TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, July 17, 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

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 June Minutes

   2. **Review of Special Meeting Minutes for 14 Union and 41 Church**

3. **Application Reviews**

   1. **25-12: 125 Hope Street, 125 Hope Street, LLC**

      Discuss and act on potential demolition and redevelopment of property or rehabilitation of existing property.

   2. **25-25: 14 Union St, Lou Cabral**

      Discuss and act on changes to house, garage features, and other features.

   3. **25-48: 276 High St, Timothy Finucane**

      Discuss and act on replacement of windows, doors, and other features.

   4. **25-49: 62 Franklin St, 62 FRANKLIN LLC**

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Discuss and act on replacement of vinyl double hung window with vinyl casement window.

5. **25-54: 5 Milk Street, Mary Ann Pellegrino**

Discuss and Act on replacement of windows.

6. **25-58: 146 High St, Mike Fanning**

Discuss and act on installation of shed on property.

7. **25-77: 220 Hope St, Charles Tansey**

Discuss and act on replacement of windows in bulkhead added in 2005.

8. **25-78: 39 State St, Vincent Pacifico**

Discuss and Act on addition of sign to building.

9. **25-80: 30 Union St, Karen and Brad Clair**

Discuss and Act on addition of dormer to match existing dormer on garage.

10. **25-82: 224 Hope St, Gregory Leonetti**

Discuss and Act on replacement of windows with Marvin replacement windows.

11. **25-83: 116 State Street, Michael and Ann Infnate**

Discuss and act on installation of fence.

12. **25-84: 321 High St, William H.& Cynthia J. Cole**

Discuss and act on replacement of railings and stairs on front porch.

13. **25-76: 1200 Hope St, Infinity 1217 LLC**

Discuss and act on new signage, entry gates, and changes to approved carriage house designs.

4. Concept Review

1. **CRHD 25-4: 1237 Hope St, David Manocchino**

Concept Review for addition to home, including attached ADU and kitchen expansion.

2. **CRHD-25-5: 18 Burnside St, John Marshall**

Concept review for redevelopment of buildings at 18 Burnside and 1 Resolute.

5. **Monitor Reports & Project Updates**

6. **HDC Coordinator Reports & Project Updates**

7. **HDC Coordinator Approvals**

8. **Other Business**

9. **Adjourn**

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, June 5, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

1. Pledge of Allegiance

The meeting was called to order at 7:00PM, and the Pledge of Allegiance was promptly recited afterwards.

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

Absent: Page and Bergenholtz

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the May 1, 2025 meeting.

Lima: Are there any questions or comments?

Church: There is a typo on page 21, the second paragraph about 6 lines down where it talks about the photo that shows the attic. The second "shows" should come out.

Lima: Okay. Anything else?

Allen: On page 17. The first paragraph where Nick said "there's a chunk but I couldn't find a specific window pattern". I couldn't figure out what that meant.

Toth: I was referring to a large portion like 75 pages long of an email that was sent to me and I only took a "chunk" of it to review and couldn't find the specific pattern of the window that the applicant wanted to use.

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Allen: Thanks for the clarification. On page 21 also in same paragraph where it says "you can see where they supported the four boards" it should say "floorboards". Just a little bit further down where the parentheses are it says "there is a deck that is right below the roof line and there are three door" it should be "three doors" instead. At the top of that same paragraph, it should read "redoing" the third floor. That's it.

Lima: Okay.

Millard: On page 27, the second paragraph, it is Bob Holt not Hope.

Lima: Anything else? Can we have a motion to accept the minutes?

Motion made by Church to accept the minutes of the May 1, 2025 meeting as corrected; Seconded by Allen.

Voting Yea: Millard, Church, Allen, Lima, Ponder, and O'Loughlin

2B. Review of minutes of the 14 Union and 41 Church special meeting.

Teitz: I would like to have you vote to continue this to the July meeting because I don't think these minutes adequately describe what was done there. To me it is very confusing. I would like to see it done in more detail.

Lima: Okay.

Motion made by Allen to continue the review the minutes to the July 17, 2025 meeting; Seconded by Church.

Voting Yea: Allen, Lima, Millard, Ponder, O'Loughlin, and Church

3. Application Reviews

3A. 25-25: 14 Union St, Lou Cabral Discuss and act on demolition of current garage, construction of new garage, exterior features on garage and house, additions to house.

Lou Cabral present.

Cabral: Good evening. I am here to continue the process of trying to get 14 Union Street through the process. The major change that you will see in the packet from previous submission is the garage roof design. I had been trying to accommodate a lot of interest with that garage roof design, and it was not coming out attractive at all. So, I decided to just go back to what was approved by the Zoning Board and that's what was submitted for discussion here tonight. So that's the biggest move from what I had previously put before you and I think the discussion that we had during the tour of the house my understanding was that we are going to keep the windows that are there in what I am interpreting to be the original house, and we will move forward with that. And with that I will open up to any questions from you.

Lima: Does anyone have any questions or comments?

Allen: No.

Ponder: No.

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

Church: The original house is shingled and the addition is going to be clapboard?

Cabral: Correct.

Church: And the window configuration will match the rest of the house?

Cabral: Correct.

Church: Do we have product sheets for the windows and doors?

Cabral: The front door of the house will stay. I don't have the cut sheets for the doors to the addition or garage yet.

Church: We need to have those so they can be approved officially because right now if we approve them, we're

not specifying exactly which doors can be used and there is kind of a patio door thing in the back, correct?

Cabral: Correct.

Church: Don't you agree?

Lima: It should be here. If we approve some of the work and it be contingent upon receiving the cut sheets for our next meeting, would you be able to begin work?

Cabral: So, where we are right now the Architect is working on construction documents and to get those construction documents in front of the Building Inspector. So, right now we're waiting to get confirmation what this Commission is going to allow me to do with garage in terms of the roof because that's the biggest impediment to me being able to move forward in completing the overall design of the project. In terms of getting cut sheets, I believe that at the previous meeting Mr. Allen was appointed the Project Monitor. If the Commission would allow it, I can work with Mr. Allen and get him all of the information, and he can provide as he sees fit and we can try to move this forward.

Allen: I'm not sure that I would be comfortable with that. I think it is very pertinent material that needs to be presented to the Commission at the meeting. We can grant you permission tonight if we so vote regarding everything on the garage but just leaving out the garage door and the rear door on the patio for now if that's okay.

Cabral: Okay. I can get you that information for the next meeting.

Teitz: Also, the windows and doors for the second-floor addition as well as the bulkhead. We need cut sheets for everything. Since the Architect is working on the construction drawings then there is time to decide on what kind of windows and doors he wants to specify.

Allen: Okay.

Cabral: On second floor addition, I did bring a sample of the window to the previous meeting and that sample was also available during the tour of the house.

Lima: In order for us to have it in the record, we need to have the cut sheet and the explanation of those windows.

Cabral: I will have cut sheets. I know it's the Andersen A Series windows with fibrex exterior with wood interior. I will have it for you for next meeting. Those will be for the addition and for the garage. They will be 6 over 1 and it will be a true divided window.

Lima: So, what we need cut sheets for are the windows, the bulkhead, the garage door, and the back door.

Allen: And do you have a door into the garage other than the garage door?

Cabral: Yes.

Allen: We will need the cut sheet for that as well.

Church: Have all of the materials for this balcony been approved?

Lima: I believe so.

Cabral: It's all going to be the same materials that was used for the porch out front.

Church: And that was?

Cabral: Wood, mahogany, and accoya.

Church: And there is a door up there also?

Cabral: Correct.

Church: Is that going to be the same as the front door?

Cabral: Probably for consistency it will mimic the front door as much as possible.

Church: So, you are going to have it specially constructed?

Cabral: Possibly.

Church: We will need to know one way or another and we will need to have the material list in the file.

Cabral: I thought the plans had that.

Allen: They did.

Lima: If it is here, then we may not need a list.

Cabral: If you would like me to make a list, I can certainly do that.

Lima: Consult with Nick on that.

Cabral: Just so I am clear cut sheets for the Andersen 6 over 1 windows, for the addition and the garage, cut sheets for the 3 garage bay doors, and the garage door that faces Union Street, the doors on the patio, the door on the balcony on the second floor. Am I missing anything?

Church: The lights outside the door.

Allen: You have lights for the porch?

Cabral: That will be the same lights throughout.

Allen: If there's lighting for the outside on the garage, we need all of that.

Cabral: Okay.

Church: The front door lights.

Lima: When we get the specs, then we'll know where they are. You do have enough to begin some work? Correct.

Cabral: Yes. At the last meeting, you made it very clear that I could begin work on some of the exterior. I am coordinating with contractors to look at what we can start doing on the interior right now to advance this project forward and hopefully get approval here so we can move progressively forward

Lima: Okay.

Church: The new roof on the garage, did that change the height?

Cabral: No.

Lima: Zoning had to approve that.

Cabral: Correct.

Lima: Any questions?

Ponder: Are we voting on anything tonight?

Lima: We are voting on that fact that he can begin the work on the roof of the garage and then continuing the materials and other items to the next meeting.

Ponder: Okay.

Allen: Did we ever vote on the demolition of existing garage?

Cabral: You have not voted on that.

Allen: That is something that we will need to do and have you come in front of us to do.

Toth: We have that on the agenda.

Lima: Oh, it is? Okay. We can vote on that.

Church: I don't see it on the application.

Allen: No, it's not.

Lima: It was on the previous application.

Teitz: It is on the agenda. Discuss and act on demolition of current garage, construction of new garage, exterior features on garage and house, additions to house.

Toth: It's under reconstruction.

Teitz: It says act on demolition of current garage. It's properly noticed.

Lima: Okay. Thank you. Anything else? Can we have a motion please?

Teitz: Whoever make the motion just do a finding of fact about age and historical value of the garage that you are allowing demolition for.

Allen: Do you know what the age is?

Teitz: I don't know. That's why I'm raising the question. I mean, it seems like all this attention has been based on the new one rather than the old one so there should be a finding of fact. Does the applicant have any information on that?

Cabral: I do not.

Church: I don't believe that garage is a contributing feature of that property.

Allen: I agree.

Church: I would say that it has no architectural or historical value.

Allen: Andy, can we say that.

Teitz: It's up to you if you believe that. That's why I would like you to make those findings.

Church: Does it have a horse stall in it?

Cabral: It does not.

Motion made by Church to approve demolition of the existing garage and the construction of a new garage with the installation of the windows and doors to be continued to a future meeting in order to obtain the cut sheets. A finding of fact with regard to the demolition of the existing garage that the existing garage does not have any historical or architectural features or value that would be lost with its demolition; Seconded by Allen.

Voting Yea: Ponder, Lima, Allen, Church, Millard, and O'Loughlin.

Secretary of Interior Standards: 4, 9

Project Monitor: John Allen

3B. 25-49: 62 Franklin St, 62 FRANKLIN LLC Discuss and act on replacement of vinyl double hung window with vinyl casement window.

No one present.

Motion made by Lima to continue the application to the July 17, 2025 meeting; Seconded by Allen.

Voting Yea: Lima, Millard, Allen, Church, Ponder, and O'Loughlin

3C. 25-50: 60 Court Street, Robert McKenna Discuss and act on replacement of casement window with clad wood window.

Robert McKenna present.

McKenna: Good evening. My wife and I own the property at 60 Court Street. There is a window on the driveway side of house that is in terrible disrepair and is not functioning and our purpose is to replace that particular window. You should have photographs of the window in the packet as well as the specification sheet for the proposed replacement.

Church: The window that you want to replace is an all wood window.

McKenna: Yes.

Church: And the replacement window is a?

McKenna: The goal is to do a wood frame with a vinyl clad. I asked about fibrex for that particular window style and it doesn't exist.

Church: What are the other windows in house as far as the materials?

McKenna: The original windows in the house are wood with aluminum storm window covers.

Lima: Any questions. Is there anyone in the audience who would like to speak for or against this application?

Church: I object to vinyl clad. Aluminum clad would be acceptable.

Allen: You have on the description of the work vinyl or aluminum. Does that window come in aluminum?

McKenna: When I submitted the application, I just put both to get before the Commission. I don't know the answer to that. I'm happy to do the aluminum clad if it exists. I can check. If it doesn't, then I would request use of the vinyl clad.

Millard: Is this in the kitchen area?

McKenna: Yes. It's the typical kitchen window that folds out over the sink.

Allen: Is this visible from the street?

McKenna: Yes, if you kind of stick your head down the driveway.

Allen: Okay.

McKenna: Towards that back of the house.

Church: The house is on the south side of the street.

McKenna: That's correct. The windows is on the southwest corner.

Allen: I would be okay with it. If you could get aluminum, I would rather see it, but if you can't okay with it. Since it is towards the back and not that visible.

McKenna: If Andersen manufactures one, I will use it.

Lima: Any other questions or comments and no one in the audience is jumping forward so, can we have a motion?

Motion made by Allen to accept the application for the replacement of a non-functioning casement window on the first floor on the west side of the residence as presented with an Andersen 400 series window with preferably aluminum clad, if available, and vinyl clad if the aluminum clad is not available; Seconded by Ponder.

Voting Yea: Allen, Ponder, Church, Millard, O'Loughlin, and Lima

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: When you receive your certificate, please put it in the front where visible so your neighbors see that your legal.

McKenna: I will do that.

Toth: It will be available next week.

Lima: Thank you.

McKenna: Thank you.

3D. 25-51: 125 Thames St, Bristol Lofts LLC Discuss and act on removal of roof for building 2.

Tyler Langlois present.

Langlois: Good evening. I am here to talk about the removal of the roof on an interior structure known as Building 2. I have some additional information to pass out.

Toth: Just give it to the Commission.

Langlois: (Hands additional papers to the Commission.) We have reviewed this with the Rhode Island Historic Preservation and the National Park Service, and we did receive their approval. What I have provided is a description of the work on the second page and to give you some context, on the third page, there is a colored map. In the middle, in green, is Building 2. Originally, that had been planned for interior parking, but once we got in there structurally it was in a condition and a dimension that it just didn't work. So, the decision was made to remove that roof and create an open-air interior courtyard space. And to give you a perspective as well, the last two pages have photographs. This will not impact the street view or any perspective from outside of the building. What you see highlighted in white there, that's Building 2 on Thames Street

façade, that's a four-story structure. If you go to the water side, you can see that one story five windows which is the far western end of Building 2 which will remain. So, if you were to go back to the colored map, that end piece that's called Building 2C, the one-story structure will remain, and Building 2 in the middle will be removed and the last two pages will give you a picture of what it will look like from the outside.

Lima: So, no one will see the stuff on the interior. They will just think it is all one.

Langlois: Correct.

Teitz: Building 2C will remain?

Langlois: Building 2C will remain and Building 2B will remain.

Ponder: Building 2 and 2A on the Thames Street side are going away?

Langlois: No. Building 2A is the four-story structure on Thames Street façade in that first photograph highlighted in white. That's Building 2A, the red stucco building which is the oldest building on the property is Building 1 and to the left of Building 2A is another four-story structure which is Building 7 and that will remain as well.

Ponder: Okay.

Allen: So, Building 2 is just going to become an open-air courtyard basically.

Langlois: Correct. Just Building 2. Not 2A or anything else.

Allen: Got it.

Teitz: So, I'm just trying to clarify. I'm just trying to match the plans and the color drawings and photos.

Langlois: Yes.

Teitz: The Thames Street side of Building 2 you're showing like a stairway still there?

Langlois: Correct.

Teitz: So, there's going to be like about one room step there, it's not just going to be like a wall held up with steel.

Langlois: There's brick on both sides.

Teitz: I'm looking at A1.1 and I see stairs there.

Langlois: Yes. Those stairs are in Building 2A and those remain and on the back side of the stairs you see a darker line, that's a masonry four-story wall and then that X you see there is a masonry brick elevator shaft which is four-story as well. That's all remaining.

Lima: Is anything going to change from the exterior view that we see?

Langlois: No.

Lima: So, what we see now is going to stay there. The windows, the brick, everything? It will be the same except if we were flying over it, we would see a courtyard.

Langlois: Correct. From the Thames Street façade and from the water, it will look the same.

Ponder: So, if I look at the last page of this application, I see Building 1, the one on the water side, 1C.

Langlois: Yes.

Ponder: And you'll see on the Thames Street side the back of Building 1A and the elevator shaft is that right.

Langlois: So, in this picture here highlighted in white that four-story building is 2A, that' a stairwell.

Ponder: So, on the very last one, if you look to from the water to the Thames Street side this is the back of the structure.

Langlois: The angled roof with the large masonry stack?

Ponder: Yes.

Langlois: That's Building 1. That's remaining. If you look way in the back and see those 3 little windows

Ponder: Yes.

Langlois: That's part of Building 2A. Those are remaining.

Ponder: I just wanted clarification.

Langlois: To the left of those 3 little windows, that's that masonry shaft, that's that elevator shaft.

Ponder: Okay. Thanks.

Teitz: So, Buildings 1 and 7 now look out on a roof.

Langlois: Correct.

Teitz: And instead, they will look out on an open-air courtyard.

Langlois: Correct.

Ponder: So, from this picture, the thing you want to demolish we can't see at all.

Langlois: Correct. That's the key point.

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

Allen: Is that all we're looking at today? I note that that there's also approval for a cedar fence for the parking lot on Thames Street and I understand that was actually administratively approved.

Toth: Yes, that was all Thames Street rontage.

Allen: My concern is this is a commercial project, and we haven't seen the fence and I'm wondering if that's something that shouldn't have been approved administratively.

Church: Is the application in the file?

Toth: It is.

Church: It should be in the file showing the product sheet.

Allen: It is?

Toth: I may have shoved it in there already.

Allen: The reason I'm saying this is the neighbors have been very vocal about what they're going to be looking at and what the light is coming into their properties. I think it's something we should have looked at instead of it being approved administratively.

Toth: Okay.

Lima: I don't see it.

Toth: It's probably just online.

Church: I think anything having to do with this project should come before us.

Toth: Okay, not a problem.

Lima: Well, the fence isn't going up tomorrow, is it?

Langlois: No.

Lima: Okay. Andy, what do you think?

Teitz: I don't think. You have guidelines that allow for administrative permits. So, I don't think you can really pick and choose and say that you want to look at this one but not that one. I think you have to delegate it or not. I do know for what it's worth there's also been intense review by the Planning Board on this including the fence and the neighbors have been involved for a lot of it so if you are worried about the neighbors, I wouldn't be. It's really a question for you. If you want to change it then we look periodically at what we have as administrative review, then you should change it. I don't think you can pick and choose. Unless you want to say if it's more than 100 linear feet we want to review it, something like that, but under what your regulations are right now I don't think you can.

Lima: Okay. Thank you.

Millard: Can we ask you to describe it?

Langlois: It's a closed board red cedar fence.

Church: How tall?

Langlois: It varies. I think it's 6ft at one point and 4ft at another point on the site.

Church: Is it around the perimeter?

Langlois: It is. This was a very difficult process. There is some existing fence around the perimeter of the Thames Street parking lot. Some of which will remain. But a good amount of it we are putting in this new cedar wood fence and just so you know, I met personally with all of the neighbors that are abutting the property. We wanted to be good neighbors.

Millard: Good.

Allen: Cedar post as well?

Langlois: Cedar post.

Lima: I think since Planning and Zoning have already been through this, we should be all set.

Allen: Okay.

Lima: So, where are we Andy?

Teitz: You'll need a motion with some findings on the roof removal and I would just want to suggest that you might be able to also rely on or at least reference the approval from the Rhode Island State Historic and Preservation and Heritage Commission as far as their review under Section 106.

Lima: Okay.

Church: I'll make a motion.

Motion made by Church to approve the application as presented for the removal of the roof on Building 2 with

a finding of fact that this removal was approved by the Rhode Island Historic Preservation Commission and the National Park Service. Further, the historic character of the property will be retained and preserved; Seconded by Ponder.

Voting Yea: Lima, Millard, Ponder, Church, Allen, and O'Loughlin

Secretary of Interior Standards: 2

Project Monitor: Chris Ponder

Lima: Your certificate will be available.

Toth: It will be available next week.

Lima: When it is available, please put it in the front of the building where visible so that everyone knows you have approval.

Langlois: Thank you.

3E. 25-54: 5 Milk Street, Mary Ann Pellegrino Discuss and act on replacement of windows to match previously approved windows in house.

Mary Ann Pellegrino present.

(Additional information is passed out to the Commission.)

Pellegrino: Hi. I need to replace the windows on second floor in my house because they are old and they're losing a lot of heat and they're broken. I had a fire down the stairs in 1997/1998 and, Ory, you were the monitor of that, and the windows that were approved for that are on the 3rd and 4th page and I want to match those with the windows upstairs to make it uniform in the house. It's a Harvey classic window. I know that it was wood on the inside because I can remember my father painting them.

Church: How many windows total?

Pellegrino: There are 13 upstairs, and I have 6 of these windows downstairs that I want to match upstairs.

Church: But you're just replacing upstairs right now?

Pellegrino: Yes, just upstairs. I have 6 to replace downstairs, but not right now.

Church: This product sheet doesn't state the materials of the windows. The only thing it mentions is the fiberglass frame. It doesn't state what the material of the window is.

Lima: Well, there's already this kind of window already on the house. Correct?

Pellegrino: Yes. There's 6 of them downstairs from when I had my fire.

Lima: Right. I just wanted to clarify that. We may request that you get the cut sheet from the manufacturer, or you can ask the installer to provide it to us so we can know that in fact it is the same window now that was there.

Pellegrino: Absolutely.

Teitz: What if the old ones are vinyl?

Lima: Then we approved it back then.

Teitz: I'm just raising the question.

Lima: I know.

Church: There are no muntins in the window?

Pellegrino: No.

Church: It's all one glass?

Pellegrino: Correct. I know they are wood because my father painted them.

Lima: These are pictures that we have. Can you just come and look at them so I can share them with everyone.

Pellegrino: Yes. (Approaches the Commission.)

Teitz: Just put on the record, Ory, what you are discussing.

Lima: We are discussing photographs from June 1997 5 Milk Street repair after fire photos. It's going to look like this.

Pellegrino: This one.

Lima: This is the window that was repaired after the fire she had.

Ponder: So, these pictures. The windows have been repaired?

Pellegrino: Correct.

Lima: Yes.

Ponder: And the reason you're here today is to change the old ones upstairs to match these.

Pellegrino: Yes.

Teitz: But there's no cut sheet from 1997. That would be the answer. That's why we ask for cut sheets for the future.

Allen: So, the windows here are 4 over 4.

Pellegrino: Yes.

Allen: And what you're asking to replace them with are 1 over 1.

Toth: I think they're 2 over 2.

Church: What about the window in the dormer in the attic?

Allen: Susan was asking about the window in the dormer.

Pellegrino: Yes, I'm replacing that also.

Church: With that curve on the top?

Pellegrino: They can do that.

Church: Good.

Lima: We do not have a cut sheet for the windows.

Church: So, the downstairs windows are now vinyl windows?

Pellegrino: The ones in the front are all metal. The ones that we replaced from the fire are wood.

Church: Downstairs are all wood?

Pellegrino: Yes.

Church: What about existing ones?

Pellegrino: Upstairs?

Church: Downstairs?

Pellegrino: The ones replaced from the fire?

Church: Well, it was just the fire in the back. Correct?

Pellegrino: It was 6 windows which came around from the kitchen in the back were wood.

Church: How about the front of the house.

Pellegrino: Those are all metal. Those will be replaced with the same windows later on.

Lima: Is there a possibility for a site visit or if Nick should go? Andy, what should we do? There is nothing here in the record to indicate from that time for the cut sheet.

Teitz: I would suggest to have Nick check out what's there now and also would give the owner time to provide us with a proper cut sheet of what's proposed since this does not indicate any type of materials. We may be barking up the wrong tree and a site visit may be premature. I would suggest continuing the application. Tell the contractor he needs to give you the proper information. It would also be good if you went around and take pictures of all four sides of your house and mark which windows you are talking about replacing.

Toth: If I get them far in advance I can put them in the packet.

Pellegrino: Thank you.

Lima: There's something from David Rose, in 1997. No mention of materials, just drawings.

Pellegrino: That's my contractor.

Lima: Nothing here having to do with the windows.

Church: The windows in front of the house, do they have divided light like 4 over 4?

Pellegrino: No, because I want them to match the ones downstairs. These are the newer windows. These are the ones that were replaced after the fire. These are the ones in the kitchen.

Church: But downstairs you have 4 over 4.

Teitz: This is the way the front porch looks today. (Shows image from his computer.) The door has a lot of details with side lights and so on. But the two windows on the first floor are 1 over 1 and I think that's a storm window. Is that a wooden storm window?

Pellegrino: No, aluminum.

Teitz: If it's aluminum then the window is probably a 4 pane I don't know if it's 2 over 2 or just a single because we're only seeing part of it, but they're something there because if it is an aluminum storm window it wouldn't have a cross piece like that.

Church: I think she has it halfway up.

Teitz: I'm talking about the window right in the front on the porch. There's clearly something behind the storm windows.

Church: This is a really cute house. Who knows in 1816 what the configuration may have been.

Lima: Well, we're going to have to get the proper information and pictures. Can I have everyone's packets so we can hang onto them for the next meeting.

Teitz: You'll need a motion.

Toth: Just as a note and I just discussed this with Andy just because we've been having so many site visits, going

forward just any time someone has windows they want to replace, I'm just going to start going there myself before the meetings.

Teitz: I think we really need to make sure that people have in their applications some sort of visual thing that describes or shows us which windows they are going to do. Whether they have an architect do it or if they just take photos themselves and circle it with a highlighter or magic marker. I think we need to have that to be able to see it and not just a written description.

Lima: Could we have a motion.

Motion made by Allen to continue the application to the July 17, 2025 meeting; Seconded by Church.

Voting Yea: Allen, Lima, Church, Ponder, O'Loughlin, and Millard

3F. 25-55: 7 Pleasant St, Loretta Tassoni Discuss and act on replacement of basement windows.

Loretta Tassoni present.

Tassoni: Hi. I would like to replace two basement windows.

Church: I noticed that they are vinyl replacement windows.

Tassoni: Yes. I have vinyl throughout the whole house so it will match what is there already.

Allen: What are the windows that you are replacing?

Tassoni: There are two basement windows. One on the driveway side which is the west side of the house and one on the street which is the south side of the house.

Allen: What's the material of the current windows?

Tassoni: Currently they're wood and close to being sawdust.

Ponder: And you're not replacing the second one on the street side?

Tassoni: No, that's where the oil tank is.

Ponder: So, basically the one at the corner.

Tassoni: Exactly.

Lima: Are there any questions?

Teitz: What are you doing with the dryer vent?

Tassoni: They're going to put in a dryer vent. The window that's on the driveway side now is a hopper window and they don't make those anymore so they're going to shorten that window and they'll put wood there to make the windows the same size and then put the dryer vent through the wooden portion.

Ponder: So, the one you have now is 9 panes.

Tassoni: Yes, it's a huge hopper.

Ponder: And it will become 6 panes and wood to the left and that's on driveway.

Tassoni: Yes. The contractor said that he's never seen one so big. I didn't even know that's what it was until he explained it to me.

Teitz: You just want to make sure to make it clear in your approval that is not a replacement of the window exactly and that you will have a portion of the window being blocked to add the vent.

Lima: Okay.

Millard: Will he make this window 3 over 3 like this one?

Tassoni: Yes, they'll all match.

Ponder: What's the wood going to be on the left of the window.

Tassoni: I'm not sure. They didn't say.

Church: We could state that it has to be natural wood to fill in that space.

Tassoni: It will be natural wood. As opposed to what?

Allen: Plywood.

Tassoni: No, I wouldn’t allow it.

Church: You say that was a coal hopper?

Tassoni: Yes.

Church: That’s kind of historic.

Tassoni: Well, there’s a washer and dryer there now. I don’t bring in coal.

Ponder: And you said that all of your other windows are vinyl?

Tassoni: Yes, the entire house is vinyl and it has aluminum siding. I don’t know when that was put on.

Lima: Any other questions? Is there anyone in the audience who would like to speak for or against this application? Could we have a motion?

Motion made by Ponder to approve the application as presented to replace two basement windows with the Harmony 100 series with a finding of fact that the rest of the windows in the house are vinyl. Also, a finding of fact that the window on the driveway will be shortened with a wood insert on left side to accommodate a dryer vent and there’s no mention of the material of that covering, but it will be specified that it needs to be natural wood. Further, a finding of fact that the basement windows are a not contributing feature of the house; Seconded by Church.

Voting Yea: Church, Ponder, Lima, O’Loughlin, Allen, and Millard

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Lima: When the certificate is ready, please put it up in the front where visible.

Toth: It will be available next week. Just make sure they pull the building permit.

Tassoni: Thank you.

3G. 25-58: 146 High St, Mike Fanning Discuss and act on installation of shed on property.

No one present.

Motion made by Lima to continue the application to the July 17, 2025 meeting; Seconded by Allen.

Voting Yea: Lima, Millard, Allen, Church, Ponder, and O'Loughlin

3H. 25-61: 60 Thames St, Bristol Lofts LLC Discuss and act to remove asbestos siding, repair and replace clapboard in-kind as needed, replace windows.

Tyler Langlois present.

Langlois: Hello again. This is a single-family home across the street from the mill redevelopment. This will be a single-family rental when completed. This building has been disregarded, and it has been in disrepair for a number of years now. What we are looking to do is remove the siding that's on the building and expose original clapboard and repair or replace as needed the original clapboards. Also, replacing all of the windows. There are 19 total. There are two in the photos that would be removed all together and replace the remainder. I provided some cut sheets from Sturgis windows. These would be vinyl replacements. There are vinyl windows there now and the replacements would be 6 over 6. The doors will remain as well as the trim. Same with the door on the back side. There are no dryer vents or any other ventilation on the side walls.

Lima: What are you going to do with the entrance to the basement?

Langlois: It will be cleaned up and it will remain.

Lima: Okay.

Allen: So, all of the windows are vinyl?

Langlois: I believe so. It's a mixed bag. Some are 6 over 6, some are 1 over 1, some are 2 over 1, and some have storms and some don't.

Ponder: Which windows are you removing?

Langlois: All of the windows are being replaced, but two are not being put back. One would be on the back façade above the door, that small little window

Lima: Can you bring those up and show us?

(Langlois approaches the Commission to show the photos.)

Church: When you take the siding off you might find that there's balusters on the corners.

Langlois: Whatever we find, we want to keep and restore. Repair and replace in kind.

Church: This is a Greek revival from 1840 and that's a feature you find on most of those houses.

Millard: The front door doesn't look early. What are your plans for replacing that and how about the side lights? Are those actual side lights?

Langlois: They are I believe. If the door is in decent condition, I intend to keep the door, trim and side lights.

Church: And any trim around it as well because once you take that stuff off those windows will pop out and it will be gorgeous.

Millard: I don't think it's an early door.

Langlois: It's not original.

Church: What was the second window that you're going to remove? Is it on the north elevation?

Langlois: (Shows picture to Susan.) It's right here. This little one.

Ponder: Is there a tenant in there now?

Langlois: There is not.

Ponder: Okay.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? Can we have a motion please.

Motion made by Allen to accept the application as presented for the removal of asbestos siding, repair and replace the clapboards and other features that may be found as needed, and to replace the vinyl windows that currently exist on the house with vinyl replacement windows with 6 over 6 configuration; Seconded by Ponder.

Voting Yea: Allen, Lima, Ponder, Millard, Church, and O'Loughlin

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Lima: Again, please put the certificate in the front of the house where visible so everyone knows you have permission to do the work.

3I. 25-63: 437 Hope St, Jennifer Charleson Discuss and act on installation of sign for business.

Jennifer Carleson present.

Charleson: Hello. I'm the owner of Plumb Gallery and I am seeking permission to mount a projecting sign on the corner of the building that reads gallery.

Lima: And that's what you have on here?

Charleson: Correct. The person who designed the sign created that mockup.

Lima: Great.

Charleson: Proportions are exactly as shown in that photograph.

Lima: And how are you going to be mounting it on the building.

Charleson: I'm just reading his notes, and it says 1" welded square sock steel with mounting plate holder. I don't know if you know what any of that means.

Lima: I'm reading who it is, and he's done others in the district.

Charleson: Yes. It's the same sign designer and installation team that put in the next-door neighbor's sign up.

Lima: Okay. Good.

Allen: If you could have them install the bolts into the mortar.

Charleson: Yes, into the mortar.

Church: Just make it part of the motion.

Lima: Any questions or comments?

Church: Is it going to be painted?

Charleson: It's called HDU, and it will be painted with raised letters. It will have a black background with raised letters.

Lima: Is there anyone in the audience who would like to speak for or against this application? Could we have a motion please.

Motion made by Allen to accept the application as presented with a stipulation that the bolts for the sign are to be placed in the mortar joints and not in the brick; Seconded by Church.

Voting Yea: Ponder, Church, Lima, Allen, O'Loughlin, and Millard

Secretary of Interior Standards: 9

Project Monitor: Susan Church

Lima: When the certificate is ready, just place it in the front where visible. If you have any problems or questions, just let Nick know and he will let Susan know.

Toth: It will be ready next week.

Charleson: Thank you.

3J. 25-64: 221 Hope St, Nila Asciolla Discuss and act on installation of vent.

Nila Asciolla, Daniel Kusmano, and Robert Lusk

Robert Lusk: We're here to present redoing the unit that Nila has acquired which is going to be beautiful when it is finished. What we need to do is to vent the hood and to vent the bathroom. What we have done and again Greg Speith is the one who has worked on this and he wasn't able to make it tonight, but we were trying to discretely put the vents into the area where the shingles are above the brick on the building. There are some already on the building that were put on previously and we're going to match the color of those. We put them on the façade that we did because it wasn't practical put them in the other direction because it was further from where the bathroom and everything was because of the windows and the window placement and the requirements for the vent placement.

Allen: Is this venting towards the street or the water?

Lusk: Towards the street.

Asciolla: You can't see it from the street because of the brick wall and the shrubs.

Allen: Okay.

Lusk: That's why we put in photos so you can see that it cannot be seen from the street. Even when you get into it with landscaping and everything else, it won't stick out.

Allen: Okay.

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

Motion made by Ponder to approve the application as presented for the installation of two exhaust vents on the street side façade with landscaping cover to block the view; Seconded by Allen.

Voting Yea: Allen, Millard, Lima, Ponder, Church, and O'Loughlin

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: When you receive the certificate, please display it so that everyone in the association knows that you are all set.

Lusk: Thank you very much.

Asciolla: Thank you.

3K. 25-65: 244 Metacom Ave, Andrew Broten Discuss and act on installation of pickleball/basketball court, hoop, net, lighting and fencing.

Andrew Broten present.

Broten: Hello. We're interested in putting in a pickleball/half basketball court just to the north side of the home before you get to the wall where the historic farm area is. We are not altering any aspect of the home itself. It's just the landscaping.

Allen: On the north side?

Broten: Yes, on the north side of the home.

Allen: You will be able to see this from the road?

Broten: You will be able to see it from the road if you can look through the trees and bushes and over the stone wall.

Allen: Okay.

Church: There's no description of any lighting.

Broten: The lighting will be an LCD light, but it will not be on all of the time. It will only be on when someone is playing.

Church: At night?

Broten: Yes.

Church: Is this it? Is it a solar light?

Broten: We're going to connect to a power source but have a solar option on it.

Millard: Are you going to lose any parking?

Broten: We will lose some parking, but we have plenty.

Allen: Could you provide the cut sheets of the lighting you want to install to Nick. We need to have it in the folder.

Lima: Just as a reference in the future.

Broten: Okay.

Allen: Just for two lights?

Broten: Yes. It's a relatively small court so it shouldn't need too much light.

Lima: Any other questions? Is there anyone in the audience who would like to speak for or against this application? Could we have a motion?

Motion made by Allen to accept the application as presented for the installation of a basketball/pickleball court on the property of your home including the concrete base, basketball hoop, pickleball net, some fencing, and two lights, with a stipulation that the applicant provide the cut sheets for the lights to Nick; Seconded by Ponder.

Voting Yea: Lima, Ponder, Allen, Millard, O'Loughlin, and Church

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

Lima: Your certificate will be available after you provide the cut sheets on the light.

Broten: Thank you.

3L. 25-48: 276 High St, Timothy Finucane Discuss and act on replacement of exterior doors, windows, front porch.

No one present.

Motion made by Lima to continue the application to the July 17, 2025 meeting; Seconded by Allen.

Voting Yea: Lima, Millard, Allen, Church, Ponder, and O'Loughlin

3M. 25-66: 15 Church St, Deb Appleyard Discuss and act on installation of sign.

Jennifer Murray present.

Murray: Good evening. I'm here today to ask permission for commercial signage for my retail location. You should have a picture of the sign which had already been made and was in use at my other location prior in Newport, RI. The sign is 30" in diameter and made from PVC. It is very light weight. As you can see there is a bracket which is very suitable for that which we plan on adhering it to the front of the house. There is a spot at top. I want it to be flush and not on any architectural wood pieces. I noticed that being near the water, the house shakes, and I thought that I might double bracket it if allowed. I also thought that it could be possible to make the sign removable since the shop itself won't be open all of the time.

Allen: Like an open sign?

Murray: When I'm not open, or on vacation, I can take it down, or if it is really windy, I can take the sign down so it doesn't get broken. I could either double bracket it or leave it as is and be able to take it down in those instances.

Allen: Nobody has ever asked that question before. I understand your concern.

Murray: I don't wany anybody getting knocked out.

Church: Is this a commercial zone?

Toth: It's downtown and they are already running a business out of it.

Murray: I was told that it was commercial and residential. When I came to Town Hall to pull some information, I was told that information as well.

Teitz: That is allowed zoning.

Church: My biggest concern is that the sign is not installed on the molding.

Murray: Okay. I just want it on a place where it could be easily repaired.

Church: Could you put it on the corner?

Murray: I was going to ask that. I don't have a picture, unfortunately, but I was thinking that would be a good spot for it. It is flush and I wouldn't have to worry about disturbing anything.

Lima: We have a small picture here. Do you want to come up and let us know.

Murray: My thought was to put it right here on the house.

Lima: Right here?

Murray: Correct. Front facing to the right of the driveway. There is a piece of wood here.

Lima: We're looking here. There's a small picture here, Andy.

Teitz: Right.

Murray: If you look at the side of the house on the corner. There is a piece that's probably about 3" or 4" that is flush and I think it would be the best spot.

Church: It's about 8" from the end of the building.

Murray: Correct.

Church: Along the flat part.

Murray: Correct.

Toth: I just want to note that you talk to Ed Tanner that you have the right height since that would be over the sidewalk rather than your steps.

Lima: Right.

Teitz: It is probably going to have to be high enough that you're going to have to use a ladder to take it on and off. You're not going to be able to reach it to take it down. If you were able to reach it without a ladder then it would be too low.

Murray: Right. It would have to be higher. It would be above the first window. I wasn't sure if there is a height restriction.

Toth: I think it's 10ft that is required to be above the sidewalk, and you would have to make sure that you indemnify the Town on your insurance. It basically says that the Town is not responsible if your sign falls off.

Teitz: If your sign blows in the wind and hits someone it's your problem not the Town's.

Murray: I did have a question regarding that. I lease this property from Debra Appleyard. I carry insurance for my business, but does that have to be on my insurance or hers?

Teitz: This has to be on your insurance.

Murray: Okay. Is there specific wording I would have to put in there?

Teitz: It's called an additional insured. The Town of Bristol needs to be an additional insured under your insurance.

Toth: Ed will be able to help you with that.

Lima: What's going to be in there?

Murray: So, it's called Tea and Flowers and it's a flower shop and we sell loose leaf tea and provisions, and everything is prepackaged and cookies, candles, and other fun stuff. That's the first floor and the second room is a workspace and the rest is residential.

Lima: Good luck.

Allen: You threw me off with the photo.

Murray: That was our Newport location. That really wasn't for us. It didn't work out. It was difficult to navigate.

Lima: Well, there's no one in the audience so, can we have a motion?

Motion made by Allen to accept the application as presented for the installation of a sign to be located on the southeast corner of the front of the house as discussed adjacent to the driveway at least 10ft high; Seconded by Ponder.

Voting Yea: Lima, Ponder, Allen, Millard, O'Loughlin, and Church

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

Lima: Certificate will be available next week. Just display it in the front where visible.

Toth: It will be available next week.

4. Concept Review

5. Monitor Reports & Project Updates

Toth: My updates. John, you had sent me a few items. Off the top of my head, I have not heard anything again from 96 High.

Allen: You will.

Toth: I know. Bob McNamara, I just got to get back to him. He seems to be open to getting that taken care of so we can get that squared up. The fence up at Pick & Pay, I don't know if there is much I can do there. They pulled the permit. The fence down on State Street, I don't know.

Teitz: The developer is going to be coming back in for another phase 2. They are going to develop the corner and the area under the parking deck. Mr. Royer won the court suit although it's still on appeal to the Supreme Court, but the Superior Court basically upheld his version of the documents that he has the right to use the parking on the bottom level of the deck. So, he is going to come in. Diane Williamson, Ed Tanner, Nick, and I had a meeting with them to discuss what they were thinking about, and they wanted to know what we were thinking about and there will probably be a more formal pre-application meeting which will include a TRC meeting which will include a member of the Historic District Commission at that meeting. So, they are planning on coming back in for probably something similar to what they had the last time, a commercial building on the corner with commercial below and residences above and something residential down towards Thames Street but smaller scale than what was proposed previously. We're not pushing them yet on the fence. I did take advantage of that meeting to remind them that they were in violation, but we're trying to encourage them to do something with the whole thing as opposed to simply put up a nicer fence.

Allen: That's fine. Sounds good.

Allen: Just going back to your report, just 96 High for example.

Toth: Yes.

Allen: You have contacted him at least three or four times.

Toth: Yes.

Allen: And he's not doing anything. What is the next step because there is no ramification?

Teitz: This is the fence that was put up with no permission.

Toth: No, this was the gutters that were put up with no permission.

Allen: He claimed that they never had wood gutters, but we opened the folder and there were rotten wood gutters

that he was replacing, and he came in to talk about replacing some boards at the top of the house. So, he had replaced the wood gutters. He had taken those down and put up aluminum K gutters. We told him that he needs to come back with an application, and he said that he would only use wood gutters, and we said okay that he needed to put an application in and he never did. Now he's coming back and saying that he'll use fiberglass gutters, but he still never put in an application. This has gone on since April of last year.

Teitz: I think we've given him enough time. You said that this is 96 High Street?

Toth: Yes.

Teitz: I think we will do a notice of violation and a summons to Municipal Court.

Lima: We haven't done that in a while.

Teitz: We haven't and it's probably overdue.

Church: How about neon signs.

Toth: We're not going to touch neon signs.

Teitz: We're going to amend the regulations. So, if someone comes and it is not permanently attached to the window and removable and it's under a certain size approximately 2ft by 2ft and it's for opening and closing, then we want to make them allowable rather than fighting with shop owners everywhere. We do allow these big open and close flags and signs and if it's a small neon sign, that seems to be the best way to handle it.

Lima: It's best to pick our battles.

Allen: Okay.

Lima: How about the guy across the street.

Toth: Which guy? Right there?

Lima: Yes.

Toth: I took a walk by there a few times while they're working and I cannot figure out if they're doing anything on the exterior.

Lima: They had taken some of the siding off.

Toth: Every time I walk by, and I walked by there this morning, I couldn't tell what they were doing. It seems like they're doing insulation.

Lima: That's what I thought.

Toth: It seems like interior work, so I don't think they're changing anything, but I have been keeping an eye on it.

Lima: Great. Anything else?

6. HDC Coordinator Reports & Project Updates

Allen: I don't have the address, but the brick house on corner of John Street and Hope Street.

Toth: 417 Hope Street.

Allen: I met with the contractor. One of the things we discussed was my overseeing where the dormers were going to be on the back of the building just so they weren't visible from Hope Street. We met and I did approve two locations, and I think they are evenly spaced on the back of the building, and I think they'll look great. There is still an issue with the roof on the portico on the front of the house. There's some kind of metal. He's not sure, but it's failing. He's looking into another metal replacement. He thinks it might be led on there now and he wants to have something that looks like exactly like what is there so whether it is a painted metal or something like that. He will be coming back to us that. We also discussed a little bit more about the front porch and how that's being replaced but he's still not certain how it's going to go. I think he's doing a great job.

Ponder: The place looks great.

Allen: I think so too. I got a chance to go inside and it's nice.

Lima: Anything else?

Allen: No.

7. HDC Coordinator Approvals

8. Other Business

Church: The next meeting is on the 17th?

Toth: Yes. The 3rd, Town Hall is closing early, and no one wants to be fighting the traffic around the Town.

Lima: It's fireworks night as well.

Toth: The 10th has been claimed by the Planning Board. So, the next date available is the 17th.

Church: Okay.

Church: We need to tell these applicants that we need to have cut sheets, pictures and details. We keep getting applications with incomplete details and that's not good.

Toth: I will make sure to push people more on details.

Church: Yeah, it's hard to make a decision.

Toth: I'm just going to start being stricter about details. I'll get it taken care of. As I stated earlier, when it comes to applications regarding window replacements, I'm just going to start going out there myself.

Teitz: It's not expensive. Some of the best ones we've had are the ones that have been handmade where they take a picture and circle which ones they're going to be replacing and then get documents from the manufacturer regarding the materials of the window they want to use.

Allen: Having photos on the inside too so we can see the condition is helpful.

Teitz: Yes, that's the other thing. If we're not going to do a site visit, we need that as well.

Toth: I will start requiring those additional details. We'll get that taken care of.

Lima: It's a lot more convenient for the homeowner to take pictures instead of having six strangers trapsing through their house.

Toth: Correct. So, that will get it taken care of.

Lima: I would say to them what would you rather have.

Toth: Take some photos or have strangers in your house.

Teitz: Can someone make a motion to talk about training on the agenda. I'll be brief.

Motion made by Lima to add a discussion regarding training to the agenda; Seconded by Church.

Church: Second.

Voting Yea: Lima, Ponder, Allen, Millard, O'Loughlin, and Church

Teitz: So, as you may know I am on the Advisory Committee for the Division of Planning when it comes to training. We are still trying to get another version with the National Association of Historic District Commissioners, they're camp program. We're still trying to get another one of those, probably in the fall. It's just been a little harder. Sarah Zurier moved up in the chain and the person doing it now has other duties so it hasn't happened yet. Also, what's likely to happen is like what we did last year an in-person Saturday morning November program at the Crowne Plaza in Warwick and the plan is to do that again. Last year's was a mock comprehensive plan hearing which actually did include historic components because there was a historic structure that they did want to demolish as part of the comprehensive permit so the historic district commissioner was involved in the advisory opinion. This year will probably be something more traditional. It will probably be with a speaker for an hour or so and then breakout sessions one for planning board, one for HDC, and one for zoning. The planning will almost certainly be the sea level rise training which they are required to get in addition to the other

training. The HDC, and I am mentioning this to you so you can think about and let me know what things you would like to see discussed if we're going to take an hour or hour and a half to have a breakout session. What questions do you have. What topics would you like to see us cover? You don't have to answer me now. Just think about it and get back to me.

Lima: Demolition. Like the Halsey House.

Millard: What's the date on it?

Teitz: It's going to be in November. I don't know the exact date yet.

