

DRAFT



Washington Square Community Charrette

Newport Rhode Island

October 19th and 20th 2012

Report to the Community

Washington Square Roots (WSR), an organization supporting year-round use and improvement of Washington Square and its surroundings, invited interested members of the public to participate in a two part workshop to consider the enhancement of Newport's historic town center – Washington Square. Following an inspiring presentation by workshop moderator and nationally recognized community planner Dan Burden, more than 250 participants brainstormed ideas to improve Washington Square and then selected their top ideas from the list at the value setting session and workshops that followed. **Read on...**

SPONSORED BY THESE ORGANIZATIONS AND INDIVIDUALS

City of Newport

van Beuren Charitable Foundation

Newport County Chamber of Commerce

A4 Architecture Inc.	Newport Architectural Forum
Alliance for a Livable Newport	Newport Chamber of Commerce
BankNewport	Newport Historical Society
Bardorf and Bardorf	Newport in Bloom
Church Community Housing	Newport this Week
David Ford	Opera House Theater
DiPrete Engineering	Roger Williams University - CPC
Discover Newport	Ronald Lee Fleming
GoNewport	Salve Regina University
Jail House Hotel- Atlantic Stars	Sunnyside Deli
Katherine Field Associates	Vin di Bona
Jane Pickens Theater and Event Center	Northeast Collaborative Architects

SUMMARY REPORT

The Friday Session was attended by 250 people at the Jane Pickens Theater and Event Center. This value setting session allowed for a broad sector of the community to express their desires for improvements to and future uses of Washington Square. *For a complete list of Friday's ideas and scores, please refer to TABLE #1.*

The Saturday workshop at Thompson Middle School, participated in by 100 people, allowed 10 working groups of about 10 people each to discuss ideas from Friday in more depth and to articulate their vision of an improved Washington Square. *For a complete list of Saturday's Workshop ideas and priorities, please refer to TABLE #2*

Four broad objectives for the enhancement and economic stimulation of Washington Square emerged from the data collected at the workshops.

They are:

CONNECTIONS - Reconnect Washington Square with the waterfront and its surrounding neighborhoods

CIRCULATION - Improve traffic flow to and around the square for greater vehicular/pedestrian compatibility, directing traffic not destined for the square along other routes

ENVIRONMENT - Enhance the daily Washington Square experience

ACTIVITY - Promote year-round events in the Square to increase economic and community development

Summary of Objectives and ideas generated and supported at both sessions

OBJECTIVE	IDEAS STRONGLY SUPPORTED *	IDEAS SUPPORTED **
CONNECTIONS <i>Reconnect the square with the waterfront and its surrounding neighborhoods</i>	<ul style="list-style-type: none"> a. open Long Wharf to vehicular traffic b. install a roundabout at Long Wharf and America's Cup Avenue c. build liner buildings along Thames Street to Marlborough Street and along Marlborough from America's Cup Ave. to Charles Street d. install a park at the spring location currently a gas station e. traffic diet for America's Cup Avenue from four lanes to two 	<ul style="list-style-type: none"> a. use a roundabout for traffic control at Long Wharf (Thames) and Washington Square
CIRCULATION <i>Improve pedestrian and vehicular flow to and around the square</i>	<ul style="list-style-type: none"> a. rationalize traffic flow b. promote the use of bicycles to get to the square c. complete streets and accessibility 	<ul style="list-style-type: none"> a. install roundabouts at Broadway and Marlborough St. b. install roundabouts at Marlborough St. and America's Cup Avenue c. improve signage at Marlborough St. d. promote street continuity

ENVIRONMENT <i>Enhance the daily square experience</i>	a. address public perceptions regarding the use of the square by the homeless b. improve lighting in the square c. lighting historic buildings exteriors d. create gateway elements	a. remove fencing around Eisenhower Park b. relocate Eisenhower stone c. add a Washington statue to the park d. redesign park landscaping e. add bathrooms f. promote economic development in the square g. add parking opportunities h. promote occupancy of upper levels
	WSR additions*** <ul style="list-style-type: none"> • promote and protect the historic aesthetics of Washington Square • raise the tree canopy to enhance vistas of the water & historic structures on the square. • promote reinstatement and use of historic preservation tax credits • improve signage to facilities and resources 	
ACTIVITY <i>Promote year-round events in the square to increase economic and community activity</i>	a. support the restoration of the Opera House Theater into a center for Performing Arts Center b. promote the utilization of the square for events c. create a place for youth after school	a. use the square for ongoing events like a farmers market
	WSR additions <ul style="list-style-type: none"> • promote occupation and use of available built space within the district • changes to the square need to be done in concert with and in consideration of the existing businesses and organizations that are located here and have contributed to the current success of the square as a vibrant part of Newport 	

* **“ IDEAS STRONGLY SUPPORTED”** = ideas that scored at least 19 Friday and/or were included by 8 or more tables on Saturday. The selection criteria is subjective and based on the rating of the idea from both sessions.

** **IDEAS SUPPORTED”**= ideas that scored 13-18 Friday and/or were included by 4-7 tables Saturday . The selection criteria is subjective and based on the rating of the idea from both sessions.

*****WSR Additions** = Ideas that did not meet the level of "supported" or "strongly supported" but which Washington Square Roots considers to be of value in future planning for the Square

For a complete list of Friday’s ideas and scores, please refer to TABLE #1. (next page)

For a complete list of Saturday’s Workshop ideas and priorities, please refer to TABLE #2 (next page)

Table #1 - Results of Friday Night* (Value setting session)

