# TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda**
**Thursday, March 07, 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

Application packets can be found online at www.bristolri.gov/government/commissions/historic-district-commission/

1. **Pledge of Allegiance**

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

   1. **Review of February 1 Meeting Minutes**

   2. **Review of 203 High Street Site Visit Minutes**

   3. **Review of 70 Griswold Site Visit Minutes**

3. **Application Reviews**

   1. **23-177: Stephen Mello, 96 High St**

      Discuss and review of replacement of wood gutters with aluminum gutters on second story of house.

   2. **24-024: Stephen and Jennifer Mello, 94 High Street:**

      Discuss and Act on replacement of siding and replacement of wood gutters with aluminum to match existing.

   3. **23-181: Town of Bristol, 235 High Street:**

      Discuss and act on relocation of previously approved HVAC units on roof, installation of transformer, fence to shield units and transformer.

   4. **24-10: David Howe, 101 High St:**



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Discuss and act on installation of hot tub in rear yard of property

5. **24-12: Celine Keating & Mark Levy, 30 Summer Street:**

Discuss and act on replacement of window in kind.

6. **24-016: Elena Bao, 19 Byfield Street:**

Discuss and Act on Removal of chimney due to structural concerns and running vents through rear slope of roof.

7. **24-18: Bristol Middle Passage Port Marker Project, Independence Park (419-459 Thames St):**

Discuss and act on installation of proposed Bristol Middle Passage Port Marker Project, including monument consisting of three life-size bronze figures, stone benches, and pavers surrounding.

8. **24-19: Michael Sousa, 249 Hope St Unit 6:**

Discuss and act on installation of skylight on flat roof.

9. **24-22: Michael Rielly, 240 High St:**

Discuss and act on permeant installation/storage of the "Santa House" on Bristol State House property adjacent to Town Common.

10. **24-23: Mott & Chace Sotheby's International Realty, 317 Hope St:**

Discuss and Act on new exterior signage.

11. **24-025: Peggy Fredrick, 195 High Street:**

Discuss and act on removal of chimney, replacement of foundation, moving house back by four feet, and replacement of existing windows. Discussion only of additional plans for property not yet ready for commission vote.

12. **24-026: William Tihen, 90 High Street:**

Discuss and act on replacement of 3 skylights in-kind, Replace roofing on main house and garage in-kind

4. **Concept Review**

5. **Monitor Reports & Project Updates**

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

    1. **Re-Survey of the Bristol Waterfront National Register Historic District Progress Report**

7. **HDC Coordinator Approvals**

    1. **Administrative Approvals**

8. **Other Business**

9. **Adjourned**

# TOWN OF BRISTOL, RHODE ISLAND

## HISTORIC DISTRICT COMMISSION

**Historic District Commission Meeting Minutes**
**Thursday, February 1, 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

**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 are Lima, Millard, Church, Ponder, Toth, and Teitz

Absent are Allen, Bergenholtz, and Butler

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

2A. Review of minutes of the January 4, 2024 meeting.

Minutes reviewed.

Church: There is a typo on page 21, about halfway down after Andy's name it says "sur" and it should be "sure".

Maynard: Thank you. I will correct that.

Motion made by Church to approve the minutes of the meeting of January 4, 2024 as correct; Seconded by Millard.

Voting Yea: Lima, Ponder, Millard, and Church



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## 3. Application Reviews

3A. **23-175 5 Thames St, Robin Karian** Discuss and act on replacement of 6 Andersen 400 series windows in kind.

Jeff Ramos from Marsh Building present. Representing Robin Karian. Gave a letter of representation to Nick.

Ramos: We are proposing to change 6 windows in the house. There are Anderson 400 wood windows which are 22 years old and beyond their warranty. They have broken balances, sashes, rods, and seal failures. We are replacing them in kind with the same windows.

Lima: What is the lifespan of the windows? 15 years?

Ramos: 20yr. My experience is that they start failing after 10-15 years.

Lima: We are talking about quality and wood.

Ramos: These are rental properties, so they are not maintained as well as they should be.

Lima: Do we have a cut sheet?

Ramos: Yes. Here are some pictures of the exact windows on the house to be replaced. Four on the front and two on the left side.

Lima: Do we know the exact windows that are going to be replaced?

Toth: We can add these to the application.

Lima: Should I put an exhibit number on it?

Toth: Sure.

Church: Are they aluminum clad?

Ramos: Correct. Aluminum clad outside and wood on the inside.

Church: Just wanted it on the record.

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

Ramos: I have a question. Karian wants to replace a door eventually. If the existing door is fiberglass, can it be replaced in kind or does it have to be wood?

Lima: Whatever is there needs to be replaced in kind. You can check with Nick to see what has been done in the past.

Ponder: An application for that would still have to be presented.

Lima: See what is in the file with Nick to save yourself some aggravation.

Motion made by Ponder to approve the replacement of 6 windows as noted in the application with a finding of fact that the windows will be replaced in kind; Seconded by Church.

Voting Yea: Lima, Church, Ponder, and Millard

Secretary of Standards: #9

Project Monitor: John Allen

Toth: The green sheet will be available online.

Lima: Please put it in the front window of the house.

Ramos: Thank you.

3B. **23-181: 235 High Street, Town of Bristol** Discuss and act on relocation of previously approved HVAC units on roof onto ground locations, installation of transformer, fence to shield units and transformer.

Toth: This is to be continued to the March meeting.

Motion made by Church to continue the application to the March meeting; Seconded by Ponder

Voting Yea: Ponder, Millard, Lima, and Church

3C. **23-183: 88 Church St, Charles Cavalcante** Discuss and act on addition of screened in porch and roof for porch on rear deck of property.

James Tavares present representing the homeowners for the project.

Tavares: The project is basically a small roof at the back of the house over an existing deck. The deck is approximately 10x24 right now and the homeowner wants to screen in approximately half of the porch and to include a roof over the screened in portion. It would be an approximate 10x12 area.

Lima: Do we have a letter giving you permission to represent the homeowners?

Toth: I have it.

Lima: Please indicate in the minutes that we have it on file.

Maynard: I will do that.

Lima: This is at the back of house correct?

Tavares: Yes.

Lima: Do you have what the materials are?

Tavares: Yes.

Lima: Does anyone have questions?

Church: It will not be visible from the street. I wonder about the screen panels though. Are they custom?

Tavares: Yes.

Church: Are they wood frames and screen?

Tavares: Yes.

Church: Can they be taken down?

Tavares: Yes, by screws. They will just be screwed in.

Church: What is the construction of the post supporting the roof?

Tavares: 4x4 pressure treated timber wrapped with 1x6 lumber which is treated and will be painted.

Lima: So, the existing deck will not change?

Tavares: Correct.

Ponder: Okay.

Church: Will there be asphalt shingles on the roof?

Tavares: Correct.

Church: Is there going to be a door on the east elevation?

Tavares: Yes, just a screen door.

Church: There is nothing here to indicate what the door will be.

Tavares: There will be two screen doors, one on the east and one on the west elevation.

Church: Is it something that you are going to make or purchase?

Tavares: They are going to be made on site. It will be mahogany, dark with screen.

Lima: Anyone in the audience want to speak for or against this application?

Ponder: So, you are not changing anything on the house?

Tavares: Nothing on the house is changing. There is already a door there going into the house from the deck.

Motion made by Ponder to approve the application as presented to screen in a portion of the existing deck with a finding of fact that it is at the back of the house and will not be visible to the street; Seconded by Millard.

Voting Yea: Ponder, Lima, Church, and Millard

Secretary of Standards: #9

Project Monitor: Susan Church

Lima: When you get the approval from Nick, Susan's name and number will be on there. Feel free to give her a call. Please put the approval in the window at the front of the house so it is visible.

Toth: Make sure to pull any necessary permits.

3D. **24-06: 267 Thames St, TSL, LLC** Discuss and act on roof addition and gate to accommodate new HVAC mechanic units located over the service/dumpster area of DeWolf Tavern.

Spencer McComb present.

McComb: I am the Architect for this project. This is regarding the small section attached to DeWolf Tavern which is the dumpster and loading area. The reason for the work there is that the 2nd floor kitchen for the tavern has multiple air handlers that are ending their lifespan. The neighbors are complaining about the noise. Upgrades to the HVAC means we need two more air handlers to add more fresh air to the kitchen which is packed with equipment. We are here to get approval for screening for those pieces. The neighbors love the idea. This adds a covering for 1 1/2 stories up to the roof deck that covers the dumpster, coolers, etc., and this covers the view from above for the neighbors. It will hover next to the stone wall which is the true part of the DeWolf tavern. There are stories of that wall being hit by boats during hurricanes. We will have a top covering and gates. The gates will help screen the equipment and the unpleasant things coming in and out of the kitchen. There will be big driveway gates to screen it off. There are pictures of the current conditions and screen walls that are there now. It is hard to see it from anywhere except for the neighbors. The condo association is all for it.

Lima: With all of this stuff, does the fire chief inspect it because of where and what it is?

Toth: If it is required, it would go across the Chief's desk.

McComb: There will be a sprinkler system installed just in case.

Lima: Thank you.

Church: Please list the materials for the various components.

McComb: There will be clapboard on the screen wall. The deck is plywood which will be covered in a membrane and PVC. Trim bands that are on the edge will be wood or PVC.

Church: Has that been approved for other things?

McComb: This is a new section.

Church: What is the trim on the front, the same side but further east?

McComb: The edge of deck will have cedar clapboard on the seawall and there will be PVC which will be painted.

Lima: Inside?

Church: No, outside.

McComb: It will sit under the seawall so the trim should be PVC.

Church: That is the vertical trim on the left of the gates on that wall?

McComb: That is cedar which is already there.

Church: The other trim should be cedar on the gate.

McComb: The gate will probably be pressure treated and painted. It is a harsh area with the saltwater exposure and it gets banged up a lot. We want a sturdy product.

Church: My concern is with the PVC is that you made decide to come back later stating that since we let you use it on one area, why not on another.

McComb: It will be painted and fully dimensional so you would not be able to tell the difference.

Lima: Would it be anywhere else on the roof or just on the part of the roof that you have built on?

McComb: You can see in the details that the two lines that go to PVC trim are just a one-foot base above your head. It should be PVC.

Lima: I understand and kind of agree with PVC and with the water, wood would rot and not last very long.

Church: Is this setting a precedent for other parts of the building? Will they come back later and pull something?

McComb: The gate will be pressure treated pine and painted.

Church: Page A 1.0, that area is already constructed?

McComb: Yes, it is.

Lima: How far above is it?

McComb: It is 12ft high. Above will be a screen wall made of cedar.

Lima: I do not have a problem with it.

Ponder: Just put a finding of fact that it is on the water side so they cannot come back later.

Lima: Mary, any questions?

Millard: No. I agree with you.

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

Motion made by Ponder to approve the application as presented to add a new HVAC over the service dumpster area with a finding of fact that the Commission is allowing PVC trim on the water side only and that is not easily seen from the street; Seconded by Millard.

Voting Yea: Lima, Millard, Ponder, and Church

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please put the green sheet in the front window of the building.

Toth: It will be available online.

3E. **24-08: 70 Griswold Ave, Constance Laflamme** Discuss and act on raising of roofline by 24" to accommodate structural improvements and code compliant stairwell.

Toth: This application is to be continued to the next meeting due to an error in the application. This will be for a concept review only.

**4. Concept Review**

**I. 24-08: 70 Griswold Ave, Constance Laflamme** Concept reviews of renovations to property, including windows, French doors, garage doors, new roof shingle system, replacement of exterior doors, replacement of garage door, in-ground swimming pool, fencing around property

Constance LaFlamme, homeowner; Steven Ricci, Designer from the Avant Guard Design Group; Gordon Horton, Engineer; and Eric Malong as the Contractor from Avalon Design present.

Ricci: When we went through the house, structurally the house is in dire need of repair. In the center section of the house is the kitchen area. We were over that area of the house on the second floor. There were four of us and Constance's Labrador came into the room and started scratching his ear which made the whole floor vibrate so much we thought it was a tremor. We went downstairs and we looked through the whole house. Specifically, we saw that the structure 5½x5½ beam across the ceiling had no floor joists. It had dropped 3 inches in the center. We were lucky that it did not collapse. We put pump jacks in to lift the ceiling and hold it in place.

The beam is 80 inches and very low. It has to be raised to get a proper ceiling height. There are two bedrooms above the kitchen and Constance would lose those two rooms and would have no choice but to raise the roof to make it usable.

Lima: What is the maximum height after raising roof?

Ricci: 25ft to the ridge after construction.

Malong: It will still be lower than front roof.

Lima: We have a height limit, so I was just checking.

Ricci: The attic stairs are hard to get up as well. You have to go up so far then turn to avoid the rafters.

Toth: I have been there, and it is a head hitting hazard.

Ricci: The wood is bug infested and rotted. The rafters are terrible. We want to replace the entire roof and raise it 24 inches to make it more usable. The outside will be stripped and redone exactly how it is now. We would like to put Tesla shingles on the roof. The roof was done in 2012 when a two-car garage was built.

Lima: Is there a record of it?

Toth: It is in the file.

Ricci: The building inspection file was in the file. They are just regular asphalt shingles.

Malong: The proposal to raise the roof 24 inches will still sit below the main roof at the peak.

Ricci: Those are the two main things. At the back of the house there used to be a wicker sunroom. It has been pushed off the foundation and it is bowing. The wall needs to get stripped down to foundation to see what is going on. The sill is probably destroyed. Constance has a wish list of things she would like to do. French Doors on that side of the house and she is thinking of an inground pool in back.

Lima: Can this be seen from the street?

Ricci: No, there are wetlands near it so nothing can be seen. Those are the three structural problems. There are other things as you can see on rendering. Constance wants to put a porch around the right side of the house, but that part is known as the front door. She would like to wrap a porch down to the French doors. This is a wish list item. The inside of the house will be stripped down and everything that can be reused will be reused. We want to save as much as possible.

Toth: It is gorgeous in there.

Ricci: Some of the wood shifted and cracked. We will save what we can. Some steps in house are 10½ inch risers.

Lima: How long has it been since someone lived here.

Ricci: They recently just moved out and never did anything. The beams were stained. Where they are sagging, you can see where the stain was a different color on the beam. The garage door header on the two-car garage attached to house is a 16ft door and the header is 2x7. There is a huge bowing, and the baseboard has the same bowing upstairs. We want to take out the huge door and make two separate doors which will match the other door. Nothing faces the street.

Toth: I can confirm that nothing faces the street.

Ricci: We want to replace the short windows in the two bedrooms and replace them with wood to match the existing windows. Clapboards will be the same, and the shingles will be the same, and the foundation remains the same with the skirt boards.

Ponder: Are all of the shingles and clapboard far gone?

Ricci: Nothing matches.

Ponder: So, you are going to replace with same?

Ricci: Yes. There is a picture in your conference room that shows this house back then. It shows a door where there is not one now. We were shocked. It was a Dutch door.

Church: On that addition?

Ricci: Yes, on the center portion of the house.

Lima: I think looking at what is there I will say I am not too keen on putting on the porch because it might give a false sense of history. I am not too thrilled with that since you will be doing so much work to restore as it did look. I am not sure I would like that. Is there anyone from the State that may be available.

Toth: I have heard mixed things from the State about tax credits.

Lima: Have you asked about tax credits?

Ricci: No.

Teitz: Tax credits may not be available for single family homes.

Church: I am opposed to raising the roof. This building is a very significantly historical and architecturally contributing building to the district and there are not too many left. I am not sure if you are aware, 996 Hope Street has the same configuration, built by the same person, Simon Pierce. I think this house needs to be preserved the way it is. The State Historic Preservation Commission advised that this house should be considered for listing on the State and National Register of historic homes.

Constance: Who is “they”?

Church: The Rhode Island Historic Preservation Commission did a survey on the building, and it was their recommendation.

Constance: We have an 1800 house in California as well. We love the historic nature of the house. We want to make it livable, safe, and remain as original as possible. I appreciate any consideration about the roof.

Church: I would change the scale of the building.

Ricci: I agree about the main roof, but the center needs to be redone, and not without columns.

Millard: You have a classic 1790 house and when you make the changes, you are then turning the house into a colonial revival.

Constance: The structural piece is here. Shows images to the Commission. The structural piece here is coming down. This is the most important thing to raise. Needs to be raised up to 6ft high. The ceiling is coming down. This is a structural issue.

Ponder: Scrap the main structure of house.

Contance: If you do not like it, we will scrap it.

Millard: Inside they chronically under framed old houses, using steel beams or steel bonding with plates is one way to stabilize the roof.

Ricci: It is a 5½ inch beam in the kitchen which expands 14ft.

Millard: That can be fixed.

Ricci: If a steel beam is done, then you would have to do floor joists to hold it up.

Millard: No, steel plate on the sides of the beam would hold it.

Ricci: If we fix the floor, the minimum is 7, 7, 6. The two bedrooms above will lose ceiling height. They are already now less than 7ft.

Malong: 7/6 is code ceiling height.

Constance: If it structurally no good, we would have be up to code.

Gordon: In general, when you have a situation like this, to put steel plates on it, you have to apply some sort of a load to determine what is structurally required to make it safe. We have to turn to the building code. What sense would it make to design a new floor system that would not meet code. I did the preliminary numbers with the minimum depth we need assuming timber, and not considering steel, was 12 inches. The ceiling is already lower than what is the code minimum. The depth of the floor is 6 inches. To make that be up to the required occupancy loads, we

would be losing 6 inches above and it will not be utilized.

Church: Could you dig down?

Ricci: No, it is a concrete slab.

Constance: I hear what you are saying and want to make it as historically as possible, but this particular piece is the original kitchen area, and it is completely unlivable.

Millard: Interior steel does not matter; it is the exterior that would be the issue.

Constance: So, I beseech you on this. It makes almost 1/3 of the house unusable and we want to make it usable. We just need to have this extra room. This does not change the roof line of the home. This is just so the kitchen would be to code.

Millard: What is the date of the addition? 1793 for the main house and additions were done after that, I think.

Constance: I totally get it. We want to make this historical. This piece, pointing to an area on the pictures, here needs to be picked up so we can have a kitchen.

Church: How much height?

Ricci: I will lower it as much as possible.

Church: We will need the sketches. Did you find the lemon wood tree? It is the largest in America.

Constance: There is a maple tree that is the largest in Rhode Island. We contacted an arborist and had everything checked. We can give you a list of what was taken.

Church: There were gardens.

Contance: That is way in the back and there is an outbuilding that is on another property.

Catherine Zipf: I have a different set of concerns which might get us out of this problem. I prepared a report. There is a failure to understand the historic

post and beam house with mortis tendons which work with both compression and tension. When you have a sill wrapped around it operates like a rubber band in the sense that in addition to holding it together, it will collapse if snapped. The chimney stack is an integral part of the post and beam house. Given all of that, the roof line issue is dispensed. This is what that corner joint would look like, pointing to a picture in her report, and it would be a structural disaster. Raising the roof would also be a disaster. I get the condition issues. It can be remedied in other ways. It does not have to be rebuilt. Also, hollowing out of the chimney stack is not acceptable.

Ricci: It is a closet. We did not hollow it out.

Zipf: I do not see the flue on the new chimney. Also, you cannot remove the entry staircase. It is part of the charm. You need to keep the entry staircase in. The corner posts that are getting moved and cut in the interior renovations. You can get a second opinion on bowing. There are Preservation standards. You need to keep the original materials on the roof, not a Tesla roof. Also, the French doors are a violation of standards. Why are you replacing the clapboards when they can be repaired instead of being replaced. You do not need to gut the interior and then put it back. Also, I am fine with the porch. I understand that you have anxiety about being energy efficiency like the Tesla roof shingles, may I suggest solar panels. Post and beam houses breath so you are not going to seal up the building. A heat pump is a better choice. Interior designs of modern spaces are about larger spaces, but post and beam homes do not foster that. In this corner, showing imagines, you are losing a lot of structure, not going to go the way you think it will. I just don’t think you will get what you are looking for, it’s designed for smaller rooms.

Zipf: The possible idea is that the L-shaped addition is not particularly historic. You can rebuild the L and garage to whatever standards you want. If you want a large dining room, that is where you put it. If you want a master bedroom, that is where you can put it. The core of the house is the 1790 structure. That is important to preserve and leave alone. Most of this can be addressed with an addition. Take that L addition and do something different with it. Just leave the historic structure alone. The integrity

could not be higher, and I would beseech you as well to do as little as humanly possible. Do not take up the floors or take out the trim, etc.

Teitz: Please finish the concept review first and then Ms. Zipf can come back up.

Zipf: Living in it requires loving it the way it is.

Constance: The reason for the floorboards being removed is that they are very warped, and I have really bad vertigo, so it is necessary to have them fixed.

Toth: The construction on the inside is not under our jurisdiction.

Ricci: We will revise the plan as best we can and bring it down. That house should be condemned because of that floor. It needs to be fixed. We are not trying to spend her money foolishly. I will revise that section and send it to Nick. Please come to the house to see it so you understand the issue.

Lima: That was something I was going to say.

Toth: I will set up a site visit.

Ricci: Would the walkthrough be just the Commission or is it open to the public?

Lima: I do not want them to go through the trouble and then keep changing. Andy, can we do a site visit?

Teitz: I think since a site visit would be a good idea and you were invited you can do that. Formally a meeting of the Commission needs to be posted with the Secretary of State's office as a meeting. Technically, the public could attend but they do not.

Lima: I am not sure because if it is not safe to walk on it, should we go in? We just cannot go on the property individually. We need your legal permission. I need to see what you are talking about.

Teitz: With any plan to replace windows, that would be justifiable for site visit. Reserve your decision about the HDC not having jurisdiction over the interior, however; changes that would change the exterior, like a chimney issue, that is the sort of

thing that would be. It appears that from the State study the last addition is the 1900 L addition. With that information on that L addition, then it does make more sense that there would not be a problem replacing that completely which would allow you to do whatever you want and keep with the scale. That might be a way to accomplish everything. Please find out more information about the L.

Ziph: We can volunteer Ray for that. If it is a concrete slab, it may be more like 1910. I get the issue, but I am worried. A similar incident happened in Newport and the building fell apart.

Constance: We want to take care of this house and grounds. The trees that are getting cut down are falling apart. I really appreciate everything you are saying and that you appreciate what we are trying to do.

Zipf: This is not something that we come across every day, but construction is different on this house.

Constance: Thank you.

Ricci: Just want to address the issue about the chimney. The chimney is a closet where a bathroom is going in. We are not changing the chimney.

Ziph: Some things you said tonight are different than what I thought were on your plans. You want to remove as little as possible and keep as much historically as possible.

Lima: We would probably do a site visit and even do another concept review after you have gotten more information and checked things out so when you get to the point of doing the work, you are ready. There are enough people in the preservation community with expertise that you can draw upon. I think with some other people with a background in history would help you to get to the point where you need to be without jumping through 15 hoops. This is never going to be simple. We are more than happy to assist you. We would certainly welcome this. We want to see what you are talking about. Nick, please set up a site visit. Also, there are other people that you can pick their brains for information.

Zipf: I have names I can recommend.

Toth: We will put this on for the March meeting.

Lima: We will do it before the next meeting.

Toth: I will set it up for later in February.

Lima: As soon as we can get it done.

Church: Are you living in the house now?

Constance: No. I am actually in Maine, but we probably will be out in San Fransisco as well.

Toth: Steve, there will be a lot of windows that will be repaired not replaced so we will set up as soon as possible.

Ponder: What is your timeline?

Constance: As soon as possible, as soon as it is approved.

Ponder: Thanks for already knowing that we do not want to touch the main house.

Ricci: We can work together.

Church: So, you are okay with solar panels?

Constance: I thought that was a no go.

Teitz: It is possible since they are removable.

Contance: I live next to a Tesla engineer, so it is a very interesting product.

Teitz: Please present the information on it. If they are airtight and trap moisture, it may make things worse. Generally, we are okay with solar panels because they are removable and if they are not visible from the road.

Constance: I just want to be energy efficient. Thank you.

Teitz: If you put in a new addition on the L, that would be a good spot to do this.

Lima: If you have the Telsa roofing product, please bring choices for a visual. It helps.

Constance: I would rather have solar panels because they are removable. I was not aware that it could be used.

Ponder: I do not mind if you raise the roof in the back on the addition.

Lima: Thank you for saving the house. Nick will be in touch. It is easier to give too much information than not enough. It keeps us moving forward.

Constance: Would a deck be okay on the back?

Lima: Bring choices of materials as much as possible.

Constance: At the next meeting?

Lima: Correct.

Church: And sketches to scale.

**5. Monitor Reports & Project Updates**

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

**7. HDC Coordinator Approvals**

**1. Administrative Approvals**

**8. Other Business**

Toth: I am working on the CLG grant. Expect a copy of the status report from the resurvey just came in today.

Lima: Oh good.

Millard: What status report?

Church: They are looking at everything again about the district.

**9. Adjourned at 8:32p.m.**

# TOWN OF BRISTOL, RHODE ISLAND

## HISTORIC DISTRICT COMMISSION

**Historic District Commission Meeting Minutes**
**Tuesday, January 23, 2024**
**203 High St, 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

Present: Oryann Lima, Susan Church, Christopher Ponder, John Allen

Staff Present: Nicholas Toth, Amy Goins

Meeting Called to order at 203 High Street, Bristol RI at 11:00 AM.

Presenting was CAROL ORPHANIDES, property owner.

Orphanides requested 8 windows on High Street and Byfield Street elevations be allowed to be replaced. The current windows are drafty, and Orphanides noted that at age 77, she was hoping to do as much as possible to improve the property before leaving it to her children.

Commissioner Lima noted that the windows were not in terrible condition, and suggested new storm windows, which do not require an application. Lima also noted repair may be cheaper.

Commissioner Allen concurred that the windows were repairable, bit noted they were not particularly old nor were they historic. Allen also noted that it may be worth considering new storm windows.

Commissioner Church noted that several local companies could help the applicant with repairs or storm windows, and that there were resources available for this.

Commissioner Ponder noted that the applicant may want to consider looking at the window frames.

The Applicant took this under consideration, but noted that if allowed to she would still opt to replace. The commissioners

agreed that repair was possible, however they concurred that since the windows were not historically significant or particularly old that there was no reason to deny replacement.

Motion Made by John Allen, Seconded by Christopher Ponder

Motion to approve application #23-155 for 203 High St to replace 8 windows as presented with Anderson clad windows provided cladding is Fibrex or Aluminum, Finding of Fact while windows are not in poor condition, they are neither historically significant nor particularly old. Secretary of Interior Standard #9, Commissioner Ponder to be project monitor.

Voting Yea: Allen, Ponder, Church, Lima

Voting Nay: None

Motion carries.

Meeting adjourned 11:25AM

HDC Chair Signature:_____

# TOWN OF BRISTOL, RHODE ISLAND

## HISTORIC DISTRICT COMMISSION

**Historic District Commission Meeting Minutes**
**Friday, February 9, 2024**
**70 Griswold Ave, 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

Present: Oryann Lima, Susan Church, Mary Millard, John Allen

Staff Present: Nicholas Toth, Stephen Greenleaf

Applicants Present: Steven Ricci (Architect), Gordon Horton (Engineer), Erik Malong (Contractor)

Meeting Called to order at 70 Griswold Ave, Bristol RI at 9:05 AM.

Commissioners came to the site to conduct a fact-finding mission to better understand plans presented at the February 1 2024 Historic District Commission meeting. Commissioners, after observing the exterior of the home, were brought into the area where raising the roof has been proposed to accommodate additional structural work. This section contains the Kitchen, and has a low ceiling with exposed beams, which have sagged approximately 3 inches over time. At present the ceiling and above floor are held up with pump jacks. Commissioner Millard noted that the section of the house needed to be dated, as it appeared to be as old as the main 1790s house based on construction and the fireplace. Commissioners questioned how the new proposed roofline would appear from the street and how it would mesh with the rest of the home. More historical information was encouraged and contact with the RI Historic Commission was encouraged.

Commissioners toured the rest of the house and property to observe conditions, however no action was taken as all interior changes are not under HDC prevue.

Meeting adjourned 9:58 AM.

HDC Chair Signature:_____

**HDC-23-177**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 96 High St

2. Plat # 20 Lot # 48

3. a. Applicant: Stephen Mello/Jennifer Mello

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

**Mailing Address:**

Phone: (401)369-2008 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

To replace rotting wood gutters with aluminum gutters the second story of the house. There were existing lower aluminum gutters in the back of the house tha were in place before we bought the house.

7. Property History

Stephen Mello/Jennifer Mello *Jennifer W. Mello*

**Applicant's Name – Printed** **Applicant's Signature**

Date: December 15, 2023

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 96 94 HIGH ST
**ACRES:** 0.1791
**PARCEL ID:** 20 47
**LAND USE CODE:** 02
**CONDO COMPLEX:**
**OWNER:** MELLO, STEPHEN A.
**CO - OWNER:**
**MAILING ADDRESS:** PO BOX 522

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 1428

## SALE INFORMATION

**SALE DATE:** 9/2/2011
**BOOK & PAGE:** 1610-326
**SALE PRICE:** 377,500
**SALE DESCRIPTION:**
**SELLER:** HERRESHOFF, HALSEY C &

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 5885
**FINISHED BUILDING AREA:** 3579
**BASEMENT AREA:**
**# OF PRINCIPAL BUILDINGS:** 2

## ASSESSED VALUES

**LAND:** $239,400
**YARD:** $0
**BUILDING:** $462,900
**TOTAL:** $702,300

## BUILDING EXTERIOR

**BUILDING STYLE:** Cape
**UNITS:** 4
**YEAR BUILT:** 1950
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Wood Shngle
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

**INTERIOR WALL:** Drywall
**FLOOR COVER:** Hardwood
**HEAT TYPE:** BB Hot Water
**FUEL TYPE:** Oil
**PERCENT A/C:** False
**# OF ROOMS:** 28
**# OF BEDROOMS:** 10
**# OF FULL BATHS:** 1
**# OF HALF BATHS:** 0
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**# OF KITCHENS:** 1
**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 0
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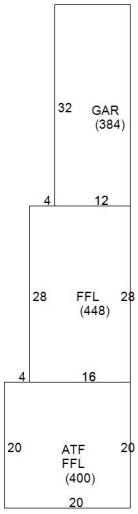
## SKETCH




## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 27, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 20-47 | Mailing Address: | MELLO, STEPHEN A. |
| CAMA Number: | 20-47 | | PO BOX 522 |
| Property Address: | 96 94 HIGH ST | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-58 | Mailing Address: | YOUNG, CHRISTOPHER M & LAUREN R TE |
| CAMA Number: | 15-58 | | PO BOX 215 |
| Property Address: | 111 HIGH ST | | BARTON, VT 05822 |
| Parcel Number: | 15-59 | Mailing Address: | MELLO, JOSEPH A. |
| CAMA Number: | 15-59 | | 107 HIGH STREET |
| Property Address: | 107 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-60 | Mailing Address: | LAVOIE, ROXANNE L. |
| CAMA Number: | 15-60 | | 24 NOYES AVE |
| Property Address: | 24 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-67 | Mailing Address: | HOWE, DAVID & KATHLEEN TE |
| CAMA Number: | 15-67 | | 101 HIGH ST |
| Property Address: | 101 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-69 | Mailing Address: | BENEVIDES, JOSEPH E. |
| CAMA Number: | 15-69 | | 23 AMBROSE DRIVE |
| Property Address: | 95 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-70 | Mailing Address: | CAITO, DOUGLAS A. & ELIZABETH S. TE |
| CAMA Number: | 15-70 | | |
| Property Address: | 93 HIGH ST | | 93 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-71 | Mailing Address: | AYERLE, ROBERT A. & CHRISTINE |
| CAMA Number: | 15-71 | | 725 SKIPPACK PK STE 340 |
| Property Address: | 87 HIGH ST | | BLUE BELL, PA 19422-1752 |
| Parcel Number: | 15-72 | Mailing Address: | BROUGHAL, KELLY & MEANDRO, TIMOTHY TE |
| CAMA Number: | 15-72 | | 37 BURTON ST |
| Property Address: | 37 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-73 | Mailing Address: | OLIVER, JOHN S. |
| CAMA Number: | 15-73 | | 35 BURTON ST |
| Property Address: | 35 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-1 | Mailing Address: | JACOBS, DAVID LAURA TE |
| CAMA Number: | 16-1 | | 85 HIGH ST |
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Bristol, RI
February 27, 2024

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| Property Address: | 36 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-31 | Mailing Address: | COLLINS, HARRIET M. (ESTATE) |
| CAMA Number: | 20-31 | | 22 COTTAGE ST |
| Property Address: | 22 COTTAGE ST | | BRISTOL, RI 02809 |
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| CAMA Number: | 20-32 | | 18 COTTAGE ST |
| Property Address: | 18 COTTAGE ST | | BRISTOL, RI 02809 |
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| CAMA Number: | 20-33 | | 110 HIGH ST |
| Property Address: | 110 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-34 | Mailing Address: | FORREST,JOHN L. KATHRYN M.ETUX TE |
| CAMA Number: | 20-34 | | 106 HIGH ST |
| Property Address: | 106 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-42 | Mailing Address: | BARRY, GEORGE F. ET UX LISA-ANN |
| CAMA Number: | 20-42 | | 69 BURTON STREET |
| Property Address: | 69 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-43 | Mailing Address: | ARRUDA, SANDREA J TRUSTEE |
| CAMA Number: | 20-43 | | 63 BURTON ST |
| Property Address: | 63 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-44 | Mailing Address: | KULKARNI, VIKRAM N & CLAIR, KATHERINE J TE |
| CAMA Number: | 20-44 | | 59 BURTON ST |
| Property Address: | 59 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-45 | Mailing Address: | KURCON, PHILIP M & EILEEN M |
| CAMA Number: | 20-45 | | 57 BURTON STREET |
| Property Address: | 57 BURTON ST | | BRISTOL, RI 02809 |
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| CAMA Number: | 20-46 | | 11 HOPE ST |
| Property Address: | 100 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-48 | Mailing Address: | MURRAY, ROBERT F. |
| CAMA Number: | 20-48 | | 53 BURTON ST |
| Property Address: | 53 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-49 | Mailing Address: | TIHEN, WILLIAM S. CAROL H. |
| CAMA Number: | 20-49 | | 90 HIGH STREET |
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February 27, 2024

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| Property Address: | 68 BURTON ST | | |
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| Property Address: | 60 BURTON ST | | |
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| Property Address: | 65 BURTON ST | | |

**HDC-24-24**

## Bristol Historic District Co

Application for review of pro

1. Property Address (Street & No.) 94 High St

2. Plat # 20 Lot # 48

3. a. Applicant: Stephen Mello/Jennifer Mello

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

**Mailing Address:**

Phone: 4013692008 Email: stephenmello@gmail.com/jenmellori@gmail.c

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

1) To remove deteriorating Texture 111 siding (see picture) and replace with red cedar wood shingles. 2) T

with an aluminum gutter that will match the gutter that is existing on the structure. 3) To repair/replace c

7. Property History

Stephen Mello/Jennifer Mello *Jennifer W. Mello*

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 15, 2024

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# CAI Property Card

Town of Bristol, RI

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**LAND USE CODE:** 02
**CONDO COMPLEX:**
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**CO - OWNER:**
**MAILING ADDRESS:** PO BOX 522

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 1428

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**SALE PRICE:** 377,500
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**SELLER:** HERRESHOFF, HALSEY C &

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**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 0
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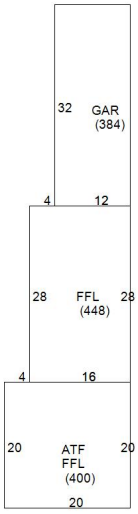
## SKETCH




## PHOTO

SEAMLESS ALUMINUM GUTTERS AND DOWNSPO
GUTTERS APPROX: 130'
DOWNSPOUTS APPROX: 120'
HANGING SYSTEM: BAR HANGERS
COLOR: WHITE
GUTTER GAUGE: .032
RESIDENTIAL: THIS IS FOR RESIDENTIAL
MITERS: 10

# HDC-23-181

## Bristol Historic District Co

Application for review of pro

1. Property Address (Street & No.) 235 High Street

2. Plat # 14 Lot # 27

3. a. Applicant: Town of Bristol

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

**Mailing Address: 10 Court Street, Bristol, RI 02809**

Phone: 2537000 Email: dwilliamson@bristolri.gov

4. a. Architect/Draftsman: Chistine Shea

Phone: 401-861-1600 Email: christines@brewsterthornton.com

b. Contractor: Maron Construction

Phone: Email: dmaron@mccri.com

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Approval needed to relocate previously approved HVAC units on the roof to alternate locations on adjacn
conditions in the field. Existing structural roof conditions uncovered during construction would require si
outweigh costs to relocate the units. We also need direction on HDC requirements for fencing needed aro

7. Property History

Town of Bristol *Christine Shea*

**Applicant's Name – Printed** **Applicant's Signature**

Date: December 19, 2023

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 235 HIGH ST
**ACRES:** 0.4337
**PARCEL ID:** 14 27
**LAND USE CODE:** 79
**CONDO COMPLEX:**
**OWNER:** REYNOLDS SCHOOL
**CO - OWNER:** C/O BRISTOL SCHOOL DEPT
**MAILING ADDRESS:** 151 STATE ST

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 824

## SALE INFORMATION

**SALE DATE:** 1/1/1916
**BOOK & PAGE:** 75-513
**SALE PRICE:** 0
**SALE DESCRIPTION:**
**SELLER:** TOWN OF BRISTOL

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 31290
**FINISHED BUILDING AREA:** 20860
**BASEMENT AREA:** 10430
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $494,900
**YARD:** $11,800
**BUILDING:** $2,417,900
**TOTAL:** $2,924,600

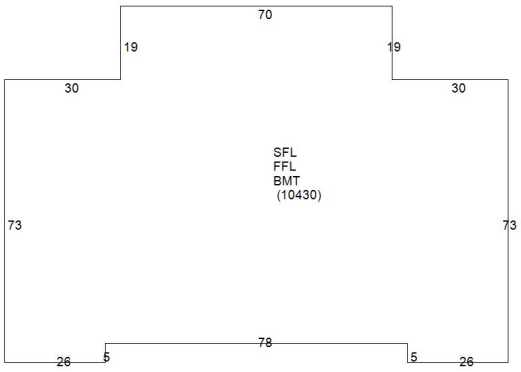
## BUILDING EXTERIOR

**BUILDING STYLE:** Schools
**UNITS:** 1
**YEAR BUILT:** 1900
**FRAME:** Masonry
**EXTERIOR WALL COVER:** Brick
**ROOF STYLE:** Flat
**ROOF COVER:** Tar & Gravel

## BUILDING INTERIOR

**INTERIOR WALL:** Plaster
**FLOOR COVER:**
**HEAT TYPE:** BB Hot Water
**FUEL TYPE:** Oil
**PERCENT A/C:** False
**# OF ROOMS:** 0
**# OF BEDROOMS:** 0
**# OF FULL BATHS:** 0
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 41
**# OF KITCHENS:** 0
**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH




## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 14-27 | Mailing Address: | REYNOLDS SCHOOL C/O BRISTOL SCHOOL DEPT<br>151 STATE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-27 | | |
| Property Address: | 235 HIGH ST | | |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 14-10 | Mailing Address: | MORRELL, MICHAEL F CAROLE M TE<br>106 STATE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-10 | | |
| Property Address: | 106 STATE ST | | |
| Parcel Number: | 14-105 | Mailing Address: | TOWN OF BRISTOL<br>10 COURT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-105 | | |
| Property Address: | CHURCH ST | | |
| Parcel Number: | 14-11 | Mailing Address: | WORDELL, SEBASTIAN J<br>51 UNION STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-11 | | |
| Property Address: | 61 COURT ST | | |
| Parcel Number: | 14-13 | Mailing Address: | NASSIMS PROPERTIES, LLC<br>396 NANAQUAKET RD<br>TIVERTON, RI 02878 |
| CAMA Number: | 14-13 | | |
| Property Address: | 59 COURT ST | | |
| Parcel Number: | 14-15 | Mailing Address: | NASSIMS PROPERTIES, LLC<br>396 NANAQUAKET RD<br>TIVERTON, RI 02878 |
| CAMA Number: | 14-15 | | |
| Property Address: | 55 COURT ST | | |
| Parcel Number: | 14-2 | Mailing Address: | PARELLA, JENNIE LE PARELLA, MARY<br>249 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-2 | | |
| Property Address: | HIGH ST | | |
| Parcel Number: | 14-28 | Mailing Address: | TORTORICE, ANN MARIE, TRUSTEE<br>TORTORICE LIV TRST 11<br>43 BYFIELD ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-28 | | |
| Property Address: | 73 CHURCH ST | | |
| Parcel Number: | 14-29 | Mailing Address: | FITCH, JEFFERY & CHERYLANNE TE<br>645 STEPHEN RD<br>BURBANK, CA 91504 |
| CAMA Number: | 14-29 | | |
| Property Address: | 69 CHURCH ST | | |
| Parcel Number: | 14-3 | Mailing Address: | PARELLA, JENNIE LE PARELLA, MARY<br>249 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-3 | | |
| Property Address: | 249 HIGH ST | | |
| Parcel Number: | 14-30 | Mailing Address: | NUNES INVESTMENTS, LLC<br>81 CHESTNUT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-30 | | |
| Property Address: | 2 SCHOOL CT | | |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| 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: | 14-33 | Mailing Address: | NUNES INVESTMENTS, LLC |
| CAMA Number: | 14-33 | | 81 CHESTNUT ST |
| Property Address: | 62 COURT ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-34 | Mailing Address: | NUNES INVESTMENTS, LLC |
| CAMA Number: | 14-34 | | 81 CHESTNUT ST |
| Property Address: | 7 SCHOOL CT | | 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: | 14-36 | Mailing Address: | MCKENNA, ROBERT W & DONNA M |
| CAMA Number: | 14-36 | | TRUSTEES |
| Property Address: | 60 COURT ST | | 62 KINGSWOOD RD |
| | | | 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: | 14-38 | Mailing Address: | ZNAMIROWSKI, PAUL A. JR. |
| CAMA Number: | 14-38 | | 56 COURT ST |
| Property Address: | 56 COURT ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-39 | Mailing Address: | DAVIDSON, JOSHUA B & KATHERINE N |
| CAMA Number: | 14-39 | | TE |
| Property Address: | 51 CHURCH ST | | 51 CHURCH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-4 | Mailing Address: | BURNHAM, H. BENNETT III |
| CAMA Number: | 14-4 | | 33 CENTRAL ST |
| Property Address: | 245 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-5 | Mailing Address: | BURTON STREET PROPERTIES, LLC |
| CAMA Number: | 14-5 | | 490 RIVERSIDE DR |
| Property Address: | 241 HIGH ST | | TIVERTON, RI 02878 |
| Parcel Number: | 14-51 | Mailing Address: | TOWN OF BRISTOL |
| CAMA Number: | 14-51 | | 10 COURT ST |
| Property Address: | 72 CHURCH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

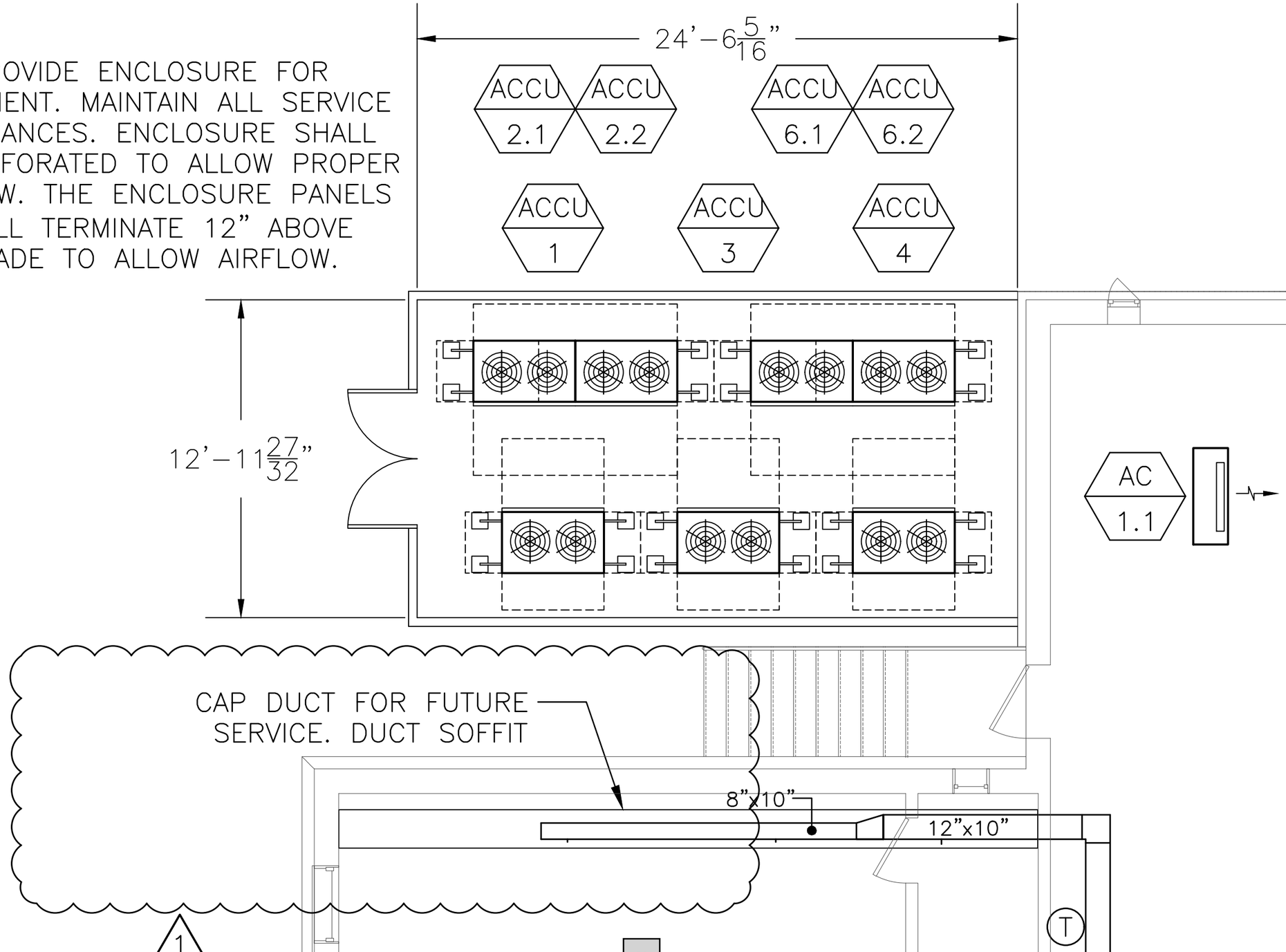
| | | | |
|---|---|---|---|
| Parcel Number: | 14-52 | Mailing Address: | TORTORICE, ANN MARIE, TRUSTEE<br>TORTORICE LIV TRST 11<br>43 BYFIELD ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-52 | | |
| Property Address: | 213 HIGH ST | | |
| Parcel Number: | 14-53 | Mailing Address: | CHEVRA AGUDAS ACHIM AKA<br>CONGREGATIONAL CHEVRA<br>205 HIGH STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-53 | | |
| Property Address: | 205 HIGH ST | | |
| Parcel Number: | 14-55 | Mailing Address: | NUNES INVESTMENTS, LLC<br>81 CHESTNUT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-55 | | |
| Property Address: | 74 CHURCH ST | | |
| Parcel Number: | 14-57 | Mailing Address: | DEL NERO, PAUL A. ETUX TE DEL<br>NERO, CATHY ROBERTSON<br>PO BOX 742<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-57 | | |
| Property Address: | 64 CHURCH ST | | |
| Parcel Number: | 14-59 | Mailing Address: | WHEET, KAREN R<br>60 CHURCH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-59 | | |
| Property Address: | 60 CHURCH ST | | |
| Parcel Number: | 14-7 | Mailing Address: | PIRRI, ROBERT E. & JULIE A.<br>108 STATE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-7 | | |
| Property Address: | 108 STATE ST | | |
| Parcel Number: | 14-8 | Mailing Address: | SCHOREN ENTERPRISES, LLC<br>Kimberly Walsh-Sorensen 20952 Monarch Lane<br>Huntington Beach, CA 92646-5554 |
| CAMA Number: | 14-8 | | |
| Property Address: | 69 COURT ST | | |
| Parcel Number: | 14-9 | Mailing Address: | 65 COURT STREET, LLC<br>5 PROSPECT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-9 | | |
| Property Address: | 65 COURT ST | | |
| Parcel Number: | 18-51 | Mailing Address: | TOWN OF BRISTOL<br>10 COURT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 18-51 | | |
| Property Address: | 220 HIGH ST | | |
| Parcel Number: | 18-56 | Mailing Address: | BRISTOL STATE HOUSE FOUNDATION<br>PO BOX 383<br>BRISTOL, RI 02809 |
| CAMA Number: | 18-56 | | |
| Property Address: | 240 HIGH ST | | |
| Parcel Number: | 19-12 | Mailing Address: | CAVALCONTE, CHARLES C. CHERYL D.<br>88 CHURCH STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-12 | | |
| Property Address: | 88 CHURCH ST | | |
| Parcel Number: | 19-13 | Mailing Address: | HASLEHURST, ERICH E & SWEENEY<br>TIMOTHY E TE<br>82 CHURCH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-13 | | |
| Property Address: | 82 CHURCH ST | | |

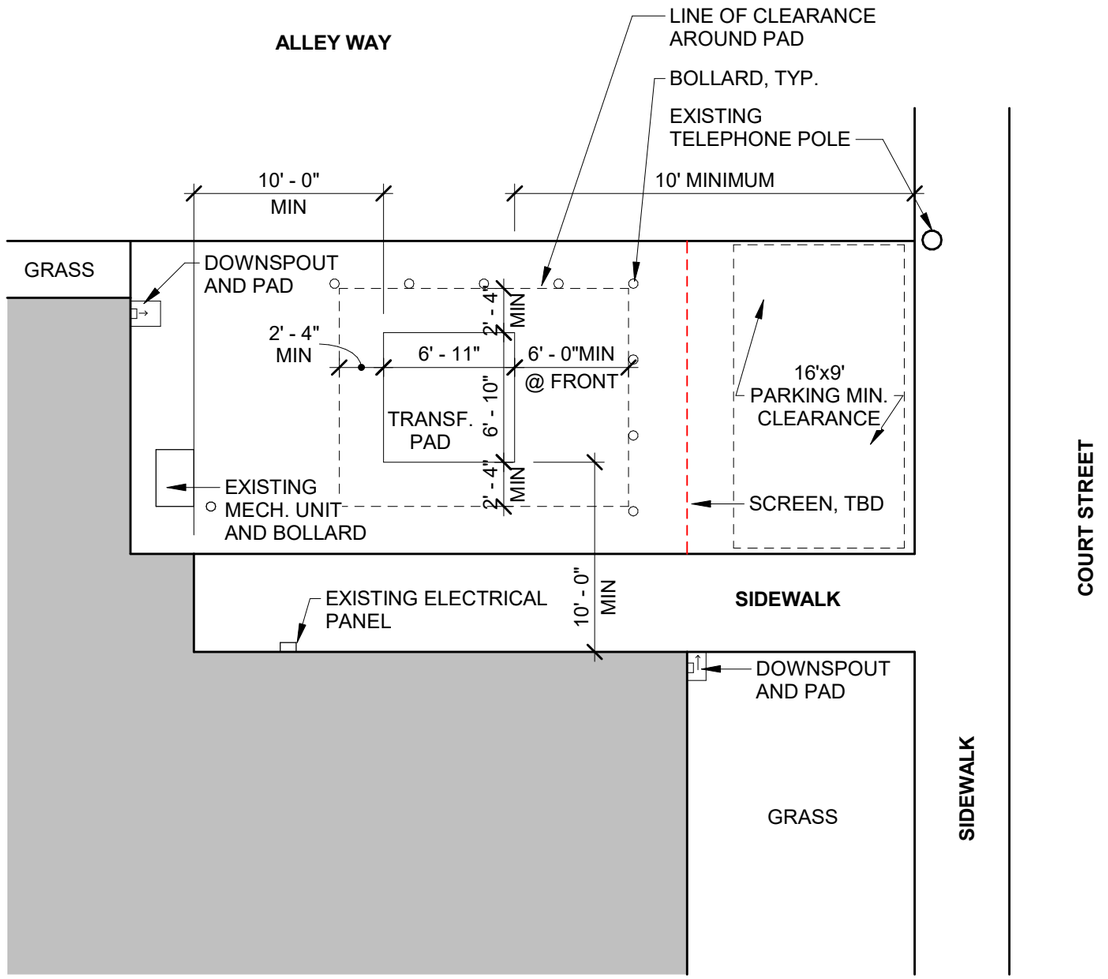
# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 19-14 | Mailing Address: | PARE, DAVID G. |
| CAMA Number: | 19-14 | | 14 BOWEN ST |
| Property Address: | 210 HIGH ST | | BOSTON, MA 01583 |

PROVIDE ENCLOSURE FOR EQUIPMENT. MAINTAIN ALL SERVICE CLEARANCES. ENCLOSURE SHALL BE PERFORATED TO ALLOW PROPER AIRFLOW. THE ENCLOSURE PANELS SHALL TERMINATE 12" ABOVE GRADE TO ALLOW AIRFLOW.



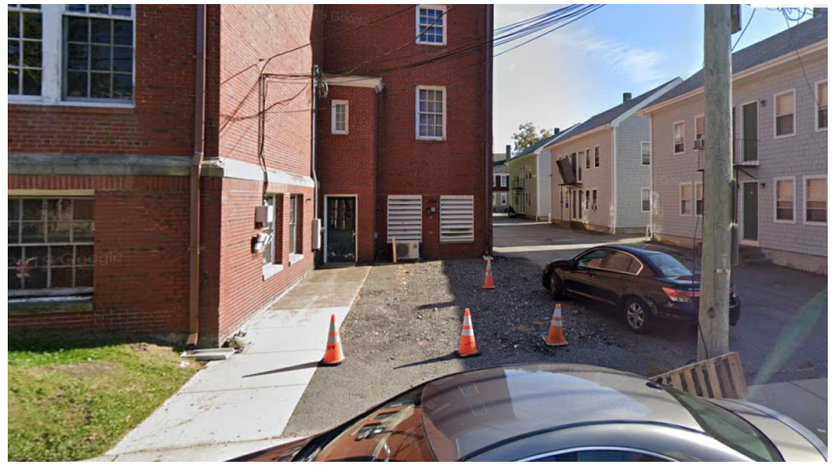



1 SKA-1 SITE PLAN

DRAFT

# NOTES

1. CONTRACTOR TO COORDINATE WITH DIGSAFE TO IDENTIFY ANY EXISTING UNDERGROUND UTILITIES.
2. CONTRACTOR TO OBTAIN ALL REQUIRED APPLICABLE PERMITS.
3. AN AREA MEASURING 10'-0" FROM ANY POINT OF THE TRANOFMER PAD SHALL BE KEPT FREE OF ALL BURIED WATERLINES, STORM DRAINAGE LINES, GAS LINES, OTHER ELECTRIC LINES, UNDERGROUND FUEL STORAGE, ABOVE GROUND FIRE HYDRANTS, CELL TOWERS, OR ENCLOSED GENERATORS.
4.AN AREA MEASURING 25'-0" FROM ANY POINT OF THE TRANSFORMER PAD SHALL BE KEPT FREE OF ALL EXPOSED WATER LINES, GAS PIPING, SEWER LINES, OPEN CONDUCTOR ELECTRIC LINES, ABOVE GRADE GAS METERS OR REGULAROTR VENTS, FUEL STORAGE TANKS OR DISPENSING UNITS, OR NON-ENCLOSED GENERATORS.
5. PROVIDE A MINIMUM OF 10'-0" CLEAR SPACE IN FRONT OF EQUIPMENT DOORS TO PERMIT INSTALLATION AND REMOVAL OF SEPARABLE CONNECTORS AND FUSES WITH SHOTGUN STICK.
6. PROVIDE 6" MINIMUM DIAMTER BOLLARDS, HOT DIP GALVANISED OR PAINTED STEEL PIPES FILLED WITH CONCRETE IN A 4'-0" MINIMUM DEPTH, 12" ROUND CONCRETE FOOTING, PER RI ENERGY REQUIREMENTS.
7. TRANSFORMER PAD TO BE CAST IN PLACE WITH 3/4 CHAMFER AT ALL EDGES. CONCRETE SHALL BE A MIX M-4, SEE RI ENERGY GUIDELINES. REINFORCING ON PAD SHALL BE #5 GRADE 60 BARS @ 12" MAX SPACING ON CENTER EACH WAY, MID DEPTH AND SHALL CONFORM TO ASTM STANDARD A615 OF LATEST DATE. REINFORCED RODS ARE TO BE LOCATED IN CENTER OF THE SLAB, WITH A MINIMUM OF 2 INCES OF CLEARANCE FROM FACE OF CONCRETE. PROVIDE ADAQUATE BASE OF 2 INCHES OF SAND AND 12 INCHES OF GRAVEL. GRAVEL SHALL BE THOUROUGHLY COMPACTED AND THE SAND THOROUGHLY WETTED IMMEDIATELY BEFORE PLACING THE CONCRETE. PAD TO SIT 4" ABOVE FINISH GRADE.
8. RI ENERGY TO APPROVE AND INSPECT INSTALLATION OF PAD REINFORCING, FORMS, SUB GRADE PREPARATION, AND GROUND GRID. CONTRACTOR TO PROVIDE 24 HOUR MINIMUM NOTIFICATION TO RI ENERGY PRIOR TO POURING CONCRETE. CONDUIT SHALL BE INSTALLED PRIOR TO THE SLAB BEING POURED. COORDINATE CABLING AND CONDUIT PRIOR TO POURING SLAB.



BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way
Suite 202
Providence, RI 02908
Tel: 401.861.1600
Fax: 401.861.5588

**TRANSFORMER**

DATE:01/09/24

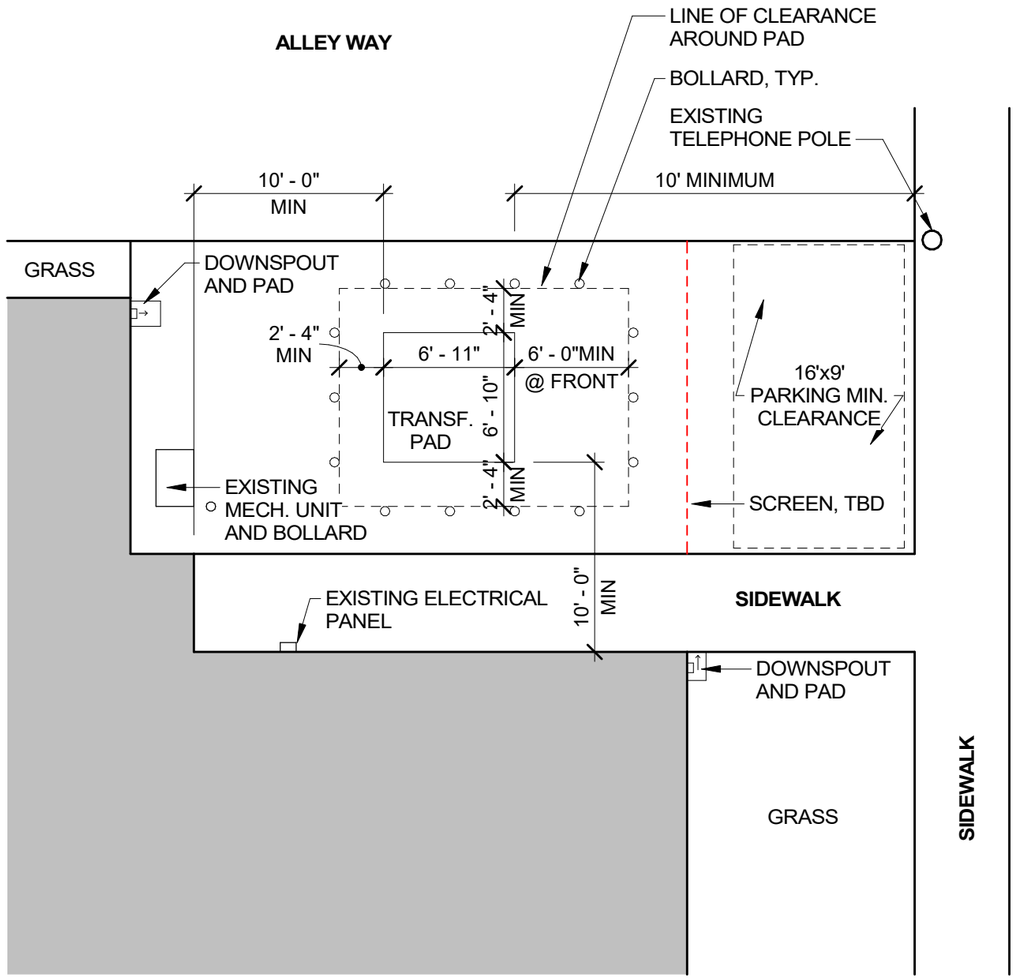
SCALE: As indicated

RENOVATIONS TO THE REYNOLDS SCHOOL
235 HIGH STREET, BRISTOL, RI 02809



SKA-1

2212




1 SKA-1 SITE PLAN

# NOTES

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4.AN AREA MEASURING 25'-0" FROM ANY POINT OF THE TRANSFORMER PAD SHALL BE KEPT FREE OF ALL EXPOSED WATER LINES, GAS PIPING, SEWER LINES, OPEN CONDUCTOR ELECTRIC LINES, ABOVE GRADE GAS METERS OR REGULAROTR VENTS, FUEL STORAGE TANKS OR DISPENSING UNITS, OR NON-ENCLOSED GENERATORS.
5. PROVIDE A MINIMUM OF 10'-0" CLEAR SPACE IN FRONT OF EQUIPMENT DOORS TO PERMIT INSTALLATION AND REMOVAL OF SEPARABLE CONNECTORS AND FUSES WITH SHOTGUN STICK.
6. PROVIDE 6" MINIMUM DIAMTER BOLLARDS, HOT DIP GALVANISED OR PAINTED STEEL PIPES FILLED WITH CONCRETE IN A 4'-0" MINIMUM DEPTH, 12" ROUND CONCRETE FOOTING, PER RI ENERGY REQUIREMENTS.
7. TRANSFORMER PAD TO BE CAST IN PLACE WITH 3/4 CHAMFER AT ALL EDGES. CONCRETE SHALL BE A MIX M-4, SEE RI ENERGY GUIDELINES. REINFORCING ON PAD SHALL BE #5 GRADE 60 BARS @ 12" MAX SPACING ON CENTER EACH WAY, MID DEPTH AND SHALL CONFORM TO ASTM STANDARD A615 OF LATEST DATE. REINFORCED RODS ARE TO BE LOCATED IN CENTER OF THE SLAB, WITH A MINIMUM OF 2 INCES OF CLEARANCE FROM FACE OF CONCRETE. PROVIDE ADAQUATE BASE OF 2 INCHES OF SAND AND 12 INCHES OF GRAVEL. GRAVEL SHALL BE THOUROUGHLY COMPACTED AND THE SAND THOROUGHLY WETTED IMMEDIATELY BEFORE PLACING THE CONCRETE. PAD TO SIT 4" ABOVE FINISH GRADE.
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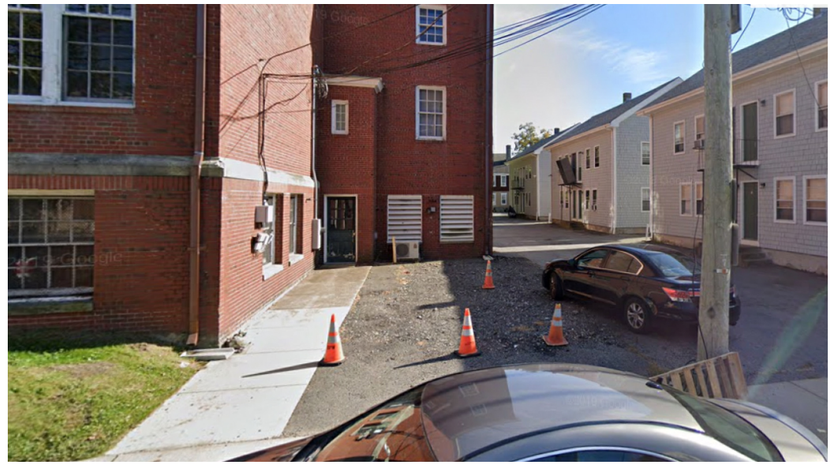


**Draft Print**
08/24/2023 11:24:15 AM

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way
Suite 202
Providence, RI 02908
Tel: 401.861.1600
Fax: 401.861.5588

**TRANSFORMER**

DATE:08/24/23

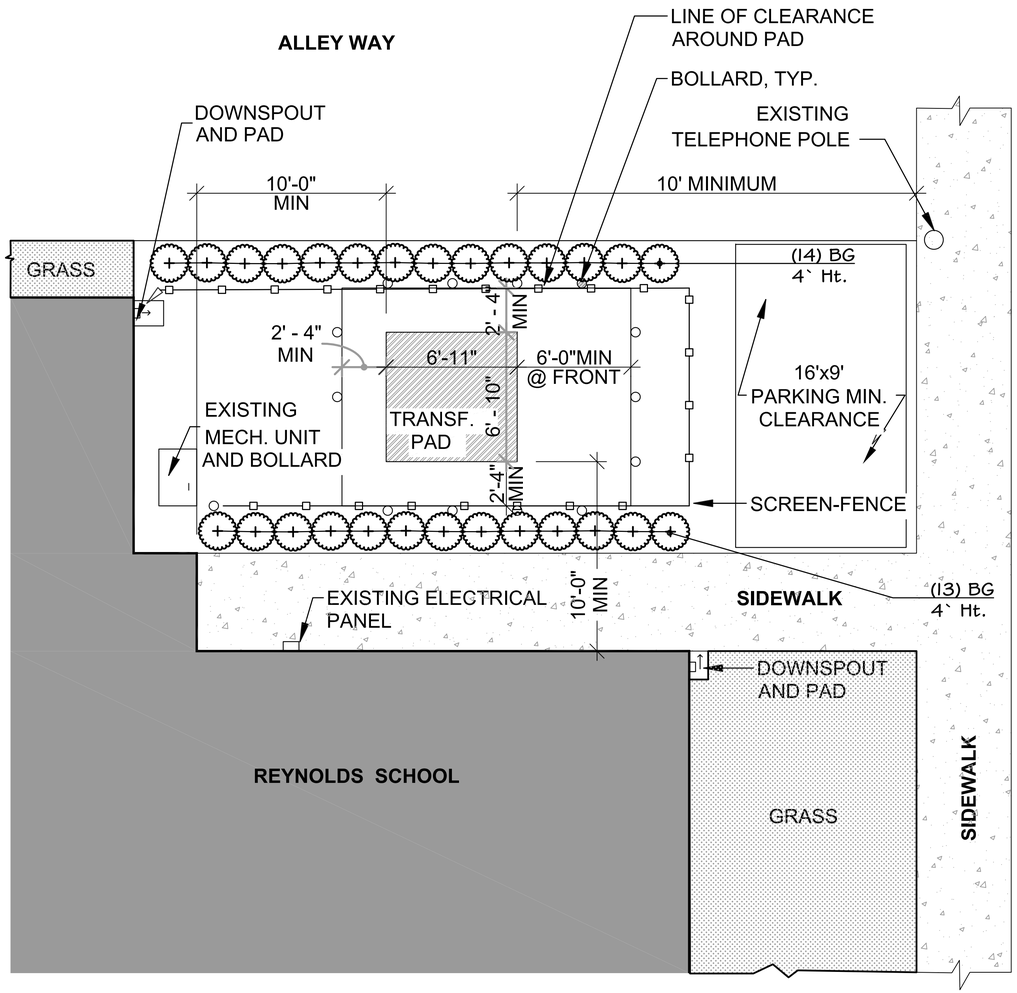
SCALE: As indicated

RENOVATIONS TO THE REYNOLDS SCHOOL
235 HIGH STREET, BRISTOL, RI 02809



SKA-1

2212




| PLANT SCHEDULE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING | REMARKS | MATURE HEIGHT | MATURE WIDTH |
| SHRUBS | | | | | | | | | | |
| + | BG | 27 | Buxus sempervirens 'Graham Blandy' | Graham Blandy Common Boxwood | 4` Ht. | B&B | 24" o.c. | | 6 - 10ft. ht. | 1 - 6' w. |

1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

NORTH
0 2 4 8
SCALE: 1" = 4'-0" 1/2" = 1'-0"

IMAGES OF GRAHAM BLANDY BOXWOOD.

IMAGES OF FENCE SCREEN

Landscape Architecture
Landscape Ecology
Cultural Landscape Preservation

Landscape Elements, LLC
3288 Post Road, Suite 2 C
Warwick, RI 02886
Tel: 401.773.4088
Fax: 866.203.7686
www.landscapeelementsllc.com

# REYNOLDS SCHOOL TRANSFORMER ADDITION

**235 HIGH STREET**
**BRISTOL, RHODE ISLAND**

**HISTORIC DISTRICT COMMISSION**

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**NOTES**

1. THESE DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT, ELENA M. PASCARELLA, RLA, ASLA AND LANDSCAPE ELEMENTS, LLC. THEY HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER AND / OR THE LANDSCAPE ARCHITECT.
2. LANDSCAPE ELEMENTS LLC. ASSUMES NO RESPONSIBILITY IF THE WORK IS NOT INSTALLED AS PER THE PLANS OR IF FIELD CHANGES ARE MADE WITHOUT THE KNOWLEDGE AND APPROVAL OF THIS LANDSCAPE ARCHITECT.

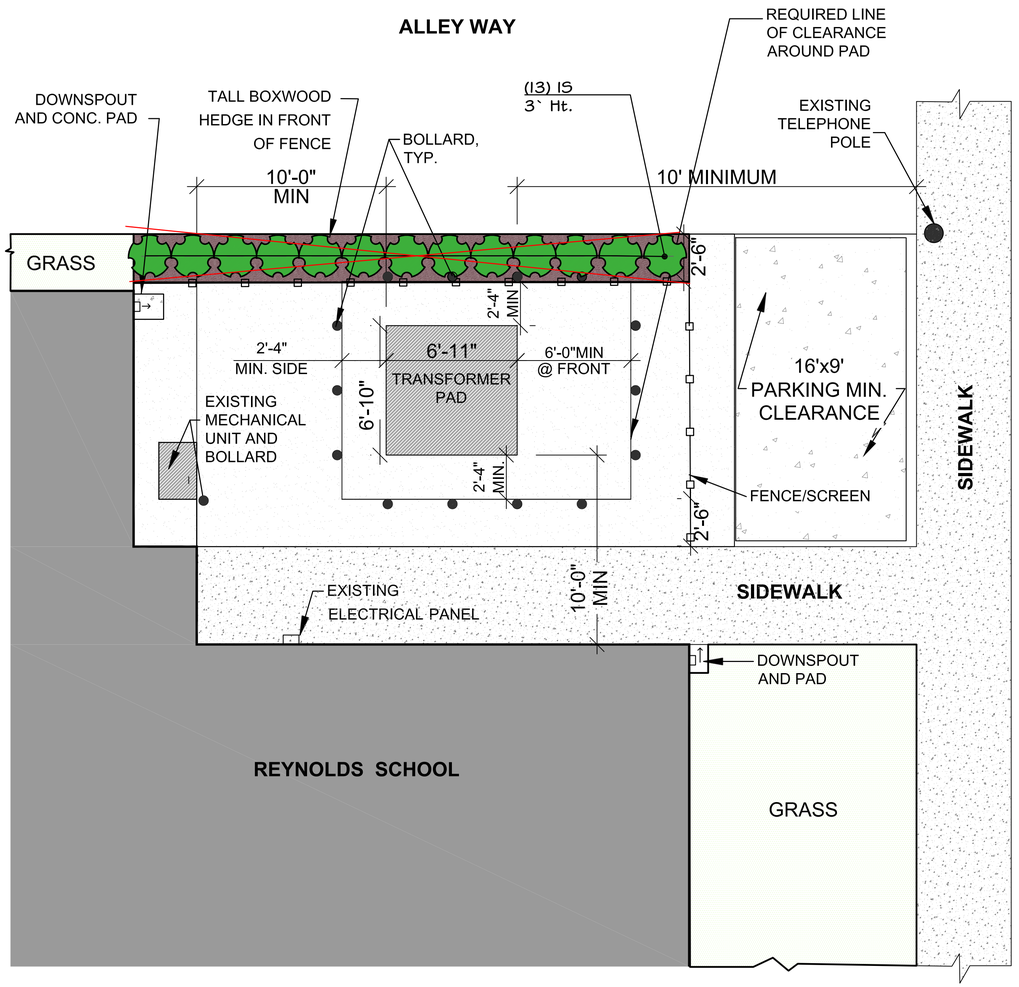
**REVISIONS**

**STAMPS**

DATE: 12.28.2023
JOB NO. PROJECT #23-226
DRAWN BY: EMP
CHECKED BY: EMP

DRAWING TITLE:
**LANDSCAPE PLAN CONCEPT DESIGN**

SHEET NO.
**LA1.0** 1 OF 1




PLANT SCHEDULE TRANSFORMER

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | MATURE HEIGHT | MATURE WIDTH |
|---|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | | |
| | IS | 13 | Ilex crenata 'Sky Pencil' | Sky Pencil Japanese Holly | 3` Ht. | B&B | 6 - 10ft. ht. | 1 - 3ft. w. |

1 LANDSCAPE PLAN - TRANSFORMER AREA

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

NORTH

0 2 4 8

SCALE: 1" = 4'-0" ½" = 1'-0"

Size at Nursery. 5-8 years after planting. Mature Hedge

IMAGES OF TALL NARROW EVERGREEN SHRUB TO PLANT ALONG ALLEY - SKY PENCIL HOLLY

THE WIDTH OF PLANTING BED IS MAXIMUM 2'-6" SO WE RECOMMEND A SHRUB THAT HAS A MATURE WIDTH OF 2'-0".
SHRUB HEIGHT CAN BE PRUNED AND SHRUBS CAN BE DENSELY SPACED TO FORM A HEDGE. SHRUB IS ROAD SALT TOLERANT.

Shadowbox fence can be any height and painted any color.

Picket fence sample in historic neighborhood designed by Walpole Woodworkers.

Fence with low evergreen hedge at 291 High Street, Bristol, RI

IDEAS FOR A FENCE/SCREEN AROUND TRANSFORMERS.

FENCE HEIGHT WOULD BE AT MINIMUM 6 INCHES TALLER THAN TOP OF TRANSFORMERS.
FENCE STYLE CAN BE OPEN PICKET, SHADOWBOX, OR SOLID BOARD AS IT WILL HAVE AN EVERGREEN HEDGE AGAINST IT.

Landscape Architecture
Landscape Ecology
Cultural Landscape Preservation

Landscape Elements, LLC
3288 Post Road, Suite 2 C
Warwick, RI 02886
Tel: 401.773.4088
Fax: 866.203.7686
www.landscapeelementsllc.com

# REYNOLDS SCHOOL UTILITY ADDITIONS

**235 HIGH STREET**
**BRISTOL, RHODE ISLAND**

**PRESENTATION FOR THE HISTORIC DISTRICT COMMISSION**

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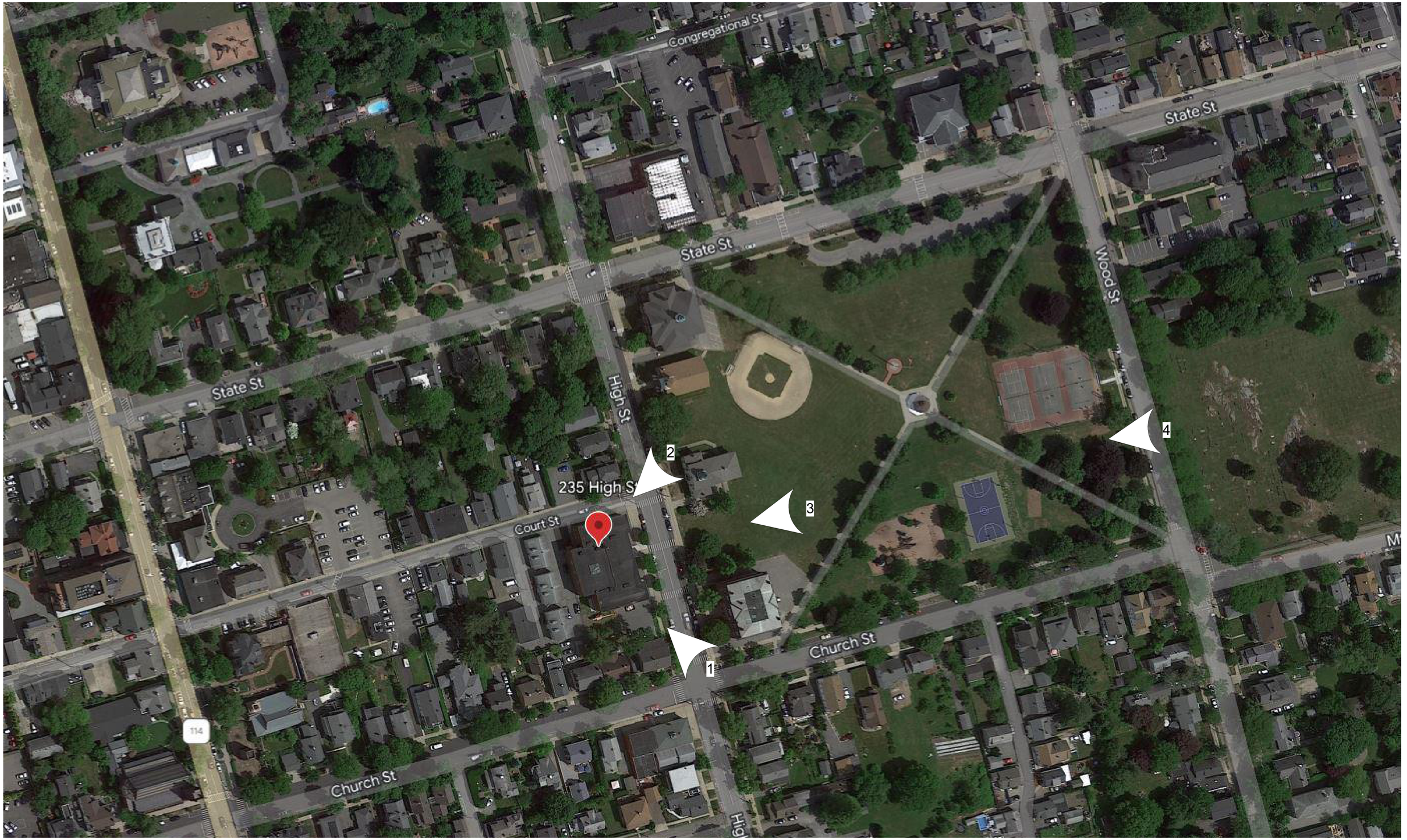
**REVISIONS**