Millard: Okay.

Teitz: It won't be the weekend before Thanksgiving. Demolition. How to deal with it. Which Herreshoff was the architect of that house?

Lima: I don't know.

Teitz: We're talking about Hope Street, right? Norman was the architect and the one that was living there was, who?

Lima: Halsey.

Teitz: Before him.

Church: Sidney.

Teitz: We can talk about demolition and the general idea. One is the historic occupants which is something that is often gets overlooked and we can talk about the flood zone stuff.

Lima: The other thing we need to talk about for us in general is what are we going to do with the Guiterez school? The practical or impractical reuse of gigantic buildings.

Teitz: I think you would be involved in that at some point. The answer right now is that nobody knows yet. I hold here in my hand the Bristol downtown public building study that was done in June 2008 which interestingly a lot of what was planned has been done. Some hasn't.

Byfield is still out there as a white elephant and now we have Guiterez which, obviously, wasn't even on the radar at the time, but we are looking and thinking about it and there's been no decision yet.

Lima: There are tons of people who have already decided and come up to me and said that it's going to be senior housing and the kids aren't' even out of the building yet.

Teitz: Obviously, the Town Administrator is trying to get a jump on the planning because he's thinking about heating this vacant building next winter. So, he's trying to move quickly on it, but I've looked at the legal restrictions regarding the wills of the Guiterez brother and sister. Also, I thought you were aware, they're moving forward with an application to get it listed on the national register. Someone has done it. I don't know how fast it's moving. The plan is to preserve the building no matter what. What it will be used for, I don't know.

Lima: Okay. I can't believe how many people who never cared about anything are now so concerned about the Guiterez school.

Teitz: If you have anything else that you would like to hear about and get the training on, please let me know.

Lima: Motion to adjourn.

Allen: So moved.

9. Adjourned at 9:00PM

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes for Special Meeting
Friday, April 25, 2025
14 Union Street and 41 Church Street

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

Meeting Brought to Order at 8:46 AM at 14 Union Street

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Lou Cabral, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

Members reviewed proposed changes to 14 Union Street windows as previously presented at the regular April Meeting and viewed proposed location of the applicant's desired garage – however this was not considered for a vote.

Members reviewed the current condition of windows in the existing home, which the applicant wished to replace. Upon review, most members of the commission determined that the windows were in good condition and did not warrant replacement in the original section of the house, as the windows are character defining features of the original section. However, commissioners were open to replacement in the addition to the house, which is located on the rear elevation and is much newer. Member Page dissented on this, stating he would be in favor of full replacement, due to trends in energy efficiency requirements potentially requiring replacement in the future in his experience.

Motion:

Made By Member Church, Seconded by Allen

To approve application 25-25 to Repair windows in original house on first and second floor, windows on east and west elevation (including bay windows)of original house, with the windows on south side of the house leading to the addition not included.

Standards #4

Yea: Church, Allen, Lima, O'Laughlin, Millard

Nay: Page

Meeting moves to 41 Church Street at 9:38 AM

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Tom Bergenholtz, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

The Applicant requested replacement of windows in the building. However, the commission was not able to gain entry to the building to conduct an inspection, even though the tenant appeared to be on the porch due to the property owner not allowing entry. In addition, no supporting documents were provided to show condition – including clear photographs of current conditions or historic photographs - were provided, only general photographs taken from some distance away. As such, the commission was unanimously opposed to approving replacement.

Motion by Church, Seconded by Allen

Deny application 25-21 without prejudice based on lack of supporting evidence for condition of current windows or evidence of prior windows.

Vote is Unanimous in Favor

Member Page moves to Adjourn meeting at 9:48 AM.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025

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
125 Hope Street	16	51

Applicant	Applicant Phone	Applicant Email
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	Two Stafford Court Cranston, RI 02920

Architect/Engineer	A/E Phone Number	A/E Email
Gregory J Snider, Architect	401 421-3130	gs@sniderarchitects.com

Contractor	Contractor Phone Number	Contractor Email
Butera Builder	401 245-9577	Buterabuilder.com

Work Category:	New Structure(s)

Description of proposed work:

We would like to demo the existing house and garage and build something new that meets Flood and Velocity codes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00604
HISTORIC NAME:	Herreshoff, A. Sidney, House
ARCH. STYLE:	Early 20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

[none observed]

Nancy DiPrete Laurienzo
Applicant's Name – Printed

Nancy DiPrete Laurienzo
Applicant's Digital Signature

Date: February 11, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 125 HOPE ST
ACRES: 0.3108
PARCEL ID: 016-0051-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: 125 HOPE ST, LLC
CO - OWNER:
MAILING ADDRESS: 2 STAFFORD CT

ZONING: R-6
PATRIOT ACCOUNT #: 1052

SALE INFORMATION

SALE DATE: 1/8/2025
BOOK & PAGE: 2270-86
SALE PRICE: 725,000
SALE DESCRIPTION:
SELLER: HERRESHOFF, HALSEY C, TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3784
FINISHED BUILDING AREA: 2402
BASEMENT AREA: 1362
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $687,600
YARD: $3,000
BUILDING: $226,600
TOTAL: $917,200

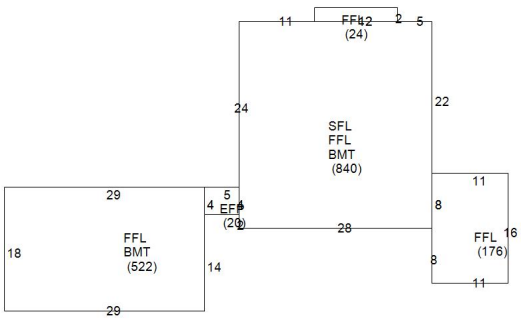
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1930
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC
CAMA Number:	16-51		2 STAFFORD CT
Property Address:	125 HOPE ST		CRANSTON, RI 02920

Abutters:

Parcel Number:	16-25	Mailing Address:	DEININGER, THOMAS D.
CAMA Number:	16-25		136 HOPE ST
Property Address:	136 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-26	Mailing Address:	STOLYAR, MARK TRUSTEE &
CAMA Number:	16-26		LEVERTOV, YELENA TRUSTEE
Property Address:	120 HOPE ST		120 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	16-27	Mailing Address:	BRISTOL HOPE, LLC
CAMA Number:	16-27		84 CENTER SQUARE
Property Address:	129 HOPE ST		EAST LONGMEADOW, MA 01028
Parcel Number:	16-28	Mailing Address:	LOBSTER POT REALTY INC.
CAMA Number:	16-28		PO BOX 905
Property Address:	119 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-001		6 WALLEY ST
Property Address:	4 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-002		6 WALLEY ST
Property Address:	6 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-003		P O BOX 899
Property Address:	8 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-004		P O BOX 899
Property Address:	10 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-30	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	16-30		10 COURT ST
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-34	Mailing Address:	BROWN, CHRISTIAN & KELCIE A TE
CAMA Number:	16-34		124 HOPE ST
Property Address:	124 HOPE ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number:	16-35	Mailing Address:	BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
CAMA Number:	16-35		
Property Address:	30 WALLEY ST		
Parcel Number:	16-40	Mailing Address:	EDDLESTON, STEVEN R & GLORIA B TRUSTEES 9 MONKEY WRENCH LN BRISTOL, RI 02809
CAMA Number:	16-40		
Property Address:	131 HOPE ST		
Parcel Number:	16-50	Mailing Address:	BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST 132 HOPE ST BRISTOL, RI 02809
CAMA Number:	16-50		
Property Address:	132 HOPE ST		

125 HOPE STREET, BRISTOL, RHODE ISLAND
STRUCTURAL INSPECTION, JANUARY 16, 2025



Prepared for:

Nancy Diprete Laurienzo
125 Hope Street, LLC
C/O DiPrete Law Offices
Two Stafford Court
Cranston, RI 02920

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3
INTRODUCTION 3
STANDARD OF CARE AND USE OF REPORT 3
DOCUMENTS AVAILABLE 4
KEY PLAN 4
ACTIONS TAKEN 5
EXISTING BUILDINGS DESCRIPTIONS 5
OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS 6
STRUCTURAL ANALYSIS 30
CONCLUSION 33

EXECUTIVE SUMMARY

It is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

INTRODUCTION

At your request, this office has conducted a structural inspection of the buildings located at 125 Hope Street in Bristol, Rhode Island. This inspection included a visual inspection of the accessible areas of the building's interior and exterior. The following is a report of our findings and recommendations.

STANDARD OF CARE AND USE OF REPORT

Please note that the results of this inspection are limited to cursory visual observations of the accessible areas only. While we have reviewed the areas of interest, portions of the structural framing are concealed by architectural finishes, soil, or was otherwise inaccessible, and therefore unforeseen damage or conditions may be present. The findings of this report represent our professional opinion based on the information available to us at this time.

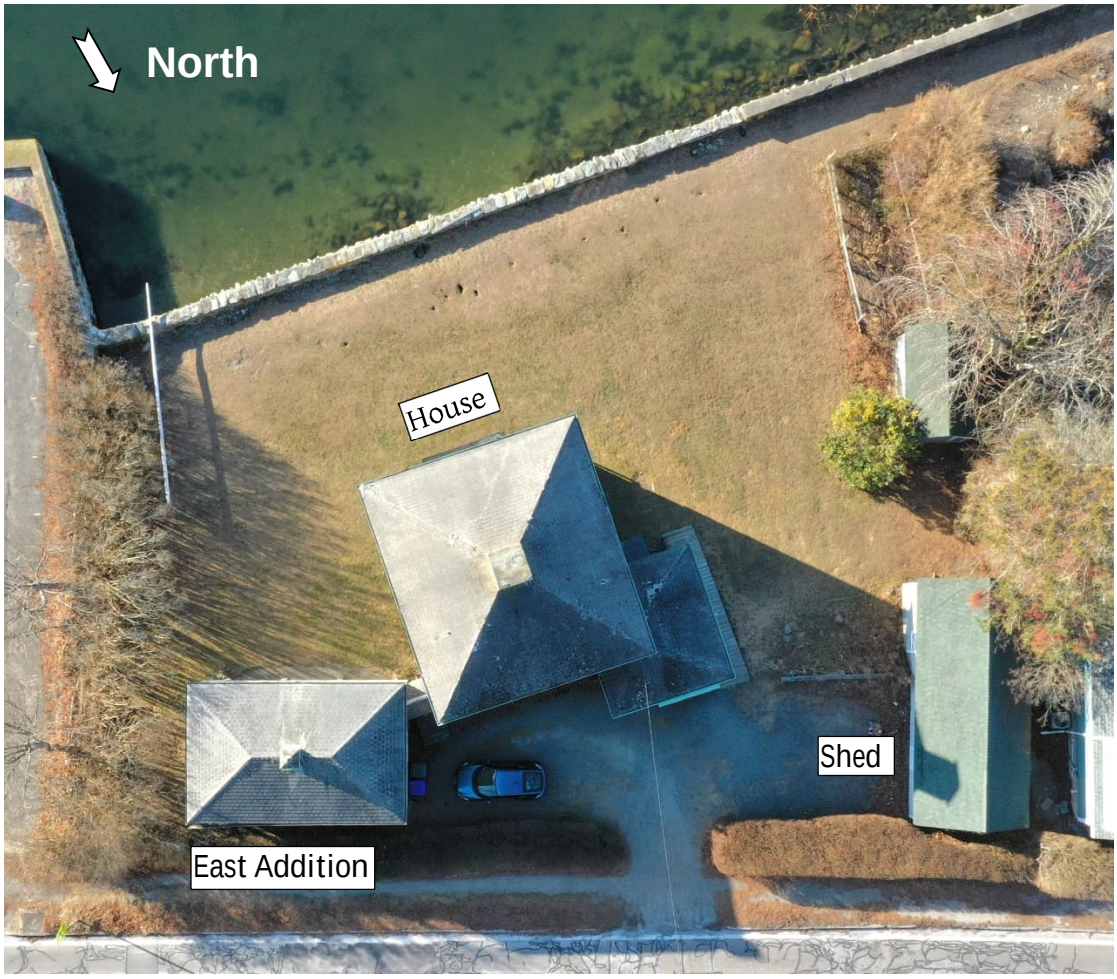
We understand that this report is intended for your use to determine the current structural condition of the existing building. In any budgeting, adequate contingency for hidden or unforeseen conditions that are not identified or are worse than described herein must be carried.

Please note that all dimensions of the existing structure given herein are approximate and based on measurements or estimates of representative members. Dimensions can and will vary and must be considered as "+/-" in all cases (whether or not the "+/-" symbol is indicated).

DOCUMENTS AVAILABLE

No documents were available for review at the time of authoring this report.

KEY PLAN



Overall aerial plan photo of 125 Hope Street taken by WSP with a drone. North is oriented approximately down on the page.

ACTIONS TAKEN

We took the following actions to complete this investigation:

- On Thursday, January 16, 2025, Mr. Robert Bowen, from this office, performed a walk-around tour of the accessible interior and exterior portions of the building and made visual observations of the existing structure and its condition. Mr. Bowen also operated a small un-manned aerial system ("drone") to photograph the building exterior.
- Prepared this written summary of findings and recommendations.
- Discussed with and reviewed by David J. Odeh.

EXISTING BUILDINGS DESCRIPTIONS

The property located at 125 Hope Street in Bristol, RI, has three building structures; the house, east addition (consisting of finished living space that is connected to the house via small hallway, and has a triple-bay garage below) and a shed. The house and shed were built in 1930, and the east addition was built in the 1950's. The buildings are all wood-framed structures with wood plank decking and sheathing. Foundations appear to be reinforced, cast-in-place concrete and/or field stone with a cast-in-place concrete outer layer. No distinct lateral force resistance system was observed. The house is approximately 28 feet wide, 30 feet long, and has two floors with a full basement. The northwest corner of the house was a one car garage, but it has been converted to a laundry room, and has a crawlspace below, and is approximately 11 feet wide and 16 feet long. The east addition is approximately 18 feet wide, 29 feet long, and has one floor with a loft space above, and a full garage below. The shed is a single level with a partial loft space and is approximately 15 feet wide and 30 feet long.

The house roof framing is 2x8 wood rafters spaced 16" on center, and the floor framing is 2x10 wood joists spaced 16" on center. The shed roof framing is 2x6 wood rafters spaced 30" on center, with a partial loft space that is framed with 2x6 wood joists spaced 30" on center. The east addition roof framing was not accessible, but the main floor framing is 2x10 wood joists spaced 16" on center.



Overall aerial photo of 125 Hope Street taken by WSP with a drone looking approximately north.

OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS

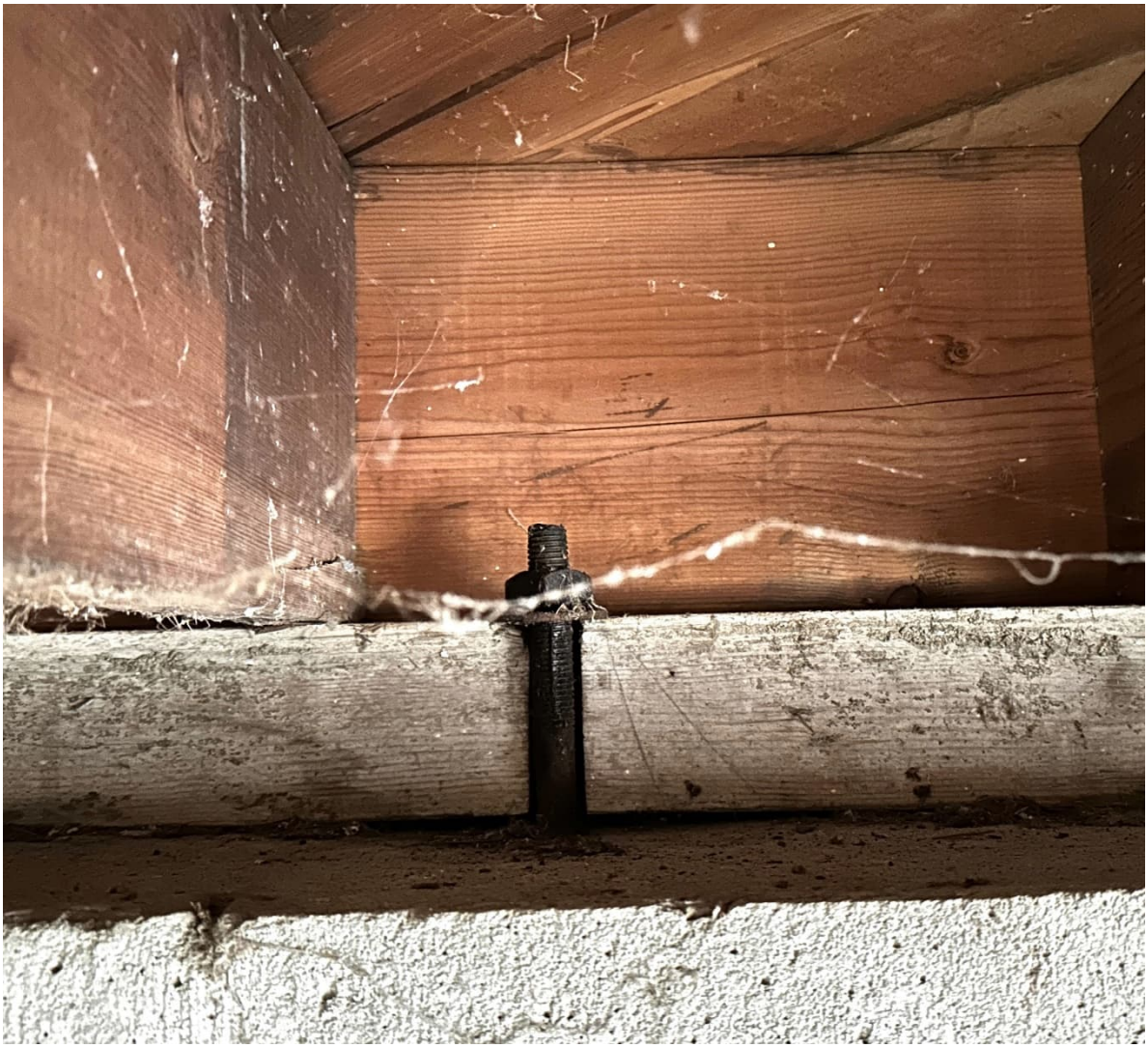
The following structural deficiencies and potential problem areas are examples of visually apparent deficiencies observed by WSP during our walk-through inspection of the existing buildings.



1. Openings in east addition roof.
    - Comments and recommendations: The east addition roof has gaps and/or missing components which may allow weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



2. Detached gutter on east addition.
    - Comments and recommendations: The gutter along the north side of the east addition has detached at the east end. This is a sign of potential deterioration along roof eave and/or top of wall and may be allowing weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. Additionally, if the gutter were to fall from the building it may cause damage to property or injure people. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



3. Insufficient anchorage of east addition wall.
    - Comments and recommendations: The east addition wall sill plate which supports the floor joists and exterior walls above is not properly anchored to the concrete foundation wall. The anchor appears to be partially contacting the sill plate at the edge, rather than being centered upon the sill plate. The purpose of the anchors is to prevent uplift of the building walls, such as when experiencing lateral loads (wind and/or seismic) or buoyancy due to flooding. This is a structural hazard and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.



4. Floor joist in east addition has split.
    - Comments and recommendations: A floor joist in the east addition has split from its bottom edge to approximately halfway up its depth. This is a structural hazard as the load carrying capacity of the joist has been greatly reduced which can cause load to be redistributed to the adjacent joists which may overstress them. It is recommended that a repair be designed by a Structural Engineer and installed by a qualified contractor.



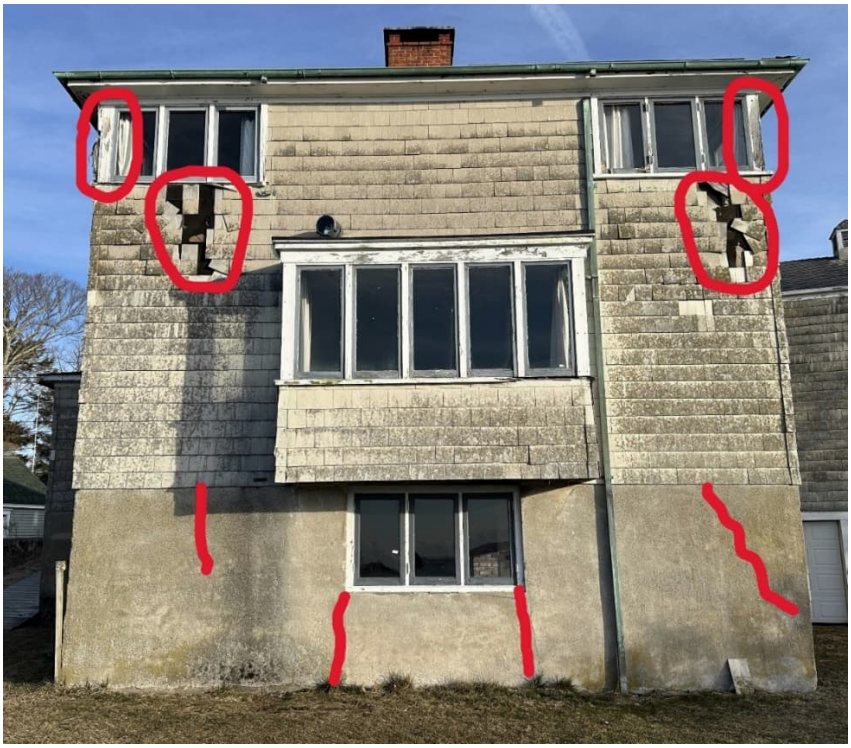
5. Mortar gaps at house chimney.
    - Comments and recommendations: The mortar joints of the brick columns which support the house chimney cap have significant deterioration. If the brick columns were to fail, the chimney cap could fall and possibly damage property or injure people. It is recommended that the mortar joints be repaired by a qualified mason.



6. Holes in the roof and walls.
    - Comments and recommendations: There are holes in the roof and exterior walls at various locations. These holes have been allowing weather to infiltrate the building envelope and have caused deterioration of the structural system. This is a structural hazard as failure of the roof or wall framing could allow collapse of the building. The roof framing is fully accessible; thus, it is recommended that a Structural Engineer be engaged to design appropriate repairs to be performed by a qualified contractor. The wall framing is not accessible; thus, the amount of deterioration is unknown. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.



This photo shows deterioration of the house roof framing due to holes in the roof.



7. Exterior wall deterioration.
    - Comments and recommendations: The exterior walls are showing signs of deterioration and cracking at various locations. The paint on the corner columns has peeled away and the wood appears to be rotting. Failure of the corner columns could allow the walls to move outward and/or the roof framing to collapse. It is recommended that the columns be removed and replaced.
    - Wall shingles are missing which has exposed the wood sheathing and allowed weather to infiltrate the building envelope which may have allowed deterioration within the walls. Deterioration of the walls could lead to their failure. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.
    - The concrete foundation walls have cracks at various locations. The cracks may be due to settlement (there are several sinkholes in the backyard). The cracks do not currently appear to be a structural hazard. However, the cracks may allow weather to infiltrate into the wall which may lead to additional deterioration. It is recommended that the cracks be repaired by qualified personnel.
    - The size and location of wall openings create a discontinuity in the lateral force resistance system from the roof to the foundation. Lateral forces were not a consideration when the house was constructed. It is recommended that a Structural Engineer be engaged to design an appropriate lateral force resistance system.





8. Foundation wall cracks with exposed rusting reinforcement.
    - Comments and recommendations: The foundation walls below the northwest corner of the house bump-out (former garage, current laundry room) has large horizontal cracks and exposed rusting reinforcement. There also appears to have been previous repairs performed at the wall corner and over the crawlspace doorway opening. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



9. Slab cracks and deflection, efflorescence at previous repair.
    - Comments and recommendations: In the crawlspace below the northwest corner of the house bump-out (former garage, current laundry room), the slab overhead has some longitudinal cracks and is visibly deflected. This is a structural hazard as the cracks and deflection are an indication that the slab may be failing. It is recommended that a Structural Engineer be engaged to design shoring to support the slab.
    - Efflorescence is visible around the edge of a previous wall repair. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



10. Spalled foundation wall, exposed rusting reinforcement.
    - Comments and recommendations: The foundation wall adjacent to the main entrance stairs has large areas of spalling, some cracks and exposed rusting reinforcement. The spalling may be due to previous cracks that allowed weather to infiltrate the wall causing expansion of the concrete. The current cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



11. Deteriorated stairs.
    - Comments and recommendations: The exterior stairs to the hallway between the house and east addition have deteriorated and are failing. The stairs are in a hazardous condition and should be replaced. Where the stair connected to the house appears to also be deteriorating and should be investigated further.



12. Peeling paint and efflorescence at interior foundation walls.
    - Comments and recommendations: The interior foundation walls have various areas of peeling paint and efflorescence. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



13. Efflorescence at fireplace in basement.
    - Comments and recommendations: The fireplace in the basement is showing signs of efflorescence and deterioration. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs. It is also recommended that the brick be repaired and/or replaced by a qualified mason.



14. Gaps and deterioration at windows.
    - Comments and recommendations: Gaps and deterioration was observed at most of the windows. The gaps allow weather to infiltrate the building envelope which can cause the deterioration. The deterioration of the window frames and sills may allow weather to get into the wall cavity which may allow deterioration of the wall structure. It is recommended that further investigation into the wall cavity be performed to determine its condition.



15. Wall and ceiling cracks at house corners.
    - Comments and recommendations: The walls and ceilings are cracked at each of the house corners. The cracks are due to movement of the building. The exterior corner columns and walls are showing signs of deterioration which may be allowing the walls to displace. Please refer to comment D.7 for additional information.



16. Interior wall finish buckling.
    - Comments and recommendations: A portion of plaster on an interior wall of the house has detached and buckled outward. This is an indication that the wall behind the plaster may have moved. It is recommended that further investigation of the wall, requiring removal of the plaster, be performed to determine the structural stability of the wall.



17. Staining on laundry room ceiling.
    - Comments and recommendations: There are stains on the laundry room ceiling which indicate the infiltration of water. Prolonged water infiltration may cause deterioration to the roof elements, structural system, and interior finishes. Further investigation is required to determine the cause of the water infiltration and if there is damage to the structure.



18. Laundry room concrete floor slab and wall cracks.
    - Comments and recommendations: Cracks in the laundry room concrete floor slab and wall were observed. The cracks are most likely due to building movement and/or settlement. It is recommended that the cracks be repaired using high-performance materials by qualified personnel.



19. Deterioration and vegetation at shed exterior.
    - Comments and recommendations: Deterioration of the exterior wood and attached vegetation on the shed was observed at various locations. It is recommended that the deteriorated parts be replaced in-kind and the vegetation be removed as it can create openings in the building envelope which may allow water and air infiltration that could cause damage to the structure and/or exterior of the shed.



20. Shed foundation wall cracks.
    - Comments and recommendations: The shed foundation wall has cracks at various locations. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. It is recommended that the cracks be repaired by qualified personnel using high-performance repair materials.



21. Shed roof framing connections potentially insufficient for uplift.
    - Comments and recommendations: The shed roof framing appears to be connected to the perimeter beam by a single nail which is potentially insufficient to resist design wind uplift forces. It is recommended that joist hurricane straps be installed to connect the joist to the perimeter beam.



22. No sill anchors.
    - Comments and recommendations: The shed sill plate does not appear to be anchored to the foundation wall. The purpose of the sill plate anchors is to prevent uplift of the building walls and columns, such as when experiencing lateral loads (wind and/or seismic). This is a structural hazard, and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.

STRUCTURAL ANALYSIS

Based on our review of the possible project scope of work provided by the Architect, we understand that the potential renovations to the building may include one or more of the following scope items:

- Reconstruction or replacement of the buildings. In either case the intent would be to conform to modern building codes due to the extent of work.

Note that only preliminary plans were provided as part of this report, so all findings are preliminary and subject to revision based on the final architectural program.

BUILDING CODE REQUIREMENTS

Structural analysis of the existing buildings is governed by the current Rhode Island State building Code (RISBC-2) for One and Two Family Dwellings as amended. The code is based on the International Residential Code 2018 (IRC 2018) and its referenced standards. Referenced code sections below refer to the IRC2018 and relevant provisions.

Proposed Alterations:
Should the work proceed as a renovation of the existing building, we recommend that the governing provisions of the code would be Appendix J (non-mandatory) "Existing Buildings and Structures". Per AJ501.4 Structural, the building may be evaluated for the minimum design loads applicable at the time of the original construction, and structural elements found to be unsound or dangerous "shall be made to comply with the applicable requirements of this code."

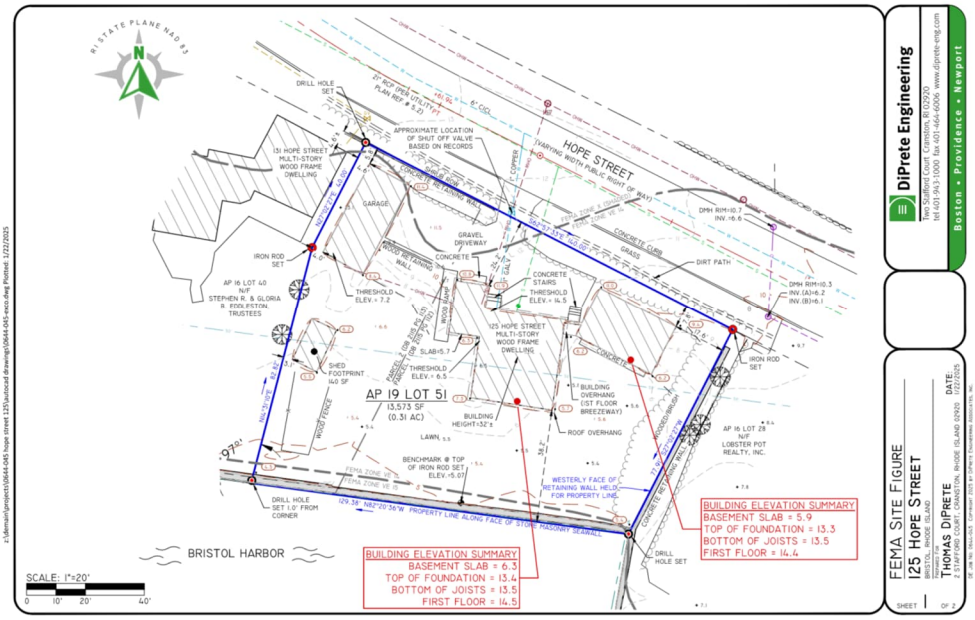
It is our professional opinion that there are several areas of significant structural damage in the building as described above. The most important area of concern is the lateral force resisting system of the structure (exterior walls, floors and roofs). For example, deficiency D.6 suggests that the exterior wall boards (which provide lateral stability) are in very poor condition in critical areas of the building. Also, deficiency D.21 shows inadequate anchorage of the roof framing in some areas for wind uplift forces. Given the location of the house with direct exposure to the waterfront, even the original design of the building is not in compliance with the wind loading provisions of the current IRC – thus repair of the deficiencies should be designed to upgrade the entire structure to meet modern hurricane resistant standards per RISBC-2.

Additionally, the existing floor construction in the east addition appears to be inadequately designed for the minimum floor loads required for a residential occupancy, and would likely require reconstruction or reinforcement to meet this requirement.

Flood Resistant Construction

Should the proposed work on the site be deemed to comprise a "substantial improvement" per R105.3.1.1, the buildings would need to be upgraded to comply with the provisions of section R322 "Flood-Resistant Construction".

We are in receipt of survey results from DiPrete Engineering dated January 22, 2025 that indicate that "the site is located within a *Special Flood Hazard Area VE wave velocity zone*, Base Flood Elevation = 14.0". According to this report, the bottom of the lowest horizontal structural members are located at elevation 13.5 at both buildings.



According to section R322 of the building code, the following are <u>some</u> of the key provisions would be applicable to this construction on this site (NOTE: only significant structural provisions are indicated in this report - a full analysis of all provisions, including architectural and mechanical systems requirements, would be required as part of any design for the proposed project):

- R322.1.2 Structural systems must be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation. COMMENT: Due to the observed deficiencies in the building structure and connections described above, it is our opinion that the existing structure would require significant structural upgrade to meet this requirement.

- R322.1.3 Flood Resistant construction – buildings and structures are required to be constructed using methods to minimize flood damage. COMMENT: The condition and type of materials used in the existing structure would require replacement or reconstruction in our opinion to meet this requirement.

- R322.3.2 (1) The bottom of the lowest horizontal members supporting the lowest floor must be elevated to be at or above the base flood elevation plus one foot (or design flood elevation chosen for the project, whichever is higher). COMMENT: According to the survey report referenced above, the bottom of the existing floor joists are located 18" below the required elevation per this provision of the code. Therefore, in order to comply with this provision, the owner would require a variance or physically raise the building by at least 18" to comply. Given the state of the existing structure, it is our professional opinion that raising the building would be difficult and likely impractical given the condition of the structure.

- R322.3.3 Buildings and structures must be supported on pilings or columns and anchored thereto. The space below the elevated building must be either free of obstruction, or enclosed with breakaway walls as per R322.3.5. Shallow foundations (such as footings) must be engineered for adequate protection from scour and erosion. COMMENT: The existing support walls and foundations do not appear to comply with this provision. Complete reconstruction of the support structure below the floors would be required in order to comply with this requirement.

- R322.3.5 Walls and partitions enclosing areas below the design flood elevation must be designed either as breakaway walls, or (as permitted, only for enclosure of egress stairs) engineered for flood loading. COMMENT: The existing support walls are not designed as breakaway walls and would require reconstruction in order to comply with this requirement.

- R322.3.6 Enclosed areas below the design flood elevation may be used solely for parking of vehicles, building access, or storage.

CONCLUSION

In conclusion, it is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section Observed Building Deficiencies and Potential Problem Areas for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

David J. Odeh, PE (RI and 23 others)
SE, F. SEI, F. ASCE
Senior Vice President
National Director of Building Structures

Robert A. Bowen, PE (PA)
Consultant
Building Structures







FUTURE FINISH FLOOR CALCULATION

BFE + 1.0' TO LOWEST HORIZONTAL MEMBER + 15" (1.25') FUTURE JOISTS AND SUBFLOOR

= 14.0 + 1.0' + 1.25' = 16.25



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

ELEVATION VIEWS

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET — OF 2

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025

DiPrete Engineering

February 3, 2025

125 Hope St, LLC
c/o NDL Designs
148 Thayer Drive
Portsmouth RI, 02871

RE: 125 Hope Street – Existing Building Elevation Summary
Bristol, Rhode Island
Project #: 0644-045

Dear Ms. Laurienzo:

In August of 2024, DiPrete Engineering performed a boundary and topographic survey of the above referenced subject property. The site is located within a Special Flood Hazard Area (VE wave velocity zone, Base Flood Elevation = 14.0). This was determined by consulting FEMA Flood Map panel no. 44001C0014H, bearing an effective date of July 7, 2014. The existing elevations on the lot are all below this Base Flood Elevation. On January 20, 2025, additional floor elevation detail survey work was performed. This survey focused on obtaining the lowest floor elevation (basement slab) and other existing structural elements.

The enclosed figures summarize these elevations. The site plan figure lists the obtained existing lowest floor, bottom of existing joists, top of foundation and existing first floor elevations of the existing main structures. These elevations are summarized below. The second figure has pictures of the existing front and rear of these buildings with lines superimposed on them representing the existing Base Flood Elevation and proposed future finish floor elevations to show the impact on the existing buildings.

	Central Main Building	Eastern Building
Basement Slab Elevation	6.3	5.9
Top of Foundation Elevation	13.4	13.3
Bottom of Joist Elevation	13.5	13.5
First Floor Elevation	14.5	14.4

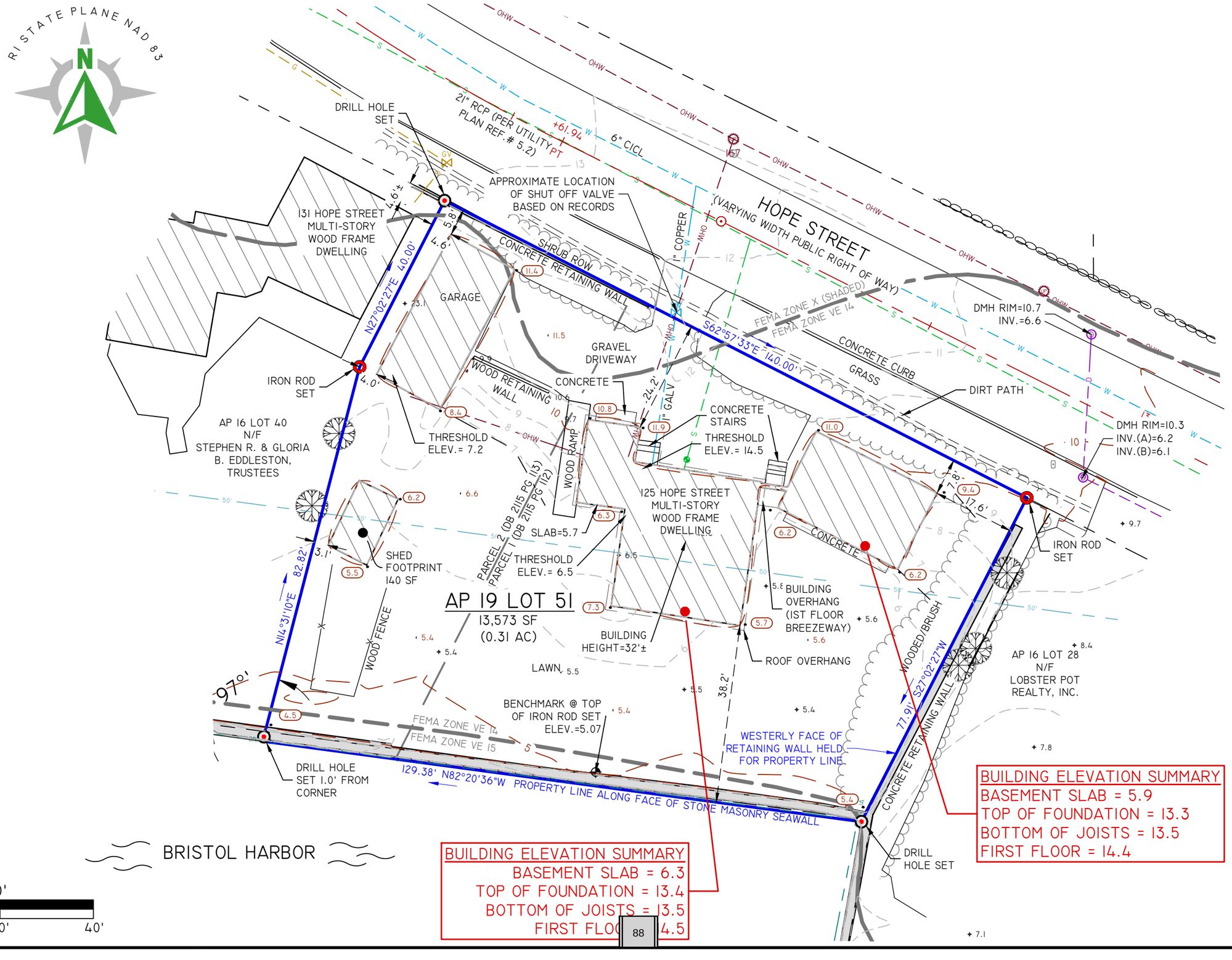
This shows that the lowest horizontal structural member (joists at elevation 13.5) is approximately 18 inches below the building code requirement to be at least a foot above the base flood elevation (14.0 + 1.0 = 15.0). Also, the existing mechanical systems that are in this lower area, while slightly elevated off the basement floor (mechanicals at approximately elevation 7.0), are still well below the base flood elevation by at least 7 feet.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Michael Gavitt, PLS, LLS
Senior Survey Project Manager
mgavitt@diprete-eng.com

Enclosure: Figures summarizing elevations



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

FEMA Site Figure

125 Hope Street

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET — OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-25	Contributing	March 11, 2025

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
14 Union Street	15	52

Applicant	Applicant Phone	Applicant Email
Louis and Joan Cabral	774-578-5878	lcabral@cabralgrp.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	304 Church Pond Drive, Tiverton RI 02878

Architect/Engineer	A/E Phone Number	A/E Email
Michael Potocki	508-679-2500	mike@cornerstonedesignbuild.com

Contractor	Contractor Phone Number	Contractor Email
FT Construction	401-749-0999	

Work Category:	Addition to Structure(s)

Description of proposed work:

A. Reintroduce and construct a porch in the fornt of the house

B. Construct a second floor addition on the back side where currently only one floor exists.

C. Reconstruct existing 3 bay garage on the southeast corner of the lot with a second floor addition for storage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00491
HISTORIC NAME:	Congdon House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1835 ca; 1865 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

[none observed]

Louis and Joan Cabral
Applicant's Name – Printed
Date: March 11, 2025

Lou Cabral
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 14 UNION ST
ACRES: 0.298
PARCEL ID: 015-0052-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: CABRAL, LOUIS A &
CO - OWNER: GREENWELL, JOAN F TE
MAILING ADDRESS: 14 UNION ST

ZONING: R-6
PATRIOT ACCOUNT #: 961

SALE INFORMATION

SALE DATE: 4/17/2020
BOOK & PAGE: 2030-21
SALE PRICE: 705,000
SALE DESCRIPTION:
SELLER: WESTON, EDWIN J & BETTY A LE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3456
FINISHED BUILDING AREA: 1941
BASEMENT AREA: 1186
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $258,500
YARD: $15,700
BUILDING: $402,700
TOTAL: $676,900

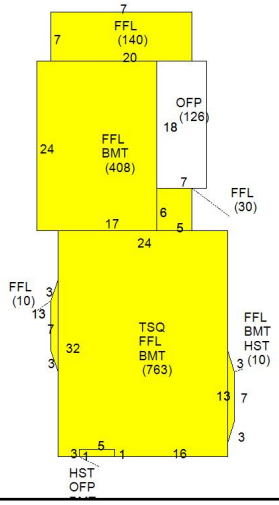
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1846
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO











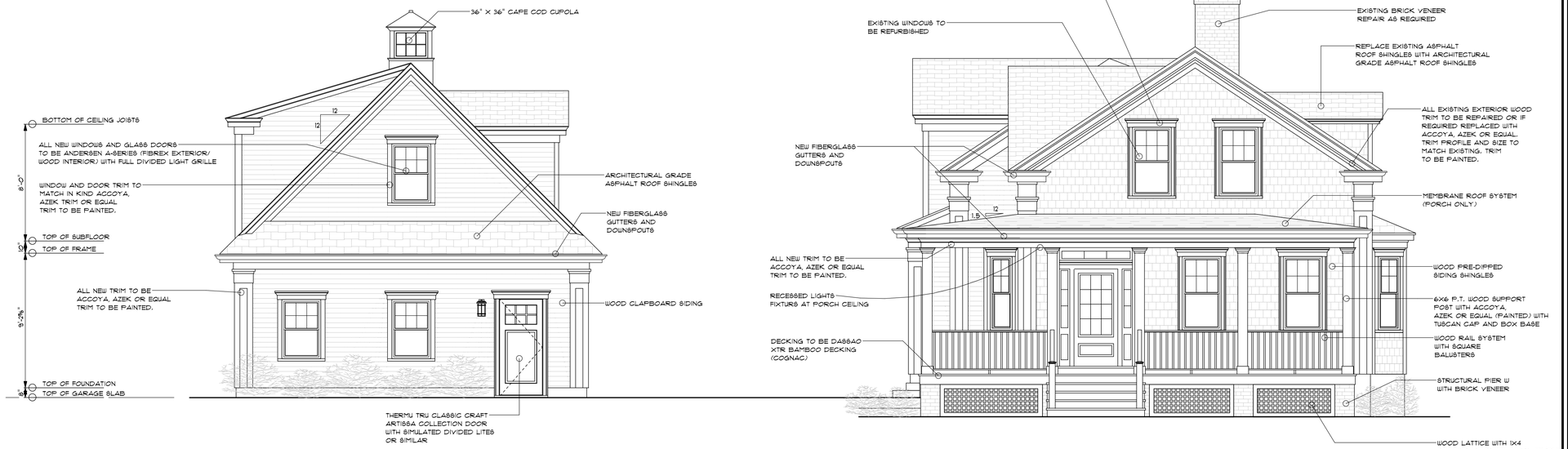
NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.

ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER

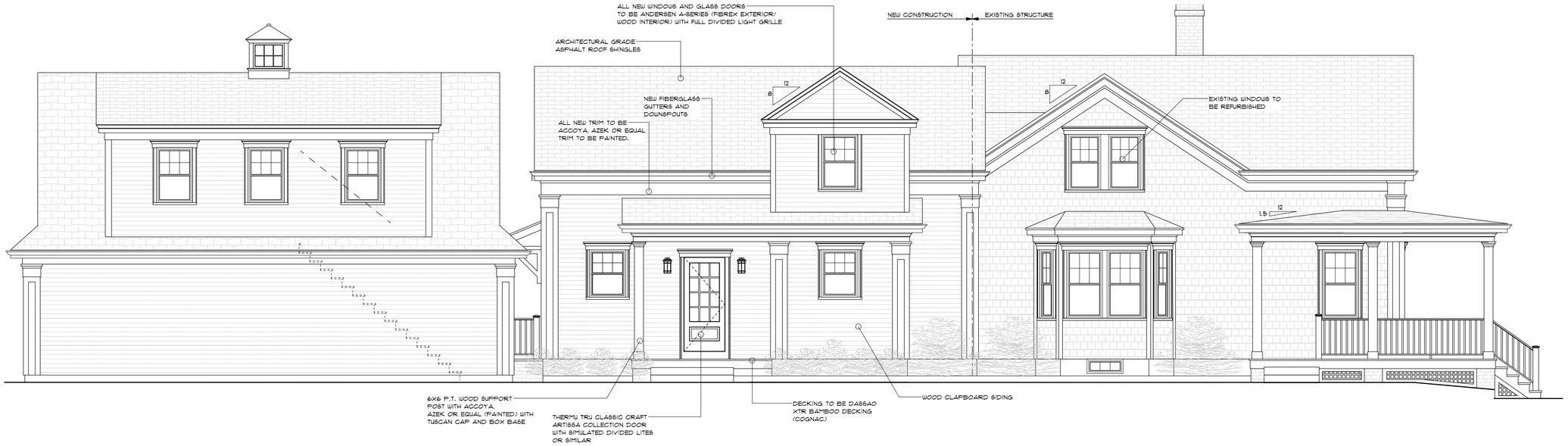
ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND ◇TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



NORTH ELEVATION

UNION STREET

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES,IN. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS

NO.	DATE	BY	CHANGE

PROJECT:

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET

BRISTOL, RHODE ISLAND

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

DATE: 02 JUL 25

SCALE: AS NOTED

DRAWING NO.