"BRAIN-STORMED IDEAS	Main Objective**	Gold Dot	Green Dots	Value
(Encourage) Solution to Homeless	environment	15	22	67
Performing Arts Center	activity	12	26	62
(Enhance) Walkable Waterfront	connections	6	37	55
(Promote) Connection to Water	connections	12	16	52
Reopen Long Wharf (to traffic)	connections	6	25	43
Reconnect Roads to Waterfront	connections	6	23	41
Place for Youth After School	activity	5	23	38
(Utilize) Roundabouts on Americas Cup Avenue	circulation	3	27	36
Integrate Historical Areas to Water walk	connections	2	20	26
Rationalize Traffic (Flows)	circulation	4	13	25
(Better) Light Historic Buildings	environment	3	15	24
(Promote) Many Events in Washington Square	activity	2	18	24
(Create) Gateway Elements	environment	3	12	21
(Implement) Complete Streets and Accessibility	circulation	2	14	20
(Better) Accommodate Cyclists	circulation	1	17	20
(Provide more & better)Night Lighting	environment	0	20	20
(Open) More Water Vistas	connections	2	13	19
Traffic 'Diet' for Americas Cup Boulevard	connections	1	16	19
(Promote) Occupancy of Upper Levels of Buildings	activity	1	14	17
(Establish) Farmers Market	activity	2	10	16
Public Toilets	environment	1	13	16
(Relocate) George Washington Statue to Wash Square	environment	1	12	15
(Establish) Year-Round Landscaping	environment	2	7	13
(Promote) Street Continuity	connections	1	10	13
(Provide) More Tree Coverage	environment	1	9	12
(Promote) Historic Preservation	environment	0	12	12
Incentive for Artists to Open Shops	activity	0	11	11
(Promote) More Hotel Rooms in Washington Square Area	activity	0	10	10
(Promote) Economic Development	activity	0	10	10
Build Liner Buildings Along Thames	connections	1	6	9
Include Marlborough Street Area with Washington Square	connections	1	6	9
Add Residential Living (Units to Area)	activity	0	9	9
Eliminate 'Tombstone' in park	environment	1	5	8
Roundabout at Spring Street Location	circulation	1	5	8
(Promote Reverse) Angled Parking	circulation	1	5	8
(Create) a Pocket Park at Spring	connections	0	8	8
Visitor's Center that Works	activity	0	8	8
(Promote) Liner Buildings	connections	1	3	6
(Establish a) Location for Buskers	activity	1	3	6
Make Eisenhower more Friendly	environment	0	6	6
Encourage Information Industries	activity	0	5	5
Capture Parkers (at Garage)	circulation	1	1	4
(Encourage)Outdoor Sculpture	environment	0	4	4
(Provide) More Trash Cans	environment	0	4	4
Eliminate all Traffic in Washington Square	circulation	0	4	4
(Build New Structured) Parking Towers	circulation	0	4	4
Expand and Recognize Landmark Districts	environment	0	3	3
(Promote Better) Traffic Flow	circulation	0	3	3
(Make) Marlborough and Farewell- One Way In	circulation	0	3	3
(Encourage) Fewer T-shirt Shops	activity	0	2	2

(Establish) Bulletin Boards	environment	0	2	2
Use Deployable Bollards to Control Traffic	circulation	0	2	2
Isolate Skateboards	activity	0	1	1
(Create) Bicycle Amenities/Parking	circulation	0	0	0
(Promote) Personal Safety	environment	0	0	0
(Recreate) Two Lanes of Traffic (on Washington Square)	circulation	0	0	0
Change Direction of Touro Court	circulation	0	0	0
TOTAL		102		

* Each person attending the session was given one gold dot and six green dots to apply to those ideas they most supported. Each gold dot was awarded 3 points in value. Each green dot was awarded 1 point in value. The total value listed for each idea was the total value of gold and green dots.

** Many of the ideas collected relate to more than one of the broad objectives concluded from the workshop. The objective most supported by the idea is indicated in this chart.

Table #2 - Results of Saturday (Planning Workshops)											
REPORTED IDEAS	GROUPS INCLUDING IDEA										Total
	1	2	3	4	5	6	7	8	9	10	
Open Long Wharf for Vehicular Traffic		X	X	X	X	X	X	X	X	X	9
Marlborough Street Connection with Linear Buildings	X	X	X		X	X	X	X	X	X	9
Reintroduce Park at end of Spring Street		X	X	X	X	X	X	X	X	X	9
Round-About on America's Cup at Bottom of Long Wharf	X		X	X	X	X	X	X	X		8
Round-About at America's Cup and Marlboro	X		X		X	X	X		X	X	7
Round-About at Bottom of Marlboro/Broadway	X		X		X	X			X	X	6
Round-About at Thames at Washington Square	X		X	X	X	X		X			6
"Action" in Park (concerts, vendors, Farmers Market)		X	X	X			X		X	X	6
"Road Diet" for Americas Cup Avenue (4 lanes to 2)	X	X			X		X	X	X		6
Better Lighting in Washington Square				X	X	X			X	X	5
Parking Area/Garage			X		X	X		X	X		5
Give better Water Access			X			X		X	X	X	5
Better Signage at Marlboro Street		X	X						X	X	4
Remove Fence in Washington Square and Soften Edges			X			X			X	X	4
Harbor Walk		X				X	X			X	4
Outdoor Cafes		X					X		X	X	3
Community Programs/Reach Out with 50 Washington Square			X						X	X	3
Bike Lanes Americas Cup Avenue							X		X		2
Encourage Parking at Visitors Center with better Signage			X			X					2
Work Force Housing				X					X		2
Gates/Openings	X										1
Community Gardens	X										1
Historic Walking Trails with Sidewalk Markers+ App	X										1
Remove Light at Thames ST. and Washington St.		X									1
Parking-Retail on 1st Level of Multi Level Behind or Above		X									1
Add Parking on Americas Cup Avenue								X			1
Benches in Washington Square	X										1
Green Way to connect Washington Square to Queen Anne					X						1
Information Kiosks for Pedestrians						X					1
Separate Washington Square into 2 Parks (Eisenhower and Washington)						X					1
Trolley Loop around town and up the hill to Bellevue							X				1
Redirect Traffic in One-Way Loop Around Island								X			1





Washington Square Community Charrette

Newport Rhode Island

October 19^h & 20th 2012

Report

ADDENDA

Washington Square Roots has included previous reports, design studies and proposals for the restoration and improvement of the Washington Square area to validate the continuum of civic, professional and community support for revitalizing our year-round historic town center.

1. PREVIOUS STUDIES OF WASHINGTON SQUARE

A. 2004 - Urban Design for Central Newport

B. 2012 -Washington Square Advisory Committee – *Vision for the restoration of Eisenhower Park*

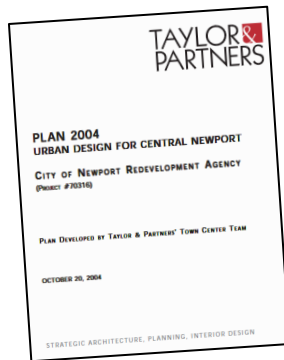
C. 1995- Washington Square Rehabilitation Study

2. 2012 WASHINGTON SQUARE COMMUNITY CHARRETTE PROCESS AND PHILOSOPHY

3. WASHINGTON SQUARE EVOLUTION

4. THE BUILDINGS OF WASHINGTON SQUARE

5. GLOSSARY OF TERMS & LINKS TO SUPPORTIVE WEBSITES



Addendum #1A.

Urban Design for Central Newport Charrette Report- 2004 - October 20

City of Newport Redevelopment Agency; prepared by Taylor and Partners

The core of the 2004 plan and report was a two day charrette held in Newport on April 2 & 3, 2004 and conducted by Ken Taylor and Dan Burden. While Washington Square was included in the study area, in addition this study included west to the harbor and south to Church Street.

