



# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION MEETING**

**Historic District Commission Meeting Agenda  
Thursday, January 09, 2025 at 7:00 PM  
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

Written comments may be submitted to the Historic District Commission via regular mail addressed to: Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to [ntoth@bristolri.gov](mailto:ntoth@bristolri.gov)

Application packets can be found online at: <https://bristol-ri.municodemeetings.com/>

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
  1. **Review of December 5 Minutes**
3. **Application Reviews**
  1. **24-130: 34 Byfield St, Rosemarie Sirois**

Discuss and act on installation of porch on front elevation.
  2. **24-174: 35 Central Street, Donna Brown/Steve Linob:**

Discuss and Act on replacement in kind of windows, replacement of door with window, replacement of existing door.
4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**
  1. **Lead Abatement Memo**

Memorandum from Town Solicitor regarding Lead  
Abatement.

**9. Adjourn**

# TOWN OF BRISTOL, RHODE ISLAND

## HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes  
Thursday, December 5, 2024  
at 7:00 PM  
Town Hall - 10 Court Street, Bristol Rhode Island**

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Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to [ntoth@bristolri.gov](mailto:ntoth@bristolri.gov)

**1. Pledge of Allegiance**

The meeting was called to order at 7:02 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Ponder, Millard, Lima, Church, Allen, Teitz, and Toth

Absent: Bergenholtz and O'Loughlin

**2. Review of Previous Month's Meeting Minutes**

**2A. Review of minutes of the November 7, 2024 meeting.**

Lima: Let's review the minutes of the November meeting. Does anyone have any comments?

Allen: On page 6 down in the next to last paragraph Jarest said that was not part of the original property, please change that. Also, on page 7, where Susan is talking, change scrubs to shrubs.

Church: On page 13 about 7 lines down, please change pole to poll.

Lima: Okay. Anything else? Does someone want to make a motion?

Allen: I will.

Motion made by Allen to accept the minutes of the November 7, 2024 meeting as corrected; Seconded by Church.

Voting Yea: Ponder, Lima, Millard, Allen, and Church

3. **Application Reviews**

**3A. 24-035 - 44 Bradford Street, Bristol Molly Holdings**

Discuss and act on change of previously approved replacement windows.

Ellen O'Connor, Tom Awiszus, and Carol Awiszus present.

O'Connor: Good evening. We are returning with the changes from the recommendations.

Toth: If you flip to page 46, it will note the new specifications.

Allen: We had asked that you come back with something that was closer to what was on the house to match. Coming back with more narrow muntins.

O'Connor: Yes. These have more narrow muntins.

Allen: Same brand?

O'Connor: No.

Allen: Wood?

O'Connor: No.

Toth: They are aluminum clad pine wood window.

Allen: Thank you.

Toth: The original application was for fiberglass clad, but I have talked to the contractor and the fiberglass material was not available with desired muntin width.

Lima: Does anyone have any questions or comments? Is there anyone in the audience that wants to speak for or against this project?

Allen: I went out and measured the muntins and it is closer to 1/2 and you went from 7/8 to 5/8 and that is as

narrow as you can get. I think it will look much better and match the other side of house.

Toth: They are Marvin ultimate windows.

Church: Do we want aluminum clad on the street?

O'Connor: The windows were already approved, but it was the muntin size that was the issue.

Lima: We have motion.

Church: Same configuration as the sash that is there now?

O'Connor: Yes.

Church: 6 over 9?

O'Connor: Yes.

Lima: Can we have a motion?

Allen: Sure.

Motion made by Allen to approve the application for the installation of Marvin Ultimate windows as presented; Seconded by Ponder.

Voting Yea: Millard, Lima, Church, Ponder, and Allen

Secretary of Interior Standards: #9

Project Monitor: John Allen

Lima: When the Certificate of Appropriateness is ready, please put it in the front of the house where visible so people will know you have approval

O'Connor: Nick, what is the next step?

Toth: I will issue the Certificate right way. The contractor just needs to pull the permits.

O'Connor: Okay. Thank you.

Lima: Any problems, just contact Nick.

**3B. 24-132 - 43 Byfield St, Ann Tortorice** Discuss and Act on replacement in kind of windows on garage with 2 over 2 Provia Aeris clad wood windows.

Ann Tortorice present.

Toth: I just want to note that in reviewing the materials provided by the homeowner, it does show the 2 over 2 configurations. I had an issue scanning it in.

Lima: Thank you. So, you are coming to give us the windows you are going to be using.

Tortorice: Yes, the packet should explain everything.

Allen: Andy you are replacing 2 windows or 3.

Tortorice: 2.

Allen: I was confused. You applied for 2 but it said 3. What materials.

Tortorice: Wood.

Toth: If you flip to page 70, it lists the new specifications for the 2 windows.

Church: 2 over 2?

Toth: Correct. The copies did not come out right.

Church: Same size as the existing windows?

Tortorice: Yes, same size.

Lima: Are there any other questions or comments? Is there anyone in the audience who would like to speak for or against this? Does someone want to make a motion?

Ponder: I will.

Motion made by Ponder to accept the application to replace the 2 windows on the garage with Provia Aeris clad wood windows with a 2 over 2 configuration as presented; Seconded by Millard

Voting Yea: Millard, Lima, Ponder, Allen, and Church

Secretary of Interior Standards: #9

Project Monitor: Ory Lima

Lima: The contractor will have to contact Nick to get the Certificate. Please put it in the front of the garage so it can be seen.

Tortorice: On the side window?

Lima: Sure. Just so people know you have permission.

Toth: I will mail you the permit. The contractor will have to get the building permits.

Tortorice: This will let me start right away?

Toth: After the building permits are obtained.

Lima: Have your contractor call Nick and he can pick up the certificate when he gets the building permit.

Tortorice: From Nick?

Toth: Yes.

Lima: Yes. Just have the guy doing your windows contact Nick and he will take care of it.

Tortorice: Okay, thank you.

**3C. 24-135: 58 Constitution St, David Guertin** Discuss and act on replacement of 21 windows.

David Guertin present.

Guertin: At the last meeting, there was a discussion in which the windows were approved, but the number of panes was not. I took your suggestion and walked around Bristol and looked at other federal style homes. My subsequent submission is for 6 over 6.

Millard: Thank you.

Lima: Thank you.

Church: The existing windows are replacement windows?

Guertin: Yes, single pane non-thermal.

Church: Over 20 years old?

Guertin: Yes.

Millard: 12 over 12.

Lima: Any other comments or questions? Is there anyone in the audience that would like to speak on this application? Can we have a motion?

Ponder: Sure.

Motion made by Ponder to approve the application for the replacement of 21 windows with Marvin Elevate with a 6 over 6 configuration as presented. Ponder also notes that the application is listed incorrectly on tonight's agenda as the application is listed as application #24-145, but incorrectly listed on the agenda as application #24-135; Seconded by Church.

Voting Yea: Ponder, Allen, Millard, Church, and Lima

Secretary of Interior Standard: #9

Project Monitor: Mary Millard

Lima: I'm going to sound like a broken record, but please put the Certificate of Appropriateness in the front where it is visible.

Guertin: Thank you.

**3D. 24-156: Independence Park, Lafayette Trail/Town of Bristol:** Discuss and Act on Installation of Lafayette Historic Marker at Independence Park.

Catherine Zipf present representing Julien Icher.

