39 State Street, Unit 1N, Bristol, Rhode Island 02809
Phone: (401) 203-3191

64 High Street, Bristol RI

SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

Originally constructed in 1870 by John Brown Herreshoff, 64 High Street is a 2 ½ story Second Empire style home with mansard roofs, Corinthian columns and intricate architectural detailing. The building had a full length front porch from roughly 1896 until some point after 1947 per evidence from historic Sanborn Map research. The building currently has a portico with stairs at the main entrance which is the only surviving element of the front porch.

The goal of this project is to reconstruct the full-length porch based on Sanborn Map research, historic Bristol Maps, limited historic photographs, and evidence gathered at the project site. Even though we see that the front porch was not built in 1870 when the residence was first constructed, we believe that the porch is a contributing element to the home's era of significance because it was commissioned to be built by John Brown Herreshoff. The full-length porch that is being reconstructed appears in the 1903 map, and he lived there until his death in 1915. Even though the home was built in the Second Empire style, the porch appears to be closer to the Queen Anne style based on its characteristics of an asymmetrical form, circular end portion, and construction date falling within the Queen Anne era of 1880-1910. The architectural drawings being presented as separate attachments show the size, proportion and detailing of what the porch used to look like to the best of our abilities with the information available. The porch appears to have a similar cornice condition, columns & capitals, to what is seen on the surviving portico. The image of the railing, balusters & newel post appears to match the ones that are located on the existing deck on the house. The balusters are believed to be a "gingerbread style" which matches the baluster and railing on the Southwest of the property. The reconstructed details will match the details and profiles as a reconstruction of what is on the existing deck. The granite posts supporting the reconstructed porch, that can be seen in the photographs, are proposed to be used on top of an engineered foundation system to closely resemble the true look and structure of the porch. Evidence can be seen in the attached images of the areas on the house where the porch was once physically attached back to the building and portico.

An excerpt from Historic and Architectural Resources of Bristol Rhode Island – Published 1990

*(page 72) "*JOHN BROWN HERRESHOFF HOUSE 1870: John Brown Herreshoff, president and treasurer of the Herreshoff Manufacturing Company, built this house at the head of Burnside Street, overlooking his boat works. This 2-1/2-story,3-bay, mansard-roof Second Empire dwelling has a projecting central entrance bay with a 2-level turret containing a barrel-vault dormer and a round window. The portico has Corinthian columns on square bases, a modillion cornice, and turned balustrade; the original full-width porch has been removed. Herreshoff lived here until his death in 1915; the house has been converted to condominiums."

An excerpt from A field Guide to American Houses by Virginia Savage McAlester – Published 2013

Chapter Regarding Queen Anne Style (Pages 345-370)

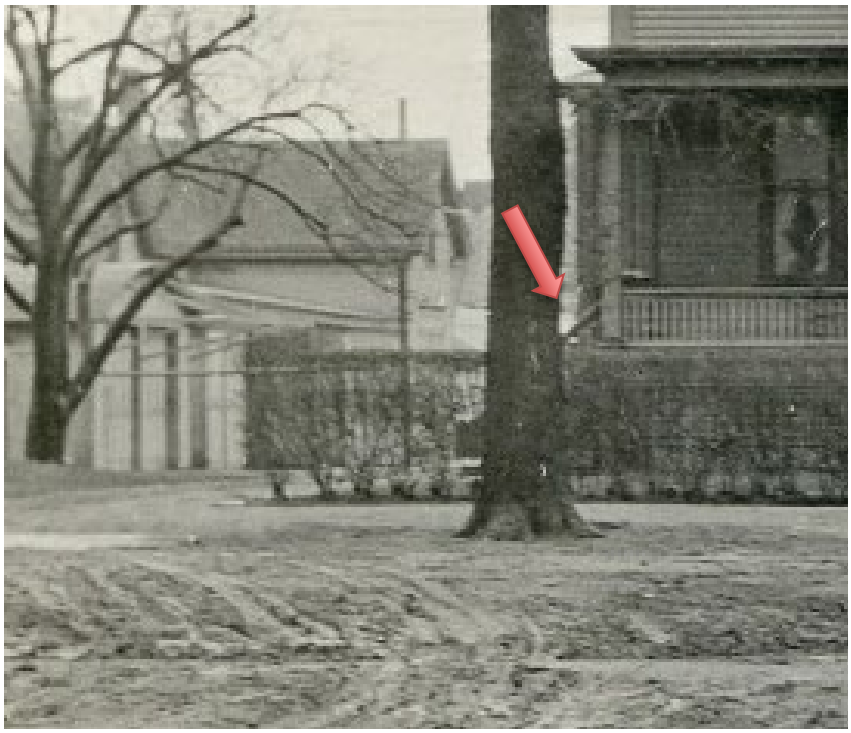
(page 346) "Spindlework detailing is sometimes referred to as gingerbread ornamentation, or as Eastlake detailing (after Charles Eastlake, an English furniture designer who advocated somewhat similar design elements.)"