Please note: Ideas marked with a * were supported 8 years later at the 2012 Washington Square Community Charrette.

Guiding principles from the study:

- preservation of historical structures and the historic environment *
- restoration of the urban fabric of the center
- providing improved access to the history and harbor that has shaped Newport *
- enhancing the relationship between the center and the harbor *
- creating a walkable and livable environment for residents and visitors alike *
- providing economic benefit to the city and its residents *

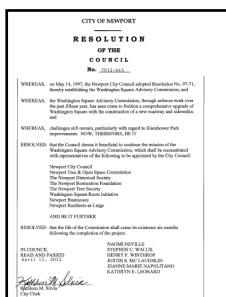
Value settings top nine ideas that emerged were:

1. connect community to waterfront and harbor *
2. preserve/restore historic character *
3. create pedestrian, bicycle and transit friendly routes *
4. create more attractive parking
5. provide better public amenities- toilets, benches, signage *
6. encourage stronger local economic development/tax base *
7. improve traffic circulation/reduce traffic *
8. create affordable housing for residents and local workers
9. create/enhance parks and open spaces (actually ranked #4)*

Planning session common ideas that emerged were:

1. open a view corridor from the Colony House to the west end of Long Wharf *
2. reduce traffic on America's Cup from four to two lanes.*
3. create a continuous harbor walk
4. redevelop the gateway center
5. create a roundabout at America's Cup and West Marlborough *
6. divert west bound traffic on Broadway to the visitor's center via Marlborough Street *
7. redevelop the Long Wharf north site with parking and mixed-use buildings accommodating retail and residential uses *
8. create a roundabout at America's Cup Avenue and Church Street *
9. create a safe pedestrian way across America's Cup Avenue from Mary Street to Perrotti Park
10. create convenient, safe, public toilets in the study area *
11. build residential buildings and parking structure on the Mary Street parking lot site

The report referenced previous plans for Newport including **1990 (updated 2002)- Newport Comprehensive Land Use Plan- Citizens' Advisory Commission**, 1997 Harborfront Plan, and 1913 Newport Improvement Plan by Frederick Law Olmstead.



Addendum #1B

Eisenhower Park- Vision for Restoration WSAC 2012

WASHINGTON SQUARE ADVISORY COMMISSION

VISION FOR THE RESTORATION OF EISENHOWER PARK - March 2012

Historic Overview of Park: In the mid 1600's Charles I granted a large swath of land at the southern part of Aquidneck Island which became known as Newport, founded in 1639. The area in the heart of Newport is known as Washington Square and the green space at its center, is today known as Eisenhower Park. The entire land grant was known as "commonage" for the use of the settlers for their dwellings, farms, pastures, roads, and common areas. As the settlement grew and Newport developed as a town part of this land eventually became known as Washington Square and functioned as Newport's town common. Over time Washington Square developed as the economic and social center of town, with buildings around the



perimeter of the Square and a green space in the center. This green space was originally used as a temporary holding area for livestock such as sheep and cattle brought into town for purposes of trade, and then was the site of several small dwellings and a shop. The area was serviced by a spring at the top located behind the Colony House.

General Overview of Park: Eisenhower Park located between the Court House and the Brick Market in the geographic center of Washington Square functions is an integral element of overall historic square. With the exception of the adjacent sidewalks on the exterior of the park, the restoration of the park itself did not qualify as an inclusion in the Transportation Improvement project. The restoration of the park remains to be addressed as the final phase of the Square's restoration.



A quick observation of pedestrian behavior reveals that the walkways within the park itself are utilized as much if not heavier than those surrounding the park in the daytime. A large volume of this traffic is due to the fact that the County Courthouse has its only public access through the park and most people traveling from the court to Touro or Thames Street choose the more direct route through the park. In the evening, however, while

many pedestrian frequent the Square either because of the Jane Pickens Theater, the restaurants, and stores or because of parking, very few pedestrians enter the park to traverse to their destinations. This is because of the substandard lighting in the Park and subsequent concerns about pedestrian security.

The general condition of the park, including the fence, pathways, statues, fountain, lighting, is fair to poor. All are in need of restoration and/or upgrading.

To maximize the positive results of a park restoration a comprehensive Design and Implementation Plan is recommended. It should include:

1. **Paved surfaces within the park:** Existing pathways are of mixed materials, most are old and patched. Surface material selection for current should be compatible with exterior Washington Square walkway materials wherever possible. A needs assessment and design plan for the restoration of the paved surfaces within the park and access points into and out of the park is needed to meet a standard that is safe, functional, ADA acceptable and historically compatible.
2. **Fountain:** The existing fountain basin leaks and the water fountain display is inadequate and not historically appropriate. At best the replacement of the fountain with a more historically appropriate fountain is desirable. At minimum, restoration of the existing decorative fountain is needed to increase water circulation and conserve water by the installation of an upgraded circulation and filtration system with commercial grade fountain display components. Repairs to existing basin or total replacement to reduce current chronic leakage problems are a priority. The final desired result is increased aesthetics, improved water conservation and minimum maintenance.
3. **Park and pedestrian amenities, included but not limited to:**
 - a. **Fence:** Eisenhower Park is surrounded by a cast iron fence of considerable vintage. The fence suffers badly from rust, vandalism, and physical damage from motor vehicles. During Phase 1 of the Washington Square modest emergency repairs were made to the fence, with funding from an insurance claim (which allowed for a fence pattern mold) and iron work done and funded by the Preservation Society of Newport County. An up to date needs assessment for fence repairs is needed. Funding is needed to have more replacement segments cast, have existing segments professionally painted and rust proofed, to obtain replacement posts, and other design elements.
 - b. **Benches:** Evaluation study of current locations and styles of park benches is needed prior to a design plan for optimal bench design and placement.
 - c. **Water fountain:** A supplemental water fountain is needed to meet newly mandated compliance for ADA accessibility.
 - d. **Oliver Hazard Perry Statue and George Washington Monument:** Specifications to repair and clean these two important features are needed. The Oliver Hazard Perry Statue in particular is in need of evaluation and stabilization.
4. **Trees and landscaping. A design plan is need and should include:**
 - a. **Trees:** Eisenhower Park is a cool green oasis in the center of downtown Newport. It contains about 16 trees, some are historic specimen, some are commemorative trees others a mixture or more or less importance. A design and long term maintenance plan is needed to begin a transition to a historically appropriate urban park landscape with a high canopy as characterized by the American Elm.
 - b. **Greenscape:** Grass, shrubbery, and flowers. An assessment of existing landscape plants is needed to evaluate historic and site appropriateness and meet low maintenance requirements of City. A design plan should follow and should include identifying and locating a portion of the park for Adopt a Spot for annuals.
5. **Lighting:** Appropriate lighting for a historic park must also serve to make pedestrians feel safe after dark. Existing lighting in the park consists solely of 22 authentic gas lights in the park. There is no additional lighting in the park, such as lighting of the statues, trees, fountain, or sidewalks. There is no exterior lighting on the court house, which has a dominant position at the top of the park. As a result, lighting in the Square is woefully inadequate to meet the basic safety standards of pedestrians at night. Before

implementation a lighting study and design plan is needed to determine what and how much lighting is required to meet safety standards, as well aesthetic and historical appropriateness. Installation of improved lighting should at the same time include upgrading of electrical service in the park to allow for additional lighting if needed, and a small number of strategically placed exterior grade outlets for special annual events such as Christmas Tree Lighting, and sound amplification for special events. The installation of electrical services and lights must avoid negative impact of the trees and tree roots must be approved by the Newport Tree and Parks Supervisor.

