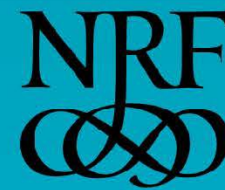


**KEEPING  
HISTORY  
ABOVE  
WATER**

**HOW ONE NON-PROFIT IS TACKLING CLIMATE CHANGE**

**PORTSMOUTH, NH | MAY 8<sup>TH</sup>, 2023**



**Newport  
Restoration  
Foundation**

# ORIGINS OF A CONFERENCE



74 Bridge Street, Newport RI

## ORIGINS OF A CONFERENCE



Flooding at 74 Bridge Street, 2016



Flooding in the Point neighborhood, December 2022

# ORIGINS OF A CONFERENCE

## KEEPING 74 BRIDGE STREET ABOVE WATER

Lessons from the City of Newport and the Point Neighborhood on protecting historic structures and neighborhoods from the impacts of climate change

An exhibition produced in conjunction with the Newport Restoration Foundation's *Keeping History Above Water* conference held in Newport, RI, April 10-13, 2016

[WWW.HISTORYABOVEWATER.ORG](http://WWW.HISTORYABOVEWATER.ORG)

### STORMWATER SOLUTIONS PROTECTING THE HOUSE

**RESPONSIBLE STAKEHOLDERS:**

EXISTING CONDITIONS

RETROFIT STRATEGIES

---

### POLICY AND DESIGN CHALLENGES IN MAINTAINING BUILDING AND STREET CHARACTER

**CONVENTIONAL METHODS FOR PROTECTING HOMES AGAINST FLOOD RISK ARE NOT ALWAYS COMPATIBLE WITH PRESERVING THE CHARACTER OF HISTORIC DISTRICTS LIKE THE POINT.**

**IN THESE CASES, FEDERAL AND STATE FLOOD REGULATIONS ARE OFTEN UNABLE TO BE MET WITHOUT SEVERELY COMPROMISING THE HISTORIC FABRIC - LEAVING OWNERS WITH LIMITED OPTIONS FOR PROTECTING THEIR HOMES.**

