



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, September 07, 2023 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. Written Comments and Testimony**
 - 1.** Catherine Esselen RE: 23-111 Concept Review for 14 Union Street
- 3. Review of Previous Month's Meeting Minutes**
 - 1.** Review of August 3 Meeting Minutes
 - 2.** Review of July 17 Site Visit Minutes
- 4. Application Reviews**
 - 1.** **23-106: 82 Thames Street, Daniel Barnes:**
Withdraw application for the installation one picture window to left and one picture window to right of basement door on the west elevation
 - 2.** **23-110 727 Hope St, Jontay Jeong:**
Discuss and act on removal of underground garage to mitigate flood hazard, addition of stone walls and stairs, blue stone steps, blue stone walkway and landing, re shingle house, install railing, install Corner Board and Water Table, Upgrade and shield HVAC feed line and cables, remove pressure treated deck and railing and expand to cover living room

area, add second floor decking, remove vinyl windows and install Anderson 400 or equivalent windows. Materials to be determined.

3. 23-063: 417 Hope Street, Jacob Milne:

Discuss and act on items continued from the June meeting: door selection, dormers location, and exterior trim material.

4. 23-122: 8 Congregational Street, Joseph Gallo:

Discuss and act on replacement of gutters with fiberglass.

5. 23-122: 282 High Street, Joseph Gallo:

Discuss and act on proposed replacement of 40 ft of wood gutter along front porch of property with alternate material - possibly fiberglass, preferably aluminum to match rest of house.

6. 23-126: 221 Hope St, Edgewood Condominium Association

Discuss and act on in-kind replacement of 13 non-historic Anderson windows with vinyl clad wood windows.

7. 21-072: 21 Bradford St, Ledgerhill Properties, LLC:

Discuss and act on proposal to expand approved dormer addition 3'-8" to the north (rear of property) beyond what was approved.

8. 23-127: 9 Constitution St, John Hartley:

Discuss and act on replacing two rotted window both south facing side of house with Pella window

9. 23-125: 61 Constitution Street, Tracy Carroll:

Discuss and act on removing existing mudroom in rear of home & replace with 11' 6" x 20' 6" mudroom/Sitting room

10. 23-112: 259-267 Thames St, Bristol, RI (Bristol Harbor Inn), TSL, LLC:

Discuss and act on proposed work to involve demolition of existing roof structure of the eastern wing of structure (Bristol Harbor Inn), with an addition of a third floor level as shown on the attached proposed plans and elevations, Install new windows, siding, new roof and dormers

11. 23-129: 14 Bradford Street, Robert Lacovara:

Discuss and act on proposed renovation of front entry porch using wood components and addition of shutters to front windows.

12. 23-128: 50 Thames Street, David Ouellette:

Discuss and act on application for addition of new bathroom vent through roof on south elevation, new dryer vent on south elevation, replacement of south facing sky lights, repair of stairs, replacement of exterior lighting on west and south face

5. **Concept Review**

6. **Monitor Reports & Project Updates**

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

8. **HDC Coordinator Approvals**

9. **Other Business**

1. Proposed Changes to Administrative Review Guidelines

10. **Adjourned**

**Catherine M. Esselen
23 Summer Street
Bristol, RI 02809**

August 15, 2023

Bristol Historic District
Commission
10 Court Street
Bristol, RI 02809

Sent also via email: ntoth@bristolri.gov

Re: Concept Review 23-111: 14 Union Street

Dear Members of the Bristol Historic District Commission,

My husband and I attended the HDC meeting on 8/3/23 to learn about the proposed plans for a 3 bay 2 story garage at 14 Union Street. We also attended the zoning meeting on 2/3/23 but missed the second hearing regarding this proposal. Our understanding is that zoning will grant Mr. Cabral the variances he needs, if HDC approves his concept for the 24' x 36' two story proposed garage. R-6 zoning permits 22' x 24" maximum for an auxillary structure for this lot size. (Reference attached Staff Report 2-3-23 for Zoning Board of Review: File No. 2023-08). The variance to construct a porch was granted at the 2-3-23 zoning meeting. Attached is a letter we sent to the zoning commission when we received notice as an abettor. Our neighbors at 19 Union Street (Amy and Keith Berg) sent a similar letter.

At the 2/3/23 zoning meeting it was explained to Mr. Cabral that he could not build the garage on the footprint of the 20' x 30' existing garage, because it sits right on the property line between 14 Union and 19 and 23 Summer Street. It was explained that a new structure must be at least 6' from a property line. Mr. Cabral was encouraged to scale down the garage size, but he was firm that he needed a garage that would accommodate larger vehicles and the 2nd story was needed for storage, due to a wet basement in the house. It was also clarified that although there is an existing 3-bay garage, there is no grandfathered right to 3-bays. The size, height and dormers were discussed at length. I spoke at that hearing because I felt the 24' x 36" size with a 2nd story, dormers on both sides are overwhelming for the lot, existing house, and neighborhood.


At the 8/3/23 HDC meeting, Mr. Cabral commented that he, his wife, and their architects/ engineers have been struggling to make this garage look smaller. The current plan is to turn it, so that the garage doors face the house (west), and the width of the garage is what will be seen from the street. Esthetically I don't know if that is an improvement or not. The proposed garage is to be tucked in the SE corner of the property, however the drawings submitted did not show this orientation or placement. Mr. Cabral also stated they were going to keep the driveway in its current location. I strongly believe that HDC members should have a site review, after Mr. Cabral has staked out the location along with the dimensions of the garage.

From my kitchen window I can see where this garage will sit. 14 Union Street has a large side yard between the house and the neighbors at #20 Union Street. There is an old perhaps 4' chain link fence with overgrowth and two large trees, towards the back of the property that divide the lots of #14 and #20 Union Street. It looks like the two large trees belong to #20, and I can't help but wonder what will happen to them with this proposed construction. There is a slight incline to the property, and the

proposed height should be considered. I'm not sure if the new owners at #20 Union Street have any idea of the Cabral's plans for this garage. The current house is 1954 sq ft and is rectangular in shape. The square footage will increase with the second-floor addition in the back, and along with the added front porch, eventually the home will look larger. The proposed garage is around 1728 sq ft, also rectangular in shape.

At the August 3rd HDC meeting, several HDC members lamented a decision where they approved an addition on State Street, that on paper didn't look as big as it turned out constructed. I fear that might be the case with this proposed garage. Susan Church expressed her concerns as to how the size of this proposed garage is in keeping with the character of Union Street or the rest of the historic district? We agree and feel some guidance should be given to scale down the size of this proposed garage.

Thank you,



Catherine M. Esselen

Email: cesselen@gmail.com

Attachments:

Esselen letter to Zoning Board of Review (1/28/23)

Zoning Staff Report 2/3/23



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2023-08

APPLICANT:	Louis and Joan Cabral	
LOCATION:	14 Union Street	
PLAT: 15	LOT: 52	ZONE: R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 zoning district.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a front porch addition to the existing single-family dwelling, and to construct a new accessory garage structure at this property located on the southerly side of Union Street. The proposed front porch addition would measure approximately 6ft. 8in. wide and approximately 29 feet long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within approximately 3ft. 3in. of the front property line located just behind the existing Union Street sidewalk. The zoning ordinance requires a minimum front yard setback of 20 feet or the average of the block (whichever is less) in the R-6 zoning district. In addition, the zoning ordinance permits front porches to extend up to 1/3 into a front yard setback (see Section 28-142(h)). I have calculated that the average setback of this block on the south side of Union Street is approximately 13 feet. Thus, the minimum front setback for a porch on this property is approximately 9 feet.

The applicant also proposes the demolition of an existing 20' x 30' accessory garage structure and the construction of a new 24' x 36' three car accessory garage in its place. The proposed garage would be located at the southern rear portion of the property in line with the existing driveway. The structure would be larger in size and height than what the zoning ordinance permits for accessory structures in the R-6 zoning district. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-6 zone. The second floor of the structure would reportedly be utilized for an open "bonus room" with no specific use proposed. The height of the proposed structure would be 22 ft. 9 1/4 in. above grade. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-6 zone. In addition, the proposed garage would be located approximately 1.3 feet from the rear property line. The zoning ordinance requires a minimum 6 foot rear yard setback for accessory structures in a residential zoning district.

This property is also located within the Bristol Historic District Overlay Zone. As such, any exterior alterations to the property are subject to review and approval of the Bristol Historic District Commission (HDC). The applicant has submitted copies of minutes from the August 4, 2022 HDC meeting in which the board "generally gave positive feedback" to the conceptual design of both the front porch and garage additions. However, the HDC has not given final approval of the proposed project. Any approvals should be conditional and subject to final approval of the HDC.


Edward M. Tanner, Zoning Officer

January 28, 2023

Zoning Board of Review
Attn: Mr. Edward M. Tanner
10 Court Street
Bristol, RI 02809

Re: Review of 14 Union Street, Lot 52 = File #2023-08

Dear Mr. Tanner and fellow committee members,

My husband and I are in receipt of the notice of the Public Hearing to review the request by Louis and Joan Cabral for dimensional variances on the above-mentioned property. We have no issue with the porch request. However, we do have concerns with their plans to demolish the existing garage and construct a larger two story, three car garage.

While the existing garage has three-bays, it sits very close or on the property line between our property at 23 Summer Street, and our neighbor's, the Berg's at 19 Summer Street. This existing garage was likely built long before there were historic and zoning requirements. There is approximately 12" from the back side of our fence to the stone building material of this garage.

We appreciate that many cars are larger today than they were a hundred years ago, and we don't object to some modifications being granted to allow for larger cars, but we feel that the additional second story on the proposed 3 bay 24ft x 36ft is not in keeping with the historic district's character, or the town's dimensional regulations for the lot size, placement vis a vie the boundaries of the property. We assume because the existing garage is a 3 bay, that they might have "grandfathered" rights to keep 3 bays. We can accept that, but adding another story, concerns us that the property begins to look overbuilt, more in keeping with a neighborhood of newer homes. Another concern is where rain run-offs would fall from a two-story roof when the structure sits so close to abetting properties.

Most homes in the "circled" 200' radius don't have garages, if they do, they are older, smaller scale one or two bay garages, or an old barn. There are a few exceptions. Part of the historic nature of the Bristol Historic District is that homeowners acknowledge the guidelines to protect the historic character.

We will attend the hearing to learn how this proposal will be determined.

Thank you,

Catherine and Gustavus (Jack) Esselen

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, August 1, 2023
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 7:02 PM, and the Pledge of Allegiance was promptly recited afterwards.

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the July 6, 2023 meeting.

Minutes reviewed.

Lima: additions?

Allen: Page 5 under motion by Allen, there have been many non-historic changes over the years, not non-history, please make that change, also I mentioned it was a non-contributing house. We had approved some things on this house that were not made on others. Also, please add all of the names to "Voting Yea" on each section.

Motion made by Allen to accept minutes with corrections. Seconded by Ponder.

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

3. **Application Reviews**

3A. 23-099: 82 Church Street, Timothy Sweeny:

Discuss and act on installation of 4' screen fence to screen HVAC, replacement of bottom steps at entrances with solid bluestone, install outdoor kitchen with 8' x 12' pergola mounted on counter tops, install bluestone edging on flowerbeds, add bluestone steppingstones, replace existing bluestone in-kind, replace concrete path on frontage with bluestone, Remaining items in application to be mentioned, but are eligible for administrative approval.

Brooke Merriam -Sunflower Designs (Landscape Designer) appears on behalf of Tim Sweeny.

Toth: We have an email allowing the Landscape Designer to appear on Sweeny's behalf.

Teitz: Obtained hardship exemption on record.

Allen: I would like to read the history of house. "BYRON DIMAN COTTAGE (c. 1835, c. 1880's): This end-gable-roof Greek Revival cottage, with a projecting full-height Doric portico, is one of the two small temple-front houses in downtown Bristol (see 27 Cottage Street). Façade detailing includes unfluted columns without bases, paneled pilasters on all corners, and a heavy entablature ornamented with individual dentils running along the flanks. By 1903 a 1-1/2-story, gable-roof wing was added at the rear. Diman was a leading Bristol banker and trader who built and owned a number of rental properties throughout the town."

Merriam: We are proposing improvements. Proposing to remove existing concrete on High and Church Street entrances to be replaced with solid blue stone. Lining the flower bed with blue stone edging and blue stone steppingstones on the path. Also, proposing to remove stairs to replace the bottom step only with a blue stone step. The wood is currently rotting. The railings and stairs will be the existing wood.

The Church Street bottom step is concrete, and Mr. Sweeny wants to replace it with a blue stone step.

Also, Mr. Sweeny would like to make a 4ft high privacy panel for the garbage can and HVAC unit. Currently, there is an HVAC unit there with no screening. We would make sure to match the existing gate. Please note on the application that a 6ft privacy panel was requested, but he decided not to do it. Please ignore it. We are proposing to replace the existing patio in the back yard with blue stone and brick, along with creating an outside kitchen with blue stone which will not be visible from the street due to wall of arborvitae. Also, the Pergola proposed will not be visible from the street and it will be 8ft in height.

Lima: Does anyone have any questions? No.

Allen: Such a secluded area on property and the fact that it cannot be seen from either street, I think it is a great design.

Lima: Anyone in the audience who would like to speak for or against this? No, ok.

Motion made by Allen to accept application as proposed; Seconded by Bergenholtz

Voting Yea: Butler, Allen, Bergenholtz, Ponder, Church, and Millard

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: The Certificate of Appropriateness will be available.

Toth: Online.

Lima: Please do not do anything until you have that and display it in the window.

Merriam: Of course. Thank you.

3B. 23-106: 82 Thames Street, Daniel Barnes:

Discuss and act on the installation one picture window to left and one picture window to right of basement door on the west elevation.

Daniel Barnes (owner) appears.

Allen: I would like to read the history of the house. "Widow Phillips House (before 1790): In 1826 Seth Lincoln, a mariner, sold this property to Mayberry Lincoln, captain of the brig *Governor Hopkins*. This 3-bay end-gambrel roof cottage is a Colonial type, probably moved to this lot and raised one story for commercial use below. Original details include pegged plank frames with splayed lintels and narrow wood clapboards. Known as the Widow Phillips House in deeds, it was sold in 1835 to William Bly with 72 Thames Street. Both houses were sold to Albert Knight in 1865."

Barnes: Hello. I am requesting approval to put in the window on either side of the first floor an old wooden door in the middle. The rough opening would be 4ft x 4ft, three rows of 4.

Toth: Page 65 shows the specific windows.

Bergenholtz: Which ones?

Barnes: Preferably of the ELCAP4935.

Allen: Wood?

Barnes: Yes, wood inside and fiberglass outside.

Allen: I was not sure it would look appropriate. After walking by the house, it looks like it would be a good addition.

Barnes: Thank you. I just want to let in light and break up façade.

Church: Are you are going to keep this door?

Barnes: Yes, absolutely.

Church: Three or four houses with this same facade are on Thames. And, is this a basement?

Barnes: Correct.

Church: I am not in favor of changing it. It would change the character of the house.

Ponder: Are you doing a header to match ones above?

Barnes: I could. My main goal is to just break up the facade.

Lima: Fixed windows?

Barnes: Yes. Just want to let in light.

Church: I am against wood inside and fiberglass exterior.

Allen: Normally I would agree with you, Sue, but the fact that this is going to be a low area and potentially in the future flood, I think it would be a good thing for this particular house.

Church: They have wood.

Allen: Would you consider wood?

Barnes: I would, but I agree fiberglass would last more.

Lima: Anyone in the audience have any questions or comments? No.

Church: What is the difference between the length of the door and the window.

Barnes: I am not sure. I believe the house is 25ft in width, I think.

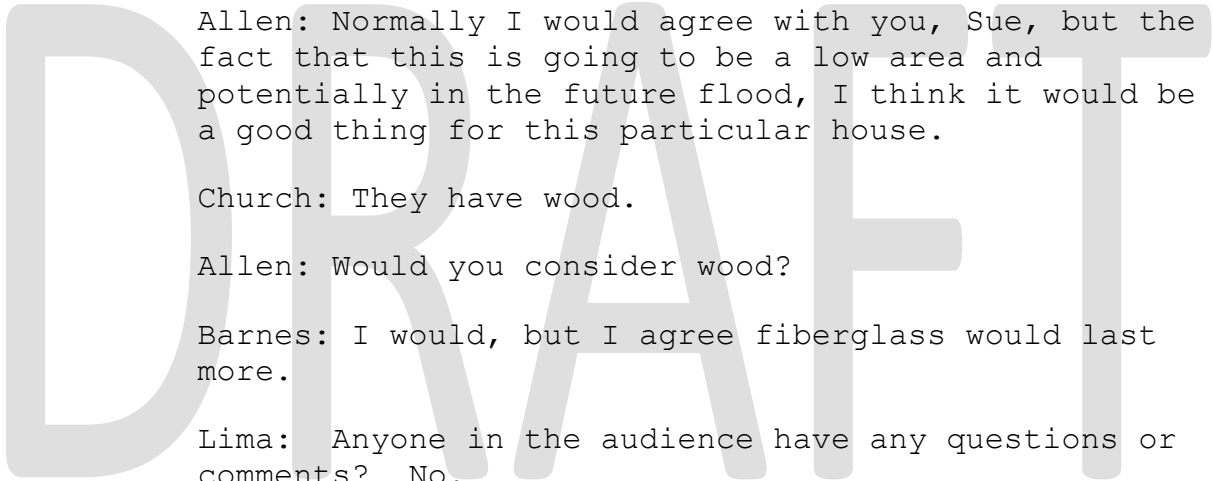
Church: They're going to take up quite a bit of that wall.

Butler: Is the door staying?

Barnes: Yes.

Church: What about putting panes of glass in the door?

Lima: That came up before.



Barnes: Behind that door, there is another door that has glass in it, but I like the look of the wood door there.

Church: I do to.

Butler: The window you are choosing is so obviously modern verses the old door.

Church: There are maybe three more houses with a door in the lower floor like this and I think that is a distinctive feature on that street.

Ponder: The windows, if we approve, what would they be clad in?

Bergenholtz: Hard to determine what this would look like without a proposed image. Hard to determine the size.

Church: Are you considering having some retail business there?

Barnes: Not at this time.

Ponder: I hate to make that too big of window area and cut into too much of the wall space. I would be in favor of a smaller window.

Barnes: I am open to reducing the size of the window. Just want to bring light in.

Ponder: Okay.

Allen: Assuming this is 25ft wide, the door is 30 inches, that leaves you 11ft on each side and you centered it, it would give you 3-1/2ft from edges and door. Only thing we don't know is the height because we don't know the height of the wall. If you could do a scale drawing that would be helpful.

Lima: Ultimate wood double hung on dormers. When are you planning to being this work?

Barnes: Within the next 30 days.

Lima: Have you ordered the windows?

Barnes: No, not yet that is not an immediate thing.

Lima: I think you should come back in September and come back with a drawing, not necessarily an architectural drawing. You might either come back with the same proposal or a different one to give you time to work on it.

Barnes: This was more of a way to get an opinion and this is helpful. Thank you.

Allen: Would we allow fiberglass wood cladding?

Lima: Rather than take up too much more time, research the window, look at other windows that may be wood or something else, and come back with choices.

Barnes: Other choice would be all wood?

Church: Do we really want this distinctive header on the window?

Ponder: I was just asking, just wanted to clarify.

Barnes: I was not planning on doing it, but I am open to it.

Lima: That is not a requirement. And it would be a false sense of what wasn't there.

Allen: Like Sue said to differentiate.

Motion made by Lima to hear proposal again in September with drawings and more information on the windows; Second by Allen.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

3C. 23-108: 35 Church Street, Robert Jacobus:

TOWN OF BRISTOL, RHODE ISLAND HISTORIC DISTRICT COMMISSION MEETING Historic District Commission Meeting Agenda Thursday, August 03, 2023 at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island
Historic District Commission Meeting August 03, 2023
Discuss and act on replacement of wood gutters with
fiberglass on entire house.

Bergenholtz: recused

Robert Jacobus (owner) present

Jacobus: I am here for the application to replace
rotting wood gutters with fiberglass gutters.

Allen: I would like to read the history of the
house. "JONATHAN FALES-HANNA MONRO HOUSE (c. 1840):
This 2-1/2-story, 3-bay, gable-roof Greek Revival
house typifies the popularity of its form, built in
Bristol from the early 1820s until the late 1860s.
The pedimented façade with channeled corner
pilasters has a side entrance with wide entablature,
narrow transom, 4-pane sidelights, and flat Doric
pilasters. In 1843 Hannah Munro bought the house at
auction from the estate of her father Jonathan Fals.
Hannah continued to live here, selling a two-third
interest to William w. Heath next door. After her
death in 1868, Mary Frances Heath inherited Hannah's
interest in both number 35 and number 39. In 1896
Sophia L. Wardwell inherited the Heath estate; her
sister Isabella willed this house to St. Michael's
Church in 1941. In 1950 it was sold to Margaret S.
DeWolf."

Lima: Do you have any pictures of the gutters that
were rotted?

Jacobus: They were submitted.

Toth: Pages 71 shows the house with the rotting
gutters.

Lima: I don't see where the gutter is rotted.

Church: It is near the back on the West elevation
where the downspout is.

Jacobus: Not sure if I submitted pictures of the
damage.

Lima: If I am looking at the pictures correctly, I
cannot see anything.

Church: On the West side elevation, just by the downspout. This is a picture I took. You can barely make it out. Down in the corner. Will the profile of the fiberglass gutter be the same as the profile that is there now? No fascia board connected to the gutter, no trim?

Jacobus: Yes. There is no trim now but will be adding fascia. The wooden gutter has no fascia.

Ponder: So, the wooden gutter is without fascia?

Jacobus: Correct.

Lima: Do you have a sample of the gutter?

Joe Martin: I am the contractor who is going to do the work. I can go to the car and get the sample.

Jacobus: I have a photo of the damage.

Church: That is just the corner on the West side. What about the East elevation?

Jacobus: I did not realize I had to produce that here. I would have made sure I brought it.

Ponder: I think wood gutters on this house are not original?

Jacobus: There is no way of knowing that. That would be pretty extraordinary if they were.

Allen: We have had a plethora of wood gutters that have failed. Are these built-in?

Martin retrieved the sample gutter and showed the Commission.

Jacobus: Yes.

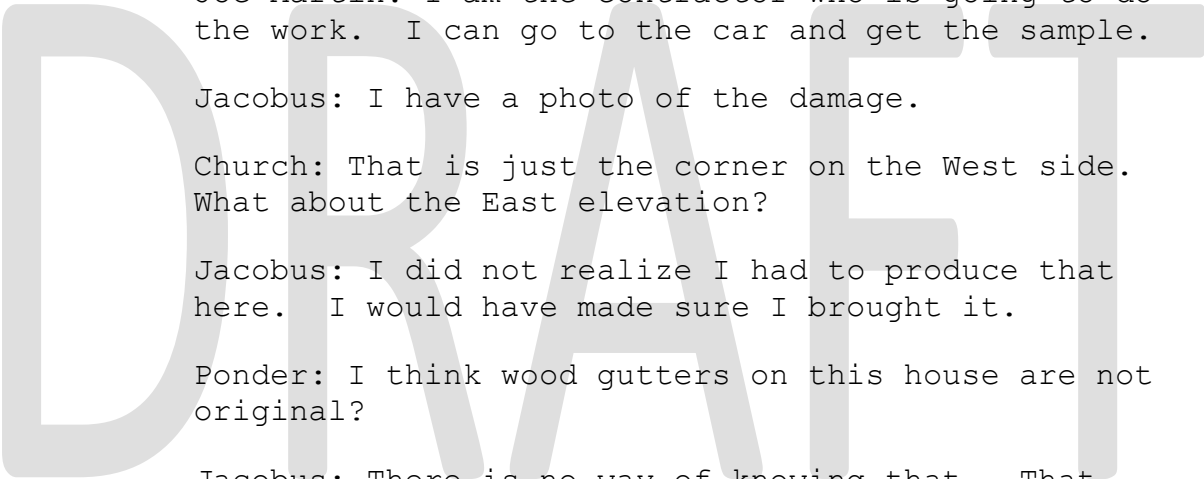
Ponder: Is that the corbel that you are going to use that Nick is holding?

Jacobus: Yes.

Lima: Is this rot just in this area.

Jacobus: It is on both sides of the house.

Lima: Is it possible for us to keep this picture?



Jacobus: Yes. I don't need that.

Lima: Andy are we doing exhibits.

Teitz: If you're keeping it, yes.

Lima: This will be Exhibit 1.

Lima: Anybody else?

Jacobus: This is the profile we would be using without the bottom trim piece.

Lima: Could you make a copy of this for us?

Jacobus: Yes.

Lima: I will make this Exhibit 2.

Martin: The one being proposed is without the molding.

Ponder: And a fascia?

Jacobus: Correct.

Lima: Anyone in the audience have any questions or comments?

Allen: We have approved a lot of fiberglass gutter replacement in the District. I think this is appropriate. This will last a lot longer and carry more water. I would be in full support of it.

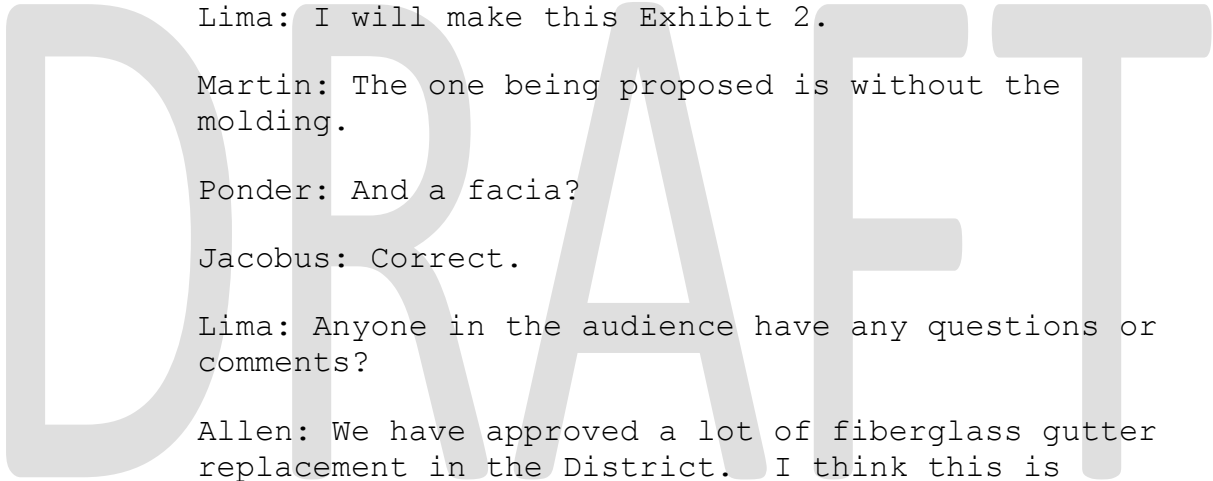
Jacobus: Thank you.

Ponder: Thank you for not bringing in an aluminum gutter. I do not think the gutters are original. I think this is a good selection to replace wood gutters. I agree with John and would be in support of this.

Martin: He has an aluminum gutter on the house, but that is coming off and will be replaced.

Motion made by Ponder to accept application as proposed; Seconded by Allen.

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



Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Chris Ponder

Lima: Certificate of Appropriateness will be available online. Please put it in the window.

Jacobus: Thank you.

3D. 23-109: 41 Union Street, Angela Michaels:

Discuss and act on replacing wood gutters with fiberglass gutters.

Angela and Jason Michaels (owners) appearing.

Allen: I would like to read the history of the house. "ASA FENNER HOUSE (1811, c. 1913): This is a 2-1/2-story, 5-bay Federal house with a pedimented center entrance with an elliptical, leaded-glass fanlight, and sidelights. About 1913 Bernard V. Morris commissioned Clarke & Howe to remodel the house. The interior elements were replaced some were later re-used at 50 Franklin Street) and a Colonial Revival portico and side porch were added."

Angela: Good evening everyone. I am growing the garden, please come by and say hello. So time and water damage has damaged the gutters. Joe Martin will do the fiberglass replacement.

Church: I took pictures of her gutters and they are in tough shape. However, they do not look like they have been cleaned.

Angela: I have someone who comes and cleans them, but with the trees, etc., it is difficult.

Lima: I redid the wooden gutters at my house with a rubber membrane. It helps with maintaining them.

Ponder: I may do that.

Angela: The connection in middle has rubber and it still leaks and it is rotting. It is just a mess.

When it rains intensively, water is everywhere. Fiberglass is a great solution.

Allen: Thank you for not coming in with aluminum.

Lima: And this will last longer too.

Ponder: Anything else besides the gutter, like fascia issues?

Martin: There is fascia damage on the porch, and the main portion of house. We will be making a little change, similar to the house on Church Street.

Ponder: Will you add to fascia?

Martin: Yes, I think there are issues to rake issues on gable on right hand side. We will match the molding.

Allen: And replacing in kind?

Martin: Yes, 4ft to 5ft sections that need to be put back to match.

Allen: With wood?

Martin: Yes.

Lima: Anyone in the audience have any questions or comments for or against this project? No

Motion made by Ponder to accept the application as presented to remove the wood gutters, repair rotten wood on fascia in kind, and install proposed fiberglass gutters; Seconded by Allen.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Sara Butler

Lima: Certificate of Appropriateness will be online. Please put it in the window so everyone knows.

Angela: Thank you. Please come and visit the garden.

Lima: Contact the garden club, they do a fundraiser, they can add you.

3E. 23-110: 727 Hope Street, Jontay Jeong:

Discuss and act on removal of underground garage to mitigate flood hazard, addition of stone walls and stairs, blue stone steps, blue stone walkway and landing, re shingle house with composite individual shingles, install solid composite curved railing, install Azek Corner Board and Water Table, Upgrade and shield HVAC feed line and cables, remove pressure treated deck and railing and expand to cover living room area, add second floor decking, remove vinyl windows and install Anderson 400 or equivalent windows.

Ponder: Recused

Jontay Jeong present.

Toth: This house was built in 1930 and was added to the District.

Jeong: Garage is underground and had a flood and I need to redo the basement, etc. I want to extend the foundation wall, get rid of the garage so it is with the current grade and that would take care of 90% of flooding issue. I am getting a grant for this.

The garage and back porch are falling apart, has old, normal wood, and I want to expand it to make it look nice.

The Architect, Scott Weymouth, is here with drawn up details.

Four or five various windows lost seals and I want to replace with Anderson windows.

I would like to put French doors to the deck. Also, on the front of the house, I want to reorientate steps for my parents so it is easier for them to navigate the stairs to access the house. The stairs were patched but are now cracking.

I also want to start adding some more historical pieces.

I would like to do individual shingles. (Showing sample of shingles.) These are composite materials. They are individual shingles that are installed the same way you would install cedar shingles.

Lima: Where will that go?

Jeong: On the entire house.

Bergenholtz: So, is that the color?

Jeong: I want to do the Seafoam Green color shown here. The color goes all the way through and will not fade.

The railing will be composite like wood. (Shows a sample of the proposed railing.)

Allen: Is the front shingled?

Weymouth: Yes, wood shingles.

Allen: Typically, we do not allow any street facing side to have composite shingles. I do not know how everyone is going to feel about it. With the railing, I wouldn't vote for it.

Jeong: It is a non-contributing factor.

Allen: We try to keep it wood and not synthetic.

Church: Are the windows vinyl?

Jeong: Yes.

Church: All vinyl inside and out?

Jeong: Yes.

Commission looks at samples presented.

Jeong: There are a lot of homes around me that have composite materials. 729 Hope is all composite and it looks great.

Allen: All of that was prior to that part of the Town becoming part of the Historic District.

Jeong: 715 Hope Street was all composite and was approved.

Lima: Next to SSDI on the Thames Street side?

Allen: Not composite.

Lima: The District ended at Franklin Street, and all of that stuff you are indicating was done prior to it being added to the District. Those you are using as comparison are probably the ones that were done before they were added to the District.

Jeong: Scott can go over the change if you want. Will make it look nice.

Weymouth: On the front elevation on Hope Street, presently a concrete curb running on the sidewalk. We propose to take it out and replace it with a stone wall with blue stone caps that steps down to the sidewalk so his parents can walk up them easier. This way it eases the approach to the house. A lot of houses on the street have this type of staircase. The rest of the house is going to have wider corner boards and a water table and then just kind of restore the existing entrance because some of it is rotted and needs to be replaced. The proposal was to change the siding all the way around the house was windows with Azek but with the profile as to what is there now. Right now, there are A/C risers that have been applied to the sides of the house. If we strip the siding, we are going to place them into the wall, so they are not exposed. The Thames Street side we are filling in the existing driveway, doing a deck with French doors in the dining room to access the deck to take advantage of the view. The second-floor deck will be added, cutting into the porch roof and adding a bedroom upstairs with access to deck.

Church: By putting the corner boards on, it loses the Cape Cod design of the house, I think. I would object to it.

Bergenholtz: I am surprised that there weren't corner boards on the house.

Weymouth: It had a formal door on it so you would think they would have done so.

Church: I like the front steps proposed. I do not object to the addition. What would the door be? I do not see any product sheet on that.

Weymouth: French doors. Not true divided glass. It has dividers inside the door between the glass.

Allen: What is the material that is there now?

Jeong: No door, just a vinyl window is there now.

Church: I do not like the Azek rail or trim. I do not think I could approve of the fiberglass shingles.

Allen: Agree.

Lima: Agree.

Allen: If we do it for you, we are opening up to any other house in the District.

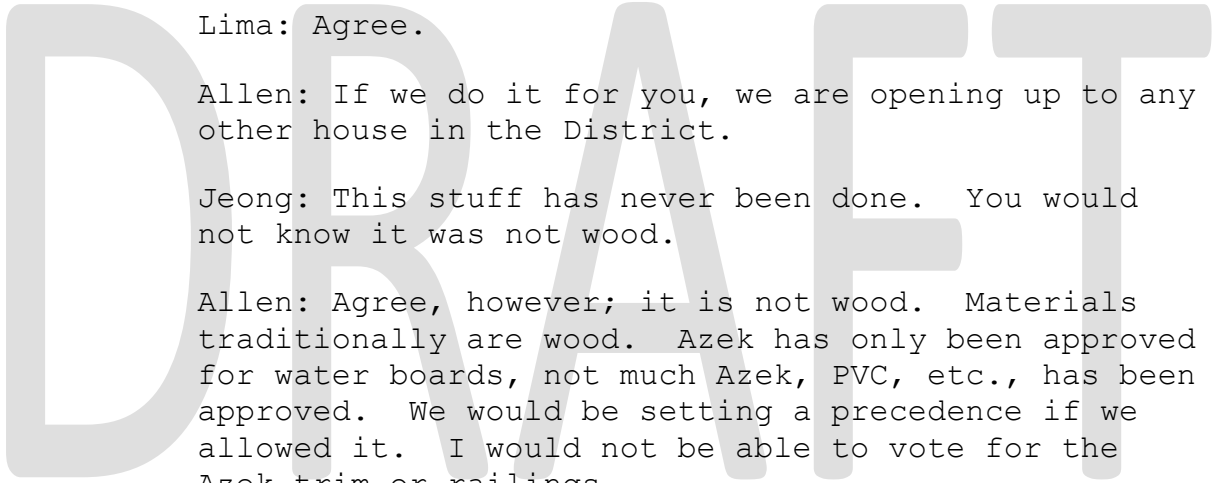
Jeong: This stuff has never been done. You would not know it was not wood.

Allen: Agree, however; it is not wood. Materials traditionally are wood. Azek has only been approved for water boards, not much Azek, PVC, etc., has been approved. We would be setting a precedence if we allowed it. I would not be able to vote for the Azek trim or railings.

Millard: I do not have a problem with it since the house was built in 1930 and has vinyl windows, why can't we make it an example of materials that can be used today. I think the drawings are wonderful. I get it, but this house is just a little bit older than me, and we know that everything in 1930 was machine made, but I think if we do a composite, it would be something new. I think this is nicely presented. Whatever is decided, I would go along with it.

Jeong: I would have to paint wood shingles every year. If I did this composite, I would only have to leave it and it would be all good.

Millard: Windows installed in my house are all rotten and they were installed twenty years ago.



Jeong: The garage is a major eye sore. The plastic channels for A/C are an eye sore and I want to get rid of it. Just would look nicer. It does not make sense to use something that will not last. No one would ever know.

Bergenholtz: I think the design is handsome. Looks very, very nice, but I have reservations on the siding because it is a brand new product. We do not know how it will age.

Jeong: There is a historical church in Massachusetts that has had these shingles for over five years. People are going towards this because it makes sense. These are not cheap, and more expensive than wood shingles.

Bergenholtz: I love the design, but I am weary of the product.