**STAMPS**

| | |
|---|---|
| DATE: | 01.31.2024 |
| JOB NO. | PROJECT #23-026 |
| DRAWN BY: | EMP |
| CHECKED BY: | EMP |

**DRAWING TITLE:**
**LANDSCAPE CONCEPT TRANSFORMER AREA**

**SHEET NO.**
**LA1.0** 1 OF 2

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# REYNOLDS SCHOOL

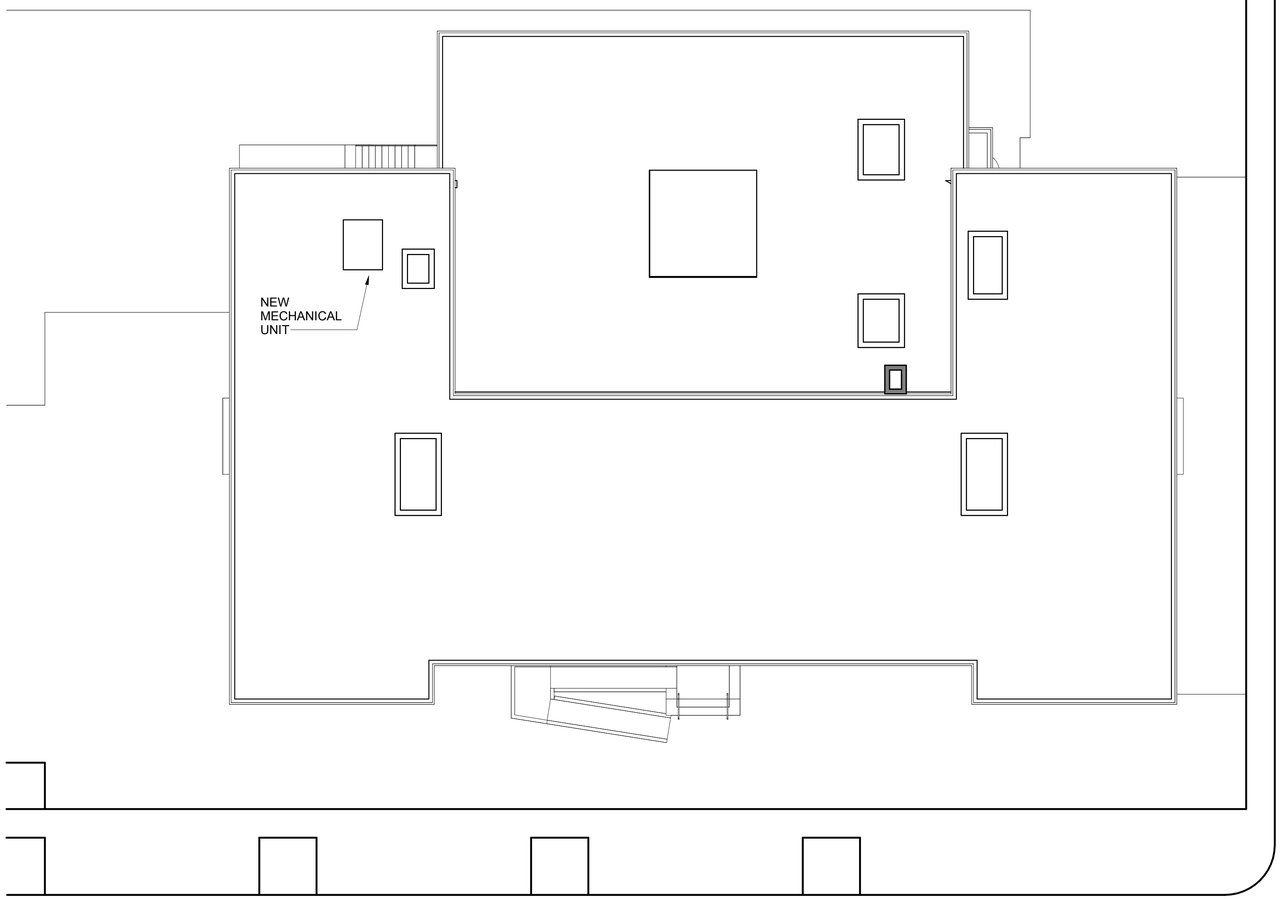
**235 HIGH STREET, BRISTOL, RI 02809**

**2212**

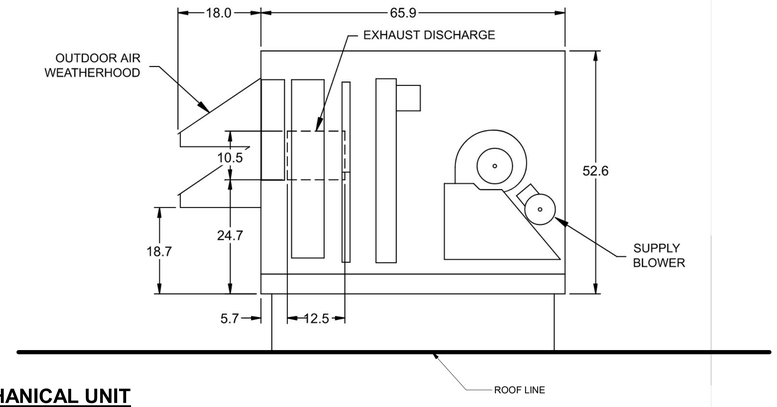


# SITE AERIAL PHOTO

**12/28/23**




ROOF PLAN




**MECHANICAL UNIT**
GREENHECK ERVe-20-15H
LENGTH: 65.9"
WIDTH: 45.1”
HEIGHT: 52.6”

**Elevation**

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# REYNOLDS SCHOOL

**235 HIGH STREET, BRISTOL, RI 02809**

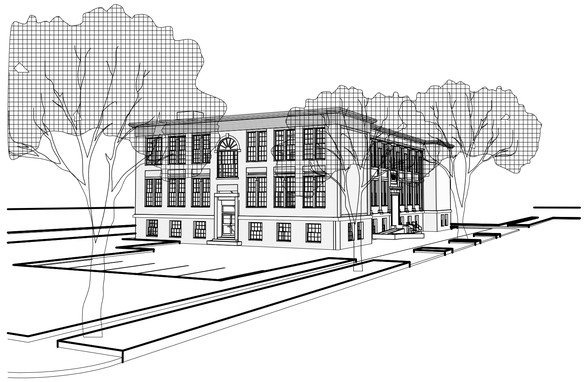
**2212**

# MECHANICAL UNITS

**12/28/23**

## PHOTO SET 1

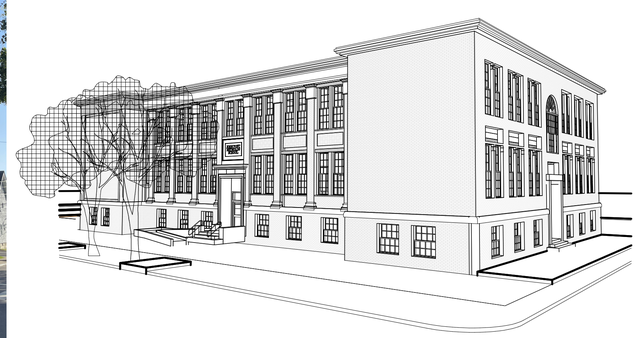
EXISTING VIEW FROM THE INSECTION OF CHURCH AND HIGH STREET



3D MODEL VIEW - NEW MECH. UNITS VISIBLE

## PHOTO SET 2

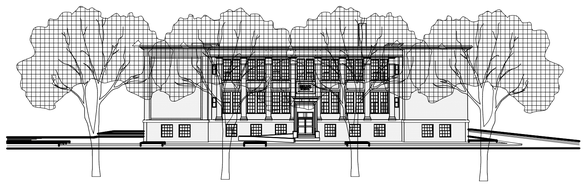
EXISTING VIEW FROM THE INSECTION OF COURT AND HIGH STREET



3D MODEL VIEW - NEW MECH. UNITS NOT VISIBLE

## PHOTO SET 3

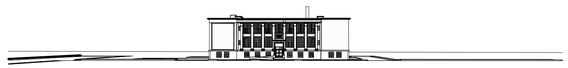
EXISTING VIEW FROM WOOD STREET ACROSS THE COMMONS



3D MODEL VIEW - NEW MECH. UNITS NOT VISIBLE

## PHOTO SET 4

EXISTING VIEW FROM BRISTOL TOWN COMMONS - PLAY GROUND



3D MODEL VIEW - NEW MECH. UNITS VISIBLE

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# REYNOLDS SCHOOL

**235 HIGH STREET, BRISTOL, RI 02809**

**2212**



# 3D VIEWS

**12/28/23**

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# REYNOLDS SCHOOL

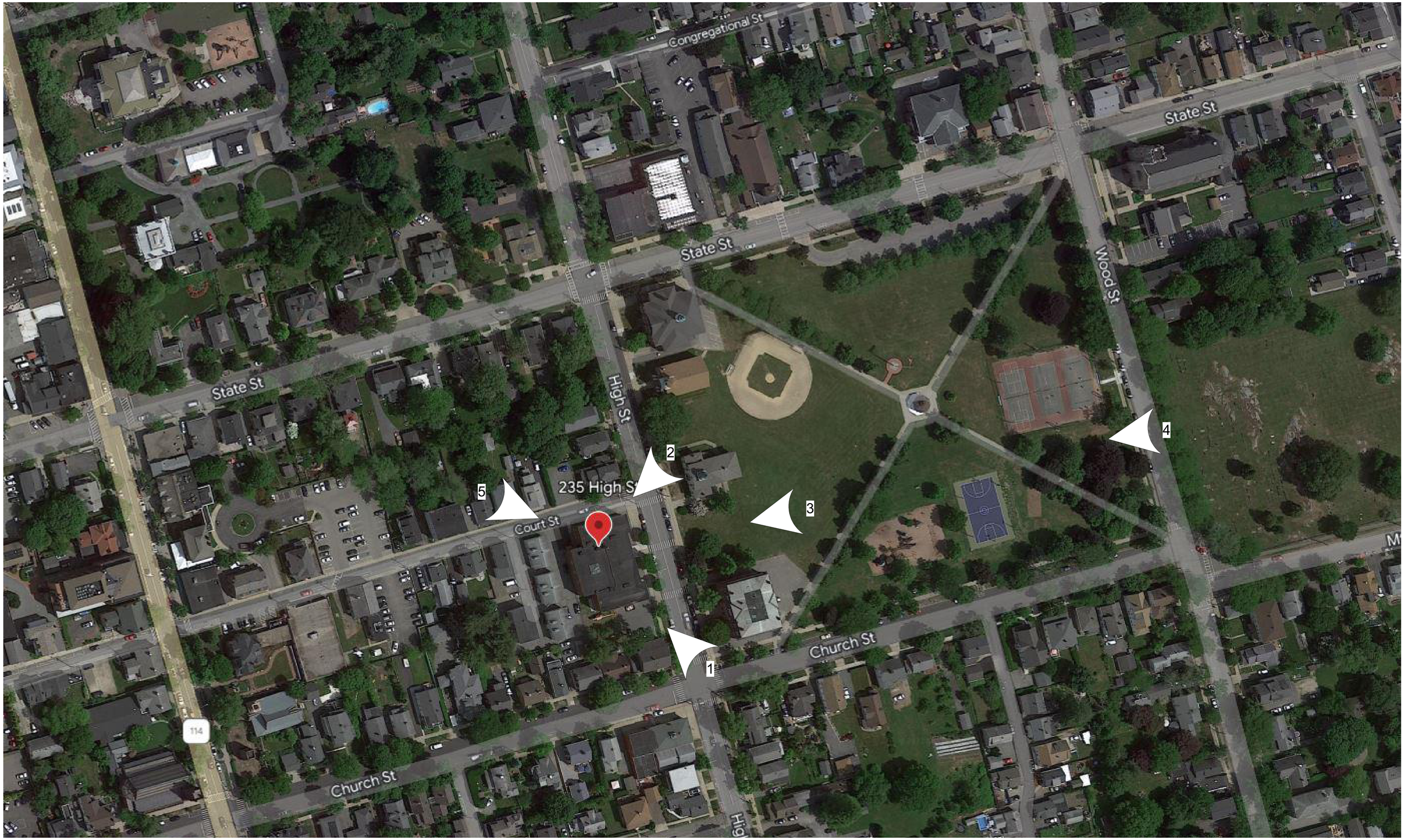
**235 HIGH STREET, BRISTOL, RI 02809**

**2212**



# ENLARGED 3D VIEW

**12/28/23**

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# REYNOLDS SCHOOL

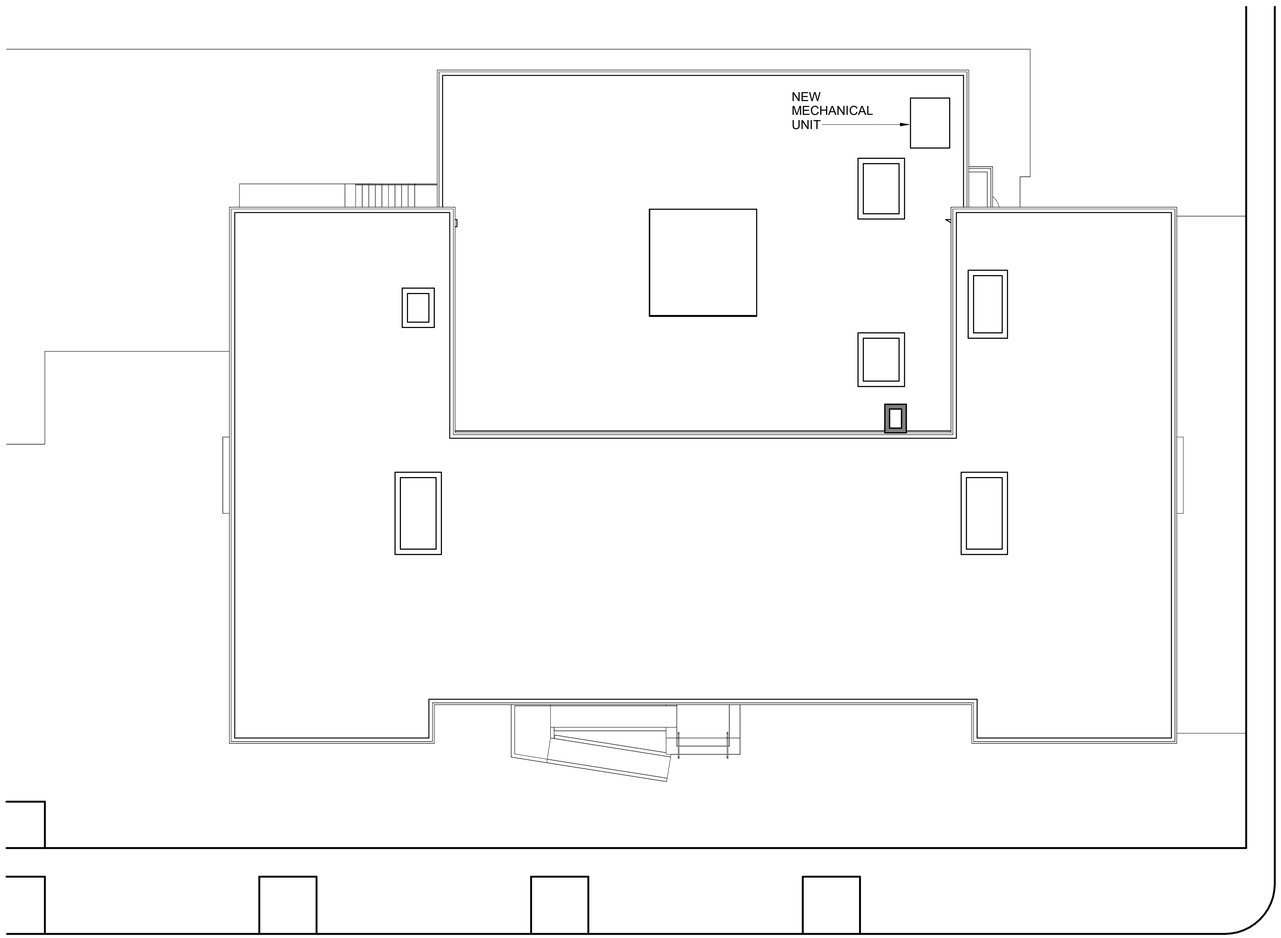
**235 HIGH STREET, BRISTOL, RI 02809**

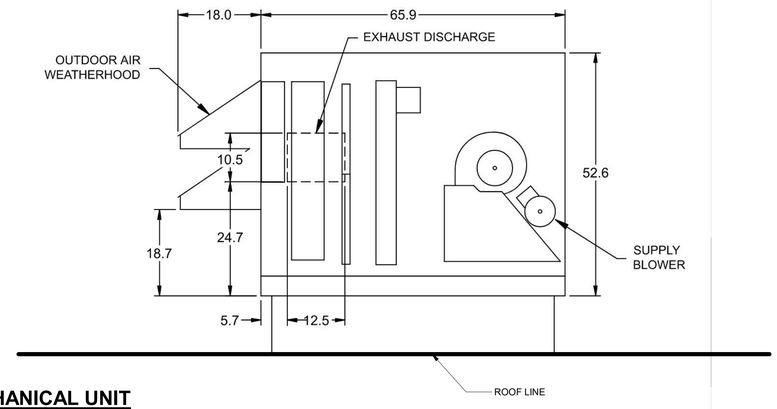
**2212**



# SITE AERIAL PHOTO

**2/19/24**




**MECHANICAL UNIT**
GREENHECK ERVe-20-15H
LENGTH: 65.9"
WIDTH: 45.1”
HEIGHT: 52.6”

**Elevation**

**ROOF PLAN**

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# REYNOLDS SCHOOL

**235 HIGH STREET, BRISTOL, RI 02809**

**2212**

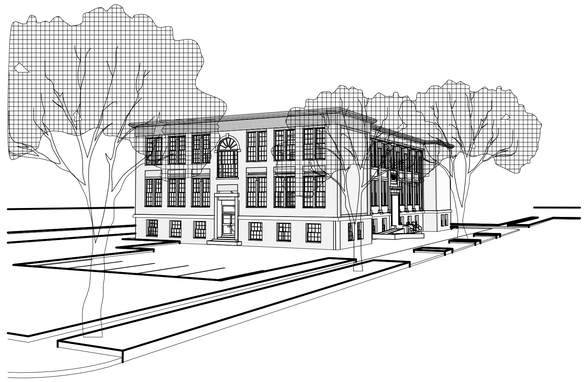


# MECHANICAL UNITS

**2/19/24**

## PHOTO SET 1

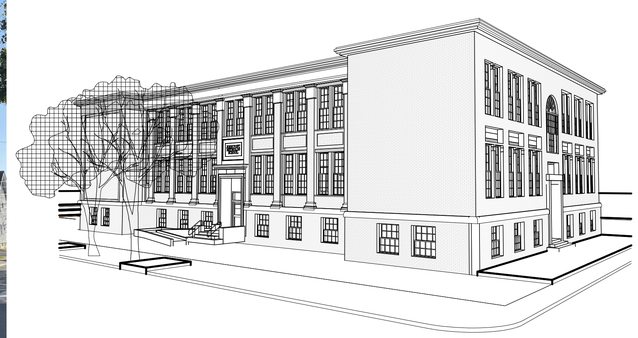
EXISTING VIEW FROM THE INSECTION OF
CHURCH AND HIGH STREET



3D MODEL VIEW - NEW MECH. UNITS
NOT VISIBLE

## PHOTO SET 2

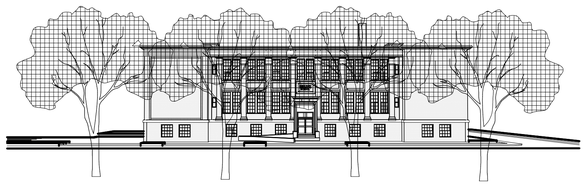
EXISTING VIEW FROM THE INSECTION OF
COURT AND HIGH STREET



3D MODEL VIEW - NEW MECH. UNITS
NOT VISIBLE

## PHOTO SET 3

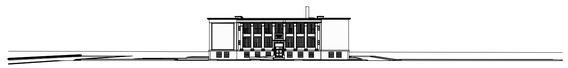
EXISTING VIEW FROM WOOD STREET
ACROSS THE COMMONS



3D MODEL VIEW - NEW MECH. UNITS
NOT VISIBLE

## PHOTO SET 4

EXISTING VIEW FROM BRISTOL TOWN
COMMONS - PLAY GROUND



3D MODEL VIEW - NEW MECH. UNITS
VISIBLE

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# REYNOLDS SCHOOL

**235 HIGH STREET, BRISTOL, RI 02809**

**2212**



# 3D VIEWS

**2/19/24**

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# REYNOLDS SCHOOL

**235 HIGH STREET, BRISTOL, RI 02809**

**2212**



## 3D VIEW 5

**2/19/24**

**HDC-24-10**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 101 High St

2. Plat # 15 Lot # 67

3. a. Applicant: David Howe

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

**Mailing Address:**

Phone: 631-334-6614 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Install hot tub in the back of the house.

7. Property History

David Howe *Moises dos Reis*

**Applicant's Name – Printed** **Applicant's Signa**

Date: January 18, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 101 HIGH ST
**ACRES:** 0.2396
**PARCEL ID:** 15 67
**LAND USE CODE:** 01
**CONDO COMPLEX:**
**OWNER:** HOWE, DAVID & KATHLEEN TE
**CO - OWNER:**
**MAILING ADDRESS:** 101 HIGH ST

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 976

## SALE INFORMATION

**SALE DATE:** 7/17/2023
**BOOK & PAGE:** 2217-231
**SALE PRICE:** 805,000
**SALE DESCRIPTION:**
**SELLER:** RANDALL, BRUCE D.

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 2717
**FINISHED BUILDING AREA:** 1583
**BASEMENT AREA:** 616
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $254,100
**YARD:** $0
**BUILDING:** $284,200
**TOTAL:** $538,300

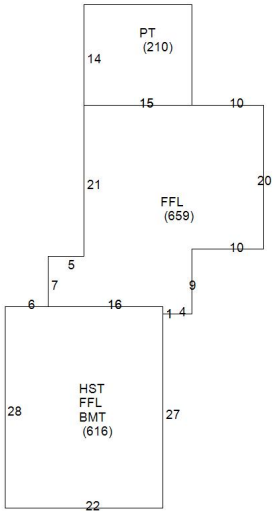
## BUILDING EXTERIOR

**BUILDING STYLE:** Restored His
**UNITS:** 1
**YEAR BUILT:** 1840
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Clapboard
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

**INTERIOR WALL:** Plaster
**FLOOR COVER:** Hardwood
**HEAT TYPE:** BB Hot Water
**FUEL TYPE:** Oil
**PERCENT A/C:** False
**# OF ROOMS:** 8
**# OF BEDROOMS:** 3
**# OF FULL BATHS:** 2
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 0
**# OF KITCHENS:** 1
**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH




## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-67 | Mailing Address: | HOWE, DAVID & KATHLEEN TE |
| CAMA Number: | 15-67 | | 101 HIGH ST |
| Property Address: | 101 HIGH ST | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-41 | Mailing Address: | DIMEZZA, ALBENZIO III & ROBERTA CICILINE-DIMEZZA T |
| CAMA Number: | 15-41 | | 119 HIGH ST |
| Property Address: | 119 HIGH ST | | BRISTOL, RI 02809-2125 |
| Parcel Number: | 15-47 | Mailing Address: | DAVIS, JAMES F. & DAVIS, VIRGINIA C. & |
| CAMA Number: | 15-47 | | 51 BRADFORD ST, Unit 1 |
| Property Address: | 29 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-57 | Mailing Address: | DIGATI, GINA M. TRUSTEE |
| CAMA Number: | 15-57 | | 115 HIGH ST |
| Property Address: | 115 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-58 | Mailing Address: | YOUNG, CHRISTOPHER M & LAUREN R TE |
| CAMA Number: | 15-58 | | PO BOX 215 |
| Property Address: | 111 HIGH ST | | BARTON, VT 05822 |
| Parcel Number: | 15-59 | Mailing Address: | MELLO, JOSEPH A. |
| CAMA Number: | 15-59 | | 107 HIGH STREET |
| Property Address: | 107 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-60 | Mailing Address: | LAVOIE, ROXANNE L. |
| CAMA Number: | 15-60 | | 24 NOYES AVE |
| Property Address: | 24 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-61 | Mailing Address: | PACHECO, JASON D |
| CAMA Number: | 15-61 | | 27 NOYES AVE |
| Property Address: | 27 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-62 | Mailing Address: | GUILD, MITCHELL A & JUDITH TE |
| CAMA Number: | 15-62 | | 25 NOYES AVE |
| Property Address: | 25 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-63 | Mailing Address: | FERRATO, JAMES D. & FERRATO, PAULA TRUSTEES (1/2) TC |
| CAMA Number: | 15-63 | | 23 NOYES AVE |
| Property Address: | 23 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-64 | Mailing Address: | LEVY, MARK L & KEATING, CELINE M TE |
| CAMA Number: | 15-64 | | 697 WEST END AVE, APT. 5-D |
| Property Address: | 30 SUMMER ST | | NEW YORK, NY 10025 |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 15-68 | Mailing Address: | HANNEY MICHAEL J PEGGY |
| CAMA Number: | 15-68 | | 22 NOYES AVE |
| Property Address: | 22 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-69 | Mailing Address: | BENEVIDES, JOSEPH E. |
| CAMA Number: | 15-69 | | 23 AMBROSE DRIVE |
| Property Address: | 95 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-70 | Mailing Address: | CAITO, DOUGLAS A. & ELIZABETH S. TE |
| CAMA Number: | 15-70 | | |
| Property Address: | 93 HIGH ST | | 93 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-71 | Mailing Address: | AYERLE, ROBERT A. & CHRISTINE |
| CAMA Number: | 15-71 | | 725 SKIPPACK PK STE 340 |
| Property Address: | 87 HIGH ST | | BLUE BELL, PA 19422-1752 |
| Parcel Number: | 15-72 | Mailing Address: | BROUGHAL, KELLY & MEANDRO, TIMOTHY TE |
| CAMA Number: | 15-72 | | 37 BURTON ST |
| Property Address: | 37 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-73 | Mailing Address: | OLIVER, JOHN S. |
| CAMA Number: | 15-73 | | 35 BURTON ST |
| Property Address: | 35 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-74 | Mailing Address: | CITO, JEFFREY D & KELLY, STEPHANIE JT |
| CAMA Number: | 15-74 | | 8 PARK AVE |
| Property Address: | 8 NOYES AVE | | WAPPINGERS, NY 12590 |
| Parcel Number: | 15-75 | Mailing Address: | HIGH STREET HOMES, LLC |
| CAMA Number: | 15-75 | | 118 HIGH ST |
| Property Address: | 29 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-76 | Mailing Address: | READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST |
| CAMA Number: | 15-76 | | 11 NOYES AVE |
| Property Address: | 11 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-77 | Mailing Address: | BECKMAN, ANNA E COHEN, JESSE P TE |
| CAMA Number: | 15-77 | | 23 BURTON ST |
| Property Address: | 23 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-78 | Mailing Address: | STEPHENS, MARK S & SUZETTE R TE |
| CAMA Number: | 15-78 | | 17 BURTON ST |
| Property Address: | 17 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-79 | Mailing Address: | DAWSON, THOMAS A & LEE H TE |
| CAMA Number: | 15-79 | | 4 JAMIE LANE |
| Property Address: | 15 BURTON ST | | HOPKINTON, MA 01748 |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

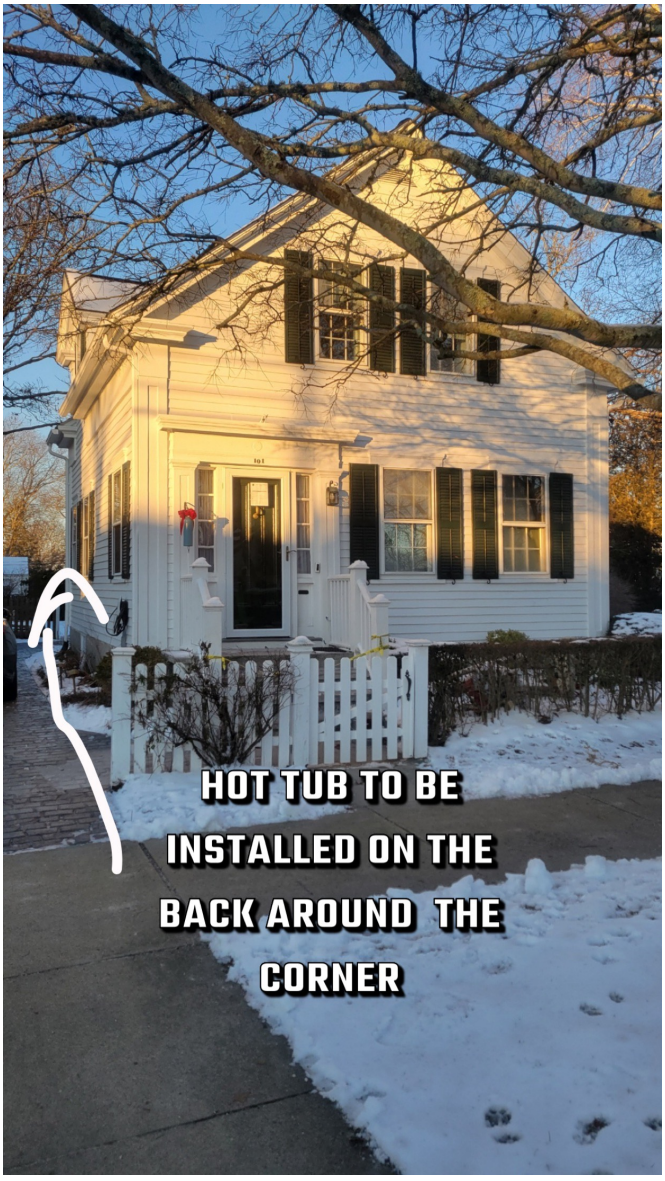
| | | | |
|---|---|---|---|
| Parcel Number: | 15-85 | Mailing Address: | CARLETON, APRIL M. TRUSTEE |
| CAMA Number: | 15-85 | | 190 HOPE ST |
| Property Address: | HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-89 | Mailing Address: | FORD, DAVID STRATTON, NANCY ETUX |
| CAMA Number: | 15-89 | | 11 BURTON ST |
| Property Address: | NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-93 | Mailing Address: | SULLIVAN, DAVID & SULLIVAN, |
| CAMA Number: | 15-93 | | ROBINSON SANDRA E |
| Property Address: | 32 NOYES AVE | | 32 NOYES AVE |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 16-1 | Mailing Address: | JACOBS, DAVID LAURA TE |
| CAMA Number: | 16-1 | | 85 HIGH ST |
| Property Address: | 85 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-2 | Mailing Address: | SANTOLUPO, MICHAEL J |
| CAMA Number: | 16-2 | | 36 BURTON ST |
| Property Address: | 36 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-3 | Mailing Address: | SEGAL, THADDEUS G |
| CAMA Number: | 16-3 | | 34 BURTON ST |
| Property Address: | 34 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-4 | Mailing Address: | SIOBHAN HOLDINGS, LLC |
| CAMA Number: | 16-4 | | 207 LAMMS MILL RD |
| Property Address: | 26 BURTON ST | | WERNERSVILLE, PA 19565 |
| Parcel Number: | 16-5 | Mailing Address: | WROBLEWSKI, ALAN F & LORING, |
| CAMA Number: | 16-5 | | MARIA L - TRUSTEES LORING |
| Property Address: | 24 BURTON ST | | WROBLEWSKI TRUST |
| | | | 24 BURTON ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 20-24 | Mailing Address: | LOTUFF, MARY M. |
| CAMA Number: | 20-24 | | 118 HIGH STREET |
| Property Address: | 118 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-32 | Mailing Address: | ENOS, JOHN A ET UX ENOS, DOROTHY |
| CAMA Number: | 20-32 | | LE |
| Property Address: | 18 COTTAGE ST | | 18 COTTAGE ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 20-33 | Mailing Address: | HOPPER, GEOFFREY V. JUDITH S. TE |
| CAMA Number: | 20-33 | | 110 HIGH ST |
| Property Address: | 110 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-34 | Mailing Address: | FORREST,JOHN L. KATHRYN M.ETUX |
| CAMA Number: | 20-34 | | TE |
| Property Address: | 106 HIGH ST | | 106 HIGH ST |
| | | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 20-45 | Mailing Address: | KURCON, PHILIP M & EILEEN M |
| CAMA Number: | 20-45 | | 57 BURTON STREET |
| Property Address: | 57 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-46 | Mailing Address: | DUEMACK PROPERTIES, LLC |
| CAMA Number: | 20-46 | | 11 HOPE ST |
| Property Address: | 100 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-47 | Mailing Address: | MELLO, STEPHEN A. |
| CAMA Number: | 20-47 | | PO BOX 522 |
| Property Address: | 96 94 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-48 | Mailing Address: | MURRAY, ROBERT F. |
| CAMA Number: | 20-48 | | 53 BURTON ST |
| Property Address: | 53 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-49 | Mailing Address: | TIHEN, WILLIAM S. CAROL H. |
| CAMA Number: | 20-49 | | 90 HIGH STREET |
| Property Address: | 90 HIGH ST | | BRISTOL, RI 02809 |

HOT TUB GOES HERE


HOT TUB TO BE
INSTALLED ON THE
BACK AROUND THE
CORNER

**HDC-24-12**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 30 Summer Street

2. Plat # 15 Lot # 64

3. a. Applicant: Celine Keating

b. Owner *(if different from applicant written authorization of owner required)*: Celine Keating and Mark Levy

**Mailing Address: (same)**

Phone: 917-570-9064 Email: keatingceline@gmail,com

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor: Tom Ferreira

Phone: 401-574-0959 Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Non-Conforming, In-Kind Kitchen Casement Anderson Window Replacement because of rotting wood and loss of sill . Window existed when house was purchased ~2 years ago. House was built 1917. Estimated age of existing Anderson window installation was in the 1950's.

7. Property History

HARRY C. MUNROHOUSE 1920s: This is a 3-baycolonial cottage or Cape, of a type popular in Bristol in the years following World War I.

Celine Keating *Celine Keating*

**Applicant's Name – Printed** **Applicant's Signature**

Date: January 29, 2024

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-64 | Mailing Address: | LEVY, MARK L & KEATING, CELINE M TE<br>697 WEST END AVE, APT. 5-D<br>NEW YORK, NY 10025 |
| CAMA Number: | 15-64 | | |
| Property Address: | 30 SUMMER ST | | |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-42 | Mailing Address: | PLESCE, GEORGE J & ANGELA S TE<br>48 UNION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-42 | | |
| Property Address: | 48 UNION ST | | |
| Parcel Number: | 15-43 | Mailing Address: | AVERILL, PAYSON, C. KIMBERLY E. TE<br>42 UNION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-43 | | |
| Property Address: | 42 UNION ST | | |
| Parcel Number: | 15-44 | Mailing Address: | STILWELL, CHRISTINE B. (SOLE OWNER)<br>31 NOYES AVENUE<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-44 | | |
| Property Address: | 31 NOYES AVE | | |
| Parcel Number: | 15-45 | Mailing Address: | WARDWELL, WILLIAM A JR<br>38 UNION ST.<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-45 | | |
| Property Address: | 38 UNION ST | | |
| Parcel Number: | 15-46 | Mailing Address: | CLAIR, BRADFORD J & KAREN M TE<br>30 UNION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-46 | | |
| Property Address: | 30 UNION ST | | |
| Parcel Number: | 15-47 | Mailing Address: | DAVIS, JAMES F. & DAVIS, VIRGINIA C. &<br>51 BRADFORD ST, Unit 1<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-47 | | |
| Property Address: | 29 NOYES AVE | | |
| Parcel Number: | 15-48 | Mailing Address: | HANSON, WADE R<br>29 SUMMER ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-48 | | |
| Property Address: | 29 SUMMER ST | | |
| Parcel Number: | 15-49 | Mailing Address: | BAKER, JOHN LINDA<br>25 SUMMER ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-49 | | |
| Property Address: | 25 SUMMER ST | | |
| Parcel Number: | 15-50 | Mailing Address: | ESSELEN, GUSTAVUS J. IV TE &<br>CATHERINE M.<br>23 SUMMER ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-50 | | |
| Property Address: | 23 SUMMER ST | | |
| Parcel Number: | 15-51 | Mailing Address: | BERG, KEITH N. & AMY V. TRUSTEES<br>19 SUMMER ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-51 | | |
| Property Address: | 19 SUMMER ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 15-52 | Mailing Address: | CABRAL, LOUIS A & GREENWELL, JOAN F TE |
| CAMA Number: | 15-52 | | 14 UNION ST |
| Property Address: | 14 UNION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-55 | Mailing Address: | CORTELLESSA, JOSEPH M. & |
| CAMA Number: | 15-55 | | CORTELLESSA, LORANINE A. & |
| Property Address: | 212 HOPE ST | | 208 HOPE ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-56 | Mailing Address: | CORTELLESSA, JOSEPH M. & |
| CAMA Number: | 15-56 | | CORTELLESSA, LORRAINE A. & |
| Property Address: | 208 HOPE ST | | 208 HOPE ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-57 | Mailing Address: | DIGATI, GINA M. TRUSTEE |
| CAMA Number: | 15-57 | | 115 HIGH ST |
| Property Address: | 115 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-58 | Mailing Address: | YOUNG, CHRISTOPHER M & LAUREN R TE |
| CAMA Number: | 15-58 | | PO BOX 215 |
| Property Address: | 111 HIGH ST | | BARTON, VT 05822 |
| Parcel Number: | 15-60 | Mailing Address: | LAVOIE, ROXANNE L. |
| CAMA Number: | 15-60 | | 24 NOYES AVE |
| Property Address: | 24 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-61 | Mailing Address: | PACHECO, JASON D |
| CAMA Number: | 15-61 | | 27 NOYES AVE |
| Property Address: | 27 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-62 | Mailing Address: | GUILD, MITCHELL A & JUDITH TE |
| CAMA Number: | 15-62 | | 25 NOYES AVE |
| Property Address: | 25 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-63 | Mailing Address: | FERRATO, JAMES D. & FERRATO, PAULA TRUSTEES (1/2) TC |
| CAMA Number: | 15-63 | | 23 NOYES AVE |
| Property Address: | 23 NOYES AVE | | BRISTOL, RI 02809 |
| Parcel Number: | 15-65 | Mailing Address: | BURKE, CHARLES A. ET AL MARI-LYNN MAURER JT |
| CAMA Number: | 15-65 | | 26 SUMMER ST. |
| Property Address: | 26 SUMMER ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-66 | Mailing Address: | VANDEVENTER, BRENDAN P & MONICA R TE |
| CAMA Number: | 15-66 | | 202 HOPE ST |
| Property Address: | 202 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-67 | Mailing Address: | HOWE, DAVID & KATHLEEN TE |
| CAMA Number: | 15-67 | | 101 HIGH ST |
| Property Address: | 101 HIGH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 15-68 | Mailing Address: | HANNEY MICHAEL J PEGGY<br>22 NOYES AVE<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-68 | | |
| Property Address: | 22 NOYES AVE | | |
| Parcel Number: | 15-74 | Mailing Address: | CITO, JEFFREY D & KELLY, STEPHANIE JT<br>8 PARK AVE<br>WAPPINGERS, NY 12590 |
| CAMA Number: | 15-74 | | |
| Property Address: | 8 NOYES AVE | | |
| Parcel Number: | 15-75 | Mailing Address: | HIGH STREET HOMES, LLC<br>118 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-75 | | |
| Property Address: | 29 BURTON ST | | |
| Parcel Number: | 15-76 | Mailing Address: | READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST<br>11 NOYES AVE<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-76 | | |
| Property Address: | 11 NOYES AVE | | |
| Parcel Number: | 15-77 | Mailing Address: | BECKMAN, ANNA E COHEN, JESSE P TE<br>23 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-77 | | |
| Property Address: | 23 BURTON ST | | |
| Parcel Number: | 15-78 | Mailing Address: | STEPHENS, MARK S & SUZETTE R TE<br>17 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-78 | | |
| Property Address: | 17 BURTON ST | | |
| Parcel Number: | 15-79 | Mailing Address: | DAWSON, THOMAS A & LEE H TE<br>4 JAMIE LANE<br>HOPKINTON, MA 01748 |
| CAMA Number: | 15-79 | | |
| Property Address: | 15 BURTON ST | | |
| Parcel Number: | 15-80 | Mailing Address: | FORD, DAVID STRATTON, NANCY ETUX<br>11 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-80 | | |
| Property Address: | 11 BURTON ST | | |
| Parcel Number: | 15-81 | Mailing Address: | CARLETON, APRIL M. TRUSTEE<br>4 BRIAR SPRING ROAD<br>ORLEANS, MA 02653 |
| CAMA Number: | 15-81 | | |
| Property Address: | 190 HOPE ST | | |
| Parcel Number: | 15-82 | Mailing Address: | CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE<br>186 HOPE ST.<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-82 | | |
| Property Address: | 186 HOPE ST | | |
| Parcel Number: | 15-85 | Mailing Address: | CARLETON, APRIL M. TRUSTEE<br>190 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-85 | | |
| Property Address: | HOPE ST | | |
| Parcel Number: | 15-89 | Mailing Address: | FORD, DAVID STRATTON, NANCY ETUX<br>11 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-89 | | |
| Property Address: | NOYES AVE | | |

# 200 feet Abutters List Report

Bristol, RI
February 28, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 15-93 | Mailing Address: | SULLIVAN, DAVID & SULLIVAN, ROBINSON SANDRA E<br>32 NOYES AVE<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-93 | | |
| Property Address: | 32 NOYES AVE | | |
| Parcel Number: | 15-94 | Mailing Address: | SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES<br>10 SUMMER ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-94 | | |
| Property Address: | 10 SUMMER ST | | |

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 30 SUMMER ST
**ACRES:** 0.1137
**PARCEL ID:** 15 64
**LAND USE CODE:** 01
**CONDO COMPLEX:**
**OWNER:** LEVY, MARK L & KEATING, CELINE M TE
**CO - OWNER:**
**MAILING ADDRESS:** 697 WEST END AVE, APT. 5-D

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 973

## SALE INFORMATION

**SALE DATE:** 5/6/2021
**BOOK & PAGE:** 2110-12
**SALE PRICE:** 408,000
**SALE DESCRIPTION:**
**SELLER:** OUELLETTE, STEVEN

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 3224
**FINISHED BUILDING AREA:** 1344
**BASEMENT AREA:** 960
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $204,800
**YARD:** $5,100
**BUILDING:** $197,000
**TOTAL:** $406,900

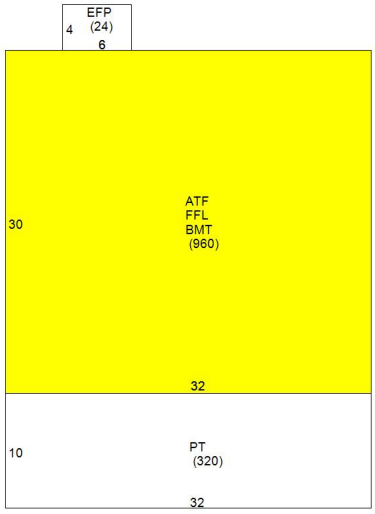
## BUILDING EXTERIOR

**BUILDING STYLE:** Cape
**UNITS:** 1
**YEAR BUILT:** 1917
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Vinyl Siding
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

**INTERIOR WALL:** Plaster
**FLOOR COVER:** Hardwood
**HEAT TYPE:** BB Hot Water
**FUEL TYPE:** Gas
**PERCENT A/C:** False
**# OF ROOMS:** 6
**# OF BEDROOMS:** 3
**# OF FULL BATHS:** 2
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 1
**# OF KITCHENS:** 1
**# OF FIREPLACES:** 1
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH




## PHOTO

**Mark Levy**

**From:** Mark Levy <mlevy697@earthlink.net>
**Sent:** Wednesday, January 17, 2024 2:07 PM
**To:** 'ntoth@bristolri.gove'
**Cc:** Keating Celine (celine_keating@earthlink.net)
**Subject:** 30 Summer -- Window

Nick –

When we purchased and moved into our Cape-style house at 30 Summer a year or so ago, there was one, side-facing (east and against a tall privet), double, crank-style, casement window over a sink that was unlike all the other traditional and original windows in our home.