(Page 348) "Porches – Extensive one-story porches are common and accentuates the asymmetry of the façade. These always include the front entrance area and cover part or all of the front façade; they also commonly extend along one or both sides of the house. Second-story porches may be present; recessed porches sometimes occur in gables, second stories, or towers."

Images of Queen Anne style porches on pages 352-361 show similar asymmetrical porch designs with circular sections on one end. Select images show ornamentation and balusters in a gingerbread style as described.

Historic Image 1a & 1b - *Looking East from Burnside Street. Image provided by Herreshoff Musuem Bristol, Rhode Island.*



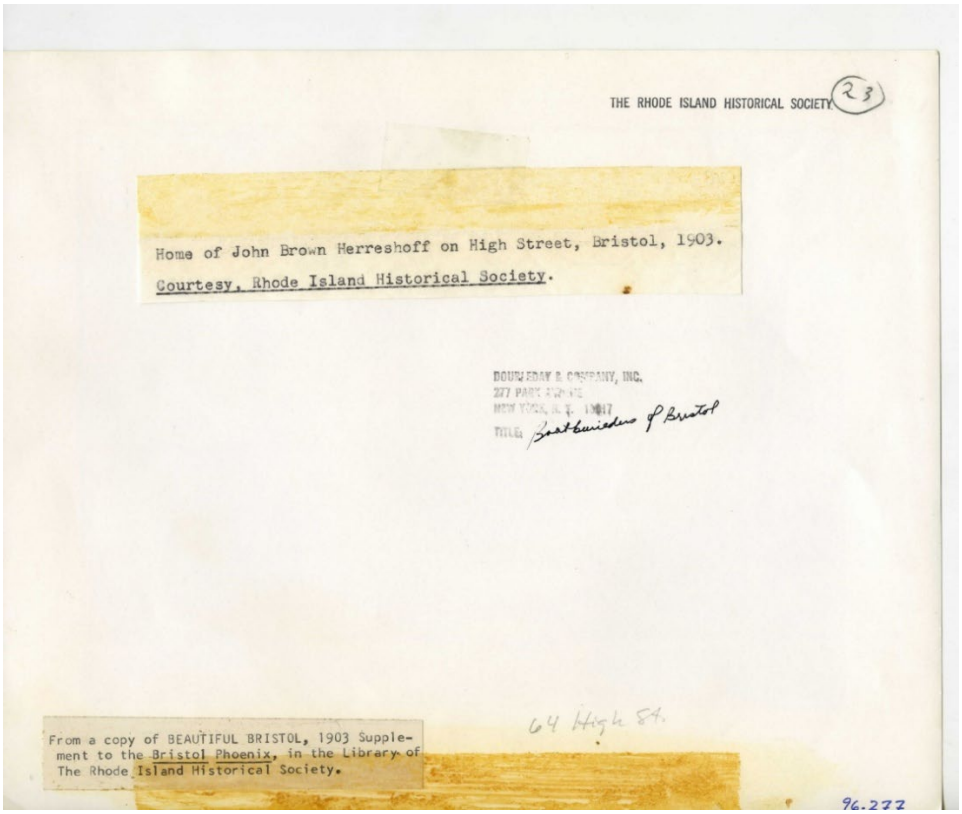


Evidence can be seen in this image that there was a stair leading off the North side of the porch. Even though not much is known about this stair besides the portion that can be seen in this photograph, a side entrance onto the porch from the property's side pathway would be used moreoften than a formal entrance off the Street as a much more natural approach to the front door if you were already on the property. A similar side stair onto a porch can be seen on the property just North.

