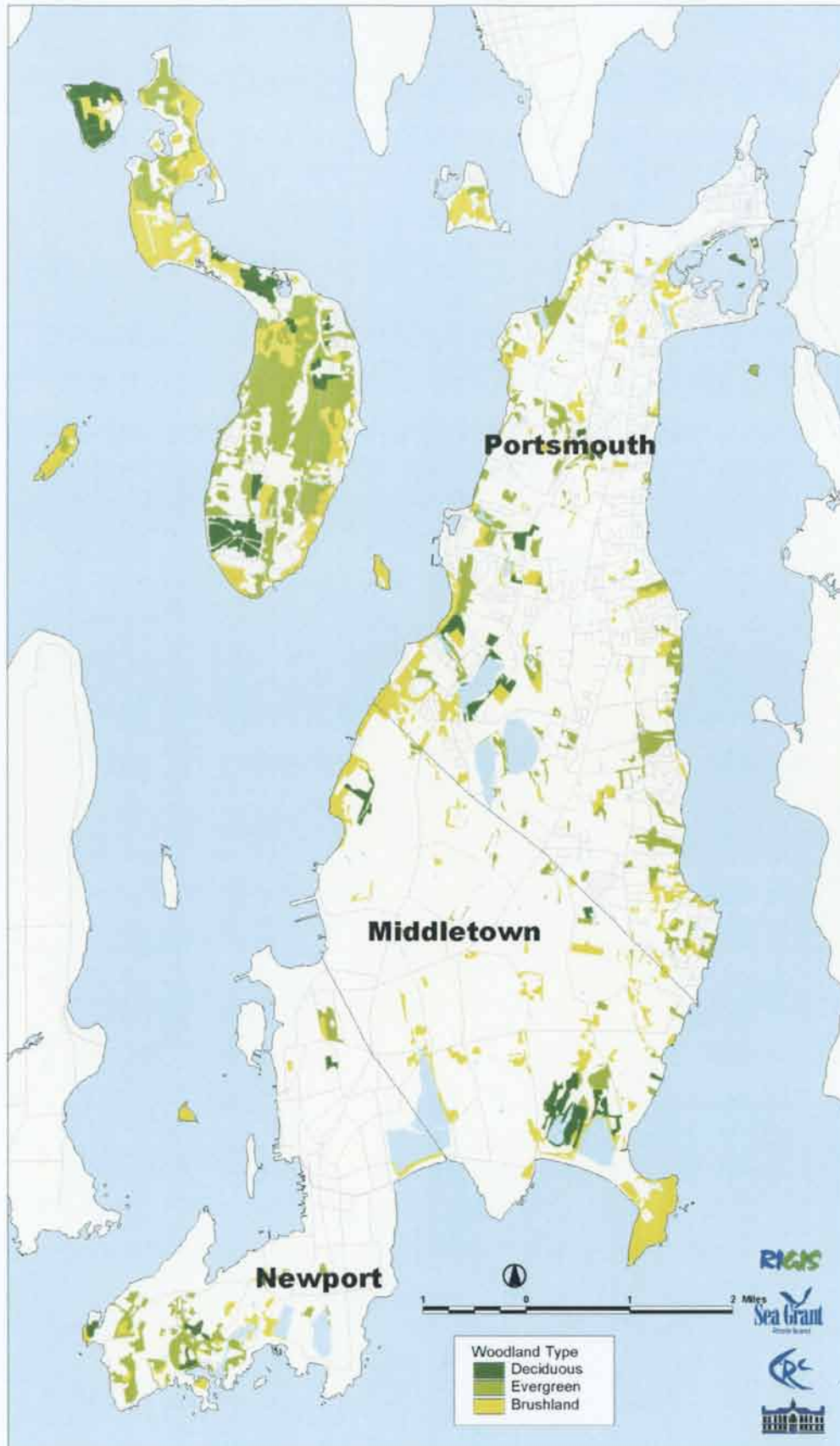
Aquidneck Island Critical Habitat Areas

FIGURE 5.4

Important Designed
Historic Landscapes

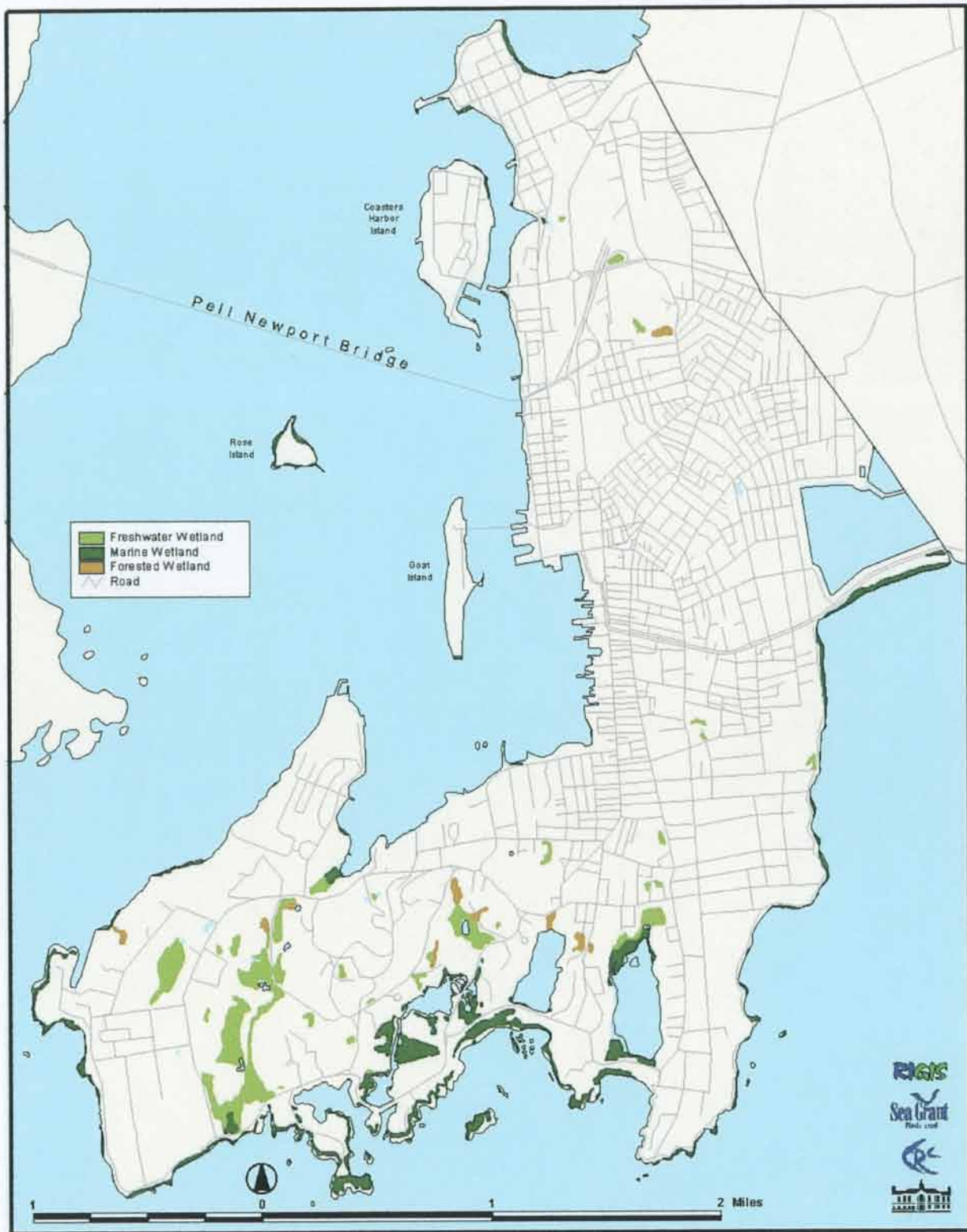


