



MATUNUCK HISTORIC RESOURCES SURVEY 2024-2025

FINAL REPORT OF FINDINGS AND RECOMMENDATIONS

Presented by Brent Runyon, Consultant
May 12, 2025

About this project

The activity that is the subject of this report has been financed in part by a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Rhode Island Historical Preservation and Heritage Commission. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Project Area





Purpose/Goals/Objectives





Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# SOKI00501

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 392B Cards Pond Rd. PLAT/LOT 92-4/10

NAME(s) Noves-Bontecou House / The Red House

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL xNR DOE CDOE Elig Indiv xDist XC NC

NR DISTRICT Browning's Beach

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 22 ft LOT SIZE 32,670 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER

WINDOWS Unknown material: 6/1, 3/3, 4/1 double-hung



Photo ID SOKI CardsPondRd0392B NE



Photo ID SOKI CardsPondRd0392B NW

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod xMin None	Maj Mod Min xNone	Maj Mod xMin None
Configuration	Maj Mod xMin None	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod xMin None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895	NR nom	Katherine H. Noves	Orig Owner
Moved	1998	Web	Bontecou family	Owner
Moved and raised on piers	2013	Web	Moonstone Partners LLC	Owner

ARCHITECTURE: If more than one, list & number in order of importance

TYPE STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER DATE

Use reverse for comments, history, and bibliography

Form version 200702rev161101

HISTORIC BUILDING DATA SHEET
RHODE ISLAND STATEWIDE SURVEY
PHASE 1



PLAT _____ LOT _____

VILLAGE Matunuck

OWNER _____

PRESENT USE Summer Res

LAND USE Summer Res / Rec.

STYLE LV Gothic / Shingle

CONDITION good

REMODELING minor

DESCRIPTION: STORIES 2 1/2 frame

ROOF wood shingle, gable

CHIMNEYS 1 small brick, right side, outside

FOUNDATION _____

WALL COVER wood shingle

ENTRANCE _____

WINDOWS _____

OTHER: Large round porch support in collection picture. Square 4-story tower in front

OUTBUILDINGS wood shingle garage at rear of lot

SITE/LANDSCAPE grassy lot behind oriented
Cobble stone wall - view of ocean

ARCHITECTURAL VALUE 3

SURVEYOR W.S.

KNOWN AS W.F. Segar House

PHOTO NO. WSK 7-4,5; 15-19 (103)

