NPS Form 10-900a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section _____ Page ___

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 13000178 **Date Listed: 4/17/2013**

Anthony-Kinney Farm — **Property Name**
Washington — **County**
RI — **State**

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper — **Date of Action** 4/17/13

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Amended Items in Nomination:

Significance:
The Period of Significance is revised to read: *1900—1962.*
[The current visual character of the property primarily conveys the turn-of-the-century period of use by the Kinney family (and later Chase/Ewing family), as they transformed the former agricultural farmstead into a recreational retreat, part of the summer colony development at Narragansett Pier. While portions of the agricultural lands may have been in continuous agricultural use from the late seventeenth century, the nomination fails to identify any specific resources or landscape features that can be definitively tied to this earlier period, other than as generic "agricultural lands." The ability of the property to convey the era of the Narragansett Planters with their slave labor accommodations and large, open pasture lands is unclear. Likewise, changes to the field patterns (open fields to woodlot, relocated or rebuilt stone walls, relocation of farmstead, possible redevelopment of agricultural land to golf/polo grounds and back to agriculture) also render the integrity of the agricultural landscape from the eighteenth and nineteenth centuries less than clear. What is clear is that the tenant farming and recreational amenities currently extant are able to vividly convey the character and physical manifestations present during the first half of the twentieth century. Should additional research or field surveys identify older resources the period can be reconsidered in the future.]

Geographical Data:
Please note that the longitude and latitude values are reversed, and the longitude values starting with 71.xxxxxx should be negative.]

These clarifications were confirmed with the RI SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900 OMB No. 1024-0018

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5United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280
MAR 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Anthony-Kinney Farm
Other names/site number: Sunset Farm
Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 505 Point Judith Road
City or town: Narragansett State: Rhode Island County: Washington
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** X **C** ___**D**

Edward Sanderson 2/20/2013

Signature of certifying official/Title: **Date**

Rhode Island Historical Preservation & Heritage Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

Anthony-Kinney Farm
Name of Property

Washington County, Rhode Island
County and State

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

4/17/2013
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	X
Public – State	☐
Public – Federal	☐

Category of Property (Check only one box.)

Building(s)	X
District	☐
Site	☐
Structure	☐
Object	☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5		buildings
		sites
		structures
		objects
5	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural outbuilding, agricultural field
SOCIAL: clubhouse
DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions.)

AGRICULTURE/SUBSISTENCE: agricultural outbuilding, agricultural field
SOCIAL: clubhouse
DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
Bungalow – LATE 19TH & EARLY 20TH CENTURY REVIVALS: other
House – NO STYLE

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundation: STONE: granite
Walls: WOOD: shingle
Roof: ASPHALT

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Anthony-Kinney Farm at 505 Point Judith Road is a roughly T-shaped 149-acre tract of relatively level agricultural land on the west side of Point Judith Neck in the Town of Narragansett. The property is bounded by modern residential development on the south, Champlin Cove and Point Judith Pond on the west, modern residential development and Foddering Farm Road on the north, and woodland and Point Judith Road (R.I. Route 108) on the east. The area has been used for agricultural purposes since the middle of the 17th century. Wealthy summer resident Francis S. Kinney purchased the property in 1897 and erected four of the five buildings on site. The East Indian-style, two-story, hip-roof, wood-frame Bungalow (1900-01) stands on a lawn to the south of the unpaved driveway and east of a paved parking lot. Across the driveway to the north is the two-and-a-half-story, gable-roof, wood-frame farmhouse (1904) and outhouse (ca. 1904). The two-story, gable-roof barn (1904) and attached tractor shed (ca. 1930s) form an L-shape at the west end of the driveway. There are animal paddocks to the north and west of the barn complex and a utility area to the west. Open pastures are located to the west and south of the utility area as well as north of the farmhouse. Woodland comprises most of the remaining property, with the exception of the southeast corner of the farm, where agricultural fields are used for growing corn, vegetables, and hay. Dry-laid stone walls are found throughout the farmstead. These resources are generally well-preserved and maintained in good working condition. The Town of Narragansett acquired 101 acres of the Anthony-Kinney Farm

in 1991 and an adjacent 48-acre parcel to the north in 1993—today the entire property is known as Sunset Farm. The Town holds a conservation easement on an adjacent 12.7-acre parcel to the northeast (not included in this nomination).

Narrative Description

Landscape features

The earliest descriptions of the southwestern shore of Narragansett Bay indicate that the Narragansett tribal people kept Point Judith as open fields, through their hunting and farming practices. The Point Judith Pond provided plentiful marine resources as well, and though there has been no archaeological survey of the property, it is considered sensitive for Native American archaeological resources. Early colonial settlers, drawn to this open level land with fertile silt loam soil, had only to clear the ground of stones and enclose their lands to adapt them for their farming. The broad, dry-laid stone walls which outline and crisscross the fields of the Anthony-Kinney Farm may well be its oldest historic features. The most prominent is the stone wall running along Old Point Judith Road (the east property line), which was rebuilt when the route was widened in 1936-37. During this reconstruction, care was taken to preserve the earlier appearance of the wall, which included the pair of cobblestone piers that flank the farm's entrance lane. The entrance was slightly altered around 1994, when the piers were relocated a few feet on each side to widen the driveway. Additional long stretches of stone wall run along the farm's southern property line; from the small farm pond near the center of the farm west to Champlin Cove; and around a pasture southwest of the pond. There is a stone double wall along the northern property line, separating the farm from the 48-acre parcel acquired in 1993. Additional fragments of walls can be found within the farm interior. A historical account of old Narragansett written in 1893 noted that "the wall of a sheep-fold of the old pattern can still be seen" on the Anthony Farm. It described a "high stone wall, running east and west" with an intact roof; further research may locate this feature. While newspaper accounts describe the laying out of a nine-hole golf course ca. 1899-1901, no landscape features or artifacts have been found to document the playing of golf on the property.[1]

One enters the Anthony-Kinney Farm between the two cobblestone piers on a paved driveway off Point Judith Road. The Bungalow stands on a lawn to the south of the driveway. Several mature deciduous trees stand between the building and the stone wall along the road, and there is a capped well formerly equipped with a windmill (since removed) on the lawn east of the Bungalow. On the south side of the Bungalow tall hedges on the south and west enclose a garden area; now kept as lawn, it formerly featured formal landscaping and a central fountain fed by the windmill.

Opposite the Bungalow, on the north side of the driveway stands the farmhouse on a grassy lot that is bordered by closely spaced evergreen trees planted as a windbreak to the north, east, and southeast. To the west of the house are a modern patio and a small outbuilding. After

[1] Rhode Island Department of Transportation Survey Records. Rhode Island Historical Preservation & Heritage Commission Project Review Records. Caroline Hazard, *Thomas Hazard, Son of Robt Call'd College Tom: A Study of Life in Narragansett in the XVIIIth Century* (Boston: Houghton, Mifflin and Company, 1893), 92.

passing the Bungalow and the farmhouse, the driveway has a northern fork that runs north to the barnyard, where a pathway leads to the farmhouse. On the south, the driveway opens onto a modern asphalt parking lot. Beyond the lot the drive continues west, dividing into two unpaved lanes; one runs west past the farm pond to the western fields, and the other continues north through the work yard area behind the barn complex and into the northern field. The work yard is used for a variety of agricultural activities such as feeding animals, starting plants in a temporary greenhouse, storing hay and grains, and parking farm equipment. Wood and wire paddocks for pigs, goats, horses, and a dog and a corral are sited to the north and northwest of the barn complex.

Meadows and partially wooded pastures are located to the north of the farmhouse, west of the crop fields, and west of the utility area. Agricultural fields in the southeast corner of the property are used for growing corn and a variety of seasonal flowers and vegetables. Except for a sandy buffer just east of the cove, the remainder of the property to the west is wooded, with some and salt and freshwater wetlands. The woods, which cover formerly open fields, include red maple, tupelo, red cedar, and black cherry trees.[2] A network of paths created by grazing animals and other farm activities crisscross the fields, and trails lead through the wooded areas.

Buildings

There is little information about the buildings that preceded the existing complex on the eastern side of the farm. The deed transferring the property in 1817 cites a "Dwelling House and other buildings." The next property transaction (1850) includes "all the buildings." The 1862 Walling map indicates a J. Anthony house east of Old Point Judith Road; and the 1895 Everts and Richards atlas depicts a driveway on the west side of the road at its current location with the J.E. Anthony house on its south side and a barn to the north. In 1898, a fire destroyed a large barn and six adjoining buildings. When the farmhouse was demolished in 1900 to prepare for the construction of the Bungalow, a local reporter described it as "over one hundred years old" and remarked that part of the structure had been used as the local schoolhouse when first built.[3] Outlying remnants of former outbuildings are located north of the barn complex, and the current farm manager has been told that there were remnants of historic buildings on the west edge of the property, near Champlin Cove, but he has not been able to locate them. A gable-roof horse barn, erected by Francis Kinney between 1897 and 1904 behind the current tractor shed, was demolished around 1994.

Bungalow (contributing)

The Bungalow is a clubhouse designed in 1899 by the Providence architects Prescott O. Clarke and Arthur R. Spaulding in the form of an East Indian bungalow. It was built in 1900-01 by contractor O.A. Easton of Newport. The Bungalow is a rectangular, two-story building, 60' by 42', facing north with a hip-on-hip roof and an external cobblestone chimney centered on the eastern elevation. It stands on a low granite ashlar foundation. The second story has a four-foot overhang supported by chamfered wood posts on granite footings. The broad veranda formed by

[2] Narragansett Department of Community Development, "Sunset Farm Management Plan" (revised 16 December 1992), 1-9.
[3] "An East Indian Bungalow," *Narragansett Times* (9 March 1900). Sunset Farm Management Plan, 2.

this overhang has a beadboard ceiling. The walls of the first story are clad in wood shingles punctuated by a variety of wood windows with hoppers, casements, and double-hung sash. There are doors on the north, west, and south sides of the building; the principal entry on the north features paneled double leaf doors, flanked by two pairs of full-length windows with 3-light sash. The second floor has a low wall with an applied balustrade with an ornamental pattern, surmounted by large, square, paired four-over-four double-hung wood-sash windows. A large clock is centered in the balustrade on the north façade. Above the windows are banks of wood louvers which terminate at the roof. Clad in asphalt shingles, the roof has moderately wide eaves and slightly projecting rafters

Inside the front doors open to reveal three wide arched openings—one on the east that opens onto a through corridor, a wider central one that contains the large staircase that ascends to the second floor, and a western one that has been filled in to accommodate a modern elevator. The first floor plan has a series of rooms arranged around the perimeter of the central stair. On the west are the rooms that provided the lockers and shower facilities, with women's on the north and men's on the south. These consist of an ante room, locker room and shower room. Original fixtures such as marble sinks and backsplashes and beadboard toilet partitions remain, as do the wood floors. Located on the east side, from north to south are modern bathrooms and the kitchen and pantry, with original wood cabinets and a floor-to-ceiling red brick fireplace. These rooms have ceramic tile floors, aside from the brick hearth for the fireplace.

