



# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION MEETING**

**Historic District Commission Meeting Agenda  
Wednesday, October 23, 2024 at 7:00 PM  
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
  1. **Review of September 5 Minutes**
3. **Application Reviews**
  1. **24-132: AnnMarie Tortorice, 43 Byfield St:**  
Discuss and Act on replacement of windows on garage.
  2. **24-122: 93 Bradford St, Michael Campagna:**  
Discuss and act on removal of outside stairwell on Central St elevation and eliminate doorway.
  3. **24-133: 26 Summer St, Charlie Burke**
  4. **24-138: 649 Hope St, Cara Cromwell**  
  
Discuss and act on addition of lights adjacent to front door.
  5. **24-139: Matthew Hayes, 1 Bradford St:**
  6. **24-145: David Guertin, 58 Constitution St**  
Discuss and Act on replacement of 21 windows with Marvin Elevate series fiberglass clad windows.
  7. **24-146: St. Michael's Church, 399 Hope Street**  
Discuss and act on replacement of Non-historic windows, installation of fence.

8. 24-148: William Campbell, 186 Hope St

4. Concept Review
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, September 5, 2024  
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](mailto:ntoth@bristolri.gov)

### **1. Pledge of Allegiance**

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

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

Absent: Bergenholtz

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

#### **2A. Review of minutes of the August 1, 2024 meeting.**

Lima: Let's review the minutes of the meeting of August 1, 2024. Any additions, corrections, or is there anything that needs to be discussed?

Ponder: No.

Allen: Question do I vote or not vote since I wasn't here.

Teitz: You can vote.

Allen: Thank you.

Lima: Can we have a motion?

Ponder: I will

Motion made by Ponder to accept the minutes of the August 1, 2024 meeting as presented; Seconded by Allen.

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

Lima: So moved.

### 3. **Application Reviews**

**3A. 24-114 - 617 Hope Street, Peter Sansone** Discuss and act on removal of fence on street frontage.

Peter Sansone present.

Millard: Do I have to do a new recusal since I did one the last time?

Teitz: You need to do one for each meeting.

Millard recused.

Allen: Reads history of the house into the record.  
 "FRANCIS M. DIMOND HOUSE 1838, c. 1970s: One of Hope Street's two remaining Greek Revival temple-form houses, this one was designed by Russell Warren for Dimond 1796-1858. One of the first Greek Revival houses in the state, it is a 2-story, end-gable-roofed building with a full-height tetrastyle portico fluted Ionic columns. The entrance repeats the Ionic motif. A polygonal Gothic bay with lancet windows and applied quatrefoils projects from the dining room on the southwest corner. Interior Greek detailing, including marble fireplaces in the double parlor, is intact. One year after the house's construction, Dimond, who had served as Vice-Consul at Havana and later Consul at Port-au-Prince, declared bankruptcy. The property was sold to Joseph L. Gardner, merchant and owner of Gardner's Wharf on Thames Street."

Sansone: I'm here for the fence in the front which is wood. It has metal parts which I want to keep. I want to take the fence out and replace with arborvitae.

Allen: Are you keeping the metal posts?

Sansone: Yes, leaving the metal and removing the wood. It is concaving and it needs to be done. I want to place some nice bushes there which would be the same height. People across the street have bushes. It will be done by a landscaping company.

Allen: Be careful with arborvitaes. They will get really tall if not taken care of.

Sansone: We will take care of them. It will be done by a landscaper.

Lima: Any questions?

Church: The fence is a distinctive feature of the property and streetscape. It's a style seen often in Town. How long has it been there?

Sansone: At least since 1971.

Church: I think it adds character and it should be replaced.

Lima: You are keeping the black end pieces?

Sansone: Yes.

Church: They are deteriorating.

Ponder: Are you replacing the fence?

Sansone: No, just putting bushes.

Ponder: Okay.

Sansone: If I did another wood fence, the same thing would happen. Also, people get drunk and lean on it and gets ruined. I've had to replace things.

Church: Other fences have been repaired.

Sansone: It can't be repaired.

Church: The standards states it should be repaired.

Sansone: It can't be repaired.

Allen: I'd hate to see it go. I realize that it is in very much disrepair. I would like to poll everyone?

O'Loughlin: You want to do it like the house across the street which is showing in the photo?

Sansone: Yes.

Ponder: Like John and Sue, I get it. I have mixed emotions, but no problem.

Lima: No problem with it. I have wood and I know how difficult it is. Is there anyone in the audience who would like to speak for or against this project?

Teitz: We don't control landscaping if it is not hardscaping. If you are fine with it, ok. There are concerns with the height of the arborvitae and it should be put as a condition with limitation of what is going up there.

Sansone: Understandable. I'm not looking to block the house from the public.

Lima: Does anyone want to make a motion?

Ponder: I will.

Motion made by Ponder to approve the application as presented to remove the wood fence on the street frontage with the following conditions: 1) the metal post to be retained; and 2) a height limit of 3ft on hedges if planted; Seconded by Allen.

Peter: They will be the same height of the fence.

Allen: Look for more of a scrub instead of an arborvitae.

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

Opposed: Church

Vote: 4-1

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Your Certificate of Appropriateness will be available.

Toth: Online next week.

Lima: Nick will give you John's information and you will be good to go after the approval. Please put the Certificate in the front window where visible.

**3B.        24-122: 93 Bradford St, Michael Campagna** Discuss and act on removal of outside stairwell on Central St elevation and eliminate doorway.

No one present.

Teitz: You can hold it for later in the meeting.

Lima: Do we need a motion for that?

Teitz: No.

(Returning to matter at end of meeting.)

Toth: Is there anyone here for Bradford? No one?

Lima: Can we have a motion to move it to October?

Ponder: Sure.

Motion made by Ponder to move said application to the October meeting; Seconded by Church.

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

**3C.        24-126: 240 High St, State House Foundation/Santa House** Discuss and Act on installation of Santa House on Bristol State House property between first week of November and second week of February.

Mike Reilly present and Brian Morrisette present

Reilly: We are bringing the Santa House back to the Statehouse foundation.

Toth: I included the previous application from earlier this year.

Reilly: I think it is really important for what we are trying to do. It is not pictures with Santa. It is so much more. It is very unique in the country. No one else is doing what we do. Our core mission is to provide a holiday experience to children and families with special needs children of all ages. We've had adults, seniors, and anyone with accessibility issues. It is open to the public on certain days. We have specific days for those families.

Allen: Are we looking at this as an annual thing?

Reilly: We would like to do every year. We had such a huge outpour. We had a family from Alaska and California. We had a family coming to Boston Children's Hospital for pre-surgery procedures and the daughter was in the hospital for 6 to 8 months after it. They came in and it was a wonderful thing.

Ponder: Are we giving you permanent temporary approval?

Reilly: We would love to, but we're not sure how we do that. It can get damaged with every move. We have to rely on the good will with the Town. People don't charge us to move it and we are very grateful for all of the help and for letting us have it there. I would love to find a permanent location for it. Statehouse foundation is happy to have it there and we are very respectful and work with them. We want to find permanent location in the Town.

Ponder: So will you have to come back for this every year?

Reilly: Yes.

Allen: Andy, can we do that?

Teitz: No, there is a whole different standard that would apply.

Allen: So, can we approve?

Teitz: No.

Toth: You mean like a rolling approval?

Teitz: No.

Lima: How about Vet's Park?

Reilly: We would like a downtown location. It brings more people into the Town. It adds charm and a distinct quality to Bristol. There is no other like what we are doing here. We had 4,100 people come through the house last year and 251 families served.

Ponder: Was that your biggest year?

Reilly: Yes.

Lima: A permanent space on the Common would not be appropriate at this time. I don't know if there is any other possibility.

Reilly: We're always looking.

Lima: Maybe a space on the Common that wouldn't be on High Street. That's why I suggested Vet's Park since it has parking, etc.

Reilly: We will keep an open mind. Who knows.

Lima: Maybe Terrace Field. Perhaps somewhere on the field that could be a permanent spot. I'm just thinking out loud. It is a valuable asset to families and kids. It is very nice and unfortunately, I can't say it should be permanent on the Common. Is there anyone in the audience who would like to speak for or against this? Can we have a motion?

Allen: I'll do it.

Motion made by Allen to accept the application as presented for the temporary location of the Santa House on the Statehouse foundation from November 24, 2024 to January 31, 2025; Seconded by Ponder.

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

Secretary of Standards: #9

Project Monitor: Ory Lima

**3D. 24-128: 195 High Street, Peggy Frederick** Discuss and act on update from approved Marvin Ultimate Windows to Anderson Woodrights. Discuss and act on porch and associated materials.

Peggy Frederick present.

Frederick: I'm here for the exterior materials and a change of request of windows manufacture. I have included a materials list and specs. The windows were previously approved for Marvin Ultimate historic with casings. The builder is recommending Anderson 400 series Woodrights. I can keep more of what is there. The Anderson 400 Woodrights are a direct competitor to the

Marvin windows. It is simulated divided and aluminum clad exterior on both. They are very much the same window, just a different brand and a little cheaper.

Ponder: Are they 6 over 6?

Frederick: Yes, double hung 6 over 6. It's a nice window. \$1,300 per window just for insert and not the whole window.

Lima: Next.

Frederick: Next are the materials for the exterior of the house. I presented a drawing from the last meeting and nothing has changed. We're going to use mostly cedar and mahogany. I would like to use round columns made of fiberglass which is stronger and pine is another option but the pine will rot. It is expensive to reconstruct the whole porch.

Lima: Have you considered wood bases around the columns?

Allen: Does it come with a base?

Frederick: It does.

Lima: Okay.

Allen: It is a good replacement.

Frederick: That's what was recommended. Either pine or fiberglass.

Allen: Paint?

Ponder: Is the block under the column included? (Shows picture to Frederick.)

Frederick: Yes, it's part of it.

Church: And are they painted?

Frederick: Yes, for the front.

Lima: And the back?

Frederick: No. I don't have the materials for the back at this point.

Lima: I was wondering if we could do the back as well.

Frederick: It's going to be cedar.

Lima: We can specify the floor and columns.

Frederick: It will be a screened-in porch, no columns, and it will be cedar and mahogany. I need to come back for the back.

Lima: Okay, so we won't. So, what are the materials for the windows and front porch?

Frederick: For the entire front of the outside, the ceiling is beadboard 1x6 pine. I am requesting a metal roof on the porch. I have the specs sheet on that.

Ponder: What kind of metal?

Frederick: Steel.

Allen: Although we don't have purview over color, what is the color of the roof?

Frederick: Black like the rest of the roof. Jim said you approved a metal roof at 92 State Street.

Allen: Yes, that is not visible from the street. That was the first one we did.

Frederick: I like it more than asphalt as it is not as attractive.

Church: I think it would be okay.

Millard: What is the pitch on the porch?

Frederick: I can show you on the plan. It is not a huge amount of metal.

Ponder: I like it.

Allen: There are 2 houses down on Thames that also have metal roofs. There are 3 other examples and two are visible from the street. The other is more like a shingle and I don't care for it. This is good.

Frederick: On the porch, I want to use cedar on the floor with mahogany treads. I want to remove what is rotted and keep what I can. The back of the house currently is cedar shakes and will put clapboard 1½"x6" cedar. Downspouts will be aluminum round and gutters

will be aluminum as well. Same as on Bradford Street. Owens Corning duration asphalt shingle roof will be black as well.

Toth: The roof portion is administrative.

O'Loughlin: Aluminum gutters? Is that okay?

Lima: We have not approved aluminum if there was other gutters on a house before. This is new as there was nothing there before.

O'Loughlin: Okay.

Frederick: You did approve the same for my house on Bradford four years ago.

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

Ponder: Sure.

Motion made by Ponder to approve the application as presented regarding changing the of windows and to approve the exterior materials as presented. Finding of fact that the aluminum gutters are considered new construction and the metal roof on the porch is considered new construction as well; Seconded by Allen.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: The Certificate of Appropriateness will be available. Nick will let you know. Be sure to put it in the front where visible.

Allen: The house is moved back on the foundation and porch will be forward. Correct?

Frederick: Yes, 10ft between the house and sidewalk.

**3E.**      **24-129: 23 Burton St, Jesse Cohen** Discuss and act on installation 1 exterior wrought iron railing install on front stairs/porch.

Jesse Coen present.

Allen reads history into record. "WILLIAM H. BUFFINGTON, SR., HOUSE c. 1882 Two 3.bay, end-gable-roof vernacular cottages with typical full-width porches, displaying scrolled brackets and turned balusters. Number twenty-three was built for the proprietor of the Central Drug Store on State Street. Number twenty-four was built for Frank L. Bowen, an employee at the rubber works."

Coen: Thank you. I'm looking to install a wrought iron railing on the front porch. There is no railing there now. My aging parents who visit often need it. I think this is an elegant solution for this.

Allen: If you have walked around the area, have you seen there are wooden columns then wrought iron off of it?

Coen: Saw wrought iron railing but have not looked for that.

Allen: Most that I've seen are wood with wrought iron.

Coen: When we moved in there were some wood railings there that were more dangers to use and not historic. They were strictly utilitarian and completely rotted. I probably would have come here first knowing what I know now.

Lima: We have a picture.

Coen: I'm curious what you think.

Lima: It shows a wood railing and this picture was before 2014 when it was sold. My guess is those railings are not original.

Church: I prefer wood railings instead of metal even with a wood post. Wood is much more appropriate. I think you could replicate the spindles of the porch on the rails or even the 1" square posts.

Coen: What I took down had nothing to do with the original house.

Church: It doesn't have to be original. It is just much more appropriate to have a wood rail.

Lima: The house on High Street that came before us had wrought iron on the west side of High.

Coen: The yellow house?

Lima: They had a similar situation.

Coen: Theirs is wrought iron.

Lima: It has been approved.

Church: That was supposed to be temporary.

Lima: No, not that one. It is near Church or Constitution near Peggy's house. It might have been Ed Travers who used to live. They have a wrought iron and we did approve that.

Church: We don't have to approve this just because we did that.

Lima: I'm just using it for reference for this application.

Coen: 183 High Street I think is the address.

Millard: Are you taking the metal down to the first stone step and secure it there?

Coen: Yes.

Millard: And the other end just above the top of the railing?

Coen: Yes.

Lima: The railing on porch is not to code but we can't change it.

Coen: The contractor will attach it to the column but not sure at what point. He is a reputable contractor and I trust his judgment.

Lima: What you could do is check with the building inspector to make sure it is up to spec for them for safety and height requirements.

Coen: Okay.

Millard: I'm going through a struggle with my own house. Just concerned.

Church: I still think the rails should be wood.

Allen: Agree.

Ponder: There are a lot of examples around the District. The streetscape on Burton Street all have wood railing to tie back in. I think you have a good solution if you are not willing to use wood. It is more appropriate to have wood on it.

Coen: How can we reconcile approving it in other instances but not here?

Church: Each house is individually judged, and the streetscape is considered.

Coen: What is it about my house that makes it less appropriate?

Church: I don't care about others. We're talking about this one.

Coen: You have a strong opinion.

Church: That is what was there and you took it down.

Coen: It was rotted.

Toth: That happened 10 years ago.

Church: I don't know it was 10 years ago.

Coen: It was when I moved in 10 years ago.

Ponder: Have we found a precedent that there was a metal railing replaced from wood.

Lima: On High Street.

Coen: There are a lot around the Town.

O'Loughlin: I think its fine and it is not changing the nature of the house.

Allen: I think it should be wood since there was wood there. I don't know having wrought iron out of wood columns is appropriate.

Church: 183 High Street is an entirely different style of house built at a different time. This is a Greek revival.

Lima: Let's take a poll.

Church: No.

Millard: Yes.

Ponder: Yes. I think wood is better but this is a good solution.

Allen: Wood.

O'Loughlin: Yes.

Lima: I would vote yes. So, you're only asking for exterior wrought iron railing.

Coen: Correct.

Lima: Can we have motion?

Ponder: I will.

Motion made by Ponder to approve the application as presented to install one exterior wrought iron railing as presented with a finding of fact that there was a wood railing allegedly original on the house that were removed for safety concern and applicant is now installing wrought iron.

Teitz: Asking for more finding of fact. It needs to have something specific, not out of character on a historic basis. Railing is needed there for safety. Need to have it.

Ponder: Finding of fact there is a presence of wrought iron in the Historic District and the wood was deteriorated and removed from the house.

Teitz: That's not appropriate either. It needs to be more specific.

Church: Standard?

Ponder: #9.

Church: It shall be differentiated from the old. Metal is not compatible.

Lima: It is because that is what the applicant is bringing before us. There are others in the District.

Church: We can't judge on other builds.

Lima: The homeowner is asking us to look at it. Andy?

Church: Just because someone has aluminum doesn't mean everyone can. Just because someone has wrought iron doesn't mean he can.

Lima: Because?

Coen: It was unsafe and unsightly and installed by a carpenter who put up utilitarian things.

Teitz: We don't have to get into that. We have a photo on the Tax Assessor card which shows wood railings which could be original.

Church: But they were appropriate.

Teitz: It doesn't matter what was there. The question is what is appropriate for the design and there is a difference of opinion. Looking for a particular fact that in general wrought iron railings are appropriate for the period of significance for the Historic District. Finding would be appropriate to add even though the rest is wood. The simplicity of these would differentiate them as a modern addition. You don't want ornate railing to copy what was there before. Simplicity would differentiate them from historic fabric of house.

Ponder: Find of fact is that they are appropriate to this house because wrought iron is appropriate to the period of historic significance with many examples in District, notwithstanding the existence of wood porch railings on the house, wrought iron would also be appropriate and differentiates it from the history fabric by the modern simplistic design of the new railing. Also upon the condition of the homeowner getting a drawing and subject to the Project Monitor approving the final design of the railings and attachment to the wooden structure; Seconded by O'Loughlin.

