



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, February 05, 2026 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 nboth@bristolri.gov

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

- 1. Pledge of Allegiance**
- 2. Review of Previous Month's Meeting Minutes**
 - 1. Review of Previous Months' Minutes**
- 3. Staff Report**
 - 1. Staff Report**
- 4. Application Reviews**
 - 1. 25-151: 76 State St, Sally Pinheiro**

Discuss and act on removal of County Cleansers Sign
 - 2. 25-04: 34 Byfield St, Rosemarie Sirois**

Discuss and Act on addition of porch on front elevation, addition of roof over rear deck.
 - 3. 26-06: 18 State St, David Zeilstra**

Discuss and act on replacement of doors on street frontage in kind.
 - 4. 25-07: 1 State St, Cruz Goler**

Discuss and act on removal of Judge Roy Bean sign and replacement with new signage.
 - 5. 26-08: 20 Burnside St, Herreshoff Marine Museum**

Discuss and act on restoration of buildings, including siding, trim, and windows.

6. 26-09: 601 Hope St, BayCoast Bank

Discuss and act on addition of security cameras on rear of building.

7. 26-10: 145 High St, Danial Ferreira

Discuss and act on partial demolition of primary house due to severe decay, demolition of garage roof due to severe decay, demolition of porch, clearing of major debris.

5. Concept Review

1. CRHD-26-1: 145 High St, Danial Ferreira

Discuss early concepts for refurbishment of 145 High Street into multifamily property.

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

10. Adjourn

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Tuesday, January 6, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

1. Pledge of Allegiance

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

In attendance: Lima, Ponder, Bergenholtz, Allen, Church, Page, O'Loughlin, and Millard

Also in attendance: Town Solicitor Teitz, and Toth

Absent: None

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the December 4, 2025 meeting.

A discussion took place regarding the review of the December 4, 2025 meeting minutes. Chairperson Lima asked if anyone had any corrections or comments. Member Allen as follows: on page 4, last paragraph where Member Millard asked a question about the Weypoysset Preserve Trust, the word "was" should be added at the end of the sentence. Then on page 10, "Allen/page" needed to be deleted. With no other corrections or comments, Chairperson Lima asked for a motion to accept the minutes.

Motion made by Member Church to accept the minutes of the December 4, 2025 meeting as amended; Seconded by Member Allen.

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

Opposed: None

Motion carries.

3. Staff Report

3A. Staff Report

A discussion commenced between Nick Toth and the Commission regarding the new staff report. He asked the Commission if they reviewed it and if anyone had questions or comments. Member Allen stated that he liked it and appreciated it. Chairperson Lima agreed with Member Allen. Toth said he would provide staff reports going forward.

4. Application Reviews

4A. 25-139: 79 Constitution St, Ralph M DeFelice:

Discuss and act on continued items from November 4 Meeting, removal of bay window, change of approved design to eliminate proposed window.

Elizabeth DeFelice, Vincent Fosse, and Vincent Pacifico were present.

A discussion was held between Elizabeth DeFelice, Vincent Fosse, and Vincent Pacifico and the Commission. Mr. Pacifico stated they were back to discuss a couple of items that they had changed, one being in the small mudroom on the northwest side of the building. They were asking for permission to remove the window that was previously approved in order to make more of a functionable space on the interior wall of the mudroom. They had worked with Nick to submit a supplemental drawing in the packet which showed an "X" on the window that was to be removed. Mr. Pacifico said there was a door previously located in that location, the mudroom was not an original feature of the house, and it was pretty clear that it was added on after the original Greek Revival house was constructed in 1855. Mr. Pacifico stated the 2nd piece they were looking to do was the removal of the bay window on the west façade of the house as the goal of the exterior restoration of the project

was to restore home to the original Greek Revival which would have been built in 1855. He did not believe that it was an original feature because bay windows were not popular in the Greek Revival era. Mr. Pacifico advised the Commission that the 2 over 1 windows and the bay window had different muntin profiles and the muntin pattern on the bay window did not appear anywhere else on the home and it could be clearly seen that it was not constructed originally when it was built. He said the windows were older wood, putty glazed, single paned windows that were added early on, but they had sash weights and pulleys and the older windows on the main body of the house did not have sash weights and pulleys and were all friction fit. Mr. Pacifico said they were looking to remove the bay window and add a 2 over 1 window in its place which would be in kind with something that would be on the house. He was not sure if there was a 2 over 1 window in that location originally, but it looked like an appropriate location for it. They proposed the Brosco all wood, single paned window with true divided lights, with aluminum storm window over it to match the rest of the home in order to restore the look to an earlier era.

Member Bergenholtz asked if the Commission had already denied the removal of the bay window and Chairperson Lima said no, it had just been continued. Member Allen said that counterweights were a feature in old windows although those windows may not have been original to the house in 1852. He said that the bay window was purportedly visible from the street, but he walked by the house and stated that it in fact was not visible from street. Member Allen said he was okay with the removal of the bay window. Chairperson Lima asked if there were any other comments. Alternate Member Page said that restoring the home to the original look was a great idea.

Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the application or if anyone on the Commission had any other comments. Member Bergenholtz asked if the Commission was also voting on the removal of the spindles on the porch and Chairperson Lima said no, it was denied at the December meeting. Mr. Pacifico stated that they were only there for the bay window and the removal of the window in the mudroom.

Member Church stated she was confused about the door becoming a window on the south elevation. Mr. Pacifico approached Member Church to show her page 83.01 which showed the south elevation and the small bump out on the side. He said it was originally a door and at the last meeting they received approval to switch the door and window positions on the structure and they were back to get approval to remove the window that was originally approved while leaving the door in its approved position. Member Ponder asked if they wanted to make it a solid wall and Mr. Pacifico said that was correct. Member Church asked when the bay window was installed and Mr. Pacifico said it was unclear as to when it was installed. He said just going by the physical evidence he had it didn't fit the Greek Revival era. Member Church stated it could have been in the late 1800s or 1900s but agreed with Member Allen that it wasn't seen from the street. She said she was torn about its removal as it was a unique window. Member Millard didn't feel that the bay window really advanced style of architecture there and it was just a feature that someone added to improve the interior and was okay with its removal. Chairperson Lima asked for a motion.

Motion made by Member Allen to approve application 25-139 for the removal of the bay window on window on the west side of the house and to install a 2 over 1 Brosco solid wood window, and also to not install a window as presented in the mud room with the location marked on page 54 in the packet; Seconded by Ponder.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

4B. 25-151: 76 State St, Sally Pinheiro/Diane Neslund:
 Discuss and act on removal of county cleansers sign.

Diane Neslund present on behalf of the homeowner.

Ms. Neslund, the tenant and business owner of Distinctive Interiors & Design located on the property, had a discussion with the Commission. Chairperson Lima asked if she was the owner of the property and she stated that the owner was Joseph Pinheiro. Nick Toth stated he worked with Mr. Pinheiro who gave Diane Williamson their approval for Ms. Neslund to appear and made her the co-applicant.

Chairperson Lima asked Ms. Neslund what happened to the sign. Ms. Neslund said when she moved in June and the space was supposed to be finished by July 1st and it was not finished so she didn't move into the business space until mid-July. She said that she had only been there a couple of times to see the space being improved by the owner and she didn't know when, how, or where the sign went. Member Allen asked if the sign was removed prior to Ms. Neslund moving into the space and she said it was but she didn't know when. Member Allen said Ms. Neslund really couldn't answer any of the Commission's questions regarding the sign's removal. Chairperson Lima asked if they could have the owner come to the meeting. Nick stated the owner wasn't able to make it and noted in the Staff Report there was a specific Ordinance that signs of defunct businesses were supposed to come down. He said that unless it was a "landmark sign", and he wasn't sure because it wasn't clear in the Ordinance how that would be determined, the point was moot. Nick said in theory that was not a "landmark sign", and it was supposed to come down when the drycleaner moved out.

Attorney Teitz asked Nick if he knew in the building permit it included the removal of the sign. Nick did not know if it did. Chairperson Lima thought it was a critical sign. Member Millard said it was an issue they needed to discuss with the owner because Ms. Neslund couldn't function if the building still had the old business sign on the building. Chairperson Lima stated the Commission couldn't make a decision and wanted to postpone it and talk more about it at the end of the meeting. Attorney Teitz stated the Commission could continue the application to another meeting date, but they could not postpone it to the end of the meeting.

Member Church said asked how they could vote to deny it. Attorney Teitz said they could vote to deny it by finding that it was a "landmark sign". He asked Ms. Neslund what was the name of her business and she said it was

Distinctive Interiors & Design. He said if someone wanted to replace the sign with another sign in the same pattern and letter style, that's the historical aspect of it. Attorney Teitz said what Nick was suggesting from the Staff Report, alerted the Commission to that fact. He said the Commission should find if the sign was a distinctive "landmark sign" and was it a character defining feature that had historical significance. He said if it was then the Commission should continue it until the owner could be present so they could discuss it with someone who was going to put money into it and not the tenant. If they decided it was not a "landmark sign" then the Commission didn't have to go further.

Member Bergenholtz stated it was his belief that it was a "landmark sign". Chairperson Lima agreed. Member Church said they needed to determine whether the cleaners was a distinctive feature architecturally. Chairperson Lima said that was correct. Member Bergenholtz said that it was historic and important. Member Millard said it was important. Member Bergenholtz said it was important in the overall architecture. Member Allen said if you look at the before and after pictures, he found it a shame that it was taken off of the building and it makes the building look completely different. Member Millard said she wouldn't want to move a business in there with another business' name on the building. The Commission said it was similar to the building with the Hotpoint sign. Chairperson Lima asked to poll the Commission.

Member O'Loughlin asked if the HDC determined which signs were historic and Attorney Teitz said yes. Member Church asked if they could vote if it was a distinctive sign. Chairperson Lima said she was going around to see if the Member of the Commission thought it was a distinctive sign, they would continue it to the February meeting and ask for owner to be there.

Ms. Neslund said that her space was very small, just under 700sqft and she wasn't allowed to put a sign there by the owner or the realtor. She advised the Commission that she could only do white lettering because the other space was so much bigger they told her it wasn't part of her space. Attorney Teitz asked if there was more than 1 tenant and Ms. Neslund said no. She said the building sat vacant for about 4 years before she moved in. Attorney Teitz asked if she had all of the interior space and she did not. He asked what the other space was used

for and she said it was left vacant. Chairperson Lima asked Ms. Neslund if she had windows on State Street and a small window on the alley. Ms. Neslund said the window on the side was located in a driveway leading to a garage. Chairperson Lima said that her store was primarily the whole front of the building and she said yes. Chairperson Lima said that Ms. Neslund's request for a sign was an issue between Ms. Neslund and the owner of the building. The Commission did not expect Ms. Neslund to maintain the County Cleaners sign if it still existed. Chairperson Lima advised Ms. Neslund that she could come before the Commission to request a sign for her window in the future. Ms. Neslund said she was told no. Attorney Teitz stated there was a difference between what her landlord told her she could do and what Town regulations said she could do. He said the Town may permit something that her landlord may say no to and vice versa.

Member Church advised Ms. Neslund that there were certain size restrictions and Nick could let her know what they were. Nick said that he had a discussion with Ms. Neslund as to what was allowable as far as stuck-on glass sign which could be administratively approved. He clarified to Ms. Neslund that she was not going to be putting up a sign which was similar in nature to the former County Cleaners sign was. Ms. Neslund said if she could budget for it, she like to have done so. Nick said it was a civil issue with her landlord and clarified to Ms. Neslund that the Commission was not expecting her to put up a sign. If the Commission said it was a character-defining feature and they theoretically wanted it to go back up, it would be the responsibility of the building owner and not Ms. Neslund. So, what the Commission was saying is that they wanted the building owner present at the meeting because they were determining it was a landmark sign.

Chairperson Lima said that there needed to be a vote. Member Bergenholtz said this was much more than a sign, it was 60s roadside architecture integral to the architecture of Bristol. He stated that having it removed makes the building look like a non-descript strip mall shed. Member Bergenholtz said it was a highly important sign and architecturally important. Ms. Neslund said if she could put up a sign, she would base it off of the dimensions of the County Cleaners sign since it was directly over her space. Member Ponder said

the sign was there because the cleaner was the bigger tenant. He said when it was a restaurant, they had signage in the window. He recommended the same for Ms. Neslund's business. Member Ponder said the distinctive sign was removed which was a defining feature of the street, similar to the Hotpoint sign's a defining feature on State Street. He said it was distinctive enough that the Commission needs to speak with the building owner. Nick informed the Commission that he spoke with the contractor that removed the sign and the sign is gone and cannot be put back up. He spoke with the contractor to get the sign back but it is long gone.

Chairperson Lima advised Ms. Neslund that she would need to do an application to the Commission for a sign for her business and come back with a design for their approval. Ms. Neslund said that would be great. Nick informed Ms. Neslund that a window sign could be approved administratively, but if she applied for a sign on the roof, it would have to come before the Commission, but the Commission definitely wanted to speak with the building owner. Ms. Neslund said she wanted to have information regarding any restrictions and guidelines regarding signage and Nick said he would walk her through it.

Member Ponder asked if the Commission needed to continue the application and Attorney Teitz said they needed to make a finding if the County Cleaners sign was a landmark sign. Chairperson Lima asked the Commission if there was any Member who felt that it was not a landmark sign and Member Millard said she did not think it was a landmark sign.

Motion made by Member Church to find that the County Cleaners sign to be declared a landmark sign and deny the removal of it; Seconded by Allen.

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

Opposed: Millard

Motion carries 5 to 1.

Secretary of Interior Standards: 2

Chairperson Lima asked Attorney Teitz if the Commission needed to continue the application to the February

meeting. Attorney Teitz said even though the Commission made a motion to deny, they should continue it to the February meeting to give the landlord an opportunity to show up.

Motion made by Church to continue application 25-151 to the February meeting; Seconded by Allen.

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

Opposed: None.

Motion carries.

4C. 25-162: 35 Burton St, Kathleen Keating and John Oliver: Discuss and act on addition of second floor to outbuilding and addition exterior changes/repairs to outbuilding.

Melissa Hutchinson, architect, appeared on behalf of the owners.

Member Allen asked if there was a letter from the homeowners granting Ms. Hutchinson permission to appear. Nick said he had an email granting permission but didn't print it out as he didn't realize they weren't going to be in attendance.

A discussion commenced between the Commission and Ms. Hutchinson regarding an existing detached shed located on the east property line behind the main house in line with the existing driveway. Ms. Hutchinson said that the footprint of the shed fell within the 6ft side setback required and the owners wanted to keep the existing footprint. She said they worked with Ed Tanner who came up with the idea that the portion of the shed that was in the setback which was about a 5ft section would stay untouched and they would modify everything to the west side of the line. Ms. Hutchinson said the first floor was a covered porch and a shed which is used and leads to the landscaped back yard and the shed housed the lawnmower, bicycles, and things of that nature. She stated the owners hoped to leave the 1st floor essentially untouched and then to enlarge the 2nd floor to have a bedroom for guest use. Ms. Hutchinson said the existing shed had very little headroom on the 2nd floor with a ship

ladder for access to the 2nd floor space. She said the idea was to leave the west roof line but to extend it with the same pitch to raise the ridge and create habitable space on the 2nd floor.

Ms. Hutchinson advised the Commission that it was not an accessory dwelling unit because it did not have a kitchen of any type, just a bedroom and a bathroom with a new code compliant exterior staircase for access. She said the owners would then have a usable space on the 2nd floor.

Ms. Hutchinson shows the Commission page 8.10 of the application showing a rendering of the space showing the code compliance in terms of the head height for the 2nd floor. She said in order to do that they would have to put in new 2nd floor framing and take the existing columns that support the porch which were slender in nature and turn them into steel columns to support the new load but they would match the existing dimension and still have it painted the trim color look so it would look the same as the wood column and maintain a similar base and capitol. Ms. Hutchison said there would be a new column at the interior to support the new 2nd floor which wouldn't be visible from the outside. She stated there would be a really nice door facing the driveway. It would be a single hinged door with side lights on either side, with three matching panels, and the owners wanted the west side of the door to be a double door so that when it opened it would be a much wider opening so they could move the lawnmower and other essentials in and out of the shed and the door configuration of 12 lights and 3 panels would be exactly the same.

Chairperson Lima asked Ms. Hutchinson if the front door would mimic the larger side door. Ms. Hutchinson said the door that faces the street would look exactly the same, but the thick side light would be operable. Member Allen asked if the side was wood currently and she said it was. He asked Ms. Hutchinson what the owners were proposing. She said they wanted a Therma True fiberglass door, but if the Commission wants it to remain a wood door the owners would do so. Member Allen said he would like to see it remain a wood door. Chairperson Lima agreed with Member Allen. He said the door the owners proposed to face the backyard was fine. Ms. Hutchinson said that made sense since the shed wouldn't be insulated. She said the upstairs door was more important

for insulation. Member Allen asked which side the 2nd floor door was located and she said it was on the north side on the back, which was not visible. Member Church said the north elevation was visible from the street. Ms. Hutchinson said Burton Street was on the south side. Member Church said the door is facing north. Member Allen asked if the driveway was on south side and Ms. Hutchinson said that was correct. Member Church said the driveway was on the left side and Member Ponder said the driveway was on the south side. Member Allen said Burton Street ran east and west of the yard. Member Church said the stairs would be facing the street. Ms. Hutchinson said the stairs would be in the backyard. She approached Member Church and showed her the location on the site plan. Member Allen stated that a fiberglass door on the north side would be fine.

Member Allen raised concerns about the steel columns as he did not recall the Commission allowing steel columns anywhere, but this was a different situation as they were for support. Ms. Hutchinson said she was waiting for approval before going to the structural engineer. She said if the structural engineer felt that it could be done with 3 wood columns like a PSL column that was painted or something like that, the idea was to keep the profile and dimensions the same. She didn't want to add a 4th column. Chairperson Lima asked if stronger columns could be encased with wood that wouldn't enlarge the profile. Ms. Hutchinson said it was possible as tube steel could be very small. She said they were very slender and she was afraid that if it became less than a 3½ inch diameter column like the ones you would have in a basement, it would be difficult to wrap it without increasing the width of it.

Member Allen asked how many columns there were currently and Ms. Hutchinson said 4 and wanted to keep it that way. Member Ponder said that they just wanted to strengthen them to support the 2nd floor and she said that was correct. Ms. Hutchinson said they did investigate and found no footings, just a slab, so they were assuming that there were no pier footings under the columns. She stated their intentions are to put in proper footings that go down to frost depth. She said the columns would have to be removed to do that. Chairperson Lima asked Attorney Teitz if the Project Monitor could deal with the size and interior of the columns or did the Commission have to decide on it now. Attorney Teitz said that was

something that could be delegated to a Project Monitor if the majority of the Commission was comfortable with it. Member Allen asked if the owners would be opposed to leaving the existing columns as is but wrapping those in some type of wrapping to compensate for the size of the new columns. Ms. Hutchinson asked if he meant wrapping the columns to make them thicker and Member Allen said yes, unless the owners were replacing the existing columns so they would all match. Ms. Hutchinson said the intention was to leave them looking the same but wasn't sure if they would be more structurally sound by just wrapping them as it would have to be integral to the column itself. Member Allen said he was talking about the existing columns if they wanted to maintain those but increase the size of the columns by wrapping them.

Chairperson Lima asked Ms. Hutchinson how many columns were the owners going to have. Ms. Hutchinson said there were 4 columns now and the intention was to have a total of 4. Member Allen said they were going to replace the existing columns. Ms. Hutchinson said the intention was to replace them so they would exactly the same. Member Allen asked if they could do steel posts and wrapped them in wood. Ms. Hutchinson said ideally, but she couldn't answer yes until the structural engineer said they could get a steel column small enough so they could wrap it and have it the same overall width. Chairperson Lima suggested having the Project Monitor work with the owners and structural engineer to make it so that the columns will stay potentially the same size but find a way to make it structurally strong to bear the weight of the 2nd floor. Ms. Hutchinson said that would be wonderful.

Member Church said the materials list said they were to match the existing profile of the steel columns. She said if they look like the ones that are there currently and painted, that would be acceptable. Member Allen thought the owners wanted to add to the columns that they already had. Ms. Hutchinson said the intention was for the columns to remain at 4 and to be in the same location and look exactly the same, just to be steel instead of wood. Member Allen said the Commission would need a cut sheet of the materials. Chairperson Lima said if the steel could be wrapped in wood, it would satisfy the Commission and serve the owners' purpose. Member Church asked Chairperson Lima what happens if the columns didn't look like the ones that were existing. Chairperson Lima said it would be up to the Project Monitor to make sure

it matched so they didn't have to come back to the Commission, but they would have to submit the paperwork and design to the Commission. Member Church said that there wasn't a product sheet and it may have to be tooled to match the existing columns. Chairperson Lima said if the Project Monitor worked with the contractor and the owners, then it would be fine. Member Ponder said that their intent was not to make them look like columns in basement. Ms. Hutchinson said that was correct. She said that the best case scenario would be that the structural engineer would tell them that the columns could stay and they would just need to put the pier footings under them and that's what they would absolutely do.

Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the application. With no one in the audience coming up to speak, Chairperson Lima asked for a motion.

Motion made by Member Allen to accept application 25-162 for a 2nd floor addition to expand the west side of the existing shed as presented. The only item that remains to be decided upon is the steel support columns that are being presented. The Project Monitor will work with the architect and homeowner to make sure the columns look like the columns that are currently there or if necessary to be wrapped in wood with the profile to match existing columns; Seconded by Ponder.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

4D. 25-163: 30 Union St, Karen and Brad Clair: Discuss and act on changes to previously approved dormer.

Chairperson Lima recused.

Brad Clair present.

A discussion took place between Mr. Clair and the Commission regarding Mr. Clair seeking approval for changes that have been made to an east facing dormer which had been previously approved by the Commission. Mr. Clair stated the changes proposed is to reduce the size of the dormer to about a 20x6 from a 20x12 to go with a 3 window setup instead of a 2 window setup which had been previously approved. He said in regards to the windows, he was interested in getting feedback from the Commission. Member Allen asked Mr. Clair what his previous approval was for. Mr. Clair said it was for a larger dormer with 2 windows. Member Allen asked if he received feedback from the neighbors. Mr. Clair said the changes came from a combination of feedback and aesthetics as he and his wife saw a dormer that they liked at 195 High Street on a garage.

Member Allen asked if any Members of the Commission had any questions. He then asked if there was anyone in the audience who wanted to speak for or against the application. Christine Stillwell of 31 Noyes Avenue came up to speak with the Commission. She gave pictures to the Commission showing how Mr. Clair's garage sat on the property line to her back yard. She said her house was a shotgun style approximately 100yrs old with a direct line of sight to his garage and could be perceived as part of her property. Ms. Stillwell said Mr. Clair's garage had always been unobtrusive because the roof sloped straight backwards away from her property and had dark shingles, but any physical change to garage especially a dormer with windows would be very visible from the street when looking at her house. She said it would negatively affect the appearance of her home and would not be consistent with her property's individual historic character. Her home and Mr. Clair's garage were not architecturally compatible, which would be emphasized by an addition of a dormer. Ms. Stillwell said that in 2001 she filed an application with the Commission to replace weather damaged clapboards on the south side of her house. In granting her request, the Commission used the term "virtually identical to replacement materials" and she was asked to ensure that the horizontal positioning of the new clapboards matched the level of the old ones which showed the concern of the Commission for the visual effect of changes to her home. Ms. Stillwell said that the proposed change to Mr. Clair's garage was not minor and would directly impact her home and integrity. She

said the changes proposed didn't visually affect his home and wouldn't be seen when looking at his house but would affect his neighbors and her home. She said Mr. Clair had other options to increase the livable area of the garage on his side working within his large yard and asked the Commission to deny the application. She said it came to an impasse or was denied by the Zoning Board.

Member Allen asked if there was anyone else who wanted to speak and Carol Wardwell came up. She said she also lived on the east side of Mr. Clair's garage. She reiterated Ms. Stillwell's statements regarding the Commission focusing on historic value. She was very curious about how Mr. Clair having a garage with very little historic value then putting a dormer on the side that doesn't match the existing, how would it possibly add any historic value to his property or the neighborhood. Ms. Wardwell said that the dormer on the east side was considerably smaller than the one on the west side. However, in terms of value, she felt it would have an extremely negative effect on Ms. Stillwell's property and her property. She said a situation is then created where either one of them is their backyards feel as though people are looking down from their windows into their yards. Ms. Wardwell feels there would be a negative resale value and a loss of privacy.

Member Allen said Ms. Wardwell and Ms. Stillwell both spoke the first time the application came before the Commission and they approved it and now Mr. Clair has reduced the size of the dormer and windows so he couldn't justify not approving it this time since it was already approved. He said Mr. Clair was trying to decrease the size. Ms. Wardwell appreciated Mr. Clair's efforts, but the end result was still the same. She said the previous visit to the Commission was confusing. Ms. Wardwell said there were a lot of questions that has to do with zoning and she had difficulty separating the Commission questions from questions that were better presented to the Zoning Board. Ms. Stillwell said she didn't fully understand how the Commission proceed and made their decisions but thought the dormer was completely wrong for the neighborhood.

Member Ponder said that if the Commission were to deny the proposed dormer, Mr. Clair still had the approval that the Commission gave him previously. He said that the Commission was not denying or approving a dormer as

it was already approved, they were just denying or approving the changes to the dormer. Attorney Teitz said if the Commission denies the proposed changes, then the larger dormer was still approved.

Member Allen asked Mr. Clair if there was a zoning issue as well. Mr. Clair said there was a zoning issue, but it may fall within setbacks. He said they reduced it as much as they could which may satisfy it. Member Allen asked if he was going back to zoning and Mr. Clair said he was unclear about it, but he was trying to find some common ground. He did point out that the new windows were positioned very high on the dormer and were for light and ventilation only. He said he was the only person tall enough to look out of them. Mr. Clair gave some pictures to the Commission. He said the Zoning Board dismissed it without prejudice. Attorney Teitz told Mr. Clair to focus his testimony on the historic aspects. Mr. Clair explained to the Commission that the first 3 pictures were of the dormer at 195 High Street which was a similar dormer to the one he was proposing. The 4th picture was of a dormer on Noyes Street and the 5th picture was from his driveway where there's a significant dormer that overlooks his driveway which he's fine with. Mr. Clair's point was that dormers exist in the historic district in various sizes and shapes and aesthetically speaking what he was proposing was very much in keeping with the district and he went through great lengths to try to make it as palatable for his neighbors and would continue to work with them.

Member Allen asked if anyone had any other questions or comments. Member Church said that Mr. Clair answered her question already regarding what could be seen out of the proposed windows as they were not for gazing out of. Mr. Clair said that the living area was below the windows and they were just for light and ventilation. Member Allen said the fact that the Commission had already given him approval for a larger dormer with larger windows and now he's coming down in size, if they deny it he had the option of going back to the larger dormer. Mr. Clair said he was trying to do the best he could.

Member Allen asked for a motion.

Motion made by Church to approve application 25-163 for the change in dimensions for the dormer proposed for the

east elevation and the windows be of the same materials that exist in rest of the building; Seconded by Ponder.

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

Opposed: None

Refrained: Lima

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Robert Page

4E. 25-12: 125 Hope Street, 125 Hope Street, LLC:

Discuss and act on demolition or rehabilitation of existing property, depending on possibility, discuss and act on potential replacements.

Attorney Alfred R. Rego, Jr. present on behalf of the applicant.

Nick asked Attorney Rego if he wanted the Commission to vote on the application during the meeting and Attorney Rego indicated that the applicant wanted to do a concept review instead. Member Ponder asked Nick that since there was an application before the Commission, did the Commission needed to continue said application and Nick said yes. Nick asked Attorney Rego if February would work for the applicant and he said yes.

Chairperson Lima asked for a motion.

Motion made by Allen to continue application 25-12 to the March meeting; Seconded by Ponder.

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

Opposed: None.

Motion carries.

5. Concept Review

5A. 25-12: 125 Hope Street, 125 Hope Street, LLC:

Discuss potential options for replacement of building on site.

Attorney Alfred R. Rego, Jr., John Tschirch, Madeline Melchert, and Dennis DiPrete appear on behalf of the applicant for concept review.

Dennis DiPrete came before the Commission to present the concept review on the application. He summarized the information that was located on the portal which was 100s of pages of information. Mr. DiPrete summarized all of the work that the applicant and everyone involved has been done up to this point. The Town had asked if they could get private insurance and he stated that only one insurance company was willing to issue a policy for a house in the wave velocity zone and the premium for \$2million in coverage was over \$100,000 a year. They came to the conclusion that no one should spend money or restore or renovate any house that's on that foundation in that location. He said that's partially because of the elevation but really mainly due to the vertical face of the foundation, which was 40ft off of the coast, could never withstand the waves. Mr. DiPrete said that the CRMC recommendation submitted in the packet to the Commission strongly support meeting FEMA compliance and urge the applicant to elevate house even higher. He said they showed different schematics and schemes where the 1st floor of the house was elevated 2ft to 3ft and the CRMC recommended it to be even higher. Mr. DiPrete said the concepts they submitted didn't really take the CRMC's recommendations into account because it was advisory, but they knew they had to meet the minimum FEMA elevations.

Mr. DiPrete then spoke about David Odeh's presentation at the September Commission meeting explaining his findings. Mr. Odeh stated that it was no reasonable alternative to demolition. Mr. DiPrete said that they had discussions with RIHPHC and there was a letter from RIHPHC which was already part of the record. He stated that according to RIHPHC, it was their opinion that there were no prudent feasible alternatives to demolition. He said in March the Commission had the applicant do a lot more work which was done and documented, including bringing on numerous other consultants and the initial conclusion was that they didn't think the house could be renovated on top of the foundation. He advised that every alternative has been exhausted and everything reaffirms the initial

opinion and CRMC, State Flood Plain Coordinator, and RIHPHC all came to the same conclusion. Mr. DiPrete stated that at the last meeting, before they would consider a demolition permit, the Commission wanted some idea of what the other alternatives were, and they did the work and now they were here to present it. He said that Madeline Melchert, the project architect, was going to present the concepts she created, and John Tschirch was also going to speak on the historical significance of the renovation work that would be required along with any alternatives. He said members of the team have started critiquing the earlier designs.

Member Allen said they did their due diligence regarding the property and the condition that it's in, and he understood that there was no way to jack it up. He asked if they had given any thought to disassembling the house then salvaging as much of it as they could then rebuilding it on the same footprint with the architectural history behind it. Mr. DiPrete said that John Tschirch could speak on that, but when he initially looked at the house, he saw holes in the roof and walls, and a lot of stuff had let go. He said the biggest problem with the house is the foundation that it's on. He said it's easy to walk around and think it's been in disrepair and taken one at a time and had been on a different foundation probably could have been salvageable, but it's in a flood plain.

Member Allen asked what would be the opposition to actually putting the same house back up on a higher level. Mr. DiPrete said that's what RIHPHC concluded in their letter that all contributing historical value to that house would be gone once that happened because for a lot of reasons that house doesn't work at that elevation. He said the garage wouldn't work as a new foundation would be piers like you would see along the coast with some type of deck and a house up on it. He said the house in that location with that garage wouldn't work. Mr. DiPrete said it would be odd seeing it. Member Allen said to take the garage out of the equation and look only at the house and why couldn't that be basically replicated and keep the historical architectural detail of the house that was there. Mr. DiPrete said RIHPHC looked at it that way and talked about it and said the results would be a completely new exterior envelope, improved structure, and elevated building, which would essentially be a reconstruction of a building on a higher

basement still having an adverse effect on the historic district. He said the RIHPHC said there were no alternatives to demolition. Member Allen said he would rather see something that pays homage to the Herreshoff house rather than putting 2 completely different houses there. Chairperson Lima said instead of going in circles, let them make the presentation then we will have time to ask questions and then you will have to come back after listening to everyone. Mr. DiPrete stated that's what they wanted and then they would collaborate on their own to review the notes from the meeting and hopefully make a much more detailed submission.

John Tschirch, the architectural historian, came up and presented his findings. He was concerned about the building. He stated there were many federal houses in Bristol that were covered in asbestos in the 30s and 40s. Mr. Tschirch said taking off the asbestos was not compromising the original quality of the house because it would have had clapboards, etc. He said the Herreshoff house's asbestos is located in the original material so they have to disassemble the whole house so if there are fragments left; it might be 1 piece like the true cross because very little would be left. Mr. Tschirch stated that's when he turned in his thinking as it can't preserve as is because it's rotting. To rehabilitate the building, the intervention would be so severe because of the asbestos being in the wall materials and roof. He said it's falsifying history which flies in the face of the Secretary of the Interior Standards because it's not being perfectly recreated it. He stated that it's not a preservation practice according to the Secretary of the Interior Standards and it's really a site for new construction. Mr. Tschirch asked if it was their role to build copies of everything like Colonial Williamsburg did, which was controversial. He said the guidelines are to respect size, scale, massing, and to a degree some materials. Mr. Tschirch stated that it had been subdivided into 2 lots, but Nick stated it was not subdivided. Nick said a subdivision would still have to occur for 2 houses and it would still have to appear before the Zoning Board.

Mr. Tschirch went on to state that demolition is unfortunately necessary. He stated it's disappointing and not good preservation; it's make-believe history. He said the doctrine of preservation is to do no harm but

once the patient is dying one has to accept what needs to be done, and it's a stark reality here.

Madeline Melchert came up and showed renderings of proposed home choices for the land. She has analyzed the property and surrounding neighborhood, especially across street. Ms. Melchert said she looked at the size, scale, massing, pattern repetition between properties, the heights, architectural characteristics, i.e., roof shapes, 1st floor overhangs, etc. She had 2 options. Showing Option A, Ms. Melchert said it was more of a conversion of the existing building with a 2nd shed/garage on the side and the old museum, then using some of the character defining features of the old house and using them in a new design. She said she was not trying to replicate it but using it as inspiration. With the building next door, she was using the massing of the museum which has no windows facing the street and took more liberty to add different design elements to it. While showing Option B to the Commission, Ms. Melchert explained that it showed the heights of buildings across the street then explained how the site sloped towards the back. She said Option B uses a shingle style which was present in the community but not using what's there.

Member Church asked if any new structure had to be on stilts. Ms. Melchert said that the new structure would be on stilts and that there would be a breakaway wall. Member Church stated the renderings didn't look like they incorporate stilts. Ms. Melchert said it would be inside and they would utilize a breakaway wall which would be clad with a veneer. Member Church asked if both renderings incorporated stilts and Ms. Melchert said yes. Ms. Melchert showed the rendering to Member Church and explained that the front elevation would be at 3ft, and the back would slope down significantly. She said that one idea was keep the façade narrow and long, so it didn't look like a huge building from the street, but it allows for someone to drive down and park underneath rather than a garage facing the street or on the street.

Member Ponder discussed page A13 in the packet, Option A, which had a building that mirrored the look of the current model with a separate big structure. Ms. Melchert explained that there were 2 separate structures on the lot. Member Ponder asked Ms. Melchert if that was their preferred option for the site. She said yes, because of CRMC and zoning setbacks. She said it was to

also allow for access down. Member Ponder said the Commission liked the size and placement of the fake model room, but the 2nd structure is bland.

Mr. Tschirch came back up and said that although it was 1 residence, it really was 2 distinct masses, the main house and the addition with a small link. He said there were 2 masses on the site, it's just something to think about. He said he did like the way Ms. Melchert's design was sympathetic to the original house, but with a modern twist so it balanced what the Secretary of the Interior Standards wanted. Member Ponder said if the house had to be demolished then it shouldn't look like someone put a McMansion on a lot. Ms. Melchert said the footprint of each building was just over 1,000sqft each. She said as the design progressed adding first story elements to break it up will help.

Chairperson Lima asked if there were any other questions from any Members.

Mr. DiPrete said they're going to have a lot of site modeling since there's a lot of 3 dimensions happening on the site. He stated that looking at the site from the street tells one story and when the Commission sees how the whole lot works will be more to think about. Mr. DiPrete said they could do a better job by taking the amount of frontage and separating it and the area that's not blocked by the house today would have 30% more to it. There would be less development along the street with the current design than when the existing structures were put in place. He said by separating the lots, they were making room for 2 driveways to go down with parking underneath the homes. He added that the house would be on stilts with a breakaway wall and a deck, so from the street it wouldn't look like the house was on stilts. He said that appearance from the water would be a lot different than the appearance from the street. He stated that a lot of the emphasis would be from the street appearance which is where the Commission would start their focus. Mr. DiPrete said having a 3-dimensional model may help visualize it better.

Member Bergenholtz asked Mr. DiPrete if the plan was to divide it into 2 house lots. Mr. DiPrete said maybe as a condominium or if the existing house was put back it could be used as a 2-unit house, but the best resolution would probably be rezoning for 2 lots. He said it would

probably be the easiest to have a driveway for each lot. Mr. DiPrete said they looked at a lot of concepts with a shared driveway coming in and then splitting off with parking underneath on one lot or 2 lots with easement, but it probably means zoning, but they haven't submitted much to the Town for review, but it probably meant zoning for 2 lots.

Chairperson Lima said the Commission needed to give the applicant some indication of either demolition or not. Mr. DiPrete said that or either going forward and give the Commission more details on what the home concepts could look like and start preparing a real submission to give the Commission a lot of information on materials and shapes. He looked at it as a placeholder for their concept. Mr. DiPrete said that the Commission gave them good feedback that they preferred the concept that resembled the original home. He said the initial concept was really taking the amount of frontage, separating it, houses elevated on stilts with driveways going down and parking underneath, then doing the best they could to create a structure that looked like it belonged there.

Member Church asked Attorney Teitz if the existing house could legally be rehabbed as is or was there anything that said it could not be repaired and restored. Attorney Teitz said yes with one caveat that the expert opinion from their engineers that if it's more than 50% of the cost that it has to become compliant and given the studies that the Commission has seen that it would cost more than 50%, so it can't be rehabbed where it is. He said the house would have to be raised up to be compliant, the other exception would be to seek a variance from the Building Board of Review from the flood plain requirements based on the historic value of the property. Attorney Teitz said he couldn't tell the Commission if the Bristol Building Board of Review would grant it or not, but even if they did that, they would be able to get affordable flood insurance, and the property would be uninsured. He said it wouldn't be the best investment to make on a property that was uninsured. He couldn't make the decision for the Commission, but it seemed like there was a lot of evidence out there that indicated that the property could not be restored.

Member Bergenholtz said the study said it could be restored but it needed steel and to go up a few feet. He said there was a project on Thames Street in a flood

plain it was in the district, this would have a huge impact on anyone. Nick said that the Thames Street property was in a different flood zone. He said this property was in the VE zone. Attorney Teitz said this property was in a velocity zone which is waves as opposed to an A zone which was simply the water rising but not the wave action. Member Bergenholtz recalled CRMC could recommend elevating a building but if it was in the district. Attorney Teitz said that if it's in the district they have to seek the advice of the RI State Historic Preservation and Heritage Commission. Attorney Teitz had a similar situation with a property in Westerly that was within 200ft of the river and he was shocked but CRMC had jurisdiction and had to go to CRMC and then CRMC went to RIHPHC and they determined that building could not be demolished. He said the applicant had followed the correct process here. He said there wasn't a set appeal process to the RIHPHC, but they could ask them to look at their conclusion again.

Member Bergenholtz asked if the Historic District Commission was the deciding group. Attorney Teitz said the applicant needed both CRMC and the local Commission. Member Bergenholtz said that the local Commission was the deciding group, not the State and Attorney Teitz said they need both. He said if the local Commission said they could demolish it and the State said they no, then the applicant wouldn't be able to do so. Member Allen said to Member Bergenholtz that's what happened with his property. Attorney Teitz said sometimes there's a split decision between both state and local authorities.

Member Church then discussed wave action regarding the property. She said the house was protected from the east and north, and pretty much protected from the west by Poppasquash, then Prudence Island and Hog Island which cut down on the waves. Member Church asked if that was taken into consideration during the studies. Mr. DiPrete said that's why it took them months to get back to the Commission. He stated that to do the work on the house it would take variances from FEMA and the flood plain regulations. Mr. DiPrete said that's what the Town and State asked them to look at and that's what took them so long. How did they know the wave velocity zone was really there and what's the significance of it, and they issued an addendum to their packet. Member Church said the charts and numbers in the report didn't mean anything

to her. Mr. DiPrete said he did his best to summarize it for the Commission.

Member Church asked if it took into account that the house was fairly protected with only an outside chance that there's going to be enough wave action and questioned what the percentage of wave action it would take to damage the house. Mr. DiPrete showed a graphic chart to the Commission and said the house would need variances. He said all variances in flood plain regulations and building codes aren't equal and the type of variance that the house would need are variances that as a professional he would never recommend to anyone. He said any public board once they got into it would grant the variances necessary to renovate the house.

Member Church stated the house was a contributing building with architectural and historic significance and there were very few examples of that particular style of house in the State. Mr. DiPrete agreed with Member Church on that point and that's what took them so long to come back to the Commission, but there is no other alternative that they could see with this house. He said the house could not be renovated on that foundation and no one should want it. Mr. DiPrete stated that anyone who got into it and understood the significance of it wouldn't want anyone in their family to own it. It's physical fact. He showed page 28 from the addendum to the report which showed the FEMA maps. He said the other properties that were looked at in the Town where FEMA considered or did map amendments took look at the significance of the waves, didn't have transects so close. FEMA went back and did computer models and that's in the addendum the applicant did in August. Mr. DiPrete stated those are the ones that concluded the waves dissipated energy between 280ft to 380ft off of the water. He said they didn't need to do that in this case because FEMA has a transect right next to this house and the house is only 40ft off of the water. Everywhere they looked substantiated the original maps they looked at like the Town flood plain maps which shows this house is very deep into the wave velocity zone.

Member Church said how many storms would come that way. Attorney Teitz said whatever got around Hog Island would be headed right for the house. He said it wouldn't be as bad as at the head of the harbor as it gets funneled by the harbor, but it would be a hurricane direction. He

said if it was high tide it would be even worse and Hog Island is the only thing protecting it and depending on the surge a lot of the sandbar that goes out to the southeast on Hog Island would probably be overtaken by the waves. Chairperson Lima said in addition to all of that, there would be no insurance on the property.

Mr. DiPrete stated the Town asked them to go to CRMC and CRMC's opinion is it's worse than this as they believe the storms are going to be more frequent and more severe. He said the CRMC was recommending that the house be raised even higher, which would make the job for everyone even harder.

Chairperson Lima asked if it would be appropriate to poll everyone so the applicant could get an idea. Member Allen said he noticed during the March site visit that there was a model of 2 very modern looking houses which seemed to be the intent of the owners all along and asked why that was. Mr. DiPrete said they thought they could do a better job that was more respectful to street that's going to work within the 3-dimensions of the lots with the homes and garages.

Member Allen asked Attorney Teitz if the Commission had the option of denying 2 houses. Attorney Teitz said they could. He stated that the Commission controls the massing, shape, and architectural style of the replacement to make sure it is consistent with historic district.

Chairperson Lima said given the CRMC and RIHPHC reports, she believed that the present structure was not safe and should be demolished. However, currently she didn't have an opinion as to 1 or 2 structures on the lot and the applicant needed to decide that after they heard the opinion of the Commission. Member O'Loughlin agree with the RIHPHC's report but was not on board with the idea of 2 lots or 2 houses.

Member Page agree Mr. DiPrete and whatever was going to be put there needed to be on a new foundation and lifted. He said they needed to pay a lot more attention to the fact that this was a significant historic property and they were not dealing with that in what they were presenting. Member Page said the idea of openness would be something that Planning might like, but it didn't appeal to the Commission as that's not what was there.

He stated the idea of anyone not paying attention to the historic nature of the buildings being demolished because of the flood plain leads them as a Historic Commission, particularly in a historic district, down a path that was going to get very difficult in the future. Member Page said FEMA was going to redo the maps every decade at least and they will review them every time there's a significant hurricane in the bay. Every time the V zones and the flood zones will get higher, more houses are going to fall into that, and more buildings are going to fall into that. He said the idea they ignore what those buildings are, they'll soon have very few structures close to water.

Member Bergenholtz still thought it could be restored and agree to elevating them using new materials that replicate the size and profiles of the façade. He said if it wasn't possible, he would be very strong in his opinion that whatever did go there was in the same location, so it wouldn't be 2 separate houses. He said the owners bought the property knowing what it was.

Mr. DiPrete stated the original concept was to renovate the house. When he got involved, in his 40yrs of practice he's never seen someone do a significant renovation in a V zone. The Commission, State, and Town asked more questions and wanted more information before they would come to the same conclusion.

Member Allen stated he was not in favor of demolishing it, but they proved it couldn't be resorted. He said he wanted to see something that paid more homage to the Herreshoff house and definitely not 2 buildings or dividing the lot.