FIGURE 5.5



Aquidneck Island Woodland Areas

FIGURE 5.6



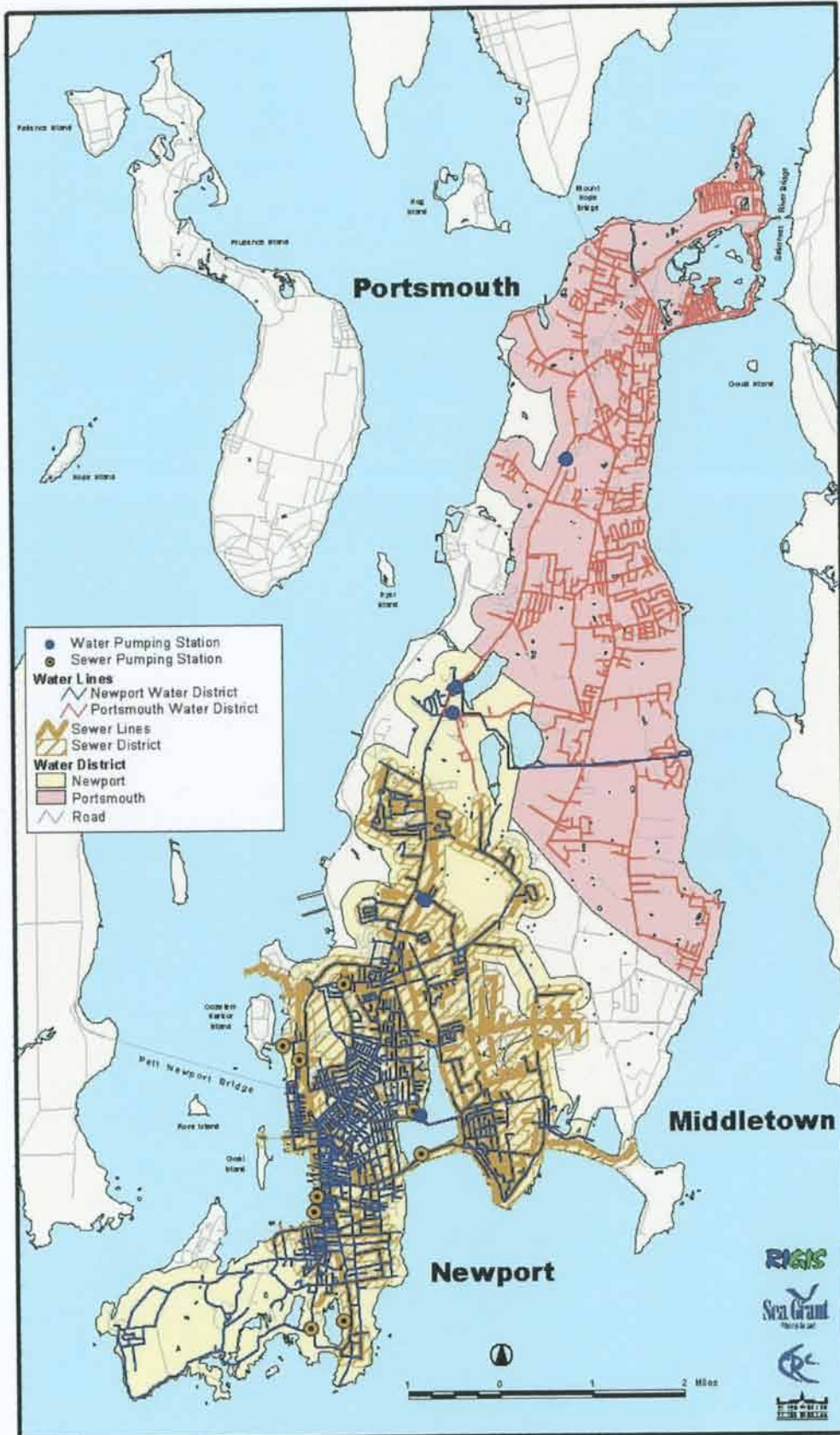
Distribution of wetlands in Newport.