A-1

SHEET 1 OF -

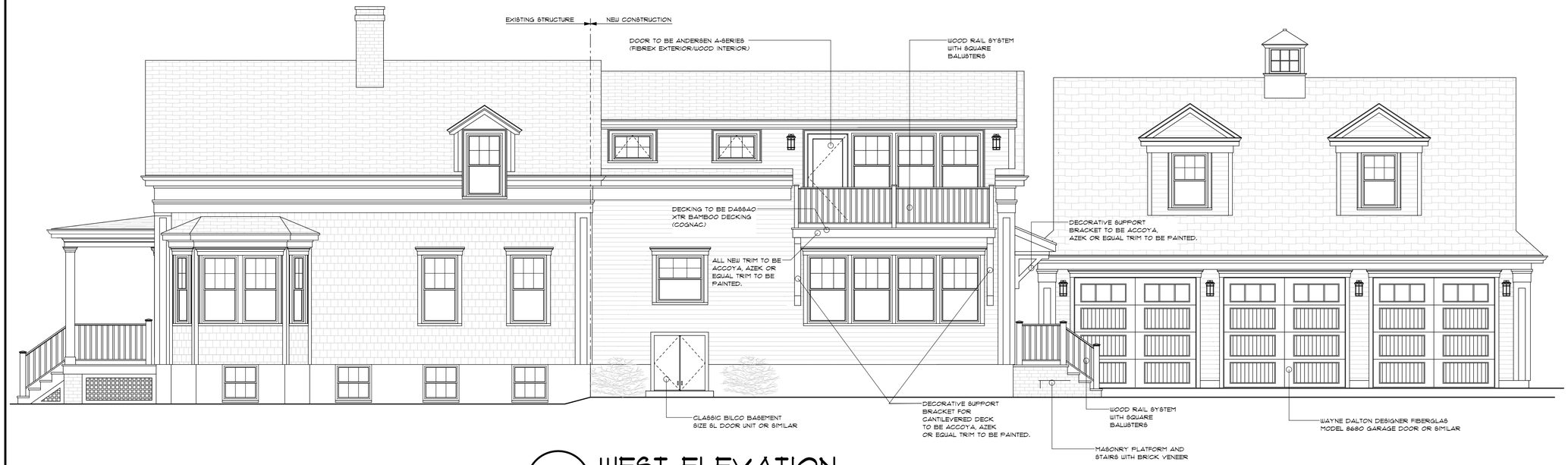
NOTES:

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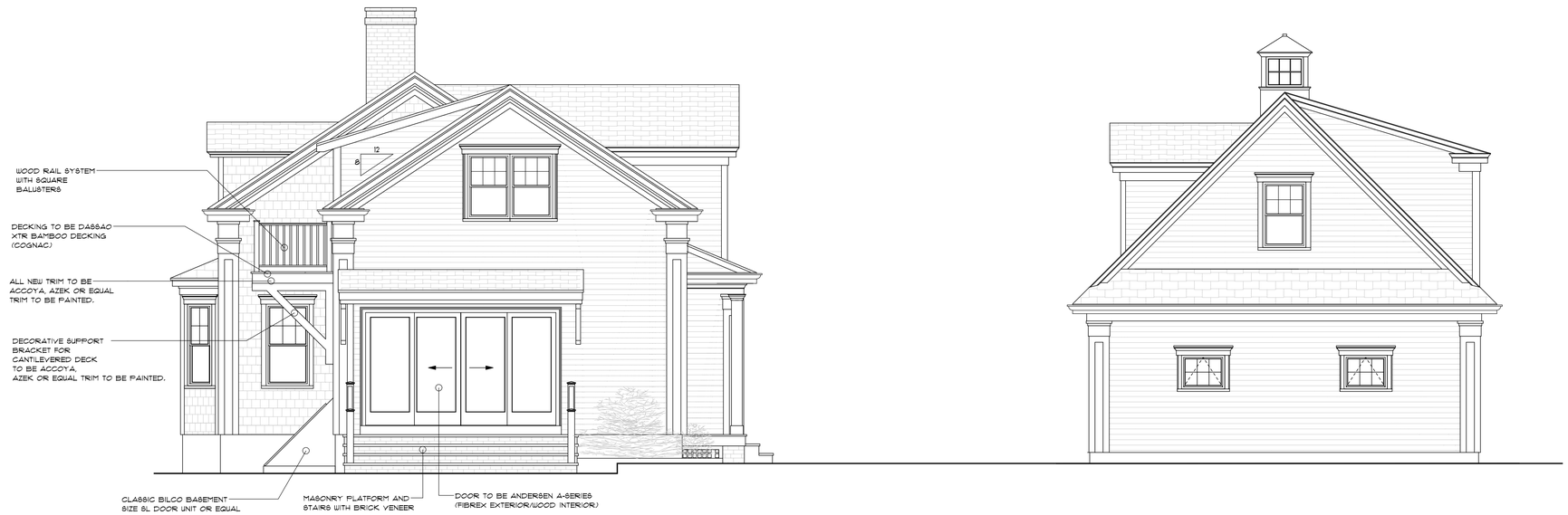
ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER

ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND ◇TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET

BRISTOL, RHODE ISLAND

PROJECT:

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

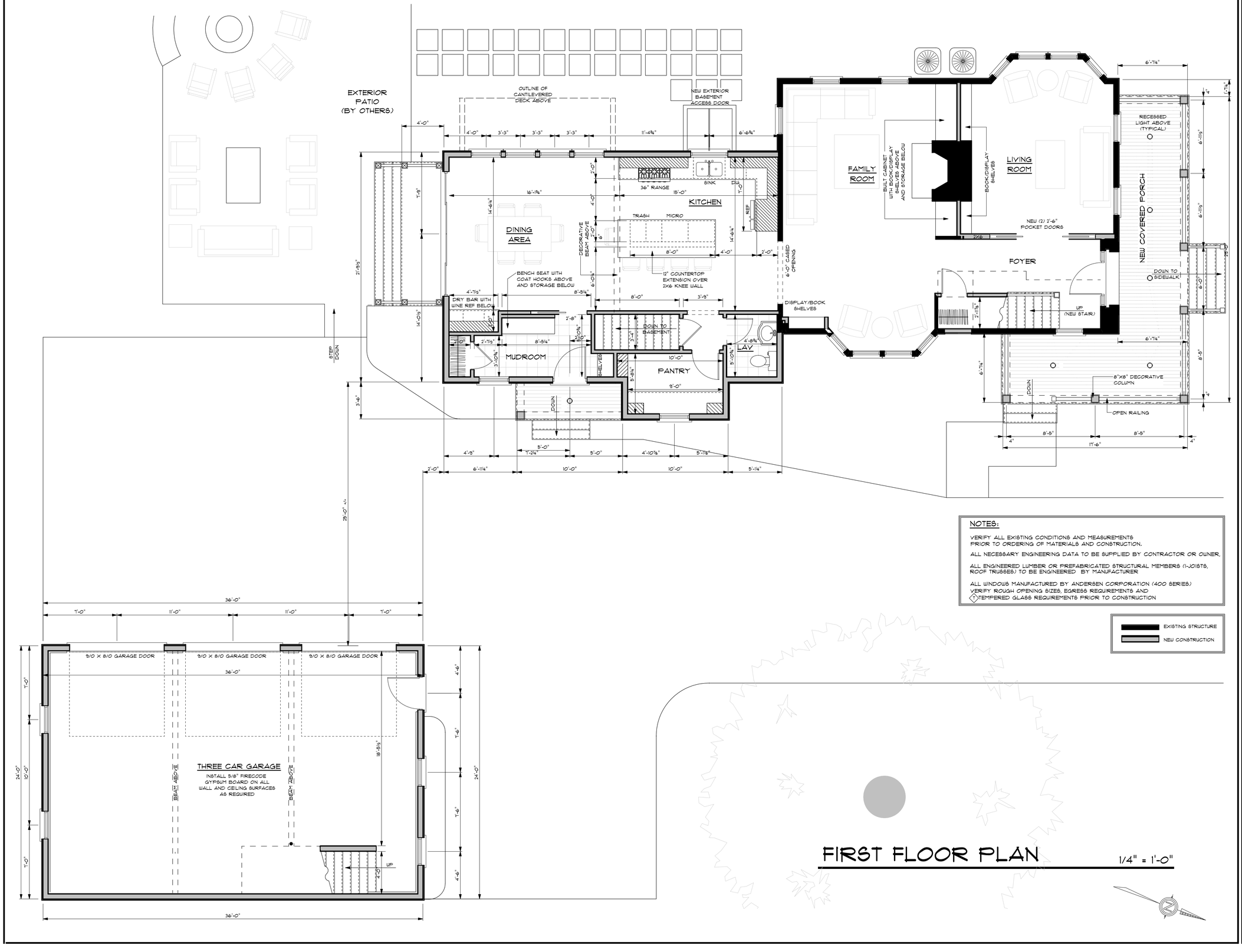
DATE: 02 JUL 25

SCALE: AS NOTED

DRAWING NO.

A-2

SHEET 2 OF -



FIRST FLOOR PLAN

1/4" = 1'-0"

NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.

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ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND (T) TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

EXISTING STRUCTURE

NEW CONSTRUCTION

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

FIRST FLOOR PLAN

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

DATE: 02 JUL 25

SCALE: AS NOTED

DRAWING NO.

A-3

SHEET 3 OF -

NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

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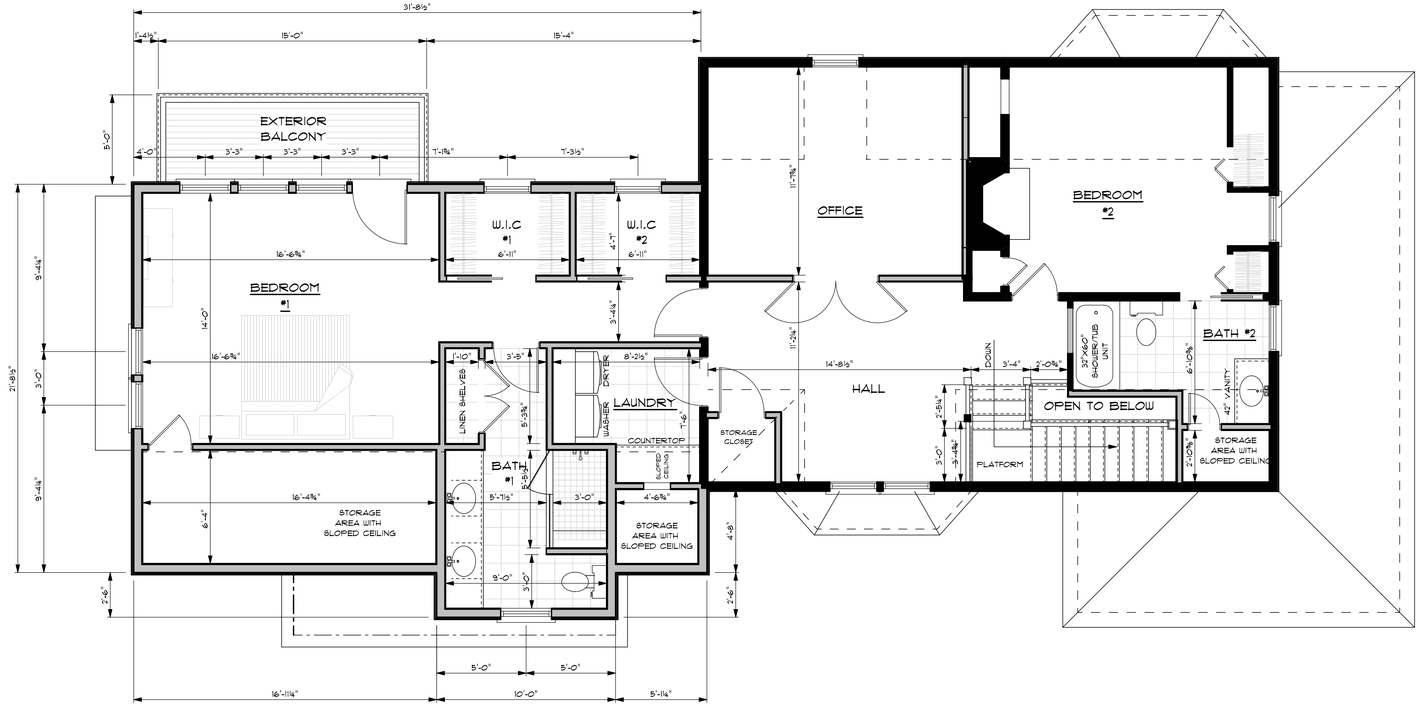
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ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES)

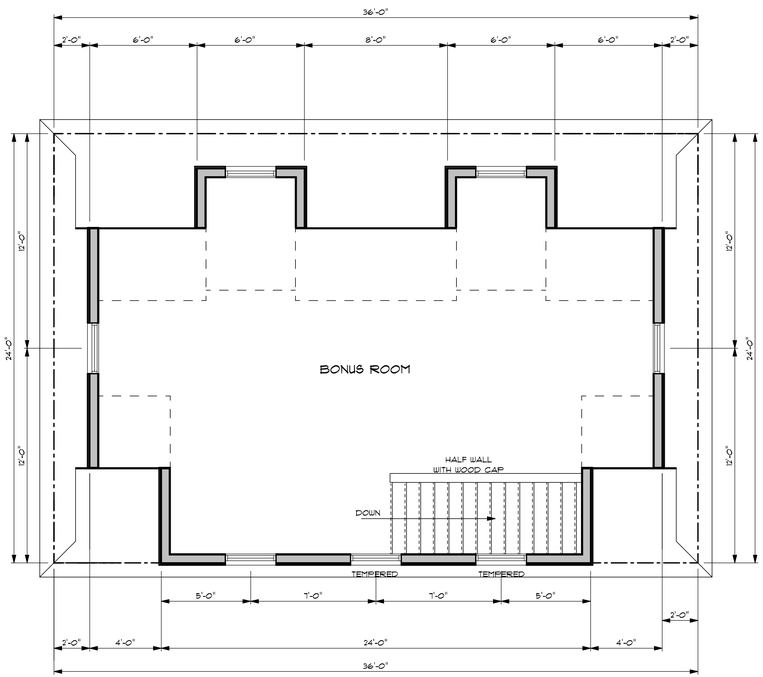
VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND (T) TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

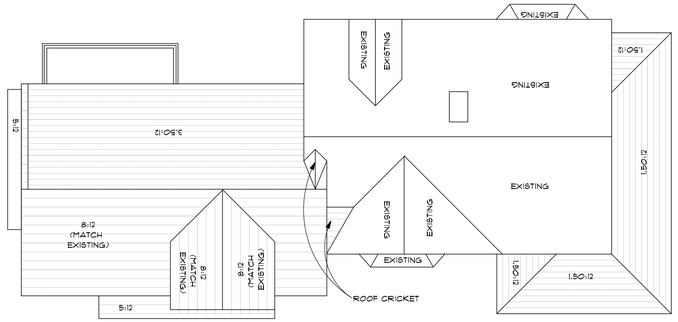
EXISTING STRUCTURE

NEW CONSTRUCTION



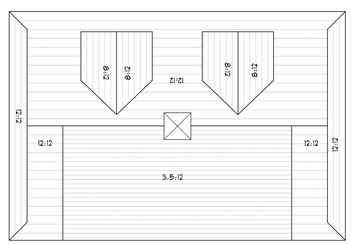
SECOND FLOOR PLAN 1/4" = 1'-0"





ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES,IN. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS

NO.	DATE	BY	CHANGE

PROJECT:

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET

BRISTOL, RHODE ISLAND

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

SECOND FLOOR PLAN

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

DATE: 02 JUL 25

SCALE: AS NOTED

DRAWING NO. A-4

SHEET 4 OF -

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-48	Contributing	April 16, 2025

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
276 High St.	18	36

Applicant	Applicant Phone	Applicant Email
Timothy Finucane	617-968-8255	vfinucane17@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
Mason Phillips	401-952-9947	

Work Category:	Replacing in Kind

Description of proposed work:

Replace Exterior Doors and Storm Doors

Replace Single Pane Windows and Aluminum Storm Windows with Double Pane Wood Windows

Replace Front Porch with in kind materials

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00536
HISTORIC NAME:	Smith, S., House
ARCH. STYLE:	Greek Revival; Colonial Revival front porch
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca; 1920 ca ell w/storefront

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Possibly? Hip-roofed dormer added to N roof slope (not seen in prev. survey photos).

Timothy Finucane
Applicant's Name – Printed
Date: April 16, 2025

Timothy J Finucane
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 29, 2025

Subject Property:

Parcel Number:	18-36	Mailing Address:	FINUCANE, TIMOTHY J. & VICTORIA L. TE 276 HIGH ST BRISTOL, RI 02809
CAMA Number:	18-36		
Property Address:	276 HIGH ST		

Abutters:

Parcel Number:	13-39	Mailing Address:	MCCARTHY, AGNES E. LIFE EST MCCARTHY, BRIAN F. & KLORER, L C/O 118 BRADFORD ST BRISTOL, RI 02809
CAMA Number:	13-39		
Property Address:	118 BRADFORD ST		
Parcel Number:	13-46	Mailing Address:	SNYDER, KENNETH 291 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-46		
Property Address:	291 HIGH ST		
Parcel Number:	13-50	Mailing Address:	FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-50		
Property Address:	HIGH ST		
Parcel Number:	13-51	Mailing Address:	OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number:	13-51		
Property Address:	117 STATE ST		
Parcel Number:	13-52	Mailing Address:	LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-52		
Property Address:	105 STATE ST		
Parcel Number:	18-21	Mailing Address:	MILLER, GERALDINE - TRUSTEE GERALDINE MILLER LIVING TRUST 19 CONGREGATIONAL ST BRISTOL, RI 02809
CAMA Number:	18-21		
Property Address:	19 CONGREGATIONAL ST		
Parcel Number:	18-22	Mailing Address:	AMARAL, JOSE & DEOLINDA LE BOYLAN, JENNIFER LYNN & AMARAL, BRIAN B 44 BELVEDERE DRIVE BRISTOL, RI 02809
CAMA Number:	18-22		
Property Address:	17 CONGREGATIONAL ST		
Parcel Number:	18-23	Mailing Address:	FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
CAMA Number:	18-23		
Property Address:	284 HIGH ST		
Parcel Number:	18-32	Mailing Address:	OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
CAMA Number:	18-32		
Property Address:	24 CONGREGATIONAL ST		
Parcel Number:	18-33	Mailing Address:	OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number:	18-33		
Property Address:	STATE ST		

200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number:	18-34	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-34		STATE ST
Property Address:	CONGREGATIONAL ST		BRISTOL, RI 02809
Parcel Number:	18-35	Mailing Address:	GALLO PROPERTIES, LLC
CAMA Number:	18-35		282 HIGH ST
Property Address:	282 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-37	Mailing Address:	DIPIETRO, DOMINIC
CAMA Number:	18-37		274 HIGH ST
Property Address:	274 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-44	Mailing Address:	VERBURG, PHYLLIS JEFFREY L. SR TE
CAMA Number:	18-44		145 STATE STREET
Property Address:	145 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-45	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-45		STATE ST
Property Address:	141 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-46	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	18-46		10 COURT ST
Property Address:	135 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-47	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-47		STATE ST
Property Address:	STATE ST		BRISTOL, RI 02809
Parcel Number:	18-48	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-48		STATE ST
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-49	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-49		STATE ST
Property Address:	131 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-50	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-50		STATE ST
Property Address:	127 STATE ST		BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 276 HIGH ST
ACRES: 0.0691
PARCEL ID: 018-0036-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: FINUCANE, TIMOTHY J. & VICTORIA L. TE
CO - OWNER:
MAILING ADDRESS: 276 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1243

SALE INFORMATION

SALE DATE: 3/7/2025
BOOK & PAGE: 2276-16
SALE PRICE: 258,625
SALE DESCRIPTION:
SELLER: GERMANO, MARIA C. & GERMANO, MELINDA C. &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3224
FINISHED BUILDING AREA: 1587
BASEMENT AREA: 939
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $127,700
YARD: $0
BUILDING: $167,800
TOTAL: $295,500

BUILDING EXTERIOR

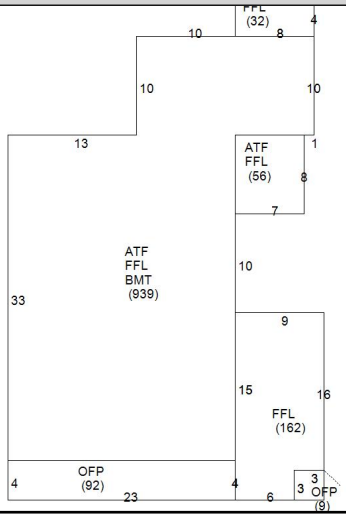
BUILDING STYLE: Mixed Use
UNITS: 1
YEAR BUILT: 1920
FRAME:
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 4
 # OF FULL BATHS: 1
 # OF HALF BATHS: 2

 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



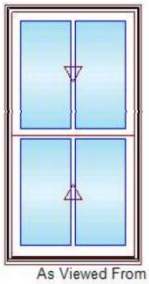
PHOTO

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.





MARVIN



As Viewed From The Exterior

Entered As: IO
FS 30 5/8" X 57 3/8"
IO 31" X 57"

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 31" X 57"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
Note: Unit Availability and Price is Subject to Change

Masonite 30-in x 80-in x 4-9/16-in Steel Half lite Right-hand inswing Primed Prehung Front Door with Brick…

★★★★☆ 296



Masonite 30-in x 80-in x 4-9/16-in Steel Half lite Right-hand inswing Primed Prehung Front Door with Brick…

★★★★☆ 296



LARSON 20+ Midview 36-in x 81-in White Wood core Reversible Hinge Storm Door Mid-view with Self-storing Scre...

★★★★☆ 1,188














276



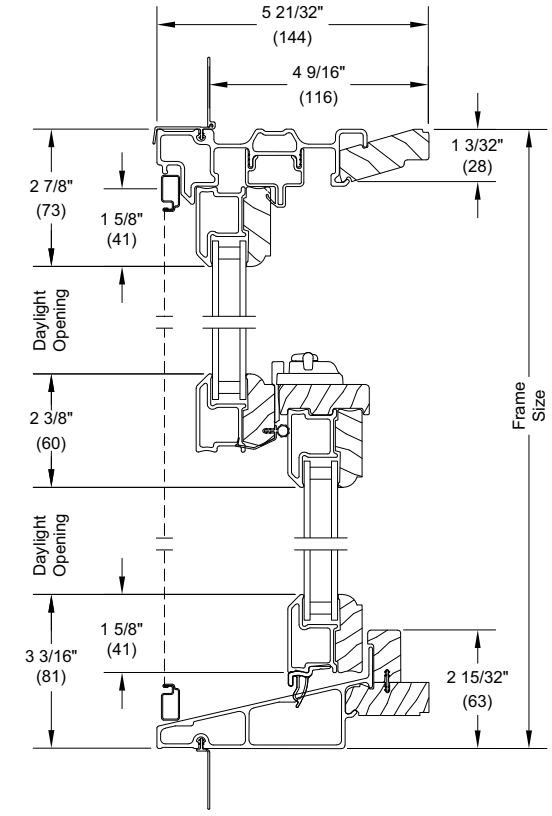
Section Details: Operating - Double Hung (4 9/16" Jambs)

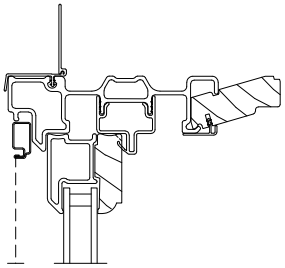
Scale: 3" = 1' 0"

Head Jamb

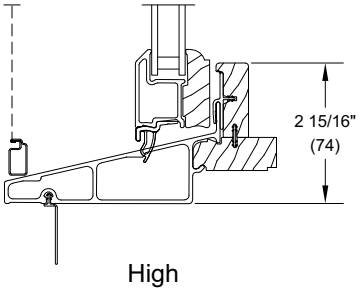
Check Rail

Sill



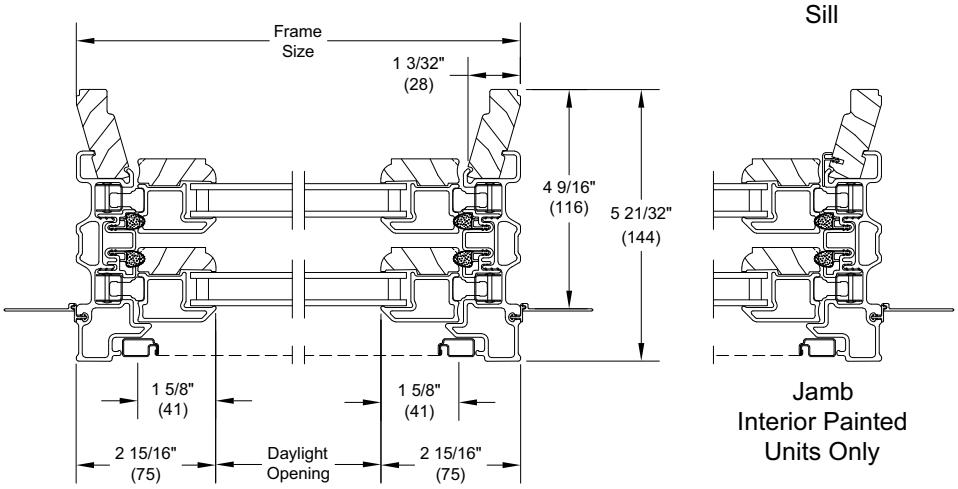


Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb



Jamb
Interior Painted
Units Only

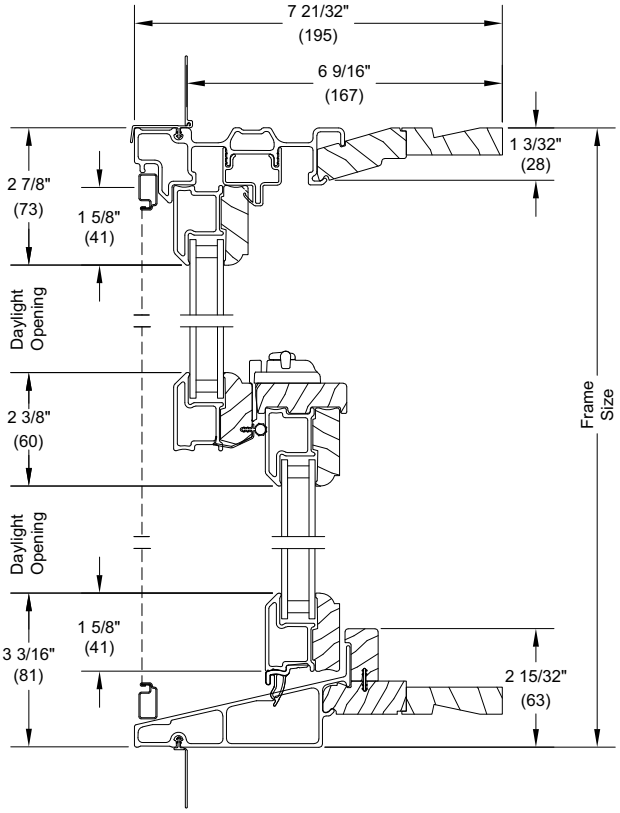
Section Details: Operating - Double Hung (6 9/16" Jambs)

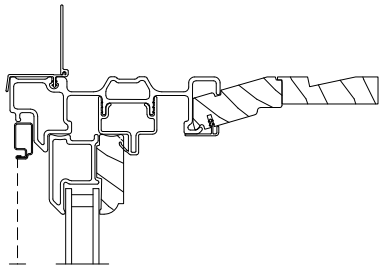
Scale: 3" = 1' 0"

Head Jamb

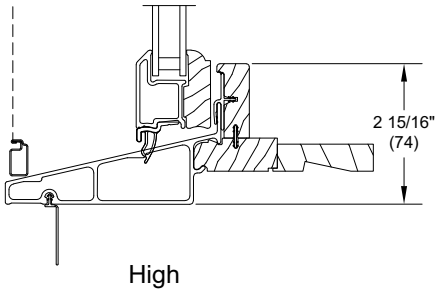
Check Rail

Sill



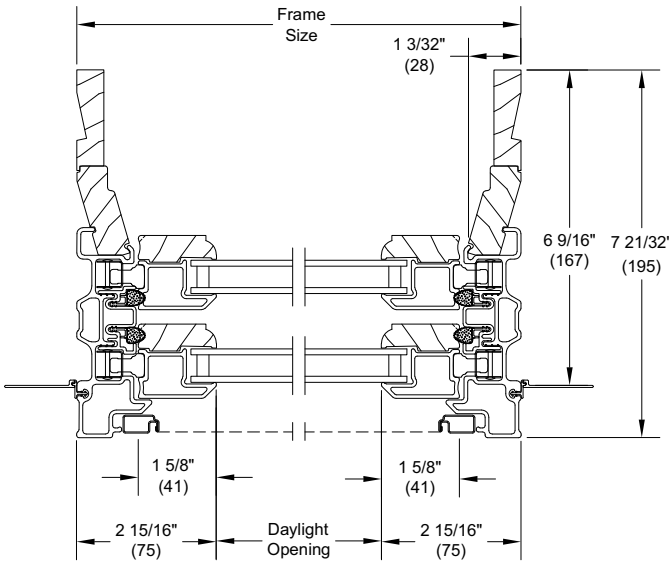


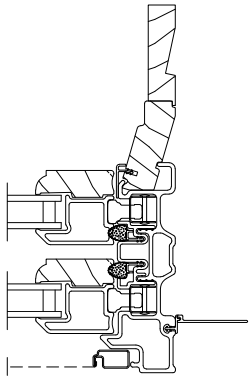
Head Jamb Interior Painted Units Only



High Performance Sill

Jamb

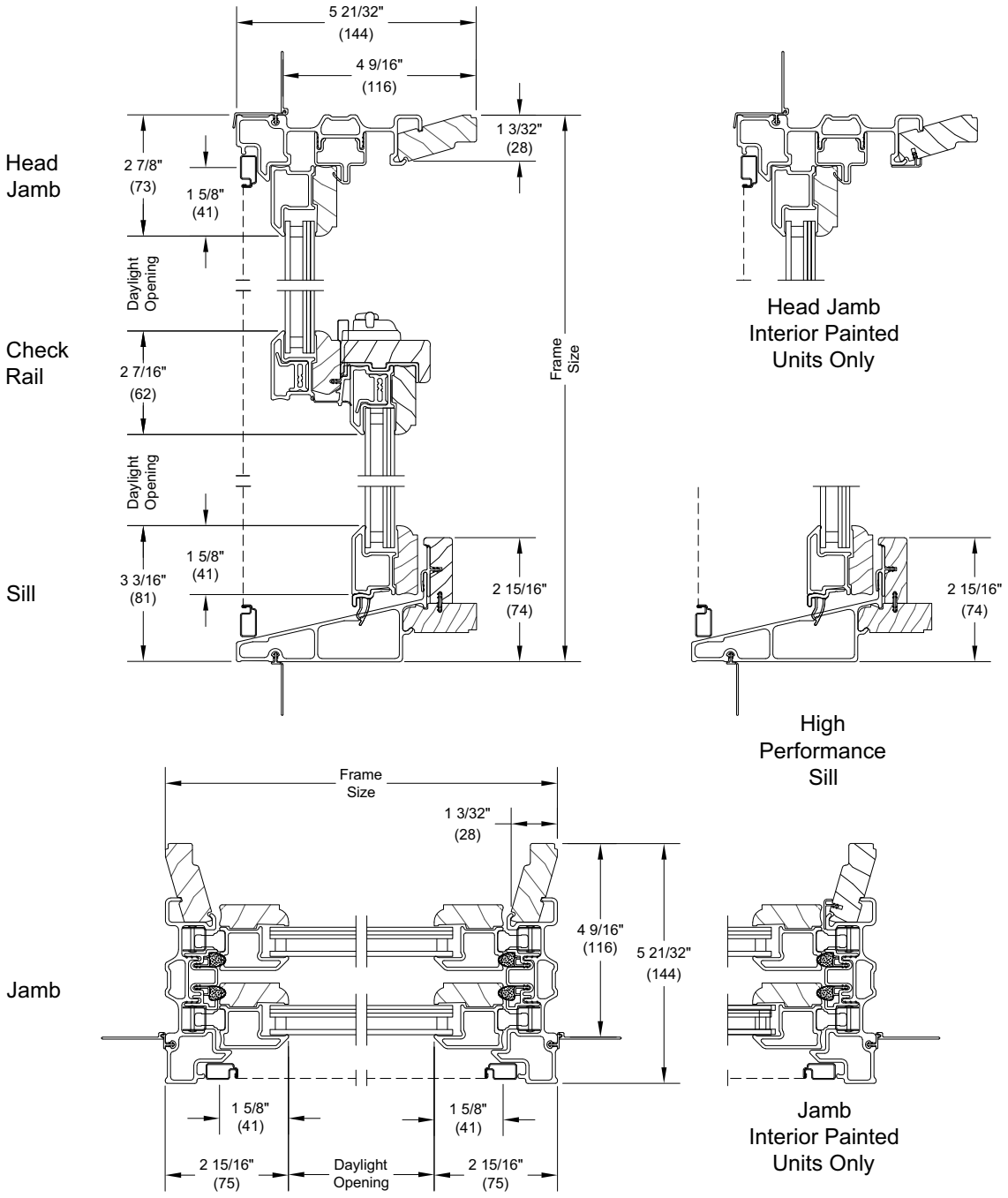




Jamb Interior Painted Units Only

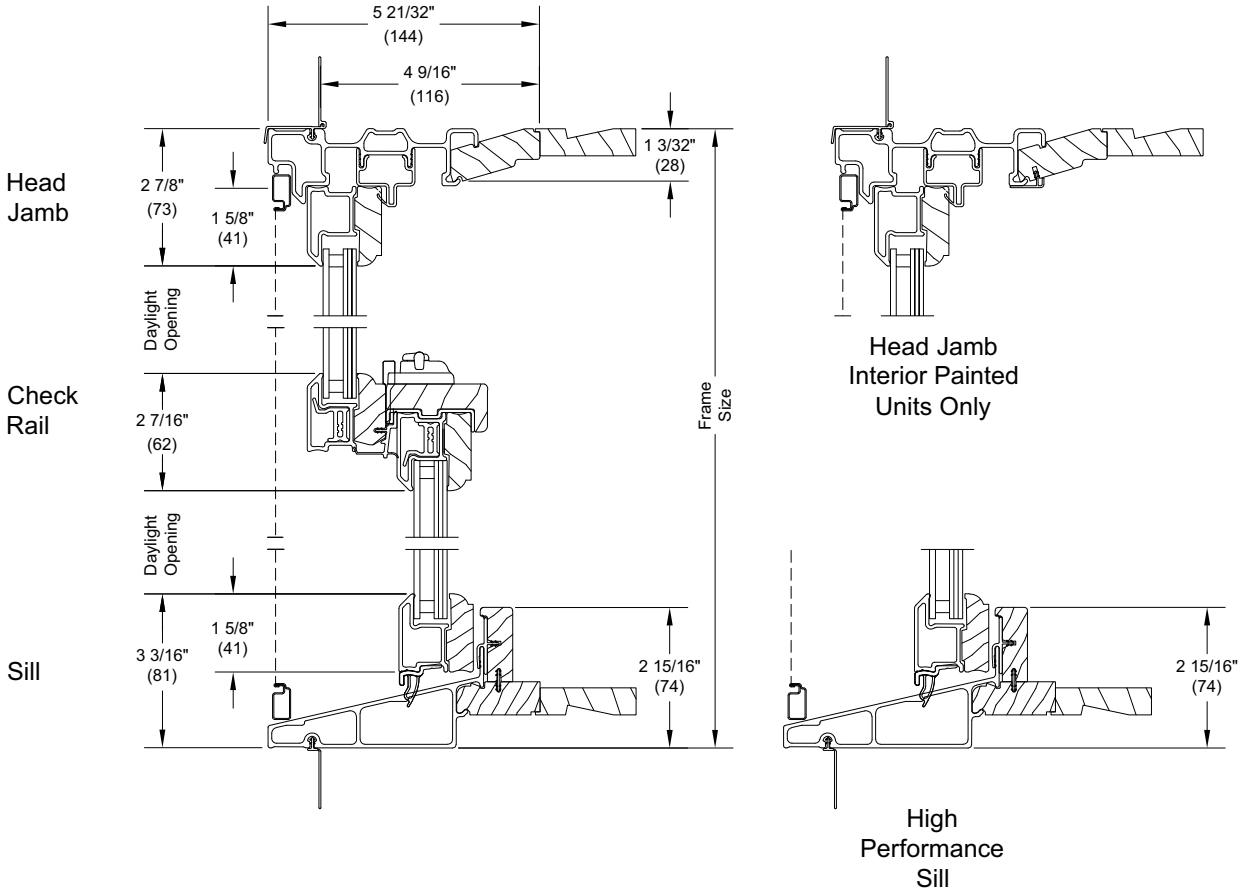
Section Details: Operating - Double Hung (4 9/16" Jambs) - IZ3

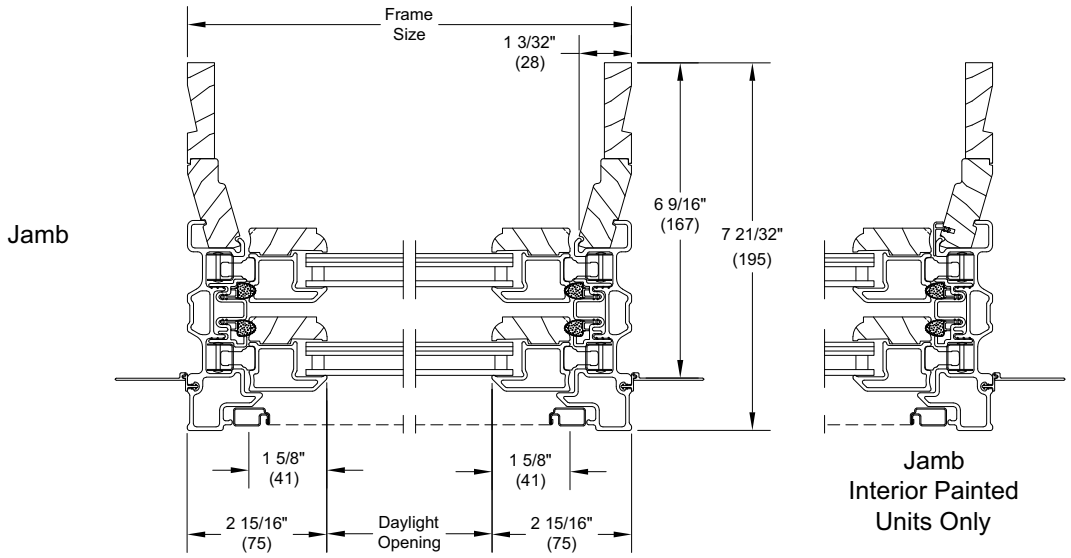
Scale: 3" = 1' 0"



Section Details: Operating - Double Hung (6 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"



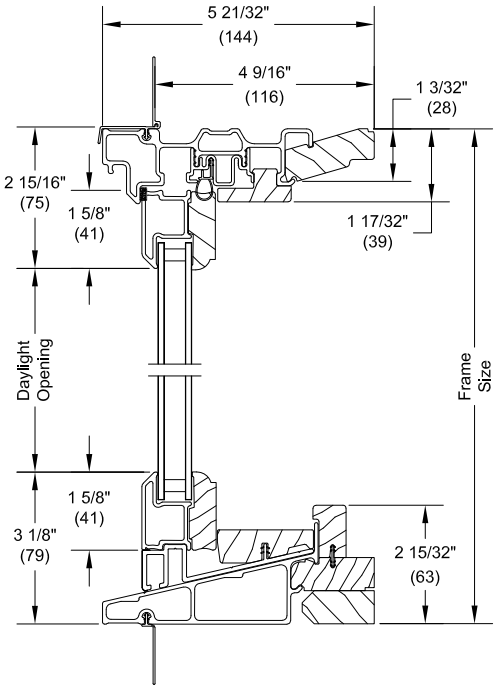


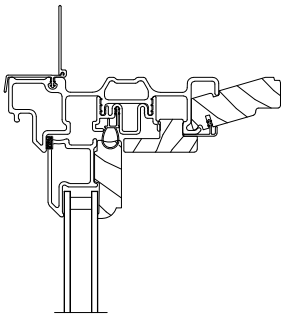
Section Details: Double Hung Picture/Transom (4 9/16" Jambs)

Scale: 3" = 1' 0"

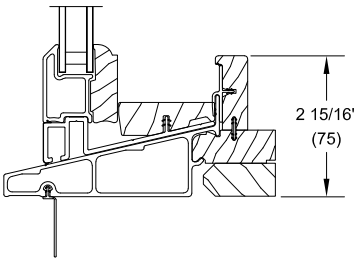
Head
Jamb

Sill



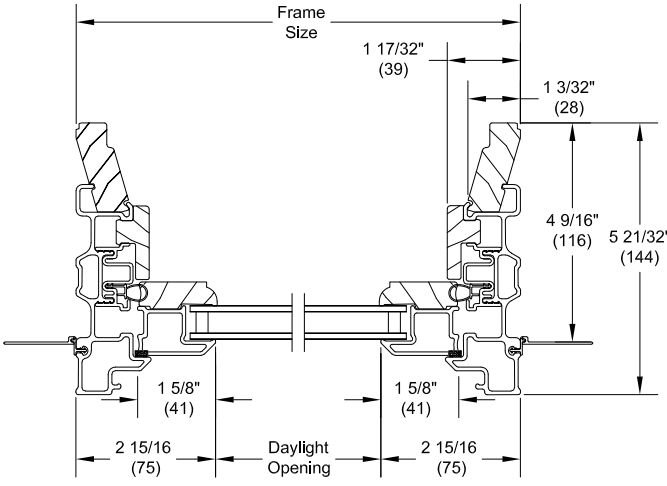


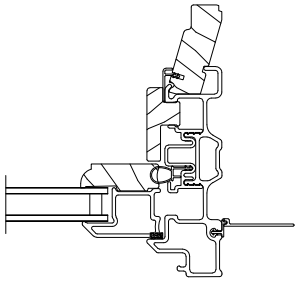
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





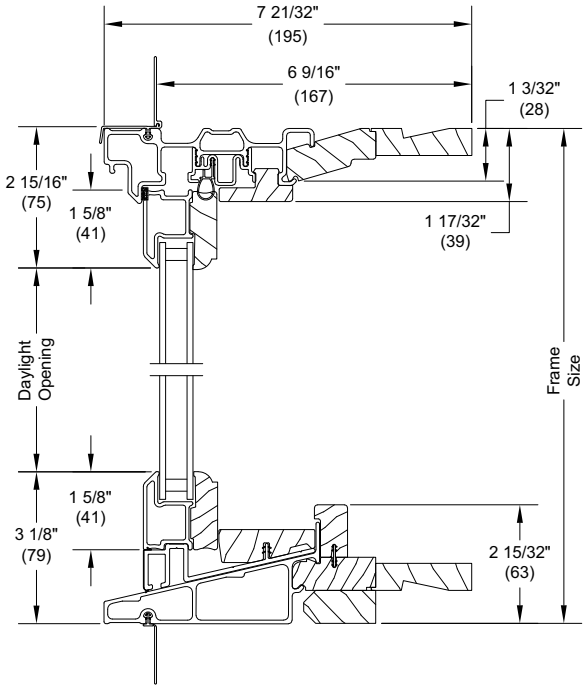
Jamb
Interior Painted
Units Only

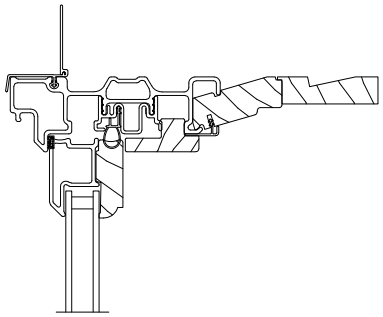
Section Details: Double Hung Picture/Transom (6 9/16" Jambs)

Scale: 3" = 1' 0"

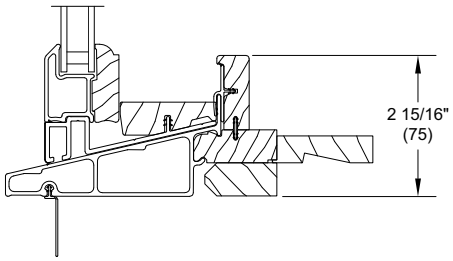
Head
Jamb

Sill



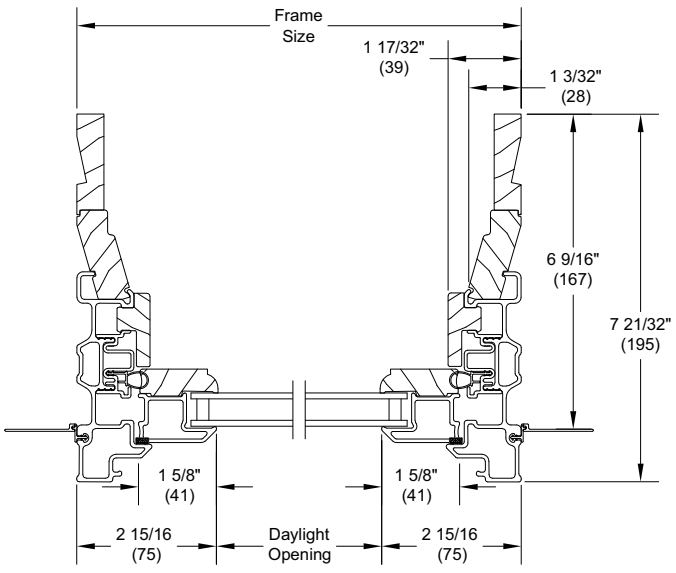


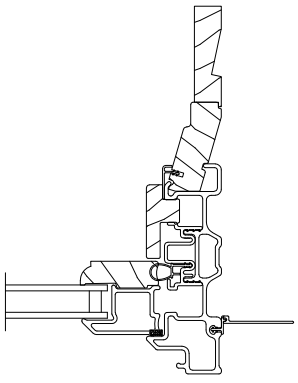
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





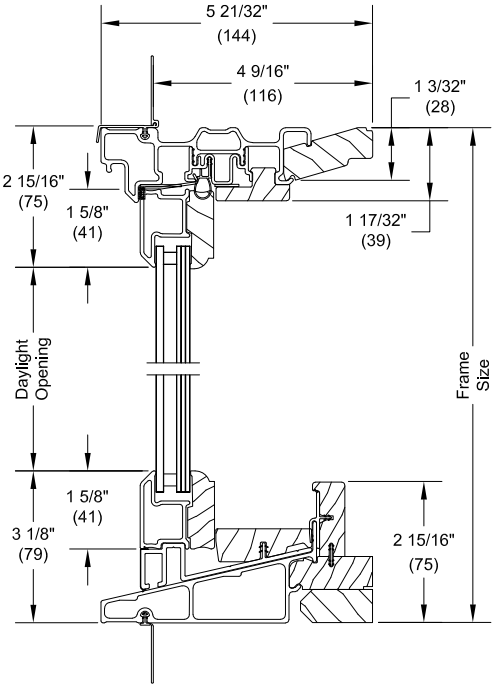
Jamb
Interior Painted
Units Only

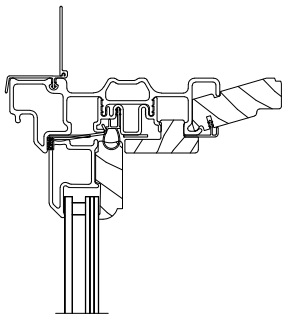
Section Details: Double Hung Picture/Transom (4 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"

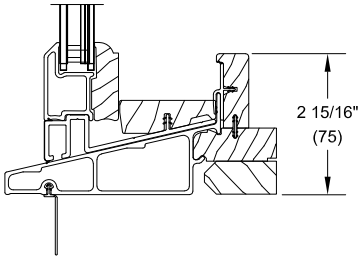
Head
Jamb

Sill



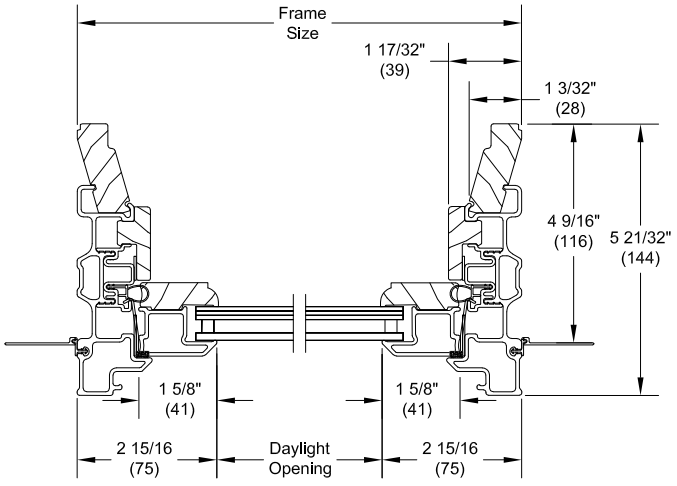


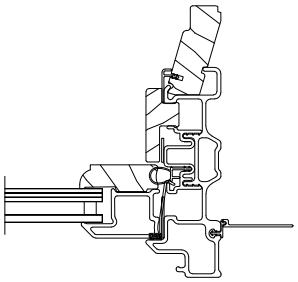
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





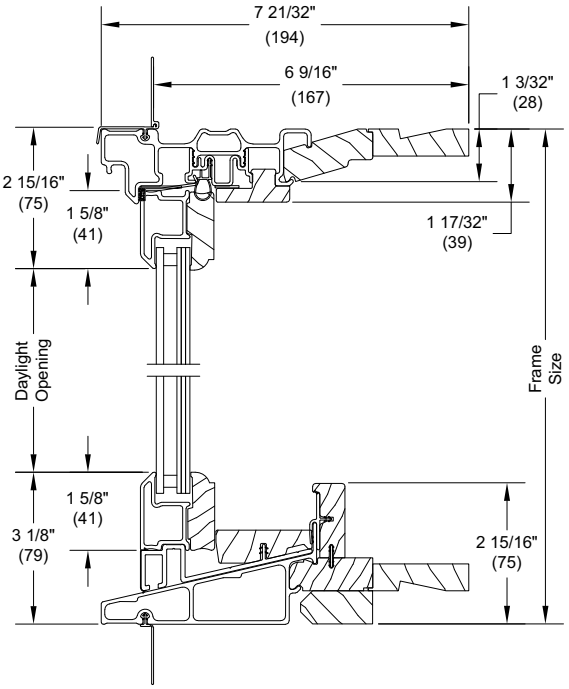
Jamb
Interior Painted
Units Only

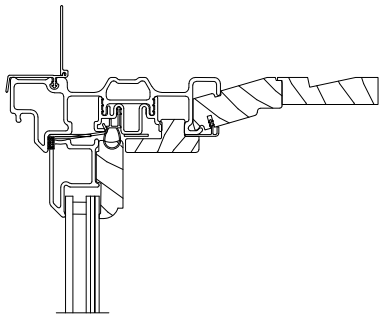
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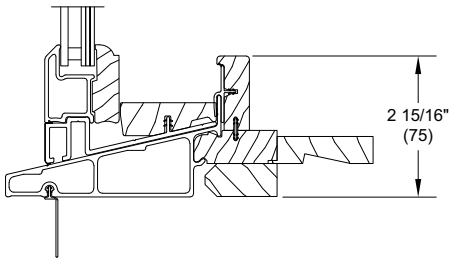
Head
Jamb

Sill



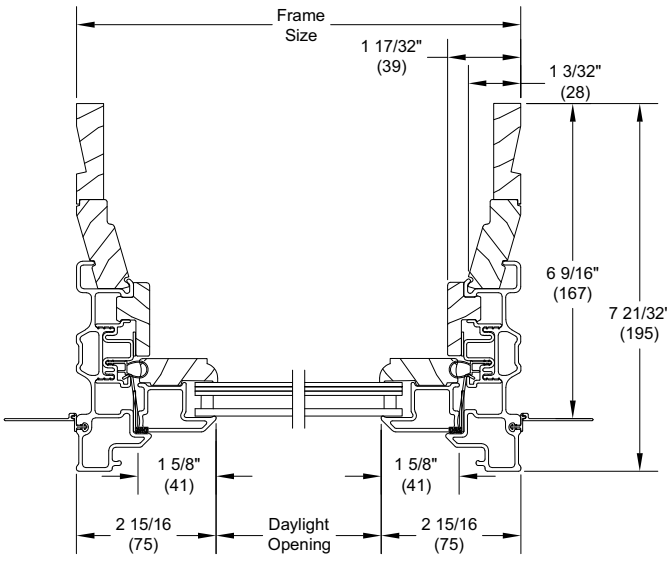


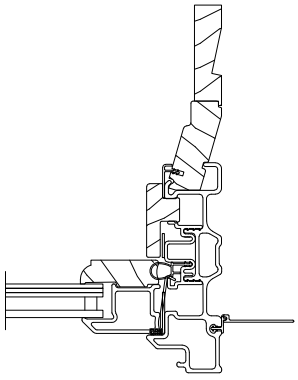
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb



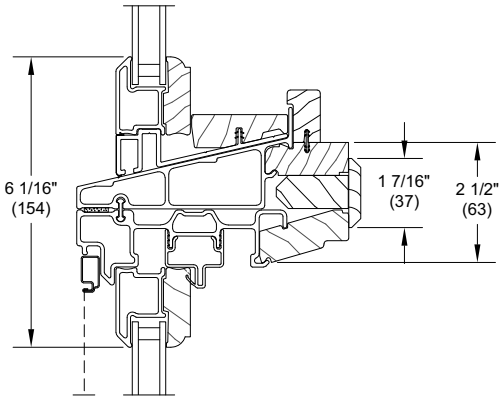


Jamb
Interior Painted
Units Only

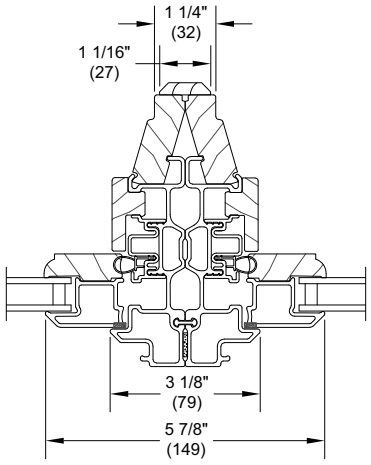
NOTE: Units shown do not have Interior Jamb Caps.