Member Ponder said they proved that demolition was a foregone conclusion and was looking at what was going to replace the house. He thought the scaling of what they presented was too big for the area, but the model room house replacement looks great. He said the main house is too big and wasn't sure it's appropriate for the district. He wasn't in favor of the lot being divided and having 2 houses. He recommended something more scaled like the current house and something more appropriate to that lot. If the lot were to all of a sudden have one of the proposed structures on it, it would be very noticeable to a lot of people as overly big. He stated if this was the presentation he would

have denied it and they needed to work on scaling and appropriateness on for the lot. Mr. DiPrete stated the strategy was to reach a consensus of what's better for the lot. They want to have the permitting to come together in the end even the demolition permitting. He understands that the Commission is not ready to grant the demolition permit, but if they did, no one was going to tear down the house as there could be a year of work ahead of them between CRMC and the Commission, etc. They just want to work with everyone. Member Ponder preferred not to have 2 structures there.

Member Millard was unfortunately in favor of the demolition as they presented their case clearly. With the information obtained about the asbestos siding, it will be the right move. She always appreciated the 2 roofs of the buildings and with modern materials they could come up with something that would work. She said it was very geometric in the roof of the model building as well as the house and the idea that it goes down toward the beach was interesting.

Member Church was opposed to demolition as it's a unique architectural style and its historical significance. The house seemed very solid inside during the site visit. She feels it should be preserved.

Attorney Teitz said it's the position of the Town that the Historic District Commission had jurisdiction over subdivisions within the historic district. So, if they did want to subdivide it, it would have to come before the Commission. Member Millard asked Attorney Tietz if a condos in 1 building was considered a subdivision. Attorney Teitz said it was not a subdivision as they could condominiumize it without needing approval. Member Millard asked if 2 residences attached be considered a subdivision. Attorney Teitz said the question was is lot area big enough for a duplex as he wasn't sure if it was or not, but they would need approval for that. If it was big enough, then yes, they could have one big building with 2 units. He said a subdivision into 2 separate lots would come under the Commission's jurisdiction, but the law did all condominiums with no control over that.

Chairperson Lima asked Attorney Teitz if they needed to open the discussion to the public and he said they could. Member Bergenholtz asked Attorney Teitz if the Commission was to approve the demolition was it possible for them to

say in the approval that they could only build 1 house of a certain number of square footage. Attorney Teitz said it was possible for the Commission to approve the demolition contingent only upon the approval of what's going to go there. He said that was the norm for historic districts. He gave the example of the failure to do so was the Harriet Bradford property and the parking garage.

Mr. DiPrete said they want to come together in the end and in pieces along the way as well. He will talk to his client and will submit some concepts with more information as to why they believe 2 houses would be correct or another option with 1 house. Mr. DiPrete suggested doing another workshop before really making a submission on what they want to build.

Catherine Zipf said it was a horrible situation, and no one was going to get what they want. She reminded the Commission of their approval of the replacement of historic materials with different materials many times. So, the idea that asbestos was not going to be replaced with asbestos undermining the integrity of building was not true and it's a Herreshoff house which was not a lower quality house and was a well-constructed house. It's a significant house. She stated that if demolition was agreed upon, they could spend over \$2million and next year the State could get a hurricane that could take out the house and remove the actual land. Perhaps all of the money and concern suggests nothing should be built on the lot and maybe it was time to let the house and the lot go and it might make a nice park. Investing extraordinary amounts of money to save a building that could be gone in the next year and then to rebuild it to the magnitude they would have to do on the lot doesn't make sense. She just wanted to raise the point of simply not building anything at all. There will be an adverse effect on the district if demolition is done. She said the Commission has the power to mitigate the adverse effect. Her vote would be to reconstruct the house as best they could and keep as much out of the landfill as possible. She said it's not an unreasonable approach as it pays a lot of attention to what was there and it would get the house into modern condition and meet modern codes. It would do some bottling of the Herreshoff legacy that was there. She stated that she preferred Option A, which paid homage to the original house.

John McClasky of 245 Hope Street came up to speak. He agreed with Catherine. He was impressed with the presentation but agreed with Member Bergenholtz that the buyer knew what they were getting into. He said it wasn't the first time it happened in Bristol and it would happen more and more, but the Commission will make the right decisions and keep Bristol protected.

Attorney Teitz suggested the Commission vote to move the concept review to March and move the application to March as well.

Motion made by Member Allen to continue application 25-12 for another concept review to the March meeting; Seconded by Ponder.

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

Opposed: None

Motion carries.

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

Member Allen told Nick he had several concerns but would give him a list so next time he could be prepared to talk about the times. Nick advised him Ray talked to the guy about the fence on Thames Street and the owner was going to replace the broken posts. Member Allen asked about the plastic sleeves on the house on Birch Street, the house on Franklin Street regarding the lattice replacement, and the house on Hope Street that had added at least 3 scones on the side of the house and replaced the post lamp without an application. Nick said he would follow-up on all of that and get back to him.

Attorney Teitz asked the Commission if they wanted to discuss the lead abatement training now or continue it to another time. Member Church said Rob Gagnetta gave a good presentation. She said they shouldn't concentrate

on the problem with the lead part of the windows, and the Commission should focus on windows and whether they can be repaired. If the windows can be repaired, the Commission should make suggestions to the homeowner as to where they could get information about the lead abatement. She said that Rob said there's lead everywhere whether it's abated or not, there's always going to be lead and the Commission should concentrate on the condition of the existing windows and make a decision based on that.

Member Allen asked if there was a video of the presentation. Attorney Teitz said there was, but it wasn't available to the public yet.

Member Page said it wasn't too different than what the Commission had previously discussed regarding the fact that it is not the case that the regulations automatically require any window that had lead paint to be replaced. He said there were several inspectors who believed that and a big part of it depended on how they tested for the lead and if an inspector used a gun that would read lead in the wood itself, it didn't matter what was done it would fail. He said they're in contact with the Department of Health and they're working with them to get better training for the inspectors to have some sort of uniform process. Member Page said it was totally arbitrary to what inspector someone gets in their house. He said that cleaning up at the time makes a big difference, but 30 days later there was still lead dust that may have come in through open windows. He said a very simple thing to do to pass the test is to clean everything possible the day before an inspector shows up. The other thing talked about was sealing the top sash shut then it deals with the problem of friction on the top sash, and it cuts the cost of remediation in half or putting sleeves in moving parts to eliminate dust. There are alternatives to window replacement but a work in progress due to the lack of standardization and training.

Member Church said there was a lack of follow through. She said it wasn't an emergency to get the windows changed. Attorney Teitz said that any landlord that had a new tenant was supposed to have the lead remediated and the problem was if the tenant decided there was a problem and the landlord hadn't received the certification, the tenant didn't have to pay them rent. The tenant could pay the rent into an escrow account. He said he has

already dealt with that problem. He said there are about a dozen firms in Rhode Island that repair historic windows and the best thing is to keep a list up to date. Nick said he has used information from the Historic Window Alliance. Attorney Teitz said window repair may be more cost effective along with storm windows.

Catherine Zipf said it was nice to hear the economic argument for keeping the old windows was being made as it was important as repairing the old windows may be more cost effective.

Nick advised the Commission that bids have come in for the guidelines. He had Arnold Robinson bid on it and nothing was official on it yet.

With no other business to discuss, Member Church made a motion to adjourn.

10. Adjourned at 9:45PM

HDC Staff Report

February 5, 2026

Application Reviews

25-151 – 76 State St
Report
<p><u>First Appearance</u></p> <p>Sign in question for County Cleansers has already been removed from property without a permit. As such, the applicant has been assessed a \$100 work without a permit fee. Staff spoke with owner during initial application to see if the sign could be replaced, but per owner, sign has already been disposed of and cannot be replaced.</p> <p>Per Zoning Ordinance (Sec. 28-375): Any sign advertising or identifying a business or organization which is either defunct or no longer located on the premises are not permitted. In such instances, the signs must be physically removed, not just covered over, within 30 days of the business or organization closing or moving. Exceptions are granted to landmark signs which may be preserved and maintained even if they no longer pertain to the present use of the premises.</p> <p>The commission should consider if this was designated a "landmark" sign. An example of this would be the Hotpoint sign located at 39 State Street, repairs to which were approved in 2017. Otherwise, by code, this sign was out of compliance once the dry cleaning business was closed.</p> <p>Building owner submitted original application, but cannot appear. As such, tenant business owner at the site will be appearing, however the tenant was less involved and may not have all answers the commission seeks to ask.</p> <p><u>Second Appearance</u></p> <p>Owner has agreed to appear before the commission. Based on earlier conversations, the owner has made it seem that the tenant, who appeared at the January 6 commission meeting, had made the request that the sign be removed. This contradicts the tenant's recounting, but it should be up to the commission to determine as it may be the result of miscommunication. It should also be considered that while the commission voted to make this a "landmark" sign, this was done after the fact - it is unclear of next steps in this regard.</p>
Relevant Standards
#4

26-04 – 34 Byfield St
Report
Applicant wishes to install a front porch on their property and cover their rear stair with a roof.

Materials are stated to be in kind with surrounding materials where applicable, including any siding or asphalt shingles, and specifications seem to call for new decking to be in wood with pressure treated columns. Additional architectural features are unclear however - initial plans seem to call for straight pressure treated wood features, but application indicates "Period Type Style" and shows the example of 46 Byfield St as an inspiration. Features such as lattice under the deck are also unclear.

It should be noted that at first glance the application seems to show high concrete piers under the deck - commissioners should confirm, but these appear to be below grade level, not exposed.

The applicant may be requesting a continuance due to a scheduling conflict.

Relevant Standards

#9, #10

26-06 – 18 State St

Report

Applicant wishes to replace front door with an identical door, merely changing the direction of the swing. No major changes to the trim or framing appear required to achieve this.

Relevant Standards

#9

26-07 – 1 State St

Report

The applicant is applying for a hanging sign and stylized bracket made to look like the old Prudence Island Ferry and removal of the Judge Roy Bean sign. The materials will be wood and aluminum, and the model ferry boat will be hand painted. Based on review, this application is complete, detailing design and materials on the design sheet attached to the packet.

The request for a sign is simple enough, though commissioners may wish to inquire as to the coloring of the lettering of the sign itself. The major questions for the commission surround the model ferry boat.

It was discussed with the solicitor if the ferry boat model would count towards the total area of the sign, as I was unsure if it counted as a bracket under **28-373 (d)(4)**. Per the solicitor, it does, and the applicant has been instructed to either reduce the size or to seek a variance with the Zoning Board.

The zoning officer is of a slightly differing opinion, but we are requesting clarification on dimensions to be sure. This may not need a variance depending on if the provided measurements include the entire boat or the include the bracket.

The commission should also closely consider if lighting would be allowed as part of the model boat. The applicant wishes to put a small light in the pilot house and several small running lights on the model. The commission should consider if this goes against ordinance **Sec. 28-373 (f) (3)** prohibiting internally lit signs.

Removal of the existing sign, as it appears Judge Roy Bean is to be renamed, would be required under **Sec. 28-375 (e)**, which required signs for defunct or moved businesses to be removed.

The applicant will also be returning for additional signage in the future, which will be installed in the existing space of the signboard. This is not finalized, however, and the applicant will be returning in future.

Relevant Standards

#9

26-08 – 20 Burnside St

Report

Applicant is proposing repairs to Herreshoff Marine Museum owned buildings primarily in kind, including windows.

The applied for work has been approved by the Rhode Island HPHC as well as the National Park Service, and documentation is provided in commissioner's packets. The plans show in detail all proposed repairs to windows, with an apparent focus on restoration.

Relevant Standards

#9

26-10 – 145 High St

Report

Applicant is requesting for partial demolition of the main structure and removal of the roof from the existing large garage structure, along with additional demolition to clear the property.

This property is extremely distressed, and upon a site visit with the applicant, staff observed that the roof of the garage has, speaking generously, partially collapsed, and the addition on the main structure has a caved in roof and collapsing wall. Staff observed the applicant take a piece of wood from the wall that is collapsing and crumble it by hand.

In discussions with the applicant, it has been recommended that they may begin clearing the property, including fully collapsed portions of the garage roof, to facilitate clean up of the debris and abandoned materials within.

Additional work to clear and secure the property will include removing a collapsing fence, excavation of area around the foundation of the garage to facilitate repairs and assess condition, demolishing a severely deteriorated deck, and general cleanup. Commissioners should however stress the importance of maintaining the original house, which the applicant wishes to retain and remodel into a multi-family.

Relevant Standards
#2, #4, #9
Concept Reviews
CRHD-26-1 – 145 High St
Report
Applicant wishes to expand existing property into a multifamily development. Extremely early plans, based on discussions with the applicant, are to add an additional story to the existing structure, and reconstructing the garage structure using the existing walls and foundation to add additional units.
This will need approvals from Zoning if it is possible at all, so commissioners should be aware this will need variances.
Relevant Standards
#2, #4, #9

Administrative Approvals

Record #	Record Type	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-5	Historic District Commission Application	William Silva	1/9/2026 15:40	11 BURTON ST, BRISTOL, RI 02809	Removal of rotted decking boards and some rotted trim on the front deck , resecure hand rail
HDC-26-2	Historic District Commission Application	Samuel George	1/7/2026 10:23	15 CHURCH ST, BRISTOL, RI 02809	repairing shutters with wood and replacing
HDC-26-1	Historic District Commission Application	James Lombardo Lombardo	1/6/2026 14:01	60 THAMES ST, BRISTOL, RI 02809	Upgrade Service, rewire house and smokes
HDC-26-3	Historic District Commission Application	Justin Ferreira	1/8/2026 11:57	224 HOPE ST, BRISTOL, RI 02809	Rewire existing home and 200 amp service revamp
HDC-25-166	Historic District Commission Application	Pride Heating & Air Conditioning Pride Heating & Air Conditioning	12/18/2025 15:18	8 CONSTITUTION ST, BRISTOL, RI 02809	Install 3 ton condenser on 18" stand in the back of home near garage and home. Two ducted mini splits in home. Install electric meter.Â



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-151	Contributing	October 23, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
76 STATE ST , BRISTOL, RI, 02809	014-0021-000

Applicant	Architect/Engineer	Contractor
Sally Pinheiro		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
joseph and Leonilde Pinheiro	

Work Category:	Sign(s)/Landscaping
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Description of proposed work:
removal of County Cleansers sigh from roof

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00467
HISTORIC NAME:	County Cleansers Building
ARCH. STYLE:	Mid-20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1955

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)
 Post-1988, brick pier at front NE corner shortened a few feet, is now even with the E roofline; 3 slim cylindrical projections (material, function unknown) on top of that pier were also removed. 1971 photo of facade and E side elev. shows (presumably) original pier height; no written description of bldg on that survey form. 1988 photo shows pier rising above roofline. A subtle change; no other aterations observed.

Sally A Pinheiro
 Applicant's Digital Signature
 Date: October 23, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 76 STATE ST ACRES: 0.0705 PARCEL ID: 014-0021-000 LAND USE CODE: 06 CONDO COMPLEX: OWNER: PINHEIRO, JOSEPH C. & CO - OWNER: PINHEIRO, LEONILDE TRUSTEES MAILING ADDRESS: 46 MICHAEL DR</p> <p>ZONING: D PATRIOT ACCOUNT #: 819</p>	<p>BUILDING STYLE: RetailStores UNITS: 1 YEAR BUILT: 1950 FRAME: Masonry EXTERIOR WALL COVER: Concrete Blo ROOF STYLE: Flat ROOF COVER: Tar & Gravel</p>	
	BUILDING INTERIOR	
<th data-bbox="81 674 966 716">SALE INFORMATION</th> <td data-bbox="966 552 1515 1314"> <p>INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>
<th data-bbox="81 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1515 1356"></td>	PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 2461 FINISHED BUILDING AREA: 2321 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="81 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1515 1440"></td>	ASSESSED VALUES	
<p>LAND: \$130,200 YARD: \$0 BUILDING: \$152,700 TOTAL: \$282,900</p>		
SKETCH	PHOTO	



www.cai-tech.com

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







Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-4	Contributing	January 9, 2026
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Project Address	Assessor's Plat/Lot
34 BYFIELD ST , BRISTOL, RI, 02809	014-0077-000

Applicant	Architect/Engineer	Contractor
Rosemarie Sirois	Redo/Renew	Chris Stahl

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Addition to Structure(s)
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Description of proposed work:
 To build a front porch, to period type style. Looks like 46 Byfield Drive. Also a roof over the back deck.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00292
HISTORIC NAME:	Pierce, T., House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Aluminum siding replaced with wood siding. Wood corner boards with recessed panels restored. 6/6 vinyl replacement windows in style of original 6/6 DH wood.	

Rosemarie Sirois
 Applicant's Digital Signature
 Date: January 9, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 34 BYFIELD ST ACRES: 0.2479 PARCEL ID: 014-0077-000 LAND USE CODE: 28 CONDO COMPLEX: OWNER: SIROIS, ROSEMARIE G. CO - OWNER: MAILING ADDRESS: 34 BYFIELD ST ZONING: R-6 PATRIOT ACCOUNT #: 873	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1860 FRAME: Wood Frame EXTERIOR WALL COVER: Siding ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/10/2023 BOOK & PAGE: 2204-38 SALE PRICE: 0 SALE DESCRIPTION: SELLER: HDLENTERPRISE, LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 8 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3320 FINISHED BUILDING AREA: 1713 BASEMENT AREA: 1104 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$254,700 YARD: \$10,800 BUILDING: \$206,800 TOTAL: \$472,300	
SKETCH	PHOTO



www.cai-tech.com

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

SPECS for front of house:

Good Afternoon –

I am following up with my portal message regarding application 26-4

I will need additional information for this application to be considered complete. Please attach:

1. Additional photographs showing current conditions on rear of the house.
2. Detailed materials list or specification sheets for materials proposed on additions. This must be a separate document or documents submitted as an attachment, not a comment on the portal, as the commissioners will need to receive copies.
3. Plans that more accurately depict the profile of proposed columns and railings or any other architectural features on the two proposed porches. At present, the designs are not clear as to if there will be a specific profile or it will be plain pressure treated wood, if there will be some sort of lattice under the deck, or any of these details.

Please provide these attachments prior to the submission deadline of January 16 to appear on the February agenda. The application fee will also need to be paid by this time and will be available to pay once these other items have been submitted.

1. Sent back photos from 2 angles today, January 16, 2026
2. Material used for the back will be the same as what is there now, plus the materials that make up a roof, plywood, shingles, fire and ice sheets, nails, etc. As mentioned in the blueprints, the roof will be the same as the pitch of the existing room that it is to be attached to.
 - a. All dimensional lumber to be pressure treated
 - b. Pillars, rails, will be Timber Tech trademark (white) 3 of them to match existing
3. ROOF
 - a. Asphalt shingles, certainteed
 - b. Black, to match existing
4. LUMBER for roof
 - a. Pressure treated to frame
 - b. Beams to be triple 2x10 PT
 - c. Headers will be 2.10 10kd.











Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-6	Contributing	January 10, 2026
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Project Address	Assessor's Plat/Lot
18 STATE ST , Unit 1, BRISTOL, RI, 02809	010-0005-001

Applicant	Architect/Engineer	Contractor
David Zeilstra		D.E. Zeilstra LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Eighteen Twenty Condo Assoc.	52 Talcott St Barrington, RI 02806

Work Category:	Replacing in Kind
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Description of proposed work:

Remove and replace (2) existing front doors in like kind

Change doors to outswing per code requirements

Property History

WILLIAM RALLYN HOUSE/JAMES TOBIN'S FURNITURE STORE c. 1880, c. 1930: A 2-story, 4-bay, hip-roof building. Art Deco storefront windows have been inserted on the first floor; original paired projecting bays appear on the second floor. Extensive additions include a large brick storage area at the rear, connecting with a 2-story, early 19th-century storehouse facing south onto John Street

Building Survey Data	
RIHPHC ID #:	BRIS00459
HISTORIC NAME:	WILLIAM RALLYN HOUSE/JAMES TOBIN'S FURNITURE STORE
ARCH. STYLE:	Late Victorian/ Second Empire
ORIGINAL CONSTRUCTION DATE (est.):	1870
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Wall cover now all clapboards (formerly, claps+wood shingles). Vinyl replacement windows, 2/1 on 2nd floor, 6/6 in gabled dormers.	

David Zeilstra
 Applicant's Digital Signature
 Date: January 10, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 18 20 STATE ST ACRES: 0 PARCEL ID: 010-0005-004 LAND USE CODE: 23 CONDO COMPLEX: OWNER: BRADLEY, ARDEN JAMES, III & ARDEN ANNE TE CO - OWNER: MAILING ADDRESS: 18-20 STATE ST, UNIT 4 ZONING: W PATRIOT ACCOUNT #: 518	BUILDING STYLE: Rnch Condo UNITS: 0 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: ROOF STYLE: Mansard ROOF COVER:	
	BUILDING INTERIOR	
<th data-bbox="82 678 966 720">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Warm & Cool FUEL TYPE: PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # 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 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Warm & Cool FUEL TYPE: PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # 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
<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: 1058 FINISHED BUILDING AREA: 1058 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="82 1119 966 1161">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$259,500 TOTAL: \$259,500		
SKETCH	PHOTO	
<p>Unsketched Subareas: FFL (1058)</p>		



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

QUOTE #: 7658355-100-1
QUOTE VALID THROUGH: 2/7/2026

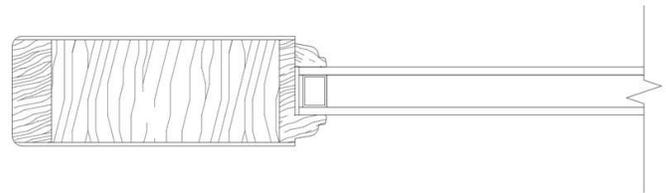
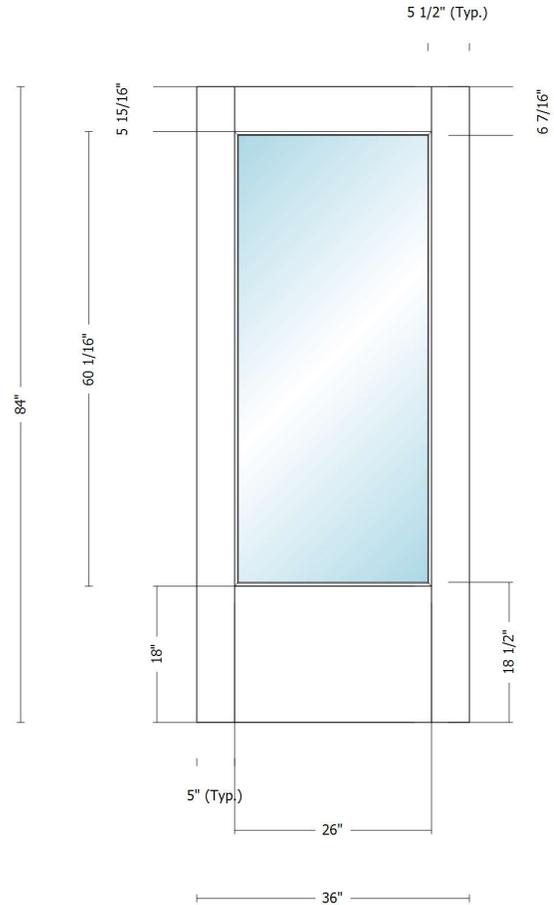
7037 Thermal French

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 7037
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 3-0"
HEIGHT: 7-0"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Clear
ADDITIONAL OPTIONS:
UltraBlock® Technology
Cartoned

NOTES:



Approved _____

Date _____



OWNER AUTHORIZATION FOR CONTRACTOR TO PERFORM WORK

I undersigned, being duly sworn, upon oath, depose and state as follows:

I, Jean C. Zeilstra (18-20 LLC) , owner of the property located at
_18 & 20 State St Bristol, RI
hereby authorize
D.E. Zeilstra LLC, holder of Rhode Island Contractor
registration# 1879_ with expiration date of 4/4/2026
to act as my agent for permitting, HDC permitting, and construction to be performed at
the above reference property.
In the event that I dismiss the contractor of record, I will notify the Bristol
Building Official / HDC of such event and provide the Building Official with a new owner
authorization letter.

Owner's Signature:

Jean C. Zeilstra

Phone: 401-230-3282

Email: deezrc2@cox.net

Date: 1/12/2026









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-7	Contributing	January 12, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
1 STATE ST , BRISTOL, RI, 02809	009-0065-000

Applicant	Architect/Engineer	Contractor
Cruz Goler		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Federal Properties	

Work Category:	Sign(s)/Landscaping
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Description of proposed work:

Hello ! Happy New Year.

I would like to submit plans to the board for a new sign for my buisness at 1 State Street, the Judge Roy Bean Saloon, hoping to renam the buisness in the new year.

I would like to have a three dimensional sign fabricated (less than 8 square feet). It will be a model of the old Prudence II ferry boat. It i to be designed by Ocean State Composites (Tupelo Ave) and painted by Providence Painted Signs. I will have more detailed design plan to present in a few days.. The sign will susupened aproximately 10 ft high here the current lettering is on the facade.

Thank you

Cruz

Property History

HOLMES BLOCK 1884: Thiscorner has long been in commercial use. It was known as Gifford's Corner in the 1850s, from Gifford's Wharf, west across Thames Street. Three small buildings crowded the site by 1870. In 1877 Hugh Holmes operated the Peoples Market here, and in 1884 he built this 2-1/2-story brick building with a slate mansard roof and bracketed wooden cornice. The main, 7-bay, State Street facade has a 2-story, hiproof tower. The first floor has been altered by the addition of a 20thcentury rubblestone storefront with a central entrance and square windows.

Building Survey Data	
RIHPHC ID #:	BRIS00454
HISTORIC NAME:	Holmes Block
ARCH. STYLE:	Late Victorian/ Second Empire
ORIGINAL CONSTRUCTION DATE (est.):	1884

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

1st fl level altered after 1988: stone veneer removed, window openings enlarged, wood-framed storefront windows installed across facade and wrapping around W side elev, featuring large 4-light sashes (exterior mullions), topped by multi-light mullioned transom (mimicking upper floor windows), with solid recessed panels underneath windows. (Historic storefront uncovered/restored?) On W side elev (facing Thames St), 2nd fl, one window converted to wood-framed glass door leading to fire escape.

Cruz Goler

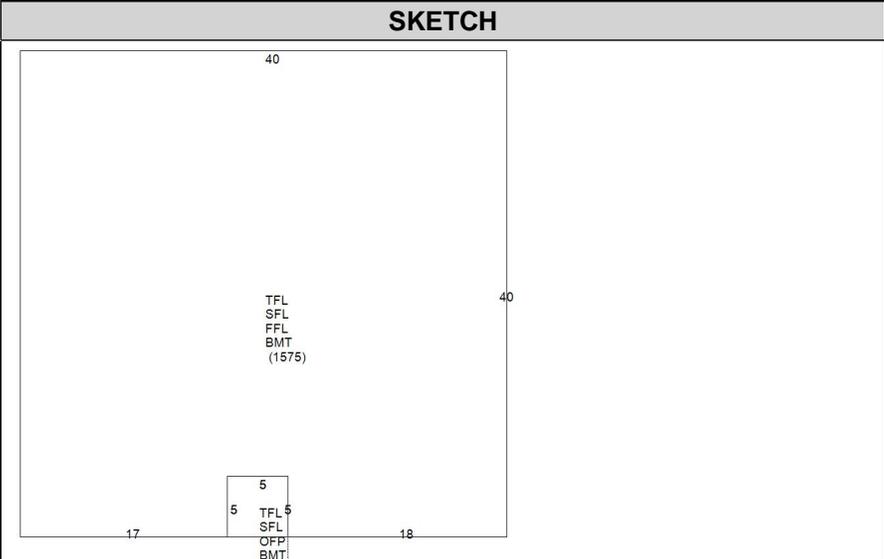
Applicant's Digital Signature

Date: January 12, 2026



CAI Property Card

Town of Bristol, RI

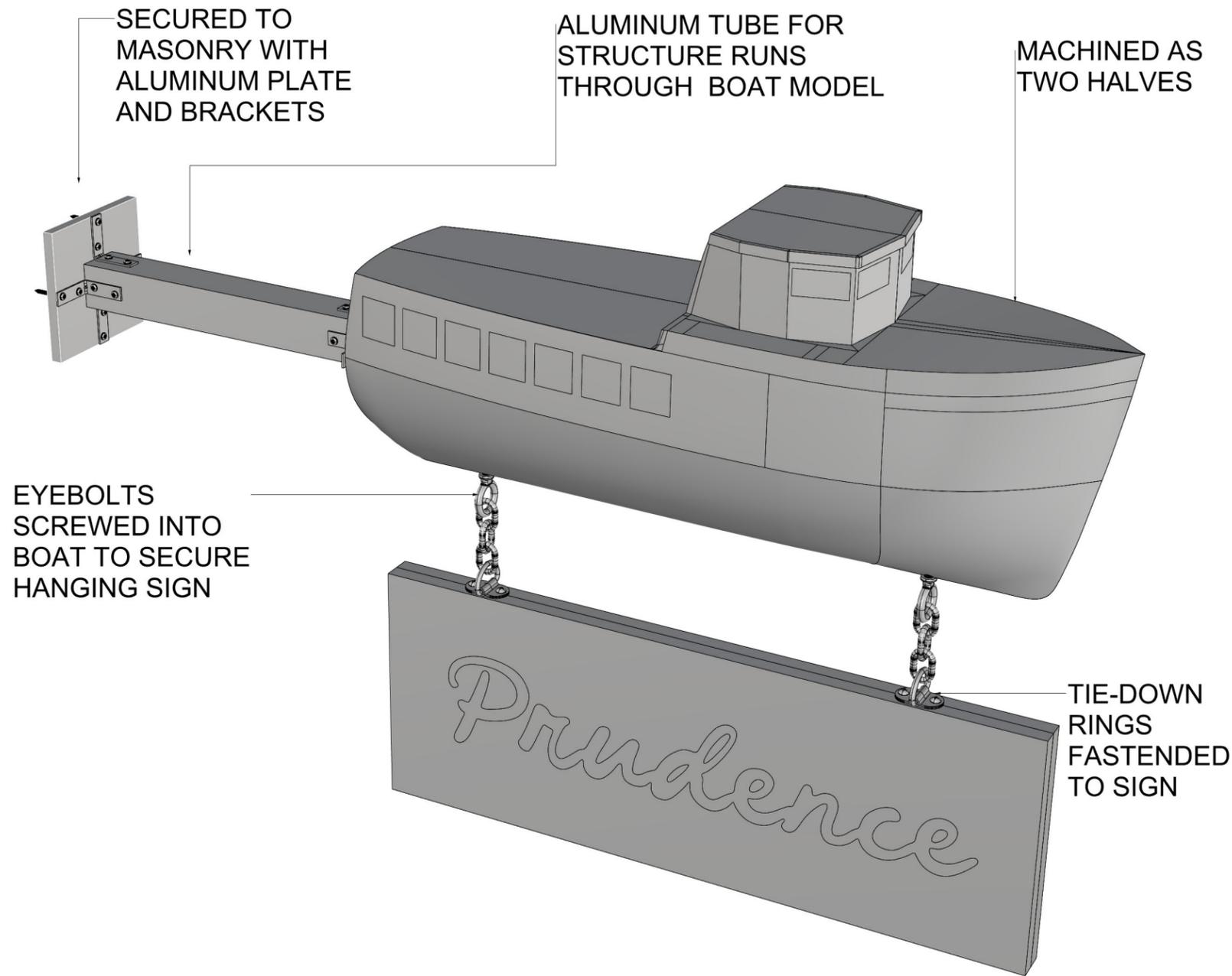
GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR		
<p>LOCATION: 1 STATE ST ACRES: 0.0289 PARCEL ID: 009-0065-000 LAND USE CODE: 06 CONDO COMPLEX: OWNER: FEDERAL PROPERTIES OF RI, INC. CO - OWNER: MAILING ADDRESS: 495 HOPE ST, SUITE 8</p> <p>ZONING: W PATRIOT ACCOUNT #: 480</p>	<p>BUILDING STYLE: Restaurant UNITS: 1 YEAR BUILT: 1884 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Mansard ROOF COVER: Slate</p>		
	BUILDING INTERIOR		
<th data-bbox="82 676 966 716">SALE INFORMATION</th> <td data-bbox="966 554 1523 1316"> <p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Pkg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 4 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Pkg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 4 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>	
<th data-bbox="82 915 966 955">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1316 1523 1356"> <th data-bbox="966 1316 1523 1356">PHOTO</th> </td>	PRINCIPAL BUILDING AREAS	<th data-bbox="966 1316 1523 1356">PHOTO</th>	PHOTO
<p>GROSS BUILDING AREA: 6400 FINISHED BUILDING AREA: 4775 BASEMENT AREA: 1600 # OF PRINCIPAL BUILDINGS: 1</p>			
<th data-bbox="82 1119 966 1159">ASSESSED VALUES</th> <td data-bbox="966 1875 1523 1915"> <th data-bbox="966 1875 1523 1915">SKETCH</th> </td>	ASSESSED VALUES	<th data-bbox="966 1875 1523 1915">SKETCH</th>	SKETCH
<p>LAND: \$106,600 YARD: \$0 BUILDING: \$599,800 TOTAL: \$706,400</p>	<th data-bbox="966 1915 1523 1955">SKETCH</th>	SKETCH	
	<th data-bbox="966 1955 1523 1995">SKETCH</th>	SKETCH	



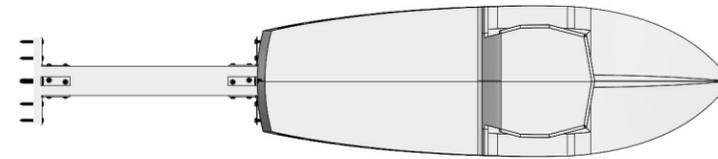
www.cai-tech.com

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

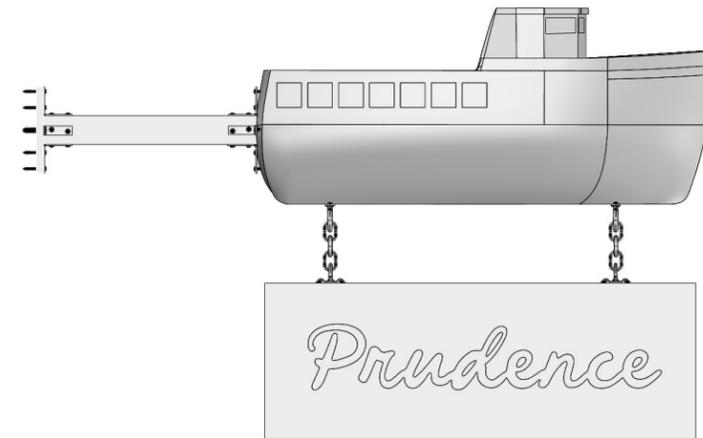
OPTION A



TOP



SIDE



FRONT



DIMENSIONS (BOAT):
 LENGTH: 4 ft
 HEIGHT: 2 ft
 WIDTH: 1.8 ft
 APPROX. WEIGHT: 50+ lbs

DIMENSIONS (HANGING SIGN):
 2.5' X 0.9'

MATERIALS:
 MARINE GRADE PLYWOOD
 PAINT
 ALUMINUM RECTANGULAR TUBE
 ALUMINUM PLATE
 CORNER BRACKETS
 NO. 8 SCREWS
 HEAVY DUTY CHAIN
 TIE-DOWN RING
 EYEBOLTS
 TIE-DOWN SCREWS



OCEAN STATE COMPOSITES

FILE:		DRAWN BY: AP		PRJ. LEAD: AH		UNITS: MM		CLIENT: Cruz Goler		REV: A	
DATE REL. : 1/5/2026			DATE COMPL. :			TITLE:					
TOL. 67			RELATIONS:								
						Prudence Sign					
<small>NOT TO BE PHOTOGRAPHED, SHARED OR OTHERWISE COMMUNICATED OUTSIDE OF CLIENT</small>											





Bennu's

Famous For

LOW PRICES



BIKE SALE TIRE SALE
PROVIDENCE
PAINTED SIGNS



Custom



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-8	Contributing	January 16, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
20 BURNSIDE ST , BRISTOL, RI, 02809	016-0019-000

Applicant	Architect/Engineer	Contractor
Herreshoff Marine Museum	Glen Fontecchio	The Damon Company

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	PO Box 450, Bristol RI 02809

Work Category: Remodeling of Structure(s)

Description of proposed work:
 Restoration of siding, trim, and 161 windows in the Burnside Building Annex. Note that this is Phase 3 of the Burnside Building Rehabilitation project begun in 2015 and is being done in collaboration with RI Historical Preservation & Heritage Commission. The plans have been approved by Roberta Randall at RI HPHC.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00243
HISTORIC NAME:	Herreshoff Mfg. Co. Buildings 1 and 5
ARCH. STYLE:	Early Vic., Late Vic.
ORIGINAL CONSTRUCTION DATE (est.):	1864

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

William Lynn
 Applicant's Digital Signature
 Date: January 16, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 20 BURNSIDE ST ACRES: 0.8506 PARCEL ID: 016-0019-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: HERRESHOFF MARINE MUSEUM CO - OWNER: MAILING ADDRESS: P. O. BOX 450 ZONING: M PATRIOT ACCOUNT #: 1018	BUILDING STYLE: Mfg UNITS: 1 YEAR BUILT: 1917 FRAME: Wood Frame EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Gable ROOF COVER: Tar & Gravel
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 5/14/1985 BOOK & PAGE: 261-559 SALE PRICE: 0 SALE DESCRIPTION: SELLER: BEAUREGARD, ARTHUR W. & URSULA	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 34447 FINISHED BUILDING AREA: 33329 BASEMENT AREA: 660 # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	
LAND: \$91,500 YARD: \$0 BUILDING: \$751,500 TOTAL: \$843,000	
SKETCH	PHOTO



www.cai-tech.com

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



United States Department of the Interior
NATIONAL PARK SERVICE
1849 C Street, NW
Washington, DC 20240

May 5, 2025

H36 (2256)

Jeffrey Emidy
State Historic Preservation Officer
R.I. Historical Preservation & Heritage Commission
1 Capitol Hill, Suite 201
Providence, RI 02908

Re: National Park Service, SAT Grant: P22AP02241
Project Name: Rehabilitation of the General Burnside Building
Location: 22-26 Burside Street, Bristol, RI 02809
Grant Amount: \$413,709.00 (Federal Share), \$455,080.00 (Matching Share)

Dear Mr. Emidy,

Please find enclosed project documents for National Park Service (NPS) grant funded activities at the General Burnside Building, 22-26 Burside Street, Bristol, RI 02809. The General Burnside Building is listed as a contributing building to a National Register of Historic Places District (75000053).

Grantee Information:

The Herreshoff Marine Museum has applied for, and been granted, funding for the General Burnside Building, from the NPS SAT grant in fiscal year 2021 for \$413,709.00.

Area of Potential Effect (APE):

Architectural: The APE is the General Burnside Building
Archeological: None

Section 106:

The NPS hereby initiated consultation on the potential effects of this undertaking to historic resources in accordance with procedure for Section 106 of the National Historic Preservation Act (54 U.S.C. 306108), as found in 36 CFR Part800: Protection of Historic Properties.

Scope of Work:

The approved summary of objectives and results to be performed with this grant award will be done in accordance with *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Under the requirements of this grant funding, NPS expects work to meet the Secretary of Interior's Standards for the Treatment of Historic Properties. Please refer to the Technical Preservation Services Preservation Briefs for specific treatment recommendations (<https://www.nps.gov/orgs/1739/preservation-briefs.htm>). NPS has reviewed the changes in scope of work submitted by the applicant.

The Statement of Work is defined to include the following. However, this review is ONLY for the work

being done at the Bindery. The work at the Big House will be submitted at a later time.

- i. Foundation repair and repointing
- ii. Hazardous material removal
- iii. Siding and trim repair, or replacement as needed
- iv. Door and window repair, or replacement as needed
- v. Draining repair, or replacement as needed

NPS finds that the work as described will meet *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* (Rehabilitation) and will have **No Adverse Effect** to the historic resource with the following conditions:

- Replacement masonry will be submitted for review and approval at a later date
- Cut sheets for storm windows will be submitted for review and approval at a later date
- Cut sheets for new windows will be submitted for review and approval at a later date
- Mortar testing and proposed new mortar will be submitted for review and approval at a later date

As per Section 800.5 and Section 800.10 we seek your concurrence with this determination. We have copied the regional office of the National Park Service due to the special status of this property as required by NPS policy. Please inform us if we have neglected to notify any other consulting parties or Indian Tribes with an interest in this property.

If you have any questions regarding the regulatory review of this project, the Technical Reviewer is Lydia Woods-Boone, who can be reached at lydia_woods-boone@nps.gov or 202-734-2323. The grant manager for this project is James Alvey, who can be reached at james_alvey@nps.gov regarding any questions about the grant or grantee and their performance.

Sincerely,

Megan J. Brown
Chief – State, Tribal, Local, Plans & Grants

Enclosures: Photos, Drawings, and Specifications

Cc: James Alvey, NPS WASO STLPG, *via email*
William Lynn, Grantee, w.lynn@herreshoff.org, *via email*
Diane Williamson, City of Bristol, dianew@bristolri.us, *via email*
Preserve Rhode Island, staff@preserveri.org, *via email*
The Rhode Island Historical Society, execdirector@rihs.org, *via email*

STATE OF RHODE ISLAND



HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

May 29, 2025

Via email: Lydia_woods-boone@nps.gov

Megan J. Brown
Chief- State, Tribal, Local, Plans & Grants
United States Department of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240

Re: RIHPHC Project No. 18883
SAT Grant
Rehabilitation of the General Burnside Building
22-26 Burnside St.
Bristol, Rhode Island

Dear Ms. Brown:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project. The National Park Service (NPS) has awarded federal funds for improvements to the General Burnside Building at 22-26 Burnside Street in Bristol, Rhode Island.

The approved summary of objectives and results to be performed with this grant award will be done in accordance with The Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation. Under the requirements of this grant funding, NPS expects work to meet the Secretary of Interior’s Standards for the Treatment of Historic Properties. Please refer to the Technical Preservation Services Preservation Briefs for specific treatment recommendations (<https://www.nps.gov/orgs/1739/preservation-briefs.htm>).

NPS has reviewed the changes in scope of work submitted by the applicant. The Statement of Work is defined to include the following. However, this review is ONLY for the work being done at the Bindery. The work at the Big House will be submitted at a later time.

- i. Foundation repair and repointing
- ii. Hazardous material removal
- iii. Siding and trim repair, or replacement as needed
- iv. Door and window repair, or replacement as needed
- v. Draining repair, or replacement as needed.

To: Megan Brown
Re: Herreshoff Museum

page 2

May 29, 2025
RIHPHC No. 18883

NPS finds that the work as described will meet The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Rehabilitation) and will have No Adverse Effect to the historic resource with the following conditions:

- Replacement masonry will be submitted for review and approval at a later date
- Cut sheets for storm windows will be submitted for review and approval at a later date
- Cut sheets for new windows will be submitted for review and approval at a later date
- Mortar testing and proposed new mortar will be submitted for review and approval at a later date.