The second floor has a single large reception room that wraps around a central utility core consisting of the main staircase and a pair of flanking rooms - a cloak room that now also contains a modern elevator and a former pantry that contains the service stair. The reception room is notable for its open and airy feel provided by the continuous bank of large windows and its decorative cypress woodwork in a warm natural finish. It has wood floors and a matchboard ceiling with cased molded beams. The walls feature a wood wainscot decorated with flat sawn balusters, chamfered wood pilasters topped with scrolled brackets and a shallow display shelf, and above that, a tall paneled frieze. The utility core is finished with the same wainscot, pilasters and paneled frieze framing plaster walls and windows with textured glass. The room is lit by brass wall sconces with paired electric candles.

The tapered floor-to-ceiling fireplace centered on the east wall is built of red bricks with three decorative courses: one forming the mantel shelf (Greek key pattern), one mid-stack (egg and dart), and one used as crown molding (egg and leaf with a beaded pattern). The firebox has a segmental-arched opening and a hearth made of bricks laid in a herringbone pattern. A linked pair of large wrought-iron andirons decorated with scroll, twist, and stud motifs stand in the hearth.

Construction of the building was faithful to Clarke & Spaulding's original designs as depicted in the set of eight renderings dated August 25, 1899 for the "Bungalow on Estate of F.S.

Kinney Esq. of Narragansett Pier R.I." held by the Rhode Island Historical Society.[4] One exception was the cladding of the chimney in cobblestones rather than the coursed ashlar proposed by the architects. Also, the bathrooms were smaller than proposed so as to provide more flexible space to the west of the main stair.[5]

There is little indication that the Kinney or Chase families made any significant alterations to the Bungalow during their tenures. Physical evidence of their changes to the Bungalow include some surviving barres (handrails used for ballet warm-up exercises) installed on the perimeter of the second floor probably when Lucia Chase began to hold rehearsals and summer dance performances here in the 1930s. Portions of the barres remain in place today. In addition, the clock over the front entrance was not included in Clarke and Spaulding's original designs, but it appears to have been installed early in the Bungalow's history. Though there is no identification of a brand on the dial face, it is possible that the clock was manufactured by the Waterbury Clock Company where Irving H. Chase served as president.

After it acquired the Sunset Farm property in 1986, the Town of Narragansett commissioned an inspection report for some of the buildings on site. Though the Bungalow was little altered, the inspector noted that four rooms on the first floor (ante rooms and locker rooms) were used as "sleeping areas."[6] Town officials also prepared a capital improvement program for the landscape and buildings, recommending that the Bungalow be renovated for public and private events.[7]

The Town undertook renovations of the Bungalow in two major phases. Around 1996, Munroe & Associates Architects of South Kingstown oversaw a project that included installing new men's and women's bathrooms in the northeast corner of the building (where the storage spaces and men and women servants' bathrooms had been); updating the kitchen; replacing the servants' stairway; installing an elevator in the service core to the west of the stair; and electrical and plumbing upgrades. Lockers were removed from the locker rooms, which were redesignated as conference rooms, and the original men's and ladies' bathrooms were left in place, but the fixtures were disconnected. In 2000-02, the second phase was carried out under the direction of Narragansett contractor Abcore Restoration. This project included restoring the original wood-sash windows, reshingling the exterior, painting, replacing the roof, installing new wood storm

[4] The architects' specifications for the masonry, carpentry, and plasterwork provide additional insight into construction technology, materials, and finishes. See Clarke & Spaulding Architects, "Specifications of labor and material for building to be erected for Mr. F.S. Kinney on the Kinney Farm in Narragansett, Rhode Island," August 1899 and "Specifications of labor and material for the Plumbing in building to be erected for Mr. F.S. Kinney," September 1899—both in the collections of the Rhode Island Historical Society, along with the eight renderings.
[5] Clarke & Spaulding Architects, "A Bungalow on the Estate of F.S. Kinney Esq. of Narragansett Pier, R.I.", August 25, 1899; "Specifications of labor and material for building to be erected for Mr. F.S. Kinney on the Kinney Farm in Narragansett, Rhode Island," August 1899; and "Specifications of labor and material for the Plumbing in building to be erected for Mr. F.S. Kinney," September 1899—all in the collections of the Rhode Island Historical Society. Peter Borgemeister, "Existing First Floor Plan: Kinney Bungalow," n.d.
[6] Sunset Farm Management Plan Appendix C: Kinney Bungalow Inspection Report (1990), 2.
[7] Sunset Farm Management Plan Appendix B: Sunset Farm Capital Improvement Program (1990), 31.

windows, and wiring the historic candleholders. The building was opened to the public in 2002. Today it hosts public functions and is available to rent for private occasions.

Farmhouse (contributing)

Built in 1904 by contractor James A. Sherman and mason George H. Bullock, the farmhouse is a two-story, rectangular, wood-frame, wood-shingled building in the vernacular tradition, three bays wide and two bays deep, facing south. It rests on a foundation composed of coursed granite ashlar and concrete block. The house has an asphalt-shingled side-gable roof with boxed eaves and a simple cornice raked in the gables, two internal brick chimneys with corbelled caps, and 2/2 wood sash windows with plain trim. A single-story, hip-roofed porch supported by shingled posts on a shingled parapet extends along the south and east sides of the house. The porch rests on brick footings with wood lattice panels between the footings. The main entrance with a panel and glass door is centered on the south elevation. The west side of the house has a bulkhead entrance to the cellar. There is a one-story, wood-frame, wood-shingled side entry with a half-hipped roof on the northwest corner of the house. It has 6/6 windows and two doors on the south and east and stands on brick footings. A small deck, partially fenced to hide an outdoor shower is located on the back of the house next to the side entry.

The house has a central hall plan with a straight-run staircase finished with a turned newel post with a ball finial. Much of the original woodwork is intact, including the wood floors, four-panel doors, and window and door trim with bullseye corner blocks. Around 2004 an outdoor wood furnace in a small corrugated metal, gambrel-roof shed with a stainless steel chimney was installed on a concrete pad north of the outhouse.

In 2012, the farmhouse underwent exterior renovations, which included repairing wood sash windows, installing new storm windows, replacing wood shingles, expanding the side entry, installing the deck, and repairing the front porch.

Outbuilding (contributing)

Probably built in 1904, this one-story, gable-roof, wood-shingled, frame outbuilding stands to the northwest of the house. It has been converted from a woodshed/outhouse into a recreation room with 1/1 windows, a sliding glass door on its east elevation, and a glass and panel door on its south elevation.

Barn Complex (contributing)

The gable-roof, wood-frame, wood shingled barn was built in at least two phases, with the east (front) part of the barn erected by Sherman and Bullock in 1904. Today, the barn stands on a rubblestone, granite ashlar, and concrete foundation. There are louvered vents in the gable ends. The east end has three openings: two doors and a large sliding barn door. The north side has two 6/6 windows, a plank door, a sliding barn door, and a large opening that has been temporarily covered with plywood. The west side has seven hopper windows on the first floor below a hayloft door and two 6/6 windows. The south side, which is adjoins the tractor shed, has one plank door, two sliding barn doors, and a double-leaf barn door.

Inside, the first floor has been partitioned into a number of working spaces, including (from front to back) a store, kitchen and produce processing area, storage room, and horse stalls. The hayloft retains some of its historic fittings, including a chute and hay tongs attached to a rail attached at the peak of the roof. One corner of the hayloft is finished with beadboard siding.

A one-story, six-bay tractor shed (ca. 1930s) with a shed roof is attached to the southern flank of the barn—forming an ell. The three southern bays of the shed are used as a garage, and the remainder of the shed is used for workshops and tool and equipment storage. The shed has three paired garage doors, a window, a door, and two open stalls on its east side; a window on its south end; and four windows, a door, and another opening that has been covered with plywood on its west side.

Much the work proposed in the capital improvement plan in 1990 has been completed incrementally over the past 16 years. Projects have included repairing and jacking up the west end of the barn; repairing wood damaged by insects; roofing and siding; carpentry; replacing selected windows, frames, and floorboards; repairing barn doors; and interior modifications to accommodate the store and food and produce area.[8].

A series of animal paddocks with sheds are located to the north and west of the barn; and there is a corrugated metal hopper bottom feed bin to the west.

[8] *Ibid.*, 32.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Anthony-Kinney Farm
Name of Property

Washington County, Rhode Island
County and State

Areas of Significance
(Enter categories from instructions.)
AGRICULTURE
ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT
ENTERTAINMENT/RECREATION

Period of Significance
1657-1962

Significant Dates
1899-1901; 1904

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Bungalow: Clarke & Spaulding (architects); O.A. Easton (contractor)
Farmhouse and Barn: James A. Sherman (builder) and George H. Bullock (mason)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Anthony-Kinney Farm in Narragansett is a well-preserved property that is significant in the categories of Agriculture, Community Planning and Development, Entertainment/Recreation, and Architecture. In continuous agricultural use since the colonial era, the property is significant in the field of Agriculture as a site that preserves nearly four centuries of local farming history. As the oldest farm in the town of Narragansett, it represents the transition from large-scale colonial-era plantations to smaller farmsteads. Its cluster of agricultural facilities and farmhouse; patchwork of pastures, crop fields, and woodlands; and network of dry-laid stone walls and paths are enduring characteristics of the Narragansett country farm. The Kinney-Anthony Farm is significant in the field of Community Planning and Development for representing Narragansett's transition from agricultural countryside to fashionable summer resort at the turn of the century. The spread of Narragansett Pier's resort culture south to rural Point Judith Neck is embodied by the Bungalow, a private clubhouse built in 1900-01 for wealthy summer resident Francis S. Kinney. In the category of Entertainment/Recreation, the Bungalow represents the introduction of the sport of golf in the United States at the turn of the century. It was one of the first buildings in Rhode Island built specifically to serve as a clubhouse for the young sport of golf. And it is a very rare (if not singular) surviving historic example of a clubhouse built for a single patron, rather than a club. The Bungalow is architecturally significant for displaying the distinctive characteristics of the East Indian bungalow form popularized at the turn of the century—an overhanging hip roof, glazed second story, and wide veranda. It is a product of the global trend that updated a traditional building type as a form for resort architecture. Owned by the Town of Narragansett since 1991, the Anthony-Kinney Farm has not undergone much change since 1904. The open fields, stone walls, vernacular agricultural buildings, and distinctive Bungalow continue to provide a rare glimpse of Point Judith as it appeared at the turn of the century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Agricultural Development