Historic Image 2a & 2b- *Looking East from Burnside Street. Images provided by the Rhode Island Historical Society. From Beautiful Bristol, 1903 supplement to the Bristol Pheonix.*



RESIDENCE OF JOHN B. HERRESHOFF,
High Street, opposite Burnside Street. PHOTO BY C. B. BRIGHAM



THE RHODE ISLAND HISTORICAL SOCIETY (23)

Home of John Brown Herreshoff on High Street, Bristol, 1903.
Courtesy, Rhode Island Historical Society.

DOUBLEDAY & COMPANY, INC.
227 PARK AVENUE
NEW YORK, N. Y. 10017
TITLE: Boat builders of Bristol

64 High St.

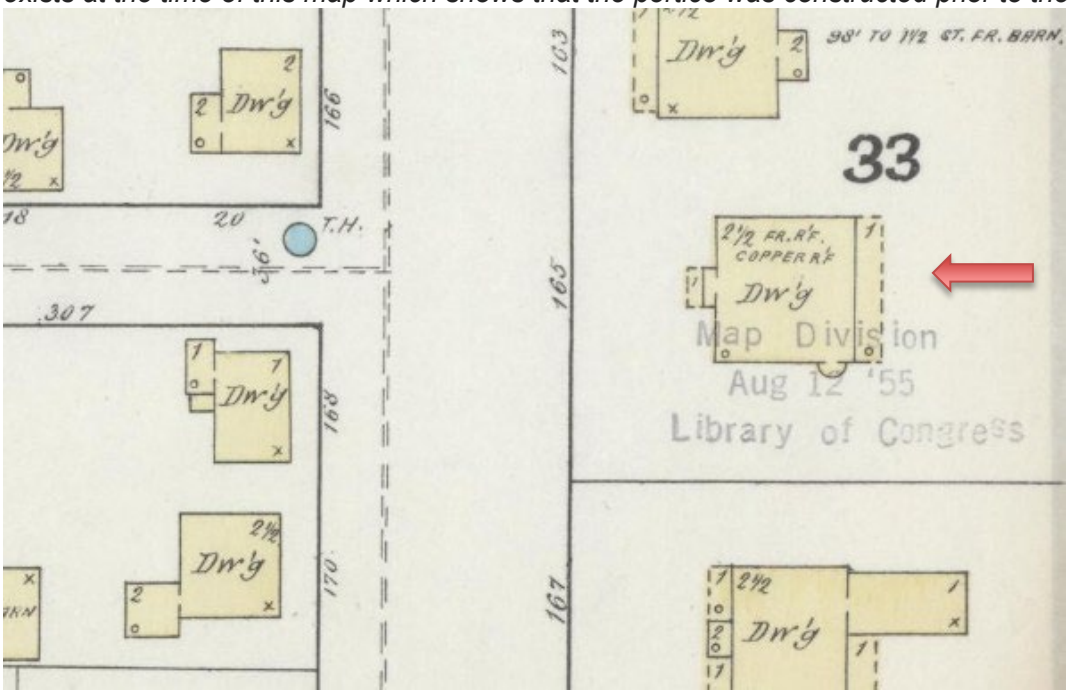
From a copy of BEAUTIFUL BRISTOL, 1903 Supplement to the Bristol Phoenix, in the Library of The Rhode Island Historical Society.

96.233

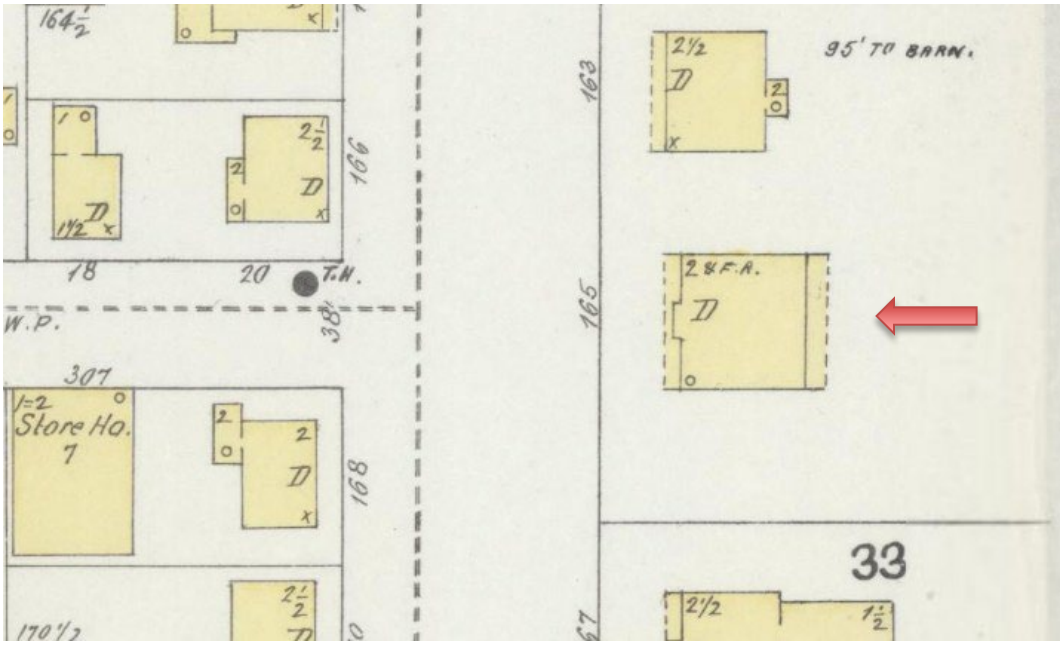
Historic Image 3- *Looking Northeast. Image from Souvenir Views of Bristol, Rhode Island Published and copyrighted by K. Herreshoff De Wolf 1902. Page 27. Scanned from original book.*