Lima: Sally?

Butler: I agree with what you are all saying. The problem is with the precedence for other homes, not the cost, I too want to praise these drawings. They're beautiful.

Jeong: Maybe the way forward is not to allow vinyl and only this shingle. If everyone did this, it would look natural and last forever.

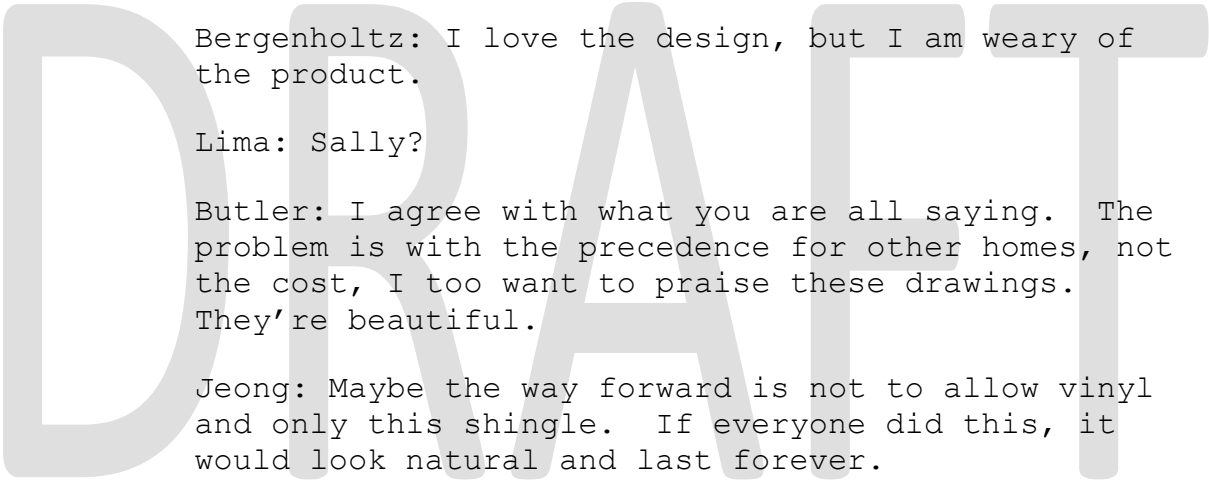
Allen: But it is not natural, it is a false sense of history.

Weymouth: Question, the project likely has to be phased, the priority is to take out the garage, so he would only be re-shingling in the back. Is it possible to put these on the back as a live sample and if it does not work out, then he has to strip it and put conventional shingles back.

Lima: So, you are talking about removing the garage.

Weymouth: And removing the deck, adding French doors, and adding a deck on the second floor.

Jeong: Sides and front are in ok shape, but the back facing the sun and water needs to be done.



Church: Those shingles have been there for a very long time because it was always a rental property.

Jeong: The shingles on the sides and front are newer.

Lima: They replaced the materials they were cedar shingles and were replaced in kind. Window was also replaced in 2022.

Jeong: Yes, that was me. I replaced an Anderson 400 with an Anderson 400, so it was replaced in kind.

So you would rather have the decking with pressured treated wood?

Bergenholtz: I think in the past we have approved fencing of that product. It is very hard to tell the difference. I have less of a concern about that. I am concerned about the siding. Too new of a product.

Allen: We have approved Timbertech railing but painted. I think it looks less synthetic. It has always been on deck in back of the house. You are in a difficult situation because you are in between two streets.

Jeong: I think this looks better than Timbertech. It is on 864 Hope Street.

Church: That is not in the District.

Jeong: Yes, that is not in the District, just using that as an example.

Lima: Front and back?

Jeong: Correct.

Lima: What does everybody think?

Church: Not for plastic material.

Bulter: Agree.

Allen: Agree.

Millard: Non-wood composite.

Bergenholtz: Not comfortable with it.

Lima: Majority of the Board agrees that the railing and porch and shingles are not appropriate. Where do you want us to be? If we vote today, you will have to come back with a whole new proposal. If we continue it will have time to get new choices.

Weymouth: Continue it please, since there is no problem with design, just a problem with materials.

Lima: Windows, since they are already vinyl. Give us cut sheets of window and doors.

Church: Yes, the doors, down and up.

Lima: Not a problem with design, just the materials. What you are doing with the front of the house on the stairs is not a problem with that design, just the material on the railing. It would be the Azek railing, deck board, and composite on house.

Jeong: Century 21 was allowed to do it and it is in the District and it was done after it was in the District, along with 715 Hope Street. It is similar to this, but it is all composite and was approved by the Board.

Bergenholtz: I remember the Century 21 project. I was there for the vote, but can't remember the material.

Lima: We will have to research that.

Toth: Provide me with the house numbers and I can pull the files.

Weymouth: If you go by the house that he put the railing on, you can see it.

Lima: I think it would set a precedence. Other places that we have approved, we can have Nick give you the information. Do you want to continue to September?

Jeong and Weymouth: Please. Thank you.

Motion made by Lima to continue application to the September meeting; Seconded by Church.

Voting Yea: Allen, Lima, Butler, Church, Bergenholtz, and Millard.

Motion carried.

4. Concept Review

1. 23-111: 14 Union Street, Lou Cabral:

Concept review of new orientation and design of three car garage as previously submitted.

Lou Cabral present.

Cabral: Good evening, just about one year ago I came before the Commission with a proposal for 14 Union Street. It was very well received.

Pretty much moved forward with Zoning and got approval for a three-car garage to be able to continue with the orientation with the property. I want to continue to make sure I am going in the right direction with the concept. I was approved for zoning for a larger garage. I think you have seen the profile of the new garage proposed. I would like to re-orient the garage in such a way so that the doors will not be facing Union Street and facing the patio and not Union Street. Just want to make sure I am heading in the right direction.

Toth: They are in the packet?

Cabral: Yes, it was in the original packet submitted about a year ago.

Lima: Here it is.

Allen: So were you intending to demolish the existing garage?

Cabral: We are going to try to build up on it, however, when I was before Zoning, several neighbors did not want to see a garage of that magnitude on the property. I made a compromise and am pulling the garage 6ft from the property line. The Design was approved by Zoning showed exactly that.

Ponder: Would it have to be torn down and rebuilt?

Cabral: Correct. East side 10-1/2ft and 6-1/2ft in back.

Lima: Does anyone want to see the pictures?

Church: I am very concerned about the scale of new additions to these lovely homes. Some of the additions are taking up all the property. Some are huge compared to the original building. This one, the West elevation, looks like a warehouse. You lose the entire feel of that cottage feel on that property. A three-car garage? I don't know. It is disheartening to me to see these change so radically. Several have been approved and I think they are disastrous as it loses the character of the cottage feel. A garage built 100 years ago was for a small car, now they are too large. I do not think it is good. We are losing the history of those buildings and the history of what Bristol was as a historic village.

Cabral: Right now, there is a three-car garage on the property which is not original. As it stands right now, I cannot get a car in as it is very tight. Secondly, I have just shy of 13,000sqft on the lot, plenty of space on back end of the property. I believe by reorienting the garage, it will enhance the aesthetic. Moreover, the upper floor is only for storage, no plumbing. The current basement of house is very wet so I cannot put anything of any value there. I am looking for storage for important items. I have plenty of space on the lot.

Ponder: So you currently have a three-car garage, and the driveway goes right into it?

Cabral: Yes.

Ponder: And you were going to propose a bigger in same spot?

Cabral: Yes.

Ponder: Looks like a big thing you are proposing, and the driveway will go in and flow into it?

Cabral: Yes, it will flow straight in and then a left into the garage.

Ponder: No weird turns?

Cabral: No.

Ponder: I was just trying to picture it.

Cabral: Yes, plenty of space.

Allen: You stated that Zoning was the one that wanted you to turn the garage?

Cabral: No, I misspoke. Zoning wanted me to move it forward so it would not be on neighbor's property, and I agreed to do that, but the current structure becomes obsolete.

Bergenholtz: When I see these plans, it just looks like the garage is going to be bigger than the house. Especially with the reconfigured dormers?

Cabral: May I? (Approaches the board.) I just want to make sure what everyone is looking at. The roof is very large, and I am trying to reduce it.

Bergenholtz: I like not seeing garage doors from street, but I think structure is big. If they stepped dormers down from ridge line, I would feel more comfortable with it.

Cabral: One of the challenges is how to minimize the mass and create the stairs. Look at the stairs going up on East elevation, which is in the lower left on A3.

Ponder: The dotted line is for stairs?

Cabral: Yes. I have been trying very diligently to take it down. I just want to have use of that second floor that makes sense and reduces the look of it. Reorienting the building this way minimizes that mass look.

Ponder: What is the width from the North side versus the current garage.

Cabral: Sideways to current garage is approximately 90ft. From this design it will be approximately 75 to 80ft.

Ponder: Right now, horizontal three-car garage, configure will take up less visually from the street.

Cabral: Yes, that's correct.

Allen: What is the current footprint of the existing garage?

Cabral: Well, I don't want to guess. It is 6ft longer.

Ponder: Enough space to open car doors, etc.?

Cabral: Correct.

Ponder: I like it. I do not mind the three-car thing and like that it will look more minimal than it is now. Just going from the sketches of the dormers. There is a house on State Street that proposed what looked like to be a massive extension, but it was not massive, just looked like it was, and we asked them to stake it out, and it did not look nearly as big as it looked on paper.

Cabral: That is one of the challenges I am having. If you look at Page A4, if you look at the roof plan it will give you context how far the garage is back from street. A1 looks like everything is on the same side. It is not.

Church: How much taller is it than existing one?

Cabral: I do not have it.

Church: Considerable? 10ft?

Cabral: I do not think so.

Church: What is the width of the house from the front? 36ft?

Cabral: I do not have those dimensions, but I can get them.

Bergenholtz: They are in there, but too small to read. I think it says that the garage is 24x36. For the house, 24 is what you will see from the street and 36 back. This is bigger than the house.

Church: The house plus the addition?

Bergenholtz: The house plus the porch.

Allen: 24

Church: The house without the porch is 24.

Ponder: Currently the garage is wider than house, and is closer.

Cabral: Correct.

Ponder: In the future, it will be less wide than house and farther away?

Cabral: Correct.

Lima: What we are trying to figure out, if you are standing on Union, all you see is the house, across the street all you see is the house, and the garage does not push out from the house, and the garage should not push past the house.

Cabral: Yes, correct. That is what we want to do. The porch will be a foot from the sidewalk. The garage will be approximately 75 to 80ft from the sidewalk into the corner of the lot.

Lima: The other thing is the garage would not be higher than the house.

Cabral: Correct. I am trying to minimize the roof line. Right now, it is just the access to the storage area. The dormer becomes higher to minimize look.

Ponder: So, the side you were talking about is the dormer on the West or East side? As I am looking at North elevation sketch and West side dormer, is that dormer necessary?

Cabral: It is not necessary, but aesthetically looks better. I can see if we can make the dormers smaller.

Allen: The stairs are in front of the garage?

Cabral: No.

Bergenholtz: I was talking about the dormers in the back. From the street it would look big.

Cabral: So the two dormers facing West are the two that are in question?

Bergenholtz: I am talking about the back and Chris is talking about the front.

Ponder: I think the front dormer is the thing that makes it look bigger than the house and it is closer to the house. It could be my perception.

Cabral: We are challenged by how big it looks on paper. We currently have a similar garage, and it does not look that large. Unless I spend time and resources putting a model together. I am just trying to get concept support here.

Ponder: I like it as presented, but it is overwhelming the house. I cannot articulate particularly why, the dormer on the front and it being closer to house looks a little big.

Allen: I would agree. I have garage envy.

Ponder: Me too.

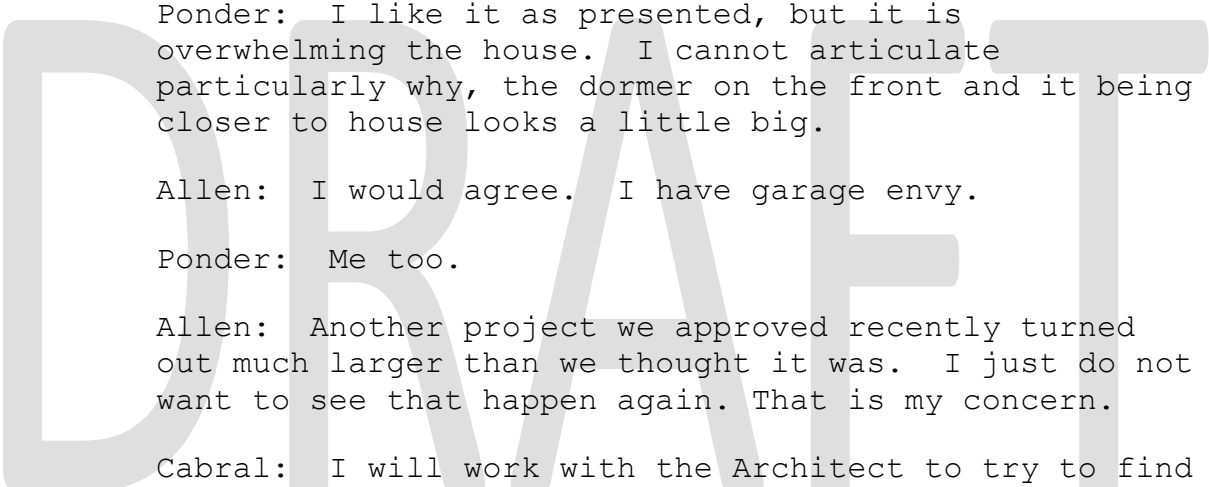
Allen: Another project we approved recently turned out much larger than we thought it was. I just do not want to see that happen again. That is my concern.

Cabral: I will work with the Architect to try to find a way to minimize those dormers and get you a better visual than what is presented here so when I come forward with the actual application it will be the same general ideal, but with a much better visual.

Ponder: At the State Street house, they staked out the spot. Literally, stakes and string for a visual, at least it will help in general before the application so we can determine the size of the footprint.

Lima: I agree with the guys, but when I think you look at the house straight on, the garage should not be wings in the back and I understand stairs necessity.

Cabral: There will be a 20ft separation between the house and the garage, not on top.



Lima: I understand that. If I am standing across the street, I do not want to see the garage as a crown around the house.

Cabral: I understand, that is a similar concern my wife and I have. One reason we changed orientation of garage. Moving it to corner as proposed will significantly minimize the visual. Once we get better drawings and stake out location, I will work with Architect to minimize the roof. I want to have something there.

Ponder: Is the extension of the house been applied for an approved?

Cabral: Yes.

Ponder: So just considering the garage shift, I just want to make sure the height is not taller than house.

Cabral: Yes, right now it is not, trying to work it.

Lima: Any questions?

Cabral: I am going before Zoning next month to continue to be on the same page after that we will be getting very, very serious about moving this project forward with the conditions I am hearing from you.

Lima: How about I pole everyone, Susan

Church: I am not in favor.

Butler: I am not in favor.

Ponder: I am in favor, but just want to make sure it is not taller than house.

Allen: I agree with Chris.

Lima: Same here.

Millard: Agreed.

Bergenholtz: Agreed.

Lima: So, you know what we think. Please feel free to come back and we will be looking forward to seeing what you have. If you would like to do a site visit with staking it out, please talk to Nick with that.

Cabral: I will do that with Nick and look forward to it. Thank you.

Lima: Thank you.

5. Monitor Reports & Project Updates

Butler: I met with Tom Principe and looked at the five windows that were of concern, what we agreed on, and talked about approving if the windows can be replaced, and he will store the windows on site in case they are needed in the future.

Teitz: Property address?

Toth: 725 Hope Street.

Butler: We can ask to rearrange and to put the best windows on the front.

Lima: Did we approve of this?

Toth: It was approved contingent on the Project Monitor's review.

Lima: Andy, so the five windows to be replaced was to be determined with Sally?

Teitz: If that is what you thought, then he should be allowed to go forward.

Butler: I just did not want to overstep what I was authorized to do. Approve or disapprove?

Toth: He came in and said that they were in tough shape. The Project Monitor was to go out to make sure they were not historic.

Butler: Even if they were historic, repairing would have been rebuilding it from inside out. Those windows are really bad.

Ponder: I was recused, which side of the house.

Teitz: Once recused, always recused.

Butler: All of the windows are not in the same size. They look like they were in a sandstorm. Very eroded.

Teitz: According to the minutes, "With a finding of fact that the house was added recently to the District and specifically finding of credibility that these windows are not original and are from the 1960s and in an addition that was not original to the house."

Butler: I am not sure if they were original or not.

Teitz: Really, that was the question, if they were original, would be a higher standard to be repaired. That is what we were really looking at. Do you think they were much older than the 1960s?

Butler: I do not think so. That seems impossible with the condition they are in. My guess they are older than 1960s.

Lima: Maybe the 1940s or so.

Bergenholtz: If they were 6 over 6, may not be original. If they were original, they may have been 12 over 12.

Teitz: You do not think they are pre-1900?

Bulter: They could be.

Church: Did they have wavy glass?

Butler: No.

Lima: We asked Sally to look and determine that they cannot be repaired.

Butler: These were not just slightly damaged, they were in delicate shape.

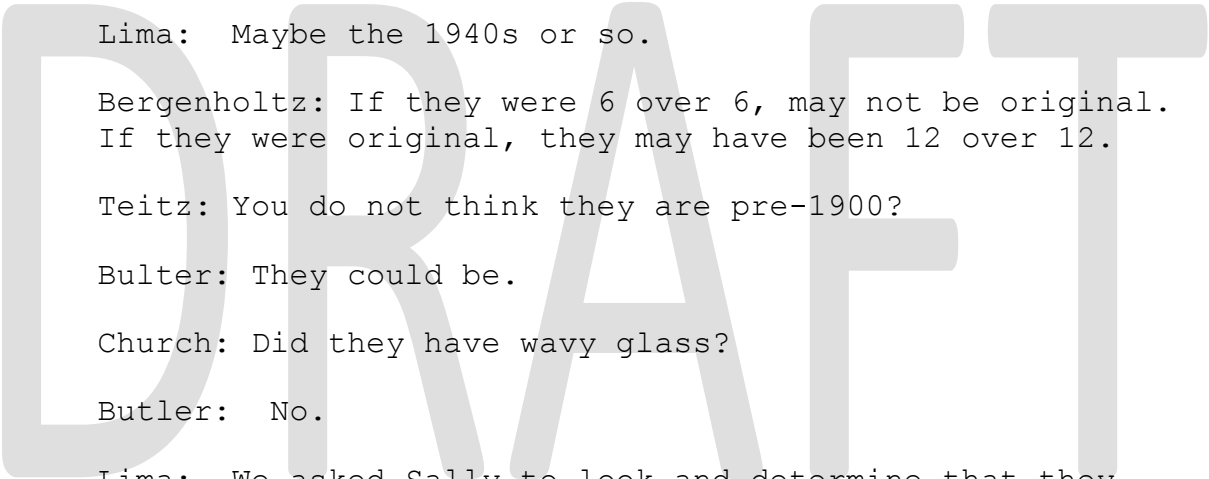
Lima: Did you think they were original to the house? Did you look at other windows or just those.

Butler: We walked through. Once I saw them, I was concerned with the condition. I changed the questions, but it was based on the fact that I was there looking at them.

Toth: Except for one window that he was going to keep, the rest are vinyl.

Lima: How many windows?

Teitz: 35



Lima: The majority are vinyl, and since they came late to the District, do we make him change all or just fix the five or six so they can match.

Teitz: As I recall from the minutes, the windows were from the 60s, I trust but need to be verified. That is the question. If these windows date from 1750, should they be repaired instead of replaced. That is the question to be determined. We have to send you back there to determine the question.

Lima: Has he ordered windows?

Butler: I do not think so.

Teitz: If you find they are not original, if you agree they are not original and are sometime later, then he can go ahead and do it. If they are original, then he has to come back here then that changes the basis of the decision.

Lima: So we voted to approve on that condition?

Teitz: Yes.

Church: What kind of holding mechanism did they have if you raised them?

Butler: I am not sure.

Lima: Can you contact him?

Butler: I think so.

Lima: If we grant him permission, he is going to have to order the windows and get them in before the winter.

Teitz: Do you want a second Project Monitor?

Butler: Sure.

Lima: I cannot because I know him. I play golf with him.

Allen: Ben, would you be willing?

Bergenholtz: Yes, I would be happy to, just need some warning.

Butler: Let's talk briefly about it.

Bergenholtz: I will email you.

Teitz: Motion to add 725 Hope Street to agenda.

Motion made by Lima; Seconded by Allen

Ponder: Please note that I recused myself from that discussion as well.

Voting Yea: Allen, Bergenholtz, Butler, Millard, Lima, and Church

6. HDC Coordinator Reports & Project Updates

Lima: Question about 2 High Street.

Toth: I will take a ride by it tomorrow.

Lima: Hope and High Street, the Deleo property. Could we add this?

Motion made by Allen to add 2 Hight Street; Seconded by Church.

Lima: I saw a whole bunch of lumber in the driveway and a pergola. I do not remember it coming here, but I asked Nick and it was not. I asked him, Ray, or Steve to check it out.

Church: I wondered about that too.

Toth: I will take a look.

Motion made by Allen to put 195 High Street on for discussion; Seconded by Church.

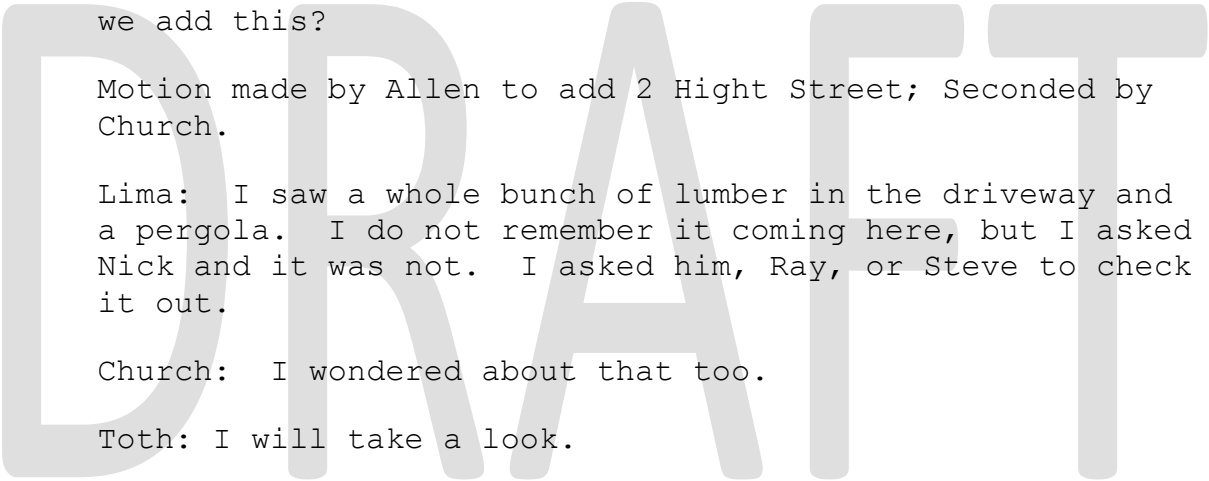
Teitz: I made a note that the occupant was supposed to be out sometime in July. I think it is vacant.

Allen: The building on Bradford Street, Ben is the Project Manager.

Bergenholtz: I have been walking by it every day and they are not doing what they said they were going to do. The thing looks massive.

Teitz: Diane Williamson and I have had a couple of discussions with attorneys regarding the parking garage and screening thereof.

Butler: May I throw in one other thing. I move that we talk about 281 Hope Street.



Lima: The corner of Constitution and Hope?

Motion made by Butler to add 281 Hope Street; Seconded by Allen.

Ponder: We approved it after he built it.

Lima: Was there a fee charged?

Toth: Yes.

Butler: It was questioned by someone who lives there, why was it approved, etc. I walked by and looked at it and could not tell if it was pressure treated wood.

Lima: We did not have a choice, as it was already up.

Millard: It was not pressure treated, I think it was mahogany or something else.

Lima: Did he give us information as to what it was?

Ponder: It was approved retroactively, and penalties applied.

Teitz: You have approved pressure treated before.

Butler: If we approved that, why wouldn't we approve something else.

Teitz: It makes a difference like a pergola which is possibly temporary as opposed to a permanent structure on the house.

Ponder: A person can look at the Secretary of State website to read the minutes.

Millard: Pressure treated is only good for decks.

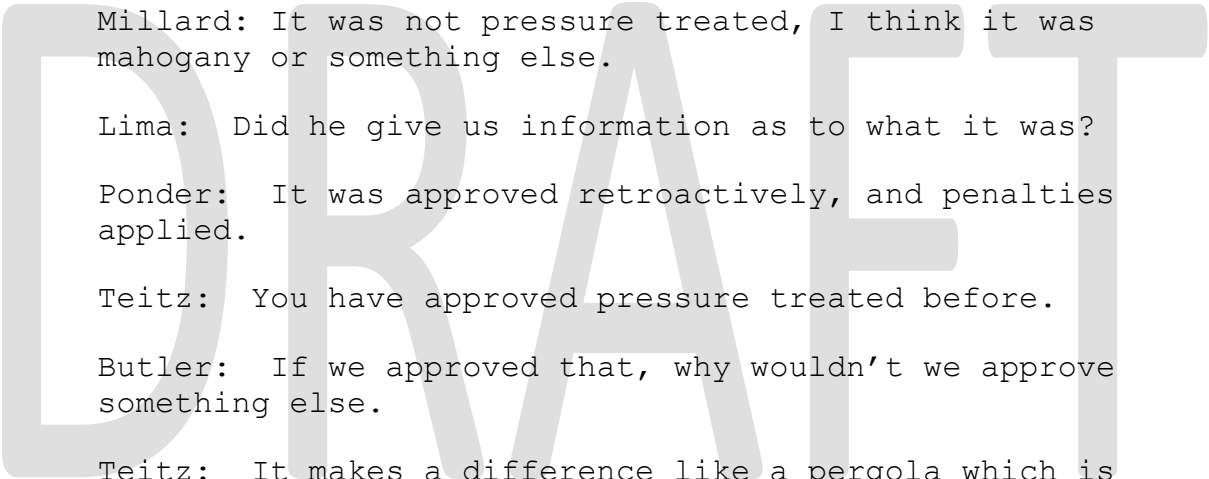
Church: May I make a suggestion to make wood gutter replacement with fiberglass to need administrative approval?

Lima: I do not think so.

Teitz: We need to put it on for discussion.

Lima: That is something that will need impute on.

Lima: Sir, is there something we can help you with? (Addressing a gentleman in the audience.)



Brendan Maguire present.

Maguire: I am here to introduce myself as a new resident of Bristol and I was just curious as to how everything works as I want to do work on my house in the future.

Lima: Welcome to Bristol. Thank you. We appreciate that.

Lima: Congratulations to Sue for being appointed to the Commission, and to Ben and Chris for being reappointed.

- 7. **HDC Coordinator Approvals**
- 8. **Other Business**
- 9. **Adjourned at 9:26pm**

DRAFT

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Tuesday, July 17, 2023
at 10:00 AM
30 Walley 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

Meeting called to order at 10:00 AM at 30 Walley St. Present is Chair Lima, Members Butler, Church and Allen.

Presenting for the owner is Dean Nadalin, C. Millard, Inc. Owner is Alexis Barbour-Webb.

3rd floor windows were observed by commission members on site. Nadalin and the Owner Barbour-Webb stated the windows were leaking and inefficient. Commissioners stated that typically, it is preferred that windows are repaired rather than replaced - however, after some observation of the first window, a second window was presented that was shown to be in far worse shape. Commissioners inquired what window would be used to which the applicant stated a full-wood Andersen 400. It was also stated that framing and flashing around the windows would be repaired using in-kind materials.

Member Church made a motion:

To accept application 23-091 to replace 2 windows on the third floor with full wood in kind replacement on condition original sashes are retained on property or stored.

Member Allen seconded.

Voting Yea: Allen, Butler, Church, Lima

Voting Nay: None

Motion carries.



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 727 HOPE ST

2. Plat # 008 Lot # 0028 Contributing _____ Non-Contributing

3. a. Applicant: JONTAY JEONG

Mailing Address: 6 HOLLY LANE BARRINGTON, RI 02806

Phone: Day (401) 832-2166 Evening (401) 835-5617

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: SCOTT WEYMOUTH

Address: 79 ALFRED DROWN RD BARRINGTON RI 02806

Phone: Day (401) 415-8110 Evening _____

b. Contractor: _____

Address: _____

Phone: Day _____ Evening _____

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

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: See Appendix A

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

(Continued): _____

_____ Check here if

continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

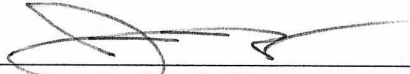
Drawings: Maximum size accepted: 11" x 17"

- Site Plan(s) (drawn to scale) Floor plan(s) (drawn to scale)
- Exterior Elevations Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

Other (Identify) Sample - Intex railing, Cedar impressions individual . 5" sawmill shingles, IPE decking

JONTAY JEONG
Applicant's Name - Printed


Applicant's Signature

Date: 7/17/2023

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

Appendix A:

Remove Flood Hazard

Remove Underground garage and fill to existing grade.

Add historical character exterior using natural and top of line composite materials longevity.

Stone walls & Stairs, blue stone steps, landing and walkway.

Certain Teed Cedar Impressions individual 5" sawmill shingles

Intek solid composite hidden fastener curved railing

Azek 5/4 corner boards, 5/4 water table

Upgrade and Hide HVAC feed line, coaxial cables, etc..

Remove exterior shingles and create exterior channels in framed plywood, re-shingle.

Remove pressure treated deck and railing and expand to cover living room area.

Add 2nd floor decking

IPE Brazilian walnut hardwoods

Intek solid composite hidden fastener curved railing

Remove old vinyl windows and upgrade to Anderson French Door Sliders for deck access – Minimal 400 series.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 727 HOPE ST ACRES: 0.0813 PARCEL ID: 8 28 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JEONG, YEON PYEONG; JONG YEOM & JONTAY JT CO - OWNER: MAILING ADDRESS: 6 HOLLY LN ZONING: W PATRIOT ACCOUNT #: 301	BUILDING STYLE: Cape UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/7/2021 BOOK & PAGE: 2148-152 SALE PRICE: 0 SALE DESCRIPTION: SELLER: ADE 948, LLC	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 1
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2650 FINISHED BUILDING AREA: 1304 BASEMENT AREA: 832 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$303,000 YARD: \$0 BUILDING: \$267,200 TOTAL: \$570,200	
SKETCH	PHOTO



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes, misuse or misrepresentation of this report.

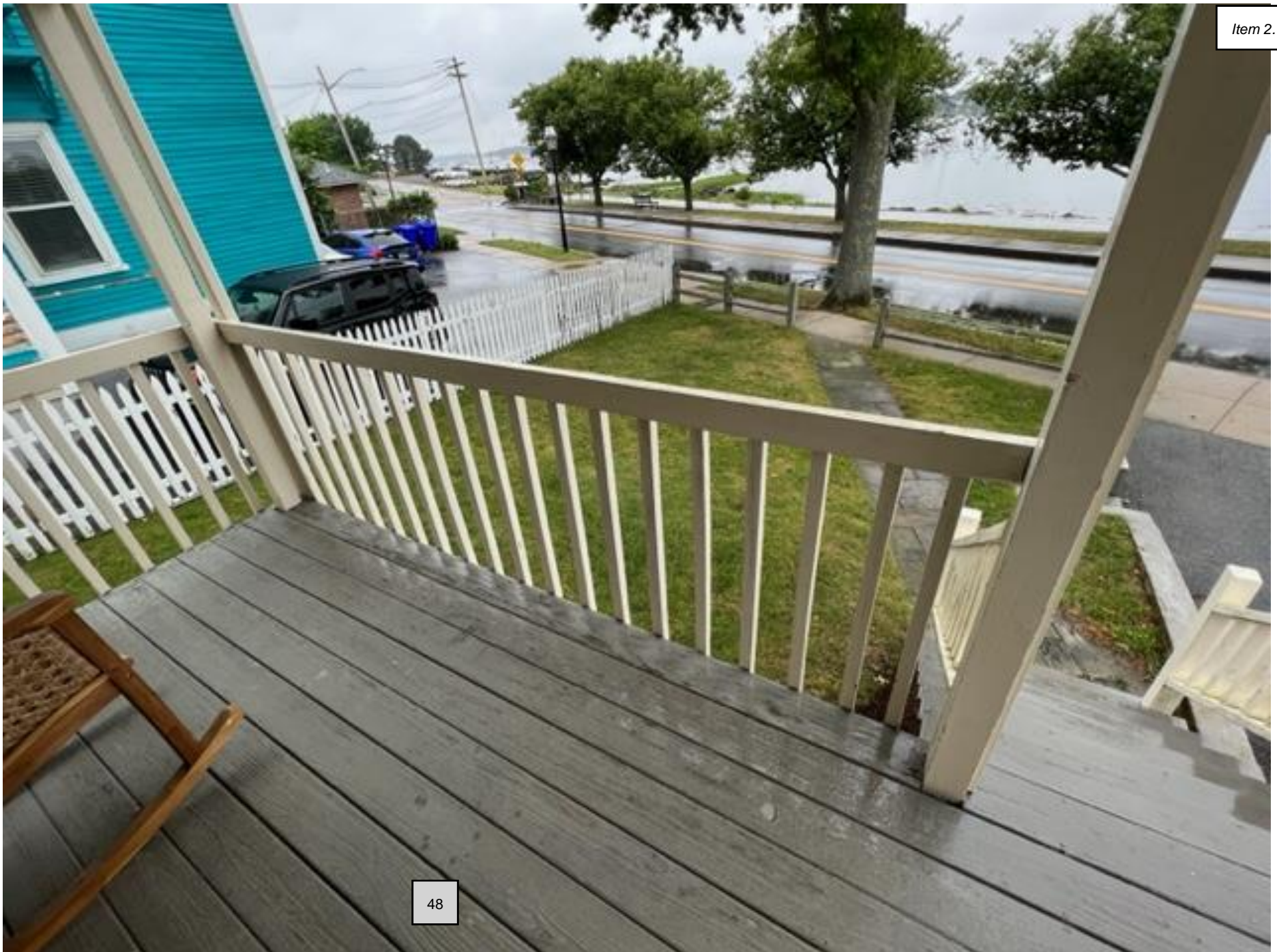
727 HOPE

Current
Condition



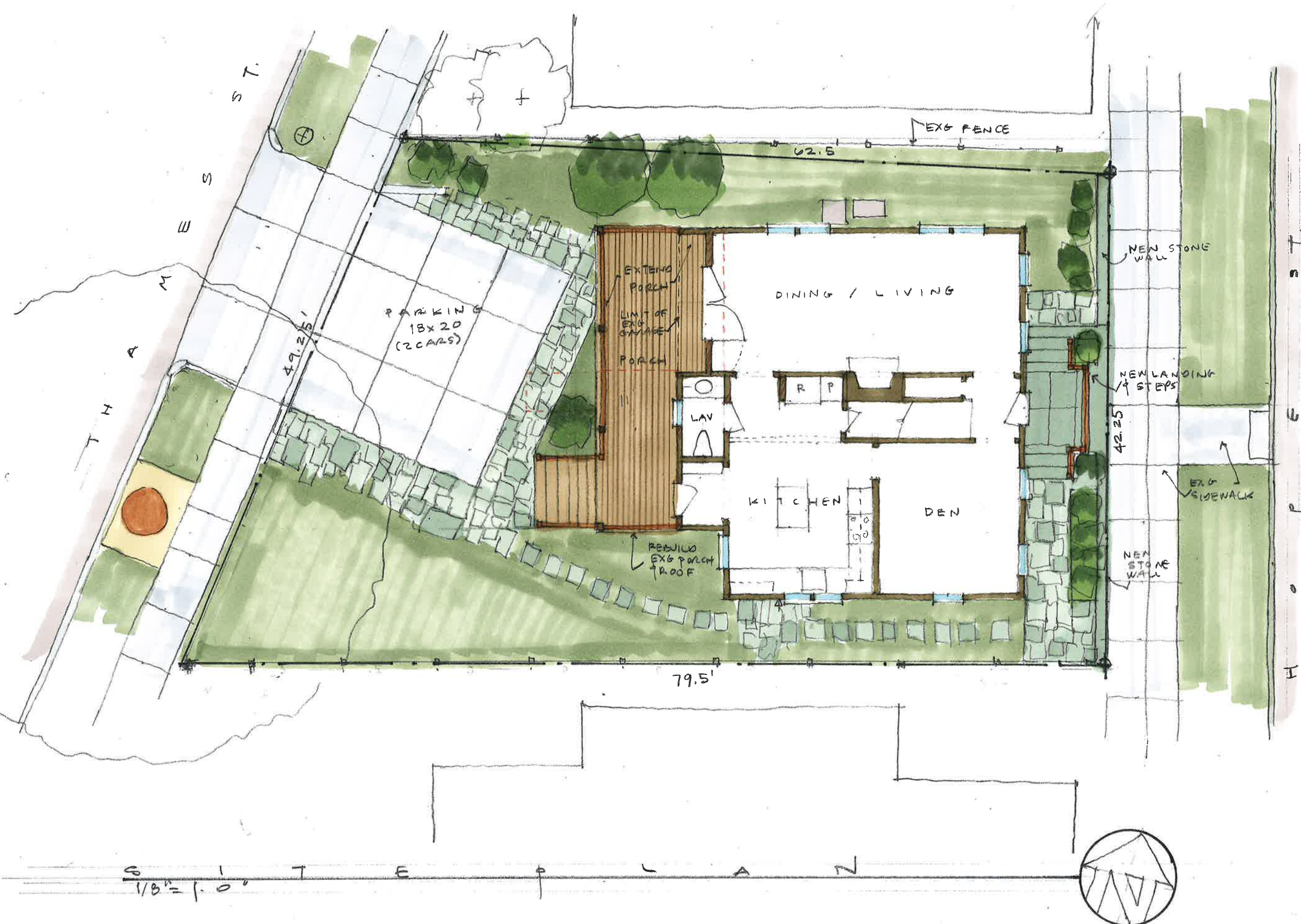


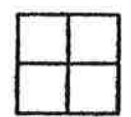










Scott Weymouth

ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110

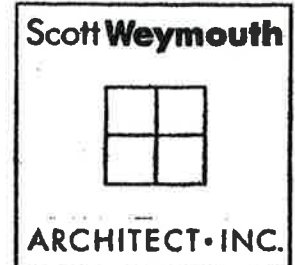
PROJECT
 7.2.7
 HOPE
 STREET

BRISTOL
 RI

SHEET TITLE
 SITE PLAN

SCALE
 1/8" = 1'-0"

DATE
 1.6.22



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
727
HOPE
STREET

BRISTOL
RI

SHEET TITLE
EAST
ELEV.