Lima: I think that it would be appropriate for us to request from the homeowner how it will be attached.

Toth: That may have to be submitted with the building permit. We can add it. Send it to me and I will get it to everyone.

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

Opposed: Church and Allen

Motion carries 4 to 2

Secretary of Standards: #9

Project Monitor: Chris Ponder.

Lima: When the Certificate of Appropriateness is available Nick will let you know. Please put it in front. Any questions let Chris know. Don't forget the height restrictions. Check with the building inspector first before purchasing anything. Put plans in ahead of time.

Coen: Thank you.

**3F. 24-130: 34 Byfield St, Rosemarie Sirois** Discuss and act on installation of porch on front elevation. Discuss and act on installation on plunge pool in rear yard.

Toth: The applicant didn't provide plans after applying and requested that this item be continued to next month.

Lima: Do we need to do a motion?

Teitz: Yes.

Motion made by Allen to move the application to the October meeting; Seconded Millard.

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

#### **4. Concept Review**

#### **5. Monitor Reports & Project Updates**

Lima: Any Project Monitor reports?

Allen: On 42 Bradford Street, talking about the replacement windows. We approved their window selection but wanted to see if he could find one with narrower muntins. Nick got a call from the contractor, the manufacturer did not have one. I suggested another manufacturer and I said I didn't feel comfortable approving the original application change with that because it was clearly the consensus was that the muntins need to be narrower. I haven't heard anything since that time.

Toth: I have not heard from the contractor at this time.

Lima: We'll keep an eye on it. Maybe Ray can keep an extra eye.

Toth: The contractor will not move forward without approval.

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

Lima: Any coordinator reports?

Toth: There was an issue but it was brought to building inspector and it is being rectified.

Lima: Okay.

## **7. HDC Coordinator Approvals**

## **8. Other Business**

Lima: Congratulations to Mike on becoming a permanent member. An alternate position is to be advertised.

Ponder: For 2 alternate openings?

Toth: Yes, need 2. If anyone knows someone, please send them our way when the positions are posted.

Teitz: You don't have to wait. They can just show up to clerk's office.

Toth: Please, we need alternates.

Lima: Anything else?

Toth: Nothing in particular. John called earlier about the awarded grant. No movement on it yet, waiting for the State. Hopefully next week. Then can put specifications and design guidelines for use by the Commission and applicants.

Lima: I will take back the 93 Bradford stuff so Nick doesn't have to do it again. Nick, anything else?

Lima: Nick, any approvals we need to discuss?

Toth: Not at this time. If you do see anything around Town, let me know. Approvals are online. Administrative approvals are online with all the information.

Allen: I had a hard time on the portal.

Toth: I will look at it. The online portal increases transparency.

Ponder: Question about the Administrative approvals on the Quito's side of the boardwalk. There is lots of lumber over there.

Toth: Town boardwalk?

Ponder: On the front of Stone Harbor.

Teitz: That is owned and maintained by Stone Harbor. If they're replacing in kind, I don't think they need approval.

Toth: I think HDC involvement ends at the water's edge. So I think a lot of docks don't require building permits and go through CRMC. I can walk by tomorrow.

Teitz: Going into Quito's?

Allen: They replaced their tents.

Teitz: That was a couple of years ago.

Allen: No, they just did it again.

Teitz: They only did fabric.

Allen: They replaced the metal.

Toth: Is it a temporary structure?

Teitz: No, permanent. I remember meeting years ago on it.

Allen: They just did it this year.

Toth: Who is the owner?

Lima: Quito's.

Ponder: There was storm damage.

Toth: I will work with Ray on it.

Lima: The brick building on the corner of Franklin and Wood. Do they have a permit?

Toth: They're replacing flashing. I talked to them.

Lima: I don't think so. It said on the sign brick and masonry.

Toth: If they are just repairing and repointing the brick then that is exempt. I can take a walk up there tomorrow.

Lima: It is part of the Historic District. I've been up on roof before it became the senior housing.

Toth: 500 Wood Street is aware, and I have had to remind them. They've been good lately. Brito property?

Lima: No, on the north end under the arch.

Toth: If they're just doing repointing, they're fine. Diane and I are there at the thrift store all of the time, so we'll keep our eyes on it.

Lima: I told Nick that I saw movement at old Brit's gas station the other day.

Toth: Ray is trying to make contact with the owner to seen what is going on.

Lima: Nothing was happening but people were in the building. He also put up blockade so no one would park in the lot.

Toth: I think they're just checking it out for preliminary planning.

Lima: Especially since it is in the flood plain.

Toth: I wouldn't be surprised if they come in for zoning, etc. We'll keep an eye on things.

Lima: Anything else?

Allen: Motion to discuss 12/14 Bradford Street; Seconded by Church.

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

Allen: The house was approved for a new porch. The configuration was to be wood lattice underneath the porch and stairs going down both sides. I questioned that during construction, and it never got addressed. I think the lattice work looks cheap.

Millard: I think he's done a good job. I was the Project Monitor on it. He wanted to cover the concrete steps with a wood frame. I think it is the lattice configuration is what you don't like.

Allen: It's plastic?

Millard: It's plastic. No, I don't think so.

Allen: Yes.

Millard: I will check. I think he couldn't get the proper dimension for the piece of lattice work and said he would paint what he could get. Did you touch it?

Allen: Yes. I am concerned because we approved something then he changed it.

Millard: I was impressed with everything else he did. He is in charge of the school in Newport, the boat building school.

Lima: I think there is enough wood lattice available and if he tried to sneak plastic, that's wrong.

Millard: I will talk to him about it.

Allen: It is a small space.

Millard: He could make lattice that would be more appropriate. I had to defend him because I was impressed.

Lima: Should we put it on for next month for a report back?

Teitz: She can report back under the Project Monitor reports.

Lima: Okay.

Teitz: Just want everyone to know that the next meeting is on a different night, Monday night September 30<sup>th</sup> for the October meeting.

Lima: Okay. Is there any old business or new business?

Ponder: Can we make a motion to add 195 High Street on for discussion?

Teitz: I don't feel comfortable adding something that was already on the agenda.

Ponder: Okay.

Teitz: Just let Nick know your question.

Ponder: Okay.

Lima: Can we have a motion to adjourn?

Allen: Sure.

Motion made by Allen to adjourn the meeting; Seconded by Ponder.

**9. Adjourned at 8:45 PM**

HDC-24-132

**C/NC: Contributing****Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street &amp; No.) 43 BYFIELD ST, BRISTOL, RI 02809

2. Plat # 14 Lot # 56

3. a. Applicant: AnnMarie Tortorice

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

**Mailing Address:**

Phone: (401) 253-6927

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Marshall Builders

Phone:

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Replacement in kind of 2 wooden windows on garage, replacement in kind of trim with wood.

7. Property History

8. Building Survey Data

RIHPHC ID #: BRIS00297

HISTORIC NAME: Angell, Elmer, House

ARCH. STYLE: Queen Anne/Colonial Revival transition

DATE (est.): 1910 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wa

[none observed]

AnnMarie Tortorice

*AnnMarie Tortorice*

**Applicant’s Name – Printed**


**Applicant’s Signature**

Date: August 20, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 43 BYFIELD ST <b>ACRES:</b> 0.1377 <b>PARCEL ID:</b> 014-0056-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> TORTORICE, ANN MARIE, TRUSTEE <b>CO - OWNER:</b> TORTORICE LIV TRST 11 <b>MAILING ADDRESS:</b> 43 BYFIELD ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 853	<b>BUILDING STYLE:</b> Colonial <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1906 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Asbestos <b>ROOF STYLE:</b> Hip <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b>  <b>SALE DATE:</b> 11/8/2007 <b>BOOK &amp; PAGE:</b> 1404-27 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> TORTORICE, LOUIS B. JR.	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 4320 <b>FINISHED BUILDING AREA:</b> 2088 <b>BASEMENT AREA:</b> 1044 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$214,000 <b>YARD:</b> \$0 <b>BUILDING:</b> \$246,000 <b>TOTAL:</b> \$460,000	
SKETCH	PHOTO
	



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

9/17/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Item 1.

**Subject Property:**

Parcel Number:	14-56	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE
CAMA Number:	14-56		TORTORICE LIV TRST 11
Property Address:	43 BYFIELD ST		43 BYFIELD 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:	14-106	Mailing Address:	PELLEGRINO, MARY ANN
CAMA Number:	14-106		25 BYFIELD ST
Property Address:	5 MILK 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:	14-28	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE
CAMA Number:	14-28		TORTORICE LIV TRST 11
Property Address:	73 CHURCH ST		43 BYFIELD ST
			BRISTOL, RI 02809

---

Parcel Number:	14-29	Mailing Address:	FITCH, JEFFERY & CHERYLANNE TE
CAMA Number:	14-29		645 STEPHEN RD
Property Address:	69 CHURCH ST		BURBANK, CA 91504

---

Parcel Number:	14-31	Mailing Address:	NUNES INVESTMENTS, LLC
CAMA Number:	14-31		81 CHESTNUT ST
Property Address:	67 CHURCH 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:	14-51	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-51		10 COURT ST
Property Address:	72 CHURCH ST		BRISTOL, RI 02809



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9/17/2024

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# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Item 1.

Parcel Number: 14-52 CAMA Number: 14-52 Property Address: 213 HIGH ST	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-53 CAMA Number: 14-53 Property Address: 205 HIGH ST	Mailing Address: CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA 205 HIGH STREET BRISTOL, RI 02809
Parcel Number: 14-54 CAMA Number: 14-54 Property Address: 203 HIGH ST	Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE REVOC LIVING TRUST 12-9-2014 203 HGH ST BRISTOL, RI 02809
Parcel Number: 14-55 CAMA Number: 14-55 Property Address: 74 CHURCH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-57 CAMA Number: 14-57 Property Address: 64 CHURCH ST	Mailing Address: DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
Parcel Number: 14-58 CAMA Number: 14-58 Property Address: 39 BYFIELD ST	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-61 CAMA Number: 14-61 Property Address: 56 CHURCH ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-62 CAMA Number: 14-62 Property Address: 27 BYFIELD ST	Mailing Address: KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-63 CAMA Number: 14-63 Property Address: 48 CHURCH ST	Mailing Address: CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-64 CAMA Number: 14-64 Property Address: 25 BYFIELD ST	Mailing Address: PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809



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9/17/2024

Page 2 of 4



# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Parcel Number: 14-72 CAMA Number: 14-72 Property Address: 201 HIGH ST	Mailing Address: MARKS, JOHN H & KELLY A TE 24 HIGHLAND RD TIVERTON, RI 02878
Parcel Number: 14-73 CAMA Number: 14-73 Property Address: 195 HIGH ST	Mailing Address: BLACK VULTURE LLC 31 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST	Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809
Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST	Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST	Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726
Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST	Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST	Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809
Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST	Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809
Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST	Mailing Address: SOUSA, BRIAN 43 CLIPPER WAY BRISTOL, RI 02809
Parcel Number: 14-83 CAMA Number: 14-83 Property Address: 10 MILK ST	Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE DIGIACOMO, MICHELLE & 10 MILK ST BRISTOL, RI 02809
Parcel Number: 14-89 CAMA Number: 14-89 Property Address: 189 HIGH ST	Mailing Address: DAMASKOS, JAMES C & PATTERSON, SUSAN P TE 189 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST	Mailing Address: 65 CONSTITUTION, LLC AGOSTINI, JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809



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9/17/2024

Page 3 of 4



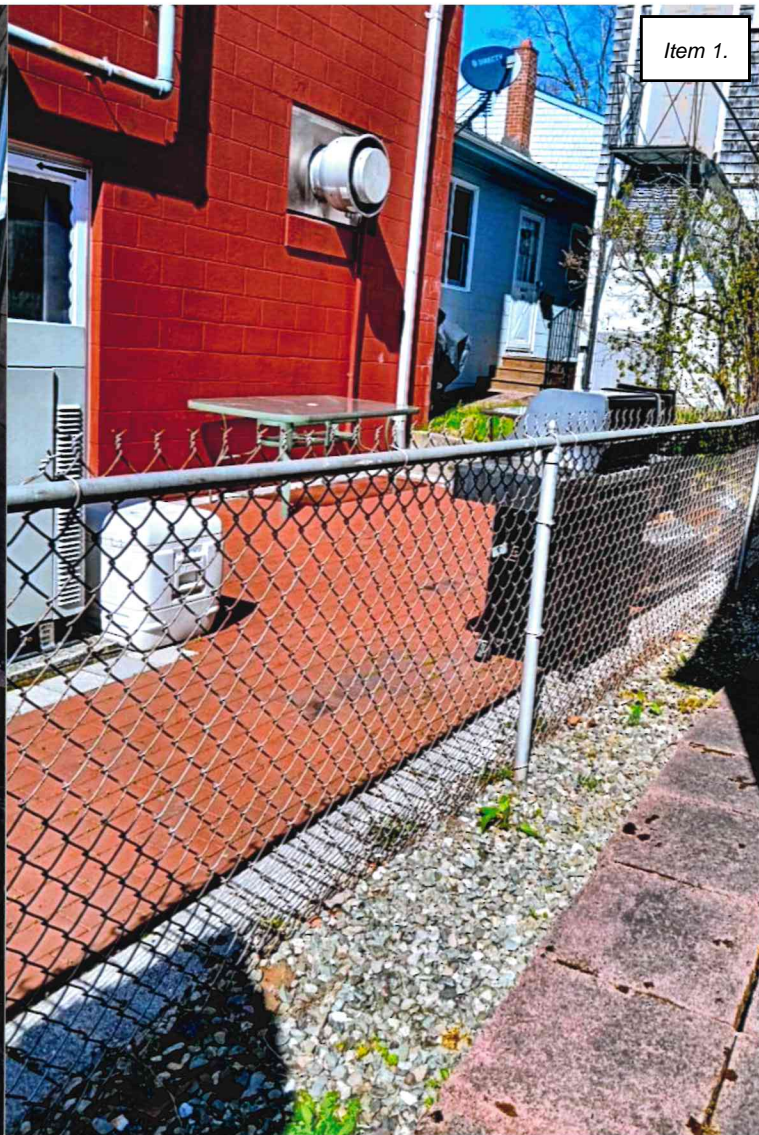
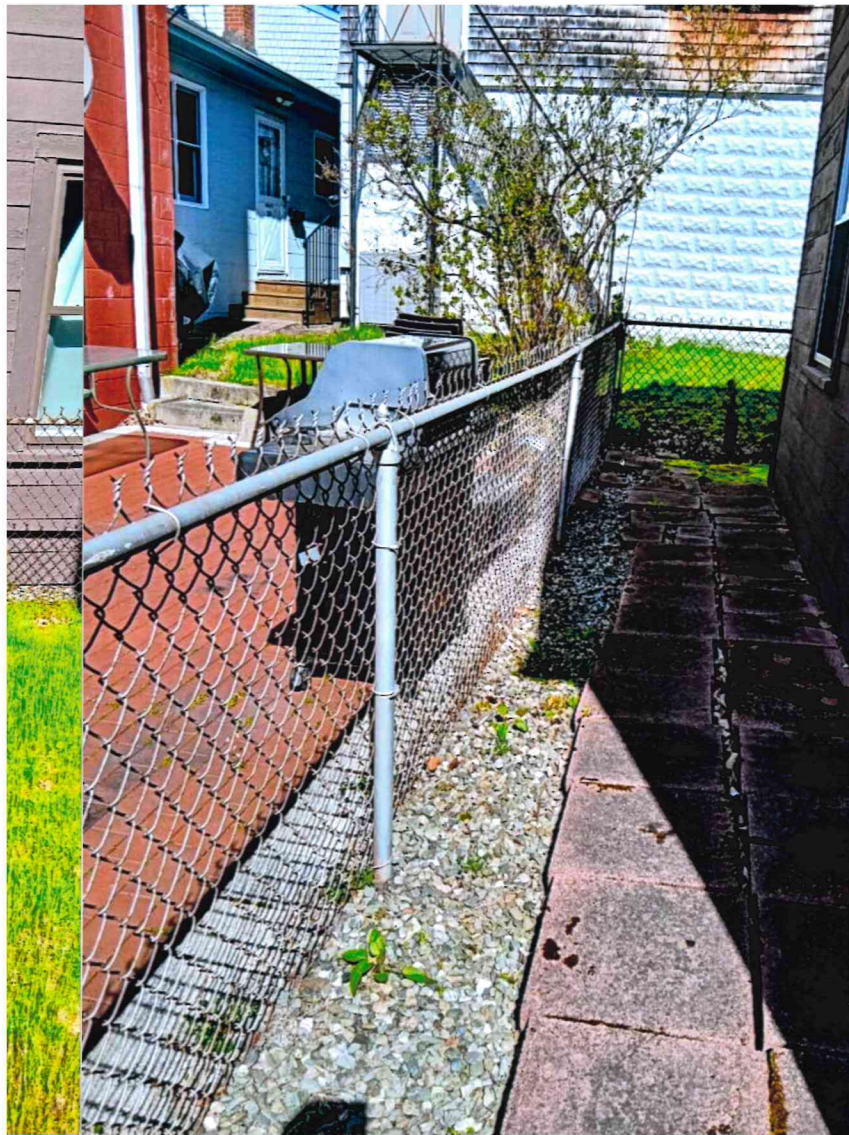
# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Parcel Number: 19-116 CAMA Number: 19-116 Property Address: HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-13 CAMA Number: 19-13 Property Address: 82 CHURCH ST	Mailing Address: HASLEHURST, ERICH E & SWEENEY TIMOTHY E TE 82 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-16 CAMA Number: 19-16 Property Address: 202 HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809



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Riverside, RI 02915



RI Reg. #4266  
MA HIC #177317  
MA CS #030132

• [www.marshallbr.com](http://www.marshallbr.com) •

### Customer Information

**Anne Tortorice**

43 Byfield St  
Bristol RI 02809

(401) 253-6927 ()  
Eden.g@marshallbr.com

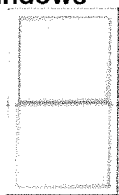
**Date: 06/27/2024**  
Rep: Jonathan Pavao  
Cell: (508) 837-0873

253-6927

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

Total number of Units (windows) being installed	3
Total number of doors being installed	0

#### Windows



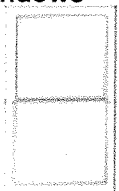
**Install Type** New Construction Install  
**Size** 29 x 48  
**Outside Color** White  
**Glass Style** Sun Gain Plus 7.0  
**Interior Stops** 4  
**1 Exterior Stops** 4

**Window Brand** Harvey Classic  
**Quantity** 2  
**Inside Color** White  
**Screen Type** Views Screen 1/2  
**Interior Trim** 2 1/2 Colonial clear picture frame  
**Exterior Casings** Primed Flat Stock

**Location**  
Garage

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

#### Windows



**Install Type** New Construction Install  
**Size** 32 x 54  
**Outside Color** White  
**Glass Style** Sun Gain Plus 7.0  
**Interior Stops** 2  
**1 Exterior Stops** 2

**Window Brand** Harvey Classic  
**Quantity** 1  
**Inside Color** White  
**Screen Type** Views Screen 1/2  
**Interior Trim** 2 1/2 Colonial clear picture frame  
**Exterior Casings** Primed Flat Stock

**Location**  
Garage gable wall

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

### Custom Product(s)/Pricing

<b>Custom Product(s)/Pricing</b>	Replace sil and interior casing of 3 operating vinyl windows in garage
----------------------------------	--

#### Additional Details

New construction Harvey classic

### 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.

# Why choose us?

Let's crunch the numbers.