ORIGINAL USE Summer house

ARCHITECT _____

CONSTRUCTION DATE c. 1890

SOURCE OF DATE _____

HISTORY: MAPS _____

1870 _____

1895 - W.F. Segar

OLD PHOTOS _____

SOURCE _____

REFERENCES/BIBLIOGRAPHY _____

HISTORIC VALUE _____

DATE OF INSPECTION 10/25

COUNTY Washington

CITY/TOWN South Kingstown

ROAD _____

Matunuck Road Rd

MAP NO. 92

PRIORITY _____



Theatre-by-the-Sea



St. Romuald's Chapel



Garage, 11 Washington Street



Dewey Cottage/Admiral Dewey Inn



W.F. Segar House



150 Peninsula Road

Project Description

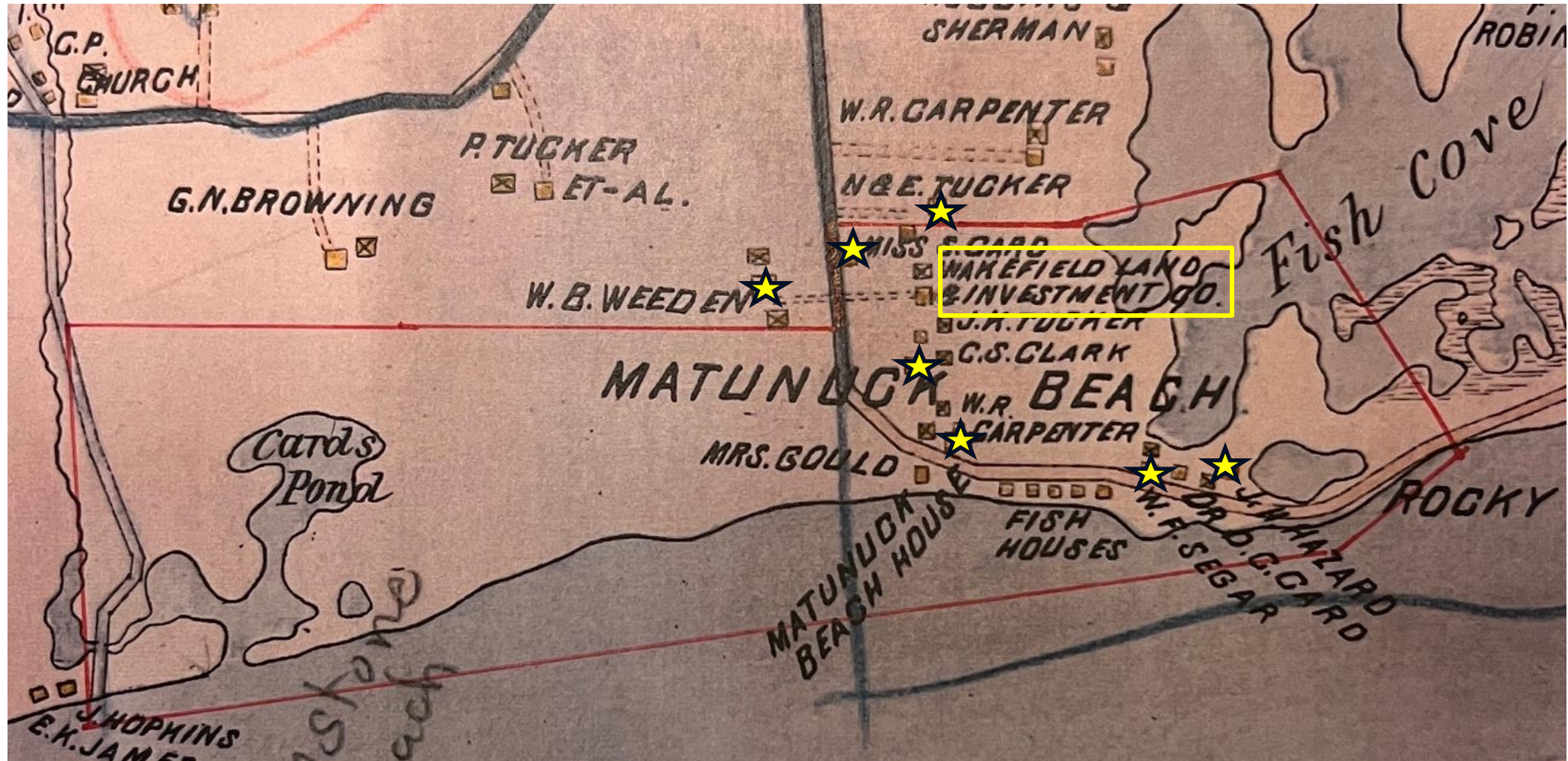
1. Update the survey for already identified resources and to identify new resources
2. Identify historic resources that are threatened by risks associated with sea level rise, including coastal flooding and storm surge.
3. Provide recommendations for adaptation treatments that will help preserve Matunuck's historic resources





Developmental History





Detail of 1895 Everts & Richards Map

**SAFE INVESTMENT WITH THE
WAKEFIELD LAND AND INVESTMENT COMPANY.**
In BUILDING LOTS at "MATUNUCK PARK, Near MATUNUCK BEACH, Rhode Island.

Size of Lots, 50 x 112 ft. Avenues and streets 45 ft. wide.

Have just opened a new Hotel, Club, Boat House, and a good number of neat Summer Cottages have been erected.

While the war with Spain has caused an increase with many from leaving at some of our shore resorts, the sales and building at Matunuck has continued to increase.

For further information apply to
T. A. GARDNER,
GEO. A. KROENE
CHEROKEE, W.V. - 260411-261