6. All park improvements & installations should also allow for low maintenance & vandal resistance.

7. Methodology: In the same fashion as the restoration of the streetscapes in the Square, the park restoration should be as comprehensive and as period appropriate as possible and still meet the exigencies of 21st century safety and economic considerations. As with the restoration of the street and sidewalks of the square, historical accuracy is the springboard for decision making with regard to design. The design should match that of the restored Square. The Commission will work closely with the Newport Historical Society on the history of the park, with particular emphasis on its layout and park surfaces, landscaped features and accoutrements such as statues and the fountain.

Eisenhower Park is a public park, therefore all planning and decisions for the restoration of Eisenhower Park will be made in accordance with the all laws governing the City of Newport including the Open meetings law. The Commission will work closely with the City and have the approval of the City Council for all design, methodology and installations. The Commission will assist in raising the funds necessary for the park restoration.

8. Suggested Membership of the Commission to include but not be limited to representation from:

The Newport City Council

The City of Newport:

- Newport Tree Warden and Buildings and Grounds Supervisor
- City Planner

Newport Tree & Open Space Commission

The Newport Historical Society

Newport Restoration Foundation (abutter)

The Preservation Society of Newport County

Downtown Merchants Assoc. (abutter)

Downtown Christmas Decorations Committee

BankNewport (abutter)

Citizens Bank (abutter)

Newport Tree Society

Northeast Collaborative Architects (abutter)

Church Community Corporation (abutter)

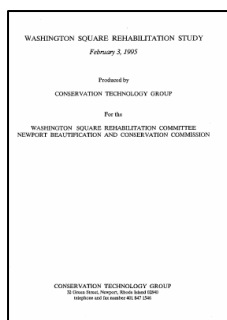
Jane Pickens Theater (abutter)

Washington Square Roots Initiative

2-3 general public representatives

Conclusion:

The restoration of Eisenhower Park is long overdue. It has lost its appeal and historic identity and security is a grave concern. The proper restoration of this historically significant public space will secure its rightful place as an important element in historic downtown Newport and as a park designed and equipped for the full enjoyment of the general public for generations to come.



Addendum #1C.

Washington Square Rehabilitation Study- February 3, 1995

Created by The Conservation Technology Group for Washington Square Rehabilitation Committee and Newport Beautification and Conservation Commission

© James Wermuth

Goals- "To express the best of our culture in this historic, public forum; to strengthen and clarify the Park's historical and cultural features."

"To identify contributing cultural features, such as the tall elm trees, the bluestone fence curbing, and cobble gutters; to identify features which depredate the quality of the park; and to identify ways to protect stabilize and restore, and develop the park."

PART 1

Section 2. SUMMARY REPORT

Scope of study

Washington Square Park Rehabilitation Study examined aspects germane to developing a rehabilitation strategy including: Historic, preservation projects; and planned use. Concepts for restoration and alteration were developed by C.T.G. staff conservators and scientists from clinical examination, assessment of previous studies, and discourse with consultants, municipal administrators, state historic preservation personnel, and local citizens.

What was established

The report clinically establishes the need to correct substandard conditions and to make site improvements: A technical condition assessment characterizes losses and damage; contextual reports address causal agents; recommendations address future use and establish protocol with related projects. Restoration recommendations are based on established professional tenets for historic preservation projects such as minimal intervention, reversibility, and practical maintenance.

Conclusions

The study concluded that while the Square serves effectively as a municipal park, it does not reflect the value of Newport as a preeminent historic and cultural center: Historic features are often obscured and in poor condition, and little effort has been given to coherently interpret the Square as a historic and cultural site of national significance.

Recommendations

Recommendations follow tenets established by the American Institute for conservation and other professional preservation organizations. They are oriented towards encouraging greater resident and tourist use of the Square and its surrounding cultural and commercial establishments. This study also engaged in limited design studies to compensate for vandalism and other damage to cultural property and to augment long range plans of the State of Rhode Island Historic Preservation and Heritage Commission. The study further concluded that Newport's 350 year history and

tradition of refined design and craft should be incorporated into any improvements or restorations. Specific recommendations for improvement include: Strengthening the visual relationship between the site and Colony House;. redefinition of lower parking area; and specific alterations to the Park interior and immediate surrounding walkways. Recommendations for restoration include: Refurbishment of the cast iron fence, cobble gutters and gas lights; reestablishment of continuous bluestone fence curbing, patination of the Perry Statue; and cleaning of the statue's base.

Implementation

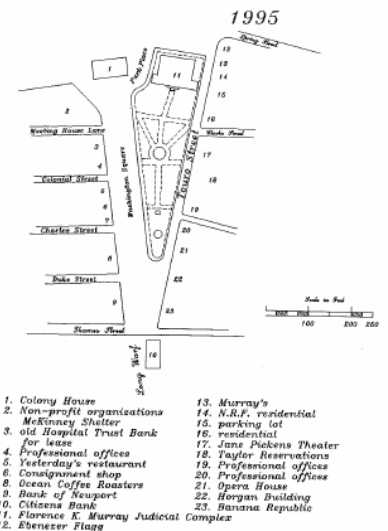
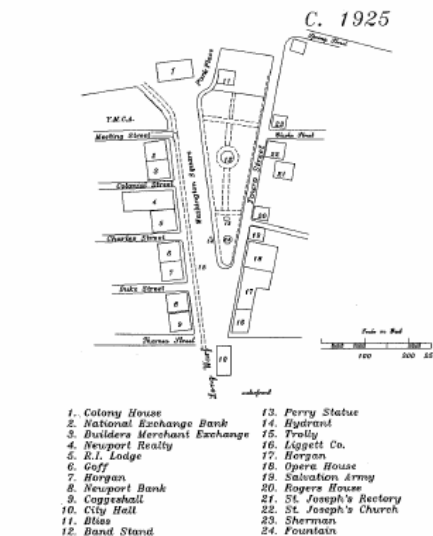
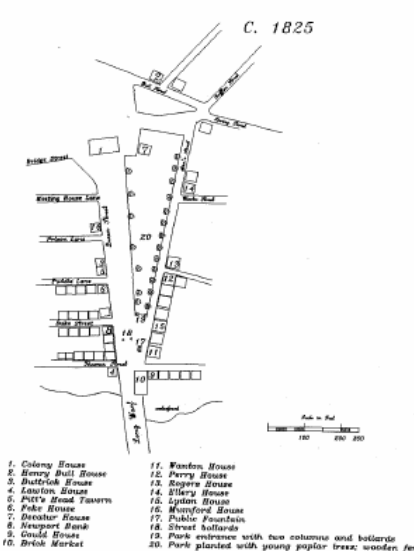
The project may be implemented over a period of time if properly managed: While certain procedures are predicated on the completion of other work, most components of the rehabilitation may be implemented individually.