SCALE
 $1/2" = 1'-0"$

DATE
1.6.22



CERTAINTEED
CEDAR IMPRESSIONS
INDIVIDUAL 5"
SAWMILL
SHINGLES

AZEK 5/4x8
CORNER BOARDS

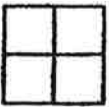
AZEK 5/4x8
WATERTABLES
W/ CAP FL.

NEW STONE WALL + STAIRS

E A S T 1/4" = 1'-0" H O P E S T.

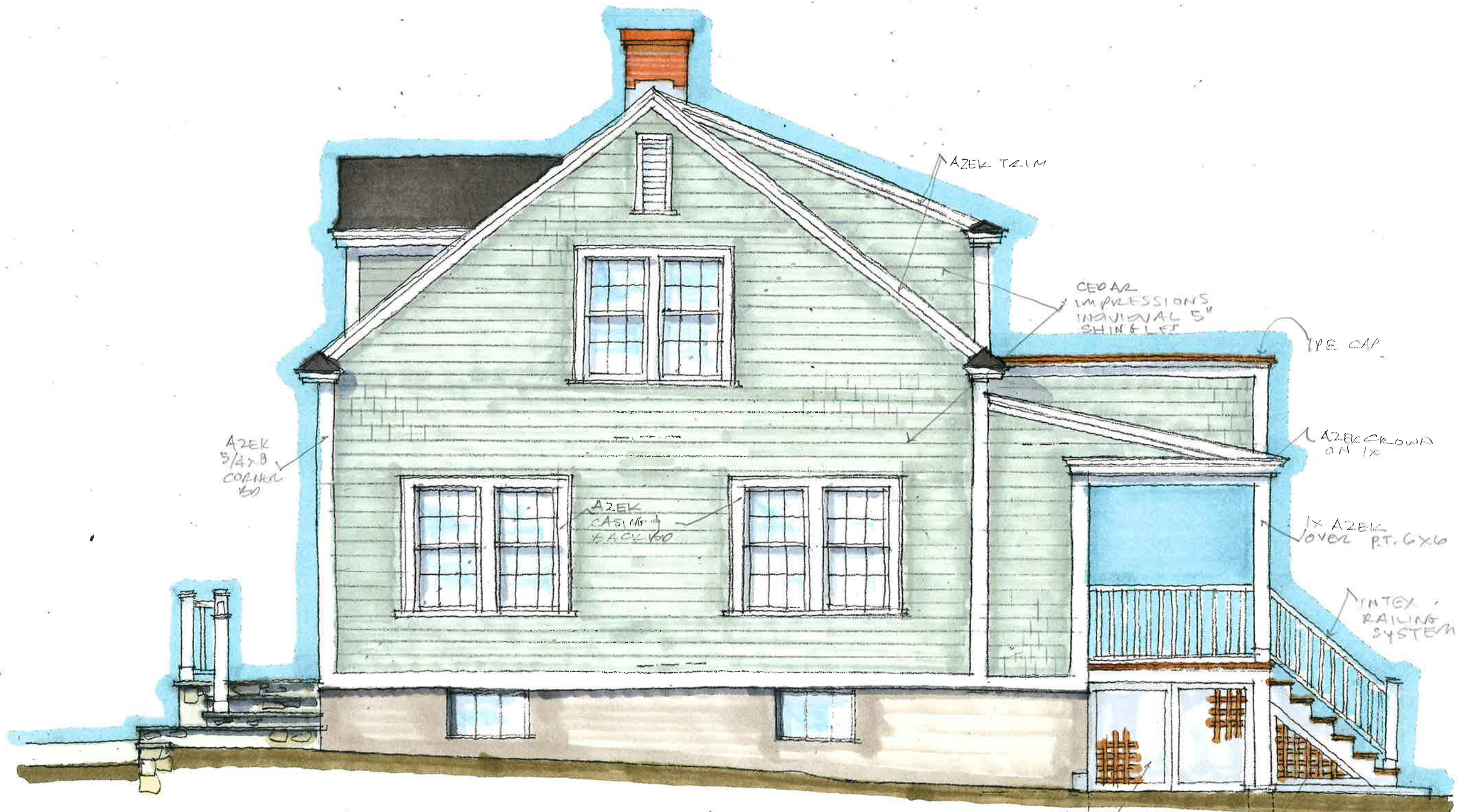
INTEX PEAKED HAMPTON RAILING
SYSTEM W/ 1/4" SQUARE EDGE
BALUSTERS

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110



PROJECT
 727
 HOPE
 STREET

BRISTOL
 RI

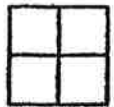
SHEET TITLE
 NORTH
 ELEVATION

SCALE
 1/4" = 1'-0"

DATE
 1.6.22

1" = 1'-0"

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110

PROJECT

727
 HOPE
 STREET

BRISTOL
 RI

SHEET TITLE

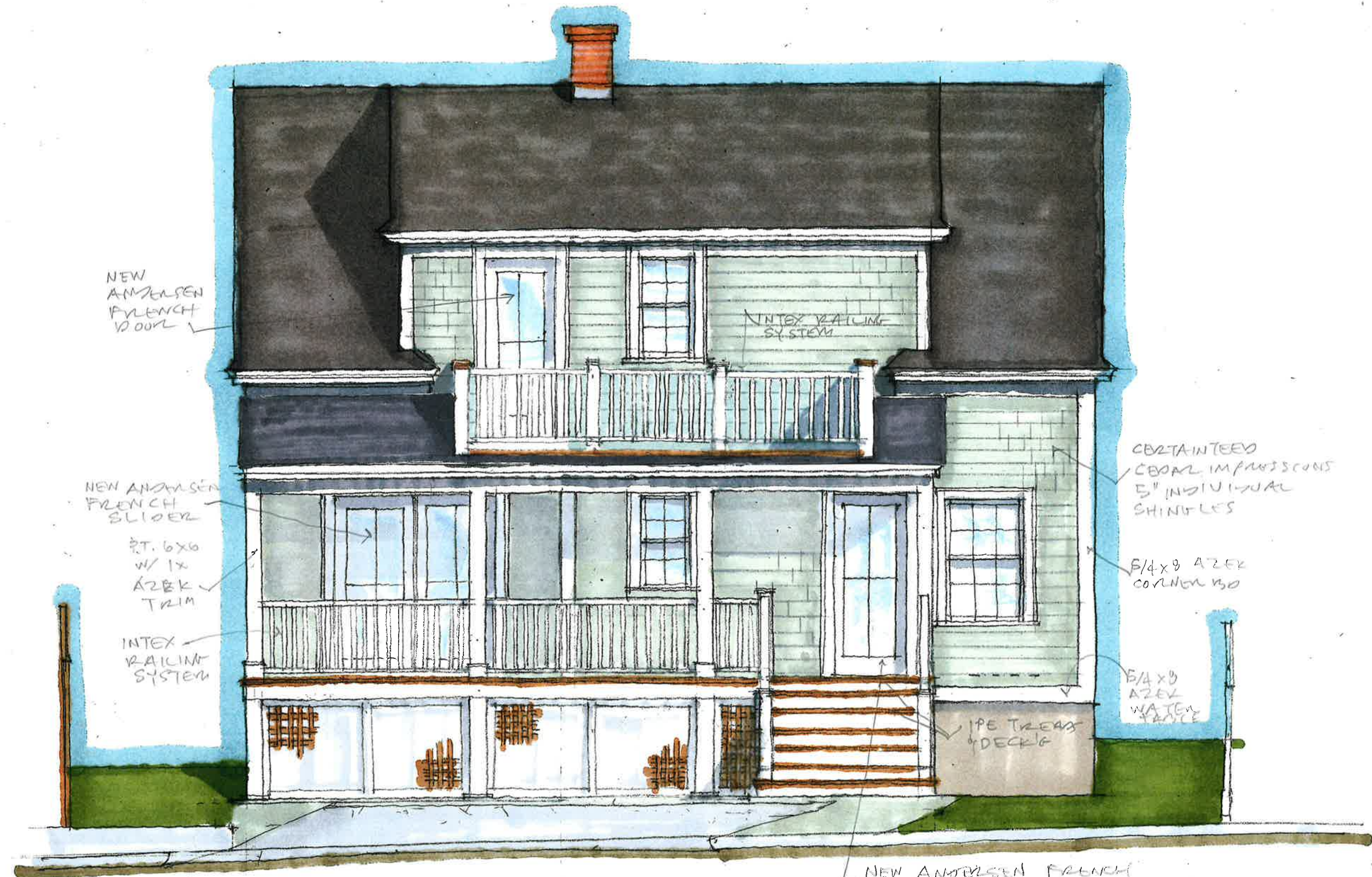
WEST
 ELEV.

SCALE

1/4" = 1'-0"

DATE

1.6.22



NEW
 ANDERSEN
 FRENCH
 DOOR

INTEX RAILING
 SYSTEM

NEW ANDERSEN
 FRENCH
 SLIDER

RT. 6x6
 W/ 1x
 AZEK
 TRIM

INTEX
 RAILING
 SYSTEM

CERTAINTEED
 CEDAR IMPRESSIONS
 5" INDIVIDUAL
 SHINGLES

5/4x8 AZEK
 CORNER BO

5/4x8
 AZEK
 WATER
 TABLE

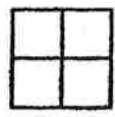
1PE TREAT
 DECKG

NEW ANDERSEN FRENCH
 DOOR

1/4" = 1'-0"



Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
 BARRINGTON, R.I. 02806
 401 415-8110

PROJECT

727
 HOPE
 STREET

BRISTOL
 RI

SHEET TITLE

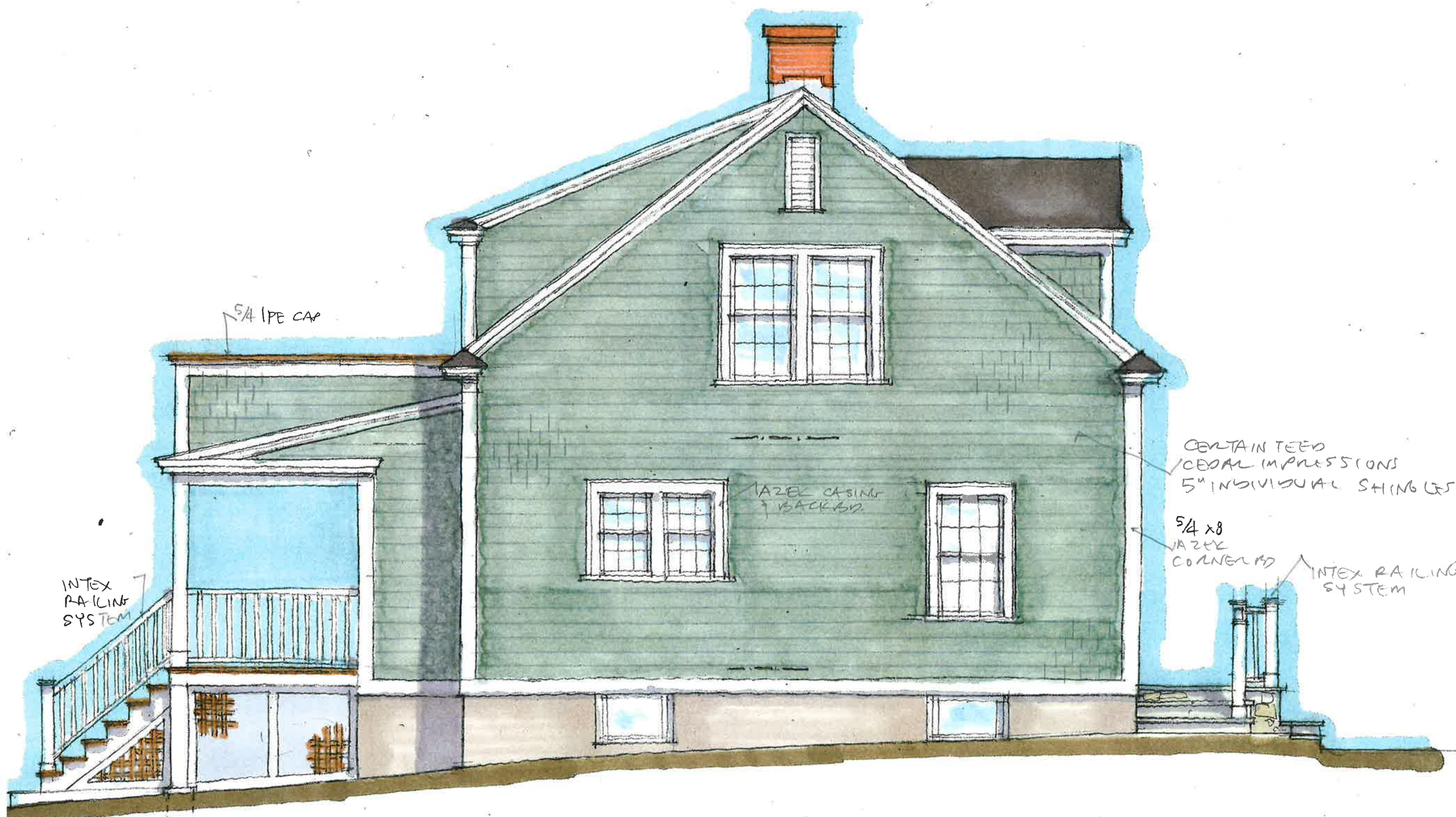
SOUTH
 ELEV.

SCALE

1/4" = 1'-0"

DATE

1.6.22



5/4 IPE CAP

INTEX RAILING SYSTEM

AZEK CASING & BACKSD

CERTAIN TEED CEDAR IMPRESSIONS 5" INDIVIDUAL SHINGLES

5/4 x 8 AZEK CORNER KD

INTEX RAILING SYSTEM

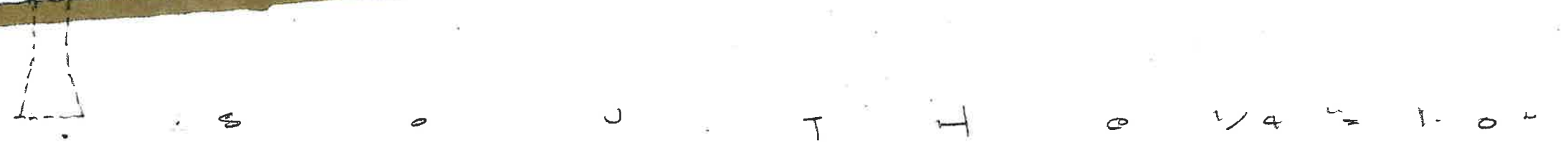
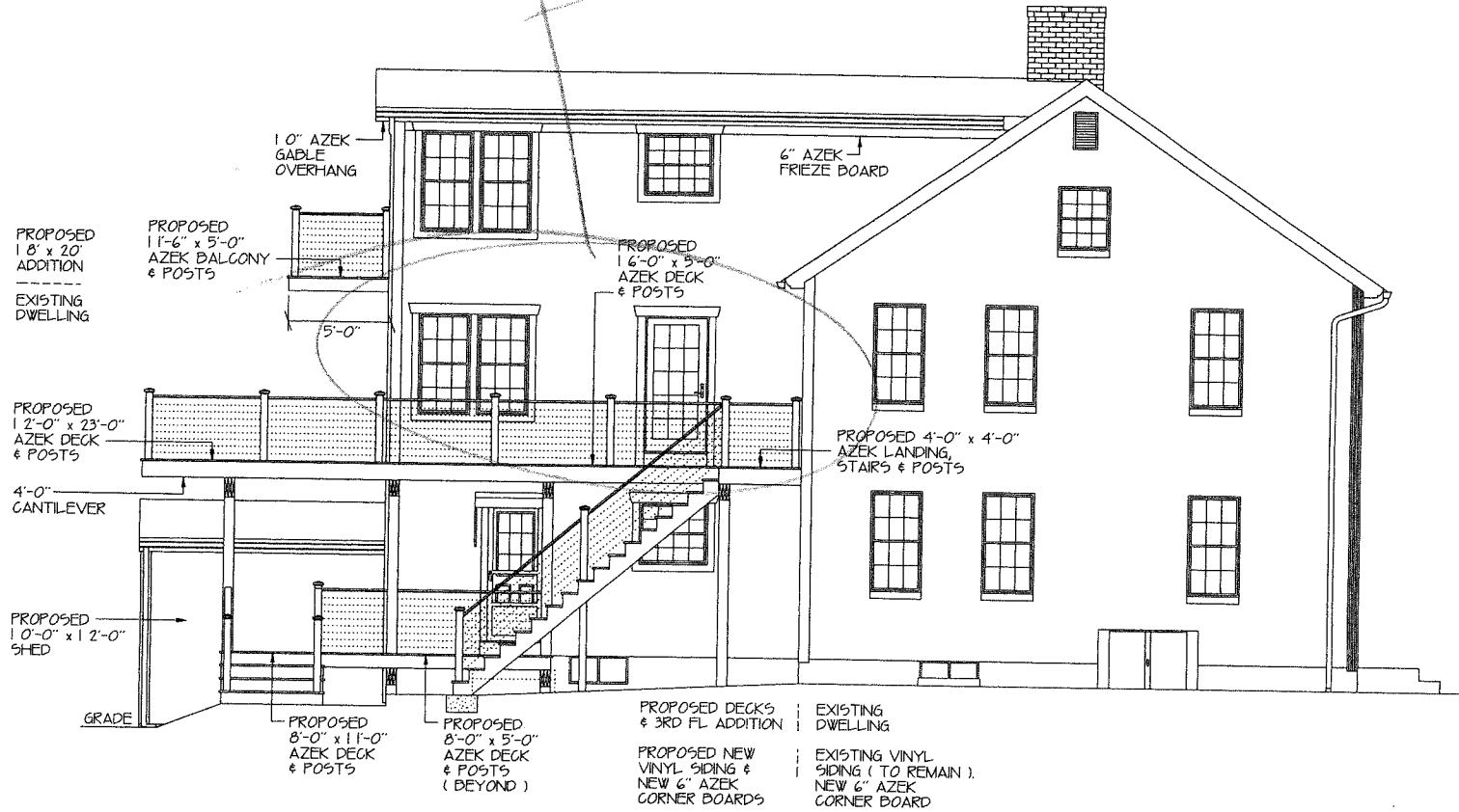


Exhibit B. Proposed Change

change request

approved 4/11/19. Thoma



TYPICAL EXTERIOR SPECIFICATIONS
 ARCHITECTURAL ROOF SHINGLES, VINYL SIDING, 6" AZEK CORNER BOARDS, 8" AZEK FASCIA, 1 0" AZEK SOFFIT, SOFFIT VENTS, 8" AZEK RAKE BOARD, 1 0" AZEK GABLE OVERHANG, 2" AZEK FRIEZE BOARD (REAR ELEVATION @ EXISTING DWELLING ONLY), 6" AZEK FRIEZE BOARD (THIRD

FLOOR ROOF ONLY), 4" x 5" ALUMINUM GUTTERS + DOWNSPOUTS, 4" AZEK WINDOW + DOOR TRIM, 6" @ 1 5" AZEK WINDOW + DOOR HEADERS & ALL DECK 4" x 4" + 6" x 6" POSTS, BEAMS, RIM BOARDS, DECKING, THREADS + STAIR STRINGERS TO BE WRAPPED IN AZEK

NOTES:

1. REMOVE EXISTING VINYL SIDING & CORNER BOARDS (AS NOTED). INSTALL NEW VINYL SIDING & CORNER BOARDS (AS NOTED).
2. REMOVE EXISTING ASPHALT ROOF SHINGLES. INSTALL NEW ARCHITECTURAL ROOF SHINGLES ON ALL ROOFS.

PROPOSED DECKS, 18' x 20' THIRD FLOOR ADDITION & RENOVATIONS

MR. MELLO		
LEFT ELEVATION		
DATE: 3-7-18	SCALE: 1/4" = 1'-0"	PAGE: 3 OF 10

Removal of Sign
Dimensions 10'-0"x2'-0"
Removal of Existing
Anderson Skylight
CertainTeed Roof Shingles
30-year Architectural
Landmark Series, Burnt Sienna

Existing Wood Window
R.O. 10'-2½"x5'-6¾"
White painted finish
Existing Wood Window
R.O. 6'-10½"x5'-6¾"
White painted finish
Existing 4" Clapboard

Ridge 17'-3"

Ridge 14'-0"

Removal of existing
brick veneer

Existing Wood Window
R.O. 10'-2½"x5'-6¾"
White painted finish

Removal of Existing Anodized
Aluminum 3068 Comm Door
Replacement of glass-aluminum window
vestibule system

Slab 0'-0"

BRISTOL HISTORIC
DISTRICT COMMISSION
EXHIBIT N
DATE: 3-6-14

Locking Glass Display Case
CertainTeed Roof Shingles
30-year Architectural
Landmark Series, Pewterwood
Roof Parapet built in front
of existing roofing
3x5 Half-Round Aluminum Gutter
5" Downspout
Painted: BM Space Black 2119-10

Wall Mounted Ext. Spotlight
(3) Ext. Pendant Light Fixtures
R.O. 3'-0½"x1'-0½"
Painted: BM Space Black 2119-10

Wall Mounted Vinyl Sign
Dimensions 10'-0"x2'-0"

Anderson CTR 3010
R.O. 3'-0½"x1'-0½"
Vinyl Finish - Dark Bronze
Anderson WDH 210310
R.O. 3'-0⅛"x4'-0⅞"
Vinyl Finish - Dark Bronze

Painted Azek Trim & Paneling
Ext. Color: Painted: BM Space Black 2119-10
Accents: BM Dorset Gold HC-8

nCd
DEVELOPERS Inc.
Building & Site Contractor
www.NCDdevelopers.com

370 Metacom Avenue
Bristol, RI 02809
(401) 253-5825
office@NCDdevelopers.com

Revisions

No.	Date	Scope

General Notes:

Century 21
Rondeau Associates
729 Hope Street

Project No.

Date 1/15/2014

Designer

Drawn By

Scale 3/16" = 1'

Checked By

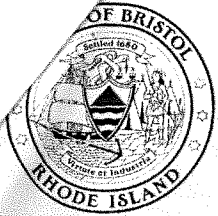
Drawing Title

EXISTING/ PROPOSED
NORTH ELEVATION

Drawing Number

A3

Application # 18-008



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

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

Property Address: 715 Hope St.

Plat # 8 Lot # 6

Owner/s (referred to as Applicant): Michael Mello

Owner Contact (if different than above):

Mailing Address (if different than above): 107 Woodlawn Ave.,

Owner/s Tel. #: 219-6006

Architect/Draftsman:

Contractor:

Work Category (Check ALL that apply to the project): New, Addition

Description of Work: 1. new addition; 2. new decks; 3. new shed; 4. demolish shed

Historic District Commission Decision:

- Approved as Submitted (Reasons below)
- Approved as Noted (Conditions and reasons below)
- Approved-Not Applicable to Commission review (Reasons below)
- Denied (Reasons below)

MOTIONS:

Approve Application as presented for addition, renovation as illustrated in Option #2, Exhibit K in accordance with sec. Interim Sds #9, 10 (Allen/Cabral 5-0)

Minutes: Victoria Cabral

Check here to indicate a continuation on attached sheets.

For reasons regarding the above noted motion(s), refer to the meeting minutes dated Thursday, March 1, 2018.
Date completed application received by Historic District Commission: Thursday, February 15, 2018

Date of hearing: Thursday, March 1, 2018 Date Building Inspector notified: _____

Aryann Lima
Chair/Vice Chair/Historic District Commission

3/1/18
Date

John M. ...
Second Member of the Historic District Commission

3/1/18
Date

(OVER)

2/19/19 Extended to 3/1/20 Susan Chiu

Nautilus MILLED RAIL

How to Order Nautilus Custom Milled Rail

Our premier railing system built by craftsmen just like a wood rail would have been made years ago. The components are milled, assembled, hand sanded and then primed, so they are ready for the finish coat of your choice.

- 5", 6", 7" and 8" standard rail widths
- Custom profiles available
- Spans up to 10' for IBC level application
- Spans up to 8' for IBC stair application
- Gooseneck available for RS50500
- Square, Chamfered, or Turned Balusters available in multiple sizes
- Painting required; paint must be light reflective value (LRV) of 55 or greater

STEP 1

Select a Structural Post

- INTEX Structural Post Mount
 - Wood Mount Hardware
 - Concrete Mount Hardware
- Pressure Treated 4x4
- Pressure Treated 6x6

STEP 2

Select a Newel Post Wrap Size & Style

- NEWEL6.5
Fits 5" Rail or Smaller
- Millwork Newels
Newel Width Should Be At Least 1" Larger Than Rail Width. See page 33 for Millwork Newel Sizes and Styles

STEP 3

Select a Newel Cap Style

- Non-Skirted Newel Cap
Fits all flush and directional paneled newels
- Skirted Newel Cap
Fits all flush and panel 4-side newels

STEP 4

Select a Rail Profile

- Nautilus RS10500
- Nautilus RS50500
- Nautilus RS10600
- Nautilus RS20700
- Nautilus RS20800

STEP 5

Select an Infill

- Square Baluster (A)
- Chamfered Baluster (B)
- T1 Turned Baluster (C)
- T2 Turned Baluster (D)
- Square Decorative Panel
- Full Decorative Panel

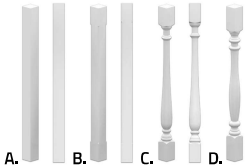
STEP 6

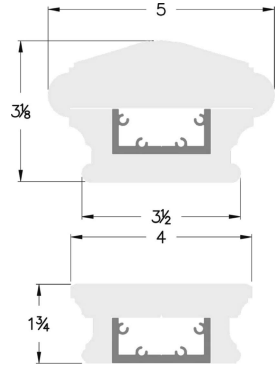
Select Desired Gate(s) and or Upgrades (If Any)

- Single Gate
- Double Gate
- Deco Panels
- Radius Rail
- Glass Balusters

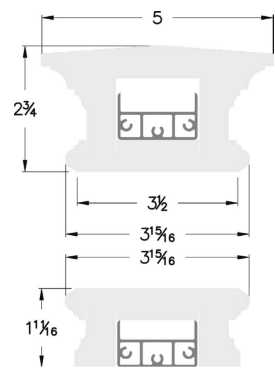
NAUTILUS BALUSTERS

Standard Nautilus Balusters (shown, right) are available as 1.5", 2", 2.5", 3.5" or 5" widths. Custom balusters are available at all widths and heights.

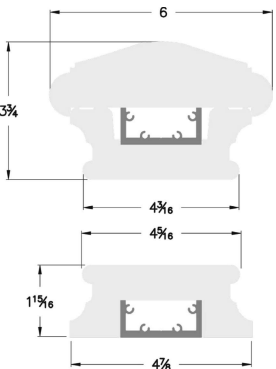




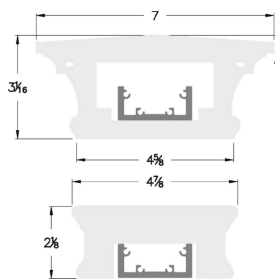
NAUTILUS RS10500
Works with 2-1/2" Baluster or Smaller



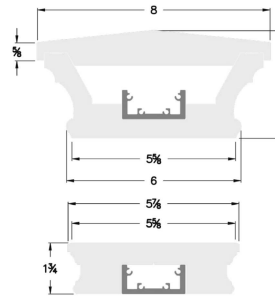
NAUTILUS RS50500
Available in Gooseneck; Works with 2-1/2" Baluster or Smaller



NAUTILUS RS10600
Works with 3-1/2" Baluster or Smaller




NAUTILUS RS20700
Works with 3-1/2" Baluster or Smaller



NAUTILUS RS20800
Works with 5" Baluster or Smaller

All Nautilus Rail	6' Length	8' Length	10' Length	12' Length
36" Height	✓	✓	✓	✗
42" Height	✓	✓	✓	✗
Stair Application	✓	✓	✗	✗



GET AN INSTANT QUOTE!
INTEXMILLWORK.COM

Background Image: Nautilus Custom Milled Radius Rail Profile and Custom Turned Balusters

400 SERIES Patio Doors



BUILT TO PERFORM BEAUTIFULLY

400 Series patio doors designed to bring nature’s beauty inside while enhancing the style and personality of your home. With traditional design and modern performance, they’re our best-selling patio doors offering time-tested classic wood craftsmanship.



- Virtually maintenance-free
- Perma-Shield® exteriors are low maintenance and never need painting
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstrip is designed to help seal out drafts, wind and water
- Frenchwood® gliding patio doors feature adjustable ball-bearing rollers for smooth, long-lasting* gliding operation
- Frenchwood hinged patio doors feature adjustable hinges for long-lasting* performance
- Add style with grilles, exterior trim, art glass or patterned glass

PRODUCT TYPES

- Frenchwood gliding patio doors
- Frenchwood hinged inswing patio doors
- Frenchwood patio door sidelights & transoms



CUSTOM SIZES

400 SERIES Patio Doors

PRODUCT OPTIONS

GLASS OPTIONS

All patio doors feature tempered glass.

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including blinds between-the-glass, are available. Contact your Andersen supplier for availability.



EXTERIOR OPTIONS



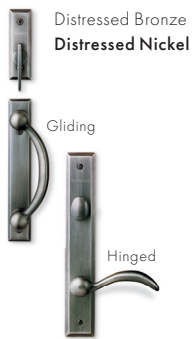
INTERIOR OPTIONS



*Maple and oak wood species are available on 400 Series Frenchwood® patio doors only. Naturally occurring variations in grain, color and texture if wood make each door one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE OPTIONS**

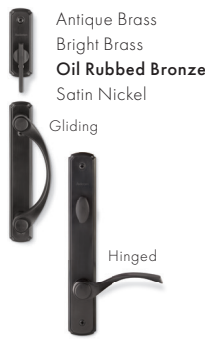
YUMA®



ENCINO®



NEWBURY®



ANVERS®



ALBANY



TRIBECA®



Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware available in a black anodized aluminum or satin stainless steel finish.



HARDWARE FINISHES



For more information, visit andersenwindows.com/400series

**Hardware is sold separately.

†FSB style 1102 is not available in black anodized aluminum.

Tribeca and Albany hardware are zinc die cast with powder-coat durable finish. Yuma, Encino, Newbury and Anvers are solid forged brass. FSB is stainless steel or aluminum. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

Matching hinges available in most finishes for inswing patio doors, excludes FSB.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

GARAPA

[Home](#) > [Hardwoods](#) > [Fabaceae](#) > [Apuleia](#) > leiocarpa



Garapa (*Apuleia leiocarpa*)

Common Name(s): Garapa, grapia

Scientific Name: *Apuleia leiocarpa*

Distribution: South America

Tree Size: 65-100 ft (20-30 m) tall,

3-5 ft (1-1.5 m) trunk diameter

Average Dried Weight: 51 lbs/ft³ (820 kg/m³)

Specific Gravity (Basic, 12% MC): 0.65, 0.82

Janka Hardness: 1,650 lb_f (7,350 N)

Modulus of Rupture: 18,530 lb_f/in² (127.8 MPa)

Elastic Modulus: 2,257,000 lb_f/in² (15.57 GPa)

Crushing Strength: 9,030 lb_f/in² (62.3 MPa)

Shrinkage: Radial: 4.2%, Tangential: 7.5%,

Volumetric: 11.4%, T/R Ratio: 1.8

 [More images](#) |  [Identification](#)

Color/Appearance: Garapa has a golden to yellowish brown color, which darkens with age. Sapwood is also yellowish in color and not clearly distinct from the heartwood. The wood is fairly chatoyant, and appears to shift from dark to light coloring in different lighting angles.

Grain/Texture: Grain is usually straight, but can also be interlocked. Uniform medium texture with a moderate amount of natural luster.

Rot Resistance: Rated as durable, though vulnerable to termites and other insect attacks.

T-WASH DOUBLE-HUNG WINDOWS

FEATURES

For outer frame members are with water-repellent preservative and with a rigid vinyl cover, for maintenance and providing a long life appearance.

For surfaces are unfinished -maintenance prefinished interiors are available.

perimeter installation flange stallation easy and fast with little stment. It's fixed, seamless and j with the exterior frame.

ble weatherstrip around all four sash-installed and provides a between the sash and frame.

se Low-E, Low-E HeatLock® artSun™, Low-E SmartSun or dual-pane glass. Tempered other glass options are available ur Andersen supplier. A removable it film helps shield the glass from luring delivery and construction lifies finishing at the jobsite.

id vinyl glazing bead, combined -grade silicone glazing bed, keeps bonded firmly to the sash and imize water and air infiltration.



Sash



A convenient tilt-wash design makes it easy to clean the window from the inside. An in-sash balancer minimizes the view of the jamb liner, maximizing the amount of wood in the frame. Window can be secured through the side jambs to stud walls without hitting balancer.

EXTERIOR



HARDWARE FINISHES



occurring variations in grain, color and texture of wood make each window ind. All wood interiors are unfinished unless prefinished white is specified. I bronze is a "living" finish that will change with time and use.

DOUBLE-HUNG HARDWARE



Standard: Stone | White
Optional: Antique Brass | Black
Bright Brass | Gold Dust
Rubbed Bronze | Satin Nickel



CLASSIC SERIES™
Optional Lift™
Stone | White

one finish is standard for pine interiors. White finish is standard for white interiors. Bold name denotes finish shown.

ndersenwindows.com/warranty for details.
are sold separately.

in parentheses are in millimeters.

imitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

Frame

Extension Jambs

Standard jamb depth is 3 1/4" (83). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/2" (1.5) increments between 4 1/4" (114) and 7 1/2" (181). Extension jambs can be factory-applied to either three sides (stool and apron) or four sides (picture frame casing).

Drywall Return

The 200 Series double-hung window is available with a narrow 3" (76) jamb depth with a flat interior surface for easy drywall return. Available in pine or prefinished white.

Two-Tone Option

200 Series tilt-wash double-hung windows are available with a two-tone color configuration, featuring a prefinished white interior and a Sandstone exterior. Some exterior components are visible from the interior. Corresponding picture and transom units, as well as grilles, are available to match.

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone and white. A field-applied window opening control device is also available.

Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 6 for details.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view from the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen® TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have a long-lasting® fiberglass screen mesh with a charcoal finish.

Exterior Trim

This product is available with Andersen exterior trim. See pages 45-50 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl and is not recommended.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- Do not paint weatherstrip.
- Grease/oil-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

For more information about glass, grilles and insect screens, see pages 8-9.

For more information about combination designs, product performance, installation instructions and accessories, see pages 51-63 or visit andersenwindows.com.