Section Details: Mullions (Frame-to-Frame) - Double Hung

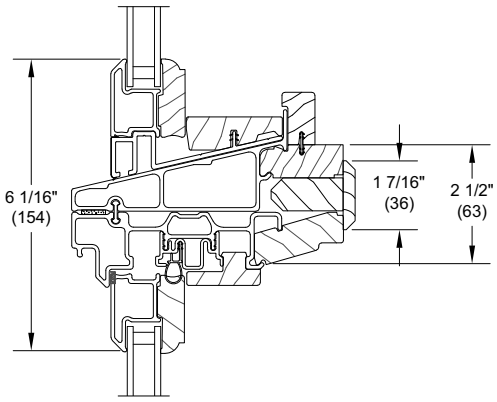
Scale: 3" = 1' 0"



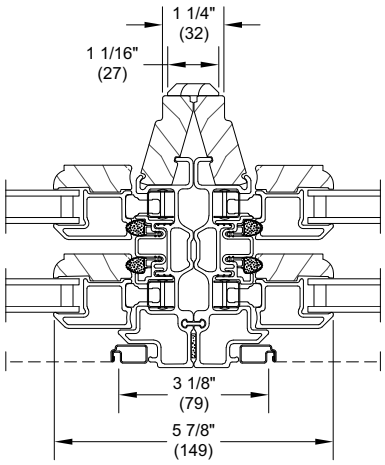
Horizontal Transom
Over Operating Unit



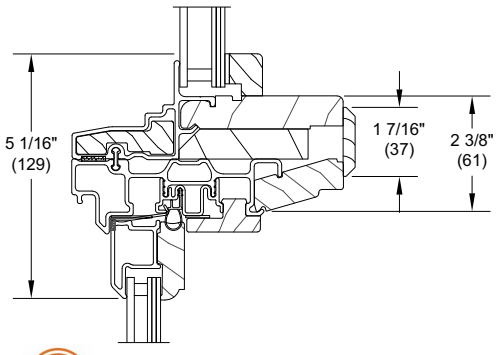
Vertical Picture Unit
2 Wide



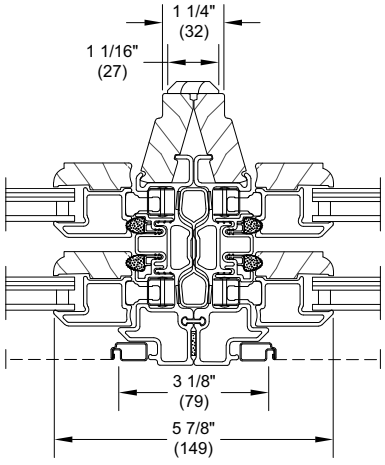
HORIZONTAL TRANSOM
OVER PICTURE UNIT



Vertical Double Hung Units
2 Wide



HORIZONTAL DG TRANSOM
OVER PICTURE UNIT - IMPACT

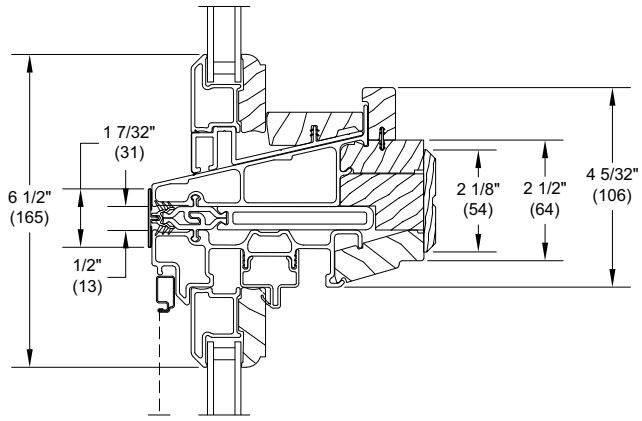


Vertical Double Hung Units
2 Wide - Impact

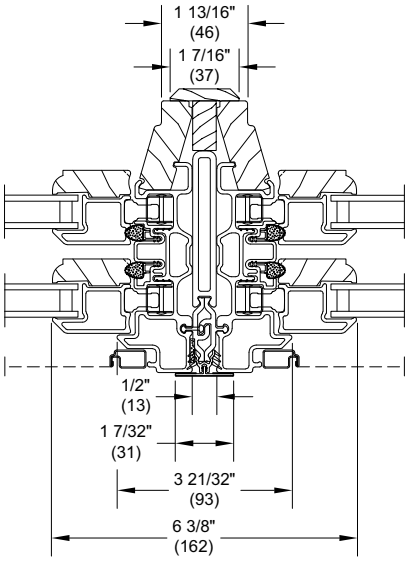
NOTE: IZ3 logo represents units that are certified for IZ3 glazing with a wind zone 3
Units shown do not have Interior Jamb Caps.

Section Details: Mullions (1/2" MRF) - Double Hung

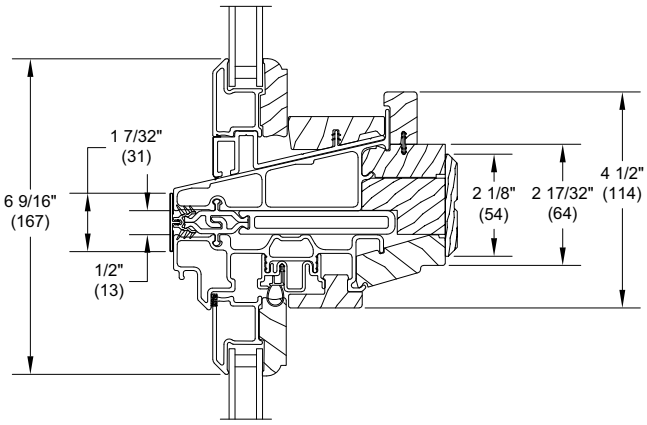
Scale: 3" = 1' 0"



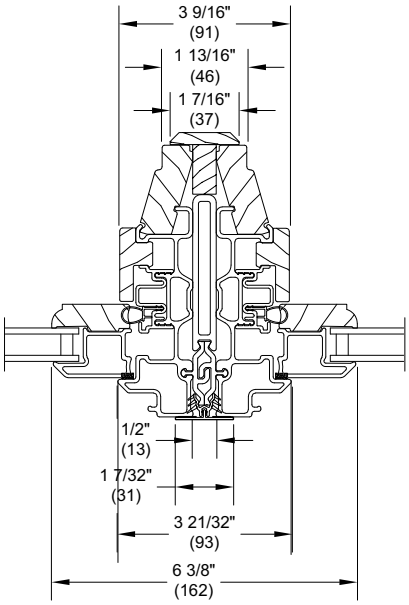
Horizontal Transom
Over Operating Unit



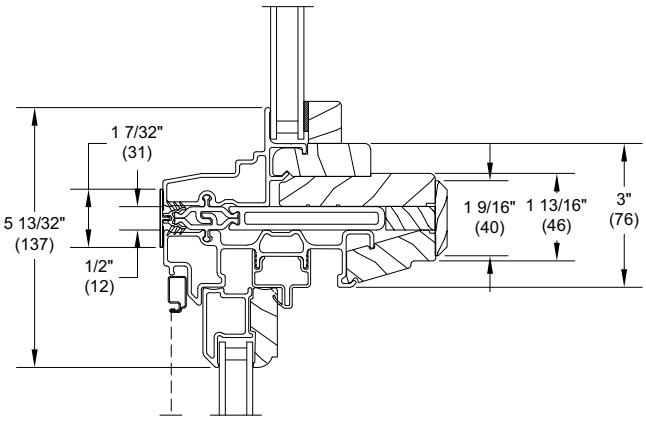
Vertical Double Hung Units 2 Wide



Horizontal Transom
Over Picture Unit



Vertical Picture Unit 2 Wide



Horizontal DG Polygon Transom
Over Operating Unit

NOTE: Units shown do not have Interior Jamb Caps.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-49	Contributing	April 16, 2025

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
62 Franklin St	13	10

Applicant	Applicant Phone	Applicant Email
David Belmonte	401 600 1841	davidbelmonte0522@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
United Home Experts	4017862376	nharnick@unitedhomeexperts.com

Work Category:	Replacing in Kind

Description of proposed work:

Replacing vinyl replacement window with new vinyl replacement window, casement instead of double hung window with grid simulating style of double hung

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00325
HISTORIC NAME:	Hatch House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca, 1900

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Some vinyl 6/6 replacement windows.

David Belmonte
Applicant's Name – Printed
Date: April 16, 2025

Norm Harnick
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	13-10	Mailing Address:	62 FRANKLIN LLC
CAMA Number:	13-10		67 CONSTITUTION ST
Property Address:	62 FRANKLIN ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	12-72	Mailing Address:	LIMA, GEORGE C. JR
CAMA Number:	12-72		363 HIGH ST
Property Address:	363 HIGH ST		BRISTOL, RI 02809
Parcel Number:	12-73	Mailing Address:	OLIVEIRA, DAVID TRUSTEE RAYMOND CORDEIRO &ORY ANN LIMA
CAMA Number:	12-73		73 FRANKLIN ST
Property Address:	73 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-74	Mailing Address:	CALOURO, MOSES J. JR. PORTIA ETUX
CAMA Number:	12-74		PO BOX 612
Property Address:	69 FRANKLIN ST		ORLEANS, MA 02653
Parcel Number:	12-75	Mailing Address:	REGO, LYNDA J TRUSTEE REGO 65 FRANKLIN TRUST
CAMA Number:	12-75		65 FRANKLIN ST
Property Address:	65 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-76	Mailing Address:	MCCLOY, CHRISTOPHER LANE & VIRGINIA TE
CAMA Number:	12-76		4 MILLS RD, PMB 92
Property Address:	57 FRANKLIN ST		NEWCASTLE, ME 04553
Parcel Number:	12-77	Mailing Address:	STEINBACH, MEREDITH L. TRUSTEE MEREDITH L. STEINBACK LIVING
CAMA Number:	12-77		55 FRANKLIN ST.
Property Address:	55 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-82	Mailing Address:	RIGBY, GEORGE T JR
CAMA Number:	12-82		47 FRANKLIN ST
Property Address:	47 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-83	Mailing Address:	FARIA, KEVIN & SAMANTHA L TE
CAMA Number:	12-83		41 FRANKLIN ST
Property Address:	41 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	13-1	Mailing Address:	349 HIGH STREET, LLC
CAMA Number:	13-1		PO BOX 247
Property Address:	349 HIGH ST		LYME, NH 03768
Parcel Number:	13-11	Mailing Address:	RICCIO, JAMES F & ELIZABETH S. LE GERRIOR IAN, ENGLISH AMY, CHRIST NICHOLE, RICCIO J
CAMA Number:	13-11		56 FRANKLIN ST
Property Address:	56 FRANKLIN ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-12	Mailing Address:	YOCK, DOUGLAS F. ET UX KRISTEN YOCK TE 50 FRANKLIN ST. BRISTOL, RI 02809
CAMA Number:	13-12		
Property Address:	50 FRANKLIN ST		
Parcel Number:	13-13	Mailing Address:	CONTI, ANGELO J LIFE ESTATE CONTI, DIANE M. & MICHAEL A.TC 46 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-13		
Property Address:	46 FRANKLIN ST		
Parcel Number:	13-14	Mailing Address:	OBRIEN, JONATHAN R. SUZANNE R. TE 42 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-14		
Property Address:	42 FRANKLIN ST		
Parcel Number:	13-19	Mailing Address:	REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
CAMA Number:	13-19		
Property Address:	652 HOPE ST		
Parcel Number:	13-2	Mailing Address:	HUDAK, STEVEN M. MELISSA A. TE 70 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-2		
Property Address:	70 FRANKLIN ST		
Parcel Number:	13-20	Mailing Address:	MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
CAMA Number:	13-20		
Property Address:	620 HOPE ST		
Parcel Number:	13-21	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT 325 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-21		
Property Address:	325 HIGH ST		
Parcel Number:	13-22	Mailing Address:	FONSECA, RICHARD A TRUSTEE SILVIA, CAROL E TRUSTEE 16 SHEFFIELD AVE BRISTOL, RI 02809
CAMA Number:	13-22		
Property Address:	34 CENTRAL ST		
Parcel Number:	13-23	Mailing Address:	BROWN DONNA L TRUSTEE 35 CENTRAL ST Bristol, RI 02809
CAMA Number:	13-23		
Property Address:	35 CENTRAL ST		
Parcel Number:	13-24	Mailing Address:	BURNHAM, H BENNETT III 33 CENTRAL STREET BRISTOL, RI 02809
CAMA Number:	13-24		
Property Address:	33 CENTRAL ST		
Parcel Number:	13-26	Mailing Address:	COLE, WILLIAM H & CYNTHIA J 321 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-26		
Property Address:	321 HIGH ST		
Parcel Number:	13-27	Mailing Address:	SOUSA, ELIZABETH 32 CENTRAL ST BRISTOL, RI 02809
CAMA Number:	13-27		
Property Address:	32 CENTRAL ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-28	Mailing Address:	ZIEGLER, MARYANNE T.
CAMA Number:	13-28		31 CENTRAL ST
Property Address:	31 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-3	Mailing Address:	RIBEIRO, ALMERINDA C
CAMA Number:	13-3		341 HIGH ST
Property Address:	341 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-30	Mailing Address:	SANSONE FAMILY REALTY, LLC
CAMA Number:	13-30		617 HOPE ST
Property Address:	117 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-31	Mailing Address:	115 BRADFORD ST LLC DEBORAH J. HILL
CAMA Number:	13-31		70 FERNBROOK LN
Property Address:	115 BRADFORD ST		CENTERVILLE, MA 02632-2908
Parcel Number:	13-32	Mailing Address:	LAWTON, BARBARA A
CAMA Number:	13-32		103 BRADFORD ST
Property Address:	103 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-33	Mailing Address:	CIRILLO, LOUIS P. ET UX SUSAN E. CIRILLO TE
CAMA Number:	13-33		28 CENTRAL ST.
Property Address:	28 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-34	Mailing Address:	WEISS, GUARY & BAILEY, BETTY TE
CAMA Number:	13-34		97 BRADFORD ST
Property Address:	97 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-35	Mailing Address:	CAMPAGNA, MICHAEL J.
CAMA Number:	13-35		93 BRADFORD ST
Property Address:	93 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-38	Mailing Address:	ANDREWS SCHOOL C/O BRISTOL SCHOOL DEPT
CAMA Number:	13-38		151 STATE STREET
Property Address:	574 HOPE ST		BRISTOL, RI 02809
Parcel Number:	13-4	Mailing Address:	COTE, CHRISTOPHER ANNA TE
CAMA Number:	13-4		335 HIGH ST
Property Address:	335 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-5	Mailing Address:	BRISTOL PROPERTIES
CAMA Number:	13-5		122 WYCKOFF ST, STE 1
Property Address:	331 HIGH ST		BROOKLYN, NY 11201
Parcel Number:	13-59	Mailing Address:	FERRARA, GERARDO J ET AL PEGGY FERRARA
CAMA Number:	13-59		2795 MAGNOLIA RD
Property Address:	99 BRADFORD ST		DELAND, FL 32720

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-6	Mailing Address:	KOTUBY, CELESTE GRECO LE KOTUBY, PETER MACKENZIE & KOTUBY, PAUL MICHAEL G.& 329 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-6		
Property Address:	329 HIGH ST		
Parcel Number:	13-60	Mailing Address:	SOOKNAH FAMILY REVOCABLE TRUST SOOKNAH, RAMDEO & SARA MELLO, TRUSTEES 38 CENTRAL ST BRISTOL, RI 02809
CAMA Number:	13-60		
Property Address:	38 CENTRAL ST		
Parcel Number:	13-61	Mailing Address:	VISWANATH, SAI ETAL JT & KATAFIASZ, MICHELLE ANN 113 BRADFORD ST BRISTOL, RI 02809
CAMA Number:	13-61		
Property Address:	113 BRADFORD ST		
Parcel Number:	13-62	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT 34 THAMES ST BRISTOL, RI 02809
CAMA Number:	13-62		
Property Address:	HIGH ST		
Parcel Number:	13-7	Mailing Address:	JNB HIGH PROPERTIES, LLC 9 SETTLERS WAY SCITUATE, RI 02857
CAMA Number:	13-7		
Property Address:	327 HIGH ST		
Parcel Number:	13-8	Mailing Address:	ODONNELL, FRANCES 68 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-8		
Property Address:	68 FRANKLIN ST		
Parcel Number:	13-9	Mailing Address:	SLOCUM, RICHARD WILLIAM III & SLOCUM, JILL MORSE TRUSTEES 8312 SE PILOTS COVE TERRACE HOBE SOUND, FL 33455
CAMA Number:	13-9		
Property Address:	66 FRANKLIN ST		

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 62 FRANKLIN ST
ACRES: 0.4171
PARCEL ID: 013-0010-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: 62 FRANKLIN LLC
CO - OWNER:
MAILING ADDRESS: 67 CONSTITUTION ST

ZONING: R-6
PATRIOT ACCOUNT #: 746

SALE INFORMATION

SALE DATE: 6/8/2022
BOOK & PAGE: 2175-342
SALE PRICE: 650,000
SALE DESCRIPTION: Private Sale
SELLER: CARROLL, MARY T & MICHAEL

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4526
FINISHED BUILDING AREA: 2933
BASEMENT AREA: 1262
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $267,700
YARD: $16,900
BUILDING: $280,200
TOTAL: $564,800

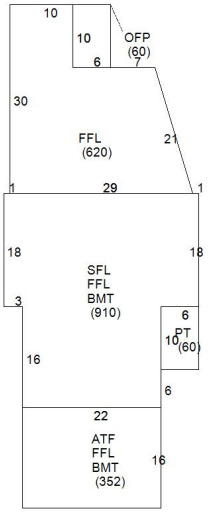
BUILDING EXTERIOR

BUILDING STYLE: 4 Family
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 17
 # OF BEDROOMS: 6
 # OF FULL BATHS: 4
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 4
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



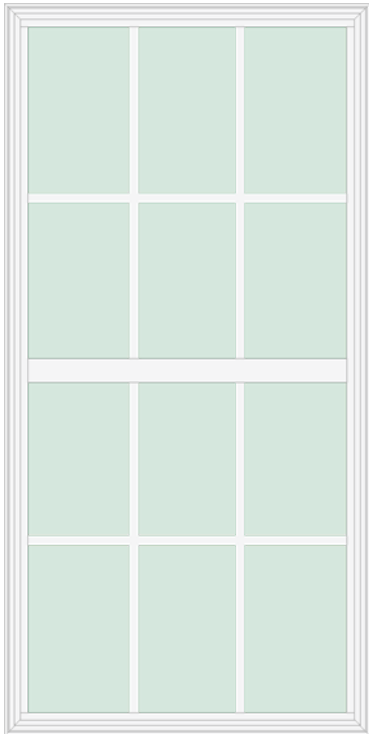
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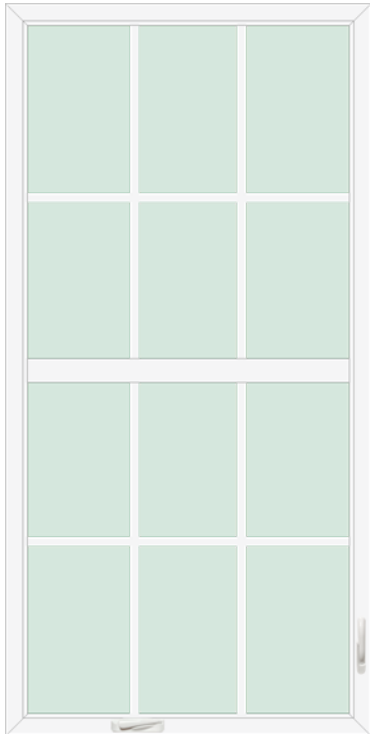
508-881-8555
60 Pleasant Street
Ashland, MA 01721

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 624 - 1-Lite Casement - Hinged Right (OLI)



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Belmonte Casement
Tag: Option 1
PO #BELMONTE CASEMENT
Order #13149664-1
Qty: 1

DETAILS

Endure Window - EN600 Series

624 - 1-Lite Casement - Hinged Right (OLI)
White
Exact Size: 30 1/2" x 61 1/4"
Corner Drive System
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
White Simulated Meeting Rail (Horizontal)
Extruded Full Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Sill Extender (4 Sides) (Exterior)
ComforTech DLA
Double Strength Glass
3/4" IG Thickness
Colonial Contoured Grid - 2V x 3H
White Grids

Sell Price: $2,030.00

SIZING

Opening Width Range:	30 3/4" to 31"
Opening Height Range:	61 1/2" to 61 3/4"
Window Size:	30 1/2" x 61 1/4"
United Inches:	93
Egress Size:	18 13/32" x 55 13/16"
Egress Square Foot:	7.1353
Egress Meets Criteria:	No
Operable Sash Size:	28 7/8" x 59 5/8"
Operable Glass Size:	26 3/4" x 57 1/2" x 3/4"
Operable Glass Viewable Size:	25 7/8" x 56 5/8"
Full Screen:	26 13/16" x 57 9/16"
Casement Screen Notch:	19 15/16"

Structural

Product: Vinyl Casement Window
Cert #: 462-H-009.01
Class: LC-PG50
Max Test Size: 36" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.47	60.00

Air Infiltration (cfm/ft2)
<= 0.02

CPD: PRD-N-103-01936-00002



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-54	Contributing	April 22, 2025

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
5 MILK ST	14	106

Applicant	Applicant Phone	Applicant Email
MARY ANN PELLEGRINO	401-339-7610	mapellegrino@carlacorp.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
REPLACE WINDOWS-2ND FLOOR

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00339
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival with significant Queen Anne details
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Some vinyl 1/1 replacement windows.	

MARY ANN PELLEGRINO
Applicant's Name – Printed
Date: April 22, 2025

MARY ANN PELLEGRINO
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	14-106	Mailing Address:	PELLEGRINO, MARY ANN
CAMA Number:	14-106		25 BYFIELD ST
Property Address:	5 MILK ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	14-105	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-105		10 COURT ST
Property Address:	CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-107	Mailing Address:	CAMPAGNA FAMILY, LP
CAMA Number:	14-107		15 LOW LANE
Property Address:	38 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-112	Mailing Address:	CHRISTINA, DANIEL & JULIE TE
CAMA Number:	14-112		4 MILK ST
Property Address:	4 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-118	Mailing Address:	GARDNER, MATTHEW R (1/3);
CAMA Number:	14-118		GARDNER, STEVEN D & ANN
Property Address:	12 BYFIELD ST		TRUSTEES-GARDNER TRUST (2/3)
			12 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-32	Mailing Address:	FLYNN, JAMES M & ELIZABETH C
CAMA Number:	14-32		TRUSTEES
Property Address:	63 CHURCH ST		63 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-35	Mailing Address:	SALLEY, NEIL B. JR. ENGRACIA
CAMA Number:	14-35		61 CHURCH ST.
Property Address:	61 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-37	Mailing Address:	VASCONCELOS, ALAN
CAMA Number:	14-37		57 CHURCH STREET
Property Address:	57 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-39	Mailing Address:	DAVIDSON, JOSHUA B & KATHERINE N
CAMA Number:	14-39		TE
Property Address:	51 CHURCH ST		51 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-41	Mailing Address:	FORTY-NINE CHURCH STREET, LLC
CAMA Number:	14-41		26 PATRICIA ANN DR
Property Address:	49 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-43	Mailing Address:	BONNER, KERRY S & MERRILL, DEBRA
CAMA Number:	14-43		A TC
Property Address:	43 CHURCH ST		43 CHURCH ST
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-44	Mailing Address:	BERGENHOLTZ, THOMAS A. MARIANNE 366 HOPE ST UNIT 1 BRISTOL, RI 02809
CAMA Number:	14-44		
Property Address:	41 CHURCH ST		
Parcel Number:	14-55	Mailing Address:	NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
CAMA Number:	14-55		
Property Address:	74 CHURCH ST		
Parcel Number:	14-56	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-56		
Property Address:	43 BYFIELD ST		
Parcel Number:	14-57	Mailing Address:	DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
CAMA Number:	14-57		
Property Address:	64 CHURCH ST		
Parcel Number:	14-58	Mailing Address:	BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-58		
Property Address:	39 BYFIELD ST		
Parcel Number:	14-59	Mailing Address:	WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
CAMA Number:	14-59		
Property Address:	60 CHURCH ST		
Parcel Number:	14-60	Mailing Address:	SQUILLANTE-SEYEZ, DAVID & SEYEZ, DORAN TE 33 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-60		
Property Address:	33 BYFIELD ST		
Parcel Number:	14-61	Mailing Address:	REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
CAMA Number:	14-61		
Property Address:	56 CHURCH ST		
Parcel Number:	14-62	Mailing Address:	KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-62		
Property Address:	27 BYFIELD ST		
Parcel Number:	14-63	Mailing Address:	CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-63		
Property Address:	48 CHURCH ST		
Parcel Number:	14-64	Mailing Address:	PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-64		
Property Address:	25 BYFIELD ST		
Parcel Number:	14-65	Mailing Address:	ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-65		
Property Address:	44 CHURCH ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-66	Mailing Address:	JGR, LLC
CAMA Number:	14-66		443 HOPE ST
Property Address:	40 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-67	Mailing Address:	BAO, ELENA M - TRUSTEE ELENA M
CAMA Number:	14-67		BAO REVOCABLE TRUST
Property Address:	19 BYFIELD ST		19 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-69	Mailing Address:	MONAHAN-BELL LIVING TRUST
CAMA Number:	14-69		11 BYFIELD ST
Property Address:	11 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-74	Mailing Address:	DRAWBRIDGE, CLIFFORD J. ET UX
CAMA Number:	14-74		FLOYD, TERESA L TE
Property Address:	46 BYFIELD ST		46 BYFIELD STREET
			BRISTOL, RI 02809
Parcel Number:	14-75	Mailing Address:	GAETZ, TRACEY FRANCES & FISCHER,
CAMA Number:	14-75		STEPHEN C. JR TE
Property Address:	42 BYFIELD ST		42 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-76	Mailing Address:	SILVA, MICHAEL
CAMA Number:	14-76		141 HILLSIDE AVE
Property Address:	38 BYFIELD ST		SOMERSET, MA 02726
Parcel Number:	14-77	Mailing Address:	SIROIS, ROSEMARIE G.
CAMA Number:	14-77		34 BYFIELD ST
Property Address:	34 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-78	Mailing Address:	CARREIRO, MARY M TRUSTEE MARY M
CAMA Number:	14-78		CARREIRO FAMILY TRUST
Property Address:	11 MILK ST		4 OVERLOOK DR
			BRISTOL, RI 02809
Parcel Number:	14-79	Mailing Address:	ROUNDS, ANDREA L. TRUSTEE OF
CAMA Number:	14-79		15 MILK ST
Property Address:	15 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-80	Mailing Address:	CANARIO, DOROTHY LE REM-AREL,
CAMA Number:	14-80		PATRICIA etal TC
Property Address:	17 MILK ST		17 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-83	Mailing Address:	SIMAS, ANTONIO J &ROSA M LE TE
CAMA Number:	14-83		DIGIACOMO, MICHELLE &
Property Address:	10 MILK ST		10 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-84	Mailing Address:	FEINSTEIN, JONATHAN L. CAROL M. TE
CAMA Number:	14-84		22 BYFIELD ST
Property Address:	22 BYFIELD ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

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

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 5 MILK ST
ACRES: 0.0606
PARCEL ID: 014-0106-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: PELLEGRINO, MARY ANN
CO - OWNER:
MAILING ADDRESS: 25 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 900

SALE INFORMATION

SALE DATE: 6/19/1981
BOOK & PAGE: 236-58
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: PELLEGRINO, MARY ANN

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3291
FINISHED BUILDING AREA: 2016
BASEMENT AREA: 949
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $184,400
YARD: $0
BUILDING: $277,900
TOTAL: $462,300

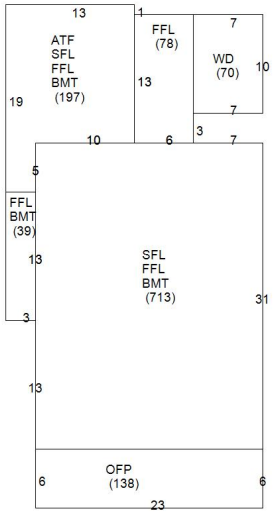
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1860
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





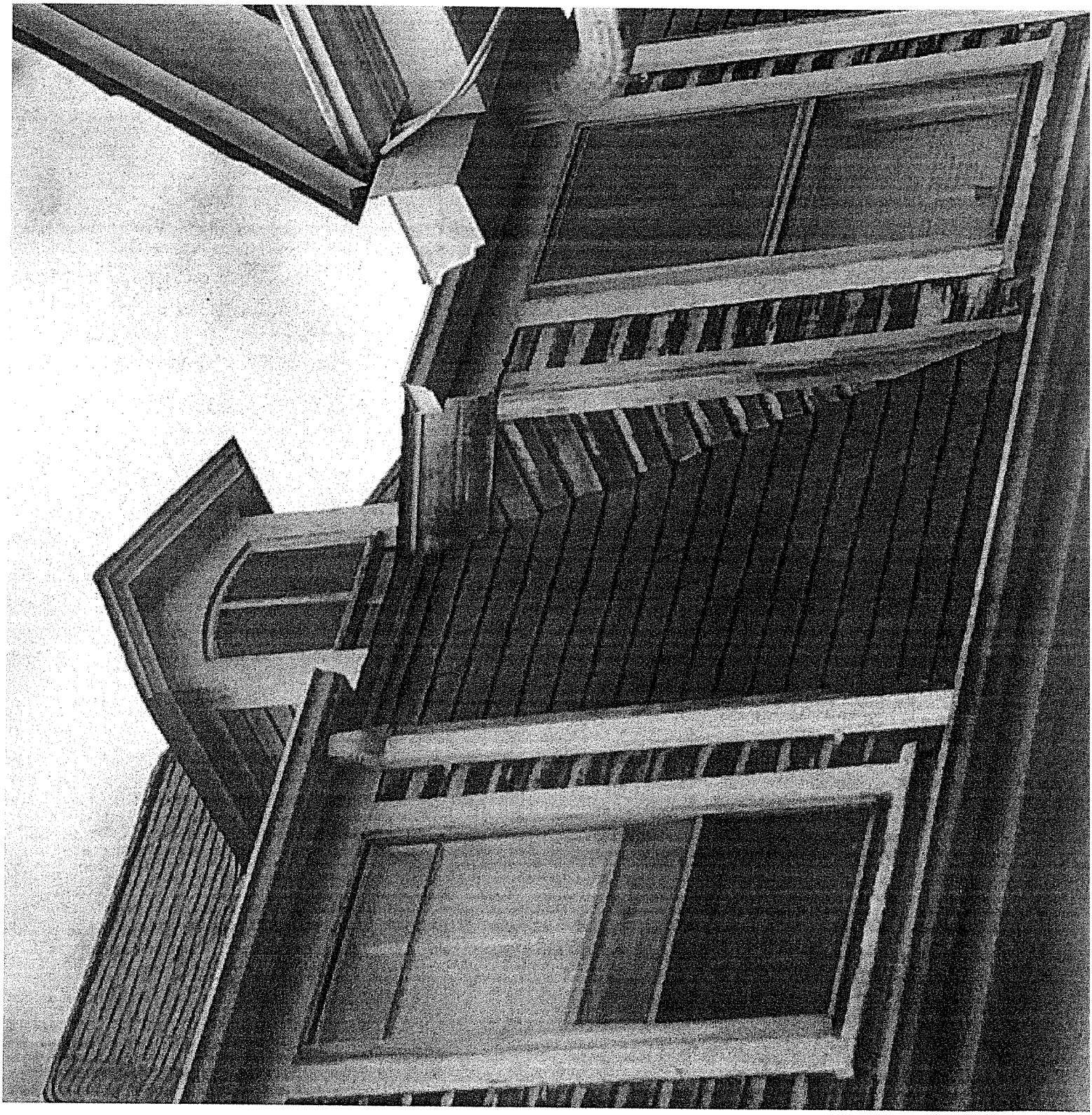

Google



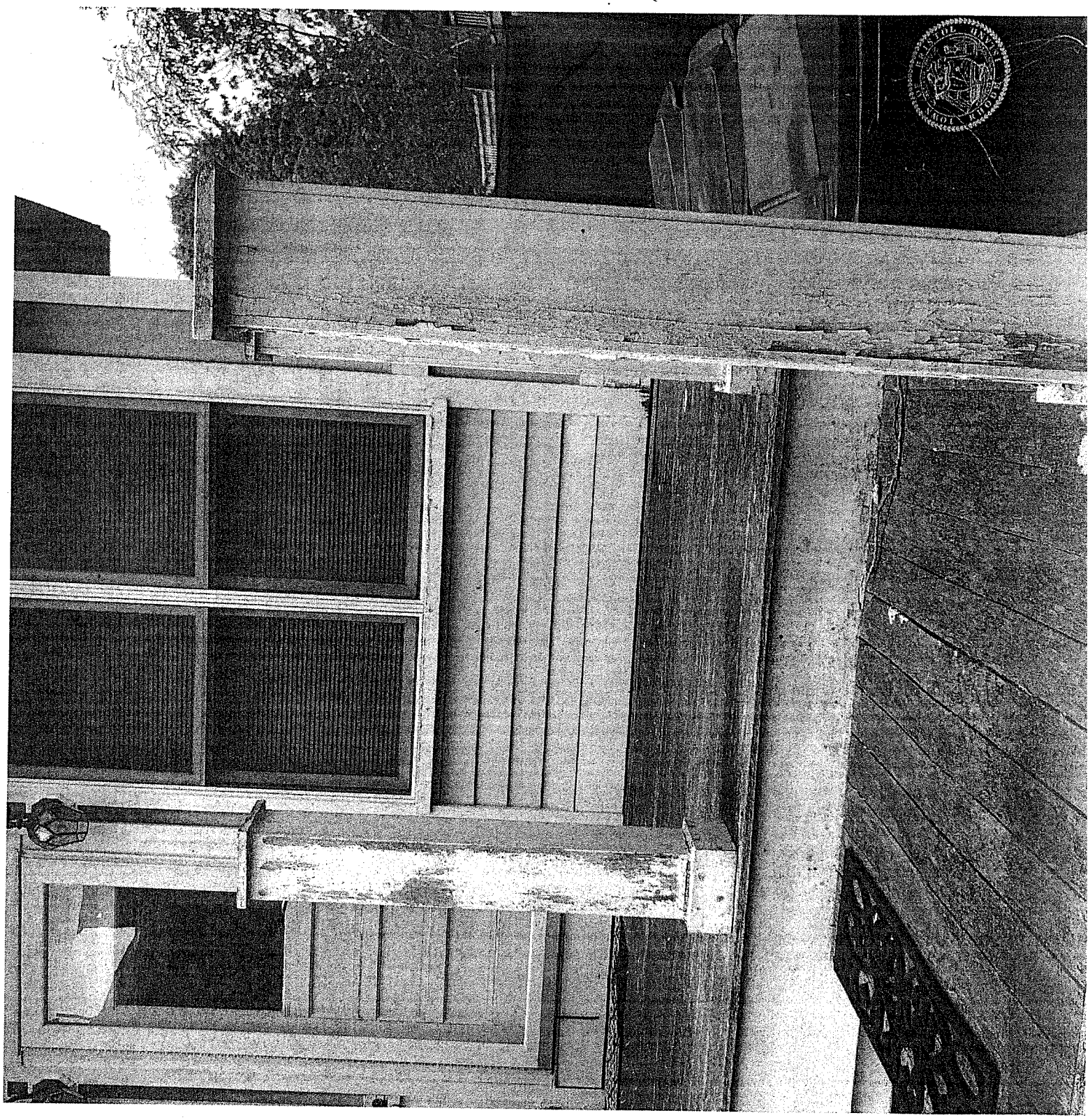




Old Window Front of House

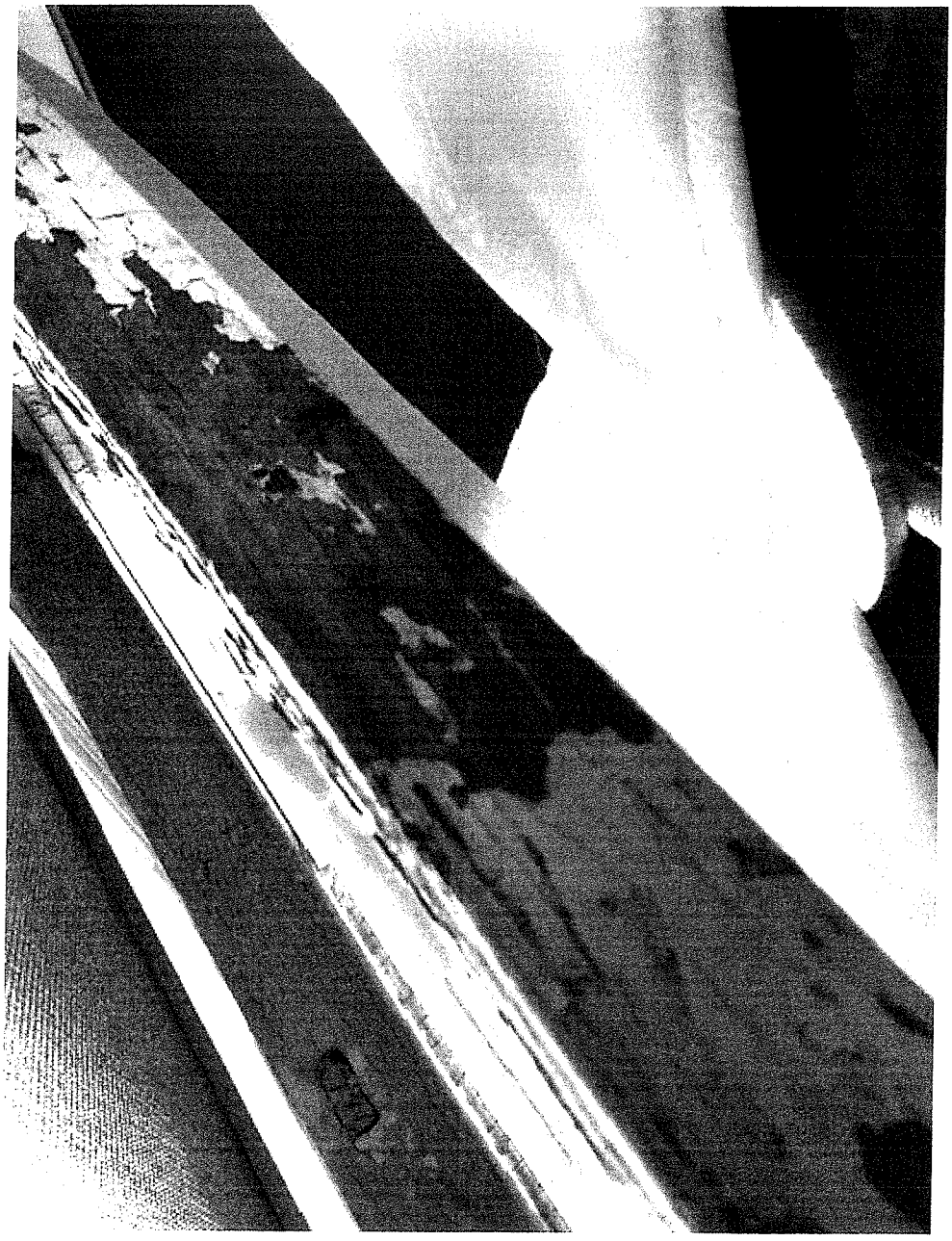


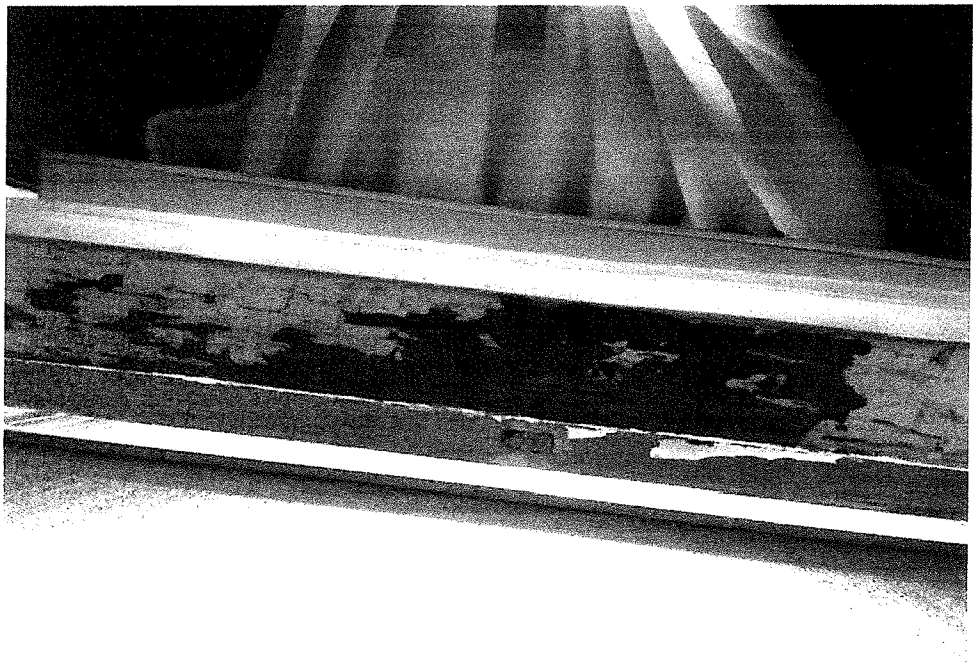
New windows
Window
Approved
After the
1997-98
Approved
By HBC
Grant.