Based upon the information provided, the RIHPHC concurs with these determinations.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,



Jeffrey Emidy
Executive Director
State Historic Preservation Officer



SITE LOCATION MAP NOT TO SCALE

RIFAP # STP - TEA3 - 060

HERRESHOFF MARINE MUSEUM
BURNSIDE BUILDING REHABILITATION - PHASE 3



PHASE 3 DRAWING LIST

- A-0 COVER
- A-1 EXISTING ELEVATION
- A-2 EXISTING ELEVATION
- A-3 EXISTING ELEVATION
- A-4 EXISTING ELEVATION
- A-5 EXISTING ELEVATION
- A-6 EXISTING ELEVATION
- A-7 PROPOSED ELEVATION
- A-8 PROPOSED ELEVATION
- A-9 PROPOSED ELEVATION
- A-10 PROPOSED ELEVATION
- A-11 PROPOSED ELEVATION
- A-12 PROPOSED ELEVATION
- A-13 ANNEX WINDOWS W 101-103 & W 201-206
- A-14 MAIN BUILDING WINDOWS FIRST FLOOR - W 104 - 118
- A-15 MAIN BUILDING WINDOWS FIRST FLOOR - W 119-130
- A-16 MAIN BUILDING WINDOWS FIRST FLOOR - W 131-142
- A-17 MAIN BUILDING WINDOWS FIRST FLOOR - W 143 - 146
- A-18 MAIN BUILDING WINDOWS SECOND FLOOR - W 207 - 218
- A-19 MAIN BUILDING WINDOWS SECOND FLOOR - W 219 - 230
- A-20 MAIN BUILDING WINDOWS SECOND FLOOR - W 231 - 242
- A-21 MAIN BUILDING WINDOWS SECOND FLOOR - W 243 - 254
- A-22 MAIN BUILDING WINDOWS SECOND FLOOR - W 255 - 250
- A-23 MAIN BUILDING WINDOWS THIRD FLOOR - W 301 - 316
- A-24 MAIN BUILDING WINDOWS THIRD FLOOR - W 317 - 332
- A-25 MAIN BUILDING WINDOWS THIRD FLOOR - W 333 - 348
- A-26 MAIN BUILDING WINDOWS THIRD FLOOR - W 349 - 354
- A-27 NEW WINDOWS A-C AND NEW DOOR TYPE A
- A-28 NEW DOOR TYPE B
- A-29 NEW DOOR TYPE C
- A-30 WINDOW SILL JOINT PHOTOS
- A-31 SECTION DETAILS

PHOTOGRAPHS

- P-1 REFERENCE PHOTOGRAPHS - SHEET 1
- P-2 REFERENCE PHOTOGRAPHS - SHEET 2
- P-3 REFERENCE PHOTOGRAPHS - SHEET 3
- P-4 REFERENCE PHOTOGRAPHS - SHEET 4
- P-5 REFERENCE PHOTOGRAPHS - SHEET 5
- P-6 REFERENCE PHOTOGRAPHS - SHEET 6
- P-7 REFERENCE PHOTOGRAPHS - SHEET 7

GLEN S. FONTECCHIO



ARCHITECT

www.gfontecchio.com

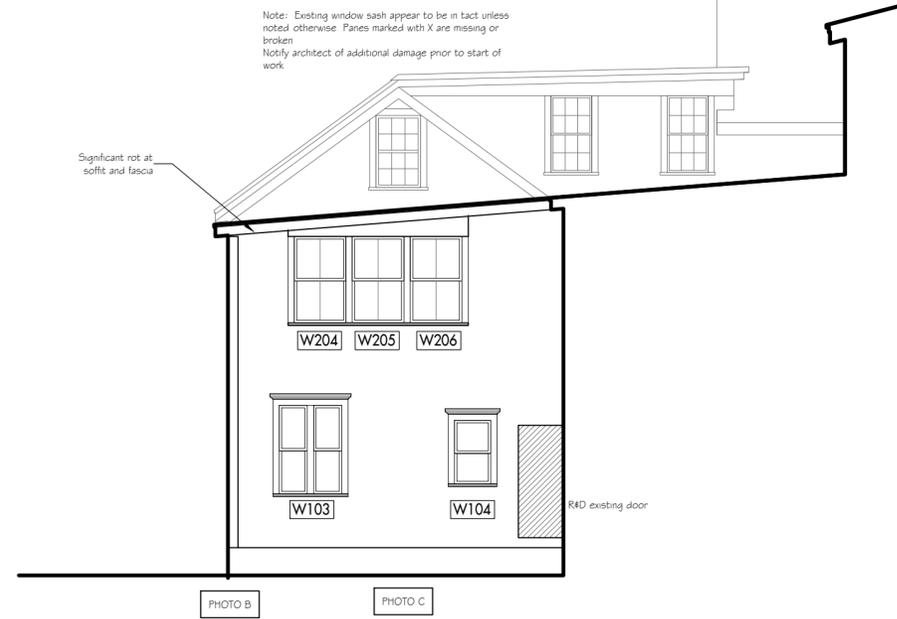
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevations
ANNEX

Scale: 1/8" = 1'-0"

A-1



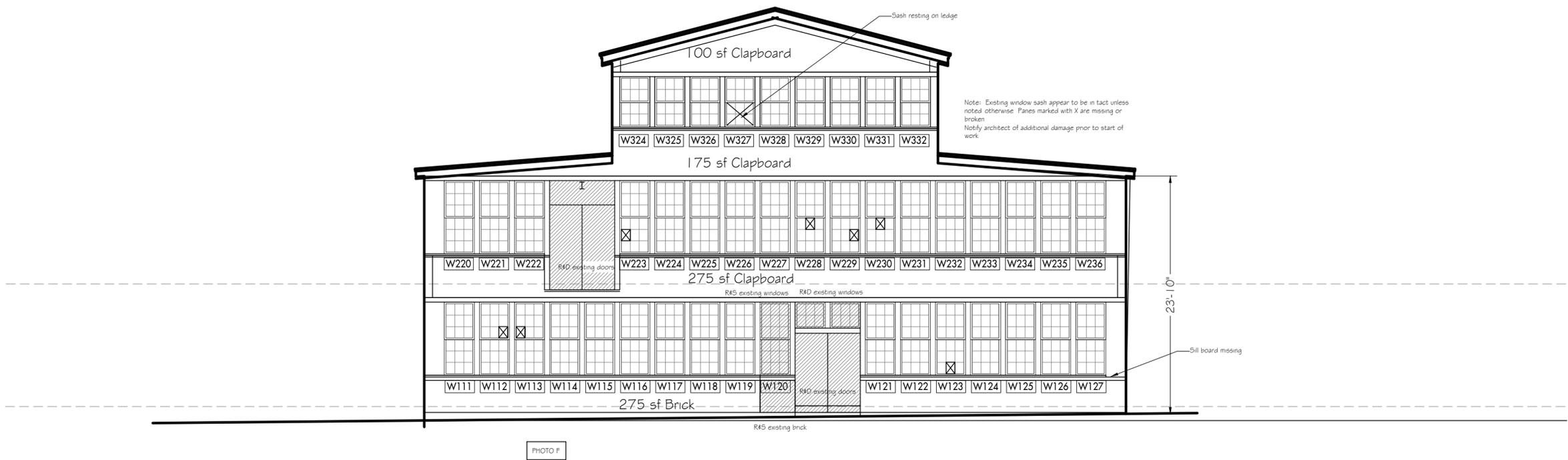
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SOUTH

Scale: 1/8" = 1'-0"

A-3



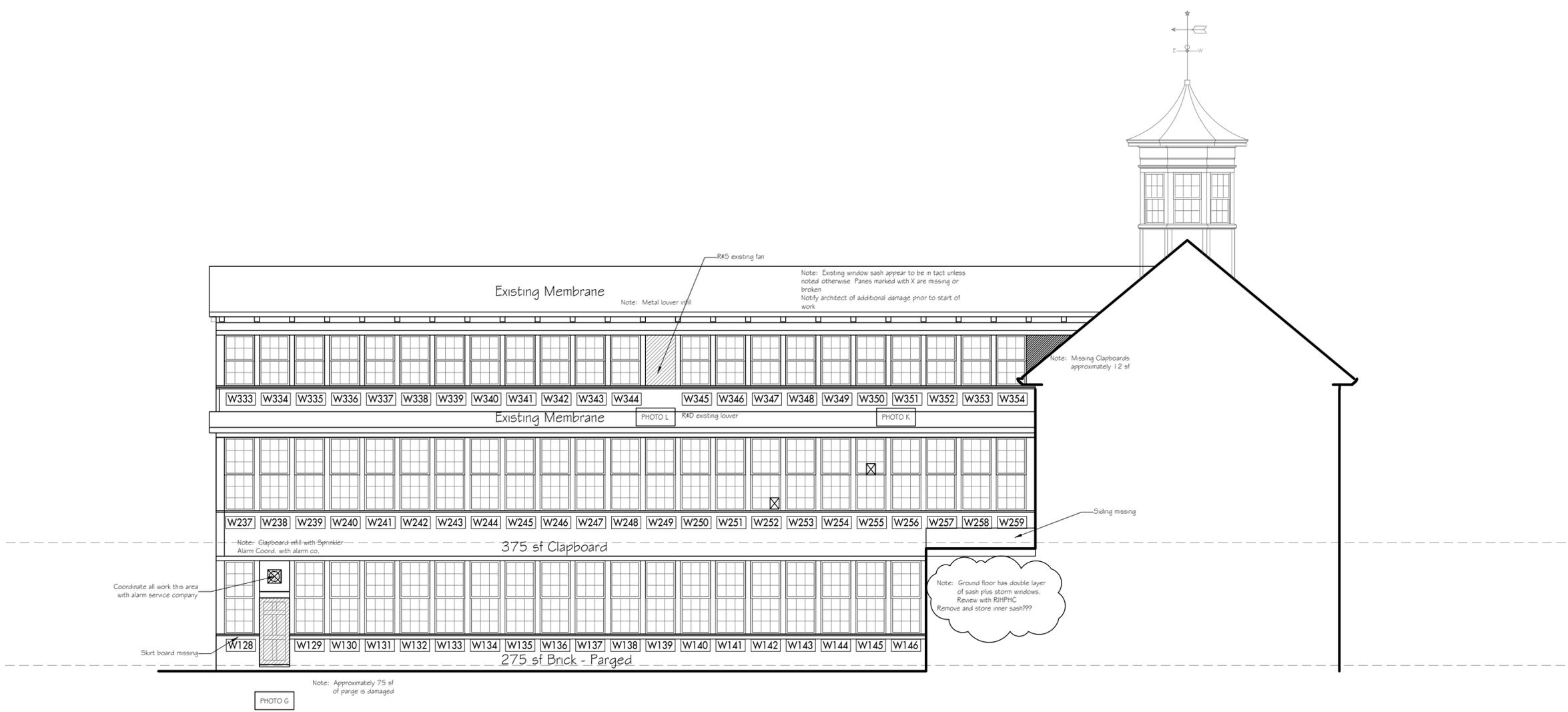
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
EAST

Scale: 1/8" = 1'-0"

A-4



GLEN S.
FONTECCHIO



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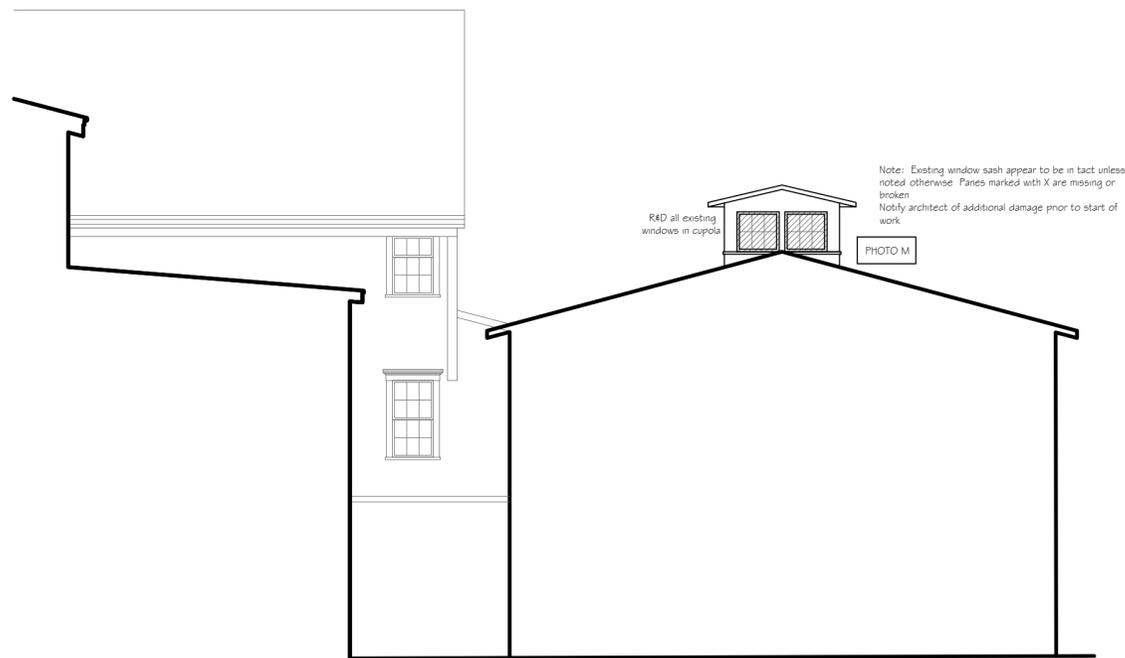
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SHOP

Scale: 1/8" = 1'-0"

A-5



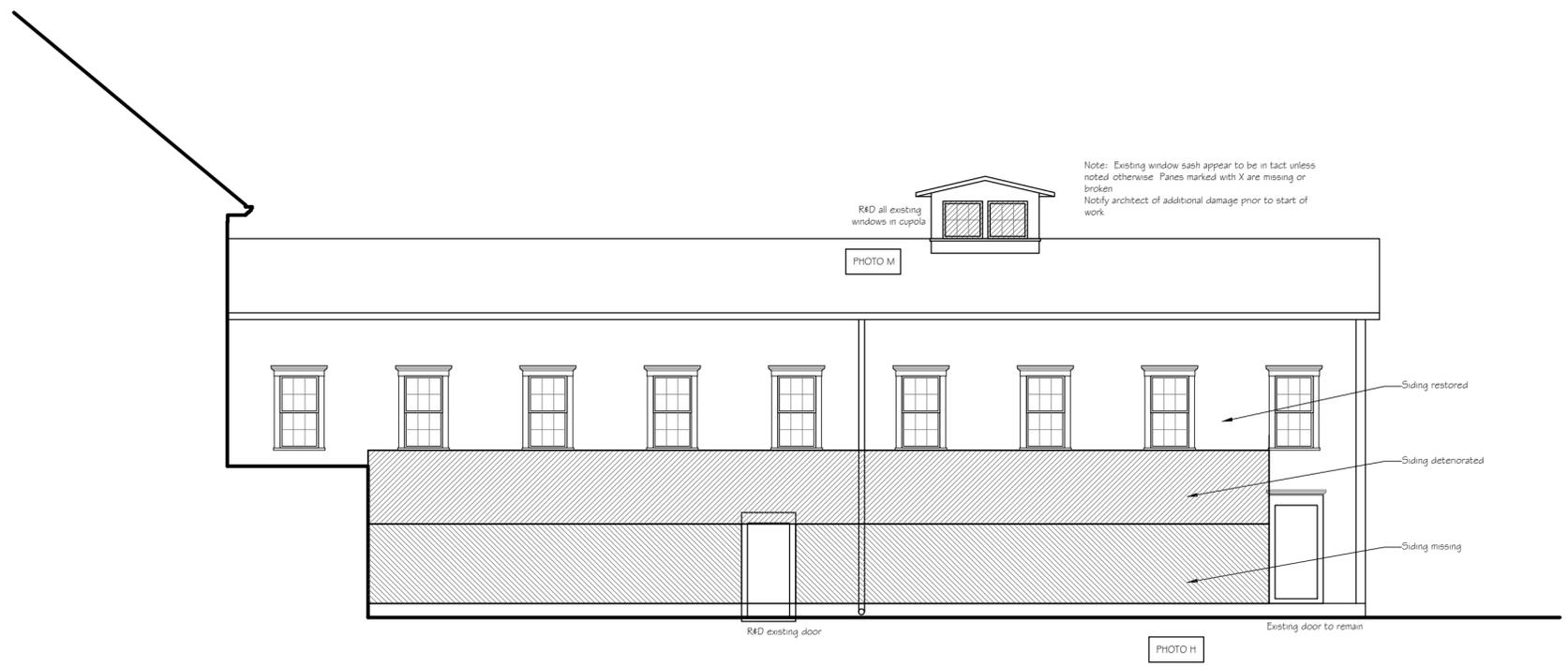
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SHOP

Scale: 1/8" = 1'-0"

A-6



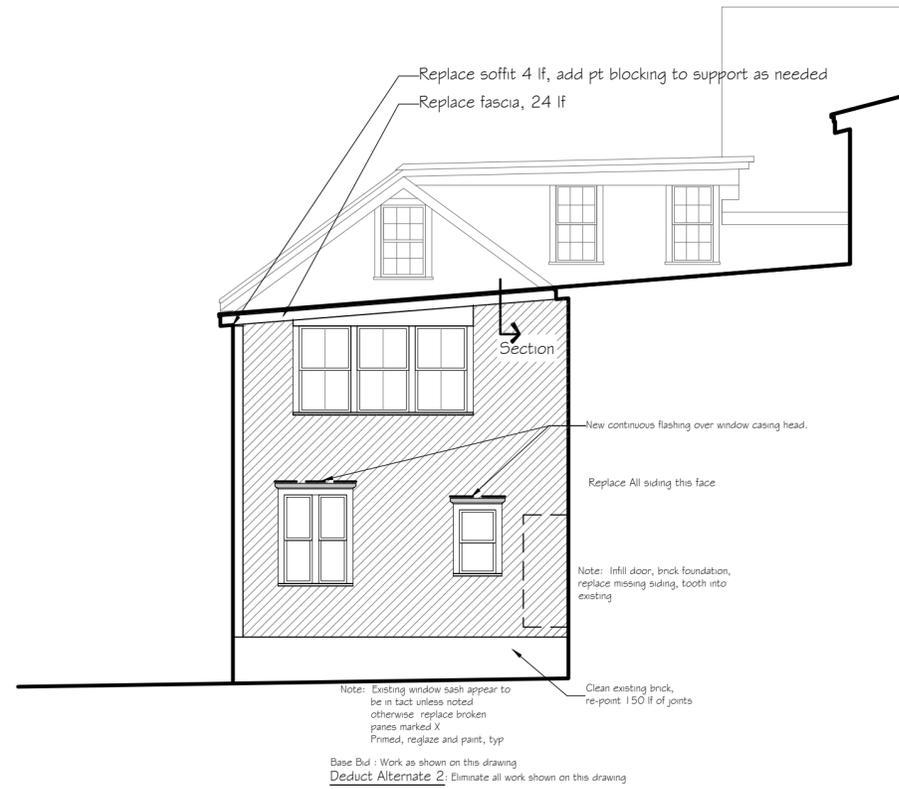
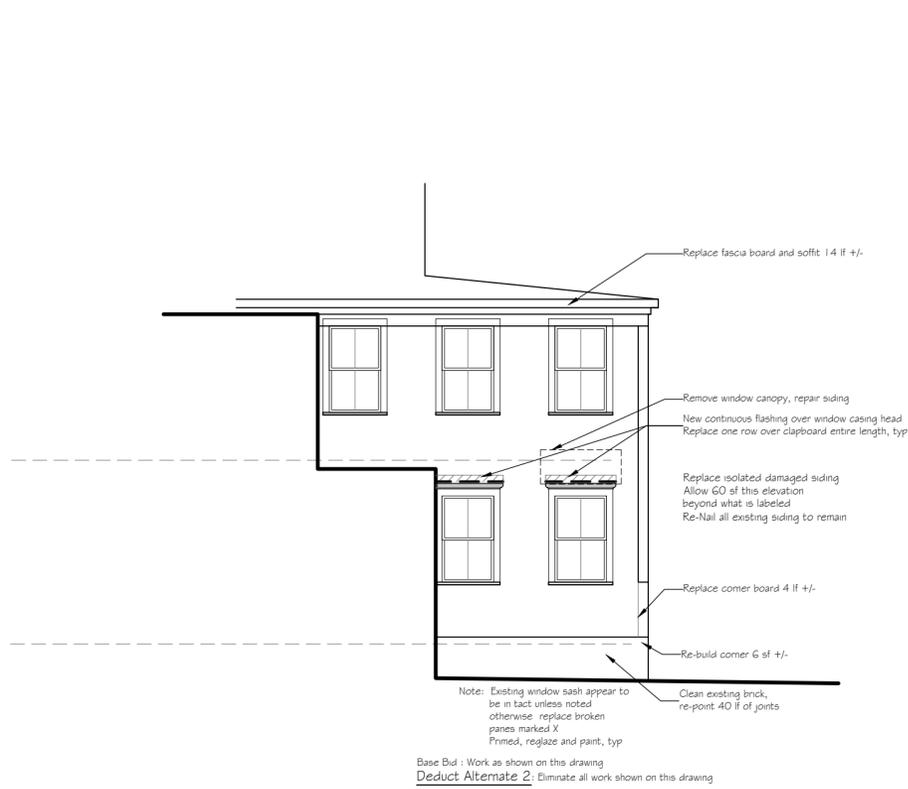
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevations
ANNEX

Scale: 1/8" = 1'-0"

A-7



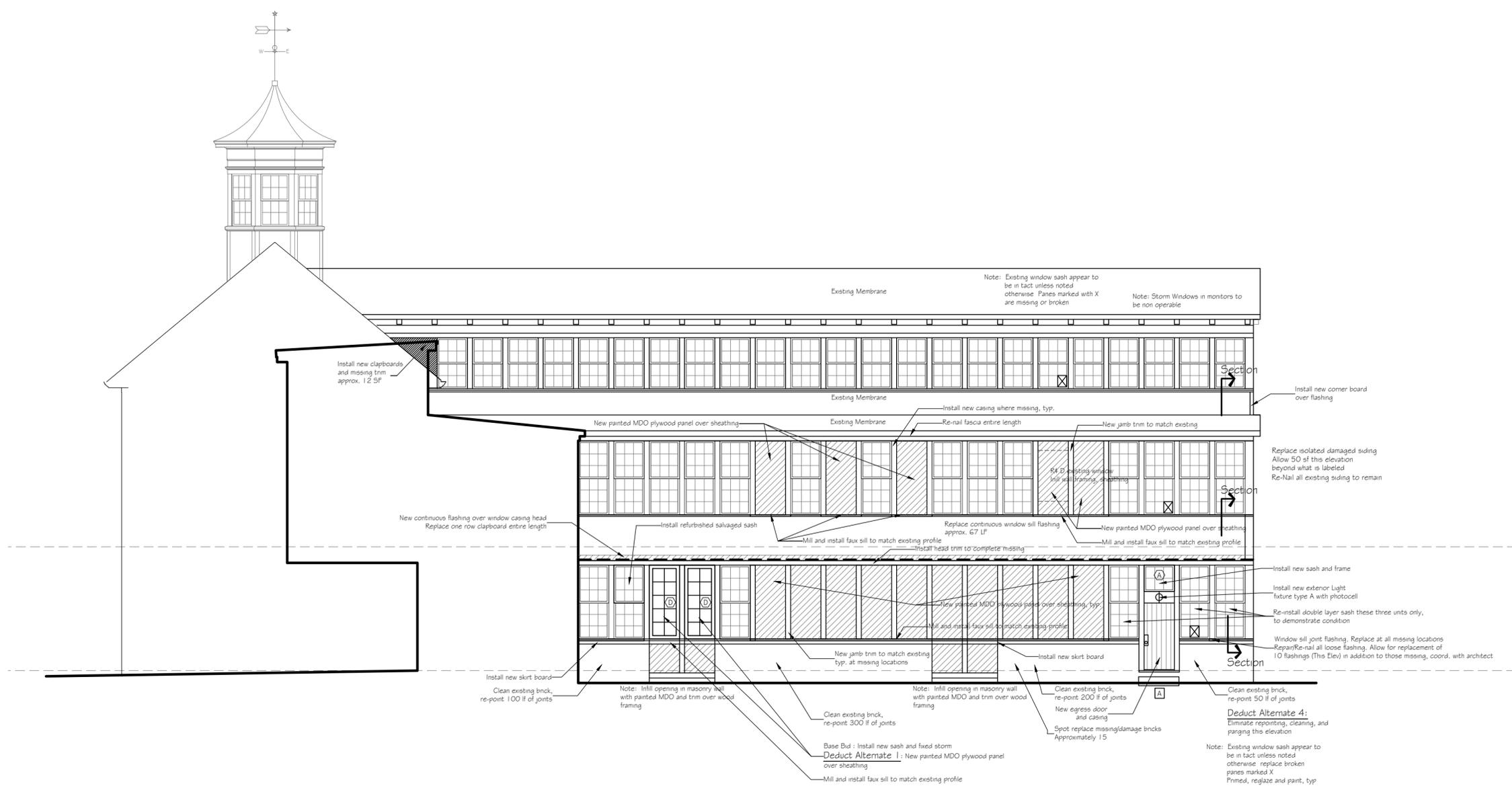
FEBRUARY 2024

Herreshoff Marine Museum Burnside Building Rehabilitation - Phase 3 One Burnside Street Bristol, Rhode Island

Proposed Elevation WEST

Scale: 1/8" = 1'-0"

A-8



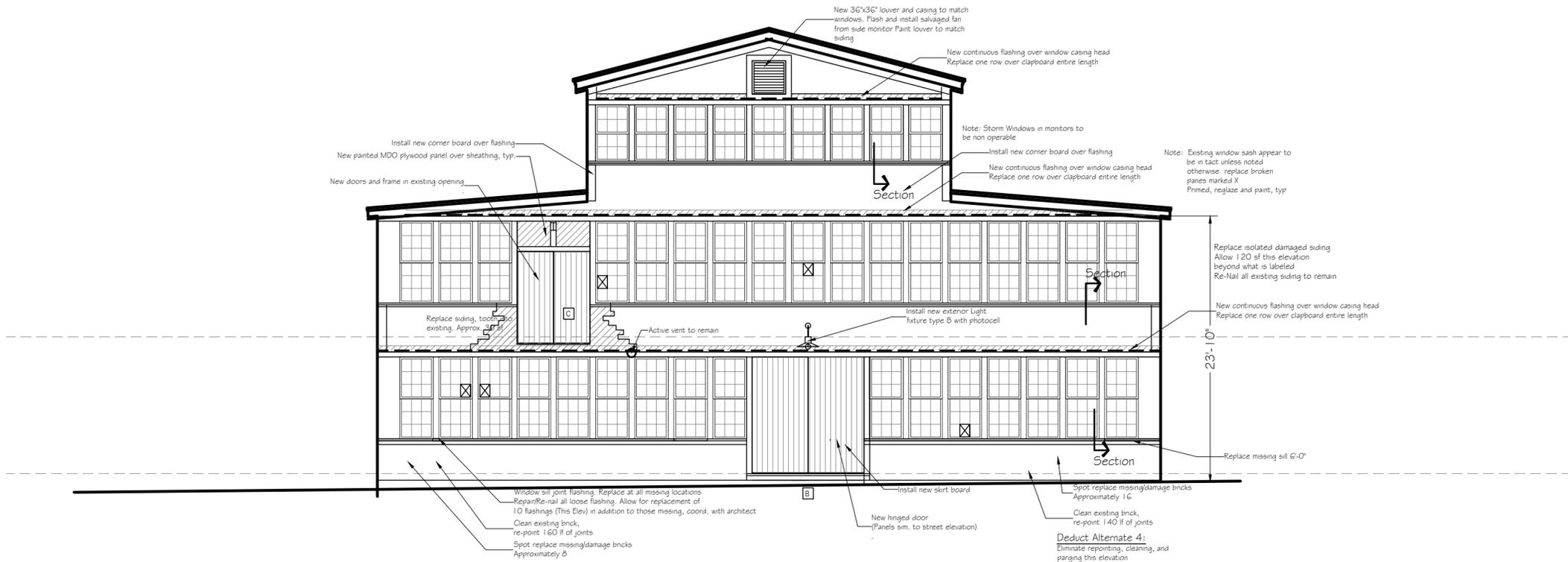
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
SOUTH

Scale: 1/8" = 1'-0"

A-9



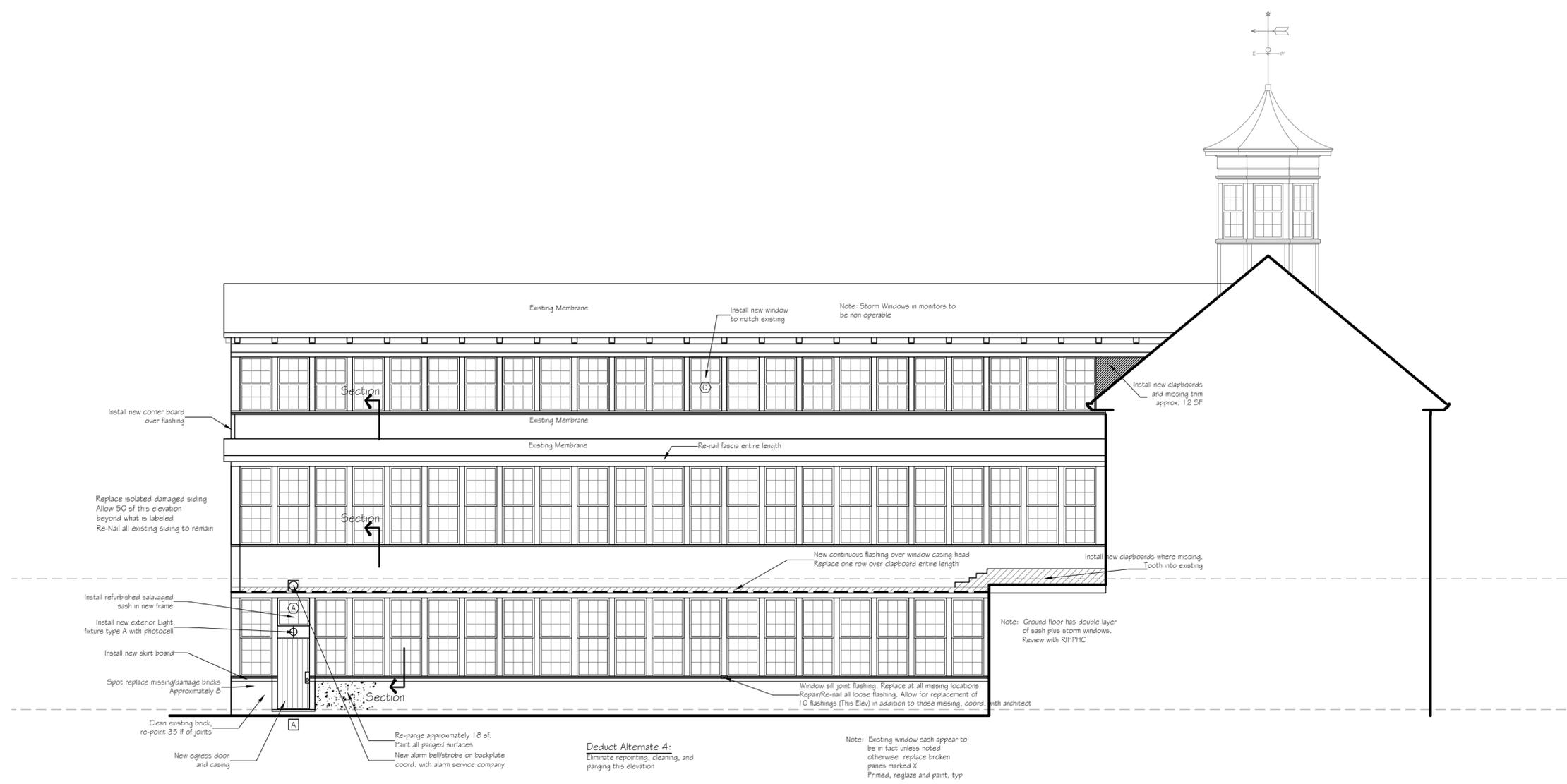
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
EAST

Scale: 1/8" = 1'-0"

A-10



Deduct Alternate 4:
Eliminate repointing, cleaning, and
parging this elevation

GLEN S.
FONTECCHIO



ARCHITECT

www.gfontecchio.com

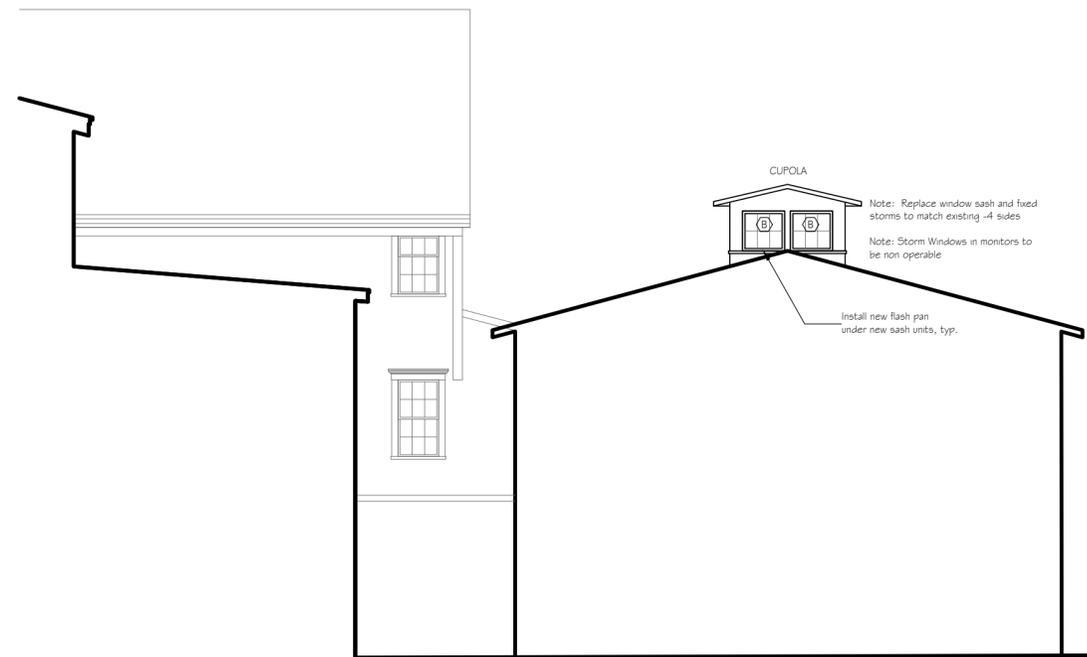
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
SHOP

Scale: 1/8" = 1'-0"

A-11



== Demolition Area

Base Bid : Work as shown on this drawing
Deduct Alternate 3: Eliminate all work shown on this drawing

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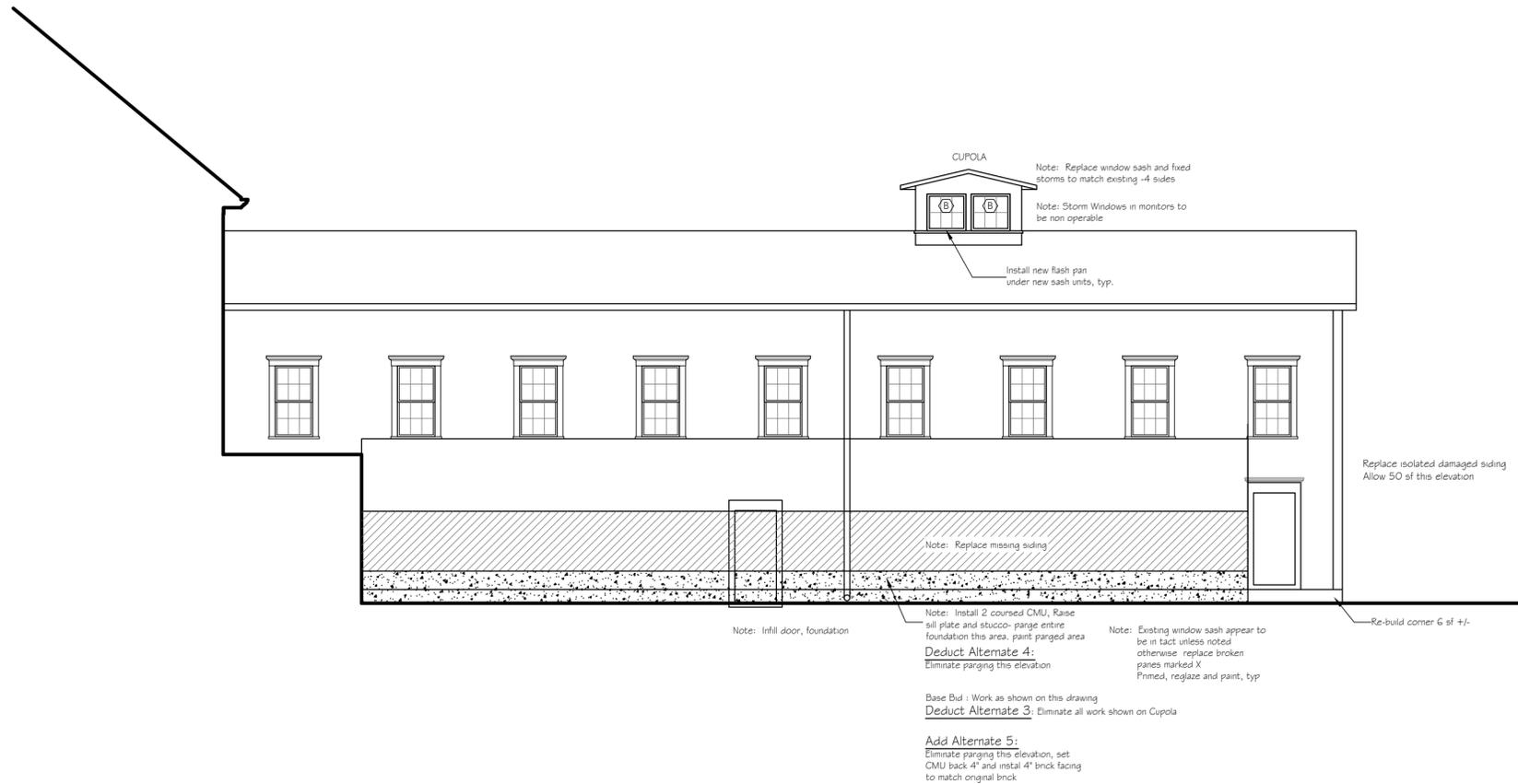
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
SHOP

Scale: 1/8" = 1'-0"

A-12



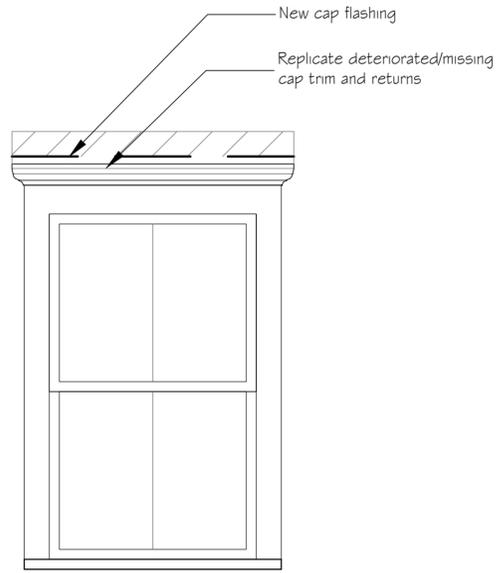
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

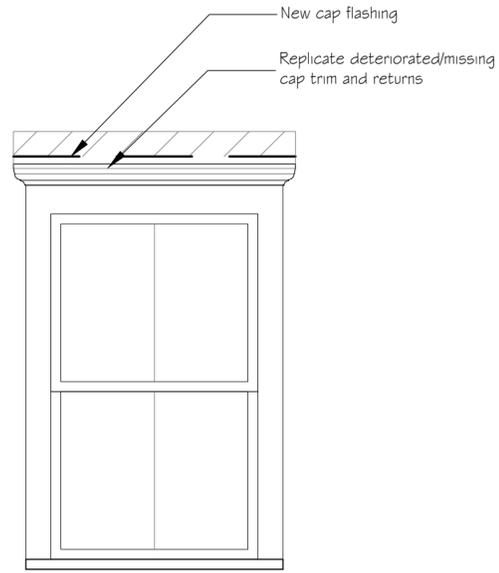
Annex Windows
W 101 - 103
W 201 - 206

Scale: 1/2" = 1'-0"

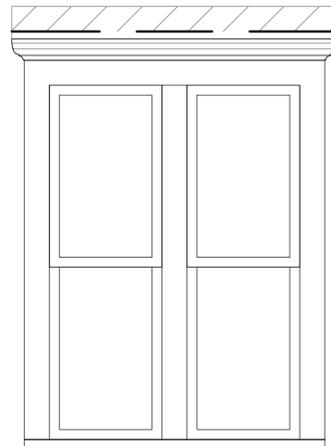
A-13



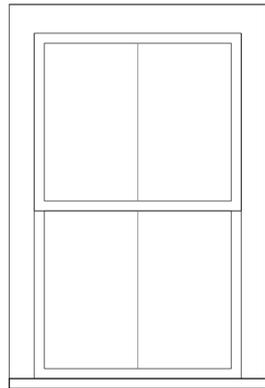
W101



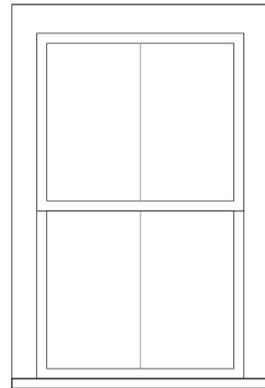
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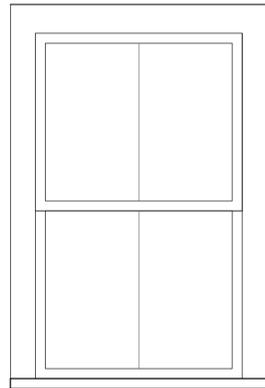
W103



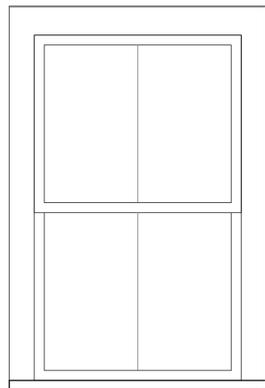
W201



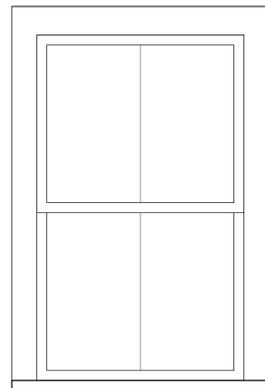
W202



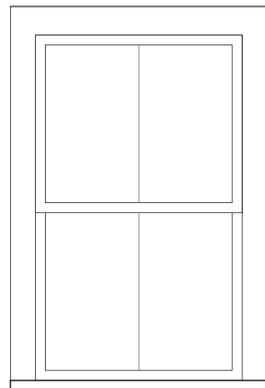
W203



W204



W205



W206

Annex Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops

with new mahogany components to match original

Install new storm windows at all locations in project

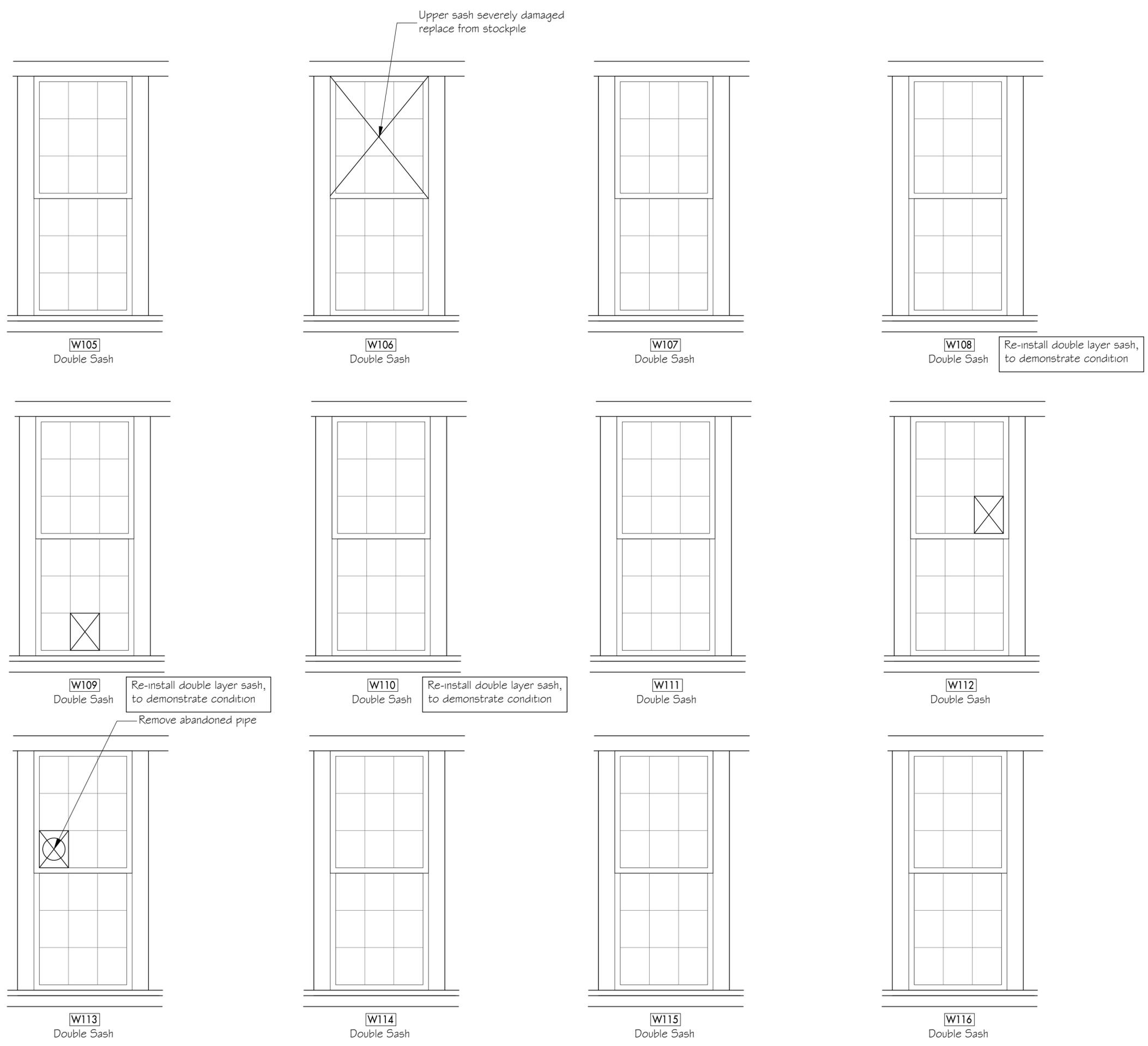
area. units to be triple track units with screens.