Zipf: As discussed previously with Julien, his preference was for Independence Park. I went to Ed Tanner and he apprised me of a redo of the boat ramp, away from the commercial area, and there are opportunities to place it there. If this is not amenable with the Commission, then I will have to go back to Julien.

Lima: I would like to see the design for the northern part of the park before deciding. I think conceptually it could fit there without going through hoops. Could we postpone it and see another plan for the park as it is going to be evolving?



Zipf: I can't provide it now.

Lima: Meet with them and have a package put together instead of just bits and pieces. Just a suggestion.

Allen: I agree. I would hate to say yes and not know what the area is going to look like.

Zipf: I talked with Ed Tanner and we came up with a handful of spots previously, but they were not appealing. That is what brought us to the northern part of the park. It would not require separate and extra permits since it is already being designed.

Lima: Anyone have any comments? We'll poll the Board.

Ponder: I wasn't here last month so I don't know where it was originally.

Zipf: Near the Quito's sign. Not ideal. He was committed to that site.

Ponder: I don't have a problem putting it in the new site. Can the Town incorporate it in their plan?

Lima: Yes.

Church: Is there a rendition of the sign?

Zipf: I pulled it from what the Town Council approved.

Toth: On page 108 and the same format as on pages 105 and 107.

Ponder: The text will be like what is depicted on page 108 and the sign from page 107?

Toth: Correct.

Church: It is not a very informative sign.

Zipf: It is not a very big sign and not much can fit on it.

Ponder: Just put it in with the Town's package.

Zipf: Okay.

Church: North end?

Zipf: Yes, the stretch where the end of the bike path meets towards the boat ramp. That's where Ed and I thought would be a good opportunity.

Ponder: Towards parking lot?

Zipf: Yes.

Church: That's better.

Zipf: Ther is nothing there and it wouldn't compete with other signs.

Allen: Also, we talked about the Lafayette home.

Zipf: I said that to him from the outset. He won't listen.

Lima: Let's take a poll. I'm in favor of where it may be, but it should come before us with the Town's package to indicate where this sign will be in respect to this area.

Ponder: Agree. What do we do with this application now?

Lima: Continue it?

Teitz: Withdraw it so we don't have to worry about it.

Lima: Susan?

Church: Agree.

Millard: Same.

Teitz: I share Sue's comments about it not having much information on it. It is not very interesting. Do you have any influence over it?

Zipf: I will entertain an alternative text if you want to write one.

Teitz: Where was the encampment?

Zipf: At Mt. Hope Farm. I will withdraw the application.

Toth: I will ask Ed when they do the application to put it in their package.

**3F. 24-162: 55 Constitution Street, Tony Buono/Brian Lovett** Discuss and Act on replacement of remaining windows with previously approved alternative.

Brian Lovett present.

Lovett: We bought the property a year and half ago. We were granted approval for vinyl windows and we have 2 final ones that need to be done and are consistent with the others that were already done.

Lima: Windows are already indicated?

Lovett: One is in the back and 1 on the side. They are the same as the others that were already approved.

Lima: Any questions?

Ponder: What are those windows?

Lovett: Provia Endure windows.

Church: 6 over 6 on east?

Lovett: All 6 over 6 to be consistent. The back window is the last one.

Allen: Replacing vinyl with vinyl?

Lovett: Yes.

Lima: Is there anyone in the audience that would like to speak for or against this application?

Linda Aruda: I was there in the neighborhood for a long time. I applaud Brian for being invested in the core community of this Town. I don't always agree with everything that happens, but it is about time someone recognize an outsider for coming in and taking pride and contributing to the authenticity of the community.

Lima: Thank you for that. Is there anyone else? Can we have a motion?

Allen: I'll do it.

Motion made by Allen to accept the application for the replacement of 2 windows which will match the other windows that have already been replaced as presented,

with a finding of fact that applicant is replacing vinyl windows in kind; Seconded by Church.

Voting Yea: Lima, Allen, Millard, Church, and Ponder

Secretary of Standards: #9

Project Monitor: Chris Ponder will be appointed if there is no existing Project Monitor.

Lima: Thank you. If you have any questions, please contact Nick. As you probably heard me say to other applicants earlier, please put the Certificate of Appropriateness in the front where visible.

Lovett: Thank you.

**3G. 24-164: 525 Hope Street/Rogers Free Library, Town of Bristol** Discuss and Act on replacement of rooftop HVAC units in kind, repair of window sashes and framing, replacement of walkways on rear elevation, and general building repairs.

Toth: I will be presenting this in my role as Planner for community development for the Town of Bristol. The Town has received a total of \$1.7million for repairs to Rogers Free Library. I am here for approval for minor things. On the interior there are a few items to present to you. The Exterior has some minor repairs needed which are on page A500. These repairs will be in kind. I am also requesting permission to replace the brick walkways with stamped concrete materials. It is easier to maintain and safer for the public. The bricks are starting to shift and there are concerns about the public tripping. Finally, to repair windows in kind and a replacement of 4 rooftop HVAC units. Page 155 indicated where there are 2 locations which the HVAC units may be able to be seen from Hope Street. The specific location of those units is on page 159.

Church: There is no page showing the HVAC unit specifications.

Toth: Not yet.

Church: What is the size?

Toth: Same basic size rooftop unit.

Teitz: Are you comfortable stating that they won't be higher than what is there?

Ponder: I am comfortable with us saying that they are not to be higher.

Toth: Correct. I stressed to the architects that it is subject to historic requirements. Want to get it out to bid this month. We will be going to the State.

Church: State historic?

Toth: Yes.

Church: Part of the motion should say that.

Allen: I was thinking the same thing.

Church: Would the stamped pavement look like brick?

Toth: That's the goal. That might get cut as we found issues with the membrane on the roof, and we may have to do the roof first.

Church: We can approve it regardless.

Toth: The puddles are a serious problem. Especially at the back door. Most of this is in the interior.

Ponder: Not changing the configuration, just replacing?

Toth: Yes.

Lima: Any questions or comments? Anyone in the audience want to speak for or against this? Does someone want to make a motion?

Church: Sure.

Motion made by Church to approve the application as presented for the replacement of the roof mounted HVAC units to be no higher than the existing HVAC units, for the replacement and repair as described of the sidewalk, to repair in kind the historic windows, to repair concrete ADA ramps, and to repair the gutters in kind; Seconded by Allen.

Voting Yea: Ponder, Lima, Allen, Church, and Millard

Secretary of Interior Standards: #6, #9, and #10

Project Monitor: Susan Church

Toth: Thank you to the Commission. The Town is very excited for this project.

**3H. 24-167: 1 State Street, Federal Properties of R.I., Inc.** Discuss and act on replacement and replication of windows.

Steve DeLeo and Vincent Pacifico present.

DeLeo: The Judge Roy Bean will have Vincent present.