## **13,164** Neighbors

That's how many people in Rhode Island and Massachusetts have chosen us for their exterior remodeling projects.



## **2,369** Customer Reviews

Honest feedback from past customers sharing their experience.



## **123** Awards

All for excellence in our industry for workmanship and quality.



## **41** Years

We have all the experience needed to do every job right.



## **15** Year Workmanship Warranty

Standing behind our work well beyond the industry standard.



## **12** Project Managers

Dedicated individuals to ensure your project is done in a timely efficient manner.



## **24/7** Response

We're here for you whenever you need us. Just give our office a call at 401-438-1499.

...and **ZERO** deposits, since 1983.

**Acknowledgements & Notifications.**

- Our installers need a minimum of 4 feet in front of openings to work. Please make sure to have any clutter cleared out.
- All pets shall remain secured in safe location inside of the home away from windows and/or doors to be replaced.
- There is no painting included in this price unless specified in additional details.

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Riverside, RI 02915



RI Reg. #4266  
MA HIC #177317  
MA CS #030132

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Customer Information

Anne Tortorice  
43 Byfield St  
Bristol RI 02809

(401) 253-6927 ()  
Eden.g@marshallbr.com

Date: 06/27/2024  
Rep: Jonathan Pavao  
Mobile: (508) 837-0873

Total Contract Amount		\$6,530.38
Amount Paid in Cash		\$6,530.38
Cash Deposit		\$0.00
Cash Due Upon Completion		\$6,530.38
Building Permits to be Added to Total	Building Permits to be Added to Total	
Form of Payment		Certified Bank Check
Estimated Starting Date		5-6 weeks

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# Window Installation Process

## Scheduling Your Project

*\*Within a few weeks of your contract signing, we will contact you to schedule your final window measurement appointment.\**

**The estimated project start date is listed in your contract.**

We strive to keep a tight schedule and do our best to provide an accurate start date so you may prepare. Because our projects are installed several weeks after contract signing, the estimated timeline is subject to shift due to weather and other factors. Please contact us at the office anytime you would like an update, 401-438-1499.

**When the time approaches to set up an exact start date, we will call you a week or two in advance to confirm with you.**

This date may change up to the last minute due to weather or unforeseen delays. We will update you as soon as possible if we need to make any adjustments.

**If you have specific dates that do not work for you, or other special notes, requirements or questions, please call the office ahead of time to let us know.**

## Preparing for Your Window Installation

**Here are three things we need from you.**

1. Please have treatments down prior to our arrival. This entails any items inside of the window casing, including: blinds, shades, a/c units, and curtains adhered to the trim casing. Curtain rods mounted on the wall above the casing can stay. If you cannot remove any of the items inside the casing, please notify our team at the time of scheduling. Additional charges may apply for removal.
2. If you have pets, please make sure to keep them safe while we're working. And let us know their name(s), so we can help him or her feel comfortable.
3. Please allow our installers a 4-foot space around each window to work from.
4. If you have window alarms, please coordinate with the company who installed them to disconnect them prior to your installation date and reconnect them after.

## During Your Window Installation

Materials and dumpster (if required) will be delivered the day before or on the first day of your project.

### **What to expect on the first day of the project.**

Our window installers arrive early morning. They will clean-up their workspaces as they move along the project. If your window project is not completed in one day, rest assured everything will be kept watertight and secure at the end of each day.

Please do not hesitate to direct any questions or details to the office at 401-438-1499.

## After Project Completion

In most cases, leftover materials and old windows or doors will be removed immediately following your window project completion.

**In the days following your project completion, your project coordinator will connect with you. Then we will mail out your invoice.**

You may notice a Marshall sign proudly displayed outside of your home when we leave. We hope that you'll leave the sign up so that your friends and neighbors have a chance to see an example of our work, but you may remove and discard this sign at any time.

We guarantee our workmanship and are always just a call away: 401-438-1499.

Image: 1.1



Image: 1.2



Image: 1.3



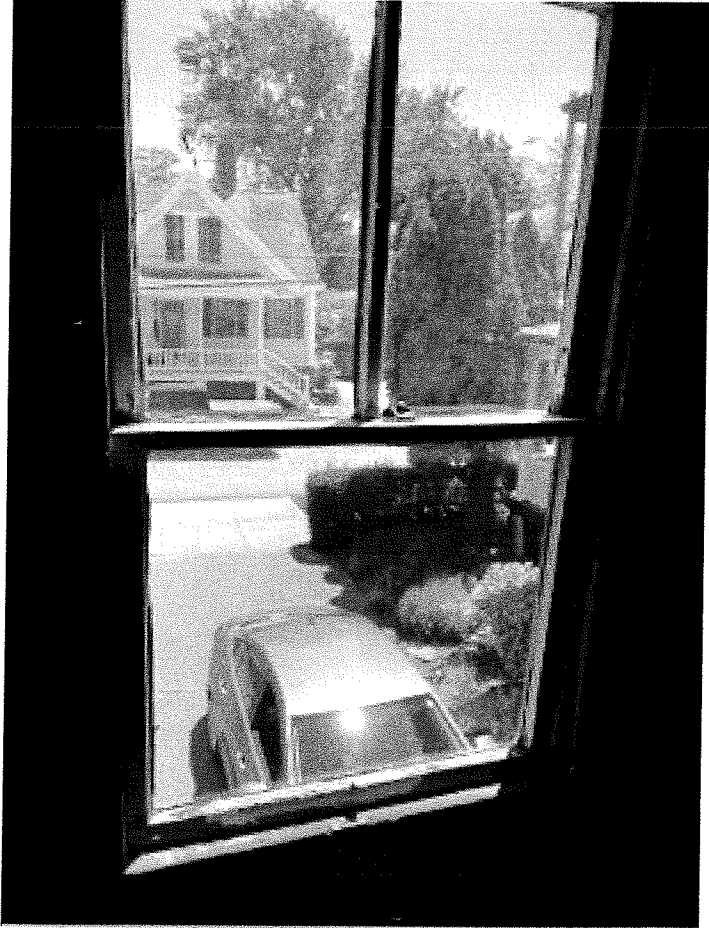
Image: 1.4



Image: 1.5



Image: 1.6





HDC-24-122

**C/NC: Contributing****Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street &amp; No.) 93 Bradford St

2. Plat # 13 Lot # 35

3. a. Applicant: Michael Campagna

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

**Mailing Address:**

Phone: 401-481-1848

Email: michaelcampagna21@gmail.com

4. a. Architect/Draftsman: Frank DaPonte

Phone: 401-749-0999

Email: N/A

b. Contractor: Frank Daponte

Phone: 401-749-0999

Email: N/A

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Remove outside stairwell (4 steps) on Central St side that is deteriorating and no longer used for entrance. Replace storm door with same clapboard that sides the house.

7. Property History

FIRST MARTIN BENNETT HOUSE c. 1840, c. 1880: This 2-1/2-story, 3-bay, end gable-roof, Greek Revival house was built for Bennett, cashier of the First National Bank and treasurer of the Bristol Institution for Savings. It has a full pediment, corner pilasters, and lunette window. Its design was influenced by Russell Warren's John Fletcher House at 601 Hope Street demolished c. 1851. It stood on the northeast, and in the late 1880s, a

full-width, bracketed front porch was added. The house was sold to William J. Miller, superintendent of the Bristol Gas Light Company this house and Linder Place were the first in Bristol to be lighted with gas, in 1855. Miller was a publisher; he served in the General Assembly and was a noted expert on Wampanoag culture.

8. Building Survey Data

RIHPHC ID #: BRIS00272  
HISTORIC NAME: Bennett, Martin House I  
ARCH. STYLE: Greek Revival with Queen Anne porch and bays  
DATE (est.): 1840 ca  
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)  
[none observed]

Michael Campagna	<i>Michael James Campagna</i>
<b>Applicant’s Name – Printed</b>	<b>Applicant’s Signature</b>

Date: July 25, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 93 BRADFORD ST <b>ACRES:</b> 0.138 <b>PARCEL ID:</b> 013-0035-000 <b>LAND USE CODE:</b> 02 <b>CONDO COMPLEX:</b> <b>OWNER:</b> CAMPAGNA, MICHAEL J. <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 93 BRADFORD ST  <b>ZONING:</b> LB <b>PATRIOT ACCOUNT #:</b> 770	<b>BUILDING STYLE:</b> 2 Family <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1800 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Clapboard <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 10/21/2008 <b>BOOK &amp; PAGE:</b> 1456-326 <b>SALE PRICE:</b> 400,000 <b>SALE DESCRIPTION:</b> Family Sale <b>SELLER:</b> CAMPAGNA, VINCENT M	<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> BB Hot Water <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 10 <b># OF BEDROOMS:</b> 2 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 1 <b># OF KITCHENS:</b> 2 <b># OF FIREPLACES:</b> 4 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 5039 <b>FINISHED BUILDING AREA:</b> 2640 <b>BASEMENT AREA:</b> 1360 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$197,500 <b>YARD:</b> \$11,400 <b>BUILDING:</b> \$483,500 <b>TOTAL:</b> \$692,400	
SKETCH	PHOTO



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

8/29/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
September 03, 2024

Item 2.

## Subject Property:

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

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

## Abutters:

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

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

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

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

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

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

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

Mailing Address: SPARKMAN, THORNE III LANE T. TE  
35 CENTRAL ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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



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# 200 feet Abutters List Report

Bristol, RI  
September 03, 2024

Item 2.

Parcel Number: 13-33 CAMA Number: 13-33 Property Address: 28 CENTRAL ST	Mailing Address: CIRILLO, LOUIS P. ET UX SUSAN E. CIRILLO TE 28 CENTRAL ST. BRISTOL, RI 02809
Parcel Number: 13-34 CAMA Number: 13-34 Property Address: 97 BRADFORD ST	Mailing Address: WEISS, GUARY & BAILEY, BETTY TE 97 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-38 CAMA Number: 13-38 Property Address: 574 HOPE ST	Mailing Address: ANDREWS SCHOOL C/O BRISTOL SCHOOL DEPT 151 STATE STREET BRISTOL, RI 02809
Parcel Number: 13-41 CAMA Number: 13-41 Property Address: 112 BRADFORD ST	Mailing Address: RODRIGUES, MARGARET M MICHAEL ETAL & MARTIN, JENNIF 112 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-42 CAMA Number: 13-42 Property Address: 106 BRADFORD ST	Mailing Address: DOHERTY, PATRICIA ANN SHARON ANN JT 106 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-43 CAMA Number: 13-43 Property Address: 98 BRADFORD ST	Mailing Address: DUPONT, NANCY E - TRUSTEE NANCY E DUPONT REV TRUST 98 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-44 CAMA Number: 13-44 Property Address: BRADFORD ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 13-45 CAMA Number: 13-45 Property Address: 570 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 13-58 CAMA Number: 13-58 Property Address: CENTRAL ST	Mailing Address: DUPONT, NANCY E - TRUSTEE NANCY E DUPONT REV TRUST 98 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 13-59 CAMA Number: 13-59 Property Address: 99 BRADFORD ST	Mailing Address: FERRARA, GERARDO J ET AL C/O MARY R. FERRARA 15 VARIN DR SMITHFIELD, RI 02917
Parcel Number: 13-60 CAMA Number: 13-60 Property Address: 38 CENTRAL ST	Mailing Address: SOOKNAH FAMILY REVOCABLE TRUST SOOKNAH, RAMDEO & SARA MELLO, TRUSTEES 38 CENTRAL ST BRISTOL, RI 02809
Parcel Number: 13-61 CAMA Number: 13-61 Property Address: 113 BRADFORD ST	Mailing Address: VISWANATH, SAI ETAL JT & KATAFIASZ, MICHELLE ANN 113 BRADFORD ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 03, 2024

Item 2.

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		
<hr/>			
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		
<hr/>			



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9/3/2024

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HDC-24-133

**C/NC: Contributing****Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street &amp; No.) 26 Summer St

2. Plat # 15 Lot # 66

3. a. Applicant: Charles A Burke

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

Phone: 401-965-3067

Email: Cburke401@aol.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Massed Electric

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Install Stationary Generator

7. Property History

8. Building Survey Data

RIHPHC ID #: BRIS00488

HISTORIC NAME: Trainer, Mary House

ARCH. STYLE: Cape Cod

DATE (est.): 1941 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wa

VInyl siding. Wood trim had been removed/covered by 1988.VInyl siding. Wood trim had been removed/covered by 1988.

Charles A Burke

*Charles Allen Burke*

**Applicant’s Name – Printed**


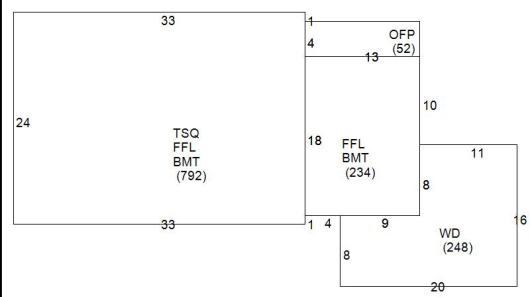
**Applicant’s Signature**

Date: August 22, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 26 SUMMER ST <b>ACRES:</b> 0.2449 <b>PARCEL ID:</b> 015-0065-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BURKE, CHARLES A. ET AL <b>CO - OWNER:</b> MARI-LYNN MAURER JT <b>MAILING ADDRESS:</b> 26 SUMMER ST.  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 974	<b>BUILDING STYLE:</b> Cape <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1938 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Siding <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 9/13/1991 <b>BOOK &amp; PAGE:</b> 413-12 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> TRAINOR, MARY E.	<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Gas <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 6 <b># OF BEDROOMS:</b> 3 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 1 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	<b>PHOTO</b> 
<b>GROSS BUILDING AREA:</b> 3144 <b>FINISHED BUILDING AREA:</b> 1620 <b>BASEMENT AREA:</b> 1026 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$254,500 <b>YARD:</b> \$7,900 <b>BUILDING:</b> \$250,700 <b>TOTAL:</b> \$513,100	
SKETCH	PHOTO
	



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

9/17/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Item 3.

## Subject Property:

Parcel Number: 15-65  
CAMA Number: 15-65  
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN  
MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 15-43  
CAMA Number: 15-43  
Property Address: 42 UNION ST

Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE  
42 UNION ST  
BRISTOL, RI 02809

Parcel Number: 15-44  
CAMA Number: 15-44  
Property Address: 31 NOYES AVE

Mailing Address: STILWELL, CHRISTINE B. (SOLE  
OWNER)  
31 NOYES AVENUE  
BRISTOL, RI 02809

Parcel Number: 15-45  
CAMA Number: 15-45  
Property Address: 38 UNION ST

Mailing Address: WARDWELL, WILLIAM A JR  
38 UNION ST.  
BRISTOL, RI 02809

Parcel Number: 15-46  
CAMA Number: 15-46  
Property Address: 30 UNION ST

Mailing Address: CLAIR, BRADFORD J & KAREN M TE  
30 UNION ST  
BRISTOL, RI 02809

Parcel Number: 15-47  
CAMA Number: 15-47  
Property Address: 29 NOYES AVE

Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C.  
&  
51 BRADFORD ST, Unit 1  
BRISTOL, RI 02809

Parcel Number: 15-48  
CAMA Number: 15-48  
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-49  
CAMA Number: 15-49  
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-50  
CAMA Number: 15-50  
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &  
CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-51  
CAMA Number: 15-51  
Property Address: 19 SUMMER ST

Mailing Address: BERG, KEITH N. & AMY V. TRUSTEES  
19 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-52  
CAMA Number: 15-52  
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN  
F TE  
14 UNION ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Item 3.

Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORANINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORRAINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-57 CAMA Number: 15-57 Property Address: 115 HIGH ST	Mailing Address: DIGATI, GINA M. TRUSTEE 115 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-58 CAMA Number: 15-58 Property Address: 111 HIGH ST	Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R TE PO BOX 215 BARTON, VT 05822
Parcel Number: 15-60 CAMA Number: 15-60 Property Address: 24 NOYES AVE	Mailing Address: LAVOIE, ROXANNE L. 24 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-62 CAMA Number: 15-62 Property Address: 25 NOYES AVE	Mailing Address: GUILD, MITCHELL A & JUDITH TE 25 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-63 CAMA Number: 15-63 Property Address: 23 NOYES AVE	Mailing Address: FERRATO, JAMES D. & FERRATO, PAULA TRUSTEES (1/2) TC 23 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 697 WEST END AVE, APT. 5-D NEW YORK, NY 10025
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J PEGGY 22 NOYES AVE BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 17, 2024

Item 3.

Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653
Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-93 CAMA Number: 15-93 Property Address: 32 NOYES AVE	Mailing Address: SULLIVAN, DAVID & SULLIVAN, ROBINSON SANDRA E 32 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809

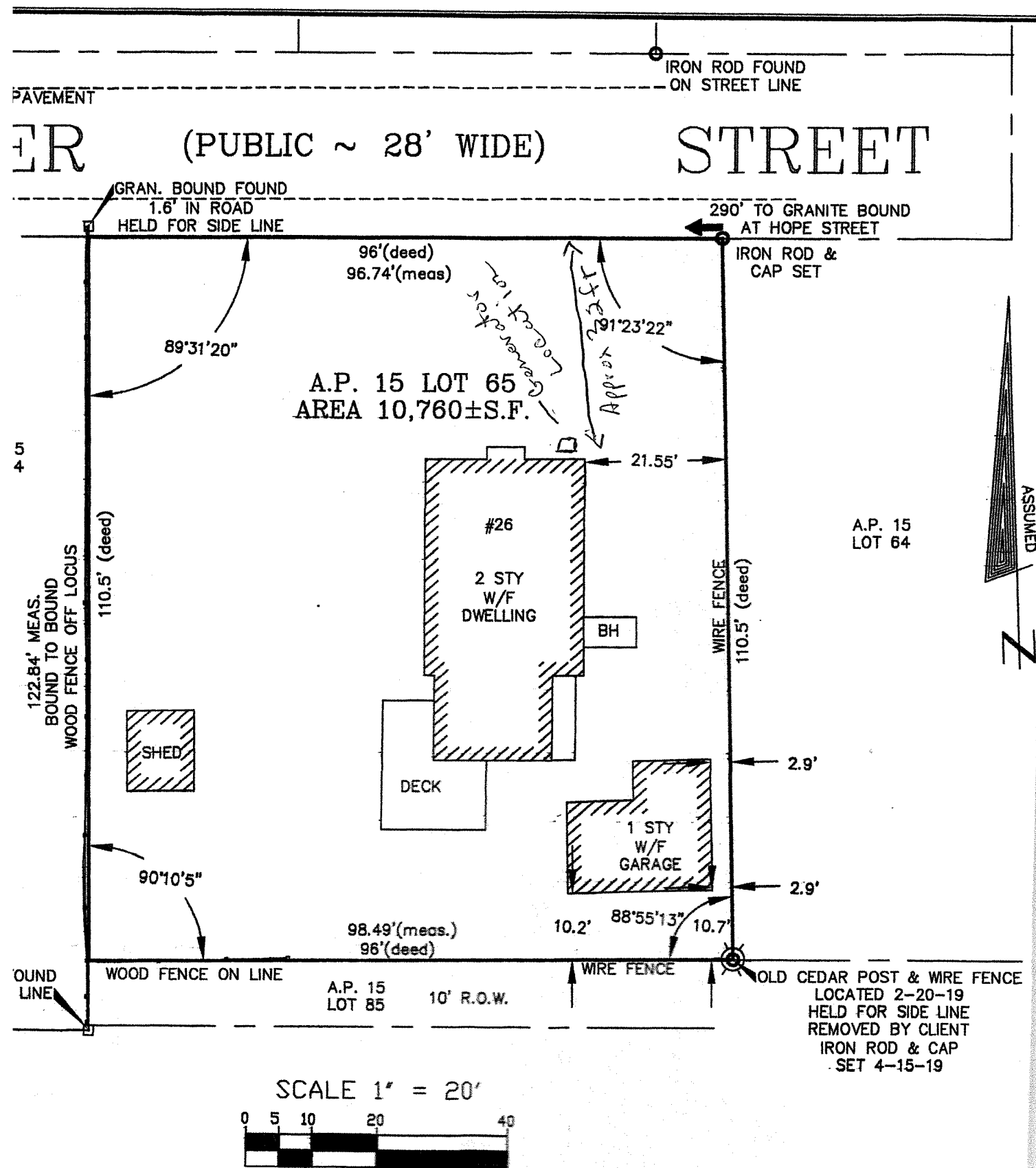


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9/17/2024

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20 kW

GENERAC®

GUARDIAN® SERIES

Residential &amp; Commercial Standby Generators

Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Electronic governor
- System status & maintenance interval LED indicators
- Standard Wi-Fi™ connectivity available on -1 models
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty

Listed and labeled for installation as close as 18 in (457 mm) to a structure.\*

*\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007077-1 (Aluminum - Bisque) - 20 kW 60 Hz



QUIET-TEST™



## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK™ CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at  $\pm 1\%$ .
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC  
PROMISE

\* Also includes accessories and foreign parts.

## 20 kW

## Features and Benefits

**Engine**

- Generac G-Force design
- Quiet-Test™
- “Spiny-lok” cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine “breathing” for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Greatly reduces sound output and fuel consumption during bi-weekly exercise.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

**Generator**

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

**Evolution™ Controls**

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, defaults 132 V dropout, 175 V pick up.

Constantly monitors generator voltage to ensure the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Maintains constant 60 Hz frequency.

**Unit**

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector  
Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
- Integral sediment trap  
Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status  
Monitor the generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
- Ability to view generator Exercise/Run and Total Hours  
Review the generator's complete protection profile for exercise hours and total hours.
- Ability to view generator maintenance information  
Provides maintenance information for the specific model generator when scheduled maintenance is due.
- Monthly report with previous month's activity  
Detailed monthly reports provide historical generator information.
- Ability to view generator battery information  
Built in battery diagnostics displaying current state of the battery.
- Weather information  
Provides detailed local ambient weather conditions for generator location.

## 20 kW

## Features and Benefits

## Generator

<b>Model</b>	<b>G007077-1</b>
Rated maximum continuous power capacity (LP)	20,000 Watts*
Rated maximum continuous power capacity (NG)	17,000 Watts*
Rated voltage	208
Rated maximum continuous load current – 208 volts (LP / NG)	69.4 / 59.0
Total harmonic distortion	Less than 5%
Main line circuit breaker	80 amp
Phase	3
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	0.8
Battery requirement (not included)	12 volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	466 / 211
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.8 x 63.8 x 73.2
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	58
Exercise duration	5 min

## Engine

Engine type	GENERAC G-Force 1000 Series
Number of cylinders	2
Displacement	999 cc
Cylinder block	Aluminum w/ cast iron sleeve
Valve arrangement	Overhead valve
Ignition system	Solid-state w/ magneto
Governor system	Electronic
Compression ratio	9.5:1
Starter	12 VDC
Oil capacity including filter	Approx. 1.9 qt / 1.8 L
Operating rpm	3,600
Fuel consumption	
Natural Gas - ft <sup>3</sup> /hr (m <sup>3</sup> /hr)	1/2 Load 219 (6.20) Full Load 307 (8.69)
Liquid Propane - ft <sup>3</sup> /hr (gal/hr) [L/hr]	1/2 Load 87 (2.39) [9.03] Full Load 130 (3.56) [13.48]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

## Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. 7 day exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine Run Hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 121–148 V/175–187 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic voltage regulation with over and under voltage protection	Standard
Under-Frequency/Overload/Stepper Overcurrent protection	Standard
Safety Fused/Fuse Problem protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions - Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

\* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

\*\*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

20 kW

Available Accessories

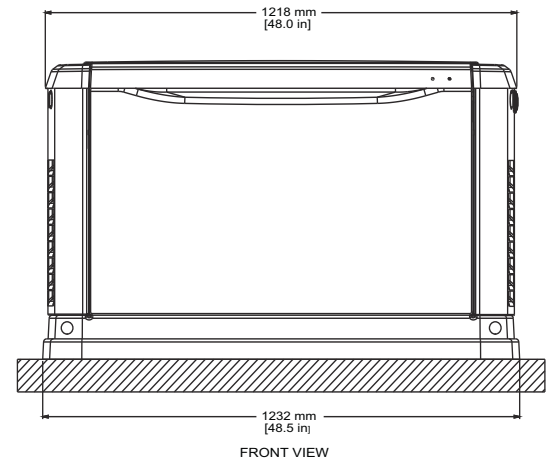
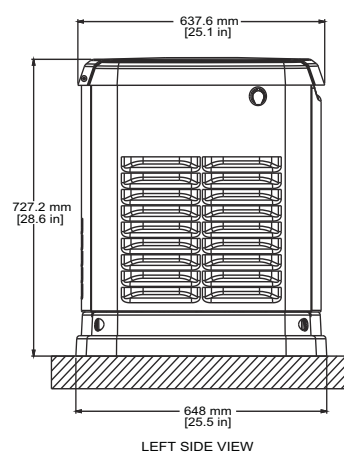
20 kW

5 of 5

Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product.
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007009-0	LTE LP Tank Fuel Level Monitor	The LTE enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007169-0	Mobile Link® 4G LTE Cellular Accessory	The Mobile Link 4G LTE Cellular Accessory allows users to monitor the status of the generator from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

## Dimensions & UPCs

Model	UPC
G007077-1	696471074352



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

HDC-24-138

C/NC: Contributing



Bristol Historic District Commission

Application for review of proposed Work

- 1. Property Address (Street & No.) 649 HOPE ST, BRISTOL, RI 02809
- 2. Plat # 8 Lot # 2
- 3. a. Applicant: Cara Cromwell
- b. Owner (if different from applicant written authorization of owner required):

Mailing Address:

Phone: 401 440 0090 Email: cara.cromwell@gmail.com

- 4. a. Architect/Draftsman:
- Phone: Email:

- b. Contractor:
- Phone: Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Addition of lights to front doorway, location noted on application

7. Property History

STEPHEN WARDWELL HOUSE 1784: This 2-story, 5-bay Federal house, built on the site of the Wardwell Tavern, is unusually well preserved. The facade centers on an elliptical-arched entrance with a delicate fanlight and sidelights, framed by engaged Doric columns. The double-hung 12-over-12 and 12-over-8 windows have heavy plank casings trimmed with splayed lintels. Stephen Wardwell's heirs sold the house in 1821 to Nicholas Peck, a merchant and shipowner. The house was then sold to the Paull family in 1902. Additions include the northwestern ell and enclosed porch.

8. Building Survey Data

RIHPHC ID #: BRISoo699  
HISTORIC NAME: Wardwell-Peck House  
ARCH. STYLE: Federal  
DATE (est.): 1784  
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)  
[none observed]

Cara Cromwell	<i>Catharine Cromwell</i>
<b>Applicant’s Name – Printed</b>	<b>Applicant’s Signature</b>

Date: August 27, 2024



# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 4.

## Subject Property:

Parcel Number: 9-2  
CAMA Number: 9-2  
Property Address: 649 HOPE ST

Mailing Address: CROMWELL, CATHARINE M.  
649 HOPE ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 12-85  
CAMA Number: 12-85  
Property Address: 686 HOPE ST

Mailing Address: DAPONTE, STEPHEN  
1231 Irving St NE  
Washington, DC 20017-2428

Parcel Number: 12-86  
CAMA Number: 12-86  
Property Address: 31 FRANKLIN ST

Mailing Address: TEIXEIRA, JOSE C.  
2 DOLLY DR  
BRISTOL, RI 02809

Parcel Number: 12-87  
CAMA Number: 12-87  
Property Address: 680 HOPE ST

Mailing Address: E BAY MENTAL HEALTH CENTER INC  
C/O EAST BAY CENTER, INC.  
19 BROADWAY  
NEWPORT, RI 02840

Parcel Number: 12-93  
CAMA Number: 12-93  
Property Address: 678 HOPE ST

Mailing Address: MT HOPE LIQUORS INC  
678 HOPE STREET  
BRISTOL, RI 02809

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

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

Parcel Number: 13-16  
CAMA Number: 13-16  
Property Address: 32 FRANKLIN ST

Mailing Address: PROTO, CECILIA LIFE EST SANDO A.&  
MARY J BIA  
11 KAREN ANN DR  
BRISTOL, RI 02809

Parcel Number: 13-17  
CAMA Number: 13-17  
Property Address: 674 HOPE ST

Mailing Address: SILVA SEVEN, INC  
674 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 13-18  
CAMA Number: 13-18  
Property Address: 656 HOPE ST

Mailing Address: LAVELLE, JASON ET UX BETH A.  
LAVELLE TTE  
656 HOPE ST  
BRISTOL, RI 02809

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

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

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

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



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 13-25 CAMA Number: 13-25 Property Address: 610 HOPE ST	Mailing Address: RAWSON, DAVID A. BARBARA M. TE 610 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-20 CAMA Number: 8-20 Property Address: 685 HOPE ST	Mailing Address: ZAMIL, JAMES M & CHERYL A TE 685 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-22 CAMA Number: 8-22 Property Address: 681 HOPE ST	Mailing Address: HOWLETT, JANE F. 865 HOPE ST. BRISTOL, RI 02809
Parcel Number: 8-23 CAMA Number: 8-23 Property Address: 17 FRANKLIN ST	Mailing Address: MONIZ, JOSEPH ET UX LUBELIA MONIZ TE 2 BORGES STREET BRISTOL, RI 02809
Parcel Number: 8-24 CAMA Number: 8-24 Property Address: 11 FRANKLIN ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-25 CAMA Number: 8-25 Property Address: 468 THAMES ST	Mailing Address: NICHOLS, REBECCA K&THOMAS L & LUNNEY, MICHAEL P & C/O 208 BAY VIEW AVE BRISTOL, RI 02809
Parcel Number: 8-26 CAMA Number: 8-26 Property Address: 3 FRANKLIN ST	Mailing Address: SANSONE FAMILY REALTY LLC 617 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-1 CAMA Number: 9-1 Property Address: 675 HOPE ST	Mailing Address: BOSI PRIME PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-10 CAMA Number: 9-10 Property Address: THAMES ST	Mailing Address: STATE OF RHODE ISLAND (INDEPENDENCE PARK) 235 PROMENADE ST PROVIDENCE, RI 02908
Parcel Number: 9-11 CAMA Number: 9-11 Property Address: 617 HOPE ST	Mailing Address: SANSONE, AMELIA M. TRUSTEE THE ELISA SANSONE TRUST-2013 617 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-12 CAMA Number: 9-12 Property Address: 392 THAMES ST	Mailing Address: CARVARA, CYNTHIA N. 90 GRELOCK RD BRISTOL, RI 02809
Parcel Number: 9-3 CAMA Number: 9-3 Property Address: 14 FRANKLIN ST	Mailing Address: DELMAGE, MARTHA & COLLEEN N JT 14 FRANKLIN ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 9-4  
CAMA Number: 9-4-001  
Property Address: 446-448 THAMES ST

Mailing Address: JRA REALTY, LLC  
JONATHAN ARCARI 7 BALLISTER ST  
WAKEFIELD, MA 01880

Parcel Number: 9-4  
CAMA Number: 9-4-002  
Property Address: 446 THAMES ST

Mailing Address: ELIZABETH GLORIA, LLC  
444 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 9-6  
CAMA Number: 9-6  
Property Address: 647 HOPE ST

Mailing Address: BRAZIL, ALFRED  
647 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 9-68  
CAMA Number: 9-68  
Property Address: 412 THAMES ST

Mailing Address: MELLO, GARY R  
565 WARREN AVE  
SWANSEA, MA 02777

Parcel Number: 9-7  
CAMA Number: 9-7  
Property Address: 631 HOPE ST

Mailing Address: HEWITT, NOEL T & KLONER, CHRISTINE  
K TE  
631 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 9-8  
CAMA Number: 9-8  
Property Address: 410 THAMES ST

Mailing Address: EAGLE AND IVY, LLC  
37 FACTORY POND CIRCLE  
SMITHFIELD, RI 02917

Parcel Number: 9-9  
CAMA Number: 9-9  
Property Address: 406 THAMES ST

Mailing Address: ALMEIDA, WALTER R. TRUSTEE  
282 STATE ST  
BRISTOL, RI 02809



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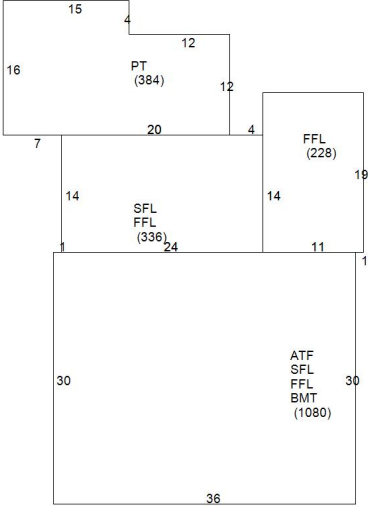
9/24/2024

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# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 649 HOPE ST <b>ACRES:</b> 0.3098 <b>PARCEL ID:</b> 009-0002-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> CROMWELL, CATHARINE M. <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 649 HOPE ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 305	<b>BUILDING STYLE:</b> Restored His <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1784 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Wood Shngle <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b>  <b>SALE DATE:</b> 6/28/2023 <b>BOOK &amp; PAGE:</b> 2216-55 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> CROMWELL, NICHOLAS C.	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 10 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 2 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 2 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 5604 <b>FINISHED BUILDING AREA:</b> 3492 <b>BASEMENT AREA:</b> 1080 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$382,500 <b>YARD:</b> \$49,400 <b>BUILDING:</b> \$555,400 <b>TOTAL:</b> \$987,300	
SKETCH	PHOTO
	



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

9/24/2024

Property Information - Bristol, RI



# BRISTOL HISTORIC DISTRICT COMMISSION

## APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 649 Hope Street Bristol RI

2. Plat # \_\_\_\_\_ Lot # \_\_\_\_\_ Contributing \_\_\_\_\_ Non-Contributing \_\_\_\_\_

3. a. Applicant: Catherine M. Cromwell

Mailing Address: 649 Hope St.