FIGURE 5.7



Aquidneck Island surface waters

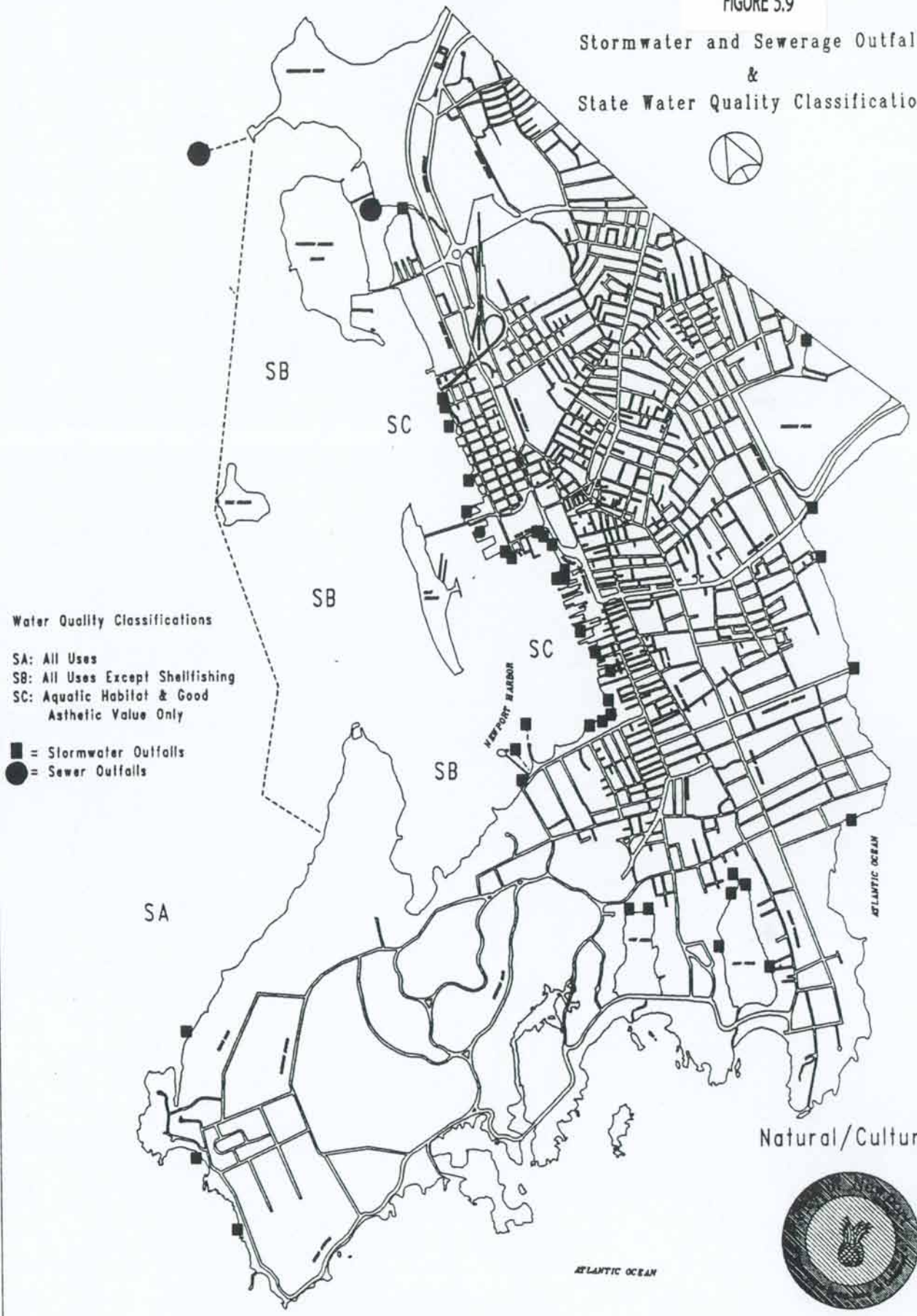
FIGURE 5.8



Distribution of sewer and water infrastructure on Aquidneck Island.