Pacifico: Reads the history of the building into the record. You received the drawings and scope of work to be done. There is a slate roof, some original windows, and it sits on a prominent corner of the Town. It is a restoration project restoring it in kind back to what it looked like. Page 5 shows the scope of the work to do. The main piece is repointing mortar and repairing brick on the 2<sup>nd</sup> and 3<sup>rd</sup> story. Repair and replacement of individual slate roof shingles. Some are damaged and some are missing. Also, the restoration of the historic windows. The 3<sup>rd</sup> story has all wood single pane windows with divided light. We will be restoring the original wood. The window on the north facade is to be restored. The window on the east facade which can be seen a little from State Street, we want to put a 2 over 2 window. We will repair and replace missing wood elements, trim work corbels, rot on facia, replace in kind with wood. We want to save what can be saved and replicate what was there in wood and repair the rest. On the State Street facade, the tower window which is the highest piece was boarded up. We did research and found an older photo showing a 4 over 4 window which is on page 3. The two pictures that were there from the 1970s show a 4 paned window. I assumed that was the original window there. We want to remove the plywood and put a 4 pane window there. If there is a sash, we will restore it. The style is what is proposed. Lastly, there is a pediment relief painting on the State Street side. It may be a paint and wood relief. It is still visible, and we want to restore and recreate it if necessary. We believed it to be original. We want to put it on the Thames Street pediment as well. There is nothing there at the current time. Pictures show the current conditions.

Lima: It is a tremendous task.

Allen: This is a nice package that you put together.

DeLeo: We didn't realize the work that needed to be done until after we bought it.

Allen: Thank you for doing this. Quite a difference.

Church: Great project.

Lima: You may want to work with or invite historic preservation students from Roger Williams University to observe and study this so they can learn from it.

DeLeo: Great idea.

Pacifico: I can contact people on that.

Lima: The fact that you are doing this is good for the Town and thank you for bringing it forward and trying to get it back to what it looked like.

Church: Other projects that you have done on that block are very well done.

Lima: Your father would be very proud.

DeLeo: Thank you.

Lima: Anyone have any other questions or comments? Is there anyone in the audience who wants to speak for or against this application?

John Lusk: I was familiar with it. I am in favor of this. I know that 17 State Street was the original home. I am very confident in Vincent, and he will do an excellent job. It is a big part of the waterfront district as well.

Lima: Anyone else have any comments?

Millard: It is a great project.

Lima: Can we have a motion?

Allen: I will.

Motion made by Allen to approve the application as presented; Seconded by Ponder.

Voting Yea: Millard, Allen, Ponder, Church, and Lima

Secretary of Interior Standards: #2, #5, #6, and #7

Project Monitor: John Allen

Lima: As you probably heard me state earlier, please put the Certificate of Appropriateness in the front where visible. Thank you.

**4. Concept Review**

**1. 24-165: 58 Constitution St, David Guertin Concept review of desired ADU on property in modern style.**

David Guertin and Vincent Pacifico present.

Guertin: Simply looking to receive comments as my wife and I seek to plan for the future. We want to age in place. We can fit first of all a caveat for an ADU. I know most zoning boards are struggling with it since the State said it needs to be done. Based on ADU criteria and having a 17,000sqft lot, we would like to proceed with a 1,200 to 1,400sqft single story relatively modern structure separate from the house in the back yard and still fulfilling zoning. It can conform to all setbacks. We're looking for input from you whether or not you would entertain a modern design.

Teitz: Just a note that you will require zoning relief below 20,000sqft. This will require some zoning relief.

Guertin: Understood.

Church: I have no problem with it. Especially since it is a 1 story and would be oriented so it would face west.

Guertin: It would be 90 degrees facing north. It faces the street.

Ponder: But it is relatively difficult to see from the street.

Guertin: Yes.

Church: No problem with it.



Ponder: I don't either. I like the separate design of the house. I would be in favor of this.

Millard: No objection to it as long as it doesn't crowd the lot. As long as everyone has space.

Guertin: It is way under the 30% lot coverage.

Lima: I think it would be a wonderful idea and a great place to live.

Allen: I have mixed emotions. I love modern buildings, but typically with new construction in the district we look for something that is compatible with existing homes. I just wonder if it is appropriate for the district.

Church: Maybe by using compatible colors or materials, it can still be a modern design but complement the original house. You said this is not exactly what you want.

Guertin: It could vary from that.

Church: You could do that. The scale doesn't over power the street scape by being larger than main house.

Guertin: Correct. It is only going to be between a 1,100 to 1,300sqft single floor dwelling.

Lima: I suggest when you get plans and a concept that someone brings the drafts back for to us for another concept review so that you don't commit to something and then have everyone say no. That would be helpful to you, not immediately, but go through zoning and get their suggestions and then have someone who is going to draw it up come back for another concept review.

Church: It is helpful if you have sketches of the views and the scale to the primary house.

Lima: Did we forget anything Andy?

Teitz: Nope.

Allen: What is the square footage configuration?

Guertin: 1,100 to 1,400 configuration.

Allen: That said 2,000.

Guertin: I just wanted to show a concept.

Teitz: It can't be more than 60% of the primary house.

Lima: Are there any other questions or comments?

Guertin: As we seek to refine it, we will go to zoning, and a second trip here and there will be drawings.

Teitz: You have to do 2 more trips, 1 for concept and then a formal application.

Church: You will need approval from us before zoning.

Guertin: Correct.

Ponder: What you wanted from us you got. We like it generally.

Guertin: Thank you.

Allen: Andy, so 60% of the gross building area or the finished area?

Teitz: I will have to check. I believe it is the gross square footage.

**2. 24-168: 467 Hope St, Federal Properties of R.I., Inc.**

Concept review of Addition of second floor over barber shop to replace missing portion of structure damaged by fire in the 1970s; Addition of roof balustrade to replace missing element; Rear deck addition.

Steve DeLeo and Vincent Pacifico present.

DeLeo: Some of you remember when Lombard's building burned down it took the 2<sup>nd</sup> floor of the barber shop. Many years later we are here to reanimate that space. Vincent is here to guide us.

Pacifico: I worked on preparing the concept for the 2<sup>nd</sup> floor of the barber shop. There are 2 drawings, concept A and B. Basically, the building is another prominent one on the corner of Hope and State Streets. It was built in 1899. If you flip to page 2, the 1891 map shows yellow which means wood, number 120 is the barber shop. The building on the corner also burned down. The red building which is brick still stands today. Old street

number 120 is now number 475. The barber shop is the oldest building on the street. On page 3, it was difficult to find any pictures. You can see a white building which is the building over the barber shop, and it shows a single window which is the same as the barber shop. Steve said that at some point in 1970s it burned down. The barber shop is there, but to the right there is nothing. The last page of this shows the bottom picture with a view of the ceiling. The scope of work is to build a 2<sup>nd</sup> story back where it was. We have drawn up a scheme that shows what the front façade would look like. One picture shows clapboard siding. On the brick building on page 10 where the original roof line was, it pitches down towards the back. It appears to line up with the photos, adjacent to Lombard's building. There is no evidence of what happened in the back of the building. We are proposing a rear deck and small spiral staircase to access it. It Can't be seen from the street. We want to put rear deck on the back over the brick building. One option shows the rooftop deck and one without the deck. The last page of option A shows a spiral staircase to the roof deck. It will not be seen from the Hope Street façade. We're not sure what direction we're going in yet. The rear window on the brick building will become a door to the deck and then a few other reconstruction pieces would be balustrades similar to the ones on page 3 on the postcard picture. It is similar to what is on Linden Place and Bradford. We want to reconstruct that piece, and I assume it is wood framed trim piece. Also, want to add an awning on Hope and State Streets, not exactly as is, but putting on a retractable one. It is partial restoration and partial reconstruction of the building.

Lima: Interesting.

Church: Where would the mechanics go with the new addition?

Pacifico: The addition is fairly small, so on the back.

Church: The stuff on roof now, where is that going?

DeLeo: All of that is staying right where it is.