It has been described to me as a typical "Anderson Kitchen Window." I have no idea when it was installed and how old it may be, but it is clearly not "historical."

The wood frame and sill are rotten. Water outside drains down to a basement wall.

When we had the rest of the house renovated a couple of years ago, I seem to remember being told that we could "repair and replace" non-historical items that became a problem without going through a full Commission process. Is that correct?

We would replace this over-the-sink, Anderson-style, kitchen window with a similar one.

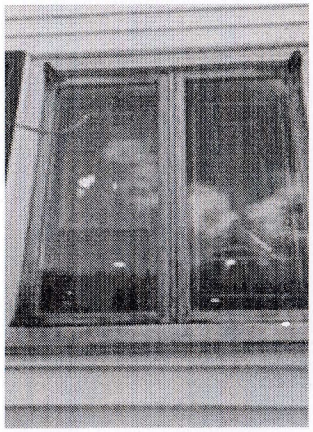
See pix of original below. (Not shown is that there is no sill or board left behind the vinyl

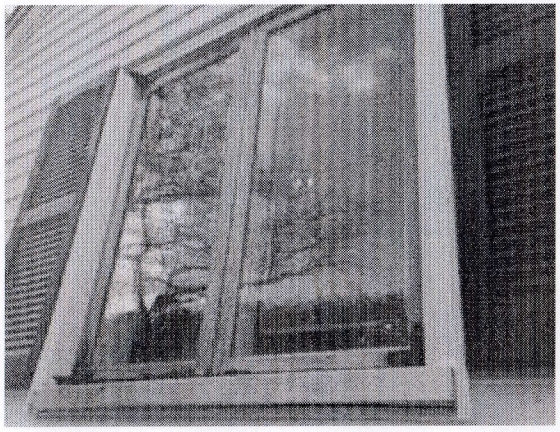
Can we proceed with our contractor – or do we have to do anything further?

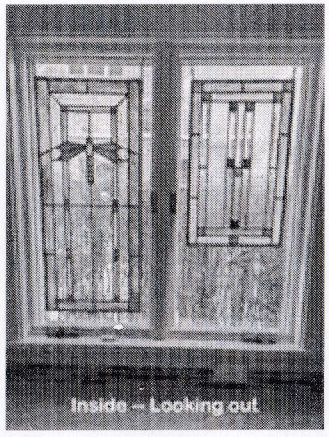
Please let us know about any other steps we have to take.

-- Mark

*Mark Levy*
*30 Summer St.*
*Bristol, RI 02809*








Existing ↑ | Replacement sheets attached

https://www.cvs

ANDERSEN WINDOWS & DOORS

| CREATED DATE |
| --- |
| 1/19/2024 |

| LATEST UPDATE |
| --- |
| 1/19/2024M |

| OWNER |
| --- |
| Paul LeTourneau |

**SOLD TO:**

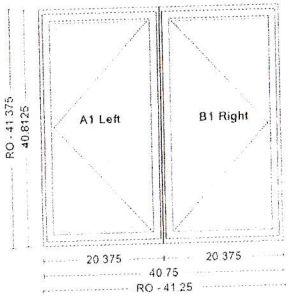
Arnold Lumber Company Bristol
PO Box 217
West Kingston, RI 02892-0217
Fax: 401-792-3610

# Abbreviated Quote Report

| QUOTE NAME | PROJECT NAME | QUOTE NUMBER | CUSTOMER PO# | TRADE ID |
| --- | --- | --- | --- | --- |
| FERREIRA & GRIMO | 30 SUMMER ST | 5205247 | | 301049 |

**ORDER NOTES:**

**DELIVERY NOTES:**




| Item | Qty | Operation | Location |
| --- | --- | --- | --- |
| 100 | 1 | Left-Right | None Assigned |

**RO Size = 41 1/4" x 41 3/8"**

**Unit Size = 40 3/4" x 40 13/16"**

Common Frame
CN235, Unit, 400 Series Twin Casement, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior
Frame, Unit 1: Left, Unit 2: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Traditional Trim Stop
Profile Stainless Glass / Grille Spacer, Classic Series, White, White, Full Screen, Aluminum
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Job Site Applied

Hardware: PSC Classic Series White PN:1361536
Insect Screen 1: 400 Series Twin Casement, CN135 Full Screen Aluminum White PN:1345038
Hardware: PSC Classic Series White PN:1361536
Insect Screen 1: 400 Series Twin Casement, CN135 Full Screen Aluminum White PN:1345038
Extension Jamb 1: CN235 Interior Extension Jamb Standard Pine White - Painted 4 9/16" Head and Sill Job Site Applied PN:1354638
Extension Jamb 2: CN235 Interior Extension Jamb Standard Pine White - Painted 4 9/16" Sides Job Site Applied PN:1354647

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width | Height | Area (Sq. Ft) |
| --- | --- | --- | --- | --- | --- | --- | --- |
| A1 | 0.28 | 0.32 | NO | A1 | 10.7980 | 35.9610 | 2.69660 |
| B1 | 0.28 | 0.32 | | B1 | 10.7980 | 35.9610 | 2.69660 |



83

Item 5.

# CASEMENT & AWNING WINDOWS

## Table of Casement and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

| Window Dimension | 1'-5" (432) | 1'-8 1/2" (521) | 2'-0 1/8" (613) | 2'-4 3/8" (721) | 2'-7 1/2" (800) | 2'-11 15/16" (913) | 2'-9 3/4" (857) | 3'-4 3/4" (1035) | 4'-0" (1219) | 4'-8 1/2" (1435) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Minimum Rough Opening** | 1'-5 1/2" (445) | 1'-9" (533) | 2'-0 5/8" (625) | 2'-4 7/8" (733) | 2'-8" (813) | 3'-0 1/2" (927) | 2'-10 1/4" (870) | 3'-5 1/4" (1048) | 4'-0 1/2" (1232) | 4'-9" (1448) |
| Unobstructed Glass (casement, single sash only) | 12 5/8" (321) | 16 1/8" (410) | 19 3/4" (502) | 24" (610) | 27 1/8" (689) | 31 9/16" (802) | 12 5/8" (321) | 16 1/8" (410) | 19 3/4" (502) | 24" (610) |
| Unobstructed Glass (transom, single sash only) | 12 3/16" (310) | 15 11/16" (398) | 19 5/16" (491) | 23 9/16" (599) | 26 11/16" (678) | 31 1/8" (791) | 28 15/16" (735) | 35 15/16" (913) | 43 3/16" (1097) | 51 11/16" (1313) |

**CUSTOM WIDTHS – 17" to 84 5/8"**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 1'-0" (305) | 12" | CTR1510 | CTR1810 | CTR2010 | CTR2410 | CTR2810 | CTR3010 | CTR2910 | CTR3410 | CTR4010 | CTR4810 |
| 1'-0 1/2" (318) | 7 3/16" (183) | | | | | | | | CTR21810 | CTR22010 | CTR22410 |

**CUSTOM WIDTHS – 17" to 35 15/16"**

**CUSTOM HEIGHTS – 24 1/8" to 71 7/8"**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2'-0 1/8" (613) | 2'-0 5/8" (625) | 19 5/16" (491) | CR12 | CN12 | C12 | CW12* | | | CN22 | C22 | CW22* |
| 2'-4 3/8" (721) | 2'-4 7/8" (733) | 23 9/16" (598) | CR125 | CN125 | C125 | CW125* | CX125 | | CN225 | C225 | CW225* |
| 2'-11 15/16" (913) | 3'-0 1/2" (927) | 31 1/8" (791) | CR13 | CN13 | C13 | CW13* | CX13 | CXW13 | CR23 | CN23 | C23 | CW23* |
| 3'-4 13/16" (1037) | 3'-5 3/8" (1051) | 36" (914) | CR135 | CN135 | C135 | CW135◊* | CX135◊ | CXW135◊ | CR235 | CN235 | C235 | CW235◊* |
| 4'-0" (1219) | 4'-0 1/2" (1232) | 43 3/16" (1097) | CR14 | CN14 | C14 | CW14◊* | CX14◊ | CXW14◊ | CR24 | CN24 | C24 | CW24◊* |
| 4'-4 13/16" (1341) | 4'-5 3/8" (1356) | 48" (1219) | CR145 | CN145 | C145 | CW145◊* | CX145◊ | CXW145◊ | CR245 | CN245 | C245 | CW245◊* |
| 4'-11 7/8" (1521) | 5'-0 3/8" (1534) | 55 1/16" (1399) | CR15 | CN15 | C15 | CW15◊* | CX15◊ | CXW15◊** | CR25 | CN25 | C25 | CW25◊* |
| 5'-4 13/16" (1646) | 5'-5 3/8" (1660) | 60" (1524) | CR155 | CN155 | C155 | CW155◊* | CX155◊ | CXW155◊** | CR255 | CN255 | C255 | CW255◊* |
| 5'-11 7/8" (1826) | 6'-0 3/8" (1838) | 67 1/16" (1703) | CR16 | CN16 | C16 | CW16◊* | CX16◊ | CXW16◊** | CR26 | CN26 | C26 | CW26◊* |

- "Window Dimension" always refers to outside frame-to-frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.**
- Dimensions in parentheses are in millimeters.

◊Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 29-30.

*Meet clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) using hinge for widest clear opening.

**Available with straight-arm operators (hinged for widest clear opening) only.

**HDC-24-16**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 19 BYFIELD ST

2. Plat # 14 Lot # 67

3. a. Applicant: ELENA M. BAO

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

**Mailing Address: PO BOX 779, Bristol RI 02809**

Phone: 914-482-7555 Email: byfield19@outlook.com

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor: Paramount Chimney & Gutter, Corp.

Phone: 1-888-328-2811 Email: info@paramountchimney.com

5. Work Category:

Partial Demolition of Structure(s)

6. Description of proposed work:

The chimney structure in the attic of the home is severely and irreparably damaged and in danger of collapsing, according to a licensed chimney professional who recently inspected the home's chimney structure. The chimney professional stated that the damage to the chimney structure is too severe to be repaired and that it is urgently necessary to partially demolish the chimney structure down below the roofline of the home to address the structural safety hazard of the damaged chimney. Such partial demolition of the chimney structure below the home's roofline will also prevent any further water damage from occurring to t interior structure of the home due to rainwater leakage through the damaged chimney structure. **See attached photos of chimney structure, see attached document from chimney professional.

After partial demolition of the chimney structure down below roofline of t e, the home's roof will have a hole that needs to be closed by a licensed roofi

professional who will patch the closed area with in-kind shingles. In addition, since the chimney structure will no longer be present on the roof to encase/enclose the venting pipes for the home's heat sources (1 gas furnace and 1 gas fireplace insert), an alternative means of venting the home's heat source is needed. I am in the process of obtaining options and quotes from licensed heating professionals.

I am unable to financially afford the cost of replacing the home's chimney structure. The inspecting chimney professional informed me that the home's existin chimney structure is too damaged to be salvaged and that to replace the home's chimney structure would require a re-build at an estimated starting cost of $90,000 which is a cost I am unable to financially afford.

7. Property History

BENJAMIN TILLEY-ISAAC WILLIAMS HOUSE c 1833, c. 1900: In 1833 Benjamin Tilley, owner of a Wood Street rope walk, built this 2-1/2story, 5-bay, gabl roof Federal house, on the site of Byfield's house. He sold it to Isaac Williams, superintendent of the National India Rubber Company, in 1872. Williams serve on the Town Council, in the General Assembly, on the town's school committee, and as chairman of the Republican Party's state committee. Detailing include central entrance with fluted pilasters supporting a wide entablature with guttae and a projecting molding. The side porch with chamfered posts and beaded board ceiling dates from c. 1929.

ELENA M. BAO *Elena M. Bao*

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 5, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 19 BYFIELD ST
**ACRES:** 0.159
**PARCEL ID:** 14 67
**LAND USE CODE:** 01
**CONDO COMPLEX:**
**OWNER:** BAO, ELENA M - TRUSTEE
**CO - OWNER:** ELENA M BAO REVOCABLE TRUST
**MAILING ADDRESS:** 19 BYFIELD ST

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 864

## SALE INFORMATION

**SALE DATE:** 3/29/2022
**BOOK & PAGE:** 2165-297
**SALE PRICE:** 0
**SALE DESCRIPTION:**
**SELLER:** BAO, ELENA M

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 3751
**FINISHED BUILDING AREA:** 1768
**BASEMENT AREA:** 884
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $227,000
**YARD:** $4,500
**BUILDING:** $351,300
**TOTAL:** $582,800

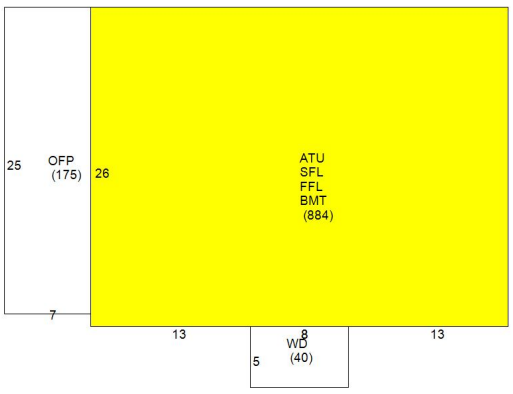
## BUILDING EXTERIOR

**BUILDING STYLE:** Restored His
**UNITS:** 1
**YEAR BUILT:** 1830
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Wood Shngle
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

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

## SKETCH




## PHOTO

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

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 14-67 | Mailing Address: | BAO, ELENA M - TRUSTEE ELENA M |
| CAMA Number: | 14-67 | | BAO REVOCABLE TRUST |
| Property Address: | 19 BYFIELD ST | | 19 BYFIELD ST |
| | | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| 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: | 14-107 | Mailing Address: | CAMPAGNA FAMILY, LP |
| CAMA Number: | 14-107 | | 15 LOW LANE |
| Property Address: | 38 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-112 | Mailing Address: | CHRISTINA, DANIEL & JULIE TE |
| CAMA Number: | 14-112 | | 4 MILK ST |
| Property Address: | 4 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-118 | Mailing Address: | GARDNER, MATTHEW R (1/3); |
| CAMA Number: | 14-118 | | GARDNER, STEVEN D & ANN |
| Property Address: | 12 BYFIELD ST | | TRUSTEES-GARDNER TRUST (2/3) |
| | | | 12 BYFIELD ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-119 | Mailing Address: | FEINSTEIN, CAROL M |
| CAMA Number: | 14-119 | | 22 BYFIELD ST |
| Property Address: | 12 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-39 | Mailing Address: | DAVIDSON, JOSHUA B & KATHERINE N |
| CAMA Number: | 14-39 | | TE |
| Property Address: | 51 CHURCH ST | | 51 CHURCH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-41 | Mailing Address: | FORTY-NINE CHURCH STREET, LLC |
| CAMA Number: | 14-41 | | 26 PATRICIA ANN DR |
| Property Address: | 49 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-43 | Mailing Address: | BONNER, KERRY S & MERRILL, DEBRA |
| CAMA Number: | 14-43 | | A TC |
| Property Address: | 43 CHURCH ST | | 43 CHURCH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-44 | Mailing Address: | BERGENHOLTZ, THOMAS A. MARIANNE |
| CAMA Number: | 14-44 | | 366 HOPE ST UNIT 1 |
| Property Address: | 41 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-46 | Mailing Address: | SCOTT, DONALD & MARCIA TE |
| CAMA Number: | 14-46 | | 39 CHURCH ST |
| Property Address: | 39 CHURCH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-48 | Mailing Address: | JACOBUS, ROBERT J & CAROLINE W TE |
| CAMA Number: | 14-48 | | 35 CHURCH ST |
| Property Address: | 35 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-49 | Mailing Address: | ST MICHAELS CHURCH P.O. BOX 414 |
| CAMA Number: | 14-49 | | 399 HOPE ST |
| Property Address: | 378 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-58 | Mailing Address: | BLAIR, DEBORAH M & BUTLER, SARA A JT |
| CAMA Number: | 14-58 | | 39 BYFIELD ST |
| Property Address: | 39 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-59 | Mailing Address: | WHEET, KAREN R |
| CAMA Number: | 14-59 | | 60 CHURCH ST |
| Property Address: | 60 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-60 | Mailing Address: | SMITH, DORAN C & SQUILLANTE, DAVID JT |
| CAMA Number: | 14-60 | | 33 BYFIELD ST |
| Property Address: | 33 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-61 | Mailing Address: | REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS |
| CAMA Number: | 14-61 | | 652 HOPE ST |
| Property Address: | 56 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-62 | Mailing Address: | KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE |
| CAMA Number: | 14-62 | | 27 BYFIELD ST |
| Property Address: | 27 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-63 | Mailing Address: | CHITTICK, WILLIAM F |
| CAMA Number: | 14-63 | | 48 CHURCH STREET |
| Property Address: | 48 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-64 | Mailing Address: | PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN |
| CAMA Number: | 14-64 | | 25 BYFIELD ST |
| Property Address: | 25 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-65 | Mailing Address: | ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES |
| CAMA Number: | 14-65 | | 44 CHURCH STREET |
| Property Address: | 44 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-66 | Mailing Address: | JGR, LLC |
| CAMA Number: | 14-66 | | 443 HOPE ST |
| Property Address: | 40 CHURCH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-69 | Mailing Address: | MONAHAN-BELL LIVING TRUST |
| CAMA Number: | 14-69 | | 11 BYFIELD ST |
| Property Address: | 11 BYFIELD ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-70 | Mailing Address: | LEONARD PLACE LLC |
| CAMA Number: | 14-70 | | 385 HIGH ST |
| Property Address: | 366 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-71 | Mailing Address: | JOHNSON, JOAN D TRUSTEE |
| CAMA Number: | 14-71 | | 344 HOPE STREET |
| Property Address: | 344 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-77 | Mailing Address: | SIROIS, ROSEMARIE G. |
| CAMA Number: | 14-77 | | 34 BYFIELD ST |
| Property Address: | 34 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-78 | Mailing Address: | CARREIRO, MARY M TRUSTEE MARY M |
| CAMA Number: | 14-78 | | CARREIRO FAMILY TRUST |
| Property Address: | 11 MILK ST | | 4 OVERLOOK DR |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-79 | Mailing Address: | ROUNDS, ANDREA L. TRUSTEE OF |
| CAMA Number: | 14-79 | | 15 MILK ST |
| Property Address: | 15 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-80 | Mailing Address: | SOUSA, BRIAN |
| CAMA Number: | 14-80 | | 43 CLIPPER WAY |
| Property Address: | 17 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-81 | Mailing Address: | ENOS, RICHARD & PATRICIA TE |
| CAMA Number: | 14-81 | | PO BOX 605 |
| Property Address: | 21 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-83 | Mailing Address: | SIMAS, ANTONIO J &ROSA M LE TE |
| CAMA Number: | 14-83 | | DIGIACOMO, MICHELLE & |
| Property Address: | 10 MILK ST | | 10 MILK ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-84 | Mailing Address: | FEINSTEIN, JONATHAN L. CAROL M. TE |
| CAMA Number: | 14-84 | | 22 BYFIELD ST |
| Property Address: | 22 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-85 | Mailing Address: | MOREIRA, ELIZABETH H LIFE EST |
| CAMA Number: | 14-85 | | MOREIRA, MARK S. ETAL TC |
| Property Address: | 18 BYFIELD ST | | 47 COTTAGE ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-86 | Mailing Address: | REYNOLDS, MARTIN BURTON & |
| CAMA Number: | 14-86 | | REYNOLDS, LINDA MARIE CO-TRUSTEES |
| Property Address: | 328 HOPE ST | | 328 HOPE ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-87 | Mailing Address: | SAFE WAY REALTY, LLC |
| CAMA Number: | 14-87 | | C/O STEPHEN COELHO PO BOX 210 |
| Property Address: | 314 HOPE ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915

888-328-2811
paramountchimney.com
info@paramountchimney.com

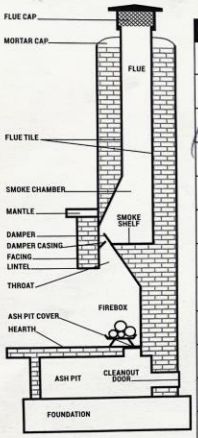
# PARAMOUNT
CHIMNEY & GUTTER, CORP.

LICENSED • INSURED
MASSACHUSETTS REGISTRATION #186898
RHODE ISLAND REGISTRATION #40730

CUSTOMER Elena Bao
ADDRESS 19 Byfield St
CITY Bristol STATE RI ZIP 02809
CROSS STREET
EMAIL
SERVICE INSTRUCTIONS Est leak

DAY Tuesday DATE 1/23/24 TIME 11-2
PHONE (H)
ALT. PHONE 914-422-7555
DWELLING TYPE
SOURCE PC SERVICE MANAGER Dave D

COMMENTS Burner/Fp chimney structure Falling apart very bad in the Attic of home! To damaged to repair, should be demoed down below roofline and get a direct vent system installed. Chimney can collapse... Very dangerous!!




| JOB DESCRIPTION / ESTIMATE | AMOUNT | |
|---|---|---|
| Est Only; Demo chimney below roofline. Remove all debris. #8,400 (Dumpster needed) | | |

| 12 POINT INSPECTION | | | |
|---|---|---|---|
| LINING | | DRAFT | |
| CAP | | BACK WALL | |
| CROWN | | DAMPER | |
| BRICKS | | MORTAR JOINTS | |
| FLASHING | | TOP PLATE | |
| SMOKE PIPE | | COLLAR | |

| CK# | DISCOUNT | | | |
|---|---|---|---|---|
| | | SUB-TOTAL | | |
| | | SALES TAX | | |
| | | TOTAL | | |
| | | DEPOSIT | | |
| | | DUE ON COMPLETION | | |

There is a $35 fee for returned checks. *Thank you!*

**30 DAY SATISFACTION GUARANTEE** *Paramount Chimney & Gutter, Corp.* guarantees that if you are not 100% satisfied with the services performed on your home, *Paramount Chimney & Gutter, Corp.* will re-service those areas at no additional charge to homeowner. In addition, for your protection, Paramount is fully licensed and insured.

*In the event that a payment is not made within 30 days from the date of completion, the buyer shall be responsible for an additional 25% for collection fee.*

CUSTOMER SIGNATURE Elena Bao DATE 1/23/24

*You, the buyer, may cancel this transaction at anytime prior to midnight of the third business day after the date of this transaction.*

0317MA-RI

**HDC-24-18**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) Independence Park

2. Plat # 9 Lot # 10

3. a. Applicant: Bristol Middle Passage Port Marker Project

b. Owner *(if different from applicant written authorization of owner required)*: State of RI/Town of Bristol Department of Parks & Recreation

**Mailing Address: 10 Court Street, Bristol, RI 02809**

Phone: (401) 253-7000 x 601 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

New Structure(s)

6. Description of proposed work:

Install monument consisting of three figures will be cast in bronze to become more life size as adults and the child respectively. We anticipate adding two sma stone benches identical to what is now there by the Revolutionary war veterans memorial nearby. The ground service will have pavers identical to what is also there with both the War memorial, and the other Columbus monument, so there would be a harmony of the three in surface treatment.

7. Property History

Bristol Middle Passage Port Marker Project *Stephan Brigidi*

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 9, 2024

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 9-10 | Mailing Address: | STATE OF RHODE ISLAND<br>(INDEPENDENCE PARK)<br>235 PROMENADE ST<br>PROVIDENCE, RI 02908 |
| CAMA Number: | 9-10 | | |
| Property Address: | THAMES ST | | |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 8-11 | Mailing Address: | BRUNO AND NAPOLEON ASSOCIATES LLC<br>520 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-11 | | |
| Property Address: | 520 THAMES ST | | |
| Parcel Number: | 8-12 | Mailing Address: | STATE OF RHODE ISLAND<br>(INDEPENDENCE PARK)<br>235 PROMENADE ST<br>PROVIDENCE, RI 02908 |
| CAMA Number: | 8-12 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 8-17 | Mailing Address: | CABRAL, LOUIS A & GREENWELL, JOAN F TE<br>304 CHURCH POND DR<br>TIVERTON, RI 02878 |
| CAMA Number: | 8-17 | | |
| Property Address: | 494 THAMES ST | | |
| Parcel Number: | 8-18 | Mailing Address: | YOUNIS, JOHN D & KATHRYN TE<br>689 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-18 | | |
| Property Address: | 689 HOPE ST | | |
| Parcel Number: | 8-19 | Mailing Address: | SANTOS, HENRY B<br>484 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-19 | | |
| Property Address: | 484 THAMES ST | | |
| Parcel Number: | 8-20 | Mailing Address: | ZAMIL, JAMES M & CHERYL A TE<br>685 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-20 | | |
| Property Address: | 685 HOPE ST | | |
| Parcel Number: | 8-21 | Mailing Address: | SANTOS, HENRY B.<br>484 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-21 | | |
| Property Address: | 474 THAMES ST | | |
| Parcel Number: | 8-24 | Mailing Address: | REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS<br>652 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-24 | | |
| Property Address: | 11 FRANKLIN ST | | |
| Parcel Number: | 8-25 | Mailing Address: | NICHOLS, REBECCA K&THOMAS L & LUNNEY, MICHAEL P &<br>C/O 208 BAY VIEW AVE<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-25 | | |
| Property Address: | 468 THAMES ST | | |
| Parcel Number: | 8-26 | Mailing Address: | SANSONE FAMILY REALTY LLC<br>617 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 8-26 | | |
| Property Address: | 3 FRANKLIN ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 9-11 | Mailing Address: | SANSONE, AMELIA M. TRUSTEE THE ELISA SANSONE TRUST-2013<br>617 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-11 | | |
| Property Address: | 617 HOPE ST | | |
| Parcel Number: | 9-12 | Mailing Address: | CARVARA, CYNTHIA N.<br>90 GRELOCK RD<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-12 | | |
| Property Address: | 392 THAMES ST | | |
| Parcel Number: | 9-14 | Mailing Address: | BAYCOAST BANK C/O ACCOUNTS PAYABLE<br>330 SWANSEA MALL DR<br>SWANSEA, MA 02777 |
| CAMA Number: | 9-14 | | |
| Property Address: | 601 HOPE ST | | |
| Parcel Number: | 9-15 | Mailing Address: | DEALMEIDA, LOUIS A<br>406 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-15 | | |
| Property Address: | 382 THAMES ST | | |
| Parcel Number: | 9-2 | Mailing Address: | CROMWELL, CATHARINE M.<br>649 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-2 | | |
| Property Address: | 649 HOPE ST | | |
| Parcel Number: | 9-24 | Mailing Address: | JOHNSON, PETER T. & ANDREA R. TE<br>345 THAMES ST, UNIT 101<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-001 | | |
| Property Address: | 345 THAMES ST 101N | | |
| Parcel Number: | 9-24 | Mailing Address: | SAUL, DEBRA A<br>345 THAMES ST # 102<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-002 | | |
| Property Address: | 345 THAMES ST 102N | | |
| Parcel Number: | 9-24 | Mailing Address: | SB2, LLC<br>345 THAMES ST, UNIT N-110<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-003 | | |
| Property Address: | 345 THAMES ST 103N | | |
| Parcel Number: | 9-24 | Mailing Address: | BARRENECHEA, MARIO I. & ANA MARIA G. TE<br>345 THAMES ST UNIT N104<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-004 | | |
| Property Address: | 345 THAMES ST 104N | | |
| Parcel Number: | 9-24 | Mailing Address: | WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC<br>345 THAMES ST UNT 105 N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-005 | | |
| Property Address: | 345 THAMES ST 105N | | |
| Parcel Number: | 9-24 | Mailing Address: | DEMARCO, MICHAEL D. ELIZABETH M. TE<br>345 THAMES ST UNIT 106N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-006 | | |
| Property Address: | 345 THAMES ST 106N | | |
| Parcel Number: | 9-24 | Mailing Address: | CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST<br>345 THAMES ST #108<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-008 | | |
| Property Address: | 345 THAMES ST 108N | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST<br>345 THAMES ST, Unit N109<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-009 | | |
| Property Address: | 345 THAMES ST 109N | | |
| Parcel Number: | 9-24 | Mailing Address: | HOLLAND, JOYCE A.<br>345 THAMES ST UNIT 110N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-010 | | |
| Property Address: | 345 THAMES ST 110N | | |
| Parcel Number: | 9-24 | Mailing Address: | BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE<br>141A Main St<br>Tuckahoe, NY 10707 |
| CAMA Number: | 9-24-011 | | |
| Property Address: | 345 THAMES ST 201N | | |
| Parcel Number: | 9-24 | Mailing Address: | KUFFNER, TAMARA<br>9 WALNUT RD<br>BARRINGTON, RI 02806 |
| CAMA Number: | 9-24-012 | | |
| Property Address: | 345 THAMES ST 202N | | |
| Parcel Number: | 9-24 | Mailing Address: | SHERMAN, MAX CHRISTOPHER & MARY B. TE<br>746 SPINNAKER BEACHHOUSE VILLA<br>SEABROOK ISLAND, SC 29456 |
| CAMA Number: | 9-24-013 | | |
| Property Address: | 345 THAMES ST 203N | | |
| Parcel Number: | 9-24 | Mailing Address: | BERNARDO, MATTHEW P<br>345 THAMES ST, UNIT 204N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-014 | | |
| Property Address: | 345 THAMES ST 204N | | |
| Parcel Number: | 9-24 | Mailing Address: | MCSTAY, JAMES P. CHERYL A. ETUX TE<br>345 THAMES ST UNIT 205N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-015 | | |
| Property Address: | 345 THAMES ST 205N | | |
| Parcel Number: | 9-24 | Mailing Address: | OBRIEN, MICHAEL T. DENISE E. TE<br>345 THAMES ST UNIT 206N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-016 | | |
| Property Address: | 345 THAMES ST 206N | | |
| Parcel Number: | 9-24 | Mailing Address: | CAPODILUPO, PETER & JENNIFER C<br>345 Thames St Unit 207<br>Bristol, RI 02809 |
| CAMA Number: | 9-24-017 | | |
| Property Address: | 345 THAMES ST 207N | | |
| Parcel Number: | 9-24 | Mailing Address: | FITZPATRICK, CAROL A., TRUSTEE CAROL A FITZPATRICK REVOCABLE TRUST<br>345 THAMES ST, UNIT 208N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-018 | | |
| Property Address: | 345 THAMES ST 208N | | |
| Parcel Number: | 9-24 | Mailing Address: | SARKISIAN, HERBERT A. JANET E. TE<br>345 THAMES ST UNIT N209<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-019 | | |
| Property Address: | 345 THAMES ST 209N | | |
| Parcel Number: | 9-24 | Mailing Address: | FEINS, NEIL R & CHRISTINE TRUSTEES<br>19 MARSHAL ST<br>BROOKLINE, MA 02446 |
| CAMA Number: | 9-24-020 | | |
| Property Address: | 345 THAMES ST 210N | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | ROSS, MICHAEL C & ASTRID L TRUSTEES<br>363 ADAMS ST<br>DENVER, CO 80206 |
| CAMA Number: | 9-24-021 | | |
| Property Address: | 345 THAMES ST 301N | | |
| Parcel Number: | 9-24 | Mailing Address: | ZELINGER, ELIZABETH A & GERALD D TE<br>345 THAMES ST UNIT N302<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-022 | | |
| Property Address: | 345 THAMES ST 302N | | |
| Parcel Number: | 9-24 | Mailing Address: | SHAMS, NICOLE<br>345 THAMES ST., UNIT N-303<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-023 | | |
| Property Address: | 345 THAMES ST 303N | | |
| Parcel Number: | 9-24 | Mailing Address: | PHILLIPS, JOHN S & KIMBERLY L TE<br>345 THAMES ST 304N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-024 | | |
| Property Address: | 345 THAMES ST 304N | | |
| Parcel Number: | 9-24 | Mailing Address: | HANKIN, ROBERT B & CHERYL B, TRUSTEES ROBERT B & CHERYL B HANKIN TRUST TC<br>56 RAMBLING DR<br>SCOTCH PLAINS, NJ 07076-2955 |
| CAMA Number: | 9-24-025 | | |
| Property Address: | 345 THAMES ST 305N | | |
| Parcel Number: | 9-24 | Mailing Address: | LI, HSI-CHENG TRUSTEE<br>345 THAMES ST UNIT N306<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-026 | | |
| Property Address: | 345 THAMES ST 306N | | |
| Parcel Number: | 9-24 | Mailing Address: | SUTTON, HOWARD G & KIMBERLY G P TE<br>14685 KELSON CIRCLE<br>NAPLES, FL 34114 |
| CAMA Number: | 9-24-027 | | |
| Property Address: | 345 THAMES ST 307N | | |
| Parcel Number: | 9-24 | Mailing Address: | FRIDOVICH, SHEILA CONSTANCE TR<br>345 THAMES ST # N308<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-028 | | |
| Property Address: | 345 THAMES ST 308N | | |
| Parcel Number: | 9-24 | Mailing Address: | RIPP, PETER & MARI TRUSTEES<br>345 THAMES ST UNIT N309<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-029 | | |
| Property Address: | 345 THAMES ST 309N | | |
| Parcel Number: | 9-24 | Mailing Address: | BUSCH, ROBERT S. (1/2) TRUSTEE & BUSCH, KATHLEEN B. (1/2) TRUSTEE<br>52 BENTWOOD COURT EAST<br>ALBANY, NY 12203 |
| CAMA Number: | 9-24-030 | | |
| Property Address: | 345 THAMES ST 310N | | |
| Parcel Number: | 9-24 | Mailing Address: | LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE<br>345 THAMES ST, Unit 401N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-031 | | |
| Property Address: | 345 THAMES ST 401N | | |
| Parcel Number: | 9-24 | Mailing Address: | PINK, LOIS & ANDREW TRUSTEES<br>345 THAMES ST UNIT402N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-032 | | |
| Property Address: | 345 THAMES ST 402N | | |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | BOLTON, ALICE C & FOREST E TE<br>345 THAMES ST UNIT 403N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-033 | | |
| Property Address: | 345 THAMES ST 403N | | |
| Parcel Number: | 9-24 | Mailing Address: | VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES<br>345 THAMES ST, UNIT 404N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-034 | | |
| Property Address: | 345 THAMES ST 404N | | |
| Parcel Number: | 9-24 | Mailing Address: | FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST<br>345 THAMES ST UNIT 405N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-035 | | |
| Property Address: | 345 THAMES ST 405N | | |
| Parcel Number: | 9-24 | Mailing Address: | JACKSON, LISA R<br>345 THAMES ST, UNIT N-406<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-036 | | |
| Property Address: | 345 THAMES ST 406N | | |
| Parcel Number: | 9-24 | Mailing Address: | RHODE, GRANT F & KATZ, JUDITH TRUSTEES<br>345 THAMES ST UNT 407N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-037 | | |
| Property Address: | 345 THAMES ST 407N | | |
| Parcel Number: | 9-24 | Mailing Address: | ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES<br>215 COTTONTAIL DRIVE<br>PORTSMOUTH, RI 02871 |
| CAMA Number: | 9-24-038 | | |
| Property Address: | 345 THAMES ST 408N | | |
| Parcel Number: | 9-24 | Mailing Address: | MARTIN, WILLIAM R & JOAN P TRUSTEES<br>345 THAMES ST UNIT 409N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-039 | | |
| Property Address: | 345 THAMES ST 409N | | |
| Parcel Number: | 9-24 | Mailing Address: | CASTRIOTTA, LAURA J - TRUSTEE<br>LAURA J CASTRIOTTA TRUST<br>345 THAMES ST, UNIT N410<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-040 | | |
| Property Address: | 345 THAMES ST 410N | | |
| Parcel Number: | 9-24 | Mailing Address: | DAVIDSON, ASIA MARIA<br>345 THAMES ST, UNIT 501N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-041 | | |
| Property Address: | 345 THAMES ST 501N | | |
| Parcel Number: | 9-24 | Mailing Address: | DUNN, JOHN G. JR TRUSTEE<br>345 THAMES ST UNIT N502<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-042 | | |
| Property Address: | 345 THAMES ST 502N | | |
| Parcel Number: | 9-24 | Mailing Address: | WANG, YINGFEI<br>59 CRESTVIEW RD<br>MILTON, MA 02186 |
| CAMA Number: | 9-24-043 | | |
| Property Address: | 345 THAMES ST 503N | | |
| Parcel Number: | 9-24 | Mailing Address: | SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL<br>345 THAMES ST UNIT 504N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-044 | | |
| Property Address: | 345 THAMES ST 504N | | |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | CHAMPAGNE, MICHEALA J.<br>345 THAMES ST UNIT 505N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-045 | | |
| Property Address: | 345 THAMES ST 505N | | |
| Parcel Number: | 9-24 | Mailing Address: | LUCINI, GREGORY L & PATRICIA A TE<br>345 THAMES ST UNIT 506N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-046 | | |
| Property Address: | 345 THAMES ST 506N | | |
| Parcel Number: | 9-24 | Mailing Address: | SPANG, HENRY A IV & LINDA TE<br>343 THAMES ST UNIT M-101<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-047 | | |
| Property Address: | 343 THAMES ST 101M | | |
| Parcel Number: | 9-24 | Mailing Address: | HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES<br>74 CARNEGIE HEIGHTS DR<br>PORTSMOUTH, RI 02871 |
| CAMA Number: | 9-24-048 | | |
| Property Address: | 343 THAMES ST 102M | | |
| Parcel Number: | 9-24 | Mailing Address: | RATFORD, VINCENT MARGUERITE TE<br>343 THAMES ST UNIT 103M<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-049 | | |
| Property Address: | 343 THAMES ST 103M | | |
| Parcel Number: | 9-24 | Mailing Address: | ISRAEL, SCOTT & JAFFE, ALICE TE<br>88 ABBOT ST<br>ANDOVER, MA 01810 |
| CAMA Number: | 9-24-050 | | |
| Property Address: | 343 THAMES ST 104M | | |
| Parcel Number: | 9-24 | Mailing Address: | CIVALE, CHRISTOPHER J & BELLAMY, KARA E TRUSTEES<br>343 THAMES ST # M 301<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-051 | | |
| Property Address: | 343 THAMES ST 301M | | |
| Parcel Number: | 9-24 | Mailing Address: | FETTER, JANET M TRUSTEE JANET M FETTER TRUST<br>343 THAMES ST 302M<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-052 | | |
| Property Address: | 343 THAMES ST 302M | | |
| Parcel Number: | 9-24 | Mailing Address: | GOODNOW, CHRISTOPHER & ANDREA TE<br>343 THAMES ST, UNIT M-303<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-053 | | |
| Property Address: | 343 THAMES ST 303M | | |
| Parcel Number: | 9-24 | Mailing Address: | NASTRO, KIMBERLY & DAVID TE<br>29 WEST 85th ST, APT 3<br>NEW YORK, NY 10024 |
| CAMA Number: | 9-24-054 | | |
| Property Address: | 343 THAMES ST 304M | | |
| Parcel Number: | 9-24 | Mailing Address: | KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE<br>18 FESSER AVE<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-055 | | |
| Property Address: | 341 THAMES ST 101S | | |
| Parcel Number: | 9-24 | Mailing Address: | JON JACQUELINE JORDAN RP TRUST<br>6924 HICKORY HILL AVE<br>MCLEAN, VA 22101 |
| CAMA Number: | 9-24-056 | | |
| Property Address: | 341 THAMES ST 102S | | |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | JACKSON, DEBRA P |
| CAMA Number: | 9-24-057 | | 174 PINE GLEN DR |
| Property Address: | 341 THAMES ST 103S | | EAST GREENWICH, RI 02818 |
| Parcel Number: | 9-24 | Mailing Address: | LUDLOW, LYNN LEE & LAWRENCE, JAMES S ESQ TRUSTEES-ABRAMSON & LUDLOW TRUST |
| CAMA Number: | 9-24-058 | | 341 THAMES ST, UNIT 104S |
| Property Address: | 341 THAMES ST 104S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | FALTEN, PAUL J. & CAROL MILLIAN TE |
| CAMA Number: | 9-24-059 | | 341 THAME ST, Unit 105S |
| Property Address: | 341 THAMES ST 105S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | LEIBOWITZ, DAVID E & PEGGY A TE |
| CAMA Number: | 9-24-060 | | 341 THAMES ST UNIT 106S |
| Property Address: | 341 THAMES ST 106S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | BERKELEY, DUNCAN & AMY TE |
| CAMA Number: | 9-24-061 | | 67 CENTRAL ST |
| Property Address: | 341 THAMES ST 107S | | GEORGETOWN, MA 01833 |
| Parcel Number: | 9-24 | Mailing Address: | TETU, NORMAND P GINNY L. TE |
| CAMA Number: | 9-24-062 | | 190 BICENTENNIAL DR |
| Property Address: | 341 THAMES ST 108S | | HOOKSETT, NH 03106 |
| Parcel Number: | 9-24 | Mailing Address: | SAWYER, MICHAEL |
| CAMA Number: | 9-24-063 | | 341 THAMES ST, UNIT 109S |
| Property Address: | 341 THAMES ST 109S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES |
| CAMA Number: | 9-24-064 | | 341 THAMES ST UNIT S110 |
| Property Address: | 341 THAMES ST 110S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES |
| CAMA Number: | 9-24-065 | | 3756 JUNGLE PLUM DR E |
| Property Address: | 341 THAMES ST 201S | | NAPLES, FL 34114 |
| Parcel Number: | 9-24 | Mailing Address: | BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS |
| CAMA Number: | 9-24-066 | | 25 RELIANCE DR |
| Property Address: | 341 THAMES ST 202S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE |
| CAMA Number: | 9-24-067 | | 341 THAMES ST UNIT S203 |
| Property Address: | 341 THAMES ST 203S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | CAMOSCI, ROBERT E & GAIL D TE |
| CAMA Number: | 9-24-068 | | 341 THAMES ST UNIT 204S |
| Property Address: | 341 THAMES ST 204S | | BRISTOL, RI 02809 |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST<br>341 THAMES ST 205S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-069 | | |
| Property Address: | 341 THAMES ST 205S | | |
| Parcel Number: | 9-24 | Mailing Address: | BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST<br>PO BOX 906<br>BROOKLANDVILLE, MD 21022 |
| CAMA Number: | 9-24-070 | | |
| Property Address: | 341 THAMES ST 206S | | |
| Parcel Number: | 9-24 | Mailing Address: | PETERSON, JEFFREY<br>519 GREGORY AVE<br>WILMETTE, IL 60091 |
| CAMA Number: | 9-24-071 | | |
| Property Address: | 341 THAMES ST 207S | | |
| Parcel Number: | 9-24 | Mailing Address: | GARRITY, JOHN<br>341 THAMES ST, UNIT 208S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-072 | | |
| Property Address: | 341 THAMES ST 208S | | |
| Parcel Number: | 9-24 | Mailing Address: | FAY, PAUL D & CURTIS, JULIE M TE<br>1443 BEACON ST<br>BROOKLINE, MA 02446 |
| CAMA Number: | 9-24-073 | | |
| Property Address: | 341 THAMES ST 209S | | |
| Parcel Number: | 9-24 | Mailing Address: | GRAY, ROBERT C & PATRICIA A TRUSTEES<br>341 THAMES ST 210S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-074 | | |
| Property Address: | 341 THAMES ST 210S | | |
| Parcel Number: | 9-24 | Mailing Address: | BRUNING, KARLA GANTZ, KATHLEEN<br>114 EAST 72ND ST APT 19A<br>NEW YORK, NY 10021 |
| CAMA Number: | 9-24-075 | | |
| Property Address: | 341 THAMES ST 301S | | |
| Parcel Number: | 9-24 | Mailing Address: | MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST<br>341 THAMES ST 302 S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-076 | | |
| Property Address: | 341 THAMES ST 302S | | |
| Parcel Number: | 9-24 | Mailing Address: | MUSKET, DAVID B.<br>1655 BAY HARBOR LN<br>SARASOTA, FL 34231 |
| CAMA Number: | 9-24-077 | | |
| Property Address: | 341 THAMES ST 303S | | |
| Parcel Number: | 9-24 | Mailing Address: | REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST<br>341 THAMES ST UNIT S305<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-079 | | |
| Property Address: | 341 THAMES ST 305S | | |
| Parcel Number: | 9-24 | Mailing Address: | LYNCH, JOHN J TRUSTEE<br>341 THAMES ST UNIT S306<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-080 | | |
| Property Address: | 341 THAMES ST 306S | | |
| Parcel Number: | 9-24 | Mailing Address: | DEMARCO, GREGORY M. & AMY TRUSTEES<br>341 THAMES ST S-307<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-081 | | |
| Property Address: | 341 THAMES ST 307S | | |