FIGURE 5.9

Stormwater and Sewerage Outfalls
&
State Water Quality Classifications



Water Quality Classifications

- SA: All Uses
- SB: All Uses Except Shellfishing
- SC: Aquatic Habitat & Good Aesthetic Value Only

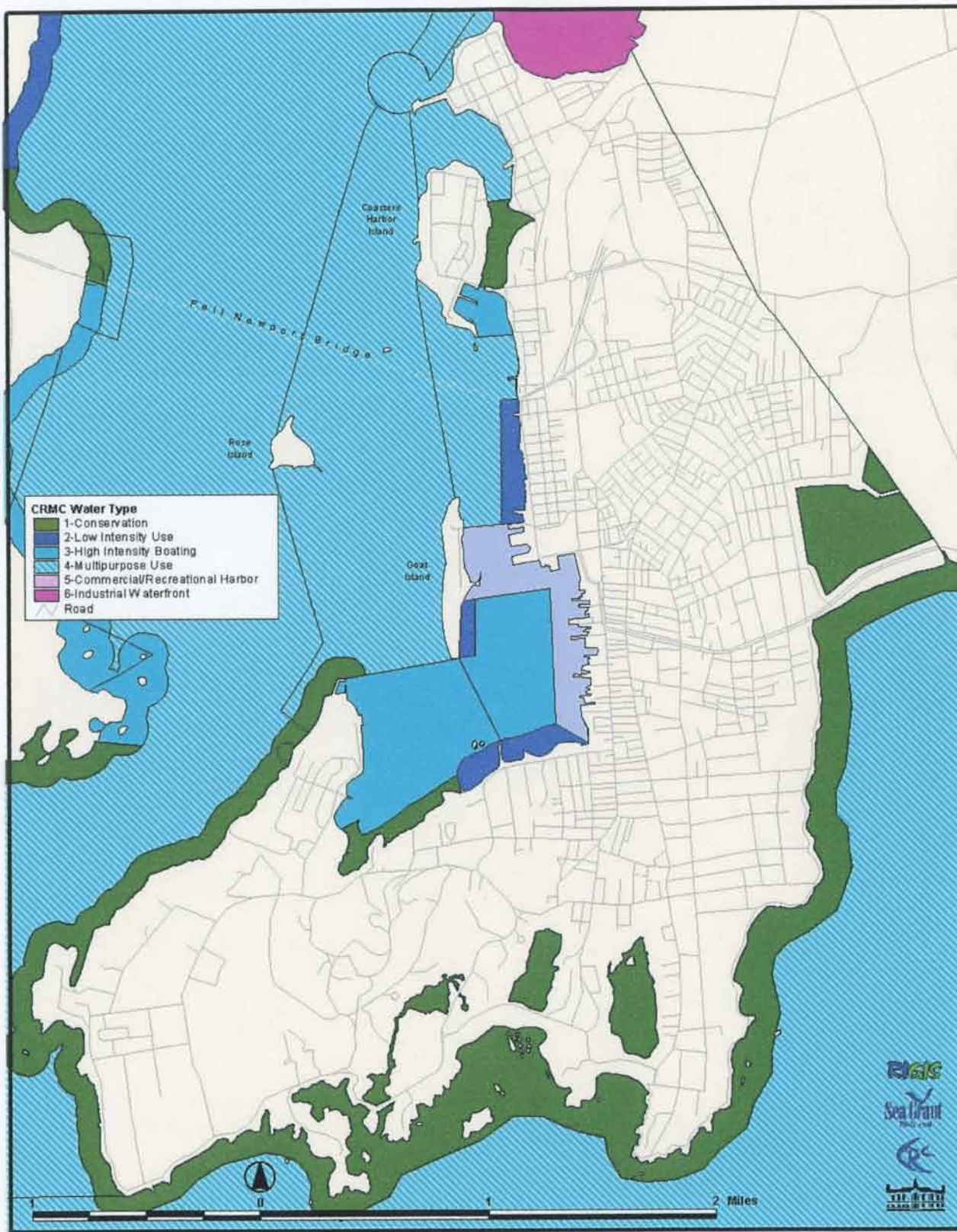
- = Stormwater Outfalls
- = Sewer Outfalls

FIGURE 5.10



Aquidneck Island shellfish beds

FIGURE 5.11



RI CRMC Water Type classification scheme in Newport.

APPENDIX 5B

NEWPORT CULTURAL RESOURCES DATA

Table 5.4

Historical Resources Inventory

National Historic Landmark Districts

- Bellevue Avenue National Historic Landmark District – East and West of Bellevue Avenue from Memorial Boulevard to the Atlantic Ocean at Land’s End, bounded on the East by Easton Bay and the West by properties along the West side of Bellevue Avenue. Designated 5/11/1976.
- Fort Adams National Historic Landmark District – Fort Adams Road at Harrison Avenue. Designated 12/8/1976.
- Newport National Historic Landmark District – Bounded Northerly by Van Zandt Avenue; East and North by Farewell Street, Warner Street, Spruce Street, and Oak Street; East by Broadway, Bull Street, Whitfield Place, and Touro Street; South on William and Golden Hill Streets; East on Spring Street; South on Pope Street; West on Thames Street; from America’s Cup Avenue West to Narragansett Bay, and from the Goat Island Collector North to Sycamore Street. Designated 5/25/1968.
- Ocean Drive National Historic Landmark District – Includes all of Ocean Drive from Almy Pond West to Wellington Avenue and Newport Harbor. Designated 5/11/1976.

National Historic Districts

- Bellevue Avenue/Casino Historic District – 170-230 Bellevue Avenue. Designated 8 December 1972. Designated NHL 2/27/1987.
- Kay Street/Catherine Street/Old Beach Road Historic District – Designated 5/22/1973.
- Ochre Point/Cliffs Historic District – Bounded on the North by Memorial Boulevard, on the East by Easton Bay, on the South by Seep Point cove and Marine Avenue, on the West by East Side of Bellevue Avenue and Cliff Avenue, and on the North by Ward Avenue. Designated 5/18/1975.
- Fort Hamilton Historic District – Rose Island, Newport Harbor. Lighthouse. Designated 10/22/2001.