European settlement on Point Judith Neck originated with the Pettaquamscutt Purchase of 1657, the first major acquisition of land in southwestern Rhode Island from the Narragansett Indians. The mild, humid climate and the fertility of the Narragansett lands were the major factors that attracted the Pettaquamscutt Purchasers, a group of five (later seven) wealthy English colonists, most of whom lived in Rhode Island. Because Point Judith was bounded by ocean and salt ponds on three sides, the Purchasers chose to use that land as a common pasture ground, rather than to develop individual farms there. Early efforts at farming encouraged more intensive cultivation, and in 1692 Point Judith Neck was divided latitudinally into seven farms, each of which stretched from Narragansett Bay to Point Judith Pond. The Kinney tract constituted the northwest corner of the fifth farm, awarded by lottery to Samuel Wilbour (1622-ca. 1697) and heirs. Wilbour's son, John (1642-1710), sold nearly the entire seventh to Robert Hazard (1635-1710) in 1685. As part of the Hazard family's Foddering Place farm, the land proved to be among the most fertile in New England. The open fields provided lush pastures for herds of

dairy cattle, horses, and sheep. The demand for Narragansett cheese and quality livestock enabled the Hazards and the other large land owners, known as the "Narragansett Planters," to participate in extensive trade along the Atlantic seaboard and in the Caribbean. These grazing farms, managed with slave labor by wealthy gentry, were more similar to Southern plantations than typical New England farms.[9]

Eventually, the disruption of the frequently illicit trade with French and Dutch colonies by the Sugar Act of 1764, subsequent British mercantile policy, and the Revolutionary War marked the decline of the Narragansett Planters. The large land holdings were gradually broken up, and farming continued on a more modest scale. Robert Hazard's son Stephen Hazard (ca. 1665-1727) and son-in-law Jeffery Champlin (1672-1712/13) exchanged land parcels in 1692/3 to provide Champlin with 270 acres of land on "Point Judah Neck" bounded on the west by the Point Judith Ponds. The property remained in the family for all of the 18th century, with a 150-acre parcel eventually passing to Samuel Congdon (1733-1813) who had married Jeffery Champlin's granddaughter Sarah Champlin (1737-1806). The property was inherited by Samuel and Sarah Congdon's son, Joseph (1758-1825), who sold 150 acres to Joseph N. Austin (ca. 1766-1842) for $5000 in 1817. The deed for this transaction mentions a "Dwelling house and other buildings" and states that a public road or driftway passes through the property. This was the original Point Judith Road, laid out along the center of Point Judith Neck in the late 18th century.

The Austins likely resided on the property as they established a small family burial ground about 800 feet south of Foddering Farm Road (outside the boundaries of the Anthony-Kinney Farm). Gravestones mark ten Austin family burials between 1828 and 1853. After Joseph's death in 1842, the farm passed to Joseph's son Nichols Austin and his son's wife Elizabeth Austin. Eight years later, they sold 156 acres to James W. Anthony (1798-1887) for $5500.James E. Anthony (1835-1924)—formerly a storekeeper in Kingston Hill—joined his father and mother Hannah Kenyon Anthony (1799-1885) on the farm in 1857. The 1860 federal census recorded five members of the Anthony family: James W. (farmer), Hannah, James E. (farmer), his wife Mary A., and their daughter Elizabeth A. The family's real estate was valued at $6000, and their combined personal estate at $5000. The 1860 agricultural census gave a detailed accounting of the Anthony farm. The 163-acre property was largely focused on livestock, grain, dairy, and hay production. There were three horses, ten milch cows, four oxen, nine other cattle, 55 sheep, and 9 swine. Major crops included Indian corn, oats, Irish (white) potatoes, barley, and hay—supplemented by butter, wool, and meat. This range of farm products was typical of Narragansett farms, and most local produce sold at markets in Providence, Newport, and Boston. As Narragansett Pier began to develop as a resort community in the mid-19th century, farmers were able to sell locally as well.[10]

In 1870, the five Anthonys remained on the farm, now valued at $7860, and had a combined personal estate of $7500. While the variety of agricultural products in1870 remained

[9] *Historic and Architectural Resources of Narragansett* (Providence: R.I. Historical Preservation Commission, 1991), 7-10.
[10] *Ibid.*, 16. *Representative Men and Old Families of Rhode Island*, vol. II (Chicago: J.H. Beers & Co., 1908), 1396.

relatively constant, the outputs of sheep, corn, oats, potatoes, and butter declined. The size of the farm in 1870 was put at 150 acres. Ten years later, the farm size was 210 acres, and most numbers were up. Corn, oat, butter, and hay production had more than rebounded; only wool and potatoes had declined in the past ten years. By 1880, Elizabeth (then 21 years old) had left the farm, and James W. Anthony had retired. Soon after James E. Anthony inherited the property from his father in 1887, he leased it to a tenant farmer. George H. Carpenter and Dorcas Brayman Carpenter began their operation of the farm in 1888 or 1889. In 1897, Anthony sold the 148.24-acre property to Francis S. Kinney for "in the vicinity of two hundred dollars an acre" and retired to nearby Wakefield. The property encompassed land on both sides of Point Judith Road but mostly on the west stretching as far as the salt pond.[11]

Although Kinney would eventually develop new recreational and social facilities on the property, agricultural production continued. The farm operations were under the direction of William Braman in October 1898 when a fire destroyed a large barn and six other buildings. Neighbors were able to save "the old farmhouse" from the blaze.[12] By September 1904, Kinney had hired James A. Sherman to construct a new 26' x 32' farmhouse and a 32' x 50' barn—both still standing. Mason George H. Bullock installed the house cellar and barn basement. The *Narragansett Times* noted that George Carpenter entered a five-year lease of the farm later that fall. Carpenter's son John H. Carpenter (1880-1968) eventually succeeded his father and took over operation of the Kinney-Anthony Farm with his wife Annabell Carpenter (1881-1962) through at least 1958.[13]

Resort Culture Spreads South

By the time that Kinney purchased the old Anthony Farm, the resort community of Narragansett Pier was in full bloom. The development of the Pier began after 1780, when John Robinson built a wharf near the present site of the Towers for importing and exporting goods. A small settlement slowly rose up with houses, shops, and mills. In the mid-1840s, Rhode Islanders began to travel to Narragansett Pier to enjoy the broad sandy beach and ocean breezes. In the following decades, dozens of hotels and hundreds of summer residences and rental cottages were erected to house visitors. Soon the Pier was transformed from a small, quiet rural port into one of America's most attractive seaside resorts. Unlike popular destinations like Coney Island or Atlantic City, the Pier drew a more select group of summer residents—including professionals, captains of industry and commerce, statesmen, and blue-blood families from the East Coast and Midwest. Formerly part of the Town of South Kingstown, Narragansett was set off as a district in 1888 and incorporated as a town in 1901.[14]

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[11] "Sale of the Anthony Farm," *Narragansett Times* (10 September 1897). A different story is told by the two records in Narragansett Land Evidence. The first, recorded on September 4, describes an agreement relating to a 156-acre parcel and a 7-acre parcel but does not include a land transfer. The second, recorded on September 10, documents Kinney's purchase of a 148.24-acre parcel for the sum of $8000.

[12] "Fire at Point Judith," *Narragansett Times*, 14 October 1898.

[13] *Narragansett Times*, 2 September 1904. *Narragansett Times*, 7 October 1904. Norris Randolph, "'Good as New' Buggy Soothes Farmer's Nostalgia," *Providence Journal-Bulletin*, ca. 1954. "Golden Anniversary," *Providence Evening Bulletin*, 15 March 1958.

[14] *Historic and Architectural Resources*, 12-16.

In addition to fashionable hotels and elegant summer homes, developers also built leisure facilities at the Pier. Designed by McKim, Mead and White in the Shingle style, the Narragansett Casino was built in 1883-86, destroyed by fire in 1900, rebuilt in 1910, and destroyed by fire in 1965—only a portion of the building (the Towers) survive today (included in the Historic Resources of Narragansett Pier, listed on the National Register in 1982). The sprawling casino had an exclusive beach and provided opportunities for boating, tennis, billiards, bowling, cards, and shooting, as well as restaurants, stores, reading rooms, a theater, a bandstand, and a ballroom. Louis Sherry, the famous New York restaurateur who was the first manager at the Casino, developed two additional important social venues. He hired McKim, Mead and White to design the Earlscourt complex (1888-89)—six cottages arranged around a central casino. Known variously as the "Little Casino" or "Lyman's Little Casino," this Shingle-style building had a large veranda porch, dining hall, restaurant, and spacious grounds, it was a popular spot among the cottagers for hosting smaller social functions. Sherry turned to the New York firm once again for the design of Sherry's Bathing Pavilion, an enormous beachside building that contained restaurants, bathhouses, shops, and sweeping porches for watching the seaside scene. These three venues, the hotels, the restaurants, and the beach provided the main settings for social life on the Pier.[15]

Resort culture extended down Point Judith Neck later and more gradually as the resort community adopted new recreational pastimes that required open space. In 1882, Ocean Road was laid out along the shore, and large summer houses were erected there but mostly on the northern end nearest the Pier. New streets were created to link Ocean Road to Point Judith Road, which was extended south. In 1894, "twenty-five wealthy patrons, most from Philadelphia" purchased the former Randolph Farm on the east side of Point Judith Road across the street from the Anthony Farm to serve as the site of the Point Judith Country Club. The proprietors laid out a links course with nine holes, and leveled and turfed agricultural fields for polo. A more sporty rural setting than the busy casino at the Pier, the Point Judith Country Club soon attracted Narragansett's most elite summer crowd. A 1902 article in the *New York Times* noted that in the aftermath of the Narragansett Casino fire, the club was "perhaps the social centre of fashionable Narragansett:"

> In Casino days society divided its attention between the Country Club and the marble plaza of Sherry's pleasure resort; but now the clubhouse at Wildfield farm takes up most of the attention of the cottage colony and some of the more exclusive of the hotel guests, who assemble there for daily chat and gossip; but later on there will be luncheons and dinners served to while away the passing hours.