Table of Tilt-Wash Double-Hung & Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-7 1/2" (495)	1'-11 1/2" (897)	2'-3 1/2" (699)	2'-7 1/2" (800)	2'-11 1/2" (902)	3'-3 1/2" (1003)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-8" (813)	3'-0" (914)	3'-4" (1016)
Unobstructed Glass (lower sash only)	13 1/2" (343)	17 1/2" (445)	21 1/2" (546)	25 1/2" (648)	29 1/2" (749)	33 1/2" (851)

See Half Circle chart	1'-5 1/2" (445)	1'-9 1/2" (697)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-9 1/2" (1207)	4'-5 1/2" (1359)	4'-9 1/2" (1459)	4'-11 1/2" (1511)	5'-5 1/2" (1664)	5'-9 1/2" (1816)	5'-11 1/2" (1868)
244CT18	244FX1810	244FX2010	244FX2410	244FX2810	244FX3010	244FX3410	244FX1816	244FX1820	244DH1830	244DH1836	244DH1840
244CT20	244FX2016	244FX2416	244FX2816	244FX3016	244FX3416	244FX1820	244FX2020	244DH2030	244DH2036	244DH2040	244DH2046
244CT24	244FX2416	244FX2420	244FX2820	244FX3020	244FX3420	244DH2430	244DH2436	244DH2440	244DH2436	244DH2440	244DH2446
244CT28	244FX2810	244FX2820	244DH2830	244DH2836	244DH2840	244DH2846	244DH2846	244DH2849	244DH2850	244DH2856	244DH2860
244CT30	244FX3010	244FX3020	244DH3030	244DH3036	244DH3040	244DH3046	244DH3046	244DH3049	244DH3050	244DH3056	244DH3060
244CT34	244FX3410	244FX3420	244DH3430	244DH3436	244DH3440	244DH3446	244DH3446	244DH3449	244DH3450	244DH3456	244DH3460
244CT36	244FX3610	244FX3620	244DH3630	244DH3636	244DH3640	244DH3646	244DH3646	244DH3649	244DH3650	244DH3656	244DH3660
244CT40	244FX4010	244FX4020	244DH4030	244DH4036	244DH4040	244DH4046	244DH4046	244DH4049	244DH4050	244DH4056	244DH4060
244CT44	244FX4410	244FX4420	244DH4430	244DH4436	244DH4440	244DH4446	244DH4446	244DH4449	244DH4450	244DH4456	244DH4460
244CT48	244FX4810	244FX4820	244DH4830	244DH4836	244DH4840	244DH4846	244DH4846	244DH4849	244DH4850	244DH4856	244DH4860
244CT52	244FX5210	244FX5220	244DH5230	244DH5236	244DH5240	244DH5246	244DH5246	244DH5249	244DH5250	244DH5256	244DH5260
244CT56	244FX5610	244FX5620	244DH5630	244DH5636	244DH5640	244DH5646	244DH5646	244DH5649	244DH5650	244DH5656	244DH5660
244CT60	244FX6010	244FX6020	244DH6030	244DH6036	244DH6040	244DH6046	244DH6046	244DH6049	244DH6050	244DH6056	244DH6060
244CT64	244FX6410	244FX6420	244DH6430	244DH6436	244DH6440	244DH6446	244DH6446	244DH6449	244DH6450	244DH6456	244DH6460
244CT68	244FX6810	244FX6820	244DH6830	244DH6836	244DH6840	244DH6846	244DH6846	244DH6849	244DH6850	244DH6856	244DH6860
244CT72	244FX7210	244FX7220	244DH7230	244DH7236	244DH7240	244DH7246	244DH7246	244DH7249	244DH7250	244DH7256	244DH7260
244CT76	244FX7610	244FX7620	244DH7630	244DH7636	244DH7640	244DH7646	244DH7646	244DH7649	244DH7650	244DH7656	244DH7660
244CT80	244FX8010	244FX8020	244DH8030	244DH8036	244DH8040	244DH8046	244DH8046	244DH8049	244DH8050	244DH8056	244DH8060
244CT84	244FX8410	244FX8420	244DH8430	244DH8436	244DH8440	244DH8446	244DH8446	244DH8449	244DH8450	244DH8456	244DH8460
244CT88	244FX8810	244FX8820	244DH8830	244DH8836	244DH8840	244DH8846	244DH8846	244DH8849	244DH8850	244DH8856	244DH8860
244CT92	244FX9210	244FX9220	244DH9230	244DH9236	244DH9240	244DH9246	244DH9246	244DH9249	244DH9250	244DH9256	244DH9260
244CT96	244FX9610	244FX9620	244DH9630	244DH9636	244DH9640	244DH9646	244DH9646	244DH9649	244DH9650	244DH9656	244DH9660
244CT100	244FX10010	244FX10020	244DH10030	244DH10036	244DH10040	244DH10046	244DH10046	244DH10049	244DH10050	244DH10056	244DH10060

Table of Tilt-Wash Double-Hung Half Circle Window

Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-7 1/2" (495)	1'-8" (508)	1'-7 1/2" (495)	1'-10 1/2" (807)	1'-11 1/2" (897)	2'-3 1/2" (699)	2'-4" (711)	2'-11 1/2" (902)	3'-0" (914)	3'-3 1/2" (1003)
Minimum Rough Opening	1'-8" (508)	1'-8" (508)	1'-8" (508)	1'-10 1/2" (807)	1'-11 1/2" (897)	2'-3 1/2" (699)	2'-4" (711)	2'-11 1/2" (902)	3'-0" (914)	3'-3 1/2" (1003)
Unobstructed Glass	13 1/2" (343)	13 1/2" (343)	13 1/2" (343)	17 1/2" (445)	17 1/2" (445)	21 1/2" (546)	21 1/2" (546)	29 1/2" (749)	29 1/2" (749)	33 1/2" (851)

See Half Circle chart	1'-5 1/2" (445)	1'-9 1/2" (697)	2'-11 1/2" (902)	3'-5 1/2" (1054)	3'-9 1/2" (1207)	4'-5 1/2" (1359)	4'-9 1/2" (1459)	4'-11 1/2" (1511)	5'-5 1/2" (1664)	5'-9 1/2" (1816)	5'-11 1/2" (1868)
244CT18	244CT18	244CT20	244CT24	244CT28	244CT30	244CT34	244CT36	244CT40	244CT44	244CT48	244CT52
244CT56	244CT60	244CT64	244CT68	244CT72	244CT76	244CT80	244CT84	244CT88	244CT92	244CT96	244CT100

Grille patterns shown on page 15.

* "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 weeps, flashing, sill panning, brackets, fasteners or other items. See pages 62-63 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). See table on page 15.



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 417 Hope t

2. Plat # 10 Lot # 16

3. a. Applicant: Jacob Milne

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

Mailing Address:

Phone: 8574139466

Email: jmilneconstruction@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

This is to address items continued from the June meeting: door selection, dormers location, and exterior trim material.

7. Included with the application (check those applicable)

Jacob Milne

Jacob Milne

Applicant's Name – Printed

Applicant's Signature

Date: August 18, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 417 HOPE ST ACRES: 0.0731 PARCEL ID: 10 16 LAND USE CODE: 02 CONDO COMPLEX: OWNER: 417 HOPE, LLC CO - OWNER: MAILING ADDRESS: 35 BOURNE LN ZONING: D PATRIOT ACCOUNT #: 535	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1804 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/29/2023 BOOK & PAGE: 2216-71 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MILNE, GEORGE T.& JILL C. TE	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 13 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7750 FINISHED BUILDING AREA: 4020 BASEMENT AREA: 2010 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$189,200 YARD: \$400 BUILDING: \$403,400 TOTAL: \$593,000	
SKETCH	PHOTO



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes, misuse or misrepresentation of this report.

HOPE STREET (continued)

- Corinthian corner pilasters with small angels in the capitals. The Goodings operated a jewelry store on the northwest corner of Hope and State Streets, on the site of the Easterbrooks Block.
- *417 **JOHN W. BOURN HOUSE (1804):** Bourn, a wealthy shipmaster whose firm, Bourn & Marshall, owned 42 vessels, built this fine brick house. A 2-story, 5-bay Federal house with end chimneys, it has a facade elaborated by a slightly projecting, pedimented central entrance pavilion. At the second level of this bay is one of Bristol's few Palladian windows. In the late 1970s, sandblasting caused severe damage to the surface of the brick.
- *423 **BELVEDERE HOTEL/HARRIET BRADFORD HOTEL (1901):** John Brown Herreshoff, president of the Herreshoff Manufacturing Company, built this 4-story, nearly square, 100-room brick hotel to accommodate his business visitors. A glass-walled roof garden with a pyramidal roof (now removed) looked over Bristol Harbor. The Barnes House was moved to 16 John Street to permit construction of the hotel.
- *440 **OLD POST OFFICE AND CUSTOMS HOUSE (1857):** Ammi B. Young, Supervising Architect of the U.S. treasury from 1853 to 1862, designed this 2-story, 3-bay, Renaissance Revival structure. Constructed of red brick with a corbelled cornice and greyish sandstone moldings and granite trim, the building originally had a cast-iron balustrade on the concave-hipped roof; the balustrade, paneled chimneys, and dormers have been removed. The west facade contains a slightly projecting bay with a delicate iron balcony and three arched openings on each level. The north arch served as an entry to the customs offices on the second floor. The building has interior granite and cast-iron piers, brick arched vaulting, and cast-iron staircases. Of note are the square, cast-iron Corinthian columns on the first floor. In 1962 the post office moved, and in 1964, the adjacent YMCA bought this building. A modern swimming pool wing was added to the east. In the 1980s the arched doors were sealed, original double-hung, 12-over-8 arched sash boarded over, and interior changes made.
- *442-48 **YMCA BUILDING (1899, 1912, 1967):** Having outgrown space in the Commercial Bank Building at 565-67 Hope Street, the Bristol Young Men's Christian Association selected architect Wallis E. Howe to design this 2-1/2-story, 5-bay, gable-roof, Tudor Revival building as its headquarters. Originally, the first floor contained four stores. A large center arch led to public spaces on the second floor, including the Howe Library, a chapel, and the Rockwell auditorium and gymnasium. Howe created a rich effect with red brick and white mortar in combination with Tudor half-timbers, originally painted bottle green, and buff-colored stucco. In 1912 the new gymnasium was connected to the east side and in 1967, a new entrance and lobby, designed by Philemon Sturges, was constructed, linking the original YMCA to the old United States Post Office and Customs House.
- *443 **JOHN DEWOLF HOUSE (1789, 1799-1801, moved 1915):** DeWolf (1760-1841) began this 2-1/2-story, 5-bay Federal house with paired chimneys as his town house about the same time he began development of his farmhouse at 70 Griswold Avenue. Benjamin Norris, carpenter-builder, finished the interior of the northeast parlor in 1799 and the southeast chamber in 1801. DeWolf, ninth child of Mark Antony and

417 Hope St Continued Items From the June Meeting

11. Dormers: Two new dormers are proposed at the rear of the main building's roof facing west. Please see elevation drawings for reference. The dormer siding is to be painted clapboard with white flat stock trim and the windows are to be six over six divided-light Custom Wooden window units by a window restoration expert to match the existing windows. We will also install storm windows to improve the life expectancy of the custom wooden units. Please see plan **page 9** for locations of proposed dormers.

13. Exterior Trim: we propose using LP Smart side, a treated engineered wood substrate for all flat stock on the exterior of the building. We propose attempting to restore or recreate the more ornate trim with cedar that is built up over the flat stock. **(Exhibit 13.1)**

15. Entry doors for rear unit one and unit two: We will utilize reclaimed wood doors at locations of new entries for unit two and rear unit access. Please see drawing **Pages 8 & 9** for proposed locations and similar style to what we are planning to procure. Renderings show doors being added at two existing window openings with current door opening being bricked up.

Exhibit 13.1

ADVANCED DURABILITY FOR LONGER LASTING BEAUTY.®



ENGINEERED TO IMPRESS.

With over 20 years of successful performance, it's easy to see why the LP® SmartSide® brand is one of the fastest-growing brands of siding materials in the United States.

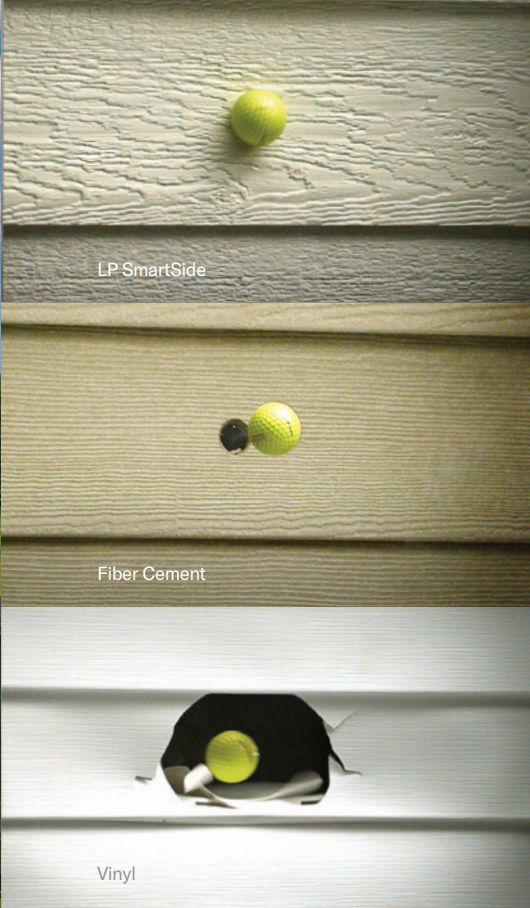
A PIONEER OF CHANGE

LP has redefined traditional building materials with treated engineered wood products that are designed to offer game-changing durability, beauty and workability. LP is a building industry leader in a category that is shaping the way homes, outdoor building structures, and light commercial properties are being built.

See the innovation that goes into making LP SmartSide products at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



BECAUSE STRENGTH IS MAKE OR BREAK



Item 3.

ENGINEERED TO IMPRESS

LP SmartSide product testing in Hilo, Hawaii

Untreated wood (left), LP SmartSide (right)

A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary SmartGuard® process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).

OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.

HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75" in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.

RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.

FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard® manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading, transferrable limited warranty for LP® SmartSide® products: a 5-year 100% labor and material replacement warranty with a 50-year prorated limited warranty.

For complete warranty details visit [LPCorp.com/Literature](https://www.lpcorp.com/literature)

WORKS THE WAY WOOD IS SUPPOSED TO

LP® SmartSide® treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use. Plus, you'll get lengths up to 16', which may mean fewer seams and less waste to haul off the site.

MAKES BUILDING EASIER, FASTER, MORE EFFICIENT

LP SmartSide Trim & Siding cuts with standard woodworking tools, unlike fiber cement cladding that recommends expensive diamond blades. LP SmartSide products weigh less, resist breakage during handling, and make installation more efficient. Plus, LP SmartSide products come pre-primed and ready to paint to help you save time.

LP HAS WORKABILITY NAILED

- Works and cuts like traditional wood
- Requires fewer tools
- Weighs less, easier to carry, less breakage than fiber cement
- Longer lengths may mean fewer seams and less waste

Watch our [How It's Made videos](#) to see how LP makes treated engineered wood products last longer at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



GROW WITH US

A SMART CHOICE FOR OUR PLANET

LP® SmartSide® Trim & Siding products are must-have materials to help builders qualify for green building programs. Plus, many homeowners and building owners are demanding sustainable products that have minimal impact on our environment.



We're not just building for the future; we're helping to protect it by using Sustainable Forestry Initiative® (SFI) certified forest management and fiber sourcing systems to help ensure that our wood comes from well-managed forests.

NATURALLY SUSTAINABLE

The LP SmartSide manufacturing process begins with wood, a renewable resource, grown and gathered under strict SFI standards. We target fast-growing trees and use 99% of the log for either the product or the fuel to make it. Plus, all binding agents and resins are low-emitting.

RESPONSIBLY MADE WITH WOOD

- Responsibly made with a renewable resource—wood
- 99% of the log is used
- Qualifies for green building programs

Learn more about LP's environmental programs at LPCorp.com.

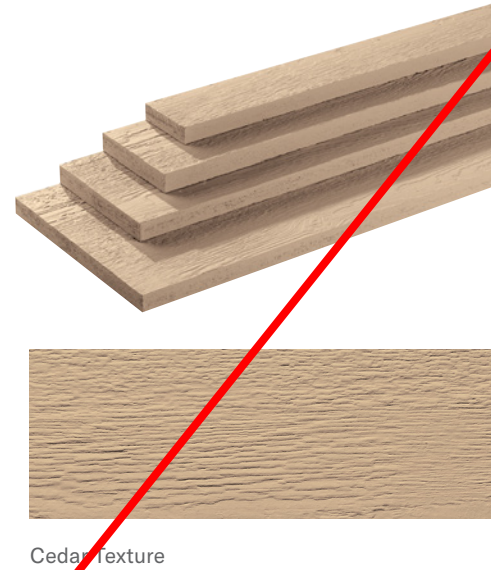


Specifications: LP® SmartSide® Trim

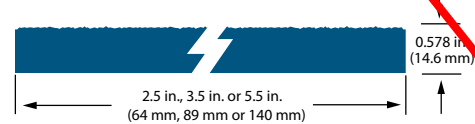
CEDAR TEXTURE TRIM

THE CLASSIC APPEARANCE OF CEDAR

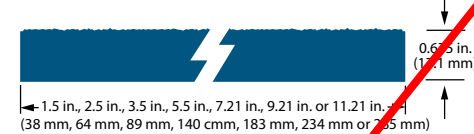
- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood strand substrate



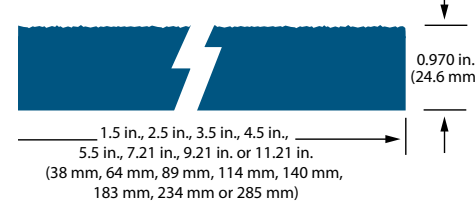
190 SERIES CEDAR TEXTURE TRIM



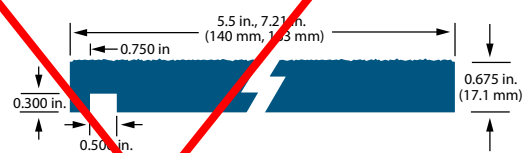
440 SERIES CEDAR TEXTURE TRIM



540 SERIES CEDAR TEXTURE TRIM



440 SERIES CEDAR TEXTURE PLOUGHED FASCIA



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.6 mm)	28448	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.578 in. (14.6 mm)	28450	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.578 in. (14.6 mm)	28452	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.675 in. (17.1 mm)	25877	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	25878	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	25880	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	25882	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	25883	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	25884	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	25885	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	25886 *	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	25887 *	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	25888	3 PSF
	16 ft. (192 in.)(4.9 m)	4.50 in. (114 mm)	0.970 in. (24.6 mm)	25889	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	25890	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	25891	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	25892	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	25893	3 PSF
	440 Series Cedar Texture Ploughed Fascia	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	27240 *
16 ft. (192 in.)(4.9 m)		7.21 in. (183 mm)	0.675 in. (17.1 mm)	27819 *	2 PSF

Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

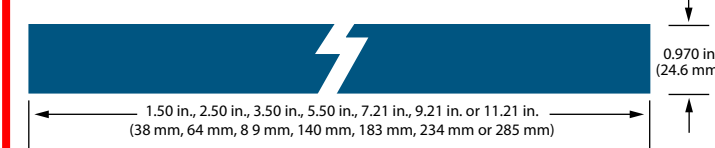
- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate



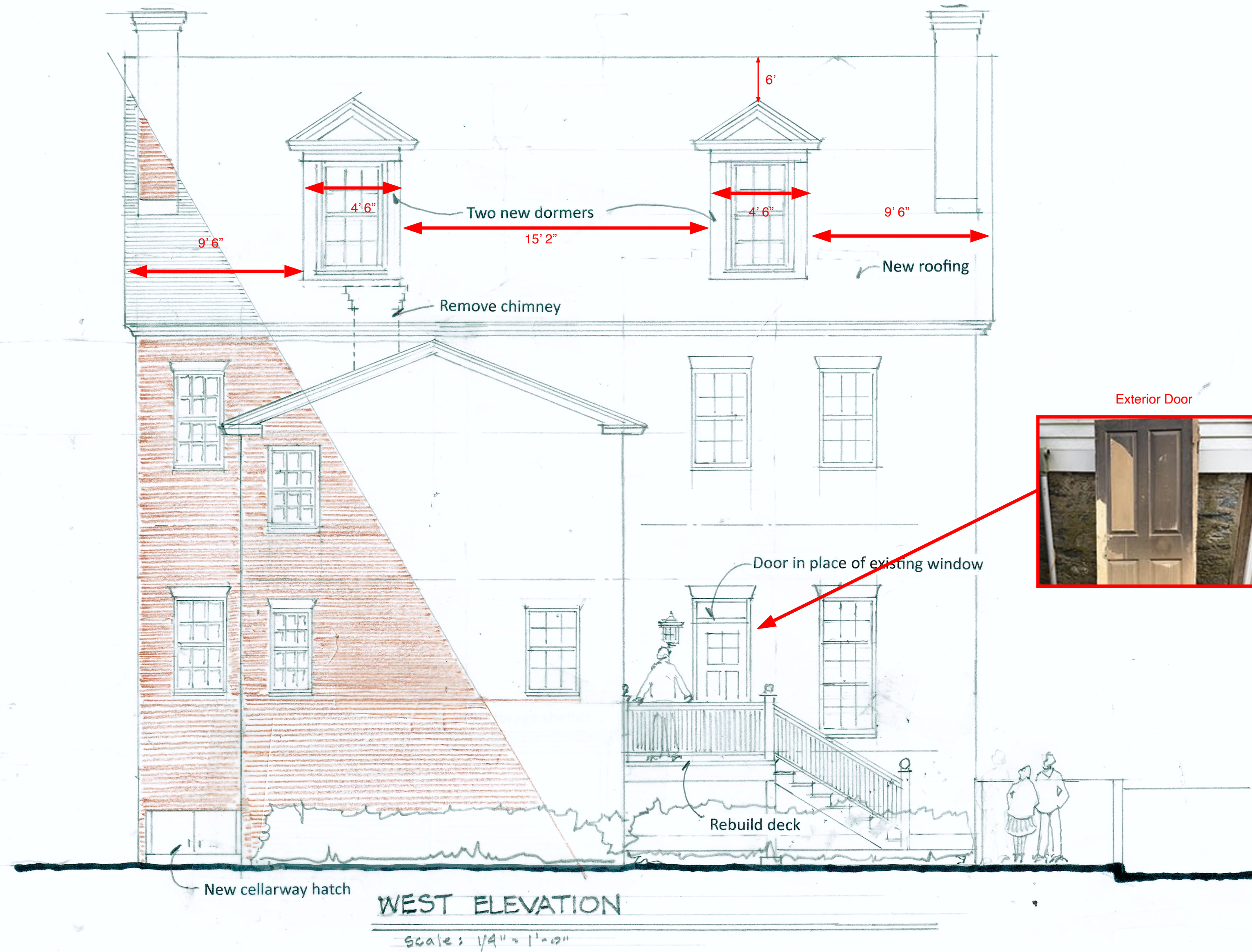
440 SERIES SMOOTH FINISH TRIM



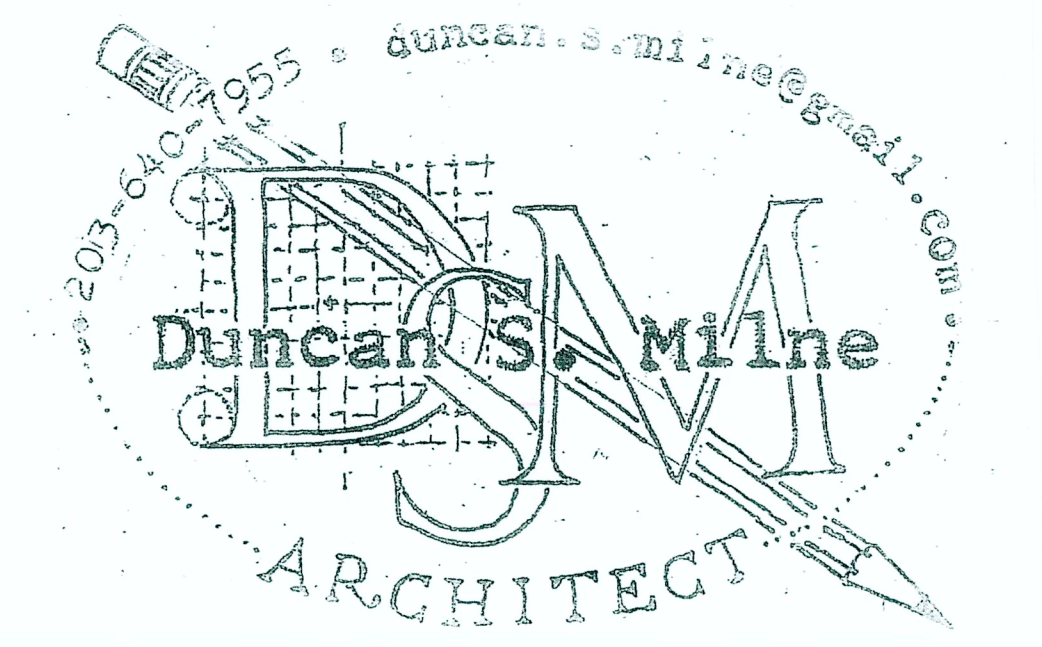
540 SERIES SMOOTH FINISH TRIM



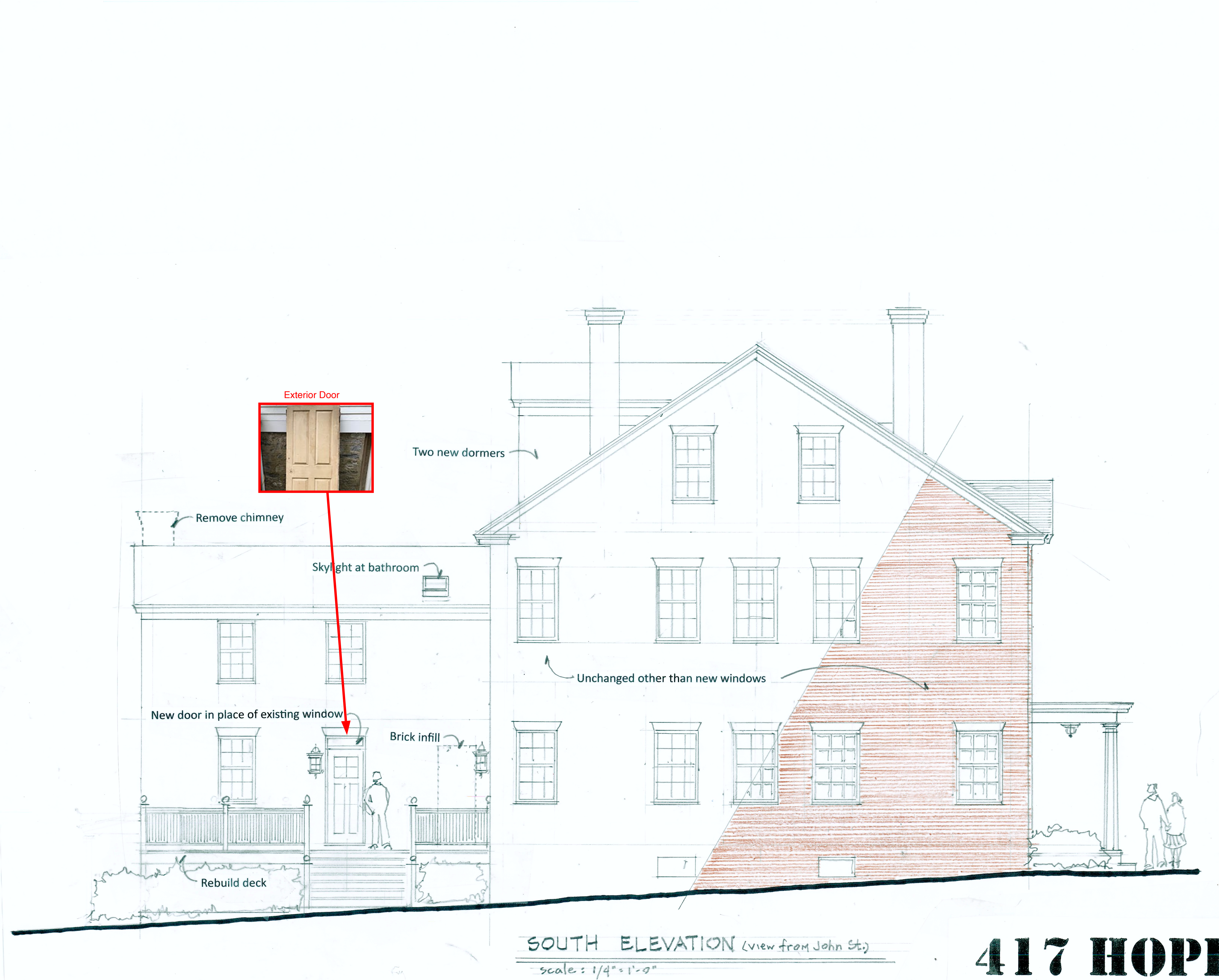
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.675 in. (17.1 mm)	41640	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	41627	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	41420	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	41422	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	41423	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	41492	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	41490	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	41629	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	41628	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	41342	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	41343	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	41344	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	41345	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	41494	3 PSF



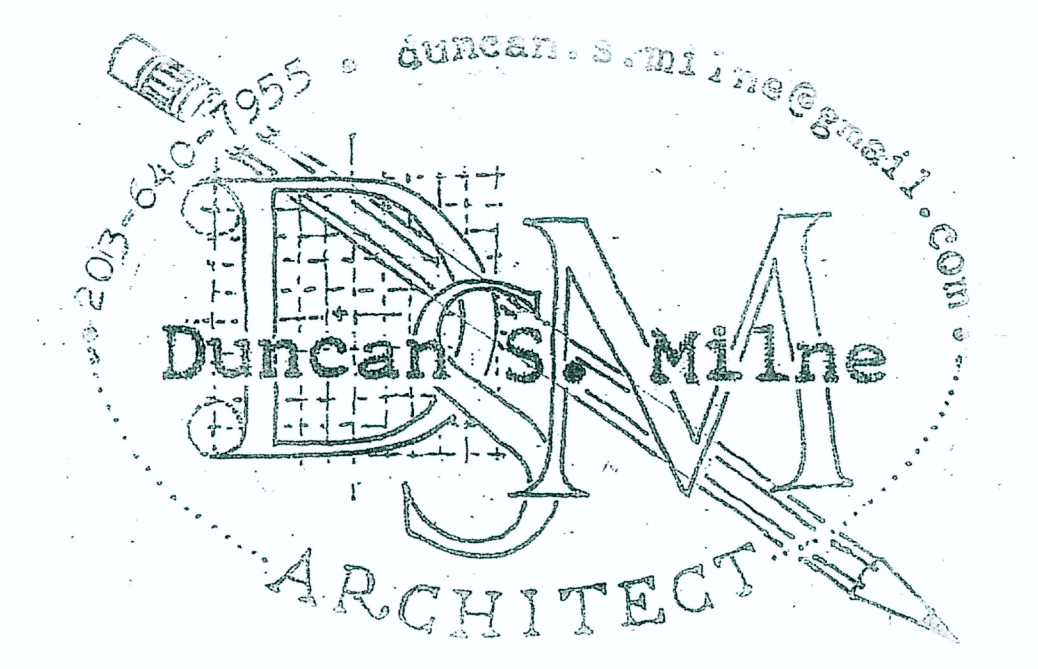
417 HOPE



253 Main Street, Durham, Ct. 06422
 www.DSM.Architect.com



417 HOPE



253 Main Street, Durham, Ct. 06422
 www.DSM.architect.com



North alley façade unchanged other than new windows

(One First floor window in the lower structure beyond to be brcked up)