National Historic Landmarks

- Edward King House – Aquidneck Park and Spring Street. Designated 10/15/1970 (NHL 1971).
- Redwood Library – 50 Bellevue Avenue. Designated 10/15/1966.
- Newport Casino and Van Alen Casino, Theatre, and Performing Arts Center (Casino Theatre) – 194 Bellevue Avenue. Designated 12/2/1970 (NHL 3/9/1987).
- Wanton-Lyman-Hazard House – 17 Broadway. Designated 15 October 1966.
- Vernon House – 46 Clarke Street. Designated 11/24/1968.
- U.S. Naval War College – Coaster’s Harbor Island. Designated 10/15/1968.
- Shiloh Church/Trinity School House – 2 Shepard Avenue. Designated 12/30/1970 (NHL 1971).
- Trinity Church – 141 Spring Street. Designated 11/24/1965.

- Brick Market – 127 Thames Street. Designated 10/15/1966 (NHL 10/9/1960).
- Touro Synagogue – 85 Touro Street. Designated 10/15/1966.
- Old Colony House [Old State House] – Washington Square. Designated 10/15/1966.
- Hunter House – 54 Washington Square. Designated 11/24/1968.

National Register of Historic Places

- Griswold House [Art Association of Newport] – 76 Bellevue Avenue. Designated 11/5/1971.
- Kingscote – Bellevue Avenue and Bowery Street. Designated 5/17/1973.
- Baldwin House – Bellevue Avenue opposite Perry Street. Designated 5/6/1971.
- The Elms [Berwind House] – Bellevue Avenue (Bellevue Court and Dixon Street). Designated 11/10/1971.
- Chateau Sur Mer [Wetmore House] – Bellevue Avenue (Leroy, Lawrence and Shepard Avenues). Designated 11/8/1968.
- Rosecliff/Oelrichs/Monroe House – Bellevue Ave (Bancroft and Yznaga Streets). Designated 1/16/1973.
- Marble House/William K. Vanderbilt House – Bellevue Avenue between Bancroft and Yznaga Streets. Designated 8/10/1971.
- Bird's Nest – 526 Broadway (One Mile Corner). Designated 6/9/1982.
- Castle Hill Lighthouse – Castle Hill (Ocean Avenue). Designated 3/30/1988.
- Clarke Street Meeting House/Second Congregational Church –13-17 Clarke Street. Designated 1/25/1971.
- Henderson/Ezra Stiles House – 14 Clarke Street. Designated 3/16/1972.
- Armory of the Newport Artillery Company –23 Clarke Street. Designated 6/30/1972.
- Luce Hall [Naval War College] – Coaster's Harbor Island. Designated 9/22/1972.
- President's Residence [Naval War college] – Coaster's Harbor Island. Designated 9/18/1989.
- Cotton House – 5 Cotton Court. Designated 1/13/1972.
- Lucas-Johnston House – 40 Division Street. Designated 5/16/1971.
- Common Burying Ground and Island Cemetery –Farewell Street and Warner Street. Designated 5/1/1974.
- Fort Adams State Park [Fort Adams] – Harrison Avenue. Designated 7/28/1970.
- Newport Harbor Lighthouse – Goat Island. Designated 3/30/1988.
- Commandant's Residence, Quarters #1 [Fort Adams] – Harrison Avenue. Designated 5/8/1974.
- Miantonomi Memorial Park and Tower – Hillside and Girard Avenues. Designated 6/23/1969.
- Ida Lewis Lighthouse – Newport Harbor (off Wellington Avenue). Designated 2/25/1988.
- Malbone – Malbone Road – Designated 10/22/1976.
- Seaman's Church Institute – Market Square. Designated 8/4/1983.
- White Horse Tavern –26 Marlborough Street. Designated 1/23/1972.
- Tillinghast, John House – 142 Mill Street. Designated 4/11/1973.
- Breakers/Vanderbilt II House – Ochre Point Avenue. Designated 9/10/1971.
- Isaac Bell House – 70 Perry Street. Designated 1/13/1972.
- Rose Island Lighthouse – Rose Island. Designated 4/10/1987.
- United Congregational Church – Spring and Pelham Streets. Designated 11/19/1971.
- Bull-Mawdsley House – 228 Spring Street. Designated 7/2/1972.
- Perry Mill – 337 Thames Street. Designated 1/13/1972.
- Francis Malbone House – 392 Thames Street. Designated 4/28/1975.
- Whitehorne House – 414 Thames Street. Designated 5/6/1971.
- Newport Steam Factory – 419 Thames Street. Designated 1/20/1972.
- Joseph Rogers House/Preservation Society Headquarters –37 Touro Street. Designated 2/23/1972.
- Levi H. Gale House/Jewish Community Center – 89 Touro Street. Designated 5/6/1971.

- Army and Navy YMCA – 50 Washington Square. Designated 12/28/1988.
- William King Covell III House/Sanford House – 72 Washington Square. Designated 5/31/1972.
- Emmanuel Church – 42 Dearborn Street. Designated 5/16/1996.
- Marble House – Bellevue Avenue. Designated 10/9/1971.
- Sherman William Watts House – 2 Shepard Avenue. Designated 12/30/1970.
- Taylor-Chase-Smythe House – Chase Lane [Naval Education and Training Center]. Designated 8/30/1989.
- Tilinghast, Charles House – 243-245 Thames Street. Designated 1/20/1972.