As the cottagers relocated their hub from the Pier to the club, wealthy summer resident Francis Kinney grew interested in acquiring property in Point Judith.[16]

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[15] *Ibid.*, 14-16.
[16] *Ibid.*, 14, 18-19. Marge Pratt, *Point Judith Country Club: The First One Hundred Years* (privately printed), 1994. "Narragansett Becomes a Cottage Resort," *New York Times* (22 June 1902). There were two properties in Narragansett known as Wildfield Farm. One was the polo fields, and the other was a summer cottage built for Mrs. Welch.

Francis Sherwood Kinney was born in New Brighton (Staten Island), New York on October 16, 1839 and attended school in New Brunswick, New Jersey. After an early career at sea, he went to work for an American entrepreneur on the development of railroads, steamship lines, and telegraph service in South America. In 1869 he and his brother Abbott founded the Kinney Brothers Tobacco Company in New York. It would become one of the nation's most successful companies with the Sweet Caporal ranking as one of the most popular brands in the 1880s and 1890s. Kinney Brothers became part of the American Tobacco Company organized by James Buchanan Duke in 1890, but Francis Kinney was financially and organizationally divested of his interests in the trust by 1899. Kinney also had tremendous success as an investor in New York City real estate. As a sportsman, he was active in various athletic clubs and developed a moving seat used in rowing boats.[17]

Kinney, his wife Mary, and their two children Joel and Beatrice joined the summer colony at Narragansett Pier by 1887; their son Morris was born in 1890. The family spent several summers at the Mathewson Hotel, one of the grandest resort hotels to grace the Pier. In 1893, Kinney purchased the Hotel Berwick (formerly Mount Hope Hotel) on the corner of Ocean Road and Congdon Street. After clearing the property, he erected Kinney's Lodge, a three-story palazzo (later known as the Carlton, Carleton, or Dunes Carleton Hotel and demolished in 1968).[18]

After Kinney purchased the old Anthony Farm in September 1897, the *Narragansett Times* reported that "What Mr. Kinney proposes to do with the property is not definitely announced, but rumor has it that he will lay out golf links and possibly a polo field." According to local tradition, he had had a disagreement with the management of the Point Judith Country Club, though details remain unclear. South County historian Oliver H. Stedman explained that the nouveau-riche Kinneys were never fully accepted by the elite summer community and that "When daughter Frances [*sic*] reported having been used ungraciously at the 400s golf club [Point Judith Country Club], father Kinney bought her 200 acres of fine level land and built an elaborate club house that she might have a golf course all her own."[19] Stedman suggested that Kinney's identity as a self-made man may well have promoted some controversy in Narragansett's exclusive resort community. His extravagant summer lodge, his expensive automobiles, and his status as the largest tax-payer in the community attracted notice and may have caused some envy and resentment[20]

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[17] Henry Hall, ed., *America's Successful Men of Affairs: An Encyclopedia of Contemporaneous Biography*, Vol. I (New York: The New York Tribune, 1895), 371.
[18] Doug Norris, "Chandelier illuminates piece of the Pier's past," *South County Independent* (9 December 2004). "Sold to F.S. Kinney, Cigarette Manufacturer," *Narragansett Times* (25 August 1893). Sallie W. Latimer, *Narragansett-By-the-Sea* (Portsmouth, NH: Arcadia Publishing, 1997), 41.
[19] Oliver H. Stedman, *A Stroll Through Memory Lane*, vol. IV (West Kingston: Kingston Press, 1998), 80. Francis Kinney's daughter was named Beatrice.
[20] *Ibid.* "The News of Narragansett," *New York Times* (23 August 1903). Another article cited that Mr. and Mrs. Harry La Montagne (Beatrice Kinney and her husband) were entertaining at the Point Judith Country Club. See "Yachting Parties at Pier," *New York Times*, 12 July 1908. "Obituary of Francis S. Kinney," *Narragansett Times* (10 April 1908).

In April 1899, the *Narragansett Times* reported that men were at work at Kinney's farm, "getting out stone and making the grounds about the farm in suitable condition for golf links." According to the *Times*, there were already three golf courses in the area (including those at the Point Judith Country Club and South County Golf Club) and another one in development on the Pearse Farm, also located west of old Point Judith Road and east of the salt pond.[21]

These were the early days of golf in the United States—when courses were more rugged, golf balls were more erratic, and equipment harder to come by. Theodore Havemeyer, who had made his fortune in the sugar refining business, had Rhode Island's first golf course installed on leased land on Newport's Brenton Point in 1890. Havemeyer and several other members of Newport's elite summer colony purchased the property and established the Newport Country Club there in 1893. Within the decade new and existing country clubs throughout the United States were installing courses to satisfy their members' enthusiasm for golf. The 1901 *Harper's Official Golf Guide* counted 29 private golf clubs, one nine-hole course installed at a hotel, and one individually owned course in Rhode Island.[22]

In some cases, existing buildings were retrofit as golf clubhouses. The Point Judith Country Club reused the old Randolph Farmhouse, installing a two-story porch to make a more comfortable social space. Further up Narragansett Bay in Warwick, the Brown family converted their residence at Choppequonsett into a clubhouse for the Country Club in 1888. That venue provided facilities for "gentlemanly field sports, including tennis, polo, and very recently golf." When it opened in 1896, the Misquamicut Golf Club in Westerly's tony Watch Hill enclave repurposed an old corn crib with a tacked-on veranda as their first clubhouse.[23]

The first structure in the United States designed and built to serve as a golf clubhouse was for the Shinnecock Hills Golf Club in Southampton, New York in 1893 (listed on the National Register in 2000). Stanford White of the architectural firm McKim, Mead and White designed a small, two-story, Shingle-style cottage with a sweeping gable roof punctuated by large cross gables, eyebrow dormers, and shed dormers over a large veranda (subsequently expanded). With its weathered wood singles and its Palladian windows, fluted Doric columns, and other wood trim painted white, the Shinnecock Hills Golf Clubhouse reflected the local architectural language of farmhouses and summer cottages in the Hamptons. The designs of other contemporary golf and country clubhouses displayed popular architectural modes. In Rhode Island, the luxurious Newport Country Club clubhouse was designed by architect Whitney Wetmore in the Beaux-Arts style and built in 1894 on a windswept site (included in the Ocean Drive National Historic Landmark District, listed in 1976). And after fourteen years in a corn crib, the members of the Misquamicut Golf Club hired architect Grosvenor Atterbury to design a Shingle-style clubhouse with a massive hip roof, jerkinhead dormers, and a curving porch (included in the Watch Hill Historic District, listed in 1985). On Martha's Vineyard in

[21] *Narragansett Times*, 21 April 1899. *Narragansett Times*, 23 March 1900.
[22] *Harper's Official Golf Guide* (New York: Harper & Brothers, 1901), 269-75. Will Grimsley, *Golf: Its History, People and Events* (Englewood Cliffs, NJ: Prentice-Hall, Inc., 1966), 35-37. The individually owned course belonged to E.H. Potter of Providence.
[23] Pratt, *5. Club, Bar, Bench and Professional Life of Rhode Island: A Journal for Club Men and Women* (vol. 1, no. 1), 1896, 14-15.

Massachusetts, the Cottage City Golf Club had a "a spick little club house, built after the fashion of an Indian Bungalow" in 1899. Grand or modest, these early golf clubhouses typically included locker rooms, dining facilities, and spaces for social functions.[24]

In March 1900, the following article titled "An East Indian Bungalow" appeared in the *Narragansett Times*:

> Work upon a new bungalow to be built upon the farm of Francis S. Kinney on the old Point Judith road is to be commenced at once. The building will be fifty-two by seventy-two feet in size, two stories, with a pitch roof. There will be a wide entrance from the north side. The ground floor will contain lockers for men and women, bath-rooms with shower baths, kitchen, storeroom, etc. The second floor will be a deck enclosed in glass, and from which a fine view can be had of the golf grounds and surrounding country. There will be a fireplace and cloak rooms on this floor. A wide staircase will lead to the second floor. The structure will be nearly a facsimile of a genuine East Indian bungalow. The new building is to be built upon the site of the old farm house which has already been torn down. The location commands a most excellent view of the area, salt lake, and country for many miles around. It will be completed for use this coming summer. O. A. Easton of Newport is the contractor.

By May 1901, the Bungalow was complete. Kinney had also paid for the laying out and construction of two-and-a-half miles of road from Kinney Lodge to the farm property; this route is now known as Kinney Avenue. The course and clubhouse immediately attracted attention. In June 1901, the *New-York Daily Tribune* claimed that Kinney owned one of the finest private golf courses in the United States:

> His course is on the Old Point Judith Road, near Narragansett Pier, Rhode Island, and by the local inhabitants it has been dubbed "Kinney's Golf Club." The owner has recently erected a two story house for golf purposes and the convenience of his friends. A kitchen, grill and lunch rooms are on the ground floor, while wide balconies surround the upper part, giving unobstructed views over every part of the links. The course has nine holes, and many interesting private matches will be played there during the season.[25]

As the bungalow form was infrequently used for substantial non-residential buildings in the United States, it was an interesting choice for Kinney and his architects, Clarke & Spaulding. A native of Providence, Prescott Orloff Clarke (1858-1935) studied at Brown University and the Massachusetts Institute of Technology. He and Arthur R. Spaulding helmed the Providence architectural firm of Clarke & Spaulding from 1893 to 1901 (later Clarke, Spaulding & Howe; Clarke & Howe; Clarke, Howe & Homer). Until the commission from Francis Kinney, most of their work was residential. Projects in Providence included Clarke's own Tudor-style house on

[24] Richard Diedrich, *The Nineteenth Hole: Architecture of the Golf Clubhouse* (Mulgrave, Victoria: The Images Publishing Group, 2008), 10-11. "Cottage City Summer School," *New York Tribune* (16 July 1899).
[25] "An East Indian Bungalow," *Narragansett Times* (9 March 1900). "Sports and Sportsmen," *New-York Tribune*, 17 June 1901.

Blackstone Boulevard (1896, contributing building in the Blackstone Boulevard-Cole Avenue-Grotto Avenue National Register District) and double houses on Chalkstone Avenue (1891) and Upton Avenue (1898). They also produced designs for a residence for Dr. F. Danne in Bristol (1897) and a proposed inn at Nayatt (Barrington) with a small campus of Tudor-style buildings in 1894. Clarke & Spaulding's body of work demonstrates their facility with popular historically-inspired modes and their access to a professional-class clientele.

