



The 2024 restoration activity is well underway. (middle photo) As part of our roof replacement schedule, we have begun 175 Spring Street. (right photo). The roof material dates from about 1970 and needs to be removed down to the roof structure, new water protection applied and eventual fresh wood shingles. (right photo) The existing roof at 175 Spring Street, installed around 1970, shows obvious signs of age, damage, and moss growth. Thank you to the NRF Preservation Team **Alyssa Lozupone** (Dir. Of Preservation), **Margaret Back** (Preservation Projects Manager), **Joe Chretien** (Preservation Crew Supervisor), the **NRF Carpentry and Painting Crews**, and **Erica Kelley** (Tenant Liason).

Hello Friends,

Every year Newport Restoration Foundation prioritizes the repair and restoration needs of our 71 colonial homes. The homes are primarily located throughout Newport in the **Historic Hill & The Point** historic districts. The needs of these buildings require constant long-term evaluation and reponse to any unexpected emergencies. As the 2024 season warms up, so is our restoration activity. Highlighted in this update are our re-roofing projects. Since 2019 we have been methodically replacing old roof material with more historically accurate and sustainable wood shingles. **31 roofs have been replaced to date. 19 roofs will be replaced between 2024 and 2025. We anticipate that all roofs that need replacement will be completed by the end of 2025.**

Many Thanks,

Frankie Vagnone

President of Newport Restoration Foundation & Director of Rough Point Museum





175 Spring Street is sheathed in protective plastic as the work to remove the existing roof material begins. Because of the gambrel roof structure, a hydraulic lift is required. The tight urban fabric of Newport makes this type of work difficult because there is limited space for set-up and removal of debris. Many NRF houses are zero-lot line and rest directly against the pedestrian sidewalk.



The roof on **181 Spring Street** has been completed. The process involved the removal of the previous failing cementitious shingles and foil underlayment, followed by a new water-protection system and wood shingles. The home is now ready for its next tenant-steward to move in.

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