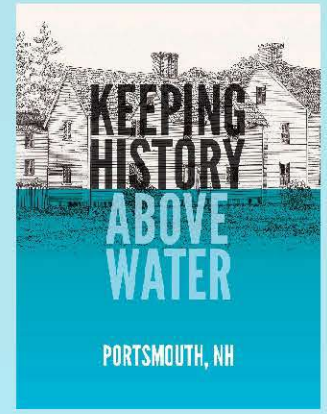
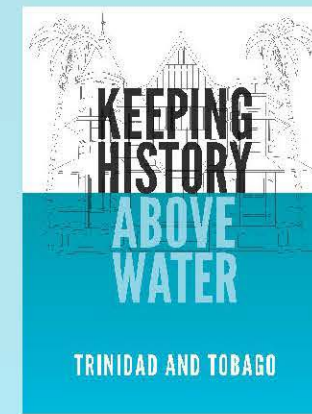
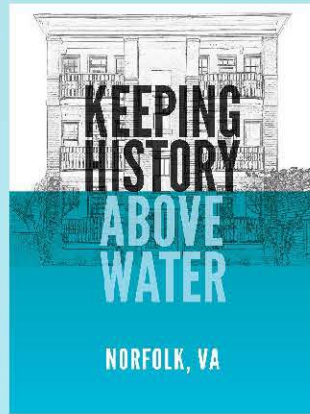
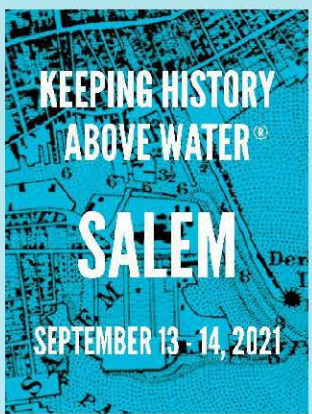
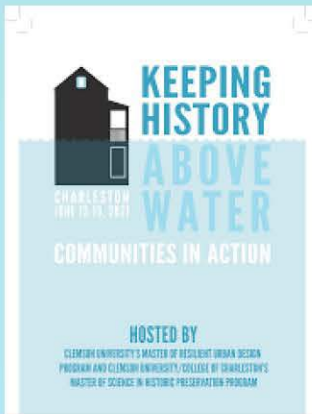
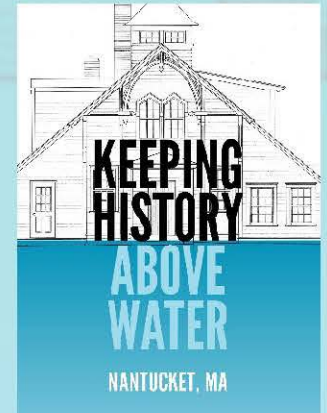
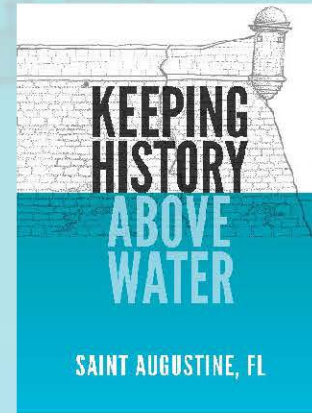
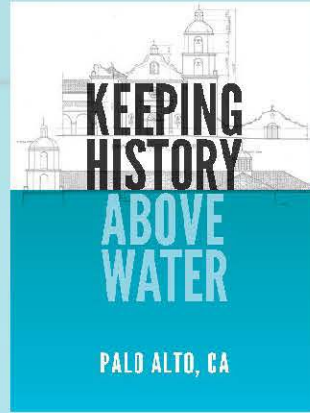
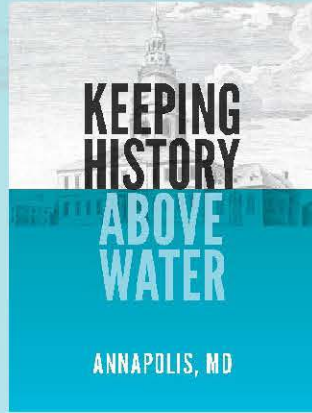
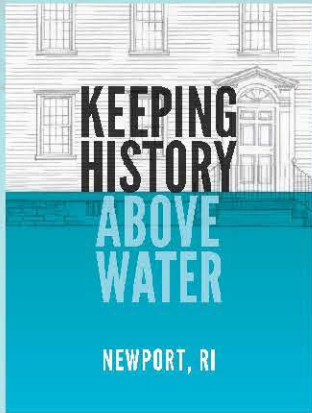
**RESPONSIBLE STAKEHOLDERS:**

*Historic street scene in the Point neighborhood.*

*74 Bridge Street in the Point Neighborhood. After much back and forth with the community and local historic district, the owner was able to raise their home to mitigate much of the flood risk, but will find the height they would have brought them closer to regulatory compliance.*