Phone: Day 401-440-0090 Evening cara.cromwell@gmail.com

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

Mailing Address: \_\_\_\_\_

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

4. a. Architect/Draftsman: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

b. Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

5. Work Category: \_\_\_\_\_ Replacing in-kind\* *authorization required* \_\_\_\_\_

\_\_\_\_\_ New Structure(s) \_\_\_\_\_ Partial Demolition of Structure(s)

☒ Addition to Structure(s) \_\_\_\_\_ Total Demolition of Structure(s)

\_\_\_\_\_ Remodeling of Structure \_\_\_\_\_ Sign(s) / Landscaping Features

6. Description of proposed work: adding lights to front doorway; location noted w/ blue circle on application

\*All changes must match the existing in materials, design and configuration.

(Continued): \_\_\_\_\_

\_\_\_\_\_ ☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) \_\_\_\_\_ Overall views of building  
☒ Existing details to be altered by work  
 \_\_\_\_\_ Other (Identify) \_\_\_\_\_

Drawings: Maximum size accepted: 11" x 17"

\_\_\_\_\_ Site Plan(s) (drawn to scale) \_\_\_\_\_ Floor plan(s) (drawn to scale)

\_\_\_\_\_ Exterior Elevations \_\_\_\_\_ Details

OTHER: \_\_\_\_\_ Renderings \_\_\_\_\_ Catalogue Cuts ☒ Specifications

\_\_\_\_\_ Other (Identify) \_\_\_\_\_

Catharine M. Cornwell

Applicant's Name – Printed

Catharine M. Cornwell

Applicant's Signature

Date: 8/22/24

Contact Person if other than Applicant:

Name (Printed): \_\_\_\_\_

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

**A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.**

**Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).**



**NORTHEAST<sup>TM</sup>**  
— LANTERN —



**5611**  
**Concord Collection**  
**Wall Mount**

Dimensions

Depth: 6.5"

Width: 6"

Height: 13"

Mounting Height from top: 8.5"

Mounting Area: 4.5" x 8"

Socket Options

(MED) Medium Base; 75 watt max  
w/ (CIM) Chimney

(LT2) Candelabra Base; 60 watt max  
2" candelabra sleeve

UL Listed

Suitable for wet  
locations



Finishes

AB - Antique Brass

DAB - Dark Antique Brass

DB - Dark Brass (shown)

VG - Verdi Gris

AC - Antique Copper

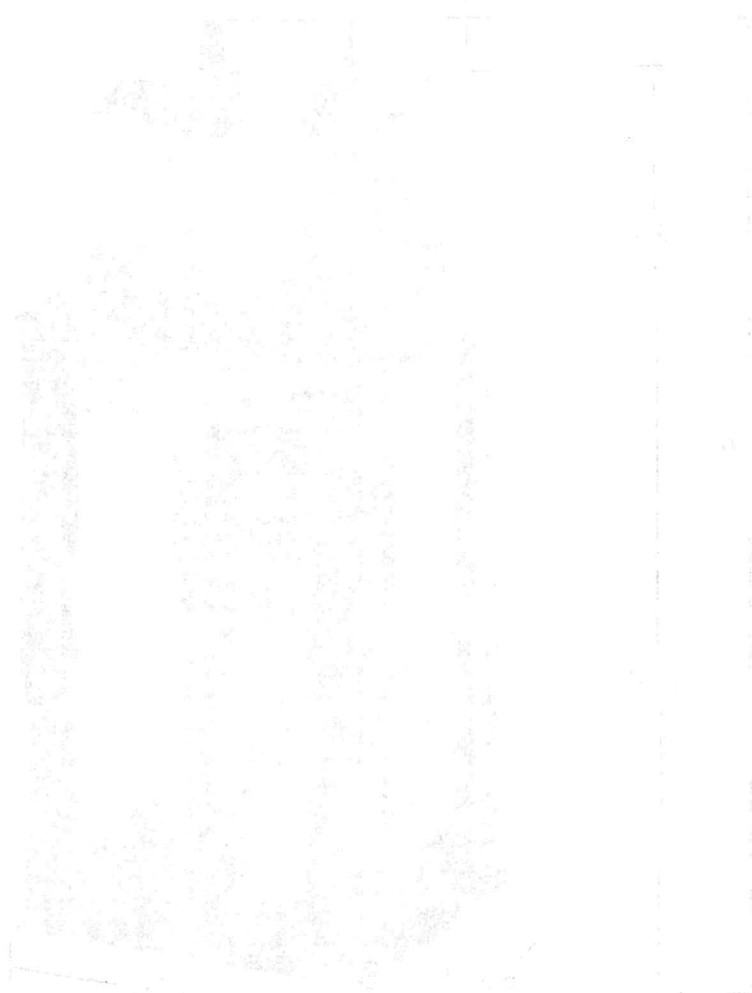
Glass Options

CLR - Clear

CSG - Clear Seedy



FEAR-OT-12M-10  
-100TH-100TH







HDC-24-139

**C/NC: Contributing****Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street &amp; No.) 1 Bradford Street

2. Plat # 9 Lot # 23

3. a. Applicant: Matthew Hayes

b. Owner (*if different from applicant written authorization of owner required*): One Bradford LLC**Mailing Address: PO Box 90, Bristol, RI 02809**

Phone: 401-424-9140

Email: mhayes@eastbaymediagroup.com

4. a. Architect/Draftsman: Pella Window

Phone: 508-336-6766

Email: bmilot@GOPELLA.COM

b. Contractor: Same

Phone: Same

Email: Same

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Replace four (4) storefront windows with new Pella windows matching existing storefront windows with new windows that are same style/color as the recently replaced double hung windows on the same side of the building.

7. Property History

J. HOWARD MANCHESTER'S STORE/BRISTOL PHOENIX BUILDING c. 1854, 1894, 1940s, 1970s: Nathaniel Reynolds constructed the first house on this site, c. 1680. About 1854 his house was demolished and J. Howard Manchester built this 2.1/2-story, end-gable-roof, Greek Revival store. Manchester was a contractor and did tin roofing, plumbing, and general job work; in 1879 he was listed as a dealer in parlor, office and cooking stoves. Today, the building house

the Bristol Phoenix, established in 1835 and originally located on the upper floor of the Old Bank of Bristol on DeWolfs Wharf. The Phoenix has occupied this building intermittently since 1894 and continuously since 1928; major renovations were completed in the 1940s and 1970s.

8. Building Survey Data

RIHPHC ID #: BRISoo262  
HISTORIC NAME: Manchester, J. Howard, Store/Bristol Phoenix  
ARCH. STYLE: Vernacular  
DATE (est.): 1854  
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)  
Replacement windows: now 4/4 instead of 12/12, 2/1, 2/2. 3 of 4 gabled dormers are now shed dormers.

Matthew Hayes	<i>Matthew D Hayes</i>
<b>Applicant’s Name – Printed</b>	<b>Applicant’s Signature</b>

Date: August 27, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 1 BRADFORD ST <b>ACRES:</b> 0.1538 <b>PARCEL ID:</b> 009-0023-000 <b>LAND USE CODE:</b> 04 <b>CONDO COMPLEX:</b> <b>OWNER:</b> ONE BRADFORD, LLC <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 1 BRADFORD ST  <b>ZONING:</b> W <b>PATRIOT ACCOUNT #:</b> 326	<b>BUILDING STYLE:</b> Mixed Use <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1854 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Wood Shngle <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b>  <b>SALE DATE:</b> 7/1/2019 <b>BOOK &amp; PAGE:</b> 1987-283 <b>SALE PRICE:</b> 700,000 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> BOSWORTH, ROSWELL S JR.,TRSTEE	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> <b>HEAT TYPE:</b> Pkg A/C <b>FUEL TYPE:</b> Gas <b>PERCENT A/C:</b> True <b># OF ROOMS:</b> 4 <b># OF BEDROOMS:</b> 2 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 10714 <b>FINISHED BUILDING AREA:</b> 8464 <b>BASEMENT AREA:</b> 1800 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$239,500 <b>YARD:</b> \$0 <b>BUILDING:</b> \$449,500 <b>TOTAL:</b> \$689,000	
SKETCH	PHOTO



www.cai-tech.com

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

9/24/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 5.

## Subject Property:

Parcel Number: 9-23  
CAMA Number: 9-23  
Property Address: 1 BRADFORD ST

Mailing Address: ONE BRADFORD, LLC  
1 BRADFORD ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 9-11  
CAMA Number: 9-11  
Property Address: 617 HOPE ST

Mailing Address: SANSONE, AMELIA M. TRUSTEE THE  
ELISA SANSONE TRUST-2013  
617 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 9-12  
CAMA Number: 9-12  
Property Address: 392 THAMES ST

Mailing Address: CARVARA, CYNTHIA N.  
90 GRELOCK RD  
BRISTOL, RI 02809

Parcel Number: 9-14  
CAMA Number: 9-14  
Property Address: 601 HOPE ST

Mailing Address: BAYCOAST BANK C/O ACCOUNTS  
PAYABLE  
330 SWANSEA MALL DR  
SWANSEA, MA 02777

Parcel Number: 9-15  
CAMA Number: 9-15  
Property Address: 382 THAMES ST

Mailing Address: DEALMEIDA, LOUIS A  
406 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 9-16  
CAMA Number: 9-16  
Property Address: 583 HOPE ST

Mailing Address: SHUSMAN, MAYNARD (TRUSTEE)  
147 BAY SPRING AVE  
BARRINGTON, RI 02806

Parcel Number: 9-18  
CAMA Number: 9-18  
Property Address: BRADFORD ST

Mailing Address: SHUSMAN, MAYNARD (TRUSTEE)  
147 BAY SPRING AVE  
BARRINGTON, RI 02806

Parcel Number: 9-19  
CAMA Number: 9-19  
Property Address: 49 BRADFORD ST

Mailing Address: 49 BRADFORD ST, LLC  
5 KYALIN AVE  
WARREN, RI 02885

Parcel Number: 9-20  
CAMA Number: 9-20  
Property Address: BRADFORD ST

Mailing Address: 49 BRADFORD ST, LLC  
5 KYALIN AVE  
WARREN, RI 02885

Parcel Number: 9-21  
CAMA Number: 9-21  
Property Address: 31 BRADFORD ST

Mailing Address: MILL PND BLDG AND DESIGN, INC  
31 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 9-22  
CAMA Number: 9-22  
Property Address: 21 BRADFORD ST

Mailing Address: LEDGEHILL PROPERTIES, LLC  
86 PEEPTOAD ROAD  
SCITUATE, RI 02857



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 5.

Parcel Number: 9-24  
CAMA Number: 9-24-001  
Property Address: 345 THAMES ST 101N

Mailing Address: JOHNSON, PETER T. & ANDREA R. TE  
345 THAMES ST, UNIT 101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-002  
Property Address: 345 THAMES ST 102N

Mailing Address: SAUL, DEBRA A  
345 THAMES ST # 102  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-003  
Property Address: 345 THAMES ST 103N

Mailing Address: SB2, LLC  
345 THAMES ST, UNIT N-110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-004  
Property Address: 345 THAMES ST 104N

Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA  
G. TE  
345 THAMES ST UNIT N104  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-005  
Property Address: 345 THAMES ST 105N

Mailing Address: WAYLAND WILLIAM F & LORNA E  
TRUSTEES REVOC  
345 THAMES ST UNT 105 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-006  
Property Address: 345 THAMES ST 106N

Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M.  
TE  
345 THAMES ST UNIT 106N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-008  
Property Address: 345 THAMES ST 108N

Mailing Address: CHRISTOPHER, JANET E TRUSTEE  
CHRISTOPHER FAMILY TRUST  
345 THAMES ST #108  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-009  
Property Address: 345 THAMES ST 109N

Mailing Address: HURST, JAMES WILLIAM & RANDELLE  
LEE, TRUSTEES HURST FAMILY 2012  
TRUST  
345 THAMES ST, Unit N109  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-010  
Property Address: 345 THAMES ST 110N

Mailing Address: HOLLAND, JOYCE A.  
345 THAMES ST UNIT 110N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-011  
Property Address: 345 THAMES ST 201N

Mailing Address: BUNN, JAMES BENNING SR & BUNN,  
JACQUELINE BRYAN TE  
141A Main St  
Tuckahoe, NY 10707

Parcel Number: 9-24  
CAMA Number: 9-24-012  
Property Address: 345 THAMES ST 202N

Mailing Address: KUFFNER, TAMARA  
9 WALNUT RD  
BARRINGTON, RI 02806

Parcel Number: 9-24  
CAMA Number: 9-24-013  
Property Address: 345 THAMES ST 203N

Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY  
B. TE  
746 SPINNAKER BEACHHOUSE VILLA  
SEABROOK ISLAND, SC 29456



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Parcel Number: 9-24  
CAMA Number: 9-24-014  
Property Address: 345 THAMES ST 204N

Mailing Address: BERNARDO, MATTHEW P  
345 THAMES ST, UNIT 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-015  
Property Address: 345 THAMES ST 205N

Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX  
TE  
345 THAMES ST UNIT 205N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-016  
Property Address: 345 THAMES ST 206N

Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE  
345 THAMES ST UNIT 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-017  
Property Address: 345 THAMES ST 207N

Mailing Address: CAPODILUPO, PETER & JENNIFER C  
345 Thames St Unit 207  
Bristol, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-018  
Property Address: 345 THAMES ST 208N

Mailing Address: FITZPATRICK, CAROL A., TRUSTEE  
CAROL A FITZPATRICK REVOCABLE  
TRUST  
345 THAMES ST, UNIT 208N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-019  
Property Address: 345 THAMES ST 209N

Mailing Address: SARKISIAN, HERBERT A. JANET E. TE  
345 THAMES ST UNIT N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-020  
Property Address: 345 THAMES ST 210N

Mailing Address: FEINS, NEIL R & CHRISTINE TRUSTEES  
19 MARSHAL ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-021  
Property Address: 345 THAMES ST 301N

Mailing Address: ROSS, MICHAEL C & ASTRID L  
TRUSTEES  
363 ADAMS ST  
DENVER, CO 80206

Parcel Number: 9-24  
CAMA Number: 9-24-022  
Property Address: 345 THAMES ST 302N

Mailing Address: ZELINGER, ELIZABETH A & GERALD D  
TE  
345 THAMES ST UNIT N302  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-023  
Property Address: 345 THAMES ST 303N

Mailing Address: SHAMS, NICOLE  
345 THAMES ST., UNIT N-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-024  
Property Address: 345 THAMES ST 304N

Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE  
345 THAMES ST 304N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-025  
Property Address: 345 THAMES ST 305N

Mailing Address: HANKIN, ROBERT B & CHERYL B,  
TRUSTEES ROBERT B & CHERYL B  
HANKIN TRUST TC  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076-2955



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Parcel Number: 9-24 CAMA Number: 9-24-026 Property Address: 345 THAMES ST 306N	Mailing Address: LI, HSI-CHENG TRUSTEE 345 THAMES ST UNIT N306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-027 Property Address: 345 THAMES ST 307N	Mailing Address: SUTTON, HOWARD G & KIMBERLY G P TE 14685 KELSON CIRCLE NAPLES, FL 34114
Parcel Number: 9-24 CAMA Number: 9-24-028 Property Address: 345 THAMES ST 308N	Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR 345 THAMES ST # N308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-029 Property Address: 345 THAMES ST 309N	Mailing Address: RIPP, PETER & MARI TRUSTEES 345 THAMES ST UNIT N309 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-030 Property Address: 345 THAMES ST 310N	Mailing Address: BUSCH, ROBERT S. (1/2) TRUSTEE & BUSCH, KATHLEEN B. (1/2) TRUSTEE 52 BENTWOOD COURT EAST ALBANY, NY 12203
Parcel Number: 9-24 CAMA Number: 9-24-031 Property Address: 345 THAMES ST 401N	Mailing Address: LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE 345 THAMES ST, Unit 401N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-032 Property Address: 345 THAMES ST 402N	Mailing Address: PINK, LOIS & ANDREW TRUSTEES 345 THAMES ST UNIT 402N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-033 Property Address: 345 THAMES ST 403N	Mailing Address: BOLTON, ALICE C & FOREST E TE 345 THAMES ST UNIT 403N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-034 Property Address: 345 THAMES ST 404N	Mailing Address: VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES 345 THAMES ST, UNIT 404N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-035 Property Address: 345 THAMES ST 405N	Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST 345 THAMES ST UNIT 405N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-036 Property Address: 345 THAMES ST 406N	Mailing Address: JACKSON, LISA R 345 THAMES ST, UNIT N-406 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-037 Property Address: 345 THAMES ST 407N	Mailing Address: RHODE, GRANT F & KATZ, JUDITH TRUSTEES 345 THAMES ST UNT 407N BRISTOL, RI 02809



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Bristol, RI  
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Parcel Number: 9-24 CAMA Number: 9-24-038 Property Address: 345 THAMES ST 408N	Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-039 Property Address: 345 THAMES ST 409N	Mailing Address: MARTIN, WILLIAM R & JOAN P TRUSTEES 345 THAMES ST UNIT 409N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-040 Property Address: 345 THAMES ST 410N	Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT N410 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST 501N	Mailing Address: DAVIDSON, ASIA MARIA 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-042 Property Address: 345 THAMES ST 502N	Mailing Address: DUNN, JOHN G. JR TRUSTEE 345 THAMES ST UNIT N502 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-043 Property Address: 345 THAMES ST 503N	Mailing Address: WANG, YINGFEI 59 CRESTVIEW RD MILTON, MA 02186
Parcel Number: 9-24 CAMA Number: 9-24-044 Property Address: 345 THAMES ST 504N	Mailing Address: SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL 345 THAMES ST UNIT 504N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-045 Property Address: 345 THAMES ST 505N	Mailing Address: CHAMPAGNE, MICHEALA J. 345 THAMES ST UNIT 505N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-046 Property Address: 345 THAMES ST 506N	Mailing Address: LUCINI, GREGORY L & PATRICIA A TE 345 THAMES ST UNIT 506N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-047 Property Address: 343 THAMES ST 101M	Mailing Address: SPANG, HENRY A IV & LINDA TE 343 THAMES ST UNIT M-101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-048 Property Address: 343 THAMES ST 102M	Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES 74 CARNEGIE HEIGHTS DR PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-049 Property Address: 343 THAMES ST 103M	Mailing Address: RATFORD, VINCENT MARGUERITE TE 343 THAMES ST UNIT 103M BRISTOL, RI 02809



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Item 5.