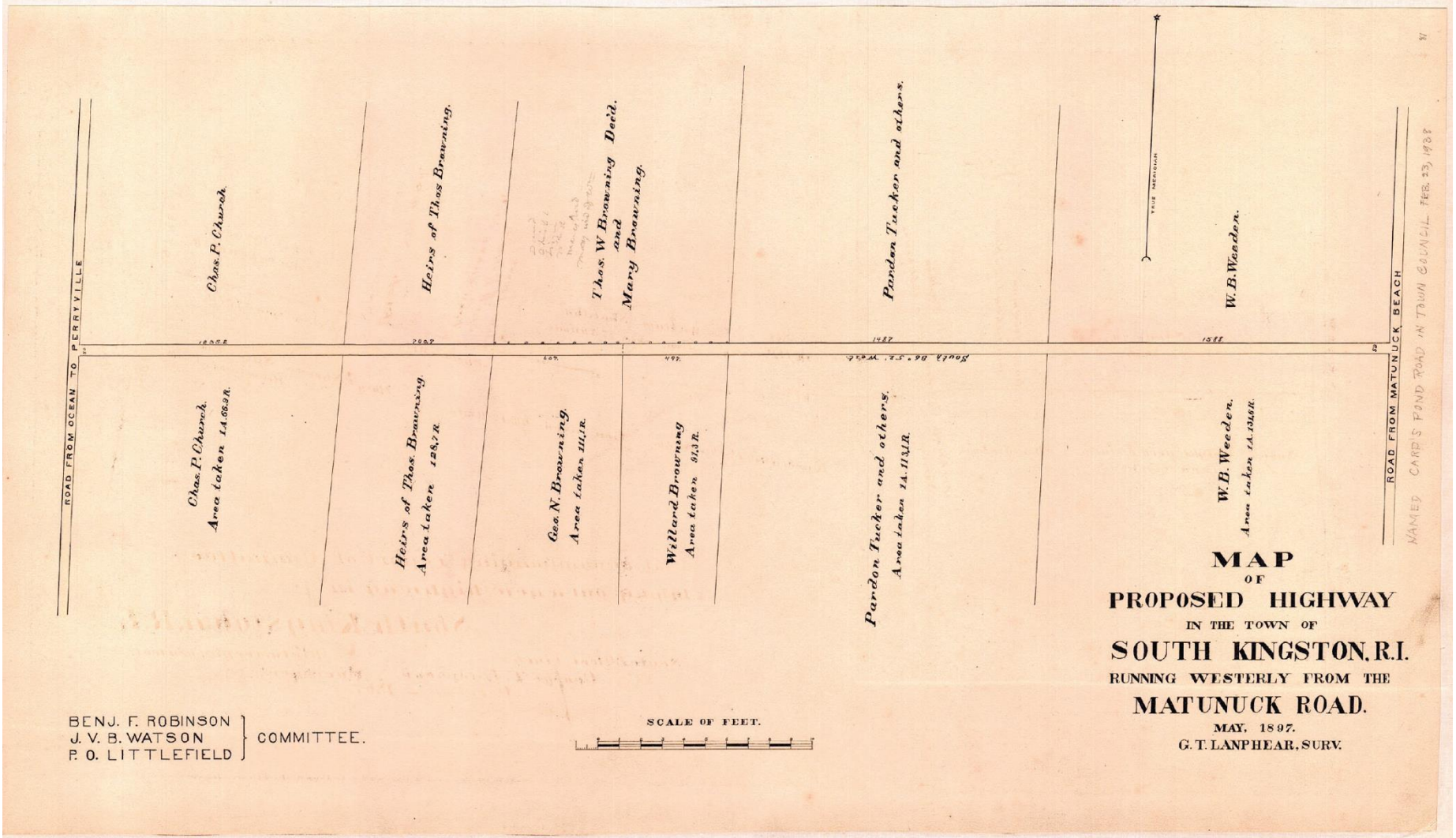
Lot 101 to 104. 105 to 108. 109 to 112. 113 to 116. 117 to 120. 121 to 124. 125 to 128. 129 to 132. 133 to 136. 137 to 140. 141 to 144. 145 to 148. 149 to 152. 153 to 156. 157 to 160. 161 to 164. 165 to 168. 169 to 172. 173 to 176. 177 to 180. 181 to 184. 185 to 188. 189 to 192. 193 to 196. 197 to 200. 201 to 204. 205 to 208. 209 to 212. 213 to 216. 217 to 220. 221 to 224. 225 to 228. 229 to 232. 233 to 236. 237 to 240. 241 to 244. 245 to 248. 249 to 252. 253 to 256. 257 to 260. 261 to 264. 265 to 268. 269 to 272. 273 to 276. 277 to 280. 281 to 284. 285 to 288. 289 to 292. 293 to 296. 297 to 300. 301 to 304. 305 to 308. 309 to 312. 313 to 316. 317 to 320. 321 to 324. 325 to 328. 329 to 332. 333 to 336. 337 to 340. 341 to 344. 345 to 348. 349 to 352. 353 to 356. 357 to 360. 361 to 364. 365 to 368. 369 to 372. 373 to 376. 377 to 380. 381 to 384. 385 to 388. 389 to 392. 393 to 396. 397 to 400. 401 to 404. 405 to 408. 409 to 412. 413 to 416. 417 to 420. 421 to 424. 425 to 428. 429 to 432. 433 to 436. 437 to 440. 441 to 444. 445 to 448. 449 to 452. 453 to 456. 457 to 460. 461 to 464. 465 to 468. 469 to 472. 473 to 476. 477 to 480. 481 to 484. 485 to 488. 489 to 492. 493 to 496. 497 to 500. 501 to 504. 505 to 508. 509 to 512. 513 to 516. 517 to 520. 521 to 524. 525 to 528. 529 to 532. 533 to 536. 537 to 540. 541 to 544. 545 to 548. 549 to 552. 553 to 556. 557 to 560. 561 to 564. 565 to 568. 569 to 572. 573 to 576. 577 to 580. 581 to 584. 585 to 588. 589 to 592. 593 to 596. 597 to 600. 601 to 604. 605 to 608. 609 to 612. 613 to 616. 617 to 620. 621 to 624. 625 to 628. 629 to 632. 633 to 636. 637 to 640. 641 to 644. 645 to 648. 649 to 652. 653 to 656. 657 to 660. 661 to 664. 665 to 668. 669 to 672. 673 to 676. 677 to 680. 681 to 684. 685 to 688. 689 to 692. 693 to 696. 697 to 700. 701 to 704. 705 to 708. 709 to 712. 713 to 716. 717 to 720. 721 to 724. 725 to 728. 729 to 732. 733 to 736. 737 to 740. 741 to 744. 745 to 748. 749 to 752. 753 to 756. 757 to 760. 761 to 764. 765 to 768. 769 to 772. 773 to 776. 777 to 780. 781 to 784. 785 to 788. 789 to 792. 793 to 796. 797 to 800. 801 to 804. 805 to 808. 809 to 812. 813 to 816. 817 to 820. 821 to 824. 825 to 828. 829 to 832. 833 to 836. 837 to 840. 841 to 844. 845 to 848. 849 to 852. 853 to 856. 857 to 860. 861 to 864. 865 to 868. 869 to 872. 873 to 876. 877 to 880. 881 to 884. 885 to 888. 889 to 892. 893 to 896. 897 to 900. 901 to 904. 905 to 908. 909 to 912. 913 to 916. 917 to 920. 921 to 924. 925 to 928. 929 to 932. 933 to 936. 937 to 940. 941 to 944. 945 to 948. 949 to 952. 953 to 956. 957 to 960. 961 to 964. 965 to 968. 969 to 972. 973 to 976. 977 to 980. 981 to 984. 985 to 988. 989 to 992. 993 to 996. 997 to 1000.