*Image from Homeowner's Guide to Retrofitting published by FEMA.*

# BUILDING A SERIES





# CONTINUING THE CONVERSATION: NEWPORT



**NRF** Newport  
Restoration  
Foundation



## CONTINUING THE CONVERSATION: NEWPORT



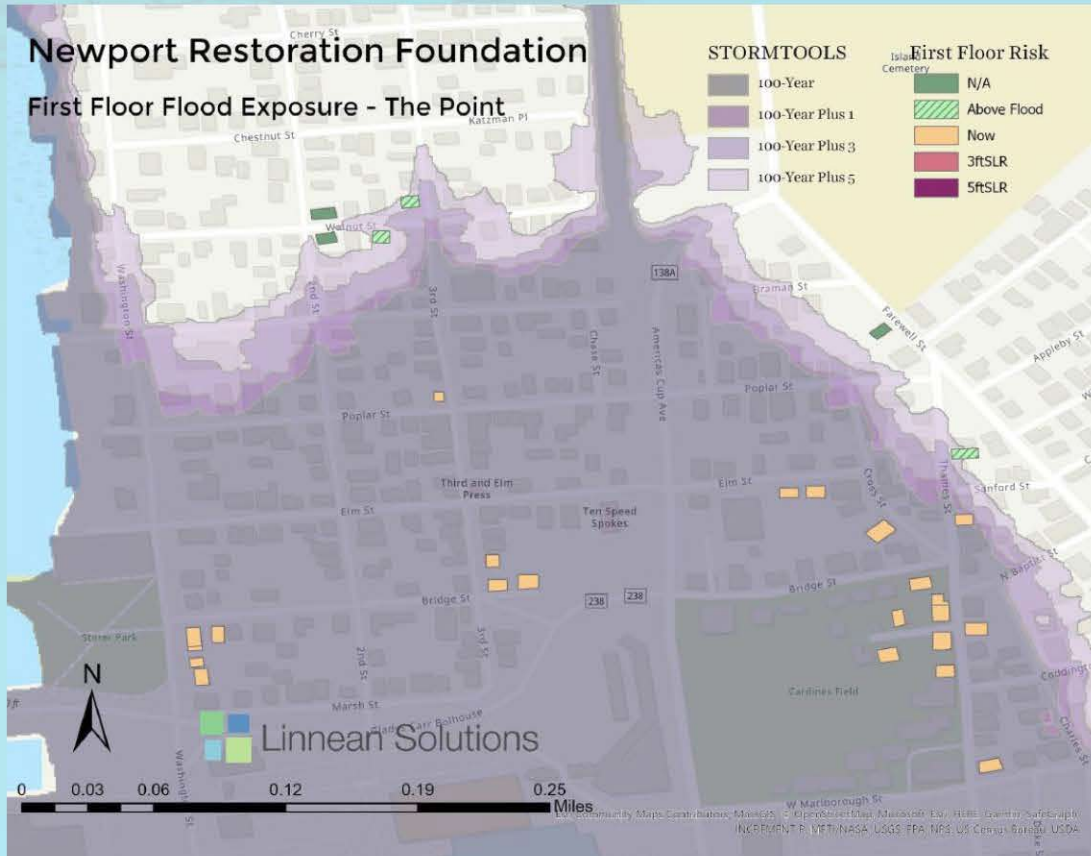
**NRF** Newport  
Restoration  
Foundation