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building Windows
First Floor
W 104 - W 118
Scale: 1/2" = 1'-0"

A-14

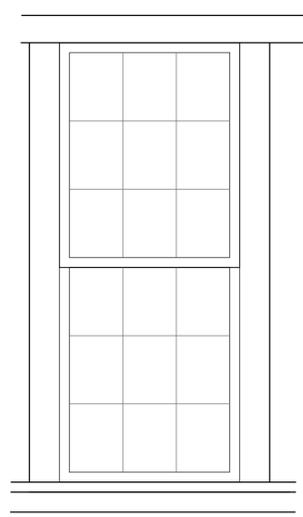


FEBRUARY 2024

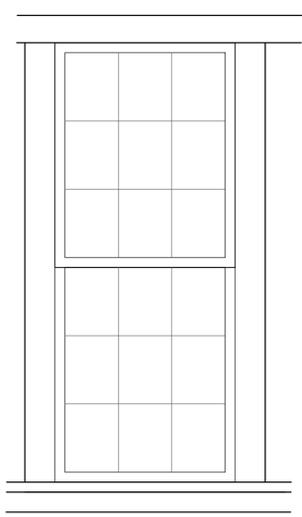
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 119 - W 130
Scale: 1/2" = 1'-0"

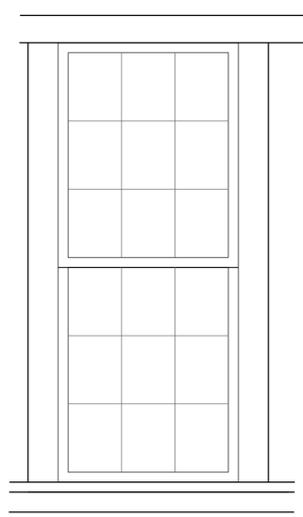
A-15



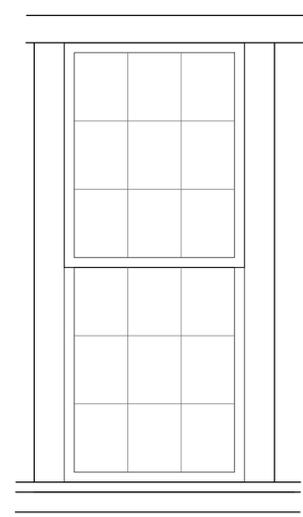
W117
Double Sash



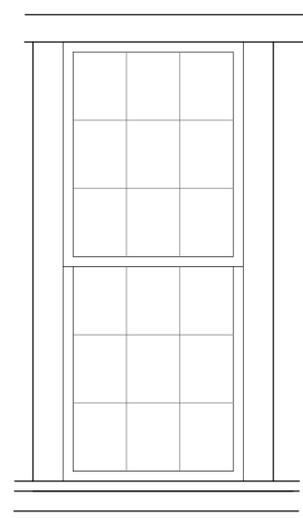
W118
Double Sash



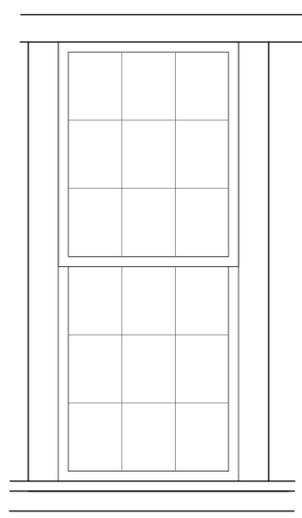
W119
Double Sash



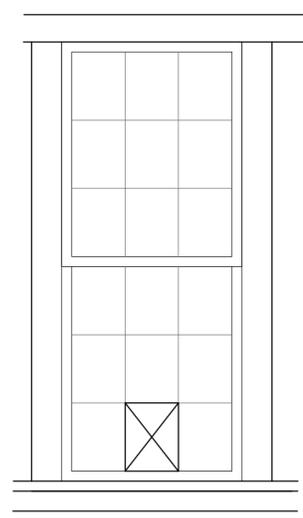
W120
Double Sash



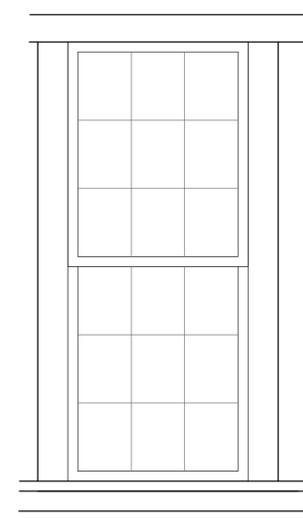
W121
Double Sash



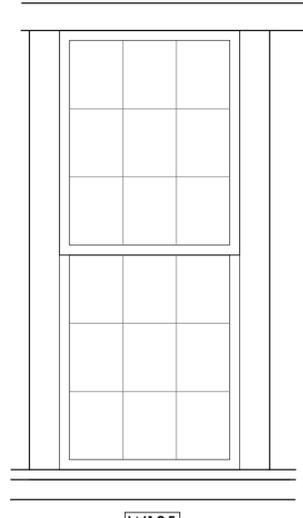
W122
Double Sash



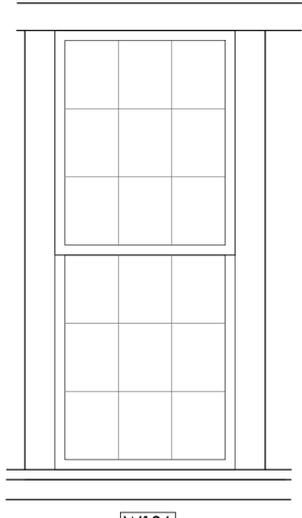
W123
Single Sash



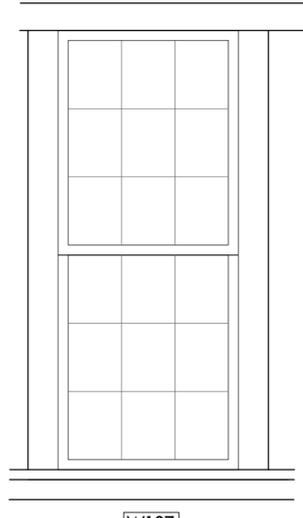
W124
Single Sash



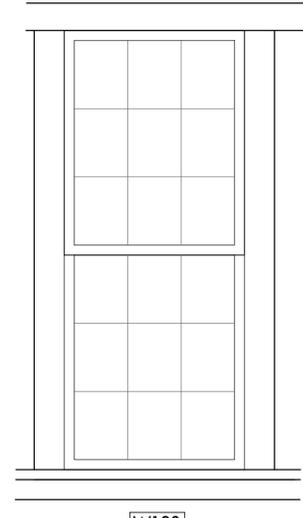
W125
Double Sash



W126
Double Sash



W127
Single Sash



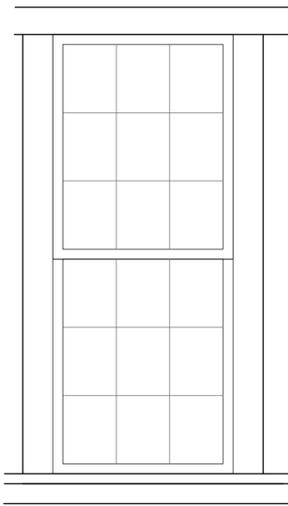
W128
Double Sash

FEBRUARY 2024

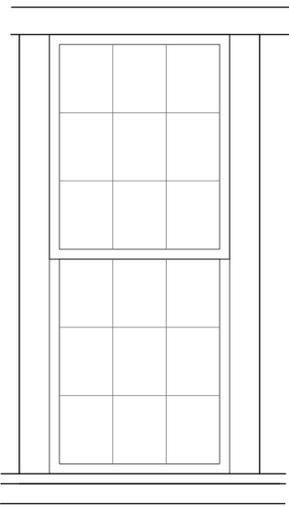
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 131 - W 142
Scale: 1/2" = 1'-0"

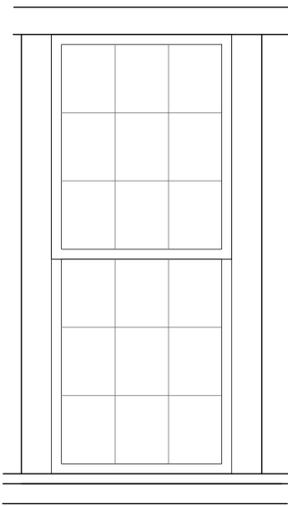
A-16



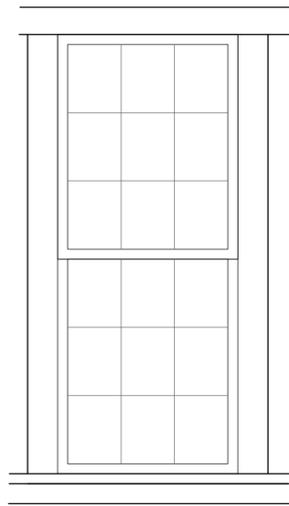
W129
Double Sash



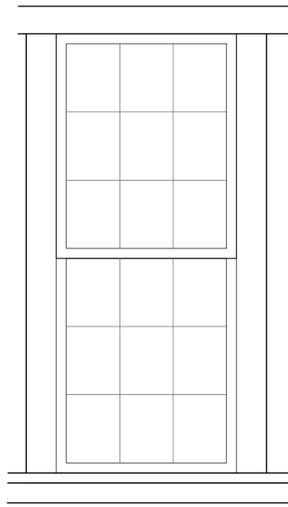
W130
Double Sash



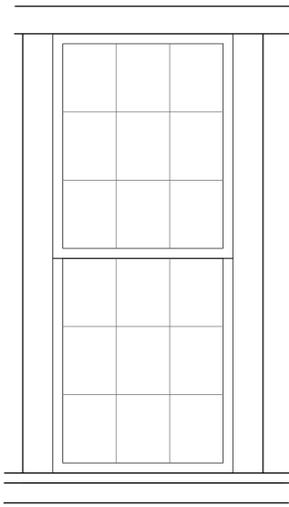
W131
Double Sash



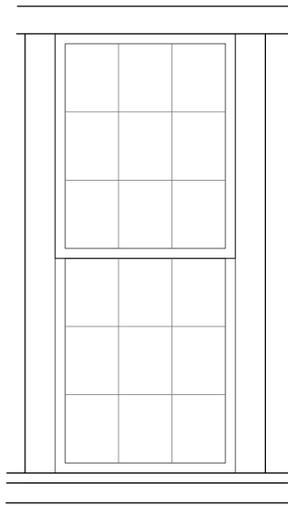
W132
Double Sash



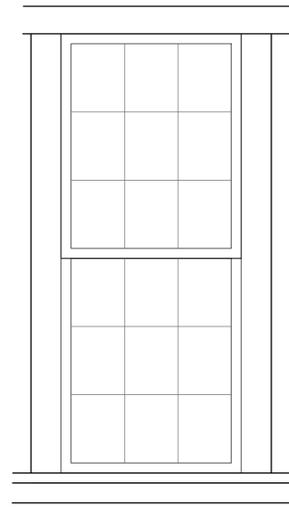
W133
Double Sash



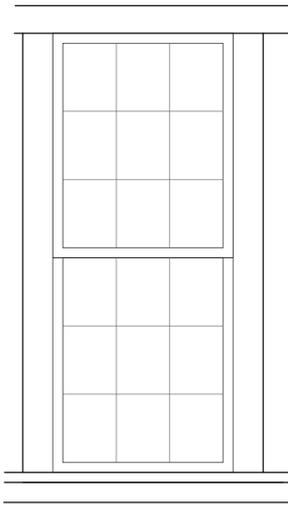
W134
Double Sash



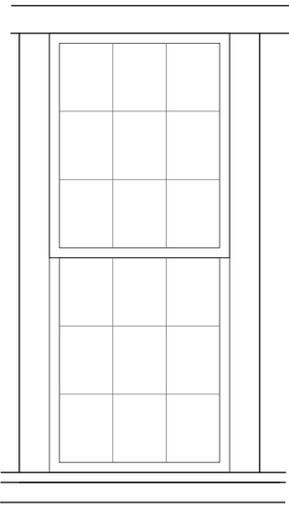
W135
Double Sash



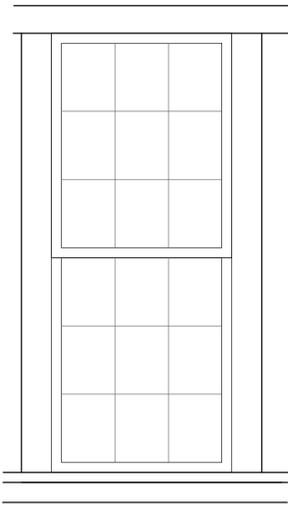
W136
Double Sash



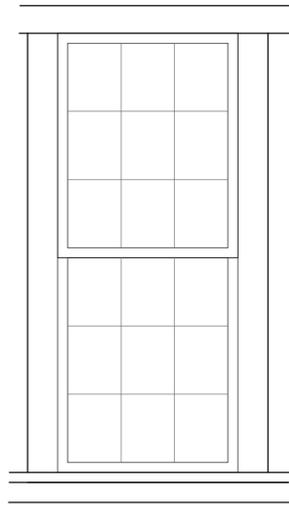
W137
Double Sash



W138
Double Sash



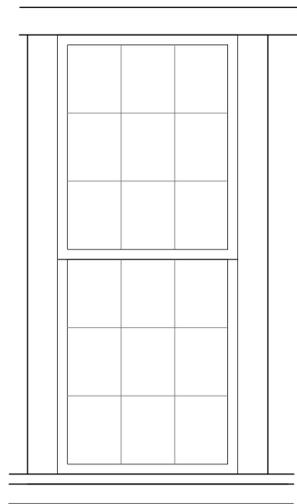
W139
Double Sash



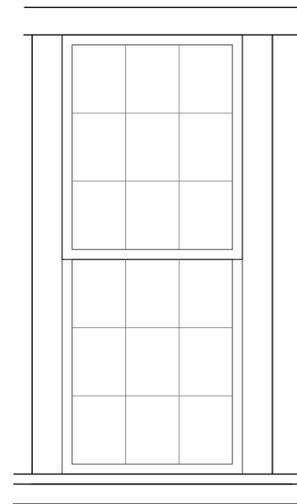
W140
Double Sash



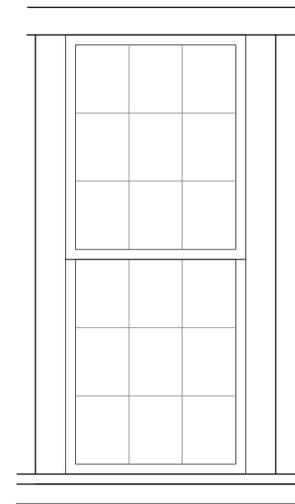
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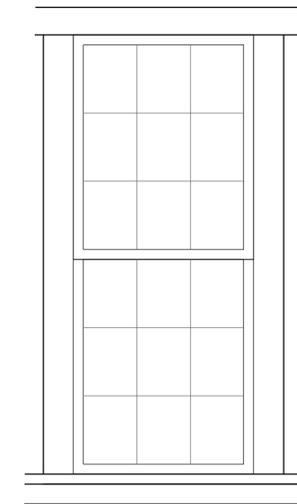
W141
Double Sash



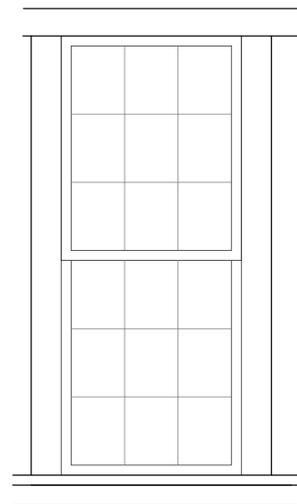
W142
Double Sash



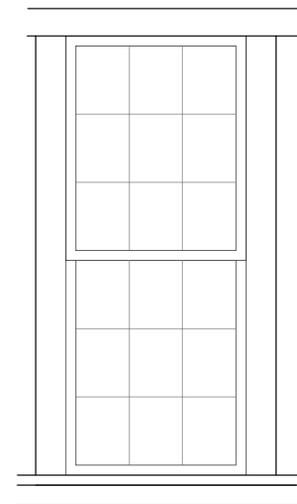
W143
Double Sash



W144
Double Sash



W145
Double Sash



W146
Single Sash

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels.
No Screens

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 143 - W 146

Scale: 1/2" = 1'-0"

A-17

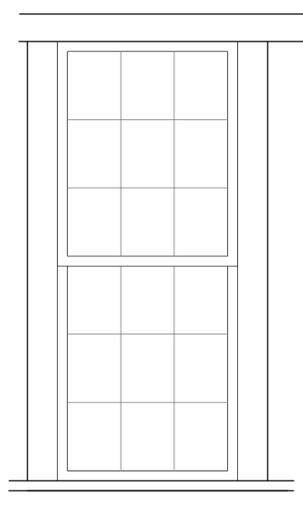
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

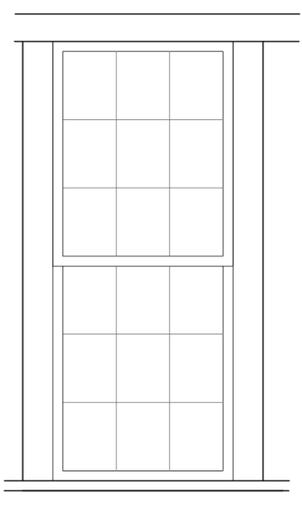
Main Building
Windows
Second Floor
W 207 - W 218

Scale: 1/2" = 1'-0"

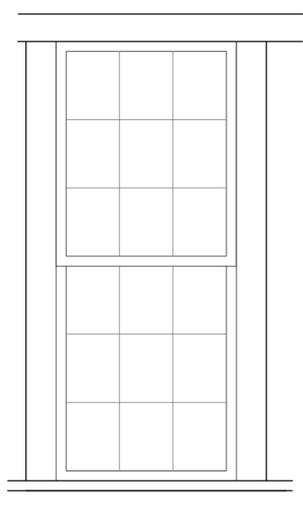
A-18



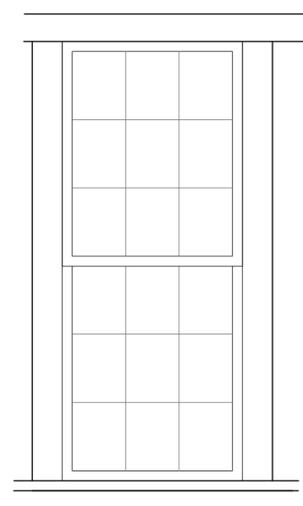
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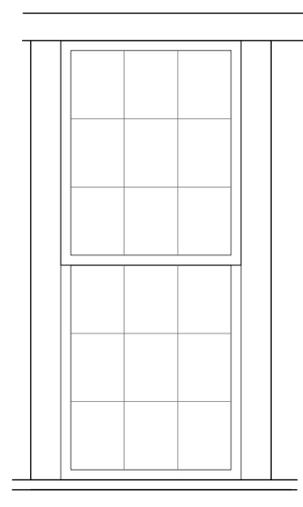
W208



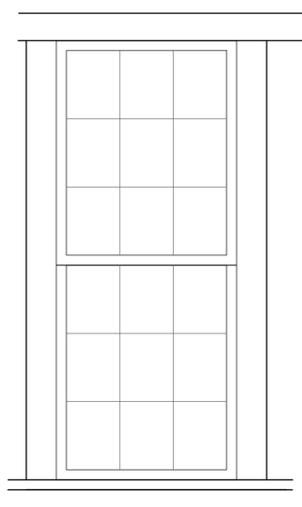
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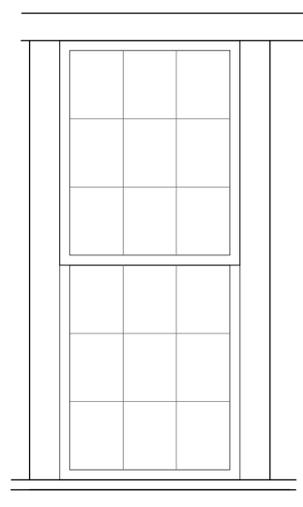
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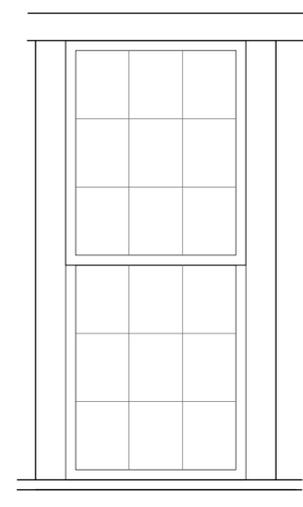
W211



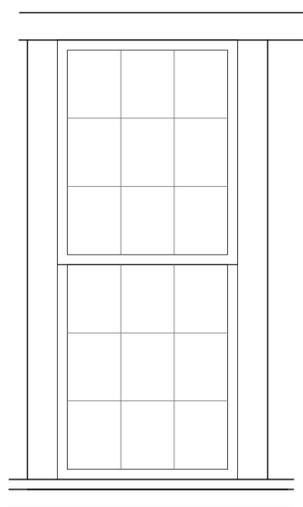
W212



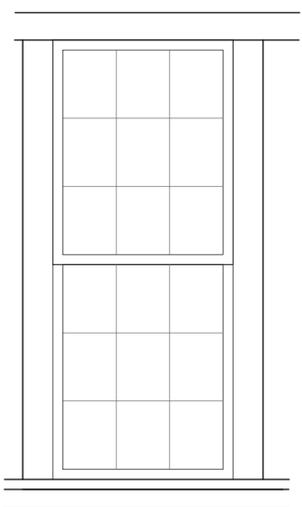
W213



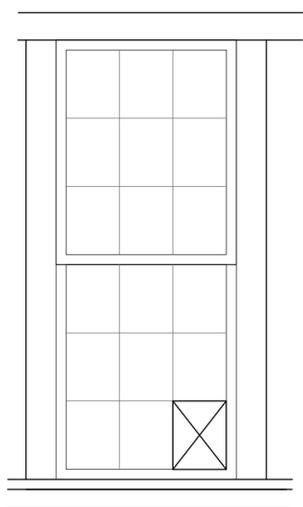
W214



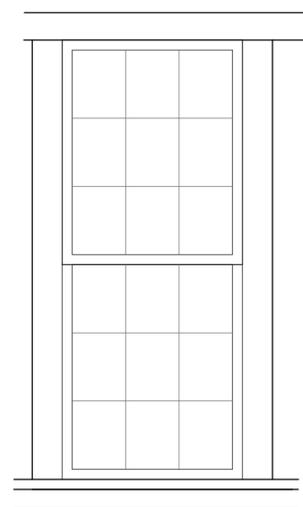
W215



W216



W217



W218

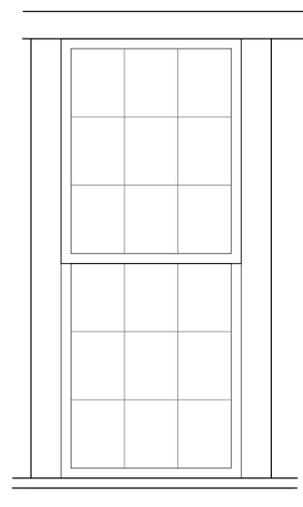
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

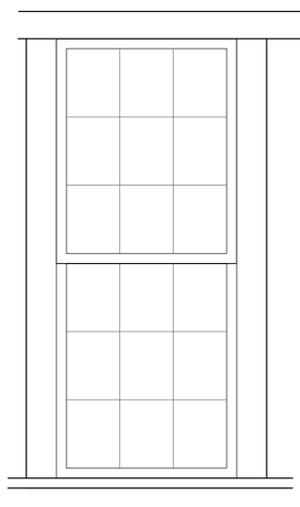
Main Building
Windows
Second Floor
W 219 - W 230

Scale: 1/2" = 1'-0"

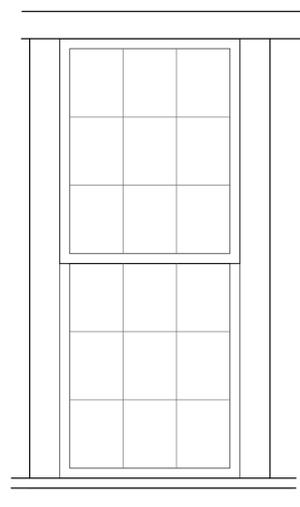
A-19



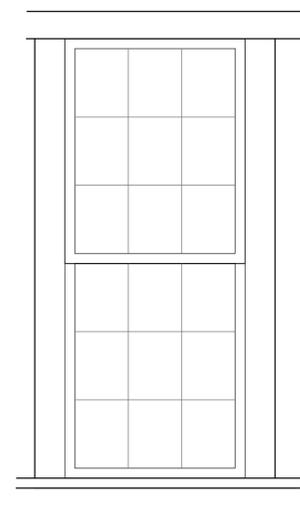
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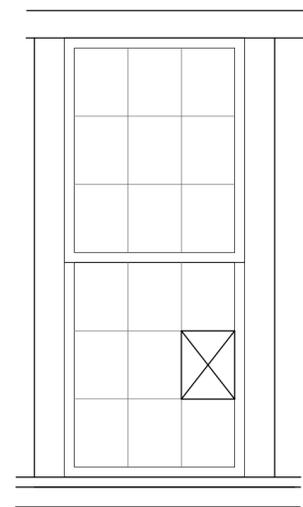
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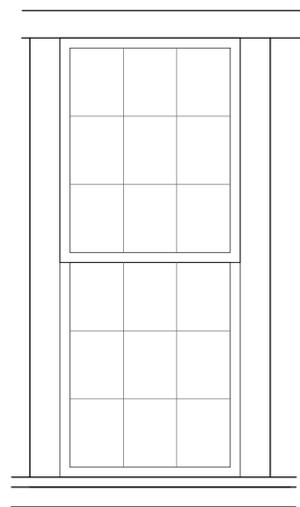
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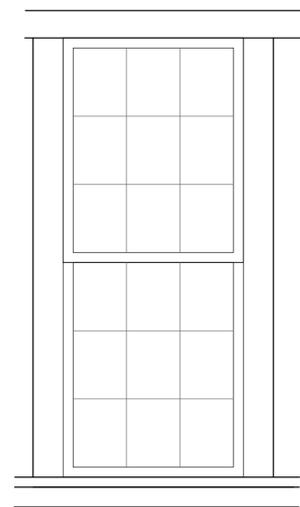
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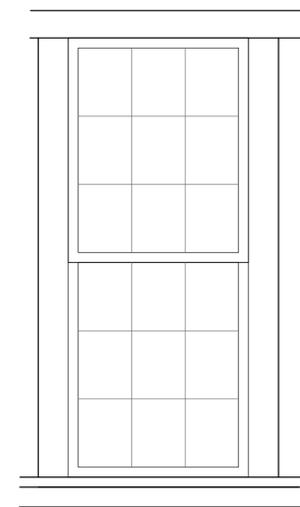
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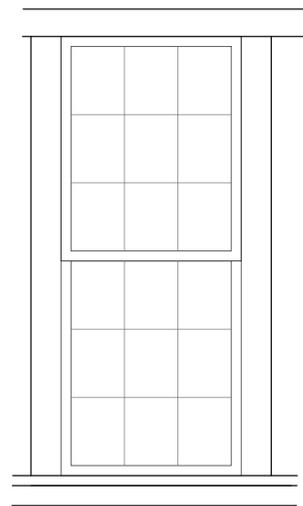
W224



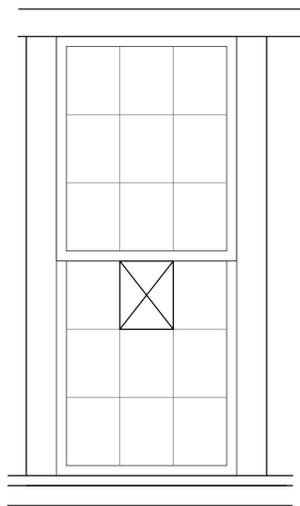
W225



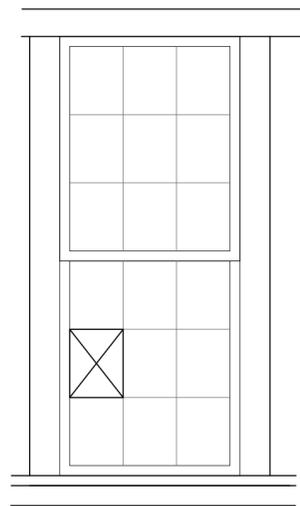
W226



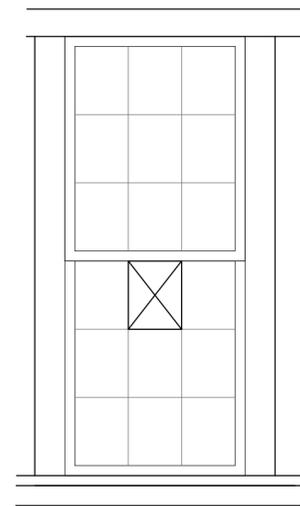
W227



W228



W229



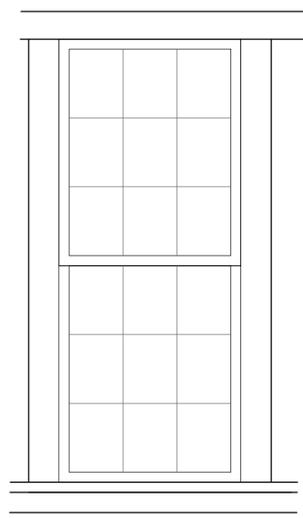
W230

FEBRUARY 2024

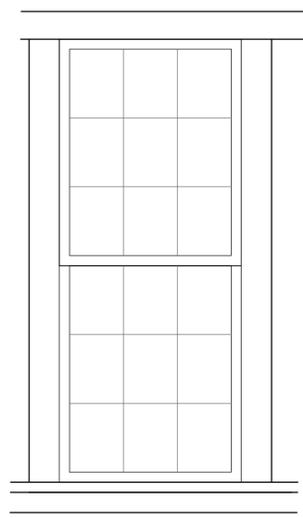
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Second Floor
W 231 - W 242
Scale: 1/2" = 1'-0"

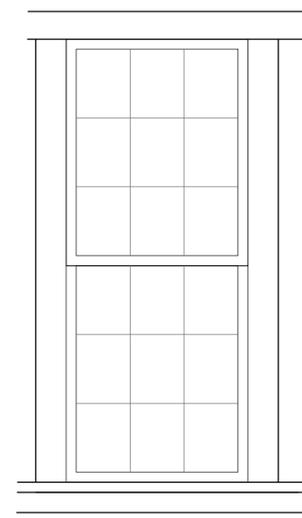
A-20



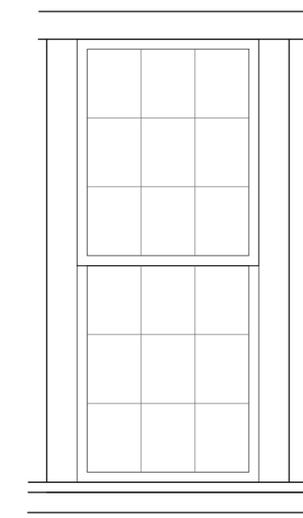
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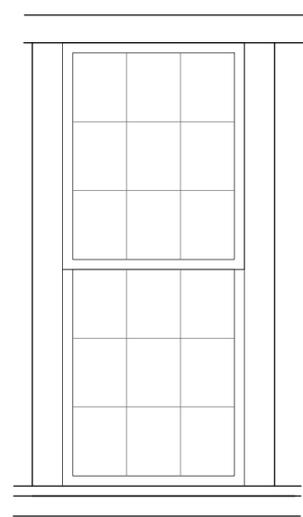
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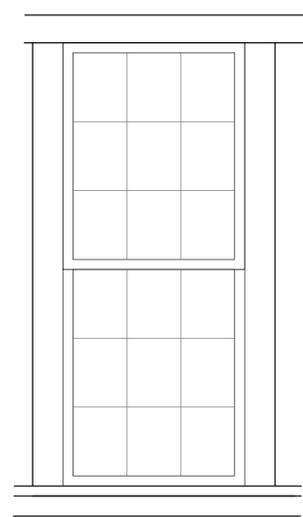
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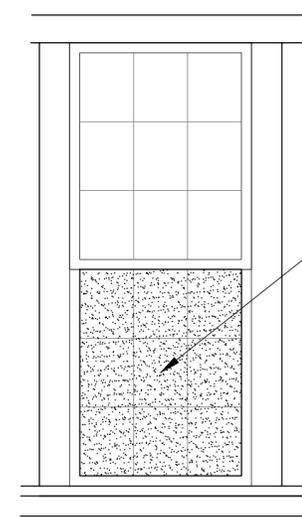
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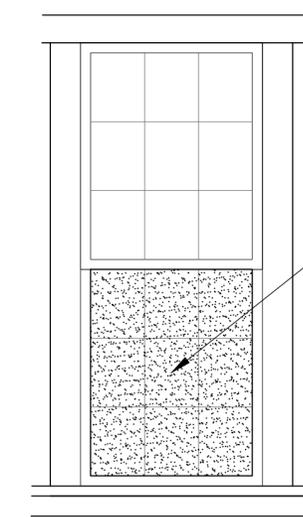
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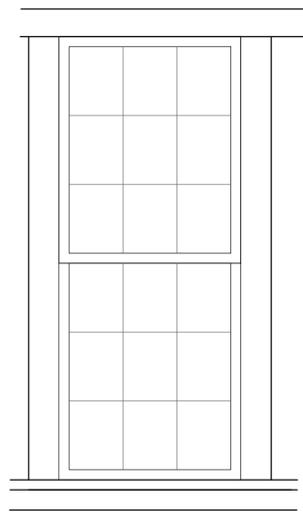
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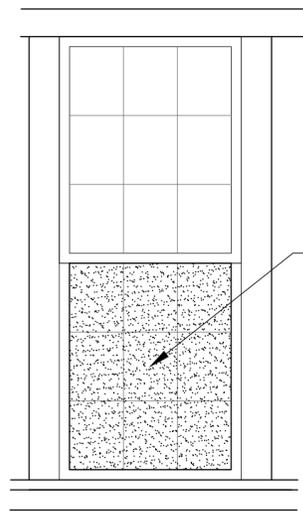
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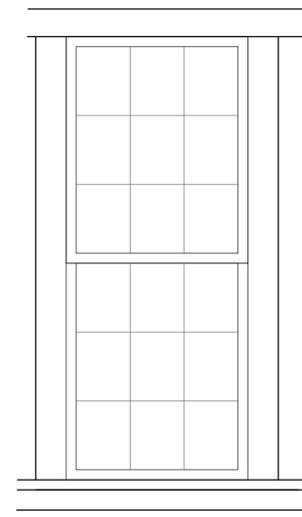
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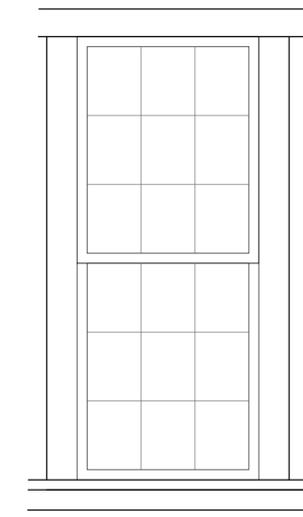
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W240



W241



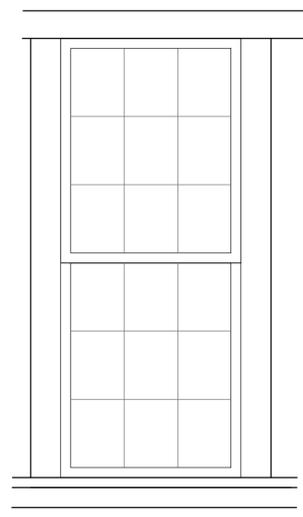
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FEBRUARY 2024

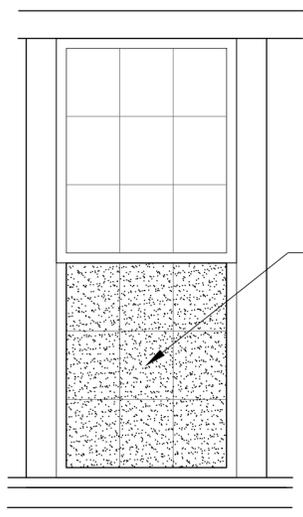
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Second Floor
W 243 - W 254
Scale: 1/2" = 1'-0"

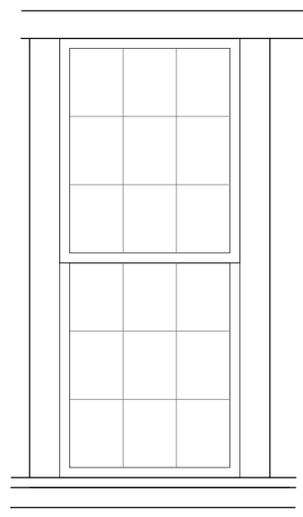
A-21



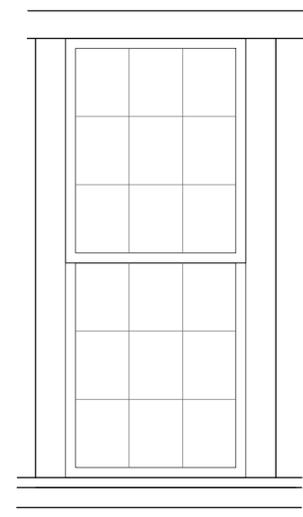
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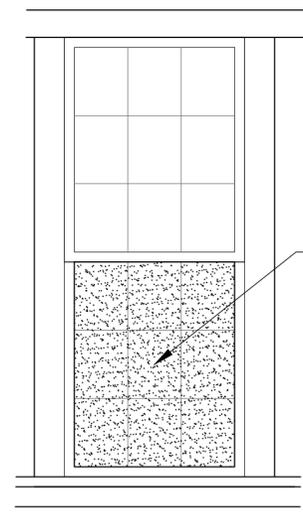
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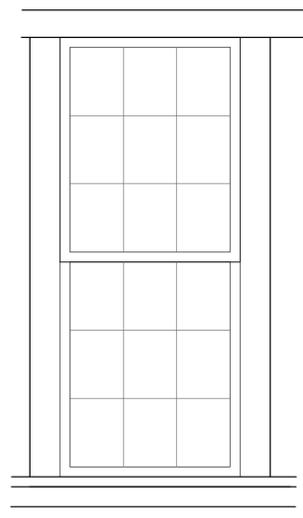
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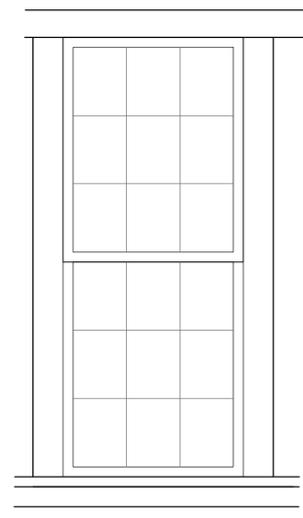
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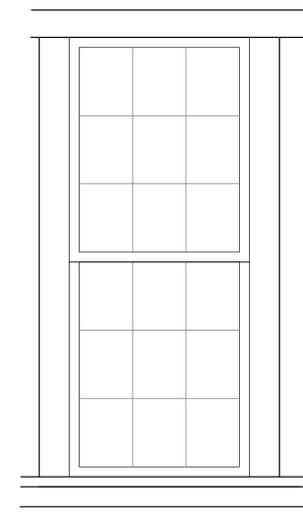
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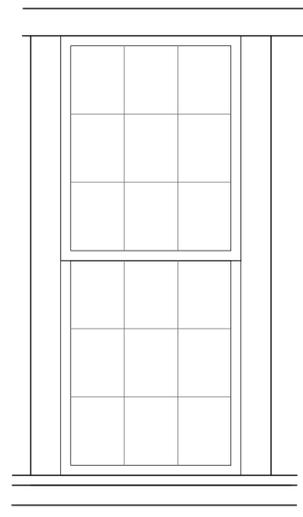
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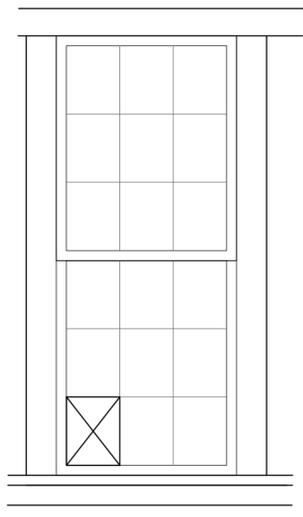
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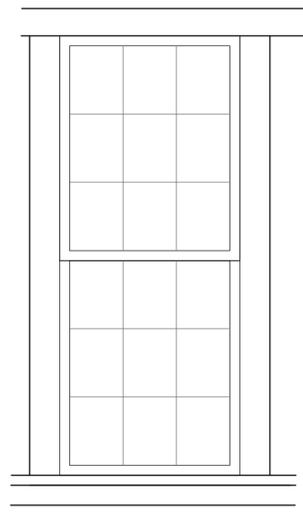
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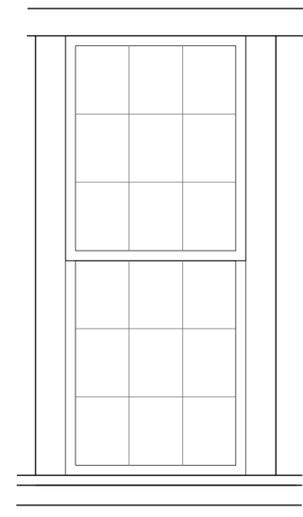
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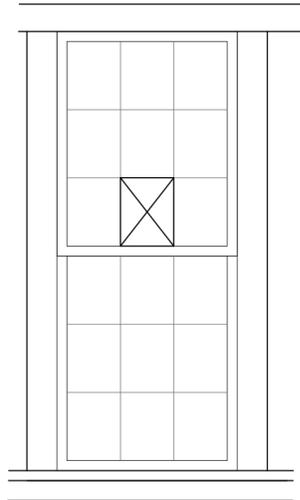
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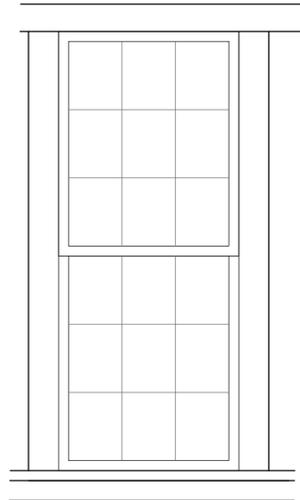
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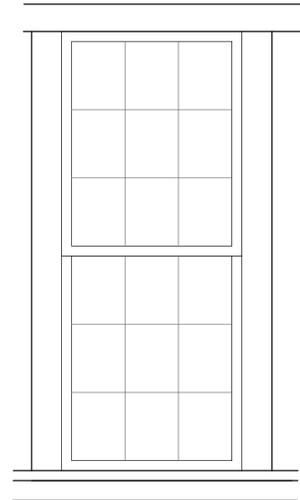
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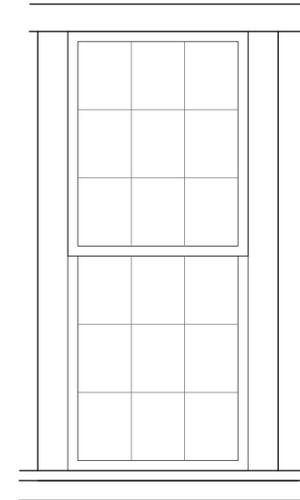
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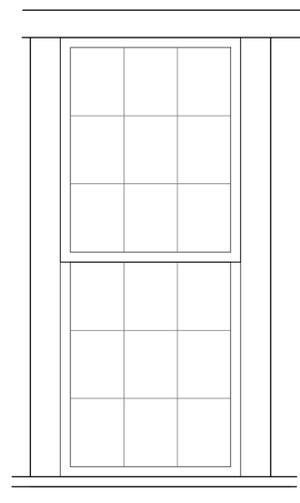
W256



W257



W258



W259

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels.