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| Parcel Number: | 9-24 | Mailing Address: | WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES |
| CAMA Number: | 9-24-082 | | 341 THAMES ST UNIT S-308 |
| Property Address: | 341 THAMES ST 308S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | KUBLIN, DONNA E & STANLEY B TR |
| CAMA Number: | 9-24-083 | | 341 THAMES ST UNIT 309S |
| Property Address: | 341 THAMES ST 309S | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O WILLIAM MARTIN |
| CAMA Number: | 9-24-101 | | 691 15TH AVE SOUTH |
| Property Address: | THAMES ST | | NAPLES, FL 34102-7424 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O JOHNSON, PETER& ANDREA |
| CAMA Number: | 9-24-102 | | 345 THAMES ST UNIT N101 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. CHAMPAGNE, KEVIN & MICHAELA |
| CAMA Number: | 9-24-103 | | 4525 S. ATLANTIC AVE |
| Property Address: | THAMES ST | | PORT ORANGE, FL 32177-7061 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. NASTRO, DAVID & KIM |
| CAMA Number: | 9-24-104 | | 343 THAMES ST M304 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O MUSKET, DAVID B. |
| CAMA Number: | 9-24-105 | | 1655 BAY HARBOR LN |
| Property Address: | THAMES ST | | SARASOTA, FL 34231 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. OZTERMIYECI, MUSTAFA M |
| CAMA Number: | 9-24-106 | | 341 THAMES ST S203 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O VIBEKE REIG LIV TRUST |
| CAMA Number: | 9-24-107 | | 341 THAMES ST S305 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC RIPP, PETER & MARI |
| CAMA Number: | 9-24-108 | | 345 THAMES ST N309 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O GREG LUNCINI |
| CAMA Number: | 9-24-109 | | 345 THAMES ST, Unit N506 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809-4116 |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O MARIO BARRENECHEA |
| CAMA Number: | 9-24-110 | | 345 THAMES ST, Unit N104 |
| Property Address: | THAMES ST | | BRISTOL, RI 02809 |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O ROBERT & PATRICIA GRAY<br>341 THAMES ST UNT S210<br>BRISTOL, RI 02809-2407 |
| CAMA Number: | 9-24-111 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O JOHN G DUNN<br>345 THAMES ST N502<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-112 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA LLC C/O KUBLIN, DONNA & STAN<br>341 THAMES ST 309S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-113 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O ROBERT B HANKIN TRUST<br>56 RAMBLING DR<br>SCOTCH PLAINS, NJ 07076 |
| CAMA Number: | 9-24-114 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O CAPODILUPO, PETER & JENNIFER<br>345 THAMES ST UNIT 207<br>BRISTOL, 02809 |
| CAMA Number: | 9-24-115 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC JAMES & RANDELLE HURST<br>345 THAMES ST UNIT 109N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-116 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC TRUSTEES OF THE HURST FAMILY<br>345 THAMES ST 109N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-117 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. MICHAEL & DENISE O'BRIEN<br>345 THAMES ST 206N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-118 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC HERBERT & JANET SARKISIAN<br>345 THAMES ST N209<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-119 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O WILLIAM & DONNA LAPOINTE TRUSTEES<br>3756 JUNGLE PLUM DRIVE<br>NAPLES, FL 34114-2524 |
| CAMA Number: | 9-24-120 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. GINNY & NORMAND TETU<br>190 BICENTENNIAL DR<br>HOOKSETT, NH 03106-2702 |
| CAMA Number: | 9-24-121 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. C/O ABRAMSON, SUSAN & EDWARD<br>341 THAMES ST UNT 104S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-122 | | |
| Property Address: | THAMES ST | | |

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|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. C/O BUSCH, ROBERT & KATHLEEN<br>52 BENTWOOD CT<br>ALBANY, NY 12203-4810 |
| CAMA Number: | 9-24-123 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. C/O MATTHEW BERNARDO<br>345 THAMES ST, Unit 204N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-124 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC BUSCH, ROBERT & KATHY<br>52 BENTWOOD CT<br>ALBANY, NY 12203 |
| CAMA Number: | 9-24-125 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. C/O NEIL & CHRISTINE FEINS<br>19 MARSHAL ST<br>BROOKLINE, MA 02446-5418 |
| CAMA Number: | 9-24-126 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. C/O BRAVE, ILENE E. & DENNIS G. TRUSTEES<br>341 THAMES ST S206<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-127 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. LI, HSI-CHENG<br>345 THAMES ST UNT 306 N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-128 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. LI, HSI-CHENG<br>345 THAMES ST UNIT 306N<br>BRISTOL, RI 02809-9195 |
| CAMA Number: | 9-24-129 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O SHERMAN, MAX CHRISTOPHER & MARY B.<br>341 THAMES ST UNIT 205S<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-130 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC. JANET M FETTER REVOCABLE TRUST 1998<br>343 THAMES ST UNIT M302<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-131 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O MICHAEL & DENISE O'BRIEN<br>345 THAMES ST 206N<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-132 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O JOHN S & KIMBERLY PHILLIPS<br>265 TWIN LAKES DR<br>GETTYSBURG, PA 17325-8540 |
| CAMA Number: | 9-24-133 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O GRANT RHODE<br>345 THAMES ST N407<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-134 | | |
| Property Address: | THAMES ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC<br>ARTHUR PLACIDO<br>345 THAMES ST N401<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-135 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O<br>PAUL MARAGHY<br>345 THAMES ST, Unit N504<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-136 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA SPANG,<br>AUSTIN & LINDA<br>343 Thames Street Unit M101<br>Bristol, RI 02809 |
| CAMA Number: | 9-24-137 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O<br>CAMPBELL, MICHAEL<br>345 THAMES ST, UNIT N408<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-138 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-24 | Mailing Address: | STONE HARBOUR MARINA, LLC C/O<br>MARIO BARRENECHEA<br>345 THAMES ST, Unit N104<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-24-139 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 9-3 | Mailing Address: | DELMAGE, MARTHA & COLLEEN N JT<br>14 FRANKLIN ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-3 | | |
| Property Address: | 14 FRANKLIN ST | | |
| Parcel Number: | 9-4 | Mailing Address: | JRA REALTY, LLC<br>JONATHAN ARCARI 7 BALLISTER ST<br>WAKEFIELD, MA 01880 |
| CAMA Number: | 9-4-001 | | |
| Property Address: | 446-448 THAMES ST | | |
| Parcel Number: | 9-4 | Mailing Address: | ELIZABETH GLORIA, LLC<br>444 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-4-002 | | |
| Property Address: | 446 THAMES ST | | |
| Parcel Number: | 9-6 | Mailing Address: | BRAZIL, ALFRED<br>647 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-6 | | |
| Property Address: | 647 HOPE ST | | |
| Parcel Number: | 9-68 | Mailing Address: | MELLO, GARY R<br>565 WARREN AVE<br>SWANSEA, MA 02777 |
| CAMA Number: | 9-68 | | |
| Property Address: | 412 THAMES ST | | |
| Parcel Number: | 9-7 | Mailing Address: | HEWITT, NOEL T & KLONER, CHRISTINE K TE<br>631 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-7 | | |
| Property Address: | 631 HOPE ST | | |
| Parcel Number: | 9-73 | Mailing Address: | QUITO, ALBERT P.<br>411 THAMES ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 9-73 | | |
| Property Address: | 411 THAMES ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 9-8 | Mailing Address: | EAGLE AND IVY, LLC |
| CAMA Number: | 9-8 | | 37 FACTORY POND CIRCLE |
| Property Address: | 410 THAMES ST | | SMITHFIELD, RI 02917 |

| | | | |
|---|---|---|---|
| Parcel Number: | 9-9 | Mailing Address: | ALMEIDA, WALTER R. TRUSTEE |
| CAMA Number: | 9-9 | | 282 STATE ST |
| Property Address: | 406 THAMES ST | | BRISTOL, RI 02809 |

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** THAMES ST
**ACRES:** 1.97
**PARCEL ID:** 9 10
**LAND USE CODE:** 80
**CONDO COMPLEX:**
**OWNER:** STATE OF RHODE ISLAND
**CO - OWNER:** (INDEPENDENCE PARK)
**MAILING ADDRESS:** 235 PROMENADE ST

**ZONING:** W
**PATRIOT ACCOUNT #:** 313

## SALE INFORMATION

**SALE DATE:** 4/1/1977
**BOOK & PAGE:** 213-441
**SALE PRICE:** 0
**SALE DESCRIPTION:**
**SELLER:** CONSOLIDATED RAIL CORP

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:**
**FINISHED BUILDING AREA:**
**BASEMENT AREA:**
**# OF PRINCIPAL BUILDINGS:**

## ASSESSED VALUES

**LAND:** $1,893,000
**YARD:** $0
**BUILDING:** $0
**TOTAL:** $1,893,000

## BUILDING EXTERIOR

**BUILDING STYLE:**
**UNITS:** 0
**YEAR BUILT:** 0
**FRAME:**
**EXTERIOR WALL COVER:**
**ROOF STYLE:**
**ROOF COVER:**

## BUILDING INTERIOR

**INTERIOR WALL:**
**FLOOR COVER:**
**HEAT TYPE:**
**FUEL TYPE:**
**PERCENT A/C:** False
**# OF ROOMS:** 0
**# OF BEDROOMS:** 0
**# OF FULL BATHS:** 0
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 0
**# OF KITCHENS:** 0
**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH

NO SKETCH AVAILABLE

## PHOTO

NO PHOTO AVAILABLE


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

REVOLUTIONARY
WAR MEMORIAL
PROPOSED
MIDDLE PASSAGE
MEMORIAL
Independence Park
COLUMBUS
MEMORIAL
& Aw
Trophy
GMI Ar

BRISTOL
MIDDLE PASSAGE
PORT MARKER
PROJECT
The Future Site of the Town-Approved Memorial honoring the African and Native peoples who were enslaved by the Trans-Atlantic human trade, in which the town of Bristol played a historic role.

**HDC-24-19**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 249 Hope Street

2. Plat # 11 Lot # 13

3. a. Applicant: Michael Sousa

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

**Mailing Address:**

Phone: 4018297496 Email: michaelpsousa@gmail.com

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor: Robert J. McCabe Construction, Inc

Phone: 4015807589 Email: rmccabe81@gmail.com

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Add skylight on the flat upper roof, same as exisiting.

7. Property History

EDWARD WAINWRIGHT BRUNSEN HOUSE 1862,1910: Brunsen, a sugar manufacturer, built this Italianate dwelling four years after his marriage to Mary Jane Pitman of Bristol. The main block of this 2-1/2 story house has a high hip roof with an elaborate cornice and balustrade. The 2-story north wing, with Colonial Revival detailing, was added by Dr. Frederick Williams for an office and servants quarters in 1910. Front and rear porches date from this remodeling Of note are the original folding outer doors in the entry, paneled doors, etched glass transoms, and rope moldings. Both the house and its stable have been converted to condominiums.

Michael Sousa *Michael Sousa*

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 14, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 249 HOPE ST
**ACRES:** 0
**PARCEL ID:** 11 13 006
**LAND USE CODE:** 23
**CONDO COMPLEX:**
**OWNER:** SOUSA, MICHAEL
**CO - OWNER:**
**MAILING ADDRESS:** 249 HOPE ST UNIT 6

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 616

## SALE INFORMATION

**SALE DATE:** 7/27/2005
**BOOK & PAGE:** 1224-318
**SALE PRICE:** 380,000
**SALE DESCRIPTION:**
**SELLER:** ALANO, MARK V.

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 1173
**FINISHED BUILDING AREA:** 1173
**BASEMENT AREA:**
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $0
**YARD:** $2,500
**BUILDING:** $502,200
**TOTAL:** $504,700

## BUILDING EXTERIOR

**BUILDING STYLE:** Rnch Condo
**UNITS:** 1
**YEAR BUILT:** 1983
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Clapboard
**ROOF STYLE:** Mansard
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

**INTERIOR WALL:** Drywall
**FLOOR COVER:** Hardwood
**HEAT TYPE:** BB Electric
**FUEL TYPE:** Electric
**PERCENT A/C:** True
**# OF ROOMS:** 5
**# OF BEDROOMS:** 2
**# OF FULL BATHS:** 2
**# OF HALF BATHS:** 1
**# OF ADDITIONAL FIXTURES:** 0
**# OF KITCHENS:** 1
**# OF FIREPLACES:** 0
**# OF METAL FIREPLACES:** 1
**# OF BASEMENT GARAGES:** 0

## SKETCH

UnSketched Subareas:
FFL (1173)

## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Properties:**

Parcel Number: 11-13
CAMA Number: 11-13-001
Property Address: 249 HOPE ST

Mailing Address: SYLVIA, ALAN G. ET UX ANN M.
13033 PENNINGTON PL UNIT #102
FORT MEYERS, FL 33913

Parcel Number: 11-13
CAMA Number: 11-13-002
Property Address: 249 HOPE ST

Mailing Address: MCCLOSKEY, JOHN A. JR.
249 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-003
Property Address: 249 HOPE ST

Mailing Address: SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST
249 HOPE ST, UNIT 3
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-004
Property Address: 249 HOPE ST

Mailing Address: GATES, ANNE M
4165 S. FOURMILE RUN APT 401
ARLINGTON, VA 22204

Parcel Number: 11-13
CAMA Number: 11-13-005
Property Address: 249 HOPE ST

Mailing Address: MURRAY, ROBERT F
249 HOPE ST UNIT 5
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-006
Property Address: 249 HOPE ST

Mailing Address: SOUSA, MICHAEL
249 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-007
Property Address: 249 HOPE ST

Mailing Address: SCHNEIDER, ROBERT J & SCHNEIDER, PAMELA BRITT TE
249 HOPE ST # 7
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-008
Property Address: 249 HOPE ST

Mailing Address: DIPIPPO, MICHAEL C/O CUSTOM MARINE PLASTICS
281 FRANKLIN ST UNIT 1A
BRISTOL, RI 02809

Parcel Number: 11-13
CAMA Number: 11-13-009
Property Address: 249 HOPE ST

Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

**Abutters:**

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 11-1 | Mailing Address: | CURTIS, WILLIAM D. & LAUREL A TE |
| CAMA Number: | 11-1 | | 265 HOPE ST |
| Property Address: | 265 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-10 | Mailing Address: | KARIAN, ROBIN |
| CAMA Number: | 11-10 | | 37 FACTORY POND CIRCLE |
| Property Address: | 4 CONSTITUTION ST | | GREENVILLE, RI 02828 |
| Parcel Number: | 11-11 | Mailing Address: | USCG FINANCE CENTER |
| CAMA Number: | 11-11 | | P.O. BOX 4109 |
| Property Address: | THAMES ST | | CHESAPEAKE, VA 23327 |
| Parcel Number: | 11-12 | Mailing Address: | USCG FINANCE CENTER |
| CAMA Number: | 11-12 | | P.O. BOX 4109 |
| Property Address: | 2 THAMES ST | | CHESAPEAKE, VA 23327 |
| Parcel Number: | 11-15 | Mailing Address: | BROWN, MURIEL M. |
| CAMA Number: | 11-15-001 | | 221 HOPE ST UNIT# 1 |
| Property Address: | 221 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | BURNETT, ROBIN D & BURNETT, BETH |
| CAMA Number: | 11-15-002 | | MCCANN CO-TRUST |
| Property Address: | 221 HOPE ST | | 221 HOPE ST UNIT 2 |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | VELLIS, PETER A. & ALMEIDA, SONIA F. |
| CAMA Number: | 11-15-003 | | TE |
| Property Address: | 221 HOPE ST | | 221 HOPE ST, Unit 3 |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | LUBECK, KATHLEEN R. CO-TRST |
| CAMA Number: | 11-15-004 | | KATHLEEN LUBECK LIV TRST AGMT |
| Property Address: | 221 HOPE ST | | 221 HOPE STREET UNIT 4A |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | KENNEDY, HOLLY P TRUSTEE |
| CAMA Number: | 11-15-005 | | 233 CLUB SUGARBUSH SOUTH |
| Property Address: | 221 HOPE ST 5 | | WARREN, VT 05674-4468 |
| Parcel Number: | 11-15 | Mailing Address: | CURRY, MAUREEN C. EDWARD W. TE |
| CAMA Number: | 11-15-006 | | 221 HOPE ST UNIT 6 |
| Property Address: | 221 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | ASCIOLLA, NILA A |
| CAMA Number: | 11-15-007 | | 221 HOPE ST UNIT 7 |
| Property Address: | 221 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-15 | Mailing Address: | JOHNSON, SUSAN E |
| CAMA Number: | 11-15-008 | | 221 HOPE ST |
| Property Address: | 221 HOPE ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 11-15 | Mailing Address: | PASQUAL, THOMAS A & JO-ANN TRUSTEES<br>221 HOPE ST UNIT # 9<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-009 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | JORDAN, KEVIN E. LINDA S. ETUX TE<br>221 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-010 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | BUTLER, WILLIAM E.<br>30 PEABODY TERRACE<br>CAMBRIDGE, MA 02138 |
| CAMA Number: | 11-15-011 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU<br>97 PEARL ST<br>ENGLEWOOD, FL 34223 |
| CAMA Number: | 11-15-012 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | DWYER, MARY L, TRUSTEE-MARY L DWYER TRUST<br>221 HOPE ST., UNIT 13<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-013 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | BUTCHER, STEPHEN W & LISA B<br>221 HOPE ST UNIT 14<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-014 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | BRAMLEY, CATHERINE M & ALAN K TE<br>221 HOPE ST UNIT 15<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-015 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | MCKENNA, MYONG-HWA & STEPHEN W. LE MCKENNA, CAITLIN I.<br>221 HOPE ST, UNIT 16<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-016 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-15 | Mailing Address: | TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST<br>221 HOPE ST UNIT #17<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-15-017 | | |
| Property Address: | 221 HOPE ST | | |
| Parcel Number: | 11-20 | Mailing Address: | HALSEY PROPERTIES, LLC<br>PO BOX 687 18 BURNSIDE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 11-20 | | |
| Property Address: | 8 CONSTITUTION ST | | |
| Parcel Number: | 11-21 | Mailing Address: | GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE<br>37 FACTORY POND CIRCLE<br>GREENVILLE, RI 02828 |
| CAMA Number: | 11-21 | | |
| Property Address: | THAMES ST | | |
| Parcel Number: | 11-22 | Mailing Address: | USCG FINANCE CENTER<br>P.O. BOX 4109<br>CHESAPEAKE, VA 23327 |
| CAMA Number: | 11-22 | | |
| Property Address: | CONSTITUTION ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 11-23 | Mailing Address: | USCG FINANCE CENTER |
| CAMA Number: | 11-23 | | P.O. BOX 4109 |
| Property Address: | CONSTITUTION ST | | CHESAPEAKE, VA 23327 |
| Parcel Number: | 11-3 | Mailing Address: | DE RHAM, JEREMIAH AMY TE |
| CAMA Number: | 11-3 | | 259 HOPE ST |
| Property Address: | 259 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-4 | Mailing Address: | RDH REALTY, LLC |
| CAMA Number: | 11-4 | | 12 CONSTITUTION ST |
| Property Address: | 20 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-5 | Mailing Address: | JENSEN, LEIF |
| CAMA Number: | 11-5 | | 16 CONSTITUTION ST |
| Property Address: | 16 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-6 | Mailing Address: | HOLT, ROBERT C & DIANE M TE |
| CAMA Number: | 11-6 | | 12 CONSTITUTION ST |
| Property Address: | 12 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-7 | Mailing Address: | RDH REALTY, LLC |
| CAMA Number: | 11-7 | | 12 CONSTITUTION ST |
| Property Address: | 10 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 11-8 | Mailing Address: | ALLISTER, ROBIN K |
| CAMA Number: | 11-8 | | 37 FACTORY POND CIRCLE |
| Property Address: | 5 THAMES ST | | SMITHFIELD, RI 02828 |
| Parcel Number: | 11-9 | Mailing Address: | GORDON KARIAN IRREVOCABLE TRST |
| CAMA Number: | 11-9 | | ROBIN KARIAN ALLISTER TRUSTEE |
| Property Address: | THAMES ST | | 37 FACTORY POND CIRCLE |
| | | | GREENVILLE, RI 02828 |
| Parcel Number: | 15-14 | Mailing Address: | BAER, BANKARD F. ET UX RAYNE GILL BAER |
| CAMA Number: | 15-14 | | 40 CONSTITUTION ST |
| Property Address: | 40 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-15 | Mailing Address: | PARENT, CHERYL A LE CROWELL, LISA ANN |
| CAMA Number: | 15-15 | | 36 CONSTITUTION ST |
| Property Address: | 36 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-16 | Mailing Address: | DESJARDINS, MICHAEL & MELISSA ANN TE |
| CAMA Number: | 15-16 | | 33 PEARL ST |
| Property Address: | 262 HOPE ST | | BRIDGEWATER, MA 02324 |
| Parcel Number: | 15-17 | Mailing Address: | ELMER, PHILIP W - TRUSTEE ELMER INVESTMENT TRUST |
| CAMA Number: | 15-17 | | 256 HOPE ST |
| Property Address: | 256 HOPE ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 15-18 | Mailing Address: | ALESSANDRO, CANDACE H.<br>254 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-18 | | |
| Property Address: | 254 HOPE ST | | |
| Parcel Number: | 15-19 | Mailing Address: | MAMBRO, JAMES D & CARYN M TE<br>248 HOPE ST.<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-19 | | |
| Property Address: | 248 HOPE ST | | |
| Parcel Number: | 15-24 | Mailing Address: | SPENCE, GERARD BRIAN CARTER &<br>PEARCE-SPENCE, EMILY TRUSTEES-<br>SPENCE & PEARCE-SPENCE TRUST<br>11 PLEASANT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-24 | | |
| Property Address: | 11 PLEASANT ST | | |
| Parcel Number: | 15-25 | Mailing Address: | TASSONI, LORETTA TRUSTEE<br>7 PLEASANT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-25 | | |
| Property Address: | 7 PLEASANT ST | | |
| Parcel Number: | 15-26 | Mailing Address: | ANTHONY, STEPHEN B. ANNE M.<br>240 HOPE STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-26 | | |
| Property Address: | 240 HOPE ST | | |
| Parcel Number: | 15-35 | Mailing Address: | SOUSA, LOUIS A & CATHERINE Q TE<br>234 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-35 | | |
| Property Address: | 234 HOPE ST | | |
| Parcel Number: | 15-36 | Mailing Address: | SOUSA, LOUIS A. CATHERINE Q. TE<br>232 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-36 | | |
| Property Address: | 232 HOPE ST | | |
| Parcel Number: | 15-38 | Mailing Address: | WHITE, GEORGE H TRUSTEE<br>224 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-38 | | |
| Property Address: | 224 HOPE ST | | |
| Parcel Number: | 15-84 | Mailing Address: | AMESBURY, CHRISTOFER & NICOLE M<br>TE<br>15 ANSELMO DR<br>PORTSMOUTH, RI 02871-1519 |
| CAMA Number: | 15-84 | | |
| Property Address: | 260 HOPE ST | | |
| Parcel Number: | 15-97 | Mailing Address: | ANDERSON, KIM R KAHLA<br>244 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 15-97 | | |
| Property Address: | 244 HOPE ST | | |

Item 8.

Gmail **Michael Sousa <michaelpsousa@gmail.com>**

# Brunsen Unit 6 - Proposed Skylight

10 messages

**Michael Sousa** <michaelpsousa@gmail.com> Wed, Feb 7, 2024 at 11:12 AM
To: Cheryl Ferreira <CFerreira0517@gmail.com>, Mara Destino <maraleedestino@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, "Paul J. Salesi" <iselasp@mac.com>, John McCloskey <johnmccloskeyjr62@gmail.com>, Alan Sylvia <alan.sylvia@hotmail.com>
Cc: Michael Sousa <michaelpsousa@gmail.com>

Hi All Owners,
I request your approval for support with my application to Bristol HDC to install a skylight similar to the 2-existing skylights that are being replaced as part of the upper roof project. This skylight would be over my upper level hallway similar to what Unit 7 has. Of course, all expenses are covered by Unit 6 and installation will be by McCabe and Chaffe at the same time as with the 2 skylight replacements.

Please reply by Friday 9 February if you do not approve so that I can complete my HDC application in time to appear at the HDC meeting.

Respectfully,
Mike Sousa

---

**Bob Murray** <bob@murraybillboards.com> Wed, Feb 7, 2024 at 11:31 AM
To: Michael Sousa <michaelpsousa@gmail.com>, Cheryl Ferreira <CFerreira0517@gmail.com>, Mara Destino <maraleedestino@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, "Paul J. Salesi" <iselasp@mac.com>, John McCloskey <johnmccloskeyjr62@gmail.com>, Alan Sylvia <alan.sylvia@hotmail.com>

Hi Mike (& All),

I approve of and support the addition of another skylight during the roof re-vamp.

Thanks for checking.

Bob Murray

508-868-4413

[Quoted text hidden]

---

**Cheryl Ferreira** <cferreira0517@gmail.com> Wed, Feb 7, 2024 at 12:05 PM
To: Michael Sousa <michaelpsousa@gmail.com>
Cc: Mara Destino <maraleedestino@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, "Paul J. Salesi" <iselasp@mac.com>, John McCloskey <johnmccloskeyjr62@gmail.com>, Alan Sylvia <alan.sylvia@hotmail.com>

Unit 9 approves of a skylight in unit 6.

Cheryl

Sent from my iPhone

> On Feb 7, 2024, at 11:12 AM, Michael Sousa <michaelpsousa@gmail.com> wrote:
>
>
[Quoted text hidden]

---

**Michael Sousa** <michaelpsousa@gmail.com> Wed, Feb 7, 2024 at 8:00 PM
To: "Paul J. Salesi" <iselasp@me.com>
Cc: Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Cheryl Ferreira <cferreira0517@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, "Paul J. Salesi" <iselasp@me.com>, John McCloskey <johnmccloskeyjr62@gmail.com>

All,

For clarification, I am amending my request as follows:

- Unit 6 will assume responsibility for the skylight as it pertains to the owner's responsibility for their unit's windows.
- Unit 6 will accept stipulations placed on similar Owner requests, including Unit 3 Solarium window install.

I believe this request is reasonable, fair, and in line with previous approvals that all units have had over the years. I'm sorry some owners feel like past similar requests were not done properly or somehow skirted the bylaws or imply we had 'backroom deals'. **That has simply not ever been true.** Anyone who has been part of the governance of this property over the past 20 years knows that.

What has recently changed, however, is how a minority of owners consider it acceptable to not treat each other with decency and decorum. That has been evidenced of late by our executive board stripping away our rights to vote after requesting a vote ... an obvious appearance of acting in bad faith, the authoritarian tone of certain board members speaking down to other owners at our meeting last Saturday, and the unreasonableness by 2 of 3 board members on display with this request which would force me and future owners to accept uninsurable risks.

Please grant this approval as I am certain Rob McCabe and Chaffee Roofing will exercise excellent workmanship with the installation as they will the other 2-skylights.

Thank you,
Mike

On Wed, Feb 7, 2024 at 4:17 PM Michael Sousa <michaelpsousa@gmail.com> wrote:
> Paul - Please provide the language stipulated on the Brunsen Owners approval of Unit 3 solarium windows. If the language is the same, I will agree. If not, you proved my point.
>
> On Wed, Feb 7, 2024 at 3:10 PM Paul J. Salesi <iselasp@me.com> wrote:
> > Mike,
> >
> > Good afternoon. The only “new precedent” we are now setting is playing it by the books. No more winging it as we go along. And you are certainly not being singled out as the same policy and procedures would apply to all unit owners at BH. You have chosen to install the skylight that will benefit you only and therefor should bare the responsibility. That is an understanding with all windows at BH, including my solarium windows that we had installed at our expense. Happy to work with you.
> >
> > Paul
> > BH3

On Feb 7, 2024, at 2:55 PM, Michael Sousa <michaelpsousa@gmail.com> wrote:

I disagree.

That would set a new precedent for ALL Owners that whatever they decide to have done to their unit, although it would fall in the future under an Association line item would revert to the unit Owner. I believe that would be the first time such a strict and rather harsh restriction is imposed and I do not want to be singled out as the first to be treated in that manner in the history of the Association.

I will take your position as a "Nay".

On Wed, Feb 7, 2024 at 2:51 PM Alan Sylvia <alan.sylvia@hotmail.com> wrote:

> Hey Mike, I will approve with the following contingencies. Since this is an addition and not part of the original roof, the "ownership / association" be absolved of any and all financial responsibilities for:
>
> Repairs, replacement of skylight due to damage caused by any leaks or events outside (roof area) or inside. Any damage to the interior of Unit 6 or other units caused by the skylight would also be the responsibility of Unit 6 to repair. I ask that Unit 6, whether current and/or future owner(s) take on any and all financial responsibilities beyond installation.
>
> If agreed, then unit 1 approves of this installation.
>
> Regards,
> Alan / Ann Sylvia Unit 1
>
> ---------- Forwarded message ---------
> From: **Michael Sousa** <michaelpsousa@gmail.com>
> Date: Wed, Feb 7, 2024 at 11:12 AM
> Subject: Brunsen Unit 6 - Proposed Skylight
> To: Cheryl Ferreira <CFerreira0517@gmail.com>, Mara Destino <maraleedestino@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, Paul J. Salesi <iselasp@mac.com>, John McCloskey <johnmccloskeyjr62@gmail.com>, Alan Sylvia <alan.sylvia@hotmail.com>
> Cc: Michael Sousa <michaelpsousa@gmail.com>
>
> [Quoted text hidden]

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**Pamela Brittschneider** <brittschneiderp@gmail.com> Wed, Feb 7, 2024 at 8:12 PM
To: Michael Sousa <michaelpsousa@gmail.com>
Cc: Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Anne Marie Gates <annemgates@outlook.com>, Bob Murray <bob@murraybillboards.com>, Cheryl Ferreira <cferreira0517@gmail.com>, John McCloskey <johnmccloskeyjr62@gmail.com>, MaryAnn Salesi <msalesi@me.com>, Mike DiPippo <mikedmx56@gmail.com>, "Paul J. Salesi" <iselasp@me.com>, Rob Schneider <schneidrb9@aol.com>

Unit 7 approves
[Quoted text hidden]

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**Cheryl Ferreira** <cferreira0517@gmail.com> Wed, Feb 7, 2024 at 8:20 PM
To: Michael Sousa <michaelpsousa@gmail.com>
Cc: "Paul J. Salesi" <iselasp@me.com>, Alan & Ann Sylvia <[illegible]ylvia@hotmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@a[illegible]>, Pamela Schneider <brittschneiderp@gmail.com>, Bob

Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, John McCloskey <johnmccloskeyjr62@gmail.com>

Unit 9 approves, again.

Sent from my iPhone

> On Feb 7, 2024, at 8:01 PM, Michael Sousa <michaelpsousa@gmail.com> wrote:
>
> [Quoted text hidden]

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**Mike DiPippo** <mikedmx56@gmail.com> Wed, Feb 7, 2024 at 9:48 PM
To: Michael Sousa <michaelpsousa@gmail.com>, "Paul J. Salesi" <iselasp@me.com>
Cc: Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Cheryl Ferreira <cferreira0517@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, John McCloskey <johnmccloskeyjr62@gmail.com>

**Unit 8 approves** the request by Mike Sousa to have installed, at his expense, a new skylight in his unit (unit 6).

I also agree with Mike's response to Paul Salesi - I too would like to read the "official" wording that Paul refers to. Additionally, Mike is completely correct in his observations of how this property is being run. Furthermore, this is a COMMUNITY of owners, not a property that 7 people are visiting and funding while only 2 own it.

I am sick to my stomach as to what this property has become. Some of you were not here 5-10 years ago but I was and I remember how it was - people were cordial, friendly, there was open conversation among owners, neighbors called each other and had each others backs, friendly gatherings that did not alienate others often took place, sure we didn't agree on everything all the time - but people helped each other - that's all gone now - and it's gone because certain individuals and their authoritarian attitude (thank you Mike Sousa, great choice of words), combined with their back room coordinating and their obvious biases and personal agendas have made this once beautiful and enjoyable property into just an ugly example of what happens when the wrong people are given too much power. I might be one person, but I am an owner just like every other owner here and at some point the owners will stand up and say enough is enough.

Unit 8 supports Mike Sousa and his new skylight, get over it.

Have a wonderful evening,

Mike DiPippo Unit 8

[Quoted text hidden]

> [Quoted text hidden]

Virus-free.www.avg.com

**Anne Gates** <annemgates@outlook.com> Thu, Feb 8, 2024 at 3:02 PM
To: Michael Sousa <michaelpsousa@gmail.com>, "Paul J. Salesi" <iselasp@me.com>
Cc: Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Cheryl Ferreira <cferreira0517@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, MaryAnn Salesi <msalesi@me.com>, John McCloskey <johnmccloskeyjr62@gmail.com>

Hi -

Unit #4 also approves.

Thanks,
Anne Marie

---

**From:** Michael Sousa <michaelpsousa@gmail.com>
**Sent:** Wednesday, February 7, 2024 8:00 PM
**To:** Paul J. Salesi <iselasp@me.com>
**Cc:** Alan & Ann Sylvia <alan.sylvia@hotmail.com>; Cheryl Ferreira <cferreira0517@gmail.com>; Mike DiPippo <mikedmx56@gmail.com>; Rob Schneider <schneidrb9@aol.com>; Pamela Schneider <brittschneiderp@gmail.com>; Bob Murray <bob@murraybillboards.com>; Anne Marie Gates <annemgates@outlook.com>; MaryAnn Salesi <msalesi@me.com>; John McCloskey <johnmccloskeyjr62@gmail.com>
**Subject:** Re: Brunsen Unit 6 - Proposed Skylight

[Quoted text hidden]

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**Paul J. Salesi** <iselasp@mac.com> Fri, Feb 9, 2024 at 1:35 PM
To: Michael Sousa <michaelpsousa@gmail.com>
Cc: Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Cheryl Ferreira <cferreira0517@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>, John McCloskey <johnmccloskeyjr62@gmail.com>

Mike
Good morning. Thank you for the clarification. As such Unit 3 approves your request.
Paul
BH3

On Feb 7, 2024, at 8:01 PM, Michael Sousa <michaelpsousa@gmail.com> wrote:

[Quoted text hidden]

---

**John McCloskey** <johnmccloskeyjr62@gmail.com> Mon, Feb 12, 2024 at 10:02 AM
To: "Paul J. Salesi" <iselasp@mac.com>
Cc: Michael Sousa <michaelpsousa@gmail.com>, Alan & Ann Sylvia <alan.sylvia@hotmail.com>, Cheryl Ferreira <cferreira0517@gmail.com>, Mike DiPippo <mikedmx56@gmail.com>, Rob Schneider <schneidrb9@aol.com>, Pamela Schneider <brittschneiderp@gmail.com>, Bob Murray <bob@murraybillboards.com>, Anne Marie Gates <annemgates@outlook.com>, MaryAnn Salesi <msalesi@me.com>

Hi Mike,

Sorry for my delay...I approve of your planned skylight addition as you have detailed it.

Thank You,

John McCloskey
Unit 2
Brunsen House Condominium
249 Hope Street
Bristol, RI 02809

[Quoted text hidden]

# New skylight location

Write a description for your map.