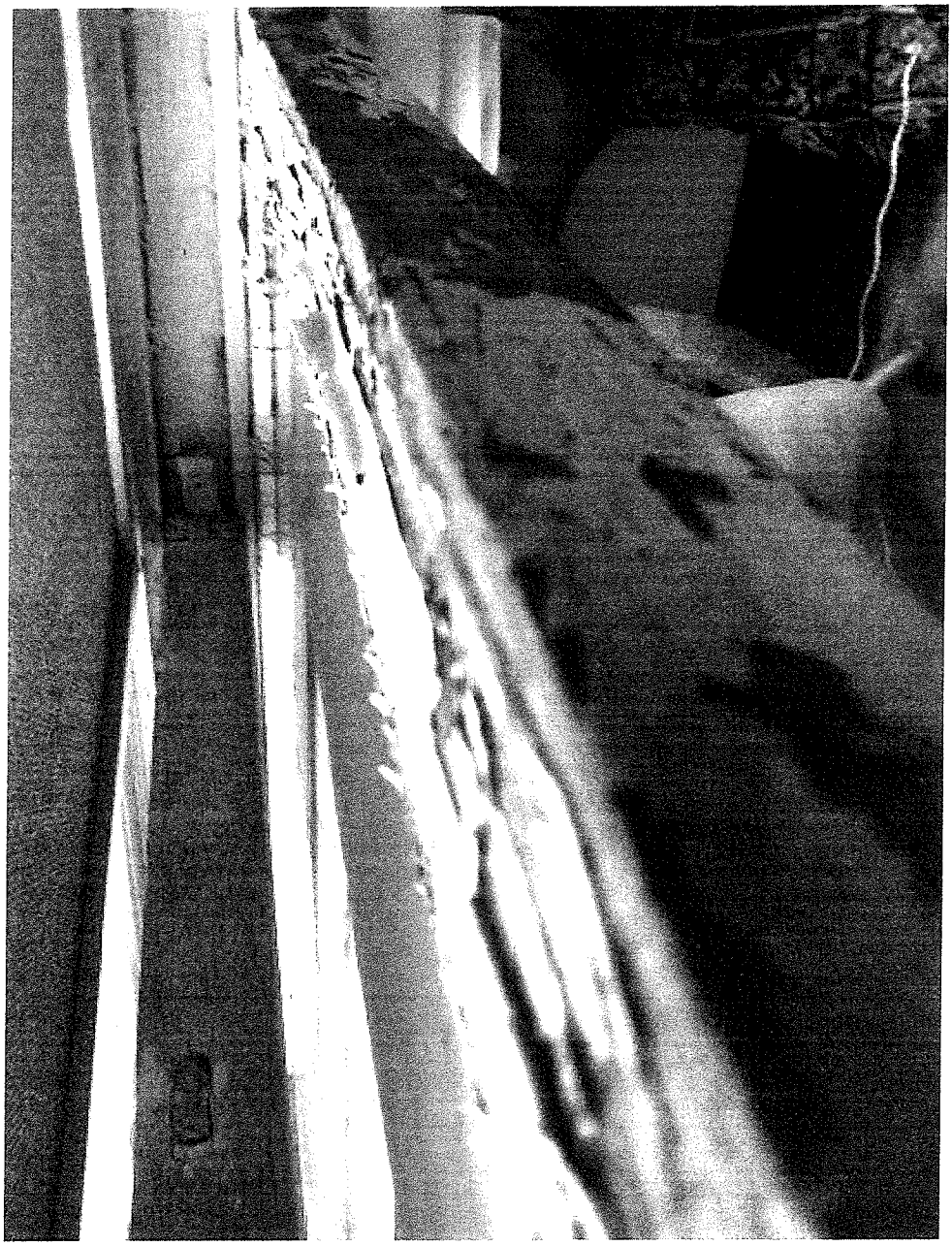


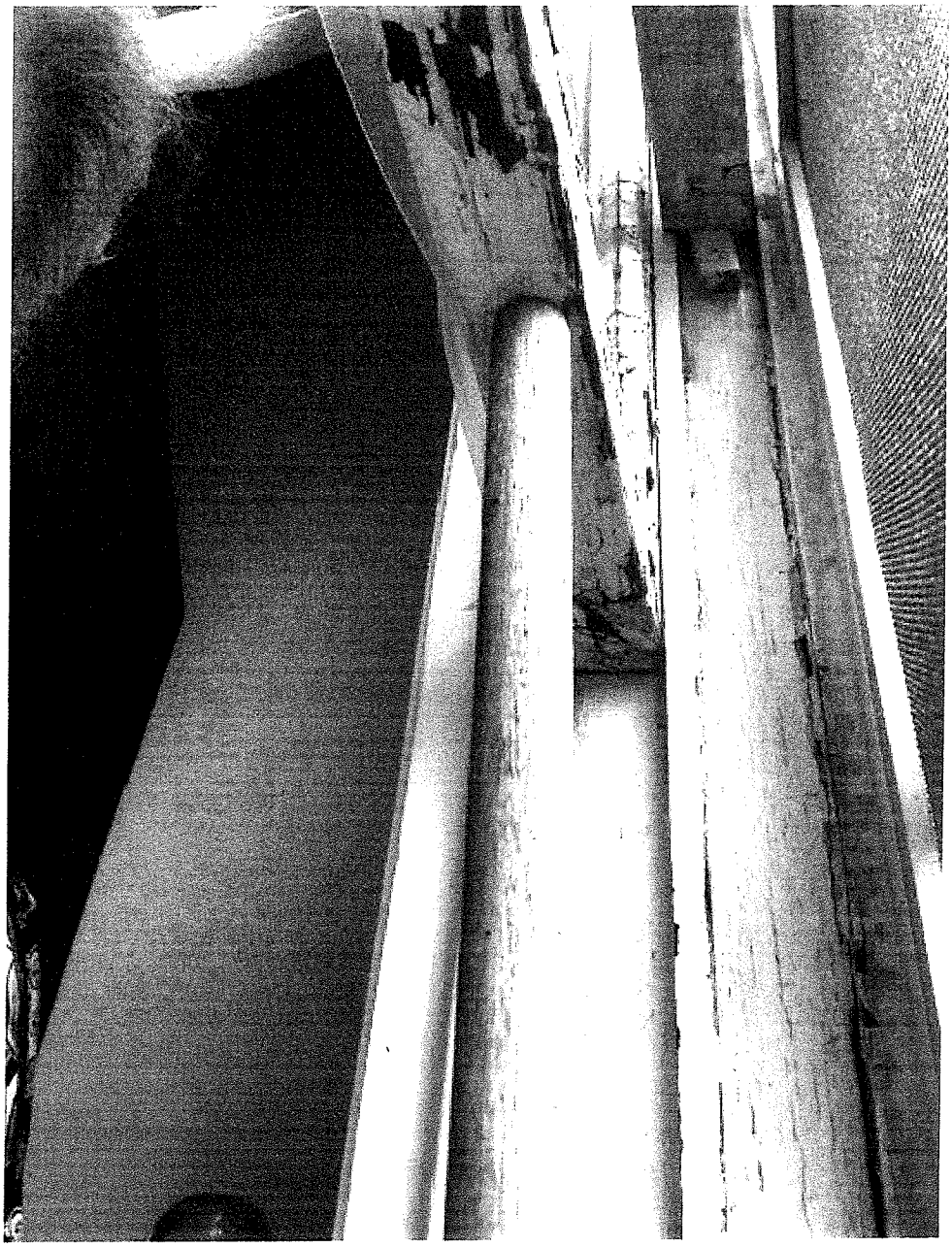
Newer windows Downstairs in kitchen Apartment after fire 1997-1998

Approx Back Side









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Riverside, RI 02915

Marshall
ROOFING • SIDING • WINDOWS

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MA HIC #177317
MA CS #030132

• www.marshallbr.com •

Customer Information

Mary Ann Pellegrino
5 Milk St
Bristol RI 02809

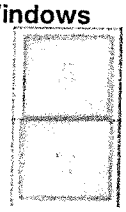
(401) 339-7610 ()
mapellegrino@carlacorp.com

Date: 05/06/2025
Rep: Christopher Fortune
Cell: (401) 297-6716

The following windows/doors will be installed with full insulation package

Total number of Units (windows) being installed	13
Total number of doors being installed	0

Windows



Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	28 x 64	**Quantity**	12
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match existing	**Glass Style**	Sun Gain Plus 7.0

Location
Upstairs

Image may differ from actual window selection (grids, color etc.)

Windows



Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	To be verified	**Quantity**	1
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match style	**Glass Style**	Sun Gain Plus 7.0- Tempered

Location
Bathroom

Image may differ from actual window selection (grids, color etc.)

Additional Details

Disposal

Cleanup

Separate

Unforeseen costs that could occur.

- Rotted framing discovered during installation will be replaced upon homeowners approval for an additional cost.
- Homeowner is responsible for removing and replacing any window treatments or air conditioning units in or around any windows to be replaced unless specified.
- Homeowner is responsible for contacting the supporting alarm company to reinstall alarm components on any windows and/or doors to be replaced. Marshall Building & Remodeling will NOT replace alarm components unless specified.

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Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-58	Contributing	May 5, 2025

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
146 high street	19	105

Applicant	Applicant Phone	Applicant Email
Mike Fanning	5004005120	mike@atiincorporated.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	146 high street

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

Contractor	Contractor Phone Number	Contractor Email
N/A	N/A	N/A

Work Category:	New Structure(s)

Description of proposed work:
8 x 10 Garden Shed in rear of property

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00150
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Post-1988: wood shingle siding replaced with clapboards. One-story hip-roofed wood-frame open porch (enclosed at rear/E end) added to S side elev.	

Mike Fanning
Applicant's Name – Printed
Date: May 5, 2025

Mike Fanning
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	19-105	Mailing Address:	FANNING, MICHAEL G. & FANNING, CYNTHIA A. (50%) TC
CAMA Number:	19-105		146 HIGH ST
Property Address:	146 HIGH ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	15-20	Mailing Address:	PANSA, LEONARD F NANCY E TE ET AL
CAMA Number:	15-20		149 HIGH ST
Property Address:	149 HIGH ST		BRISTOL, RI 02809
Parcel Number:	15-21	Mailing Address:	SOUSA, LOUIS A. SOLE OWNER
CAMA Number:	15-21		30 Alexander Avenue
Property Address:	145 HIGH ST		East Providence, RI 02914
Parcel Number:	15-27	Mailing Address:	WORDELL, SEBASTIAN J. WORDELL, BARBARA J. TE
CAMA Number:	15-27		51 UNION STREET
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	15-28	Mailing Address:	STUBER, EDYTH JANE TRUSTEE C/O PARSONS CAPITAL MANAGEMENT
CAMA Number:	15-28		40 WESTMINSTER ST., SUITE 400
Property Address:	139 HIGH ST		PROVIDENCE, RI 02903
Parcel Number:	15-29	Mailing Address:	WORDELL, SEBASTIAN J. WORDELL, BARBARA J. TE
CAMA Number:	15-29		51 UNION STREET
Property Address:	51 UNION ST		BRISTOL, RI 02809
Parcel Number:	15-6	Mailing Address:	BJERREGAARD, CHRIS E. & JUNE M. TE
CAMA Number:	15-6		
Property Address:	159 HIGH ST		159 HIGH ST
			BRISTOL, RI 02809
Parcel Number:	19-101	Mailing Address:	SILVIA, MICHELE
CAMA Number:	19-101		7 COOKE ST.
Property Address:	7 COOKE ST		BRISTOL, RI 02809
Parcel Number:	19-102	Mailing Address:	FRANKS, ELIZABETH
CAMA Number:	19-102		97 UNION ST
Property Address:	97 UNION ST		BRISTOL, RI 02809
Parcel Number:	19-103	Mailing Address:	NUNES PROPERTY MANAGEMENT, LLC
CAMA Number:	19-103		
Property Address:	85 UNION ST		21 CLIFTON RD
			BRISTOL, RI 02809
Parcel Number:	19-104	Mailing Address:	FURTADO, MANUEL JR TRUSTEE
CAMA Number:	19-104		148 HIGH ST
Property Address:	148 HIGH ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-106	Mailing Address:	MURPHY, CORNELIA TRUSTEE OF
CAMA Number:	19-106		CORNELIA M. MURPHY TRUST
Property Address:	142 HIGH ST		142 HIGH STREET
			BRISTOL, RI 02809
Parcel Number:	19-107	Mailing Address:	DAPONTE, MICHAEL ET UX SUSAN
CAMA Number:	19-107		DAPONTE TE
Property Address:	136 HIGH ST		136 HIGH ST.
			BRISTOL, RI 02809
Parcel Number:	19-108	Mailing Address:	HUGHES, GREGORY A & DEBORAH L
CAMA Number:	19-108		TE
Property Address:	77-79 UNION ST		19 CLIFTON RD
			BRISTOL, RI 02809
Parcel Number:	19-109	Mailing Address:	GREEN, LINDSAY
CAMA Number:	19-109		73 UNION ST
Property Address:	73 UNION ST		BRISTOL, RI 02809
Parcel Number:	19-110	Mailing Address:	MORRIS, DEAN WALKER & SUSAN
CAMA Number:	19-110		WALTERS TE
Property Address:	132 HIGH ST		3251 COCHISE DR SE
			ATLANTA, GA 30339
Parcel Number:	19-111	Mailing Address:	GALLISON, DIANE H & RAYMOND LE
CAMA Number:	19-111		TIMOTHY P & NATHAN M TC
Property Address:	98 1/2 CONSTITUTION ST		50 King Phillip Avenue
			BRISTOL, RI 02809
Parcel Number:	19-112	Mailing Address:	MILLER, ELIZABETH A.
CAMA Number:	19-112-001		3 WILLIAMS ST UNIT 1
Property Address:	3 WILLIAM ST		BRISTOL, RI 02809
Parcel Number:	19-112	Mailing Address:	TABAIE, HOSSEIN DAVID ETAL JT
CAMA Number:	19-112-002		NORMANDIE, CYNTHIA A.
Property Address:	3 WILLIAM ST		585 CHANDLER ST
			WORCESTER, MA 01602
Parcel Number:	19-112	Mailing Address:	MAHONY, ANN G. TRUSTEE
CAMA Number:	19-112-003		4543 EVERETT ST
Property Address:	3 WILLIAM ST		KENSINGTON, MD 20895
Parcel Number:	19-119	Mailing Address:	GAGLIO, MARGUERITE M
CAMA Number:	19-119		25 COOKE ST
Property Address:	25 COOKE ST		BRISTOL, RI 02809
Parcel Number:	19-65	Mailing Address:	PATCHIN, DONALD L
CAMA Number:	19-65		21 WILLIAM ST
Property Address:	WILLIAM ST		BRISTOL, RI 02809
Parcel Number:	19-67	Mailing Address:	PATCHIN, DONALD L
CAMA Number:	19-67		21 WILLIAM ST
Property Address:	21 WILLIAM ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-68	Mailing Address:	ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-68		
Property Address:	102 CONSTITUTION ST		
Parcel Number:	19-69	Mailing Address:	BROWNE, ROBERT J. KRISTIN L. ETUX 19 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-69		
Property Address:	19 WILLIAM ST		
Parcel Number:	19-71	Mailing Address:	LOPES, RITA & SALLEY, ENGRACIA TRUSTEES OF THE FERNANDA ROTH LIVING TRUST 96 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-71		
Property Address:	96 CONSTITUTION ST		
Parcel Number:	19-72	Mailing Address:	SOUSA, NANCY A. LE FOSTER, BETHANY & PERRY, ANALEE JT 9 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-72		
Property Address:	9 WILLIAM ST		
Parcel Number:	19-73	Mailing Address:	BARBOZA, DAVID E. 92 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-73		
Property Address:	92 CONSTITUTION ST		
Parcel Number:	19-75	Mailing Address:	BARKER, JOHN J JR &GAIL ANN LE REM-BARKER, ALISON etal JT 168 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-75		
Property Address:	168 HIGH ST		
Parcel Number:	19-76	Mailing Address:	SALES, MARIA L LE MULDOON, MARIA etal 160 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-76		
Property Address:	160 HIGH ST		
Parcel Number:	19-82	Mailing Address:	DALLAIRE, ROBERT J. DALLAIRE, VIRGINIA A. TE 27 COOK ST BRISTOL, RI 02809
CAMA Number:	19-82		
Property Address:	27 COOKE ST		
Parcel Number:	19-83	Mailing Address:	GAGLIO, BONITA ET AL NICHOLAS GAGLIO JT 24 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-83		
Property Address:	24 WILLIAM ST		
Parcel Number:	19-84	Mailing Address:	FURTADO, JOHN E. MELO, ADELIA TE 16 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-84		
Property Address:	16 WILLIAM ST		
Parcel Number:	19-85	Mailing Address:	ALLEN, RICHARD R PO BOX 448 BRISTOL, RI 02809
CAMA Number:	19-85		
Property Address:	12 WILLIAM ST		
Parcel Number:	19-86	Mailing Address:	WGI, LLC 154 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-86		
Property Address:	154 HIGH ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-91	Mailing Address:	21 COOKE LLC
CAMA Number:	19-91		21 COOKE ST
Property Address:	21 COOKE ST		BRISTOL, RI 02809

Parcel Number:	19-92	Mailing Address:	DA PONTE, JOSE CECELIA LIFE EST.
CAMA Number:	19-92		19 COOKE ST
Property Address:	19 COOKE ST		BRISTOL, RI 02809

Parcel Number:	19-95	Mailing Address:	15 COOKE STREET, LLC
CAMA Number:	19-95		443 HOPE ST
Property Address:	15 COOKE ST		BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 146 HIGH ST
ACRES: 0.2683
PARCEL ID: 019-0105-000
LAND USE CODE: 28
CONDO COMPLEX:
OWNER: FANNING, MICHAEL G. &
CO - OWNER: FANNING, CYNTHIA A. (50%) TC
MAILING ADDRESS: 146 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1366

SALE INFORMATION

SALE DATE: 4/6/2023
BOOK & PAGE: 2207-95
SALE PRICE: 1,330,000
SALE DESCRIPTION:
SELLER: HUMPHREY, JOHN B &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5036
FINISHED BUILDING AREA: 2661
BASEMENT AREA: 1299
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $152,000
YARD: $20,000
BUILDING: $514,000
TOTAL: $686,000

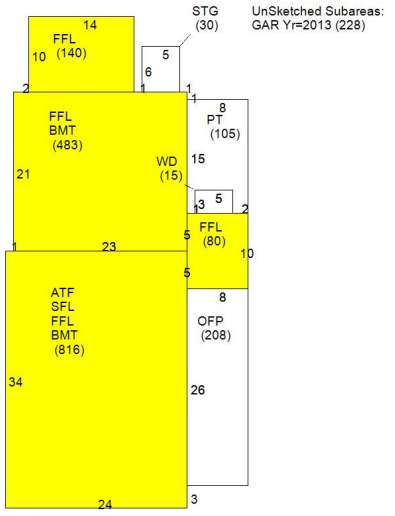
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1850
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: FWA w/AC
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 10
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO










14ft
10ft

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-77		June 17, 2025

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
220 Hope Street	15	53

Applicant	Applicant Phone	Applicant Email
Charles Tansey	2023758606	Charlesdtansey@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	220 Hope Street Bristol, RI 02809

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

Contractor	Contractor Phone Number	Contractor Email
Tom Ferreira	4015740959	NA

Work Category:	Replacing in Kind

Description of proposed work:

Replacement of leaking clapboards and rotting window casements in the new (2005) bulkhead in the patio; repaint and re-nail south side of house; repaint front portch and gables, glaze and repaint original first floor windows.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00492
HISTORIC NAME:	Liscomb, Samuel, House
ARCH. STYLE:	Greek Rev./Early Vic.
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Charles Tansey
Applicant's Name – Printed
Date: June 17, 2025

Charles Tansey
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 220 HOPE ST
ACRES: 0.1355
PARCEL ID: 015-0053-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: TANSEY, CHARLES D.
CO - OWNER:
MAILING ADDRESS: 220 HOPE ST

ZONING: R-6
PATRIOT ACCOUNT #: 962

SALE INFORMATION

SALE DATE: 10/21/2024
BOOK & PAGE: 2261-5
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: TANSEY, CHARLES D. ET UX

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4247
FINISHED BUILDING AREA: 2133
BASEMENT AREA: 1462
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $213,200
YARD: $0
BUILDING: $303,100
TOTAL: $516,300

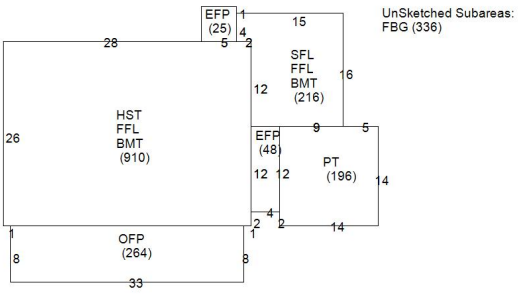
BUILDING EXTERIOR

BUILDING STYLE: Conventional
UNITS: 1
YEAR BUILT: 1850
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

RM Painting Co.
276 Washington Road
Barrington, Rhode Island 02806-1801
United States
Christian.rmpainting@gmail.com
Phone: 401-580-2682

Price Quote: #0000319
Issued on: Apr 16, 2025
Expiry Date: May 17, 2025

Exterior painting

Charles D. Tansey 220 hope st

charlesdtansey@gmail.com

220 hope st
Bristol

2023758606

Product or Service	Quantity	Price	Line Total
Exterior painting Preparing all surfaces on addition on back of house. Includes painting porch ceilings and few small areas on neighboring side of home where kayak/canoe was located along the first coarse of clapboards. As well as painting the two dormers on top of roof.	1	$9,250.00	$9,250.00
Powerwash Wash exterior of home to remove dirt-mildew and debris to prep for paint. We will use a water and s-h mixture.	1	$1,000.00	$1,000.00
Window glazing/repainting Scraping and removing all failing glazing. First step remove all storm windows/screens. Apply primer then apply new glazing to all failing areas. Then we will repaint with new color to match the rest of trim. This price is per window.	1	$175.00	$175.00

Subtotal	$10,425.00
Total Price:	**$10,425.00**

Notes
A 10% deposit is required once quote is accepted to secure spot on schedule. Deposit check is to be written out to "Christian MacLea" and mailed to 23 Hanson Rd Barrington, RI 02806.

Legal Terms
1. Project Description/Scope of Work

Please take special note of the job description. RM Painting is not required to perform any tasks not specified in the estimate.

2. Preparation

Interior:
-RM Painting will cover all floors and furniture before painting.
-Remove light switch covers and cover light fixtures with plastic
-Cracks and defects in walls/ceilings will be patched prior to painting
-All voids in trim will be sealed with caulking
-Primer will be applied to all bare wood

Exterior:
-RM Painting will cover all necessary areas prior to painting (i.e. patios, plants, furniture, decks, etc.)
-All surfaces will be scraped and sanded to remove peeling paint
-Latex/Oil Primer will be applied on all bare wood
-All voids in trim will be sealed with caulking if trim is included in project scope

When the project is complete, all job sites will be cleaned prior to leaving.

3. Paint/Materials
-The estimate provided by RM Painting includes cost of paint and material only if specified in job description.
-Customers must choose colors prior to project commencement. Additional charges may apply if the customer changes colors after work begins.
-All surfaces will receive two (2) coats of paint (unless stated otherwise on estimate)

4. Unforeseen Conditions
-If any unforeseen repairs arise, customer will be notified and an additional work order will be written up for the customer to sign.

5. Customer Responsibility
-The jobsite must be clean prior to our painters arriving
-Wall hangings must be removed prior to project start
-Work area must be free of other trades
-The customer must be available on the last day of the project for a thorough walkthrough with crew lead.

6. Work Standard
-RM Painting is a member of the PCA (Painting Contractors Association) and follows all proper work protocol and craftmanship per industry standards.

7. Insurance
-RM Painting is fully licensed and insured. Copies of insurance can provided upon request.

8. Warranty
-RM Painting warranty covers labor and materials for three (3) years upon completion of the project for exterior and interior house painting

This warranty excludes:
*Incidental damage caused by accident or abuse, normal wear and tear, temperature changes (hail, wind, snow, moisture, etc.) and cracks caused by expansion.
*Painted or stained horizontal walking surfaces, deck surface, floors or steps

9. Acceptance
-Please indicate your acceptance of this estimate by clicking the "Accept" button on this invoice.
-By accepting this contract, I acknowledge that I have read and understand the terms of this agreement.

10. Cancellation
-The Customer has the right to cancel the project within the days of acceptance. Please email cancellation notices to Christian.RMPainting@gmail.com to notify of cancellation. Canceling after 3 days of acceptance will result in forfeit of the deposit.

Proposal

Page No. 1 of 1 Pages

Tom Ferreira
26 Kickemuit Road
Bristol, RI 02809
(401) 574-0959

FERREIRA & GRIMO
GENERAL CONTRACTORS L.L.C.
BRISTOL, RI 02809
RI LIC# 635

Pat Grimo
19 Sandy Lane
Bristol, RI 02809
(401) 253-1967

PROPOSAL SUBMITTED TO: MR CHARLES TANSEY		PHONE: 202-375-8606	DATE: 5/2/25
STREET: 220 HOPE ST		JOB NAME: EXTERIOR REPAIRS	
CITY, STATE AND ZIP CODE: BRISTOL RI 02809		JOB LOCATION: 220 HOPE ST	
ARCHITECT	DATE OF PLANS	BRISTOL RI	JOB PHONE

We hereby submit specifications and estimates for: CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIAL FOR THE FOLLOWING

1. REPLACE THE WINDOWS, AND REPAIR SIDING AND TRIM ON THE SOUTH WALL OF THE BULKHEAD.
2. REPAIR OR REPLACE DAMAGED CLAPBOARDS SOUTH SIDE OF HOUSE.
3. REPAIR OR REPLACE WINDOW TRIM SOUTH SIDE OF HOUSE 1ST AND 2ND FLOOR.
4. REPAIR FRONT GATE
5. PRIME ALL NEW WOODWORK

ESTIMATED COSTS WINDOWS + MISC. MATERIALS $5,723.00
ESTIMATED LABOR COSTS $7,200.00
ESTIMATED COSTS TRASH REMOVAL $200.00

We Purpose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
ESTIMATED JOB COSTS dollars ($ 13,123.09.
Payment to be made as follows:

1½% per month charge on unpaid balance. Failure to meet payment, debtor will be liable to pay for all costs of collection, including a reasonable Attorney's fee.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature Tom Ferreira

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Date of Acceptance 5/2/25

Signature

Signature

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
0.0000	EA	SCGMW ITEMS QUOTED ARE FACTORY	0.00/EA	0.00
1.0000	EA	BWU SU BROSCO WINDOW UNITS UNIT WITH FACTORY SASH, TPL, BACK TO BACK, CUSTOM WIDTH, ** Sash opening width 26-5/16" **, CUSTOM HEIGHT, ** sash opening height 45-1/8" **, ** sash opening width 26-5/16" **, ** sash opening height 45-1/8" **, ** 6/6 SSB with Low-e panels : each sash opening 26-5/16 x 45-1/8 :: over all mulled unit dimension 87 x 46 **, ** 26-5/16 sash opening width **, ** 45-1/8 sash opening height **, ., 26-5/16 X45-1/8 SASHOPENING 6/6 SSB LOWE DH - TOP AND BOTTOM SASH - WITH LOW-E PANEL - PRIMED EXTERIOR & CLEAR PINE INTERIOR, WH SASH LOCK, 4-9/16, CLEAR HEAD/COMPOSITE SILL, BLOCK & TACKLE WHITE, COMPOSITE CONNECTOR, NO CASING, LONG HORNS, ** EXTEND HORNS SO OVERALL SILL MEASUREMENT IS 94-3/4" **	4,530.0465/EA	4,530.05
0.0000	EA	SCVERIFY PLEASE VERIFY SPECS AT TIME OF ORDER	0.00/EA	0.00
0.0000	EA	SCQUOTE TO PLACE THIS ORDER, PLEASE RETURN A	0.00/EA	0.00
		Total		**4,530.05**





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-78	Contributing	June 19, 2025

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
39 State Street Unit 1N	9	59

Applicant	Applicant Phone	Applicant Email
Pacific-Visions Studio LLC	401-253-2780	steve@fedprop.com

Property Owner (If Different from Applicant)	Owner Mailing Address
FEDERAL PROPERTIES OF RI, INC.	PO Box 27 Bristol, RI 02809

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

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Sign(s)/Landscaping

Description of proposed work:

Install a metal company sign to the face of the side of the CMU building facing the parking lot. The dimensions of the sign are 60" wide x 18" tall. The color of the sign is black with white letters. The metal sign will be on the east side of the facade facing the adjacent building.

The lettering that says "Pacific-Visions" and the circular logo is the font called Olga. The lettering that says "Architectural Design and Consulting" is in the font called Aileron Light.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00452
HISTORIC NAME:	Freemans Bank/Old Customs House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1811

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Pent roof over W storefront extended over E storefront. Possible vinyl 6/6 replacement windows on E side elev. (only 2 windows in that wall). Large shed dormer on rear (N) roof slope, wood deck on top of pre-1971 1-story rear addition, metal spiral stairw deck down to grade - all post-1988.

Pacific-Visions Studio LLC
Applicant's Name – Printed
Date: June 19, 2025

Vincent Pacifico
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 39 STATE ST
ACRES: 0.0809
PARCEL ID: 009-0059-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: FEDERAL PROPERTIES OF RI, INC.
CO - OWNER:
MAILING ADDRESS: PO BOX 27

ZONING: D
PATRIOT ACCOUNT #: 474

SALE INFORMATION

SALE DATE: 11/2/2016
BOOK & PAGE: 1869-306
SALE PRICE: 475,000
SALE DESCRIPTION:
SELLER: ALEXIS, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6238
FINISHED BUILDING AREA: 4110
BASEMENT AREA: 1107
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $197,400
YARD: $0
BUILDING: $259,400
TOTAL: $456,800

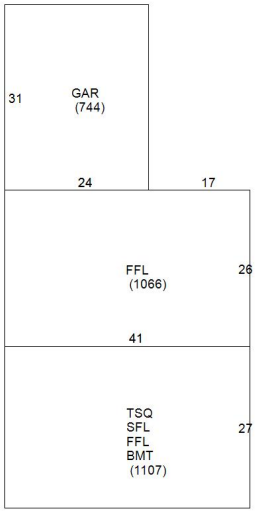
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 1
YEAR BUILT: 1719
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: Pkg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 5
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Federal Properties of R.I., Inc.

June 18, 2025

Bristol Historic District Commission
10 Court Street
Bristol, RI 02809

transmitted electronically

Re: Pacific-Visions Design & Consulting
39 State Street, 1N

On behalf of the property owner and landlord of the subject applicant, the undersigned hereby consents to the installation of the proposed exterior sign as presented for 39 State Street.

Should you have any questions, please do not hesitate to contact us.

Thank you for your favorable consideration of this request.

Sincerely,
Federal Properties of R.I., Inc.

Stephen DeLeo

Stephen A. DeLeo
President

SAD/mc
cc: Pacific-Visions






PV
PACIFIC-VISIONS


PV
PACIFIC-VISIONS
Architectural Design & Consulting

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-80	Contributing	June 20, 2025

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
30 Union St	15	46

Applicant	Applicant Phone	Applicant Email
Karen and Brad Clair	401-524-4986	bclair@simplexengine.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
Mark Defelice	401-378-4232	md8162@aol.com

Contractor	Contractor Phone Number	Contractor Email
Ron Boulay	774-488-4318	r.boulay@buildmarquecustomhomes.com

Work Category:	Addition to Structure(s)

Description of proposed work:

Add dormer to east side of existing garage to match size of west side dormer. Windows will be Andersen 400 series or Marvin Elevate with 2 over 1 to match existing windows on west side . Siding to be sq and rebut Red Cedar shingles to match existing. Exposure to match existing. Trim will be cedar.Sizes and profiles to match existing. Roof shingles to match existing.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00495
HISTORIC NAME:	Sullivan, James E., House
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1941

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Vinyl siding on facade (formerly, aluminum), but wood trim intact. Carport seen in 1988 survey photo (not in 1971) removed. 1-story open porch with roof deck added at front NW corner, extends beyond wall plane of facade, also attached to 1-story addition at rear SW corner.

Karen and Brad Clair
Applicant's Name – Printed

adford J Clair
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 30 UNION ST
ACRES: 0.3439
PARCEL ID: 015-0046-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: CLAIR, BRADFORD J &
CO - OWNER: KAREN M TE
MAILING ADDRESS: 30 UNION ST

ZONING: R-6
PATRIOT ACCOUNT #: 955

SALE INFORMATION

SALE DATE: 3/1/2018
BOOK & PAGE: 1931-48
SALE PRICE: 745,000
SALE DESCRIPTION:
SELLER: BJERREGAARD, JUNE M &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5707
FINISHED BUILDING AREA: 2475
BASEMENT AREA: 816
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $262,100
YARD: $0
BUILDING: $400,600
TOTAL: $662,700

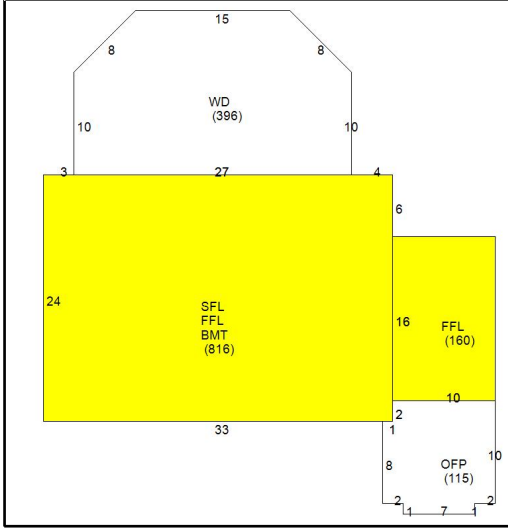
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1945
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

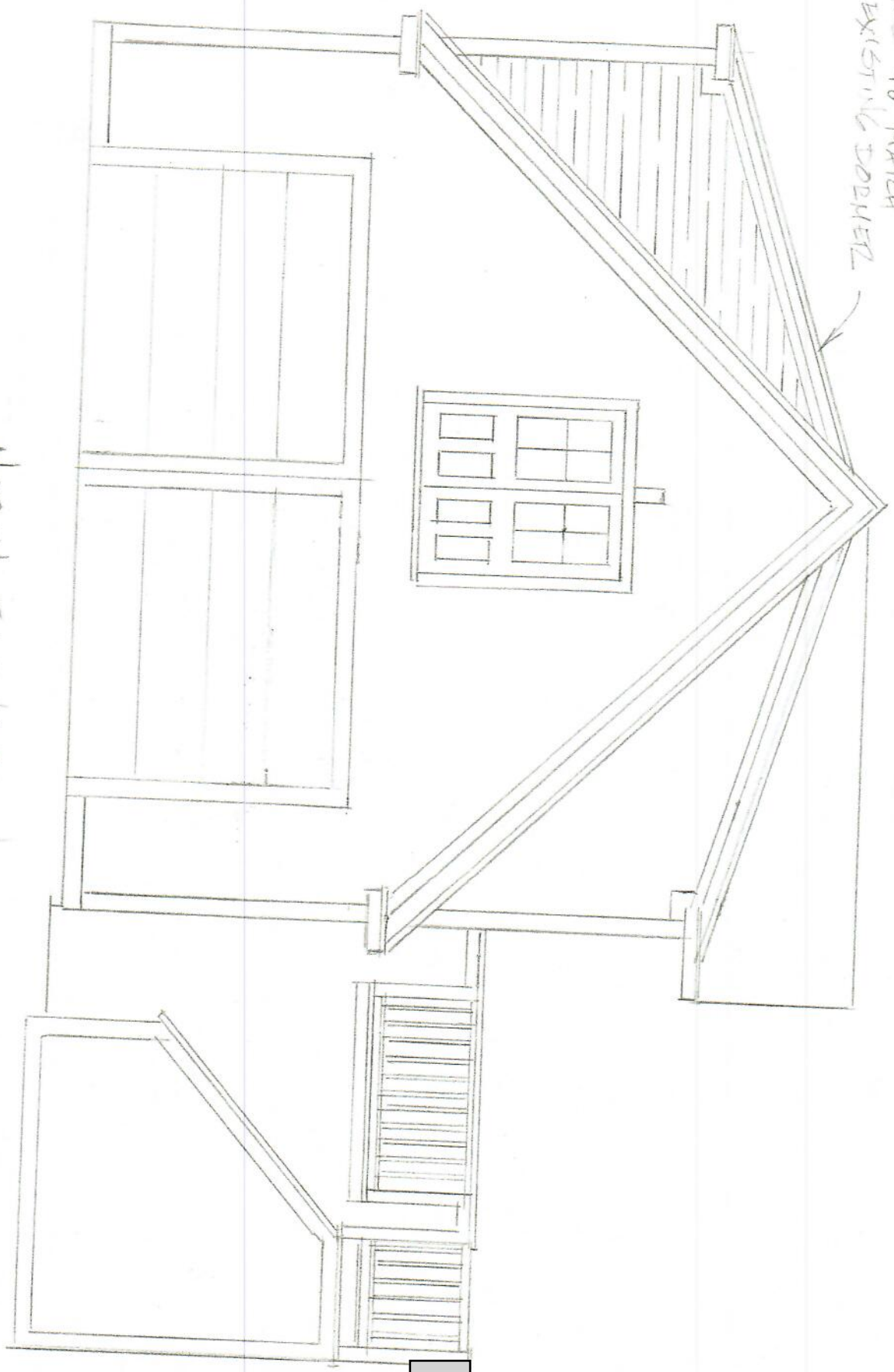
INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 6
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

Additional info for 73882 HDC Application

- Bill of Materials Proposed Dormer will be 20’ length and will mirror size and scope existing dormer on west side of garage but It will include only 2 east facing windows and no peak.
- Window to south (back) side of dormer facing east will be a bathroom window. It will be 2’ wide x 3’10” tall and per previous description they will be 2 over 1 Anderson 400 or Marvin Elevate ser.
- Window to north (front) side of dormer facing east will be 2”8” by 4’10” and will also be 2 over 1.
- Note that drawing does not show this style but it is basic drawing only-we are looking to duplicate existing window features of the current structure and in contact with Contractor who built original addition and trying to ascertain windows that were used there.
- Per Specs noted Siding will be cedar, dipped and stained Seagull Gray and will match existing in size and color.
- Similarly Trim will be cedar painted/stained white to match existing. Roof Shingle GAF Timberline-to match existing.







Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-82		June 25, 2025

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
224 Hope Street	15	38

Applicant	Applicant Phone	Applicant Email
Gregory Leonetti	203-215-8892	gregoryleonetti12@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	4480 Post Road Unit 4 East Greenwich, RI 02818

Architect/Engineer	A/E Phone Number	A/E Email
Cliff Rodrigues	401-835-1802	crod17@cox.net

Contractor	Contractor Phone Number	Contractor Email
Mike Martins	401-855-2485	mikemartins1961@gmail.com

Work Category:	Replacing in Kind

Description of proposed work:
- Replacing the current windows with new Marvin windows (specs attached)

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Gregory Leonetti
Applicant's Name – Printed
Date: June 25, 2025

Gregory Leonetti
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 224 HOPE ST
ACRES: 0.0574
PARCEL ID: 015-0038-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: LEONETTI, GREGORY M. & JULIA C. TE
CO - OWNER:
MAILING ADDRESS: 4480 POST RD

ZONING: R-6
PATRIOT ACCOUNT #: 947

SALE INFORMATION

SALE DATE: 12/30/2024
BOOK & PAGE: 2269-95
SALE PRICE: 605,000
SALE DESCRIPTION:
SELLER: WHITE, GEORGE H TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3769
FINISHED BUILDING AREA: 1872
BASEMENT AREA: 936
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $176,200
YARD: $0
BUILDING: $319,800
TOTAL: $496,000

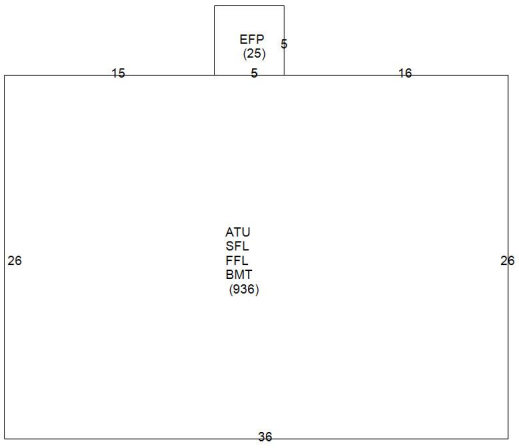
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1803
FRAME: Wood Frame
EXTERIOR WALL COVER: Masonry
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

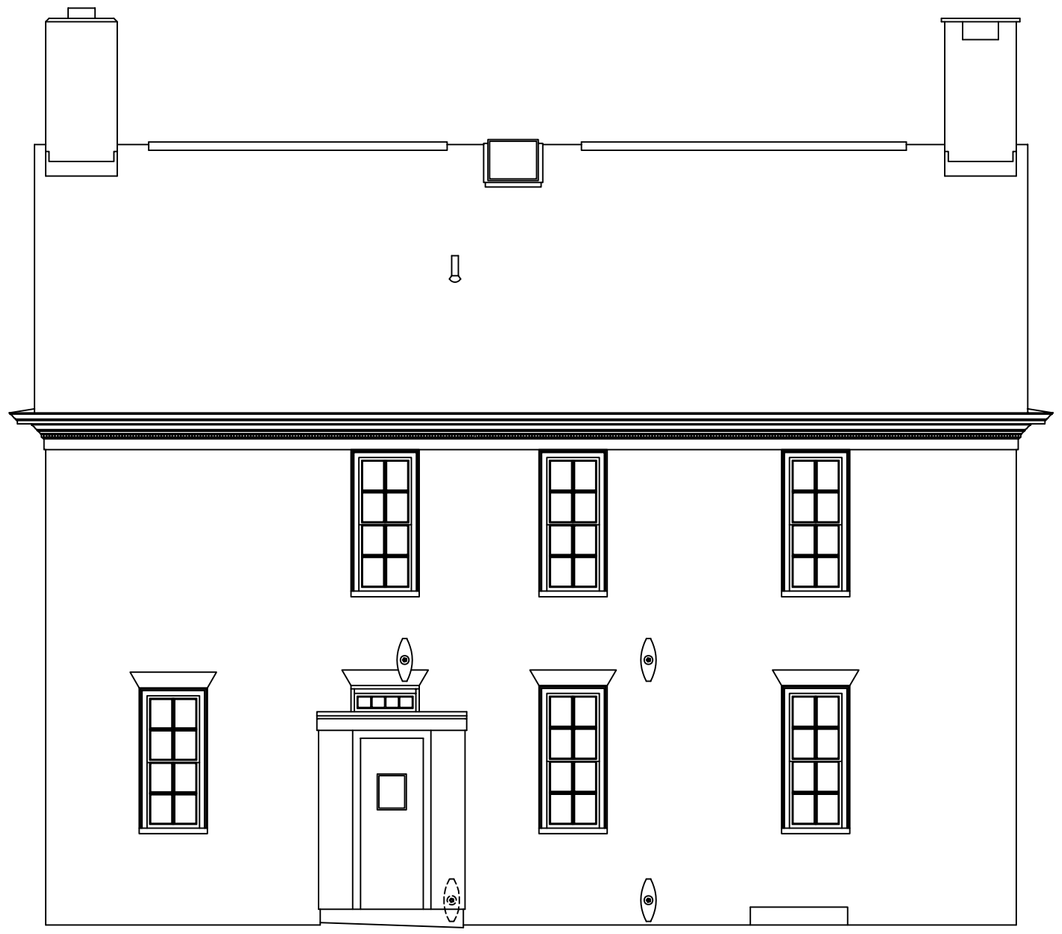
INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

CR DESIGN & PLANNING
19 CANONICUS AVENUE
NEWPORT, RHODE ISLAND
401 835-1802

RENOVATION OF:
THE LEONETTI RESIDENCE
224 HOPE STREET
BRISTOL, RHODE ISLAND

EXISTING CONDITION
EXTERIOR ELEVATIONS

Revisions:

THESE PLANS ARE THE SOLE PROPERTY OF CR DESIGN & PLANNING AND MAY NOT BE COPIED OR USED WITHOUT THE EXPRESS PERMISSION OF THE OWNER. ©