Parcel Number: 9-24 CAMA Number: 9-24-050 Property Address: 343 THAMES ST 104M	Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE 88 ABBOT ST ANDOVER, MA 01810
Parcel Number: 9-24 CAMA Number: 9-24-051 Property Address: 343 THAMES ST 301M	Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY, KARA E TRUSTEES 343 THAMES ST # M 301 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-052 Property Address: 343 THAMES ST 302M	Mailing Address: FETTER, JANET M TRUSTEE JANET M FETTER TRUST 343 THAMES ST 302M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-053 Property Address: 343 THAMES ST 303M	Mailing Address: GOODNOW, CHRISTOPHER & ANDREA TE 343 THAMES ST, UNIT M-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-054 Property Address: 343 THAMES ST 304M	Mailing Address: NASTRO, KIMBERLY & DAVID TE 29 WEST 85th ST, APT 3 NEW YORK, NY 10024
Parcel Number: 9-24 CAMA Number: 9-24-055 Property Address: 341 THAMES ST 101S	Mailing Address: KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-056 Property Address: 341 THAMES ST 102S	Mailing Address: JON JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
Parcel Number: 9-24 CAMA Number: 9-24-057 Property Address: 341 THAMES ST 103S	Mailing Address: JACKSON, DEBRA P 174 PINE GLEN DR EAST GREENWICH, RI 02818
Parcel Number: 9-24 CAMA Number: 9-24-058 Property Address: 341 THAMES ST 104S	Mailing Address: LUDLOW, LYNN LEE & LAWRENCE, JAMES S ESQ TRUSTEES-ABRAMSON & LUDLOW TRUST 341 THAMES ST, UNIT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-059 Property Address: 341 THAMES ST 105S	Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAME ST, Unit 105S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-060 Property Address: 341 THAMES ST 106S	Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST UNIT 106S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-061 Property Address: 341 THAMES ST 107S	Mailing Address: BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833



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Parcel Number: 9-24  
CAMA Number: 9-24-062  
Property Address: 341 THAMES ST 108S

Mailing Address: TETU, NORMAND P GINNY L. TE  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106

Parcel Number: 9-24  
CAMA Number: 9-24-063  
Property Address: 341 THAMES ST 109S

Mailing Address: SAWYER, MICHAEL  
341 THAMES ST, UNIT 109S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-064  
Property Address: 341 THAMES ST 110S

Mailing Address: LEENUTAPHONG, DEBORAH LYNN &  
NARUEKORN TRUSTEES  
341 THAMES ST UNIT S110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-065  
Property Address: 341 THAMES ST 201S

Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE,  
DONNE M. TRUSTEES  
3756 JUNGLE PLUM DR E  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-066  
Property Address: 341 THAMES ST 202S

Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN  
- TRUSTEES KENNETH P & RIKKI  
HANSEN BOUCHARD TRUSTS  
25 RELIANCE DR  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-067  
Property Address: 341 THAMES ST 203S

Mailing Address: OZTERMIYECI, MUSTAFA MURAT &  
MATOOK, DEBORAH JOY TE  
341 THAMES ST UNIT S203  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-068  
Property Address: 341 THAMES ST 204S

Mailing Address: CAMOSCI, ROBERT E & GAIL D TE  
341 THAMES ST UNIT 204S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-069  
Property Address: 341 THAMES ST 205S

Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES  
FAMILY TRUST  
341 THAMES ST 205S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-070  
Property Address: 341 THAMES ST 206S

Mailing Address: BRAVE, ILENE E & DENNIS G -  
TRUSTEES ILENE E BRAVE TRUST  
PO BOX 906  
BROOKLANDVILLE, MD 21022

Parcel Number: 9-24  
CAMA Number: 9-24-071  
Property Address: 341 THAMES ST 207S

Mailing Address: PETERSON, JEFFREY  
519 GREGORY AVE  
WILMETTE, IL 60091

Parcel Number: 9-24  
CAMA Number: 9-24-072  
Property Address: 341 THAMES ST 208S

Mailing Address: GARRITY, JOHN  
341 THAMES ST, UNIT 208S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-073  
Property Address: 341 THAMES ST 209S

Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE  
1443 BEACON ST  
BROOKLINE, MA 02446



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Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST 210S	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST 301S	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST 302S	Mailing Address: MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST 341 THAMES ST 302 S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-077 Property Address: 341 THAMES ST 303S	Mailing Address: MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
Parcel Number: 9-24 CAMA Number: 9-24-079 Property Address: 341 THAMES ST 305S	Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST UNIT S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-080 Property Address: 341 THAMES ST 306S	Mailing Address: LYNCH, JOHN J TRUSTEE 341 THAMES ST UNIT S306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-081 Property Address: 341 THAMES ST 307S	Mailing Address: DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST S-307 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-082 Property Address: 341 THAMES ST 308S	Mailing Address: WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST UNIT S-308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-083 Property Address: 341 THAMES ST 309S	Mailing Address: KUBLIN, DONNA E & STANLEY B TR 341 THAMES ST UNIT 309S BRISTOL, RI 02809
Parcel Number: 9-28 CAMA Number: 9-28 Property Address: 44 BRADFORD ST	Mailing Address: OCONNELL, ELLEN 30 PARKER ST WATERTOWN, MA 02472-3914
Parcel Number: 9-29 CAMA Number: 9-29 Property Address: 36 BRADFORD ST	Mailing Address: WATSON, JAMES CALVIN & ALLISON ANITA, TRUSTEES JIM & ALLISON WATSON LIVING TRUST 4906 S DEERFIELD DR STILLWATER, OK 74074
Parcel Number: 9-30 CAMA Number: 9-30 Property Address: 30 BRADFORD ST	Mailing Address: SJS ASSOCIATES LLC 93 HIGHLAND RD BRISTOL, RI 02809



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Parcel Number: 9-31  
CAMA Number: 9-31  
Property Address: 22 BRADFORD ST

Mailing Address: 22 BRADFORD LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 9-32  
CAMA Number: 9-32  
Property Address: 14 BRADFORD ST

Mailing Address: LACOVARA, ROBERT R & BARBARA  
14 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 9-33  
CAMA Number: 9-33  
Property Address: 326 THAMES ST

Mailing Address: FENSTER, ZACHARY  
80 BUTTERWORTH AVE  
BRISTOL, RI 02809

Parcel Number: 9-34  
CAMA Number: 9-34  
Property Address: 322 THAMES ST

Mailing Address: BRAUN, EVELYN R & JOHN L TE  
118 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 9-38  
CAMA Number: 9-38  
Property Address: THAMES ST

Mailing Address: TSL LLC  
244 GANO ST  
PROVIDENCE, RI 02906

Parcel Number: 9-69  
CAMA Number: 9-69  
Property Address: 42 BRADFORD ST

Mailing Address: DOYNE, DERMOT & TERESA TE  
1058 WASHINGTON ST  
BRAINTREE, MA 02184

Parcel Number: 9-78  
CAMA Number: 9-78  
Property Address: BRADFORD ST

Mailing Address: 22 BRADFORD LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 9-9  
CAMA Number: 9-9  
Property Address: 406 THAMES ST

Mailing Address: ALMEIDA, WALTER R. TRUSTEE  
282 STATE ST  
BRISTOL, RI 02809



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# Contract - Detailed

Item 5.

**Sales Rep Name:** Milot, Bret  
**Sales Rep Phone:** 508-336-6766  
**Sales Rep Fax:**  
**Sales Rep E-Mail:** bmilot@gopella.com

**Phone:**                      **Fax:**

Customer Information	Project/Delivery Address	Order Information
<b>One Bradford LLC</b> 1 Bradford St  BRISTOL, RI 02809-1939 <b>Primary Phone:</b> (401) 4249140 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> mhayes@eastbaymediagroup.com <b>Contact Name:</b>  <b>Great Plains #:</b> 1006043723 <b>Customer Number:</b> 1009888948 <b>Customer Account:</b> 1006043723	<b>East Bay News Store Front</b> 1 Bradford St  <b>Lot #</b> Bristol, RI 02809-1939 <b>County:</b> <b>Owner Name:</b> Matt Hayes <b>Owner Phone:</b> (401) 4249140	<b>Quote Name:</b> 7-17-24 PRT  <b>Order Number:</b> 182 <b>Quote Number:</b> <b>18427125</b> <b>Order Type:</b> <b>Wall Depth:</b> <b>Payment Terms:</b> Deposit/C.O.D. <b>Tax Code:</b> RI <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 7/17/2024 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

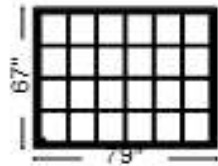
Line #	Location:	Attributes
--------	-----------	------------

10 A

## Pella Reserve, Traditional Sash Set, Fixed, 79 X 67, Black

Item Price      Qty      Ext'd Price

4



PK #  
2171

Viewed From Exterior

### 1: Non-Standard SizeNon-Standard Size Fixed Sash Set

**Frame Size:** 79 X 67

**General Information:** Standard, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Seacoast Enduraclad, Black

**Interior Color / Finish:** Linen White Paint Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard

**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude 1"

**Performance Information:** U-Factor 0.28, SHGC 0.27, VLT 0.49, CPD PEL-N-1-59497-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50

**Grille:** ILT, No Custom Grille, 7/8", Traditional (6W4H), Putty Glaze, Ogee

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 292".

**Rough Opening:** 79 - 3/4" X 67 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15		Installation - removal, disposal, installation, flashed, insulated, exterior and interior trim as necessary (primed and ready for paint)		1	

1000001 - Full Frame 48 - 96 Wide Installation

Qty4

## Thank You For Purchasing Pella® Products

### PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

### ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](https://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

### Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

This purchase order (PO) may be used by the COMPANY as an offer to sell to the CUSTOMER the materials as set forth herein. These terms and conditions are binding on the COMPANY and the CUSTOMER and govern their relationship to this Agreement. THIS PO IS MADE FOR YOU, THE CUSTOMER, AND NO CHANGES MAY BE MADE AFTER THREE DAYS FOLLOWING THE SIGNING OF THIS PO. This PO becomes a binding contract only upon review and acceptance by an authorized Pella Windows & Doors. All promises of shipment are estimates only, and our best efforts are used in every case to ship within the time promised, but there is no guarantee to do so. COMPANY shall not be liable for any direct, indirect or consequential damage caused by delay in shipment. CUSTOMER represents that the window/door sizes and specifications shown on this order are correct and may not be changed or cancelled. COMPANY's failure to insist upon strict performance of any provision of this PO by the CUSTOMER, or take advantage of its rights hereunder, shall not be construed as a waiver by the COMPANY of any such provision. Specifically, the COMPANY reserves its right to a mechanic's lien claim against the property in which the COMPANY's materials are incorporated, whether owned by the CUSTOMER or a third party. Pursuant to the requirements of Rhode Island Law, this is a notice that COMPANY may file a mechanic's lien upon the property in the event of nonpayment. This contract shall be governed by the state in which both the CUSTOMER and the COMPANY reside. If the CUSTOMER and the COMPANY are located in different states, then the law of the Commonwealth of Massachusetts shall govern. The COMPANY reserves its right to terminate this Agreement with notice to the CUSTOMER if the CUSTOMER fails to perform any obligations or duties required under the terms of this Agreement. The CUSTOMER shall defend, indemnify and hold harmless the COMPANY against any claims or suits brought by any persons or entities alleging that any bodily injuries, death, property damage or economic losses were caused, in whole or in part, by any of the goods and/or services provided under this PO to the CUSTOMER. Any dispute arising out of the Terms and Conditions, or performance or materials which are the subject of this agreement shall be resolved through binding arbitration. The arbitration shall be conducted in the Commonwealth of Massachusetts as the exclusive venue, and brought before a single Arbitrator, whose decision shall be binding and enforceable by a court of competent jurisdiction. The arbitration proceedings shall be governed by Massachusetts Law. See "ARBITRATION AND CLASS ACTION WAIVER" for additional information regarding arbitration.

>> THE SCHEDULING DEPARTMENT WILL CALL YOU WITH YOUR DELIVERY DATE.

>> WE PROVIDE TAILGATE DELIVERY ONLY, PLEASE ARRANGE TO HAVE ASSISTANCE ON SITE AT TIME OF DELIVERY <<

>> FOR REPLACEMENT PART ORDERS PAYMENT IS REQUIRED IN FULL AT TIME OF ORDER <<

>> COD PAYMENT IS REQUIRED AT TIME OF DELIVERY UNLESS ALTERNATIVE TERMS HAVE BEEN PREVIOUSLY ARRANGED <<

>>FAILURE TO PAY IN FULL WITHIN TERMS SHALL VOID THE WARRANTY ON PELLA PRODUCTS SHIPPED PURSUANT TO THIS ORDER.

Installation by Pella includes standard installation using Pella brand sealants and flashing materials. To review our standard installation please click on the following link: <https://www.pella.com/professionals/installation-instructions/>.

To complete an installation, the structure envelope must be complete and roofed, all rough openings must be complete and free of any obstructions such as bracing, staging blocking openings, etc.

Weather Resistive Barrier (WRB): A WRB is to be added to the sidewall, it must be either fully installed prior to installation, or the installation can be completed to bare sidewall and then the WRB installed. When installing a WRB prior to installation a head flap must be provided such that the head nail flange of the product can be installed under the WRB—this includes WRB with an adhesive backing. Drainable WRB's (typically incorporating a system of plastic beads on the material to create an air space behind siding, must be flapped up if applied prior to installation. Flashing tapes cannot be guaranteed to be watertight on a beaded WRB. In the case of Zip Systems or equivalent sheathing with an incorporated WRB surface, all seams must be taped and rolled per manufacturer's instructions.

Substitutions: Any substitutions to standard installation and materials must be identified in advance and approved by Pella of Fall River for suitability to the application.

Examples:

- Any use of Lead, Copper, or other metal or non-metal pre-formed "pan" systems for the sill of the rough opening (window or door) must be provided to us as a spec for our awareness and approval and must be completed and installed by other prior to the installation date(s).

- Substitution of tape-based materials, in lieu of Pella brand flashing tape, for either the rough opening or the unit flashing can be made with advance notice and our agreement. When a substitution is made the contractor is responsible to provide the material by the installation date.
- In all cases of substitution additional charge may apply where the substitution requires additional labor over and above what is included in a typical standard installation.

Alterations to the Pella product and/or installation that cannot conform to standard installation (with agreed substitutions, if any) are not permitted. Any situation of this type will be brought to the attention of the builder's project manager by our lead installer.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

### Order Totals

Taxable Subtotal

Sales Tax @ 7%

Non-taxable Subtotal

**Total**

**Deposit Received** \$0.00

**Amount Due**



# Bristol Historic District Commission

## Application for Review of Proposed Work - Printable Application

HDC-24-145	Contributing	September 11, 2024
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address  
58 CONSTITUTION STREET

Assessor's Plat  
15

Assessor's Lot  
9

Applicant  
David & Nancy Guertin

Applicant Phone  
508-360-2093

Applicant Email  
dfgnrg@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

Work Category: Replacing in Kind

Description of proposed work:

Replace 21 single glazed windows with MARVIN ELEVATE series windows that are of fibreglass exterior, wood interior. Remove and dispose of the aluminum storm windows.

Property History

JAMES SMITH, JR.-JOHN S. DOUGLAS HOUSE c. 1810, c. 1870: A 2-1/2-story, 5-bay, gable-roof, Federal house. It has a fine entrance containing a 3-pane transom and large console-shaped brackets, rising from molded pilasters to support a curving lintel. Smith, a merchant and ship-owner, sold the house in 1813 to Edward Jones, a mariner, who shared it with James Powell, another mariner. By 1845 it was sold to John S. Douglas, who added a 2-story rear ell and acquired the adjacent ropewalk on the east no longer standing. Alterations include replacement of original sash and removal of chimneys.

Building Survey Data

RIHPHC ID #: BRIS00435  
HISTORIC NAME: Smith, James, Jr., House  
ARCH. STYLE: Federal  
ORIGINAL CONSTRUCTION DATE (est.): 1810 ca

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

Wood shingles replaced with wood clapboards on front. All windows on 1st and 2nd fls. of main house replaced with 12/12 wood sash. Front dormer windows now 6/6 wood sash.