Pacifico: There are no mechanicals over the area.

Church: That door is fantastic.

DeLeo: We are keeping it.

Church: I never knew it was there. The owner of the property next door has had approval to add another story on that building. Not sure if you were aware of it.

DeLeo: I assume it wouldn't be encroaching. We will need to do a detailed survey. We want to work cooperatively with him.

Pacifico: The way it worked with the old building will need some coordinating.

Lima: Did they do any work?

Ponder: They did some painting.

Allen: Last I heard there was some trouble getting someone to do it.

Ponder: Question. Is the barber shop currently strong enough to add to it?

Pacifico: We will have an engineer look at it. We want to keep it as is and add structure.

Ponder: You will have to change the application if you needed to come back here.

DeLeo: We will have an engineer look at it.

Pacifico: We want to save it not demolish it.

Ponder: Adding space would be a good idea.

Pacifico: You don't notice until you look at it.

Ponder: I wouldn't notice balustrades on brick building.

DeLeo: I am not sure how I feel about it, but it was there before. Because of the height of the building, it adds an accurate historic element.

Pacifico: Are there any thoughts on the rooftop deck? We had the idea for it. We haven't decided. What are your thoughts?

Allen: What is the intent? For an apartment?

DeLeo: Yes.

Allen: I would like it if I was the renter.

DeLeo: It is not visible from public spaces.

Ponder: It is not overly intrusive.

Pacifico: It is only seen from the 3<sup>rd</sup> floor of inn.

Allen: This is another great application.

Pacifico: Thank you.

**3. 24-170: 19 Byfield St, Elena Bao** Concept review of preliminary designs of building an addition to property.

John Lusk, the architect, present, and Elena and Keith Bao who are also present.

Lusk: Elena and Keith are looking to do an addition to the house and adding a garage. The building has been modified over the years. The exterior is not original. It was a hip roof not gabled as it is now. The 1881 photo shows where the addition had been. There was a 2-story addition in the 1881 lithograph and then there was another L shaped addition to the property line. It is seen in a photo from 1903, and it was there until 1947. It is shown on the Sanborn map. The first indication that additions may have been removed in 1963 is an aerial which shows the property, and the addition had been removed. I met with Ed Tanner. The addition will be 900sqft which is still under the lot coverage. In order to make everything work, the new garage lined up with the ADU. With the addition, it provides a better solution. The drawings show an arbor which is being pulled back to 6ft. We are going back on some things. We didn't want to overpower the house. The addition is in such a way that it is a 1-story with gables and everything intact. Looking at it being shingle shakes and using detailing similar to the original house. Unlike big bay windows, we actually kept the facades from public views simple in order to fit into the streetscapes. Just wanted to make it fit in with the neighborhood.

Lima: Looking at this A9.00 not sure of orientation. Which is Byfield?

Millard: This is the existing barn and this is the view.

Lusk: Again, one thing is to go to zoning because the garage is back to the property line and connecting to ADU.

Millard: I like this drawing from the back, but we don't see how far you are from the east property line from the neighbor.

Lusk: The new addition is right on the property line.

Millard: The garden arbor is on that line with the back too.

Lusk: We can go 6ft with a pergola. What you are seeing there gets moved back 6ft with landscaping. The garage isn't 24ft. It is a one car garage. We tried to use the garage and put a gateway between the two buildings.

Millard: I wasn't sure if it was a connector. People did that in the past.

Lusk: It maintains a lot of greenery and open space.

Ponder: Nothing really changes on the streetscape or side. It is all in the back?

Lusk: One change is putting back a single window on the east elevation. It was a double but going back to a single window, so the integrity is maintained. We are putting back some integrity of the original house.

Millard: What about the old barn.

Lusk: We're keeping the structure. The client is a professional photographer. He is actually selling his property and moving here. That second level will be his studio and first floor to be a fitness center.

Millard: The door swings out and that stairway goes up.

Lusk: That door was a later addition. It would have had a typical entrance, but it was modified. There was a structural analysis done. What we are doing is giving it more of the character of the carriage house. It won't be that same door that is there now.

Ponder: I like it personally. I think it is appropriate. I think A9.01 is scaled appropriately. You want to stake out the buildings and bring a picture

so we can see it. We've had people do that during applications.

Lusk: One challenge was to fit furniture and make it compliment the current home.

Ponder: It is a big lot. Just this image makes it look crowded.

Lusk: We will do renderings. It is nice to be here and see everyone.

Lima: What we have done in the past is a site visit so if you mark out the parameters and corners, we can see exactly where the buildings will start and end so we can see the whole picture in terms of distance on the property, etc. It does help for conceptual reasons. My suggestion.

Lusk: Good idea.

Lima: I need to see things. It would be helpful.

Lusk: Good for the client.

Allen: Looks great.

Church: Will the addition have a basement?

Lusk: The garage will not, but the ADU will have a basement.

Lima: Is there anything else? Good luck. We look forward to it.

Lusk: Thank you.

**5. Monitor Reports & Project Updates**

Toth: Are there any reports or updates?

Lima: no

Toth: I had a call with the State regarding the style guide and I am working on it. Hopefully I will have something in a month or so.

Lima: Thank you for all of the work.

- 6. **HDC Coordinator Reports & Project Updates**
- 7. **HDC Coordinator Approvals**
- 8. **Other Business**

**1. Discussion of New State Lead Paint Inspection Requirements**

Toth: We will have something really useful on how we want to approach new lead requirements, registration requirements on rental units, and how to approach people about it to make sure to maintain the historic character.

Lima: Andy, guessing that stuff is not written in stone yet.

Teitz: I thought that this was going to be a much longer meeting. I have been correspondence with Jason Martin, but thought we could talk about this in January. These are not new regulations, it's just how they are now being enforced. Step 1 is to make everyone register. The key thing with historic properties is windows. Other than windows, lead paint can be encapsulated to protect it. Peeling paint is dangerous because windows move. What a lot of contractors are saying to replace windows. Replacing is not always necessary as it is possible to use the existing windows and just shave them down a bit and then put some sort of plastic liner or sleeve where it rubs to prevent paint rubbing. That is expensive and not anything someone can buy at a local hardware store. A person would need the contractor to take the window out while it is being repaired. It is a difficult process. The overall goal is making it desirable for people to live in the district. Also, solar panels are another example. They are reversable. While not historic, it keeps people wanting to live in old houses. Balance needs to be made. You need to look at it over time and easing up on the standards of replacing windows instead of repairing.

Lima: This is in all of the historic districts in the State and not just Bristol.

Teitz: Providence is the leader on this. We want to coordinate and get a feel of what they are doing. I assume that there will be another statewide historic conference in the spring, hopefully.



Lima: I know that some of the people that live in Warren, even though they have a voluntary historic district, perhaps when this gets closer to being implemented, we can have a workshop for the homeowners and people who are interested.

Toth: One thing I am dead set on including a section on the treatment of hazardous materials. How to look for it, deal with it, and how it intersects with historic preservation.

Lima: Some homeowners are asking if there are age limits on these things, so they don't have to do it. These are the things that need to be addressed. There should be some coordinated effort. Just my suggestion as far as the new law. Just to be proactive in trying to get things organized so that the homeowners can understand what they can and can't do or should and shouldn't do.

Teitz: I have been planning on discussing this more in January.

Lima: I just wanted to put it out there. Anything else?