Project No.
02504

Date
7 MARCH 2025

Drawn By
CR

Sheet
EC2.0

of 4





































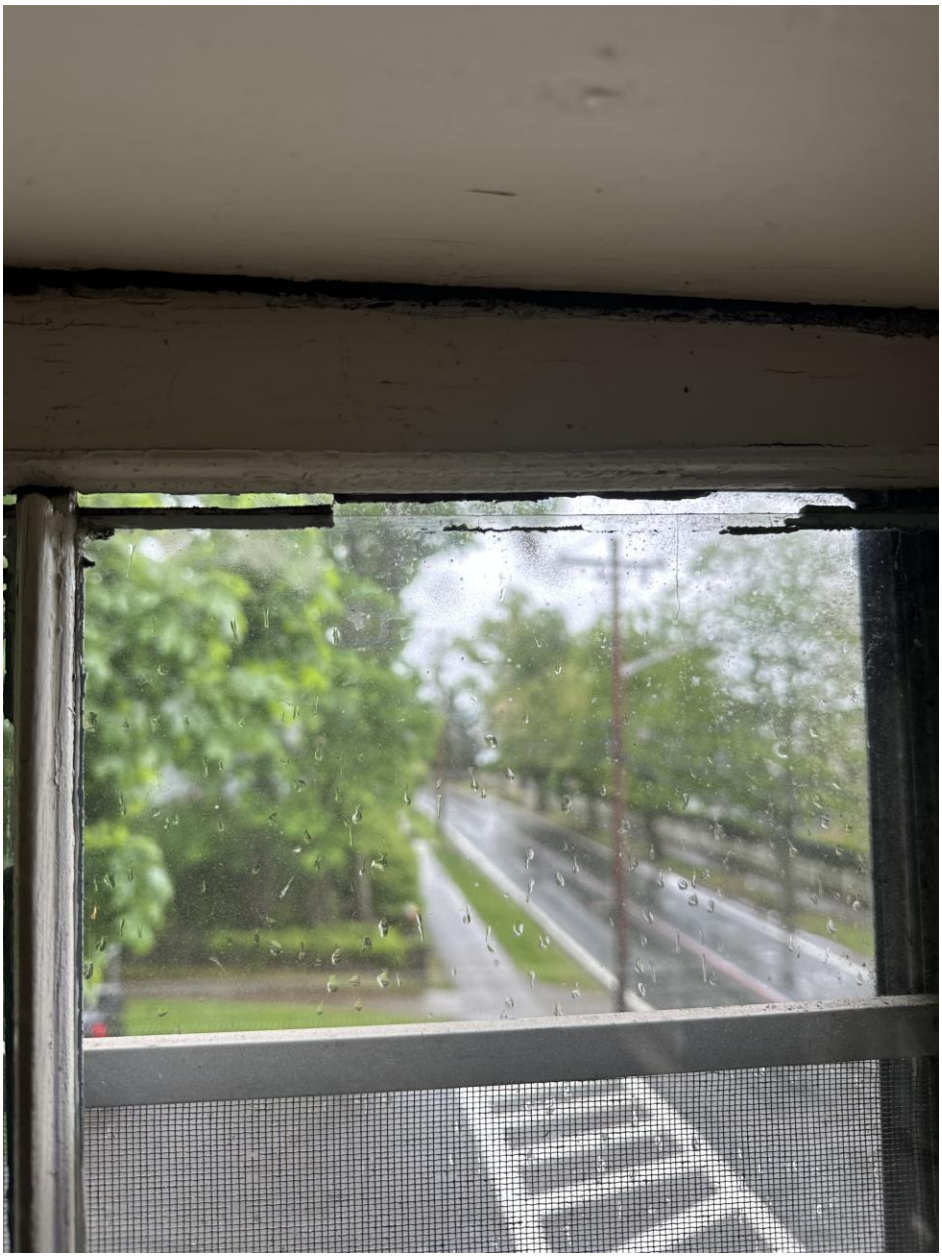

















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Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 116 State Street

2. Plat # 14 Lot # 6

3. a. Applicant: Michael and Ann Infnate

b. Owner *(if different from applicant written authorization of owner required)*:

Mailing Address:

Phone: 401-543-8467 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor: Fence Depot

Phone: Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Buildig a fence - we have a new puppy and need to make sure she is safe

Michael and Ann Infnate Michael Infante

Applicant's Name – Printed **Applica** 218 **gnature**

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Subject Property:

Parcel Number:	14-6	Mailing Address:	INFANTE, MICHAEL G. & INFANTE, ANN M. TRUSTEES
CAMA Number:	14-6		116 STATE ST
Property Address:	116 STATE ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	13-50	Mailing Address:	FIRST CONGREGATIONAL CHURCH
CAMA Number:	13-50		281 HIGH ST
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-51	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	13-51		STATE ST
Property Address:	117 STATE ST		BRISTOL, RI 02809
Parcel Number:	13-52	Mailing Address:	LEB REALTY LIMITED PARTNERSHIP
CAMA Number:	13-52		150 FRANKLIN ST
Property Address:	105 STATE ST		BRISTOL, RI 02809
Parcel Number:	13-53	Mailing Address:	BURMEISTER, PAUL A & GAIL TE
CAMA Number:	13-53		99 STATE ST
Property Address:	99 STATE ST		BRISTOL, RI 02809
Parcel Number:	14-1	Mailing Address:	BATTISON, SALLY PARELLA &
CAMA Number:	14-1		BATTISON, ANDREW M. TRUS
Property Address:	259 HIGH ST		PARELLA, MARY TRUSTEE (25%) &
			PARELLA, JOSEPH (25%
			259 HIGH ST
			BRISTOL, RI 02809
Parcel Number:	14-10	Mailing Address:	MORRELL, MICHAEL F CAROLE M TE
CAMA Number:	14-10		106 STATE ST
Property Address:	106 STATE ST		BRISTOL, RI 02809
Parcel Number:	14-11	Mailing Address:	WORDELL, SEBASTIAN J
CAMA Number:	14-11		51 UNION STREET
Property Address:	61 COURT ST		BRISTOL, RI 02809
Parcel Number:	14-12	Mailing Address:	102 STATE STREET BRISTOL LLC
CAMA Number:	14-12		DEBORAH J. HILL
Property Address:	102 STATE ST		70 FERNBROOK LANE, Unit 2
			CENTERVILLE, MA 02632-2908
Parcel Number:	14-13	Mailing Address:	NASSIMS PROPERTIES, LLC
CAMA Number:	14-13		396 NANAQUAKET RD
Property Address:	59 COURT ST		TIVERTON, RI 02878

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Parcel Number:	14-14	Mailing Address:	GIFFORD, JOHN & CLERKIN, LUCY
CAMA Number:	14-14		98 STATE ST
Property Address:	98 STATE ST		BRSITOL, RI 02809
Parcel Number:	14-15	Mailing Address:	NASSIMS PROPERTIES, LLC
CAMA Number:	14-15		396 NANAQUAKET RD
Property Address:	55 COURT ST		TIVERTON, RI 02878
Parcel Number:	14-2	Mailing Address:	PARELLA, JENNIE LE PARELLA, MARY
CAMA Number:	14-2		249 HIGH ST
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	14-3	Mailing Address:	PARELLA, MARY A. TRUSTEE
CAMA Number:	14-3		249 HIGH ST
Property Address:	249 HIGH ST		BRISTOL, RI 02809
Parcel Number:	14-4	Mailing Address:	BURNHAM, H. BENNETT III
CAMA Number:	14-4		33 CENTRAL ST
Property Address:	245 HIGH ST		BRISTOL, RI 02809
Parcel Number:	14-5	Mailing Address:	BURTON STREET PROPERTIES, LLC
CAMA Number:	14-5		490 RIVERSIDE DR
Property Address:	241 HIGH ST		TIVERTON, RI 02878
Parcel Number:	14-7	Mailing Address:	PIRRI, ROBERT E.
CAMA Number:	14-7		108 STATE ST
Property Address:	108 STATE ST		BRISTOL, RI 02809
Parcel Number:	14-8	Mailing Address:	SCHOREN ENTERPRISES, LLC
CAMA Number:	14-8		Kimberly Walsh-Sorensen 20952 Monarch Lane
Property Address:	69 COURT ST		Huntington Beach, CA 92646-5554
Parcel Number:	14-9	Mailing Address:	65 COURT STREET, LLC
CAMA Number:	14-9		5 PROSPECT ST
Property Address:	65 COURT ST		BRISTOL, RI 02809
Parcel Number:	18-48	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-48		STATE ST
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-50	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-50		STATE ST
Property Address:	127 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-51	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	18-51		10 COURT ST
Property Address:	220 HIGH ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Parcel Number: 18-56
CAMA Number: 18-56
Property Address: 240 HIGH ST

Mailing Address: BRISTOL STATE HOUSE FOUNDATION
PO BOX 383
BRISTOL, RI 02809

Sales Contract

FENCE DEPOT
249 Child Street
Warren, Rhode Island 02885
www.fencedepotri.com
fencedepot@verizon.net

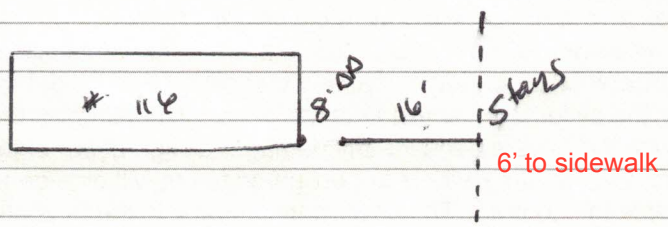
EAST BAY
(401) 247 - 0707

FAX
(401) 247-0000

PROPOSAL SUBMITTED TO: Ann Infante			PHONE: 612-598-4670		DATE: 6-17-25
STREET: 116 State St			JOB NAME: ann.infante@gmail.com		
CITY, STATE and ZIP CODE: Bristol RI			JOB LOCATION: Same		
TAKE DOWN OLD FENCE	YES	(NO)	FAX #	FACE IN	FACE OUT: X
REMOVE OLD FENCE	YES	NO			JOB PHONE

Install 24' of 4' high spaced Flatboard with thin Cap on 5X5 Cedar Posts with Pyramid Caps. 1-4X8 Double gate.

$1,792 w



We propose to furnish material and labor - complete in accordance with above specifications, for the sum of:

_____ dollars ($ 1792).

Payment to be made as follows:

Deposit Required - $ 896 Balance Due Upon Completion - $ 896

The Customer is Responsible to Provide and File for Fees, Licenses, Building Permits and/or Code or Zoning Approvals as well as DigSafe Number Prior to the Start of the Job. I Have Read and Fully Understand the *Terms and Conditions* as Stated on the Back of this Contract. The Parties in this contract agree to personal jurisdiction in Providence, Rhode Island. Fax is as original

Authorized Signature(s) _____ Note: This proposal may be withdrawn by us if not accepted within -10- days.

Acceptance of Proposal

— The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: X _____

Signat 223 _____





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-84	Contributing	June 27, 2025

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
321 High St. Bristol,R.I.	13	26

Applicant	Applicant Phone	Applicant Email
William H.& Cynthia J. Cole	401 497 4549 401 996 8562	bcwoodworking321@hotmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
William H. Cole	401 497 4549	bcwoodworking321@hotmail.com

Work Category:	Replacing in Kind

Description of proposed work:

repair/replace front porch railings & stairs,window trim,and siding

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00543
HISTORIC NAME:	
ARCH. STYLE:	Early Vic/Gothic
ORIGINAL CONSTRUCTION DATE (est.):	1860s

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Clapboard siding (vinyl in 1988). Windows replaced, now mostly wood 1/1 (formerly 2/2). Front porch railings removed, deck/steps replaced (appears temporary, but has weathered some - under repair?); brackets removed from porch posts.

William H.& Cynthia J. Cole
Applicant's Name – Printed
Date: June 27, 2025

William H. Cole
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Subject Property:

Parcel Number:	13-26	Mailing Address:	COLE, WILLIAM H & CYNTHIA J
CAMA Number:	13-26		321 HIGH ST
Property Address:	321 HIGH ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	13-10	Mailing Address:	62 FRANKLIN LLC
CAMA Number:	13-10		67 CONSTITUTION ST
Property Address:	62 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	13-20	Mailing Address:	MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS
CAMA Number:	13-20		620 HOPE ST
Property Address:	620 HOPE ST		BRISTOL, RI 02809
Parcel Number:	13-21	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT
CAMA Number:	13-21		325 HIGH ST
Property Address:	325 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-22	Mailing Address:	FONSECA, RICHARD A TRUSTEE
CAMA Number:	13-22		SILVIA, CAROL E TRUSTEE
Property Address:	34 CENTRAL ST		16 SHEFFIELD AVE
			BRISTOL, RI 02809
Parcel Number:	13-23	Mailing Address:	BROWN DONNA L TRUSTEE
CAMA Number:	13-23		35 CENTRAL ST
Property Address:	35 CENTRAL ST		Bristol, RI 02809
Parcel Number:	13-24	Mailing Address:	BURNHAM, H BENNETT III
CAMA Number:	13-24		33 CENTRAL STREET
Property Address:	33 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-27	Mailing Address:	SOUSA, ELIZABETH
CAMA Number:	13-27		32 CENTRAL ST
Property Address:	32 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-28	Mailing Address:	ZIEGLER, MARYANNE T.
CAMA Number:	13-28		31 CENTRAL ST
Property Address:	31 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-30	Mailing Address:	SANSONE FAMILY REALTY, LLC
CAMA Number:	13-30		617 HOPE ST
Property Address:	117 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-31	Mailing Address:	115 BRADFORD ST LLC DEBORAH J. HILL
CAMA Number:	13-31		70 FERNBROOK LN
Property Address:	115 BRADFORD ST		CENTERVILLE, MA 02632-2908

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Parcel Number:	13-32	Mailing Address:	LAWTON, BARBARA A
CAMA Number:	13-32		103 BRADFORD ST
Property Address:	103 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-33	Mailing Address:	CIRILLO, LOUIS P. ET UX SUSAN E.
CAMA Number:	13-33		CIRILLO TE
Property Address:	28 CENTRAL ST		28 CENTRAL ST.
			BRISTOL, RI 02809
Parcel Number:	13-34	Mailing Address:	WEISS, GUARY & BAILEY, BETTY TE
CAMA Number:	13-34		97 BRADFORD ST
Property Address:	97 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-35	Mailing Address:	CAMPAGNA, MICHAEL J.
CAMA Number:	13-35		93 BRADFORD ST
Property Address:	93 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-39	Mailing Address:	MCCARTHY, AGNES E. LIFE EST
CAMA Number:	13-39		MCCARTHY, BRIAN F. & KLORER, L
Property Address:	118 BRADFORD ST		C/O 118 BRADFORD ST
			BRISTOL, RI 02809
Parcel Number:	13-4	Mailing Address:	COTE, CHRISTOPHER ANNA TE
CAMA Number:	13-4		335 HIGH ST
Property Address:	335 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-40	Mailing Address:	DECESARE, JASON
CAMA Number:	13-40		175 Water St
Property Address:	116 BRADFORD ST		Warren, RI 02885
Parcel Number:	13-41	Mailing Address:	RODRIGUES, MARGARET M. &
CAMA Number:	13-41		RODRIGUES, MICHAEL & MARTIN,
Property Address:	112 BRADFORD ST		JENNIFER & CAMARA, AMANDA JT
			112 BRADFORD ST
			BRISTOL, RI 02809
Parcel Number:	13-42	Mailing Address:	DOHERTY, PATRICIA ANN SHARON
CAMA Number:	13-42		ANN JT
Property Address:	106 BRADFORD ST		106 BRADFORD ST
			BRISTOL, RI 02809
Parcel Number:	13-43	Mailing Address:	DUPONT, NANCY E - TRUSTEE NANCY
CAMA Number:	13-43		E DUPONT REV TRUST
Property Address:	98 BRADFORD ST		98 BRADFORD ST
			BRISTOL, RI 02809
Parcel Number:	13-5	Mailing Address:	BRISTOL PROPERTIES
CAMA Number:	13-5		122 WYCKOFF ST, STE 1
Property Address:	331 HIGH ST		BROOKLYN, NY 11201
Parcel Number:	13-59	Mailing Address:	FERRARA, GERARDO J ET AL PEGGY
CAMA Number:	13-59		FERRARA
Property Address:	99 BRADFORD ST		2795 MAGNOLIA RD
			DELAND, FL 32720

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Parcel Number:	13-6	Mailing Address:	KOTUBY, CELESTE GRECO LE KOTUBY, PETER MACKENZIE & KOTUBY, PAUL MICHAEL G.& 329 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-6		
Property Address:	329 HIGH ST		
Parcel Number:	13-60	Mailing Address:	SOOKNAH FAMILY REVOCABLE TRUST SOOKNAH, RAMDEO & SARA MELLO, TRUSTEES 38 CENTRAL ST BRISTOL, RI 02809
CAMA Number:	13-60		
Property Address:	38 CENTRAL ST		
Parcel Number:	13-61	Mailing Address:	VISWANATH, SAI ETAL JT & KATAFIASZ, MICHELLE ANN 113 BRADFORD ST BRISTOL, RI 02809
CAMA Number:	13-61		
Property Address:	113 BRADFORD ST		
Parcel Number:	13-62	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT 34 THAMES ST BRISTOL, RI 02809
CAMA Number:	13-62		
Property Address:	HIGH ST		
Parcel Number:	13-7	Mailing Address:	JNB HIGH PROPERTIES, LLC 9 SETTLERS WAY SCITUATE, RI 02857
CAMA Number:	13-7		
Property Address:	327 HIGH ST		
Parcel Number:	13-8	Mailing Address:	ODONNELL, FRANCES 68 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-8		
Property Address:	68 FRANKLIN ST		
Parcel Number:	13-9	Mailing Address:	SLOCUM, RICHARD WILLIAM III & SLOCUM, JILL MORSE TRUSTEES 8312 SE PILOTS COVE TERRACE HOBE SOUND, FL 33455
CAMA Number:	13-9		
Property Address:	66 FRANKLIN ST		
Parcel Number:	17-117	Mailing Address:	HARBORSIDE HOLDINGS CORP 366 HOPE ST, Unit 1 BRISTOL, RI 02809
CAMA Number:	17-117		
Property Address:	10 BOURNE ST		
Parcel Number:	17-118	Mailing Address:	SMITH, SEAN F SMITH, CARLY VENDOLA TE 3 JENKINS ST BRISTOL, RI 02809
CAMA Number:	17-118		
Property Address:	8 BOURNE ST		
Parcel Number:	17-119	Mailing Address:	EAST BAY COMMUNITY DEVELOPMENT CORPORATION 150 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	17-119		
Property Address:	332 HIGH ST		
Parcel Number:	17-126	Mailing Address:	HOPE-HIGH REALTY TRUST, LLC P.O. BOX 27 BRISTOL, RI 02809
CAMA Number:	17-126		
Property Address:	328 HIGH ST		
Parcel Number:	17-127	Mailing Address:	HOPE-HIGH REALTY TRUST, LLC P.O. BOX 27 BRISTOL, RI 02809
CAMA Number:	17-127		
Property Address:	320 HIGH ST		

200 feet Abutters List Report

Bristol, RI
July 11, 2025

Parcel Number:	17-133	Mailing Address:	SILVIA, WILLIAM G
CAMA Number:	17-133		0341 MT. PLEASANT AVE
Property Address:	133 BRADFORD ST		PRUDENCE ISLAND, RI 02872
Parcel Number:	17-134	Mailing Address:	FREDERICK, PEGGY
CAMA Number:	17-134		31 BRADFORD ST
Property Address:	131 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	17-142	Mailing Address:	WHITE, KTENIA
CAMA Number:	17-142		310 HIGH ST
Property Address:	310 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-23	Mailing Address:	FIRST CONGREGATIONAL CHURCH
CAMA Number:	18-23		281 HIGH ST
Property Address:	284 HIGH ST		BRISTOL, RI 02809

Nick Toth

From: william <bcwoodworking321@hotmail.com>
Sent: Friday, June 27, 2025 1:17 PM
To: Nick Toth
Subject: Photos

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department



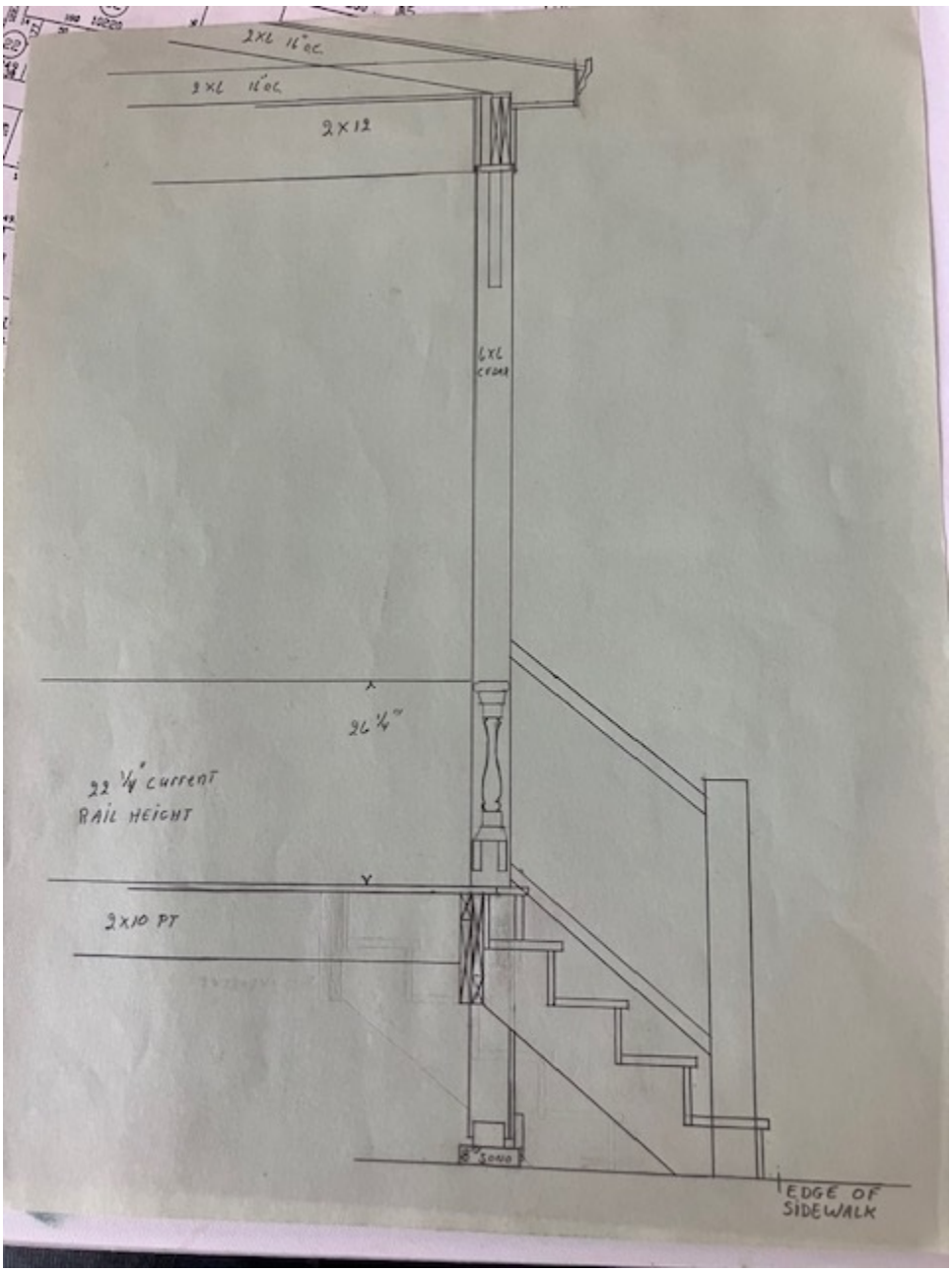


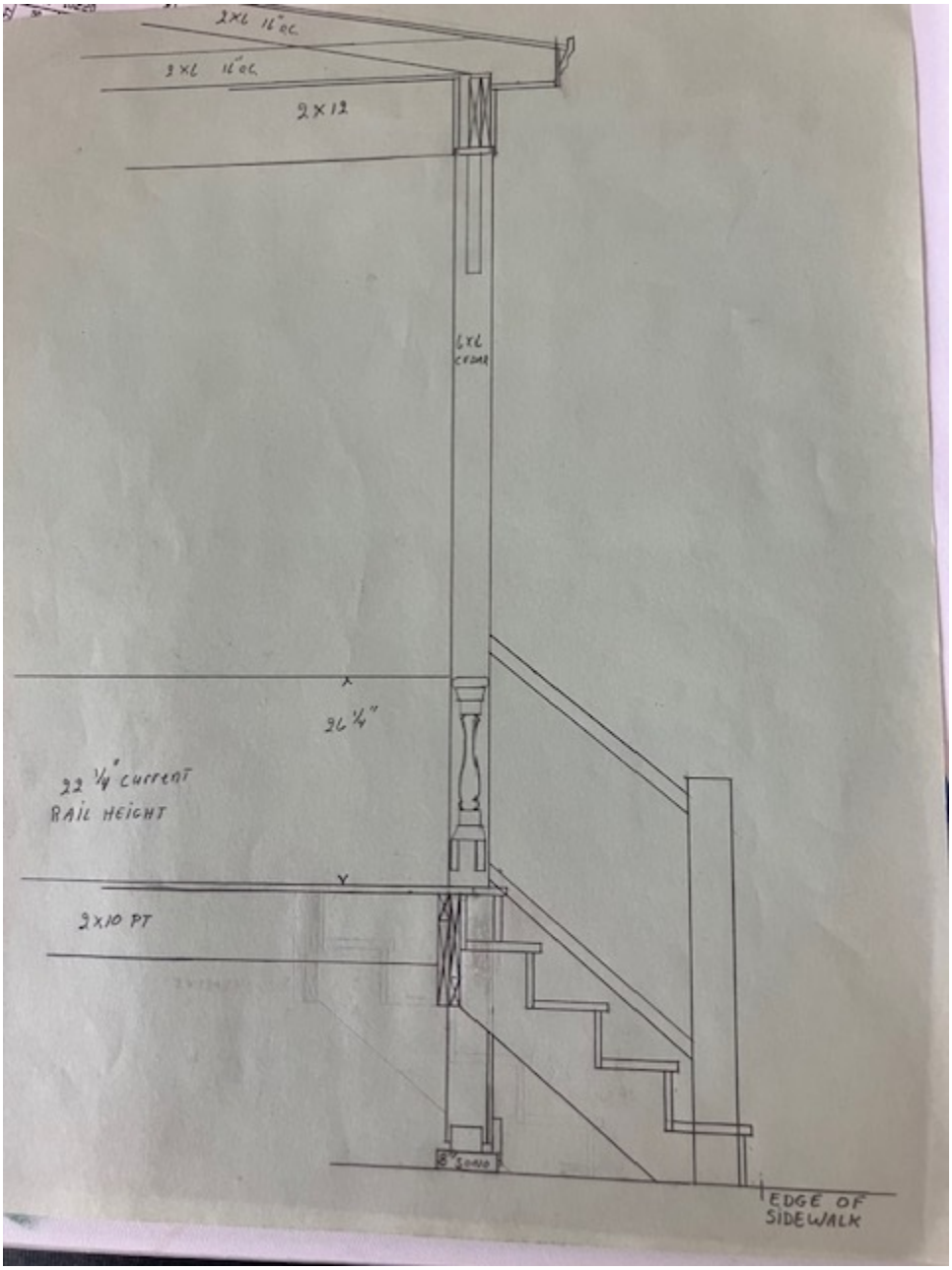









2XL 16" oc.
3XL 16" oc.
2X12
4XL
26 1/4"
22 1/4" current
RAIL HEIGHT
2X10 PT
EDGE OF
SIDEWALK


2×6 16" oc.
2×6 16" oc.
2×12
6×6 corner
36 1/4"
22 1/4" current
RAIL HEIGHT
2×10 PT
8" sono
EDGE OF
SIDEWALK

Application # 03-127

Town Hall
10 Court Street
Bristol, RI 02809-2208
401-253-7000

Town of Bristol, Rhode Island
BRISTOL HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL
GREEN SHEET

Property Address 321 High STreet Plat # 13 Lot # 26

Owner/s (referred to as Applicant) William & Cynthia Cole

Owner Contact (if different than above)

Mailing Address (if different than above) 321 High Street, Bristol, RI 02809

Owner/s Tel. #: day 401-254-1602 evening 401-254-1602 cel

Architect/Draftsman Reg. # State

Architect/Draftsman Address Tel. #

Contractor William Cole roof: Dennis Silva Reg. # State

Contractor Address Tel. # 253-1747

Work Category (Check ALL that apply to the project):
___ New Structure(s)
___ Addition to Structure
_X_ Remodeling of Structure
_X_ Partial Demolition of Structure(s)
___ Total Demolition of Structure(s)
___ Sign(s)/Landscaping Features

For Reference Only
Description of Work:
1. Replace shingles with new.
2. Remove chimney.
3. Repair porch.
4. Remove aluminum siding.
5. and repair windows for paint
5. Rebuild garage.
6. New arrangmentment for utili meters (sign-off).

Historic District Commission Decision:
___ Approved as Submitted (Reasons below)
___ Approved as Noted (Conditions and reasons below)
___ Approved-Not Applicable to Commission review (Reasons below)

MOTIONS: To approve as presented 1, 3, 4 & 5 for the use of Elk prestique antique slate roof shingles, the repair of porch with the addition of front stairs (Gyon High Street) details to be worked out with Project Monitor, removal of aluminum siding and repair of clapboards etc. and to table items 2 & 5 until a later meeting (Ayes / Signed 4-0) Second Board. # 2 & 6

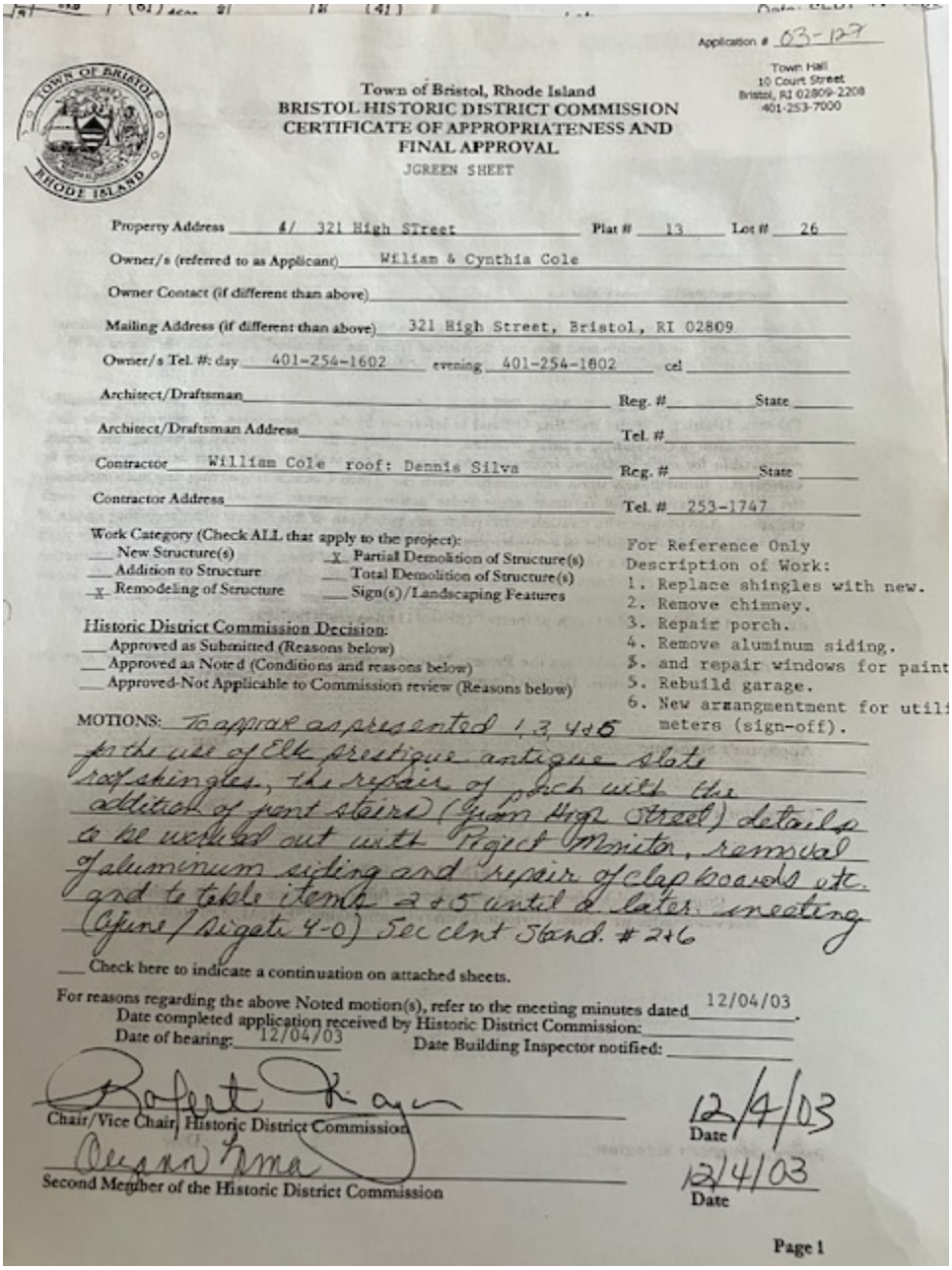
___ Check here to indicate a continuation on attached sheets.

For reasons regarding the above Noted motion(s), refer to the meeting minutes dated 12/04/03.
Date completed application received by Historic District Commission:
Date of hearing: 12/04/03 Date Building Inspector notified:

Robert Ryan
Chair/Vice Chair, Historic District Commission — Date 12/4/03

Second Member of the Historic District Commission — Date 12/4/03

Page 1



Application # 03-127

Town Hall
10 Court Street
Bristol, RI 02809-2208
401-253-7000

Town of Bristol, Rhode Island
BRISTOL HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL
JGREEN SHEET

Property Address 4/ 321 High STreet Plat # 13 Lot # 26

Owner/s (referred to as Applicant) Wlliam & Cynthia Cole

Owner Contact (if different than above)

Mailing Address (if different than above) 321 High Street, Bristol, RI 02809

Owner/s Tel. #: day 401-254-1602 evening 401-254-1602 cel

Architect/Draftsman Reg. # State

Architect/Draftsman Address Tel. #

Contractor William Cole roof: Dennis Silva Reg. # State

Contractor Address Tel. # 253-1747

Work Category (Check ALL that apply to the project):
___ New Structure(s)
___ Addition to Structure
_x_ Remodeling of Structure
_x_ Partial Demolition of Structure(s)
___ Total Demolition of Structure(s)
___ Sign(s)/Landscaping Features

For Reference Only
Description of Work:
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3. Repair porch.
4. Remove aluminum siding.
5. and repair windows for paint
5. Rebuild garage.
6. New arrangmentment for utili meters (sign-off).

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___ Approved as Submitted (Reasons below)
___ Approved as Noted (Conditions and reasons below)
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MOTIONS: To approve as presented 1, 3, 4 & 6 for the use of Elk prestique antique slate roof shingles, the repair of porch with the addition of front stairs (from High Street) details to be worked out with Project Monitor, removal of aluminum siding and repair of clap boards etc. and to table items 2 & 5 until a later meeting (Ayes / Nigate 4-0) Second Board. # 2 & 6

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For reasons regarding the above Noted motion(s), refer to the meeting minutes dated 12/04/03.
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Date of hearing: 12/04/03 Date Building Inspector notified:

Chair/Vice Chair, Historic District Commission — Date 12/4/03

Second Member of the Historic District Commission — Date 12/4/03

Page 1

Sent from my iPhone

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-76		June 14, 2025

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
1200 hope st	103	2

Applicant	Applicant Phone	Applicant Email
Kyle Ritchie	4019990869	Kylevritchie@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
Infinity 1217 llc	

Architect/Engineer	A/E Phone Number	A/E Email
Carlos Salib , Salib design		

Contractor	Contractor Phone Number	Contractor Email
RCSRI	4019990869	Kyle@rcsri.com

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Front entry gate, lights and signage. Front well house to remake based on picture with like kind materials of old one that existed and was rotted completely. Updated carriage house design with more details and design that

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Kyle Ritchie
Applicant's Name – Printed
Date: June 14, 2025

Kyle Ritchie
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1200 HOPE ST
ACRES: 1.7609
PARCEL ID: 103-0002-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: INFINITY 1217, LLC
CO - OWNER:
MAILING ADDRESS: 545 CAMP DIXIE RD

ZONING: R-10
PATRIOT ACCOUNT #: 5652

SALE INFORMATION

SALE DATE: 11/15/2024
BOOK & PAGE: 2264-175
SALE PRICE: 2,572,700
SALE DESCRIPTION: Building in
SELLER: MI 1200 HOPE ST LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9412
FINISHED BUILDING AREA: 5235
BASEMENT AREA: 2120
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $191,200
YARD: $0
BUILDING: $572,700
TOTAL: $763,900

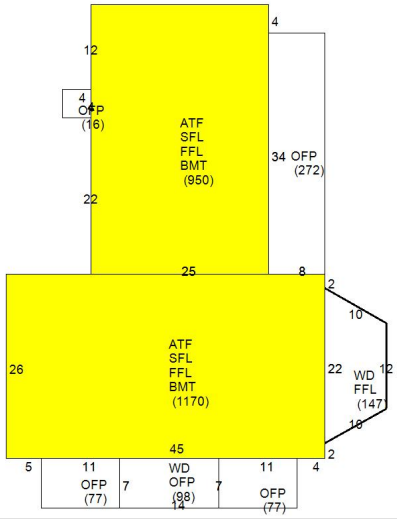
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 4
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

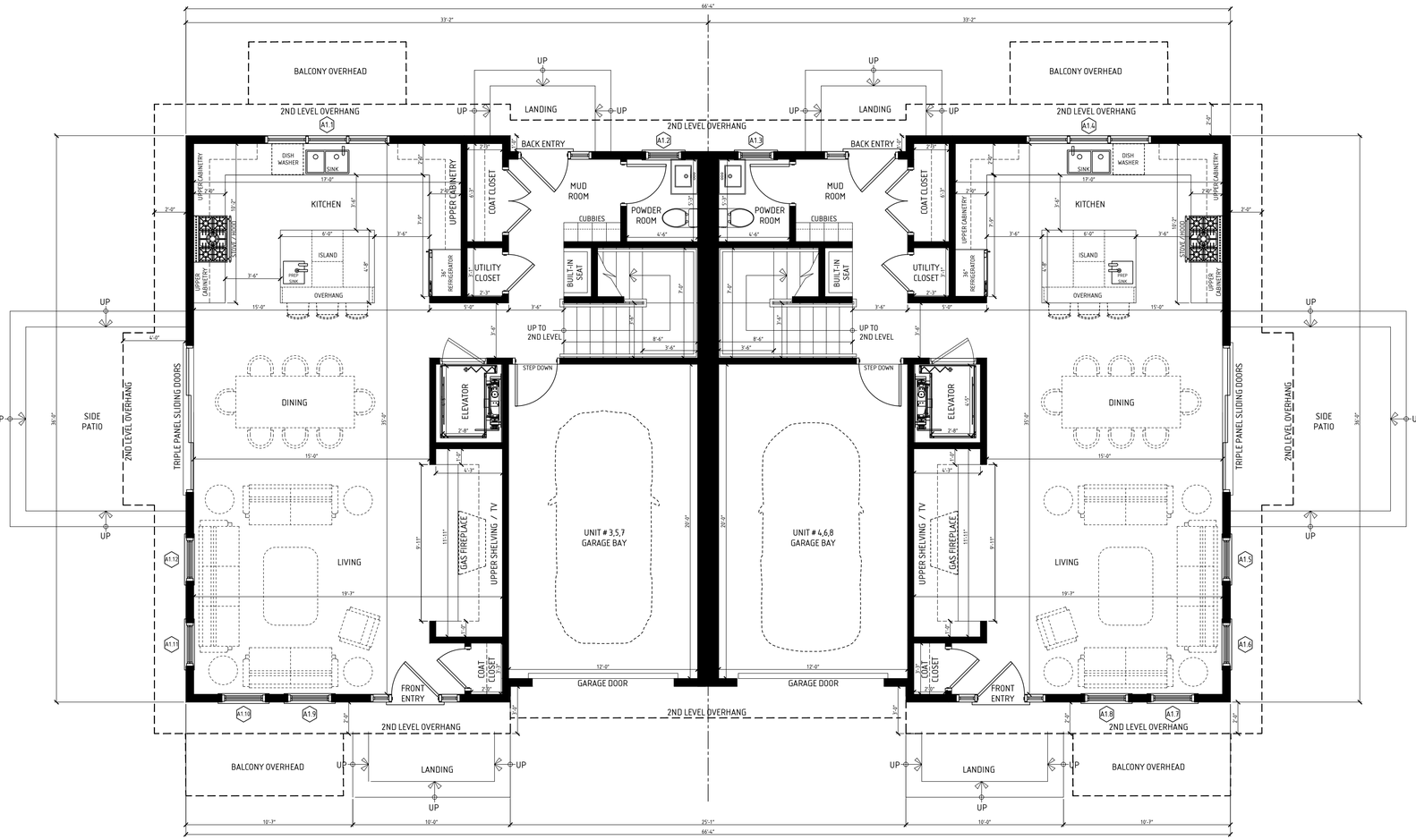


PHOTO



BACK FACADE

2 SK-9



FRONT FACADE

CARRIAGE HOUSE CLUSTERS #1 / #2 / #3

1 1ST LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

salibdesign

ARCHITECT:
CARLOS B. SALIB / SALIBDESIGN
CARLOS@SALIBDESIGN.COM
617.678.1133

CLIENT:
Infinity 1217 LLC
545 Camp Dixie Road
Pascoag, RI 02859

CONTACTS:
CHRIS SCABIA
CHRIS@BRISTOL-HOMES.COM
508.527.3077

CHRIS CAVEDON
CHRISCAVEDON@GMAIL.COM
401.864.5959

CONTRACTOR:
KYLE RITCHIE
KYLE@RCSRI.COM
401.999.0869

ADDENDUM / REVISIONS

TITLE: 1ST LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "A"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

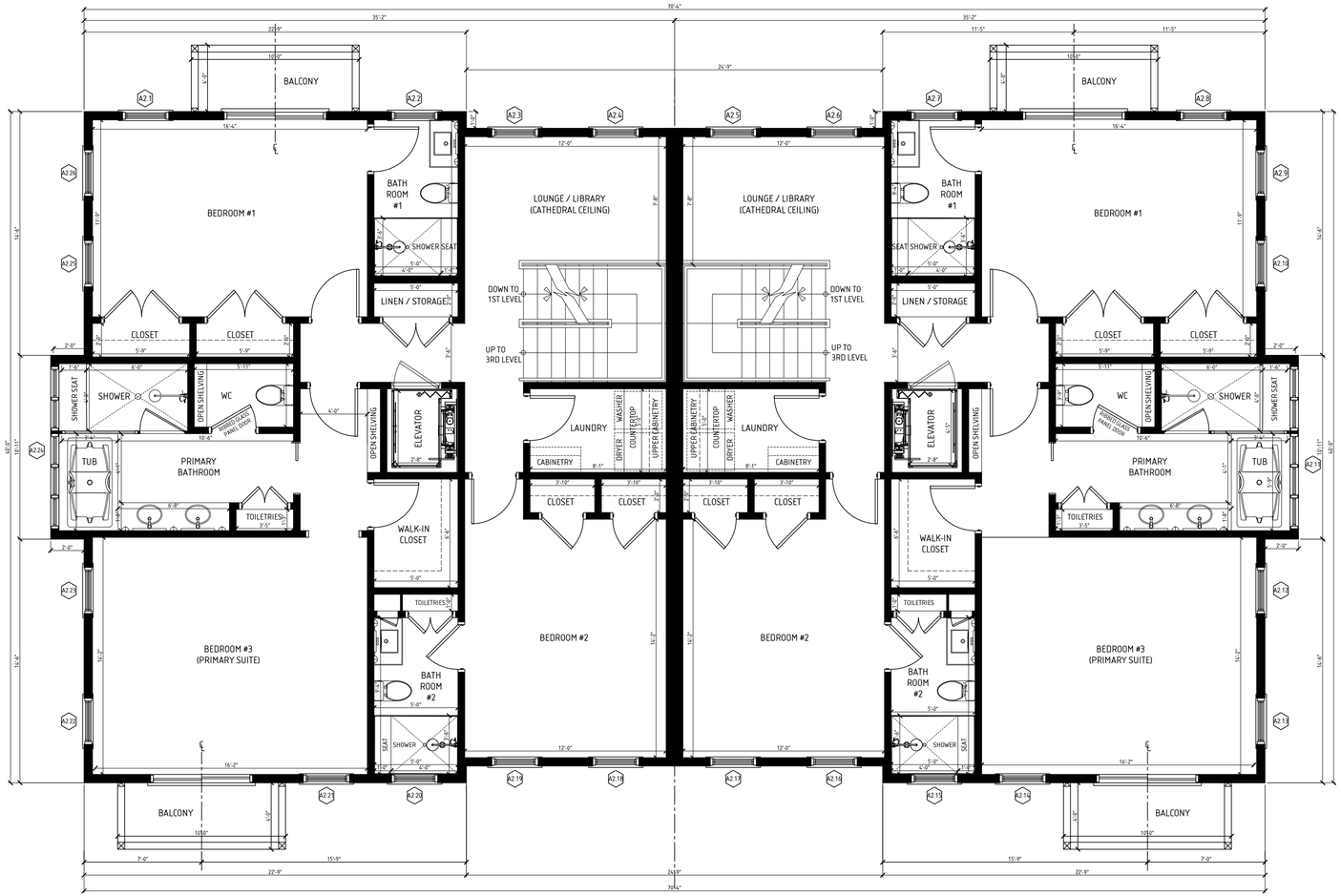
SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-1

BACK FACADE

2 SK-9



LEFT FACADE

1 SK-8

RIGHT FACADE

1 SK-9

2 SK-8

FRONT FACADE

CARRIAGE HOUSE CLUSTERS #1 / #2 / #3

2 2ND LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM / REVISIONS

TITLE: 2ND LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "A"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

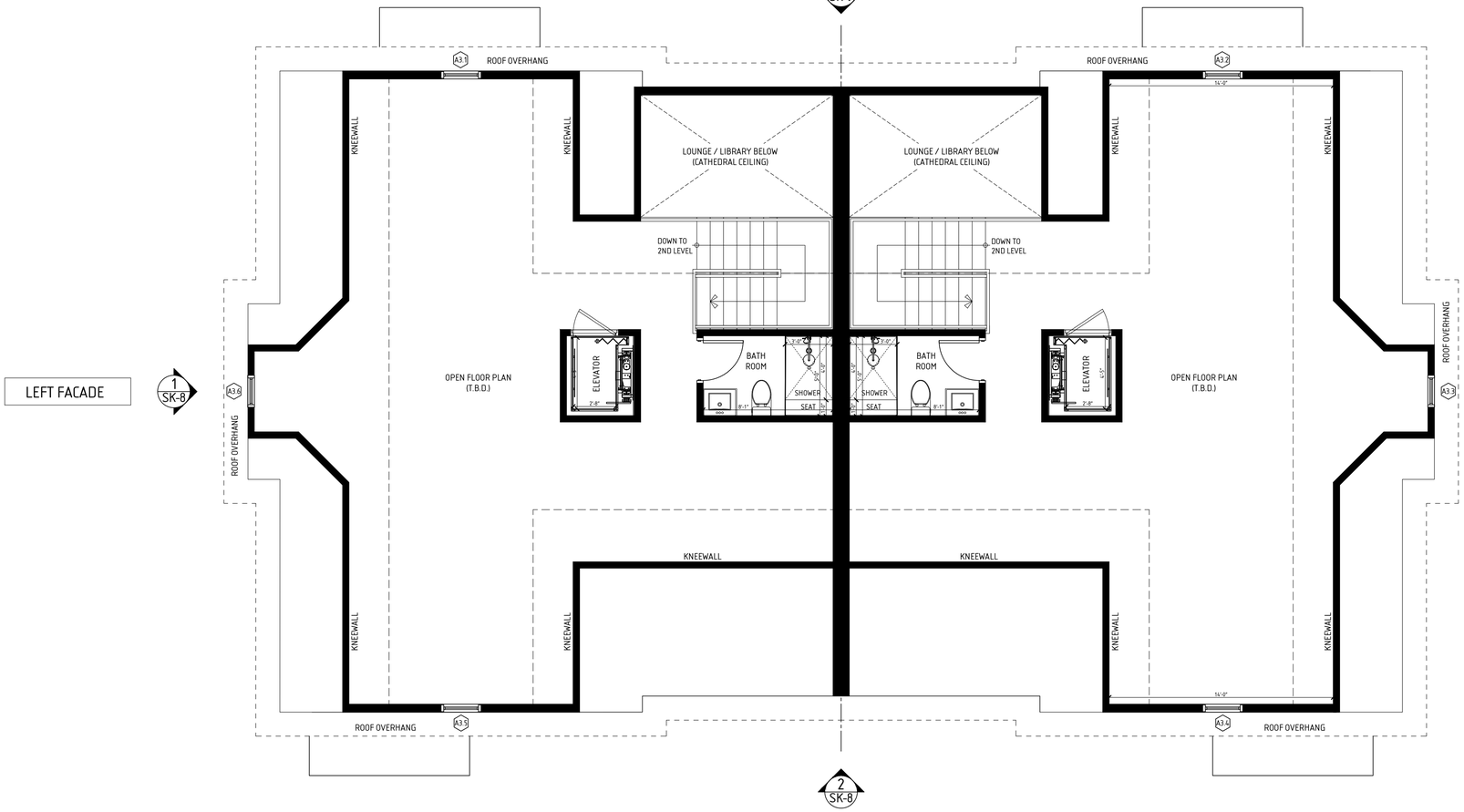
SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-2