**Legend**

249 Hope St

**HDC-24-22**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 240 High Street

2. Plat # 18 Lot # 55

3. a. Applicant: Bristol Statehouse Foundation

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

**Mailing Address:**

Phone: 4019655985 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

New Structure(s)

6. Description of proposed work:

Request placement of a temporary structure on property

7. Property History

Bristol Statehouse Foundation *Michael Rielly*

**Applicant's Name – Printed** **Applicant's Sign**

Date: February 14, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 240 HIGH ST
**ACRES:** 0.9183
**PARCEL ID:** 18 56
**LAND USE CODE:** 80
**CONDO COMPLEX:**
**OWNER:** BRISTOL STATE HOUSE FOUNDATION
**CO - OWNER:**
**MAILING ADDRESS:** PO BOX 383

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 1262

## SALE INFORMATION

**SALE DATE:**
**BOOK & PAGE:**
**SALE PRICE:** 0
**SALE DESCRIPTION:**
**SELLER:**

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 10540
**FINISHED BUILDING AREA:** 7350
**BASEMENT AREA:** 2700
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $184,100
**YARD:** $0
**BUILDING:** $1,729,200
**TOTAL:** $1,913,300

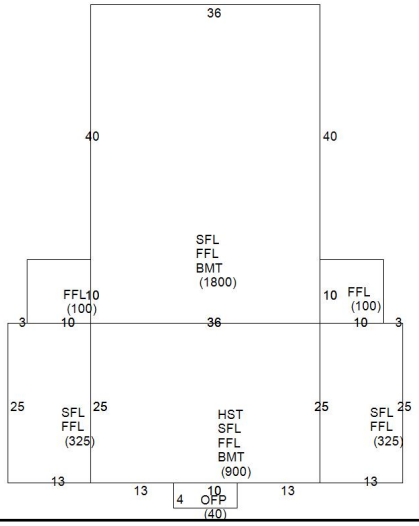
## BUILDING EXTERIOR

**BUILDING STYLE:** GovtBldg
**UNITS:** 1
**YEAR BUILT:** 1800
**FRAME:** Masonry
**EXTERIOR WALL COVER:** Stone
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

**INTERIOR WALL:** Plaster
**FLOOR COVER:**
**HEAT TYPE:** Warm & Cool
**FUEL TYPE:** Oil
**PERCENT A/C:** False
**# OF ROOMS:** 0
**# OF BEDROOMS:** 0
**# OF FULL BATHS:** 0
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 0
**# OF KITCHENS:** 0
**# OF FIREPLACES:** 2
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH




## PHOTO

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

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 18-56 | Mailing Address: | BRISTOL STATE HOUSE FOUNDATION |
| CAMA Number: | 18-56 | | PO BOX 383 |
| Property Address: | 240 HIGH ST | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 14-1 | Mailing Address: | PARELLA, BERNICE LIFE ESTATE |
| CAMA Number: | 14-1 | | BATTISON, SALLY |
| Property Address: | 259 HIGH ST | | 259 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-2 | Mailing Address: | PARELLA, JENNIE LE PARELLA, MARY |
| CAMA Number: | 14-2 | | 249 HIGH ST |
| Property Address: | HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-27 | Mailing Address: | REYNOLDS SCHOOL C/O BRISTOL |
| CAMA Number: | 14-27 | | SCHOOL DEPT |
| Property Address: | 235 HIGH ST | | 151 STATE 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: | 14-3 | Mailing Address: | PARELLA, JENNIE LE PARELLA, MARY |
| CAMA Number: | 14-3 | | 249 HIGH ST |
| Property Address: | 249 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-30 | Mailing Address: | NUNES INVESTMENTS, LLC |
| CAMA Number: | 14-30 | | 81 CHESTNUT ST |
| Property Address: | 2 SCHOOL CT | | BRISTOL, RI 02809 |
| 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: | 14-4 | Mailing Address: | BURNHAM, H. BENNETT III |
| CAMA Number: | 14-4 | | 33 CENTRAL ST |
| Property Address: | 245 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-5 | Mailing Address: | BURTON STREET PROPERTIES, LLC |
| CAMA Number: | 14-5 | | 490 RIVERSIDE DR |
| Property Address: | 241 HIGH ST | | TIVERTON, RI 02878 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-6 | Mailing Address: | INFANTE, MICHAEL G. ANN M. ETUX TE<br>116 STATE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-6 | | |
| Property Address: | 116 STATE ST | | |
| Parcel Number: | 14-7 | Mailing Address: | PIRRI, ROBERT E. & JULIE A.<br>108 STATE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-7 | | |
| Property Address: | 108 STATE ST | | |
| Parcel Number: | 14-8 | Mailing Address: | SCHOREN ENTERPRISES, LLC<br>Kimberly Walsh-Sorensen 20952 Monarch Lane<br>Huntington Beach, CA 92646-5554 |
| CAMA Number: | 14-8 | | |
| Property Address: | 69 COURT ST | | |
| Parcel Number: | 18-51 | Mailing Address: | TOWN OF BRISTOL<br>10 COURT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 18-51 | | |
| Property Address: | 220 HIGH ST | | |

February 26, 2024

Dear Members of Bristol's Historic District Commission,

In hand I have the most current Historic Commission Agenda for the meeting scheduled for March 7, 2024. On this agenda, there is a proposal for permanent placement/accessory structure of a Santa House to the southern side of The Bristol Statehouse/Bristol County Courthouse (a registered 501C3); a different nonprofit, The James D. Rielly Foundation requests approval for an additional non-compliant accessory structure.

Taken from the Bristol Statehouse Foundation website: "The mission of the Bristol Statehouse Foundation embraces restoration, preservation and education. The restored and maintained building will serve as a site for the study, appreciation and enjoyment of our national, state and community heritage. Through exhibits, lectures, re-enactments and other programs, we will celebrate the essence of American history, our freedoms and our multi-cultural inheritance. We are committed to the youth of the town and region and specific activities will be dedicated towards bringing these values to them." With that, a fictional Santa House is proposed to be permanently placed next to the important Bristol County Courthouse on the Town Common. Among the earliest directives of the Bristol founders in the Grand Articles of 1680 set aside a one-acre square for a Town Common which continues to be used and enjoyed today. The Courthouse is considered an outstanding Federal design, attributed to John Holden Greene or Russell Warren and served as one of the meeting places for the state's General Assembly from 1819 to 1852. Next to it and under the proposed Santa House are the numerous graves without distinct identification; although some of the stones have been moved across to the opposite side of Wood St., the exact location of all bodies has never been determined. In addition, four beautiful civic and religious buildings are on high street on the

common which were carefully considered before their construction in terms of their design and public benefit.

The Santa House is owned by a separate/private non-profit and was not vetted by the people of Bristol for consideration over its value to permanently take up space on the common. It violates countless historic preservation guidelines most noticeably its scale and design—it does not reflect the design of Bristol's important architectural heritage. People in the historic district play by the rules of the HDC. This project undermines this process by slipping it in through a back door tactic—that it was supposed to be temporary and removed each year—but it is now deemed easier to leave it in place.

The historical significance of a Santa house does not exist however, the character of our historic district defines Bristol as we know it. In attendance to HDC meetings, often with clients, as "they" come to learn the importance of preservation, I have come to learn the significance/reasoning of maintaining and preserving history with historical replication of yesteryear with windows, siding, roofing materials etc., which include building and accessory structures at often an enormous expense to proprietors; setting precedence will be problematic for Bristol moving forward as the face of the historic district will change the face of Bristol.

In addition, I hope to remind the Historic District Commission of something not conjecture in nature: in the past, an unexpected happening caused the Clydesdale horses to scoot into the crowd at almost that very spot of the Santa House location; placement of any structure behind the Fourth of July viewing stand can present a safety issue for individuals who struggle with movement and accessibility as it is not uncommon to see our viewing stand to capacity. Although Bristol prepares for the worst, current day poses many issues uncommon to expected outcome.

I am extremely concerned for Bristol.

Please consider keeping Bristol safe and beautiful.

Thank you for time.

Rayona Clemens
33 Elmwood Dr.
Bristol, RI, 02809
401-641-2618

February 10, 2024

To the Members of the Bristol Historic District Commission,

I am writing this letter in support of the James D. Riley Foundation's request to keep the Bristol Santa House on the Bristol Statehouse grounds indefinitely.

As we know, the Town Common was originally used for public gathering (as the site of the first meeting house). In the early 1800s, the First Baptist Church and Statehouse were added to the site, with Byfield and Wally Schools added later in the century. Today, the Town Common is used for civic, recreational, social, educational, and spiritual purposes – freely open to everyone.

The Bristol Santa House is enhancing the current use of the Town Common by welcoming families and individuals (those with and without special needs) to visit and enjoy an immersive holiday experience without cost. It is totally run by volunteers. As a program of the James D. Rielly Foundation, the Bristol Santa House serves as a space for everyone to make treasured memories, regardless of any physical, mental, or financial challenges.

The building itself is not trying to appear to be a historic structure, yet it does not detract from the historic charm of the setting. The use of the structure perfectly suits the current use of the Common as a public site, accessible to all. I believe that as the Bristol Santa House becomes even more well-known, it will continue to serve its host Town as a destination site and experience.

I personally have only been associated with the James D. Rielly Foundation for a short time, having joined the board in January. I was compelled to join this joyful group of volunteers after witnessing the magic of the Bristol Santa House firsthand with my grandson, and then learning that the Santa House was just one part of the Foundation's work. The Rielly Foundation performs acts of kindness and charity throughout the year, often anonymously. I love the thought that their work will only increase over time, given encouragement and support. I hope the HDC will support the Foundation's work by providing a stable home base on the Town Common.

Thank you for your time!
Sincerely,

Dyan Vaughan
Board Member, James D. Rielly Foundation
Bristol resident for 42 years
98 DeWolf Ave. Bristol, RI
401-297-7702

Dear Honorable Members of the Bristol Historic Commission,

The James D. Rielly Foundation humbly requests the permanent placement of the Bristol Santa House on the property of the Bristol Statehouse, located on the Bristol Town Common. While seeking “permanent” placement, we recognize that the structure is not a permanent structure and can be removed, if desired, without adversely impacting the site. This proposal outlines the multifaceted benefits and assurances provided by the James D. Rielly Foundation, emphasizing its significant impact on the community and alignment with the Commission's values of historic preservation and community engagement.

1. **Community Impact and Accessibility**: In the 2023 season alone, the Bristol Santa House welcomed over 4,100 visitors across 21 days in December, including 150 families with children with disabilities. This demonstrates the house's role as an inclusive and cherished holiday destination.

2. **Economic and Structural Considerations**: The Bristol Santa House's annual relocation is financially burdensome and physically detrimental to the structure. Establishing a stable location would alleviate these concerns, ensuring the long-term sustainability of the house.

3. **National Recognition and Local Tradition**: The Bristol Santa House has become an annual tradition attracting visitors from as far as Alaska and California and has also gained national media attention for its inclusive approach, particularly for individuals with Intellectual and Developmental Disabilities (I/DD).

4. **Regulatory Compliance and Safety**: The structure is fully ADA compliant, meeting the Bristol building inspector and the State of Rhode Island standards. It adheres to all safety requirements, is fully insured, and will include hurricane ties and added security measures such as additional outdoor lighting and cameras to enhance safety for the Town Common and surrounding areas.

5. **Support and Assurance**: The proposal enjoys the support of the Bristol Statehouse Foundation Board of Directors and has garnered extensive public backing. Additionally, the James D. Rielly Foundation will establish an escrow account specifically for the removal and restoration of the site, should it ever be necessary, ensuring no financial burden falls on the town.

6. **Enhanced Community Service**: Granting permanent status to the Bristol Santa House would enable the James D. Rielly Foundation to expand its services throughout the year, further benefiting those in need, enhancing community engagement, and helping to serve as an economic engine for the town.

7. **Architectural and Historical Integrity**: The design of the Bristol Santa House, reminiscent of an 1890s train depot, complements the historical character of the Bristol Statehouse and the Town Common, respecting the aesthetic and cultural significance of its proposed permanent location.

In conclusion, the permanent establishment of the Bristol Santa House on the Bristol Statehouse property represents a unique opportunity to enrich the Bristol community, preserve and enhance local traditions, and provide a model of inclusivity and accessibility. We respectfully request the Bristol Historic District Commission's approval, confident that this initiative aligns with our shared goals of community service, public engagement, respect for Bristol’s historical character, and desire for its economic growth.

Sincerely,

James D. Rielly Foundation

Appendices:

- Site Plan
- Letter from Bristol Statehouse Foundation Board of Directors
- Documentation of ADA compliance and building inspector approval
- Harmonizing New Construction with Historic Charm: The Bristol Santa House at the Bristol Statehouse
- Letters of support from community members and stakeholders

From: **RAMPTina@yahoo.com** <ramptina@yahoo.com>
Date: Thu, Feb 15, 2024 at 10:22 AM
Subject: Letter of support
To: Mike Reilly Santa <mjrielly@gmail.com>

Dear Town of Bristol

I am writing to you in support of a permanent location for the Santa House. The Santa house is an amazing experience for children of all abilities to have a Santa experience. This is not something that is usually open to them in any other circumstances. This house would also serve a year-round visit with Santa for those children who might not make it to their next Christmas .

I am the CEO and founder of an organization called RAMP real access, motivates progress. We educate and advocate for accessibility and inclusion and a businesses, events and organizations to ensure accessibility and inclusion to all.

For my work with my nonprofit, I was also appointed by President Biden to the United States Access Board. Disappointment for the architecture and transportation commission, I see across the country how valuable something like the Santa house is to the community.

This house is a one of a kind across the country, and Rhode Island is blessed to have it right here and beautiful Bristol. The Santa House is ADA compliant, meets local and state standards, and is absolutely RAMP real access, motivates progress approved. I am in 100% support of keeping the Santa house in this permanent location year-round.

R.A.M.P.
Real Access Motivates Progress
www.RAMPisinclusion.org

**Thank You,**
***Tina Guenette***
**RAMP real access motivates Progress**
**President / CEO / Founder**
*2023 RI person of the year*
*United States Access Board- Public Member*
*Governor's Commission on Disability*
*Governors commission on Aging*
*2023 North America World Ambassador*
*USA SLICC Ambassador 2022*
**Cell-401-524-6256**
**Email-RAMPTina@yahoo.com**
**Website: www.RAMPisinclusion.com**
**Facebook / YouTube - RAMP real access motivates progress**
**Twitter - @RAMPisinclusion**
**Instagram - RAMP is inclusion**
"Don't just SIT there.... make a DIFFERENCE"

# Harmonizing New Construction with Historic Charm

## *The Bristol Santa House at the Bristol Statehouse*

The Bristol Santa House is currently situated on the grounds of the Bristol Statehouse (constructed in 1819). The Santa House is not a permanent structure, and while it is new construction, it is built in a style meant to convey historic charm (reminiscent of an 1890s train depot, compatible with the construction date of the Statehouse). The structure does not detract from the character of the adjacent/host property (the Bristol Statehouse) or the Town Common. Even though the Santa House is not new construction, we will address the points below pertaining to new construction situated near historic buildings and historic sites.

https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm

According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting. (Respect the overall character of the site.)

Related new construction – including buildings, driveways, parking lots, landscape improvements, and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.

*The historic character of the site is as a Town Common – a site for recreation, public, social, and civic activities open to all. The Bristol Santa House is free and open to the public, serving as a site for recreational, social, and charitable activities.*

The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

*The Bristol Santa House is currently situated at the side of the historic Bristol Statehouse and does not block or obscure any historic building.*

Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on a historic site. This entails identifying the formal or informal arrangements of buildings on the site and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.

*The Santa House does not disrupt the historic relationship between the Statehouse and the two school buildings located on the same elevation.*

As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible, and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

*The Bristol Santa House is subordinate to its host organization's structure – the Bristol Statehouse. Features of the Bristol Santa House that complement the historic Bristol Statehouse include the following:*

- *The body color of the Santa House closely approximates that of the Statehouse. (The body color of the Statehouse was selected by historic paint analysis.)*
- *The Statehouse features 3 colors: a tan body and brown trim, with white window trim and muntins. The Bristol Santa House features 3 colors: a tan body and red trim, with white window muntins.*
- *Both structures have cupolas and metal weathervanes.*
- *The simple balustrades of the Santa House porch mimic the balustrades of the central tower, cupola, and 2nd-floor window "porch" of the Statehouse.*
- *The arched doorways of the Santa House (side and front) mimic the central 2nd-floor main elevation arched window of the Statehouse.*
- *There is a gable on the center front elevation of each structure.*
- *Both structures have shutters and simple columns/posts on the front elevations.*

*The examples below show how the Bristol Santa House is reminiscent of an 1890s train depot, compatible with the construction date of the Bristol Statehouse.*

San Juan-By-The-Sea, CA Train Depot - 1890
Source: www.Etsy.com
https://i.etsystatic.com/14602514/r/il/d7d95c/1548562263/il_1140xN.1548562263_qox5.jpg

Menlo Park, CA Railroad Station – 1890
Source: www.wikimedia.org
https://commons.wikimedia.org/wiki/File:Menlo_Pa lroad_Station,_1890.png

Lowry, VA Train Depot - 1890
Source: www.ebay.com
https://i.ebayimg.com/images/g/R6EAAOSwVFlUBjb2/s-l300.jpg

Woonsocket, RI Train Depot - 1882
Source: Valley Breeze
https://bloximages.newyork1.vip.townnews.com/valleybreeze.com/content/tncms/assets/v3/editorial/2/58/25887669-d933-5cf8-bb90-f654d5666b2a/612f84b839e69.image.jpg?resize=400%2C253

# Bristol Santa House

## Proposed Site Plan

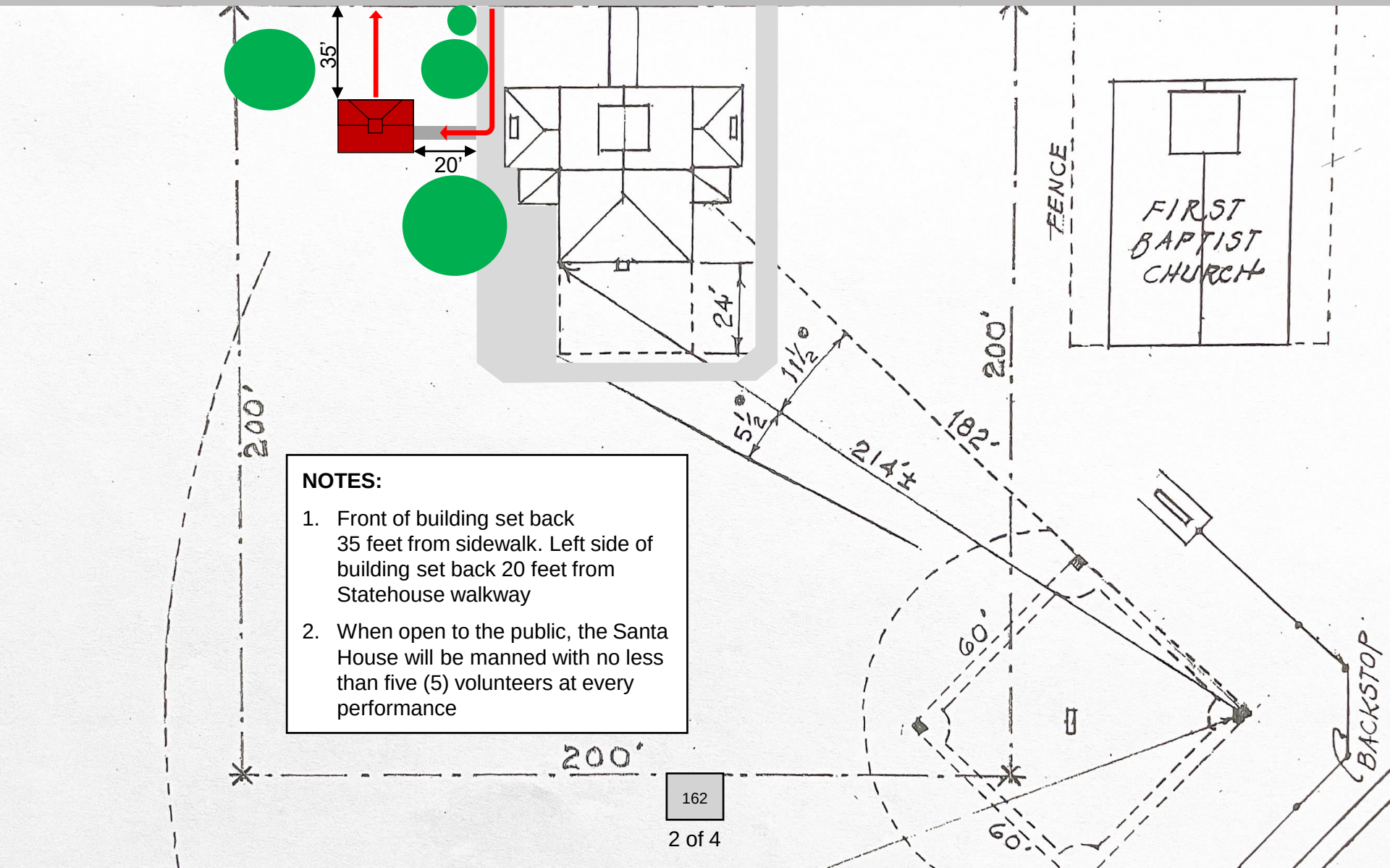
The Bristol Santa House provides a magical, inclusive experience focused on children with special needs and their families. We welcome children of all ages and abilities to share their holiday wishes and immerse in the Christmas spirit.

Our accessible, sensory-friendly environment creates a place where children with autism, Down syndrome, mobility impairments, and other developmental disabilities can comfortably visit Santa regardless of physical, mental, or economic challenges. Bringing the joy of Christmas to children with special needs and their families is the heart of our mission.

ACCESSIBLE PARKING SPACE

# HIGH STREET

EXIT ENTER SIDEWALK




**NOTES:**

1. Front of building set back 35 feet from sidewalk. Left side of building set back 20 feet from Statehouse walkway
2. When open to the public, the Santa House will be manned with no less than five (5) volunteers at every performance

High St
High St
Court St
High St
Bristol State
House Foundation
20’
35’
Reynolds School

**NOT TO SCALE**

**NOT TO SCALE**

BRISTOL STATEHOUSE
FOUNDATION

July 31, 2023

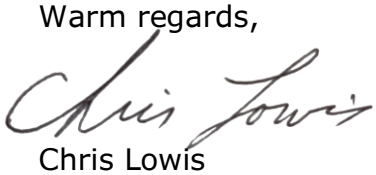
Bristol Town Council
10 Court Street
Bristol, Rhode Island 02809

To Whom It May Concern:

This letter is to confirm that the James D. Rielly Foundation ("JDRF") has the permission of the Bristol Statehouse Foundation ("BSF") to display the JDRF's "Santa House" on the BSF's property located at 240 High Street during the 2023 Christmas Season.

If you have any questions or require additional information, please do not hesitate to contact us.

Warm regards,



Chris Lowis
*President*
Bristol Statehouse Foundation

February 13, 2024

To the members of the Bristol Historic District Commission,

I am writing to express my support for the location of the Bristol Santa House to remain on the property of the Bristol State House throughout the year.

My support for this is two-fold. First, the continued moving of the building is damaging it with each move. It was not built to withstand the repeated rigors of lifting and moving from its current location to storage and back again. Each time it is moved, more damage occurs and when it was placed this past November none of the doors were operational and each entailed specialty work to make them operational albeit not to the extent as they were originally. My concern is that if moved again, it may make it impossible for the Bristol Santa House to be operational at all. I would hate to see that happen especially after the positive impact it has had the first two seasons.

Second, the impact that the House has on the local community and beyond is heartwarming to say the least, as it provides an opportunity for those children, and adults, with special needs to take part in something they could not prior to the existence of the Bristol Santa House. Leaving it would open up new opportunities for the James D Rielly Foundation to offer additional programs throughout the year to further enhance the lives of those with special needs as well as those without. Not only for Bristol residents, but well beyond the state from Maine to Alaska.

I hope that the HDC will support this unique and inclusive destination and allow the Bristol Santa House to remain where it now sits.

Respectfully submitted,

Patricia Ferrick
Board Member, James D Rielly Foundation
21 Sandy Lane
Bristol, RI

# State of Rhode Island

## CITATION

BE IT HEREBY KNOWN TO ALL THAT:
THE RHODE ISLAND HOUSE OF REPRESENTATIVES HEREBY OFFERS ITS SINCEREST CONGRATULATIONS TO:

***The Bristol Santa House***

IN RECOGNITION OF

***celebrating and spreading the Christmas Spirit and creating magical memories for the children and families in the Town of Bristol and the State of Rhode Island***

*The entire membership extends its very best wishes on this memorable occasion and expresses the hope for continued good fortune.*

Given this ***7 th*** day of ***December*** 20 ***23*** at the State House in Providence, Rhode Island.

Proposed by: ***Representative June S. Speakman***
***Representative Susan R. Donovan***

K. JOSEPH SHEKARCHI, SPEAKER OF THE HOUSE

CHRISTOPHER R. BLAZEJEWSKI, MAJORITY LEADER

MICHAEL W. CHIPPENDALE, MINORITY LEADER

STATE OF RHODE ISLAND

Senate Citation

*Be it hereby known to all that the Rhode Island Senate hereby offers its sincerest congratulations to:*

*The Bristol Santa House*

Whereas, the Bristol Santa House has become synonymous with the warmth, kindness, and generosity that characterizes the best of Rhode Island and its people, we hereby proclaim the Bristol Santa House as "Santa's Official Home" in the State of Rhode Island

*The entire membership extends its very best wishes on this memorable occasion and expresses the hope for continued good fortune*

*Proposed this 4th day of December 2023 at Mount Hope Farm in Bristol Rhode Island*

DOMINICK J. RUGGERIO
*President of the Senate*

LINDA UJIFUSA
*Senator D-11*

WALLY FELAG
*Senator D- 10*

PAM LAURIA
*Senator D-32*

RYAN W. PEARSON
*Majority Leader of the Senate*

**HDC-24-23**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 317 Hope Street

2. Plat # 10 Lot # 43

3. a. Applicant: Mott & Chace Sotheby's International Realty

b. Owner *(if different from applicant written authorization of owner required)*: Thames Street Nashua, LLC c/o Brady Sullivan Properties

**Mailing Address: 670 North Commercial Street, Manchester NH 03101**

Phone: 603-315-4668 Email: jtobin@bradysullivan.com

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Adding exterior signage

7. Property History

Mott & Chace Sotheby's International Realty *Andrea Crivellaro*

**Applicant's Name – Printed** **Applicant's Sign**

Date: February 14, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 317 HOPE ST
**ACRES:** 0.1441
**PARCEL ID:** 10 43
**LAND USE CODE:** 06
**CONDO COMPLEX:**
**OWNER:** THAMES STREET NASHUA, LLC
**CO - OWNER:**
**MAILING ADDRESS:** 670 NORTH COMMERCIAL ST SUITE 303

**ZONING:** LB
**PATRIOT ACCOUNT #:** 562

## SALE INFORMATION

**SALE DATE:** 4/28/2023
**BOOK & PAGE:** 2208-334
**SALE PRICE:** 150,000
**SALE DESCRIPTION:**
**SELLER:** KARIAN REALTY CO.

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 924
**FINISHED BUILDING AREA:** 462
**BASEMENT AREA:** 462
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $184,500
**YARD:** $0
**BUILDING:** $36,500
**TOTAL:** $221,000

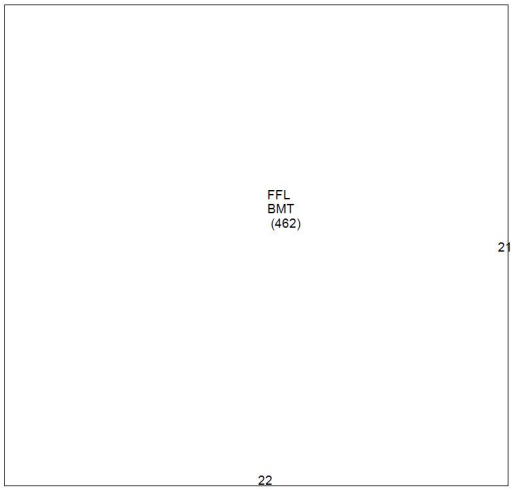
## BUILDING EXTERIOR

**BUILDING STYLE:** RetailStores
**UNITS:** 1
**YEAR BUILT:** 1919
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Wood Shngle
**ROOF STYLE:** Flat
**ROOF COVER:** Tar & Gravel

## BUILDING INTERIOR

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

## SKETCH




## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303

MANCHESTER, NH 03101

**Abutters:**

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: 10-44
CAMA Number: 10-44
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, SUITE 303

MANCHESTER, NH 03101

Parcel Number: 10-45
CAMA Number: 10-45
Property Address: 82 THAMES ST

Mailing Address: BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-46
CAMA Number: 10-46
Property Address: 297 HOPE ST

Mailing Address: BAER, BANKARD F. RAYNE G.
40 CONSTITUTION STREET
BRISTOL, RI 02809

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 10-47 | Mailing Address: | STEWART, GORDON & BENITZ, MAIJA TE |
| CAMA Number: | 10-47 | | 281 HOPE ST |
| Property Address: | 281 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-48 | Mailing Address: | PASQUAL, THOMAS A JO-ANN TRUSTEES & THOMAS A & |
| CAMA Number: | 10-48 | | 221 HOPE ST UNIT 9 |
| Property Address: | 72 THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-49 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-49 | | 670 NORTH COMMERCIAL ST SUITE 303 |
| Property Address: | 70 THAMES ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-50 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-50 | | 670 NORTH COMMERCIAL ST SUITE 303 |
| Property Address: | 60 THAMES ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-51 | Mailing Address: | RAMOS, MICHAEL A PAULA |
| CAMA Number: | 10-51 | | 289 HOPE ST #1 |
| Property Address: | 295 HOPE ST | | BRISTOL, RI 02809-2016 |
| Parcel Number: | 10-52 | Mailing Address: | MUHLBACH, LAURIE A. TRUSTEE |
| CAMA Number: | 10-52 | | 275 HOPE ST |
| Property Address: | 275 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-53 | Mailing Address: | CHACE, RICHMOND N. NANCY E. ETUX |
| CAMA Number: | 10-53 | | 21 CONSTITUTION ST |
| Property Address: | 21 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-54 | Mailing Address: | DEMOPULOS, HAROLD W. TRUST AGREEMENT |
| CAMA Number: | 10-54 | | 3601 WISCONSIN AVE NW, Unit 704 |
| Property Address: | 17 CONSTITUTION ST | | WASHINGTON, DC 20016 |
| Parcel Number: | 10-55 | Mailing Address: | CALM REALTY, LLC |
| CAMA Number: | 10-55 | | 11 CONSTITUTION ST |
| Property Address: | 11 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-56 | Mailing Address: | HARTLEY, JOHN P. ET UX PAULA ARSENAULT HARTLEY |
| CAMA Number: | 10-56 | | 9 CONSTITUTION STREET |
| Property Address: | 9 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-57 | Mailing Address: | OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT |
| CAMA Number: | 10-57 | | 50 THAMES ST |
| Property Address: | 50 THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-58 | Mailing Address: | SALCONE, PETER M. |
| CAMA Number: | 10-58 | | 509 CLARKS ROW |
| Property Address: | 38 THAMES ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 10-59 | Mailing Address: | CABRAL, VICTOR G JR MA |
| CAMA Number: | 10-59 | | 122 MT. HOPE AVE |
| Property Address: | 34 THAMES ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-68 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-68 | | 670 NORTH COMMERCIAL ST, STE 303 |
| Property Address: | THAMES ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-71 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-71 | | 670 NORTH COMMERCIAL ST SUITE 303 |
| Property Address: | 325 HOPE ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-74 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-74 | | 670 NORTH COMMERCIAL ST SUITE 303 |
| Property Address: | HOPE ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-75 | Mailing Address: | BOOTH, PATRICIA J |
| CAMA Number: | 10-75 | | 316 HOPE ST |
| Property Address: | 315 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 10-76 | Mailing Address: | THAMES STREET NASHUA, LLC |
| CAMA Number: | 10-76 | | 670 NORTH COMMERCIAL ST SUITE 303 |
| Property Address: | HOPE ST | | MANCHESTER, NH 03101 |
| Parcel Number: | 10-78 | Mailing Address: | 301 HOPE STREET,LLC |
| CAMA Number: | 10-78 | | P.O. BOX 903 |
| Property Address: | 301 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-102 | Mailing Address: | FOX, GREGORY A. ALISON L |
| CAMA Number: | 14-102 | | 290 HOPE ST |
| Property Address: | 290 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-118 | Mailing Address: | GARDNER, MATTHEW R (1/3); |
| CAMA Number: | 14-118 | | GARDNER, STEVEN D & ANN |
| Property Address: | 12 BYFIELD ST | | TRUSTEES-GARDNER TRUST (2/3) |
| | | | 12 BYFIELD ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-69 | Mailing Address: | MONAHAN-BELL LIVING TRUST |
| CAMA Number: | 14-69 | | 11 BYFIELD ST |
| Property Address: | 11 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-70 | Mailing Address: | LEONARD PLACE LLC |
| CAMA Number: | 14-70 | | 385 HIGH ST |
| Property Address: | 366 HOPE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-71 | Mailing Address: | JOHNSON, JOAN D TRUSTEE |
| CAMA Number: | 14-71 | | 344 HOPE STREET |
| Property Address: | 344 HOPE ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-86 | Mailing Address: | REYNOLDS, MARTIN BURTON & REYNOLDS, LINDA MARIE CO-TRUSTEES<br>328 HOPE ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-86 | | |
| Property Address: | 328 HOPE ST | | |
| Parcel Number: | 14-87 | Mailing Address: | SAFE WAY REALTY, LLC<br>C/O STEPHEN COELHO PO BOX 210<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-87 | | |
| Property Address: | 314 HOPE ST | | |
| Parcel Number: | 14-88 | Mailing Address: | WIRSA, LLC<br>250 WAMPANOAG TRAIL, STE 102<br>EAST PROVIDENCE, RI 02915 |
| CAMA Number: | 14-88 | | |
| Property Address: | 300 HOPE ST | | |

**Wednesday, February 7, 2024 at 12:34:01 Eastern Standard Time**

**Subject:** Fwd: 317 Hope Street - Executed Lease
**Date:** Wednesday, February 7, 2024 at 8:40:22 AM Eastern Standard Time
**From:** Judy Chace
**To:** Mary Leahey, Andrea Crivellaro
**Attachments:** image001.jpg, Sotheby's Mott Chace - 317 Hope Street Lease Executed.pdf

Sent from my iPhone
Judy Chace
Broker/Owner
Mott & Chace Sotheby's International Realty
judy.chace@mottandchace.com
mottandchace.com
401.207.9166 (mobile)

Begin forwarded message:

**From:** James Tobin <jtobin@bradysullivan.com>
**Date:** February 6, 2024 at 4:37:58PM EST
**To:** Judy Chace <judy.chace@mottandchace.com>
**Cc:** Theodore Howell <ted@howell-legal.com>
**Subject: 317 Hope Street - Executed Lease**

Judy, attached please find the fully executed Lease for 317 Hope Street. Congratulations!

As requested, please let this email serve as confirmation that Thames Street Nashua, LLC c/o Brady Sullivan Properties has given permission for Mott & Chace SIR to occupy 317 Hope Street in Bristol, RI per the terms set forth in the attached Lease.

Thank you,
James

James Tobin
Director of Commercial Real Estate

670 N. Commercial Street | Suite 303
Manchester, NH 03101
603-622-6223 (Office) | 603-315-4668 (Direct)

Mott & Chace | Sotheby's INTERNATIONAL REALTY
Mott & Chace
Sotheby's
Mott & Chace
Sotheby's

Mott &
Chace
Sotheby's
INTERNATIONAL REALTY
Mott &
Chace
Sotheby's
Mott &
Chace
Sotheby's

**HDC-24-25**

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 195 High Street

2. Plat # 14 Lot # 72

3. a. Applicant: Peggy Frederick

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

**Mailing Address: 31 Bradford Street, Bristol, RI 02809**

Phone: 508-308-3069 Email: pegfred4@gmail.com

4. a. Architect/Draftsman: Melissa Hutchinson

Phone: 401.559.1957 Email: mhutchinson@g.rwu.edu

b. Contractor: tbd

Phone: Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Review the high level project plan with the committee and obtain approval to remove the center chimney and replace the foundation and purchase new windows.