David & Nancy Guertin

Applicant's Name – Printed

Date: September 11, 2024

David Guertin

Applicant's Digital Signature



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
<b>LOCATION:</b> 58 CONSTITUTION ST <b>ACRES:</b> 0.4075 <b>PARCEL ID:</b> 015-0009-000 <b>LAND USE CODE:</b> 02 <b>CONDO COMPLEX:</b> <b>OWNER:</b> GUERTIN, DAVID F & NANCY R TRUSTEES <b>CO - OWNER:</b> FAMILY IRREVOC <b>MAILING ADDRESS:</b> 58 CONSTITUTION ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 918		<b>BUILDING STYLE:</b> 2 Family <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1870 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Wood Shngle <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin	
		BUILDING INTERIOR	
		<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> BB Hot Water <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 14 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 3 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 2 <b># OF KITCHENS:</b> 2 <b># OF FIREPLACES:</b> 4 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0	
SALE INFORMATION			
<b>SALE DATE:</b> 12/9/2014 <b>BOOK &amp; PAGE:</b> 1782-154 <b>SALE PRICE:</b> 100 <b>SALE DESCRIPTION:</b> Family Sale <b>SELLER:</b> GUERTIN, DAVID F &			
PRINCIPAL BUILDING AREAS			
<b>GROSS BUILDING AREA:</b> 5460 <b>FINISHED BUILDING AREA:</b> 3148 <b>BASEMENT AREA:</b> 1508 <b># OF PRINCIPAL BUILDINGS:</b> 1			
ASSESSED VALUES			
<b>LAND:</b> \$277,600 <b>YARD:</b> \$9,800 <b>BUILDING:</b> \$418,700 <b>TOTAL:</b> \$706,100			
SKETCH		PHOTO	



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

9/24/2024

Property Information - Bristol, RI

100

Page 1 of 1



# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Subject Property:

Parcel Number: 15-9  
CAMA Number: 15-9  
Property Address: 58 CONSTITUTION ST

Mailing Address: GUERTIN, DAVID F & NANCY R  
TRUSTEES FAMILY IRREVOC  
58 CONSTITUTION ST  
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-100 CAMA Number: 14-100 Property Address: 45 CONSTITUTION ST	Mailing Address: ROBERT W GLANVILLE REV TRUST 45 CONSTITUTION ST BRISTOL, RI 02809-2120
Parcel Number: 14-101 CAMA Number: 14-101 Property Address: 41 CONSTITUTION ST	Mailing Address: AVESON, STEVEN B & AVESON, KAREN WHITLA TE 42 LINCOLN ST MEDWAY, MA 02053
Parcel Number: 14-109 CAMA Number: 14-109 Property Address: MILK ST	Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK ST BRISTOL, RI 02809
Parcel Number: 14-113 CAMA Number: 14-113 Property Address: 67 CONSTITUTION ST	Mailing Address: LOVETT, BRIAN 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-119 CAMA Number: 14-119 Property Address: 12 MILK ST	Mailing Address: FEINSTEIN, CAROL M 22 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-93 CAMA Number: 14-93 Property Address: 75 CONSTITUTION ST	Mailing Address: DEFELICE, REV. JONATHAN P 75 CONSTITUTION BRISTOL, RI 02809
Parcel Number: 14-94 CAMA Number: 14-94 Property Address: 73 CONSTITUTION ST	Mailing Address: SEVENTY-THREE CONSTITUTION St REALTY, INC. 35 SUNSET VIEW DR TIVERTON, RI 02878
Parcel Number: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST	Mailing Address: 65 CONSTITUTION, LLC AGOSTINI,JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-96 CAMA Number: 14-96 Property Address: 61 CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-97 CAMA Number: 14-97 Property Address: 55 CONSTITUTION ST	Mailing Address: 221 HOPE LLC 48 CONSTITUTION ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 14-98 CAMA Number: 14-98 Property Address: CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-99 CAMA Number: 14-99 Property Address: 51 CONSTITUTION ST	Mailing Address: GOWER, SUSAN E. CURTIS C. TE 51 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-10 CAMA Number: 15-10 Property Address: 52 CONSTITUTION ST	Mailing Address: 52 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST	Mailing Address: 48 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST	Mailing Address: O'HARE, ALEXA RIANNE & MATTHEW R. TE 46 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-13 CAMA Number: 15-13 Property Address: 44 CONSTITUTION ST	Mailing Address: CORREIA, MANUEL A. JR FILOMENA 6 CEDARWOOD DR RIVERSIDE, RI 02915
Parcel Number: 15-14 CAMA Number: 15-14 Property Address: 40 CONSTITUTION ST	Mailing Address: BAER, BANKARD F. ET UX RAYNE GILL BAER 40 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-2 CAMA Number: 15-2 Property Address: 165 HIGH ST	Mailing Address: MAGEE, WILLIAM KELLY 165 HIGH ST. BRISTOL, RI 02809
Parcel Number: 15-20 CAMA Number: 15-20 Property Address: 149 HIGH ST	Mailing Address: PANSA, LEONARD F NANCY E TE ET AL 149 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-21 CAMA Number: 15-21 Property Address: 145 HIGH ST	Mailing Address: SOUSA, LOUIS A. SOLE OWNER 30 Alexander Avenue East Providence, RI 02914
Parcel Number: 15-22 CAMA Number: 15-22 Property Address: 19 PLEASANT ST	Mailing Address: SOUSA, AUGUSTINE P. LE COCHRAN, LORI J. 144 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 15-23 CAMA Number: 15-23 Property Address: 15 PLEASANT ST	Mailing Address: BOWERS, BRENDEN T 15 PLEASANT ST BRISTOL, RI 02809



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9/24/2024

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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 6.

Parcel Number: 15-24  
CAMA Number: 15-24  
Property Address: 11 PLEASANT ST

Mailing Address: SPENCE, GERARD BRIAN CARTER &  
PEARCE-SPENCE, EMILY TRUSTEES-  
SPENCE & PEARCE-SPENCE TRUST  
11 PLEASANT ST  
BRISTOL, RI 02809

Parcel Number: 15-29  
CAMA Number: 15-29  
Property Address: 51 UNION ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,  
BARBARA J. TE  
51 UNION STREET  
BRISTOL, RI 02809

Parcel Number: 15-3  
CAMA Number: 15-3  
Property Address: 74 CONSTITUTION ST

Mailing Address: BTMLB, LLC  
304 CHURCH POND DR  
TIVERTON, RI 02878

Parcel Number: 15-30  
CAMA Number: 15-30  
Property Address: 45 UNION ST

Mailing Address: CARLEU, GREGORY C & LAURA D. TE  
45 UNION ST  
BRISTOL, RI 02809

Parcel Number: 15-31  
CAMA Number: 15-31  
Property Address: 41 UNION ST

Mailing Address: MICHAELS, ANDGELA ANDRES,  
TRUSTEE ANGELA ANDREA MICHAELS  
TRUST  
41 UNION ST  
BRISTOL, RI 02809

Parcel Number: 15-33  
CAMA Number: 15-33  
Property Address: 31 UNION ST

Mailing Address: BARROW, ROBERT K IRENE K TE  
31 UNION ST  
BRISTOL, RI 02809

Parcel Number: 15-34  
CAMA Number: 15-34  
Property Address: 23 UNION ST

Mailing Address: BOYCE, MICHAEL R.  
23 UNION ST.  
BRISTOL, RI 02809

Parcel Number: 15-4  
CAMA Number: 15-4  
Property Address: 72 CONSTITUTION ST

Mailing Address: DODD, DONALD C. ETUX TE PINK, JODI  
B.  
72 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 15-5  
CAMA Number: 15-5  
Property Address: 68 CONSTITUTION ST

Mailing Address: WALSH-SORENSEN, KIMBERLY &  
SORENSEN, JAMIE  
68 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 15-6  
CAMA Number: 15-6  
Property Address: 159 HIGH ST

Mailing Address: BJERREGAARD, CHRIS E. & JUNE M. TE  
159 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 15-7  
CAMA Number: 15-7  
Property Address: 64 60 CONSTITUTION ST

Mailing Address: HISTORIC GRACE REALTY, LLC C/O  
LAW OFFICE MICHAEL C. LIMA  
931 JEFFERON BLVD STE 2006  
WARWICK, RI 02886



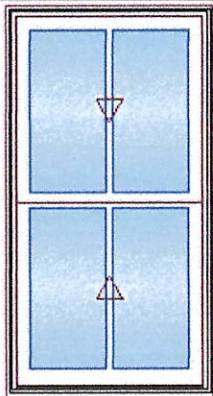
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9/24/2024

Page 3 of 3

Line #2	Mark Unit: Dining room	Net Price:		971.64
Qty: 1		Ext. Net Price:	USD	971.64

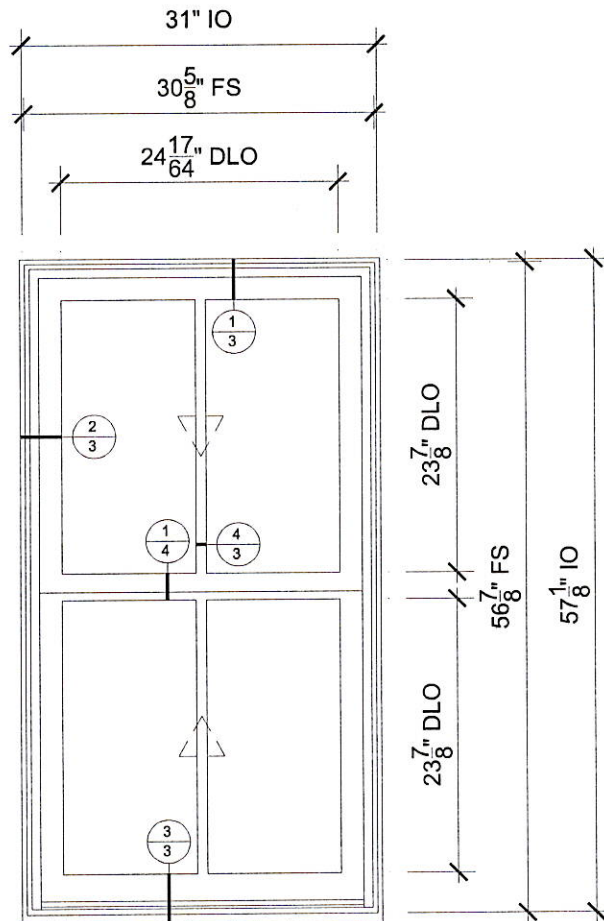


As Viewed From The Exterior

Entered As: IO  
FS 30 5/8" X 58 1/4"  
IO 31" X 58 1/2"

Ebony Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 31" X 58 1/2"  
8 Degree Frame Bevel  
Top Sash  
Ebony Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular 2W1H  
Ebony Ext - White Int  
Bottom Sash  
Ebony Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular 2W1H  
Ebony Ext - White Int  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Half Screen  
Ebony Surround  
Bright View Mesh  
3 1/4" Jambs  
Thru Jamb Installation  
Existing Sill Angle 0  
**Is the existing Sill Angle of 0 degrees correct?**  
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

Project Subtotal Net Price: USD	1,943.28
7.000% Sales Tax: USD	136.03
Project Total Net Price: USD	2,079.31



## 1ST FLOOR BEDROOM

SCALE: 3/4" = 1'-0"



PROJ/JOB: David & Nancy Guertin / Elevate Insert windows  
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO  
 DRAWN: DAN CARON  
 QUOTE#: AUVAZ3M

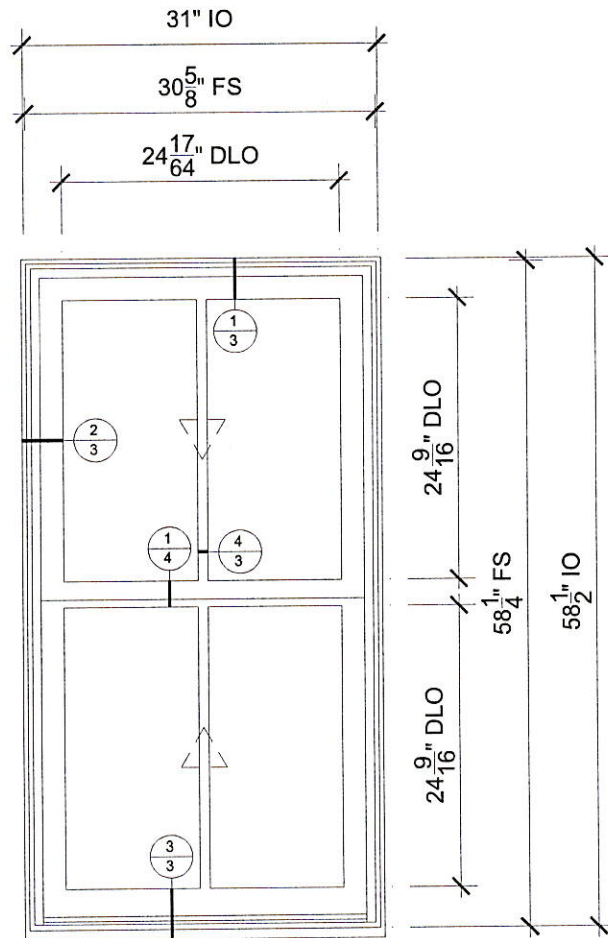
PK VER: 0004.11.00

CREATED: 08/29/2024 REVISION:

SHEET

1

OF 4



## DINING ROOM

SCALE: 3/4" = 1'-0"



PROJ/JOB: David & Nancy Guertin / Elevate Insert windows  
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO  
 DRAWN: DAN CARON  
 QUOTE#: AUVAZ3M

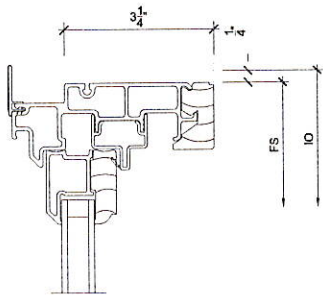
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CREATED: 08/29/2024 REVISION:

SHEET

2

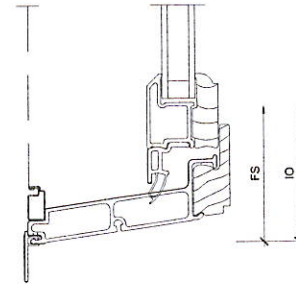
OF 4



1  
3

## Head

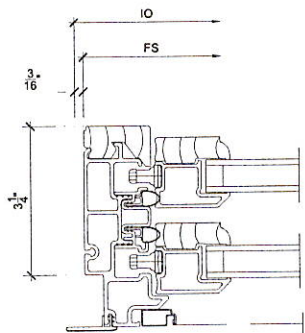
SCALE: 3" = 1'-0"



3  
3

## Sill

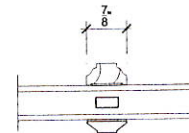
SCALE: 3" = 1'-0"



2  
3

## Jamb

SCALE: 3" = 1'-0"



4  
3

## Divided Lite

SCALE: 3" = 1'-0"



PROJ/JOB: David & Nancy Guertin / Elevate Insert windows  
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO  
 DRAWN: DAN CARON  
 QUOTE#: AUVAZ3M

PK VER: 0004.11.00

CREATED: 08/29/2024 REVISION:

SHEET

3

OF 4

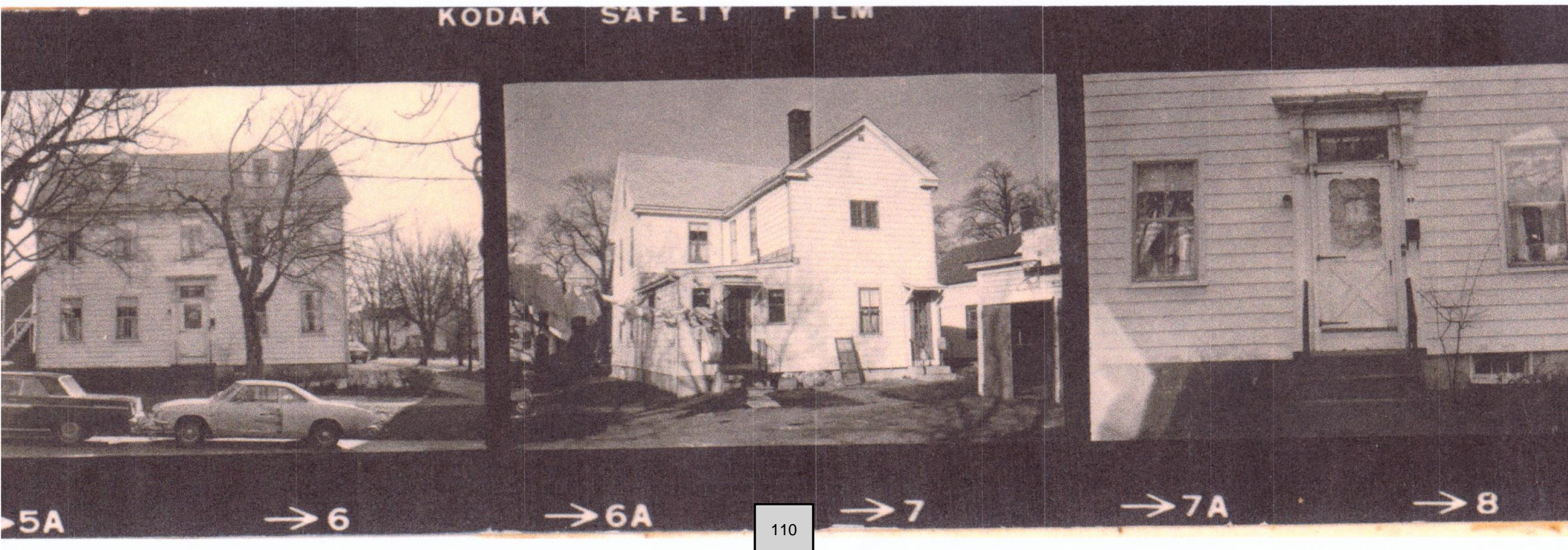
**58 Constitution Street New Windows****September 10, 2024**

Our c.1810/c.1870 plaque house has twenty one (21) windows that need to be replaced. The current windows are single glazed wood sash that were loosely fitted into existing sash openings thus needing metal storm windows. Records reflect they were installed in the 1990s. Pictures obtained from Historical showed the prior (original?) windows were 2 over 2 double hung windows.

Last year we insulated the house through the RI Housing Energy Program and the house is noticeably warmer and even quieter. Next steps for energy efficiency now lead to window replacement for the purpose of enhancing not only the cosmetic presentation of the house, but also the functionality.

