NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS
43 Broadway, Newport, Rhode Island 02840
401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check # 67646

Received by the Zoning and Inspections Department:
AUG 16 2022
$150.00

HDC 2022
SEP 12

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at City Hall and www.cityofnewport.com.

GENERAL INFORMATION

PROPERTY ADDRESS: 77 Bridge Street	**Plat:** 16 **Lot:** 61
Property Name (if any, including historic): Pitts Head Tavern	Original Date of Construction: 1726
APPLICANT (Legal Owner of Record): 77 Bridge Street LLC	Telephone: Email:
Mailing Address: 20 Charter Cir. Newport RI 02840	
LEGALLY AUTHORIZED REPRESENTATIVE: Madeline Melchert	Telephone: 401-367-0007 Email: madeline@hullcovedesign.com
Mailing Address: 210 Old Airport Rd. Middletown RI 02842	

ADDITIONAL INFORMATION CHECKLIST

(Y) N Is the application fee included? (See attached General Fee Schedule)
Y (N) Is the property in condominium ownership? **If yes, proof of board or association approval must be attached.**
Y (N) Is this application filed in response to a violation notice?
Y (N) Is this application a modification of plans previously-approved (date(s)_____) by the HDC?
(Y) N Does this project require other approvals? Zoning ✓ CRMC _____ Other (describe): _____
Y (N) Does access to the subject property require special arrangements? _____

SUMMARY OF PROPOSED WORK

Describe all proposed exterior alterations to the subject property here.

Do not leave this section blank.

Check off all applicable categories below.

1. Restore the existing contributing structure and raise to meet BFE Requirements.
2. A 550 SF addition to the rear of an existing contributing structure (Minor Alteration)
3. New construction of a 576 SF detached garage.

(Y) N Repair/replacement of exterior architectural features?

(Y) N Minor Alteration(s) – Any alteration(s) that replace existing building features or any new construction of less than 25% of the existing structure's square footage?

(Y) N Major Alteration(s) – Any addition(s) of more than 25% of an existing structure's square footage or any new freestanding structure(s)?

(Y) N New Construction?

Y (N) Demolition?

Y (N) Roof(s) or skylight(s)?

Y (N) Window(s) or door(s)?

Y (N) Porches or Entries?

Y (N) Chimney(s)?

(Y) N Foundation?

(Y) N Mechanical and/or electrical equipment?

Y (N) Shutters or awnings?

Y (N) Sign(s)?

Y (N) Pools and/or site structures?

Y (N) Other? Describe: _____

REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN COMPLETED APPLICATION PACKET.

All HDC application materials must be submitted on 8.5x11or 11x17 paper, single-sided, to facilitate electronic scanning, posting and archiving.

10 COPIES OF EACH APPLICATION ARE REQUIRED.
1 DIGITAL COPY OF ALL MATERIALS SHOULD BE SUBMITTED TO PRESERVATIONCOA@CITYOFNEWPORT.COM

[X] Y [ ] N COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?

[X] Y [ ] N PHOTOGRAPHS?

Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. **Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.** Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

[X] Y [ ] N DRAWINGS?

If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of the original, reduced to fit on 8.5x11or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an 11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. *Please note that applications for any major construction require drawings that meet professional standards.*

Elevation drawings are required for most projects and should show existing conditions and proposed alterations at all elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)

Elevation detail and cross section drawings are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features. (3/4" = 1' scale or larger)

Full scale details are required for certain proposed new architectural elements (moldings and other trim elements, for example.)

Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.

[ ] Y [X] N MATERIALS/PRODUCT LITERATURE/SAMPLES?

Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant Signature: Madeline Melchert **Date:** _____

Applicant Printed Name: Madeline Melchert

FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

OMB No. 1660-0008
Expiration Date: November 30, 2022

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at https://www.fema.gov/media-library/assets/documents/3539?id=1727.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
77 Bridge Street LLC

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
77 Bridge Street

Company NAIC Number:

City	State	ZIP Code
Newport	Rhode Island	02840

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
AP 16 Lot 61

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 41.492190 Long. -71.320120 Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 2A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 1148.00 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Newport - 445403	Newport County	Rhode Island

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
44005C0177	J	09-04-2013	09-04-2013	AE	12 FT

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 77 Bridge Street			Policy Number:
City Newport	State Rhode Island	ZIP Code 02840	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

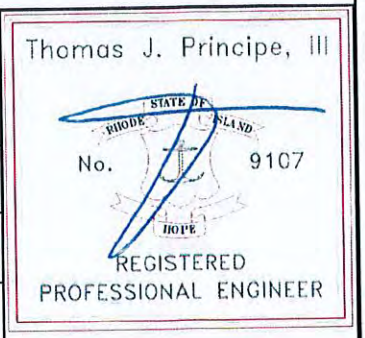
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	0.2	☒ feet	☐ meters
b) Top of the next higher floor	8.4	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.7	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	5.9	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.9	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No ☐ Check here if attachments.

Certifier's Name Thomas J. Principe III, PE	License Number 9107	
Title President		
Company Name Principe Engineering, Inc.		
Address 27 Sakonnet Ridge Drive		
City Tiverton	State Rhode Island	ZIP Code 02878
Signature	Date 07-18-2022	Telephone (401) 816-5385 Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 77 Bridge Street			Policy Number:
City Newport	State Rhode Island	ZIP Code 02840	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 77 Bridge Street			Policy Number:
City Newport	State Rhode Island	ZIP Code 02840	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 77 Bridge Street			Policy Number:
City Newport	State Rhode Island	ZIP Code 02840	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

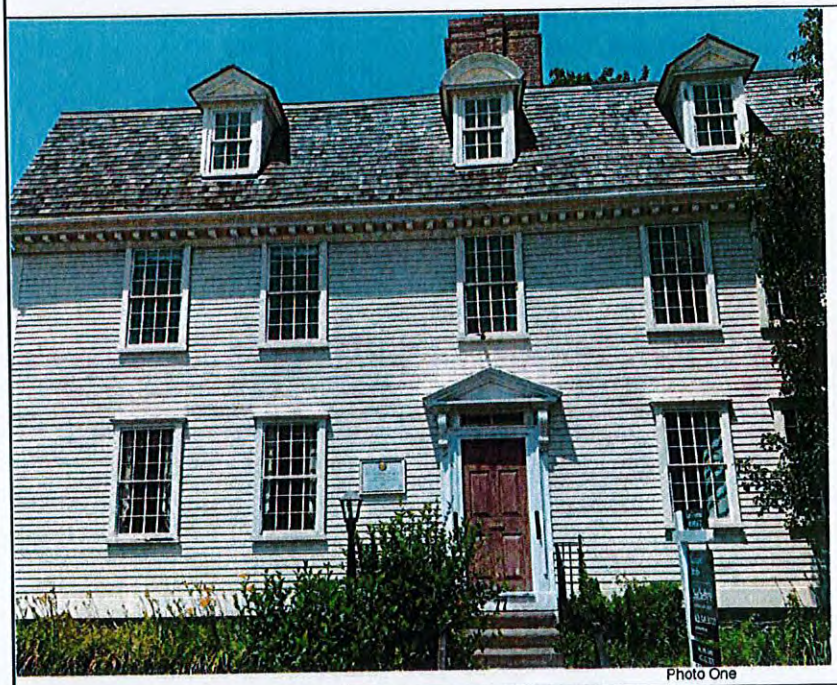


Photo One

Photo One Caption Front View

Clear Photo One

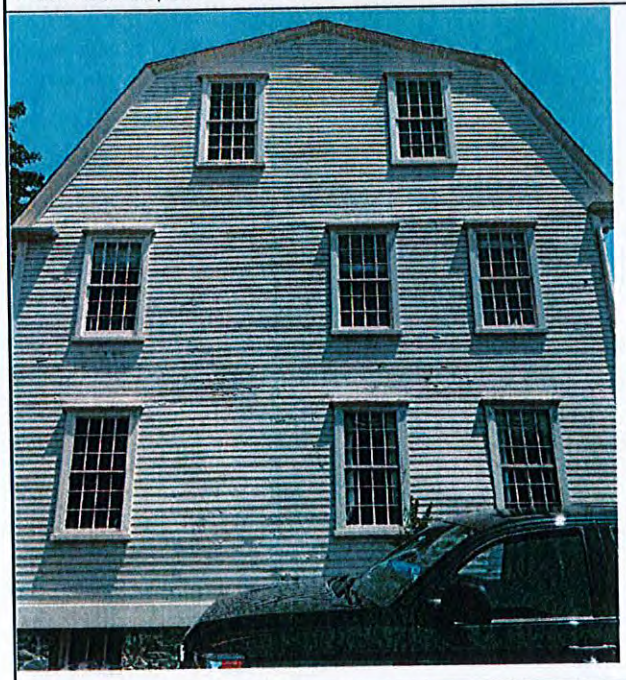


Photo Two

Photo Two Caption Side View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

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IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 77 Bridge Street			Policy Number:
City Newport	State Rhode Island	ZIP Code 02840	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

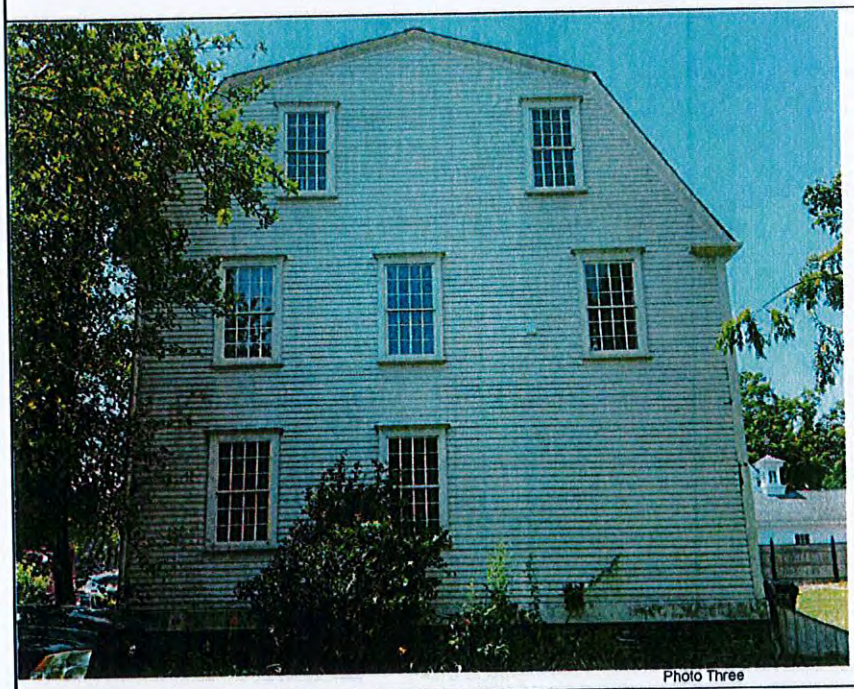


Photo Three

Photo Three Caption Side View

Clear Photo Three

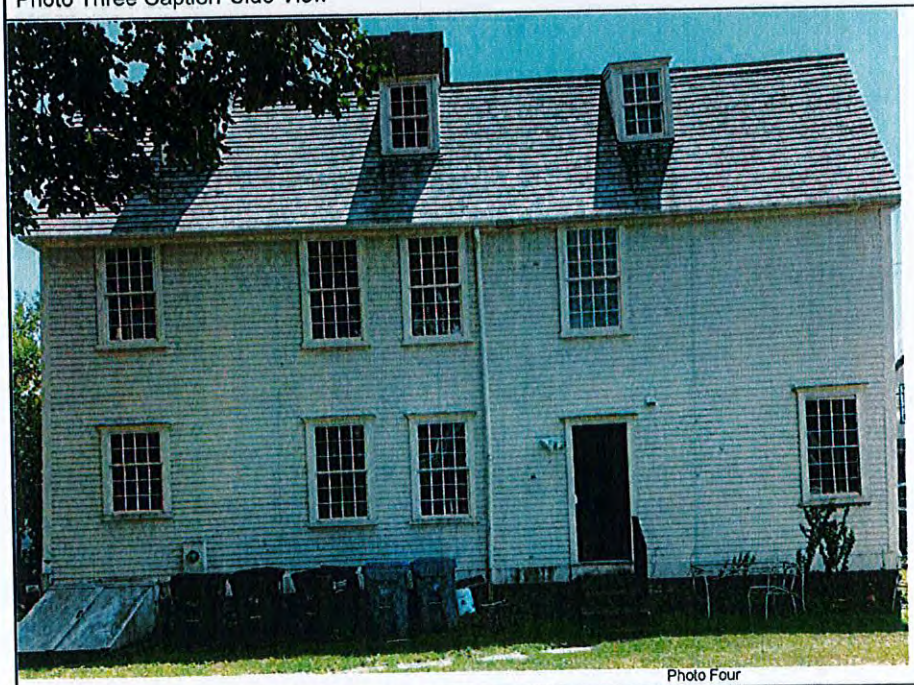


Photo Four

Photo Four Caption Rear View

Clear Photo Four

HULL COVE
DESIGN
NEWPORT · RI

77 Bridge Street – Pitt's Head Tavern HDC Application Notes

Design Statement:

Pitt's Head Tavern is an 18th century, broad gambrel colonial style dwelling with a classic cornice and pedimented doorway. It was originally built on a lot at the northeast corner of Charles and Washington Square (on the Parade) sometime before 1726 at which point there are records of the house being sold by a mariner, John Clarke, to Captain Jonathan Chace. In 1742 Chace sold the house and Ebenezer Flagg (founding member of Redwood Library) moved in with his new wife to start a family. At some point before the house was sold again in 1765, it was doubled in size, from an end-chimney half-a-house to the five-room house with central chimney and entry that exists today. The house was also joined together (on the East side) with the Buttrick house, had a painted split shingle exterior finish at the rear façade and a Chippendale railing the gambrel line. The new owner, Robert Lillibridge ran a successful tavern/coffee house and until 1815 it doubled as military quarters. In 1877 it was purchased by the Independent Order of Odd Fellows and moved to 5 Charles Street so they could build a new hall on the lot. In 1944 the structure was gifted to John Perkins Brown who restored the structure and gifted it to the Preservation Society of Newport County, who used it as their headquarters until 1961. The house was sold to Thomas Benson (founder of Operation Clapboard) in 1965 and moved again to its current location at 77 Bridge Street in the Easton's Point neighborhood.

The architecture of the neighborhood reflects Newport's history as a major colonial port in the mid-18th century, its era of greatest prosperity. This neighborhood was home to artisans, merchants, and fisherman. The original buildings were English colonial architecture that were not formally designed but put together from pieces of architecture shown in picture books. The city went into decline at the start of the Revolution and did not begin to prosper until the 1830's, as Newport was discovered as a summer resort. Modest, tightly spaced houses built on narrow lots commonly had sequences of additions built toward the back. Over time, infill houses reflecting the time in which they were built were also added, resulting in a streetscape with varying styles. The neighborhood is currently in another era of prosperity but also awareness of climate change and rising sea levels.

The proposal for work at 77 Bridge Street first asks for permission to restore and raise a contributing structure 5'-7" to the FEMA requirement. Existing materials including wood shingle roof, single pane windows, wood trim and clapboard siding will be restored. Any trim or siding that is rotting will be replaced in kind. The existing foundation will be retained, and the added building height will be covered with a stone veneer on breakaway panels to match the existing stone foundation. The front stair will be replaced with a stone staircase and iron railing to match existing.