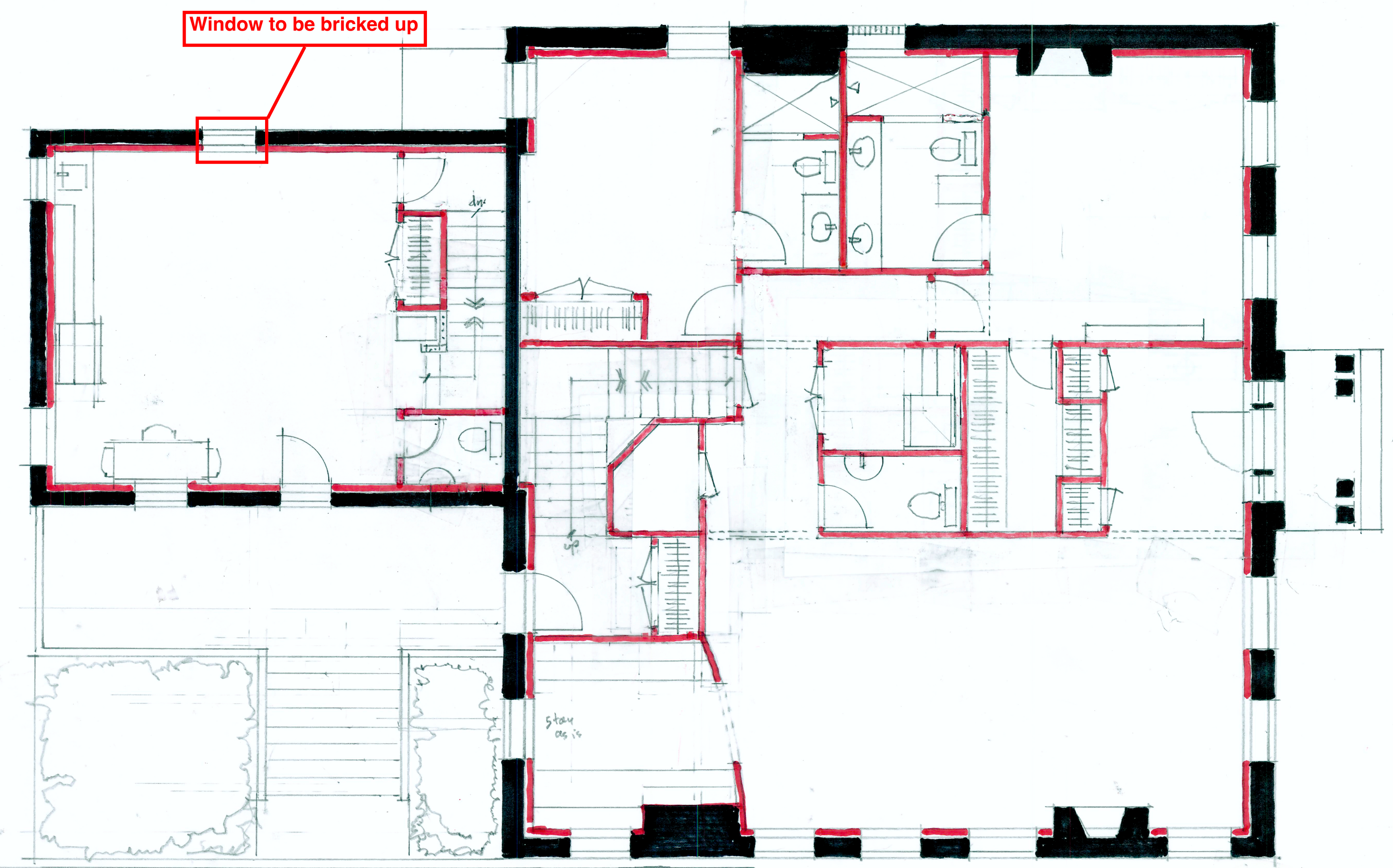


Hope Street façade unchanged other than new windows

417 HOPE



253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com

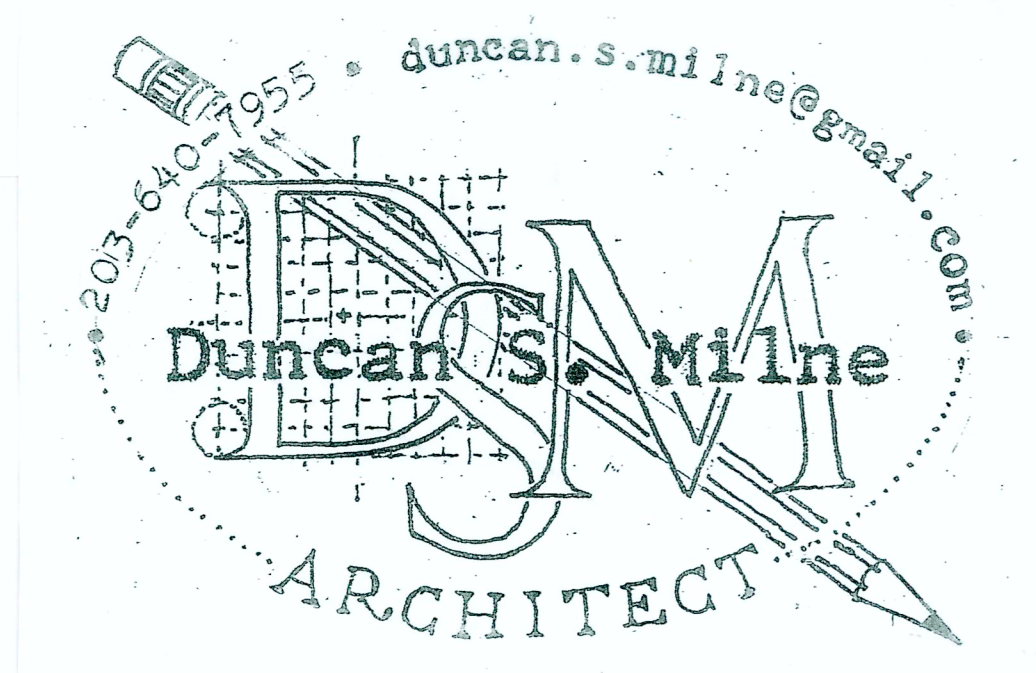


Window to be bricked up

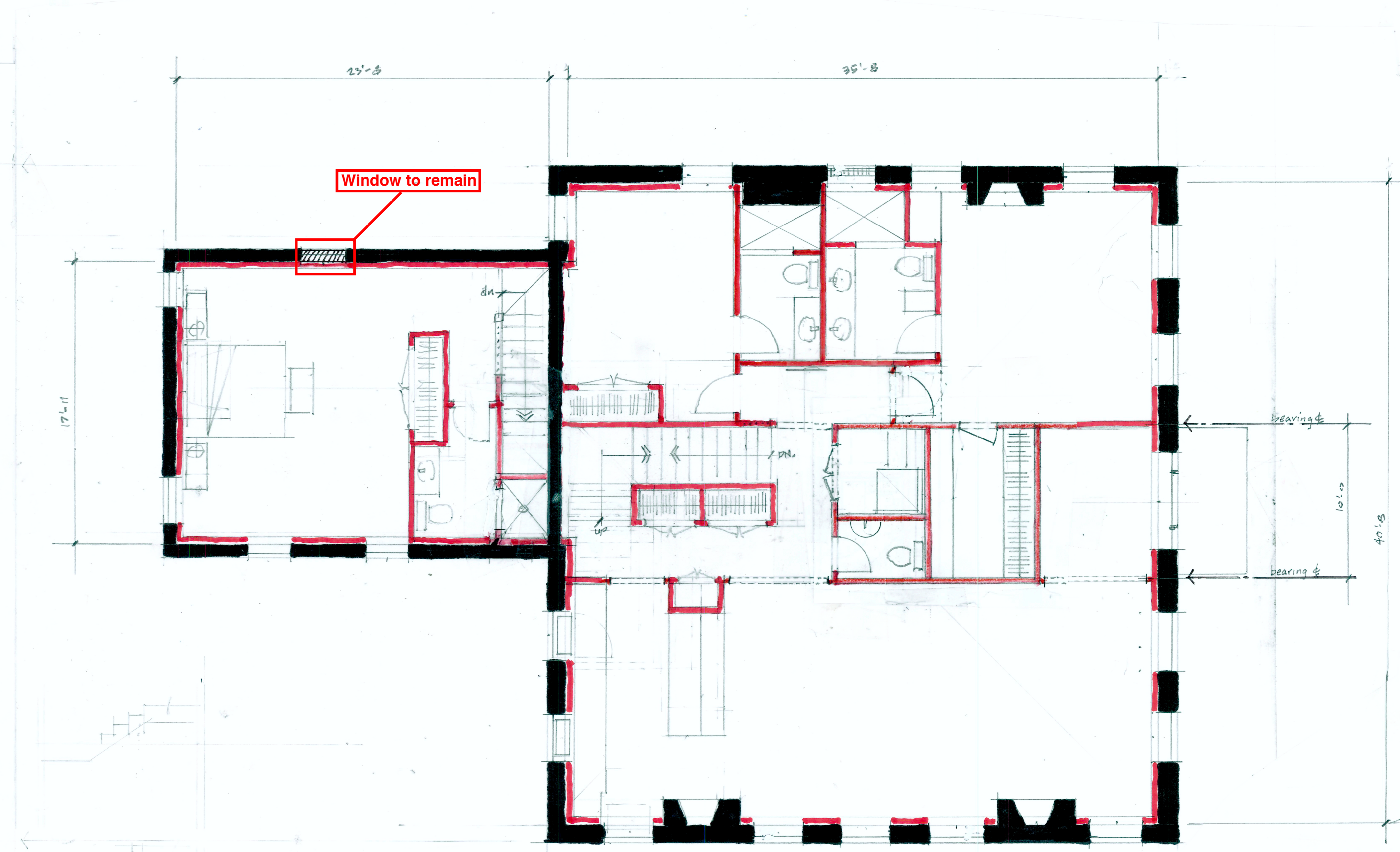
FIRST FLOOR PLAN

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

417 HOPE



253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com

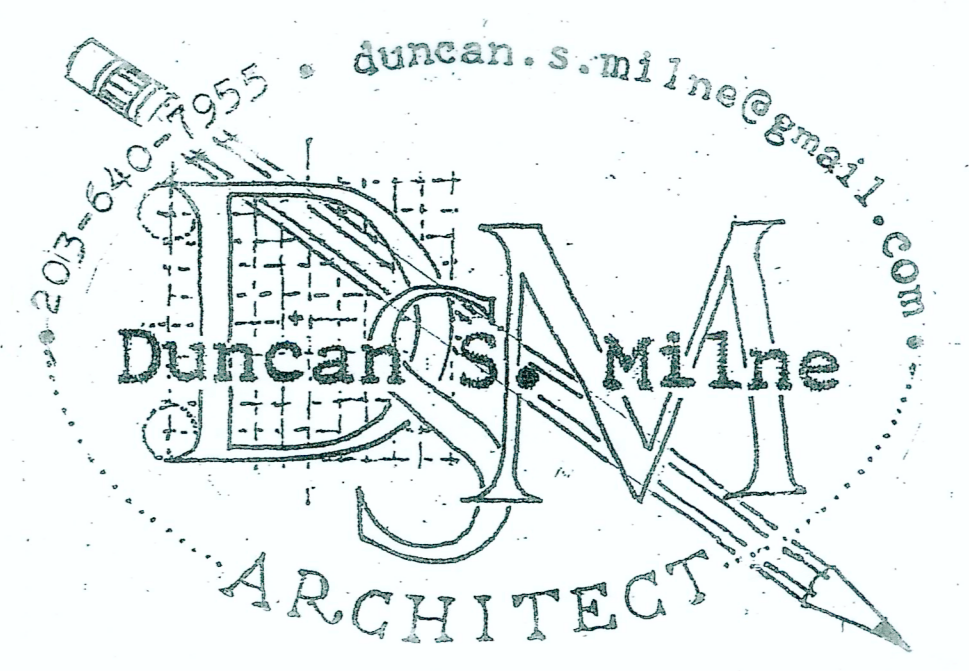


SECOND FLOOR PLAN

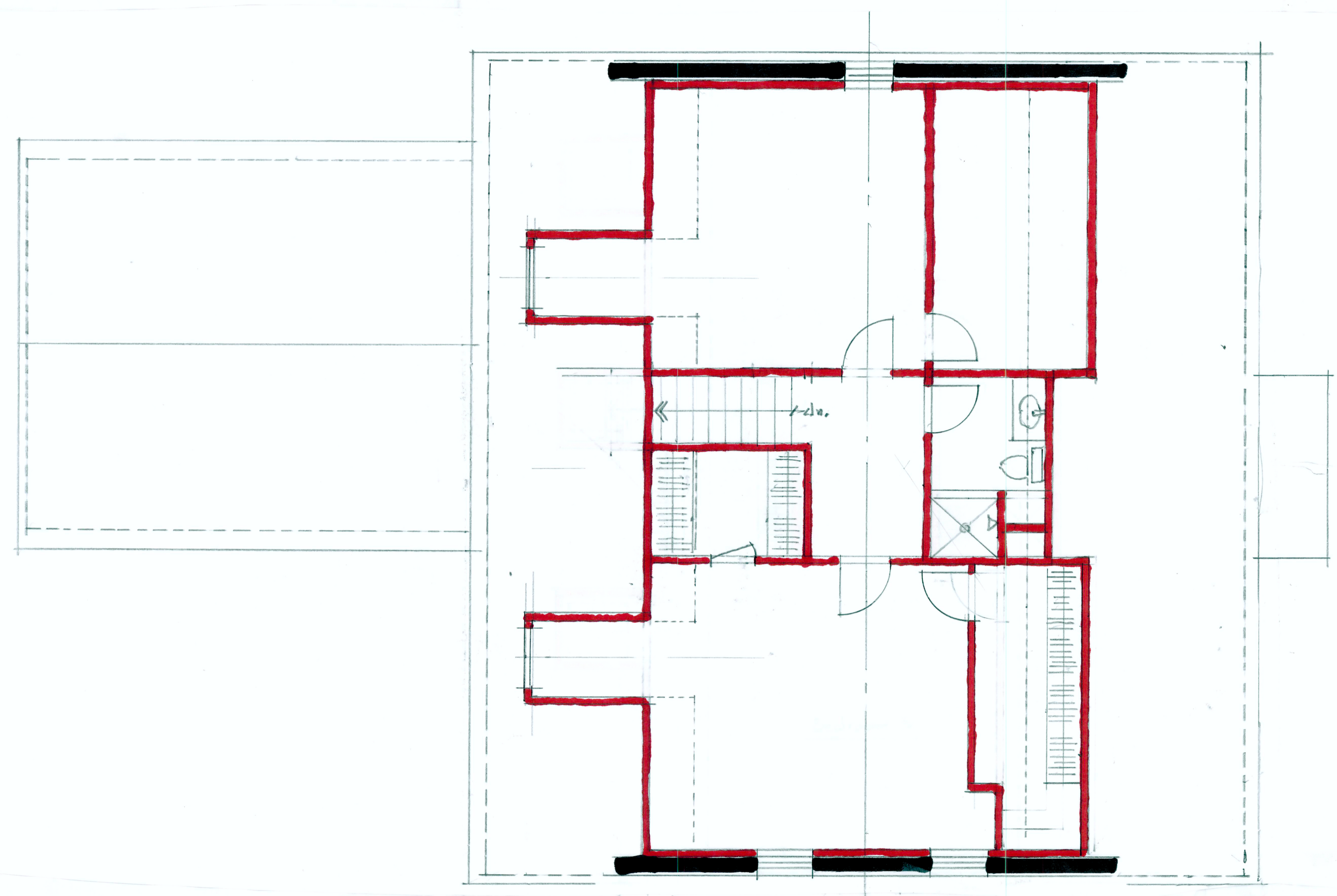
scale: 1/4" = 1'-0"

scale:
preliminary - pending actual field measurements
and alternate layouts

417 HOPE



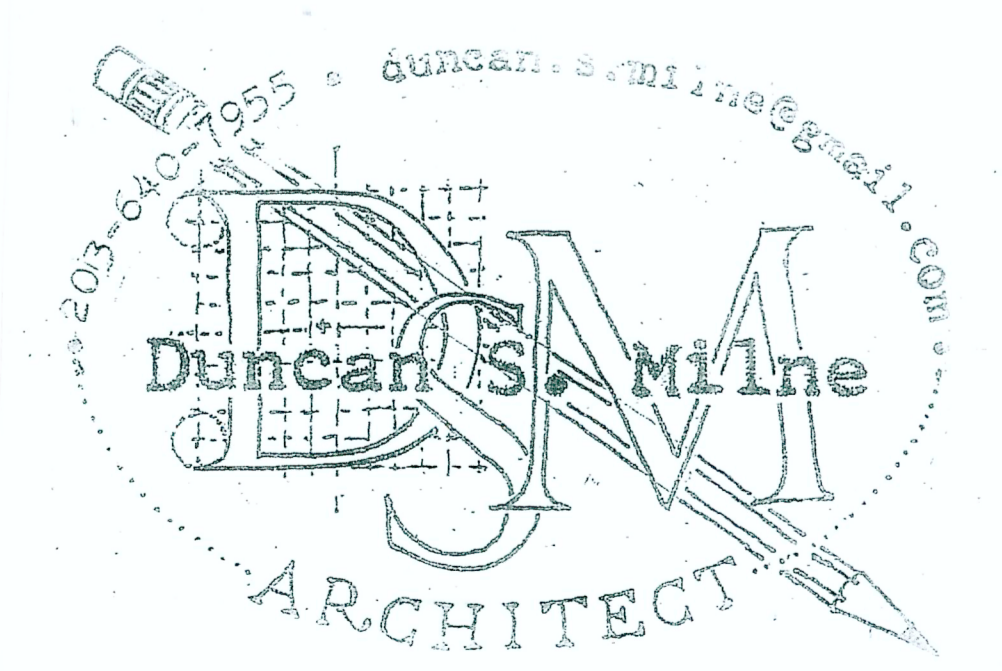
253 Main Street, Durham, Ct. 06422
www.DSMarchitect.com



THIRD FLOOR PLAN

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

417 HOPE



253 Main Street, Durham, Ct. 06422
www.DSM.architect.com



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 8 Congregational Street, Bristol, RI 02809

2. Plat # 18 Lot # 35

3. a. Applicant: Joseph Gallo

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

Mailing Address: 282 HIGH ST, BRISTOL, RI 02809

Phone: 401 556 7417

Email: jtg114c@aol.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Replacement of gutters with aluminum/fiberglass

7. Included with the application (check those applicable)

Joseph Gallo

Joseph Gallo

Applicant's Name – Printed

Applicant's Signature

Date: August 7, 2023

COLT STATE PARK (continued)

September 26, 1913, the gates carry the inscription, "Colt Farm. Private property, Public welcome."

- * COLT DAIRY BARN (1917): Designed by architect Wallis E. Howe and built to house a Jersey herd, this fieldstone barn complex has a 1-1/2-story, gable-roofed, steel-framed central section with a 2-story, ogee-domed tower at the southwest corner and two large silos. This picturesque complex included a cow barn, a calf barn, a maternity ward, a bull pen, and a dairy, arranged around a spacious courtyard. It was originally roofed with red-glazed pantiles. After a fire in the 1930s, the cow barn was covered with red asphalt shingles. Colt's office in its octagonal trophy room, originally decorated with murals and Rodin sculptures (removed to Linden Place), is now the park office. Bronze lions guard the gate.

CONGREGATIONAL STREET (formerly Congregational Lane)

The Catholic Congregational Society, incorporated in 1819, leased lots on Congregational Lane (a narrow way extending from High Street to Wood Street) just south of its lot at the intersection of Franklin and High Streets. Small-scale houses built from the early 1800s to the late 1880s line both sides of this narrow street.

- *8 JULIA FISH COTTAGE (c. 1846): A 4-bay, end-gable-roof, Greek Revival type, moved here from an unknown location before 1851.
- *19 CLARK VAUGHN LEASEHOLD COTTAGE (c. 1819): A 1-story, 3-bay half-house, an early to mid-18th-century type, with heavy, pegged window casings and corner quoins. Benjamin West, a blockmaker, sold his interest in this lot to Clark Vaughn, housewright, for \$225 in 1819; subsequent deeds all refer to the "leasehold" estate which returned to the ownership of the First Congregational Church in 1978. In 1982 the house, again in private ownership, was restored.
- *36 WOODBURY LINDSEY COTTAGE (c. 1850): A typical, 3-bay, end-gable-roof, Greek Revival house. Between 1887 and 1912, the Bristol Home for Destitute Children owned the house.
- *38 WILLIAM HANDY HOUSE (c. 1855): A transitional Greek Revival/Bracketed, 3-bay, end-gable-roof cottage. The mass, siting, and use of corner pilasters are typically Greek Revival; the brackets on the railing and eaves, round-headed windows on the second floor, and the entrance hood are in the picturesque Italianate mode.


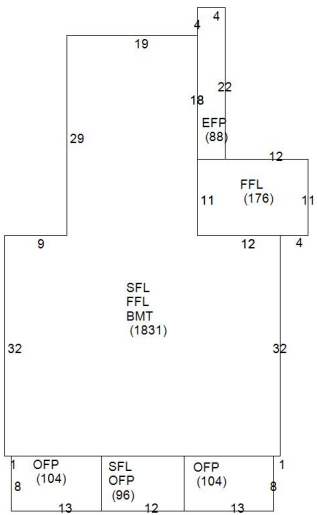
CONSTITUTION STREET

- *1 BRISTOL YACHT CLUB/BRISTOL COUNTY LODGE #1860, BENEVOLENT AND PROTECTIVE ORDER OF ELKS (1939): Norman Francis Herreshoff designed this 2-story, flat-roof, modernist structure (now altered) to replace a 45-year old yacht clubhouse swept away by the 1938 hurricane. The design, intended to be hurricane-proof, includes steel diagonal braces in the kitchen partitions, anchored to the foundation. In 1955 the Yacht Club moved to Red Crest on Poppasquash.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 282 HIGH ST ACRES: 0.268 PARCEL ID: 18 35 LAND USE CODE: 03 CONDO COMPLEX: OWNER: GALLO PROPERTIES, LLC CO - OWNER: MAILING ADDRESS: 282 HIGH ST ZONING: R-6 PATRIOT ACCOUNT #: 1242	BUILDING STYLE: 2 Family UNITS: 76 YEAR BUILT: 1880 FRAME: EXTERIOR WALL COVER: Aluminum ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/8/2021 BOOK & PAGE: 2095-318 SALE PRICE: 0 SALE DESCRIPTION: SELLER: GALLO, JOSEPH	INTERIOR WALL: FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 424 # OF BEDROOMS: 212 # OF FULL BATHS: 5 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 5 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 13951 FINISHED BUILDING AREA: 8577 BASEMENT AREA: 1831 # OF PRINCIPAL BUILDINGS: 4	
ASSESSED VALUES	
LAND: \$159,400 YARD: \$0 BUILDING: \$858,000 TOTAL: \$1,017,400	
SKETCH	PHOTO
	



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Decorative mounding to be determined



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 282 High Street

2. Plat # 18 Lot # 35

3. a. Applicant: Joseph Gallo

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

Mailing Address:

Phone: 4015567417

Email: jtg114c@aol.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: TBA

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Replacement of 40 ft of wood gutter along front porch of property with alternate material - possibly fiberglass, preferably aluminum to match rest of house.

7. Included with the application (check those applicable)

Joseph Gallo

Joseph Gallo

Applicant's Name – Printed


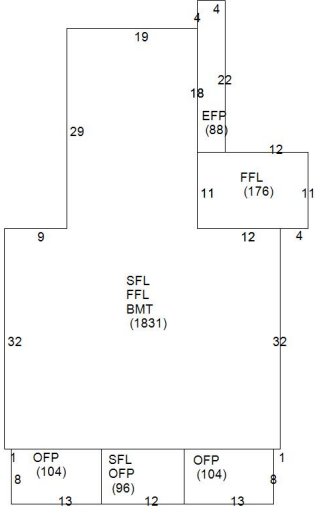
Applicant's Signature

Date: July 21, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 282 HIGH ST ACRES: 0.268 PARCEL ID: 18 35 LAND USE CODE: 03 CONDO COMPLEX: OWNER: GALLO PROPERTIES, LLC CO - OWNER: MAILING ADDRESS: 282 HIGH ST ZONING: R-6 PATRIOT ACCOUNT #: 1242	BUILDING STYLE: 2 Family UNITS: 76 YEAR BUILT: 1880 FRAME: EXTERIOR WALL COVER: Aluminum ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/8/2021 BOOK & PAGE: 2095-318 SALE PRICE: 0 SALE DESCRIPTION: SELLER: GALLO, JOSEPH	INTERIOR WALL: FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 424 # OF BEDROOMS: 212 # OF FULL BATHS: 5 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 5 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 13951 FINISHED BUILDING AREA: 8577 BASEMENT AREA: 1831 # OF PRINCIPAL BUILDINGS: 4	
ASSESSED VALUES	
LAND: \$159,400 YARD: \$0 BUILDING: \$858,000 TOTAL: \$1,017,400	
SKETCH	PHOTO
	



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patmack17@gmail.com



BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 221 Hope Street, Bristol, RI 02809

2. Plat # 11 Lot # 15 Contributing Non-Contributing

3. a. Applicant: Edgewater Condominium Association

Mailing Address: c/o Pat Mack, 221 Hope St., Unit #12, Bristol, RI 02809

Phone: Day 603-707-0842 Evening Same

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: F.T. Construction Co., Inc.

Address: 55 Woodlawn Ave., Bristol, RI 02809

Phone: Day 401-297-4862 Evening _____

5. Work Category:
- Replacing in-kind* authorization required
 - New Structure(s)
 - Addition to Structure(s)
 - Modify Remodeling of Structure
 - Partial Demolition of Structure(s)
 - Total Demolition of Structure(s)
 - Sign(s) / Landscaping Features

NOTE: Vinyl clad wood windows approved on October 3, 2019

6. Description of proposed work: Replace windows on East side of 1971 Addition.

Replace 7 Anderson (3 pane windows) with 7 Anderson (3 pane vinyl clad wood windows) Window A

Replace 6 Anderson (5 pane windows) with 6 Anderson (5 pane vinyl clad wood windows) Window B

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

(Continued): _____

Check here if

continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

- _____ Overall view of property from street(s) _____ Overall views of building
- _____ Existing details to be altered by work
- Other (Identify) _____ East side of building

Drawings: Maximum size accepted: 11" x 17"

- _____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)
- _____ Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

Other (Identify) _____ Window information

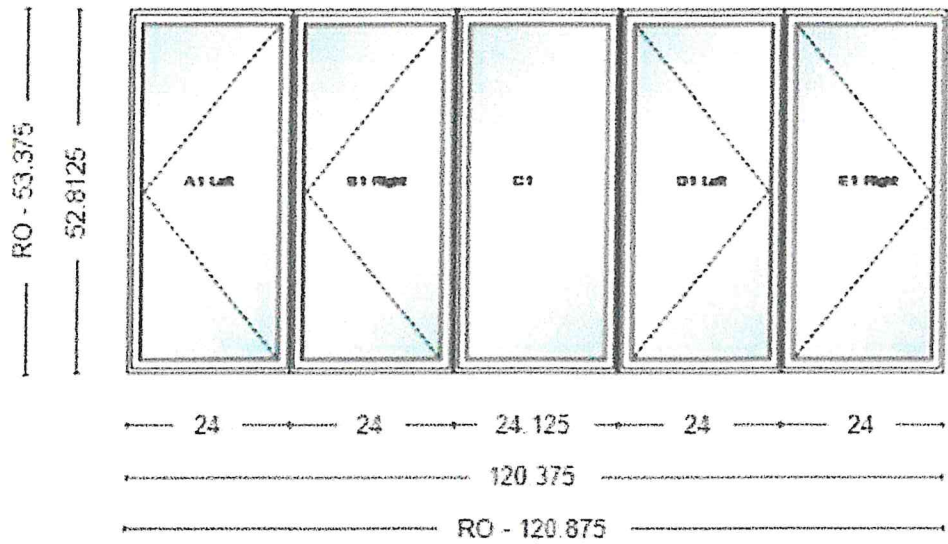
Patricia Mack for Edgewater Condo Assoc. *Pat M Mack for*
 Applicant's Name – Printed Applicant's Signature
 Date: 8/10/2023 *Edgewater Condo Assoc.*

Contact Person if other than Applicant:

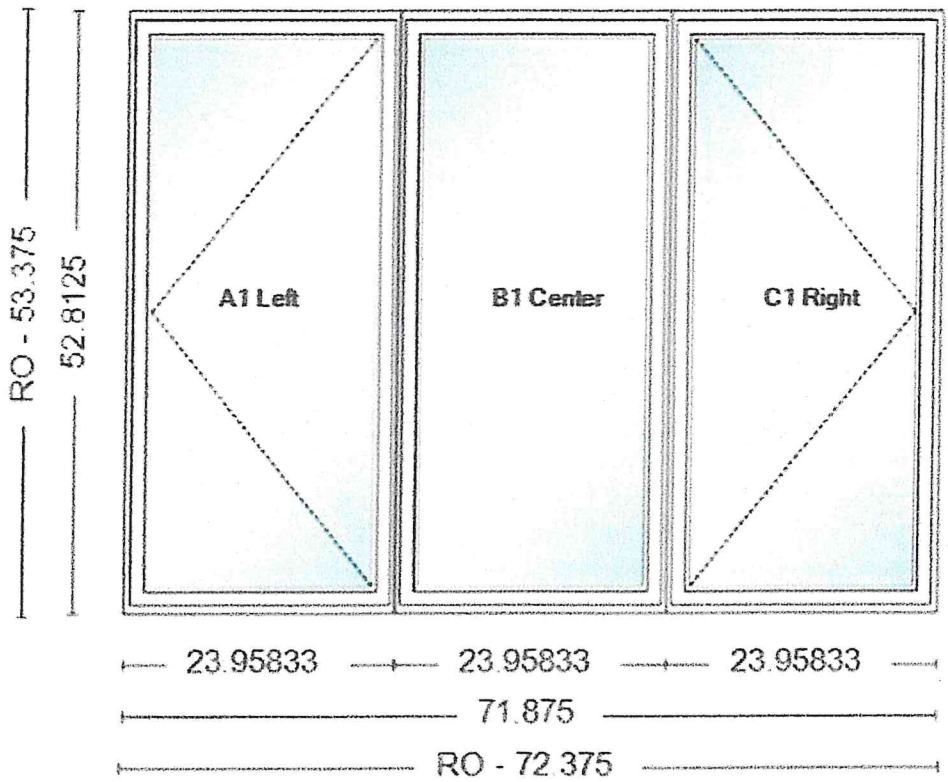
Name (Printed): Pat Mack

Phone: Day 603-707-0842 Evening Same

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).



Window B



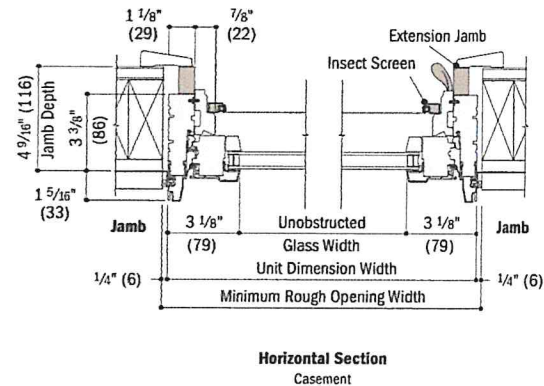
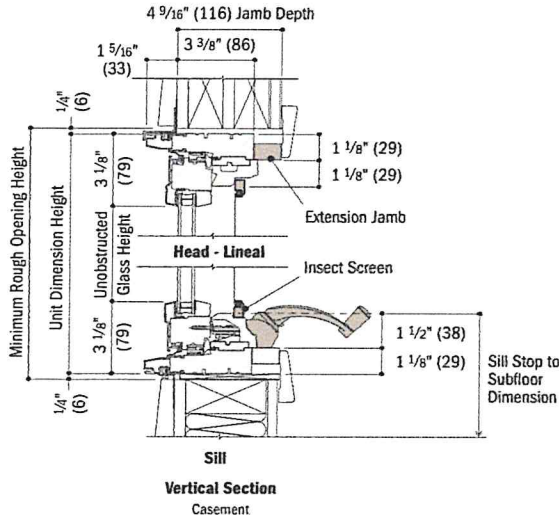
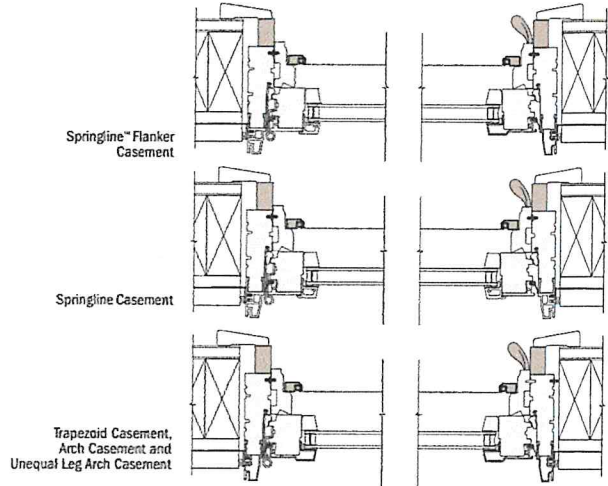
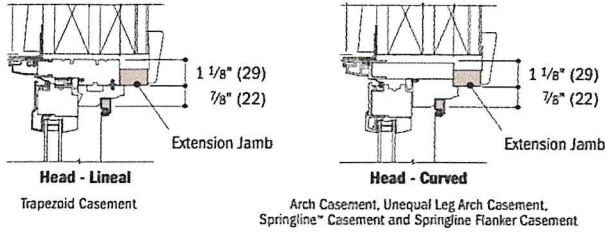
Window A

400 & A-SERIES COMPLEMENTARY CASEMENT WINDOWS



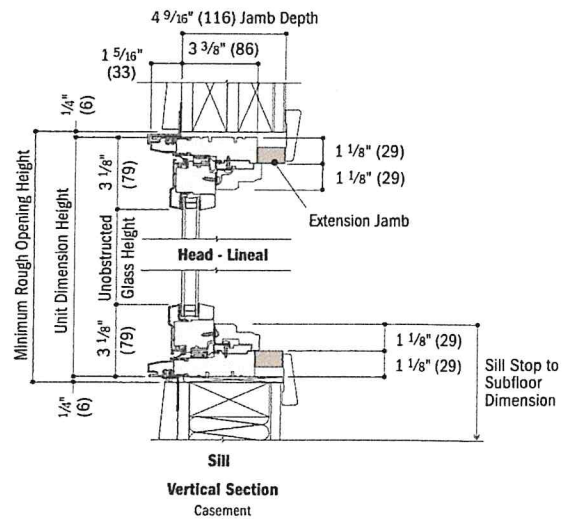
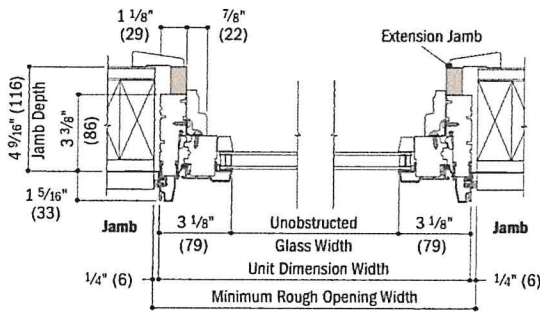
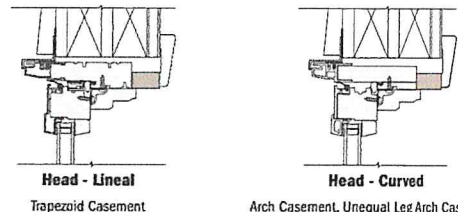
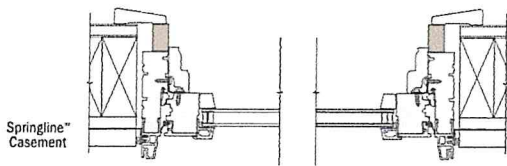
Clad Complementary Casement Window Details – Venting

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Clad Complementary Casement Window Details – Stationary

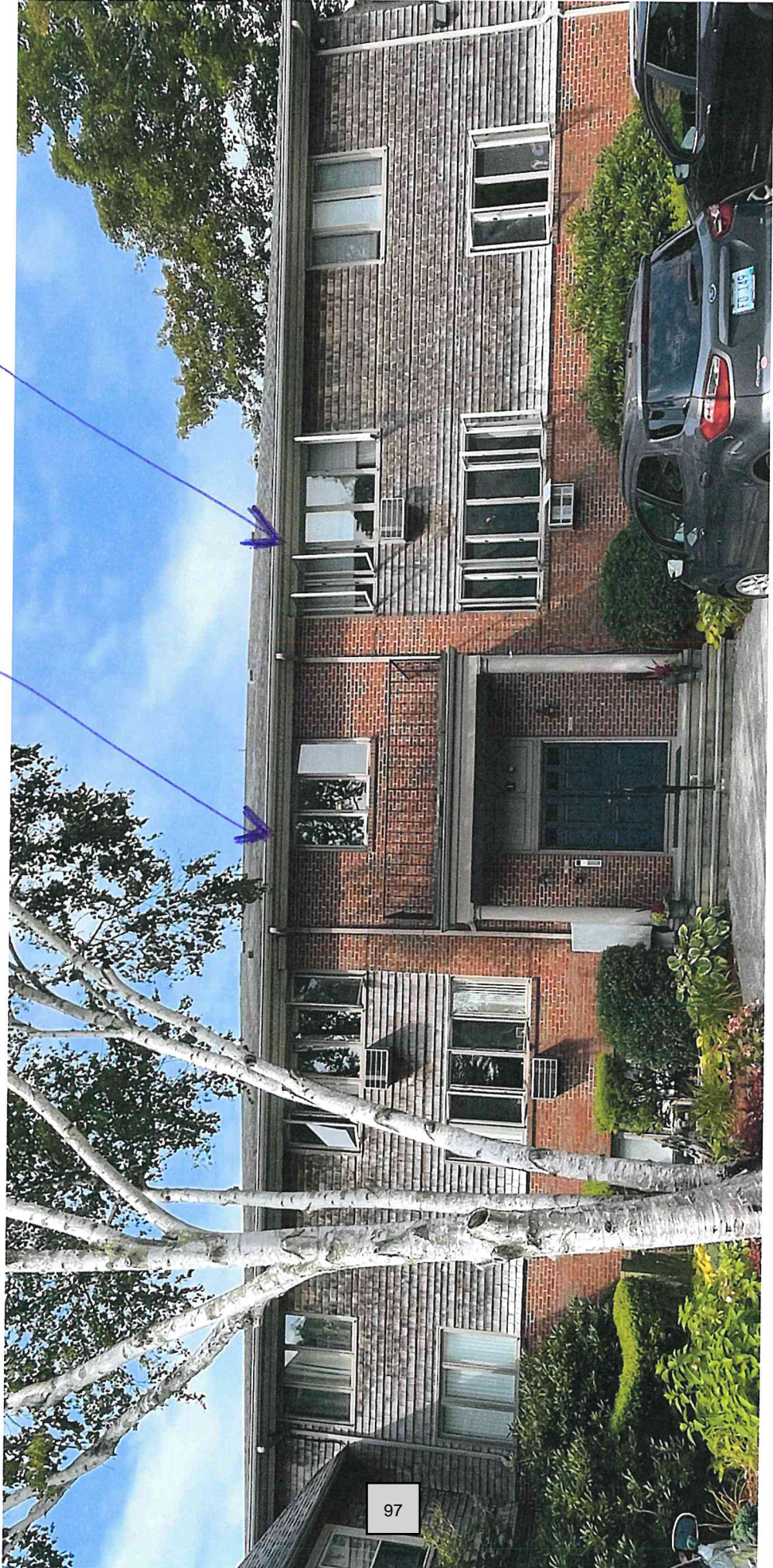
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) overall jamb depth and 3 3/8" (86) base jamb depth measurements are from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.

(7) Window A
3 pane

(6) Window B
5 pane



Note: same window configuration for lower level hidden by cars + shrubs



CAI Property Card

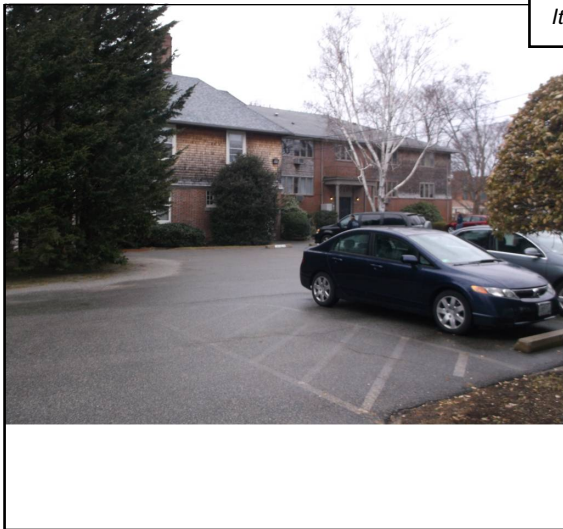
Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 221 HOPE ST ACRES: 0 PARCEL ID: 11 15 012 LAND USE CODE: 23 CONDO COMPLEX: OWNER: MACK, JOHN C & PATRICIA M TRUSTEES CO - OWNER: JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRUST MAILING ADDRESS: 97 PEARL ST ZONING: R-6 PATRIOT ACCOUNT #: 631	BUILDING STYLE: Rnch Condo UNITS: 1 YEAR BUILT: 2001 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Hip ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 12/20/2019 BOOK & PAGE: 2013-152 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MACK, JOHN C.	INTERIOR WALL: Drywall FLOOR COVER: Carpet HEAT TYPE: BB Electric FUEL TYPE: Electric PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1015 FINISHED BUILDING AREA: 1015 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$294,700 TOTAL: \$294,700	
SKETCH	PHOTO
Unsketched Subareas: FFL (1015)	



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BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 21 Bradford Street

2. Plat # 9 Lot # 22 Contributing Non-Contributing

3. a. Applicant: Elvio Sciacca

Mailing Address: 139 Scituate Ave., Johnston, RI

Phone: 508-958-9231 Email: _____

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

Mailing Address: _____

Phone: _____ Email: _____

4. a. Architect/Draftsman: Cordelia Dawson

Address: 51 Greylock Road Bristol, RI

Phone: 617-836-7060 Email: cordy.dawson@gmail.com

b. Contractor: _____

Address: _____

Phone: _____ Email: _____

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

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

Addition to Structure(s) Total Demolition of Structure(s)

Remodeling of Structure Sign(s) / Landscaping Features

6. Description of proposed work: _____

Expand approved dormer addition 3'-8" to the north (rear of property) beyond what was

approved per application #21-072.