After research, we have selected the MARVIN ELEVATE series. We even noted that the Historic District Commission has approved these very windows in projects in town. The MARVIN ELEVATE series are fiberglass exterior construction and wood construction interior, double glazed with divided lights. We have chosen black for the exterior and painted white for the interior. We believe that after much research that this is the most suitable window that fits all the needs and requirements. Thank you for your consideration.







# Bristol Historic District Commission

## Application for Review of Proposed Work - Printable Application

HDC-24-146	Non-Contributing	September 12, 2024
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
399 Hope Street	10	28

Applicant	Applicant Phone	Applicant Email
Frank Munro	401 253 7717	

Property Owner (If Different from Applicant)	Owner Mailing Address
St Michael's Church	

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 a total of 6 windows with the same replacement size. Install two gates and fence along our western property line.

Property History
JOHN WILLARD RUSSELL HOUSE/St MICHAEL'S EPISCOPAL CHURCH OFFICE 1810: This is one of Bristol's many 2-1/2-story, 5 bay Federal houses, with two interior chimneys and a central-hall, 4-room floor plan. Russell (1770-1814) is noted for a series of letters to his wife written while he was at sea, compiled in the book The Romance of an Old Time Shipmaster, containing a detailed account of a slave voyage and comments on life in Bristol. Russell's wife died in 1811, and that same year he moved into this new house with his four children. After his death, the property was sold to Dr. Jabez Holmes. His descendants left the house to St. Michael's Church in 1919.

Building Survey Data	
RIHPHC ID #:	BRISoo662
HISTORIC NAME:	Russell, John Willard/Holmes, Dr Jabez, House; now St. MIchael's Parish Offices
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1810-11
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Entry porch roof balustrade removed.	

Frank Munro  
Applicant's Name – Printed  
Date: September 12, 2024

**Frank Munro**  
Applicant's Digital Signature



# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 7.

## Subject Property:

Parcel Number: 10-28  
CAMA Number: 10-28  
Property Address: 377 HOPE ST

Mailing Address: ST MICHAELS CHURCH P.O. BOX 414  
399 HOPE ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 10-16  
CAMA Number: 10-16  
Property Address: 417 HOPE ST

Mailing Address: 417 HOPE, LLC  
35 BOURNE LN  
BARRINGTON, RI 02806

Parcel Number: 10-17  
CAMA Number: 10-17  
Property Address: 11 JOHN ST

Mailing Address: 11 JOHN STREET, LLC  
11 JOHN ST  
BRISTOL, RI 02809

Parcel Number: 10-18  
CAMA Number: 10-18  
Property Address: 198 THAMES ST

Mailing Address: AZJ THAMES STREET, LLC  
198 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 10-19  
CAMA Number: 10-19  
Property Address: 5 JOHN ST

Mailing Address: AZJ JOHN STREET, LLC  
5 JOHN ST  
BRISTOL, RI 02809

Parcel Number: 10-22  
CAMA Number: 10-22  
Property Address: THAMES ST

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

Parcel Number: 10-23  
CAMA Number: 10-23  
Property Address: 409 HOPE ST

Mailing Address: REDMAN, SARAH M  
407-409 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 10-24  
CAMA Number: 10-24  
Property Address: 16 JOHN ST

Mailing Address: WHEET, KAREN R  
16 JOHN ST  
BRISTOL, RI 02809

Parcel Number: 10-25  
CAMA Number: 10-25  
Property Address: 14 JOHN ST

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

Parcel Number: 10-26  
CAMA Number: 10-26  
Property Address: JOHN ST

Mailing Address: TSL, LLC  
240 GANO ST  
PROVIDENCE, RI 02906

Parcel Number: 10-27  
CAMA Number: 10-27  
Property Address: THAMES ST

Mailing Address: TSL, LLC  
244 GANO ST  
PROVIDENCE, RI 02906



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 10-29 CAMA Number: 10-29 Property Address: 15 CHURCH ST	Mailing Address: VAN ALLEN APPELEYARD, DEBORAH 15 CHURCH ST BRISTOL, RI 02809
Parcel Number: 10-30 CAMA Number: 10-30 Property Address: 9 CHURCH ST	Mailing Address: NADALIN, DEAN A. ET UX MARY C. NADALIN 9 CHURCH ST. BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST 1A	Mailing Address: MCKAY, SUSAN ANDON, TRUSTEE SUSAN ANDON MCKAY LIVING TRUST 186 OAKLAND ST WELLESLEY, MA 02481
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST 2B	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST 3C	Mailing Address: THOMPSON, RICHARD J - TRUSTEE RICHARD J THOMPSON TRUST 423 HOPE ST, UNIT C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST 4D	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST 5E	Mailing Address: WARNER, GARY W & MURRAY, CATHERINE I JT PO BOX 808 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST 6F	Mailing Address: NICHOLSON, TODD & 423 HOPE ST UNIT 6F BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST 7G	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST 8H	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST 10J	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090
Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST 11K	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, Unit K BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST 12L	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST 13M	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST 14N	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, Unit UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST 16P	Mailing Address: BOWMAN, GREGORY W 423 HOPE ST, UNIT P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: JOHN ST 1	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: JOHN ST 2	Mailing Address: TOPPA, JOHNA M 44 LINCOLN AVE ATTLEBORO, MA 02703
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST 1	Mailing Address: POLLOCK, JORDAN 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST 2	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST 21U	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST 22V	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC C/O ACROPOLIS PROPERTY MANAGEMENT 423 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-31 CAMA Number: 10-31 Property Address: 162 THAMES ST	Mailing Address: 162 THAMES ST., LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 10-32 CAMA Number: 10-32 Property Address: THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST, STE 303 MANCHESTER, NH 03101



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Parcel Number: 10-34 CAMA Number: 10-34 Property Address: 365 HOPE ST	Mailing Address: ST ALBANS ASSOCIATION, LLC. C/O RORY HANMER 125 SUNRISE DR BRISTOL, RI 02809
Parcel Number: 10-35 CAMA Number: 10-35 Property Address: 353 HOPE ST	Mailing Address: REMIERES, MARY LIFE ESTATE DONOVAN, SUSAN A. & DEGALLEY, 353 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-36 CAMA Number: 10-36 Property Address: 18 CHURCH ST	Mailing Address: ENGELL, BETH A. TOREY JT 18 CHURCH ST BRISTOL, RI 02809
Parcel Number: 10-37 CAMA Number: 10-37 Property Address: 12 CHURCH ST	Mailing Address: PYLE, BARBARA L, TRUSTEE-BARBARA L PYLE LIVING TRU 12 CHURCH ST BRISTOL, RI 02809
Parcel Number: 10-38 CAMA Number: 10-38 Property Address: 8 CHURCH ST	Mailing Address: DEVEAU, DEBRA A & BRAMWELL, STEVEN M JT 8 CHURCH ST BRISTOL, RI 02809
Parcel Number: 10-39 CAMA Number: 10-39 Property Address: 126 THAMES ST	Mailing Address: MCQUILKIN, JOHN S. GWENDA J. TE 126 THAMES ST BRISTOL, RI 02809
Parcel Number: 10-40 CAMA Number: 10-40 Property Address: 341 HOPE ST	Mailing Address: HOLMSTROM, GARRY CATHARINE C. TRST & GARY & CA 341 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-41 CAMA Number: 10-41 Property Address: THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST, STE 303 MANCHESTER, NH 03101
Parcel Number: 10-64 CAMA Number: 10-64 Property Address: JOHN ST	Mailing Address: 417 HOPE, LLC 35 BOURNE LN BARRINGTON, RI 02809
Parcel Number: 10-83 CAMA Number: 10-83 Property Address: 9.5 CHURCH ST	Mailing Address: HAMMOND, KURT R & CHANDRA W TE 2335 FORESTVIEW ROAD EVANSTON, IL 60201
Parcel Number: 14-107 CAMA Number: 14-107 Property Address: 38 CHURCH ST	Mailing Address: CAMPAGNA FAMILY, LP 15 LOW LANE BRISTOL, RI 02809
Parcel Number: 14-108 CAMA Number: 14-108 Property Address: 418 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 7.

Parcel Number: 14-24 CAMA Number: 14-24 Property Address: 448 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-26 CAMA Number: 14-26 Property Address: 9 COURT ST	Mailing Address: CARDINAL NORTHSTAR HOLDINGS, LLC 1 JACOBS POINT WARREN, RI 02885
Parcel Number: 14-45 CAMA Number: 14-45 Property Address: 10 COURT ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-46 CAMA Number: 14-46 Property Address: 39 CHURCH ST	Mailing Address: SCOTT, DONALD & MARCIA TE 39 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-47 CAMA Number: 14-47 Property Address: 400 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-48 CAMA Number: 14-48 Property Address: 35 CHURCH ST	Mailing Address: JACOBUS, ROBERT J & CAROLINE W TE 35 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-49 CAMA Number: 14-49 Property Address: 378 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-50 CAMA Number: 14-50 Property Address: 378 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-70 CAMA Number: 14-70 Property Address: 366 HOPE ST	Mailing Address: LEONARD PLACE LLC 385 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-71 CAMA Number: 14-71 Property Address: 344 HOPE ST	Mailing Address: JOHNSON, JOAN D TRUSTEE 344 HOPE STREET BRISTOL, RI 02809



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Town of Bristol, RI

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Page 1 of 1

Abbreviated Quote Report - Customer Pricing

QUOTE NAME  
ST MICHEALS

PROJECT NAME  
ST MICHEALS CHURCH

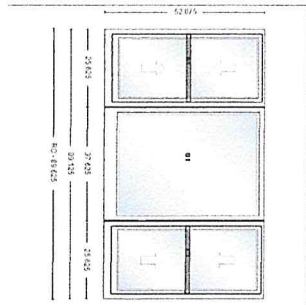
QUOTE NUMBER  
553193

CUSTOMER PO#

TRADE ID

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price		
200	15	AA - Fixed - AA	None Assigned	\$1,644.00	\$24,660.00		
RO Size = 89 5/8" x 52 7/8"							
Unit Size = 89 1/8" x 52 7/8"							
Mull: Factory Mull, Andersen Ribbon Mull, 1/8 Non Reinforced Material							
TW2042 - DHP3042 - TW2042, Unit, Unit 1, 3: 400 Series Double-Hung, Unit 2: 400 Series Picture Window-DH, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1, 3: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill Traditional, 1 Sash Locks White (Factory Applied), White/Lamb Liner, White, Full Screen, Aluminum							
Insect Screen 1: 400 Series Double-Hung, TW2042 Full Screen Aluminum White PN:1610114							
DHP Trim Kit: DHP3042 White - Painted PN:9162430							
Insect Screen 1: 400 Series Double-Hung, TW2042 Full Screen Aluminum White PN:1610114							
Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	A1	21.8750	21.7500	3.32000	
B1	0.29	0.33	C1	21.8750	21.7500	3.32000	
C1	0.3	0.31					

29.625

37.625

21.625

52.61625

118

3/24, 9:09 AM

IMG\_2330.jpg



IMG\_2333.jpg



<https://mail.google.com/mail/u/0/#inbox?projector=1>

9/12/24, 1:32 PM



**SOLD BY:**

Arnold Lumber Company Bristol  
PO Box 217  
West Kingston, RI 02892-0217  
Fax: 401-792-3610

**SOLD TO:**

QUOTE DATE
3/30/2021

**Abbreviated Quote Report - Customer Pricing**

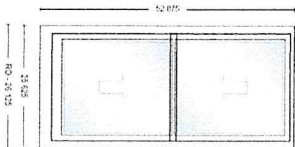
**QUOTE NAME**  
ST MICHEALS  
**ORDER NOTES:**  
**DELIVERY NOTES:**

**PROJECT NAME**  
ST MICHEALS CHURCH

**QUOTE NUMBER**  
553193

**CUSTOMER PO#**

**TRADE ID**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	AA	None Assigned	\$413.22	\$1,652.88
RO Size = 26 1/8" x 52 7/8"				Unit Size = 25 5/8" x 52 7/8"	

TW2042, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill  
Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW2042 Full Screen Aluminum White PN:1610114							
Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments
A1	0.3	0.31	A1	21.8750	21.7500	3.32000	

**Quote #:** 553193

**Print Date:** 3/30/2021 2:49:17 PM UTC

All Images Viewed from Exterior

Subject.png



2/24, 2:13 PM

IMG\_2955.jpg





# Bristol Historic District Commission

## Application for Review of Proposed Work - Printable Application

HDC-24-148	Contributing	September 13, 2024
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
186 Hope St	12	52

Applicant	Applicant Phone	Applicant Email
William Campbell	401 578 8017	casimom1@cox.net

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:
Remove rotting wood door, jamb, and frame on the East side of 2005 addition, 3 feet below grade, not easily visible from the street.
Replace with a fiberglass door, jam, and framing. See cut sheet attached.

Property History
N/A

Building Survey Data	
RIHPHC ID #:	BRIS00617
HISTORIC NAME:	Augevine, William H., House
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1915 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Deep porch has been added across majority of front elev., with front gable over entry door bay and details similar to original side porch.	

William Campbell  
Applicant's Name – Printed  
Date: September 13, 2024

**William K. Campbell Jr.**  
Applicant's Digital Signature



# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 8.

## Subject Property:

Parcel Number: 15-82  
CAMA Number: 15-82  
Property Address: 186 HOPE ST

Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S.  
CAMPBELL TE  
186 HOPE ST.  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 11-17  
CAMA Number: 11-17  
Property Address: 209 HOPE ST

Mailing Address: RODRIGUES, JOYCE C  
209 HOPE STREET  
BRISTOL, RI 02809

Parcel Number: 15-63  
CAMA Number: 15-63  
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,  
PAULA TRUSTEES (1/2) TC  
23 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-64  
CAMA Number: 15-64  
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M  
TE  
697 WEST END AVE, APT. 5-D  
NEW YORK, NY 10025

Parcel Number: 15-65  
CAMA Number: 15-65  
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN  
MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809

Parcel Number: 15-66  
CAMA Number: 15-66  
Property Address: 202 HOPE ST

Mailing Address: VANDEVENTER, BRENDAN P & MONICA  
R TE  
202 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 15-76  
CAMA Number: 15-76  
Property Address: 11 NOYES AVE

Mailing Address: READ, CLARA E & HURD, JAY B -  
TRUSTEES CLARA E READ & JAY B  
HURD TRUST  
11 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-77  
CAMA Number: 15-77  
Property Address: 23 BURTON ST

Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE  
23 BURTON ST  
BRISTOL, RI 02809

Parcel Number: 15-78  
CAMA Number: 15-78  
Property Address: 17 BURTON ST

Mailing Address: STEPHENS, MARK S & SUZETTE R TE  
17 BURTON ST  
BRISTOL, RI 02809

Parcel Number: 15-79  
CAMA Number: 15-79  
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE  
4 JAMIE LANE  
HOPKINTON, MA 01748

Parcel Number: 15-80  
CAMA Number: 15-80  
Property Address: 11 BURTON ST

Mailing Address: FORD, DAVID STRATTON, NANCY ETUX  
11 BURTON ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
September 24, 2024

Item 8.

Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809
Parcel Number: 16-42 CAMA Number: 16-42 Property Address: 169 HOPE ST	Mailing Address: FANTINI, JOANNE 12 GOULD ST NEWPORT, RI 02840
Parcel Number: 16-43 CAMA Number: 16-43 Property Address: HOPE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809



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# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 186 HOPE ST <b>ACRES:</b> 0.2533 <b>PARCEL ID:</b> 015-0082-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> CAMPBELL, WILLIAM K ETUX <b>CO - OWNER:</b> JUDITH S. CAMPBELL TE <b>MAILING ADDRESS:</b> 186 HOPE ST.  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 991	<b>BUILDING STYLE:</b> Colonial <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1899 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Wood Shngle <b>ROOF STYLE:</b> Gambrel <b>ROOF COVER:</b> Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
<b>SALE DATE:</b> 7/1/1996 <b>BOOK &amp; PAGE:</b> 581-2 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> SANTOLUPO, JOHN P.	<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 3 <b># OF FULL BATHS:</b> 3 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 2 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 4723 <b>FINISHED BUILDING AREA:</b> 2311 <b>BASEMENT AREA:</b> 1167 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$469,200 <b>YARD:</b> \$13,200 <b>BUILDING:</b> \$318,100 <b>TOTAL:</b> \$800,500	
SKETCH	PHOTO



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

9/24/2024

Property Information - Bristol, RI

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Page 1 of 1



Humphrey  
Building  
Supply

THIS  
ONE,  
OR

SIMILAR  
MATERIALS  
+  
PANEL/LITE  
DESIGN

### Configuration Options Hide

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Top Lite

- **Glass Type:** Clear
- **Glass Style:** Clear
- **Glazing Type:** Insert
- **Insulation:** Low E
- **Model:** S296-LE
- **Frame Material:** On-Guard-Primed
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Stainless Steel
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Mail Slot:** None
- **Sill Cover:** No
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 82"

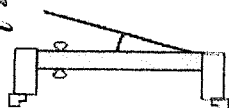
ULTRA JAM

FRP WRAP

CAMPBELL

15-82

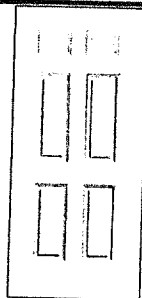
186 HOPE



EXTERIOR  
Right-Hand Inswing

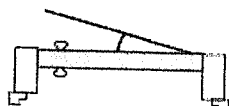
Smooth Star 36"x80" Single Door

819.50



THIS ONE, OR SIMILAR MATERIALS + PANEL/LITE DESIGN

### Configuration Options Hide



EXTERIOR  
Right-Hand Inswing

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ERP WRAP