Terms Easy. Discount for Cash and if built upon. Prices Advancing.

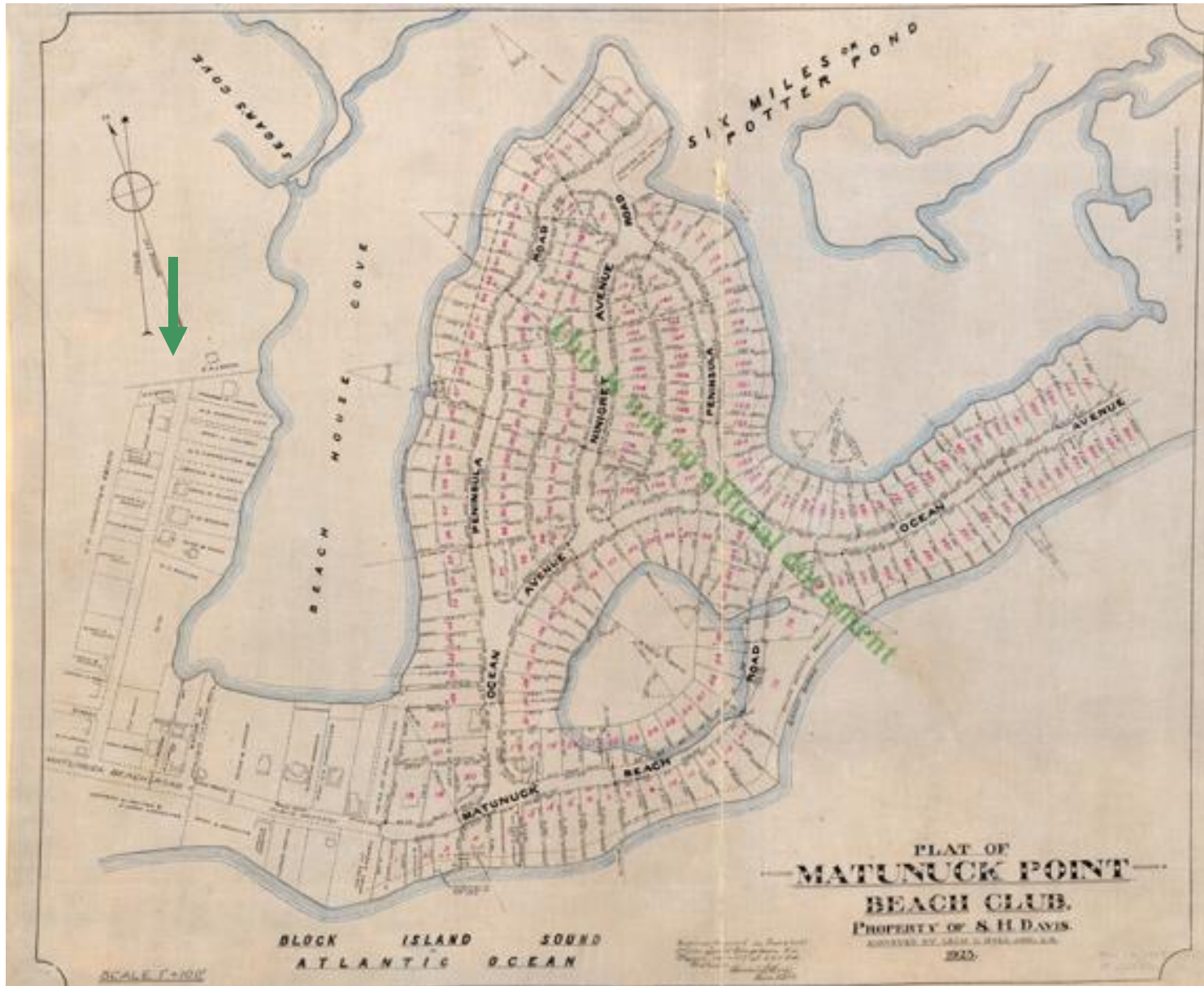
Advertisement for Matunuck Park,
Narragansett Times, 8/12/1898