BACK FACADE

2 SK-9



LEFT FACADE

1 SK-8

1 SK-9

RIGHT FACADE

2 SK-8

FRONT FACADE

CARRIAGE HOUSE CLUSTERS #1 / #2 / #3

3 3RD LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM / REVISIONS

TITLE: 3RD LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "A"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

DATE: JUNE 26, 2025

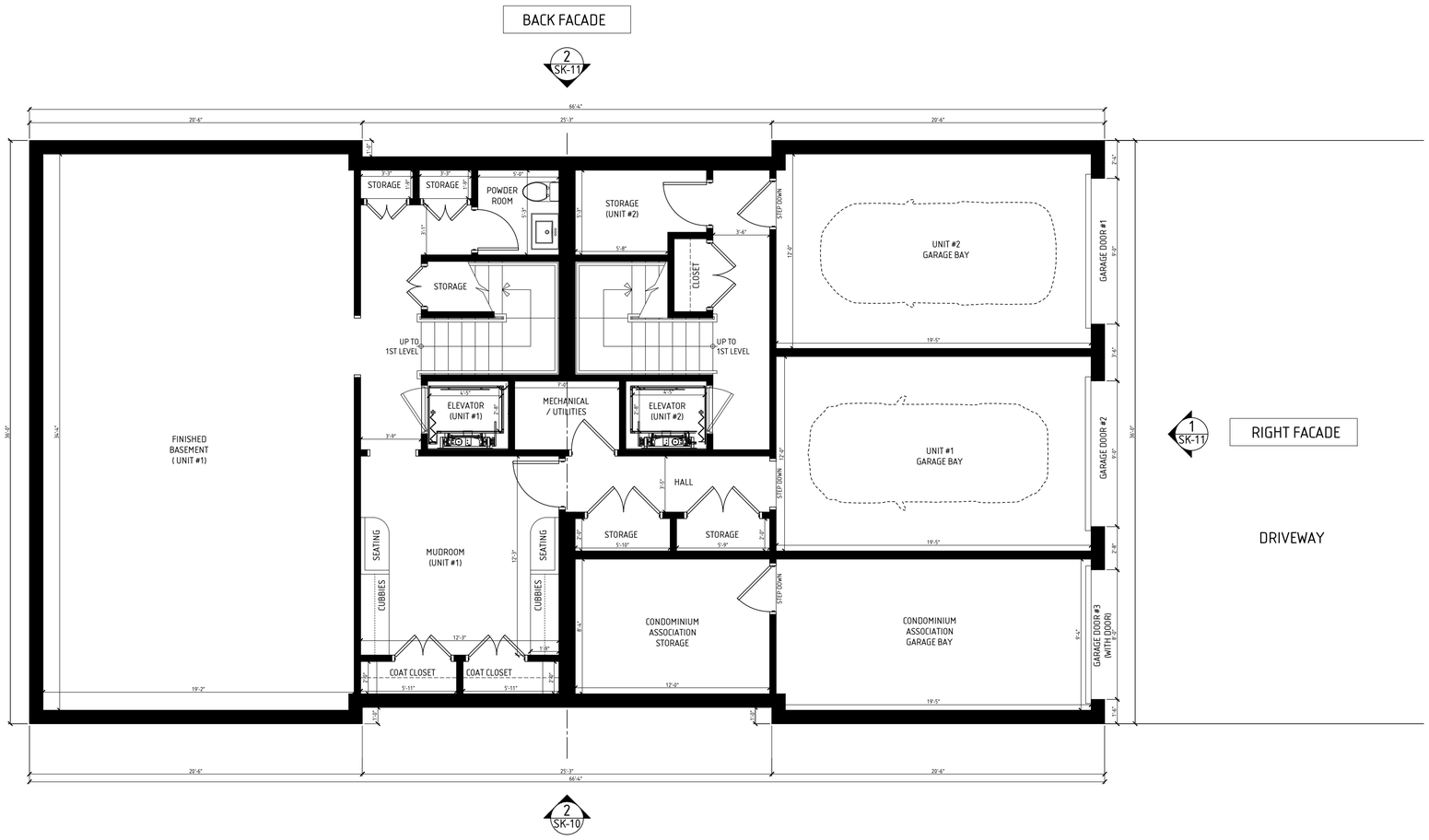
SK-3

BACK FACADE

2 SK-11

LEFT FACADE

1 SK-10



RIGHT FACADE

1 SK-11

DRIVEWAY

2 SK-10

FRONT FACADE

CARRIAGE HOUSE CLUSTER #4

1 BASEMENT LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM/ REVISIONS

TITLE: LOWER LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "B"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

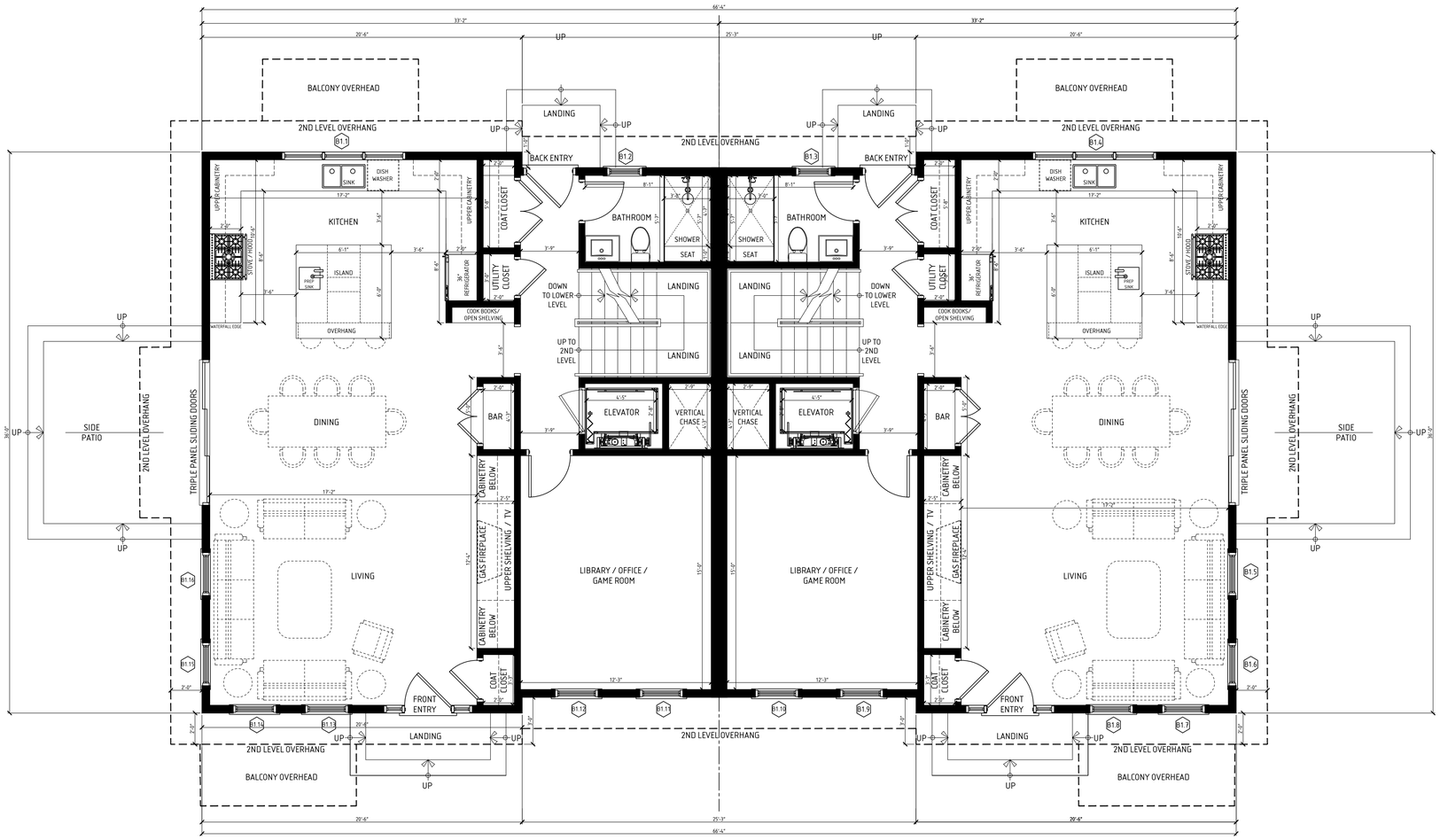
SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-4

BACK FACADE

2 SK-11



LEFT FACADE

1 SK-10

RIGHT FACADE

1 SK-11

2 SK-10

FRONT FACADE

CARRIAGE HOUSE CLUSTER #4

2 1ST LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM / REVISIONS

TITLE: 1ST LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "B"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-5

BACK FACADE

2 SK-11



LEFT FACADE

1 SK-10

1 SK-11

RIGHT FACADE

2 SK-10

FRONT FACADE

CARRIAGE HOUSE CLUSTER #4

3 2ND LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM / REVISIONS

TITLE: 2ND LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "B"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

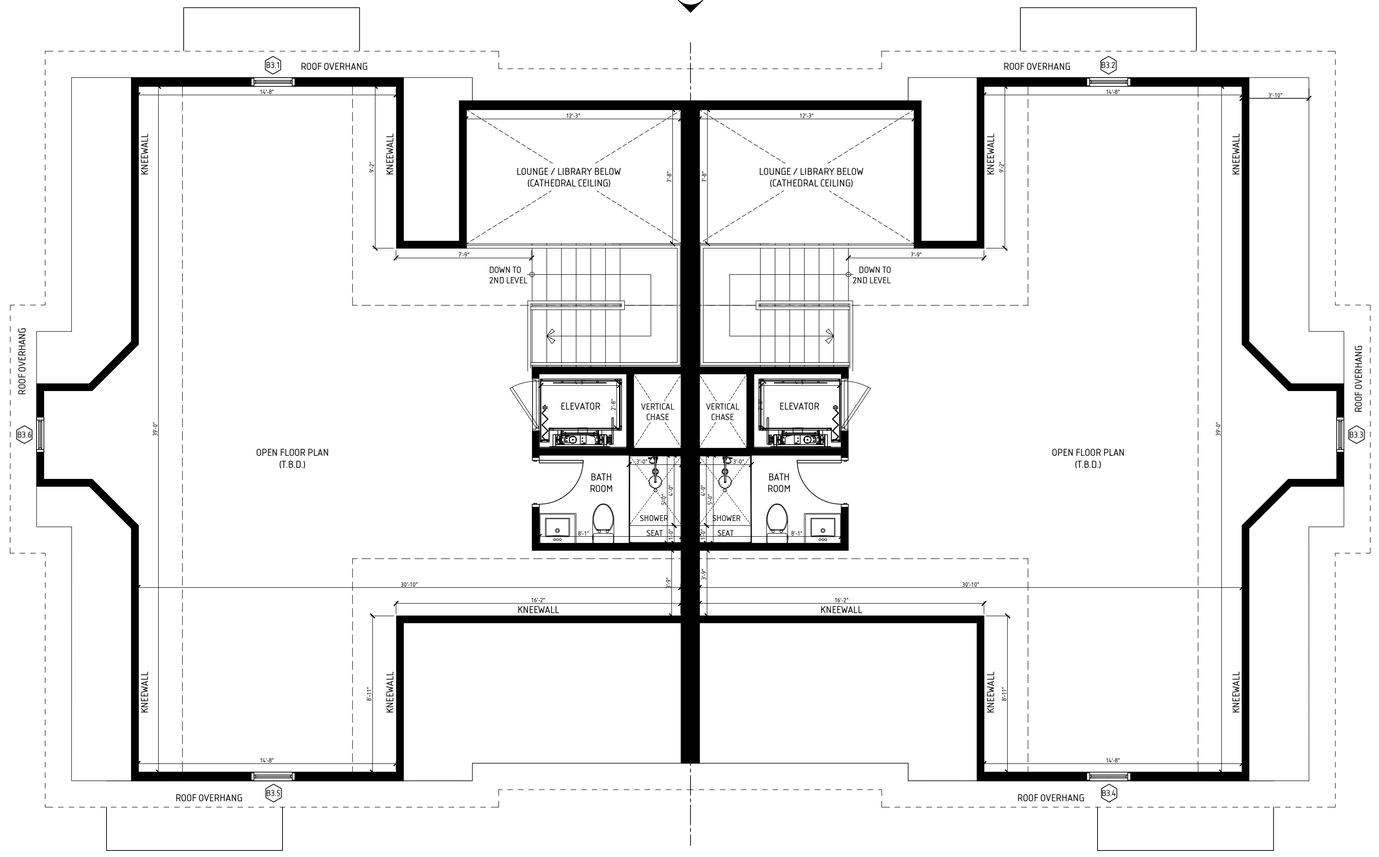
SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-6

BACK FACADE

2 SK-11



LEFT FACADE

1 SK-10

1 SK-11

RIGHT FACADE

2 SK-10

FRONT FACADE

CARRIAGE HOUSE CLUSTER #4

4 3RD LEVEL FLOOR PLAN - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM / REVISIONS

TITLE: 3RD LEVEL FLOOR PLAN OF CARRIAGE HOUSE TYPE "B"

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

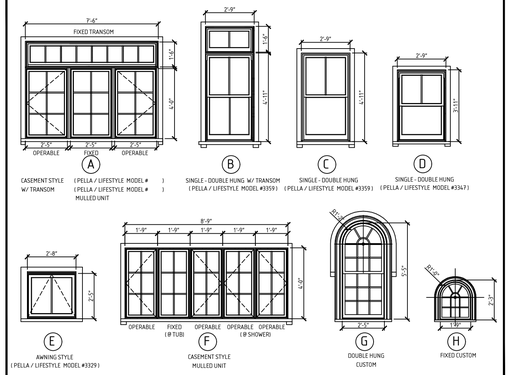
DATE: JUNE 26, 2025

SK-7



1 PROPOSED LEFT SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

WINDOW TYPES



WINDOW SCHEDULE - CARRIAGE HOUSE TYPE "A"

	WINDOW SYMBOL	WINDOW TYPE	MANUFACTURER	MODEL #	NOTES
1ST LEVEL	A1.1	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 3'-6" CASEMENT (3) | O | F | O |
	A1.2	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	A1.3	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	A1.4	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 3'-6" CASEMENT (3) | O | F | O |
	A1.5	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.6	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.7	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.8	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.9	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.10	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.11	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A1.12	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6" H SINGLE - DOUBLE HUNG
	A2.1	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.2	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.3	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.4	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.5	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.6	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.7	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.8	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.9	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.10	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.11	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	A2.12	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.13	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.14	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.15	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.16	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.17	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.18	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.19	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.20	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.21	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.22	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.23	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.24	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.25	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	A2.26	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.27	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
3RD LEVEL	A3.1	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.2	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.3	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"
	A3.4	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.5	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.6	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"

NOTES - PELLA LIFESTYLE SERIES SCREENS ARE TO USED WHERE WINDOW OR PORTION OF WINDOW IS OPERABLE



2 PROPOSED FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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TITLE: EXTERIOR FRONT AND LEFT SIDE ELEVATIONS OF CARRIAGE HOUSE TYPE "A" W/ WINDOW SCHEDULE

ADDENDUM/ REVISIONS

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

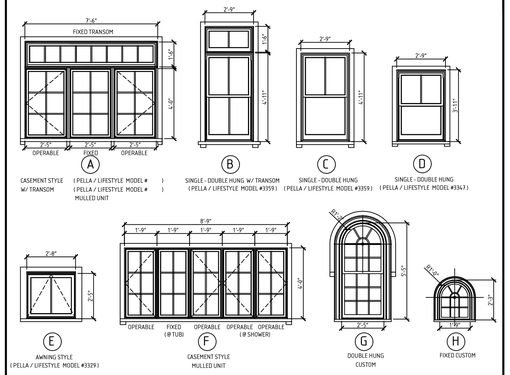
DATE: JUNE 26, 2025

SK-8



1 PROPOSED RIGHT SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

WINDOW TYPES



WINDOW SCHEDULE - CARRIAGE HOUSE TYPE "A"

	WINDOW SYMBOL	WINDOW TYPE	MANUFACTURER	MODEL #	NOTES
1ST LEVEL	A1.5	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" CASEMENT (3) | O | F | O |
	A1.2	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	A1.3	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	A1.4	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" CASEMENT (3) | O | F | O |
	A1.5	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.6	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.7	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.8	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.9	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.10	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.11	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	A1.12	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
2ND LEVEL	A2.1	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.2	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.3	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.4	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.5	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.6	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.7	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.8	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.9	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.10	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.11	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	A2.12	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.13	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.14	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.15	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.16	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.17	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.18	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.19	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.20	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	A2.21	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.22	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.23	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.24	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	A2.25	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	A2.26	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
3RD LEVEL	A3.1	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.2	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.3	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"
	A3.4	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.5	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	A3.6	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"

NOTES - PELLA LIFESTYLE SERIES SCREENS ARE TO USED WHERE WINDOW OR PORTION OF WINDOW IS OPERABLE



2 PROPOSED BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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TITLE: EXTERIOR BACK AND RIGHT SIDE ELEVATIONS OF CARRIAGE HOUSE TYPE "A" W/ WINDOW SCHEDULE

ADDENDUM/ REVISIONS

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

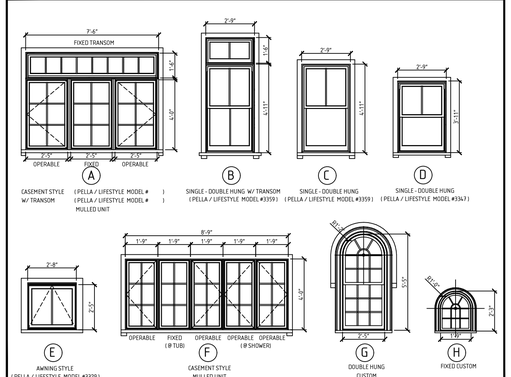
DATE: JUNE 26, 2025

SK-9



1 PROPOSED LEFT SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

WINDOW TYPES



WINDOW SCHEDULE - CARRIAGE HOUSE TYPE "B"

	WINDOW SYMBOL	WINDOW TYPE	MANUFACTURER	MODEL #	NOTES
1ST LEVEL	B1.1	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" CASEMENT (3) | O | F | O |
	B1.2	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	B1.3	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	B1.4	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" MULLED CASEMENT (3) | O | F | O |
	B1.5	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.6	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.7	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.8	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.9	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.10	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.11	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.12	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.13	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.14	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.15	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.16	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
2ND LEVEL	B2.1	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.2	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.3	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.4	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.5	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.6	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.7	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.8	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.9	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.10	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.11	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	B2.12	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.13	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.14	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.15	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.16	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.17	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.18	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.19	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.20	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.21	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.22	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.23	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.24	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	B2.25	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.26	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
3RD LEVEL	B3.1	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	B3.2	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	B3.3	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"
	B3.4	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	B3.5	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
	B3.6	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"

NOTES - PELLA LIFESTYLE SERIES SCREENS ARE TO USED WHERE WINDOW OR PORTION OF WINDOW IS OPERABLE



2 PROPOSED FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

salibdesign

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TITLE: EXTERIOR FRONT AND LEFT SIDE ELEVATIONS OF CARRIAGE HOUSE TYPE "B" W/ WINDOW SCHEDULE

ADDENDUM/ REVISIONS

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

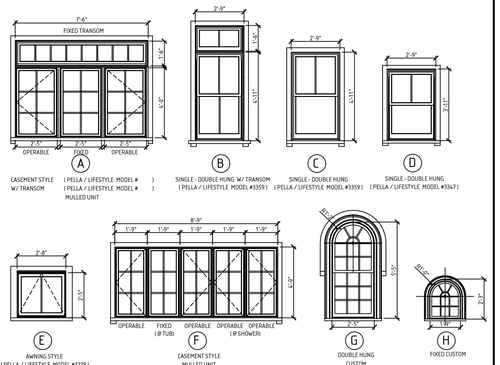
DATE: JUNE 26, 2025

SK-10



1 PROPOSED RIGHT SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

WINDOW TYPES



WINDOW SCHEDULE - CARRIAGE HOUSE TYPE "B"

	WINDOW SYMBOL	WINDOW TYPE	MANUFACTURER	MODEL #	NOTES
1ST LEVEL	B1.1	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" CASEMENT (3) | O | F | O |
	B1.2	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	B1.3	D	PELLA WINDOWS LIFESTYLE SERIES	3347	SINGLE - DOUBLE HUNG
	B1.4	A	PELLA WINDOWS LIFESTYLE SERIES	2947	TRANSOM 1'-6" X 7'-6" MULLED CASEMENT (3) | O | F | O |
	B1.5	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.6	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.7	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.8	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.9	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.10	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.11	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.12	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.13	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.14	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.15	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
	B1.16	B	PELLA WINDOWS LIFESTYLE SERIES	3359 W/ TRANSOM	TRANSOM 2'-9" W X 1'-6"H SINGLE - DOUBLE HUNG
2ND LEVEL	B2.1	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.2	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.3	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.4	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.5	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.6	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.7	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.8	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.9	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.10	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.11	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	B2.12	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
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	B2.19	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.20	E	PELLA WINDOWS LIFESTYLE SERIES	3329	AWNING
	B2.21	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.22	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.23	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.24	F	PELLA WINDOWS LIFESTYLE SERIES	2147	MULLED CASEMENT (3) | O | F | O | + MULLED CASEMENT (2) | O | O |
	B2.25	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
	B2.26	C	PELLA WINDOWS LIFESTYLE SERIES	3359	SINGLE - DOUBLE HUNG
3RD LEVEL	B3.1	G	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	2'-5" W X 5'-5" H - RADIUS ARC 1'-2"
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	B3.6	H	PELLA WINDOWS LIFESTYLE SERIES	CUSTOM	1'-9" W X 2'-3" H - RADIUS ARC 1'-0"

NOTES - PELLA LIFESTYLE SERIES SCREENS ARE TO USED WHERE WINDOW OR PORTION OF WINDOW IS OPERABLE



2 PROPOSED BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "B"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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CONTRACTOR:
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401.999.0869

ADDENDUM/ REVISIONS

TITLE: EXTERIOR BACK AND RIGHT SIDE ELEVATIONS OF CARRIAGE HOUSE TYPE "B" W/ WINDOW SCHEDULE

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

DATE: JUNE 26, 2025

SK-11



1 PREVIOUS TYPICAL SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 NEW TYPICAL SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 PROPOSED TYPICAL SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



1 PREVIOUS TYPICAL FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 NEW TYPICAL FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 PROPOSED TYPICAL FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"

1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



TYPICAL REAR ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES

1 PREVIOUS TYPICAL BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 NEW TYPICAL BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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ADDENDUM/ REVISIONS

TITLE: PREVIOUS & NEW ELEVATION COMPARISON OF TYPICAL BACK ELEVATION

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

DATE: JUNE 12, 2025

SK-3



1 PREVIOUS TYPICAL BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 NEW TYPICAL BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 PROPOSED TYPICAL BACK ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



TYPICAL FRONT ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES

1 PREVIOUS TYPICAL FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"



2 NEW TYPICAL FRONT ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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TITLE: PREVIOUS & NEW ELEVATION COMPARISON OF TYPICAL FRONT ELEVATION

ADDENDUM/ REVISIONS

PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

SCALE: AS NOTED

DATE: JUNE 12, 2025

SK-1



1 PREVIOUS TYPICAL SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

TYPICAL SIDE ELEVATION
CARRIAGE HOUSE
LONGFIELD ESTATES



2 NEW TYPICAL SIDE ELEVATION - CARRIAGE HOUSE CLUSTER TYPE "A"
1200 HOPE STREET - BRISTOL - RHODE ISLAND SCALE: 1/4" = 1'-0"

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CONTRACTOR:
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401.999.0869

TITLE: PREVIOUS & NEW ELEVATION COMPARISON OF TYPICAL SIDE ELEVATION

ADDENDUM/ REVISIONS

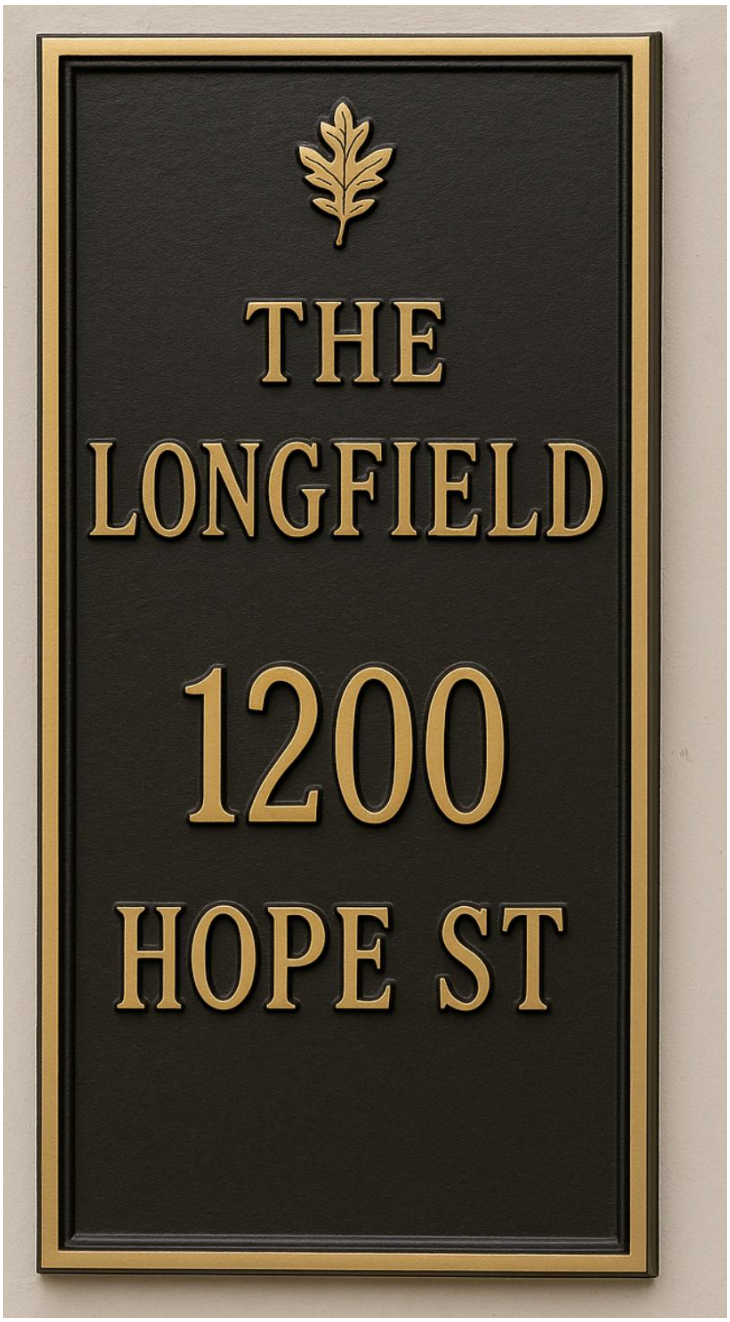
PROJECT: LONGFIELD CARRIAGE HOUSE ESTATES
1200 HOPE STREET, BRISTOL, RI 02809-1198

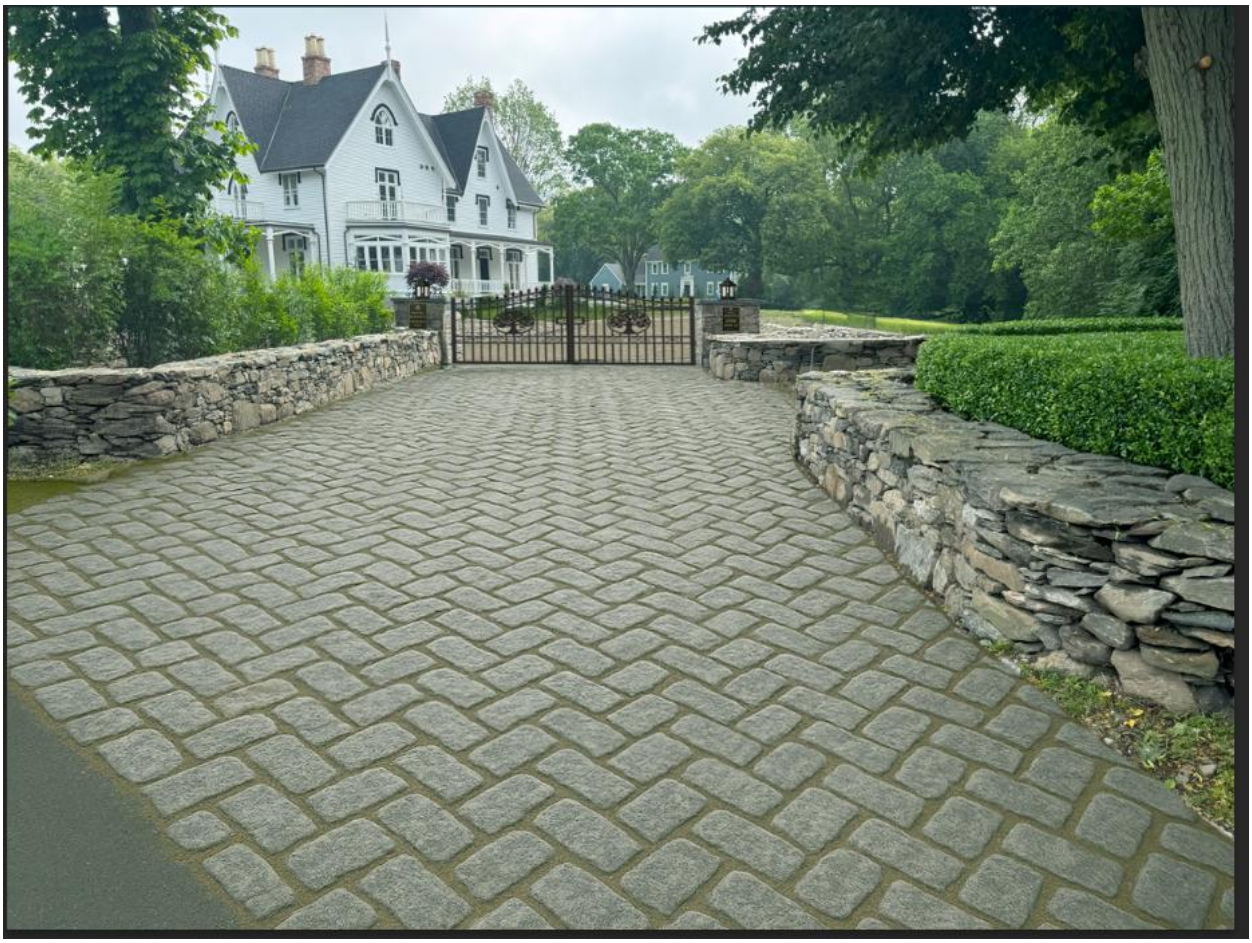
SCALE: AS NOTED
DATE: JUNE 12, 2025

SK-2


PRIVATE
RESIDENCES
ENTRANCE
ONLY

Signs made of metal as illustrated size 30x18





Gate is powder coated steel black



Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-25-4 Submitted Date: June 6, 2025

Property Address:	Assessor's Plat:	Assessor's Lot:
1237 Hope St.	61	61-34

Property Owner/Applicant:	Property Owner/Applicant Phone:	Property Owner/Applicant Email:
David Manocchino	(401)259-1862	dmanocchio@turnerbrothers.com

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)

Description of Proposed Work
Attached ADU, and addition to existing kitchen. All windows to be 6/6 double hung Andersen 400 series. Asphault roof with cedar shingle siding.

Questions for the Commission
As it is common to have design changes throughout all phases of construction, would it be a problem to add, subtract, or move window locations if window style stays the same?

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1237 HOPE ST
ACRES: 1.0872
PARCEL ID: 061-0034-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: MANOCCHIO, DAVID
CO - OWNER:
MAILING ADDRESS: 1237 HOPE ST

ZONING: R-20
PATRIOT ACCOUNT #: 3910

SALE INFORMATION

SALE DATE: 3/1/2021
BOOK & PAGE: 2094-114
SALE PRICE: 515,000
SALE DESCRIPTION:
SELLER: MACDONALD, GEORGINA

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3048
FINISHED BUILDING AREA: 1722
BASEMENT AREA: 984
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $265,800
YARD: $1,200
BUILDING: $175,100
TOTAL: $442,100

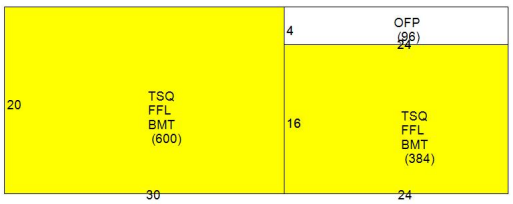
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1716
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

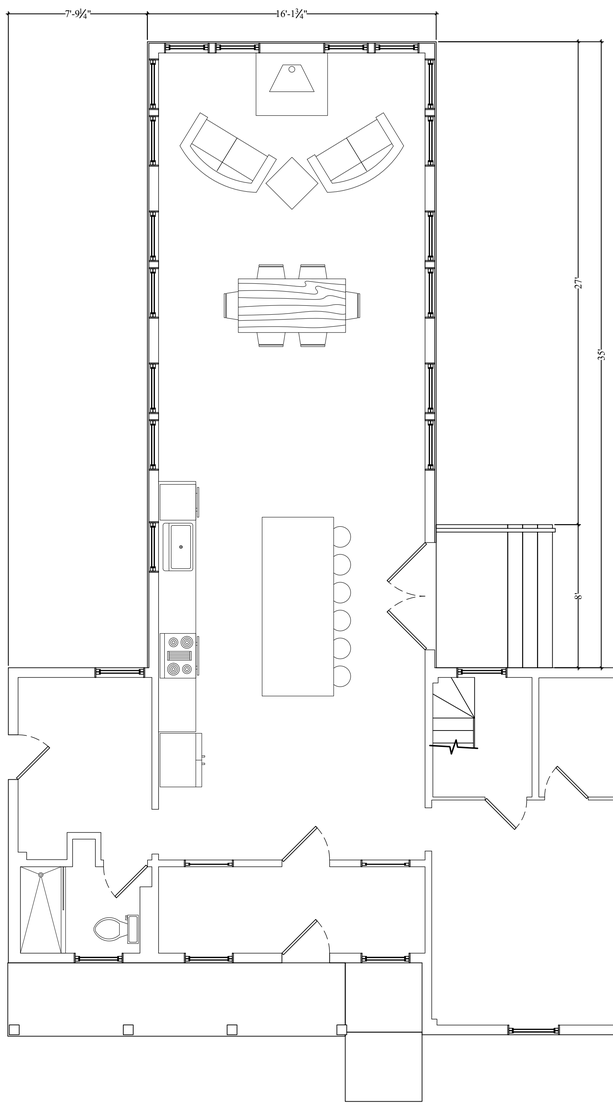
SKETCH

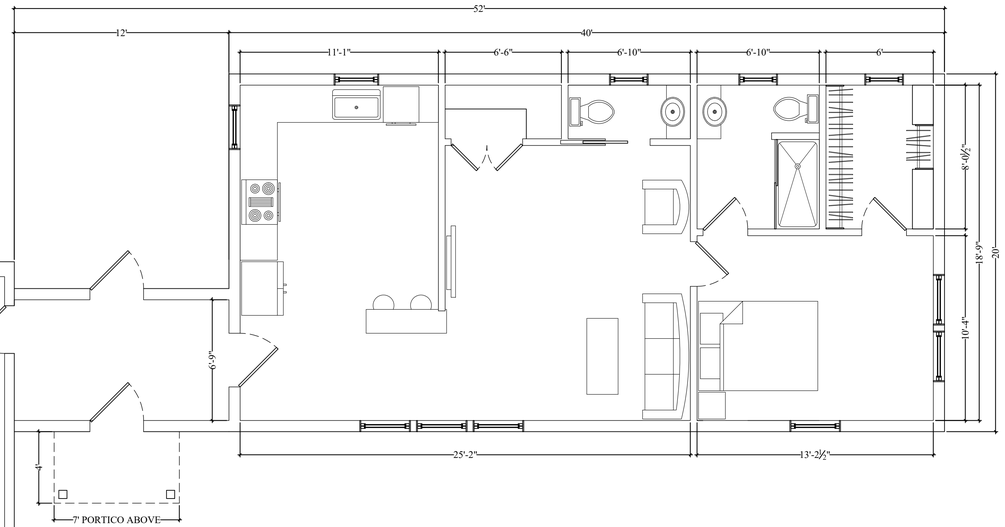


PHOTO



CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.





PROPOSED 1ST LEVEL PLAN
SCALE: ¼" = 1'-0"

O'Donnell
DESIGN SERVICES
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840
(401)855-0878
jonod5@yahoo.com

PROJECT:
DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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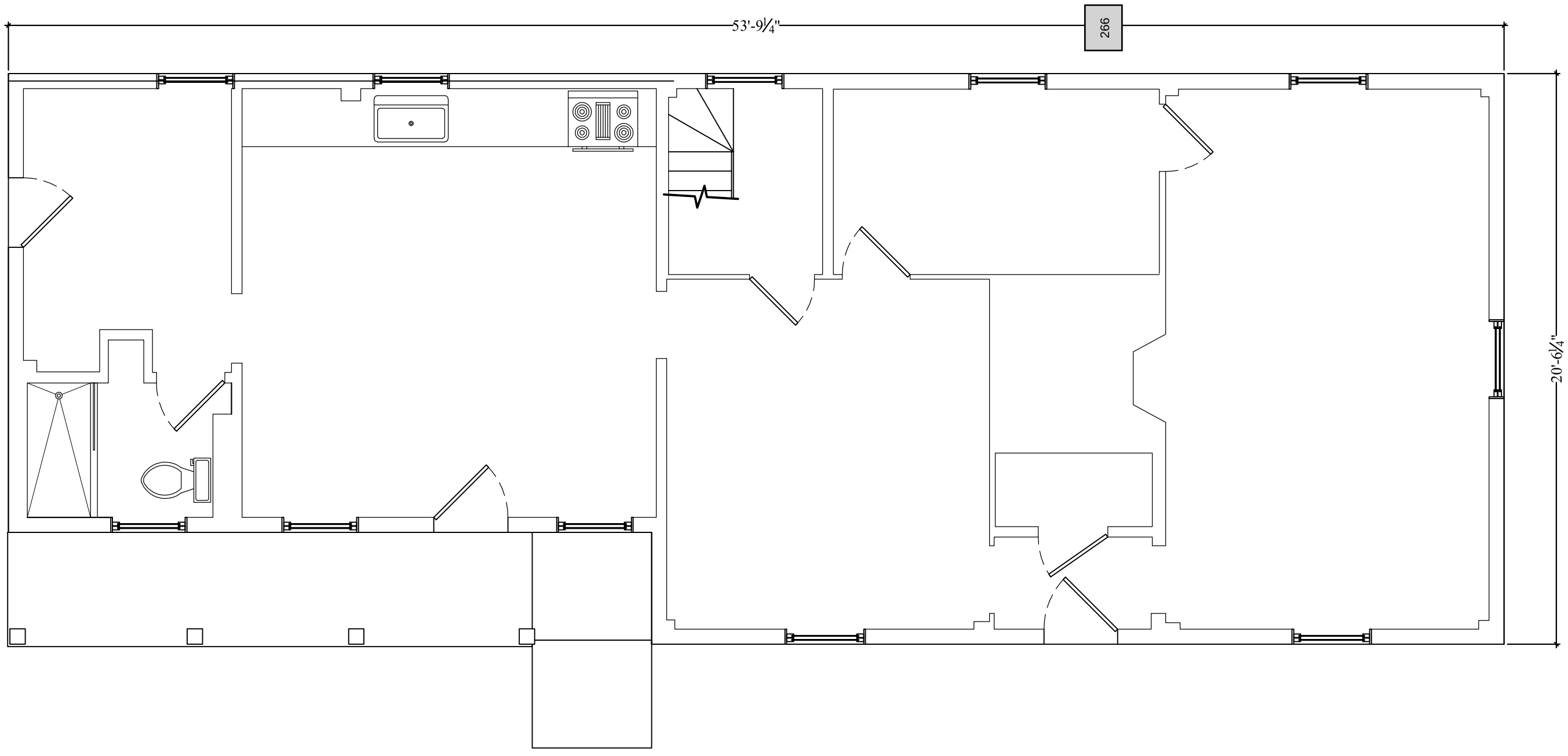
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED 1ST LEVEL PLAN

REVISIONS

SCALE: AS NOTED
DATE: 2/24/2025
SHEET NO. 1 OF X

8.0



1 EXISTING 1ST LEVEL PLAN

SCALE: ¼" = 1'-0"

PROJECT:

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1237 HOPE ST.
BRISTOL, RI 02809

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BY:
JONATHAN O'DONNELL

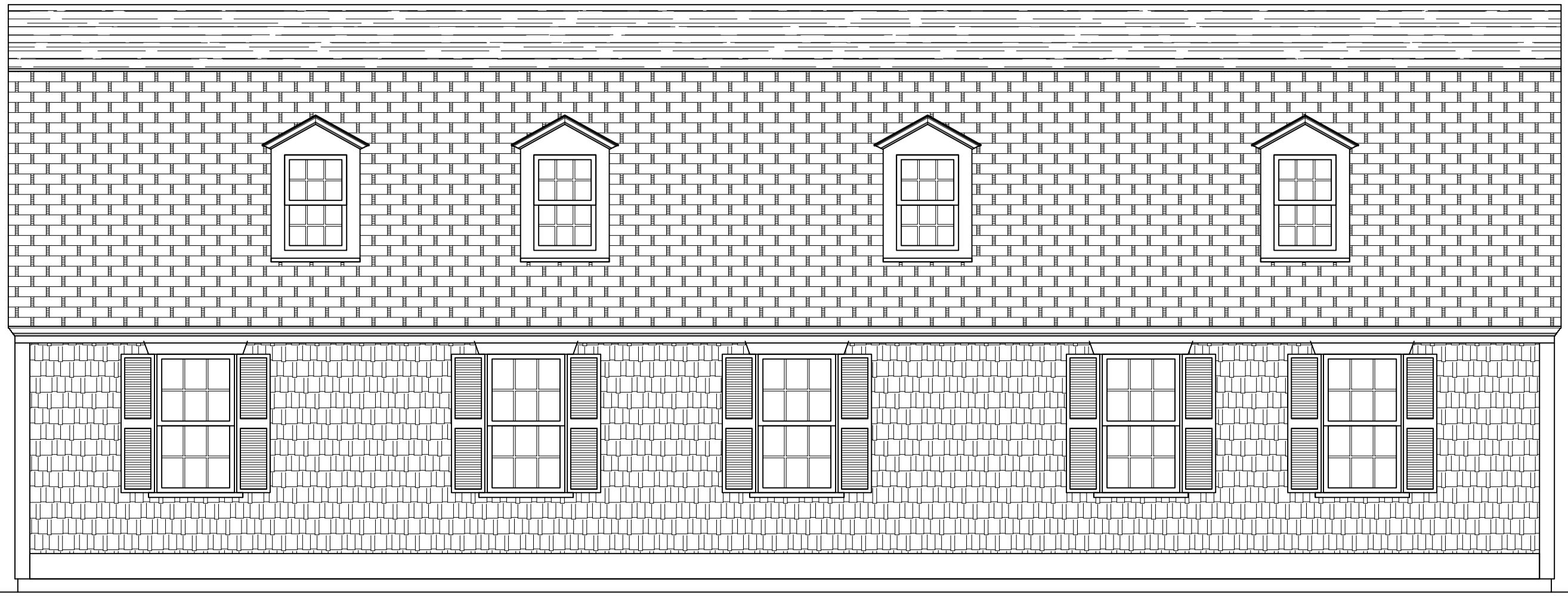
DRAWING:
EXISTING 1ST LEVEL PLAN

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

4.0

267



1 EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING NORTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

1.0



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



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

PROJECT:
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BRISTOL, RI 02809

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BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
SOUTH & WEST
ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

7.0

269



1 EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
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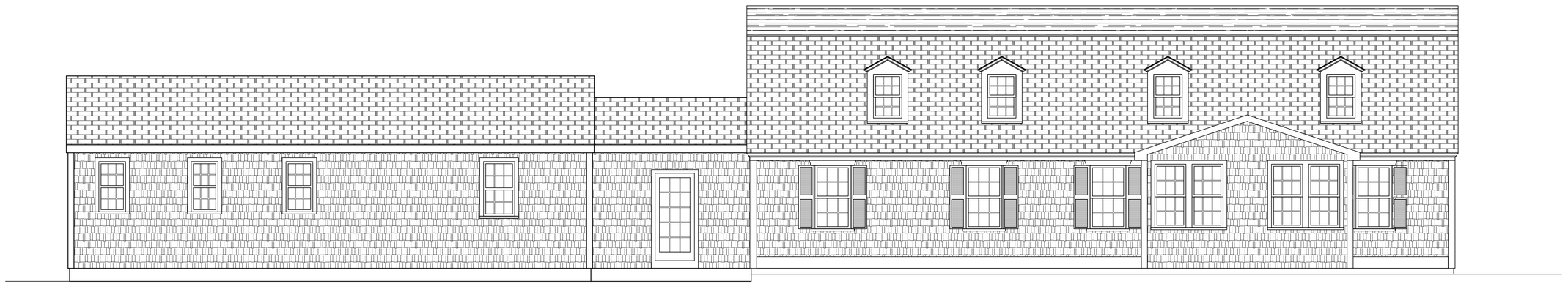
BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING SOUTH ELEVATION

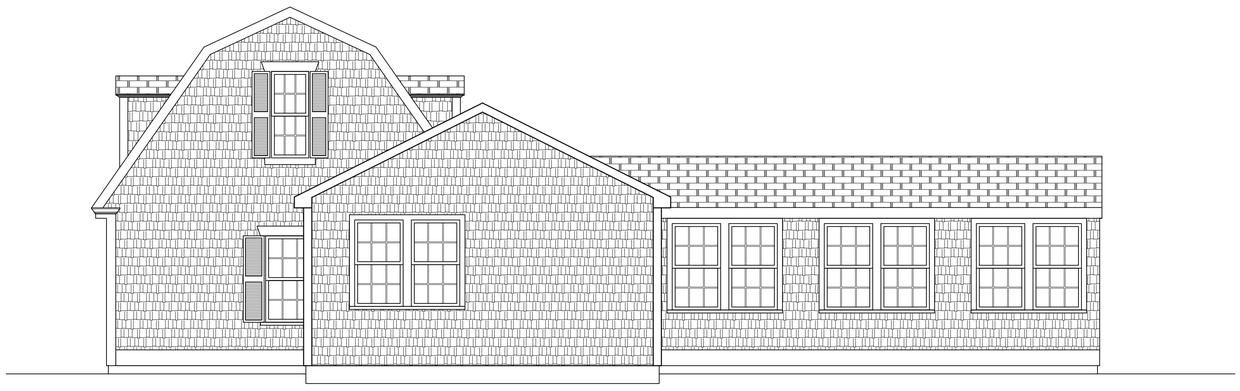
REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

3.0



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



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

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BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
NORTH & EAST
ELEVATION

REVISIONS

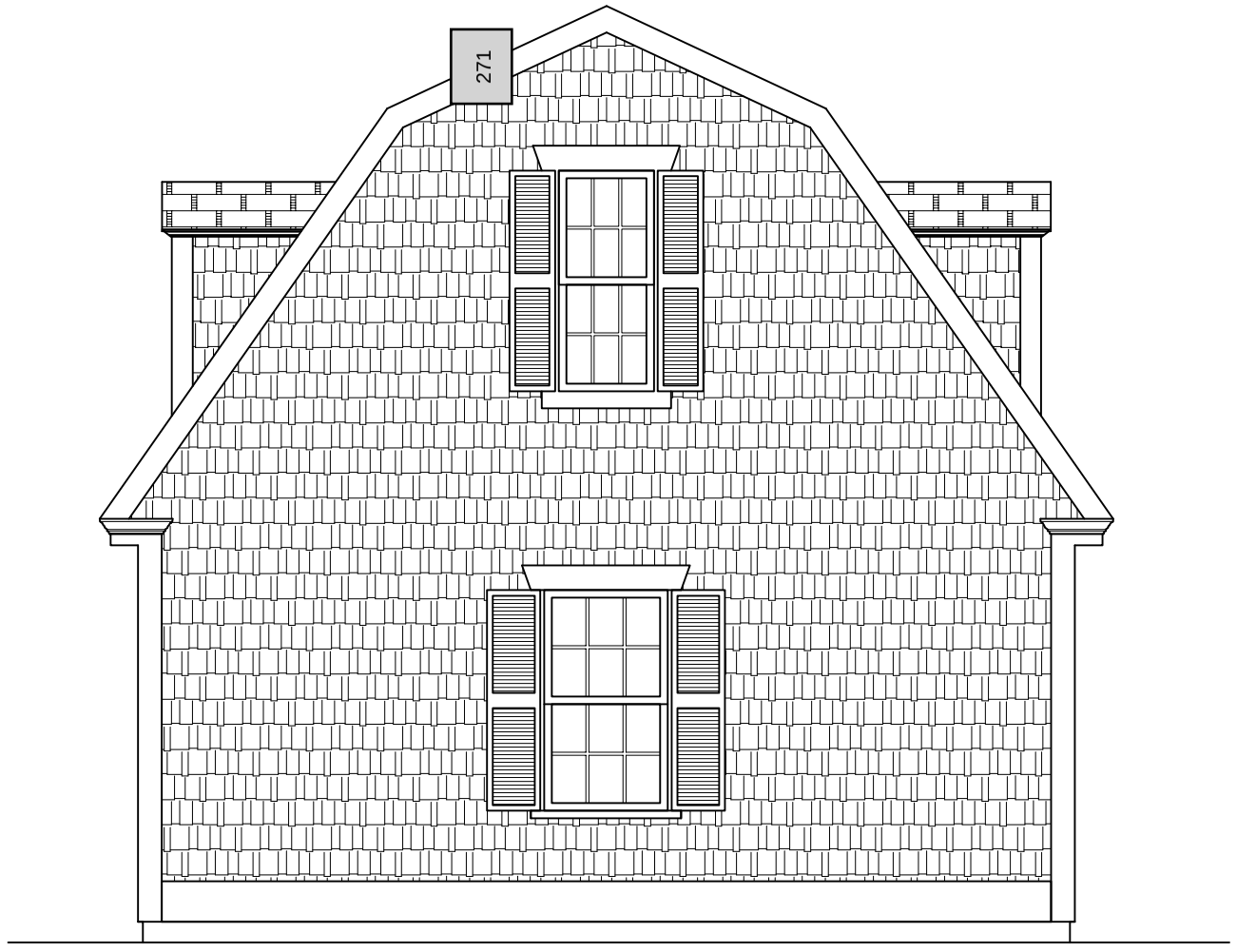
SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

6.0



1 EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING
EAST & WEST
ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

2.0









Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-25-5 Submitted Date: June 25, 2025

Property Address:	Assessor's Plat:	Assessor's Lot:
18 Burnside Street	16	48

Property Owner/Applicant:	Property Owner/Applicant Phone:	Property Owner/Applicant Email:
John Marshall	401-253-2500	

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
Herreshoff Revocable Trust	c/o 443 Hope Street, Bristol, RI

Description of Proposed Work
Concept Review Request – 18 Burnside Street and 1 Resolute Lane, Bristol, Rhode Island** We respectfully submit this request for a concept review of the properties located at 18 Burnside Street and 1 Resolute Lane in Bristol, Rhode Island. These properties are currently owned by the Herreshoff family and are under agreement for sale to John Marshall of Bristol. The property at 18 Burnside Street is referenced in the 2023–2024 survey document for the Bristol Waterfront Historic District. In contrast, no structure at 1 Resolute Lane is identified in the inventory or survey maps as historically significant or as contributing to the district. Both properties lie in proximity to the former Herreshoff Manufacturing Company Complex and are associated with the area's industrial heritage. The proposed project involves the adaptive reuse of the two existing manufacturing structures, both of which are presently underutilized and in varying states of disrepair. The redevelopment plan envisions conversion into eleven residential condominium units, designed to preserve and reflect the historic character of the buildings while addressing long-standing vacancy and functional obsolescence. This initiative aligns with the Town of Bristol's Comprehensive Plan, which promotes the revitalization of deteriorated and underperforming structures through sustainable and historically respectful redevelopment practices. Under current zoning regulations, residential adaptive reuse is a permitted use within this manufacturing district.