When Clarke & Spaulding produced their plans for "A Bungalow on the Estate of F.S. Kinney Esq. of Narragansett Pier, R.I.," the bungalow was already a popular form in American resort architecture, following a global trend that originated in Central Asia. The traditional structures built by the Bengali people in India typically had unbaked brick walls and were topped by pitched, thatched overhanging roofs; in some cases the roof extended further to form a veranda supported by wood posts. As the East India Company and British military expanded into India in the 17th -19th centuries, they adapted the native bungalow form for their own structures. Updates were made, such as covering the roof with tiles, or installing wood screens between the posts of the veranda to regulate the sun and heat. After the British government took control of India in 1858, the colonial bungalow became a more prevalent and permanent form of administrative, residential, and hotel development on the subcontinent.[26]

As more Britons traveled to India, they reported home on the simple, well-ventilated Indian and colonial structures they encountered. Visual culture, printed media, and the communications of tourists and families posted overseas made the bungalow a familiar term back home in England. In the minds of the English, the bungalow was a country house where a simpler life prevailed. The term "bungalow" became part of the English vocabulary, and by the second half of the 19th century was used to describe a distinctive English building type: the resort home. English architects drew from the colonial bungalows—as well as modest Italian villas, Swiss chalets, and medieval forms—as they designed dwellings in middle and upper-class seaside resort communities. England's first building to be called a bungalow was erected in Westgate-by-the-Sea, Kent in 1869. This was a low-slung brick building with an overhanging gable roof. Within the decade, bungalows had sprung up on the shores of Australia, South Africa, and the eastern United States.[27]

According to Clay Lancaster in *The American Bungalow: 1880-1930*, American designs also borrowed from American precedents, such as New England saltboxes, Dutch and French colonial architecture, log houses, pueblos, California ranch houses, and the cottage architecture promoted by figures like Andrew Jackson Downing and Calvert Vaux. The first American house to be labeled a bungalow was designed by William Gibbons Preston of Boston in 1879 for a site in Monument Beach, Massachusetts and was published in the *American Architect and Building News* in 1880. Soon the pages of architectural publications and the shores of the east coast were dotted with horizontally oriented summer houses with low roofs sloping down to shelter wide verandas. Plans, materials, and decorative elements varied widely as the bungalow spread from

[26] Anthony D. King, *The Bungalow: The Production of a Global Culture* (New York: Oxford University Press, 1995), 14-49.
[27] *Ibid.*

coast to coast by the turn of the century. Notably, the designs printed in American publications and documented by Lancaster were almost exclusively residential.[28]

Whether it was due to harsh coastal weather, real estate pressures, or a matter of changing tastes, few of Rhode Island's non-residential bungalows are still standing. In Providence, the Park Garden amusement park featured a Japanese-style pavilion (built ca. 1878 and no longer standing) that had a low roof with flared eaves. The first story appears to have been closed on one end—for a stage—and open to a large porch that wrapped around the other three sides. A 1909 drawing for "Bungalow, Edgewood Beach" in Cranston presented three low-slung pavilions connected by a continuous piazza; the structure was to include headquarters for the U.S. Volunteer Life Saving Corps., an office building, and a lunchroom—with up to 600 changing rooms in back. This building was planned by the Metropolitan Park Commission for the beach at the Pawtuxet River Reservation, but it is not known if it was constructed.

Recognizing that their client wished to host parties at his clubhouse after local polo matches, Clarke & Spaulding's inspiration for the design of Kinney's clubhouse may have been the sport of polo, a Central Asian export like the bungalow. Polo had originated among tribal horsemen as a way train young men for war. After spreading to China, Japan, Tibet ("polo" derives from the Tibetan "pulu," meaning ball), and Persia, polo grew popular in India, attracting the attention of the British. The game was exported to England by 1869 and then spread throughout the British Empire, mostly through the military. James Gordon Bennett Jr. is credited with introducing the sport in the United States. In early 1876, he organized several private indoor matches at a Manhattan riding school and an outdoor match at Jerome Park in the Bronx, where he established the Westchester Polo Club. Because Bennett spent his summers in Newport, it was just a matter of months before polo was played in Rhode Island. Soon other polo clubs were launched in the United States, especially in the northeast and in coastal resort communities.[29]

At least as early as the 1890s and continuing through the 1920s, Narragansett was an important stop on the national and international polo circuit. By the time the Point Judith Country Club was founded in 1894 as a place to play the relatively new sports of polo and golf, "the game had thrived on that location for years," according to polo historian Horace A. Laffaye.

> 'Polo at the Pier,' meaning polo at the Point Judith C.C., meant for more than 30 years national championships, visiting teams from overseas, sometimes club cups and other times matches just for the fun of the game. It also meant polo played on grounds endowed with lush turf considered among the best in the United States. Another welcome feature after five or six chukkers of hard play were the cool, salt-laden breezes that came sweeping from Narragansett Bay, which provided relief to ponies and players alike.

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[28] Clay Lancaster. *The American Bungalow: 1880-1930* (New York: Abbeville Press, 1985); reprint ed. (New York: Dover Publications, 1995), 77-94.

[29] *Historic and Architectural Resources of Narragansett, Rhode Island* (Providence: Rhode Island Historical Preservation Commission, 1991), 57. Horace A. Laffaye, *Polo in the United States: A History* (Jefferson, NC: McFarland & Company, Inc., Publishers, 2011), 7-15. Horace A. Laffaye, *Polo in the United States: A History* (Jefferson, NC: McFarland & Company, Inc., Publishers, 2011), 7-15.

Several major tournaments were played at the Point Judith Country Club, including the Senior Championship (1904, 1909-16) and U.S. Open Championship (1910-16). In 1899, a reporter for the *Narragansett Times* noted that "Polo is the backbone of the Pier's social season, much as yachting is the mainstay at Newport. Everybody goes to the Point Judith Country Club who can raise a dollar for the gateman—puny, old, deaf, almost blind." The sporting activity on the field was more than matched by the social activity around it.[30]

Regardless of Francis Kinney's relationship with the local club, his property on Point Judith Road must have raised his profile in Narragansett's summer colony. First of all, the farm's grounds, stables, barn, and staff provided first-rate accommodations for his family's horses and their guests' horses—polo ponies, show horses like Beatrice's, and riding horses. Secondly, for at least a short time Kinney maintained an exclusive facility for select friends and family to enjoy the new sport of golf. And finally, the Bungalow provided an elegant location for social events. Local historians suggest that following Mrs. Kinney's death, Francis Kinney took a special interest in ensuring Beatrice's success in the social arena, and that the Bungalow became an important setting for her parties.[31]

A New Owner

Six years after Kinney's death in 1908, the farm was sold to Mrs. Elizabeth Kellogg Chase, who was also a summer resident of Narragansett Pier. The socially prominent Chase family—who hailed from Waterbury, Connecticut—spent their first ten summers in Narragansett at the Atlantic House hotel on Ocean Road and then purchased Miramar at 61 Ocean Road (built in 1889-90). Mrs. Chase's husband Irving was president of the very successful Waterbury Clock Company, and they had five daughters: Dorothy, Elizabeth, Marjorie, Eleanor, and Lucia. The Chase family used the farm property much as the Kinney family had. They stabled their horses in the barns, enjoyed produce from the farm, and used the Bungalow to host parties and gatherings, often in connection with polo matches.[32]

During the First World War, Mrs. Chase contributed the use of the farm towards the war effort. As Chairman of the National Service School Committee, Mrs. Chase hosted the National Service School 4 of the Women's Section of the Navy League at what was then called "Sunset Farm" in September 1916. Attendees lived in tents and attended a military-style school to train for service in case of war or other disaster. Classes included hygiene, first aid, nutrition, knitting, sewing, signal work, cipher study, and military calisthenics. Mrs. Chase's daughter Lucia was appointed treasurer of the school.[33]

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[30] *Ibid.*, 48, 55-59, 108, 343-44. "Narragansett Pier," *Narragansett Times*, 4 August 1899.

[31] Interview with Shirley Eastham, 4 September 2011. Notably, a preliminary review of articles from the *Narragansett Times* and *New York Times* has gatherings hosted by the Kinneys at Kinney Lodge, Lyman's Little Casino, and Point Judith Country Club.

[32] A niece of Elizabeth Kellogg Chase, Betty Aschman describes Sunset Farm as the family's "country place," in contrast to Miramar which was in Narragansett Pier. Interview with Betty Aschman, 20 September 2011. "Entertaining at Narragansett," *New York Tribune,* 13 September 1914.

[33] "New Camp for Women," *New York Times,* 3 September 1916. "Women to Mobilize," *Seaside Topics*, 4 September 1916.

Lucia Hosmer Chase was born on March 24, 1897 in Waterbury, Connecticut. Educated at St. Margaret's School and Bryn Mawr College, she moved to New York in 1917 to work for the Red Cross Motor Corps for a few months before beginning her studies in theatre and ballet. She completed a one-year course at the Theater Guild School, received an artist's diploma from the Vestoff Serova School of Russian Dance, and spent many hours in the ballet studio. Her intense professional career in New York was balanced by an equally busy social and family life with much of the summer spent in Narragansett.[34]

In her biography, Chase's son Alex C. Ewing described a costume party held at Sunset Farm in August 1926 following a high-profile polo match: "A host of dinners were arranged to take place beforehand; then everyone would converge on the Farm, where the towering bungalow would be glowing with magic lanterns, fancy decorations, Eddie Wittstein's music, candles everywhere. . .the works."[35] It was at that party that Lucia Chase met her future husband, Thomas Ewing—a nationally ranked polo player and vice-president of the Alexander Smith & Sons Carpet Company in Yonkers, New York. They married in December 1926. The couple continued to summer at Narragansett, and Ewing stabled his polo ponies at Sunset Farm.[36]

Thomas Ewing died suddenly in 1933, leaving Chase a multimillion dollar estate and two young children to raise, Tommy (born 1929) and Alex (born 1931). Meanwhile her professional career continued to take off. Soon after she began studies with celebrated Russian ballet master Mikhail Mordkin, Chase became one of his principal dancers, performing the lead roles in *La Fille Mal Gardée* and *Giselle*. She grew more involved in the Mordkin Ballet's financial and organizational management as well. Chase invited the company to rehearse at Sunset Farm during the summers, and a barre for ballet exercises was installed on the second floor of the Bungalow. A page of photos from the mid-1930s titled "Playtime is Practice Time with Mordkin Ballet Artists" depicts dancers posing together on the beach and at the farm. Many of ballet's leading lights trekked to Narragansett to visit Chase and to dance or teach at Sunset Farm—among them Mordkin, Agnes de Mille, Maria Tallchief, Igor Youskevich, and Lupe Serrano. The property officially passed from mother to daughter in 1939.[37]

With the onset of the Great Depression, Narragansett's enthusiasm for polo—and its summer social scene—fell into decline. The Point Judith Polo Club (established in 1909) disaffiliated from the U.S. Polo Association in the 1930s and was succeeded by the Narragansett

[34] "Elizabeth Kirkham Engaged To Marry," *New York Times*, 11 November 1926. Susan Ware, *Notable American Women: A Biographical Dictionary*, vol. 5 (Cambridge, MA: Harvard University Press, 2004), 114-15.
[35] Alex C. Ewing, *Bravura! Lucia Chase & the American Ballet Theatre* (Gainesville: University Press of Florida, 2009), 10.
[36] "Thomas Ewing Jr. Dies of Pneumonia," *New York Times*, 9 August 1933. Although Lucia Chase took her husband's last name—and often went by Mrs. Thomas Ewing—she continued to use the name Lucia Chase throughout her professional career.
[37] Ware, 114.