1916 photograph of Matunuck Park, looking east, showing Allview Cottage (Barney's Pagoda), Park Hotel, Clark House, Briggs Cottage, and Dewey barn and Cottage from left to right



1897 Plat for Cards Pond Road



1925 Plat of "Matunuck Point Beach Club"

National Register Eligibility

- Age
- Integrity - A property's ability to convey its historical significance. The NRHP evaluates integrity by assessing seven aspects of a property:
 - **Location:** The property's place in the world
 - **Design:** The property's architectural style
 - **Setting:** The property's surroundings
 - **Materials:** The property's construction materials
 - **Workmanship:** The quality of the property's construction
 - **Feeling:** The property's emotional impact
 - **Association:** The property's connection to historical events or people
- Significance



Findings and Threats



Threats to Architectural Integrity

“...the gradual alteration of Matunuck’s character as a seaside summer colony becomes more evident each year.” – 2016 Matunuck Village Plan

Threats to Architectural Integrity

Six character-defining architectural features

- Siding
- Trim
- Windows
- Massing
- Scale
- Porches



Findings on National Register-listed Resources



Dewey Cottage,
1989 and 2024



Costume Shop/Brando's Cottage at
Theatre-by-the-Sea, 1990 and 2024



Findings on Browning's Beach Historic District



Buildings at Browning's Beach
1997 and 2024

Findings on Previously Surveyed, Unlisted Resources



Stanton-Tucker
House (ca. 1720),
46 Antique Road



St. Romuald's Chapel (ca. 1907),
61 Atlantic Avenue



Lower Weeden Farm House (ca. 1820),
61 Blackberry Hill Drive

Findings on Previously Surveyed, Unlisted Resources



Part of the "Summer Colony" on
Matunuck Point

202 and 218 Peninsula Road



W.F. Segar House (1890)
1010 Matunuck Beach Road



Susan Card House (1895),
11 Washington Street

Findings on Newly Surveyed Resources

- A total of 43 Historic Building Data Sheets were created for newly surveyed resources.
 - 41 Contributing primary resources
 - 2 Non-contributing primary resources
 - 14 Contributing secondary resources (sheds, garages, small dwellings)
 - 7 Non-contributing secondary resources
 - 1 secondary resource that requires more information