Secondly, the proposal asks for permission to add a 25'x22', two story addition at the rear (North side) of the house. The added square footage is 1,250 over two floors – less than 25% of the existing structure.

Thirdly, the proposal asks for permission to add a 24'x24' two car detached garage to the North-West corner of the property.

HULL COVE DESIGN
NEWPORT · RI

The following is a response to applicable Newport Standards:

Design Standards and Guidelines for the Newport Local Historic District (2016):

General Guidelines:

3.2.3 Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing. All existing wood elements will be assessed, if the integrity of the wood has been compromised those sections will be patched, increasing the lifespan of the feature. All wood elements will then be protected with new paint.

3.2.4 If replacement of deteriorated detail or element of a wooden feature is necessary, replace only the deteriorated detail or element rather than the entire feature. Match the original detail or element in design, dimension, texture and material. All existing wood elements will be assessed, if the integrity of the wood has been compromised those sections will be patched, increasing the lifespan of the feature. All wood elements will then be protected with new paint.

3.3.1 Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches and sills. The existing foundation and retaining walls (built in the 1960's) will retained. The original chimney will be raised with the building.

3.7.2 Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including wooden siding and wooden trimwork. Existing wood siding and trim will be retained and restored.

3.8.1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds. The existing single pane wood windows including trim, hardware, and interior shutters will be restored using recognized preservation methods.

3.8.2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds and hardware. The front door will be restored, the rear door will be restored and relocated at the proposed new addition.

Site Features and Plantings:

4.1.2 Retain and preserve the historic relationship between buildings and landscape features of the district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks. The structure was set back on the lot when it was moved in the 1960's, it will remain in its current position, allowing the front stair to be extended rather than requiring another design direction (such as rotating the stair 90 degrees). The walkway to the sidewalk will be maintained along with the stone retaining wall.

4.1.8 In residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of built area to open space on a given site through new construction, additions, or surface paving. The neighborhood is historically densely developed, and this proposed project does not stand out in terms of percentage of built area.

4.1.9 It is not appropriate to introduce contemporary equipment or incompatible site features, including mechanical units... in locations that compromise the historic character of the building, site, or the district. Locate such features unobtrusively, and screen them from view. Mechanical units in flood zones are required to be raised above the BFE and

in this case they are not easily screened with plantings. The location for mechanical equipment will be wall mounted on the rear of the garage structure so they will not compromise the character of the contributing building.

Walkways, Driveways and Off-Street Parking:

4.3.5 Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. A new brick sidewalk will provide uniform materials throughout the neighborhood. The proposed driveway will be stone and the existing stone walkway in the front will be maintained.

4.5.6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district. The proposed detached garage will be located at the rear corner of the site to minimize its presence.

4.5.8 It is not appropriate to introduce an accessory building that is similar in appearance, material, and scale to historic accessory structures but is stylistically anachronistic with the character of the primary structure on the parcel or with historic accessory structures in the historic district. The proposed detached garage is designed to be compatible with the primary structure but discernable as modern through subtle design/material changes such as a parged concrete foundation, roof pitch and window lite patterns.

Additions and New Construction:

5.4.1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured. There are many character defining features of the contributing structure - the roofline, the beaded siding and trim, the window configuration and lite patterns, the dormers and the front door/surround. By locating the proposed addition to the rear elevation, most of the visible features can be restored. Using a low slope roof minimizes impact to the existing roofline and keeps all dormers intact.

5.4.4 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one. The proposed addition is located at the rear elevation, and is set back from the sides to decrease visibility from the front elevation.

5.4.5 Limit the size and the scale of an addition in relationship to the historic building... so that is does not diminish or visually overpower the building(s). The proposed addition is a minor addition and due to its location it will not visually overpower the building.

5.4.6 Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original. The addition will use features from the contributing structure to maintain compatibility – materials, window configuration – but will use design concepts such as the window lite pattern, massing and roofline to make it discernible from the original.

5.4.8 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site. The neighborhood is historically densely developed, and this proposed project does not stand out in terms of percentage of built area.

5.6.2 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of architecture, setback, orientation, spacing and distance from adjacent buildings. Considering

the detached garage as new construction, its siting is largely determined by the contributing structure. By locating the garage to the rear of the property it properly appears secondary and separate.

5.6.7 Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape. The garage being an accessory structure is much smaller than the contributing building currently on the site. The roof shape is similar but the pitch is altered.

5.6.11 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen. Proposed materials are common in the neighborhood and are compatible with the historic materials and finishes found in both the existing structure and the surrounding buildings.

HDC POLICY STATEMENT AND DESIGN GUIDELINES FOR ELEVATING HISTORIC BUILDINGS (2020):

Streetscape and Context Consideration:

Impact on important streetscape features (fences, walls, etc.). There is a stone retaining wall that will be maintained.

Impact on relationship to immediate context and neighboring buildings. In this case, the building is on a large plot of land so the impact of the height change is lessened.

Impact on streetscape scale and building patterns. Again, the building is already on a large plot of land and is set back from the street further than many other existing buildings. This is already a tall building and will be the tallest on the block, however raising multiple houses would maintain the unique streetscape scale and pattern of this neighborhood.

Impact on property and neighborhood greenspace, trees and landscape features. The proposal does not significantly impact any greenspace or landscape features.

Relationship of entrance to the street. The existing relationship will remain the same.

Staircases and stair configuration. The stair configuration will remain the same.

Railings and ironwork New iron railings will replace the existing.

Foundation Treatment The foundation will appear to be stone, the same as the original foundation.

Fenestration Patterns The fenestration patterns will remain the same.

Eave Heights Eave heights cannot be modified without destroying historic character.

Landscaping Plantings will be used at the perimeter of the structure to make the total height of the foundation less visible.

Site Design Considerations:

Buildings should not be moved to accommodate additions, parking, etc. Buildings should remain in their original location on the lot, unless doing so prevents the reasonable introduction of stairs, as required by elevation to allow access to building. The building will remain in its current location (which is only original since the 1960's).

Retain to the greatest extent possible, existing pathways from the street/sidewalk to the building. Since the building is already set back, the existing pathway/connection to the sidewalk can be maintained.

Entry Stairs should be consistent in design and material with the architectural style of the building. The new stair will be a longer version of the existing stone stair.

HULL COVE
DESIGN
NEWPORT · RI

Foundation Design Considerations:
Exterior foundation designs and materials should be based on historic evidence of original foundation of the building and on neighborhood/context specific examples. The existing foundation is a stone veneer and the extended foundation will be the same.
Foundation components should complement existing façade features; solid foundation wall under main body of house, use traditional masonry materials. The foundation was historically solid stone, and the new foundation will be stone veneer on breakaway panels as required by code.
New foundation material should match the historic foundation material, and when possible, use salvaged material from the historic foundation. When building onto existing foundation, delineation between new and original is desired. The existing foundation (built in 1960's) will be maintained, the extended foundation will match. Because the existing foundation wasn't original, creating a uniform foundation that will help maintain streetscape pattern/aesthetics is a driving factor.
For non-contributing buildings and new construction, garage doors on front elevations are prohibited. The proposed garage is detached from the contributing structure.

Preservation and Architecture Considerations:
Quality of historic materials and detail shall be maintained throughout. Historic, character-defining features should be retained first, salvaged and reused second, or rebuilt in-kind when necessary as a last option. Wherever possible, existing materials will be restored. If replacement is necessary due to rotting wood, elements will be built in-kind.
Chimney options: preferred method is to retain chimney and elevate with the structure. The chimney will be elevated with the structure.
Primary entries should maintain the existing door locations and pathways to the street. The primary entry will remain in the same location and will have the same relationship to the street.
Employ architectural strategies relating to the specific context to lesson the overall impact of the raised structure. The existing stone retaining wall will be maintained. Plantings are commonly used where the house is set back from the sidewalk.

There are two zoning variances required; the proposed project would be asking for 24% lot coverage, which is less than the average coverage of the adjacent developed lots. The second variance required would be a dimensional variance for the garage; the required setback is 10' from the side and 20' from the rear while the proposed project requests 5' from the side and 6' from the rear. A dimensional variance will also be required for the front stair, with a 4'-10" setback where a 15' setback is required.

"Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. However, sensitively designed additions allow historic buildings to compete with contemporary ones in terms of livability and in fact help to preserve historic homes by keeping them available for continued use and enjoyment of Newport's residents." - Design Standards

HULL COVE
DESIGN
NEWPORT · RI

The Design Guidelines point out that "Historic districts are not created to prevent change."
Pitt's Head Tavern is an important piece of Newport's architectural history. The project team wishes to save, restore and ensure the buildings resilience against future flooding. The addition of living space and detached garage provide a home that can meet contemporary living standards and further ensure that the architecture will be treasured and maintained by generations to come. We believe the design is, as the design guidelines request, "different from the old yet compatible with the old."

Sincerely,

Madeline Melchert
ARCHITECT
HULL COVE DESIGN &
KIRBY PERKINS CONSTRUCTION

HULL COVE
DESIGN
NEWPORT · RI

Andersen®
ARCHITECTURAL COLLECTION

A-SERIES
WINDOWS & DOORS

Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series **double-hung windows are available with all of** our energy-efficient glass options, and their exteriors are virtually maintenance-free. A **sophisticated one-touch** release allows the sash to tilt in for easy cleaning from the inside.

DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

ASK ABOUT ENERGY STAR

*Visit andersenwindows.com/warranty for details.

OPTIONS & ACCESSORIES

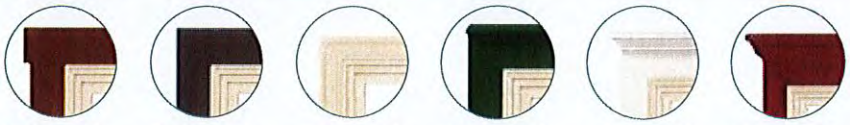
- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS

White, Canvas, Dove Gray, Sandtone, Prairie Grass, Red Rock

Forest Green, Black, Dark Bronze, Cocoa Bean, Terratone

TRIM STYLE OPTIONS



Flat trim with extended head | Flat trim with flush head | Brick mould | Flat trim with decorative drip cap | Flat trim with 2" cornice | Flat trim with 3 5/8" cornice

INTERIOR OPTIONS

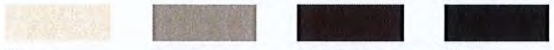
Wood Species

Pine | Maple | Vertical Grain Douglas Fir | Oak | Cherry | Mahogany*

Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.

Clear Coat | Honey | Cinnamon | Russet | Mocha | Espresso | White | Birch Bark | Primed (for paint)



Canvas | Sandtone | Dark Bronze | Black

HARDWARE STYLES & FINISHES

Lock & Keeper

Hand Lift

Bar Lift

Finger Lift

Antique Brass | Black | Bright Brass | Gold Dust | Oil Rubbed Bronze

Polished Chrome | Brushed Chrome | Distressed Bronze | Distressed Nickel | Satin Nickel

Stone | White

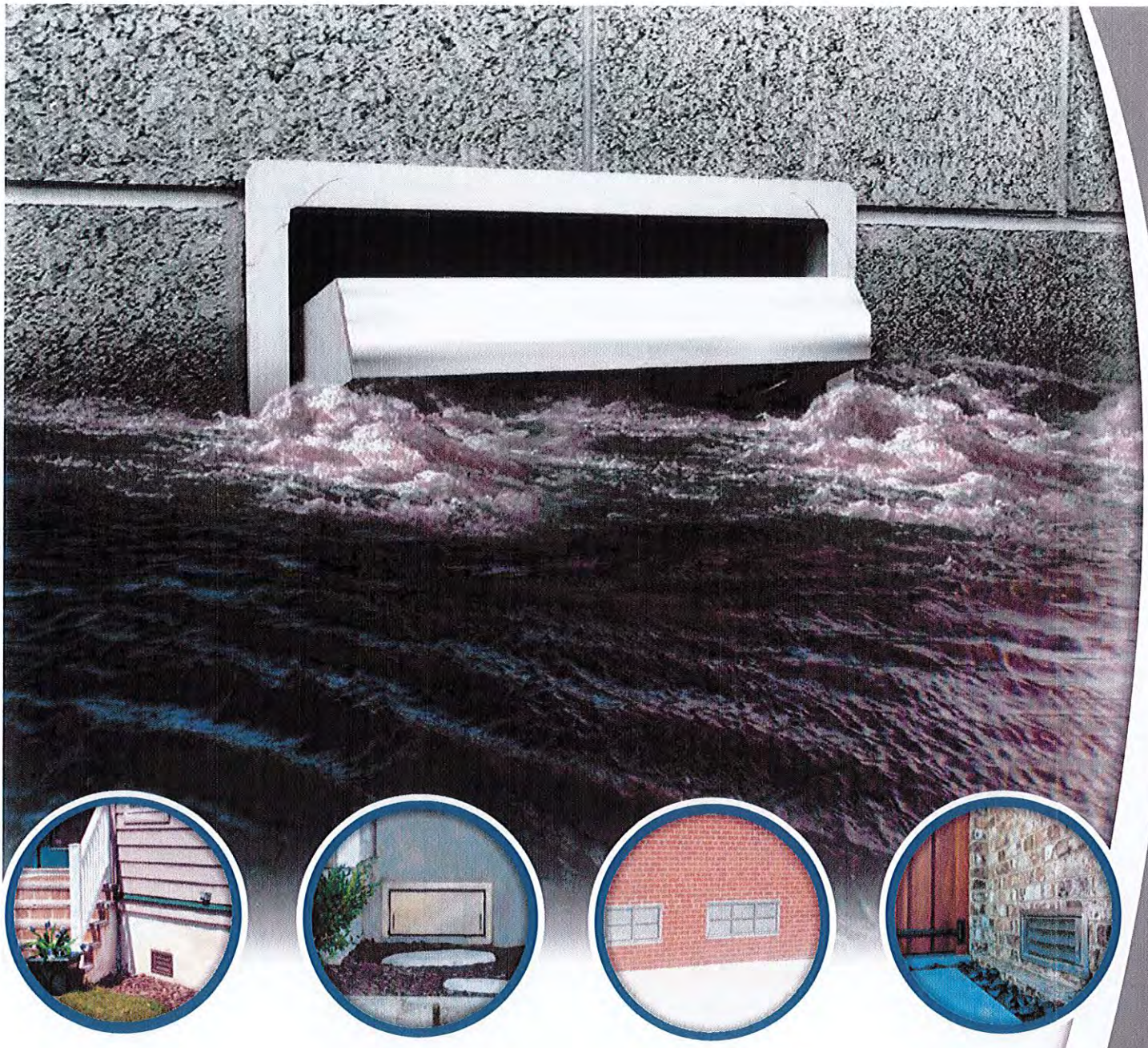
*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

WINDOWS • DOORS Andersen AW

For more information, visit **andersenwindows.com/a-series**

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.