THE PRESERVATION SOCIETY OF NEWPORT COUNTY

- **Rovensky Park: Rovensky and Bellevue Avenues (acquired in 1959)**
- **White Horse Tavern: (acquired in 1957)**
- **Warren House: 118 Mill Street (acquired in 1977)**
- **Hunter House (1748): 54 Washington Street (acquired in 1946)**
- **Kingscote (1839): Bellevue Avenue (acquired in 1971)**
- **Chateau-Sur-Mer (1852): Bellevue Avenue (acquired in 1971)**
- **Marble House (1892): Bellevue Avenue (acquired in 1963)**
- **The Breakers (1895): Ochre Point Avenue (acquired in 1971)**
- **The Breakers Stable and Carriage House (1885): Coggeshall Avenue (acquired in 1971)**
- **The Elms (1901): Bellevue Avenue (acquired in 1962)**
- **Rosecliff (1902): Bellevue Avenue (acquired in 1971)**
- **Warren House (1809): 118 Mill Street (acquired in 1977)**
- **Green Animals: Town of Portsmouth, Rhode Island**

THE PRESERVATION SOCIETY OF NEWPORT COUNTY

- **Newport Historical Society (1902): 82 Touro Street**
- **Sabbatarian Meeting House (1729): 82 Touro Street**
- **Quaker Meeting House (1699): Marlborough Street**
- **Wanton-Lyman-Hazard House (1699): 17 Broadway**

THE NEWPORT RESTORATION FOUNDATION

- **Samuel Whitehorne House (1811): 414 Thames Street**
- **William and Joseph Wanton House (c. 1770): 25 Walnut Street**
- **Cory-Townsend House (c. 1725): 30 Walnut Street**
- **Knowles-Perry House (c. 1750): 31 Walnut Street**
- **Solomon Townsend House (c. 1725): 51 Second Street**
- **Brenton-Counting House (c. 1748): 39 Washington Street**
- **Isaac Dayton House (c. 1725): 35 Washington Street**
- **Ann Webster House (c. 1794): 3 Washington Street**
- **Martha Pitman House (c. 1758-1800): 59 Bridge Street**
- **Thomas Townsend House (c. 1735): 53 Bridge Street**
- **William Gardner Hosue (c. 1795): 51 Bridge Street**
- **Daniel Lyman House (c. 1795): 11 Third Street**
- **Mitchell-Travell House (c. 1785-1828): 6 Elm Street**
- **Sherburne-Nichols House (c. 1785-1774): 4 Elm Street**
- **Thomas Walker House (c. 1713): 6 Cross Street**
- **Governor Gideon Wanton House (c. 1720) 11 Cross Street**
- **Almy Taggart House (c. 1710): 56 Farewell Street**
- **Johnson-Braman House (c. 1700): 18 Thames Street**
- **Clarke-Rodman House/Quaker Schoolhouse (c. 1711/1787): 33 Farewell Street**
- **Dr. Tobey's Pocasset Farm (c. 1700-1735): 53 Thames Street**
- **Benjamin Howland House (c. 1721): 6 Bridge Street**
- **Captain William Read (c. 1721): 58 Thames Street**
- **Colonial Ebenezer Hathaway House (c. 1714): 57 Thames Street**
- **Richardson-Peckham House (c. 1740): 67 Thames Street**
- **Governor John Coddington House (c. 1730): 2 Marlborough Street**
- **Buliod-Perry House (c. 1750): 29 Touro Street**
- **Rhoades-Pease-King House (c. 1700): 32 Clarke Street**
- **Wilbour-Ellery House (c. 1801): 51 Touro Street**
- **Odlin-Otis House (c. 1705): 109 Spring Street**
- **Christopher Fowler House (1801): 29 Mary Street**

- **Buffum-Redwood House (c. 1700): 74 Spring Street**
- **New Jersey House (c. 1800): 72 Spring Street**
- **Gideon Cornell House (c. 1785): 3 Division Street**
- **Daniel Carr House (c. 1742): 20 Division Street**
- **Captain George Buckmaster House (c. 1748): 42 Division Street**
- **Sisson-Collins House (c. 1730 & 1823): 40 School Street**
- **John Langley House (c. 1807): 21 Church Street**
- **Billings-Coggeshall House (c. 1784): 35-37 Mill Street**
- **Beriah Brown House (c. 1709): 41 Mill Street**
- **Alexander Jack, Jr. House (1811) 49 Mill Street**
- **Samuel Bours House (c. 1777): 175 Spring Street**
- **Daniel Vaughn House (c. 1800): 44 Pelham Street**
- **Langly-King House (c. 1711): 34 Pelham Street**
- **John Sisson, Jr. House (c. 1750): 21 Green Street**
- **Cahoone and Yates House (c. 1763): 27-29 Green Street**
- **Stephen S. Albro House (c. 1876): 41 Green Street**
- **Constant Tabor House (c. 1750 & 1803): 47 John Street**
- **John Davis House (c. 1804): 68 William Street**
- **Baptist Meeting House (c. 1700-1710): 18 Dennison Street**
- **Horatio Tracy House (1831-1846): 16 Dennison Street**
- **William Mansfield House (1836): 12 Dennison Street**
- **Clarke Burdick House (c. 1835): 413 Thames Street**
- **James Boone House (c. 1798): 422 Thames Street**
- **Joseph Record House (c. 1835): 428 Thames Street**
- **Hunter-Whitehorne House (c. 1750): 425 Thames Street**

CITY OF NEWPORT

- **Old Stone Mill (c. 1670): Touro Park**
- **Brick Market (1762): 127 Thames Street**
- **City Hall (1900): 43 Broadway**
- **The Armory Building: Thames Street**