7. Property History

Peggy Frederick *Peggy Frederick*

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 16, 2024

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 14-73 | Mailing Address: | BLACK VULTURE LLC |
| CAMA Number: | 14-73 | | 195 HIGH ST |
| Property Address: | 195 HIGH 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: | 14-109 | Mailing Address: | BARNEY, TAMARA ANN & HARRALL, |
| CAMA Number: | 14-109 | | TIMOTHY ROBERT TE |
| Property Address: | MILK ST | | 23 MILK ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-113 | Mailing Address: | LOVETT, BRIAN |
| CAMA Number: | 14-113 | | 48 CONSTITUTION ST |
| Property Address: | 67 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-52 | Mailing Address: | TORTORICE, ANN MARIE, TRUSTEE |
| CAMA Number: | 14-52 | | TORTORICE LIV TRST 11 |
| Property Address: | 213 HIGH ST | | 43 BYFIELD ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-53 | Mailing Address: | CHEVRA AGUDAS ACHIM AKA |
| CAMA Number: | 14-53 | | CONGREGATIONAL CHEVRA |
| Property Address: | 205 HIGH ST | | 205 HIGH STREET |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-54 | Mailing Address: | ORPHANIDES, CAROL ANN TRUSTEE |
| CAMA Number: | 14-54 | | REVOC LIVING TRUST 12-9-2014 |
| Property Address: | 203 HIGH ST | | 203 HGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-55 | Mailing Address: | NUNES INVESTMENTS, LLC |
| CAMA Number: | 14-55 | | 81 CHESTNUT ST |
| Property Address: | 74 CHURCH ST | | BRISTOL, RI 02809 |
| 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 |
| Parcel Number: | 14-57 | Mailing Address: | DEL NERO, PAUL A. ETUX TE DEL |
| CAMA Number: | 14-57 | | NERO, CATHY ROBERTSON |
| Property Address: | 64 CHURCH ST | | PO BOX 742 |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-58 | Mailing Address: | BLAIR, DEBORAH M & BUTLER, SARA A |
| CAMA Number: | 14-58 | | JT |
| Property Address: | 39 BYFIELD ST | | 39 BYFIELD ST |
| | | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-60 | Mailing Address: | SMITH, DORAN C & SQUILLANTE, DAVID JT |
| CAMA Number: | 14-60 | | 33 BYFIELD ST |
| Property Address: | 33 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-72 | Mailing Address: | MARKS, JOHN H & KELLY A TE |
| CAMA Number: | 14-72 | | 24 HIGHLAND RD |
| Property Address: | 201 HIGH ST | | TIVERTON, RI 02878 |
| Parcel Number: | 14-74 | Mailing Address: | DRAWBRIDGE, CLIFFORD J. ET UX |
| CAMA Number: | 14-74 | | FLOYD, TERESA L TE |
| Property Address: | 46 BYFIELD ST | | 46 BYFIELD STREET |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 14-75 | Mailing Address: | GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE |
| CAMA Number: | 14-75 | | 42 BYFIELD ST |
| Property Address: | 42 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-76 | Mailing Address: | SILVA, MICHAEL |
| CAMA Number: | 14-76 | | 141 HILLSIDE AVE |
| Property Address: | 38 BYFIELD ST | | SOMERSET, MA 02726 |
| Parcel Number: | 14-77 | Mailing Address: | SIROIS, ROSEMARIE G. |
| CAMA Number: | 14-77 | | 34 BYFIELD ST |
| Property Address: | 34 BYFIELD ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-78 | Mailing Address: | CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST |
| CAMA Number: | 14-78 | | 4 OVERLOOK DR |
| Property Address: | 11 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-79 | Mailing Address: | ROUNDS, ANDREA L. TRUSTEE OF |
| CAMA Number: | 14-79 | | 15 MILK ST |
| Property Address: | 15 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-80 | Mailing Address: | SOUSA, BRIAN |
| CAMA Number: | 14-80 | | 43 CLIPPER WAY |
| Property Address: | 17 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-81 | Mailing Address: | ENOS, RICHARD & PATRICIA TE |
| CAMA Number: | 14-81 | | PO BOX 605 |
| Property Address: | 21 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-82 | Mailing Address: | BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE |
| CAMA Number: | 14-82 | | 23 MILK ST |
| Property Address: | 23 MILK ST | | BRISTOL, RI 02809 |
| Parcel Number: | 14-89 | Mailing Address: | DAMASKOS, JAMES C & PATTERSON, SUSAN P TE |
| CAMA Number: | 14-89 | | 189 HIGH ST |
| Property Address: | 189 HIGH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 14-91 | Mailing Address: | JAMES, JOSEPH & JAREST, JESSALYN TE<br>183 HIGH STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-91 | | |
| Property Address: | 183 HIGH ST | | |
| Parcel Number: | 14-92 | Mailing Address: | DEFELICE, RALPH M. TRUSTEE THE RALPH G. DEFELICE IRREV<br>79 CONSTITUTION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-92 | | |
| Property Address: | 79 CONSTITUTION ST | | |
| Parcel Number: | 14-93 | Mailing Address: | DEFELICE, REV. JONATHAN P<br>75 CONSTITUTION<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-93 | | |
| Property Address: | 75 CONSTITUTION ST | | |
| Parcel Number: | 14-94 | Mailing Address: | SEVENTY-THREE CONSTITUTION St REALTY, INC.<br>35 SUNSET VIEW DR<br>TIVERTON, RI 02878 |
| CAMA Number: | 14-94 | | |
| Property Address: | 73 CONSTITUTION ST | | |
| Parcel Number: | 14-95 | Mailing Address: | 65 CONSTITUTION, LLC AGOSTINI,JOSHUA & BELL, JOSHUA C/O<br>65 CONSTITUTION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-95 | | |
| Property Address: | 65 CONSTITUTION ST | | |
| Parcel Number: | 14-96 | Mailing Address: | CARROLL, MARY T.<br>61 CONSTITUTION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-96 | | |
| Property Address: | 61 CONSTITUTION ST | | |
| Parcel Number: | 14-97 | Mailing Address: | 221 HOPE LLC<br>48 CONSTITUTION ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 14-97 | | |
| Property Address: | 55 CONSTITUTION ST | | |
| Parcel Number: | 19-116 | Mailing Address: | WEAVER, BARRY M. ET UX NANCY M. TE<br>40 SOUTH MEADOW LANE<br>BARRINGTON, RI 02806 |
| CAMA Number: | 19-116 | | |
| Property Address: | HIGH ST | | |
| Parcel Number: | 19-14 | Mailing Address: | PARE, DAVID G.<br>14 BOWEN ST<br>BOSTON, MA 01583 |
| CAMA Number: | 19-14 | | |
| Property Address: | 210 HIGH ST | | |
| Parcel Number: | 19-15 | Mailing Address: | GARCIA, CHARLES F. SHELLEY E.<br>208 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-15 | | |
| Property Address: | 208 HIGH ST | | |
| Parcel Number: | 19-16 | Mailing Address: | WEAVER, BARRY M. ET UX NANCY M. TE<br>40 SOUTH MEADOW LANE<br>BARRINGTON, RI 02806 |
| CAMA Number: | 19-16 | | |
| Property Address: | 202 HIGH ST | | |
| Parcel Number: | 19-17 | Mailing Address: | NUNES INVESTMENTS, LLC<br>81 CHESTNUT ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 19-17 | | |
| Property Address: | 198 HIGH ST | | |

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 19-45 | Mailing Address: | NUNES INVESTMENTS, LLC |
| CAMA Number: | 19-45 | | 81 CHESTNUT ST |
| Property Address: | 190 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 19-46 | Mailing Address: | GLADUE, MARY PAULA DUPONT |
| CAMA Number: | 19-46 | | 188 HIGH ST. |
| Property Address: | 188 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 19-48 | Mailing Address: | OBYRNE, FRANCIS X. JR VICKI A. TE |
| CAMA Number: | 19-48 | | 89 CONSTITUTION ST |
| Property Address: | 89 CONSTITUTION ST | | BRISTOL, RI 02809 |
| Parcel Number: | 19-49 | Mailing Address: | ALTMAN, BERN J & JULIE C TE |
| CAMA Number: | 19-49 | | 184 HIGH ST |
| Property Address: | 184 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 19-50 | Mailing Address: | OLLERHEAD, JASON & OLLERHEAD, |
| CAMA Number: | 19-50 | | ANUPAMA TRUSTEES |
| Property Address: | 180 HIGH ST | | 24 SHAWMUT AVE |
| | | | SWANSEA, MA 02777 |
| Parcel Number: | 19-51 | Mailing Address: | UNITED BROTHERS LODGE 13 C/O |
| CAMA Number: | 19-51 | | STELLA MOITOZO |
| Property Address: | 178 HIGH ST | | 64, Unit SALISBURY STREET |
| | | | REHOBOTH, MA 02769-1326 |

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 195 HIGH ST
**ACRES:** 0.1485
**PARCEL ID:** 14 73
**LAND USE CODE:** 02
**CONDO COMPLEX:**
**OWNER:** BLACK VULTURE LLC
**CO - OWNER:**
**MAILING ADDRESS:** 195 HIGH ST

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 869

## SALE INFORMATION

**SALE DATE:** 12/11/2023
**BOOK & PAGE:** 2231-70
**SALE PRICE:** 400,000
**SALE DESCRIPTION:**
**SELLER:** RENSEHAUSEN, BERTHA T (ESTATE)

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 3488
**FINISHED BUILDING AREA:** 1768
**BASEMENT AREA:** 884
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $220,600
**YARD:** $0
**BUILDING:** $137,400
**TOTAL:** $358,000

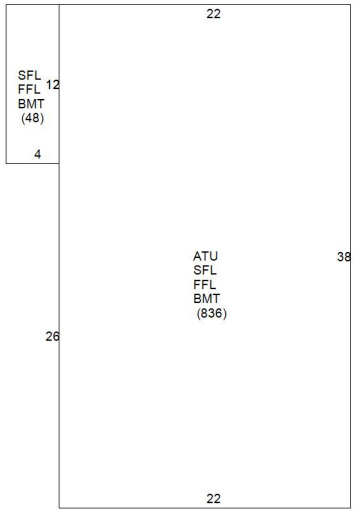
## BUILDING EXTERIOR

**BUILDING STYLE:** 2 Family
**UNITS:** 1
**YEAR BUILT:** 1830
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Clapboard
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

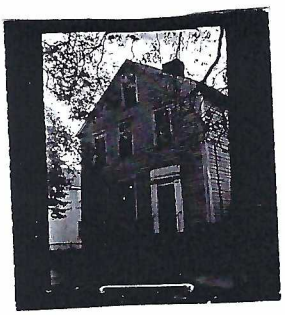
**INTERIOR WALL:** Drywall
**FLOOR COVER:** Hardwood
**HEAT TYPE:** Radiant Hot
**FUEL TYPE:** Oil
**PERCENT A/C:** False
**# OF ROOMS:** 8
**# OF BEDROOMS:** 4
**# OF FULL BATHS:** 2
**# OF HALF BATHS:** 0
**# OF ADDITIONAL FIXTURES:** 1
**# OF KITCHENS:** 2
**# OF FIREPLACES:** 1
**# OF METAL FIREPLACES:** 0
**# OF BASEMENT GARAGES:** 0

## SKETCH




## PHOTO

HISTORIC BUILDING DATA SHEET
RHODE ISLAND STATEWIDE SURVEY
PHASE 1



COUNTY Bristol

CITY/TOWN Bristol

ROAD 195 High Street

MAP NO.

PRIORITY

PLAT 14 LOT 73

VILLAGE Bristol

OWNER Richard E. Rensehausen and Harriet Herbert QC.

KNOWN AS

PHOTO NO. B-R-15-12

PRESENT USE residence

ORIGINAL USE farmhouse

LAND USE ~~residential~~

STYLE 18th. cen. C.

ARCHITECT

CONDITION poor

CONSTRUCTION DATE C. 1800

REMODELING shed ell on SW corner

SOURCE OF DATE 1684 - Lot belonging to Lewis Langdon (1704)

DESCRIPTION: STORIES 2½

HISTORY: MAPS 1851 - W. Lindsey
1862 -
1870 - House on lot
1903 - House on lot

ROOF gable

CHIMNEYS 2: 1-central, old brick; 1-at rear

FOUNDATION 1½ft. stone " 3ft. stone

WALL COVER wood clapboard, shingle

OLD PHOTOS

ENTRANCE flat head, entablature cut down 3 pane glass transom, paneled wood pilasters.

SOURCE

WINDOWS D.H. 2/2,6/6,3/1

OTHER: ? Has door been changed. Present arched Victorian Door C. 1860.

OTHER: 1874 - Rachel Edson from Albert M. Sparks.

OUTBUILDINGS none

REFERENCES/BIBLIOGRAPHY

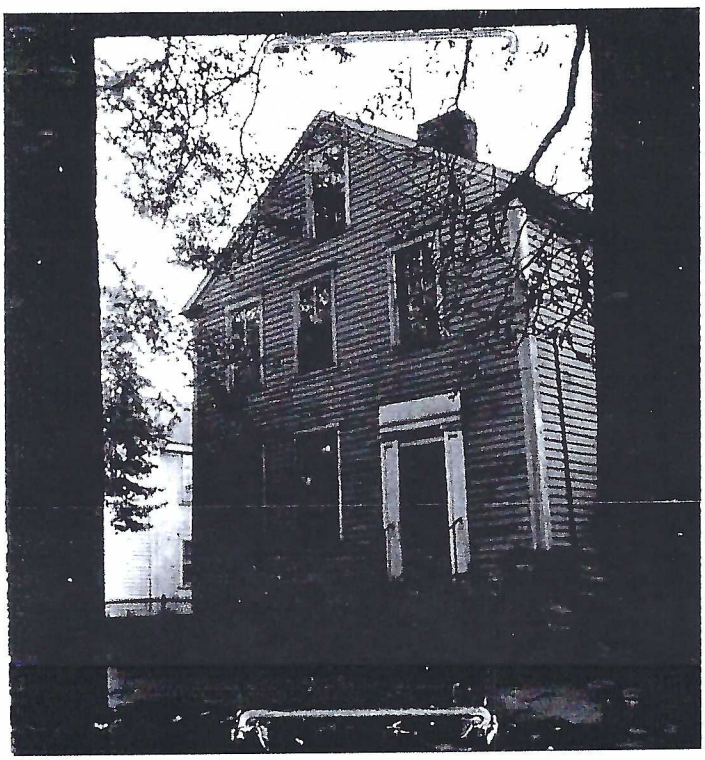
SITE/LANDSCAPE Well fenced play yard.

ARCHITECTURAL VALUE 2A

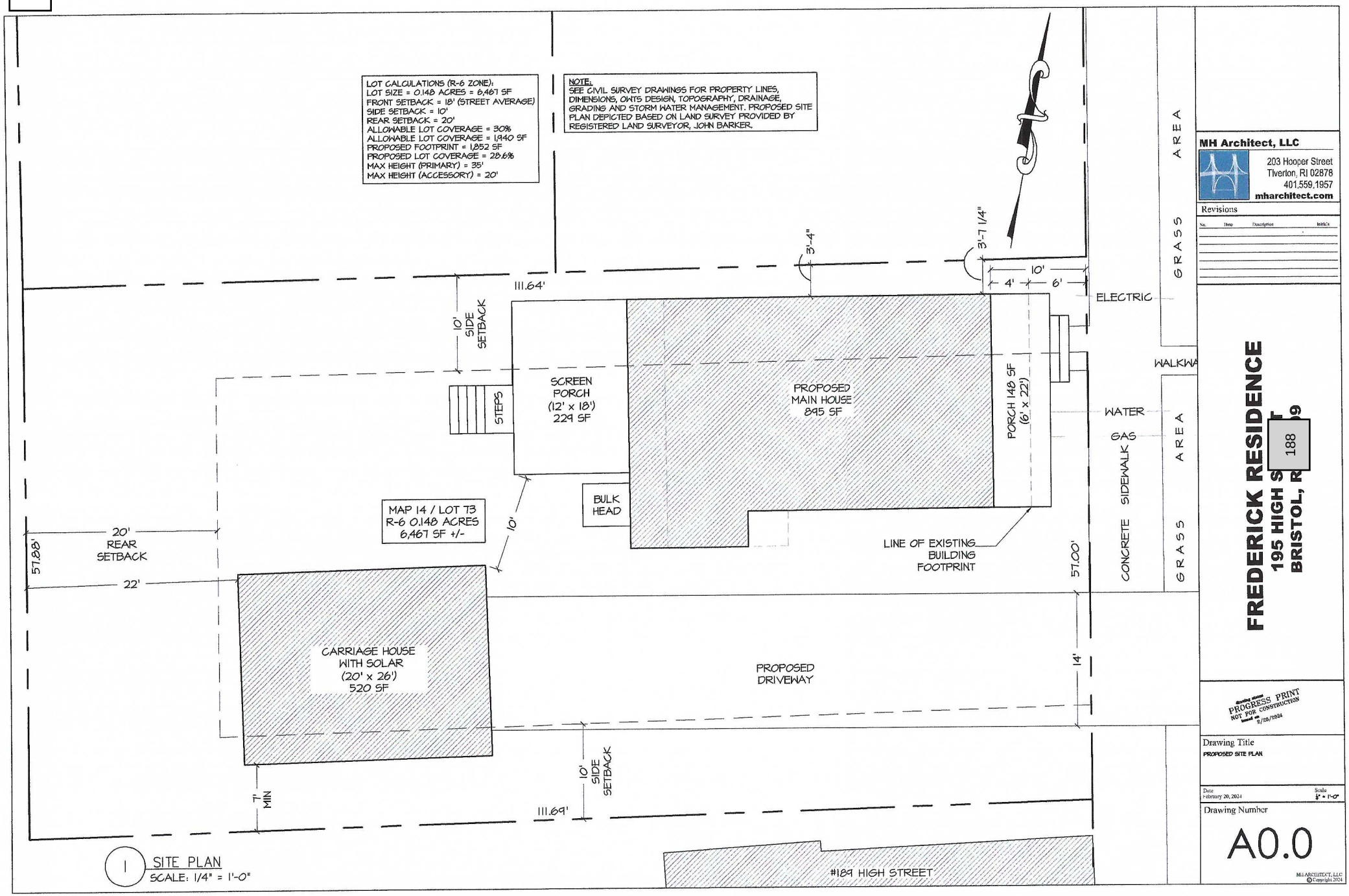
HISTORIC VALUE 1

SURVEYOR E.S.W.

DATE OF INSPECTION 7/71



Item 11.




1 SITE PLAN
SCALE: 1/4" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

| No. | Date | Description | Initials |
|---|---|---|---|

# FREDERICK RESIDENCE

195 HIGH ST 188
BRISTOL, RI 09

PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/25/2024

Drawing Title
PROPOSED SITE PLAN

Date: February 20, 2024
Scale: 1" = 1'-0"

Drawing Number
A0.0

MH ARCHITECT, LLC
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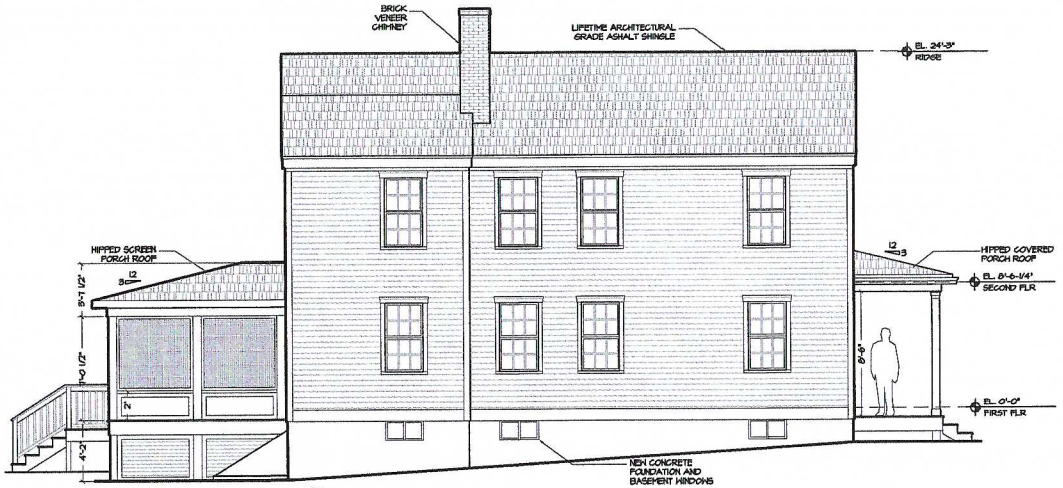
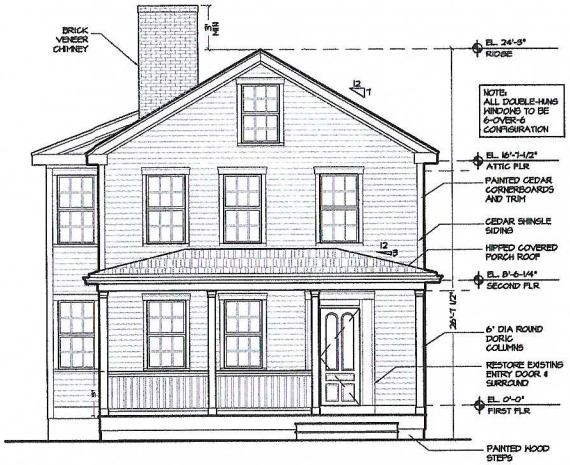
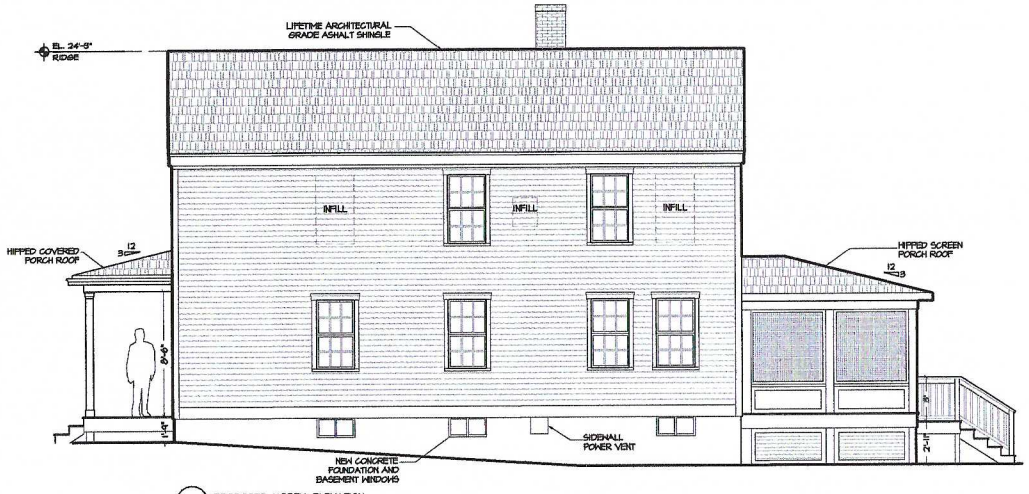


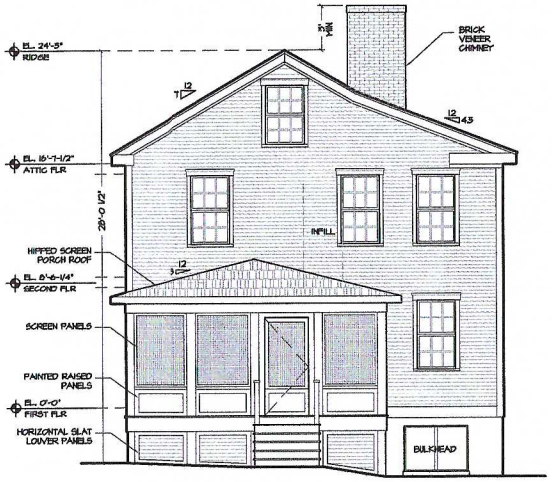

2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"




4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"




3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

| No. | Date | Description | Initials |
|---|---|---|---|

# FREDERICK RESIDENCE
195 HIGH ST 189
BRISTOL, RI 02809

Issued as PROGRESS PRINT
NOT FOR CONSTRUCTION
6/28/2024

Drawing Title
PROPOSED EXTERIOR ELEVATIONS

Date: February 29, 2024
Scale: 1/4" = 1'-0"

Drawing Number
A2.0

MH ARCHITECT, LLC
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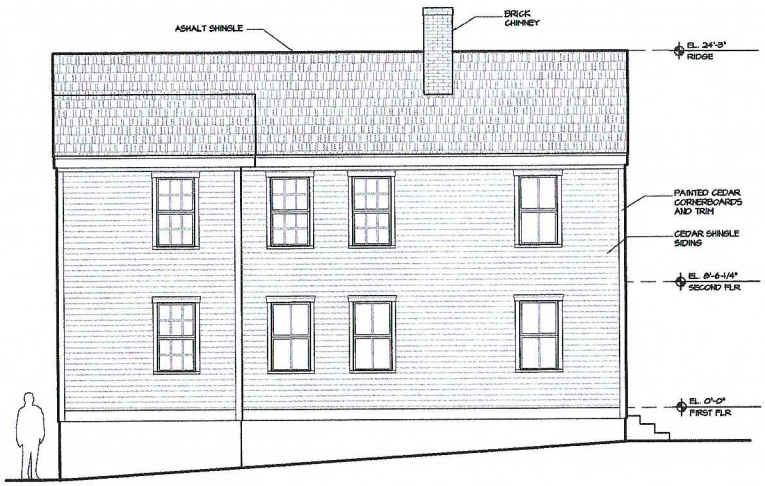
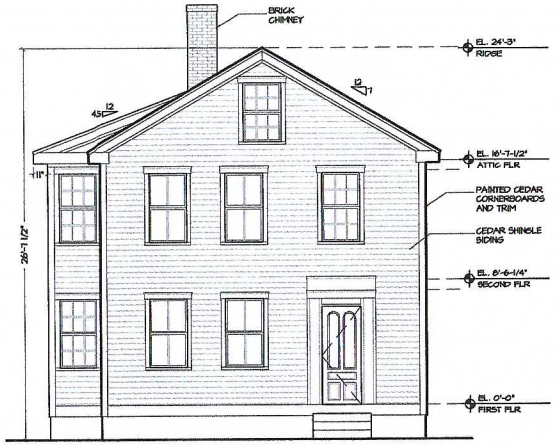
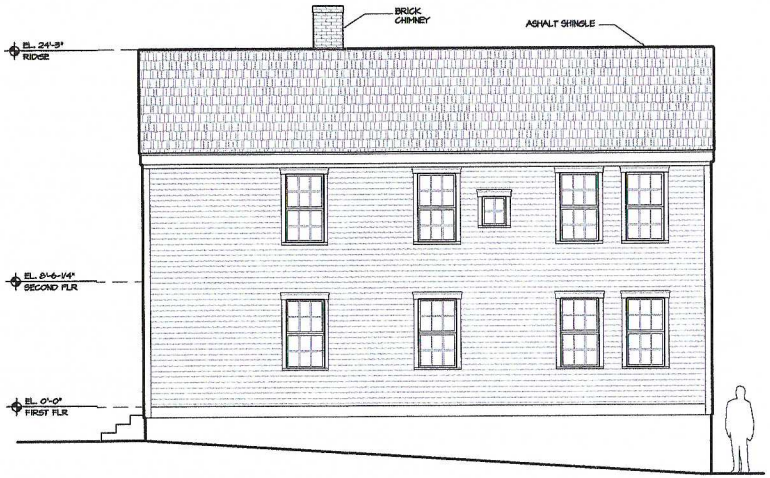


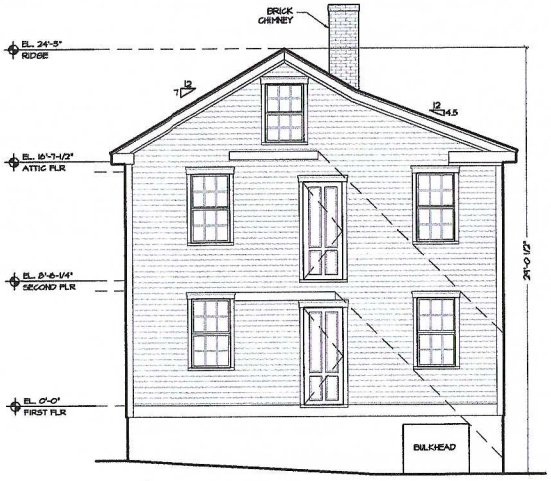

2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"




4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"




3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

| No. | Date | Description | Initials |
|---|---|---|---|

# FREDERICK RESIDENCE

195 HIGH S[illegible] 190
BRISTOL, R[illegible]9

Issued status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 2/20/2024

Drawing Title
EXISTING EXTERIOR ELEVATIONS

Date
February 20, 2024

Scale
1/4" = 1'-0"

Drawing Number
X2.0

MH ARCHITECT, LLC
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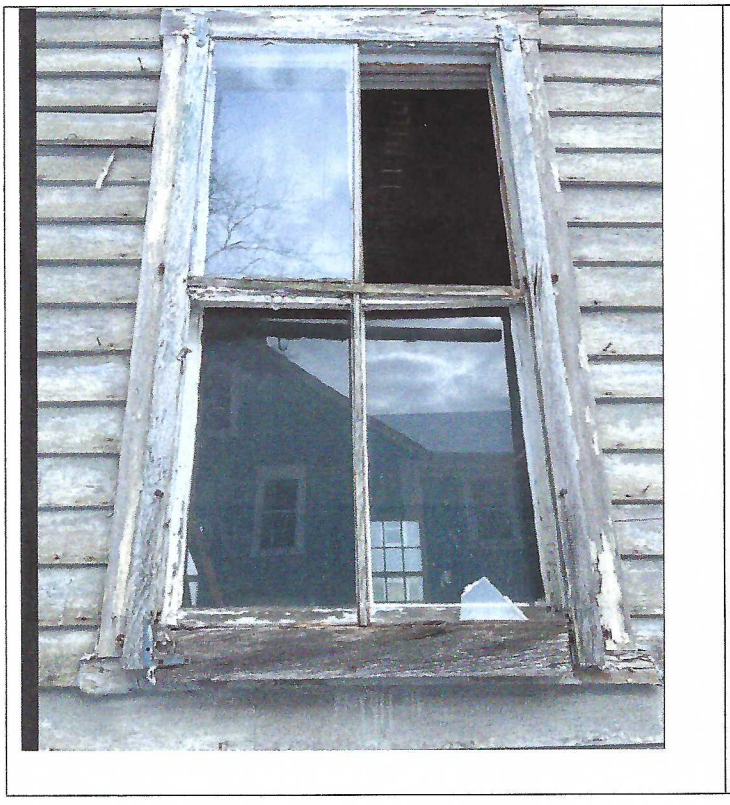
# Windows

There are a total of 29 window openings on the existing structure. 8.5 are completely missing, 14 are 6 over 6 and 5.5 are 2 over 2. The windows have not been protected for at least 50 years and are rotting and falling apart as they are touched.

| | Total | Missing | 2 over 2 | 6 over 6 |
|---|---|---|---|---|
| Front | 6 | 2.5 | 1.5 | 1 |
| North Side | 8 | | | 8 |
| Back | 5 | 2 | | 3 |
| South Side | 10 | 4 | 4 | 2 |
| Total | 29 | 8.5 | 5.5 | 14 |



# Proposed New Windows

## MARVIN ULTIMATE DOUBLE HUNG G2 HISTORIC CASING OPTION WITH 6 OVER 6 PATTERN

The historic casing for the Ultimate Double Hung G2 window is made of extruded aluminum, which is about the thickness of a quarter. Aluminum that's extruded allows for more detail and is far more durable than roll-form aluminum. In fact, it can be used in different climates and regions throughout the country.

Project: 24-026

Building Permit: 58198

## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 90 High St

2. Plat # 20 Lot # 47

3. a. Applicant: Robert McCabe

b. Owner *(if different from applicant written authorization of owner required)*: TIHEN, WILLIAM S. & CAROL H.

**Mailing Address:**

Phone: 401-644-8070 Email:

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor: Robert McCabe

Phone: (401) 580-7589 Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Replace 3 skylights in-kind, Replace roofing on main house and garage in-kind

Robert McCabe Robert McCabe

**Applicant's Name – Printed** **Applicant's Signature**

Date: February 16, 2024

# CAI Property Card

Town of Bristol, RI

## GENERAL PROPERTY INFORMATION

**LOCATION:** 90 HIGH ST
**ACRES:** 0.1157
**PARCEL ID:** 20 49
**LAND USE CODE:** 01
**CONDO COMPLEX:**
**OWNER:** TIHEN, WILLIAM S.
**CO - OWNER:** CAROL H.
**MAILING ADDRESS:** 90 HIGH STREET

**ZONING:** R-6
**PATRIOT ACCOUNT #:** 1430

## SALE INFORMATION

**SALE DATE:** 3/19/2004
**BOOK & PAGE:** 1102-20
**SALE PRICE:** 255,000
**SALE DESCRIPTION:**
**SELLER:** SMITH, DEWEY L

## PRINCIPAL BUILDING AREAS

**GROSS BUILDING AREA:** 3036
**FINISHED BUILDING AREA:** 1406
**BASEMENT AREA:** 1021
**# OF PRINCIPAL BUILDINGS:** 1

## ASSESSED VALUES

**LAND:** $205,600
**YARD:** $14,100
**BUILDING:** $264,000
**TOTAL:** $483,700

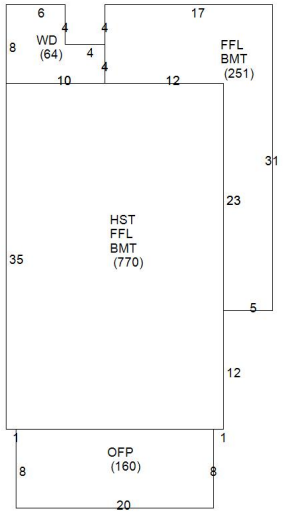
## BUILDING EXTERIOR

**BUILDING STYLE:** Restored His
**UNITS:** 1
**YEAR BUILT:** 1845
**FRAME:** Wood Frame
**EXTERIOR WALL COVER:** Clapboard
**ROOF STYLE:** Gable
**ROOF COVER:** Asphalt Shin

## BUILDING INTERIOR

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

## SKETCH




## PHOTO

# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | 20-49 | Mailing Address: | TIHEN, WILLIAM S. CAROL H. |
| CAMA Number: | 20-49 | | 90 HIGH STREET |
| Property Address: | 90 HIGH ST | | BRISTOL, RI 02809 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | 15-59 | Mailing Address: | MELLO, JOSEPH A. |
| CAMA Number: | 15-59 | | 107 HIGH STREET |
| Property Address: | 107 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-67 | Mailing Address: | HOWE, DAVID & KATHLEEN TE |
| CAMA Number: | 15-67 | | 101 HIGH ST |
| Property Address: | 101 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-69 | Mailing Address: | BENEVIDES, JOSEPH E. |
| CAMA Number: | 15-69 | | 23 AMBROSE DRIVE |
| Property Address: | 95 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 15-70 | Mailing Address: | CAITO, DOUGLAS A. & ELIZABETH S. TE |
| CAMA Number: | 15-70 | | |
| Property Address: | 93 HIGH ST | | 93 HIGH ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-71 | Mailing Address: | AYERLE, ROBERT A. & CHRISTINE |
| CAMA Number: | 15-71 | | 725 SKIPPACK PK STE 340 |
| Property Address: | 87 HIGH ST | | BLUE BELL, PA 19422-1752 |
| Parcel Number: | 15-72 | Mailing Address: | BROUGHAL, KELLY & MEANDRO, |
| CAMA Number: | 15-72 | | TIMOTHY TE |
| Property Address: | 37 BURTON ST | | 37 BURTON ST |
| | | | BRISTOL, RI 02809 |
| Parcel Number: | 15-73 | Mailing Address: | OLIVER, JOHN S. |
| CAMA Number: | 15-73 | | 35 BURTON ST |
| Property Address: | 35 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-1 | Mailing Address: | JACOBS, DAVID LAURA TE |
| CAMA Number: | 16-1 | | 85 HIGH ST |
| Property Address: | 85 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-2 | Mailing Address: | SANTOLUPO, MICHAEL J |
| CAMA Number: | 16-2 | | 36 BURTON ST |
| Property Address: | 36 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 16-9 | Mailing Address: | LOTUFF, MARY M. |
| CAMA Number: | 16-9 | | 118 HIGH STREET |
| Property Address: | 69 HIGH ST | | BRISTOL, RI 02809 |

# 200 feet Abutters List Report

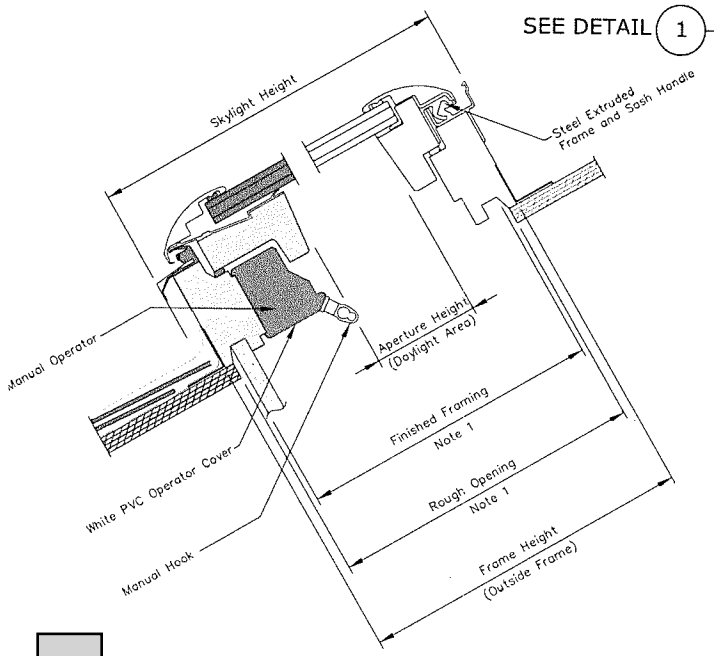
Bristol, RI
February 29, 2024

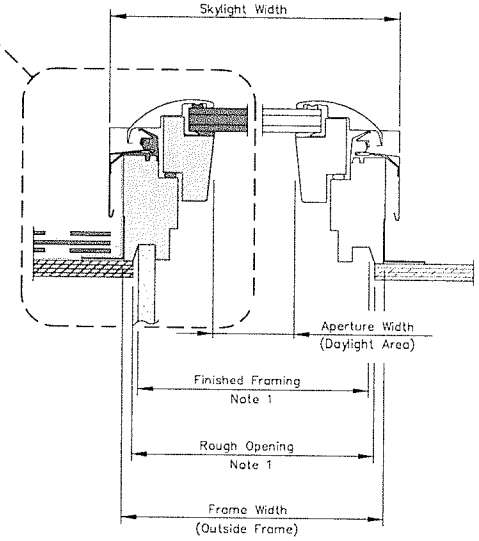
| | | | |
|---|---|---|---|
| Parcel Number: | 20-31 | Mailing Address: | COLLINS, HARRIET M. (ESTATE) |
| CAMA Number: | 20-31 | | 22 COTTAGE ST |
| Property Address: | 22 COTTAGE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-32 | Mailing Address: | ENOS, JOHN A ET UX ENOS, DOROTHY LE |
| CAMA Number: | 20-32 | | 18 COTTAGE ST |
| Property Address: | 18 COTTAGE ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-33 | Mailing Address: | HOPPER, GEOFFREY V. JUDITH S. TE |
| CAMA Number: | 20-33 | | 110 HIGH ST |
| Property Address: | 110 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-34 | Mailing Address: | FORREST,JOHN L. KATHRYN M.ETUX TE |
| CAMA Number: | 20-34 | | 106 HIGH ST |
| Property Address: | 106 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-43 | Mailing Address: | ARRUDA, SANDREA J TRUSTEE |
| CAMA Number: | 20-43 | | 63 BURTON ST |
| Property Address: | 63 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-44 | Mailing Address: | KULKARNI, VIKRAM N & CLAIR, KATHERINE J TE |
| CAMA Number: | 20-44 | | 59 BURTON ST |
| Property Address: | 59 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-45 | Mailing Address: | KURCON, PHILIP M & EILEEN M |
| CAMA Number: | 20-45 | | 57 BURTON STREET |
| Property Address: | 57 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-46 | Mailing Address: | DUEMACK PROPERTIES, LLC |
| CAMA Number: | 20-46 | | 11 HOPE ST |
| Property Address: | 100 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-47 | Mailing Address: | MELLO, STEPHEN A. |
| CAMA Number: | 20-47 | | PO BOX 522 |
| Property Address: | 96 94 HIGH ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-48 | Mailing Address: | MURRAY, ROBERT F. |
| CAMA Number: | 20-48 | | 53 BURTON ST |
| Property Address: | 53 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-56 | Mailing Address: | TSCHIRCH, F. DANA TRUSTEE THE F. DANA TSCHIRCH LIVING T |
| CAMA Number: | 20-56 | | 68 BURTON ST |
| Property Address: | 68 BURTON ST | | BRISTOL, RI 02809 |
| Parcel Number: | 20-58 | Mailing Address: | ROWLAND, BARBARA |
| CAMA Number: | 20-58 | | 512 SPRING LN |
| Property Address: | 4 HOWE ST | | WYNDMOOR, PA 19038 |

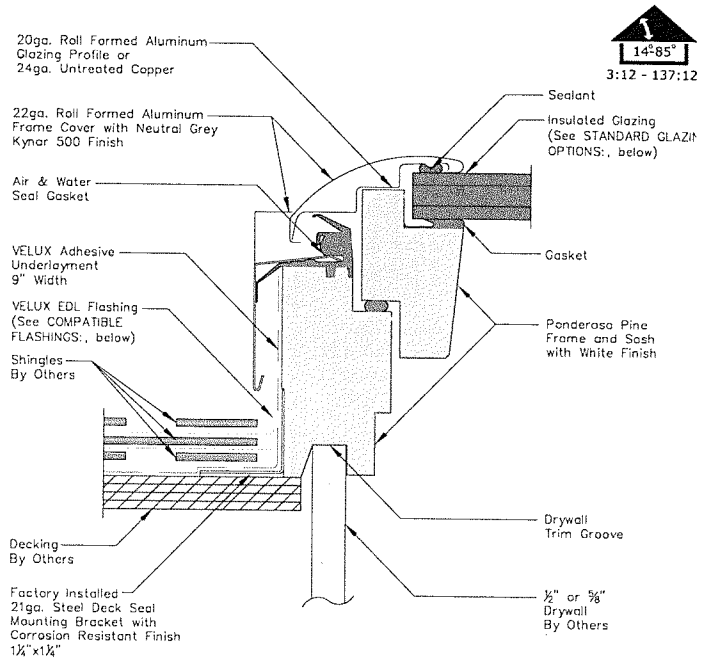
# 200 feet Abutters List Report

Bristol, RI
February 29, 2024

| | | | |
|---|---|---|---|
| Parcel Number: | 20-59 | Mailing Address: | LAVERS, ELISABETH E. LAWRENCE D. TE<br>62 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-59 | | |
| Property Address: | 62 BURTON ST | | |
| Parcel Number: | 20-60 | Mailing Address: | LAMPL, PAUL & SUSAN etal BRUNO, NICHOLAS & JILLLIAN TC<br>25 POPLAR LN<br>COMMACK, NY 11725-2410 |
| CAMA Number: | 20-60 | | |
| Property Address: | 60 BURTON ST | | |
| Parcel Number: | 20-61 | Mailing Address: | BOYLE, KENNETH JR. ET UX VIRGINIA TE<br>56 BURTON ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-61 | | |
| Property Address: | 56 BURTON ST | | |
| Parcel Number: | 20-62 | Mailing Address: | WIP LLC<br>778 DARTMOUTH STREET<br>SOUTH DARTMOUTH, MA 02748 |
| CAMA Number: | 20-62 | | |
| Property Address: | 82 HIGH ST | | |
| Parcel Number: | 20-63 | Mailing Address: | SYLVIA, FRANK J LORRAI<br>78 HIGH ST<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-63 | | |
| Property Address: | 78 HIGH ST | | |
| Parcel Number: | 20-69 | Mailing Address: | KING, GARY W & AMY E TRUSTEES<br>168 FAIRVIEW LANE<br>PORTSMOUTH, RI 02781 |
| CAMA Number: | 20-69 | | |
| Property Address: | 70 HIGH ST | | |
| Parcel Number: | 20-80 | Mailing Address: | CIOCIOLA, ROBERT<br>65 BURTON STREET<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-80 | | |
| Property Address: | 65 BURTON ST | | |
| Parcel Number: | 20-85 | Mailing Address: | FLANAGAN, CATHERINE E, TRUSTEE-MASKEE TRUST<br>99 Pond Ave #519, Unit 1<br>Brookline, MA 02445 |
| CAMA Number: | 20-85-001 | | |
| Property Address: | 6 HOWE ST | | |
| Parcel Number: | 20-85 | Mailing Address: | LYMAN, DOUGLAS P LAURI TE<br>6 HOWE ST # 2<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-85-002 | | |
| Property Address: | 6 HOWE ST | | |
| Parcel Number: | 20-85 | Mailing Address: | FURTADO, BARBARA P.<br>14 TOBIN LN<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-85-003 | | |
| Property Address: | 6 HOWE ST | | |
| Parcel Number: | 20-85 | Mailing Address: | DUSANG, ALICESON NICOLE<br>6 HOWE ST, UNIT 4<br>BRISTOL, RI 02809 |
| CAMA Number: | 20-85-004 | | |
| Property Address: | 6 HOWE ST | | |

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## VERTICAL CROSS SECTION

## HORIZONTAL CROSS SECTION

## DETAIL 1

### PRODUCT DIMENSIONS

**METRIC UNITS** (MILLIMETERS)

| Size | Rough Opening Width | Frame Width | Frame Aperture Width | Skylight Width | Rough Opening Height | Frame Height | Frame Aperture Height | Skylight Height | Daylight Area (Sq. Meters) |
|---|---|---|---|---|---|---|---|---|---|
| C01 | 533 | 546 | 407 | 566.7 | 682 | 695 | 519 | 720 | .21 |
| C04 | 533 | 546 | 407 | 566.7 | 962 | 975 | 799 | 1000 | .33 |
| C06 | 533 | 546 | 407 | 566.7 | 1162 | 1175 | 999 | 1200 | .41 |
| C08 | 533 | 546 | 407 | 566.7 | 1382 | 1395 | 1219 | 1420 | .50 |
| M02 | 763 | 776 | 637 | 796.7 | 762 | 775 | 599 | 763 | .38 |
| M04 | 763 | 776 | 637 | 796.7 | 962 | 975 | 799 | 1000 | .51 |
| M06 | 763 | 776 | 637 | 796.7 | 1162 | 1175 | 999 | 1200 | .64 |
| M08 | 763 | 776 | 637 | 796.7 | 1382 | 1395 | 1219 | 1420 | .78 |
| S01 | 1123 | 1136 | 997 | 1156.7 | 682 | 695 | 519 | 720 | .52 |
| S06 | 1123 | 1136 | 997 | 1156.7 | 1162 | 1175 | 999 | 1200 | 1.0 |

**IMPERIAL UNITS** (INCHES)

| Size | Rough Opening Width | Frame Width | Frame Aperture Width | Skylight Width | Rough Opening Height | Frame Height | Frame Aperture Height | Skylight Height | Daylight Area (Sq. Feet) |
|---|---|---|---|---|---|---|---|---|---|
| C01 | 21 | 21 1/2 | 16 | 22 5/16 | 26 7/8 | 27 3/8 | 20 7/16 | 28 3/8 | 2.27 |
| C04 | 21 | 21 1/2 | 16 | 22 5/16 | 37 7/8 | 38 3/8 | 31 7/16 | 39 3/8 | 3.50 |
| C06 | 21 | 21 1/2 | 16 | 22 5/16 | 45 3/4 | 46 1/4 | 39 5/16 | 47 1/4 | 4.38 |
| C08 | 21 | 21 1/2 | 16 | 22 5/16 | 54 7/16 | 54 15/16 | 48 | 55 15/16 | 5.34 |
| M02 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 30 | 30 1/2 | 23 9/16 | 30 | 4.11 |
| M04 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 37 7/8 | 38 3/8 | 31 7/16 | 39 3/8 | 5.48 |
| M06 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 45 3/4 | 46 1/4 | 39 5/16 | 47 1/4 | 6.86 |
| M08 | 30 1/16 | 30 9/16 | 25 | 31 3/8 | 54 7/16 | 54 15/16 | 48 | 55 15/16 | 8.36 |
| S01 | 44 1/4 | 44 3/4 | 39 1/4 | 45 9/16 | 26 7/8 | 27 3/8 | 20 7/16 | 28 3/8 | 5.57 |
| S06 | 44 1/4 | 44 3/4 | 39 1/4 | 45 9/16 | 45 3/4 | 46 1/4 | 39 5/16 | 47 1/4 | 10.73 |

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Impact (06)
- White Laminated (08)
- Snowload (10)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing
- EDM Metal roof flashing
- ECB Counter flashing for curbs

NOTES:

1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.
2. Max sash opening is 11" by stainless steel chain.