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

(Continued): _____

Check here if continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

_____ Overall view of property from street(s) _____ Overall views of building

_____ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

_____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

Applicant's Name – Printed

Applicant's Signature

Date: _____

Contact Person if other than Applicant:

Name (Printed): _____

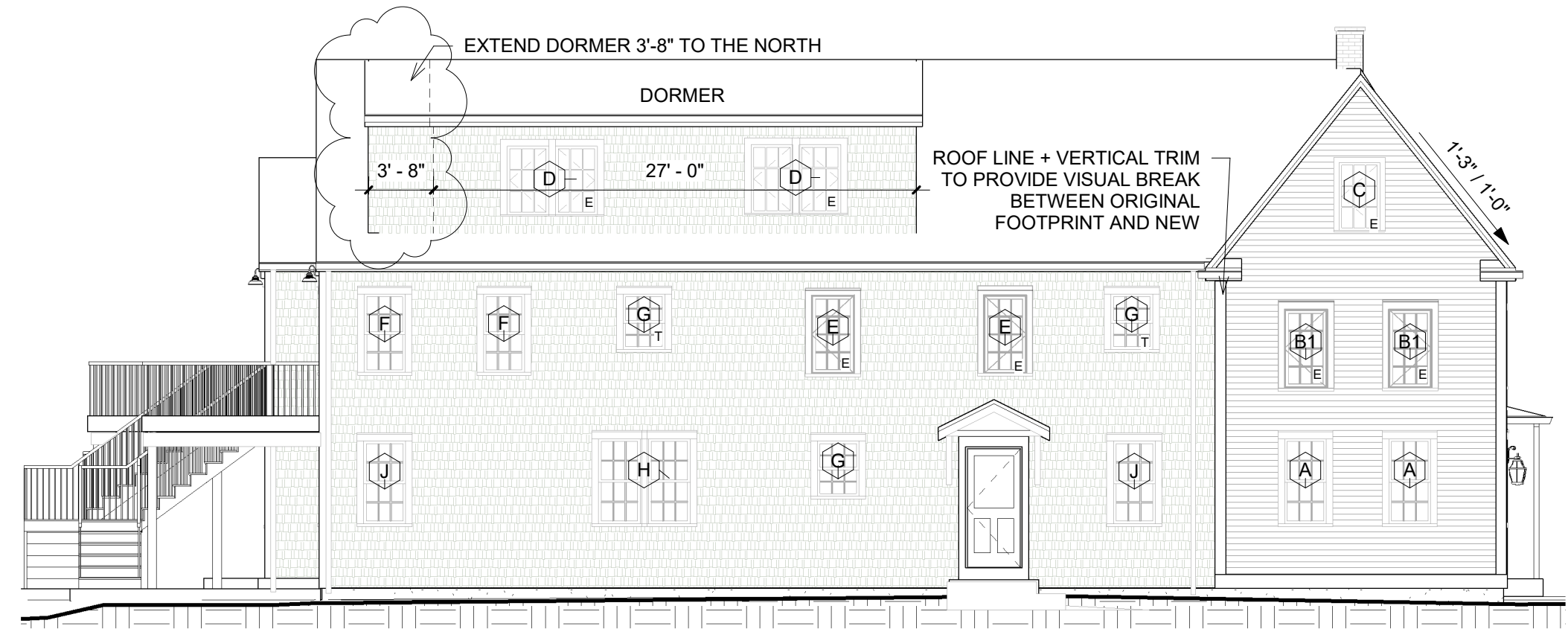
Phone: _____ Email: _____

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

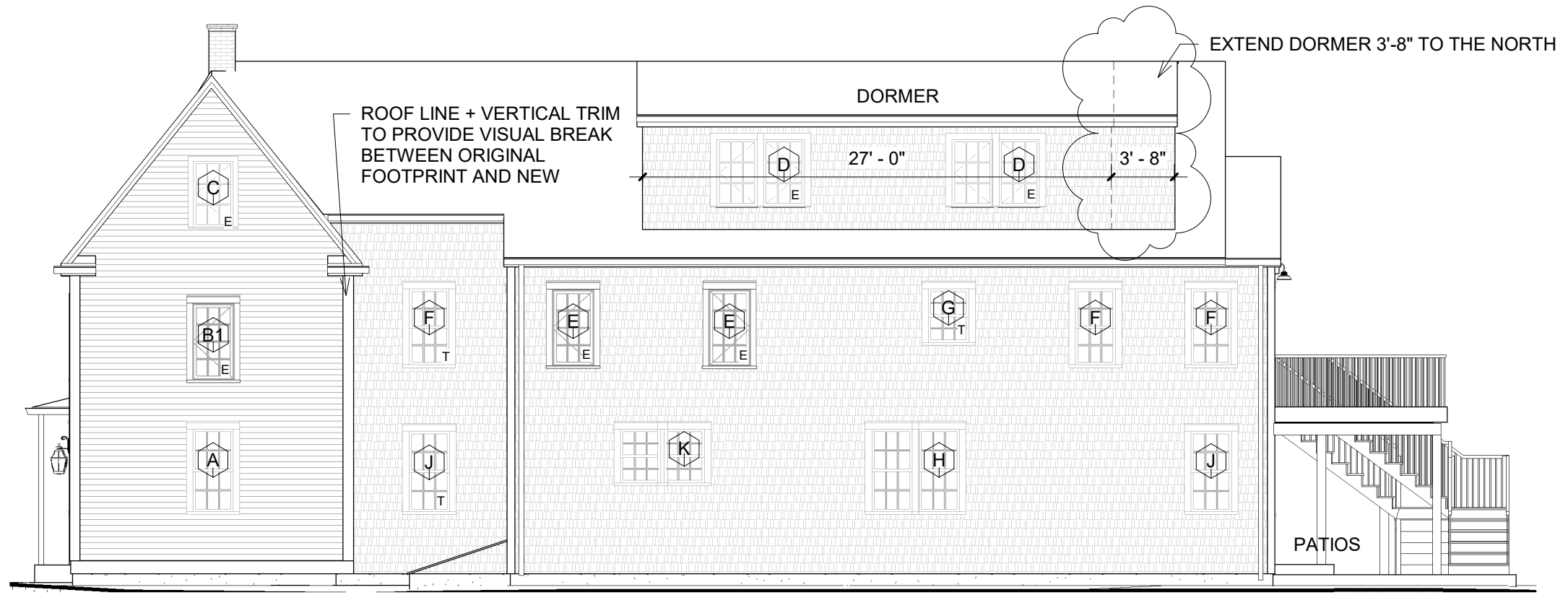
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

3 ATTACHED TOWNHOUSE CONDOMINIUMS

RENO/ ADDITION
21 Bradford Street
Bristol, RI 02809



② NEW WEST ELEVATION REV.
1/8" = 1'-0"



① NEW EAST ELEVATION REV.
1/8" = 1'-0"

PERMIT DOCUMENTS

Proj. No.: R31920
Date: 8/17/23
Drawn by: CD
Checked by: -
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

HDC -1



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 21 BRADFORD ST ACRES: 0.1274 PARCEL ID: 9 22 LAND USE CODE: 02 CONDO COMPLEX: OWNER: LEDGEHILL PROPERTIES, LLC CO - OWNER: MAILING ADDRESS: 139 SCITUATE AVE ZONING: W PATRIOT ACCOUNT #: 325	BUILDING STYLE: 3 Family UNITS: 1 YEAR BUILT: 1754 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 11 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 11 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1523 1356"></td>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5131 FINISHED BUILDING AREA: 2872 BASEMENT AREA: 1196 # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
LAND: \$213,000 YARD: \$0 BUILDING: \$255,400 TOTAL: \$468,400		
SKETCH	PHOTO	



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BRADFORD STREET (formerly Broad Street)

- *1 J. HOWARD MANCHESTER'S STORE/BRISTOL PHOENIX BUILDING (c. 1854, 1894, 1940s, 1970s): Nathaniel Reynolds constructed the first house on this site, c. 1680. About 1854 his house was demolished and J. Howard Manchester built this 2-1/2-story, end-gable-roof, Greek Revival store. Manchester was a contractor and did tin roofing, plumbing, and general job work; in 1879 he advertised as a dealer in parlor, office and cooking stoves. Today, the building houses the Bristol *Phoenix*, established in 1835 and originally located on the upper floor of the Old Bank of Bristol on DeWolf's Wharf. The *Phoenix* has occupied this building intermittently since 1894 and continuously since 1928; major renovations were completed in the 1940s and 1970s.
- *10-14 EPHRAIM GIFFORD HOUSE (c. 1853): In his will of 1853, Ephraim Gifford, a wealthy merchant and owner of nearby Gifford's Wharf, divided this 1-1/2-story, Greek Revival double house between his daughters Hannah G. Swan and Angenet Baker. The house remained in the same family through much of the 19th century, and by 1910 the west half had been altered for commercial use. Small double houses of this type were built throughout the 19th century; the turn-of-the-century storefront documents the evolution of the waterfront area from a residential neighborhood to a commercial zone.
- *21 SAMUEL ROYAL PAINE HOUSE (before 1775, c. 1862, c. 1900): Samuel Royal Paine inherited this lot from his grandmother, Priscilla Reynolds Paine, the daughter of Nathaniel Reynolds. In 1781 he sold the property with its 2-story, 5-bay, colonial house, originally 1-room deep in plan, to Samuel Wardwell. Wardwell (1755-1819) was part-owner of privateers *Abigail*, *Hero*, and *George* in 1778. By 1792 he established a distillery on Thames Street with Shearjashub Bourn. From 1798 to 1815, Wardwell operated a sawmill, gristmill and textile mill near Rome, New York; he sold this property in 1814. In 1815 Wardwell sold his New York enterprises and returned to Bristol; in May 1816 he repurchased his house. After his death, the building was used as a store. In 1843 William H.S. Bayley, publisher of the Bristol *Phoenix*, bought the property; Bayley used the lower west-side rooms for an office. His widow, Rachel, enlarged the house after 1862, adding a large 2-story ell on the northwest. Further additions were made in the early 20th century.
- *31 LINDSEY-GLADDING HOUSE (c. 1799, 1866): In 1798 William Lindsey, housewright, bought this lot from the Reynolds family. Lindsey probably built this 2-1/2-story, 5-bay Federal house with a center chimney; it has a fine, pedimented Ionic entrance with a semi-circular fanlight, stop-fluted pilasters, rope molding, and roses in the capitals. In 1801 Lindsey sold this house to Captain Nathaniel Gladding, owner and captain of several coastal traders. By 1846 Messadore C. Bennett, superintendent of the nearby Namquit Mills, bought the property. The Richmond Manufacturing Company acquired the house in 1866 and added the 2-story, gable-roof ell on the northwest. The 1-story, flat-roof addition on the northeast was made in the 20th century.
- *36 WILLIAM LINDSEY HOUSE (1795): In March 1774 Margaret Swan sold this land to William Lindsey, a merchant and housewright. Parson Wight recorded that William and Catherine Lindsey built a house here in 1795. By 1800 George Munro, who married the Lindseys' daughter



BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 9 Constitution Street

2. Plat # 010 Lot # 0056 Contributing _____ Non-Contributing _____

3. a. Applicant: John P. Hartley

Mailing Address: 9 Constitution Street

Phone: Day N/A Evening (401) 474-3636

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: N/A

Address: Pella (Bret Milat)

Phone: Day _____ Evening _____

b. Contractor: Pella (Bret Milat)

Address: 20 Commercial Way, Seekonk, MA

Phone: Day (401) 575-0044 Evening _____

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

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Replacing two rotted windows
Both on south-facing side of house

2023 AUG 11 AM 11:01
TOWN OF BRISTOL
COMMUNITY DEV.

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

(Continued): _____

_____ Check here if

continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

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

Exterior Elevations Details

OTHER: Renderings Catalogue Cuts Specifications

Other (Identify) _____

JOHN P. HARTLEY
Applicant's Name - Printed

John P. Hartley
Applicant's Signature

Date: August 11, 2023

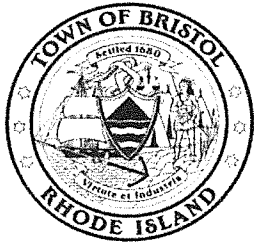
Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

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

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



235 High Street
Bristol, RI 02809
401-253-7000, Ext. 153

APPLICATION FEE SCHEDULE

Repairs, replacements in-kind, restoration of missing or altered features based on historical, documentary, pictorial, or physical evidence.....15.00

Minor Alterations such as awnings, fencing, and gates; mechanical and electrical equipment, shutters, and blinds, signs, site improvements, storm/screen windows and doors, etc.....30.00

Major Alterations such as additions, replacements not in kind; changes to wall materials and surfaces, window and door openings, ornamentation, roof forms or elements, porches, stairs and entryways, grade levels and foundations, storefronts, fire escapes, barrier-free access improvements and public amenities60.00

New construction, demolition including movement of structure.....120.00

Projects valued over 1 million dollars.....500.00

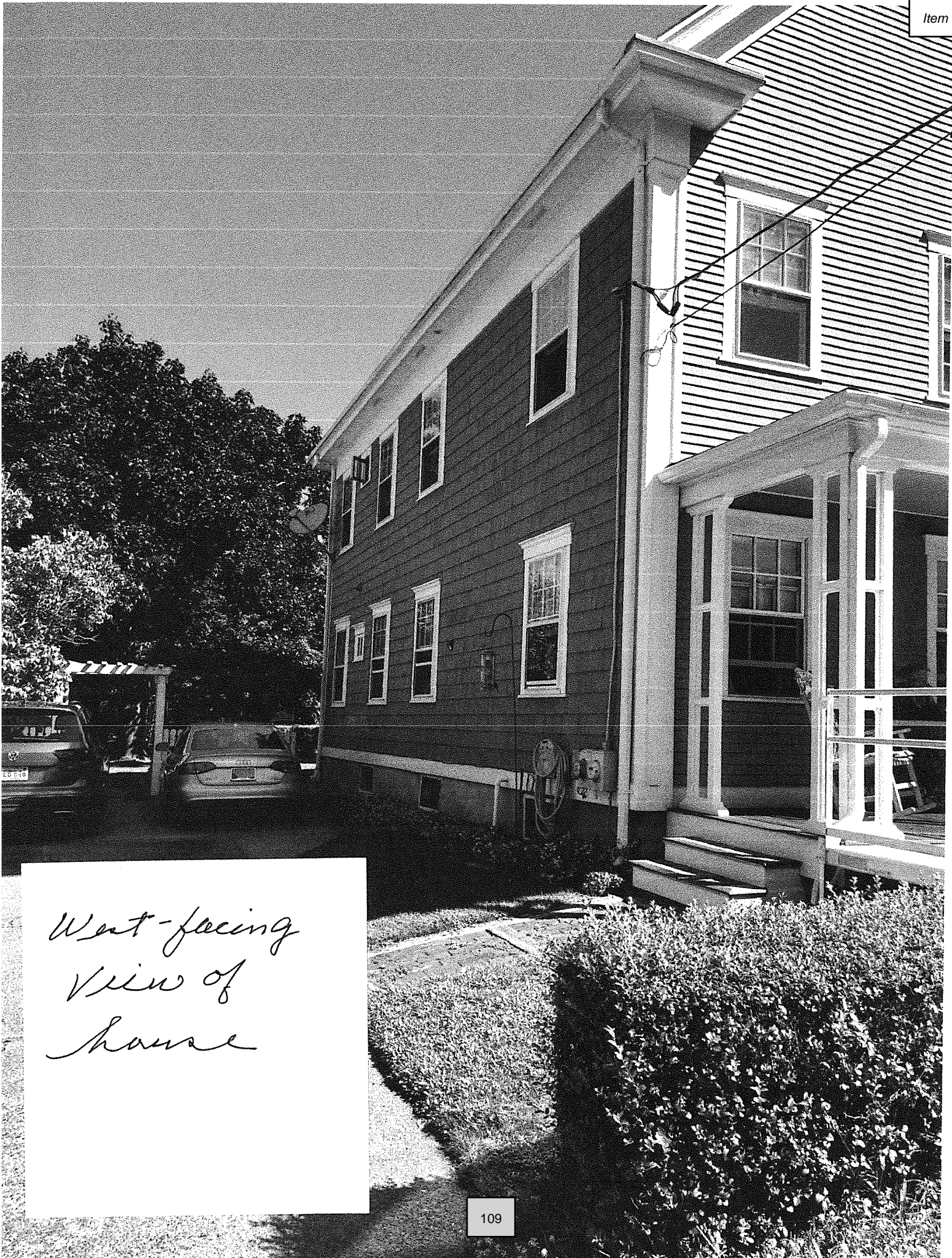
Project details for continued review of applications for the same address if submitted within 6 months of original decision.....0.00

Additional fee for working without a Certificate of Appropriateness...100.00




*South-facing
View of
home*

** Windows
to be
replaced*

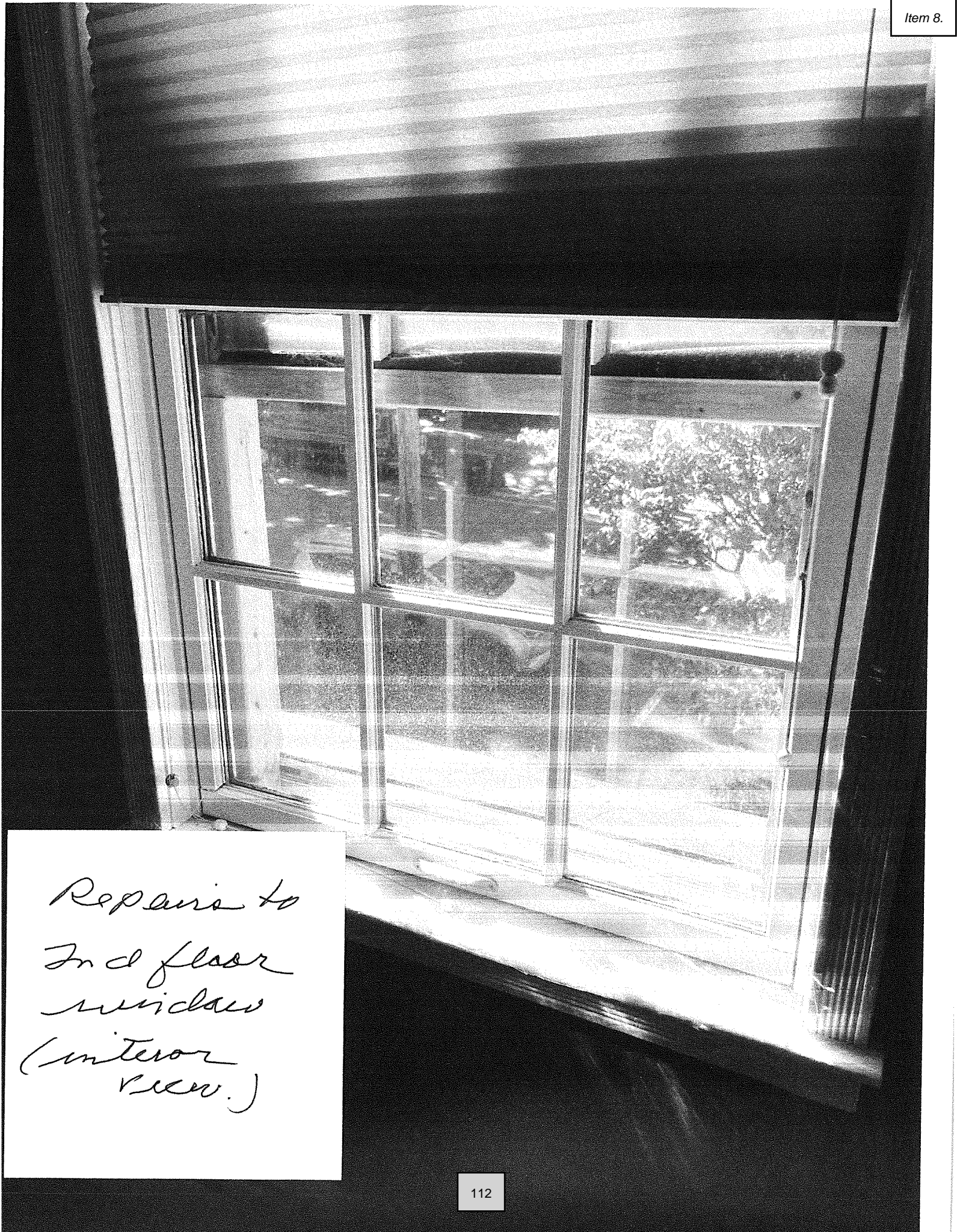


*West-facing
view of
house*



3rd floor
window
showing
damage

2nd Floor
window
showing
damage



Repairs to
2nd floor
windows
(interior
view.)

Contract - Detailed

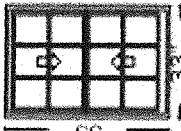


Sales Rep Name: Milot, Bret
Sales Rep Phone: 508-336-6766
Sales Rep Fax:
Sales Rep E-Mail: bmilot@gopella.com

Phone:
Fax:

Customer Information	Project/Delivery Address	Order Information
John Hartley 9 Constitution St Bristol, RI 02809-1826 Primary Phone: (401) 4743636 Mobile Phone: Fax Number: E-Mail: jphartley1954@gmail.com Contact Name: Great Plains #: 1007303027 Customer Number: 1011050939 Customer Account: 1007303027	Hartley Residence 9 Constitution St Lot # Bristol, RI 02809-1826 County: Owner Name: John Hartley Owner Phone: (401) 4743636	Quote Name: 7-12-23 PRT New Construction Order Number: 182 Quote Number: 17062571 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: RI Cust Delivery Date: None Quoted Date: 7/12/2023 Contracted Date: Booked Date: Customer PO #:

Line #	Location	Attributes	Item Price	Qty	Ext'd Price
10	A	Pella® Reserve, Traditional, Double Hung, 33 X 53, White 1: Traditional, 3353 Double Hung, Equal Frame Size: 33 X 53 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Seacoast EnduraClad, White Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Half Screen, Seacoast EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 29.625, Clear Opening Height 22.062, Clear Opening Area 4.538797, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Ogee, Ogee Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 172".	\$1,600.70	2	\$3,201.40



Viewed From Exterior

Rough Opening: 33 - 3/4" X 53 - 3/4"

BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION GUIDELINES FOR REVIEW OF PROPOSED WORK

STATEMENT OF PURPOSE: The Historic District Commission was established by the Town of Bristol to carry out the Regulation of the Historic District and Individually Listed Structures outside of the District. The ordinance was enacted in order to:

1. Safeguard the heritage of Bristol by preserving historic district(s) and designated structures of historic and/or architectural value in the Town of Bristol which reflect elements of Bristol’s cultural, social, economic, political, and architectural history
2. Stabilize and improve property values in established historic districts and designated structures of historic and architectural value
3. Maintain and foster civic beauty of Bristol
4. Strengthen the economy of Bristol
5. Promote the use of historic districts and other designated structures for the education, pleasure, and welfare of the citizens of Bristol

GUIDELINES: The Historic District Commission has established the following guidelines and procedures in order to develop standards within the Historic District and Designated Structures and to promote better understanding of the Commission’s deliberations. The Commission encourages prospective applicants to contact the Staff Assistant at 253-7000 x153 to review any questions or uncertainties they might have about criteria used by the Commission in reviewing the applications.

WHO MUST APPLY: Any person, individual, organization, firm, or corporation proposing to erect a structure within a historic district, or to alter, repair, move, or demolish an existing structure or lot within a historic district or individually listed structure or lot in any manner affecting its exterior appearance.

APPLICATION REQUIREMENTS: The Historic District Commission meets on the first Thursday of each month at 7:00 PM in the Bristol Town Hall (on legal holidays, the meeting will be held on the second Thursday of the month.) Applications to be reviewed at a particular monthly meeting must be completed and received by noon the Tuesday two weeks prior to that meeting. You may call the Staff Assistant for the Bristol Historic District Commission at 253-7000 Extension 153 to obtain a particular deadline date. The application deadline for each meeting is also posted on the Town of Bristol website (www.bristolri.us).

A COMPLETE APPLICATION CONSISTS OF THE FOLLOWING:

- A completed **BHDC Application for Review** form **signed and dated** by the applicant, describing all existing conditions and proposed changes, (please be as specific as possible, noting directions).
- Photographs:** showing elements to be worked on, specific details to be replicated. Although the BHDC staff does photograph the property, it is helpful for the applicant to take pictures of specific points of work on the building/property.
- Drawings or marked Xeroxes of photographs illustrating the location(s) and design(s) of proposed awning(s), sign(s), and fence(s). Drawings must note materials, dimensions, lettering (if any), and all colors proposed.
- Scaled** plans, elevations and section drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show:
 - proposed changes
 - dimensions
 - materials in relationship to major architectural features: e.g. a new door should be shown in context with the entire elevation
 - site plan
 - for barrier free access: sections: for major changes in grade, show relationship to the building and other site elements
- A **site plan**, preferably scaled, **illustrating the proposed changes** in context with the building, other existing site elements, and the property lines. Indicate north arrow.
- Manufacturer’s product sheet** of proposed elements including but not limited to fences, awnings, railings, fire escapes, mechanical/electrical equipment, signs, windows, and doors.
- For structural demolitions, a written report from an engineer licensed in Rhode Island, and/or from the Building Inspector of the Town of Bristol as to the structural soundness of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified. A description of the proposed replacement (if any) for the structure, including schematic plan elevation drawings.
- List of work to be done:** in some cases, this list is helpful in supplementing the other information. Past applicants have submitted a detailed item by item list stating proposed changes and specifications of materials to be used.

******Maximum drawing size is 11”x17”. Drawings larger than 11”x17” will NOT be accepted.******

APPLICATIONS LACKING THE NECESSARY DETAILS AS DESCRIBED ABOVE, WILL BE RETURNED TO THE APPLICANT FOR COMPLETION. The filing date of the completed application, as listed above is the Date of Application.

PRESENTATION TO THE COMMISSION: Applicants submitting completed forms and dated by the time defined herein, will be placed on the Agenda of the Historic District Commission in the next available time slot and listed in the “Bristol Phoenix” the week before and on the day of the meeting. Applicants are expected to be available to present the project and to answer questions posed by the Commission members. The Applicant may have an architect, contractor, or other advisor assist with the presentation and questions. **NOTE:** All meetings of the Bristol Historic District Commission are open to the general public and subject to the Rhode Island Laws on Open Meetings,

DEADLINES: The failure of the Commission to act within 45 days from the date that a proper and complete Application is filed with it shall be deemed to constitute approval unless an extension is mutually agreed upon by the Applicant and the Commission. In the event, however, that the Commission shall make a **FINDING** that circumstances of a particular application requires further study and information that can be obtained within the aforesaid period of 45 days, then and in said event, the Commission shall have a period of up to 90 days within which to act upon such application.

APPROVALS: The Historic District Commission can take no action that changes, alters or subverts any Zoning, Planning, Wetlands, Coastal Resources, or other Legal Regulations that affect a particular property.

APPEALS: Appeals from any decision made by the Commission are made to the Bristol Zoning Board of Review according to their regulations.

NOTICE TO ALL APPLICANTS

THE PUBLISHED DEADLINES FOR BOARD MEETINGS APPLY TO **COMPLETED** APPLICATIONS.

AN APPLICATION IS NOT CONSIDERED TO BE COMPLETE WITHOUT ALL REQUIRED

DOCUMENTATION **AND PAYMENT OF APPLICATION FEE** AS OUTLINED IN THE ACCOMPANYING "**APPLICATION GUIDELINES FOR REVIEW OF PROPOSED WORK**".

BE SURE TO REVIEW THIS DOCUMENT CAREFULLY AND SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE DEADLINE IN ORDER TO AVOID HAVING YOUR HEARING DELAYED.

ONCE A **COMPLETE** APPLICATION IS RECEIVED, YOU WILL BE PLACED IN THE **NEXT AVAILABLE TIME SLOT. THIS MAY NOT BE AT THE NEXT SCHEDULED MEETING, IF THAT AGENDA IS ALREADY FULL.**

IF YOU HAVE QUESTIONS, CONTACT OUR OFFICE

AT 401-253-7000 EXT. 153



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 9 CONSTITUTION ST ACRES: 0.1655 PARCEL ID: 10 56 LAND USE CODE: 02 CONDO COMPLEX: OWNER: HARTLEY, JOHN P. ET UX CO - OWNER: PAULA ARSENAULT HARTLEY MAILING ADDRESS: 9 CONSTITUTION STREET ZONING: W PATRIOT ACCOUNT #: 575	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1870 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 5/5/1993 BOOK & PAGE: 473-113 SALE PRICE: 0 SALE DESCRIPTION: SELLER: HARTLEY, JOHN P. ET AL JT	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 5 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3684 FINISHED BUILDING AREA: 2131 BASEMENT AREA: 888 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$236,300 YARD: \$0 BUILDING: \$284,200 TOTAL: \$520,500	
SKETCH	PHOTO



www.cai-tech.com

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Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 61 Constitution Street

2. Plat # 14 Lot # 95

3. a. Applicant: Tracy Carroll

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

Mailing Address:

Phone: 4012976440

Email: michaelandtracyc@gmail.com

4. a. Architect/Draftsman:

Phone: 4014973787

Email: maccadd@aol.com

b. Contractor: Jacob R Apple

Phone: 4012000696

Email: jacobapple795@gmail.com

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Remove existing mudroom in rear of home & replace with 11' 6" x 20' 6" mudroom/Sitting room

7. Included with the application (check those applicable)

Tracy Carroll

Jacob R Apple

Applicant's Name – Printed

Applicant's Signature

Date: August 10, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 61 CONSTITUTION ST ACRES: 0.1722 PARCEL ID: 14 96 LAND USE CODE: 02 CONDO COMPLEX: OWNER: CARROLL, MARY T. CO - OWNER: MAILING ADDRESS: 61 CONSTITUTION ST ZONING: R-6 PATRIOT ACCOUNT #: 891	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/22/2002 BOOK & PAGE: 876-81 SALE PRICE: 0 SALE DESCRIPTION: SELLER: CONFIRMATROY TRUSTEE DEED	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 13 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5002 FINISHED BUILDING AREA: 3004 BASEMENT AREA: 1232 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$245,800 YARD: \$0 BUILDING: \$307,100 TOTAL: \$552,900	
SKETCH	PHOTO

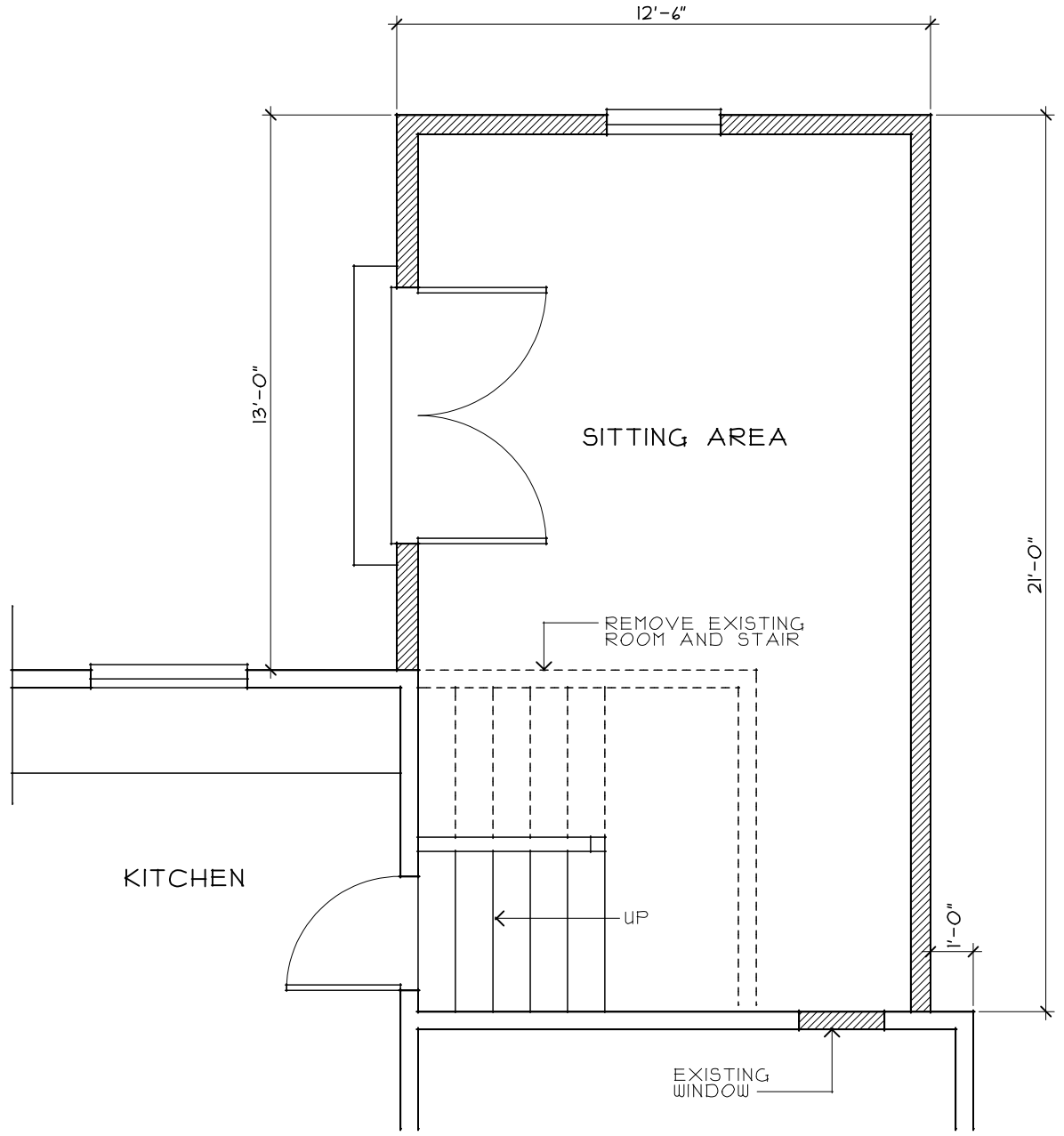


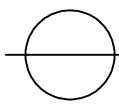
www.cai-tech.com

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




1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CARROLL RESIDENCE
 61 CONSTITUTION ST.
 BRISTOL, RI 02809
 PROPOSED: _____ DATE: _____
 SITE PLAN 8/1/2023

A1



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

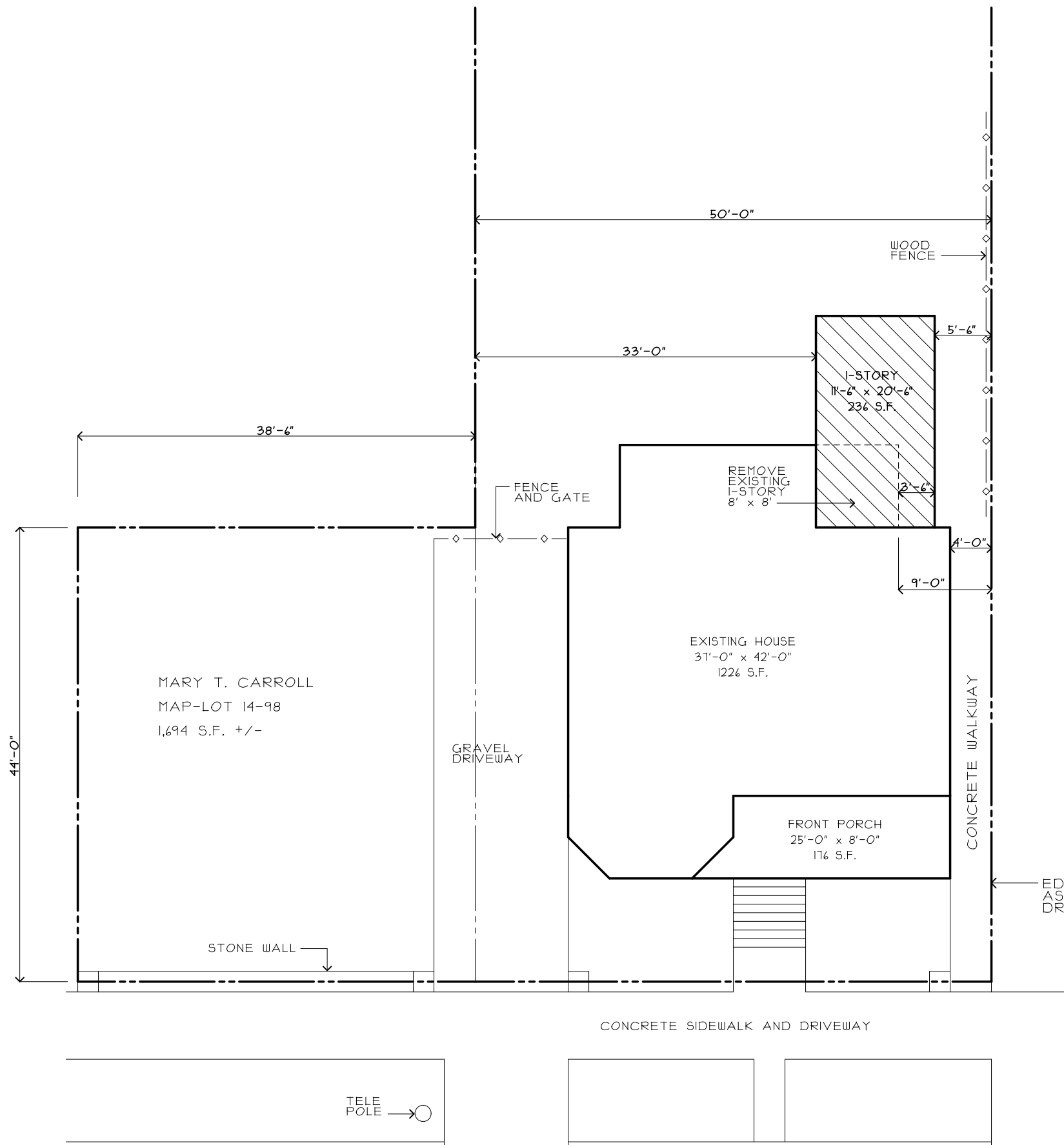
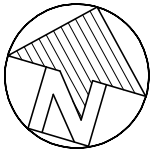


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

CARROLL RESIDENCE
 61 CONSTITUTION ST.
 BRISTOL, RI 02809

PROPOSED: _____ DATE: _____
 SITE PLAN 8/1/2023

A2



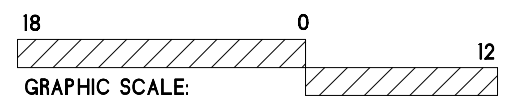
CARROLL RESIDENCE
 61 CONSTITUTION STREET
 BRISTOL, RI 02809

MAP-LOT: 14-96
 SIZE: 1,500 S.F.
 ZONING: R-6
 SPECIAL: HISTORIC DISTRICT

FRONT: AVERAGE
 REAR: 20'
 SIDE: 10'

MAX. COVER: 30%

ALL MEASUREMENTS SHOWN WERE MEASURED IN FIELD USING REASONABLE ASSUMPTIONS FOR PROPERTY LINE USING ESTABLISHED FENCES, PLANTINGS, AND CURRENT LAND USEAGE.
THIS IS NOT A PROFESSIONAL SURVEY.