No Screens

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FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Second Floor
W 255 - W 259

Scale: 1/2" = 1'-0"

A-22



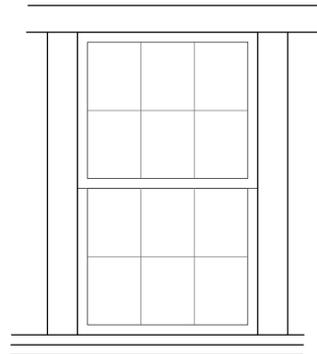
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

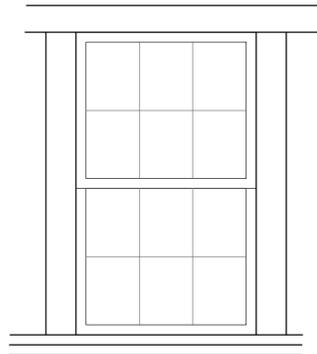
Main Building
Windows
Third Floor
W 301 - W 316

Scale: 1/2" = 1'-0"

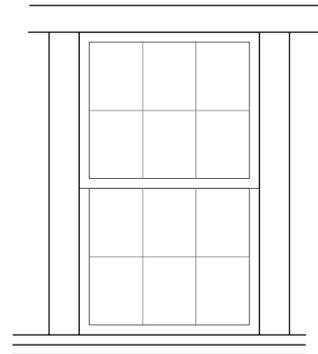
A-23



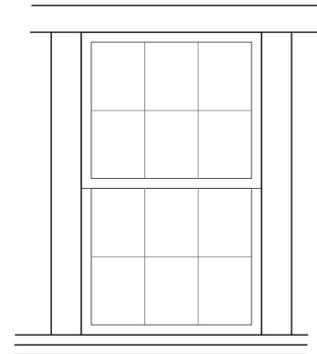
W301



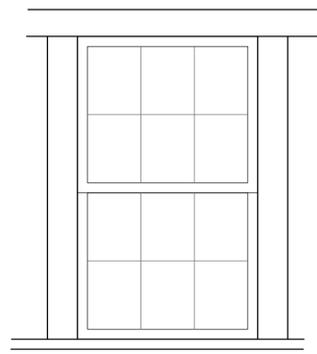
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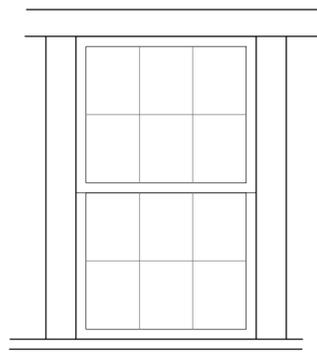
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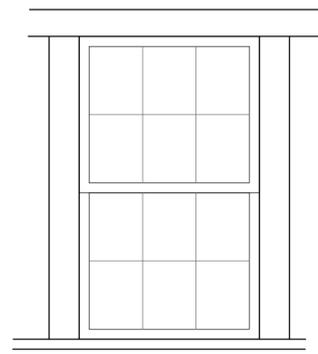
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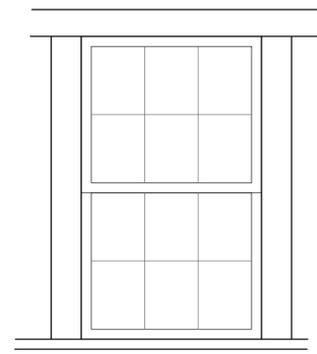
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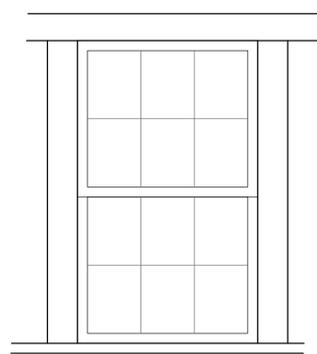
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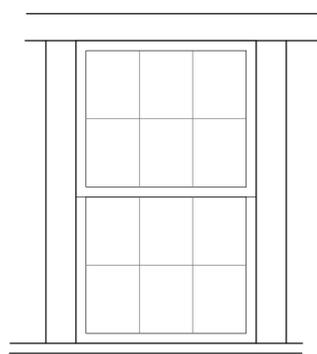
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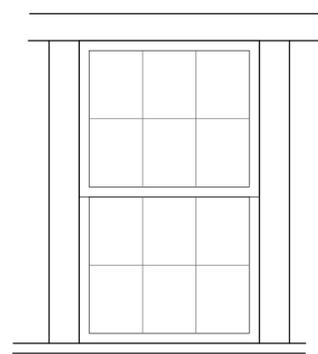
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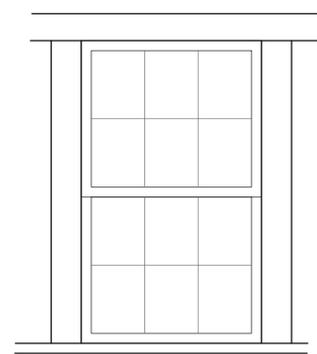
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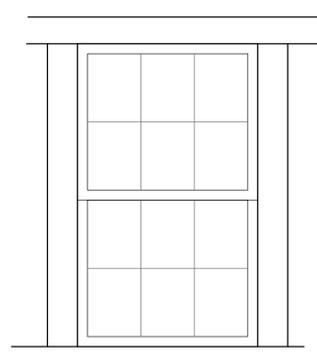
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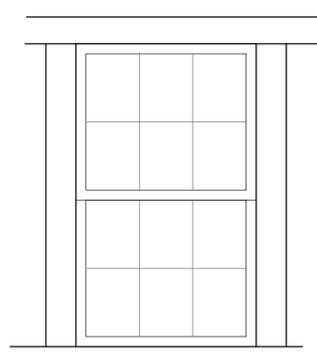
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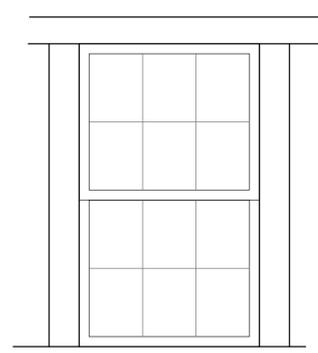
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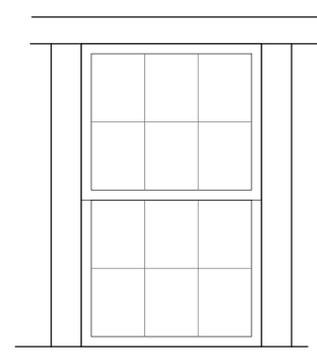
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W314



W315



W316

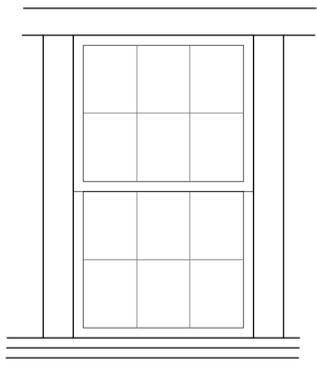
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Bristol, Rhode Island

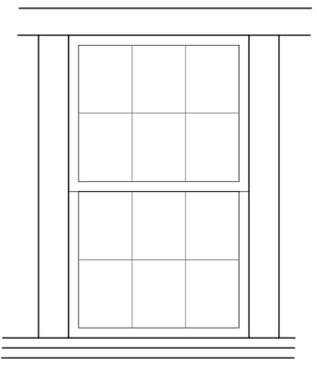
Main Building
Windows
Third Floor
W 317 - W 332

Scale: 1/2" = 1'-0"

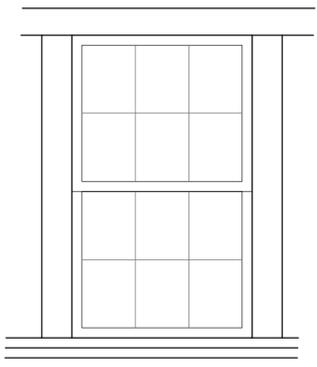
A-24



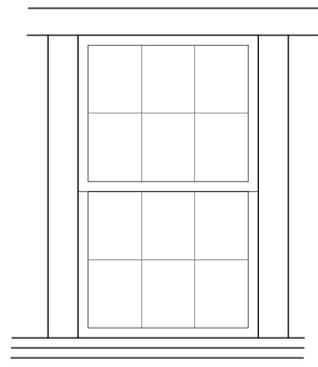
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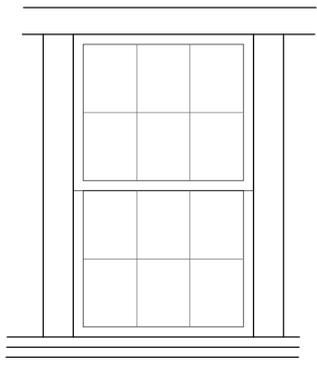
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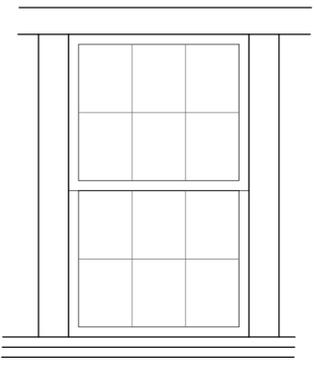
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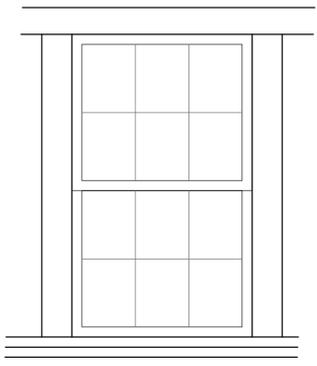
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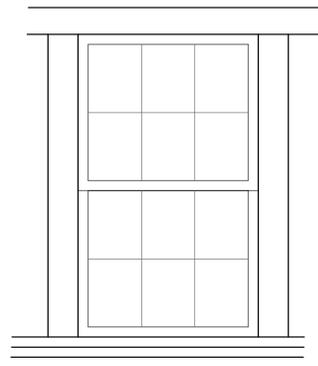
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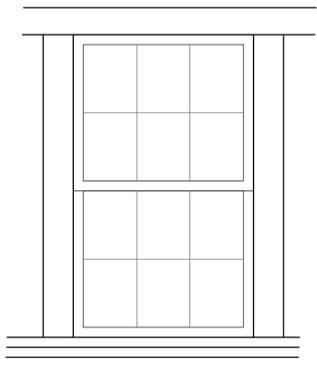
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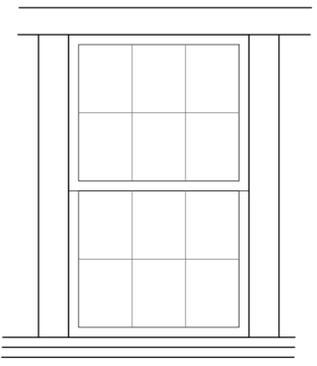
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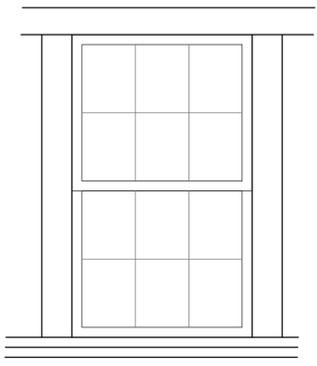
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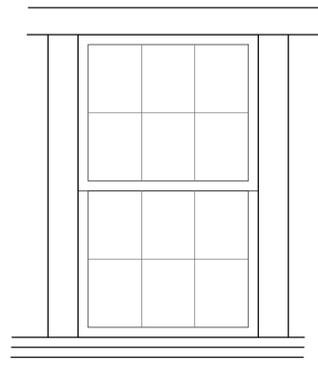
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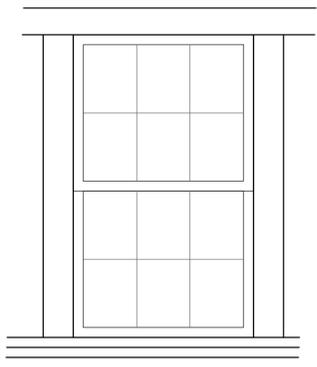
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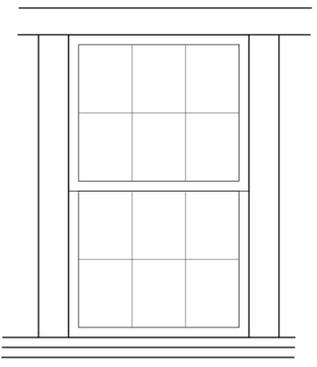
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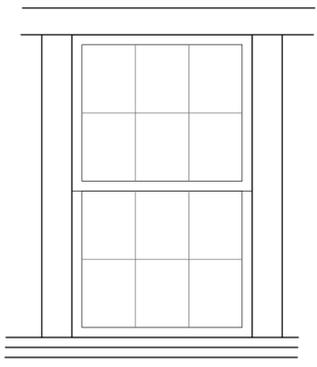
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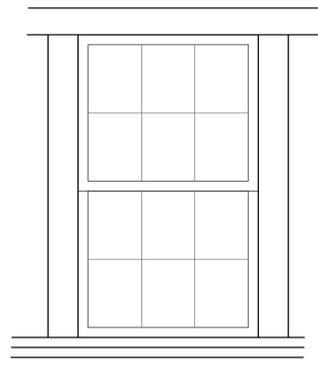
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W330



W331



W332

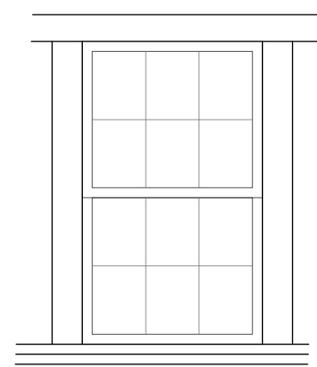
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Bristol, Rhode Island

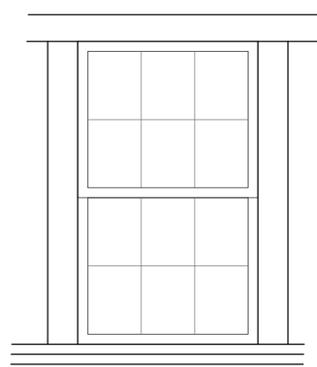
Main Building
Windows
Third Floor
W 333 - W 348

Scale: 1/2" = 1'-0"

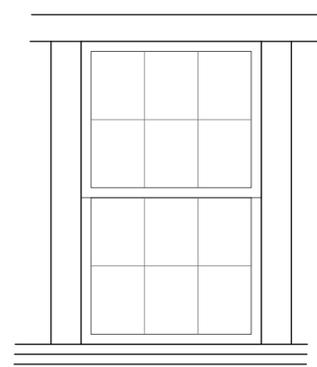
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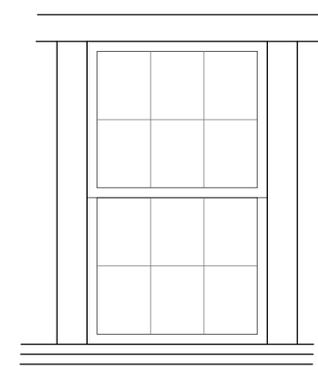
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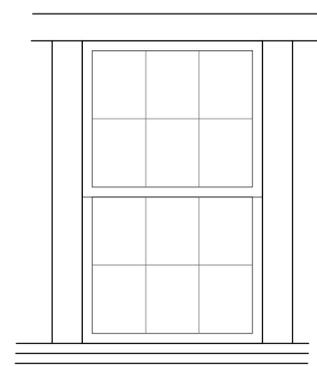
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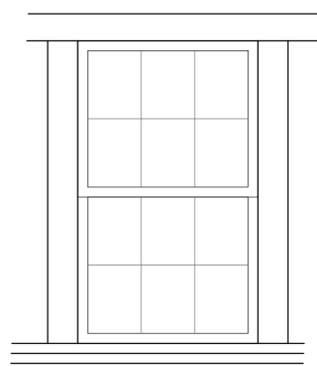
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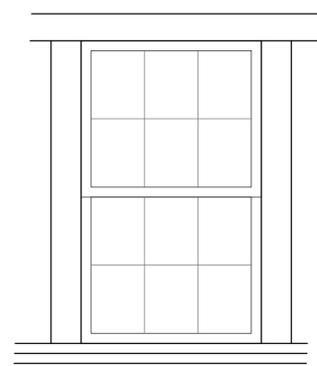
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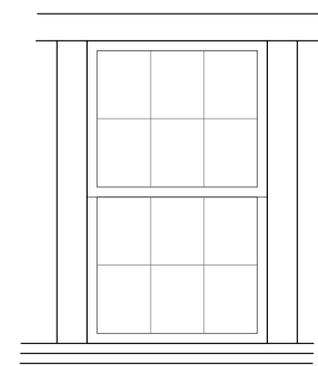
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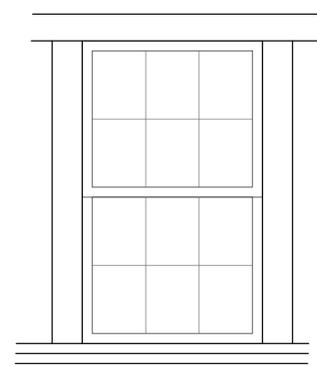
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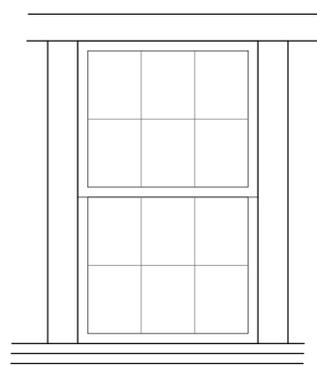
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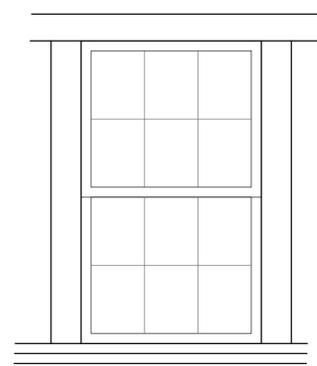
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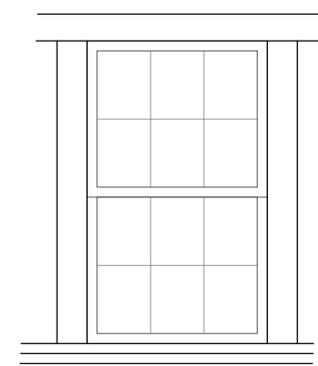
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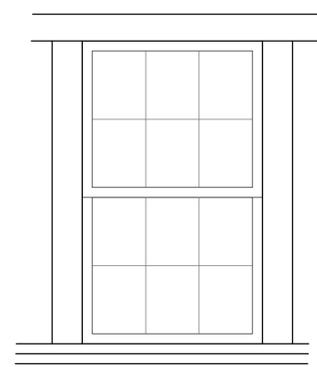
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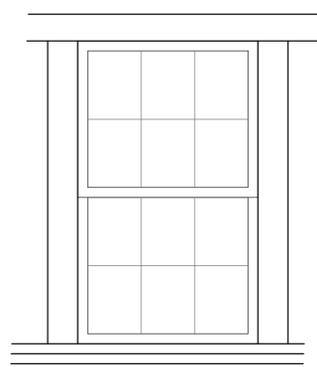
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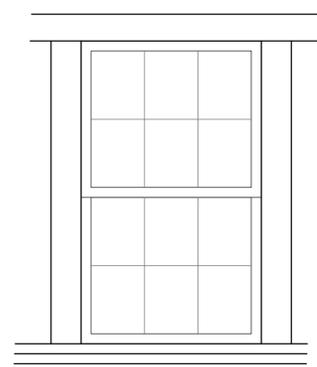
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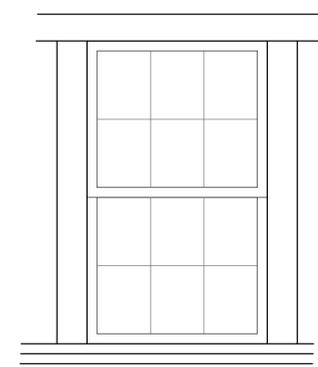
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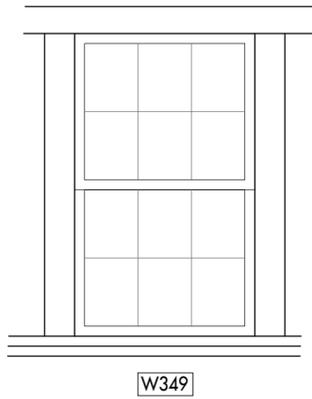
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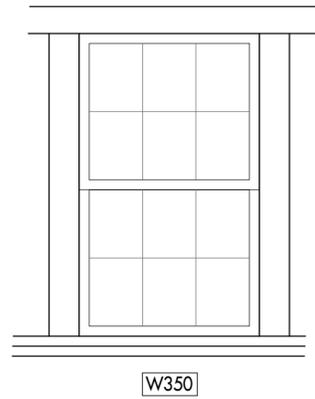
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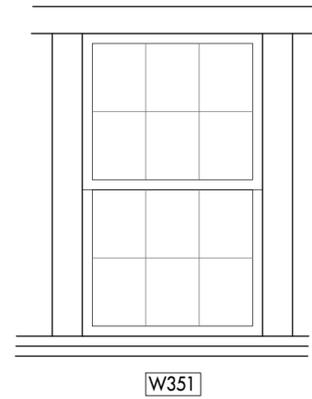
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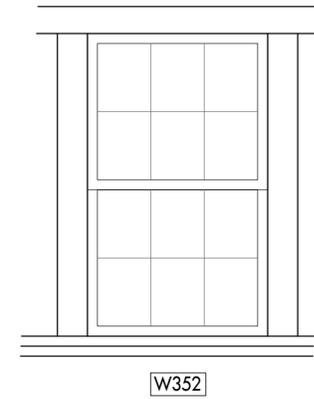
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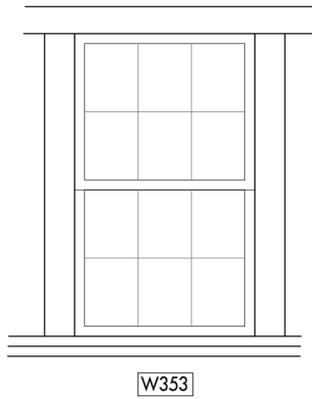
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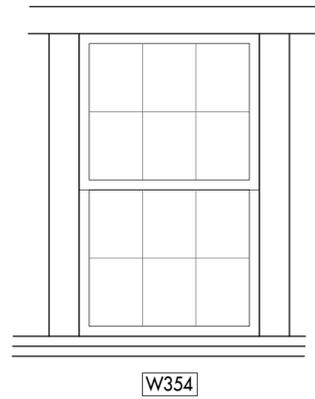
W351



W352



W353



W354

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels.

No Screens

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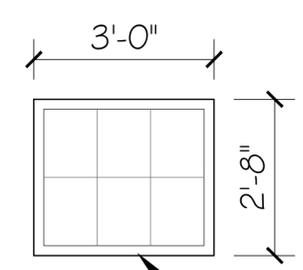
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One Burnside Street
Bristol, Rhode Island

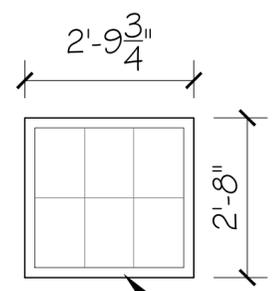
Main Building
Windows
Third Floor
W 349 - W 354

Scale: 1/2" = 1'-0"

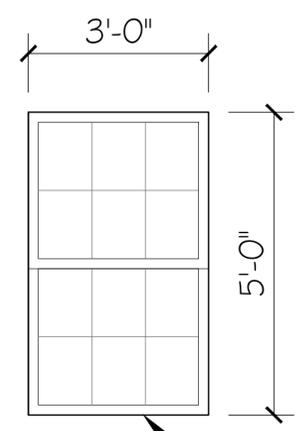
A-26



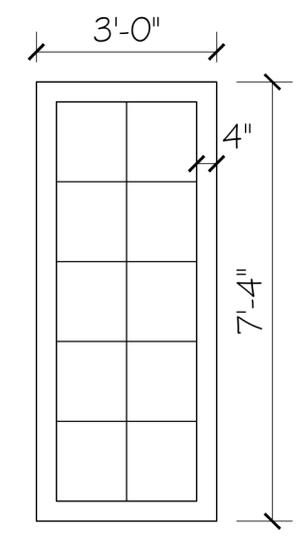
Install new flash pan under new sash units, typ.
Fixed unit and frame
Glass Opening:
28" h x 32" w



Install new flash pan under new sash units, typ.
Fixed unit and frame
Glass Opening:
28" h x 29 1/2" w



Install new flash pan under new sash units, typ.
Double Hung unit and frame
Glass Opening:
Match adjacent units

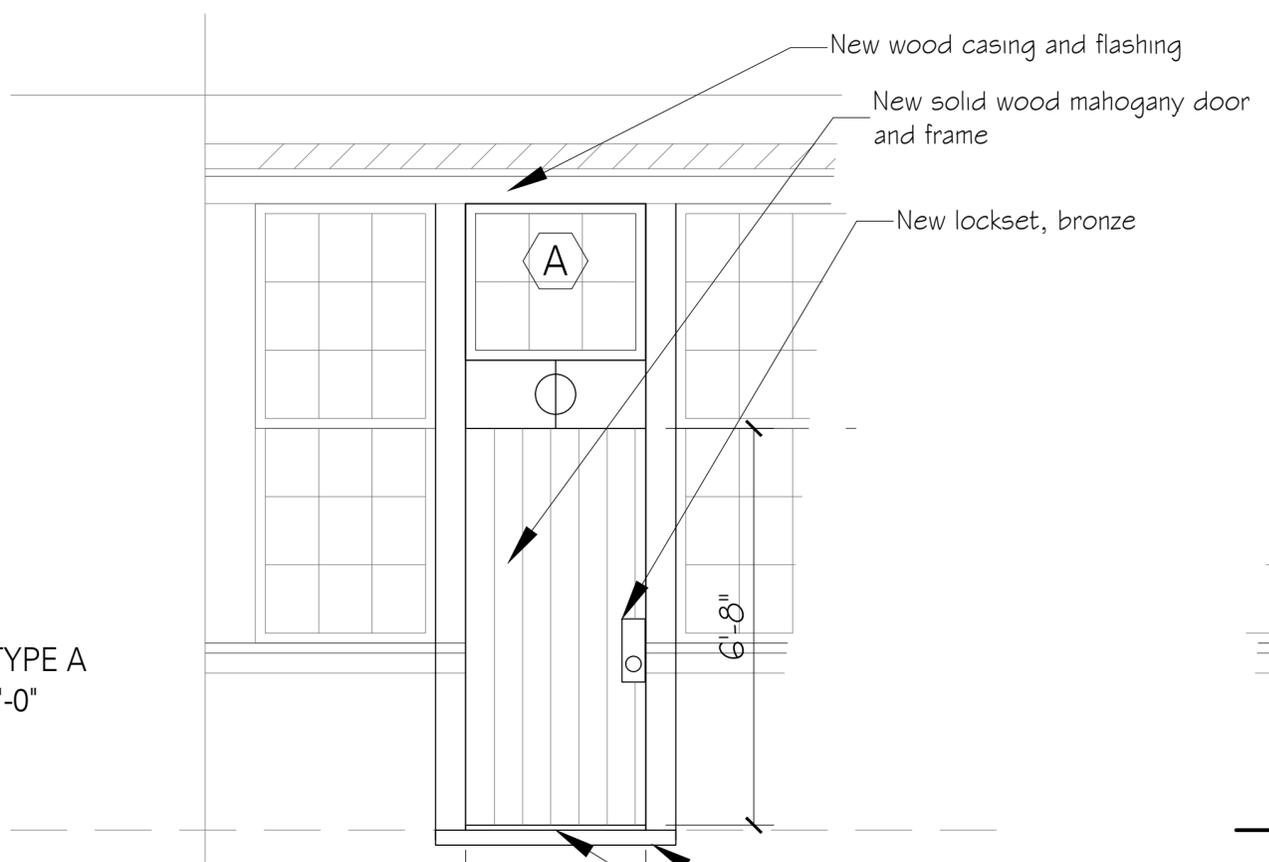


Fixed unit and frame
Glass Opening:
80" h x 28" w

NEW WINDOW TYPES
Scale 1/2" = 1'-0"

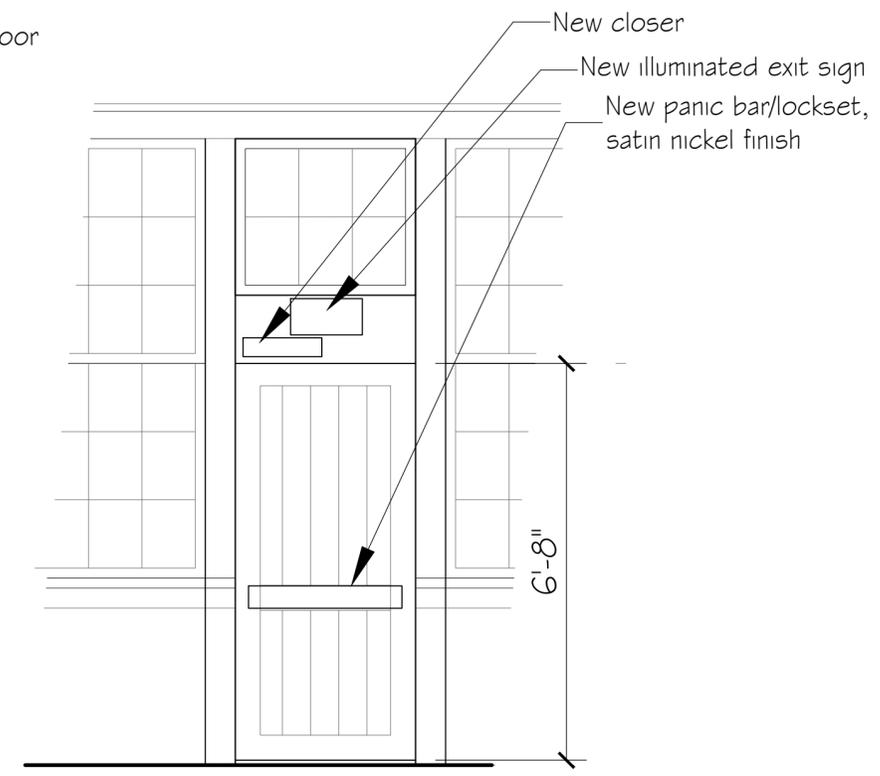
Verify all dimensions in field before fabrication

NEW DOOR TYPE A
Scale 1/2" = 1'-0"



Verify all dimensions in field before fabrication

Exterior View



Interior View

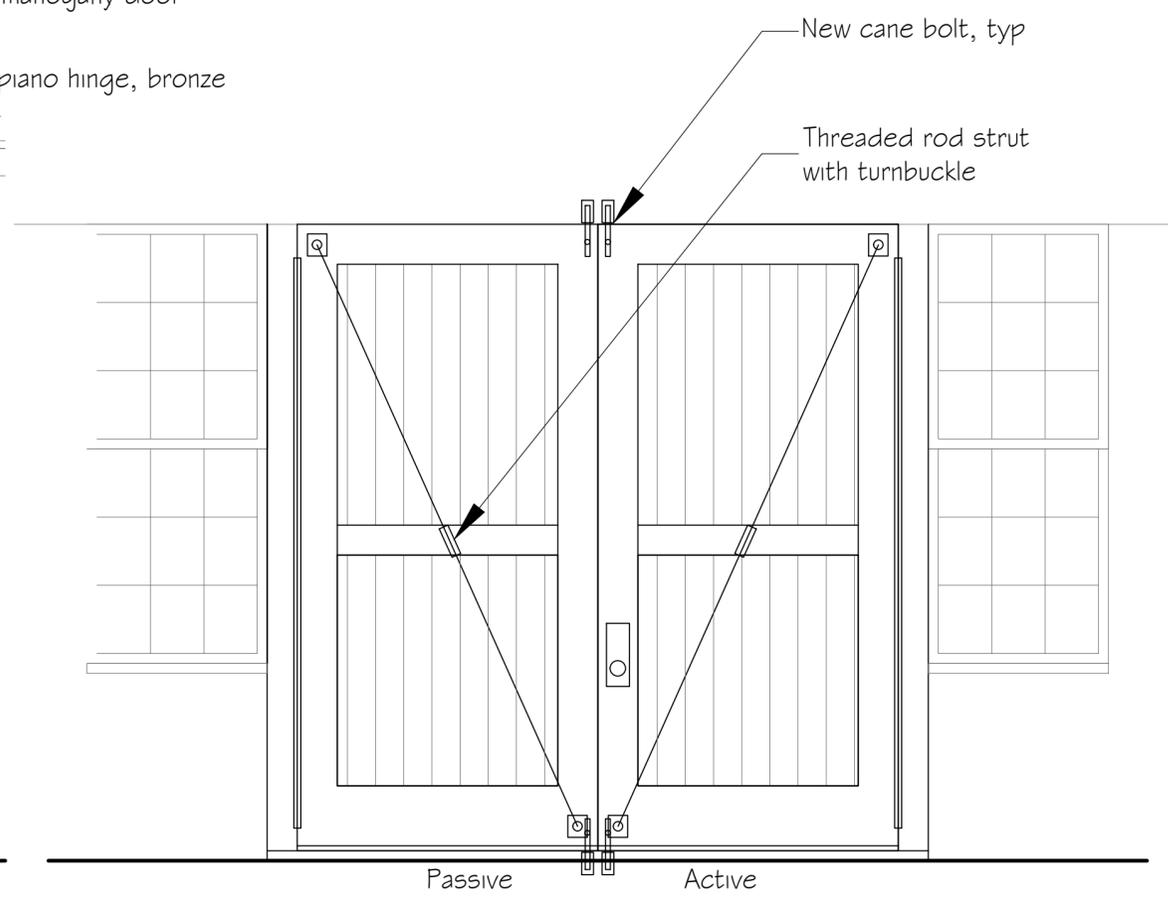
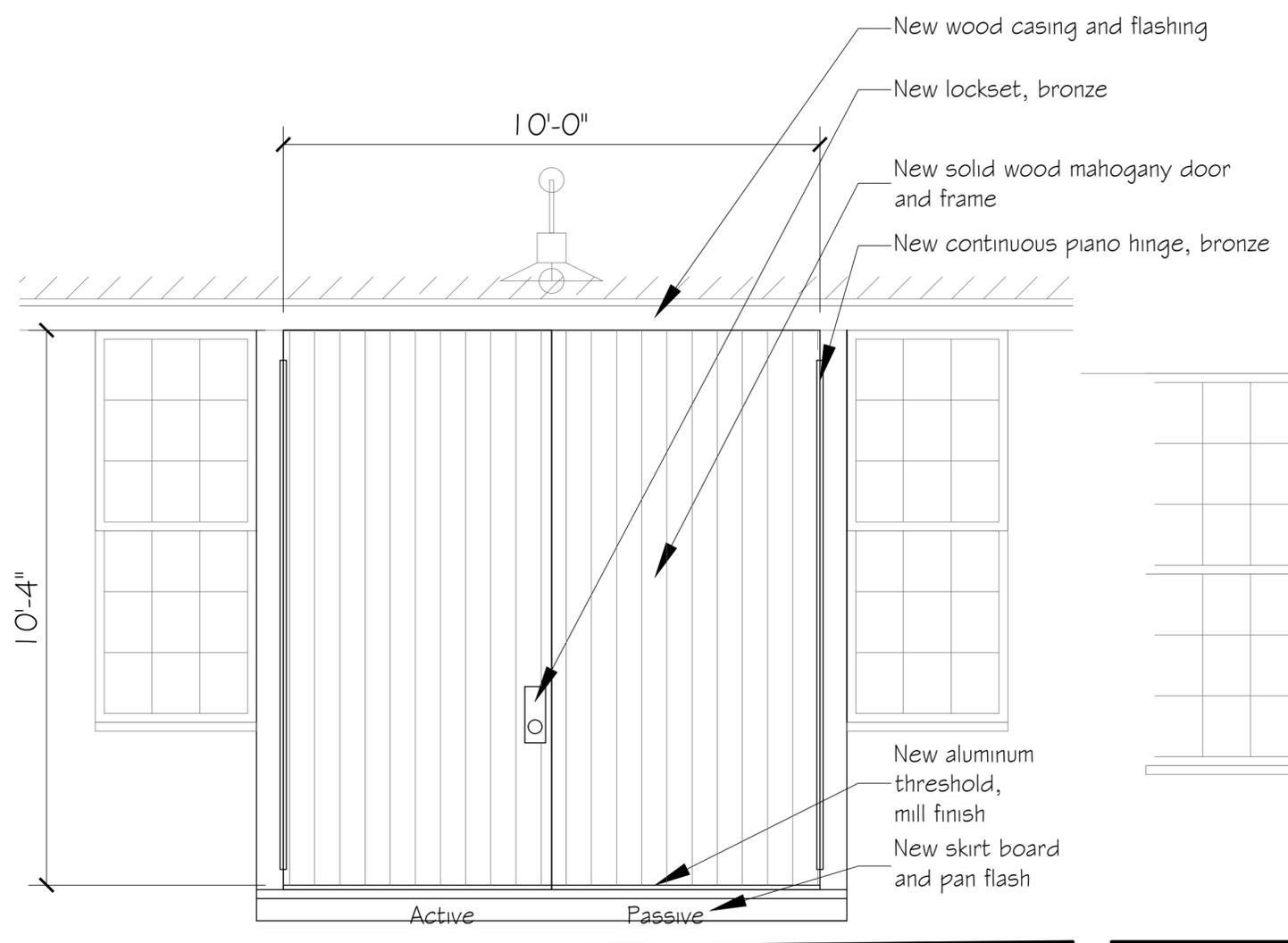
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New Door
Type B

Scale: 1/2" = 1'-0"

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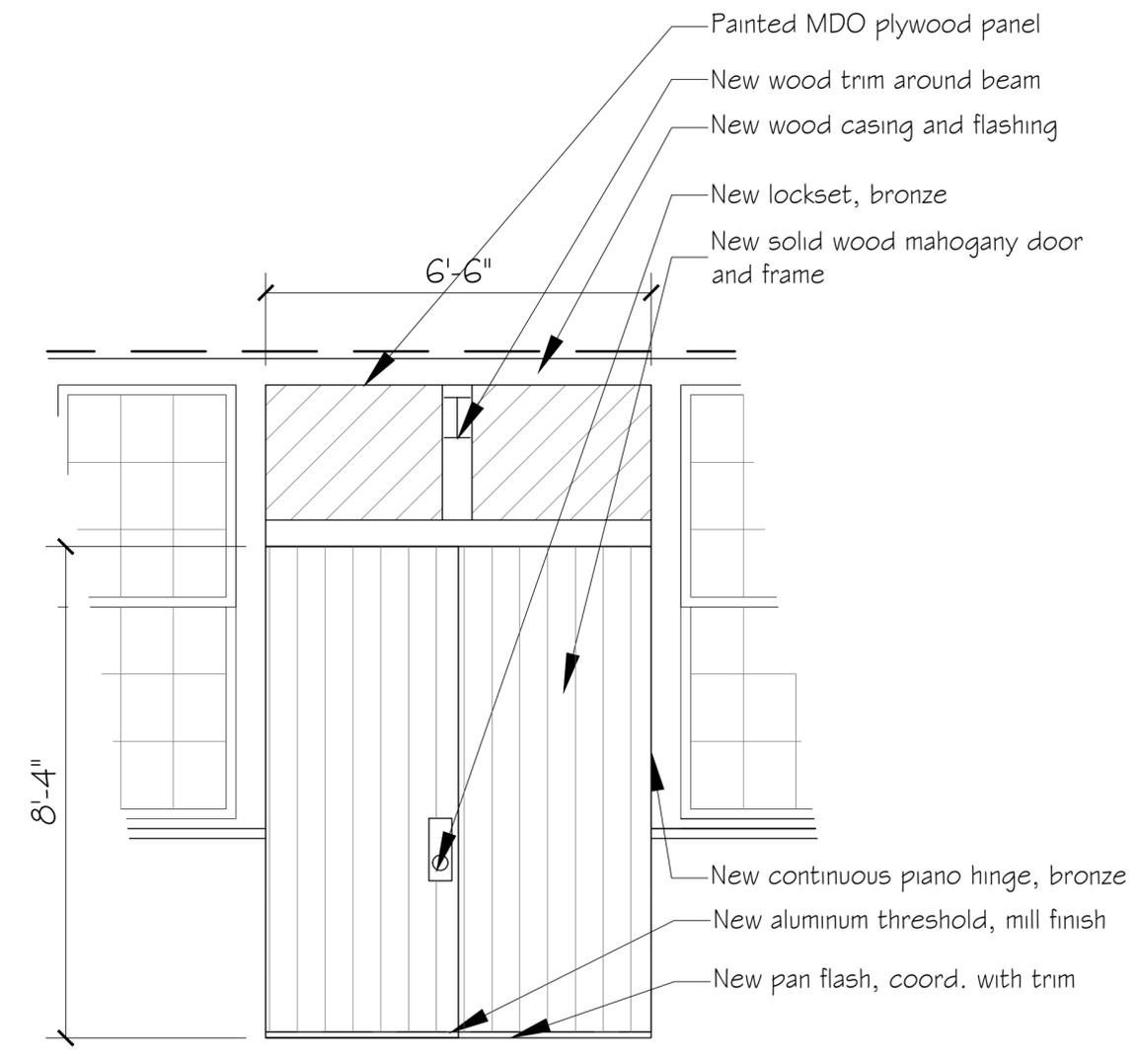


NEW DOOR TYPE B
Scale 1/2" = 1'-0"

Interior View

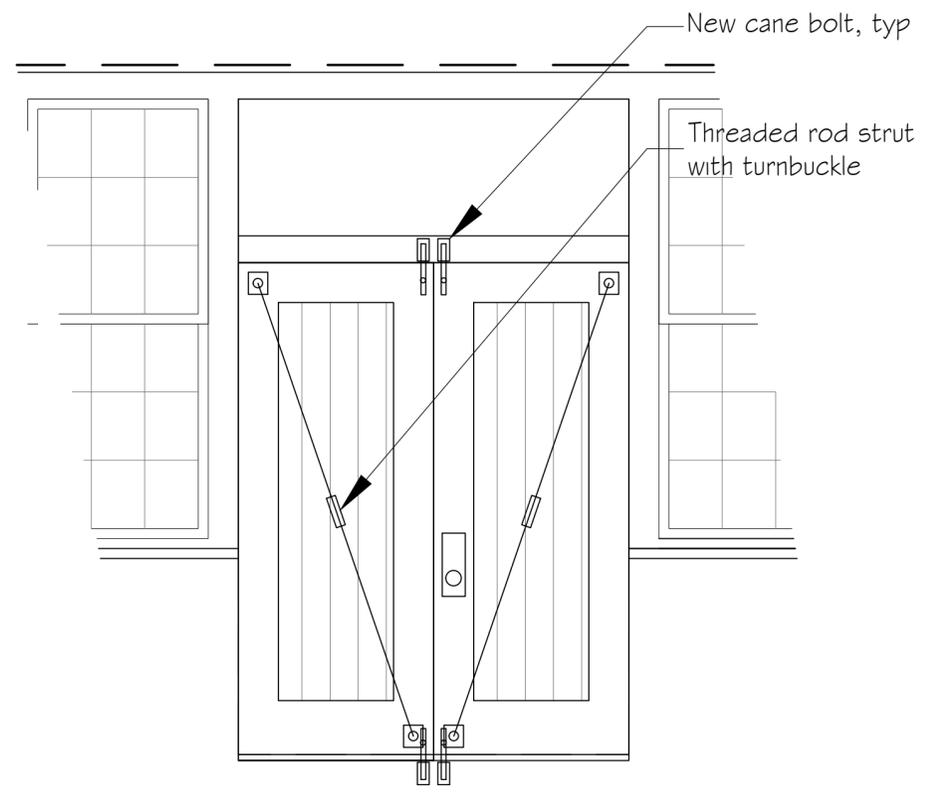
Verify all dimensions in field before fabrication

Exterior View



Verify all dimensions in field before fabrication

Exterior View



NEW DOOR TYPE C
Scale 1/2" = 1'-0"

Interior View

New Door Type C

Scale: 1/2" = 1'-0"

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Window Sill Joint Flash Photographs

Scale: Not to Scale

A-30



Re-nail loose flashing, Replace missing flashing.