Polo Club. During World War II, Lucia Chase temporarily turned the clubhouse over to the U.S. Army who used it as a communication post for Fort Nathanael Greene at the tip of Point Judith.[38]

In 1940, Chase and former Mordkin manager Richard Pleasant founded Ballet Theatre (later American Ballet Theatre). She was its principal dancer and patron. Among her most famous roles were the Eldest Sister in Anthony Tudor's *Pillar of Fire* (1942) and the Greedy One in Agnes de Mille's *Three Virgins and a Devil* (1941). In 1945, Chase and stage designer Oliver Smith became co-directors of Ballet Theatre—a position she would hold until her retirement in 1980. Chase spent millions of dollars on the company to provide it with "the largest and most varied repertory of any ballet company in the world," according to the *New York Times*. She cultivated a number of leading American and international choreographers, including Jerome Robbins, Michael Kidd, Michel Folkine, Leonide Massine, and Twyla Tharp. She provided an american showcase for international stars like Mikhail Baryshnikov, Alicia Alonso, and Anton Dolin, and she nurtured American dancers like Nora Kaye, Cynthia Gregory, and John Kriza.[39]

Chase continued to host dancers and choreographers in Narragansett and use the Bungalow for ballet practice into the 1950s. She retired from dancing in 1960 and stepped down from her position at American Ballet Theatre in 1980. Chase received numerous honors over the course of her career, including the Dance Magazine award (1957), Capezio Award (1968), Presidential Medal of Freedom (1980), and induction into the National Museum of Dance/C.V. Whitney Hall of Fame in 1988. Chase continued to spend summers by the shore. A typical summer day included a swim and lunch at the Dunes Club at Narragansett Pier, driving to Sunset Farm to pick up fresh produce from the tenant farmer, walking her dog, cocktails, and dinner. As her son explained, "[I]f it was summer, the moment a tour ended, she would barely stop over in New York before heading straight for Narragansett, to stay there as long as possible, at least a few weeks, year after year without fail, as long as she lived."[40]

A Town-owned Farm

Lucia Chase died in Manhattan on January 9, 1986. Sunset Farm passed to her son, Alex Ewing, who transferred the land to Sunset Farm Estates in 1986. With assistance from the Trust for Public Land, $900,000 from Rhode Island State Open Space and Recreation Grants, and $1.3 million from a local referendum, the Town of Narragansett purchased 106.95 acres from Ewing in 1991.[41] The property was put under the stewardship of the Narragansett Land Conservancy Trust (founded in 1986). Also in 1991, the Town acquired a conservation easement on an adjacent 12.7-acre parcel located to the northeast of Anthony-Kinney Farm (still owned by the Chase family but not included in this nomination) which includes the Austin family burial ground. An adjacent 48-acre parcel to the north was donated by the family of Dr. Anthony J. Rotelli and is included in the current property boundaries. Just as Francis Kinney and the Chase family had done before, the conservancy has arranged with a tenant farmer to reside in the house and operate the farm. Since 1996, resident farmers Jeff and Susan Farrell have managed

[38] Laffaye, 108. Sandra Oliynyk, "Sunset Farm work slowly progressing," *Narragansett Times*, 6 November 1991.
[39] Ware, 115. Jack Anderson, "Lucia Chase of Ballet Theater is Dead," *New York Times,* 10 January 1986.
[40] *Ibid.* Aschman interview. Ewing, 76.
[41] Amy Pesta, "Kinney Bungalow: The newest old building around," *Discover South County*, June 2006. "Sunset Farm deal closed," *Narragansett Times*, 3 April 1991.

operations, growing corn and vegetables, and raising livestock, including beef cattle, pigs, and goats. The property is open to the public, with a store selling farm produce and products, animals to visit, and some walking trails.

The Bungalow underwent a major rehabilitation project in two phases, around 1996 and 2000-02. The building was opened to the public in 2002. Today it hosts public functions and private occasions. The farmhouse exterior was restored in 2012.

For more a century, the Kinney Bungalow has provided an elegant setting for social events. For more than three centuries, Sunset Farm has been in continuous agricultural use. In perpetuity the farm will be preserved as open space for the Town of Narragansett. This bold commitment to recreation, agriculture, and land conservation make the property a compelling place to experience Narragansett's evolving history.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Personal Communications

Betty Aschman. Niece of Lucia Chase.

Shirley Eastham. Former administrator of Kinney Bunaglow.

Jeff Farrell. Farm manager.

Keith Lescarbeau. Contractor.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
_X_ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

___X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __148.29_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:____NAD 83_____

(enter coordinates to 6 decimal places)

1. Latitude: 71.490876	Longitude: 41.409766
2. Latitude: 71.498904	Longitude:41.410367
3. Latitude: 71.486044	Longitude:41.409555
4. Latitude: 71.486553	Longitude: 41.411380
5. Latitude: 71.485002	Longitude: 41.411542
6. Latitude: 71.484798	Longitude: 41.411590
7. Latitude: 71.481463	Longitude: 41.412047
8. Latitude: 71.480301	Longitude: 41.412536
9. Latitude: 71.481531	Longitude: 41.412455
10. Latitude: 71.480431	Longitude: 41.412118
11. Latitude: 71.479024	Longitude: 41.412220
12. Latitude: 71.480361	Longitude: 41.408406
13. Latitude: 71.47814	Longitude: 41.408035
14. Latitude: 71.479178	Longitude: 41.404424
15. Latitude: 71.491039	Longitude: 41.406950

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the nominated property are consistent with lots 1-A, 1-B, and 1-C on the Town of Narragansett Tax Assessor's Plat Y-3 (corrected to September 10, 2007) as well as lot 6 on the Town of Narragansett Tax Assessor's Plat Y-2 (corrected to September 31, 2004).

Boundary Justification (Explain why the boundaries were selected.)

The Anthony-Kinney property was once part of a much larger tract that was assembled in the mid-17th century, reduced to 270 acres in 1693, and reduced to 150 acres by 1817. From 1817 to the present, the property size has remained at around 150 acres, with some minor changes to the boundaries. These boundaries, which encompass the major elements of the farm in the Anthony and Kinney tenures, include all the land area purchased by the Town of Narragansett from the Trust for Public Land in 1991 and all the land area acquired by the Town of Narragansett from the Rotelli family in 1993.

11. Form Prepared By

name/title: ____ Sarah Zurier, Special Projects Coordinator_____
organization: Rhode Island Historical Preservation & Heritage Commission_
street & number: _150 Benefit Street_____
city or town: Providence_____ state: Rhode Island___ zip code:_02903_____
e-mail_sarah.zurier@preservation.ri.gov
telephone:_ (401)-222-4142 _____date:_January 20, 2013_____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Historic Drawings List
"Bungalow on the Estate of F.S. Kinney of Narragansett Pier R.I."
Prepared by Clarke & Spaulding, Archts.
August 25, 1899
Location of files: R.I. Historical Society Library
121 Hope Street Providence, RI 02906

Drawing #1 of 3
North Elevation. Bungalow on Estate of F.S. Kinney Esq. of Narragansett Pier R.I.

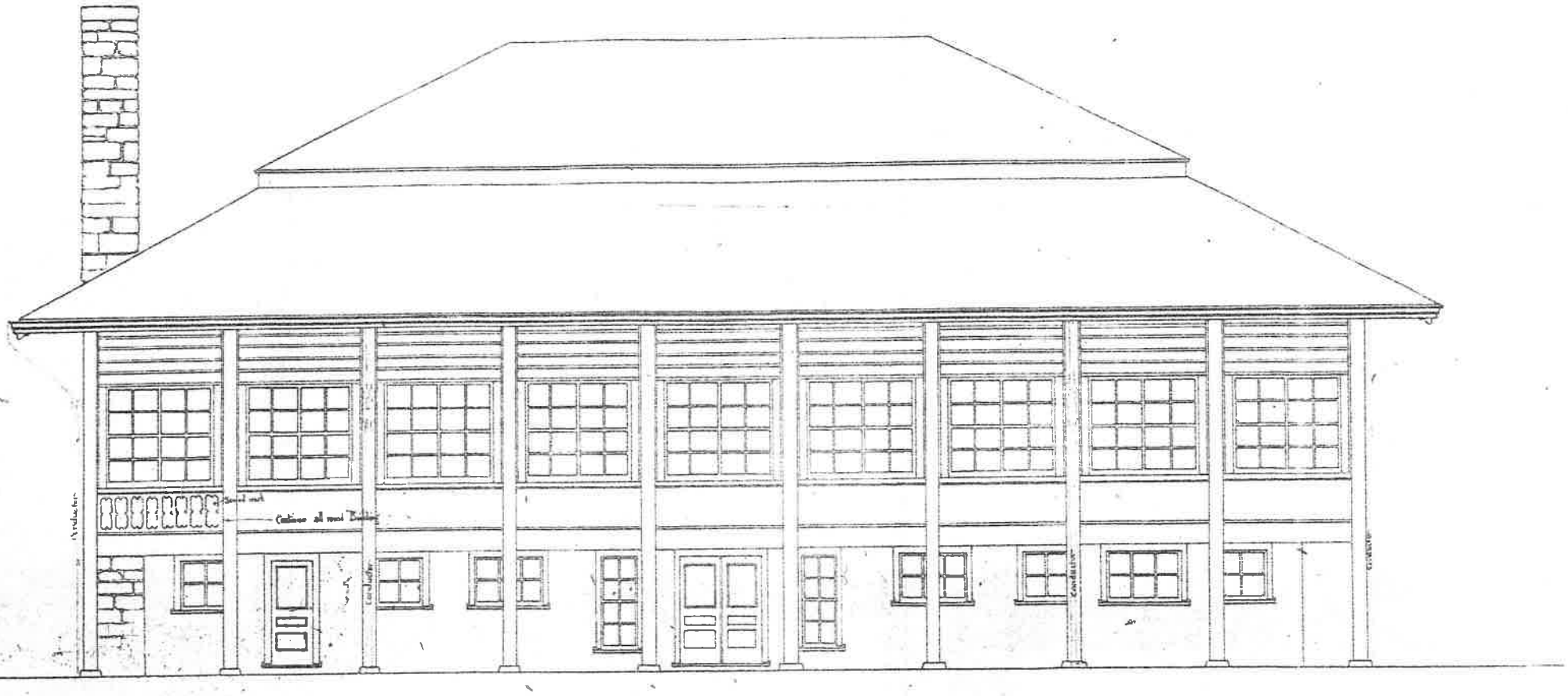
Drawing #2 of 3
Transverse Section. Bungalow on Estate of F.S. Kinney Esq. of Narragansett Pier R.I.