VELUX
Sky-Global Product Management
VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

# VS - Manual Venting Skylight

This drawing is an instrument of service and is provided for informational use only.
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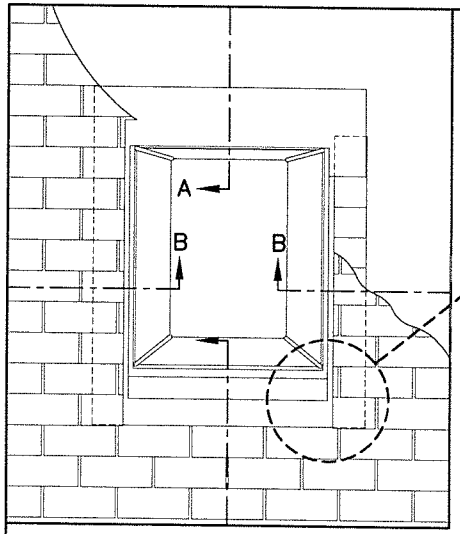
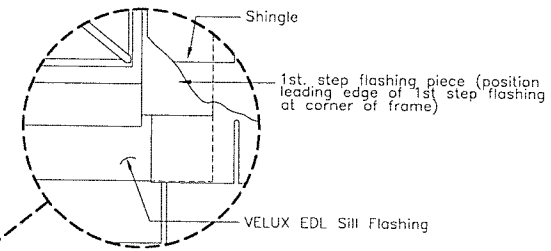
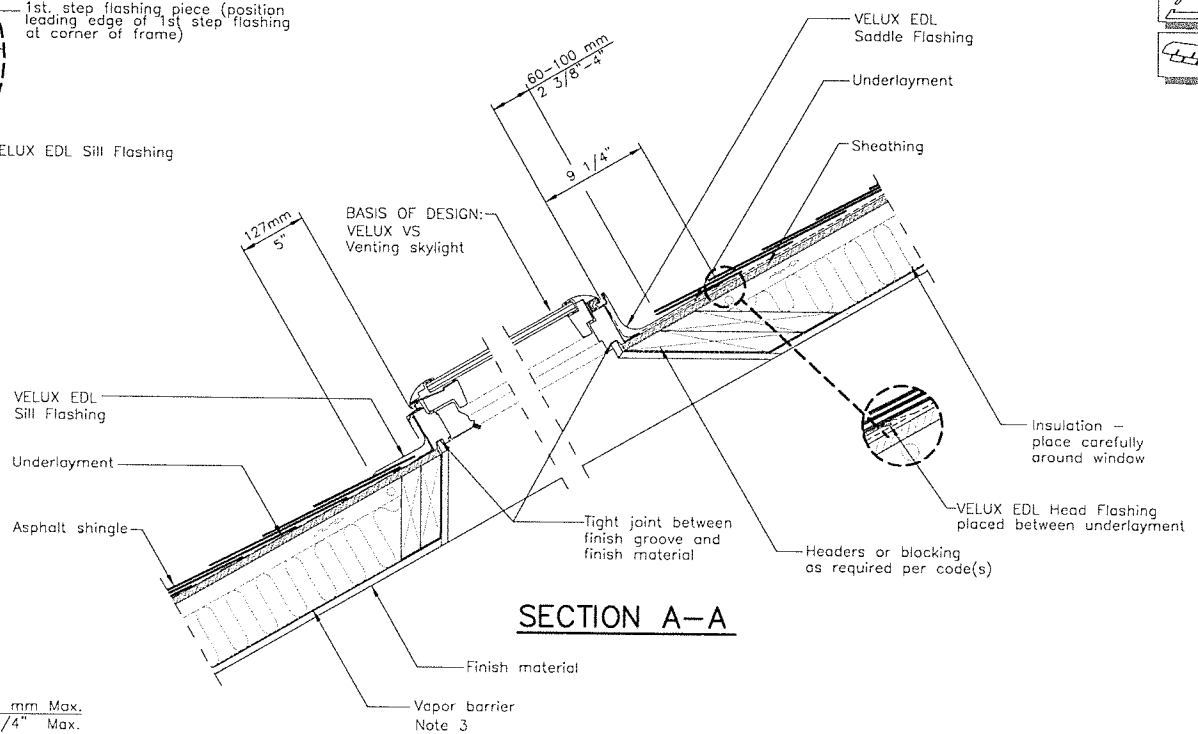
® VELUX is a registered trademark

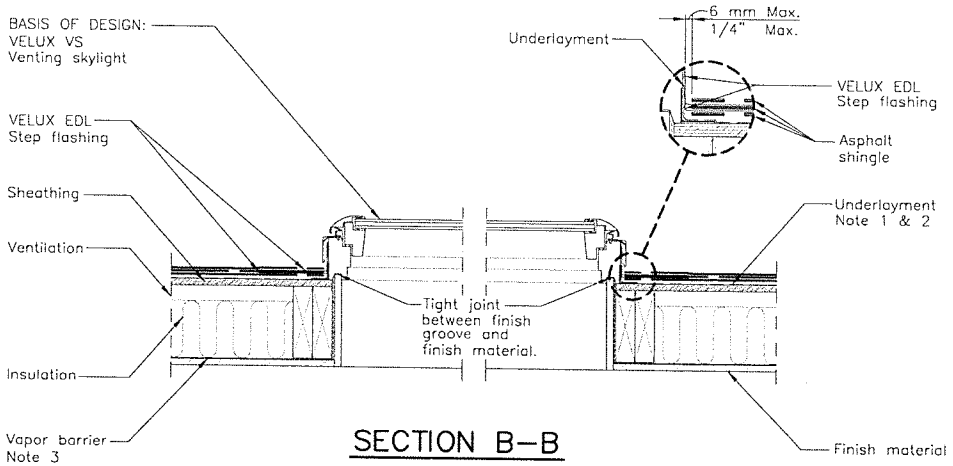



ELEVATION




SECTION A–A




SECTION B–B

## GENERAL NOTES

1. Wrap frame in adhesive underlayment provided with VELUX flashing. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment to wrap frame when not using VELUX flashings.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

VS
EDL
Asphalt shingles

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This drawing is an instrument of service and is provided for informational use only.

VELUX
Sky–Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1–800–88–VELUX
www.VELUXUSA.com

| | Name | Date |
|---|---|---|
| Drawn by | JDH | July 2020 |
| Checked by | WQ,JL,CJ | Aug 2022 |
| Drawing No. | | |

VS–Residential/Commercial Roof Section (Cathedral Ceiling with Asphalt Shingles)

VS–01–0720

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Item 12.

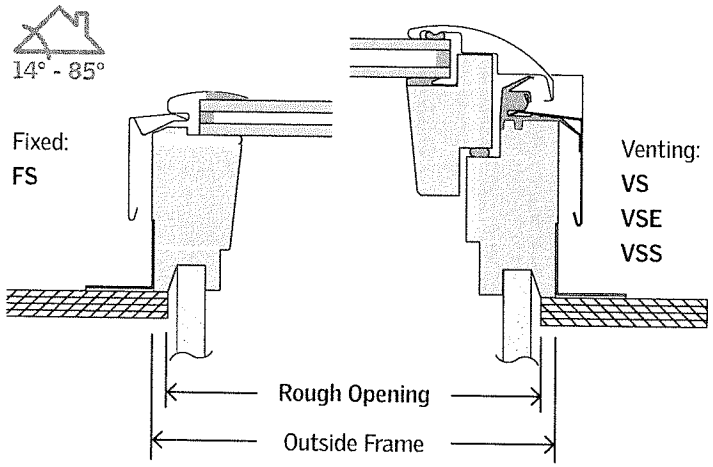
# Deck-Mounted Skylights

## Size Chart and Codes

| | | [1] | | | | | [1] | [1] | [1] | [2] | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Model Size** | | **A06** | **C01** | **C04** | **C06** | **C08** | **C12** | **D26** | **D06** | **M02** | **M04** | **M06** | **M08** | **S01** | **S06** |
| *Previous Model Size* | | *056* | *101* | *104* | *106* | *108* | *112* | *150* | *156* | *302* | *304* | *306* | *308* | *601* | *606* |
| **Rough Opening** (W"xH") | | 14 ½ x 45 ¾ | 21 x 26 ⅞ | 21 x 37 ⅞ | 21 x 45 ¾ | 21 x 54 7/16 | 21 x 70 ¼ | 22 ½ x 22 15/16 | 22 ½ x 45 ¾ | 30 1/16 x 30 | 30 1/16 x 37 ⅞ | 30 1/16 x 45 ¾ | 30 1/16 x 54 7/16 | 44 ¼ x 26 ⅞ | 44 ¼ x 45 ¾ |
| **Outside Frame** (W"xH") | | 15 ¼ x 46 ¼ | 21 ½ x 27 ⅜ | 21 ½ x 38 ⅜ | 21 ½ x 46 ¼ | 21 ½ x 54 15/16 | 21 ½ x 70 ¾ | 23 ¼ x 23 7/16 | 23 ¼ x 46 ¼ | 30 9/16 x 30 ½ | 30 9/16 x 38 ⅜ | 30 9/16 x 46 ¼ | 30 9/16 x 54 15/16 | 44 ¾ x 27 ⅜ | 44 ¾ x 46 ¼ |
| **Daylight Square Feet** | Fixed: | 3.56 | 3.56 | 4.43 | 4.43 | 6.52 | 8.52 | 2.78 | 5.94 | 5.15 | 6.64 | 8.13 | 9.77 | 6.92 | 12.36 |
| | Vented: | — | 2.27 | 3.50 | 3.50 | 5.34 | — | — | — | 4.11 | 5.48 | 6.86 | 8.36 | 5.57 | 10.73 |
| **Fits On Center** | | 16" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 16" | 16" | 16" | 16" | 16" or 24" | 16" or 24" |

[1] FS Fixed skylight only. [2] Not available for VSE Electric venting skylight.






**FS** - Fixed skylight

**VS** - Manual venting skylight

**VSE** - Electric venting skylight

**VSS** - Solar Powered "Fresh Air" skylight

# FS C06 2004

### Model
FS
VS
VSE
VSS

### Sizes
A06
C01
C04
C06
C08
C12
D26
D06
M02
M04
M06
M08
S01
S06

### Interior finish
0 Stain grade wood
2 White
9 Special

### Cladding
0 Aluminum
1 Copper
9 Special

### Glazings
04 Clean, Quiet & Safe glass
05 Low E³/ Temp
06 Impact
08 White lami
10 Snowload
99 Special

# Curb-Mounted Skylights

## Size Chart and Codes

### Venting Skylights

| Model Size | 2222 | 2234 | 2246 | 3030 | 3046 | 3434 | 4622[1] | 4646 |
|---|---|---|---|---|---|---|---|---|
| Outside Curb (W"xH") | 25 1/2 x 25 1/2 | 25 1/2 x 37 1/2 | 25 1/2 x 49 1/2 | 33 1/2 x 33 1/2 | 33 1/2 x 49 1/2 | 37 1/2 x 37 1/2 | 49 1/2 x 25 1/2 | 49 1/2 x 49 1/2 |
| Maximum Skylight Clearance (W"xH") | 26 9/16 x 26 9/16 | 26 9/16 x 38 9/16 | 26 9/16 x 50 9/16 | 34 9/16 x 34 9/16 | 34 9/16 x 50 9/16 | 38 9/16 x 38 9/16 | 50 9/16 x 26 9/16 | 50 9/16 x 50 9/16 |
| Daylight Square Feet | 2.58 | 4.20 | 5.92 | 5.27 | 8.29 | 6.89 | 5.92 | 13.13 |
| Fits On Center | 24" | 24" | 24" | 24" | 24" | 16" | 16" or 24" | 16" or 24" |

[1] Only available in VCS.

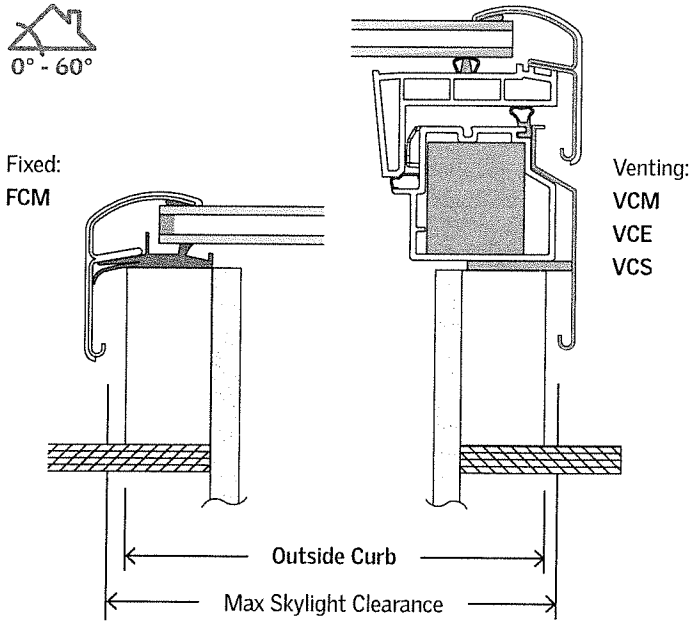
### Fixed Skylights

Custom FCM sizes available. Call for more information.

SIZE - W" x H"

| Model Size | 1430 | 1446 | 2222 | 2230 | 2234 | 2246 | 2270 | 3030 | 3046 | 3055 | 3434 | 3446 | 4646 | 4672 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Outside Curb (W"xH") | 17 1/2 x 33 1/2 | 17 1/2 x 49 1/2 | 25 1/2x 25 1/2 | 25 1/2x 33 1/2 | 25 1/2 x 37 1/2 | 25 1/2 x 49 1/2 | 25 1/2 x 73 1/2 | 33 1/2 x 33 1/2 | 33 1/2 x 49 1/2 | 33 1/2 x 58 1/2 | 37 1/2 x 37 1/2 | 37 1/2 x 49 1/2 | 49 1/2 x 49 1/2 | 49 1/2 x 75 1/2 |
| Maximum Skylight Clearance (W"xH") | 18 5/8 x 34 5/8 | 18 5/8 x 50 5/8 | 26 5/8x 26 5/8 | 26 5/8 x 34 5/8 | 26 5/8 x 38 5/8 | 26 5/8 x 50 5/8 | 26 5/8 x 74 5/8 | 34 5/8 x 34 5/8 | 34 5/8 x 50 5/8 | 34 5/8 x 59 5/8 | 38 5/8 x 38 5/8 | 38 5/8 x 50 5/8 | 50 5/8 x 50 5/8 | 50 5/8 x 76 5/8 |
| Daylight Square Feet | 3.07 | 4.68 | 3.52 | 4.77 | 5.39 | 7.27 | 11.01 | 6.46 | 9.85 | 11.76 | 8.27 | 11.14 | 15.02 | 23.35 |
| Fits On Center | 16" | 16" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 16" | 16" | 16" or 24" | 16" or 24" |




# VCM 1446 2 0 04

| Model | Sizes |
|---|---|
| FCM | 1430* |
| VCM | 1446* |
| VCE | 2222 |
| VCS | 2230 |
| | 2234 |
| | 2246 |
| | 2270* |
| | 3030 |
| | 3046 |
| | 3050* |
| | 3434 |
| | 3446* |
| | 4622** |
| | 4646 |
| | 4672* |

*FCM only sizes

**VCS only

**Interior finish**
0 None (FCM)
2 White
9 Special

**Cladding**
0 Aluminum
9 Special

**Glazings**
04 Clean, Quiet & Safe glass
05 Low E³/ Temp*
06 Impact
08 White lami
14 LoE³-340 Lami**
15 LoE³-340**
16 LoE³-340 Hurricane**
29 Triple Pane**
99 Special

*FCM and VCM only

**FCM only

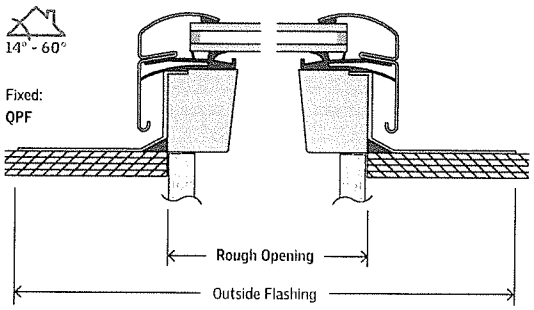
**FCM** - Fixed skylight
**VCM** - Manual venting skylight
**VCE** - Electric venting skylight
**VCS** - Solar Powered "Fresh Air" skylight

# Self-Flashed Skylights

## Size Chart and Codes

### QPF Fixed Skylights

| Model Size | 2222 | 2230 | 2246 | 3030 | 3046 | 4646 |
|---|---|---|---|---|---|---|
| Rough Opening/ Finished Frame (W"xH") | 22 ½ x 22 ½ | 22 ½ x 30 ½ | 22 ½ x 46 ½ | 30 ½ x 30 ½ | 30 ½ x 46 ½ | 46 ½ x 46 ½ |
| Outside Flashing (W"xH") | 29 ⅝ x 29 ¾ | 29 ⅝ x 37 ¾ | 29 ⅝ x 53 ¾ | 37 ⅞ x 37 ¾ | 37 ⅞ x 53 ⅝ | 53 ¾ x 53 ¾ |
| Daylight Square Feet | 2.63 | 3.71 | 5.87 | 5.24 | 8.29 | 13.12 |
| Fits On Center | 24" | 24" | 24" | 16" | 16" | 16" or 24" |




QPF - Fixed skylight

**QPF 2222 2 0 0 4**

| Model | Sizes |
|---|---|
| QPF | 2222<br>2230<br>2246<br>3030<br>3046<br>4646 |

**Interior finish**
**2** White
**9** Special

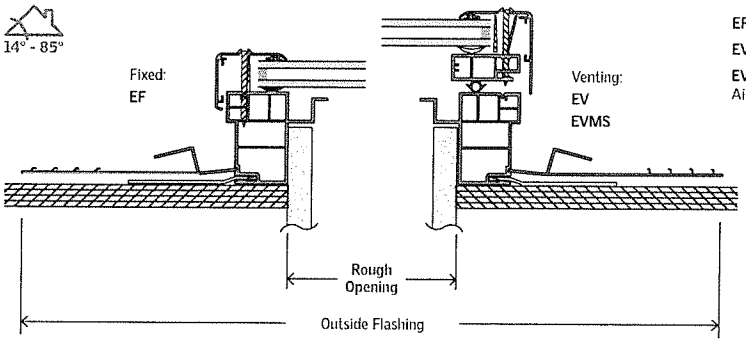
**Cladding**
**0** Aluminum
**9** Special

**Glazings**
**04** Clean, Quiet & Safe glass
**05** Low E³/ Temp
**06** Impact
**08** White lami
**14** LoE³-340 Lami
**15** LoE³-340
**16** LoE³-340 Hurricane
**99** Special

### E-Class Fixed & Venting Skylights

Custom EF, EV sizes available. Model EVMS is custom size only. Call for more information.

| Model Size | | 2222 | 2230 | 2238 | 2246 | 2254 | 3030 | 3046 | 3054 | 4646 |
|---|---|---|---|---|---|---|---|---|---|---|
| Rough Opening (W"xH") | | 22 ½ x 22 ½ | 22 ½ x 30 ½ | 22 ½ x 38 ½ | 22 ½ x 46 ½ | 22 ½ x 54 ½ | 30 ½ x 30 ½ | 30 ½ x 46 ½ | 30 ½ x 54 ½ | 46 ½ x 46 ½ |
| Outside Flashing (W"xH") | | 37 ½ x 37 ½ | 37 ½ x 45 ½ | 37 ½ x 53 ½ | 37 ½ x 61 ½ | 37 ½ x 69 ½ | 45 ½ x 45 ½ | 45 ½ x 61 ½ | 45 ½ x 69 ½ | 61 ½ x 61 ½ |
| Daylight Square Feet | Fixed: | 2.85 | 3.97 | 5.10 | 6.22 | 7.35 | 5.54 | 8.68 | 10.25 | 13.60 |
| | Vented: | 2.71 | 3.83 | 5.03 | 6.08 | 7.20 | 5.35 | 8.49 | 10.06 | 13.29 |
| Fits On Center | | 24" | 24" | 24" | 24" | 24" | 16" | 16" | 16" | 16" or 24" |




**EF** - Fixed skylight
**EV** - Manual venting skylight
**EVMS** - Solar Powered "Fresh Air" skylight

**EF 2246 2 0 0 4 B P1**

**Model**
EF
EV
Model EVMS is custom size only. Call for more information.

**Sizes**
2222
2230
2238
2246
2254
3030
3046
3054
4646
All sizes may not be available in all configurations.

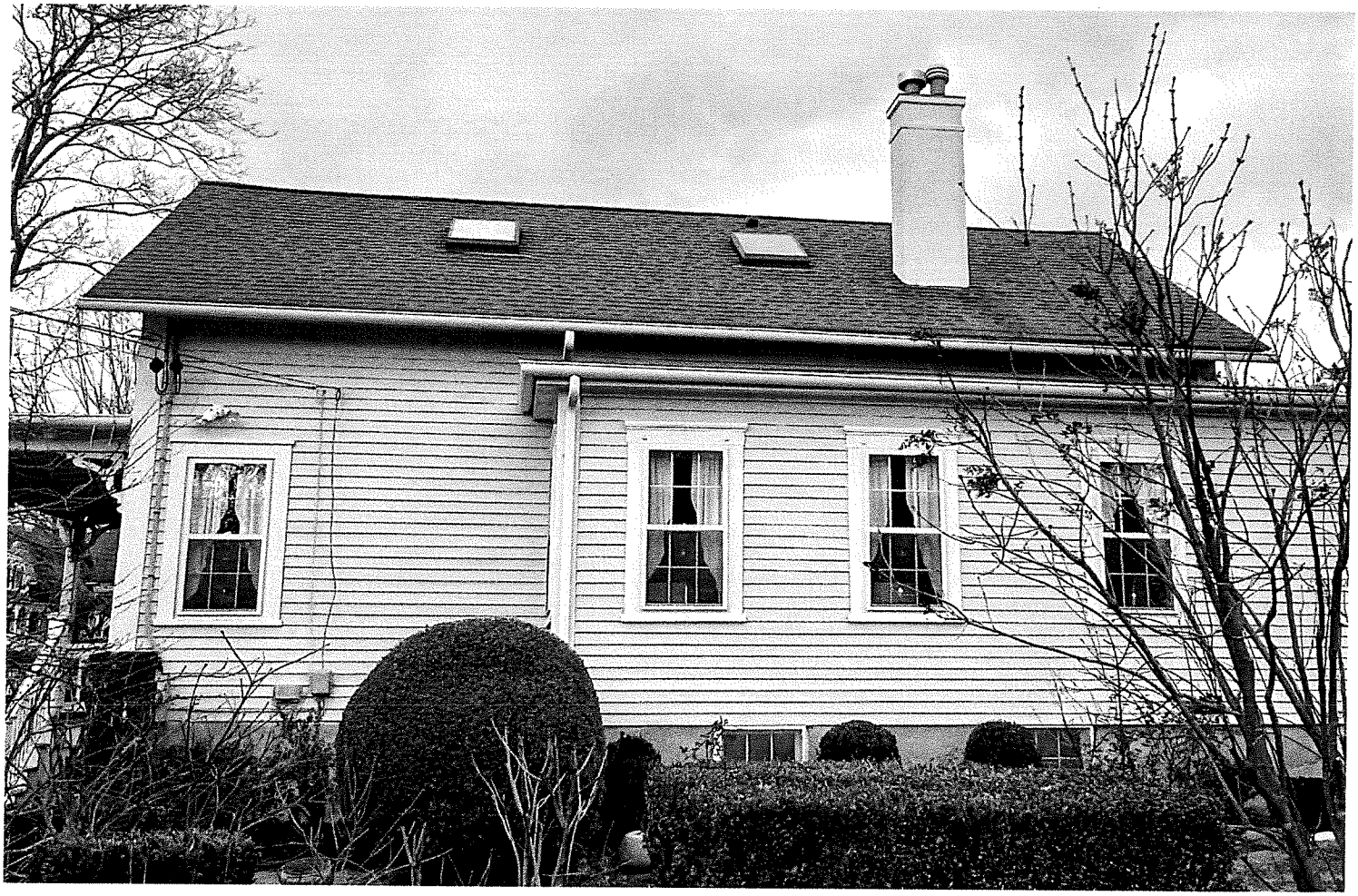
**Interior finish**
2 White

**Cladding**
0 Aluminum
1 Copper
9 Special

**Glazings**
04 Clean, Quiet & Safe glass
06 Impact
08 White lami
11 Low E3 Laminated

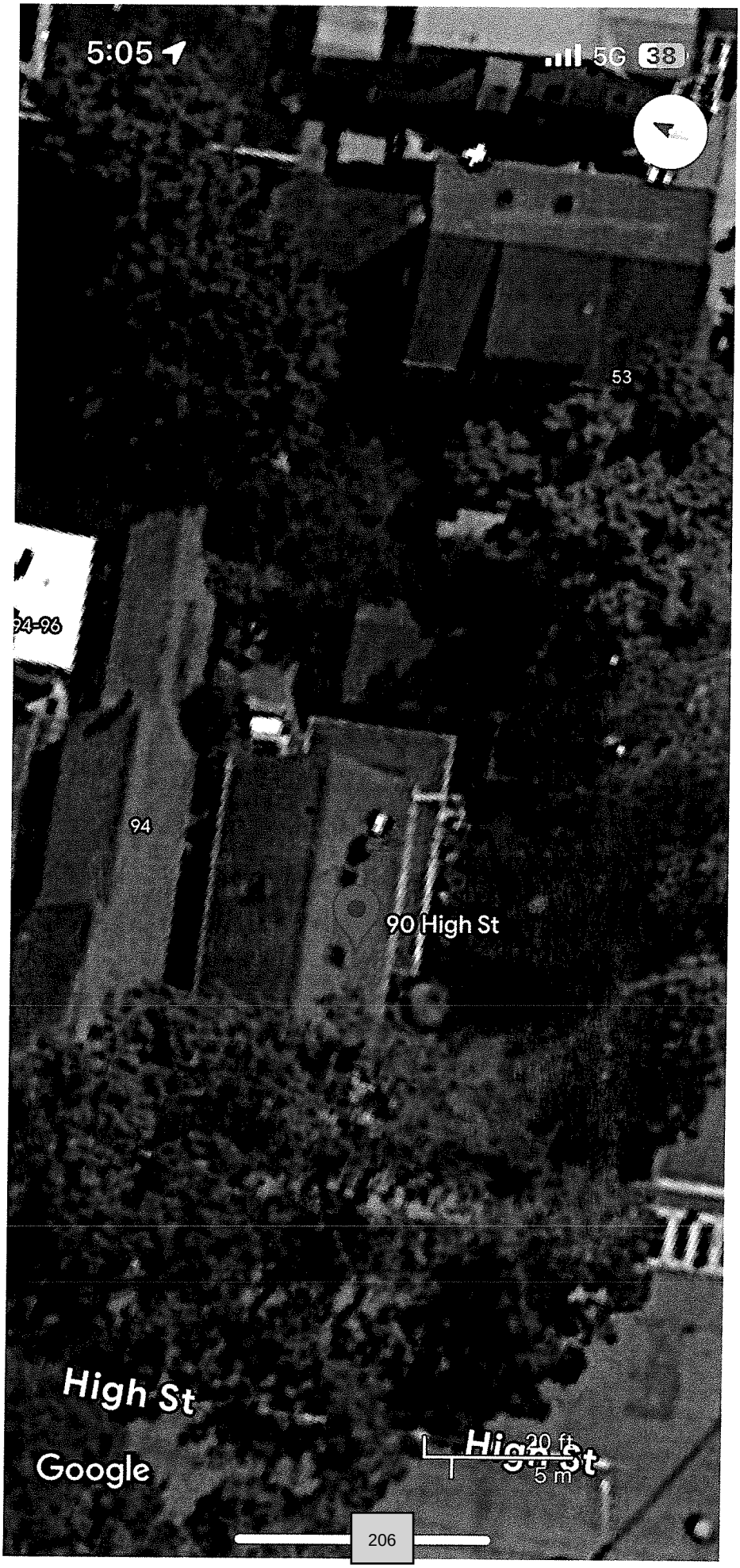
**Generation code**
B Current generation code

**Special color cladding**
P1 Bone White
P3 Classic Bronze
P4 Black
R1 Silver Matte
R2 Dark Bronze Matte
Other custom color cladding options are available, call for more information.



15’

5:06
5G
38
Google
© 2024 Google
205


5:05
5G
38
53
94-96
94
90 High St
High St
Google
20 ft
5 m

February 17, 2024

To the Historic District Committee,

I give my permission to Mr. Robert McCabe to request replacement of three skylights at our home at 90 High Street, Bristol, Rhode Island. The replacements will be exactly like our current skylights with the exception of adding hinges. They are being replaced because they were previously installed without hinges and are unsafe.
Mr. McCabe also has our permission to request removal of our current roof shingles and replace them (same color) at 90 High Street.

Many thanks,
Carol Tikes
Carol Tihen

RECEIVED
COMMUNITY DEVELOPMENT
2024 FEB 21 AM 9:36

Permit 58198

**Kathryn J. Cavanaugh**
**Consultant in Historic Preservation**
**82 Larch Street, Providence, RI 02906**
**Tel. 401.273.4715. Email: kathycavanaugh82@gmail.com.**

February 28, 2024

Diane M. Williamson, AICP, CFM
Director of Community Development
Town of Bristol Dept. of Community Development
10 Court Street
Bristol, RI 02809

Re: "Re-Survey of the Bristol Waterfront National Register Historic District" (Bid #1020) – Progress Report #3

Dear Diane,

This letter constitutes the fifth progress report on the above referenced project, for the period February 1-29, 2024.

Work Completed To Date. Brent Runyon and I are pleased to confirm that the following draft work products, which are due to be submitted tomorrow in electronic format (copied onto flash drives), will be hand-delivered today to you and to Joanna Doherty at the R.I. Historical Preservation & Heritage Commission:

*Spreadsheets*: 38 draft spreadsheets (one sheet per street in the Bristol Waterfront NR HD, plus one sheet for Monuments/Various Locations), containing collected data on 1,140 individual buildings, structures, sites, and objects. Each spreadsheet records the following information:

- Address.
- Assessor's plat and lot numbers.
- RIHPHC-assigned ID number (if none, then "[no ID]").
- Historic name (if not known, then building type).
- Architectural style.
- Date of construction.
- Whether the property was mentioned in the 1975 NR nomination.
- Alterations to major architectural features since 1978.
- Contributing/Non-Contributing status in 1978, and recommended C/NC now.
- Whether the property is also located in the Bristol Historic District overlay zone designated by the Town of Bristol.
- Photo numbers.

- Comments, including other notable alterations beyond the 6 major architectural features; the presence of a plaque issued by the Bristol Historic and Preservation Society; and other pertinent information.

*Photographs:* 2,465 digital photographs, organized in folders by street name (plus one folder for monuments and memorials), each labeled with street address and compass direction of the image, e.g.: "BRIS_BaySt001_NE." Photographs of primary buildings include views of garages and other outbuildings that stand on the same lot, wherever possible.

As a reminder, the 1978 inventory list for the Bristol Waterfront National Register Historic District (provided to us by RIHPHC at the outset of this project) contained 1,370 contributing and non-contributing buildings, structures, sites, and objects. Per our scope of work, we eliminated any outbuildings that share a lot with their associated primary buildings (but we did re-survey any outbuildings that stand on a separate lot), as well as any parking lots, vacant lots, or side/rear yards that were itemized on the 1978 inventory list. As we collected data on the remaining properties, we discovered that:

- 57 historic properties (most of them, previously surveyed) were not on the 1978 inventory list. These properties are included in the spreadsheets, and their absence from the 1978 inventory list and/or from RIHPHC survey files is noted in the "Comments" column.

- 27 buildings have been demolished since 1978, and 5 objects (monuments or memorials) were removed or relocated outside the NR HD. These properties are also included in the spreadsheets (in italic font), although not counted in the tally of properties re-surveyed.

- 33 buildings (including a few outbuildings on separate lots) and two public parks were constructed after 1978. A few of these "new" buildings appear to be historic, despite the construction date on the tax card; these are noted in the "Comments" column as needing further research.

As you review these work products, please note:

All **address numbers** are current. The default address is the number(s) displayed on a building; if no numbers were observed in the field, we matched it to a previously surveyed address or used the address identified on tax cards. Changes in address numbers since previous surveys, and conflicts in address numbers between different sources, are noted in the "Comments" column in the spreadsheets. Where a building stands on a lot bounded by two different streets and address numbers are displayed on

both sides, that building will be found under its primary address (as displayed on the principal façade), but the secondary address is also cross-referenced.

All **Assessor's plat and lot numbers** are current. Changes to these numbers since previous surveys (e.g., due to the merger or subdivision of lots) are noted in the spreadsheets. Where two (or more) primary buildings stand upon the same lot, that is also noted in the spreadsheets.

P**roperty names and dates** were copied from the 1978 NR inventory list. Where name/date discrepancies emerged between the 1975 NR nomination, the 1978 NR inventory list, and/or plaques affixed to buildings (many of which were issued by the Bristol Historical & Preservation Society), those discrepancies are highlighted in red type in the spreadsheets to flag them as needing resolution prior to a future update of the NR nomination.

Many spreadsheets also contain some general notes relative to pervasively incorrect historic names (e.g, 1970s-era businesses; the word "Apartments"). These errors can also be addressed in a future update of the NR nomination.

For the **assessment of alterations** that have occurred since 1978 (when the comprehensive inventory of the NR district was compiled), we limited our observations to changes affecting six major architectural features: height, massing, wall material, trim, windows, and porches. Other alterations deemed to have had a notable impact on overall integrity were noted in the Comments column. Typically, we used photos and written descriptions on previous RIHPHC survey forms to make these assessments.

For the **assessment of current contributing/non-contributing status**, we used our best judgment relative to the impact on integrity of alterations affecting the six designated major architectural features. As a baseline standard, changes to three or fewer of these features were typically deemed "C," while changes to four or more were deemed "NC." However, a multitude of nuances can enter this calculus, including the accumulation of various other alterations. We have used "C?" and "NC?" (highlighted in red type) where the judgment call could go either way, and will look to guidance from RIHPHC for the final determination.

For those buildings deemed NC in 1978 because they were less than 50 years old at that time, but have now aged into potential NR eligibility, we have recommended C as long as the building retains fair to good integrity. Our forthcoming project report will include a defined period of significance for the NR district; once we have confirmed the end date, some of our draft recommendations as to C/NC status for individual properties may need to be revised. But for the time being, we have assumed that anything dated 1974 or earlier can be considered C.

Bristol has dozens of **monuments and memorials** located in various public parks and on or adjacent to public sidewalks. Some of these recognize historical individuals, entities, events, or themes: e.g. the Capt. Benjamin Church Monument on Constitution Street, the Herreshoff Manufacturing Company Monument on Hope Street, or the R.I. Slave Medallions at Linden Place on Hope Street and the DeWolf Warehouse on Thames Street. Many monuments and memorials honor military service in various wars, as well as public service by police officers and firefighters; some also posthumously honor individual service members. Commemorative objects like these are typically not considered NR eligible except under certain criteria, one of which is being "integral to a historic district," and the other is having some particular significance in its own right due to "design, age, tradition, or symbolic value" (as those terms are defined by the NR). Monuments and memorials identified in the 1978 NR inventory list were typically deemed "contributing," including those that were less than 50 years old at that time; and many more have been installed in the NR historic district since then. We will seek guidance from RIHPHC for final determinations of "C" and "NC" status for these.

Next Steps. While awaiting any comments on the work products submitted today, we will begin work on a draft report of findings and recommendations, which is due at the end of April. (Note that on February 5, we obtained the long-awaited large format working map depicting the area of the NR HD (including property lot lines, street addresses, and building footprints), which we will use in preparation of the draft project report.)

Our next progress report will be submitted on March 31, 2024.

Invoice #5, in the amount of $5,000, representing an incremental portion of the project fee (per the bid documents) is also submitted along with this report, via email.

Please let me know if you have any questions or comments about this report.

Sincerely,

Kathryn J. Cavanaugh
Historic Preservation Consultant

cc: Nick Toth, MPA, Planner and HDC Clerk, Bristol Dept. of Community Development
Joanna Doherty, Deputy Director, RIHP&HC