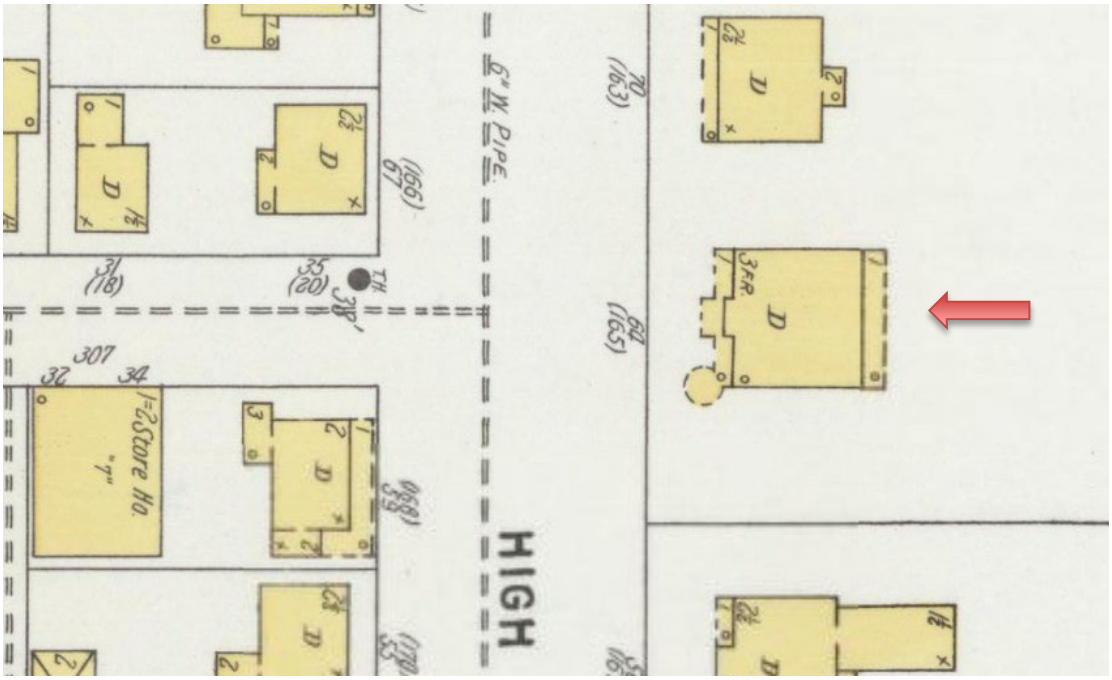
Map 1 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, May 1891 (Building is labeled 165) This is the first map which shows the home. No porch exists at the time of this map which shows that the portico was constructed prior to the porch.*