STATE OF RHODE ISLAND

Department of Administration

- **Colony House and Eisenhower House (1873-75): Fort Adams**

Department of Environmental Management

- **Brenton Point State Park**
 - **Carriage House (1882)**
 - **New Carriage House (1903-12)**
 - **Tower (1903-12)**
- **Oliver Hazzard Perry Monument, Island Cemetary (1826)**
- **Fort Adams State Park**
 - **Admiral's Dock House (early 20th century)**
 - **Redoubts (1824-50)**
 - **Warehouse, Building #73 (1878-9)**
 - **Warehouse, Building #94 (1878-9)**
 - **Mule Shed (1878-9)**
 - **Endicott Batteries (1890s)**
 - **Jail Redoubt (1824-50)**

Judiciary

- **Newport County Courthouse (1926): Eisenhower Park**

FIGURE 5.12

NATIONAL HISTORIC LANDMARK
AND REGISTER DISTRICTS

- Legend
- ▨ National Landmark Districts
 - ▩ Local Historic District
 - ▧ Area Of District Overlap

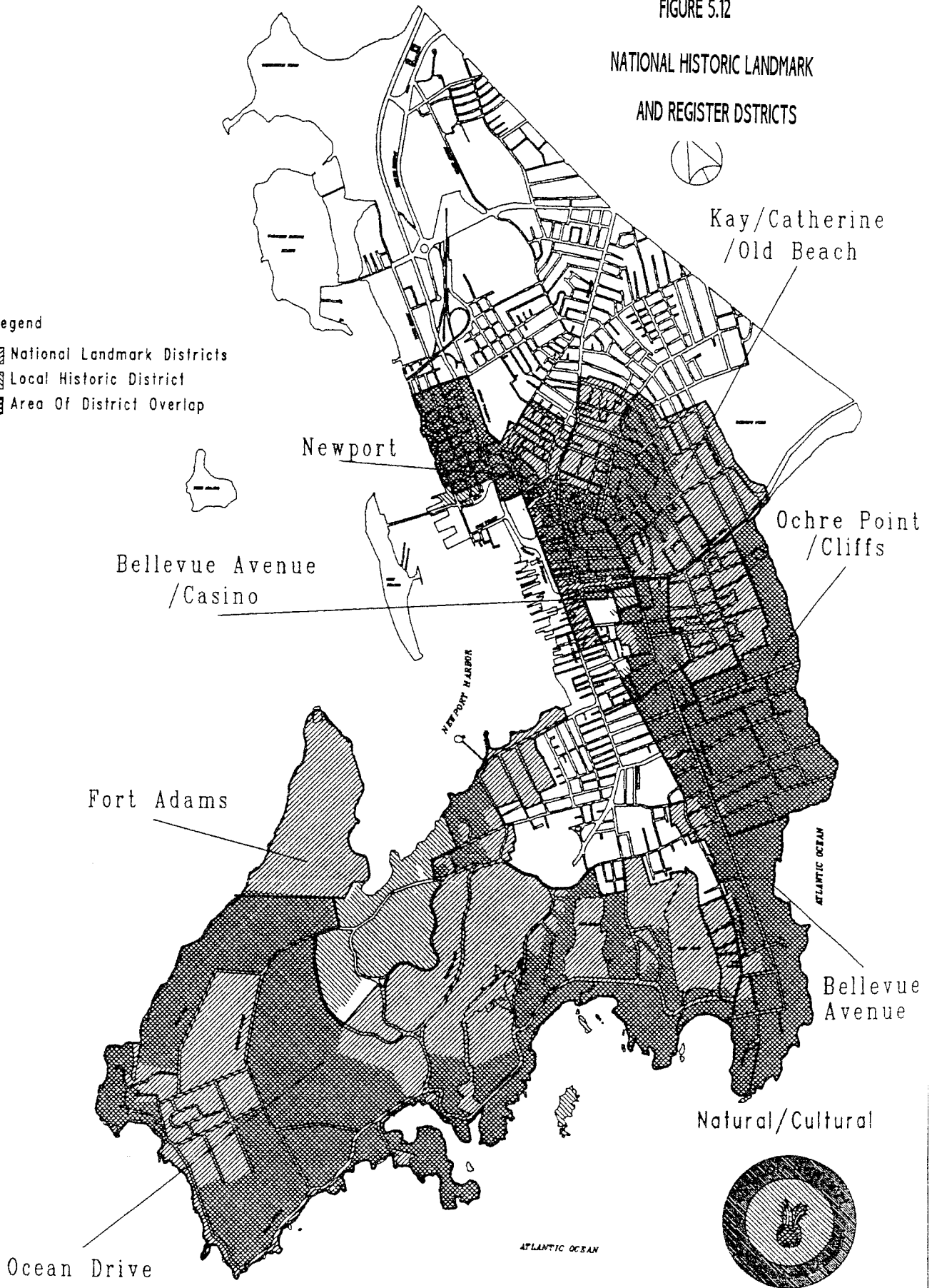
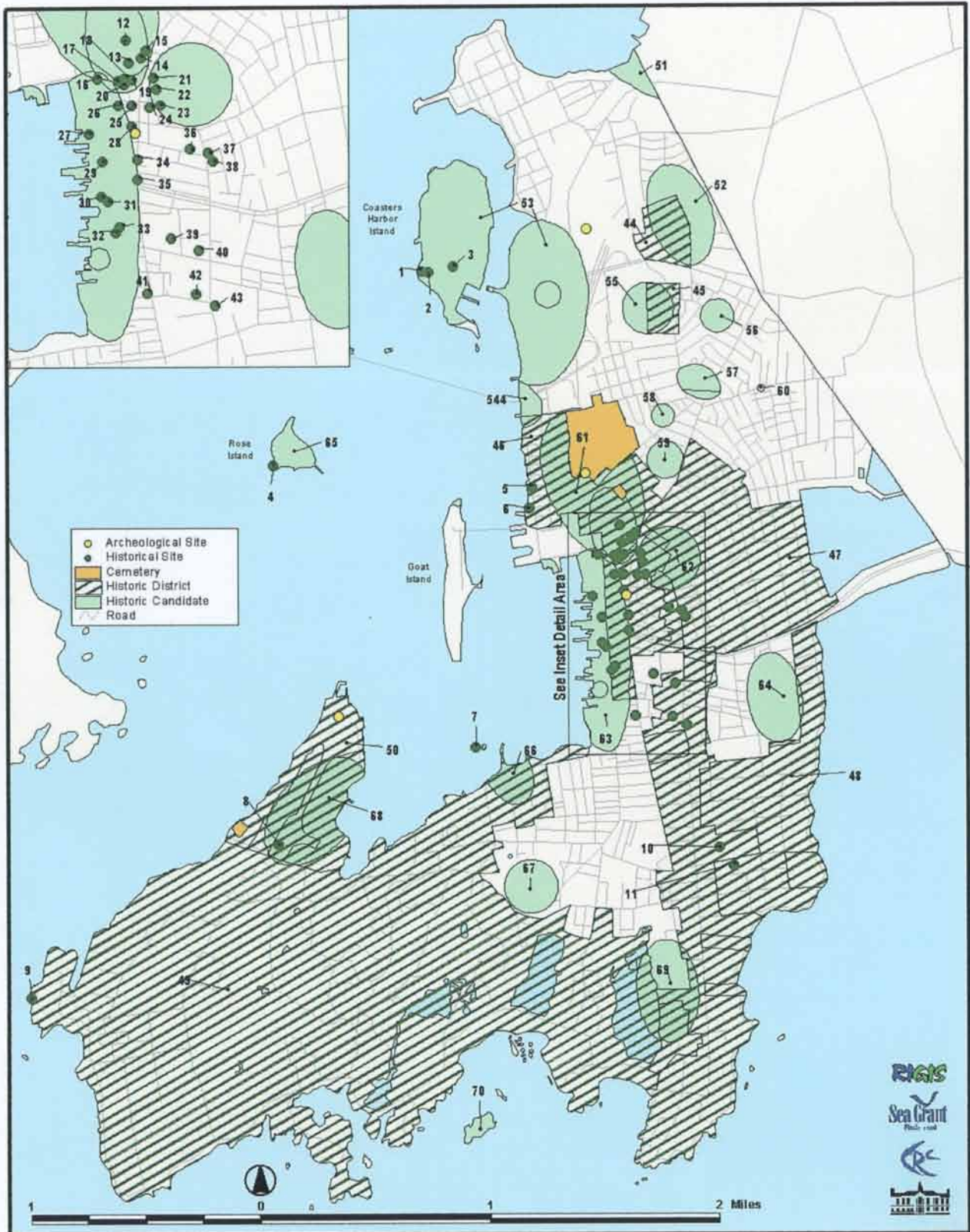