Motion made by Church to adjourn the meeting; Seconded by Millard.

**9. Adjourned at 8:51 PM**



# Bristol Historic District Commission

Item 1.

## Application for Review of Proposed Work - Printable Application

HDC-24-130	Contributing	August 9, 2024
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
34 Byfield St	14	77

Applicant	Applicant Phone	Applicant Email
Rosemarie Sirois	7742733325	siroisrose@yahoo.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	34 Byfield St

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Chris Stahl - Redo and Renew Construction		

Work Category:	Addition to Structure(s)
----------------	--------------------------

Description of proposed work:

Hi! Im looking to create a historcial time period type front porch as my neighbor, 46 Byfield, has onto my home. Also, a plunge pool in the back yard. The pool would be installed by Easton Pool, in Easton MA. I do not have an architect yet. If approved, Sam Booth will deal with finding the architect. Thank you for your time.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00293
HISTORIC NAME:	Pierce, T., House
ARCH. STYLE:	Greek Rev 26
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca

Aluminum siding replaced with wood siding. Wood corner boards with recessed panels restored. 6/6 vinyl replacement windows in style of original 6/6 DH wood.

Rosemarie Sirois

Applicant's Name – Printed

**Rosemarie Sirois**

Applicant's Digital Signature

Date: August 9, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 34 BYFIELD ST <b>ACRES:</b> 0.2479 <b>PARCEL ID:</b> 014-0077-000 <b>LAND USE CODE:</b> 02 <b>CONDO COMPLEX:</b> <b>OWNER:</b> SIROIS, ROSEMARIE G. <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 34 BYFIELD ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 873	<b>BUILDING STYLE:</b> 2 Family <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1860 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Siding <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 3/10/2023 <b>BOOK &amp; PAGE:</b> 2204-38 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> HDLENTERPRISE, LLC	<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> True <b># OF ROOMS:</b> 8 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 2 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3320 <b>FINISHED BUILDING AREA:</b> 1713 <b>BASEMENT AREA:</b> 1104 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$254,700 <b>YARD:</b> \$10,800 <b>BUILDING:</b> \$206,800 <b>TOTAL:</b> \$472,300	
SKETCH	PHOTO



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This information is believed to be correct but is subject to change and is not warranted.



# 200 feet Abutters List Report

Bristol, RI  
December 19, 2024

### Subject Property:

Parcel Number: 14-77  
CAMA Number: 14-77  
Property Address: 34 BYFIELD ST

Mailing Address: SIROIS, ROSEMARIE G.  
34 BYFIELD ST  
BRISTOL, RI 02809

### Abutters:

Parcel Number: 14-100  
CAMA Number: 14-100  
Property Address: 45 CONSTITUTION ST

Mailing Address: ROBERT W GLANVILLE REV TRUST  
45 CONSTITUTION ST  
BRISTOL, RI 02809-2120

Parcel Number: 14-105  
CAMA Number: 14-105  
Property Address: CHURCH ST

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 14-106  
CAMA Number: 14-106  
Property Address: 5 MILK ST

Mailing Address: PELLEGRINO, MARY ANN  
25 BYFIELD ST  
BRISTOL, RI 02809

Parcel Number: 14-109  
CAMA Number: 14-109  
Property Address: MILK ST

Mailing Address: BARNEY, TAMARA ANN & HARRALL,  
TIMOTHY ROBERT TE  
23 MILK ST  
BRISTOL, RI 02809

Parcel Number: 14-112  
CAMA Number: 14-112  
Property Address: 4 MILK ST

Mailing Address: CHRISTINA, DANIEL & JULIE TE  
4 MILK ST  
BRISTOL, RI 02809

Parcel Number: 14-113  
CAMA Number: 14-113  
Property Address: 67 CONSTITUTION ST

Mailing Address: LOVETT, BRIAN  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 14-119  
CAMA Number: 14-119  
Property Address: 12 MILK ST

Mailing Address: FEINSTEIN, CAROL M  
22 BYFIELD ST  
BRISTOL, RI 02809

Parcel Number: 14-53  
CAMA Number: 14-53  
Property Address: 205 HIGH ST

Mailing Address: CHEVRA AGUDAS ACHIM AKA  
CONGREGATIONAL CHEVRA  
205 HIGH STREET  
BRISTOL, RI 02809

Parcel Number: 14-54  
CAMA Number: 14-54  
Property Address: 203 HIGH ST

Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE  
REVOC LIVING TRUST 12-9-2014  
203 HGH ST  
BRISTOL, RI 02809

Parcel Number: 14-55  
CAMA Number: 14-55  
Property Address: 74 CHURCH ST

Mailing Address: NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
December 19, 2024

Parcel Number: 14-56 CAMA Number: 14-56 Property Address: 43 BYFIELD ST	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-57 CAMA Number: 14-57 Property Address: 64 CHURCH ST	Mailing Address: DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
Parcel Number: 14-58 CAMA Number: 14-58 Property Address: 39 BYFIELD ST	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-61 CAMA Number: 14-61 Property Address: 56 CHURCH ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-62 CAMA Number: 14-62 Property Address: 27 BYFIELD ST	Mailing Address: KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-63 CAMA Number: 14-63 Property Address: 48 CHURCH ST	Mailing Address: CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-64 CAMA Number: 14-64 Property Address: 25 BYFIELD ST	Mailing Address: PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-65 CAMA Number: 14-65 Property Address: 44 CHURCH ST	Mailing Address: ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-67 CAMA Number: 14-67 Property Address: 19 BYFIELD ST	Mailing Address: BAO, ELENA M - TRUSTEE ELENA M BAO REVOCABLE TRUST 19 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-72 CAMA Number: 14-72 Property Address: 201 HIGH ST	Mailing Address: MARKS, JOHN H & KELLY A TE 24 HIGHLAND RD TIVERTON, RI 02878



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# 200 feet Abutters List Report

Bristol, RI  
December 19, 2024

Parcel Number: 14-73 CAMA Number: 14-73 Property Address: 195 HIGH ST	Mailing Address: FREDERICK, PEGGY 31 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST	Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809
Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST	Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST	Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726
Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST	Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809
Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST	Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809
Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST	Mailing Address: CANARIO, DOROTHY LE REM-AREL, PATRICIA etal TC 17 MILK ST BRISTOL, RI 02809
Parcel Number: 14-81 CAMA Number: 14-81 Property Address: 21 MILK ST	Mailing Address: ENOS, RICHARD & PATRICIA TE PO BOX 605 BRISTOL, RI 02809
Parcel Number: 14-82 CAMA Number: 14-82 Property Address: 23 MILK ST	Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK ST BRISTOL, RI 02809
Parcel Number: 14-83 CAMA Number: 14-83 Property Address: 10 MILK ST	Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE DIGIACOMO, MICHELLE & 10 MILK ST BRISTOL, RI 02809
Parcel Number: 14-84 CAMA Number: 14-84 Property Address: 22 BYFIELD ST	Mailing Address: FEINSTEIN, JONATHAN L. CAROL M. TE 22 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-85 CAMA Number: 14-85 Property Address: 18 BYFIELD ST	Mailing Address: MOREIRA, ELIZABETH H LIFE EST MOREIRA, MARK S. ETAL TC 47 COTTAGE ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
December 19, 2024