SMART VENT®

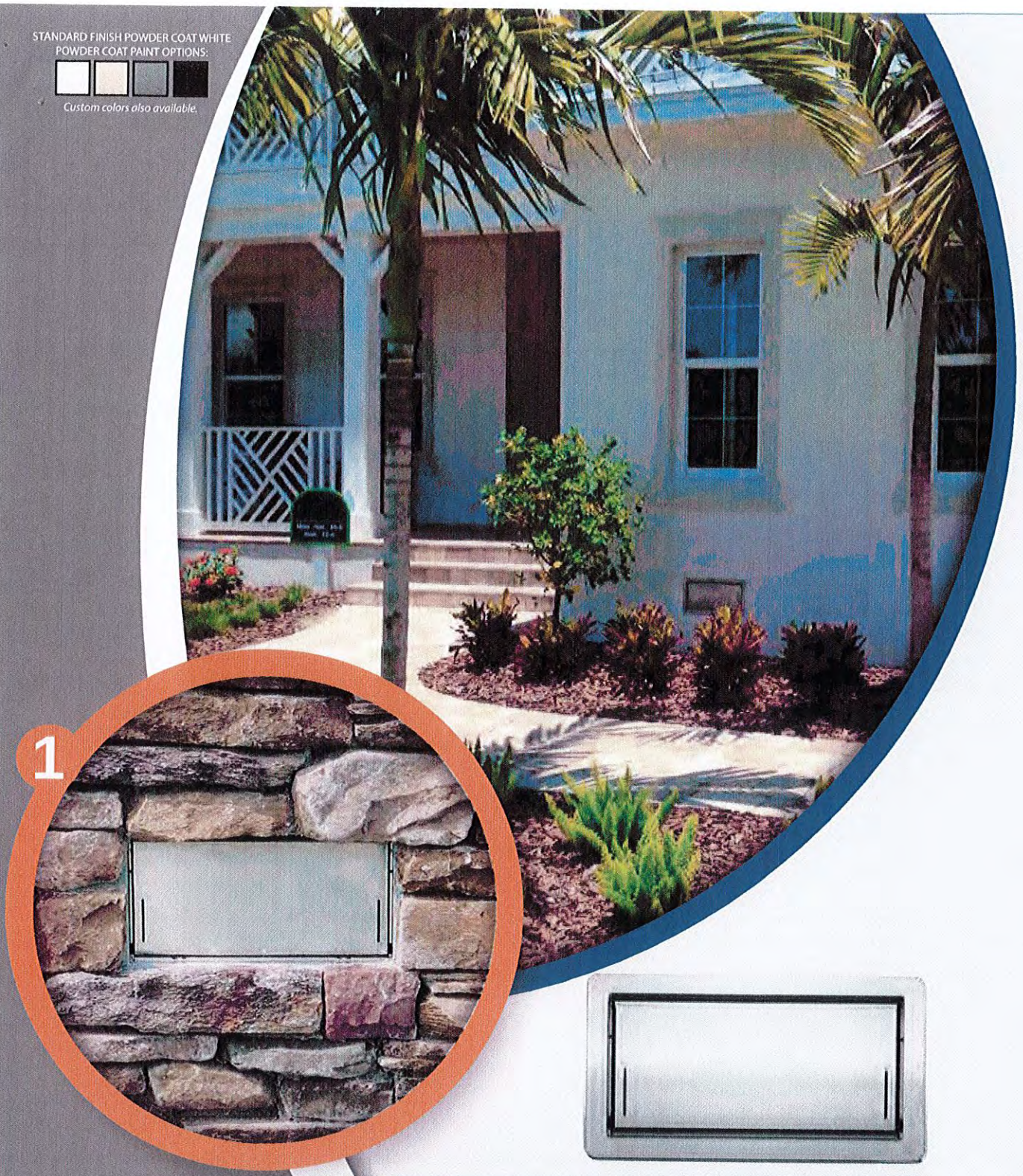
WET FLOODPROOFING PRODUCT CATALOG

ICC ES ESR-2074

MADE IN THE UNITED STATES
ANDERSON, SC

STANDARD FINISH POWDER COAT WHITE
POWDER COAT PAINT OPTIONS:

Custom colors also available.



1

MODEL NUMBER	FLOOD COVERAGE	VENT SIZE	ROUGH OPENING
1540-520	200 sq. ft.	16″W x 8″H x 3″D	16 $\frac{1}{4}$ in x 8 $\frac{1}{4}$ in
1540-521	400 sq. ft.	16″W x 16″H x 3″D	16 $\frac{1}{4}$ in x 16 $\frac{3}{8}$ in
1540-570	200 sq. ft.	14 $\frac{1}{2}$″W x 8 $\frac{1}{2}$″H x 3″D	14 $\frac{1}{2}$ in x 8 $\frac{3}{4}$ in

To view other sizing options see pages #18-19

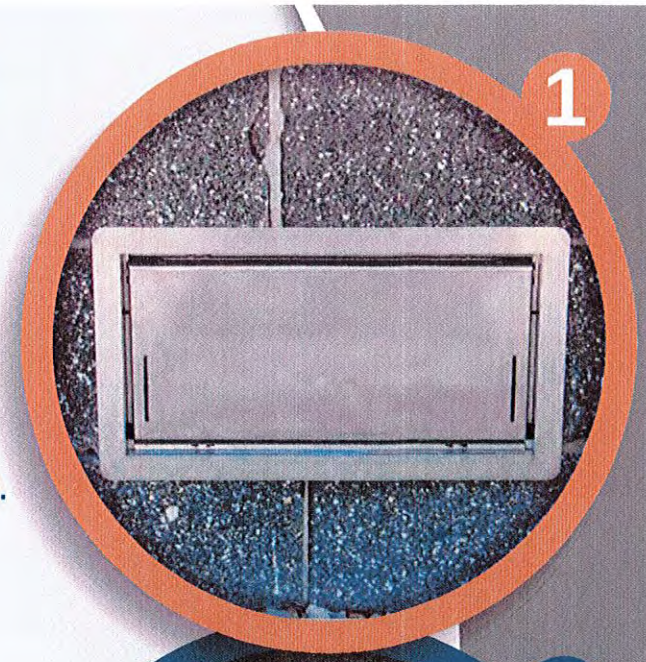
Insulated Series

This series of vents is ideal for areas requiring flood venting protection but no natural air ventilation.

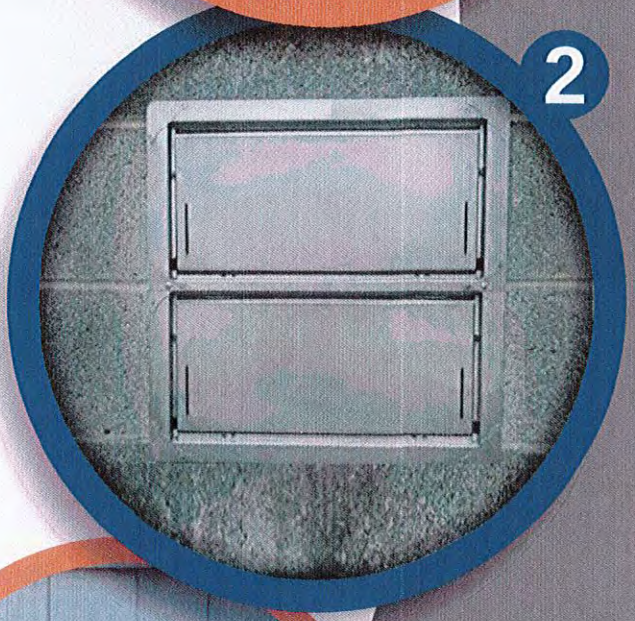
The flood door contains a 2" Styrofoam core that has an R-value of 8.34 and the vent frame is lined with felt weather stripping, helping to keep the enclosure as insulated from the elements as possible.

IDEAL FOR:

- Garages
- Full height enclosures (e.g. walkouts)
- Conditioned crawlspaces
- Storage facilities
- Metal buildings
- Foyers

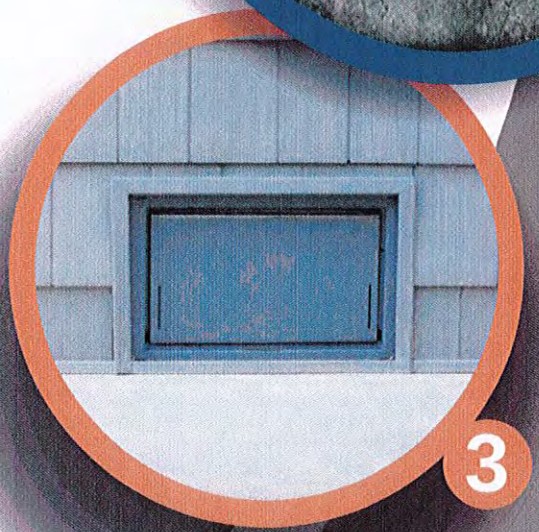


1 Flood Vent
1540-520



2 Stacker
1540-521

Stacker Models are twice as efficient as a single unit and are a great solution for large amounts of square footage, and in situations where there is not enough wall space to fit in single units.

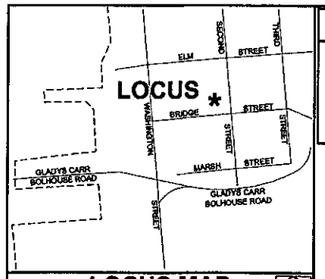


Pictured in powder coat paint gray

3 Wood Wall
1540-570

Wood Wall Models are designed to fit between studs spaced at 16" on center. Pre-drilled slots in the four corners on the vent flange make for an easy installation.

See page 13 for the Sealing Kit, available for 1540-520 & 1540-521 Models.



LOCUS MAP
NOT TO SCALE

ZONING CRITERIA

ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	15'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	30'

NO.	DATE	DESCRIPTION	BY
2.	7-29-22	UPDATE ADMIN PER REQUEST	RAW
1.	5-19-21	UPDATE OWNERS NAMES	JES

GENERAL NOTES:

2. THIS SITE LIES WITHIN A ZONE AE AREA AS SHOWN ON THE FIRM MAP FOR THE CITY OF NEWPORT, RHODE ISLAND COMMUNITY PANEL NUMBER 44005C0177J, MAP DATED SEPTEMBER 04 2013.

3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL.

4. THERE ARE NO KNOW HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.

5. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM BASED ON NAVD 88 DATUM.

6. AREA IS WITHIN THE NEWPORT HISTORIC OVERLAY DISTRICT .

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- BOUNDARY PROPOSED
- BOUNDARY TO BE ABANDONED
- STONEWALL
- TREELINE
- BUILDING ENVELOPE
- IRON PIN
- BOUND
- DRILL HOLE

ASSESSORS PLAT 16 LOT 34
N/F
BRYAN E. & FRANCES C. BABCOCK
DEED BOOK 1045 PAGE 243

ASSESSORS PLAT 16 LOT 163
N/F
BRYAN E. & FRANCIS J.
& CHRISTOPHER M. BABCOCK
DEED BOOK 1145 PAGE 175

ASSESSORS PLAT 16 LOT 35
N/F
CHRISTOPHER M. & JILL M. BABCOCK
DEED BOOK 2498 PAGE 216

ASSESSORS PLAT 16 LOT 36
N/F
DEREK & KATHERINE E. DUFORD
DEED BOOK 2067 PAGE 281

ASSESSORS PLAT 16 LOT 198
N/F
MAURICE & LYNN DELAVALETTE
DEED BOOK 393 PAGE 392

ASSESSORS PLAT 16 LOT 62
N/F
JANET B. & THOMAS J. TOBIN
& JANET EMMONS
DEED BOOK 2783 PAGE 304

ASSESSORS PLAT 16 LOT 61
N/F
77 BRIDGE STREET LLC
DEED BOOK 2947 PAGE 166
AREA BEING:
10,301 SQ. FT.
0.2365 ACRES

ASSESSORS PLAT 16 LOT 63
N/F
JUDITH CROWELL
DEED BOOK 2243 PAGE 162

A.P. 16 LOT 60
N/F
77 BRIDGE STREET LLC
PROPOSED AREA:
4,988 SQ. FT.
0.1145 ACRES

A.P. 16 LOT 199
N/F
77 BRIDGE STREET LLC
PROPOSED AREA:
3,332 SQ. FT.
0.0765 ACRES

#14 SECOND STREET
EXISTING BUILDING
(TO BE RELOCATED ON SITE)
F.F.F. = 7.42'

#77 BRIDGE STREET
EXISTING BUILDING
F.F.F. = 9.54'

SHED
(FALLING DOWN)
(TO BE RAZED)

EXISTING BUILDING

EXISTING BUILDING

N84°12'41"E 101.06'
WOODEN STOCKADE FENCE
CONC. WALL
STONEWALL REMNANTS
IRON PIPE (FND)
S07°20'24"E 18.86'
N85°20'47"E 59.23'
MONUMENT TO BE SET
99.88' TOTAL
40.66'
REBAR SET WITH CAP
S05°32'33"E 25.34'
S03°30'10"E
N05°32'33"W 101.88'
WOODEN STOCKADE FENCE
WOOD POST (TYP)
N05°16'23"W 58.15'
82.55' NEW BOUNDARY LINE
S05°22'21"E 81.92'
33.20'
28.35'
17.77'
17.94'
BUILDING SETBACK LINES(TYP.)
COBBLE STONE DRIVEWAY
STONE RETAINING WALL
100.47'
S84°27'27"W
CONCRETE WALK
GRANITE CURBING (TYP)
MONUMENT TO BE SET
REBAR SET WITH CAP
CURB INLET INV.= 3.35'
S07°35'59"E 35.02'
6MH RIM = 3.75'
WATER METER
EDGE OF PAVEMENT
S84°27'27"W 83.93'
52.27'
DRILL HOLE (FOUND)
PK NAIL (FOUND)
IRON PIPE (FOUND)
BRICK WALK
CONCRETE WALK
GRANITE CURBING
SIGN
WELL
BUILDING SETBACKS
TRIPLE TREE 48"
TREE 18"
TREE 15"
TREE 6"
TREE 30"
PINE 12"
TREE 29"
TREE 20"
TREE 12"
TREE 8"
TREE 35"
CONC. PAD
B.H.