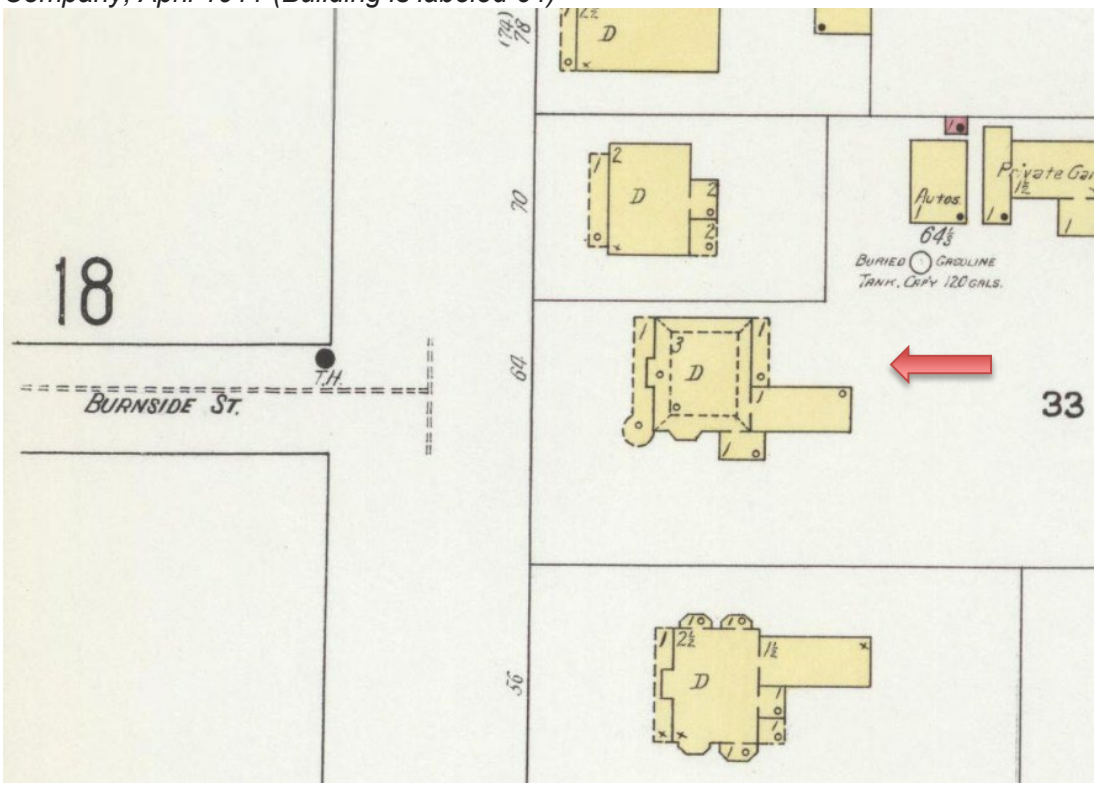
Map 2 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, July 1896 (Building is labeled 165) This is the first map which shows a front porch added to the home. The circular section on the Southwest corner is not shown.*



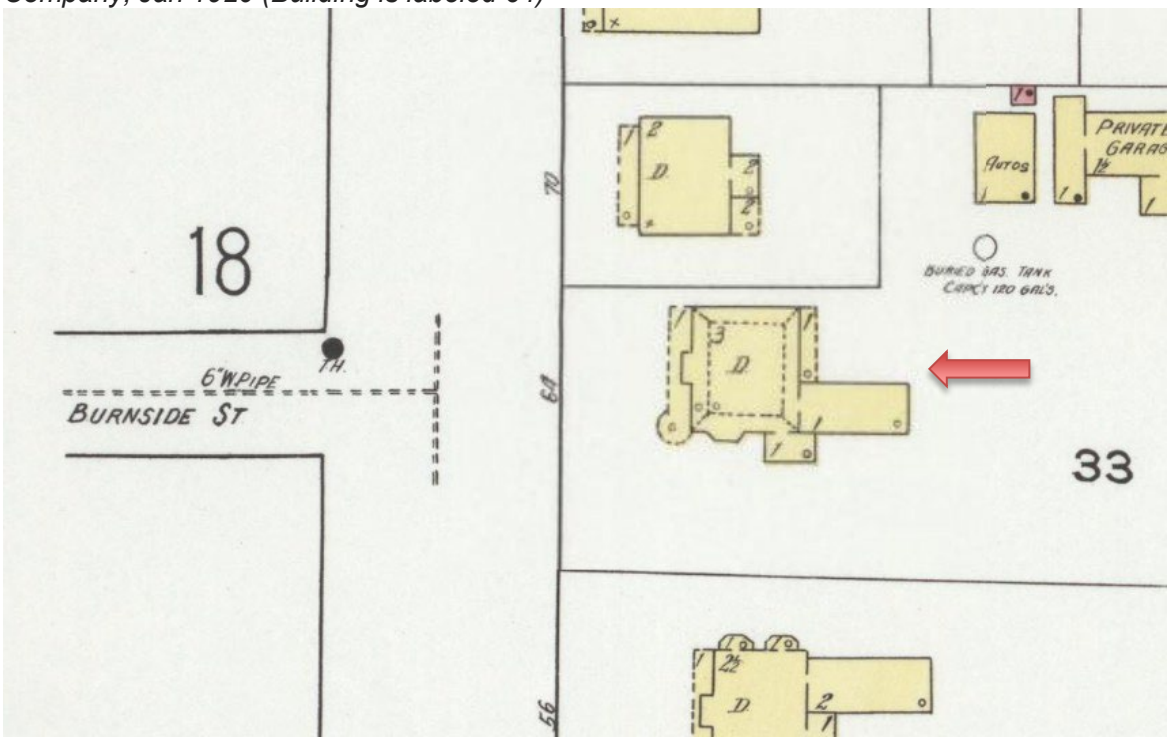
Map 3 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, May 1903 (Building is labeled 64, previously 165) This is the first map that shows the full porch condition with the circular extension to the Southwest. This map lines up with the 1902 & 1903 historic photographs.*