Sea Level Rise

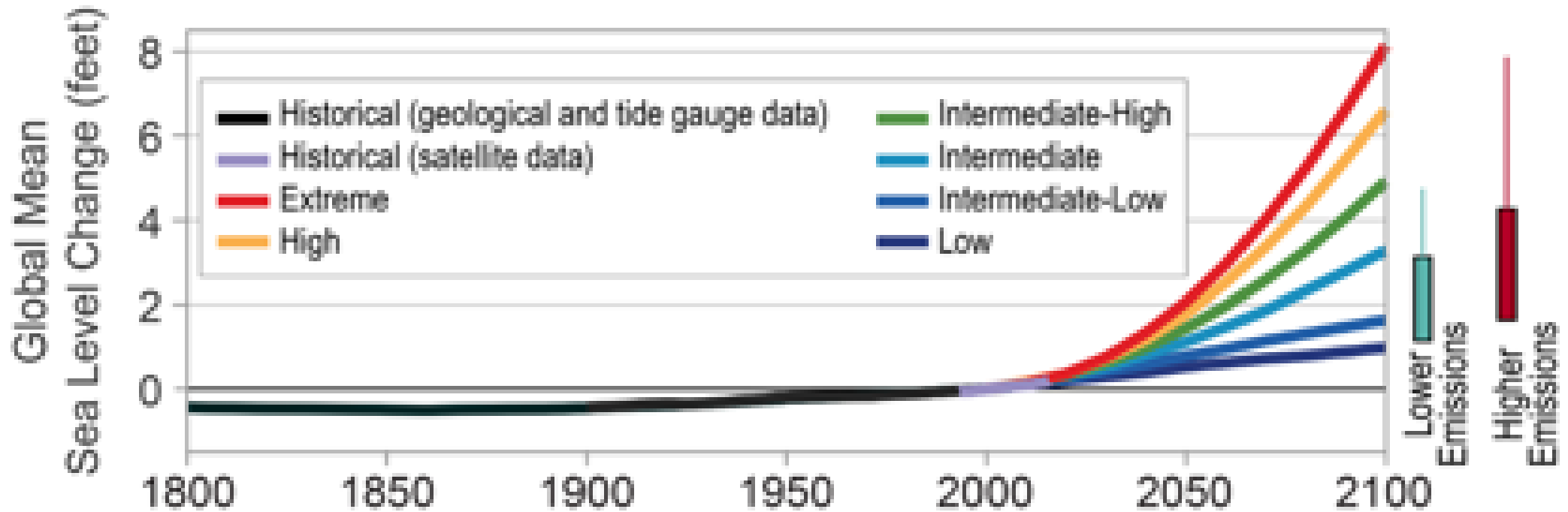


Sea Level Rise



Threats from the Effects of Sea Level Rise

Observed and Projected Change in Global Sea Level





Recommendations



Recommendations

1. Nominate to the National Register
2. Develop Guidelines for Adaptation
3. Acquire New Property for the Relocation of Historic Properties
4. Provide Assistance to Property Owners

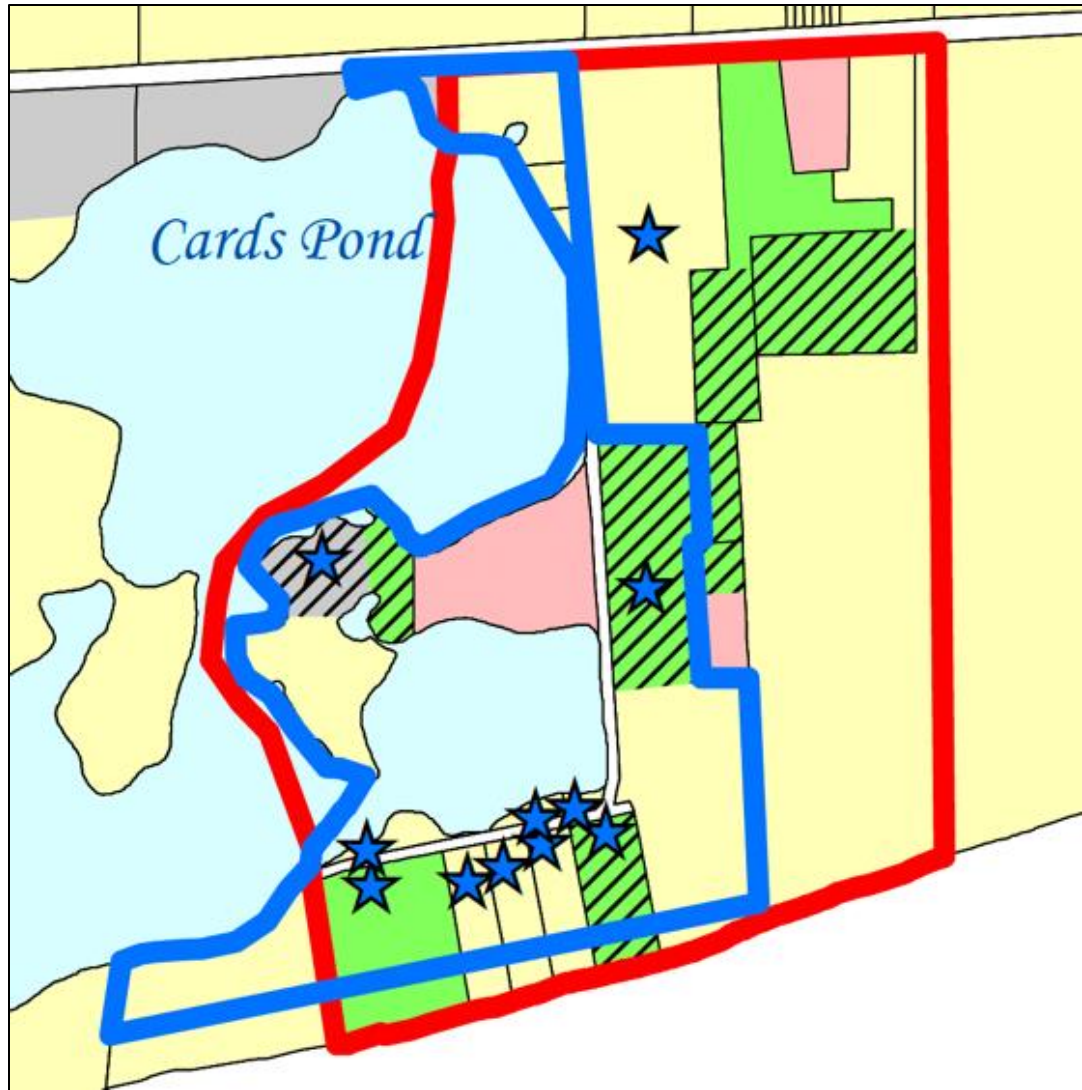
1. Nominate to the National Register

- Nominate Individually
 - Stanton-Tucker House, 46 Antique Road
 - Palmer House, 60 Holden Road
 - W.F. Segar House, 1010 Matunuck Beach Road
 - Susan Card House, 11 Washington Street
- Nominate Districts
 - Browning Farm
 - Matunuck Park
 - Matunuck Point
 - Prospect Road