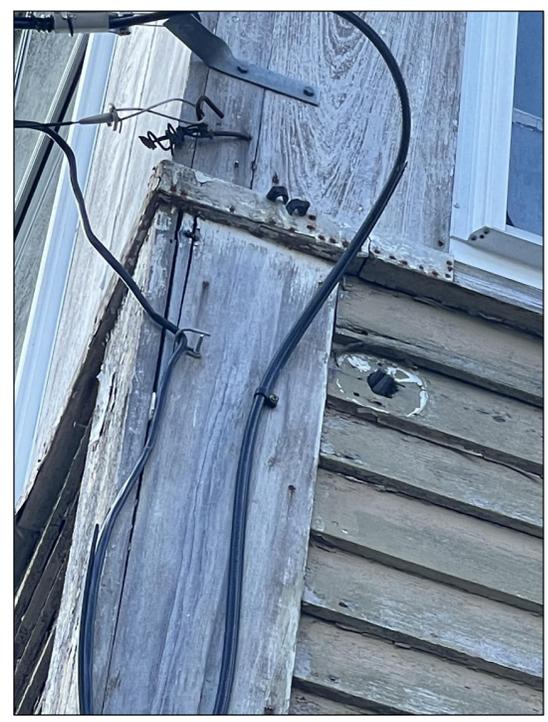
Window sill joint flash photo with notes



Insert new flash under casing.

Install new sill board over rabbeted trim.

Window sill joint flash photo with notes



Window sill joint flash photo with notes

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Section Details

Scale: 1/2" = 1'-0"

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Photos Page 1

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PHOTO A

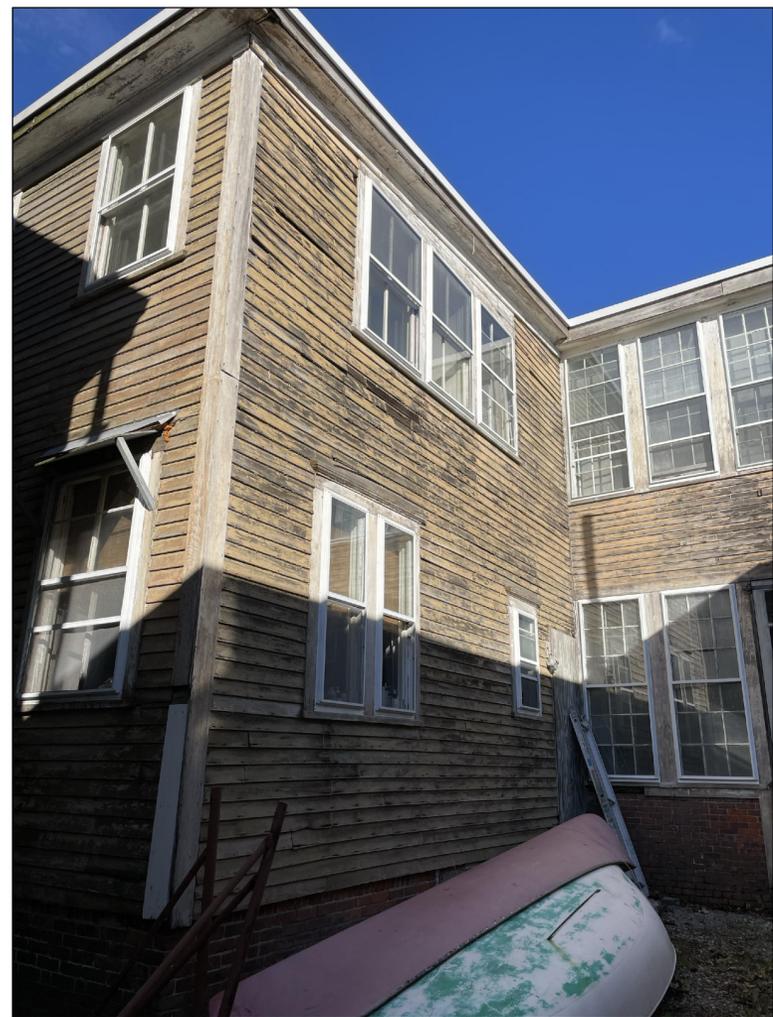


PHOTO B

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Photos Page 2

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PHOTO C-1



PHOTO C



PHOTO D



PHOTO C-1

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PHOTO E



PHOTO F



PHOTO F CONTINUED

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Photos Page 4

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PHOTO G



PHOTO H

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Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 5

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PHOTO I



PHOTO J

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PHOTO K



PHOTO L

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PHOTO M

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SITE LOCATION MAP NOT TO SCALE

RIFAP # STP - TEA3 - 060

HERRESHOFF MARINE MUSEUM
BURNSIDE BUILDING REHABILITATION - PHASE 3



PHASE 3 DRAWING LIST

- A-0 COVER
- A-1 EXISTING ELEVATION
- A-2 EXISTING ELEVATION
- A-3 EXISTING ELEVATION
- A-4 EXISTING ELEVATION
- A-5 EXISTING ELEVATION
- A-6 EXISTING ELEVATION
- A-7 PROPOSED ELEVATION
- A-8 PROPOSED ELEVATION
- A-9 PROPOSED ELEVATION
- A-10 PROPOSED ELEVATION
- A-11 PROPOSED ELEVATION
- A-12 PROPOSED ELEVATION
- A-13 ANNEX WINDOWS W 101-103 & W 201-206
- A-14 MAIN BUILDING WINDOWS FIRST FLOOR - W 104 - 118
- A-15 MAIN BUILDING WINDOWS FIRST FLOOR - W 119-130
- A-16 MAIN BUILDING WINDOWS FIRST FLOOR - W 131-142
- A-17 MAIN BUILDING WINDOWS FIRST FLOOR - W 143 - 146
- A-18 MAIN BUILDING WINDOWS SECOND FLOOR - W 207 - 218
- A-19 MAIN BUILDING WINDOWS SECOND FLOOR - W 219 - 230
- A-20 MAIN BUILDING WINDOWS SECOND FLOOR - W 231 - 242
- A-21 MAIN BUILDING WINDOWS SECOND FLOOR - W 243 - 254
- A-22 MAIN BUILDING WINDOWS SECOND FLOOR - W 255 - 250
- A-23 MAIN BUILDING WINDOWS THIRD FLOOR - W 301 - 316
- A-24 MAIN BUILDING WINDOWS THIRD FLOOR - W 317 - 332
- A-25 MAIN BUILDING WINDOWS THIRD FLOOR - W 333 - 348
- A-26 MAIN BUILDING WINDOWS THIRD FLOOR - W 349 - 354
- A-27 NEW WINDOWS A-C AND NEW DOOR TYPE A
- A-28 NEW DOOR TYPE B
- A-29 NEW DOOR TYPE C
- A-30 WINDOW SILL JOINT PHOTOS
- A-31 SECTION DETAILS

PHOTOGRAPHS

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- P-2 REFERENCE PHOTOGRAPHS - SHEET 2
- P-3 REFERENCE PHOTOGRAPHS - SHEET 3
- P-4 REFERENCE PHOTOGRAPHS - SHEET 4
- P-5 REFERENCE PHOTOGRAPHS - SHEET 5
- P-6 REFERENCE PHOTOGRAPHS - SHEET 6
- P-7 REFERENCE PHOTOGRAPHS - SHEET 7

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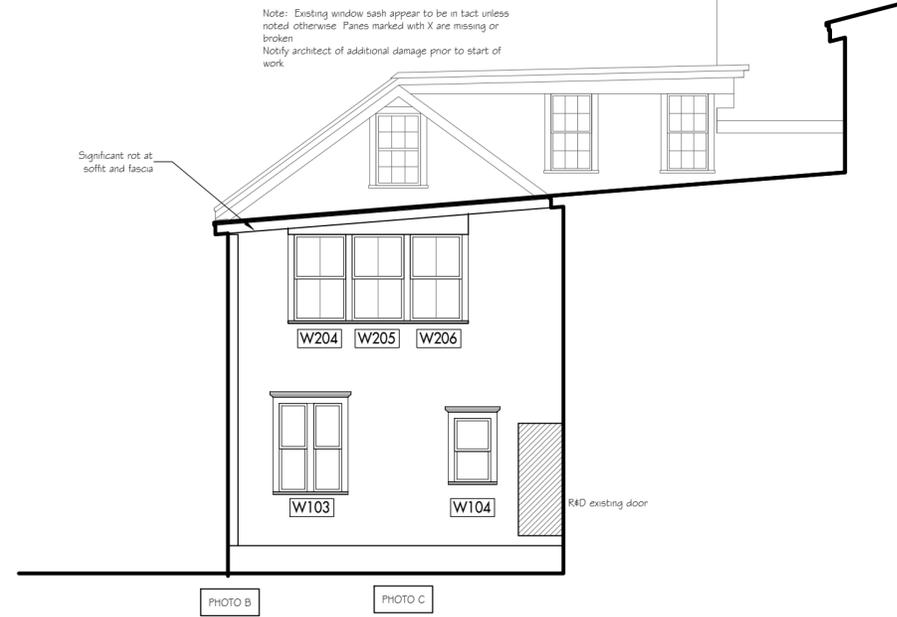
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevations
ANNEX

Scale: 1/8" = 1'-0"

A-1



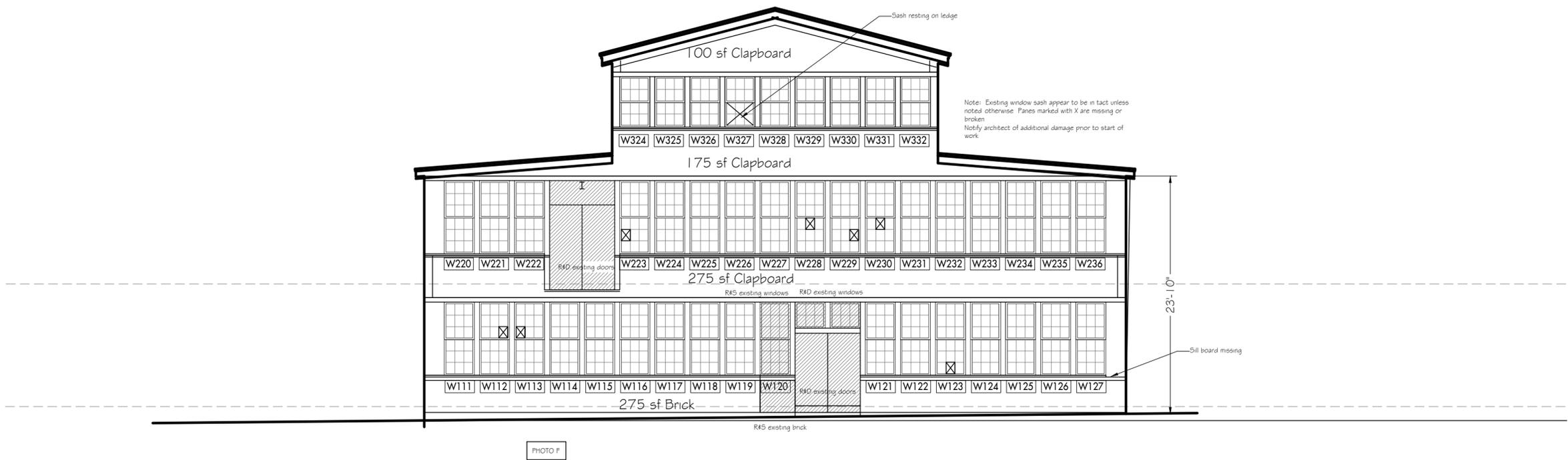
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SOUTH

Scale: 1/8" = 1'-0"

A-3



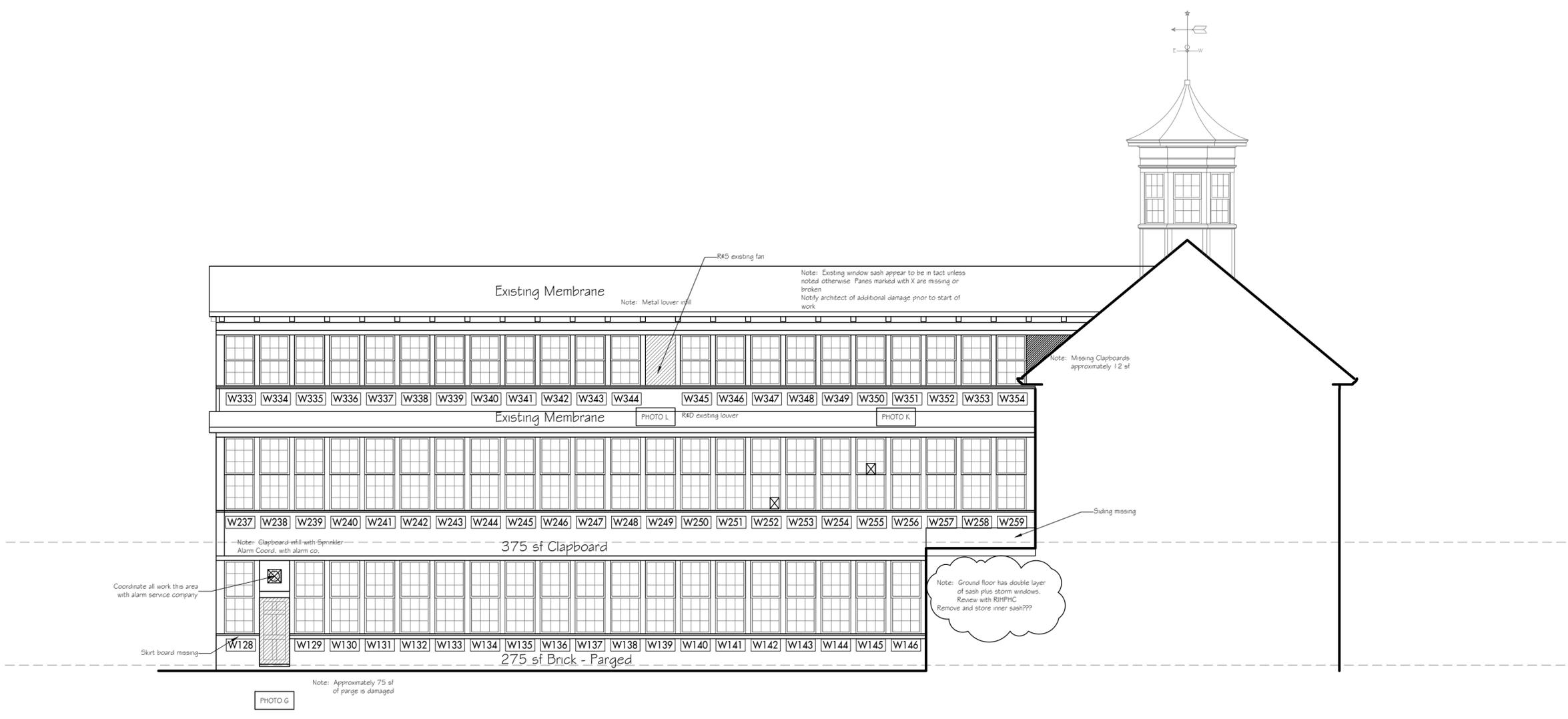
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation EAST

Scale: 1/8" = 1'-0"

A-4



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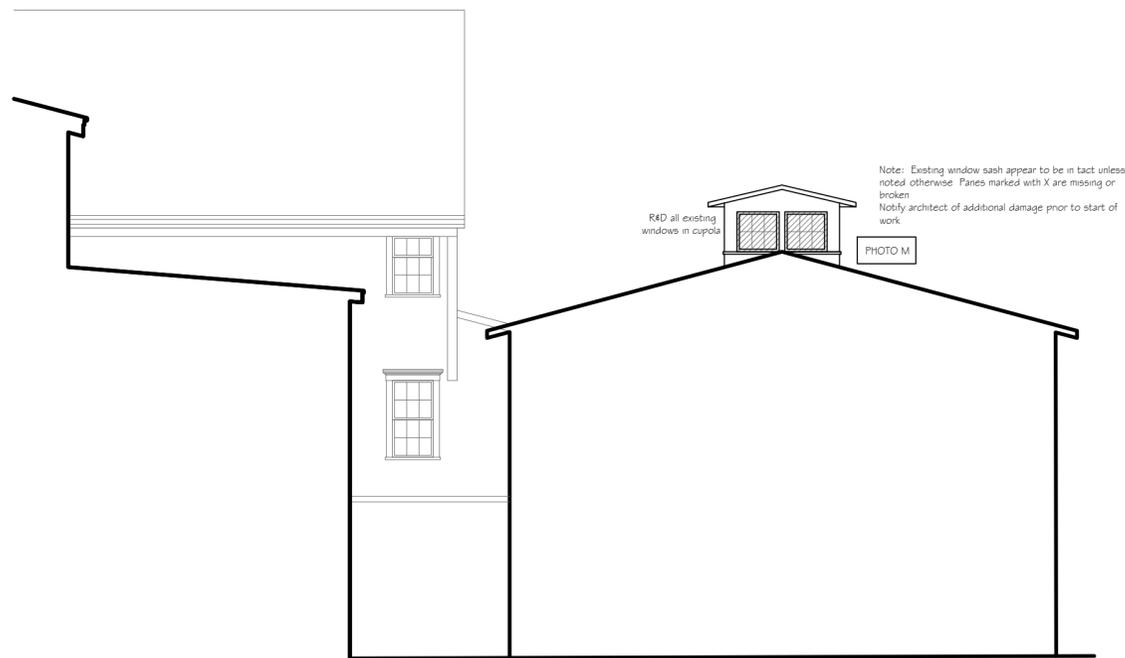
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SHOP

Scale: 1/8" = 1'-0"

A-5



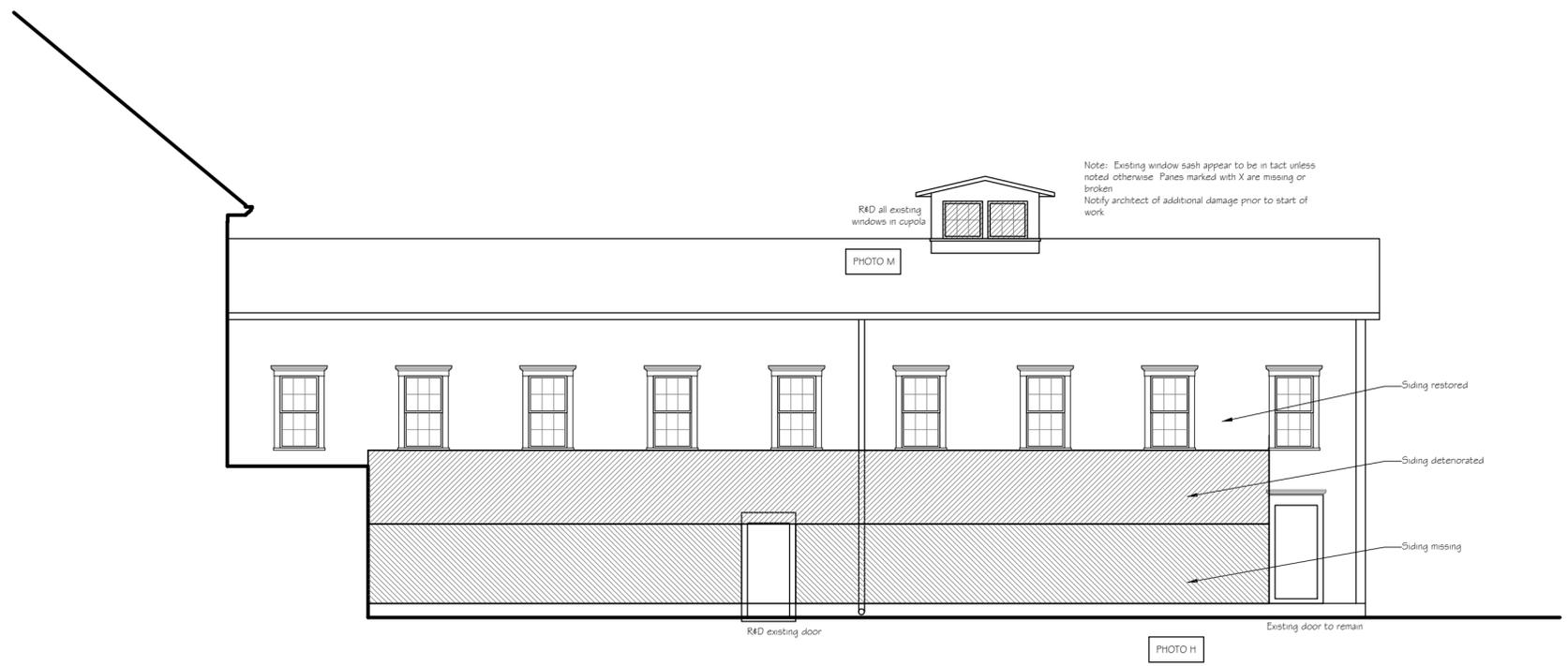
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Existing Elevation
SHOP

Scale: 1/8" = 1'-0"

A-6



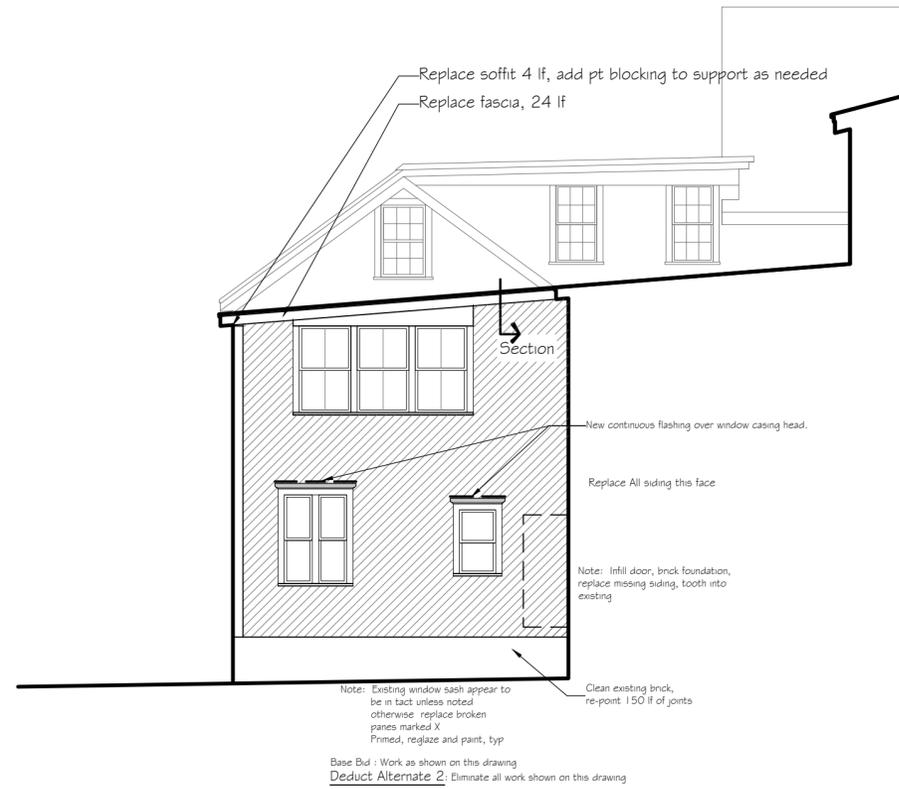
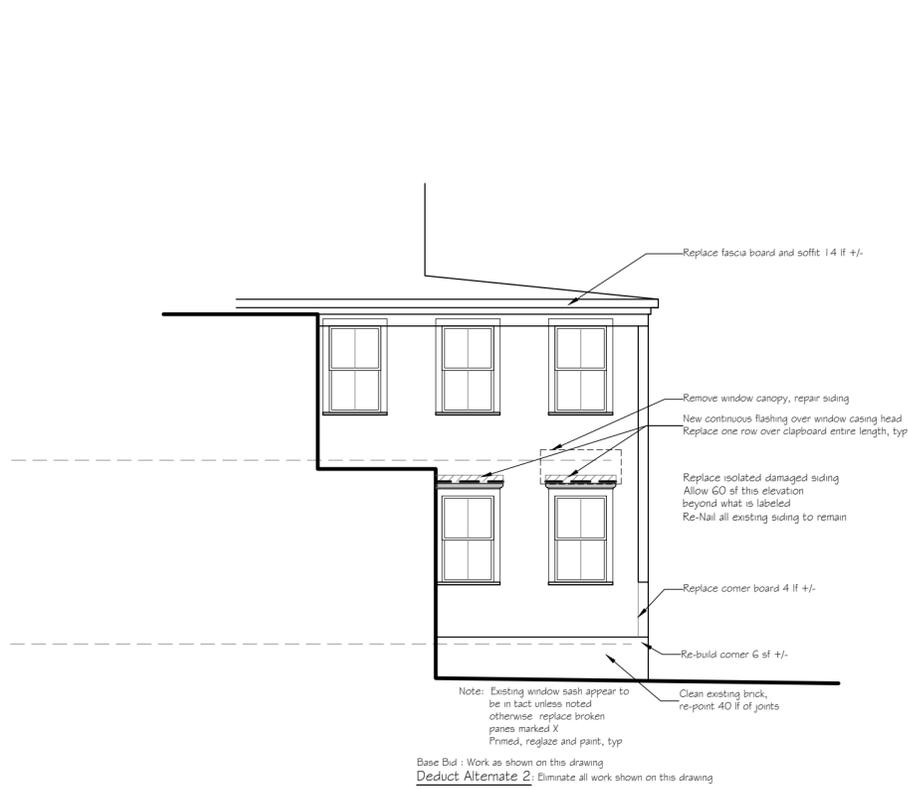
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevations
ANNEX

Scale: 1/8" = 1'-0"

A-7



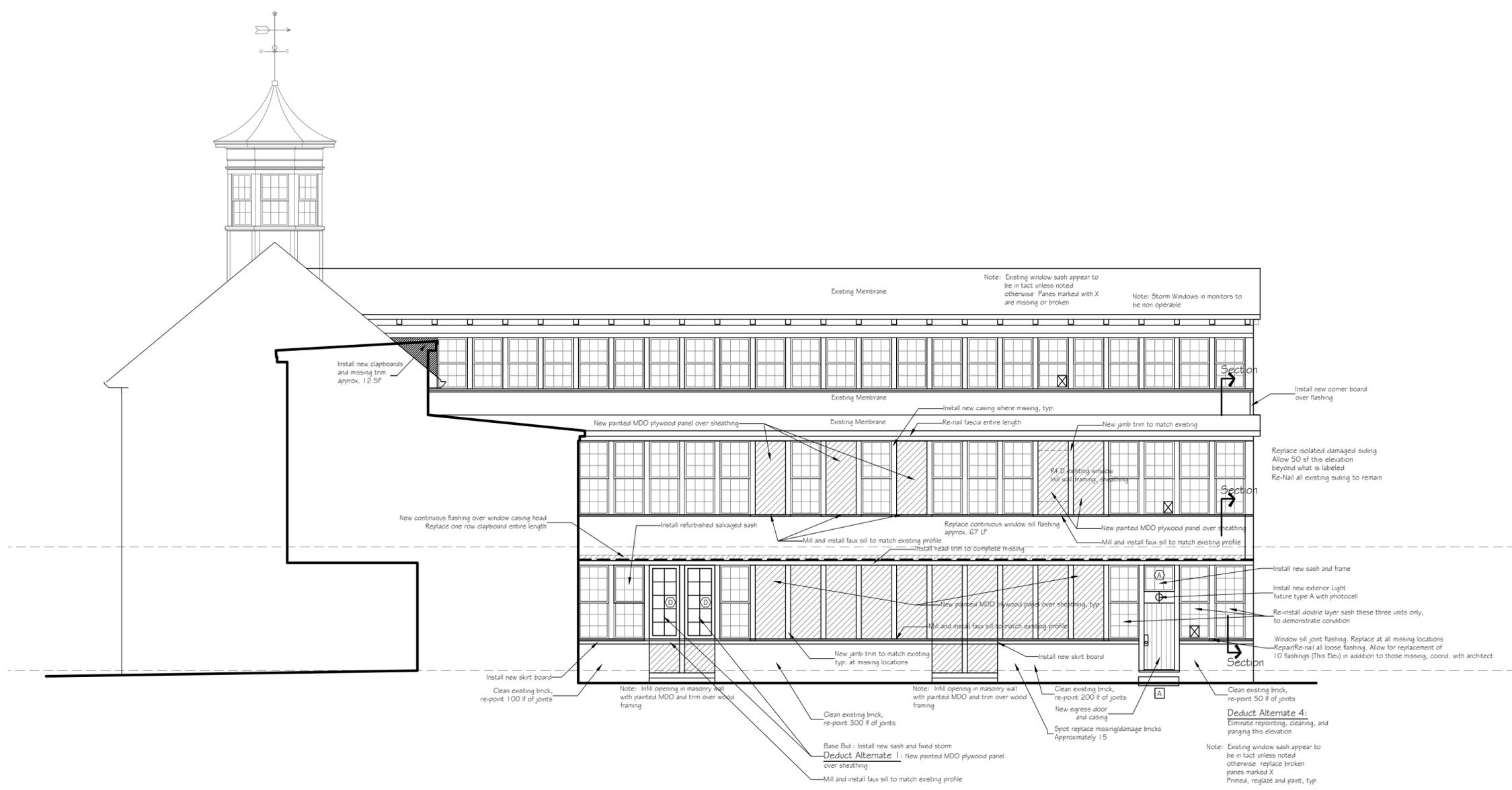
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
WEST

Scale: 1/8" = 1'-0"

A-8



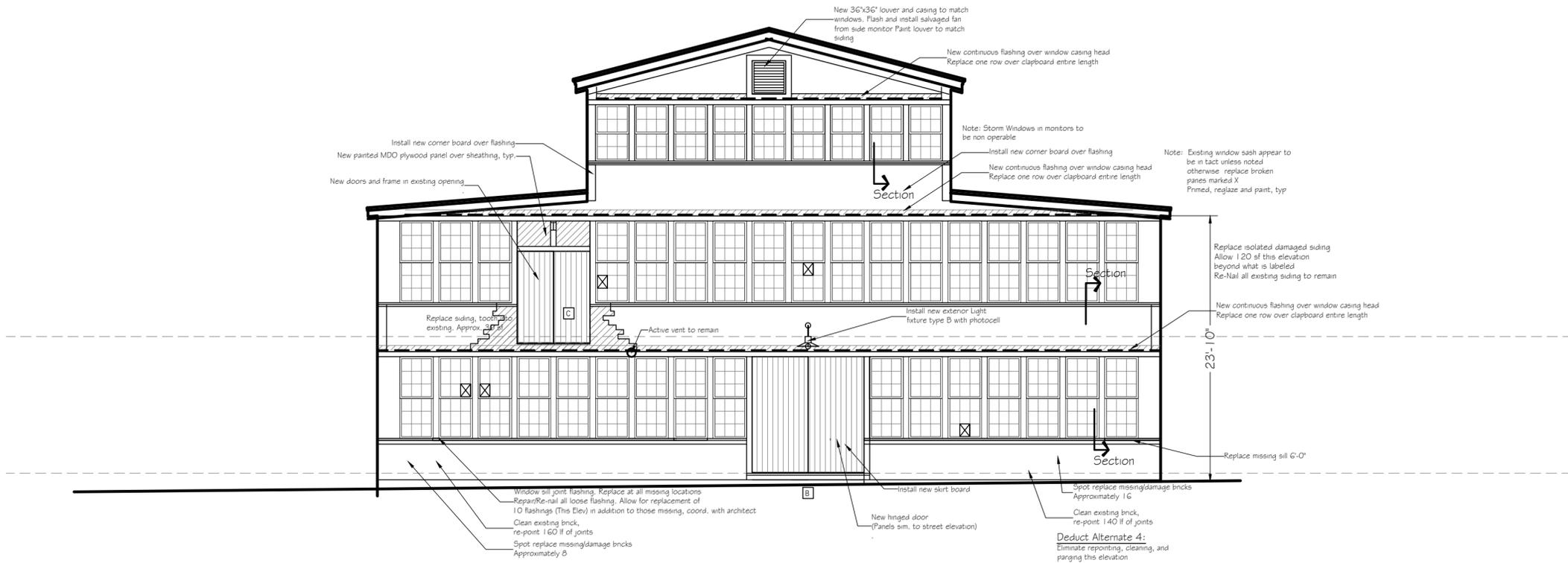
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Herreshoff Marine Museum Burnside Building Rehabilitation - Phase 3 One Burnside Street Bristol, Rhode Island

Proposed Elevation SOUTH

Scale: 1/8" = 1'-0"

A-9

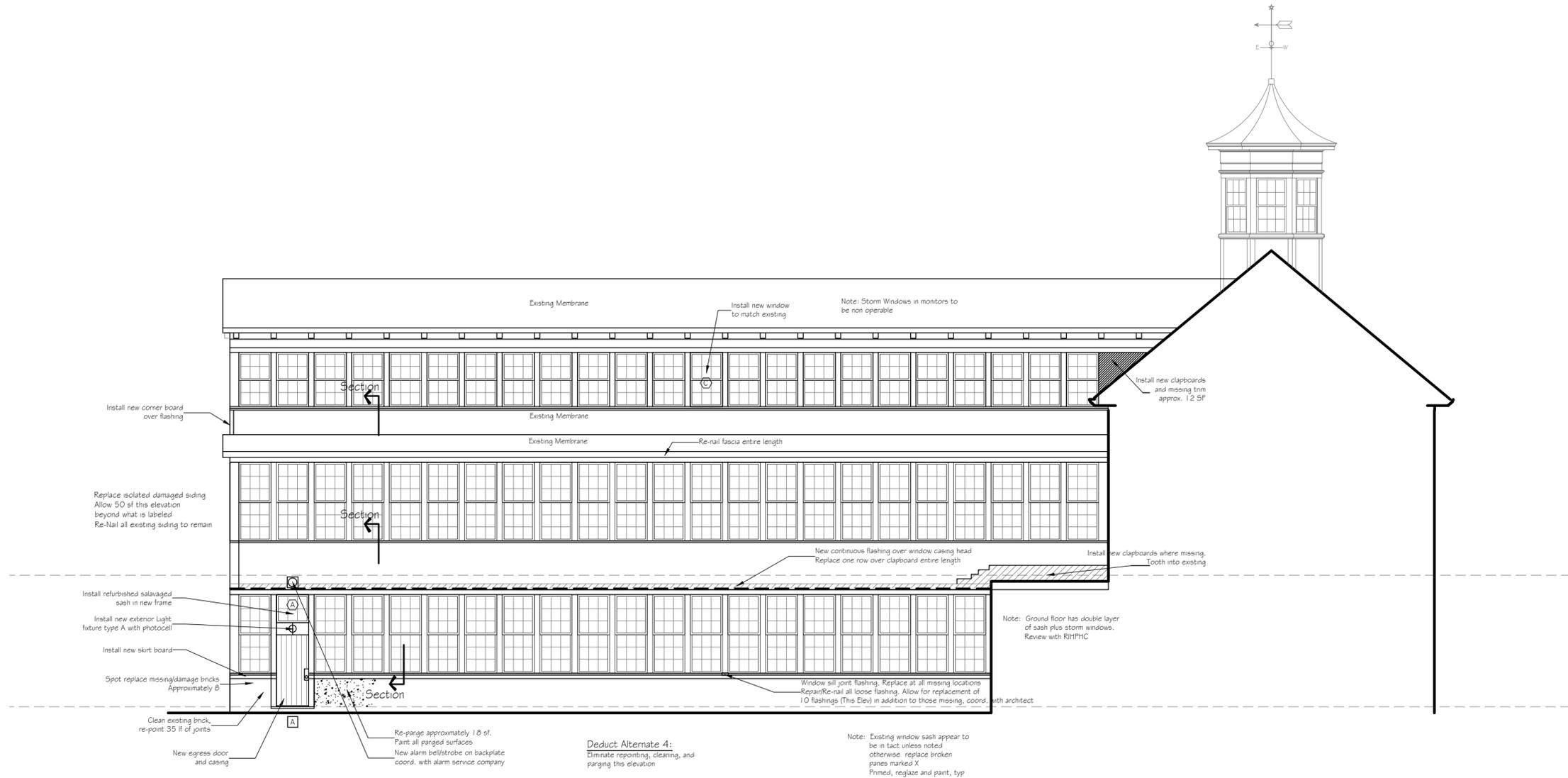


Herreshoff Marine Museum Burnside Building Rehabilitation - Phase 3 One Burnside Street Bristol, Rhode Island

Proposed Elevation EAST

Scale: 1/8" = 1'-0"

A-10



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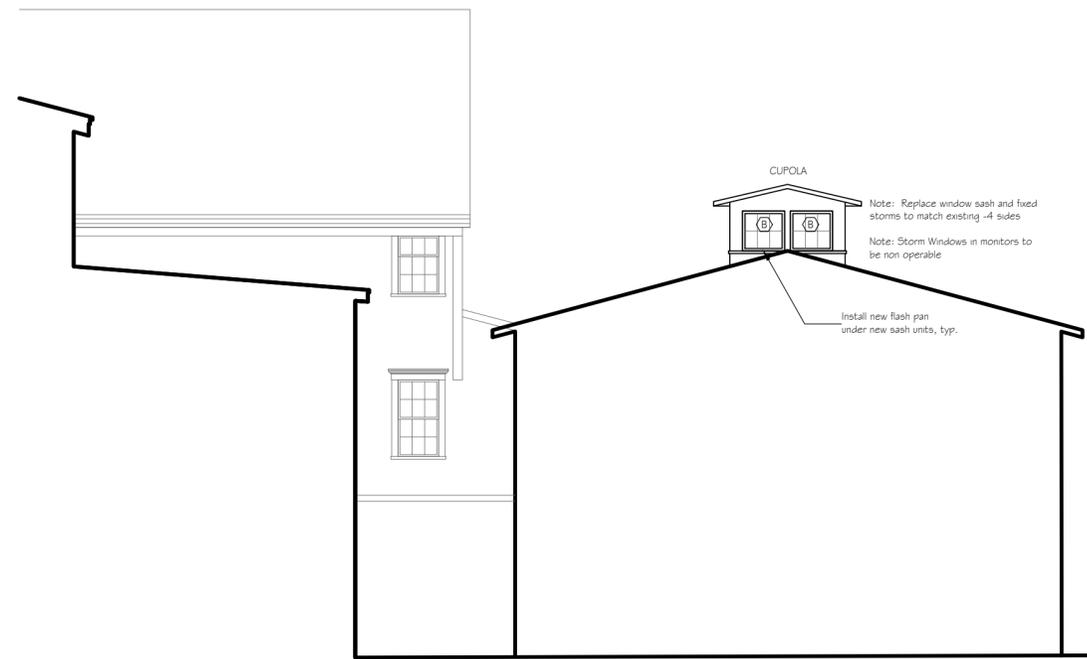
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
SHOP

Scale: 1/8" = 1'-0"

A-11



== Demolition Area

Base Bid : Work as shown on this drawing
Deduct Alternate 3: Eliminate all work shown on this drawing

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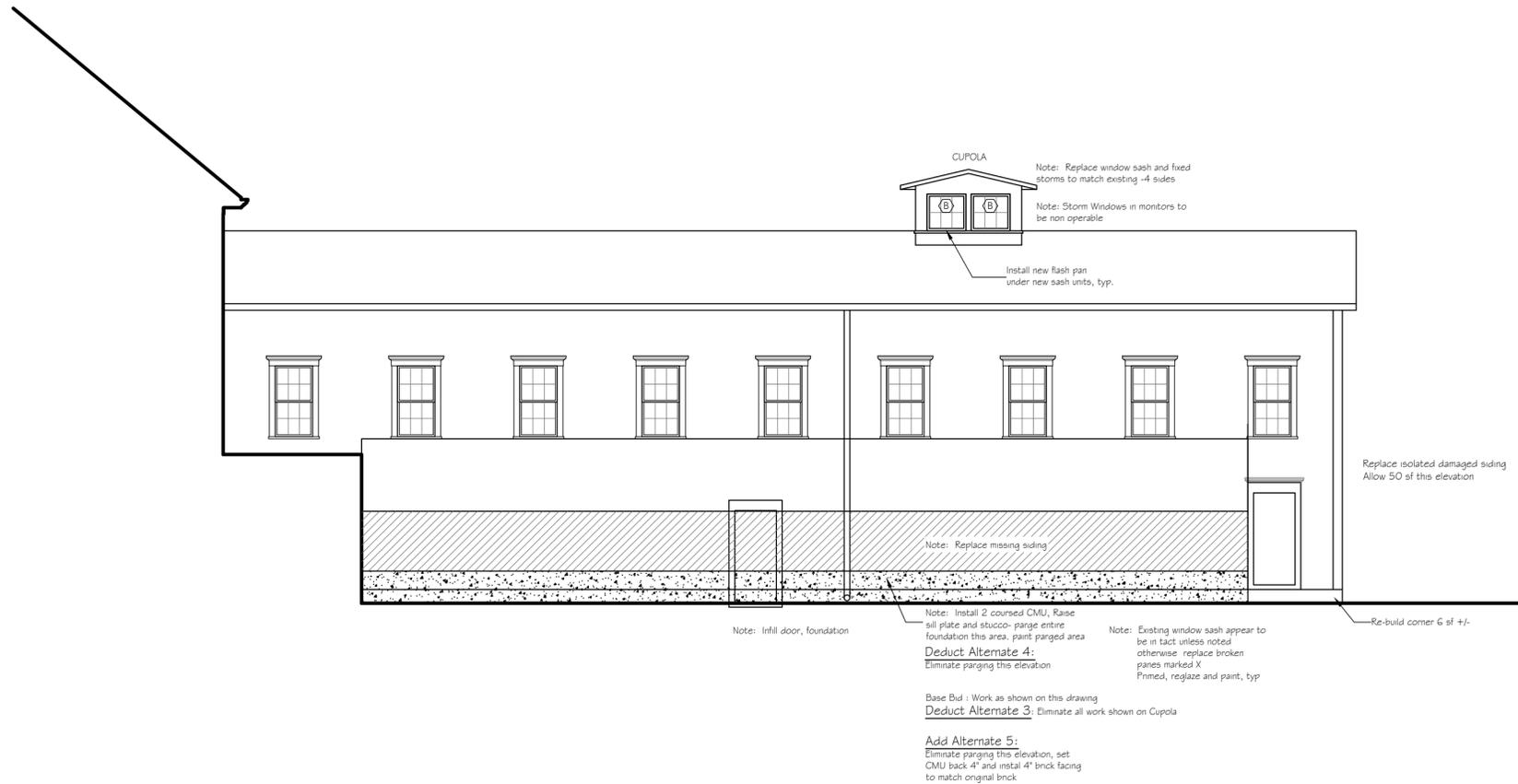
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Proposed Elevation
SHOP

Scale: 1/8" = 1'-0"

A-12



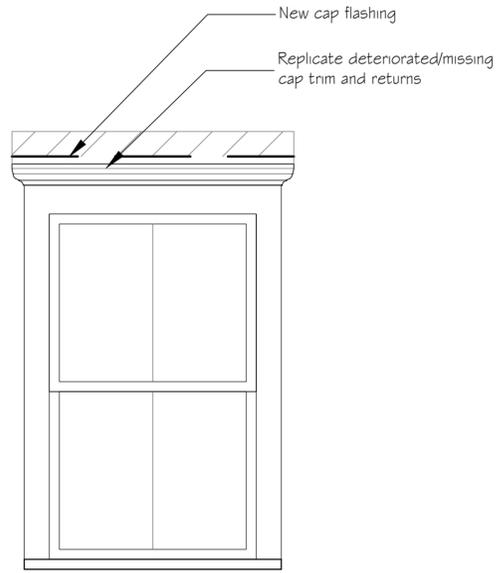
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

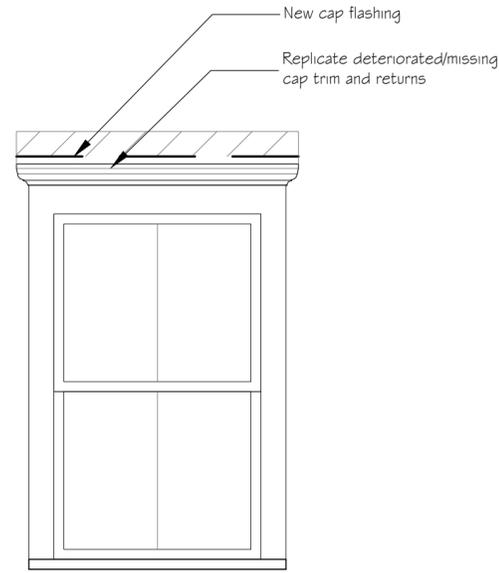
Annex Windows
W 101 - 103
W 201 - 206

Scale: 1/2" = 1'-0"