### BY THE STATS:

- 80 HISTORIC PROPERTIES
- 3 PUBLIC SITES/MUSEUMS
- 70 PROPERTIES USED AS LONG-TERM RENTALS



# CONTINUING THE CONVERSATION: NEWPORT



**NRF** Newport Restoration Foundation

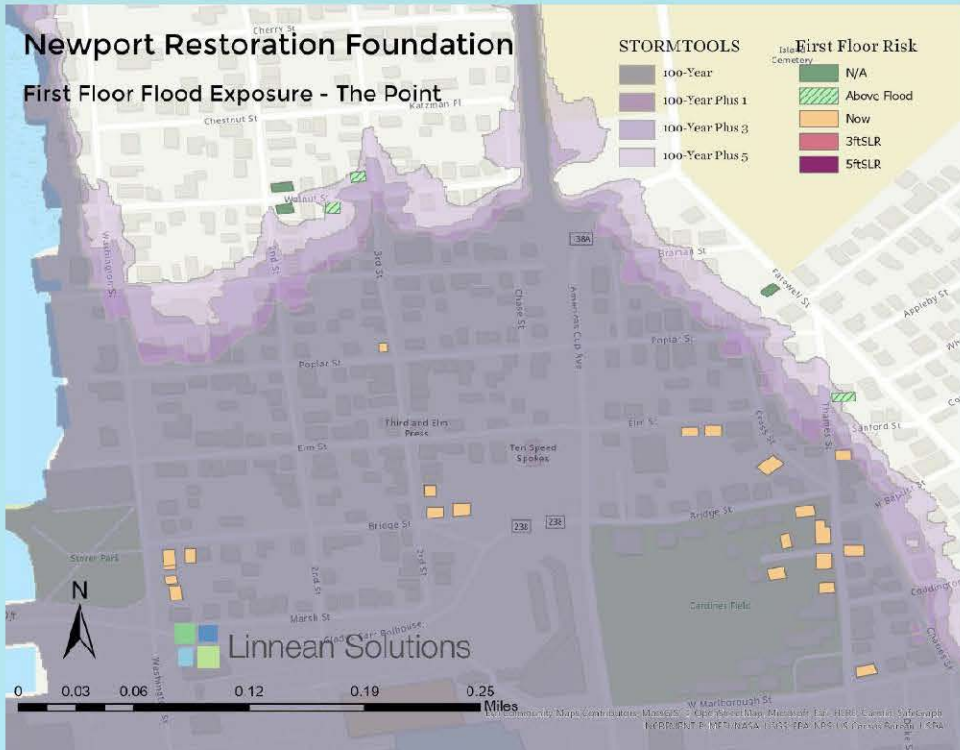
## BY THE STATS:

- 80 HISTORIC PROPERTIES
- 3 PUBLIC SITES/MUSEUMS
- 70 PROPERTIES USED AS LONG-TERM RENTALS
- 32 PROPERTIES LOCATED IN THE FLOOD ZONE

