

9 LEES WHARF, NEWPORT RI 02840

Historical Report

Architecture

As of July 2019, the house located at 9 Lees Wharf, Newport RI, is a single family, two story wood frame house. The house has a main two floor section with a gable roof and an addition of a single story at the rear with a shed roof. The exterior of the entire building is finished with wood shingles. The roof is covered with asphalt shingles.

It is of no particular architectural style.

The foundation of this house is a mix of stone (that has been repointed over the years), concrete and concrete block underneath the two story section of the house. Under the one-story addition is a poured concrete basement. The basement height is approximately 6' (to the underside of the floor joists). The basement floor is hard packed dirt. The house has one brick chimney. It has three bedrooms and two full bathrooms, a living room, dining room and separate kitchen. It sits on land measuring 82' x 40' x 81.5' x 40'. There currently is no garage, although a detached garage is mentioned in documents of the 1970's as being in poor condition. It is assumed that the garage fell or was knocked down between the 1970s and 1990s.

Research has shown that the first structure at 9 Lees Wharf appeared c. 1890-1893 when an outbuilding was first mentioned in historical documents. It was not a livable structure. It is listed as a barn or shed. It remained a barn or shed until 1925 when it was renovated and added to, to become a livable house. The early structure was used for business purposes between 1915 - 1925, but it was not a livable structure until 1925/26. No mention can be found of when interior plumbing was added but given that plumbing was being installed in the newer homes in this area around the 1900's it is assumed that 9 Lees Wharf did have indoor plumbing by 1925/6 when it first served as a place of residence.

Ownership of 9 Lees Wharf

The recorded history that is available through the Newport Town Hall Deeds office and Newport Historical Society begins on January 8, 1839 with the sale of the land by Nathan B Hammett to Jesse Cudworth for \$325.

October, 1854 the vacant land was sold by Jesse Cudworth to Alexander Anderson for \$1800. There is no record of any building on the property at this time.

July, 1870 the land was sold by Alexander Anderson to James and Rosanna Nealon for \$2100.

c.1880, during the ownership of James and Rosanna Nealon, there is first mention of a structure on the property and it is described as a barn or shed. James Nealon was a shoemaker at that time, and 9 Lees Wharf is listed as his place of work in the Newport directory of 1883.

In 1887, following the death of Rosanna Nealon, the property went to Auction on October 9th, 1887. It was bought by William Brophy.

In 1889 William Brophy sold the property to Sumner Stewart for \$1.

In 1913 John Collon purchased the property from Sumner Stewart. Collon was a builder and carpenter who lived on Denison Street, Newport, with his wife, and their children, but made 9 Lees Wharf into his place of work in 1916 and worked there for the next nine years, until 1925. Work done by John Collon during the period 1913 - 1925 upgraded the structure from a barn or shed into a livable house. Historical documents support this with a large increase in property taxes being shown on 9 Lees Wharf c.1925/26.

The property, with its now livable house, was owned by the Collon Family until 1946.

In January of 1946 when Mary E Collon died, it was bequeathed to Newport Trust Co for the benefit of Theresa McCann for life.

In April of 1949, with McCann's death, it was bequeathed to St Joseph's Hospital in Providence RI.

In December of 1950 the property was sold to John and Elsie Pimental (also found spelled Pementall).

In 1959 upon the divorce of John and Elsie, the house was sold for \$10 to Anne Greene, who then sold it back to John Pimental one day later for \$10. John Pimental rented the house out from 1951 – 1957. In 1957 John Pimental moved into 9 Lees Wharf. He not only lived there, but ran his business from the property which was in a perfect location for it to work... it was a Water Taxi Business. After the bridge was built in the 1969, his water taxi business became a regular taxi business called Majestic Cab Co.

In September of 1973, the property was sold by John Pimental JR to Thomas and Mary Huhn.

In 1999 bequeathed the property to The Huhns to Suzanne Huminski.

In 2017 Suzanne Humanski sold the property to Davd Pogerele.

In 2018 David Pogerele sold the property to Jane and Mark Oravec who are the owners at the time of this report.

Residency of 9 Lees Wharf

Various owners lived there and rented it out from 1926 – 1972.

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| 1926-30 | Manuel Pine and his wife Elizabeth rented 9 Lees Wharf and did reside there. He was an Egg Candler. There is no record of how many bedrooms the building had, nor its dimensions. |
| 1930 – 31 | the house was vacant. |
| 1932 | Nicolas George, a chef, rented and lived there with his wife. |
| 1933 | Theo Nelson and his wife Rose, rented and lived there. Theo was employed at the Torpedo Station. |
| 1934 | Geo Roy, a machinist at the Torpedo Station, rented and lived for a year. |
| 1935- 1938 | Sumner Armstrong with his wife Frances rented and lived there for a few years. He was a US Army Leading Man at the Naval Public Works Department in Newport. |
| 1938 – 1947 | Charles Toracinta and his wife Catherine rented and lived there. He worked as a manager at The First National Store. |
| 1948 – 1953 | Vacant |
| 1954 | Forest Sweet and his wife Doris rented and resided at Lees Wharf. He was employed by the US Navy. |
| 1955-1956 | Michl Perlingiero and his wife Norma rented and resided there. He worked as a contractor. |
| 1957 – 1972 | John Pimental, owned and resided there and ran his water taxi business out of there. Further work was done on the house under the ownership of John Pimental. This included the addition of a first floor porch on the west side of the house. |

Interesting Historial Note

In 1965 John Pimental purchased an additional 17 feet from adjoining neighbors, Ernest and Evelyn D'Andrea. At the time Pimental's property measured 65 x 40 x 65 x 40'. With the additional 17 feet in length, the new measurements were 82 x 40 x 82 x 40. However, on Deeds right through until 1999, the property was listed as measuring 99 x 40 x 99 x 40 which was incorrect. What had happened, and was discovered with indepth research, was that Pimental listed the property as 82' in length but this was mistaken as the old measurement and then had the additional 17' in length added to that figure to give a total of 99' in length. Finally, a new survey was done until 1972 which confirmed the actual size to now be 82' on the south side and 85' on the north side.

Sources

Newport Historical Society Directories.

Historical Archives in the Land and Public Notary office of Newport Town Hall.