Parcel Number: 14-89 CAMA Number: 14-89 Property Address: 189 HIGH ST	Mailing Address: DAMASKOS, JAMES C & PATTERSON, SUSAN P TE 189 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-91 CAMA Number: 14-91 Property Address: 183 HIGH ST	Mailing Address: JAMES, JOSEPH & JAREST, JESSALYN TE 183 HIGH STREET BRISTOL, RI 02809
Parcel Number: 14-92 CAMA Number: 14-92 Property Address: 79 CONSTITUTION ST	Mailing Address: DEFELICE, RALPH M. TRUSTEE THE RALPH G. DEFELICE IRREV 79 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-93 CAMA Number: 14-93 Property Address: 75 CONSTITUTION ST	Mailing Address: DEFELICE, REV. JONATHAN P 75 CONSTITUTION BRISTOL, RI 02809
Parcel Number: 14-94 CAMA Number: 14-94 Property Address: 73 CONSTITUTION ST	Mailing Address: SEVENTY-THREE CONSTITUTION St REALTY, INC. 35 SUNSET VIEW DR TIVERTON, RI 02878
Parcel Number: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST	Mailing Address: 65 CONSTITUTION, LLC AGOSTINI, JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-96 CAMA Number: 14-96 Property Address: 61 CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-97 CAMA Number: 14-97 Property Address: 55 CONSTITUTION ST	Mailing Address: 221 HOPE LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-98 CAMA Number: 14-98 Property Address: CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-99 CAMA Number: 14-99 Property Address: 51 CONSTITUTION ST	Mailing Address: GOWER, SUSAN E. CURTIS C. TE 51 CONSTITUTION ST BRISTOL, RI 02809



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Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Phone  
Fax  
e-mail

Consultant  
Address  
Phone  
Fax  
e-mail

No.	Description	Date

**Owner**  
**Project Name**  
**Elevations**

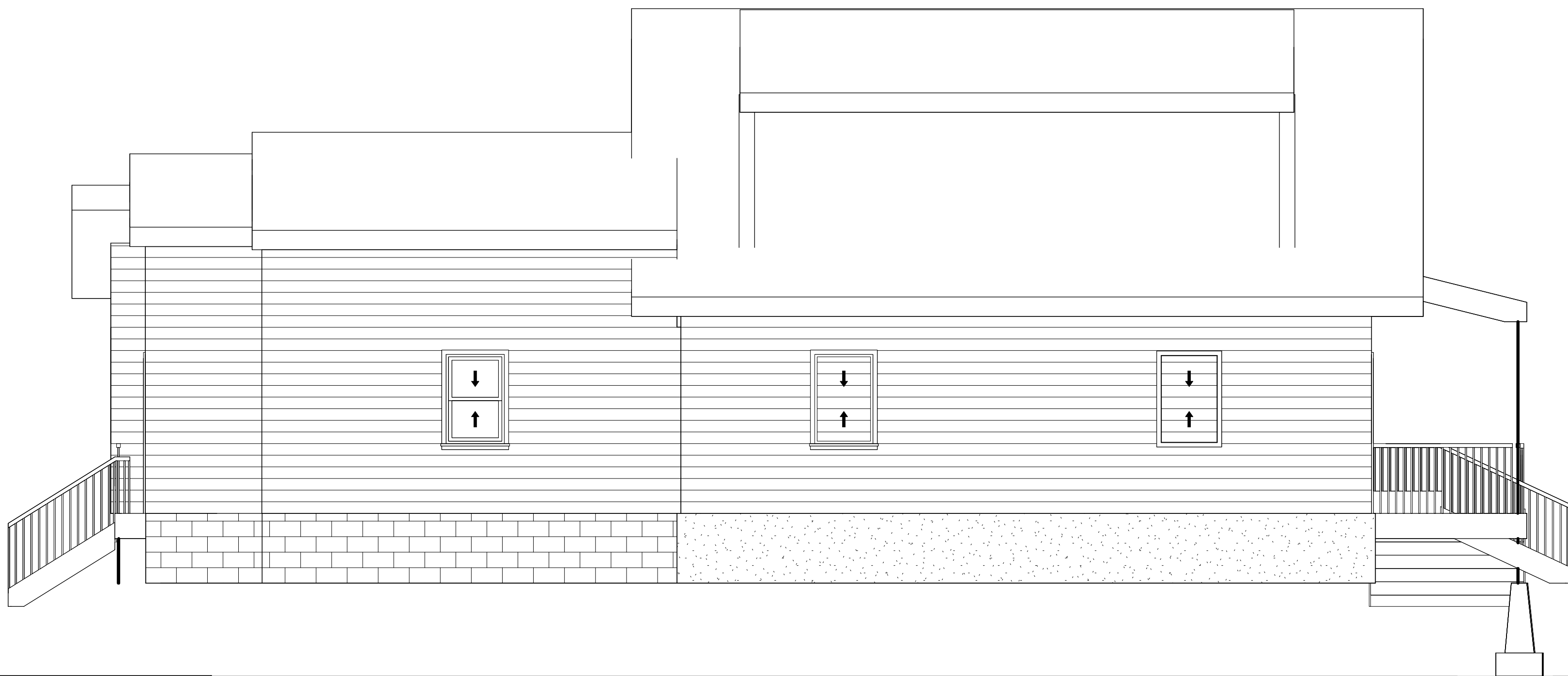
Project number: \_\_\_\_\_ Project Number  
Date \_\_\_\_\_ Issue Date  
Drawn by \_\_\_\_\_ Author  
Checked by \_\_\_\_\_ Checker

**A6**  
Scale 1/4" = 1'-0"



1 East  
1/4" = 1'-0"

2 North  
1/4" = 1'-0"



4 West  
1/4" = 1'-0"

3 South  
1/4" = 1'-0"









# Bristol Historic District Commission

Item 2.

## Application for Review of Proposed Work - Printable Application

HDC-24-174	Contributing	December 23, 2024
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
35 Central St	13	23

Applicant	Applicant Phone	Applicant Email
Robert Harkin	203-482-4331	donnabrow88@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
Donna Brown/Steve Linob	

Architect/Engineer	A/E Phone Number	A/E Email
Principe Engineering	401-265-1090	tom@principeengineerig.com

Contractor	Contractor Phone Number	Contractor Email
Harkin Construction	401-662-2417	harkinconstruction@yahoo.com

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:

- Replacement in Kind of Vinyl Window
- Change of door to window
- Replacement of wood rear door with fiberglass

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00376
HISTORIC NAME:	Osterberg House
ARCH. STYLE:	Vernacular with Queen Anne porch
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca

Two hipped S slope dormers w/ paired 3/3 windows. Limited access to property did not allow visual inspection of the N slope; Google maps image indicates a large shed roof dormer.