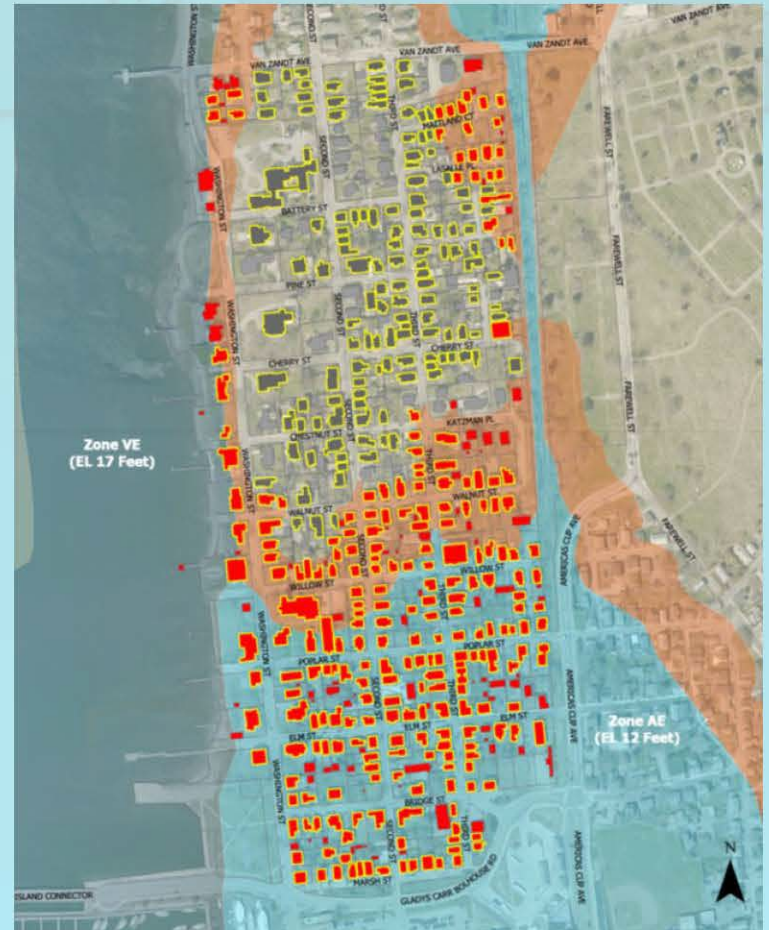


# CONTINUING THE CONVERSATION: NEWPORT

\*Point neighborhood only



NRF Vulnerable Properties

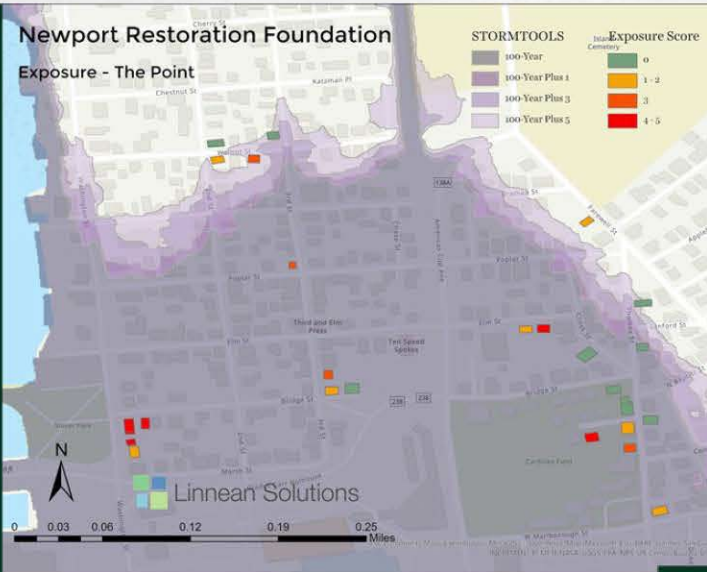


Newport Historic District Listed Properties

# VULNERABILITY STUDY

**REPORTED PROPERTY EXPOSURE FROM SURVEY**

**THE POINT**



**CONSIDERED EXPOSURE:**  
**SEA-LEVEL RISE AS DETERMINED BY 100-YEAR FLOOD ZONE**

**CONSIDERED SENSITIVITY:**  
**CONDITION OF PROPERTIES**  
**FOUNDATIONS**  
**STORM WINDOWS**  
**UTILITIES**  
**ETC.**

**PROPERTY SENSITIVITY FROM INVENTORY CONDITION ASSESSMENT**

**THE POINT**



# PROTECT AND ADAPT THE NRF PORTFOLIO

## INTEGRATE CLIMATE RESILIENCY INTO BUILDING RESILIENCY



Monitor properties post-storm



Additionally insure properties from flooding  
Educate tenants

WHAT YOU NEED TO KNOW ABOUT

## FLOOD INSURANCE

### MOST PROPERTIES ARE VULNERABLE TO FLOODING

Flooding can happen just about anywhere it rains or snows. On average, 40% of the National Flood Insurance Program (NFIP) flood insurance claims occur outside the high-risk flood areas. That's why it's important to protect the life you've built with flood insurance, even if you live in an area with low-to-moderate flooding risk.

The official definition used by the NFIP is "A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (at least one of which is your property) from:

- Overflow of inland or tidal waters;
- Unusual and rapid accumulation or runoff of surface waters from any source;

### THE NFIP OFFERS BUILDING COVERAGE

The following items are a sample of those covered under building coverage:

- The building and its foundation
- Carpet permanently installed over unfinished flooring
- Central air-conditioners
- Electrical systems
- Furnaces and radiators
- Ranges, cooking stoves, and ovens
- Refrigerators
- Window blinds

*For a complete list, see your policy or contact your insurance agent.*



# PROTECT AND ADAPT THE NRF PORTFOLIO

INTEGRATE CLIMATE RESILIENCY INTO BUILDING RESILIENCY



Rough Point water infiltration project (2021-2023)