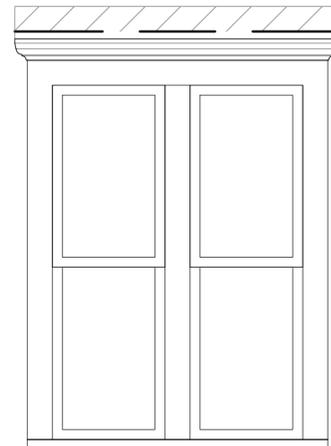
A-13



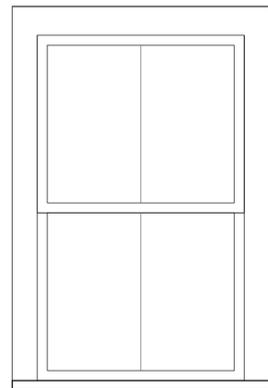
W101



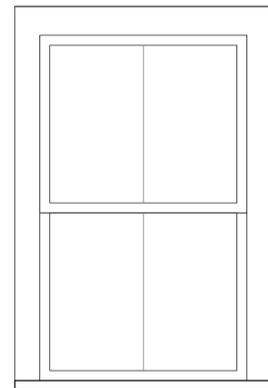
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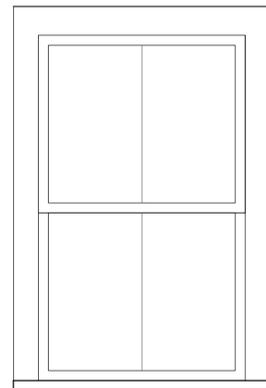
W103



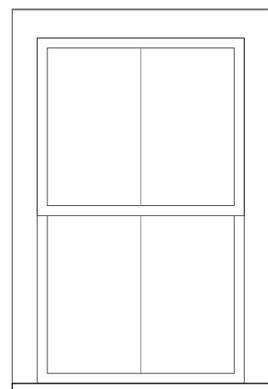
W201



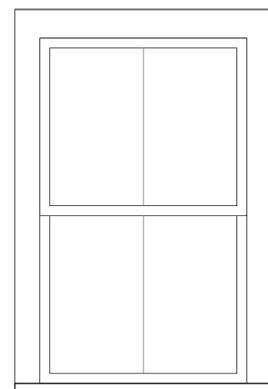
W202



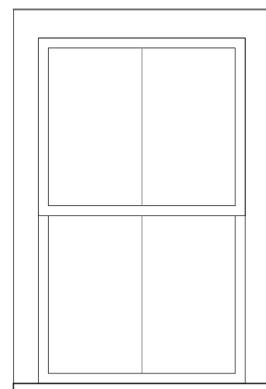
W203



W204



W205



W206

Annex Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops

with new mahogany components to match original

Install new storm windows at all locations in project

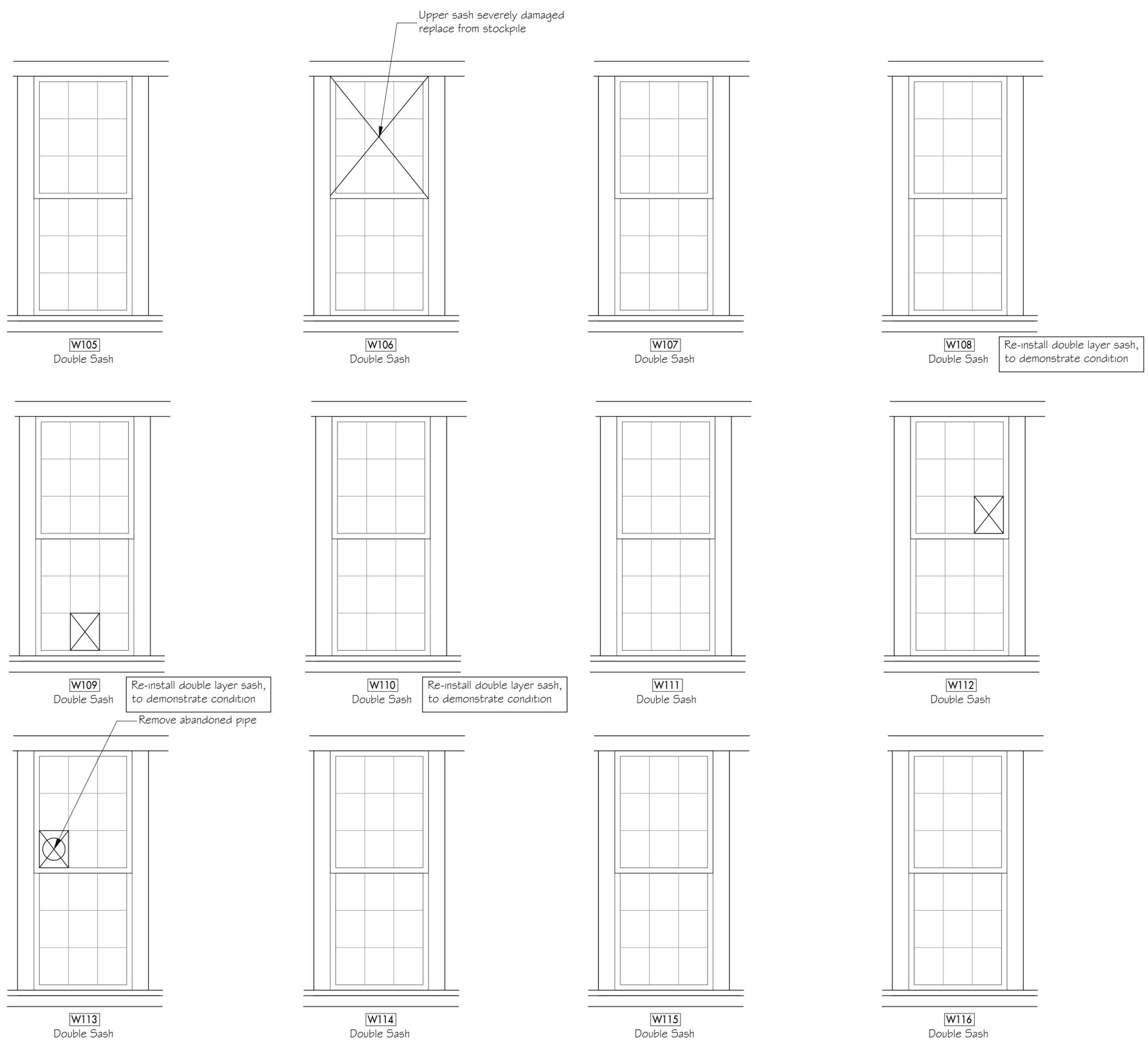
area. units to be triple track units with screens.

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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 104 - W 118
Scale: 1/2" = 1'-0"

A-14

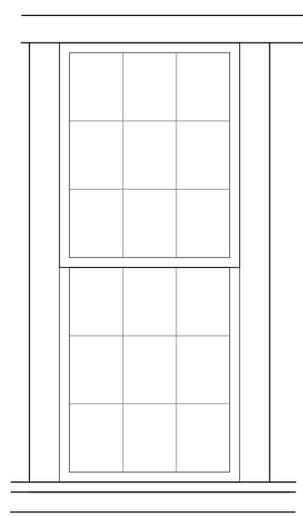


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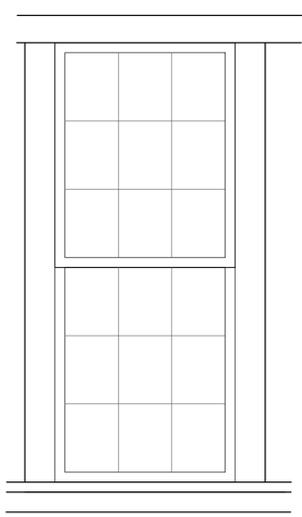
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 119 - W 130
Scale: 1/2" = 1'-0"

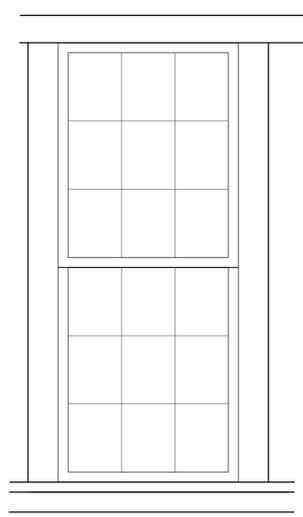
A-15



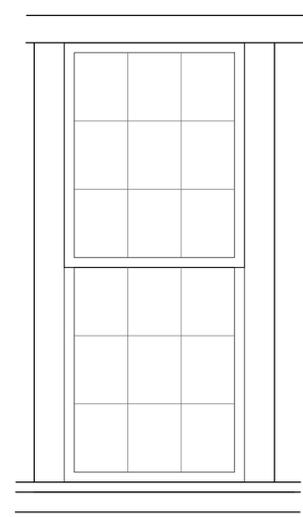
W117
Double Sash



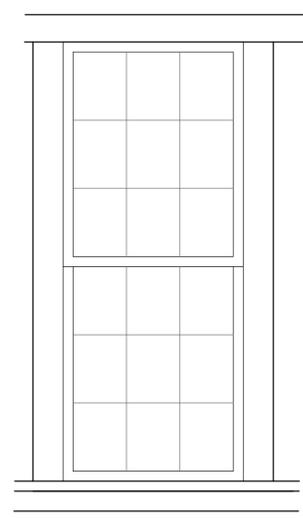
W118
Double Sash



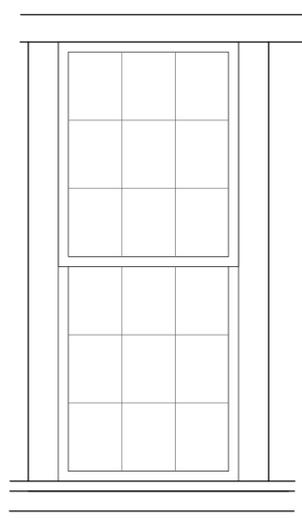
W119
Double Sash



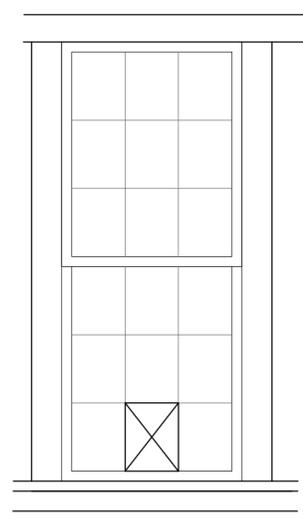
W120
Double Sash



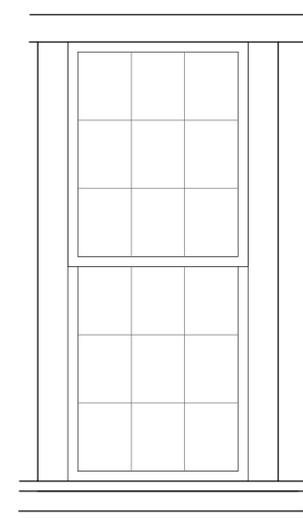
W121
Double Sash



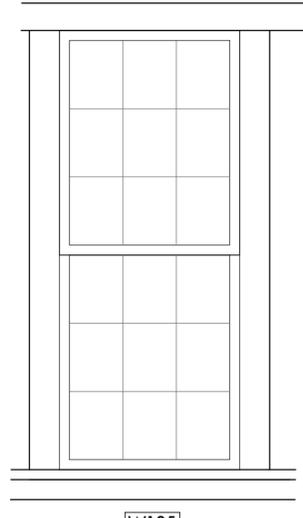
W122
Double Sash



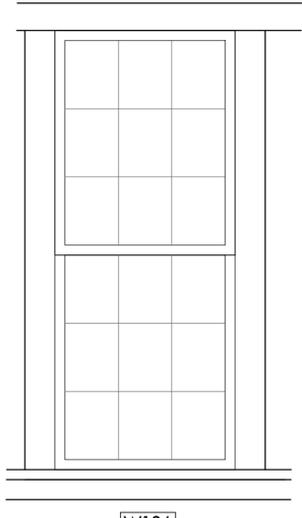
W123
Single Sash



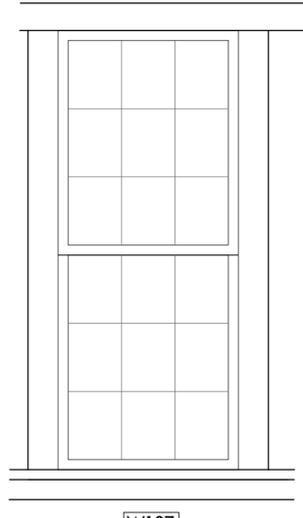
W124
Single Sash



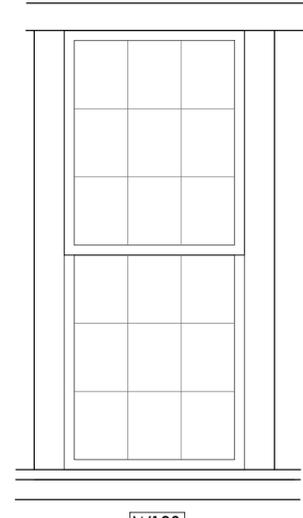
W125
Double Sash



W126
Double Sash



W127
Single Sash



W128
Double Sash



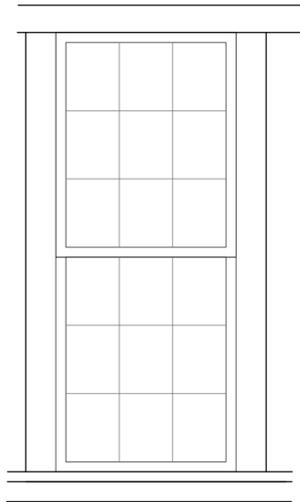
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

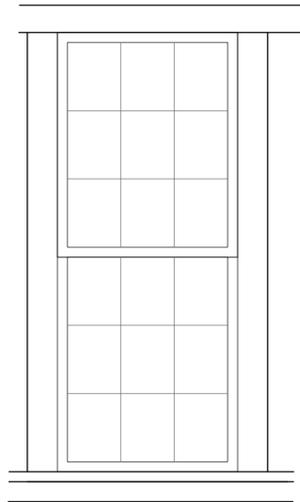
Main Building
Windows
First Floor
W 131 - W 142

Scale: 1/2" = 1'-0"

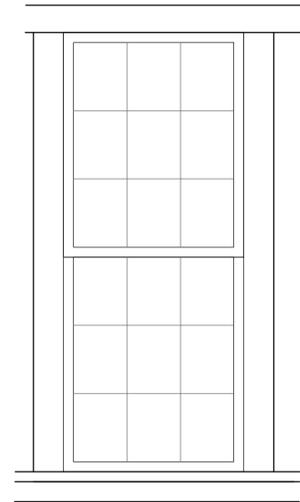
A-16



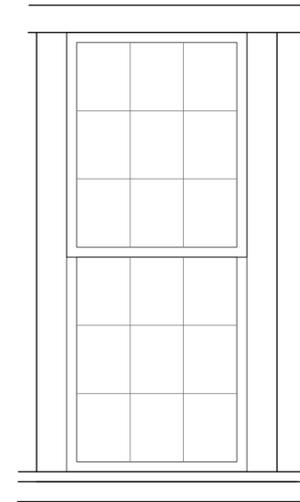
W129
Double Sash



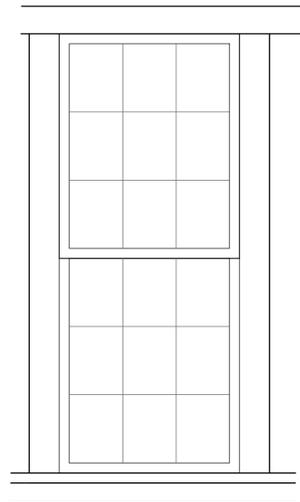
W130
Double Sash



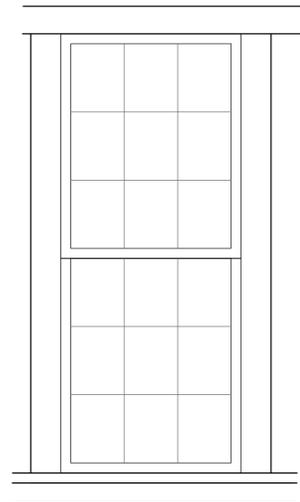
W131
Double Sash



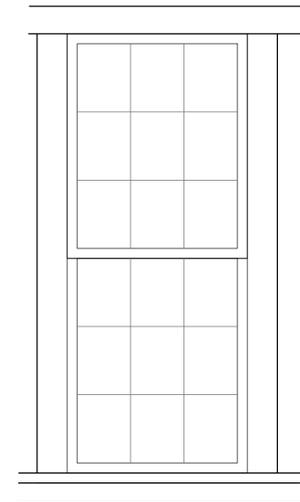
W132
Double Sash



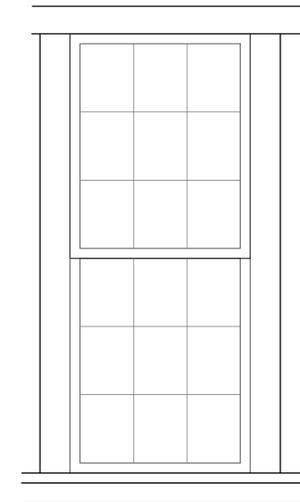
W133
Double Sash



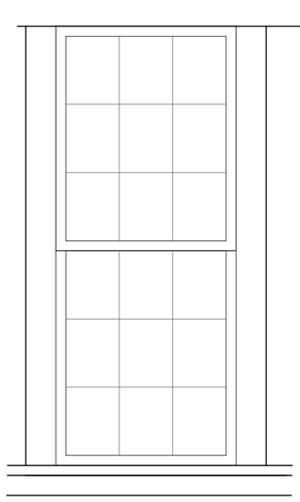
W134
Double Sash



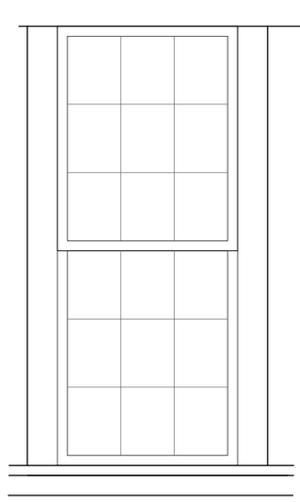
W135
Double Sash



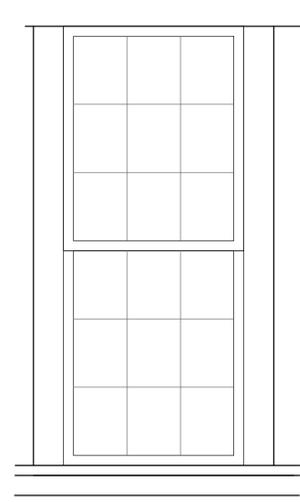
W136
Double Sash



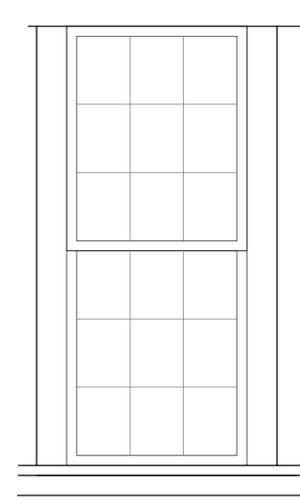
W137
Double Sash



W138
Double Sash



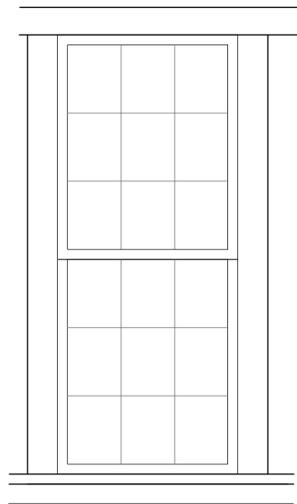
W139
Double Sash



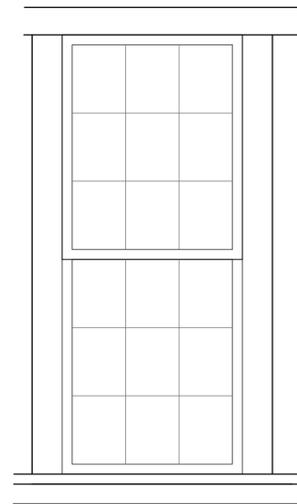
W140
Double Sash



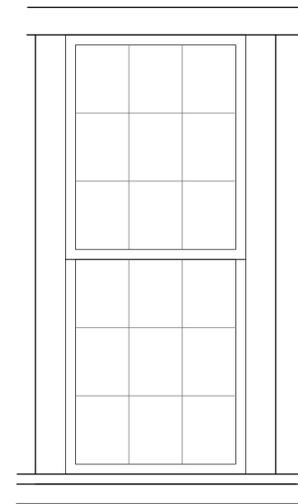
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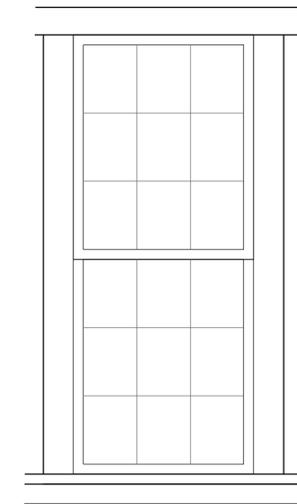
W141
Double Sash



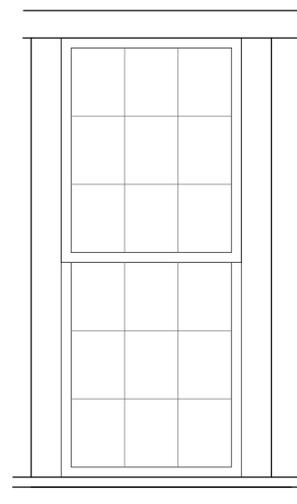
W142
Double Sash



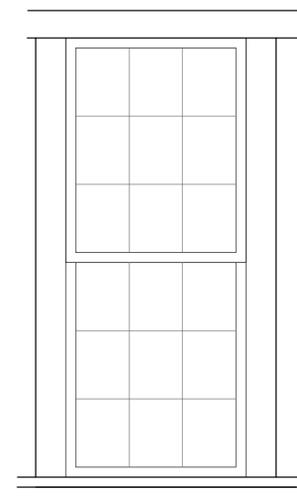
W143
Double Sash



W144
Double Sash



W145
Double Sash



W146
Single Sash

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels. No Screens

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
First Floor
W 143 - W 146

Scale: 1/2" = 1'-0"

A-17

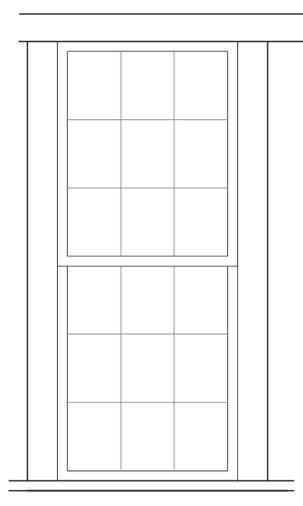
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

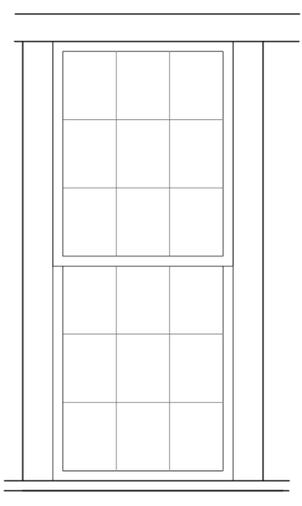
Main Building
Windows
Second Floor
W 207 - W 218

Scale: 1/2" = 1'-0"

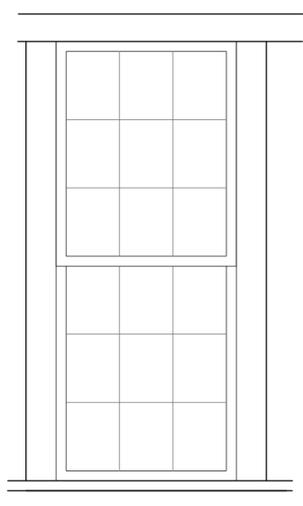
A-18



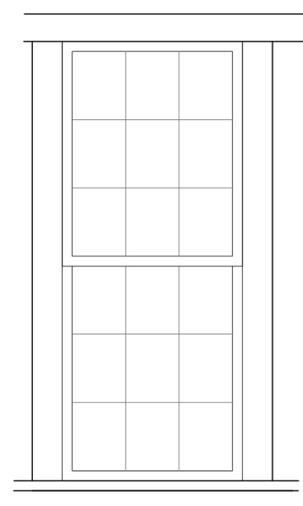
W207



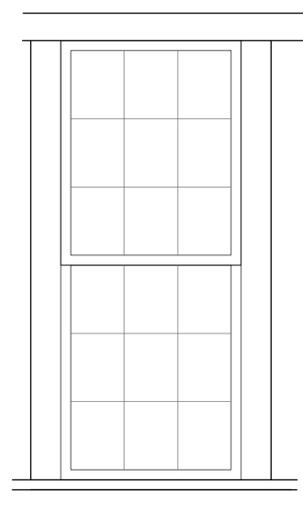
W208



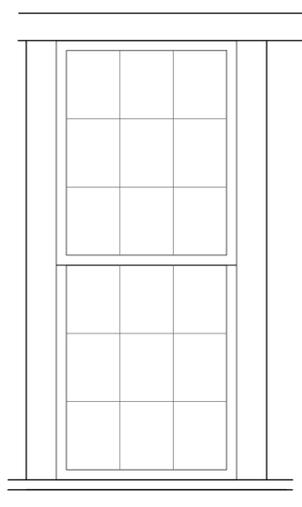
W209



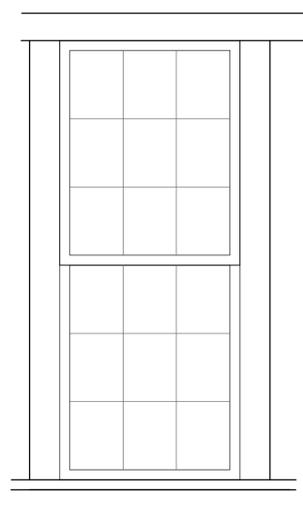
W210



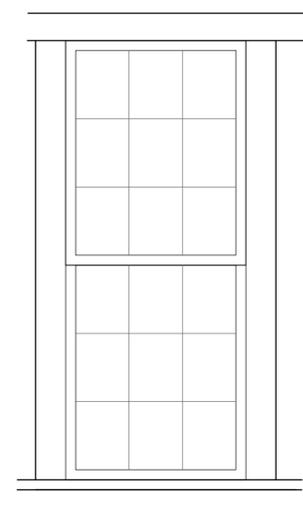
W211



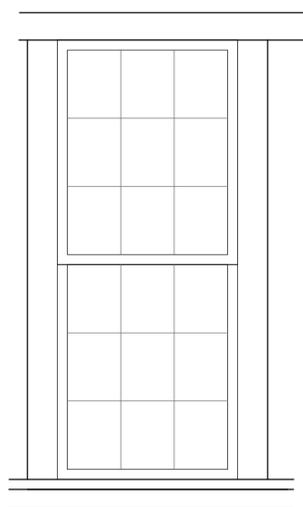
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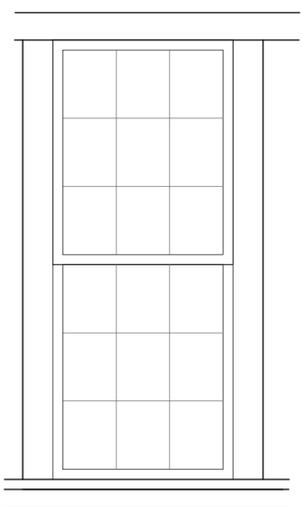
W213



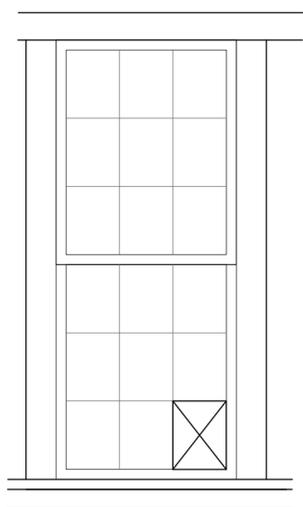
W214



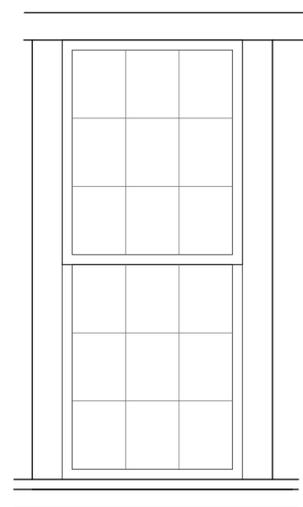
W215



W216



W217



W218

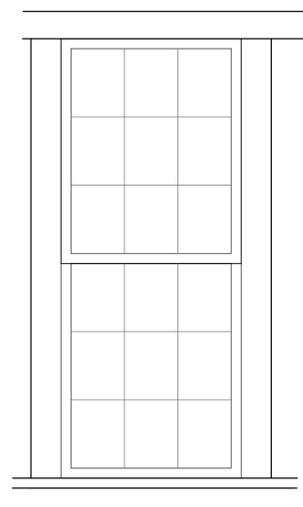
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Herreshoff Marine Museum
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One Burnside Street
Bristol, Rhode Island

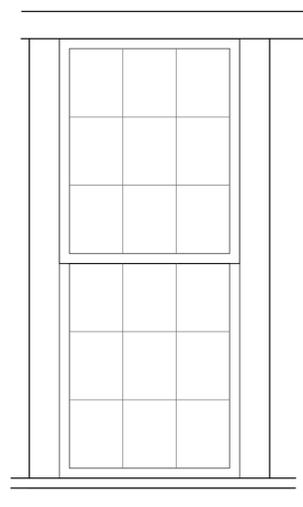
Main Building
Windows
Second Floor
W 219 - W 230

Scale: 1/2" = 1'-0"

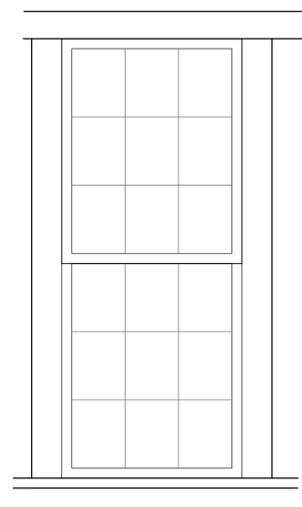
A-19



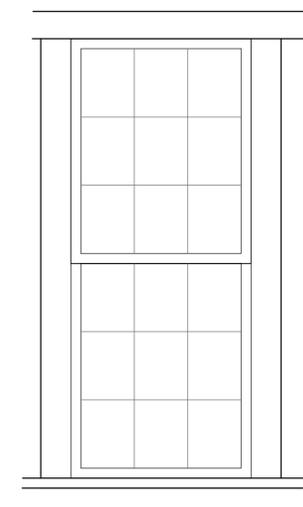
W219



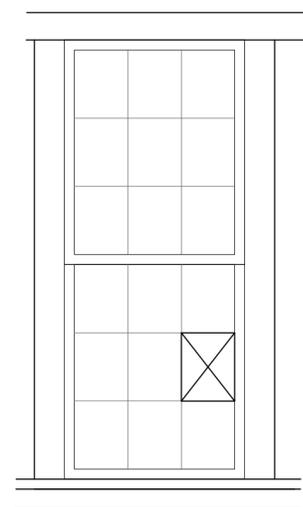
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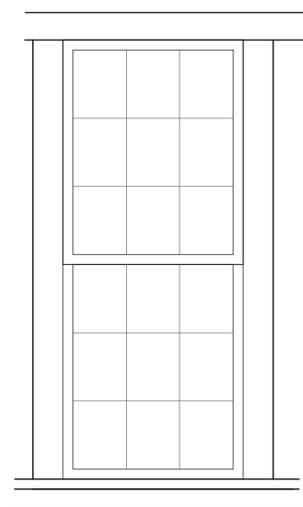
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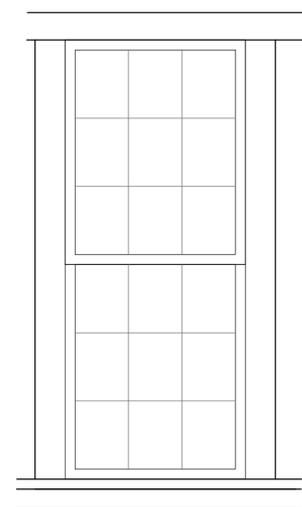
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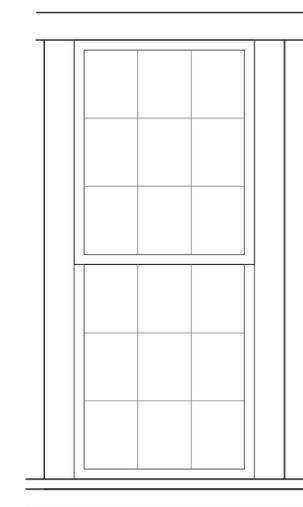
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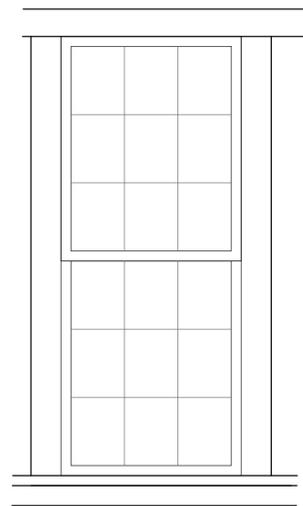
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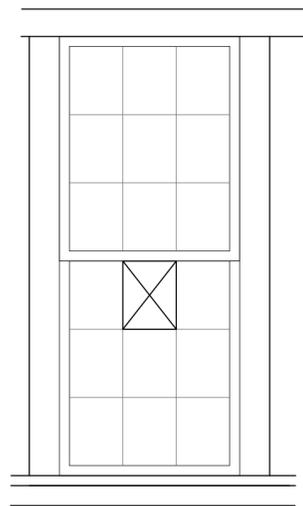
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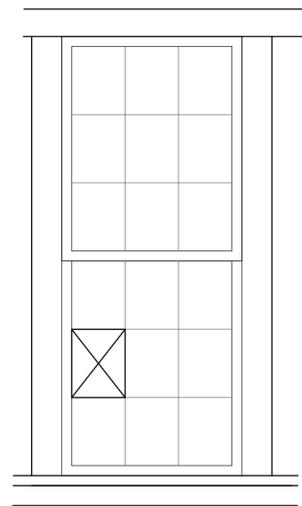
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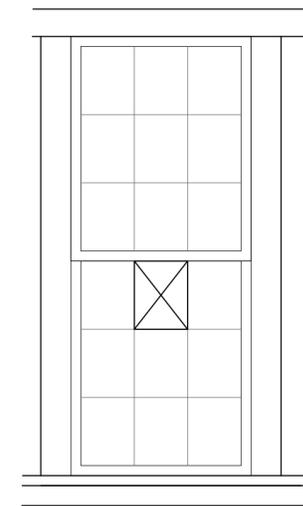
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W228



W229



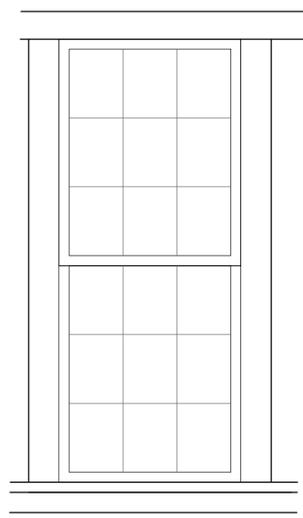
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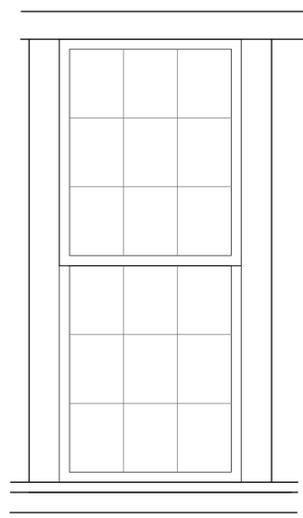
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Second Floor
W 231 - W 242
Scale: 1/2" = 1'-0"

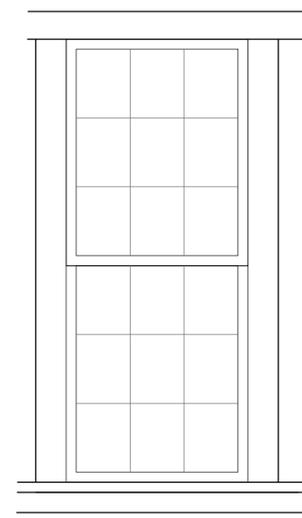
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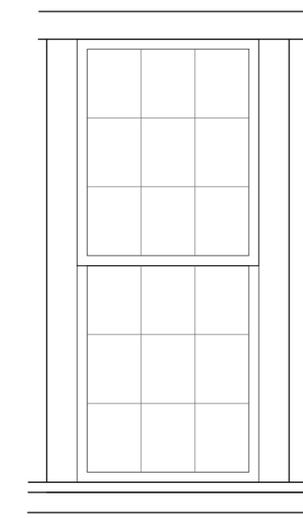
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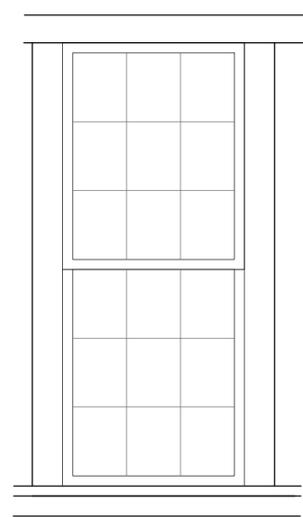
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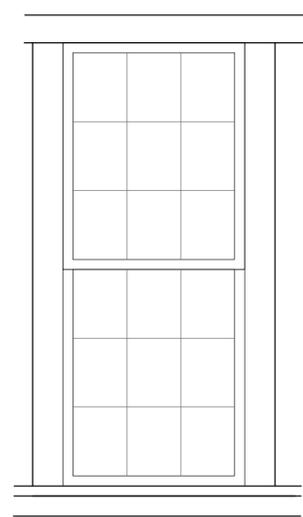
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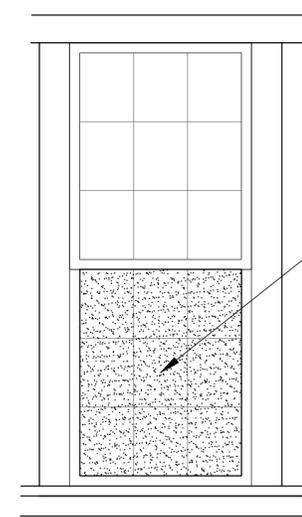
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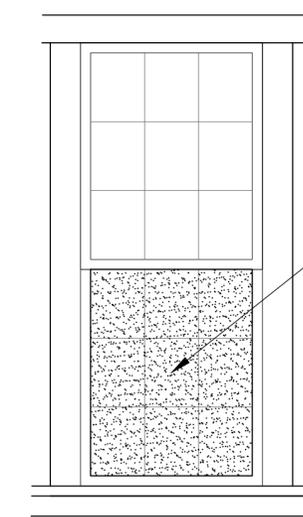
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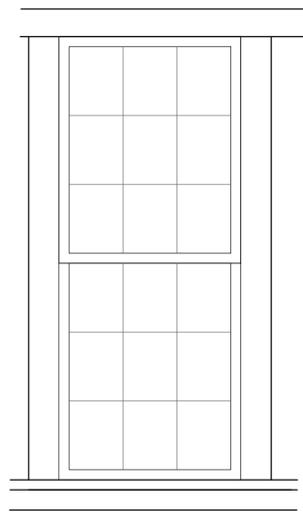
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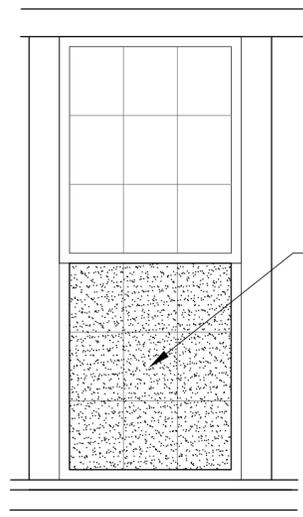
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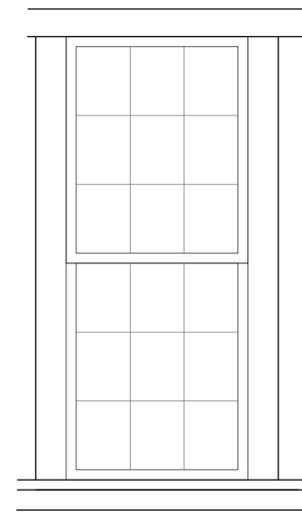
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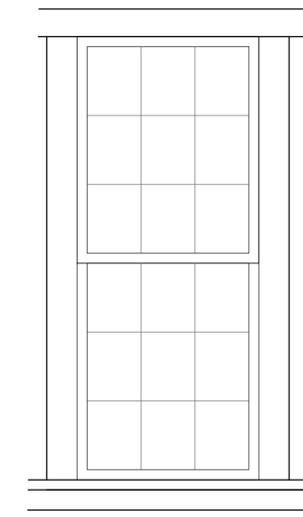
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W240



W241



W242

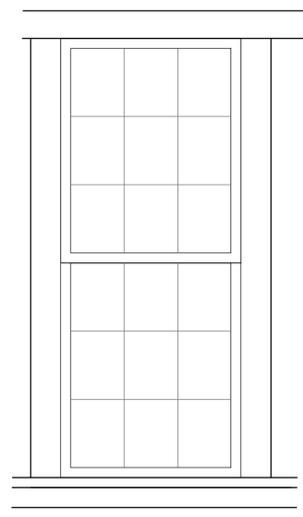
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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

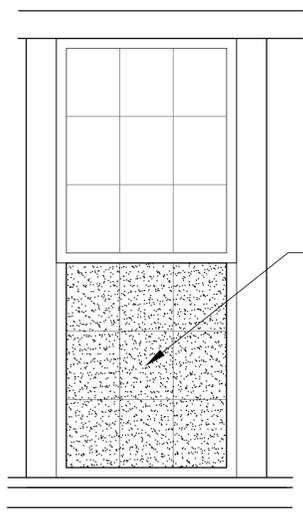
Main Building
Windows
Second Floor
W 243 - W 254

Scale: 1/2" = 1'-0"

A-21

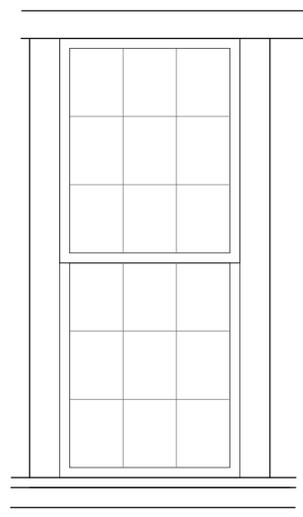


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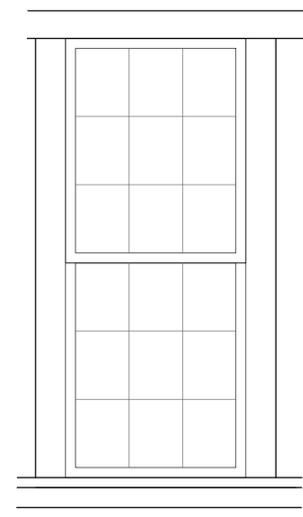


Remove paint from glass

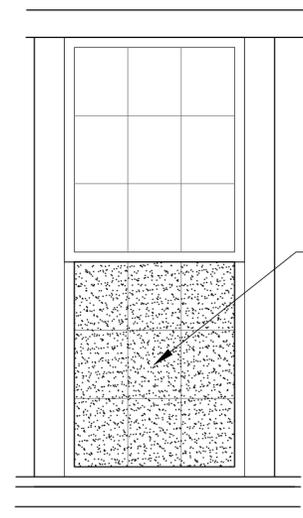
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W245

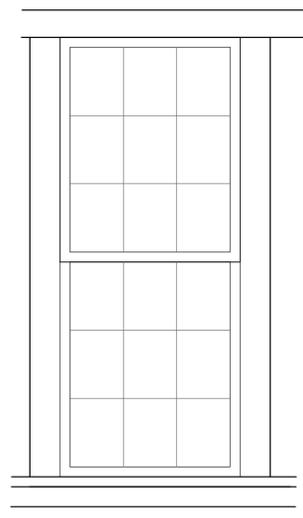


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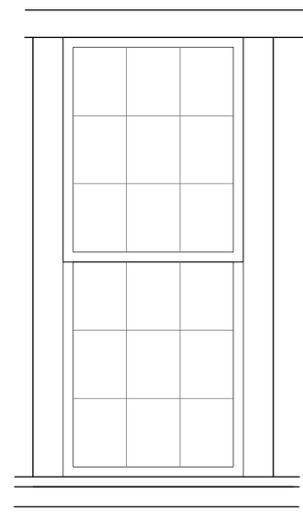


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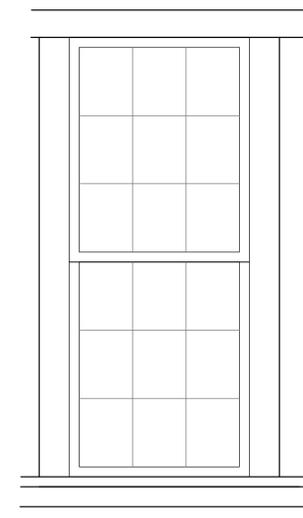
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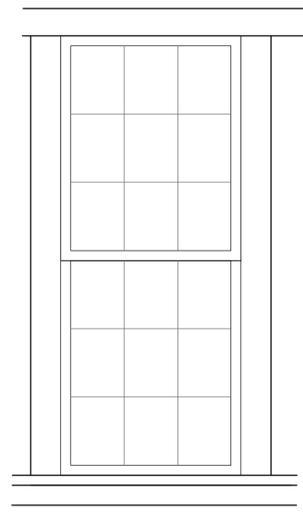
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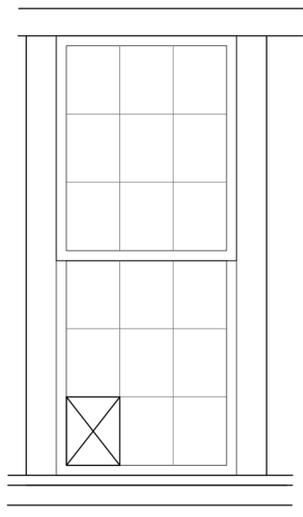
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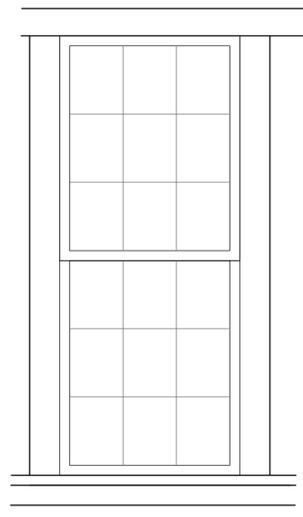
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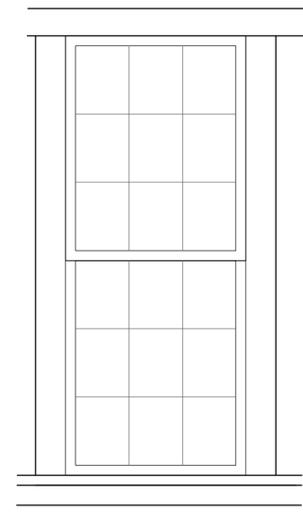
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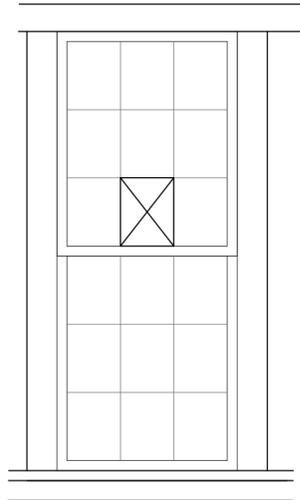
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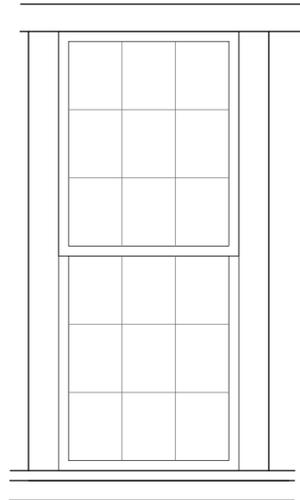
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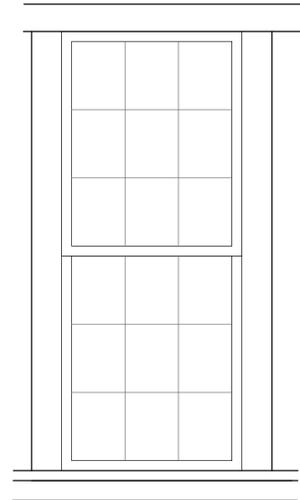
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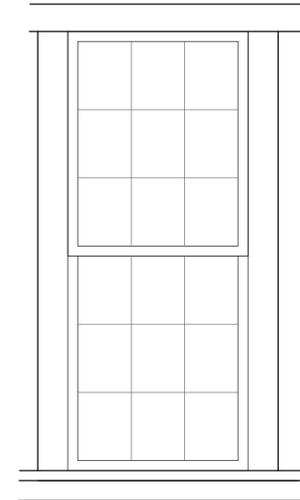
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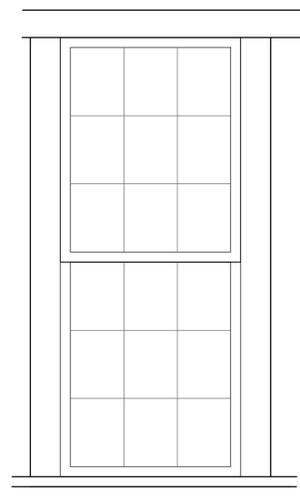
W256



W257



W258



W259

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels.