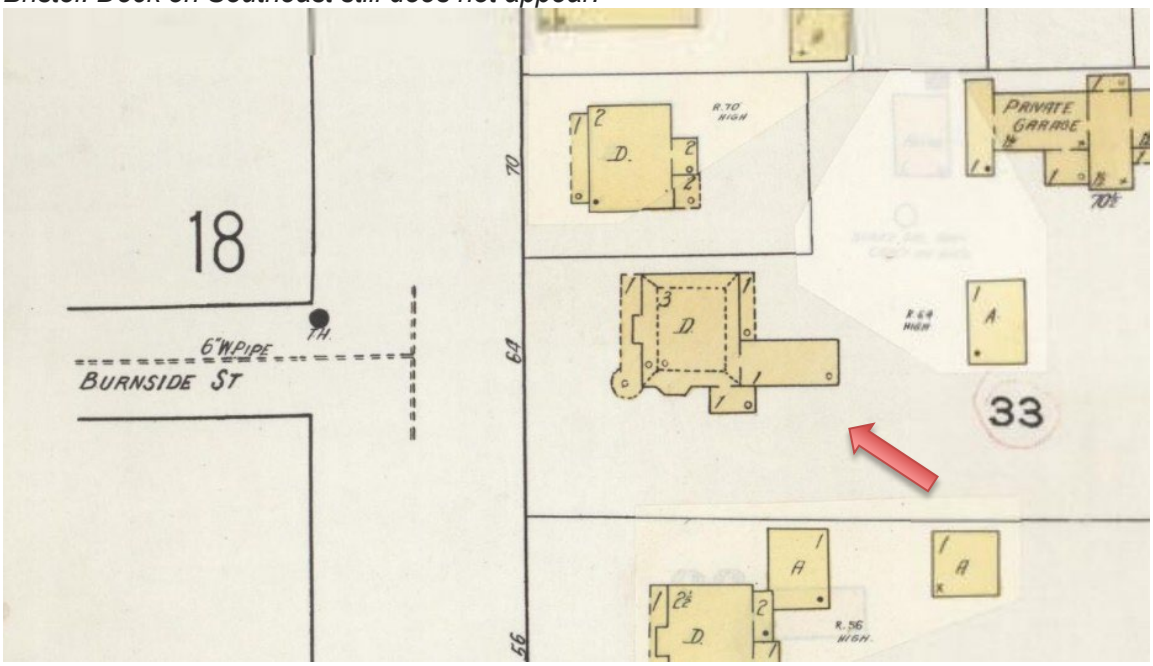
Map 4 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, April 1911 (Building is labeled 64)*



Map 5 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 (Building is labeled 64)*



Map 6 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island.Sanborn Map Company, Jan 1920 - Dec 1947 (Building is labeled 64) This is the last Sanborn Map published in Bristol. Deck on Southeast still does not appear.*



Photograph 1 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 2 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 3 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 4 – *Image showing the existing corbel/cornice/capital detail on the front portico which will be used for the porch reconstruction (photograph taken 6/4/26)*