## INTEGRATE CLIMATE RESILIENCY INTO INTERPRETATION

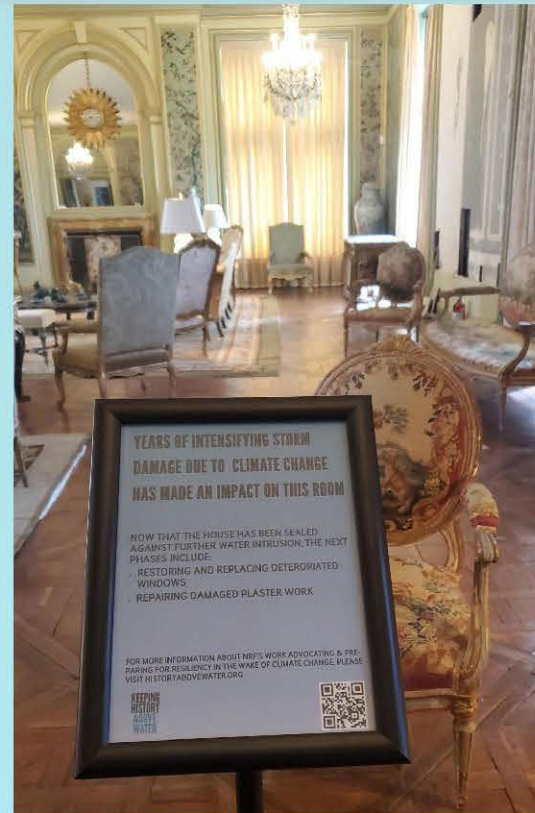
### Restoring **ROUGH POINT** MUSEUM



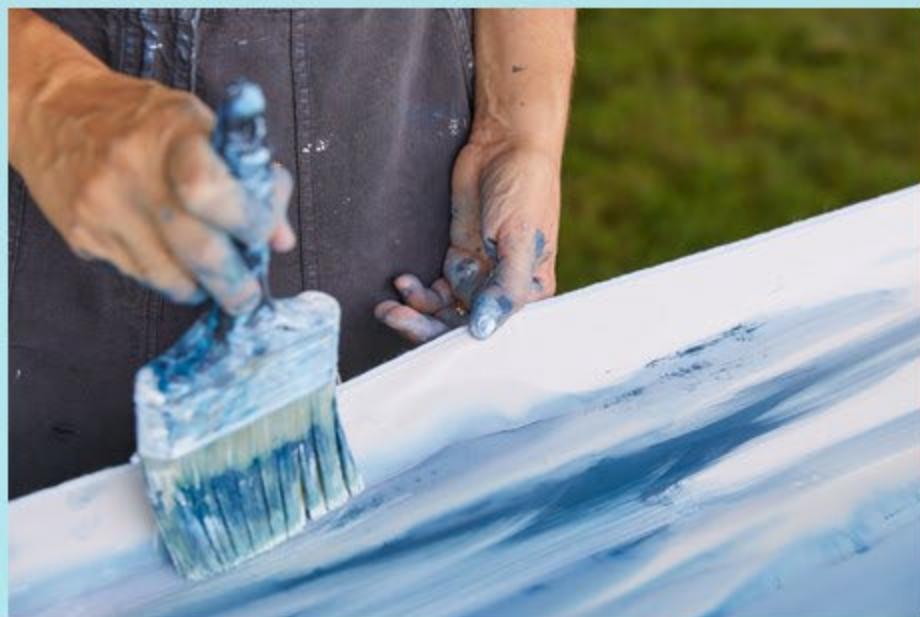
**How do we steward the built environment in the wake of climate change?**

**As you explore Rough Point, you will notice a significant restoration project underway.**

Rough Point's oceanfront location means that the house is subject to frequent battering from strong winds, saltwater spray, and intensifying storms due to climate change.