Drawing #3 of 3
Basement Plan. Bungalow on Estate of F.S. Kinney Esq. of Narragansett Pier R.I.

Sketch Maps
Prepared by Sarah Zurier November, 2012

Map #1 of 2
Anthony-Kinney Farm
Map #2
Detail of Buildings and Farmyard, Anthony-Kinney Farm

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.



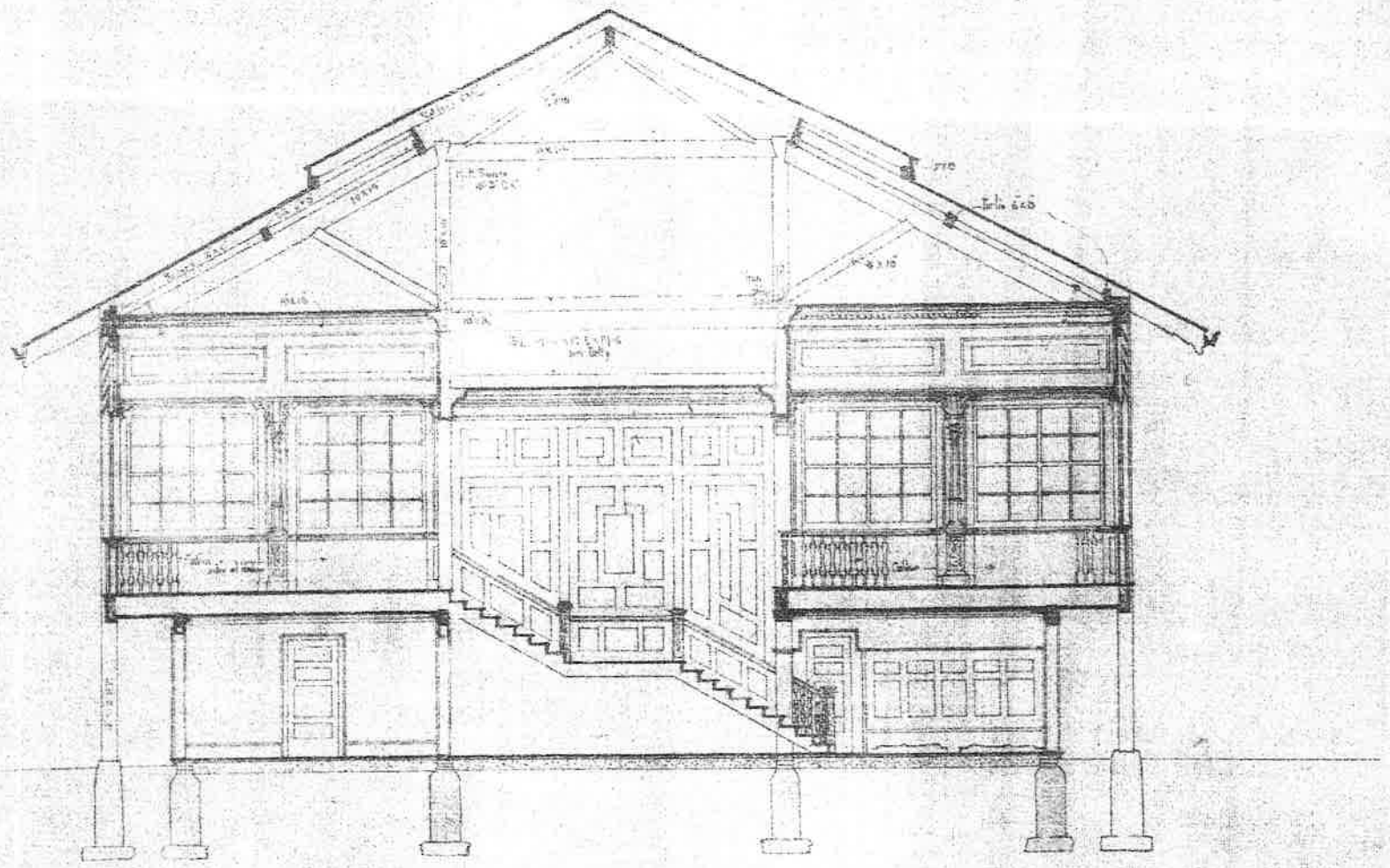
North Elevation

Bungalow on Estate of F.S. Kinney Esq. of Narragansett Pier R.I.

No 4
Aug 25 '

Scale ¼ inch = 1 foot.

Clarke & Spaulding Archts.
72 Weybosset St Providence, R.I.



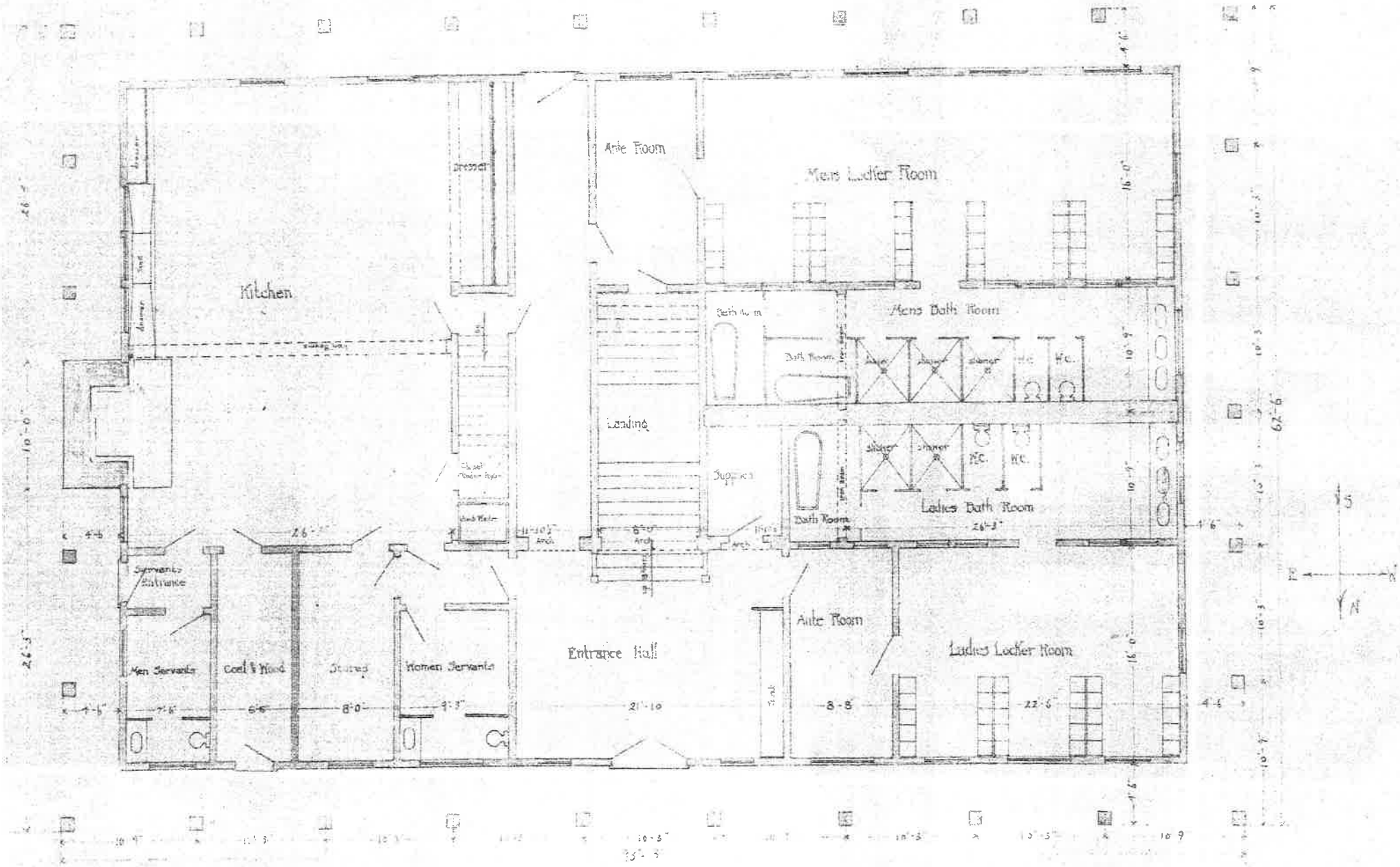
Transverse Section.

No. 8. Aug. 25. 92.

Bungalow on Estate of F.D. Kinney Esq. of Narragansett Pier R.I.

Scale ¼ inch = 1 foot.

Clarke & Spaulding Archts.
72 Weybosset St. Providence R.I.