Photograph 5a, 5b, 5c & 5d – *Image showing evidence of metal pin attachments to the original granite foundation. 2 metal pins can be seen in 4 distinct areas - Both right and left sides of the east foundation wall where the original porch was most likely connected back to the house, along with both sides of the granite stair where the porch attached back to the portico. The left side of the West façade also has a cut out of the water table board showing evidence of a previous connection point which is believed to be the column base on the face of the facade. (photographs taken 6/4/26)*









Photograph 6a, 6b, 6c & 6d – *Image showing evidence of previous attachments to the original home and portico. Evidence of the location of joinery of the porch roof can be seen in the Southwest corner board and both the North and South sides of the portico cornice. Evidence of the railing height can be seen in the Southwest corner board where it was attached back to the house which shows the original roof height. (photographs taken 6/4/26)*









Photograph 7a, 7b, 7c & 7d – *Image showing precedent of railing configuration for the rebuilt front porch. The proposed railing and baluster configuration will be based off the exact one currently located on the deck at the Southwest corner of the property. With substantial evidence, it is thought that this railing, baluster and newel posts on the deck were based on the previous porch prior to its removal. This deck located in the Southeast corner of the home does not appear in any of the Sanborn maps which tells us that it was built some point after 1947. With close examination, it can be seen that the flat balusters are old elements based on the quality of wood and multiple coats of paint over "alligatoring" chipped paint. It can be seen that portions of the top and bottom rail have been replaced to most likely match in kind with what was there. It can be thought that the balusters were either copied from the porch or they were actually salvaged and repurposed from when the porch was removed. The exact time frame between when the porch was removed and this rear deck was added has not been determined. You can see that the framing on the deck underneath is relatively new compared to the balusters and certain newel posts. It was confirmed by the property owner that in 1987 the deck was reframed and these architectural elements were kept in place. Despite none of the other Herreshoff houses in the immediate vicinity having flat balusters, we believe that this evidence on the rear deck is telling enough to assume that the original porch balusters had this exact profile in a flat "gingerbread" profile and not a turned baluster which appears on top of the existing portico. The only other flat balusters in the immediate vicinity that were observed were at 142 High Street which is of a similar era. Side by side images of the historic photographs and the balusters on the rear deck can be seen to have a similar profile. Flat balusters on a front porch can be observed at the following 19th century properties in Bristol: 142 High Street, 610 Hope Street & 900 Hope Street. It has been documented that flat balusters or "gingerbread" styled balusters are a feature of the Queen Anne period in which this porch was constructed, which supports the reasoning for them differing from the turned balusters on the portico roof.*








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Photograph 8a, 8b, & 8c – *Image showing (2) metal railings that will be removed. Two locations can be seen on the front step where the original boot scrapers for the home were once mounted.*







Scope of Work and Materials

- **Demolition** – Remove (2) metal railings with boot scrapers. These items will be saved on the property and stored. This is necessary to be able to reconstruct the full porch. These railings were added after the porch was removed. The original boot scrapers were on the lowest step on either side where mounting points can be seen today.

- **Foundation System & Screening**– The foundation system will consist of cast in place concrete footings under granite piers supporting the porch which will stand proud of a 2x2 painted wood lattice screen as seen in historic Image 1 on the left side of the porch and the small rectilinear portion on the right side. Historic photograph 3 shows (2) granite piers supporting the round portion of the porch with no lattice hiding the underneath. The scope of work is to reconstruct this condition by adding the new granite piers to match the photographs with engineered footings beneath the soil to support them. From the historic photograph the granite piers appear to be rough faced stone similar to that of the foundation wall which differs from the smooth stone on the portico stairs.
- **Porch Reconstruction**- The porch's form, size massing and detailing has been studied and depicted to the best of our abilities per photographic evidence, historical maps, and field evidence, and has been presented in the architectural drawing package. The columns, capital and bases appear similar in nature to the ones which still exist on the surviving portico and will be reconstructed in kind. The top and bottom rails & flat balusters appear to be of the profile which is found on the deck on the Southwest corner of the building and will be reconstructed in kind. The cornice and trim details appear to match that of the surviving cornice and will be reconstructed in kind. All newly built elements will be constructed with solid wood and painted. The roof of the porch appears to be a very low slope roof which pitches away from the house, similar to that of other porches within the immediate area. The roof will be a rubber membrane based on the low slope. The roof should not be seen from the street level due to the low slope. The stair recreation on the North side of the porch will be developed based on limited visual evidence in photographs along with appropriate detailing of stairs on homes of this style & era. (refer to architectural drawings for porch reconstruction details)