FIGURE 5.13



Historical and archeological resources in Newport.

Site Name Key to “Historical and archeological resources in Newport” map

HISTORIC SITES

1. Luce Hall-Naval War College
2. Torpedo School-Naval War College
3. Presidents House-Naval War College
4. Rose Island Lighthouse
5. Covell/Sanford House
6. Hunter House
7. Ida Lewis Rock Lighthouse
8. Eisenhower House
9. Castle Hill Lighthouse
10. Chateau-Sur Mer/Wetmore House
11. William Watts Sherman House
12. White Horse Tavern
13. Army and Navy YMCA
14. Old Colony House
15. Wanton-Lyman-Hazard House
16. Brick Market
17. Clarke Street Meeting House
18. Preservation Society of Newport County HQ
19. Henderson Home/Ezra Stiles House
20. Newport Artillery Co. Armory
21. Touro Synagogue
22. Jewish Community Center
23. Shiloh Church
24. Lucas-Johnston House
25. Vernon House
26. Cotton House
27. Seamen’s Church Institute
28. Trinity Church
29. Clark House
30. Perry Mill
31. Newport Steam Factory
32. Whitehome House
33. Trinity Church
34. United Congregational Church
35. Captain John Mawdsley House
36. Tillinghast House
37. Redwood Library

38. Art Association of Newport
39. King Edward House
40. Kingscote
41. Emmanuel Church
42. Isaac Bell House
43. Baldwin House

HISTORIC DISTRICTS

44. Whithall/Bishop George Beckely House
45. Malbone Road
46. North Light Historic District
47. “The Hill” Historic District
48. Bellevue Avenue Historic District
49. Ocean Drive Historic District
50. Fort Adams Historic District

HISTORIC CANDIDATE SITES

51. Naval Underwater Systems Center Extension
52. Miantonomi Park
53. Naval War College Extension
54. Newport Bridge Historic Area
55. Malbone Historic Area Extension
56. St. Onge Redoubt
57. Broadway Historic District Extension
58. William Clarke House
59. Broadway Historic District Extension
60. Bliss Road
61. Common Burial Site Historic Area
62. Kay St.-Catherine St.-Old Beach Rd. Extension
63. Rhode Island Armory
64. Bellevue Avenue Historic District Extension
65. Rose Island Historic District
66. Ocean Drive Extension
67. Rogers High School
68. Fort Adams Extension
69. Bellevue Avenue Historic District Extension
70. Ocean Drive Extension