Anticipated Cost

The anticipated cost if all projects are implemented is estimated to be \$ 965,383.00 including technical specifications and project administration but exclusive of project insurance costs which must be negotiated once the project is established

Refined Scope

In conclusion, while this study was not contracted to comprehensively examine the larger Washington Square Area. C.T.G. gathered considerable information which indicates that a more expansive study of parking, land use, traffic patterns, and commercial use would greatly benefit Newport: The area might be improved to become a highly attractive cultural zone which would draw more locals and tourists, as well as draw new businesses and benefit existing business.



C.T.G. Inc. CAD map reflecting the 1825 configuration.

C.T.G. Inc. CAD map reflecting the 1925 configuration.

C.T.G. Inc. CAD map reflecting the present, 1995, configuration.

Addendum # 2

2012 Charrette philosophy, rational, and process

PHILOSOPHY & RATIONAL - Washington Square has been the year round center of Newport for almost three hundred and seventy five years and retains significant structures from each century of that history. As Newport continues to grow and change, inviting the people of Newport to discuss this vital city neighborhood and provide a vision for its future is appropriate. Now was the time to revisit the future of the Square as recent improvements have been recently completed, two parcels of land currently occupied by automobile related businesses are offered for sale, and people knowledgeable about previous workshops addressing the status of the square are still active in the community supplemented by new individuals with fresh approaches. The charrette was the vehicle to involved everyone interested in the square at the beginning of the planning process.

PROCESS - Plans for the charrette were developed during weekly meetings of Washington Square Roots Organization for a period of about six months. As a result of those meeting the following actions took place:

PLANS FOR THE CHARRETTE INCLUDED: the selection of a moderator, selection of the dates of the charrette, creation of a budget for the event, fundraising ideas discussed, basic planning of the workshop, places, materials needed, review of previous workshops focused in whole or in part on Washington Square, publicity for the event, individuals and organizations targeted for the participation of the event, implementation of the event, evaluation of the event, report and action plan as a result of the event.

CHARRETTE CALENDAR

Friday October 12, 2012- An information session was presented at the Baptist Church on Spring Street highlighting some of the significant projects being considered for Washington Square. Included in the program was the transformation of the Opera House into the Newport Performing Arts Center, Charter Park to replace existing gas stations, Jane Pickens Theater and Event Center, 50 Washington Square, Bike Newport, and the Washington Square Advisory Commission.



Friday October 19, 2012- Jane Pickens Theater and the Colony House

1:30-5pm- an accent lighting exhibition was installed in Eisenhower Park
 5pm- Opera House Open for tours, registration for the Value setting session opens at the Pickens
 6pm- Values setting Session - welcome and introductions; more than one hundred participants in attendance; presentation by Dan Burden, executive director and co-founder of Walkable and Liveable Communities Institute. Following the presentation, participants shared ideas to improve the Washington Square experience. These ideas were listed on large sheets of paper and posted on the walls of the theater. The event ended with participants selecting the seven most appealing ideas of the fifty seven collected by placing colored dots next to the items of their choice. Each participant received one gold marker to note the idea they felt was the highest priority and seven green marker for their remaining choices. The event concluded with refreshments in the Colony House, displays, and discussion of the event.

Saturday, October 20, 2012

8:00-9:30 am Walking Audit lead by Dan Burden with about 50 participants-



The tour of the Washington Square area focused on improving access for challenged individuals, more pedestrian friendly streets, use of liner buildings, and discussion about traffic flow.

9:00 – 3:00 pm Planning Session at the Thompson Middle school



9:00 – 11:00am ... Registration, and Dan Burden's review & summation of Friday evening's Value Setting , and guidelines for the focus of the charrette workshop.



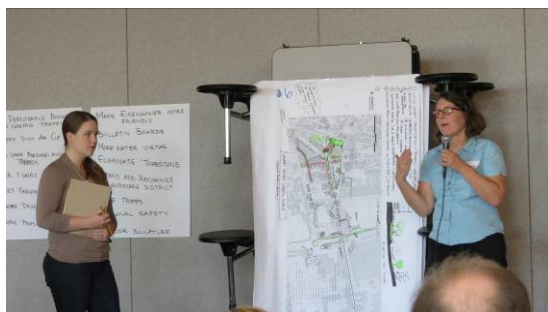
1 - 2 pm- Participants worked at ten tables (8-10 people per table)



Each table had a large map of the Washington Square area on which they drew, wrote, and created their group vision of a better functioning town center/ square.



2 - 3 pm Groups shared their vision with all!



Addendum 3:***The Significance and Evolution of Washington Square***

As part of Newport's "Great Common", Washington Square (formerly called the Mall and the Parade) was at the nucleus of Newport from its founding in 1639. The Square's location between the harbor's major public wharf (Long Wharf) and the town spring put it at the very center of one Colonial America's great cities.

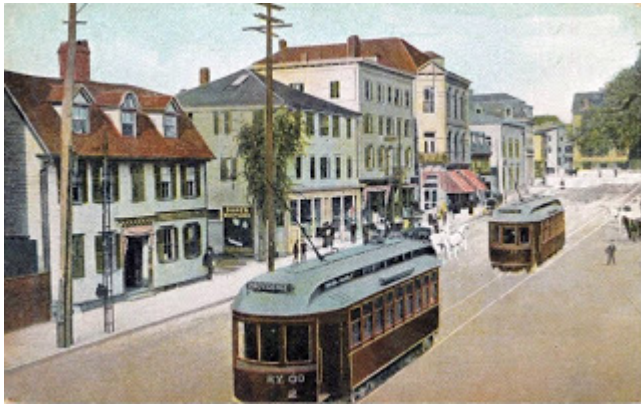


The Square grew in importance as Newport's wealth and population grew. By the time of the American Revolution, Newport was one of the five largest cities in the colonies. Washington Square was the city's epicenter. Anchored at its eastern side by the center of Rhode Island's colonial government, the Colony House, and on the western side by the commercial center at the Brick Market and Long Wharf, the Square reflects the city's development as an incubator of democracy, commerce, and culture in early Rhode Island.