SECOND STREET
(PUBLIC-WIDTH VARIES)

BRIDGE STREET
(PUBLIC-WIDTH VARIES))

BENCH MARK
SET SPIKE IN 15" TREE
ELEVATION 7.46
NAVD 88 DATUM

NEW LOT AREAS

ASSESSORS PLAT 16 LOT 60
N/F
77 BRIDGE STREET LLC
AREA BEING:
2,443 SQ. FT. , 0.0561 ACRES
PLUS PARCEL "A" (PART OF LOT 199)
1,522 SQ. FT. , 0.0349 ACRES
PLUS PARCEL "D" (PART OF LOT 203)
1,023 SQ. FT. , 0.0235 ACRES
TOTAL AREA :
4,988 SQ. FT. , 0.1145 ACRES

ASSESSORS PLAT 16 LOT 199
N/F
77 BRIDGE STREET LLC
AREA BEING:
2,566 SQ. FT. , 0.0589 ACRES
MINUS PARCEL "A" (PART OF LOT 199)
1,522 SQ. FT. , 0.0349 ACRES
PLUS PARCEL "C" (PART OF LOT 203)
2,288 SQ. FT. , 0.0525 ACRES
TOTAL AREA:
3,332 SQ. FT. , 0.0765 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

OWNERS OF RECORD
77 BRIDGE STREET LLC
20 CHARTIER CIRCLE
NEWPORT , RHODE ISLAND 02840

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I STANDARD

PURPOSE OF SURVEY: ADMINISTRATIVE SUBDIVISION PLAN

BY: _____ DATE: 7-29-2022
NORBERT A. THERIEN, PLS NO. 1739

NORBERT A. THERIEN
No. 1739
PROFESSIONAL LAND SURVEYOR
7-29-2022

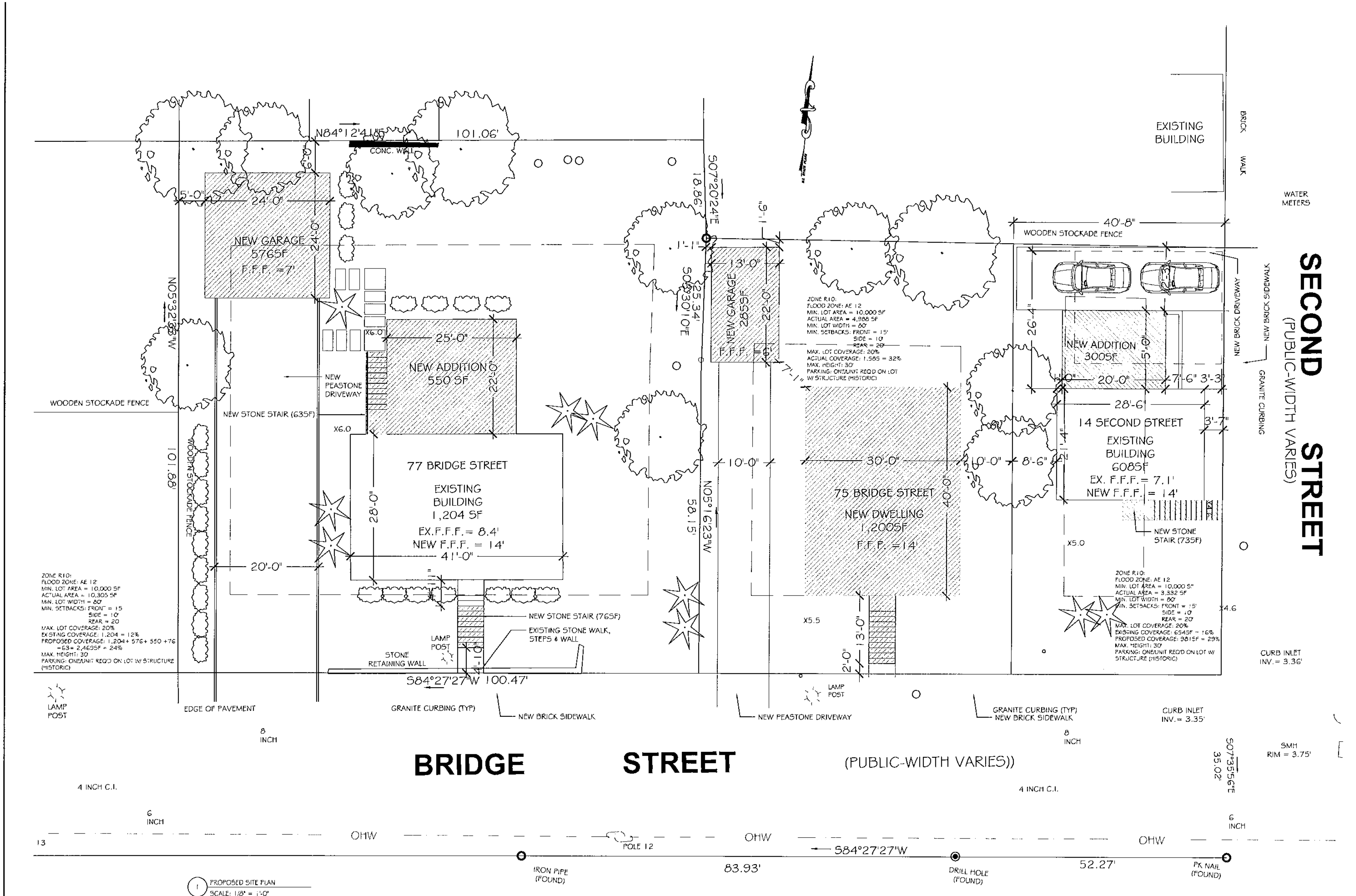
NATIONAL
Surveyors-Developers
Inc.
42 Hamlet Ave., Woonsocket, R.I.
(401) 769-7779

77 BRIDGE STREET LLC
ASSESSORS PLAT 16
LOTS 60 & 199 & 203
BRIDGE STREET & SECOND STREET
NEWPORT, RHODE ISLAND

ADMINISTRATIVE SUBDIVISION

DRAWN BY: W.C.R.	CHECKED BY: N.A.T.	FIELD BY: R.W.,J.S.
MAY 2021	JOB No. 2021-117	SHEET 1 OF 1

Y:\NATIONAL 2021\2021-117\dwg\2021-117-realtor-rev.dwg, ADMIN-REALTOR



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

HULL COVE DESIGN
NEWPORT · RI
WWW.HULLCOVEDESIGN.COM
401.367.0007

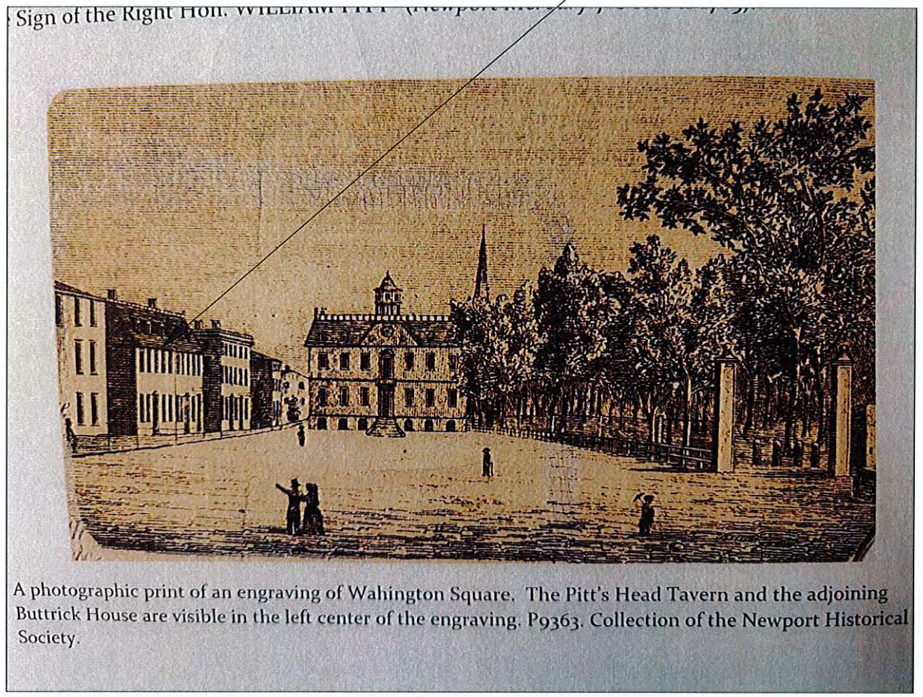
SITE PLAN
77 & 75 BRIDGE STREET + 14 SECOND STREET
NEWPORT RI

PROPOSED SITE PLAN

PHASE	DATE
SD	8.16.22

S-100

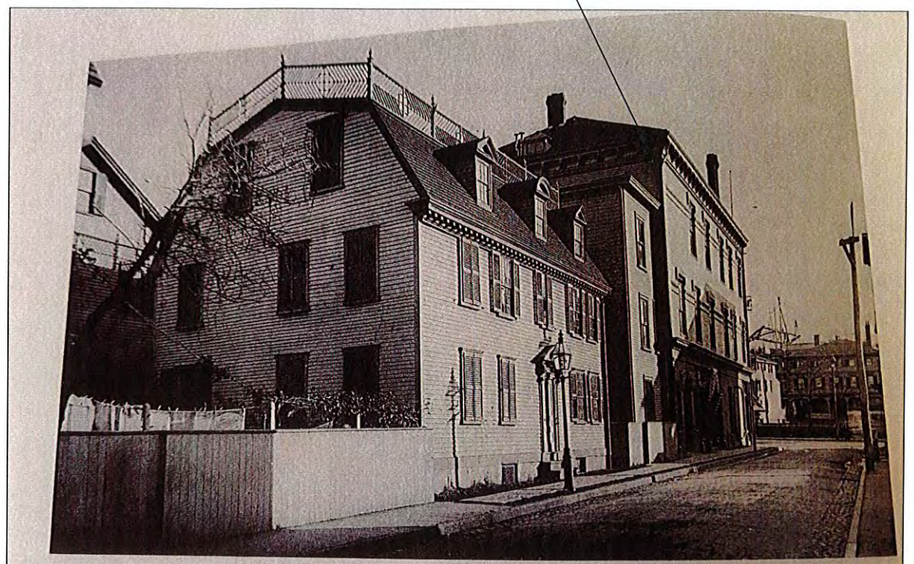
"PITT'S HEAD TAVERN" BUILT BEFORE 1726



A photographic print of an engraving of Wahington Square. The Pitt's Head Tavern and the adjoining Buttrick House are visible in the left center of the engraving. P9363. Collection of the Newport Historical Society.

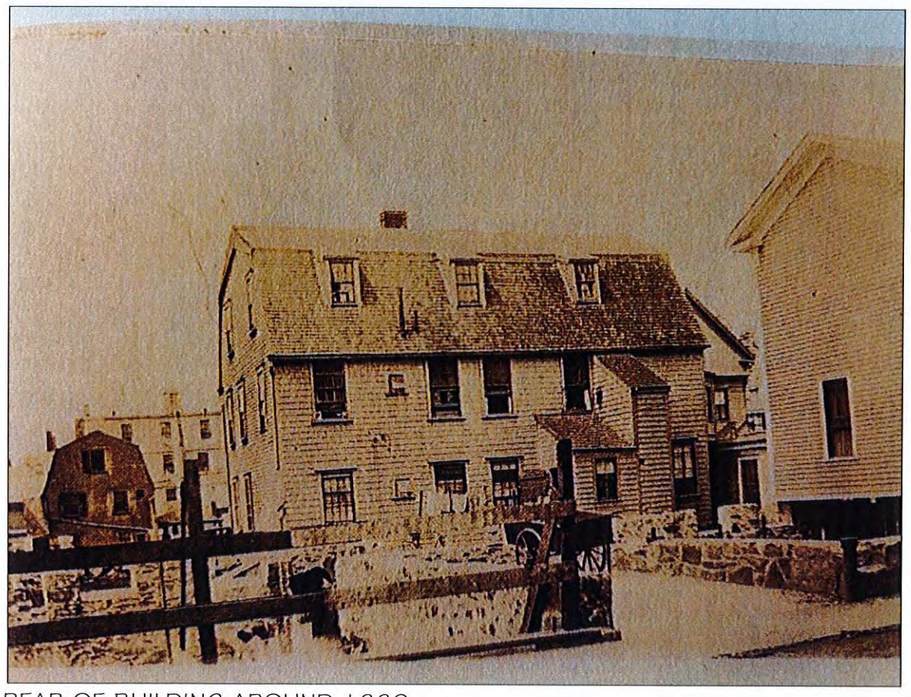
ORIGINAL LOCATION ON WASHINGTON SQUARE

MOVED SO NEW LODGE COULD BE BUILT



Pitt's Head Tavern, 5 Charles Street, in 1880. Built before 1726, enlarged by Ebenezer Flagg about 1744. Originally on Washington Square. Moved to Bridge Street in 1965. *Stanhope photograph. C.C.*

MOVED TO CHARLES STREET AROUND 1880



REAR OF BUILDING AROUND 1880

IMAGE FROM NEWPORT HISTORICAL SOCIETY

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ALTERATIONS & ADDITION TO:
77 BRIDGE STREET
NEWPORT RI

TITLE: HISTORIC PHOTOS
DWG. CONTENTS:

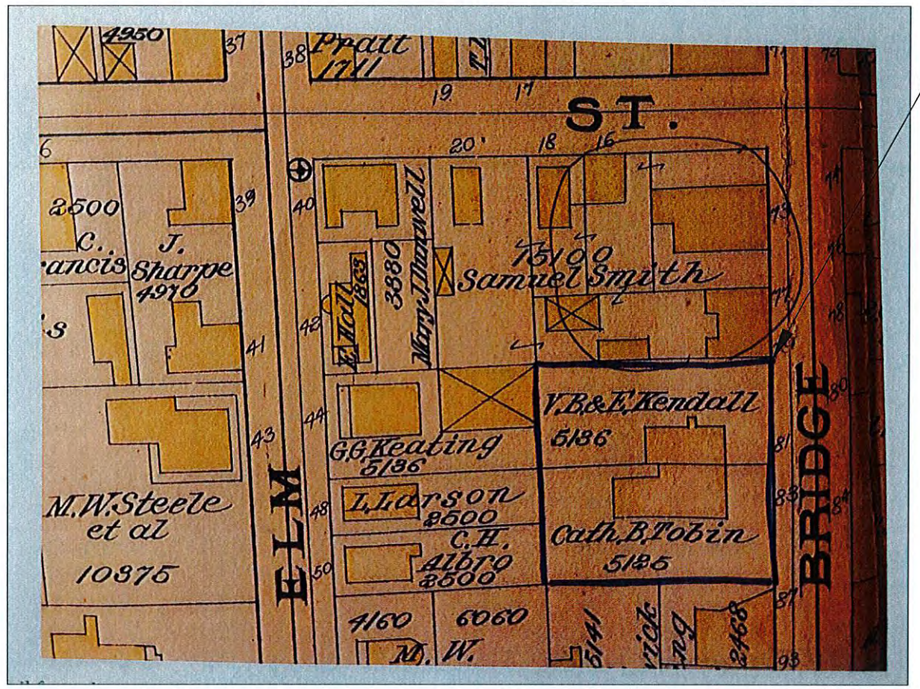
PHASE: SD
DATE: 8.16.22
DWN BY:
CHKD BY:

REVISIONS:

STAMP:

SHEET NO.
H1

LOT ON BRIDGE STREET PRIOR TO PITT'S HEAD TAVERN'S SECOND RELOCATION

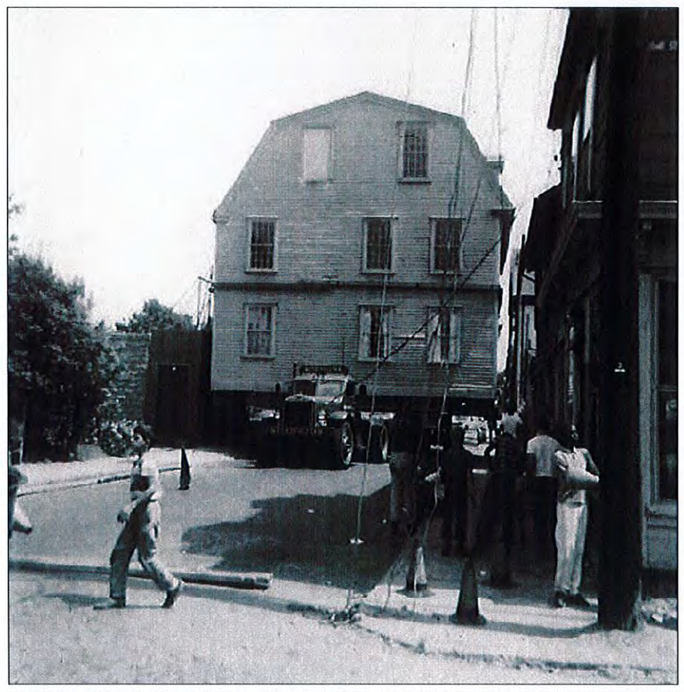


1893 ATLAS

FROM NEWPORT HISTORICAL SOCIETY

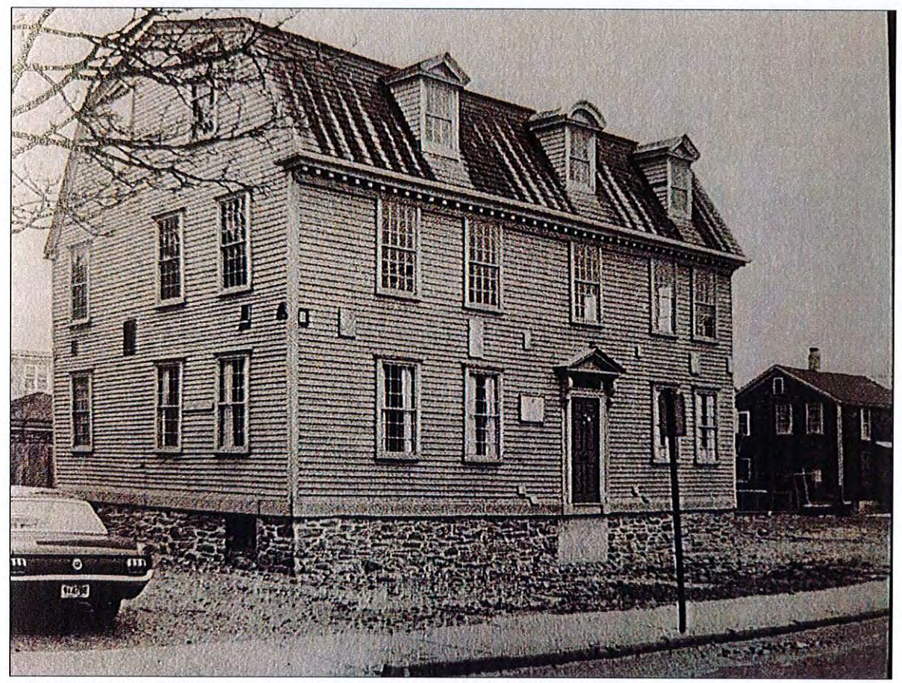
EMPTY LOT ON BRIDGE STREET

AERIAL CIRCA 1940'S



PITT'S HEAD TAVERN BEING RELOCATED TO BRIDGE STREET

FROM NEWPORT HISTORICAL SOCIETY



PITT'S HEAD TAVERN IN ITS CURRENT LOCATION 1965

FROM NEWPORT HISTORICAL SOCIETY

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ALTERATIONS & ADDITION TO:
77 BRIDGE STREET
NEWPORT RI

TITLE: HISTORIC PHOTOS
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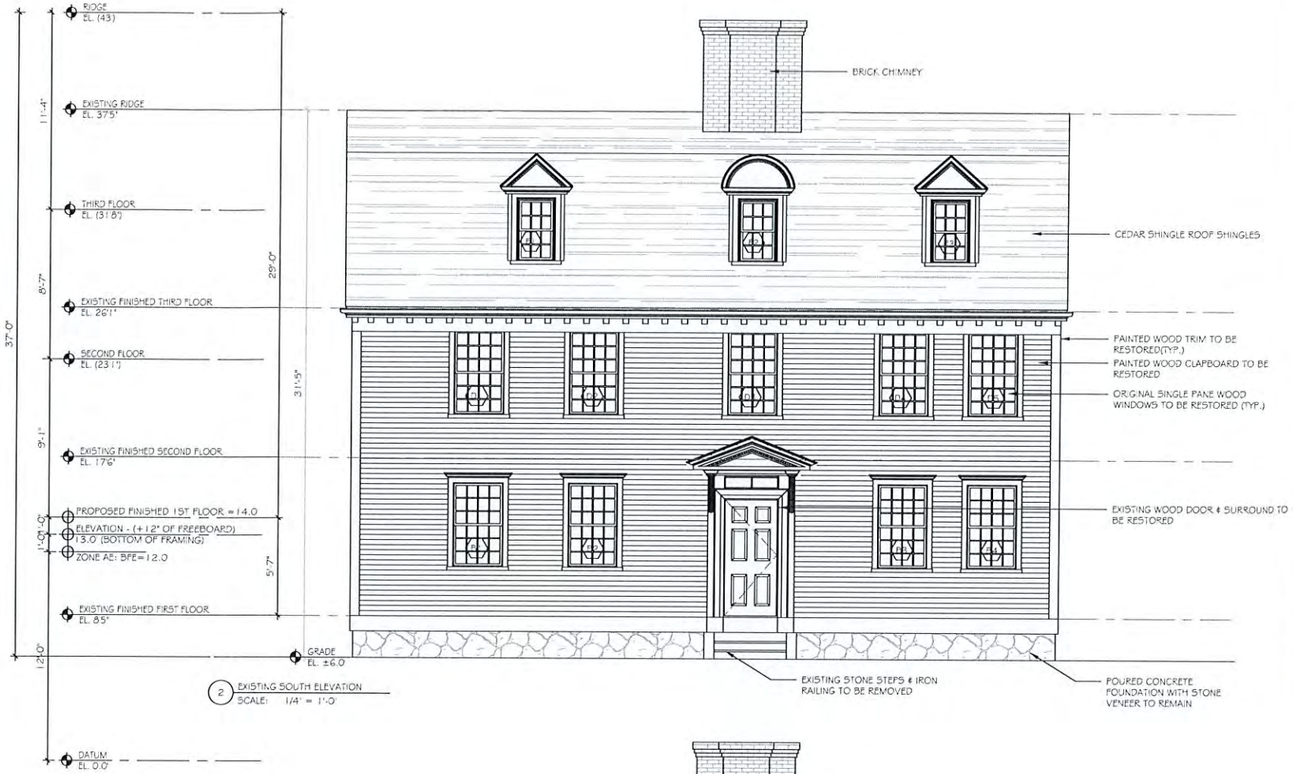
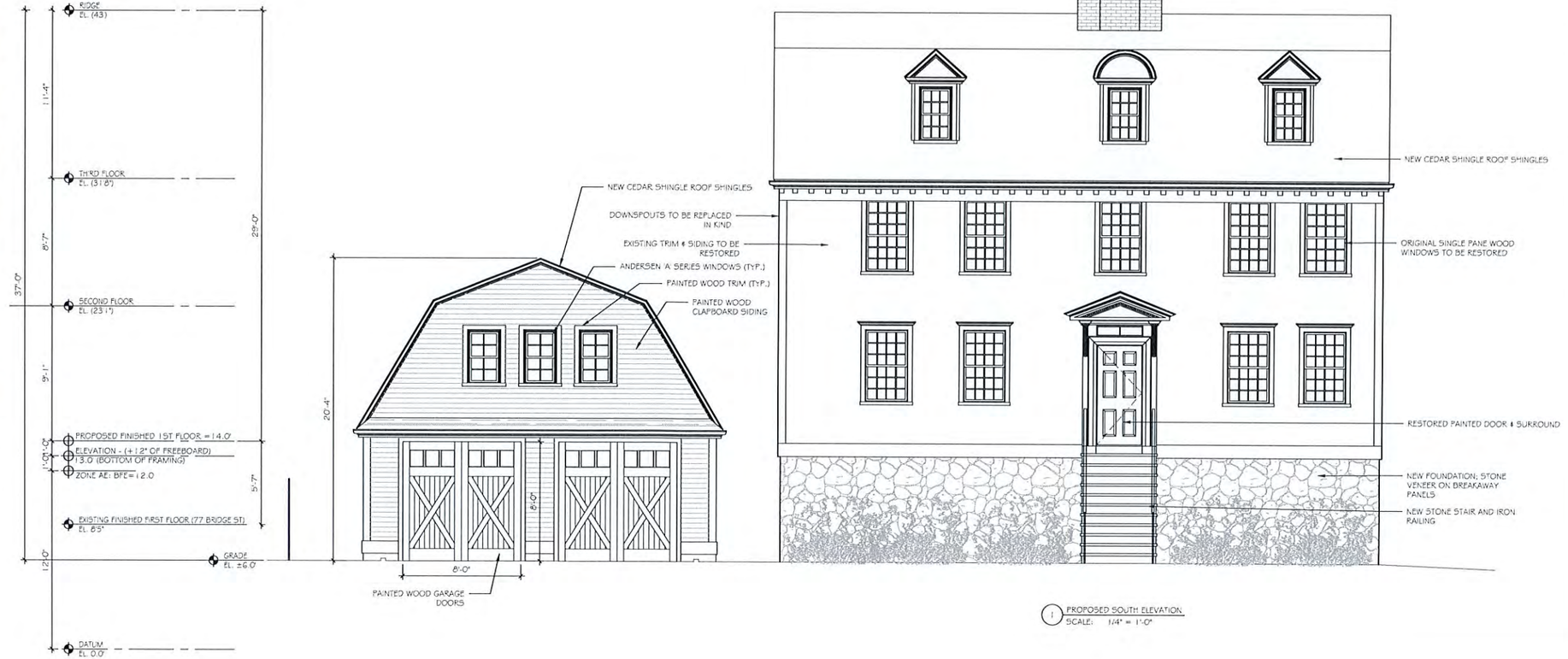
EXISTING STREET VIEW FROM BRIDGE STREET (SOUTH ELEVATION)

DOOR SURROUND TO BE RESTORED





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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
NEWPORT RI

TITLE: PROPOSED EXTERIOR ELEVATIONS

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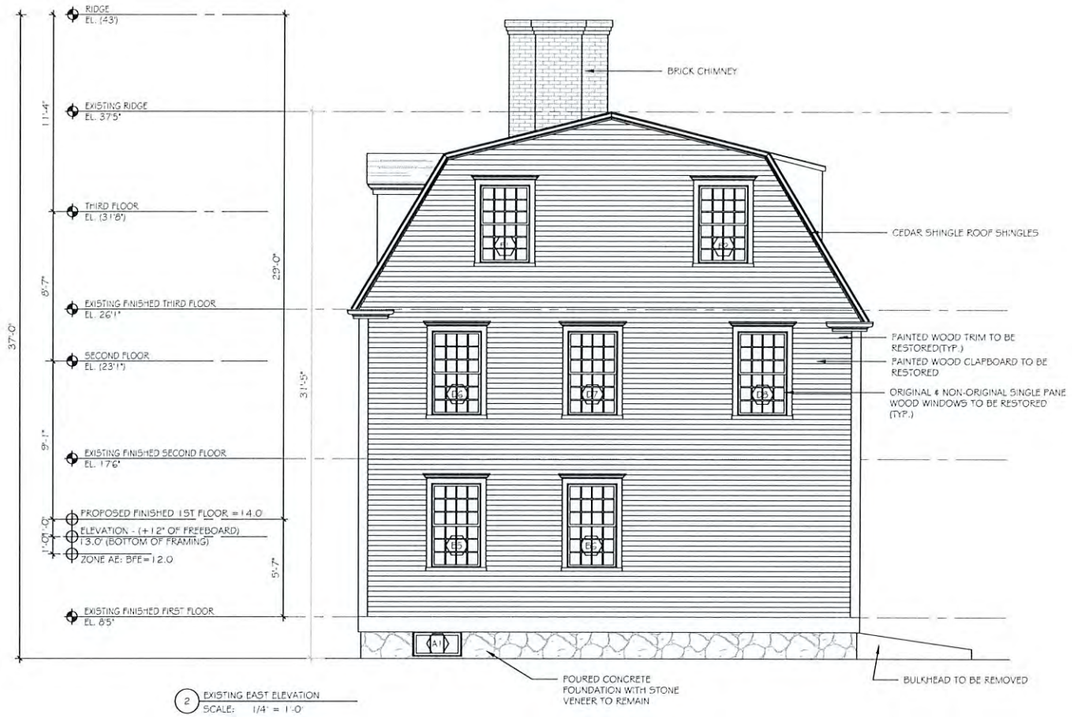
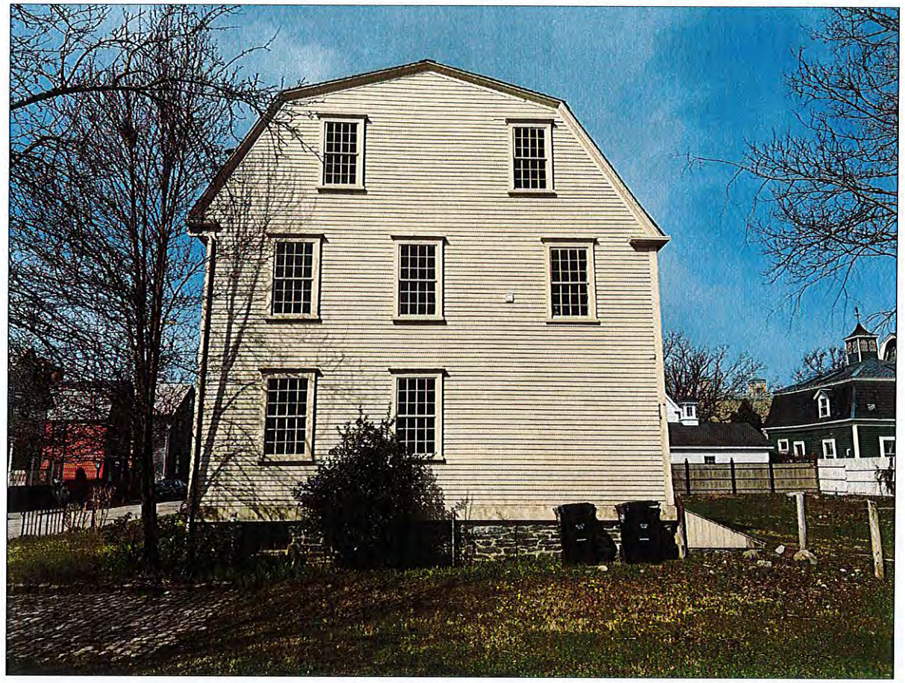
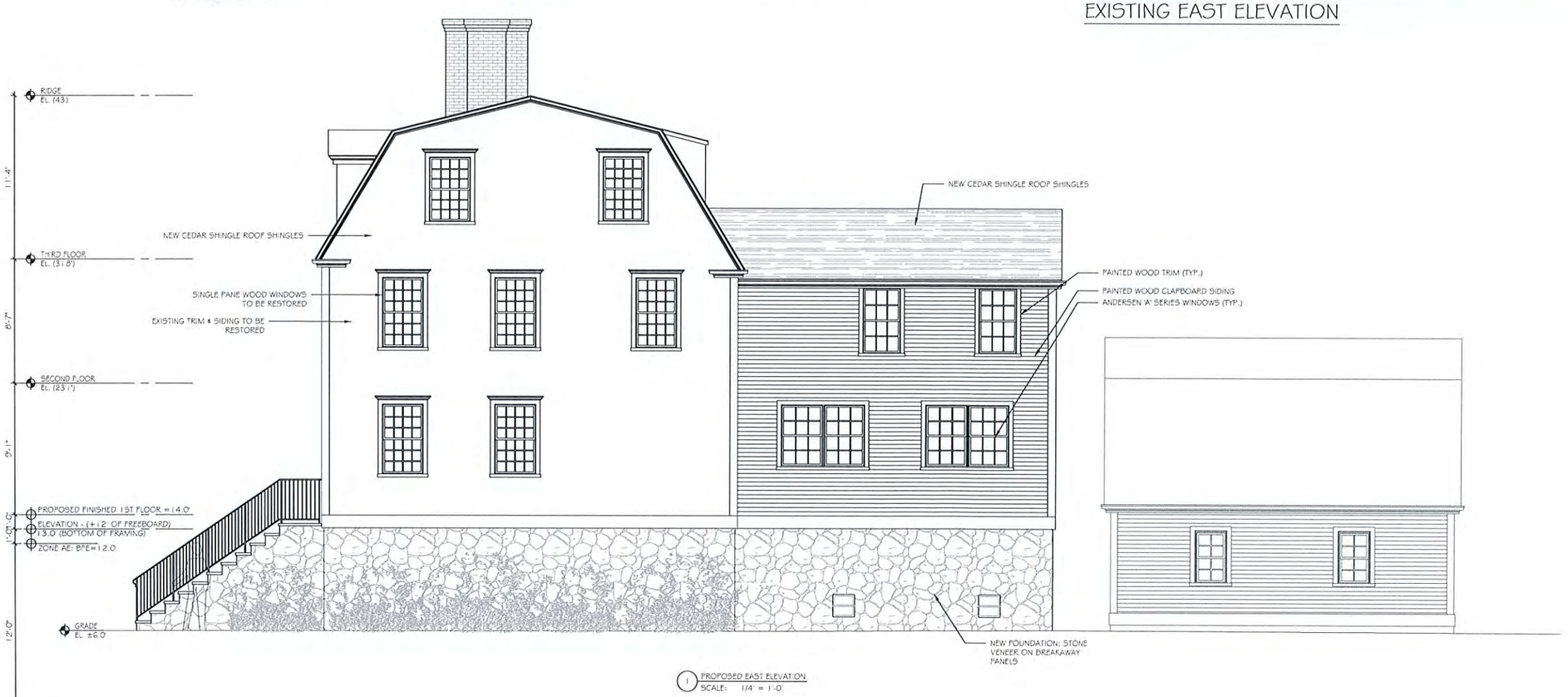