Questions for the Commission
Adaptive re-use of 18 Burnside Street and 1 Resolute Lane. While 1 Resolute Lane is in a historic district, the building is not? Also seeking to extend the Resolute Lane building one additonal level?

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 18 BURNSIDE ST
ACRES: 0.0838
PARCEL ID: 016-0048-000
LAND USE CODE: 07
CONDO COMPLEX:
OWNER: HERRESHOFF, HALSEY C. TRUSTEE
CO - OWNER:
MAILING ADDRESS: P.O. BOX 687

ZONING: M
PATRIOT ACCOUNT #: 1049

SALE INFORMATION

SALE DATE: 11/20/2024
BOOK & PAGE: 2264-319
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: HALSEY PROPERTIES, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9750
FINISHED BUILDING AREA: 8125
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $265,300
YARD: $0
BUILDING: $197,500
TOTAL: $462,800

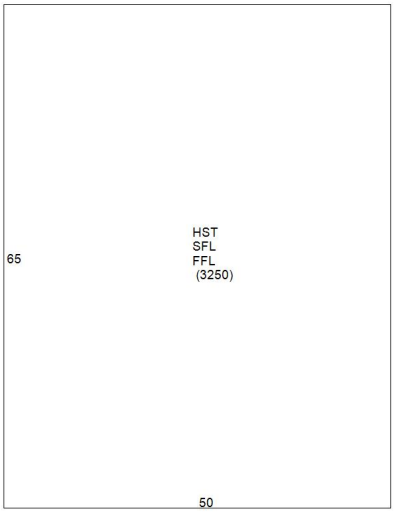
BUILDING EXTERIOR

BUILDING STYLE: WhseStor
UNITS: 1
YEAR BUILT: 1890
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: Wall Furnace
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

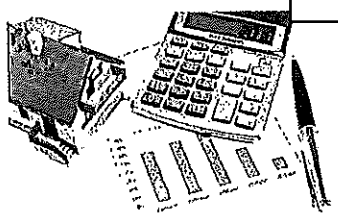
SKETCH



PHOTO



CATALIS® Bristol, RI



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Parcel Identification

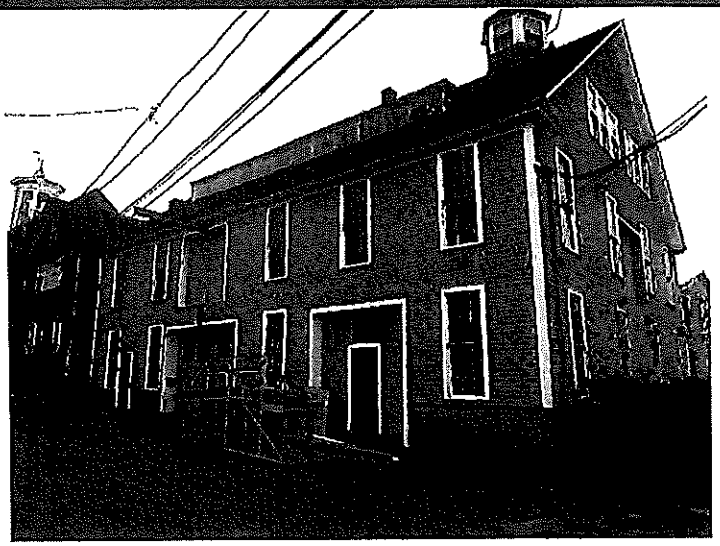
Map/Lot	016-0048-000
Account	1049
State Code	07 - Industrial
Card	1/1
User Account	50-0086-56

Assessment

Land	$344,600
Building	$238,700
Card Total	$583,300
Parcel Total	$583,300

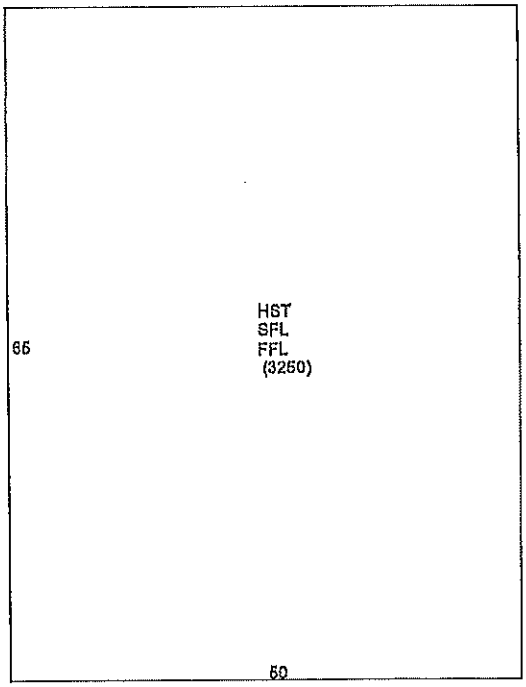
Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	$265,300	$197,500	$0	$462,800
2023	$265,300	$197,500	$0	$462,800
2022	$265,300	$197,500	$0	$462,800
2021	$273,500	$172,800	$0	$446,300



Location and Owner

Location	18 BURNSIDE ST
Owner	HERRESHOFF, HALSEY C. TRUSTEE
Owner2	
Owner3	
Address	P.O. BOX 687
Address2	
Address3	BRISTOL RI 02809



Building Information

Design	WhseStor
Year Built	1890
Heat	Wall Furnace
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	
Above Grade Living Area	6,125 SF

Building Sub Areas

Sub Area	Net Area
1st FLOOR	3,250 SF
2nd FLOOR	3,250 SF
HALF STORY	1,625 SF

Sale Information

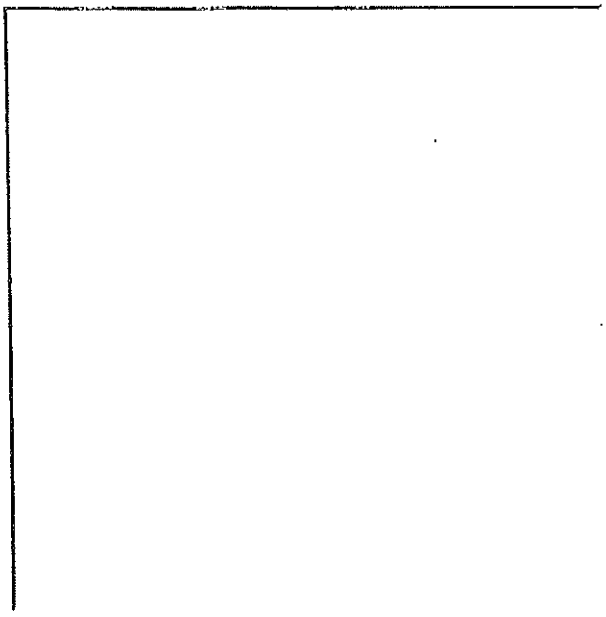
Sale Date	Sale Price	Legal Reference	Instrument
11/20/2024	$0	2264-319	Quit Claim
06/17/2019	$0	1985-200	Quit Claim
06/17/2019	$0	1985-197	Quit Claim
06/17/2019	$0	1985-194	Quit Claim
05/16/1975	$0	199-82	
01/01/1968	$0	171-10	
01/01/1963	$0	149-27	
01/01/1963	$0	136-52	

Land Information

Land Area	0.084 AC

01/01/1954	$0	126-550
01/01/1931	$0	103-33
01/01/1927	$0	97-16

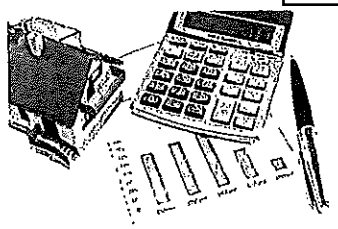
Zoning	M
View	-
Neighborhood	CI3



Click To Open AxisGIS Maps

Yard Item(s)

CATALIS® Bristol, RI



Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot	016-0039-000
Account	1040
State Code	07 - Industrial
Card	1/1
User Account	08-0687-10

Assessment

Land	$174,100
Building	$167,700
Card Total	$341,800
Parcel Total	$341,800

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	$134,100	$138,800	$0	$272,900
2023	$134,100	$138,800	$0	$272,900
2022	$134,100	$138,800	$0	$272,900
2021	$276,500	$88,400	$0	$364,900

Location and Owner

Location	1 RESOLUTE LANE
Owner	HERRESHOFF, HALSEY C. TRUSTEE (50%) ETAL
Owner2	
Owner3	
Address	125 HOPE ST
Address2	
Address3	BRISTOL RI 02809

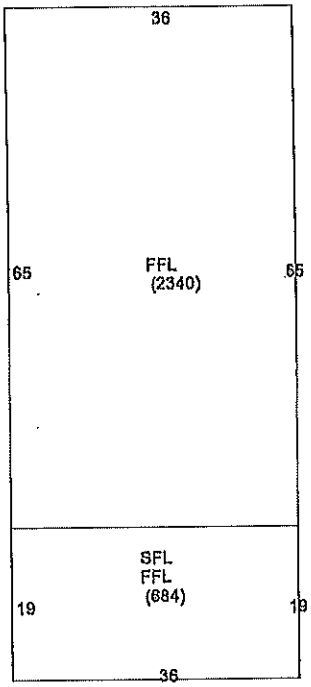
Building Information

Design	WhseStor
Year Built	1940
Heat	Forced Warm Air
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	
Above Grade Living Area	3,708 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
04/24/2024	$0	2242-28	Quit Claim
09/12/2023	$0	2223-72	Trustee
07/12/2021	$0	2122-196	Quit Claim
03/20/2008	$0	1426-3	Quit Claim
03/14/2008	$0	1425-20	Quit Claim
02/25/2004	$0	1096-26	Trustee
02/25/2004	$0	1096-22	Executor
03/14/1985	$0	260-39	

Picture Not Available



Building Sub Areas

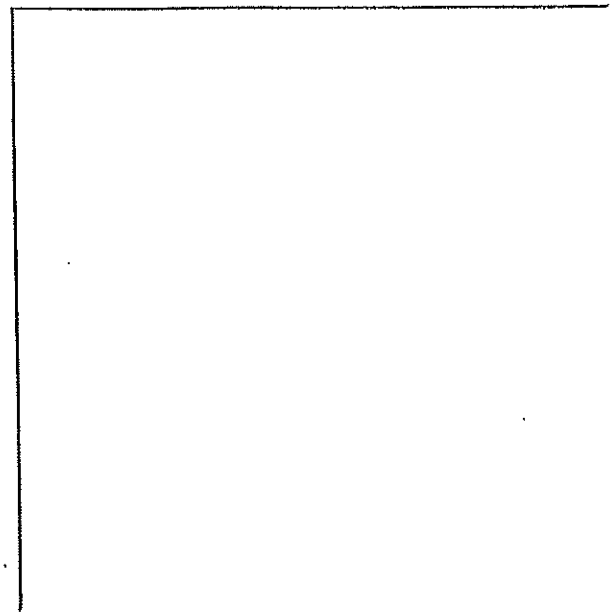
Sub Area	Net Area
1st FLOOR	3,024 SF
2nd FLOOR	684 SF

Land Information

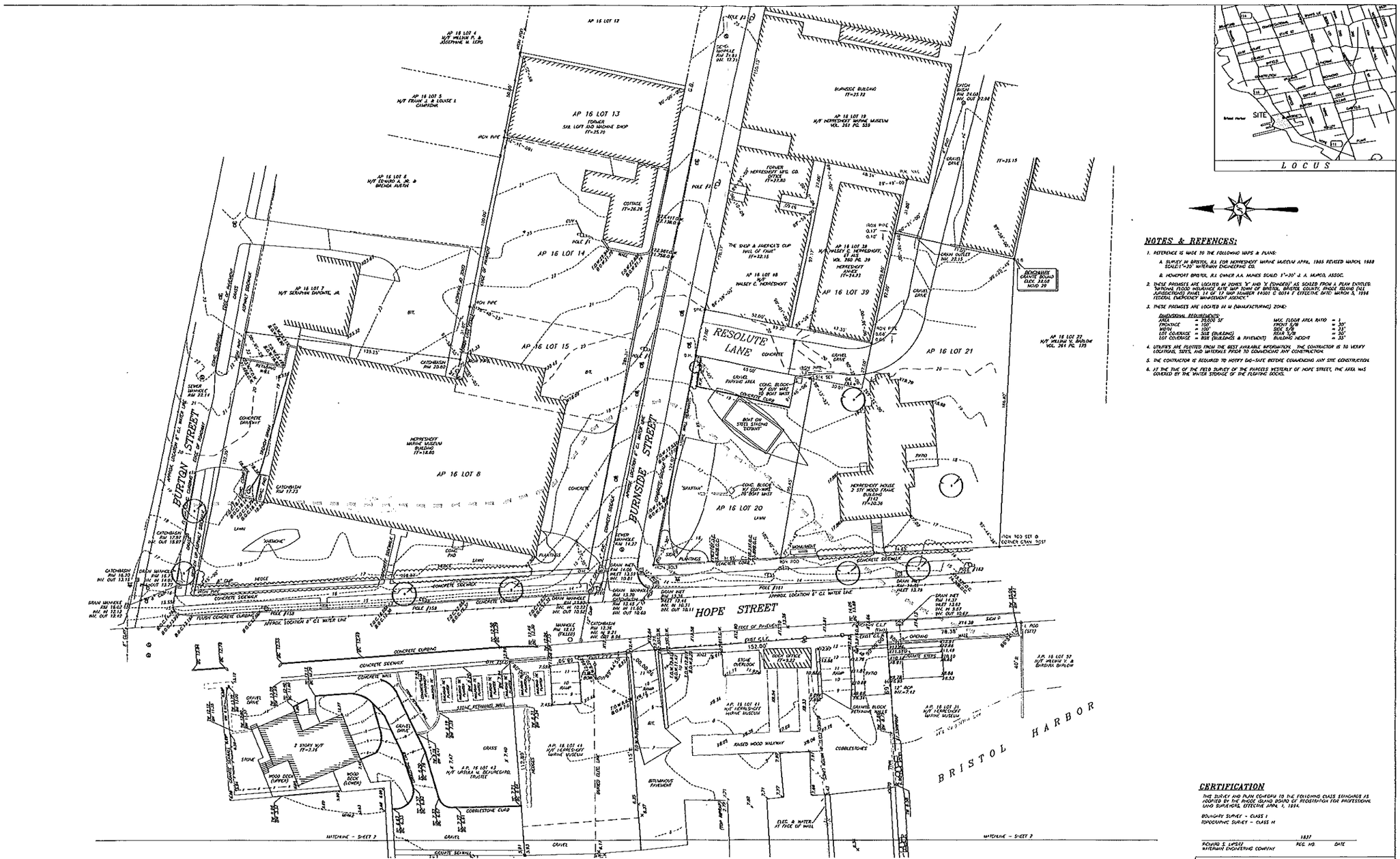
Land Area	0.107 AC
Zoning	M
View	-
Neighborhood	CI3

Yard Item(s)

02/15/1985	$0	259-263
05/19/1978	$0	219-481
01/01/1969	$0	172-1114



Click To Open AxisGIS Maps



NOTES & REFENCES:

1. REFERENCE IS MADE TO THE FOLLOWING MAPS & PLANS:
   - A. SURVEY IN BRISTOL, R.I. FOR HERRESHOFF MARINE MUSEUM APRIL, 1985 REVISED MARCH, 1988 SCALE:1"=20' WATERMAN ENGINEERING CO.
   - B. NEWPORT BRISTOL, R.I. OWNER A.A. MUNES SCALE: 1"=20' J. A. MUNOZ, ASSOC.
2. THESE PREMISES ARE LOCATED IN ZONES 'X' AND 'A' (CONDEF) AS SHOWN FROM A PLAN ENTITLED "NATIONAL FLOOD INSURANCE RATE MAP TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 14 OF 17 MAP NUMBER 44001 C 0014 F EFFECTIVE DATE: MARCH 3, 1986 FEDERAL EMERGENCY MANAGEMENT AGENCY."
3. THESE PREMISES ARE LOCATED IN W (MANUFACTURING) ZONE:

DIMENSIONAL REQUIREMENTS			
AREA	= 10,000 SF	MAX. FLOOR AREA RATIO	= 1.
FRONTAGE	= 100'	FRONT S/B	= 30'
WIDTH	= 100'	SIDE S/B	= 25'
LOT COVERAGE	= 30% (BUILDING)	REAR S/B	= 30'
LOT COVERAGE	= 80% (BUILDING & PAVEMENT)	BUILDING HEIGHT	= 35'

4. UTILITIES ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS TO VERIFY LOCATIONS, SIZES, AND MATERIALS PRIOR TO COMMENCING ANY CONSTRUCTION.
5. THE CONTRACTOR IS REQUIRED TO NOTIFY DIG-SAFE BEFORE COMMENCING ANY SITE CONSTRUCTION.
6. AT THE TIME OF THE FIELD SURVEY THE PARCELS WESTERLY OF HOPE STREET, THE AREA WAS COVERED BY THE WATER SURFACE OF THE FLOATING DOCKS.

LEGEND

H/F	– HOW OR FORMERLY	RIP RAP	– RIPRAP ROCK
A.P.	– ASSESSORS PLAT	PED.	– PEDESTRIAN
DH	– DRILL HOLE	RIMB	– RHODE ISLAND HIGHWAY BOUND
(FND.)	– FOUND	FE	– FLARED END
R	– RULE OR MINUS	RCP	– REINFORCED CONCRETE PIPE
S.F.	– SQUARE FEET	X 10.0	– SPOT GRADE
DOOD	– STONE WALL	---12---	– EXISTING CONTOUR
— — —	– FENCE	INV.	– INVERT
STY.	– STORY	CB	– CATCH BASIN
HT.	– HEIGHT	S	– SANITARY SEWER MANHOLE
W/F	– WOOD FRAMED	D	– STORM DRAIN MANHOLE
SHP	– STATE HIGHWAY PLAT	E	– ELECTRIC MANHOLE
R/W	– RETAINING WALL	W	– WATER GATE
———	– ZONING SETBACK LINE	CLF	– CHAIN LINK FENCE

GRAPHIC SCALE

70 10 0 70 45 65 FT.

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CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY – CLASS I
TOPOGRAPHIC SURVEY – CLASS H

ROLAND S. LAPOSE — 1837 — DATE
WATERMAN ENGINEERING COMPANY — REG. NO

NO.	DATE	REVISION	BY

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN
HERRESHOFF MARINE MUSEUM
HOPE STREET
BRISTOL, RHODE ISLAND

AP 16 LOTS 8, 13, 14, 15, 20, & 21
HOPE STREET, BURNSIDE STREET, & BURTON STREET
BRISTOL, RHODE ISLAND

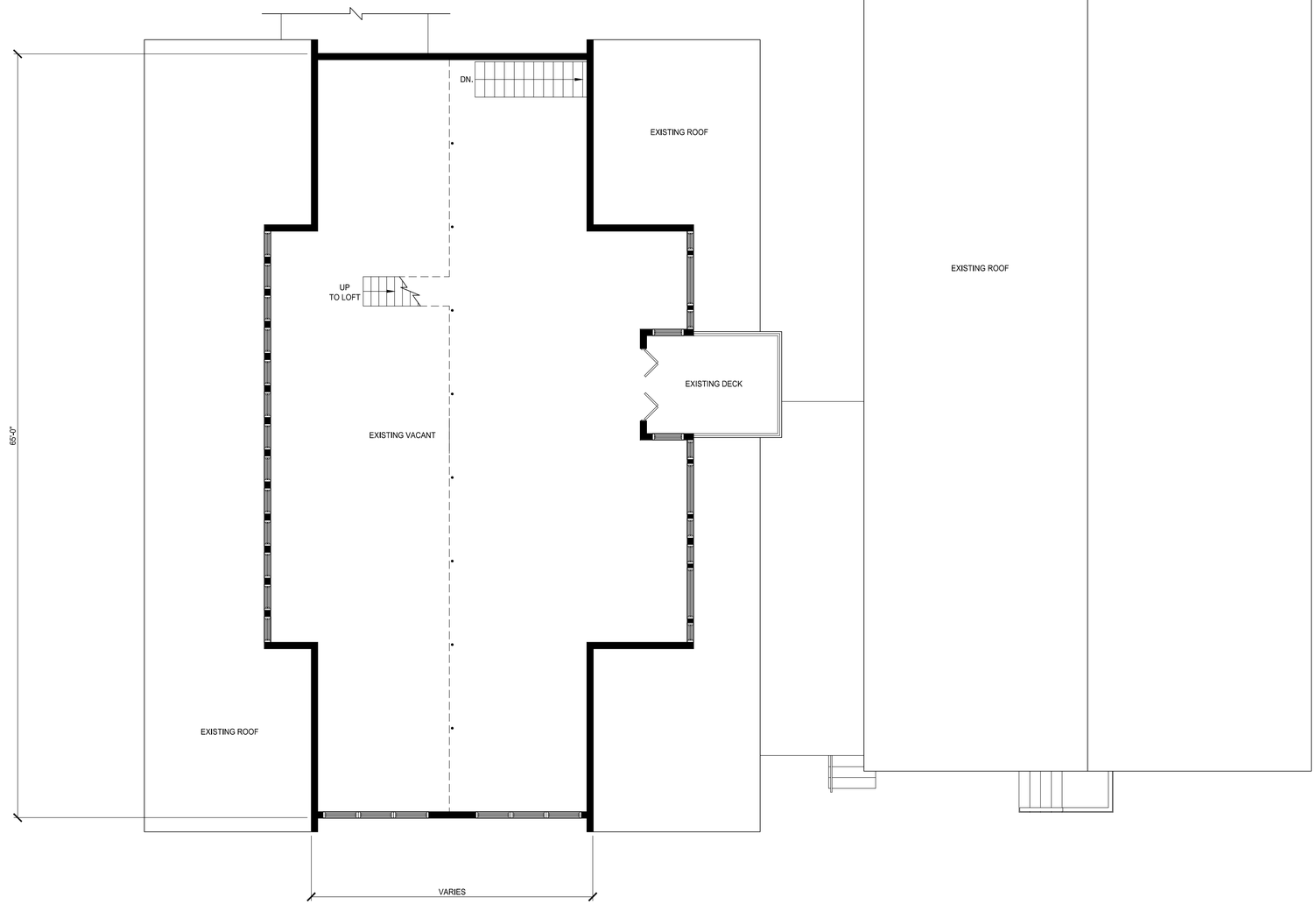
PROJECT NO. 231-135
SCALE 1"=20'
DATE DEC. 2003
DRAWN BY BJK
CHECKED BY RSL
FILENAME 8113SCOMPOSITE

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS / SURVEYORS – EST. 1894
450 NORTH BROADWAY
EAST PROVIDENCE, RHODE ISLAND 02914
PH. – (401) 438-5775 FAX – (401) 438-5773

SHEET 1 of 2 SHTS

05 MAR 14 PM 4:05
RECEIVED

J:\DWG projects\WAMACHF-DD\Dwg-DD-04121-JESHOFF-1\02EC03.dwg, 3/14/2005 12:37:21 PM, SAVIN 4015 RPCS



1 EXISTING THIRD FLOOR PLAN
3/16" = 1'-0"

401 ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mazzier, Cyndi Gerlach

REVISION	DATE
REVISION 1	07/15/2024

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

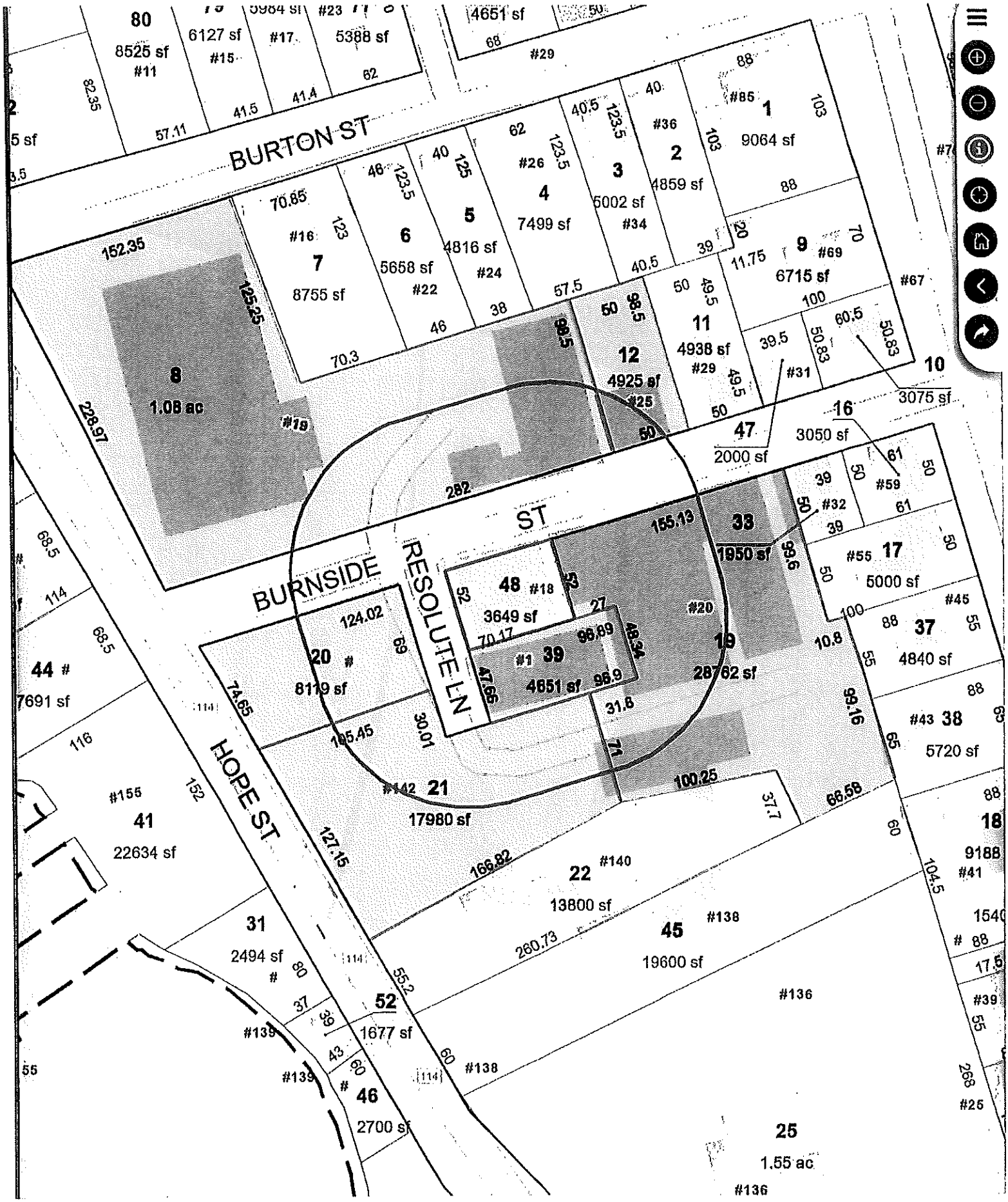
PROJECT NUMBER
0210

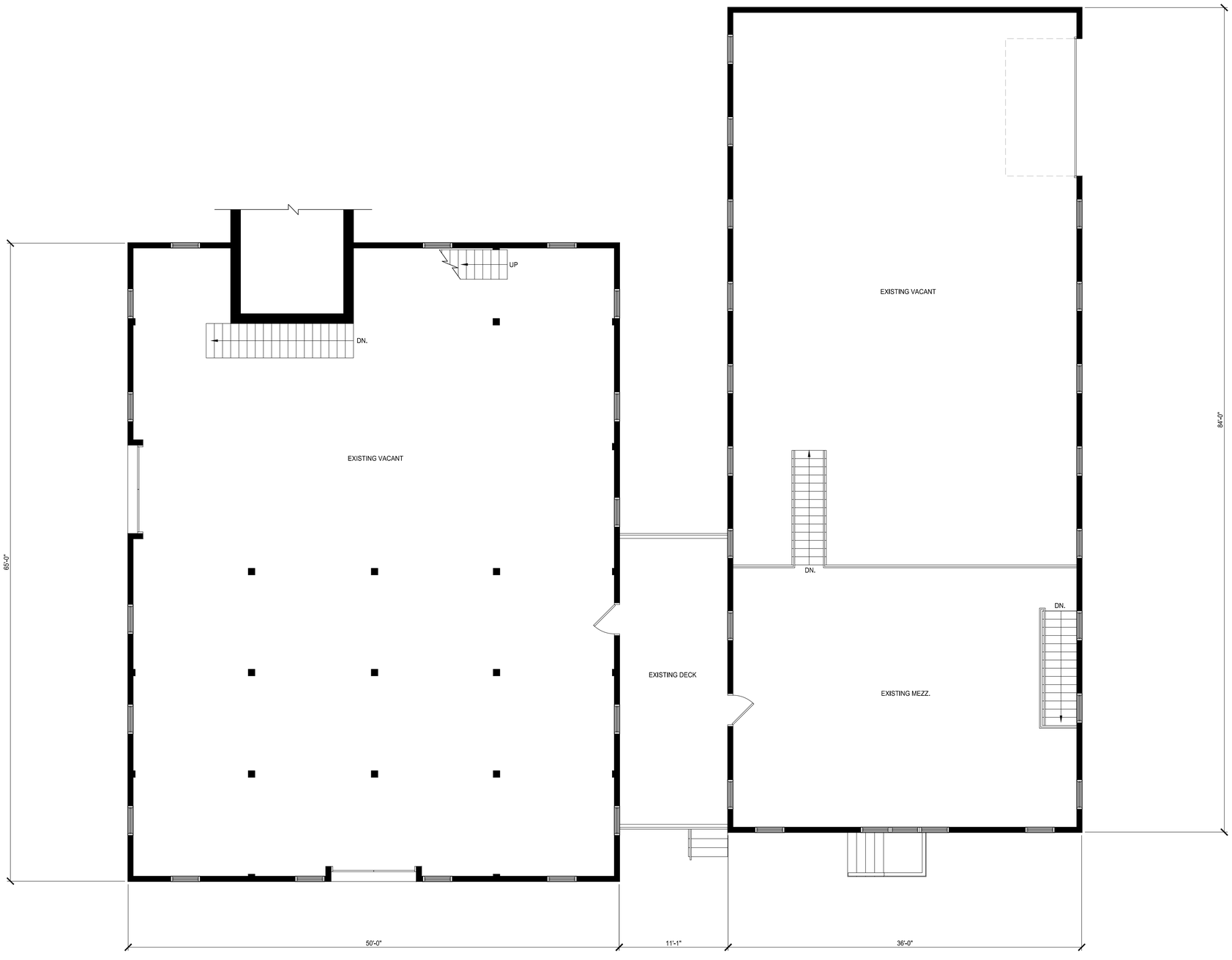
STATUS
ISSUED FOR REVIEW

ISSUED - MAY 21, 2025

CONTENTS
EXISTING THIRD FLOOR PLAN

A103


BURTON ST
BURNSIDE ST
RESOLUTE LN
HOPE ST
80
8525 sf
#11
6127 sf
#15
#17
5388 sf
#23
4651 sf
#29
#85
1
9064 sf
#36
2
4859 sf
3
5002 sf
#34
4
7499 sf
#26
5
4816 sf
#24
6
5658 sf
#22
7
8755 sf
#16
8
1.08 ac
#19
9
6715 sf
#69
10
3075 sf
#67
11
4938 sf
#29
12
4925 sf
#25
47
2000 sf
#31
16
3050 sf
38
1950 sf
#32
#59
17
5000 sf
#55
37
4840 sf
#45
#43
38
5720 sf
18
9188
#41
48
#18
3649 sf
#20
39
#1
4651 sf
19
28762 sf
20
8119 sf
21
17980 sf
#142
22
13800 sf
#140
45
19600 sf
#138
#136
41
22634 sf
#155
31
2494 sf
52
1677 sf
#139
46
2700 sf
25
1.55 ac
44
7691 sf



1 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"

401 ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mazzier, Cyndi Gerlach

REVISION	DATE
REVISION 1	07/15/2024

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

PROJECT NUMBER
0210

STATUS
ISSUED FOR REVIEW

ISSUED - MAY 21, 2025

CONTENTS
EXISTING SECOND FLOOR PLAN

A102

NO.	DATE	DESCRIPTION	BY

SITE BENCHMARK
NAIL SET IN POLE #1
ELEVATION = 19.36'
DATUM NAVD88

SITE BENCHMARK
NAIL SET IN POLE #2
ELEVATION = 22.46'
DATUM NAVD88

DH (FND) (LINE)

TIE FROM DH (FND) = 133.74'
N 73°53'01" E

CBDH (FND)

TIE FROM GBDH (FND) = 151.49'
S 73°53'01" W

SMH #137
RIM = 13.44'
IN = 9.64'
OUT = 9.59'

SMH #138
RIM = 23.81'
IN = 17.11'
OUT = 17.01'

GUY POLE #1 U.G.UT.

S 16°07'04" E
TIE DIST. = 36.88'

BURNSIDE STREET
(PUBLIC - 37' WIDE)

CONCRETE WALK (BROKEN)
BITUMINOUS PAVEMENT
4" PE
6" VC
ABANDONED GAS LINE
GUTTER LINE
OHW
POLE #2
POLE #3
OFF 0.18' DH (FND)

DH (FND) (HELD)
N 73°53'01" E 27.00'

N 73°53'01" E 70.17'
FACE OF BUILDING ON P/L

OLD CONCRETE FOOTING
20' TREE
CONCRETE DRIVEWAY
LAWN
BOLLARD
GAS METER
3" CAPPED WATER LINE
2" PE
2' R BUSH
GRAVEL PARKING AREA
ABANDONED GAS LINE
CONCRETE WALK
CONCRETE BLOCKS
IP (FND)

ELECTRIC METER
WATER METER
F.F. ELEV. 21.15'
SLAB ELEV. 21.05'
TOP OF BRICK FOUNDATION ELEV. = 23.76'
F.F. ELEV. 21.72'
BUILDING 0.16' OFF W P/L
BUILDING 4.99' OFF E P/L

#18 BURNSIDE STREET
EXISTING 3 STORY WOOD FRAMED WAREHOUSE (1890)
A.P. 16 LOT 48
N/F HALSEY C. HERRESHOFF TRUSTEE
D.B. 2264 PAGE 319
AREA
3,649 SQ. FT.
0.0838 ACRES

P/L = 52.00'
TOTAL = 99.30'
N 16°07'58" W
BUILDING OVER W P/L = 0.23'
BUILDING 1.65' OFF S P/L
OIL TANK
BUILDING 1.60' OFF S P/L
P/L = 70.17'
N 73°53'01" E
TOTAL = 97.17'
5.05'
BUILDING OVER P/L = 0.47'

RESOLUTE LANE
(27' WIDE)

MONUMENT TIE
N 16°02'10" W 68.85' FROM IP(FND)

A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 388 PAGE 47

LAWN
CONCRETE LOADING DOCK ELEV. = 22.84'
TALL BRUSH
OIL TANK
3-ELECTRIC METERS
A/C UNIT
X F.F. ELEV. 23.11'
BUILDING 1.40' OFF W P/L
P/L = 47.30'

#1 RESOLUTE LANE
EXISTING 2 STORY WOOD FRAMED WAREHOUSE (1978)
A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28
AREA
4,638 SQ. FT.
0.1064 ACRES

X = F.F. ELEV. 23.33'
CONCRETE PAD
S 15°40'59" E 48.34'
8.23'
8.31'
S 74°30'01" W 96.80'
OFF 0.15' IP (FND)
OFF 0.10'
BUILDING 1.83' OFF S P/L
SLAB ELEV. = 23.29'
6" PERIMETER DRAIN RIM = 23.08'

#18-20 BURNSIDE STREET
EXISTING 2½ STORY WOOD FRAMED BUILDING (1917)
A.P. 16 LOT 19
N/F HERRESHOFF MARINE MUSEUM
D.B. 261 PAGE 559

BUILDING OVER P/L = 0.26'

CATCH BASIN
RIM = 23.08'
8" OUT = 22.19'
8" PVC APPROXIMATE
CLEAN OUT

BUILDING
GRAVEL DRIVEWAY
TALL BRUSH
BROKEN BITUMINOUS DRIVEWAY
OLD CONCRETE FOOTING (FLUSH WITH GROUND)

#142 HOPE STREET
A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 90 PAGE 6

HOPE STREET
(PUBLIC - VARIABLE WIDTH)

IP (FND)
MONUMENT TIE
105.39' FROM IP(FND TO IP(FND)
N 71°57'40" E
IP (FND)

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING ENVELOPE
- G — GAS LINE
- D — DRAINAGE LINE
- S — SEWER LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- IRON PIN
- BOUND
- DRILL HOLE
- UTILITY POLE
- WATER VALVE
- GAS VALVE

ZONING CRITERIA (NONCONFORMING)

	ZONE M	LOT 16–48 ALLOWABLE:	LOT 16–39 ALLOWABLE:
MINIMUM LOT AREA	20,000 S.F.	3,649 S.F.	4,637 S.F.
MINIMUM LOT FRONTAGE & WIDTH	100'	18.25'	23.25'
MINIMUM FRONT YARD SETBACK	30'	5.5'	7.0'
MINIMUM SIDE YARD SETBACK	25'	4.5'	5.80'
MINIMUM REAR YARD SETBACK	20'	3.65'	4.65'
MAXIMUM BUILDING COVERAGE	50%	90.87%	88.40%
MAXIMUM BUILDING HEIGHT	35'	--	--

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN ZONING – OFFICIAL FOR ACCURACY AND COMPLIANCE)

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES WITHIN ZONE X AS SHOWN ON THE FIRM MAP FOR THE TOWN OFBRISTOL, RHODE ISLAND COMMUNITY PANEL NUMBER 44001C0014H, MAP DATED 7/7/2014.

3. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.

4. THE TOWN DOES NOT HAVE RECORDS FOR ANY EXISTING SEWER CONNECTIONS TO #1 RESOLUTE LANE.

DIG SAFE – DIAL 811 – IT'S THE LAW – CALL TOLL FREE
1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

REFERENCES:

1. A CERTAIN PLAN ENTITLED " BOUNDARY SURVEY PLAN A.P. 16 LOTS 8, 13-15, 19-21, 31, 39, 41-44, & 48 HOPE STREET, BURTON STREET, & BURNSIDE STREET BRISTOL, RHODE ISLAND, HERRESHOFF MARINE MUSEUM. SURVEYED BY WATERMAN ENGINEERING CO. ; DATED 2/26/08 ; SCALE 1" = 30 " AND RECORDED IN THE TOWN OF BRISTOL IN THE TOWN CLERKS OFFICE IN ENVELOPE #617

2. RIGHTS TO RIGHT OF WAY KNOWN AS RESOLUTE LANE (FORMERLY WILLOW LANE) AS DESCRIBED IN D.B. 100 PAGE 27

3. RESTRICTIONS AS SET FORTH IN VOLUME 173 PAGE 153 (NOT PLOTTABLE)

4. RIGHTS AS DESCRIBED IN VOLUME 132 PAGE 40 (NOT PLOTTABLE)

5. RIGHTS AS DESCRIBED IN VOLUME 260 PAGE 39 (NOT PLOTTABLE)

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS III TOPO

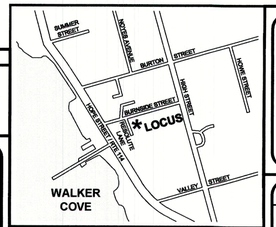
PURPOSE OF SURVEY: EXISTING CONDITIONS SURVEY

BY: _____ DATE: 6-26-25
STEPHEN T. LONG, PLS NO. 1930

STEPHEN T. LONG
No. 1930
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

STREET INDEX
BURNSIDE STREET
RESOLUTE LANE



LOCUS MAP
NOT TO SCALE

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

EXISTING CONDITIONS PLAN
for
HALSEY C. HERRESHOFF
TRUSTEE
ASSESSORS PLAT 16 LOTS 39 & 48
#18 BURNSIDE STREET
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND

SCALE: 1"=10'	SHEET NO: 1 OF 1	
DRAWN BY: JML	DESIGN BY:	CHECKED BY: STL
DATE: 6-16-2025	PROJECT NO.: LD-2025-7	

C:\Users\Princ\Principe Engineering Dropbox_Land Development\2025\LD-2025-7_ 1 Resolute Lane and 18 Burnside Street_Bristol_REF S-2025-19\DWG\LD-2025-7.dwg, EXISTING, 6/26/2025 11:53:58 AM, 1:1



18 Burnside Street
Bristol, Rhode Island

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



18 Burnside Street
Bristol, Rhode Island

Studio 401Architecture, LLC

5 Division Street, Unit 39
East Greenwich, Rhode Island 02818