Robert Harkin

Applicant's Name – Printed

**R. Scott Harkin**

Applicant's Digital Signature

Date: December 23, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 35 CENTRAL ST <b>ACRES:</b> 0.1543 <b>PARCEL ID:</b> 013-0023-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BROWN, DONNA <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 35 CENTRAL ST  <b>ZONING:</b> LB <b>PATRIOT ACCOUNT #:</b> 759	<b>BUILDING STYLE:</b> Restored His <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1847 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Clapboard <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 7/10/2024 <b>BOOK &amp; PAGE:</b> 2249-306 <b>SALE PRICE:</b> 975,000 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> SPARKMAN, THORNE III	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> BB Hot Water <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 9 <b># OF BEDROOMS:</b> 5 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 2 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 2 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3985 <b>FINISHED BUILDING AREA:</b> 2519 <b>BASEMENT AREA:</b> 676 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$229,500 <b>YARD:</b> \$0 <b>BUILDING:</b> \$338,800 <b>TOTAL:</b> \$568,300	
SKETCH	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



# 200 feet Abutters List Report

Bristol, RI  
December 30, 2024

### Subject Property:

Parcel Number: 13-23  
CAMA Number: 13-23  
Property Address: 35 CENTRAL ST

Mailing Address: BROWN, DONNA  
35 CENTRAL ST  
BRISTOL, RI 02809

### Abutters:

Parcel Number: 13-10  
CAMA Number: 13-10  
Property Address: 62 FRANKLIN ST

Mailing Address: 62 FRANKLIN LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 13-11  
CAMA Number: 13-11  
Property Address: 56 FRANKLIN ST

Mailing Address: RICCIO, JAMES F ELIZABETH S LE  
56 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 13-12  
CAMA Number: 13-12  
Property Address: 50 FRANKLIN ST

Mailing Address: YOCK, DOUGLAS F. ET UX KRISTEN  
YOCK TE  
50 FRANKLIN ST.  
BRISTOL, RI 02809

Parcel Number: 13-13  
CAMA Number: 13-13  
Property Address: 46 FRANKLIN ST

Mailing Address: CONTI, ANGELO J LIFE ESTATE  
CONTI, DIANE M. & MICHAEL A.TC  
46 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 13-14  
CAMA Number: 13-14  
Property Address: 42 FRANKLIN ST

Mailing Address: OBRIEN, JONATHAN R. SUZANNE R. TE  
42 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 13-15  
CAMA Number: 13-15  
Property Address: 38 FRANKLIN ST

Mailing Address: BARREIRA, MICHELLE  
38 FRANKLIN ST  
BRISTOL, RI 02809

Parcel Number: 13-19  
CAMA Number: 13-19  
Property Address: 652 HOPE ST

Mailing Address: REGO, DAVID E. ETAL JT FERNANDA  
P. REGO IRREV LIV FA  
652 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 13-20  
CAMA Number: 13-20  
Property Address: 620 HOPE ST

Mailing Address: MILLARD, MARY C & CHARLES E JR -  
TRUSTEES MARY C MILLARD &  
CHARLES E MILLARD JR TRUSTS  
620 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 13-21  
CAMA Number: 13-21  
Property Address: 325 HIGH ST

Mailing Address: WHITFIELD, AMY & CROWELL,  
JONATHAN JT  
325 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 13-22  
CAMA Number: 13-22  
Property Address: 34 CENTRAL ST

Mailing Address: FONSECA, RICHARD A TRUSTEE  
SILVIA, CAROL E TRUSTEE  
16 SHEFFIELD AVE  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
December 30, 2024

Parcel Number: 13-24  
CAMA Number: 13-24  
Property Address: 33 CENTRAL ST

Mailing Address: BURNHAM, H BENNETT III  
33 CENTRAL STREET  
BRISTOL, RI 02809

Parcel Number: 13-25  
CAMA Number: 13-25  
Property Address: 610 HOPE ST

Mailing Address: RAWSON, DAVID A. BARBARA M. TE  
610 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 13-26  
CAMA Number: 13-26  
Property Address: 321 HIGH ST

Mailing Address: COLE, WILLIAM H & CYNTHIA J  
321 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 13-27  
CAMA Number: 13-27  
Property Address: 32 CENTRAL ST

Mailing Address: SOUSA, ELIZABETH  
32 CENTRAL ST  
BRISTOL, RI 02809

Parcel Number: 13-28  
CAMA Number: 13-28  
Property Address: 31 CENTRAL ST

Mailing Address: ZIEGLER, MARYANNE T.  
31 CENTRAL ST  
BRISTOL, RI 02809

Parcel Number: 13-31  
CAMA Number: 13-31  
Property Address: 115 BRADFORD ST

Mailing Address: 115 BRADFORD ST LLC DEBORAH J.  
HILL  
70 FERNBROOK LN  
CENTERVILLE, MA 02632-2908

Parcel Number: 13-32  
CAMA Number: 13-32  
Property Address: 103 BRADFORD ST

Mailing Address: LAWTON, BARBARA A  
103 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 13-33  
CAMA Number: 13-33  
Property Address: 28 CENTRAL ST

Mailing Address: CIRILLO, LOUIS P. ET UX SUSAN E.  
CIRILLO TE  
28 CENTRAL ST.  
BRISTOL, RI 02809

Parcel Number: 13-34  
CAMA Number: 13-34  
Property Address: 97 BRADFORD ST

Mailing Address: WEISS, GUARY & BAILEY, BETTY TE  
97 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 13-35  
CAMA Number: 13-35  
Property Address: 93 BRADFORD ST

Mailing Address: CAMPAGNA, MICHAEL J.  
93 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 13-38  
CAMA Number: 13-38  
Property Address: 574 HOPE ST

Mailing Address: ANDREWS SCHOOL C/O BRISTOL  
SCHOOL DEPT  
151 STATE STREET  
BRISTOL, RI 02809

Parcel Number: 13-59  
CAMA Number: 13-59  
Property Address: 99 BRADFORD ST

Mailing Address: FERRARA, GERARDO J ET AL C/O  
MARY R. FERRARA  
15 VARIN DR  
SMITHFIELD, RI 02917



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# 200 feet Abutters List Report

Bristol, RI  
December 30, 2024

Parcel Number: 13-6 CAMA Number: 13-6 Property Address: 329 HIGH ST	Mailing Address: KOTUBY, PETER MCKENZIE G & KOTUBY, PAUL, MICHAEL G & 41 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 13-60 CAMA Number: 13-60 Property Address: 38 CENTRAL ST	Mailing Address: SOOKNAH FAMILY REVOCABLE TRUST SOOKNAH, RAMDEO & SARA MELLO, TRUSTEES 38 CENTRAL ST BRISTOL, RI 02809
Parcel Number: 13-61 CAMA Number: 13-61 Property Address: 113 BRADFORD ST	Mailing Address: VISWANATH, SAI ETAL JT & KATAFIASZ, MICHELLE ANN 113 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-62 CAMA Number: 13-62 Property Address: HIGH ST	Mailing Address: WHITFIELD, AMY & CROWELL, JONATHAN JT 34 THAMES ST BRISTOL, RI 02809
Parcel Number: 13-7 CAMA Number: 13-7 Property Address: 327 HIGH ST	Mailing Address: JNB HIGH PROPERTIES, LLC 9 SETTLERS WAY SCITUATE, RI 02857
Parcel Number: 13-9 CAMA Number: 13-9 Property Address: 66 FRANKLIN ST	Mailing Address: SLOCUM, RICHARD WILLIAM III & SLOCUM, JILL MORSE TRUSTEES 8312 SE PILOTS COVE TERRACE HOBE SOUND, FL 33455



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Admitted in RI\*, MA †

# MEMORANDUM

**TO:** Bristol Historic District Commission

**FROM:** Andrew M. Teitz, Esq., AICP, Assistant Town Solicitor  
Liz Harvey, Legal Intern

**DATE:** January 2, 2025

**SUBJECT:** Lead Abatement for Windows in the Historic Districts

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## I. Issue Presented

Lead abatement and compliance efforts in Rhode Island have created difficulties for historic properties, but especially with lead paint on windows. Many older windows are “double hung,” with either the top and bottom part of the window being able to move, or some with the top part being fixed in place and unable to move. Friction is generated when the top and bottom parts of the window slide against each other, releasing lead particles from paint chips and dust into the air. While window replacement is one solution, it can damage the historic integrity of historic buildings by removing character defining features, especially if the windows are original or very old themselves. The issue presented concerns lead abatement laws in Rhode Island as applied to windows within buildings, and alternatives to the entire replacement of windows that pose as lead hazards.