2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
NEWPORT RI

TITLE: PROPOSED EXTERIOR ELEVATIONS

PHASE	DATE
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DWN BY:	CHKD BY:

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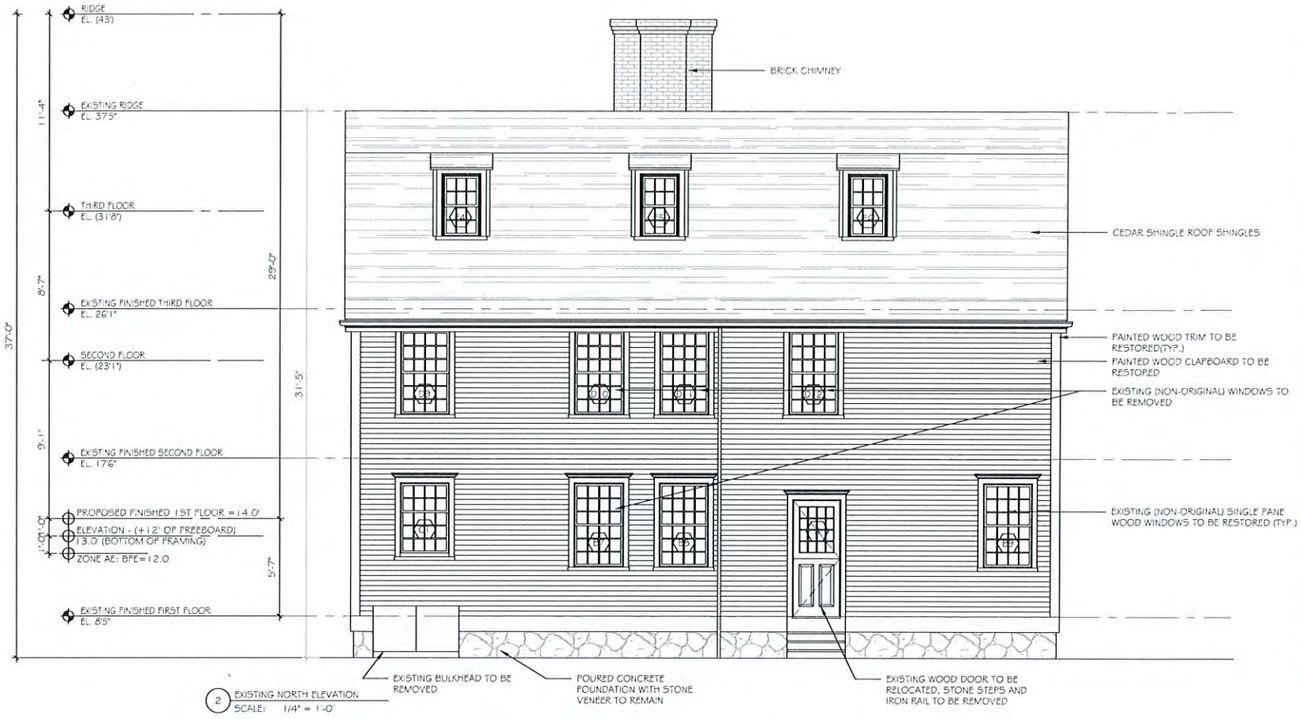
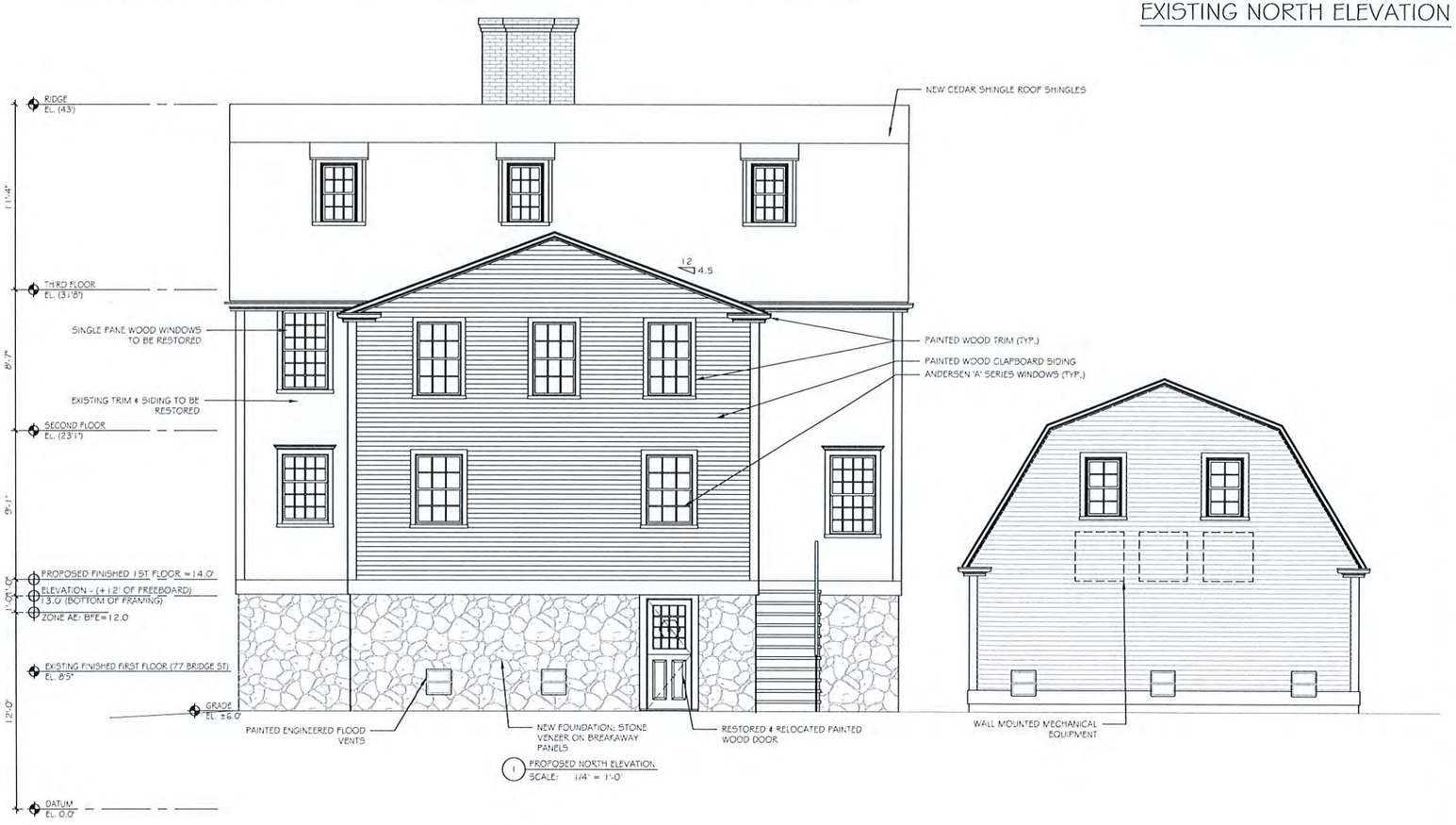


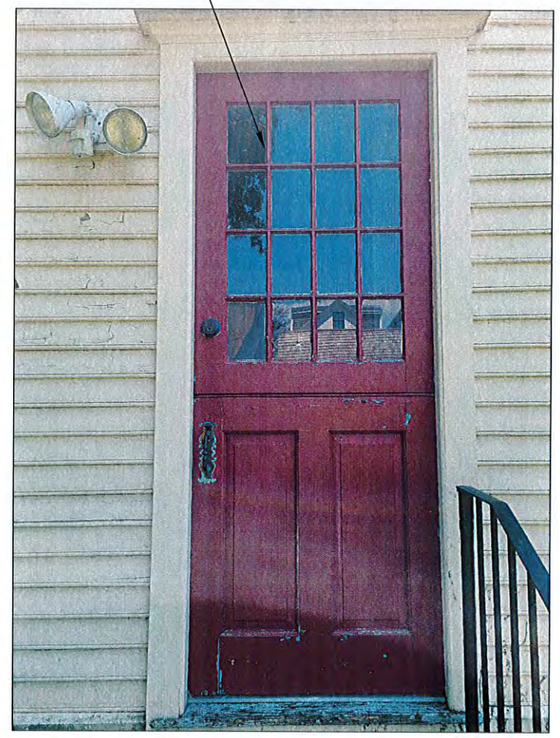
2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING NORTH ELEVATION



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DOOR TO BE RESTORED & RELOCATED



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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
NEWPORT RI

TITLE: PROPOSED EXTERIOR ELEVATIONS

DRAWING NUMBER

PHASE:	DATE:
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DWN BY:	CHKD BY:

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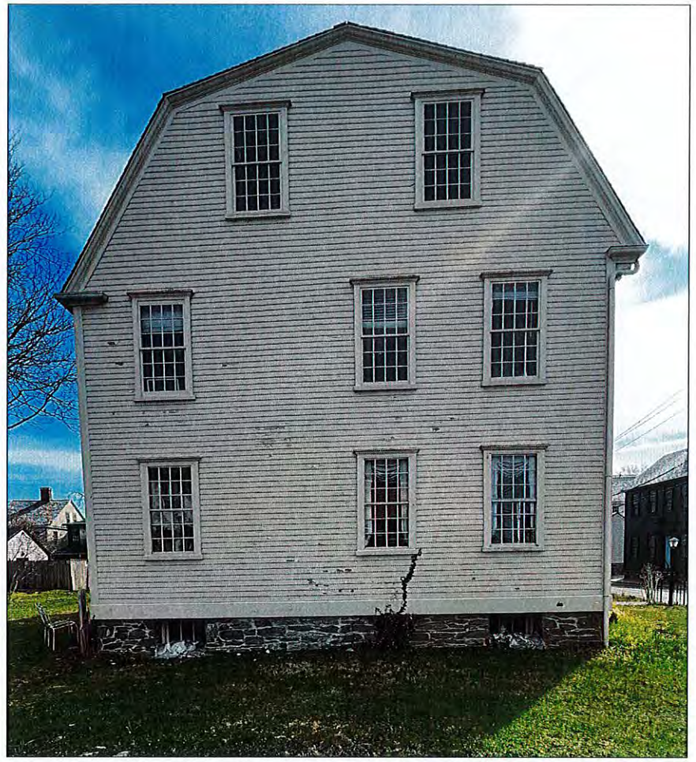
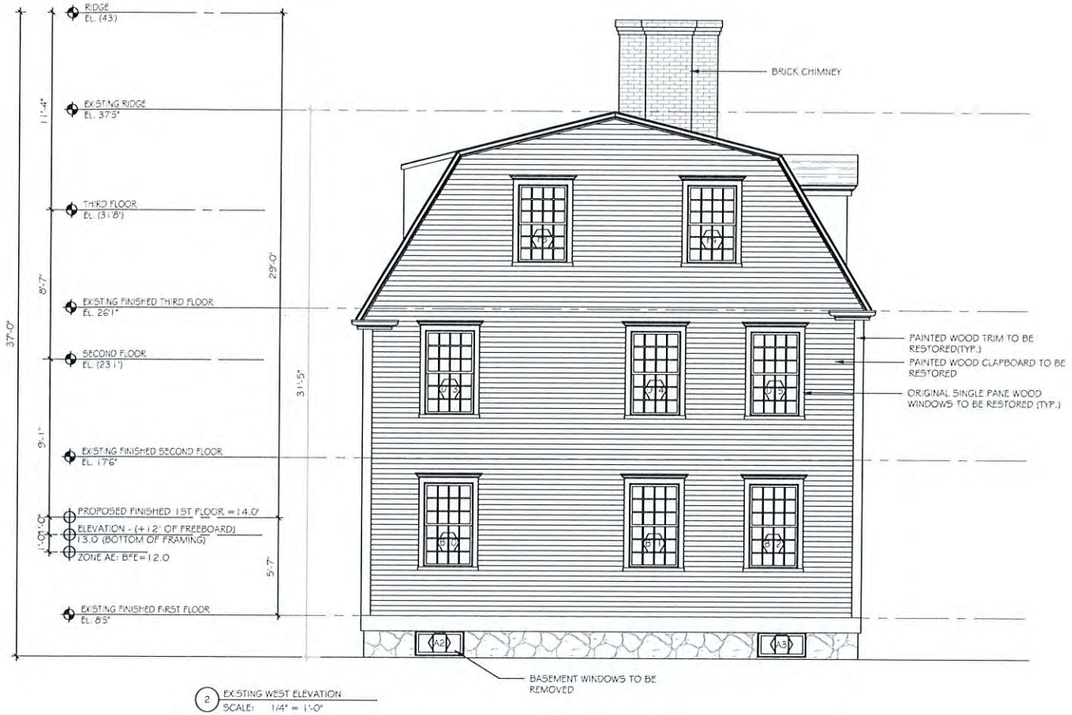
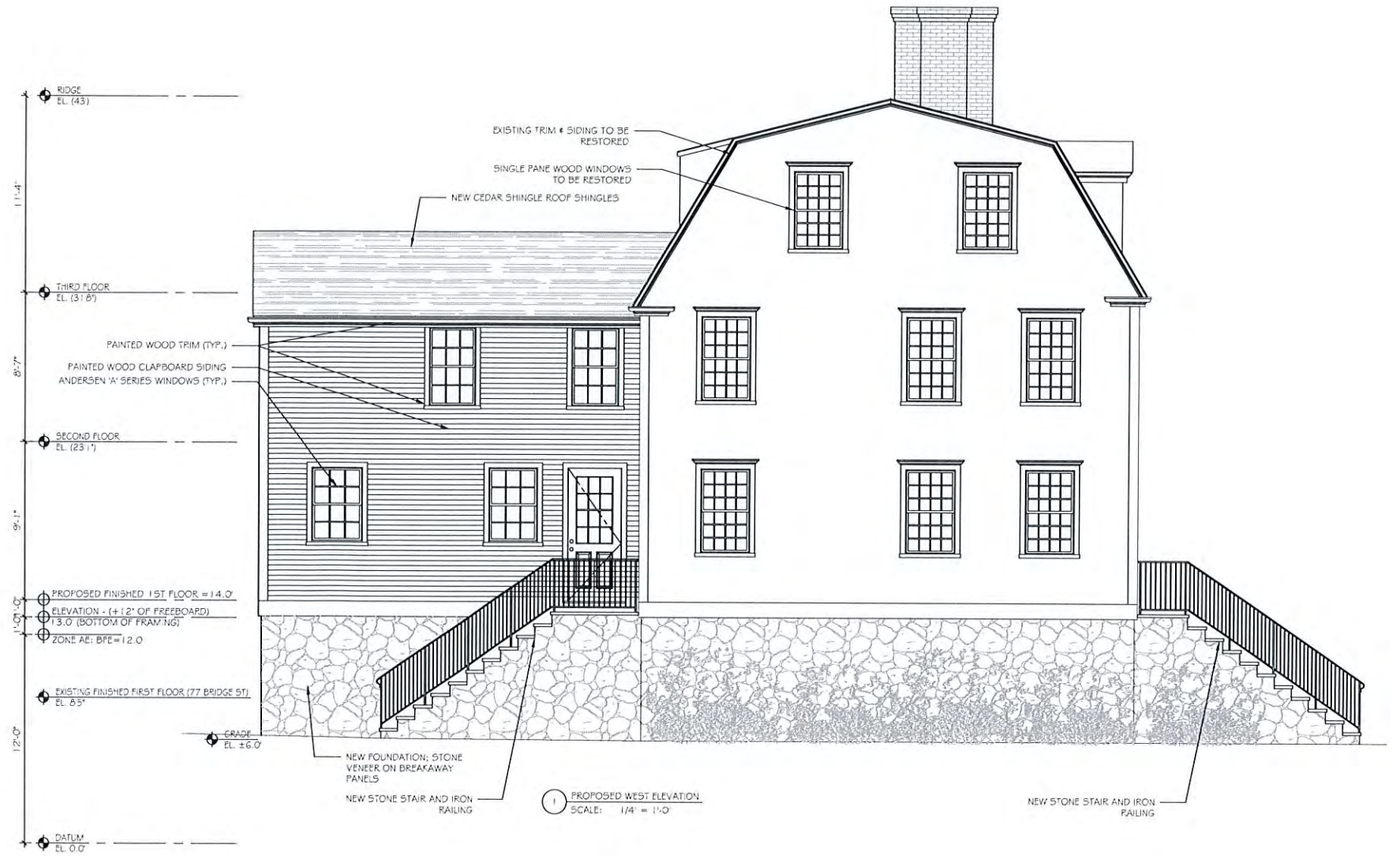


EXISTING WEST ELEVATION



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
NEWPORT RI

TITLE: PROPOSED EXTERIOR ELEVATIONS

DWG CONTENTS

PHASE:	DATE:
SD	8.16.22
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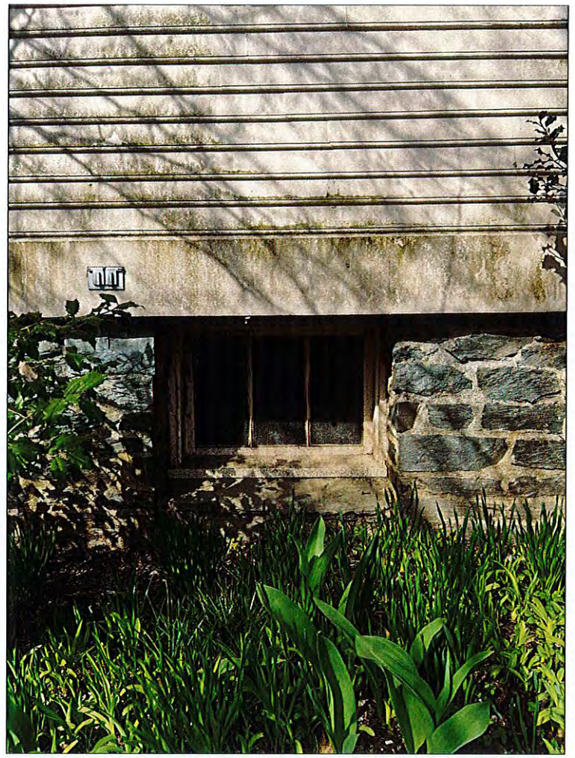
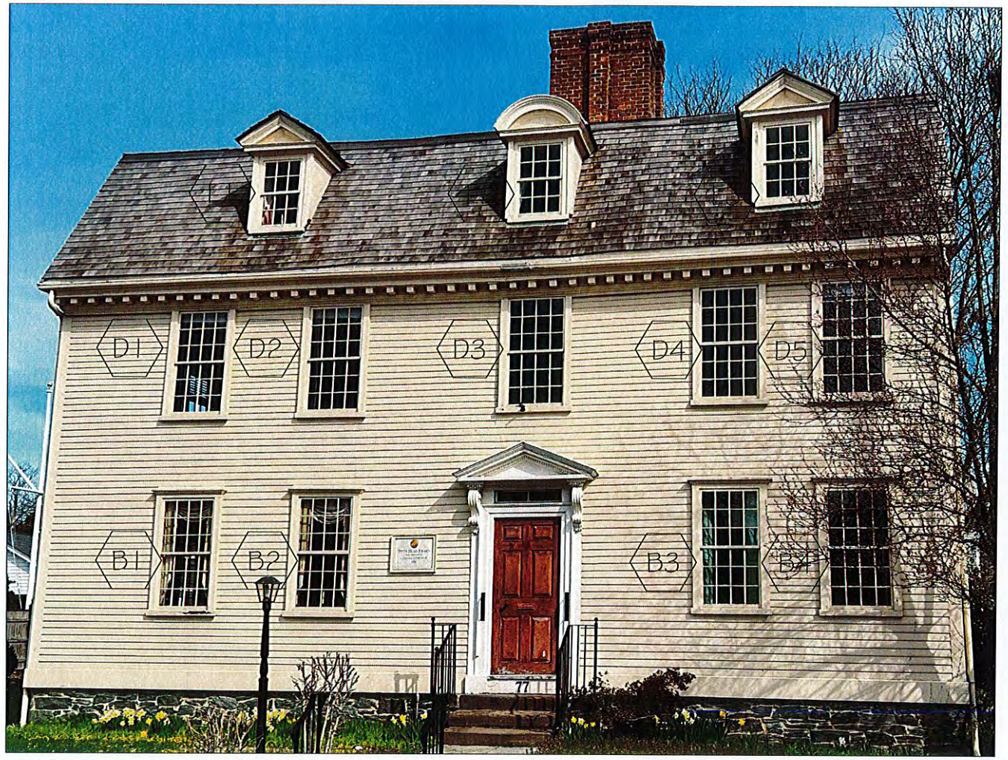
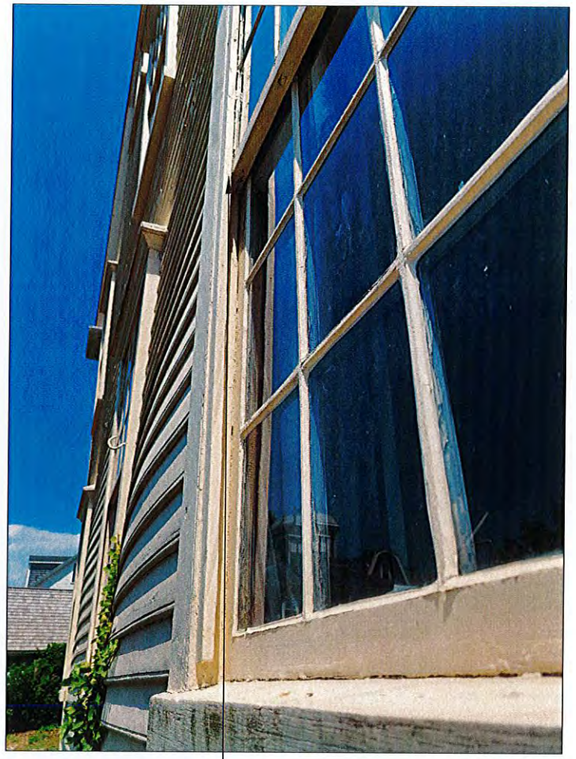


BASEMENT WINDOWS 'A1', 'A2', & 'A3'
SINGLE PANE WOOD WINDOWS TO BE REMOVED

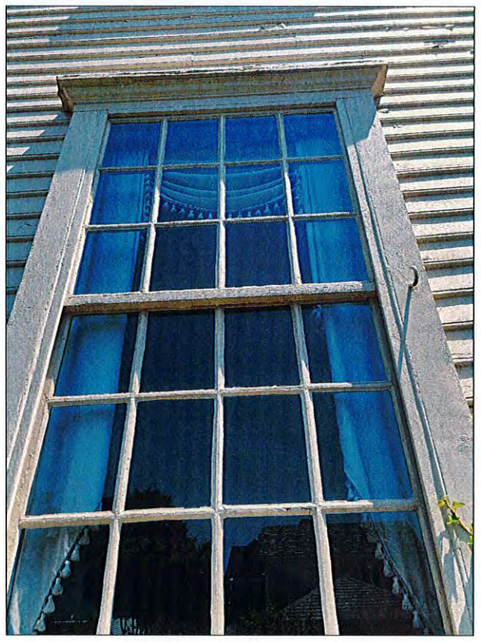


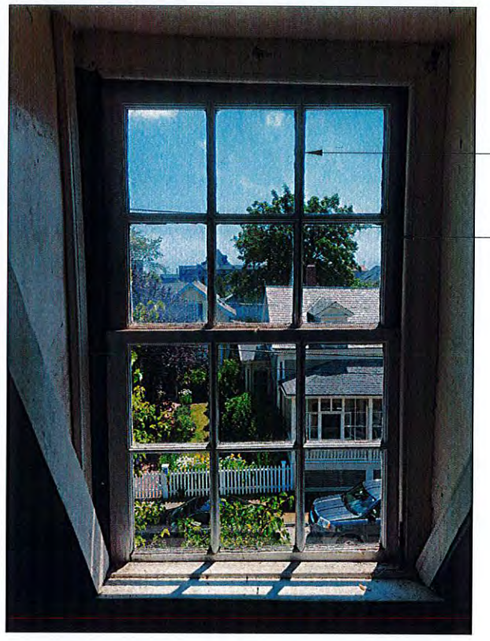
WINDOW 'B1', 'B2', 'B3', 'B4', 'D1', 'D2', 'D3', 'D4', & 'D5'
ORIGINAL 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED

WINDOW 'E1', 'E2', & 'E3'
ORIGINAL 6/6 SINGLE PANE WOOD WINDOWS TO BE RESTORED



1" SASH





INTERIOR MUNTIN DEPTH $\frac{3}{4}$"