Palmer House (1730)
60 Holden Road

Matunuck Park Historic District



To include:
Browning's Beach Historic District
Theatre-by-the-Sea
Gardner Tract

Matunuck Park Historic District



Matunuck Point Historic District

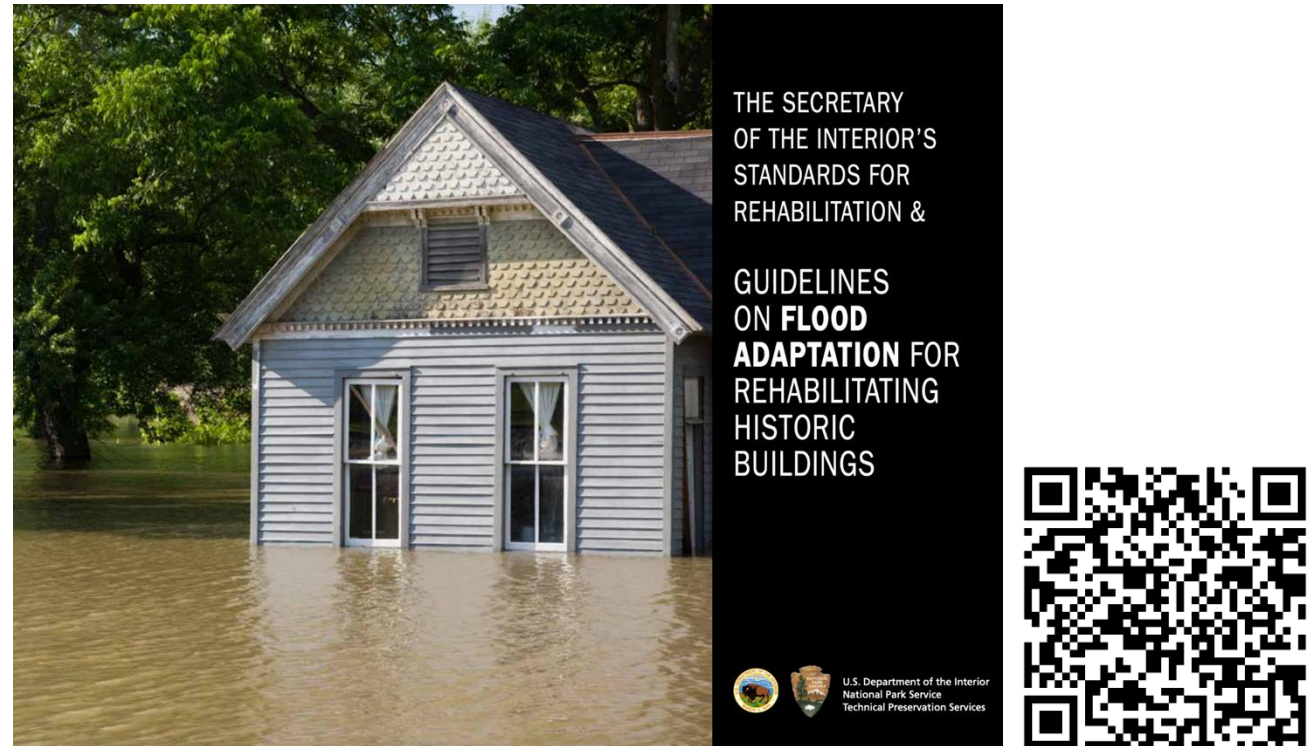
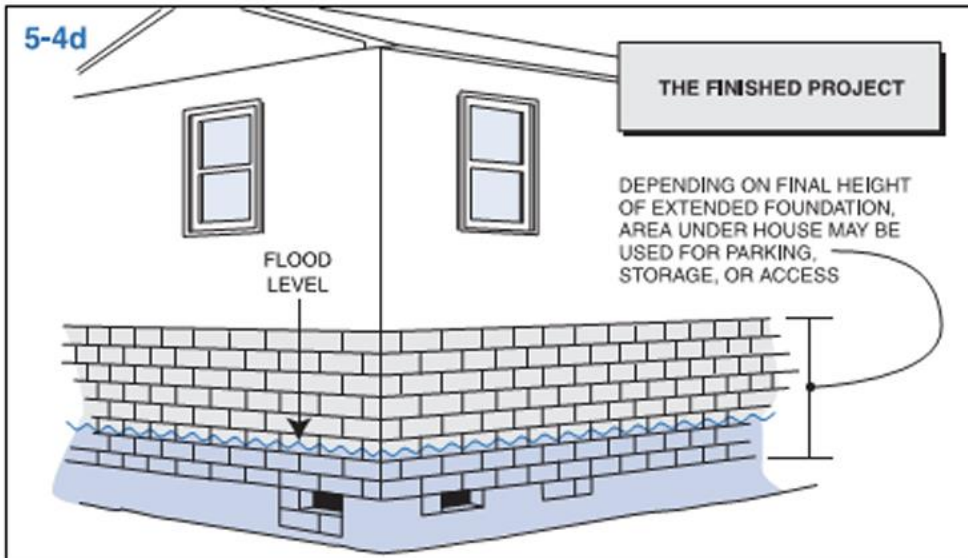