CONSTITUTION ST.

SITE PLAN - PROPOSED
 SCALE: 1" = 12'

CARROLL RESIDENCE
 61 CONSTITUTION ST.
 BRISTOL, RI 02809

PROPOSED: _____ DATE: _____
 SITE PLAN 8/1/2023

S1













Bristol RI, Historic District

To whom it may concern,

Mary T. Carroll of 61 Constitution street has approved all drawings and plans for a proposed addition on the rear of her home. The addition will measure 12' 6" x 21' with a Shed Style roof. One set of French Doors with a Transom above will be installed @ west side of addition. Window on plans will not be installed.

I hereby give full consent to Jacob R Apple and the Historic District to proceed with steps towards approval.

Mary T. Carroll Mary T. Carroll Jacob R Apple (Contractor) Jacob R Apple

Quote Form



ARNOLD LUMBER - WEST KINGSTON
251 FAIRGROUNDS ROAD PO BOX 217
WEST KINGSTON RI 02892
401-783-2266



Project Information (ID #7422202 Revision #11165794)

[Hide](#)

Project Name: JACOB APPLE
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 8/17/2023
Submitted Date:
PO#: QQ000

Sales Rep Name: Mark Pouliot
Salesperson:

Delivery Information

[Hide](#)

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

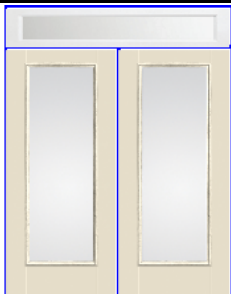
Unit Detail

[Hide All Configuration Options](#)

Item: 0003: Shop Built Patio LF 72" x 80" S118-LE 60TSL 4 9/16" FrameSaver

Location:

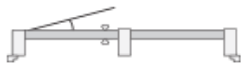
Quantity: 1



Smooth Star 72"x80" Double Wide w Transom

2,519.27

Configuration Options [Hide](#)



EXTERIOR
LF Left-Hand
Inswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Hinged Patio Doors
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Double Wide w Transom
- **Reeb Finish:** No
- **Slab Width:** 72"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Glass Type:** Clear
- **Glass Style:** Clear
- **Glazing Type:** Insert

- **Insulation:** Low E
- **Grille Type:** None
- **Model:** S118-LE
- **Transom Type:** Rectangular Sash Set
- **Transom Width:** 72"
- **Transom Glass Type:** Clear
- **Transom Glass Style:** Clear
- **Transom Insulation:** Low E
- **Transom Model:** 60TSL
- **Frame Material:** FrameSaver
- **Handing:** LF
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Zinc Di-Chromate (Yellow Zinc)
- **Jamb Depth:** 4 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/4" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** White
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Screen Type:** None
- **Rough Opening Width:** 75 9/16"
- **Rough Opening Height:** 96"
- **Total Unit Width(Includes Exterior Casing):** 74 13/16"
- **Total Unit Height(Includes Exterior Casing):** 95 1/2"
- **Transom Height:** 13 1/2"

Item Total: \$ 2,519.27
Item Quantity Total: \$ 2,519.27

Unit Summary

[Hide](#)

Item Description	Quantity	Unit Price	Total Price
0003 Shop Built Patio LF 72" x 80" S118-LE 60TSL 4 9/16" FrameSaver	1	\$ 2,519.27	\$ 2,519.27

SUBMITTED BY: _____
 ACCEPTED BY: _____
 DATE: _____

SUBTOTAL: \$ 2,519.27
 TAXES (7 %): \$ 176.35
GRAND TOTAL: \$ 2,695.62

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable.

All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 259-267 Thames St, Bristol, RI (Bristol Harbor Inn)

2. Plat # 9 Lot # 40

3. a. Applicant: TSL, LLC (Attn: Larry Goldstein)

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

Mailing Address: 244 Gano St., Providence, RI 02906

Phone: 401-453-0038

Email: larry@goldsteinassociates.com

4. a. Architect/Draftsman: Spencer McCombe

Phone: 401-662-6338

Email: spencer@cordtsendesign.com

b. Contractor:

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Proposed work to involve demolition of existing roof structure of the eastern wing of structure (Bristol Harbor Inn), with an addition of a third floor level as shown on the attached proposed plans and elevations.

1) Third floor addition will be for 8 identical units for the hotel.

2) Addition of new windows on third floor to match existing windows.

3) Exterior siding on third floor to match existing siding.

4) New roof and dormers.

7. Included with the application (check those applicable)

TSL, LLC (Attn: Larry Goldstein)

Spencer McCombe

Applicant's Name – Printed

Applicant's Signature

Date: July 19, 2023

THAMES STREET (continued)

In 1861 it was sold to the Reynolds Manufacturing Company; Reynolds, and later Cranston Worsted Mills, used it for workers' housing. It is one of the few early 19th-century houses on the waterfront.

- *189 KING PHILIP FIRE STATION/EVER READY ENGINE AND HOSE COMPANY NO. 2 STATION (1881, 1974): The King Philip Engine Company No. 4 built this brick, 2-story, 3-bay, flat-roof, L-shaped fire station. Founded in 1846, the company was first located on Constitution Street, and later at the corner of Hope and State Street. After a dispute in 1923, the town evicted the company from the Thames Street location; some younger members of the company subsequently reorganized as the Ever Ready Engine and Hose Company No. 2 in 1924 and returned to this firehouse. Alterations in 1974 included removal of the life-size carving of King Philip from the facade, flattening of the arched doors, and addition of a 3-bay wing on the south.
- *205, 211 JOHN GLADDING STORE AND HOUSE (c. 1859, c. 1865): John Gladding, 3rd, a tin worker, purchased this lot on Potter's Wharf in 1859 and built number 205, a 2-1/2-story, 3-bay, end-gable-roof Greek Revival store to sell stoves and tinware. Number 211, a simple, 1-1/2-story, 3-bay, end-gable-roof house, was built when Gladding expanded his business and purchased additional land. In 1885 four structures crowded this site: a 1-1/2-story oyster house in the rear yard and another building to the north. These last two have been demolished.
- *227 USHER'S WHARF/POTTER'S WHARF (before 1794): John Usher sold this water lot to his two sons in 1794. Hezekiah and George Usher were both mariners and slavers. Hezekiah was master of the *Nancy*, and both owner and master of the *Eunice*. After he died off the coast of Africa, his widow sold the wharf to Benjamin Norris, a housewright, in 1809. When Norris mortgaged it to Jacob Babbitt, a merchant, the property included a "wharf, store, dwelling house and blacksmith shop." Number 227, a 2-1/2-story, end-gambrel-roofed store (with living space above) has housed a variety of commercial uses, including Wardwell's store, J.P. Pierce's dry goods and paper hangings, and the Benjamin Brothers' Grocery Store; today it is an antique shop.
- *235 JOSEPH LINDSEY HOUSE/BENJAMIN HALL'S STORE (before 1804): In 1772 Joseph Lindsey, a housewright, bought this lot. A dwelling house existed and was mentioned in the sale to Restcome Hart, a blacksmith, in 1804. Benjamin Hall, a farmer, purchased this 2-1/2-story, gambrel-roofed stone building (with living space above), occupying a key location just south of the town market house, in 1826. Hall operated a store here until 1873, when the property was acquired by Otis Munro. The building continued in various commercial uses, first as a grocery store and saloon, then as a general store. Changes from the original appearance included the addition of a false-brick facade with a parapet facing Thames Street in the 19th century and a 20th-century storefront. Recent remodeling for a studio-residence has included removal of the parapet, replacement of all sash, and modernization of the interior.
- *267 DEWOLF'S WHARF AND ADDITIONS (1797): In the late 18th century, the DeWolf brothers developed this wharf for their extensive maritime activities. By 1861 the wharf had become the property of Seth Paul who

THAMES STREET (continued)

developed an extensive coal and lumber yard, later carried on by his son until its sale in 1952 to the J.T. O'Connell Company. DeWolf's Wharf remains a key historic node in the Thames Street area. Four historic structures standing today in this complex include:

- * **OLD BANK OF BRISTOL (1797):** Originally an elegant, 3-story, 5-bay, hip-roofed, Federal brick structure, built by James and William DeWolf as Bristol's first bank. After 1834, when the bank moved to the southwest corner of Hope and Bradford Streets, the building's upper floors housed the *Bristol Gazette and Companion* and its successor, the *Bristol Phoenix*, between 1835 and 1838. After the 1938 hurricane, this structure was reduced to its present, 1-story, flat-roofed form and exterior windows were filled with brick. Only a Greek frieze in brick on the south wall gives a clue to the structure's original detailing.
- * **DEWOLF WAREHOUSE (1818):** To the west of the center building is a long, massive, 2-story, gable-roofed structure of African stone, built by James DeWolf to store cargo. During Seth Paull's ownership, the first floor was used to saw and store lumber and the second floor for produce and hay storage.
- * **BYRON DIMAN'S COUNTING HOUSE (c. 1835):** Facing Thames Street, is a 2-1/2-story, end-gable-roofed Greek Revival structure, used as Diman's office in the 1850s. Diman, a DeWolf protege, became a leading trader and banker. After 1861 the building was used as the office for the Seth Paull Company and is today the hardware store and office of the J.T. O'Connell Company.
- * **WILLIAM R. TAYLOR'S STORE (c. 1838):** To the north of the center building is a 2-1/2-story, end-gable-roofed Greek Revival store, used originally as a ship chandlery with the upper floors used first for the *Bristol Phoenix* (1838-1843), then as a sail-loft; by the 1890s this space was used to store sash, blinds, and doors. Today, a complex of modern wood, cinder block, and metal sheds crowd the rear yard.
- *282 **SAMUEL PITMAN-MARTIN BENNETT HOUSE (1801; c. 1870):** This is a 2-1/2-story, 5-bay, center-chimney Federal house, built by Pitman, ship owner and master. It was sold to Martin Bennett, also a ship captain, in 1824, and was enlarged in the late 19th century. Once part of a row of waterfront houses, the house is isolated today. The house has been covered with aluminum siding but retains a fine pedimented entrance with engaged Ionic columns, similar to the Borden House at 736 Hope Street, and a fine modillion cornice.
- *345 **BRISTOL STEAM MILL/WHITE MILL/NAMQUIT MILL (1843):** In 1836 the Bristol Steam Mill Company erected Bristol's first cotton mill on this site. This mill burned in 1843 and was quickly rebuilt. Typical of Rhode Island's second generation of mills, the structure was originally a 5-story, 5- by 20-bay, end-gable-roof Greek Revival structure of rubblestone, with an offset square stair tower on the southeast corner. The tower has lost its original roof and belfry. A deeply recessed main entrance with a limestone surround, key block, pilasters, and leaded glass transom survives. In 1880, after several changes in ownership, the Namquit Mill (or White Mill) was owned by the Richmond Manufacturing Company, which



CAI Property Card

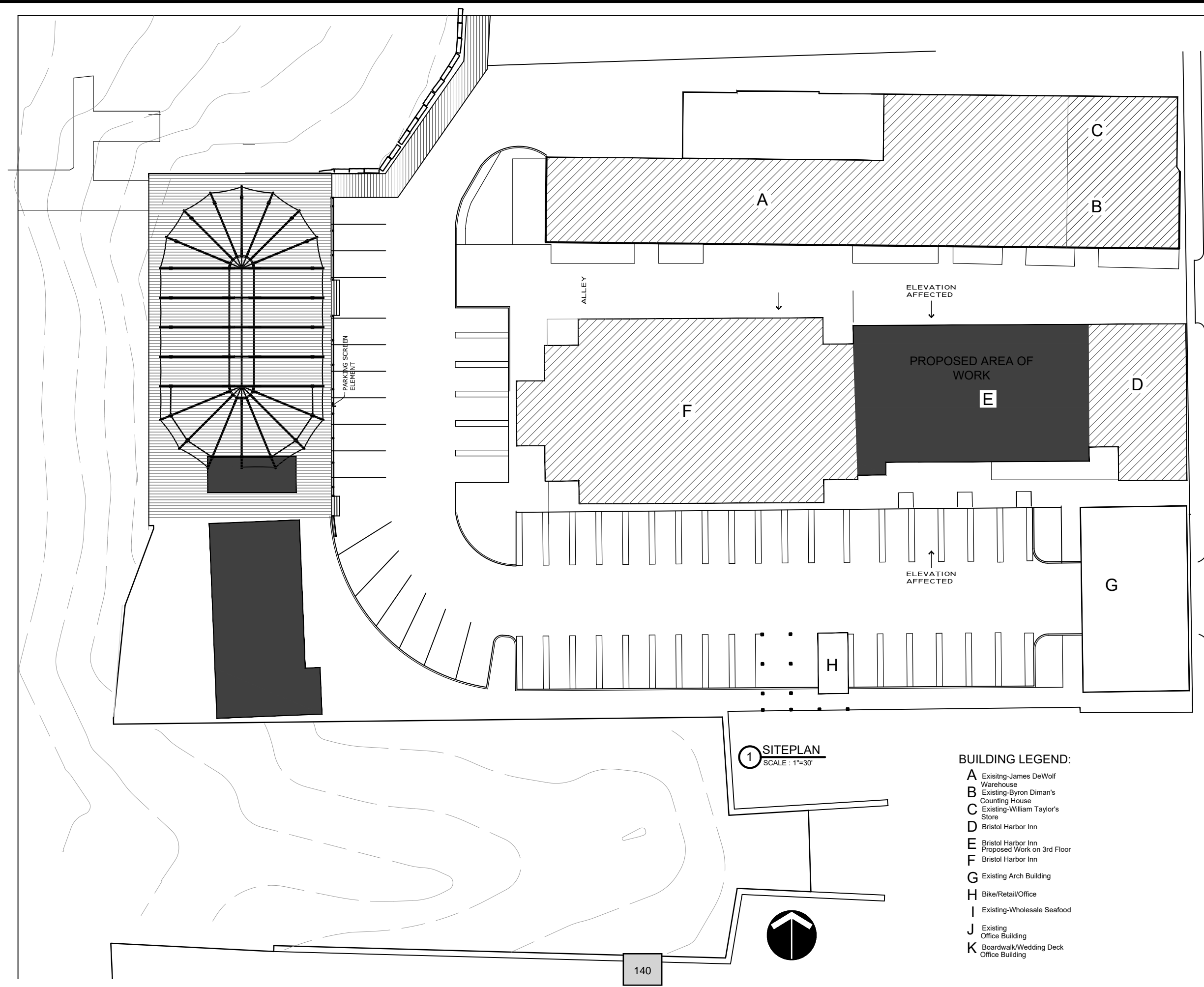
Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 267 THAMES ST ACRES: 1.71 PARCEL ID: 9 50 LAND USE CODE: 06 CONDO COMPLEX: OWNER: TSL LLC CO - OWNER: MAILING ADDRESS: 244 GANO ST ZONING: W PATRIOT ACCOUNT #: 467	BUILDING STYLE: Mixed Use UNITS: 329 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/9/2015 BOOK & PAGE: 1816-343 SALE PRICE: 7,482,000 SALE DESCRIPTION: Multiple Lot SELLER: MILES AVE. PROPERTY CO, LLC	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 371 # OF BEDROOMS: 329 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 75443 FINISHED BUILDING AREA: 56928 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 7	
ASSESSED VALUES	
LAND: \$2,250,300 YARD: \$6,000 BUILDING: \$5,508,000 TOTAL: \$7,764,300	
SKETCH	PHOTO



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1 SITEPLAN
SCALE : 1"=30'

BUILDING LEGEND:

- A Existing-James DeWolf Warehouse
- B Existing-Byron Diman's Counting House
- C Existing-William Taylor's Store
- D Bristol Harbor Inn
- E Bristol Harbor Inn Proposed Work on 3rd Floor
- F Bristol Harbor Inn
- G Existing Arch Building
- H Bike/Retail/Office
- I Existing-Wholesale Seafood
- J Existing Office Building
- K Boardwalk/Wedding Deck Office Building

REVISIONS:

DESCRIPTION:

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FLOOR PLANS

SCALE: AS NOTED

DATE: 07-07-2023

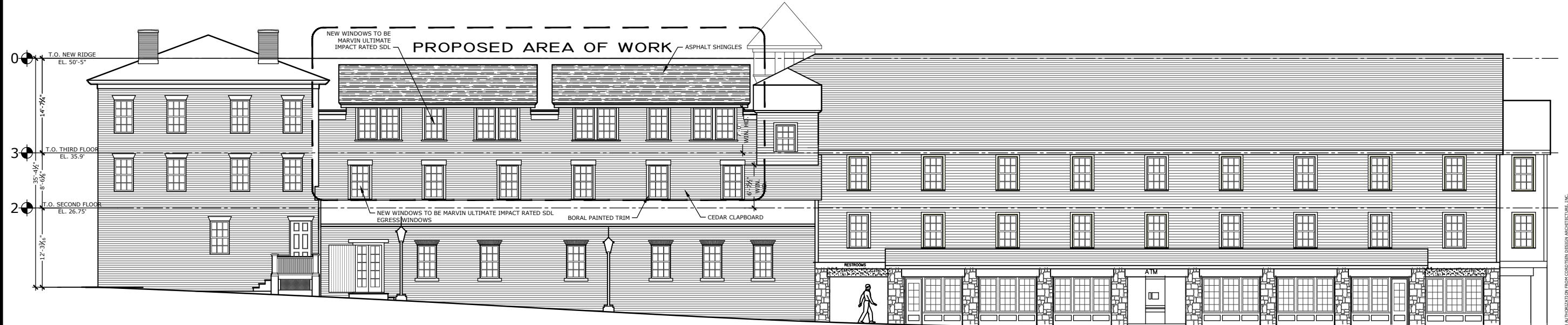
**NHG BRISTOL
HARBOR INN**

259 THAMES STREET, BRISTOL RI 02809

A2.0



1 EXISTING NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/16" = 1'-0"

PROGRESS PRINT
DATE: _____
NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:
FLOOR PLANS
SCALE: AS NOTED
DATE: 07-07-2023

**NHG BRISTOL
HARBOR INN**
259 THAMES STREET, BRISTOL RI 02809

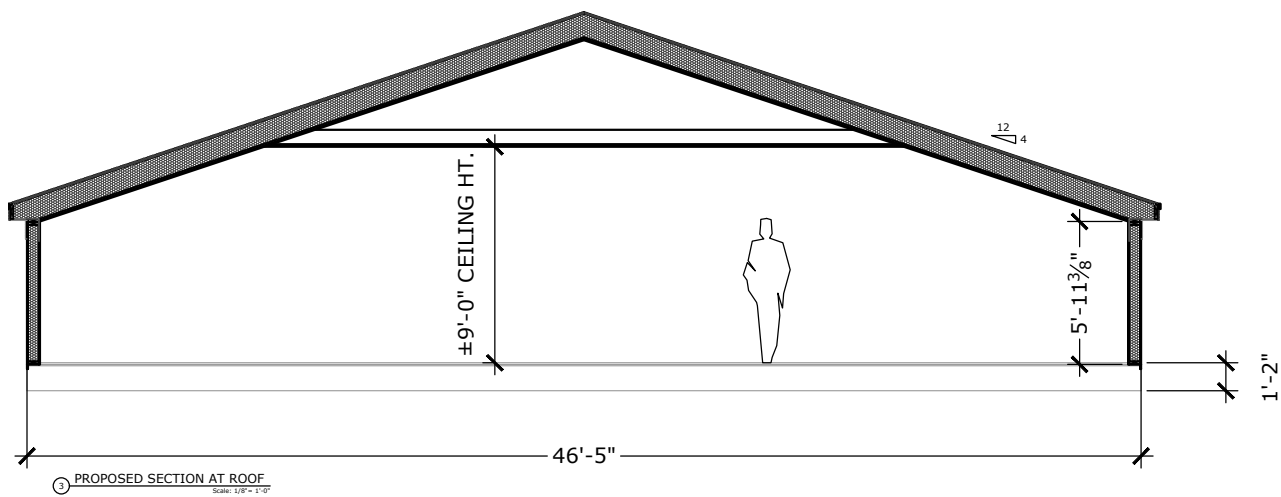
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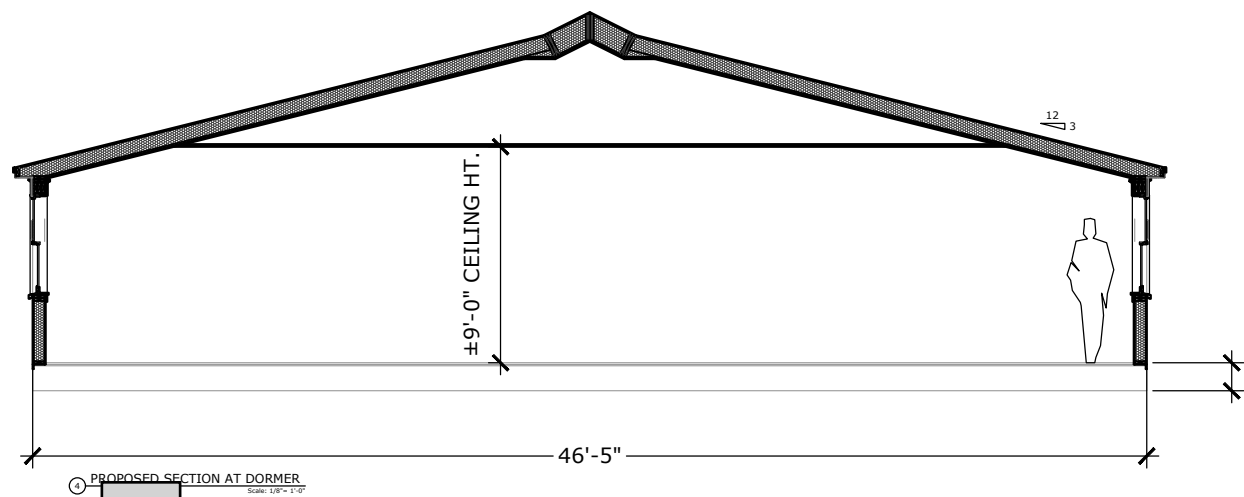
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Scale: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/8" = 1'-0"

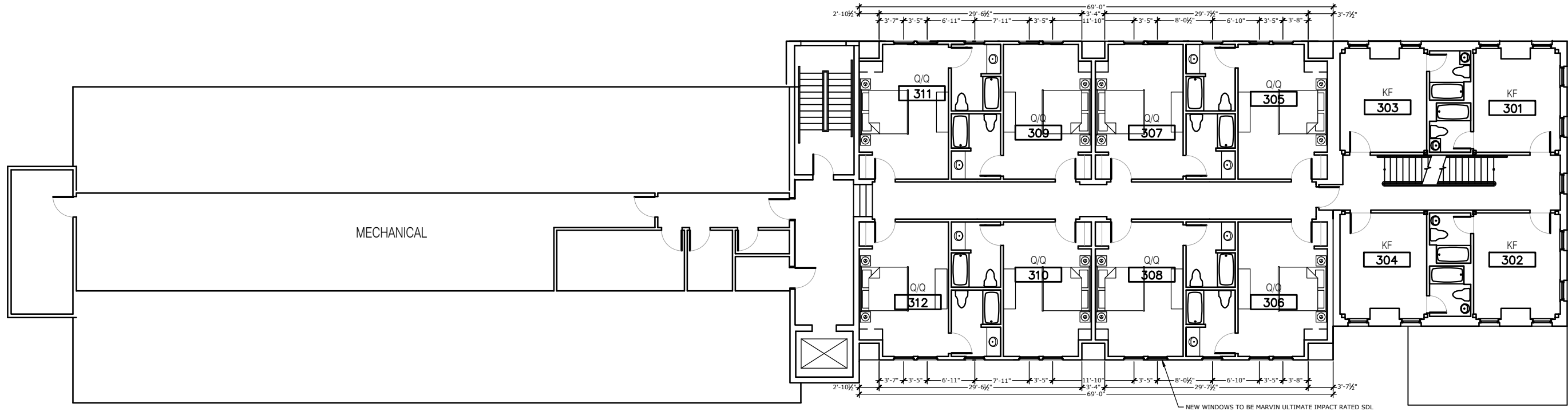


1 PROPOSED SECTION AT ROOF
Scale: 1/8" = 1'-0"

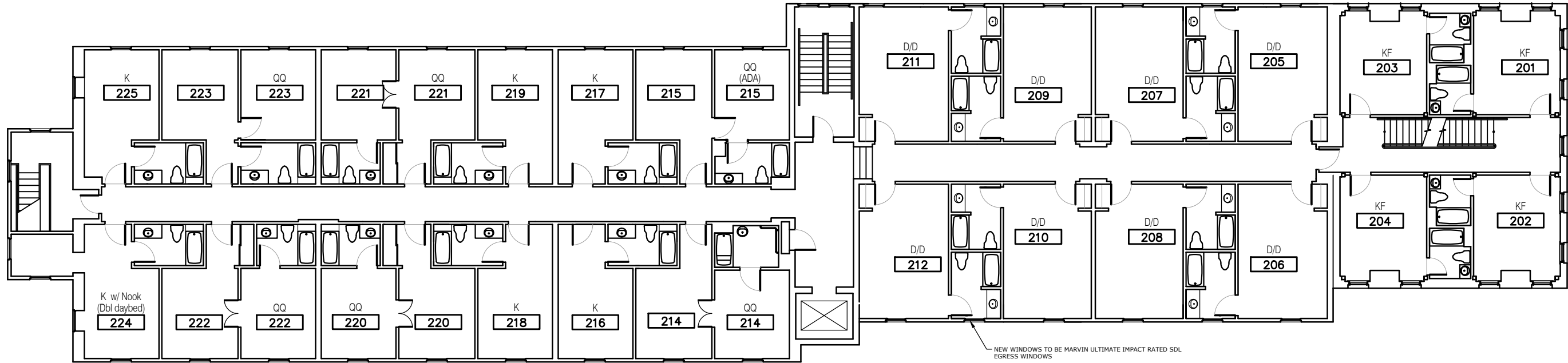


1 PROPOSED SECTION AT DORMER
Scale: 1/8" = 1'-0"

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1 PROPOSED THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



CORDISEN
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ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4889

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REVISIONS:

DESCRIPTION:
EXTERIOR PHOTO

SCALE: AS NOTED

DATE: 07-07-2023

NHG BRISTOL
HARBOR INN
259 THAMES STREET, BRISTOL RI 02809

A7.0



EXTERIOR PHOTO 1

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CD

**CORDISEN
DESIGN
ARCHITECTURE**

42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4889

PROGRESS PRINT

DATE: _____

NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:
EXTERIOR PHOTO

SCALE: AS NOTED

DATE: 07-07-2023

**NHG BRISTOL
HARBOR INN**

259 THAMES STREET, BRISTOL RI 02809

A7.1

① EXTERIOR PHOTO 2

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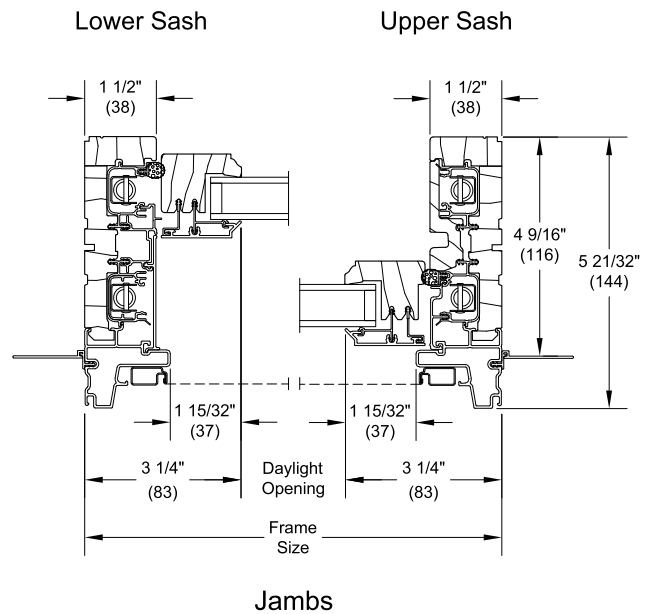
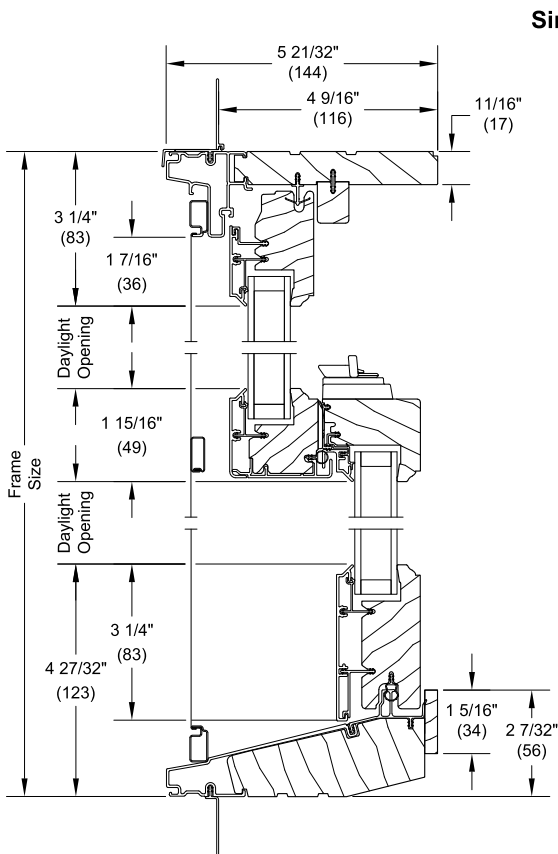
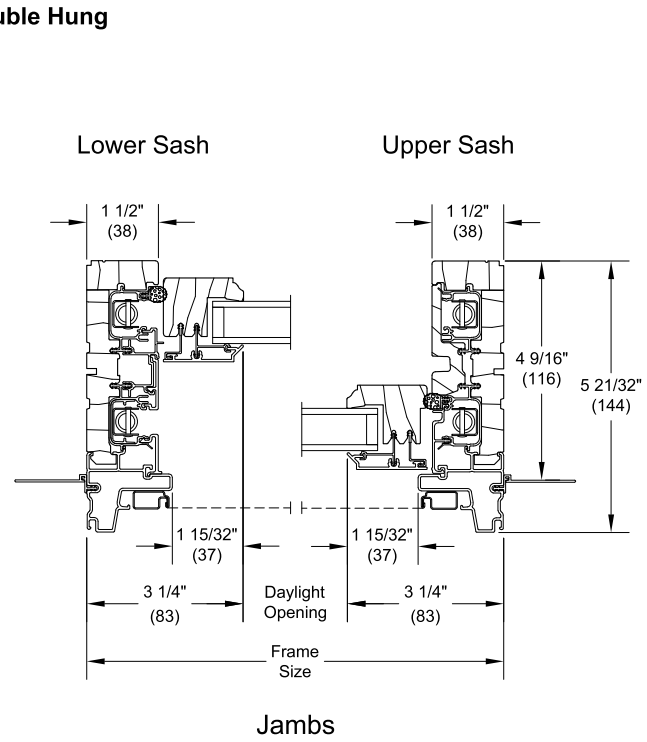
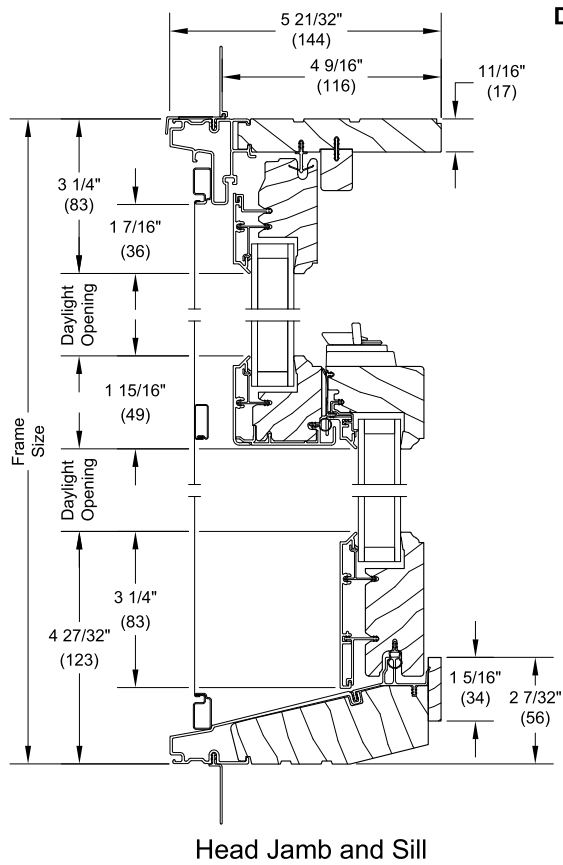