DOUBLE SASH WINDOWS

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ALTERATIONS & ADDITION TO:
77 BRIDGE STREET
NEWPORT RI

TITLE: WINDOW STUDY
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PHASE: SD
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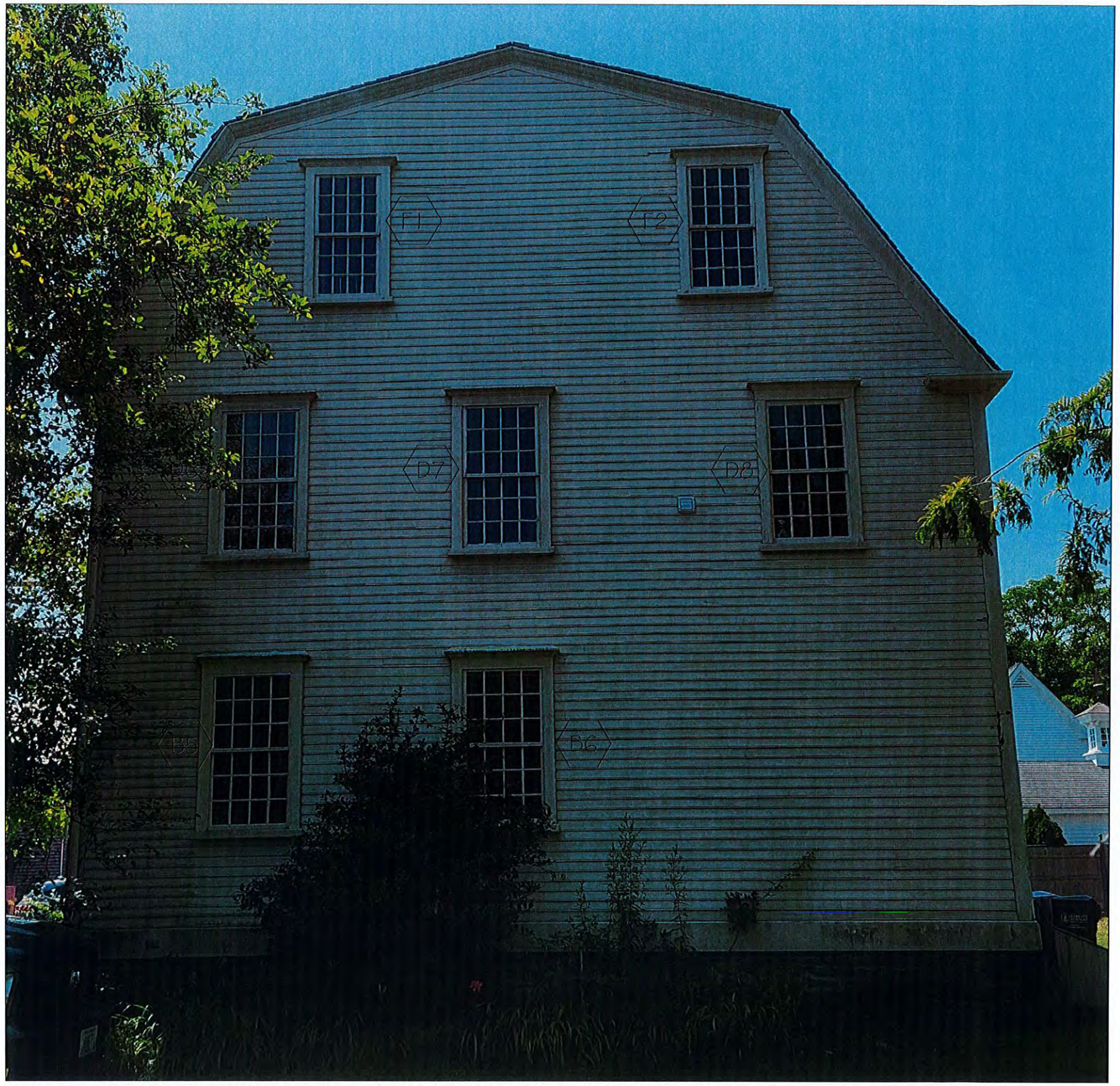
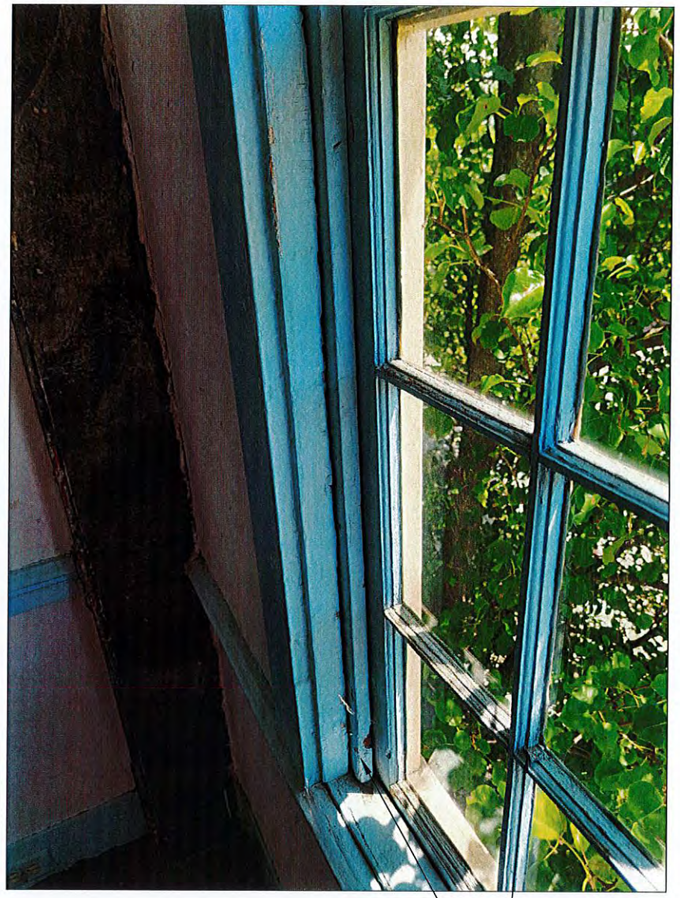


WINDOW 'B5', & 'B6' ORIGINAL 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED

WINDOW 'D6', 'D7', 'D8', 'F1', & 'F2' REPLACEMENT 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED



INTERIOR MUNTIN DEPTH 5/8" AT REPLACEMENTS

DOUBLE SASH WINDOWS

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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
NEWPORT RI

TITLE: WINDOW STUDY

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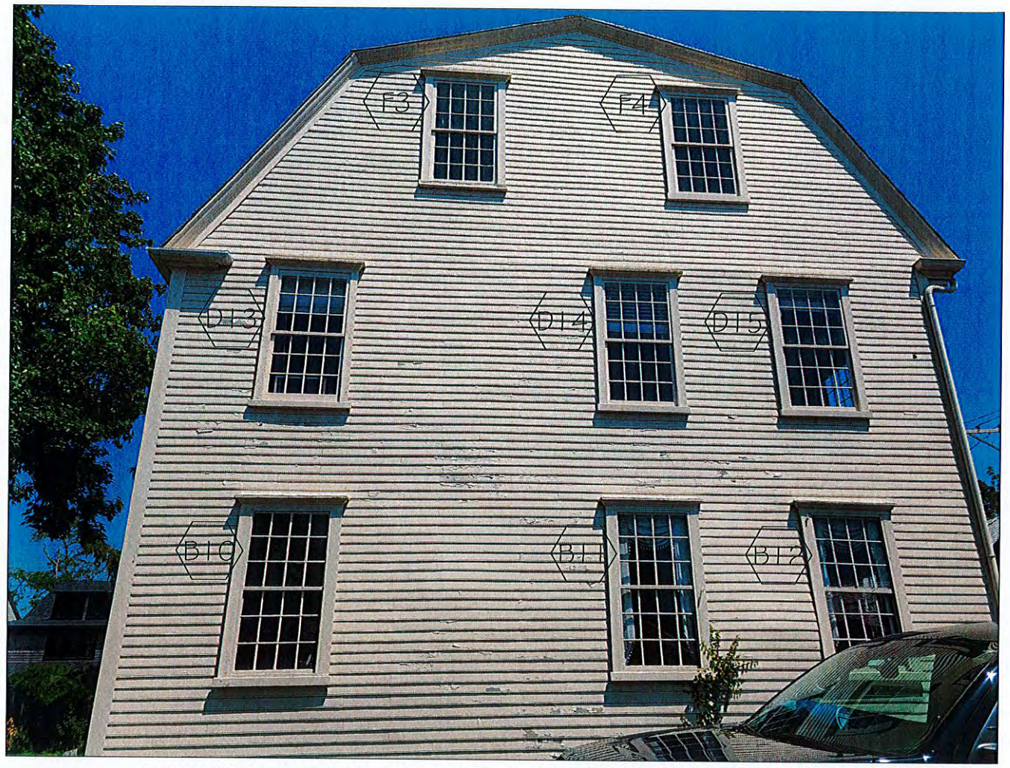
WINDOW 'C1', REPLACEMENT 8/12 SINGLE PANE WOOD WINDOW TO BE RESTORED

WINDOW 'B9, & 'D9' REPLACEMENT 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED

WINDOW 'E4, 'E5', & 'E6' REPLACEMENT 6/6 SINGLE PANE WOOD WINDOWS TO BE RESTORED

WINDOW 'B7, 'B8', 'D10', 'D11' & 'D12' REPLACEMENT 12/12 SINGLE PANE WOOD WINDOWS TO BE REMOVED



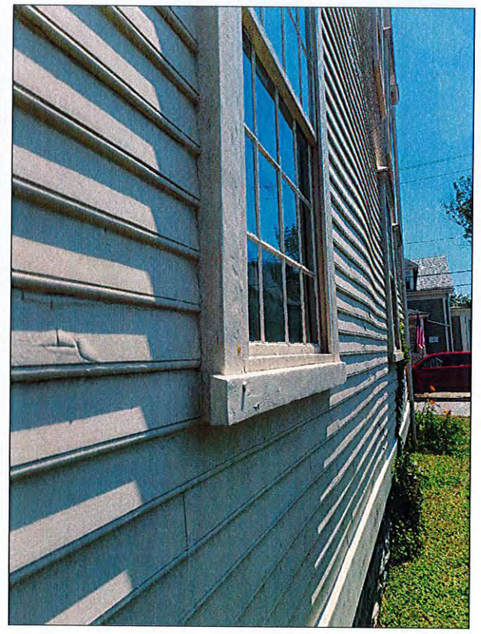
WINDOW 'F3', & 'F4' REPLACEMENT 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED

WINDOW 'D13', 'D14', 'D15', 'B10', 'B11' & 'B12' ORIGINAL 12/12 SINGLE PANE WOOD WINDOWS TO BE RESTORED

INTERIOR MUNTIN DEPTH 3/4"

INTERIOR MUNTIN DEPTH 5/8"

DOUBLE SASH WINDOWS



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ALTERATIONS & ADDITION TO:
77 BRIDGE STREET
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TITLE: WINDOW STUDY
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PHASE: SD
DATE: 8.16.22
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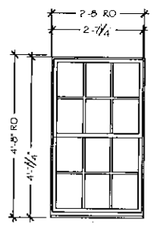
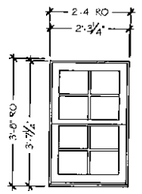
H9

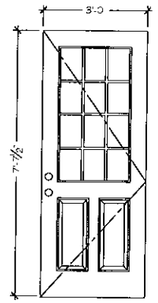
WINDOW/DOOR SCHEDULE:



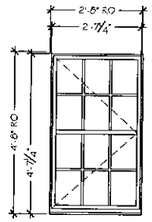
H ANDERSEN A-SERIES ADH2846
DOUBLE HUNG WINDOW W/ SDL:
INTERIOR FINISH: PRIMED
EXTERIOR FINISH: TBD
HARDWARE FINISH: WHITE



I ANDERSEN A-SERIES ADH2438
DOUBLE HUNG WINDOW W/ SDL:
GARAGE WINDOWS
INTERIOR FINISH: PRIMED
EXTERIOR FINISH: TBD
HARDWARE FINISH: WHITE



J ANDERSEN A-SERIES
CUSTOM INSWING ENTRY DOOR W/ SDL:
INTERIOR FINISH: PRIMED
EXTERIOR FINISH: TBD
HARDWARE FINISH: TBD



K ANDERSEN A-SERIES ACW2846
EGRESS
CASEMENT WINDOW W/ SDL:
INTERIOR FINISH: PRIMED
EXTERIOR FINISH: TBD
HARDWARE FINISH: WHITE

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ALTERATIONS & ADDITION TO:
77 BRIDGE STREET
NEWPORT RI

TITLE: WINDOW SCHEDULE

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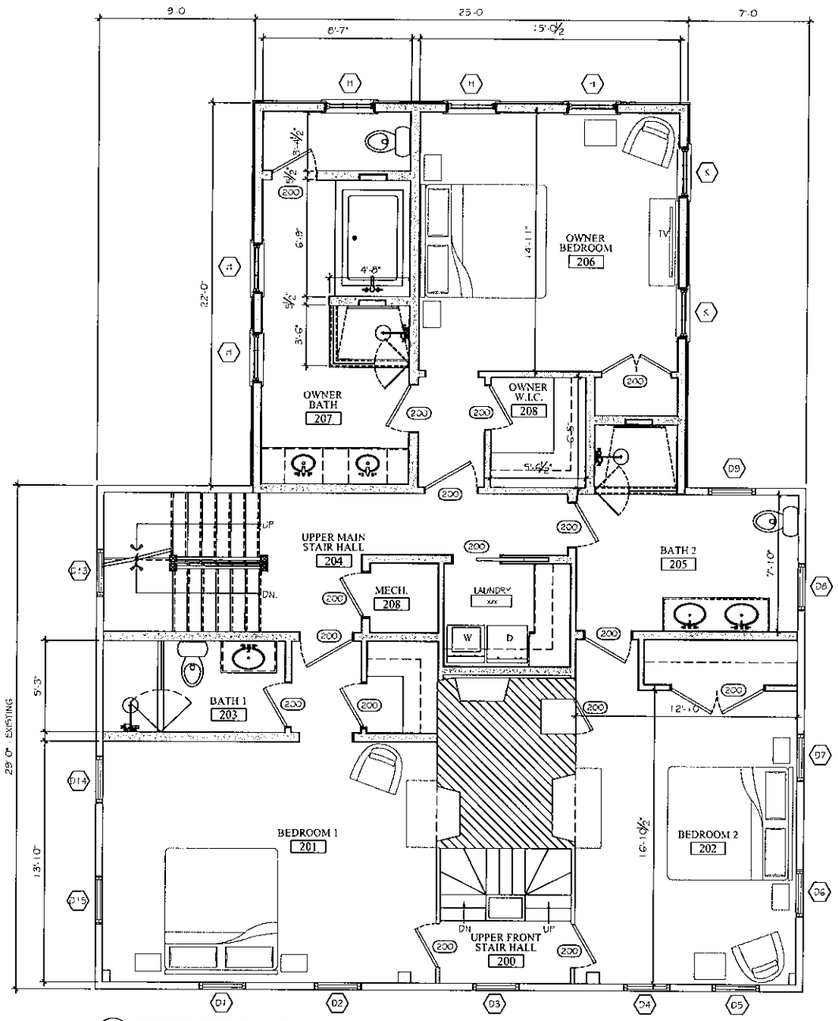
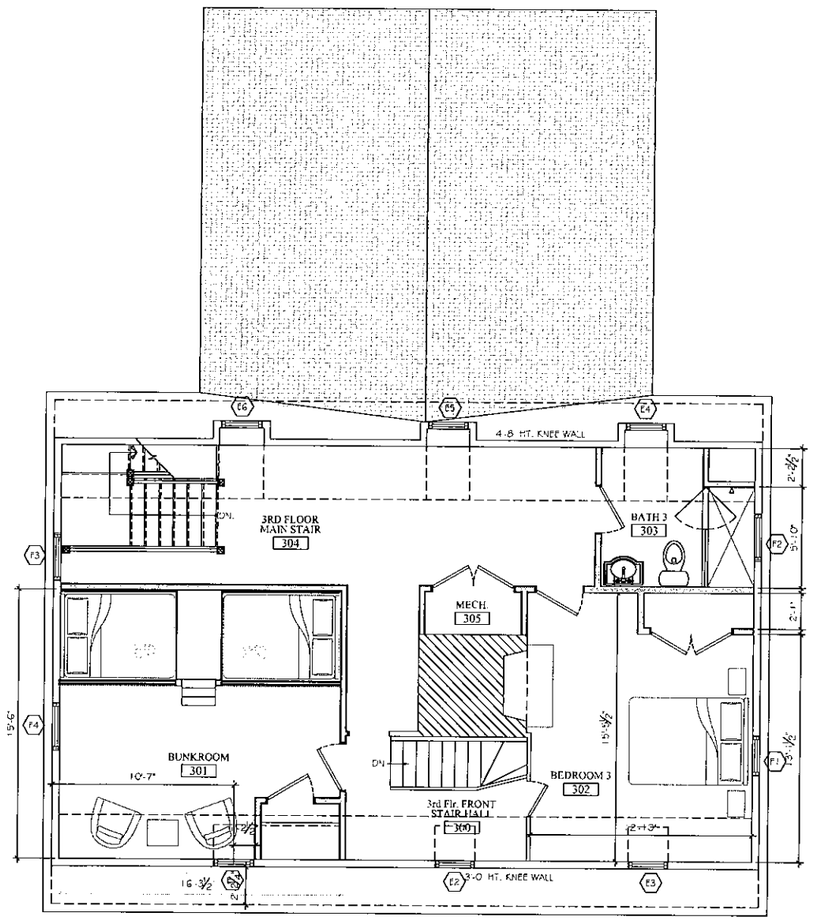


1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREAS TO DEMO:
EXISTING TO REMAIN:
NEW CONSTRUCTION:



2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ALTERATIONS & ADDITION TO:

77 BRIDGE STREET
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PROPOSED FLOOR PLANS

HULL — DESIGN CONTRACTORS

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