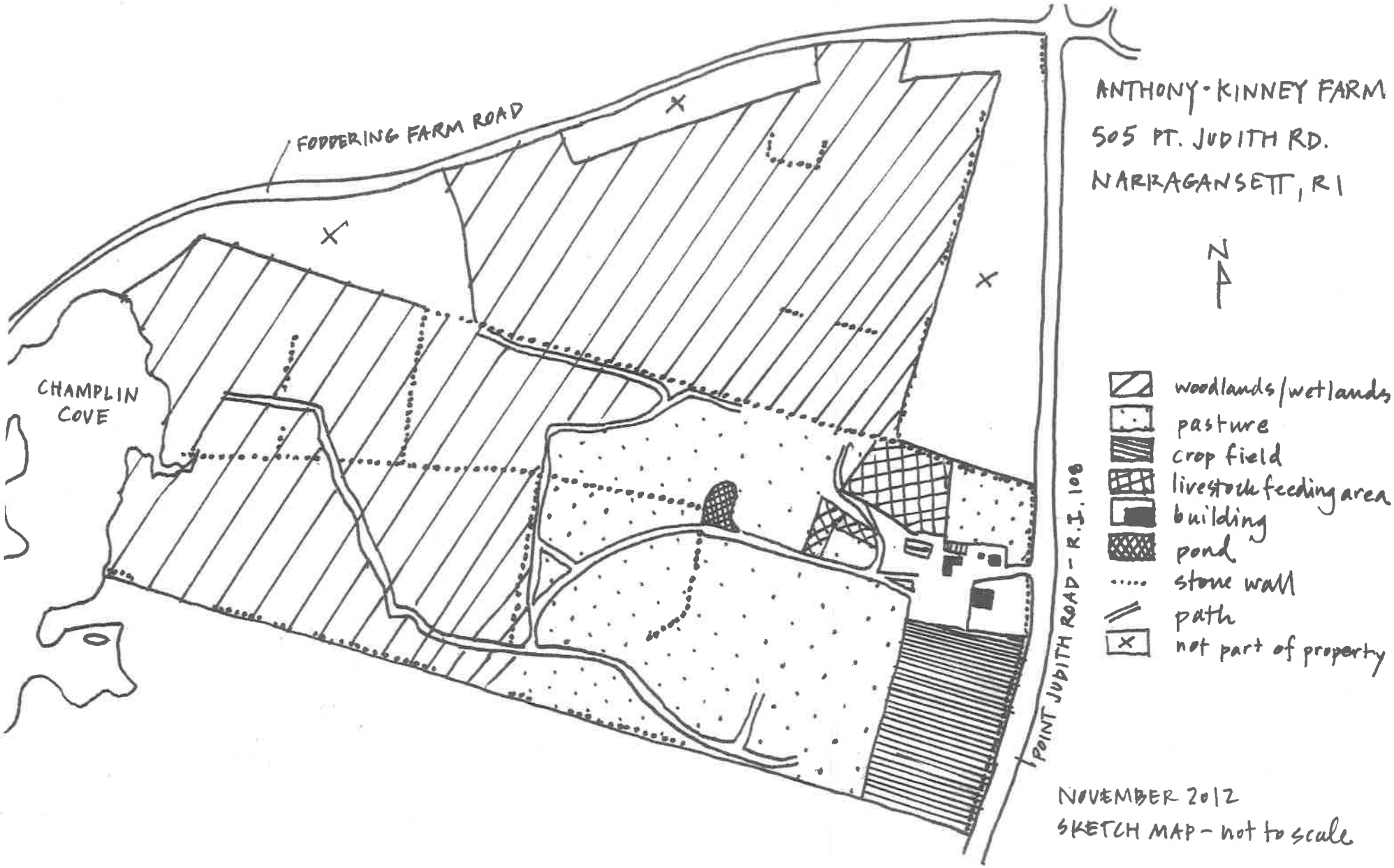


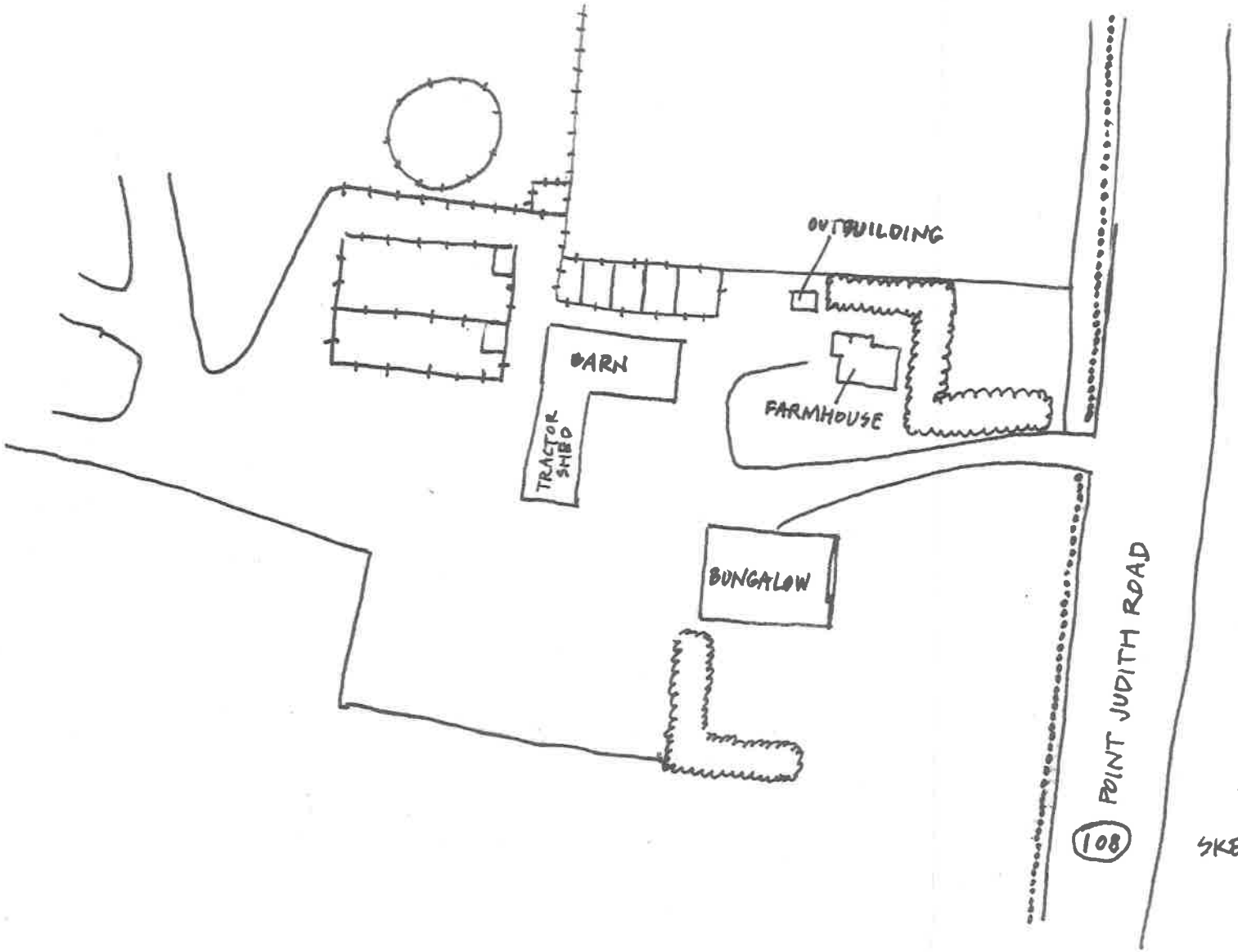
Basement Plan

Bungalow on Estate of F.J. Kinney Esq. of Narragansett Pier R.I.

Scale ¼ inch = 1 foot.

Clarke & Spaulding Archts.


ANTHONY-KINNEY FARM
505 PT. JUDITH RD.
NARRAGANSETT, RI
N
FODDERING FARM ROAD
CHAMPLIN COVE
POINT JUDITH ROAD - R.I. 108
woodlands/wetlands
pasture
crop field
livestock feeding area
building
pond
stone wall
path
not part of property
NOVEMBER 2012
SKETCH MAP - not to scale



ANTHONY-KINNEY FARM
BUILDINGS
505 PT. JUDITH RD.
NARRAGANSETT, RI

N

.... stone wall

evergreen tree/tall hedge buffer

wood and wire fence

NOVEMBER 2012

SKETCH MAP – not to scale

Photo Log

Name of Property: Anthony-Kinney Farm
City or Vicinity: Narragansett
County: Washington State: Rhode Island
Photographer: Sarah Zurier
Date Photographed: November 2012
Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0001
View of entrance to Anthony-Kinney Farm facing west, showing the stone walls and cobblestone piers in the foreground, the Bungalow on the left, the tractor shed (part of the barn complex) in the background, and the farmhouse (screened by trees) on the right.

Photo #2 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0002
View of the Bungalow facing southwest, showing the east and north elevations.

Photo #3 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0003
View of the Bungalow facing northeast, showing the west and south elevators. The outbuilding and a portion of the farmhouse are visible to the left of the Bungalow.

Photo #4 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0004
Interior view of the entrance hall on the first floor of the Bungalow, looking south at the central arched opening at the foot of the main staircase.

Photo #5 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0005
Interior view of the reception room on the second floor of the Bungalow, looking east. The central utility core and main staircase is to the left.

Photo #6 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0006
Interior view of the reception room on the second floor of the Bungalow, looking southeast at the fireplace. The central utility core is in the foreground.

Photo #7 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0007
View of the outbuilding and farmhouse, facing northeast.

Photo #8 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0008
View of the barn complex (barn and tractor shed), facing west.

Photo #9 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0009
View of the barn complex (barn and tractor shed), facing southeast.

Photo #10 of 10 — RI_Washington Co_Providence_Anthony-Kinney Farm_0010
View of livestock feeding area, pasture, and stone walls with woodlands in background, facing north. Point Judith Road is on the right.

TOWN OF NARRAGANSETT
Rhode Island

Sunset Farm

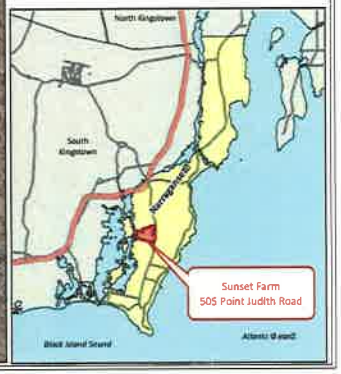
505 Point Judith Road
Narragansett, RI 02882

Point	X Coordinate	Y Coordinate
Point #1	-71.490876	41.409766
Point #2	-71.489804	41.410367
Point #3	-71.486044	41.409555
Point #4	-71.486553	41.411138
Point #5	-71.485002	41.411542
Point #6	-71.484798	41.411159
Point #7	-71.481463	41.412047
Point #8	-71.480301	41.412536
Point #9	-71.481531	41.412455
Point #10	-71.480431	41.412118
Point #11	-71.479024	41.41222
Point #12	-71.480361	41.408406
Point #13	-71.478414	41.408035
Point #14	-71.479178	41.404424
Point #15	-71.491039	41.40695

North American Datum of 1983 (NAD 83)

1 inch = 400 feet

The Town of Narragansett has produced this map for informational and representative purposes only and makes no claims concerning the accuracy of this map nor assumes any liability from the use of the



No Smoking
No Smoking

PERIOD