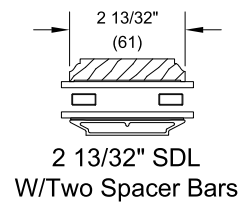
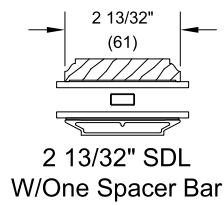
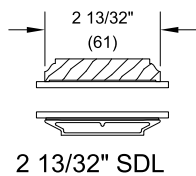
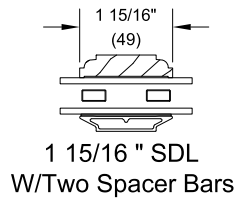
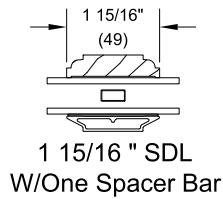
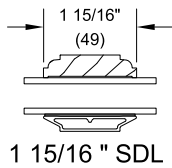
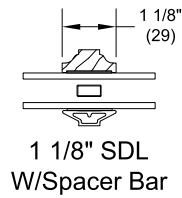
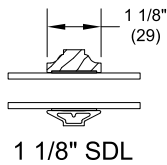
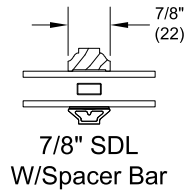
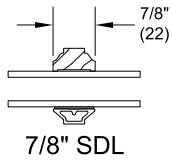
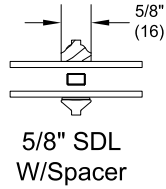
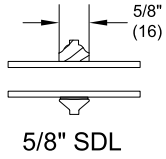
Clad Ultimate Double Hung - Next Generation 2.0

Section Details: Operating

Scale: 3" = 1' 0"



Lite Options





BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 10-12-14 Bradford Street

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: Robert R Lacovara

Mailing Address: 14 Bradford Street, Bristol, RI 02809

Phone: Day 215-510-9707 Evening 215-510-9707

EMAIL: bob.lacovara@gmail.com

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

Mailing Address: Same

Phone: Day Same Evening Same

4. a. Architect/Draftsman: N/A

Address: N/A

Phone: Day N/A Evening N/A

b. Contractor: N/A

Address: N/A

Phone: Day N/A Evening N/A

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

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

Remodeling of Structure _____ Sign(s) / Landscaping Features

Reviewed by Zoning Officer : _____

OK _____ Needs Relief _____ Signature _____ Date _____

6. Description of proposed work:

Renovation of front entry porch using wood components and addition of shutters to front windows

Check here if continued on additional sheets. *All changes must match the existing in materials, design and configuration.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

- Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)
- Exterior Elevations _____ Details

OTHER: Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

Robert Lacovara
Applicant's Name - Printed


Applicant's Signature

Date: 8/18/2023

Contact Person if other than Applicant:

Name (Printed): ROBERT LACOVARA

Phone: Day 215-510-9707 Evening SAME

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

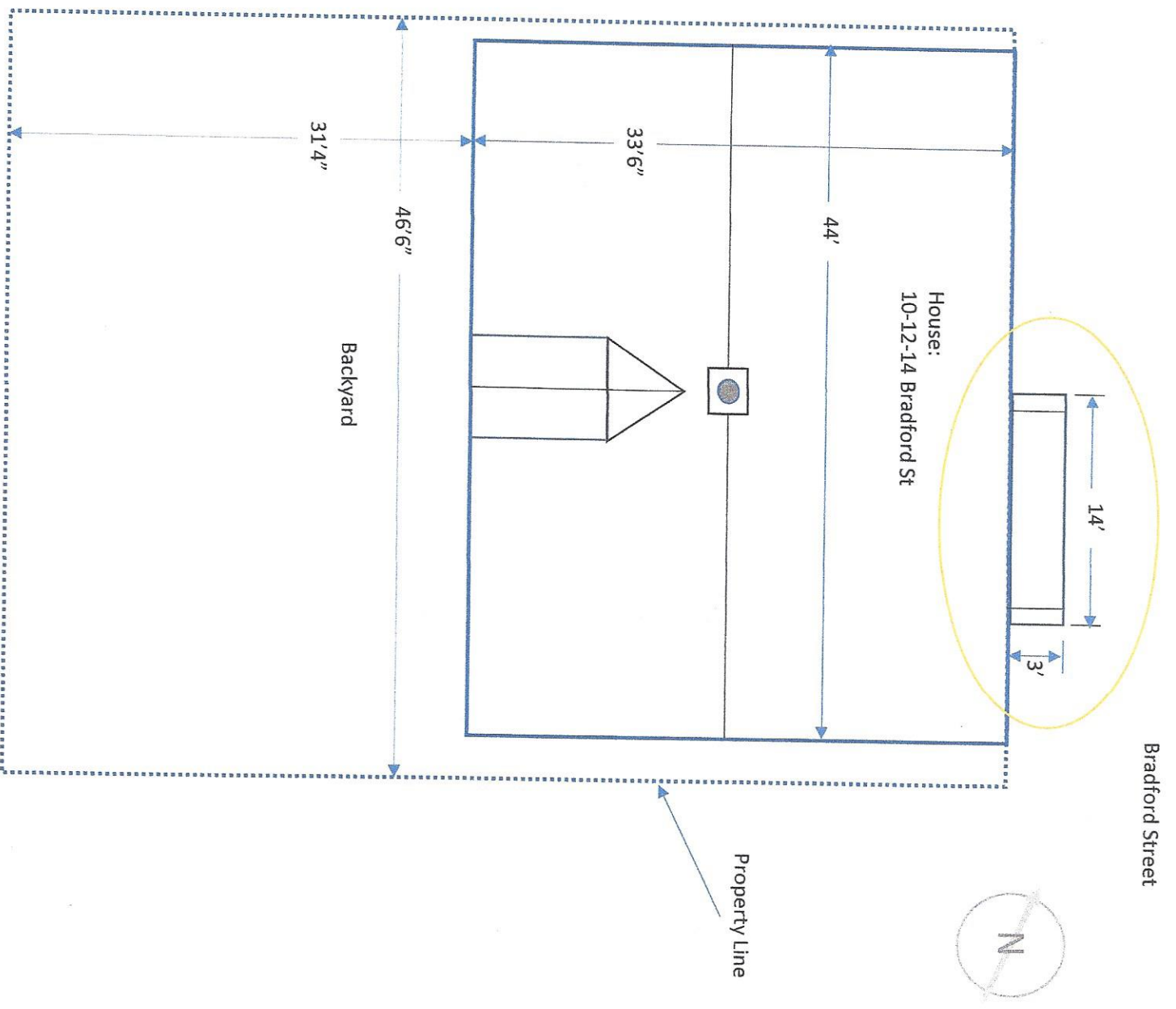
Proposed Front Porch Renovation



Robert & Barbara Lacovara
14 Bradford Street
Bristol, RI 02809
215-510-9707
bob.lacovara@gmail.com



Proposed Porch Renovation



Robert & Barbara Lacovara
 14 Bradford Street
 Bristol, RI 02809
 215-510-9707
 bob.lacovara@gmail.com



Current Entry Porch

Bob Lacovara
12 -14 Bradford St
Bristol, RI 02809
215-510-9707
Bob.Lacovara@gmail.com



Proposed Renovation to Entry Porch

Bob Lacovara
12-14 Bradford St
Bristol, RI 02809
21-5-510-9707
Bob.Lacovara@gmail.com





CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 14 BRADFORD ST ACRES: 0.0657 PARCEL ID: 9 32 LAND USE CODE: 02 CONDO COMPLEX: OWNER: LACOVARA, ROBERT R & BARBARA CO - OWNER: MAILING ADDRESS: 14 BRADFORD ST ZONING: W PATRIOT ACCOUNT #: 454	BUILDING STYLE: 3 Family UNITS: 1 YEAR BUILT: 1850 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1529 1314"> INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 11 # OF BEDROOMS: 6 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 11 # OF BEDROOMS: 6 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1529 1356"></td>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3789 FINISHED BUILDING AREA: 1895 BASEMENT AREA: 1263 # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1529 1440"></td>	ASSESSED VALUES	
LAND: \$186,400 YARD: \$1,200 BUILDING: \$231,300 TOTAL: \$418,900		
SKETCH	PHOTO	



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8/21/2023

160

Property Information - Bristol, RI

Page 1 of 1

BRADFORD STREET (formerly Broad Street)

- *1 J. HOWARD MANCHESTER'S STORE/BRISTOL PHOENIX BUILDING (c. 1854, 1894, 1940s, 1970s): Nathaniel Reynolds constructed the first house on this site, c. 1680. About 1854 his house was demolished and J. Howard Manchester built this 2-1/2-story, end-gable-roof, Greek Revival store. Manchester was a contractor and did tin roofing, plumbing, and general job work; in 1879 he advertised as a dealer in parlor, office and cooking stoves. Today, the building houses the Bristol *Phoenix*, established in 1835 and originally located on the upper floor of the Old Bank of Bristol on DeWolf's Wharf. The *Phoenix* has occupied this building intermittently since 1894 and continuously since 1928; major renovations were completed in the 1940s and 1970s.
- *10-14 EPHRAIM GIFFORD HOUSE (c. 1853): In his will of 1853, Ephraim Gifford, a wealthy merchant and owner of nearby Gifford's Wharf, divided this 1-1/2-story, Greek Revival double house between his daughters Hannah G. Swan and Angenet Baker. The house remained in the same family through much of the 19th century, and by 1910 the west half had been altered for commercial use. Small double houses of this type were built throughout the 19th century; the turn-of-the-century storefront documents the evolution of the waterfront area from a residential neighborhood to a commercial zone.
- *21 SAMUEL ROYAL PAINE HOUSE (before 1775, c. 1862, c. 1900): Samuel Royal Paine inherited this lot from his grandmother, Priscilla Reynolds Paine, the daughter of Nathaniel Reynolds. In 1781 he sold the property with its 2-story, 5-bay, colonial house, originally 1-room deep in plan, to Samuel Wardwell. Wardwell (1755-1819) was part-owner of privateers *Abigail*, *Hero*, and *George* in 1778. By 1792 he established a distillery on Thames Street with Shearjashub Bourn. From 1798 to 1815, Wardwell operated a sawmill, gristmill and textile mill near Rome, New York; he sold this property in 1814. In 1815 Wardwell sold his New York enterprises and returned to Bristol; in May 1816 he repurchased his house. After his death, the building was used as a store. In 1843 William H.S. Bayley, publisher of the Bristol *Phoenix*, bought the property; Bayley used the lower west-side rooms for an office. His widow, Rachel, enlarged the house after 1862, adding a large 2-story ell on the northwest. Further additions were made in the early 20th century.
- *31 LINDSEY-GLADDING HOUSE (c. 1799, 1866): In 1798 William Lindsey, housewright, bought this lot from the Reynolds family. Lindsey probably built this 2-1/2-story, 5-bay Federal house with a center chimney; it has a fine, pedimented Ionic entrance with a semi-circular fanlight, stop-fluted pilasters, rope molding, and roses in the capitals. In 1801 Lindsey sold this house to Captain Nathaniel Gladding, owner and captain of several coastal traders. By 1846 Messadore C. Bennett, superintendent of the nearby Namquit Mills, bought the property. The Richmond Manufacturing Company acquired the house in 1866 and added the 2-story, gable-roof ell on the northwest. The 1-story, flat-roof addition on the northeast was made in the 20th century.
- *36 WILLIAM LINDSEY HOUSE (1795): In March 1774 Margaret Swan sold this land to William Lindsey, a merchant and housewright. Parson Wight recorded that William and Catherine Lindsey built a house here in 1795. By 1800 George Munro, who married the Lindseys' daughter



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 50 Thames Street

2. Plat # 10 Lot # 57

3. a. Applicant: David Ouellette

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

Mailing Address:

Phone: 4012419968

Email: douelle@verizon.net

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

See attached

7. Included with the application (check those applicable)

David Ouellette

David Ouellette

Applicant's Name – Printed

Applicant's Signature

Date: August 21, 2023

STATE STREET (continued)

its center is a 5-bay, projecting, gable-roof pavilion, flanked by 2-story, hip-roof wings which contain twin arcaded entrances. A square steeple was removed about 1960.

SUMMER STREET

- *19 JEREMIAH INGRAHAM HOUSE (c. 1786, moved 1893): This is a 2-1/2-story, 4-bay Colonial house which was originally built at 217 Hope Street. Some original interior woodwork is intact and the wraparound porch dates from about 1900. Ingraham was a shipmaster and merchant.
- *23 BENJAMIN THOMAS MUNRO HOUSE (c. 1870): This is a 3-bay, end-gable-roof, vernacular cottage with a full-width front porch.
- *25 JOHN NELSON WEST HOUSE (c. 1865): A 5-bay flank-gable-roof vernacular cottage built shortly after the Civil War. The interior plan is basically intact.
- *30 HARRY C. MUNRO HOUSE (1920s): This is a 3-bay colonial cottage or Cape, of a type popular in Bristol in the years following World War I.

THAMES STREET

- *34 LUCINDA T. MANCHESTER HOUSE (c. 1879): This is a small, 2-story, 3-bay, end-gable roof cottage with its original exterior detailing intact. Between 1919 and 1954 the house was owned by the Cranston Worsted Mills.
- *38 LECLAIR APARTMENTS (c. 1890, moved c. 1938): A 2-1/2-story, 3-bay, end-gable-roof, late 19th-century building with a typical bracketed entrance hood. It was moved to this site from the northwest corner of Thames and Constitution Streets about 1938 to permit expansion of the mills on the west side of Thames Street.
- *50 WILLIAM C. MANCHESTER HOUSE (c. 1835): This is a 2-story, 3-bay, end-gable-roof, Greek Revival cottage. It was the first house built on the corner lot sold to Manchester by Benjamin T. Easterbrooks in 1831. Manchester was part owner of the *Thomas Hall*, a 66-foot schooner, registered in Bristol during 1836-37.
- *60 SECOND FRANCIS BOURN HOUSE (c. 1840): This is a simple, 2-1/2-story, 3-bay, end-gable-roof Greek Revival house. Corner pilasters are covered by composition siding. The narrow lot was set off from the lot at 70 Thames Street. Bourn was a housewright. The house was sold to John B. Pearce, a harness maker, in 1891.
- *70 FIRST FRANCIS BOURN HOUSE (c. 1835): Bourn built this 2-1/2-story, 3-bay, end-gable-roof Greek Revival house for himself. The pedimented facade has a fine recessed entrance; front and inside faces of the pilasters and the underside of the lintel have an applied Greek key design. A modern window has been inserted on the facade.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 50 THAMES ST ACRES: 0.0708 PARCEL ID: 10 57 LAND USE CODE: 01 CONDO COMPLEX: OWNER: OUELLETTE, DAVID ALAN & CO - OWNER: BURGIO, JENNIFER JT MAILING ADDRESS: 50 THAMES ST ZONING: W PATRIOT ACCOUNT #: 576	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/12/2022 BOOK & PAGE: 2187-46 SALE PRICE: 500,000 SALE DESCRIPTION: SELLER: LAVENDER, JAMES S.	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2838 FINISHED BUILDING AREA: 1656 BASEMENT AREA: 946 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$188,300 YARD: \$0 BUILDING: \$273,600 TOTAL: \$461,900	
SKETCH	PHOTO



www.cai-tech.com

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BHDC

Review of Proposed Work 50 Thames St.

Summary:

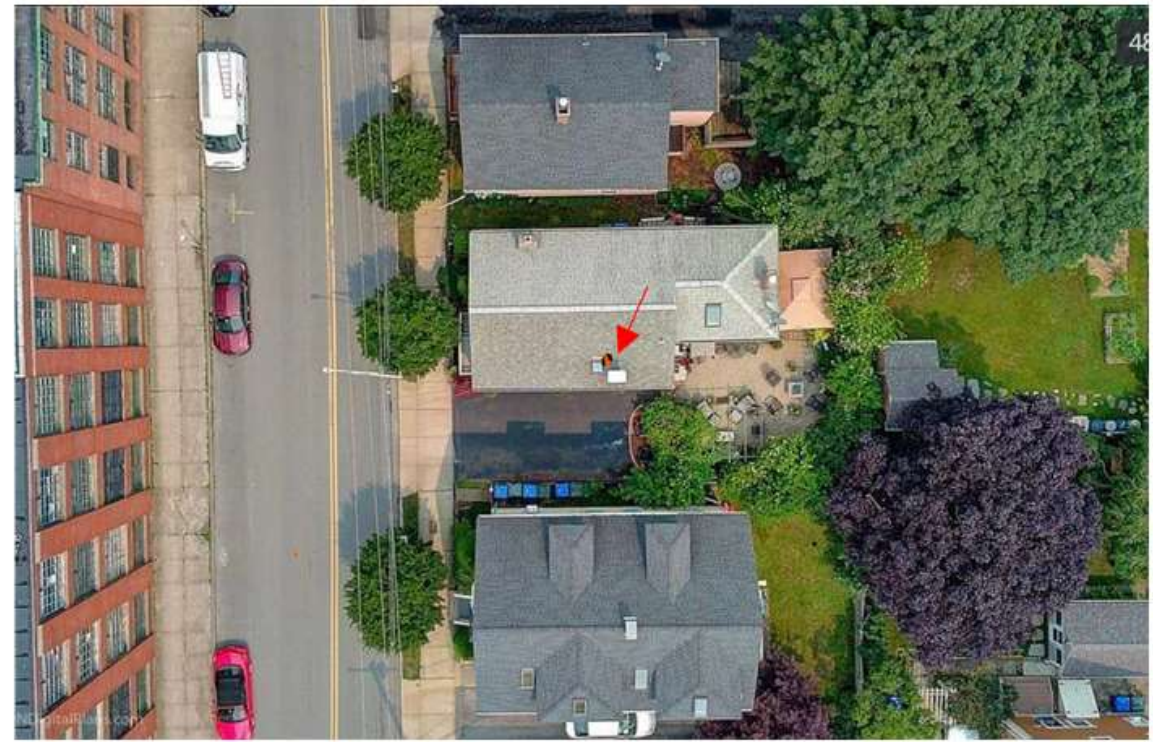
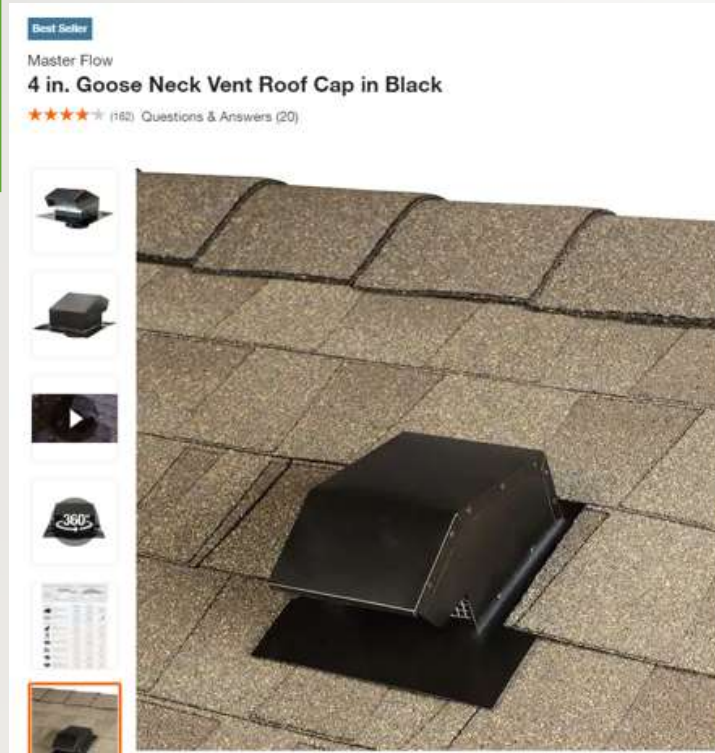
Currently prioritizing multiple projects, objective is the integrity of the existing structure and safety concerns. No major exterior renovations are planned. This is a proposal to secure a Certificate of Appropriateness to complete this work within the one year outlined. Question is what qualifies as administrative review, vs concept review for the proposed work and does each require a separate submission.

- Proposed work for this submission:
 1. New bathroom vent through the roof on the South face
 - a. Currently vents into the attic space and a precondition before RISE will insulate it
 - b. Mitigates mold and moisture concerns
 2. New dryer vent on the South face, 2nd floor
 - a. W/D are in the cellar, accessible only from the outside and along with foul weather access concerns, the stairs present a safety concern for ingress/egress
 - b. New W/D planned on the 2nd floor.
 - a. Low profile vent proposed, matching existing on the North face and can be painted to match exterior
 3. Replacement of existing South facing sky lights, one of which is leaking
 4. Replacement of storm/screen attachments on a few windows to match existing or replacement of all depending on condition of existing. Aluminum preferred and available.
 5. Repair / stabilization of stairs
 - a. South side presents a safety concern
 - i. Balusters not attached, deck deteriorated or not secured, frame not properly set
 - ii. Install risers for stability and aesthetics
 - b. West side presents a safety concern
 - i. Deck deteriorated or not secured
 - ii. Install risers for stability and aesthetics
 - iii. Realign gate
 - iv. Consideration of installation of aluminum balusters to enhance aesthetics
 6. Replacement of exterior lighting on West, South face
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement

BHDC

Review of Proposed Work 50 Thames St.

1. New bathroom vent through the roof on the South side
 - a. Currently vents into the attic space and resolution is a prerequisite before RISE will insulate it. Space identified as having subpar insulation
 - b. Mitigates mold and moisture concerns
 - c. Low profile and available

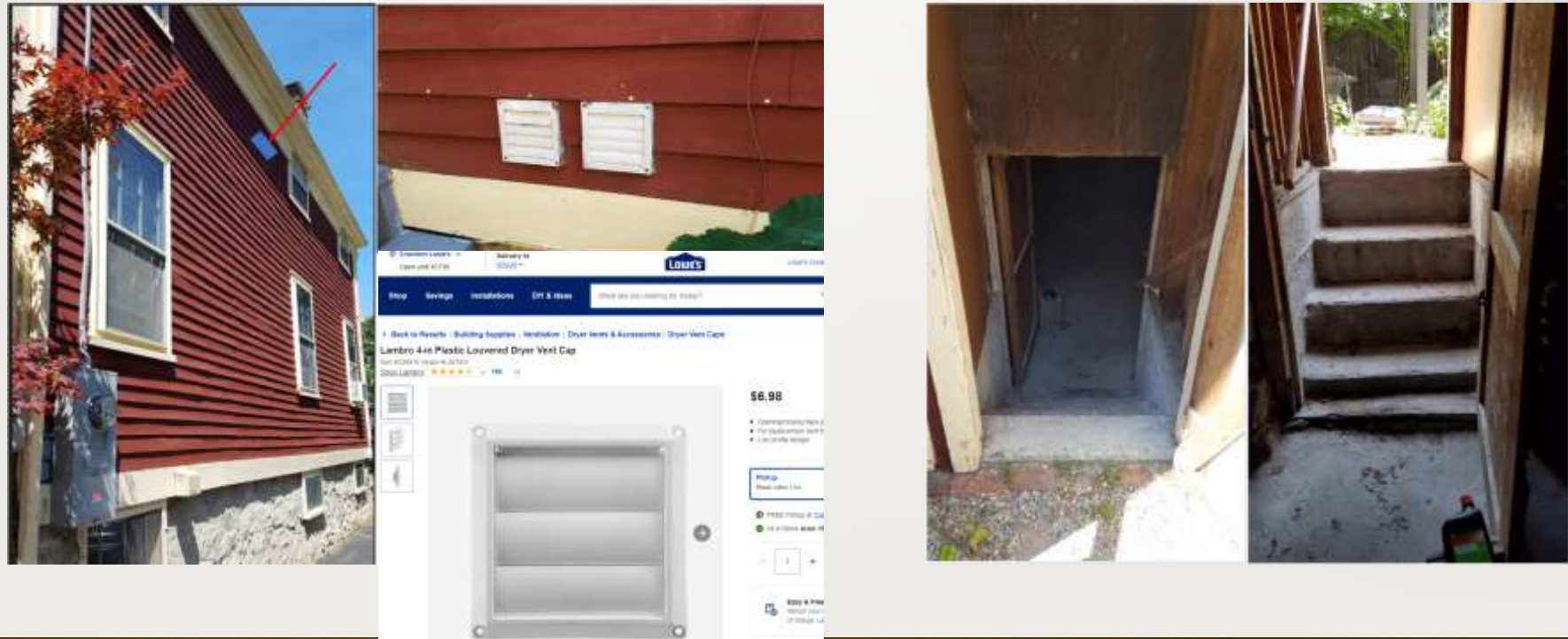


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Review of Proposed Work

50 Thames St.

- 2. New dryer vent on the South face, 2nd floor
 - a. W/D are in the cellar, accessible only from the outside and along with foul weather access concerns, the stairs present a safety concern for ingress/egress
 - b. New W/D planned on the 2nd floor.
 - a. Low profile vent proposed, matching existing on the North face and can be painted to match exterior



BHDC

Review of Proposed Work 50 Thames St.

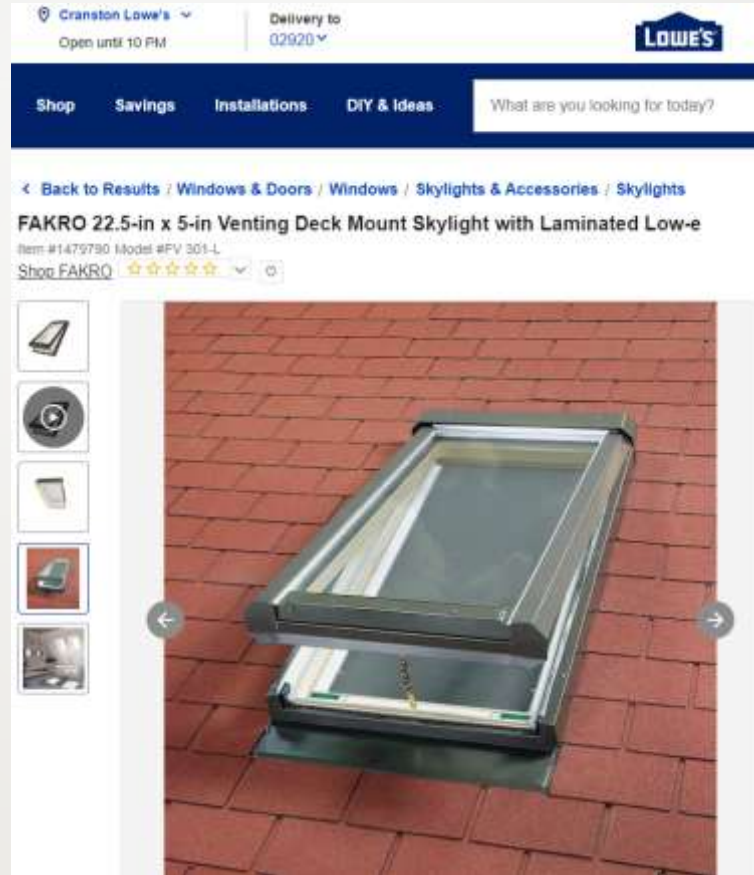
- 3. Replacement of existing South facing sky lights, one of which is leaking



BHDC

Review of Proposed Work 50 Thames St.




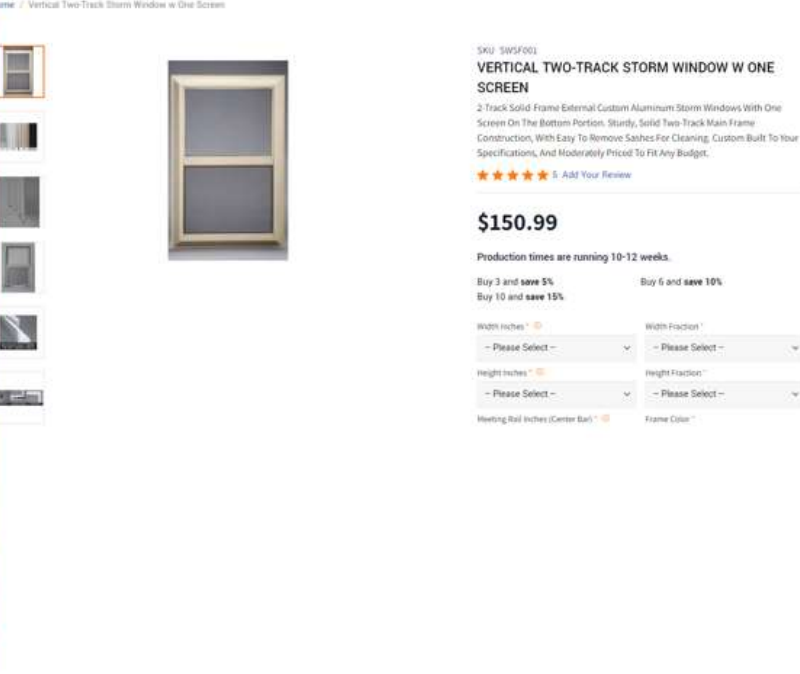
- 3. Replacement of existing South facing sky lights, one of which is leaking



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Review of Proposed Work 50 Thames St.

- 4. Replacement of storm/screen installations on a few windows to match existing or replacement of all depending on condition of existing - aluminum product available and preferred
 - a. Preservation of sills, window glazing, benefits of storms windows and screen

Existing	North face missing	West face missing	Proposed
			

BHDC

Review of Proposed Work 50 Thames St.

- 4. Replacement of storm/screen installations proposed



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Review of Proposed Work 50 Thames St.

- 5. Repairs / stabilization of stairs - South
 - a. South face presents a safety concern
 - i. Some balusters not attached, deck deteriorating and not secured, frame not properly set
 - ii. Propose repairs and risers installed for stability and aesthetics

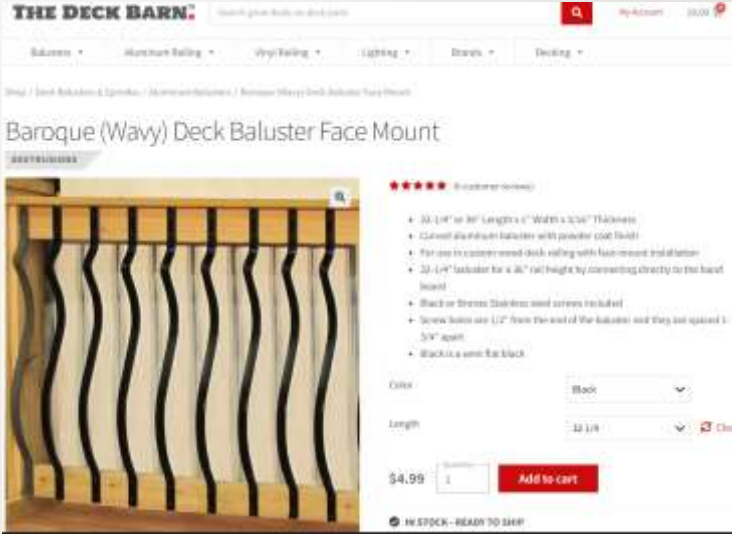


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Review of Proposed Work 50 Thames St.

- 5. Repairs / stabilization of stairs - West
 - a. West side stabilization
 - i. Deck deteriorating and not secured
 - ii. Propose repairs and risers installed for stability and aesthetics
 - iii. Realign gate
 - iv. Installation of aluminum balusters to enhance aesthetics

West face



BHDC


Review of Proposed Work

50 Thames St.


- 6. Replacement of exterior lighting on West, South face
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement.

Outdoor lights

West






South



Proposed or similar

Hampton Bay 1-Light Black Outdoor Wall Lantern Sconce (2-Pack)

★★★★★ (13)



- Exterior rustic design
- Easy set up
- Clear seeded glass
- Each light fixture uses one 60-Watt maximum medium-base bulb
- UL Certified

[More](#)

[View all photos](#)



BRISTOL HISTORIC DISTRICT COMMISSION

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

AMENDMENTS TO RULES OF PROCEDURE EXEMPTION FROM REVIEW, ADMINISTRATIVE REVIEW, AND APPROVAL AUTHORITY

Adopted by the Bristol Historic District Commission on December 3rd, 2015.
Last updated on July 4th, 2016.

Section 1: Exemption from Review

The following actions and appurtenances are exempt from Review by the Commission, and no notification by the owner to the Commission is required provided that no other features or parts of the property whatsoever are altered or removed:

1. Flags (non commercial)
2. Buzzers, intercoms, security cameras, flood lights, Fire Dept. Key Boxes
3. Garden furnishings and lawn irrigation systems
4. Painting (using conventional paint)
5. Landscaping (plant material, not hardscape)
6. Portable window air conditioners
7. Signs for handicapped access
8. Temporary signs (Commission to work with Zoning Officer to clarify)
9. Window boxes
10. Decorating
11. Storm Windows (only metal or wood, provided no alteration to window frame or trim)
12. Chimney Caps
13. Satellite dishes, antennas
14. Repair or in-kind replacement of gutters and downspouts where there is no change of material or design
15. Changes to flat roofs, as long as the change cannot be seen from the ground
16. Fabric awnings, except those that function as signs
17. Resealing existing driveways
18. Weathervanes (as exempt per zoning)
19. Temporary (less than one year) Tents (Commission to work with Zoning Officer to Clarify)
20. Re-pointing brick foundations and chimneys, provided that a lime-mortar mix is used for old brick
21. Temporary removal of shutters, trim, or other ornaments to facilitate painting or other maintenance
22. Beehives not permanently attached to the ~~building~~building.
23. Storm or Screen Doors (wood or metal only) provided no new framing is installed.

22-24. Ordinary repair of single features (i.e. stylized bracket, set of balusters, fence pickets, window trim, corner boards, fascia boards under 10 linear feet provided materials and design match existing design)

Section 2: Administrative Review and Approval Authority

The Bristol Historic District Commission hereby delegates to its staff the authority to review the following projects, without a public hearing, and to issue a Certificate of Appropriateness provided the following conditions are met.

1. The Application is for in-kind replacements and repairs, using identical materials in a configuration that exactly matches the existing design. This condition applies to the following activities:
 - a. Roofing (roof material only – not to include replacement, repair or addition of gutters)
 - b. Common siding materials (clapboards and shingles) provided, however, that no more than 25% of the total siding materials on the structure are being replaced. Applications requesting more than 25% replacement shall be reviewed and acted upon by the full HDC at a public hearing
 - c. Porch decking, railings, posts and columns
 - d. Stair treads and risers (not including any associated work on railings, posts or columns)
 - ~~e. Storm or screen doors~~
 - ~~f.e.~~ Lighting and light fixtures
 - ~~g.f.~~ Ordinary repair of single features (i.e. stylized bracket, set of balusters, fence pickets, window trim, corner boards, fascia boards over 10 linear feet total)
 - ~~g.~~ Fences on street frontage with no change in design, construction or material
 - ~~h.~~ Replacement of wood gutters with fiberglass or equivalent, provided new gutters match the profile of original wood gutters
 - ~~i.~~ Doors not on street frontage
 - ~~h.j.~~ Existing Signs moved from one location to another, not on building

or

2. The Application is for one or more of the following items:
 - a. Temporary (less than one year) handicap ramps and railings
 - b. Permanent handicap ramps or elevators, if in rear or not visible from street, not destroying original fabric or defining details. Landscaping shall not be suitable for meeting the requirement to be not visible from the street
 - c. New fences not located on a street frontage
 - d. Maintenance and repairs to existing driveways, excluding any increase in size over 25% of existing driveway
 - e. Changes in driveway material, excluding new asphalt, or increase in size of 25% of existing driveway.
 - f. Ground level patio

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- g. Ground mounted generators, HVAC and mechanical equipment, including propane tanks, gas and electric meters if not facing street frontage and not visible from the street by virtue of buildings and structures. Landscaping shall not be suitable for meeting the requirement to be not visible from the street.
- h. Window signs with reversible logos and/or lettering
- i. New logo/lettering on existing signs
- j. Replacement of vinyl windows with all wood true divided-light windows
- k. Installation of wood trellises, privacy screens, or other fence-adjacent structures provided they are not on street frontage.
- l. Emergency repairs with a letter of support from the Building Official and written notification to the Commission.
- m. Projects approved by the State Historical Preservation & Heritage Commission
- n. Permanent ADA accessibility improvements to Government Buildings and Facilities
- o. Free-standing new signage

- 3. the Application is complete, containing all required information for a thorough review, and
- 4. the work proposed in the Application conforms to the Secretary of the Interior’s Standards for Rehabilitation and other adopted BHDC standards and guidelines, ~~and~~
- ~~5. the Application is reviewed by the Chairman of the Bristol Historic District Commission, who concurs with the staff opinion that it meets the criteria for granting a Certificate of Appropriateness.~~

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Notwithstanding the foregoing authority, the HDC staff shall have the authority to not exercise this delegation, and to refer any application, including for work that may meet these conditions, for review by the full HDC at a public hearing.