As Newport's historic town center, Washington Square reflected the town's importance in the colonial era and provided a setting for many seminal events in the early history of Rhode Island and America. The stately Colony House is not only an architecturally significant symbol of that era but was the scene of historical events before, during, and after the American Revolution. The Brick Market, designed by Peter Harrison in 1763, provided a place for commerce and later served as a theater and as city hall. Surrounding the Square were fine Georgian homes and businesses that enriched the town center. Some of the most notable families in early Rhode Island, including War of 1812 hero Oliver Hazard Perry, had homes that still stand on the Square.

Following Newport's occupation by the British army during the revolution and an extended period of economic decline, Washington Square was redesigned in 1800 to include paved paths, plantings and fencing. By the end of the 1800's new businesses on the square included the Perry House and Park House hotels, restaurants, the Opera House Theater, and banks.

Growth of the Square continued in the 1900's with construction of the YMCA built to serve the needs of the servicemen stationed in Newport, as well as a new county courthouse. While the Jane Pickens Theater and the Opera House brought people to Washington Square to enjoy movies, there was a general decline in the Square during the 20th century. With the construction of Queen Anne's Square, America's Cup Avenue and Memorial Blvd ca. 1976, the perceived city center shifted from the square to the other areas. Efforts to re-energize the square in the early 2000's resulted in the addition of a replicated historic fountain and installation of enlarged slate sidewalks.



Washington Square (c. 1907)



Washington Square (c. 1935)

Today, a significant number of historic buildings remain on the Square, including four listed on the National Register of Historic Places and showcasing the best of Newport's architectural legacy make Washington Square area one of the dense concentrations of listed buildings anywhere in the country. A brief description of these historic structures is presented in Addendum 4 (The Buildings of Washington Square).



Washington Square - seen from the South (c. 2010)

Addendum #4

The Buildings of Washington Square

To say Washington Square is rich in architectural heritage is like saying the Crown Jewels of England are some nice baubles. It is no exaggeration to say that the Washington Square area is one of the most important, largely intact, examples of American colonial architecture and urban design anywhere in the United States. Washington Square is the heart of Newport's nationally recognized Historic District and many of its buildings are recognized at a national level for their architectural importance. Among the many buildings on and around the Square that contribute to the historic nature of the district are the following although this is but a partial list:

18th CENTURY – COLONIAL & FEDERAL PERIODS



Colony House

- Washington Square; (built 1739; Richard Munday architect)
- *listed on the National Register of Historic Places 1966*
- *designated a National Historic Landmark 1960*

This imposing brick structure was a focal point for events leading up to American Revolution, including Stamp Act protests and the reading of the Declaration of Independence in 1776. British forces occupied the building during their three-year occupation of Newport, after which it served as a French hospital and site of the first Catholic mass in Rhode Island. After the war, the Colony House was the setting for celebration of Rhode Island's ratification of the new U.S. Constitution – an event that included George Washington and Thomas Jefferson. The design was influenced by the work of Christopher Wren is in the Georgian style and is the fourth oldest state house in the nation.



Wilbour-Ellery House

- 51 Touro St.; (Built c.1801)

After the revolution, Newport entered an economic decline that lasted for decades. As a result of this, few homes were built in the Federal style displayed at this location. Built as a speculation house (meaning for sale not to be lived in by the builder), this house was later purchased by William Ellery, son of the Rhode Island signer of the Declaration of Independence. When the structure was restored in 1976 by the Newport Restoration Foundation the door that was installed was from the home of the elder Ellery. This home remained in Ellery family until 1852.



Joseph Rogers House

- 33 Touro St; (Built c. 1798)
- *listed on the National Register of Historic Places 1972*

Rogers was a Newport merchant who could afford a grand structure in a prime location. In 1887 the house was acquired by St. Josephs Catholic Church and by 1890 functioned as a convent. Around 1969 it was given to the Preservation Society of Newport County and served as its headquarters for many years.



Buliod-Perry House

- 29 Touro; (built c. 1750)

This impressive classically styled Georgian home exhibits wood cut to replicate stone indicating to some the influence of architect Peter Harrison. French officers were quartered here during their occupation of Newport 1780-1783. Moses Sexias was living in this house when he penned his famous letter to George Washington questioning the place of the Jewish community in the new nation.

It was in response to Sexias that Washington replied "which gives to bigotry no sanction, to persecution no assistance, ..." The first bank in Newport was opened in this building in 1795. The building was restored to a home and later purchased by Oliver Hazard Perry in 1818. Around 1900 the Allen brothers, prominent African-Americans operated the Touro Dining Room here. The building was restored by the Newport Restoration Foundation in 1976 and exhibits the original exterior paint colors.



Brick Market

- 127 Thames Street; (built 1762; architect Peter Harrison)
- *listed on the National Register of Historic Places 1966*
- *designated a National Historic Landmark 1960*

Restored in 1928-30 and renovated in 1993 by Norman Isham, Harrison's Brick Market is detailed in an intentional and sophisticated manner, in stark contrast to the Colony House built over thirty years earlier across the square. A balanced façade composed of regularly placed monumental Ionic pilasters made of wood stands above a

basement course of arches. The roof follows this balanced order and culminates with a coherent hipped-roofed, rectangular block. The building has seen a multitude of uses, ranging from its original intent as a market, but also as a printing office, theater, city hall, and now as the home of The Museum of Newport History.



Rathburn/Gardner/Rivera House

- 8 Washington Square:
- built 1722

This structure is emblematic of Newport housing in the Colonial period. Like so many houses built it was constructed ca. 1720 and the wealth being earned by Newport's businessmen. Like many other houses, it was enlarged in ca. 1740 with money earned by participation in the slave trade. The founding of Brown University took place at meeting in this house in 1763.

19th CENTURY – GREEK REVIVAL & VICTORIAN ERAS



Jane Pickens Theater and Event Center

- 49 Touro www.janepickens.com
- originally built 1835 as Zion Episcopal Church
- architect Russell Warren

This revival house movie theater was once a temple-fronted church by Bristol-based architect Russell Warren. Today, a few Ionic capitals embedded over the interior proscenium arch framing the screen are all that are left of the original structure.