Prospect Road Historic District



2. Develop Guidelines for Adaptation

- National Park Service
- City of Newport

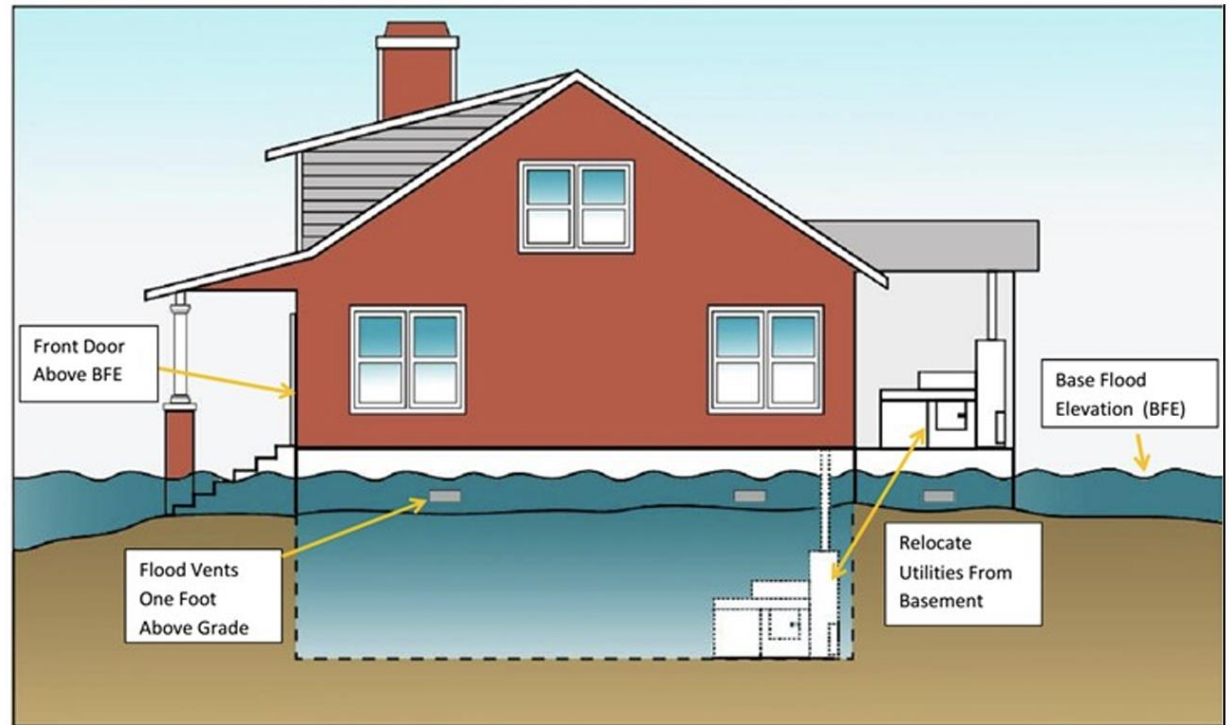


<https://www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf>

Develop Guidelines for Adaptation

■ Treatments

- Temporary Protective Measures
- Site and Landscape
- Protecting Utilities
- Wet Floodproofing
- Dry Floodproofing
- Fill the Basement
- Elevating Buildings on New Foundations
- Abandoning the Lowest Floor
- Moving the Building



Wet flood proofing allows for water to flow through the foundation or basement area. In this type of project any utilities in a basement must be relocated to a safe area.

3. Acquire New Property for the Relocation of Historic Properties

- Managed Retreat
 - Willow Dell Beach Club
 - Town Beach
 - Browning's Beach



4. Provide Assistance to Property Owners

- Access to information and mapping tools
- Educational workshops
- Technical assistance to help access state and federal programs and financial assistance
- Updated building codes and zoning regulations



Questions?