INTEGRATE CLIMATE RESILIENCY INTO INTERPRETATION



*In the Waves* outdoor interactive performance, Rough Point, 2021

# PROMOTE BEST-PRACTICE ADAPTATION

CITY OF NEWPORT HISTORIC DISTRICT COMMISSION:  
FIRST REGIONAL *DESIGN GUIDELINES FOR ELEVATING HISTORIC BUILDINGS* (2020)

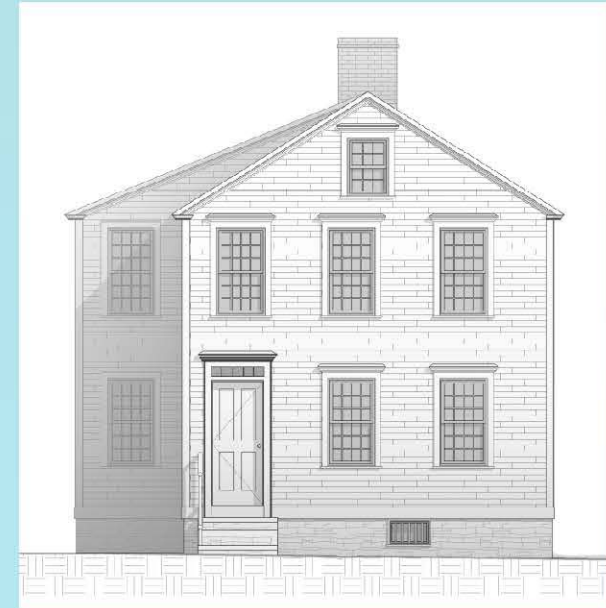
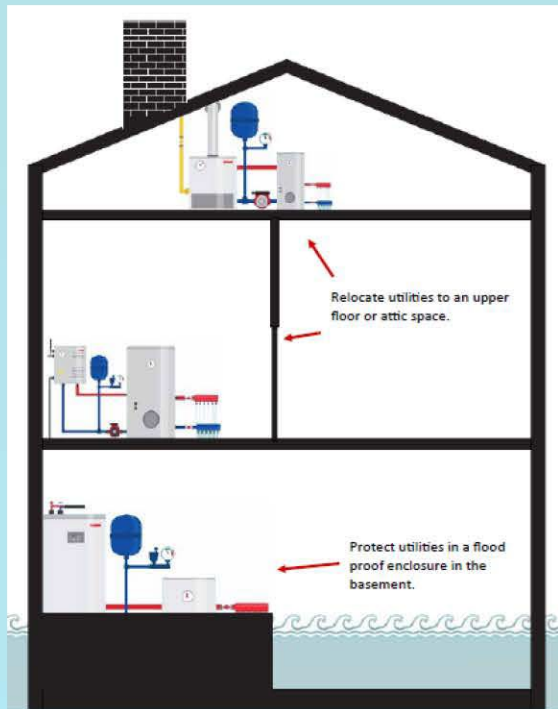


- 1) STREETSAPES AND CONTEXT CONSIDERATION
- 2) SITE DESIGN CONSIDERATION
- 3) FOUNDATION DESIGN CONSIDERATION
- 4) ARCHITECTURE AND PRESERVATION



# PROMOTE BEST-PRACTICE ADAPTATION

## GRAPHICAL SUPPORT FOR THE *DESIGN GUIDELINES FOR ELEVATING HISTORIC BUILDINGS* (2023)





# PROMOTE BEST-PRACTICE ADAPTATION


74 BRIDGE STREET: SOLD & ELEVATED WITH A PRESERVATION EASEMENT IN PLACE



2020



2022



**KEEPING  
HISTORY  
ABOVE  
WATER**

**ALYSSA LOZUPONE:** [alyssa@newportrestoration.org](mailto:alyssa@newportrestoration.org)

**MARGARET BACK:** [margaret@newportrestoration.org](mailto:margaret@newportrestoration.org)

**BE IN TOUCH!**



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Restoration  
Foundation**