*Postcard Image of
Mt. Zion Church &
St. Joseph's
Rectory*



St. Joseph church rectory

- 39 Touro;
- built 1893 as St. Joseph church rectory
- J.D. Johnston architect



Opera House Theater

- 21 Touro;
- built 1867

For the majority of the 20th century, the original aesthetic of the Opera House façade was shielded from view by a false front composed of random stone work and painted out details. The recently restored facade contains original material above the first floor and resembles the original design at street level. The interior space was stripped in

1929 and a glorious "modern" movie house was born. Plans are underway, and funding being raised to restore the ornate plasterwork, redesign the interior space for current day use and reopen the facility as Newport's Center for the Performing Arts .



Merchants Exchange Building

- 38 Washington Square
- built c 1865, rebuilt 1936, renovated 2005

Underneath the 1936 Colonial Revival skin is a wood-frame, mansard-roofed building with numerous arched windows dating back to the third quarter of the nineteenth century. The interior today has been reconfigured with a blend of industrial and high-tech stairwells, free-standing glass walls, and other new elements

that are a surprisingly effective complement to the multi-paned windows and moldings of an earlier era. The building was inhabited by a bank in 1890 and served as a social club for businessmen in 1905



Oliver Hazard Perry Statue

- Eisenhower Park (made in 1884 by William Turner)

A tribute to local naval hero and located outside the building which once was home in the park for a short while.

20th CENTURY



Newport County Court House

- Eisenhower Park
- built 1925/26
- architects William Cornell Appleton & Frank A. Stearns

The Court House clearly demonstrates a difference between early twentieth-century revival style and its colonial counterparts. The more restrained, modern planarity that confines its ornament to a shallower veneer contrasts the sculptural and dynamic massing, composition, and shaped decoration of the Colony House. It is

more graphic than sculptural and more intellectualized than the intuitive design of its 18th century neighbor.



Horgan Building

- 17 Touro Street; (built ca. 1957)

This building replaced an elegant hotel that was damaged in a fire. The Horgan family owned the hotel and Opera House movie theater.



Bank of Newport Building

- 10 Washington Square;
- Built 1929-30
- Architects Thomas and James)

The Savings Bank of Newport was built to replace a modest wood-frame grocery store in 1929. The colonnaded building is one of over a dozen civic masonry structures employing a revival idiom constructed between 1916 and 1940 in Newport. This relatively high concentration

suggests how important “brick and mortar” projects were in keeping Newport’s economic climate afloat during some of the most troubling times Newport had



Army & Navy YMCA

- 50 Washington Square
- built 1911
- architect Louis E. Jallade, remodeled 1988-1989
- Listed on the National Register of Historic Places 1988

The Renaissance Revival block, which is composed of an irregular plan, polychrome glazed details, are flamboyantly out of place in close proximity to the wood and brick of the predominantly colonial that largely make up Newport. Despite its insensitivity to context, this was

also one of the first cast concrete structures in Newport, an innovative method of construction that was much remarked upon as “strange” by dubious “sidewalk superintendents.” It served military men until 1973 and now serves to accommodate social services and low-cost housing for Newport’s less fortunate community

NATIONAL HISTORIC LANDMARKS & NATIONAL HISTORIC REGISTER BUILDINGS

In the Washington Square District and adjacent to the Square



Friends Meeting House

- Farewell Street
- built before 1699

This barn like structure was the house of worship for the large congregation of Quakers that fled other environments because of religious prosecution and was an important part of the early pluralistic culture that existed in Newport at the time of its settlement.



Touro Synagogue

- 72 Touro Street; (Built 1759-1763; architect Peter Harrison)
- Listed on the National Register of Historic Places 1966; *designated a National Historic Site in 1946 (among the first landmarks in the country to be so honored)*

The Touro Synagogue is the oldest extant synagogue in the U.S.



Vernon House

- 46 Clarke Street; (Built before 1708)
- listed on the National Register of Historic Places
- declared a *National Historic Landmark*- 1968



White Horse Tavern

- 26 Marlborough
- built before 1673
- listed on the National Register of Historic Places 1972

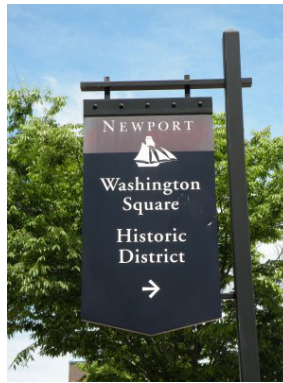
The building is reputed to be one of the oldest continuously operating taverns in the country and a fine dining establishment today.



Wanton Lyman Hazard House

- 17 Broadway
- built before 1670
- listed on the National Register of Historic Places 1966
- declared a *National Historic Landmark*- 1968

Currently believed to be the oldest extant structure in Newport.



Other Important Structures & Places around Washington Square

- **Clarke Street Meeting House**- listed on the National Register of Historic Places 1971
- **Common Burying Ground**- listed on the National Register of Historic Places 1974
- **Ezra Stiles House**- listed on the National Register of Historic Places 1971
- **Island Cemetery**- listed on the National Register of Historic Places 1971
- **Levi H. Gale House**- listed on the National Register of Historic Places 1971
- **Lucas Johnston House**- listed on the National Register of Historic Places 1971
- **Newport Artillery Company Armory**- listed on the National Register of Historic 1972

BROADWAY BLOCK

Broadway (along with Thames and Farewell streets) is one of the earliest roads in Newport (pre1641).

From the city's birth it was the connection to the settlement of Portsmouth to the north and would have been the entrance to Washington Square for the majority of travelers. The road functions today as a gateway to Washington Square and reflects the urban scale of the city as it was and as it is today, Behind twentieth century first floor facades stand significant 18th and 19th century structures. In 2013



the City of Newport will embark on a Broadway improvement project that will enhance this historic corridor and improve the gateway to Washington Square.

Addendum # 5

Glossary and links

Bike Newport- <http://bikenewportri.org> Established in 2011 to improve, encourage and facilitate bicycling in Newport for the health and well-being of youth and families and as a viable and enjoyable method of transportation for residents and visitors.

charrette - The word *charrette* may refer to any collaborative session in which a group drafts a solution to a design problem.

complete streets - http://www.vtpi.org/ITE_comp_st.pdf They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, park safely, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from transportation hubs.