**II. Analysis**

***A. Current Lead Abatement Laws in Rhode Island***

The primary lead abatement laws in Rhode Island include the Lead Poisoning Prevention Act and the Lead Hazard Mitigation Act. R.I. GEN. LAWS §§ 23-24.6-1 – 28; 42-128.1-1 – 14. These laws, enacted in 1991 and 2002, respectively, aim to reduce lead exposure through enforcement procedures and education of the public. Recently, new laws were passed to further ensure compliance with existing lead laws, now requiring a statewide rental registry for landlords, and enacting protections for persons affected by lead hazards within their residences. R.I. GEN. LAWS § 34-18-58. Registration requires proof of conformance with the Lead Hazard Mitigation Act, or proof of exemption status. *Id.* at (b). However, conformance has proven difficult for properties with lead paint on windows, often calling for total replacement of affected windows which can be costly or even restricted in order to maintain historical integrity.<sup>1</sup>

Additionally, Rhode Island has a “Renovation, Repair, and Painting Rule” (RRP Rule) that requires those who do any renovation, repair, or paint work on a pre-1978 home to work for a licensed Lead Renovation firm; “any renovation, repair, or painting that disturbs six square feet or more of paint per room on the interior or 20 square feet or more of paint on the exterior of a pre-1978 house” must be done by a licensed lead renovator.<sup>2</sup> Thus, non-licensed landlords, property managers, and homeowners can only do minimal repairs on their own, which does not encompass window replacement or interim control activities. *Id.*

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<sup>1</sup> Katy Pickens, *Lead Safety in Historic Homes: The Wooden Window Dilemma*, Providence Preservation Society (Sept. 3, 2024), <https://ppsri.org/lead-safety-in-historic-homes-the-wooden-window-dilemma/>.

<sup>2</sup> *Lead Safe Renovation, Repair, and Painting*, State of Rhode Island Department of Health, <https://health.ri.gov/healthrisks/poisoning/lead/about/renovationrepairandpainting/>.



**B. Alternatives to Complete Window Replacement in Rhode Island**

The Rhode Island Department of Health (RIDOH) has issued guidance on lead safe work practices, specifically outlining “interim controls” for double-hung wooden windows which includes “stripping and resealing window sashes, installing window track liners, and covering window wells to eliminate abrasion of painted surfaces and provide a smooth cleanable surface in the well.”<sup>3</sup> Interim controls are meant to temporarily control exposure to lead hazards; however, as long as these controls are consistently monitored and reevaluated, they can be effective indefinitely.<sup>4</sup>

To further elaborate on these methods, stripping and resealing can entail removing the window with lead-based paint, sending it off-site for stripping and sealing, and then reinstalling it once complete. *Id.* at 10. The drawback to this method is that it is not guaranteed to remove all the lead from a painted fixture, and thus the window could still violate conformance requirements even after the strip and reseal. *Id.* Adding track liners can involve shaving down the friction points on the sides of the window and then inserting the liners, typically made with metal or vinyl.<sup>5</sup> For historic windows that may vary in size, the liners may need to be altered accordingly to fit the dimensions. *Id.* RIDOH has clarified that if the upper portion of a double-hung window is fixed in place and unmovable, altering only half of the window by interim control can be acceptable so long as it effectively rids of the lead hazard; if opting for entire replacement of the affected window, only half need be replaced as well.<sup>6</sup>

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<sup>3</sup> Rhode Island Department of Health Center for Healthy Homes and Environment, Lead Safe Work Practices 8 (2024).

<sup>4</sup> Rhode Island Department of Health Center for Healthy Homes and Environment, *supra* note 3, at 2; Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition) Chapters 11 and 12, U.S. Department of Housing and Urban Development, [https://www.hud.gov/program\\_offices/healthy\\_homes/lbp/hudguidelines](https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines).

<sup>5</sup> Pickens, *supra* note 1.

<sup>6</sup> Rhode Island Department of Health Center for Healthy Homes and Environment, *supra* note 3; Katy Pickens, PHDC to Implement Window Standards; Double Hung Windows can have Fixed Upper Sash, RIDOH Says,



***C. Alternatives to Complete Window Replacement on the National Level***

The United States Department of Housing and Urban Development (HUD) has issued guidelines for controlling lead-based paint hazards, with many similar options for treating windows to those discussed in Rhode Island: paint stabilization, eliminating friction surfaces, and making interior windowsills smooth and cleanable.<sup>7</sup> The process for creating a smooth and cleanable surface can include sanding down a windowsill and window trough, until paint dust can adequately be vacuumed. *Id.* HUD explains that there are snap-in replaceable aluminum and vinyl window liner tracks that can be installed with caulk. *Id.* Paint stabilization involves a similar process to stripping and resealing windows, as mentioned above for interim controls in Rhode Island.

There is also a national RRP Rule, regulated by the United States Environmental Protection Agency (EPA);<sup>8</sup> per the RRP Rule under the EPA, only lead-safe certified contractors can perform lead abatement projects that do not classify as “minor repairs or maintenance,” which is a renovation that disrupts six square feet or less of a painted room.<sup>9</sup> The Rhode Island RRP Rule is more restrictive in that it applies to homeowners performing their own projects, whereas the federal RRP Rule does not – only landlords renting out their properties.<sup>10</sup>

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Providence Preservation Society (Nov. 18, 2024), <https://ppsri.org/phdc-to-implement-window-standards-double-hung-windows-can-have-fixed-upper-sash-ridoh-says/>.

<sup>7</sup> U.S. Department of Housing and Urban Development, *supra* note 4.

<sup>8</sup> Lead Renovation, Repair and Painting Program, United States Environmental Protection Agency, <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program>.

<sup>9</sup> U.S. Environmental Protection Agency, EPA Lead-Based Paint Program Frequent Questions (October 28, 2023), Question (23002-18381), [https://www.epa.gov/system/files/documents/2023-10/full\\_lead\\_fqs\\_october\\_28\\_2023.pdf](https://www.epa.gov/system/files/documents/2023-10/full_lead_fqs_october_28_2023.pdf).

<sup>10</sup> Lead Renovation, Repair and Painting Program, *supra* note 8; the RRP Rule also applies to those who operate a childcare center out of their home, and those who flip houses.

**III. Conclusion**

Rhode Island’s law requires certain lead abatement projects to be done by a licensed lead professional, including those that attempt to repair windows affected by lead-based paint. Replacing windows can be found to be altering a character defining feature, especially if the windows are original or very old. The most widely used interim controls acting as an alternative to full replacement of windows, is removing the lead paint from the windows, installing liners to lessen friction between the painted components of the windows, and creating smooth, cleanable surfaces on windows for the lead particles. As stripping and resealing the lead paint is not always guaranteed to entirely remove the lead-based paint and allow a building to be in conformity with lead laws, the option of applying liners appears to be preferred. However, if replacing a double hung window with a fixed upper portion, only the bottom part of the window needs to be replaced.