Dan Burden - <http://www.walkable.org> Executive Director and Co-Founder Walkable and Liveable Communities Institute. Dan has spent more than 35 years helping the world get “back on its feet” and his efforts have not only earned him the first-ever lifetime-achievement awards issued by the New Partners for Smart Growth and the Association of Pedestrian and Bicycle Professionals, but in 2001, Dan was named by TIME magazine as “one of the six most important civic innovators in the world.” Also that year, the Transportation Research Board of the National Academy of Sciences honored Dan by making him their Distinguished Lecturer. In 2009, a user’s poll by Planetizen named Dan as one of the Top 100 Urban Thinkers of all time. Early in his career, starting in 1980, Dan served for 16 years as the country’s first statewide Bicycle and Pedestrian Coordinator for the Florida Department of Transportation and that program became a model for other statewide programs in the United States. In 1996, Dan sought to expand his reach and ability to really change the world, so he and his wife Lys co-founded a non-profit organization called Walkable Communities. Since then, Dan has personally helped 3,500 communities throughout the world become more livable and walkable. In 2009, Dan co-founded the WALC Institute with Director of Education Sarah Bowman to create a focus on education, capacity-building and training to support communities in becoming more engaged and healthier through active living. Dan serves on the board of advisors for Walkscore) and Transportation for America. Dan served as the facilitator for the Urban Design for Central Newport Charrette in 2004

gateway elements - Any feature that announces the entry to a location may be considered a gateway element including but not limited to paving, landscaping, lighting, and signage

liner buildings - structures facing public areas that reflect the character of the neighborhood in which they are located in design, scale, and materials. These buildings shield the public view of less desirable items including parking lots and parking structures.

Jane Pickens Theater and Event Center- <http://janepickens.com> see evolution of the square for more information;

Opera House Theater / Newport Performing Arts Center- www.operahousetheater.org A plan to restore the 1867 Newport Opera House Theater as a performing arts center in the city. Performance space, rehearsal space, meeting space, and museum space are being considered for this project.

rationalize traffic flow- evaluate traffic patterns in and around the square to better move vehicles

Roger Williams University Community Partnerships Center- <http://rwu.edu/about/partnerships-initiatives/cpc/projects/washington-square-roots-community-charrette> provides project-based assistance to nonprofit organizations, government agencies and low- and moderate-income communities in Rhode Island and Southeastern Massachusetts. Our mission is to undertake and complete projects that will benefit the local community while providing RWU students with experience in real-world projects that deepen their academic experiences. Students created and maintained a Washington Square charrette website for participants and stake holders to reference. They served as note takers and general assistants at both workshops.

roundabout - <http://www.iihs.org/research/qanda/roundabouts.aspx> A modern roundabout is a circular intersection where drivers travel counterclockwise around a center island. There are no traffic signals or stop signs in a modern roundabout. Drivers yield at entry to traffic in the roundabout, then enter the intersection and exit at their desired street. Although traffic circles and roundabouts use a circular design, they operate very differently. Traffic circles are very large and are designed for high-speed vehicle operation. Roundabouts are designed as small as possible, 16 to 180 feet wide, and operate at 15 mph to 25 mph.

The design of roundabouts forces drivers to slow as they approach them, then limits drivers' circulating and exit speed. It is difficult to pass through a well-designed roundabout above these design speeds.

In addition to slow vehicle speeds, modern roundabouts require drivers to slow and select gaps in the circulating traffic before entering the roundabout at low speed.

street continuity - eliminate "dead space" from streetscapes encountered by pedestrians that might cause them to be alienated from their surroundings

Washington Square - The historic center of Newport Rhode Island since 1639, the square is bordered by Thames Street, Touro Street, Spring Street, and Marlborough Street.

Washington Square district or area - The district includes the square and it's contiguous neighbors; Broadway corridor, Marlborough Street, Touro Synagogue area, Long Wharf shops, and America's Cup Avenue.

Washington Square Advisory Commission- a commission appointed by the City Council of Newport charged with advising the council in matters related to Eisenhower Park and Washington Square

Washington Square Roots - is an initiative that celebrates Newport's Original town common. By encouraging the Square's continued historic, architectural, cultural and commercial significance, WSR supports prosperity for the square, it's surrounding neighborhoods, and the greater Newport Community.



List of Organizations who will be receiving a copy of this Report

#1 – All sponsors who made the Washington Square Community Charrette possible!

(Listed on the front cover)

-and-

Mayor of Newport
Newport City Manager
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Newport County Chamber of Commerce
Discover Newport
Washington Square Advisory Commission
Newport Open Space Commission
Newport Hospitality Commission
Newport Bicycle Commission
RI Department of Transportation
The Rhode Island Preservation & Heritage Commission
Newport Historical Society
Newport Restoration Foundation
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Historic Hill Association
The Point Association
The John Clarke Society
The Arts & Cultural Alliance
Alliance for a More Liveable Newport
The Redwood Library
The Newport Public Library
The Reading Room
The Loeb Visitors Center & Touro Synagogue
The Alletta Morris McBean Charitable Trust
The VanBueren Charitable Trust
The Rhode Island Foundation
Bank Newport
Citizens Bank

*Special thanks to Chuck Flippo, Lew Keen, Ross Cann, Liz Drayton
and the Washington Square Roots Committee for their thoughtfulness and tireless work in putting this report
together. And thank you to all who gave of their time, intelligence and spirit to participate in
the Washington Square Community Charrette!*



WASHINGTON SQUARE ROOTS INITIATIVE

Washington Square is Newport's original Town Commons.

It is our year-round town center.

What will the future be for Washington Square?

You are Invited to support and participate in the

WASHINGTON SQUARE COMMUNITY CHARRETTE

Friday, October 19th – 6 pm – 7:30 pm

Value Setting Seminar @ at the Jane Pickens Theater – Washington Sq.

Saturday, October 20th – 10 am – 3 pm

8 am – 9:30 am – Walking Tour of Washington Square – start @ Jane Pickens

10 am – 3 pm – Community Planning Workshops at Thompson Middle School



WHAT IS A CHARRETTE?

A Charrette is a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

WHO IS INVITED?

Anyone who is interested in, or will benefit by efforts and projects in and around Washington Square, Newport's year round town center, is invited to attend. City Officials, State and Federal Representatives, Civic Leaders, Concerned Citizens, Business Owners & Leaders, Foundations ... are all invited to join in these planning sessions.

WHAT WILL THE OUTCOME OF THE CHARRETTE BE?

After an evening of community value setting (identifying what is most important to us) on Friday night, and a day of workshops (small groups discussing projects, design, and implementation) on Saturday, the Washington Sq. Roots Charrette Committee, along with the professional facilitator, will put together a report to the community, and City Council. This report will be our recommendation to the city and community for future developments in Washington Square.

HOW CAN I BE INVOLVED?

• **#1 - COME TO THE CHARRETTE!**

e-mail WashingtonSqRoots@gmail.com to let us know you are attending!

• **#2 - SUPPORT THE CHARRETTE!** **BE INVOLVED IN THE FUTURE!**

FOR MORE INFORMATION ... e-mail ... WashingtonSqRoots@gmail.com