No Screens

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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Second Floor
W 255 - W 259

Scale: 1/2" = 1'-0"

A-22

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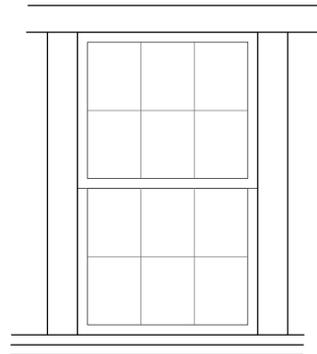
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

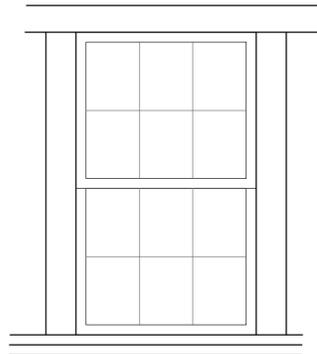
Main Building
Windows
Third Floor
W 301 - W 316

Scale: 1/2" = 1'-0"

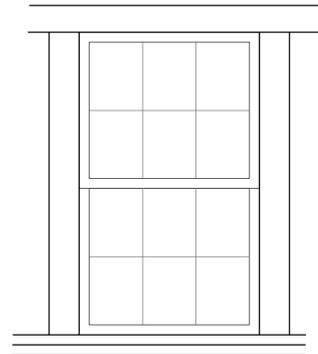
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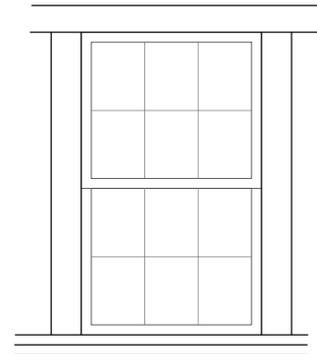
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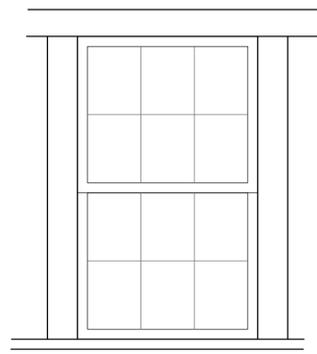
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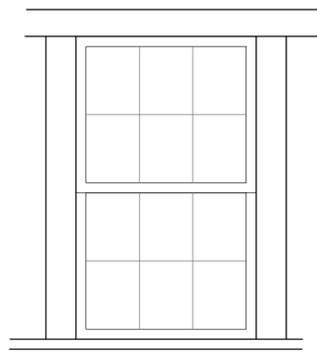
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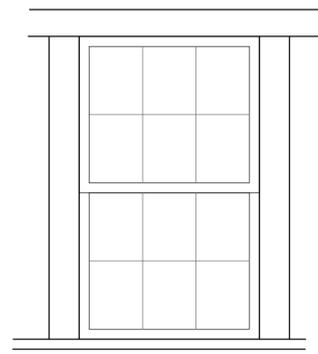
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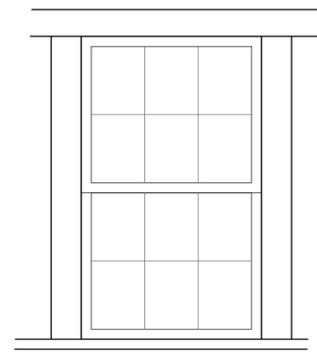
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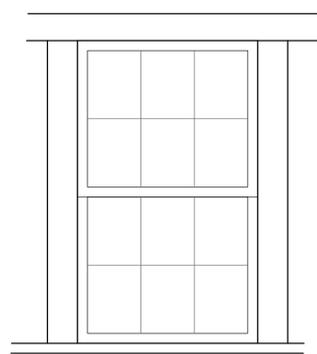
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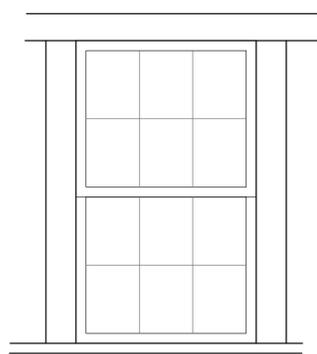
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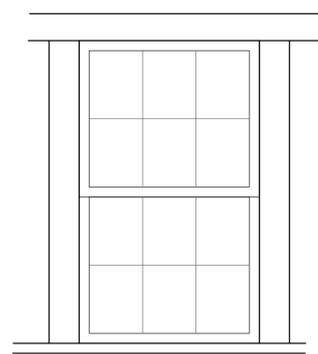
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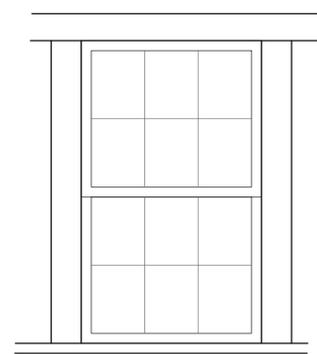
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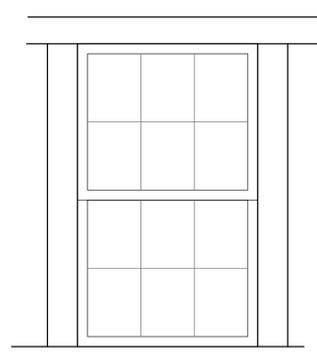
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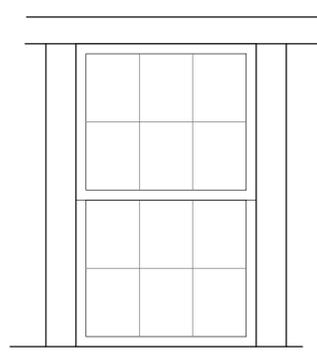
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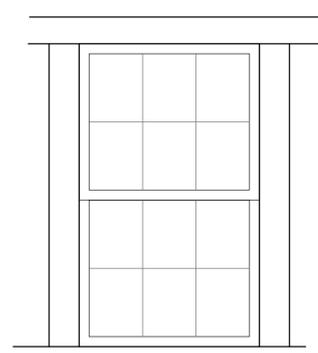
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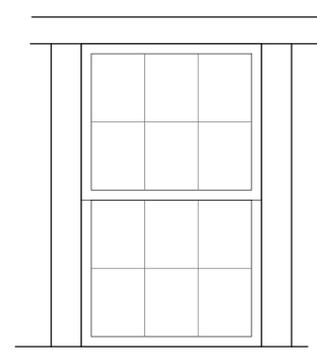
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W314



W315



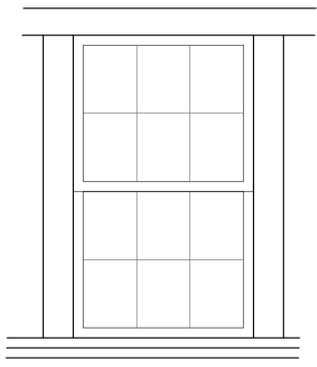
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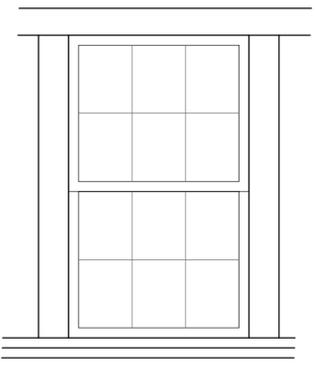
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Main Building
Windows
Third Floor
W 317 - W 332
Scale: 1/2" = 1'-0"

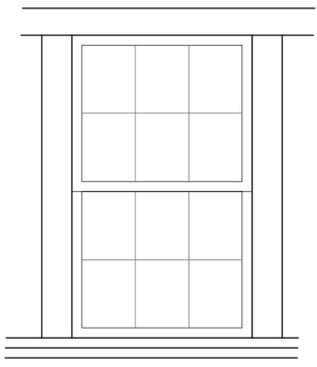
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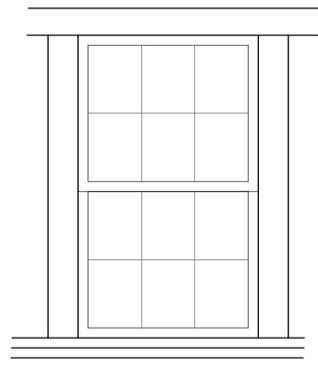
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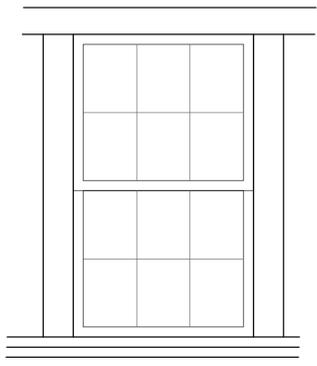
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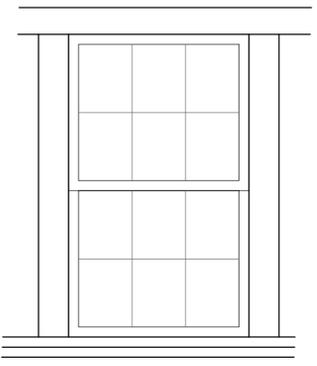
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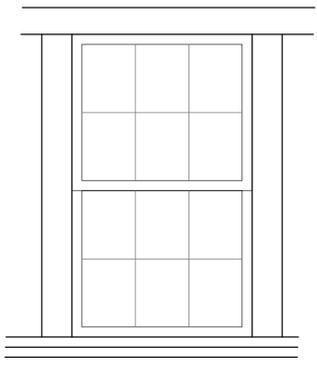
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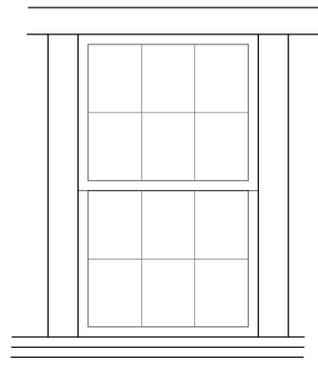
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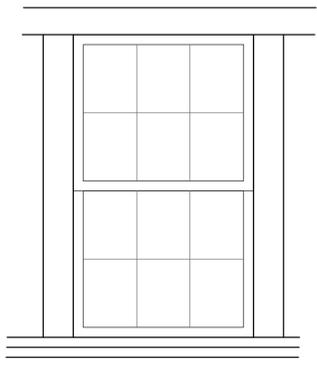
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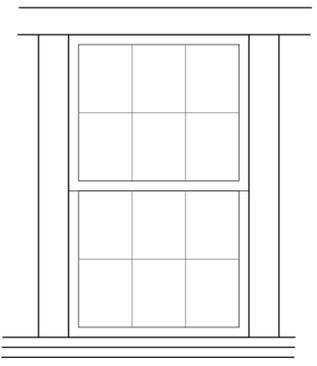
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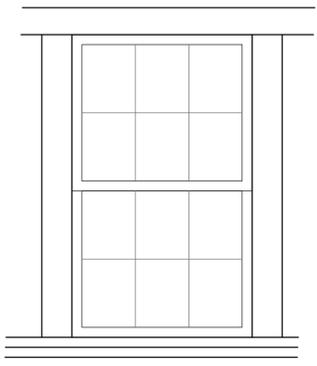
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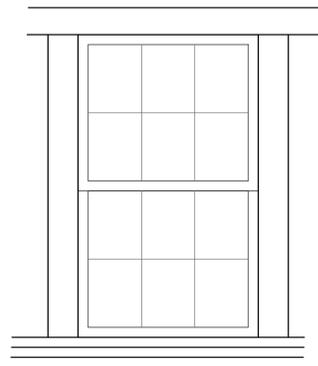
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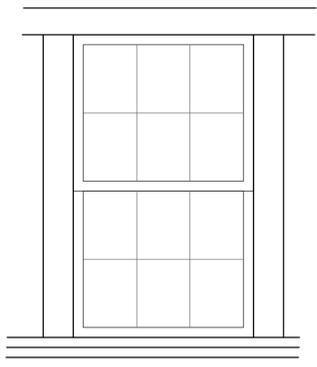
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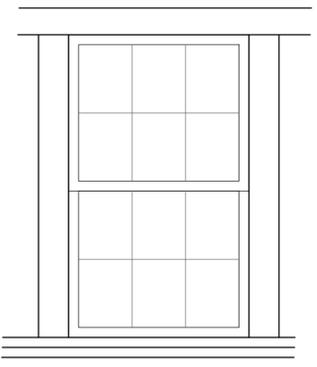
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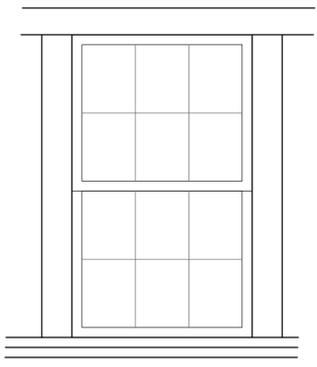
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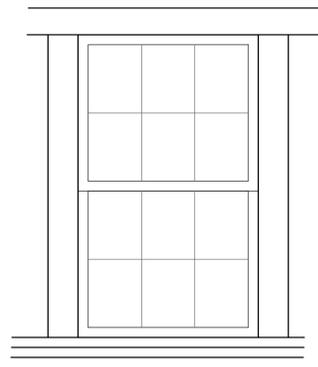
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W330



W331



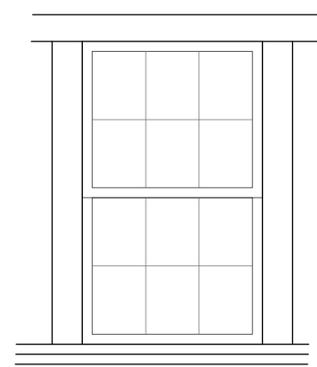
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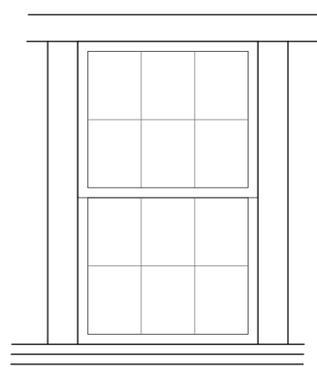
Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
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Main Building
Windows
Third Floor
W 333 - W 348
Scale: 1/2" = 1'-0"

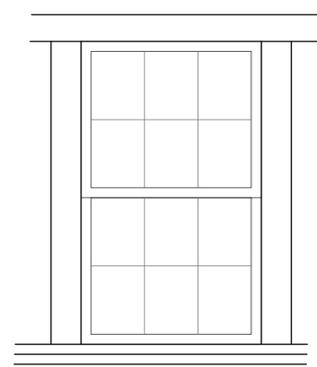
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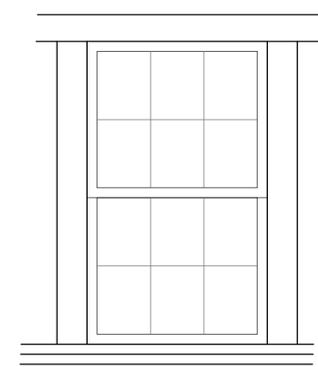
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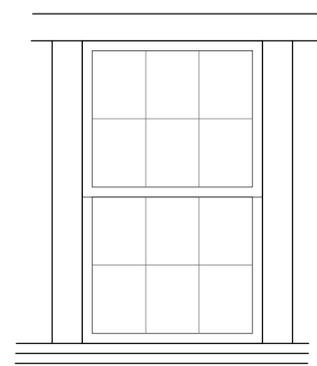
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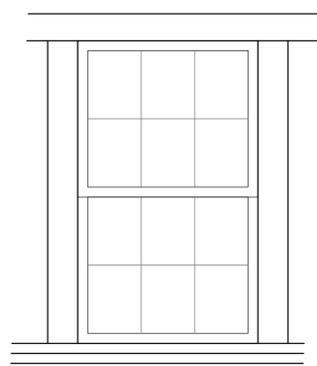
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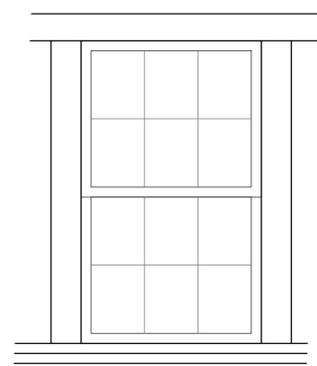
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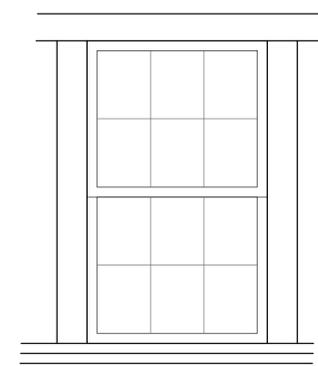
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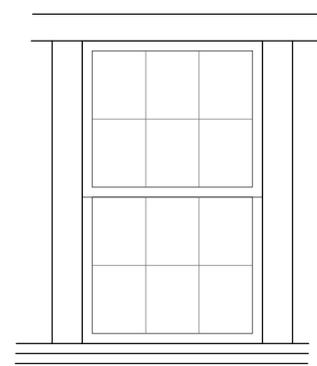
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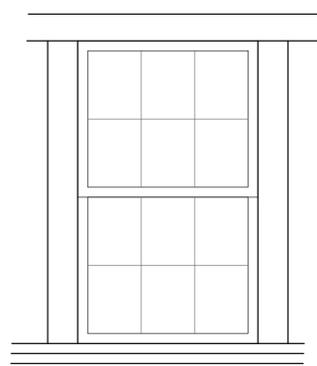
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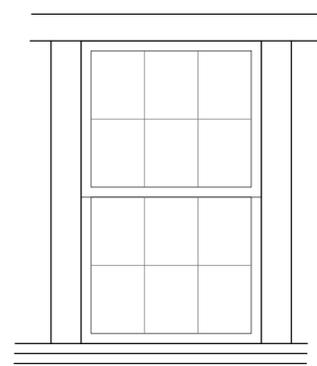
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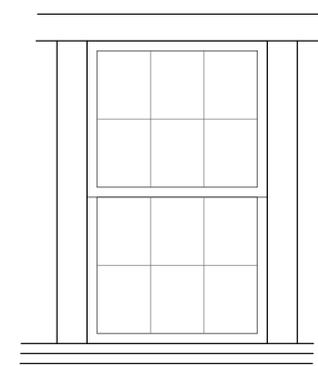
W341



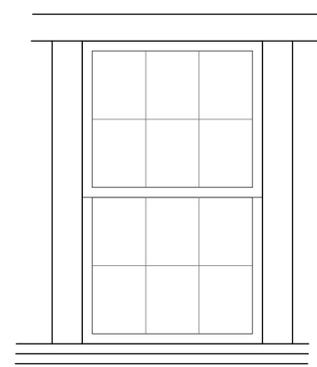
W342



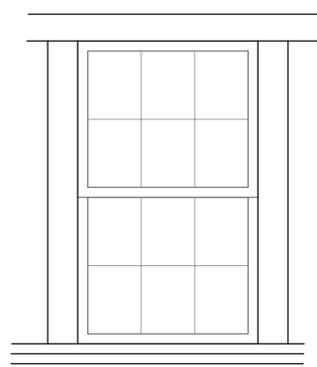
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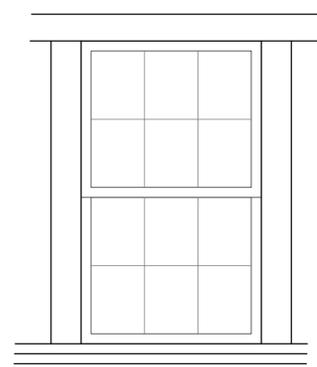
W344



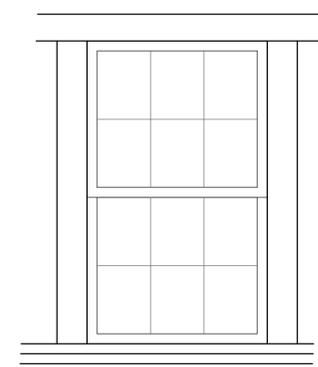
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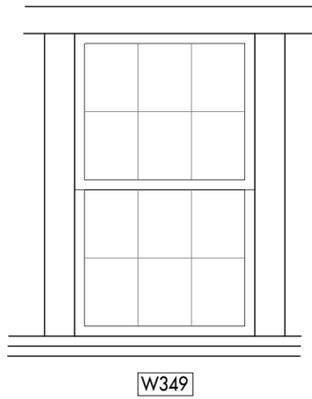
W346



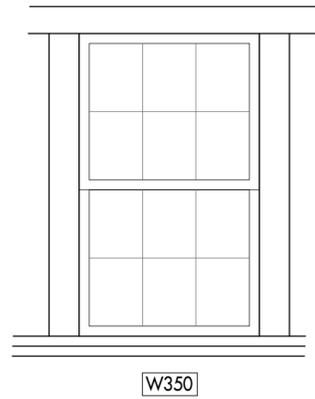
W347



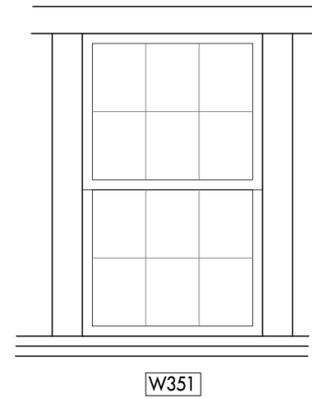
W348



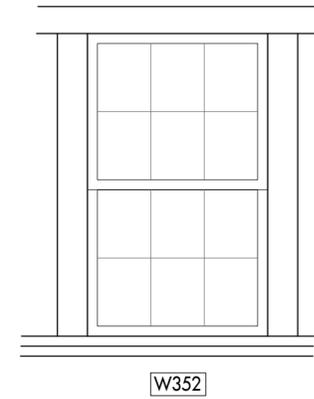
W349



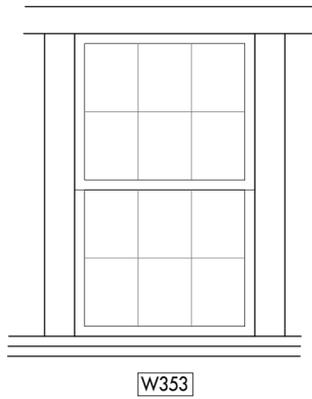
W350



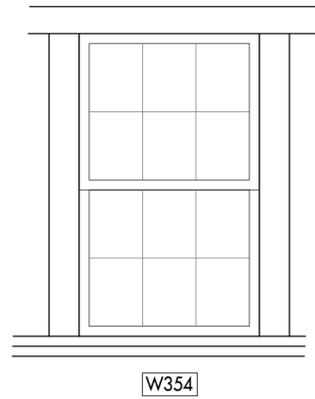
W351



W352



W353



W354

Window Restoration Notes:

Catalog and label location of all sash as they are removed.

Remove and stockpile all interior sash at double sash windows.

Use stockpiled sash, glass, or hardware to replace, repair damaged or missing units.

Remaining stockpiled units to be stored onsite as directed by the owner.

Remove all loose paint, remove all glazing compound, sand exposed surfaces

Prime all surfaces, reset any loose glass panes

Replace all broken, cracked or missing glass panes

Re-glaze all sash completely

Paint all sash, 2 coats

Reinstall all sash into existing or refabricated frames.

Install new meeting rail sash locks at all operable windows.

Wax all jambs, replace all parting beads and stops with new mahogany components to match original

Fix all upper sash in monitor (stop Blocks)

Repair / replace sill joint flashing prior to installing storm windows

Install new storm windows at all locations in project area. units on first and second floor to be triple track units. Monitor units to be fixed storm panels. No Screens

GLEN S.
FONTECCHIO



ARCHITECT

www.gfontecchio.com

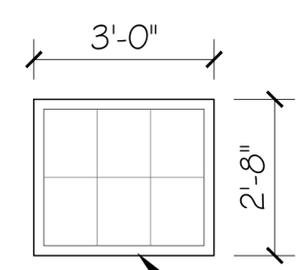
FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

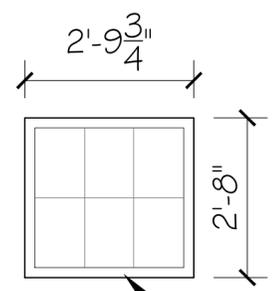
Main Building
Windows
Third Floor
W 349 - W 354

Scale: 1/2" = 1'-0"

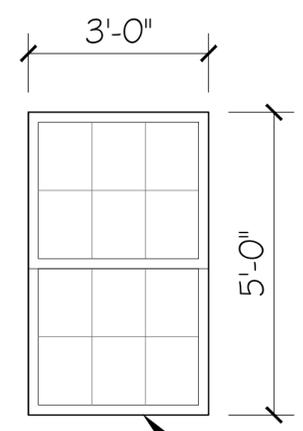
A-26



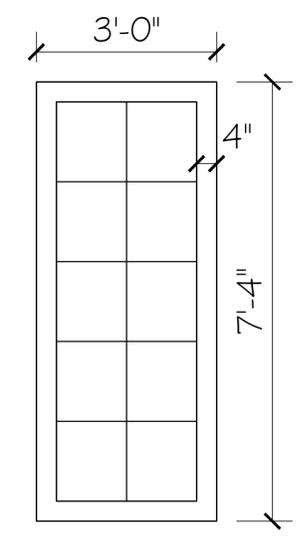
A Install new flash pan under new sash units, typ.
Fixed unit and frame
Glass Opening:
28" h x 32" w



B Install new flash pan under new sash units, typ.
Fixed unit and frame
Glass Opening:
28" h x 29 1/2" w



C Install new flash pan under new sash units, typ.
Double Hung unit and frame
Glass Opening:
Match adjacent units

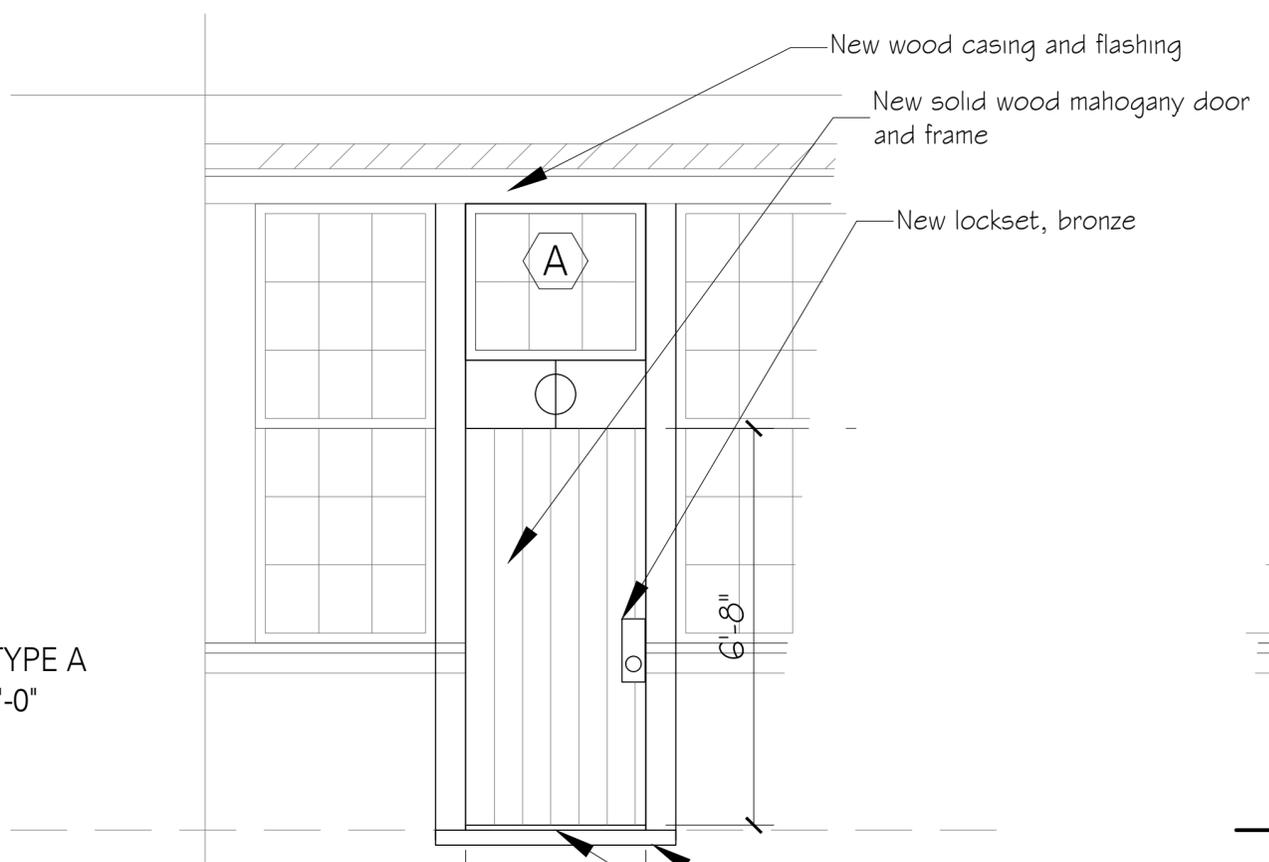


D Fixed unit and frame
Glass Opening:
80" h x 28" w

NEW WINDOW TYPES
Scale 1/2" = 1'-0"

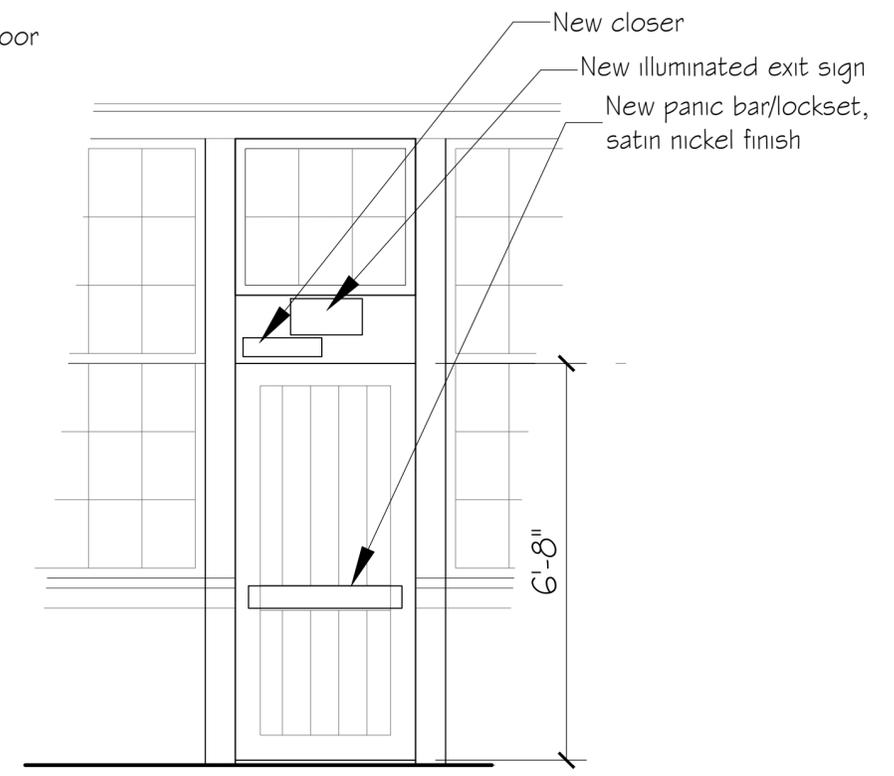
Verify all dimensions in field before fabrication

NEW DOOR TYPE A
Scale 1/2" = 1'-0"

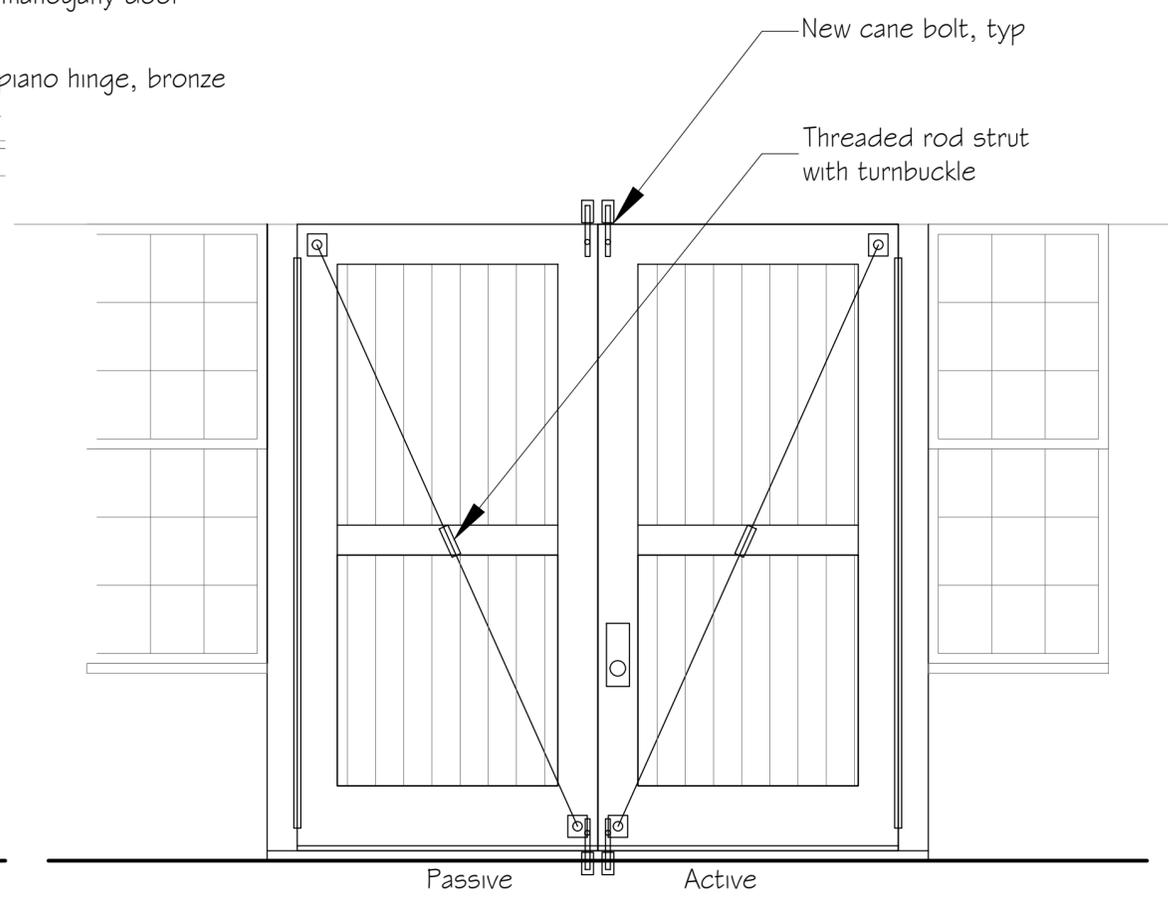
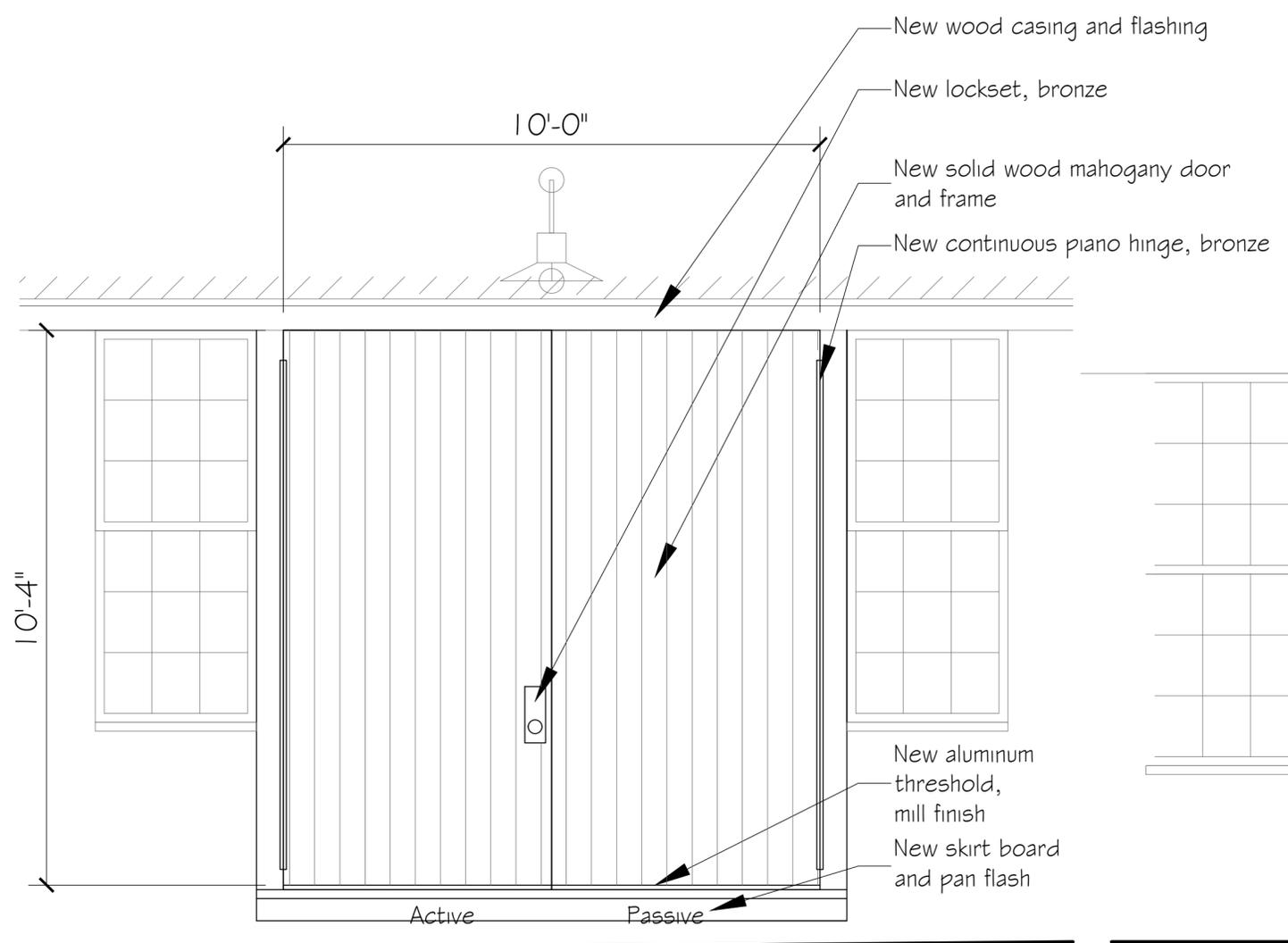


Verify all dimensions in field before fabrication

Exterior View



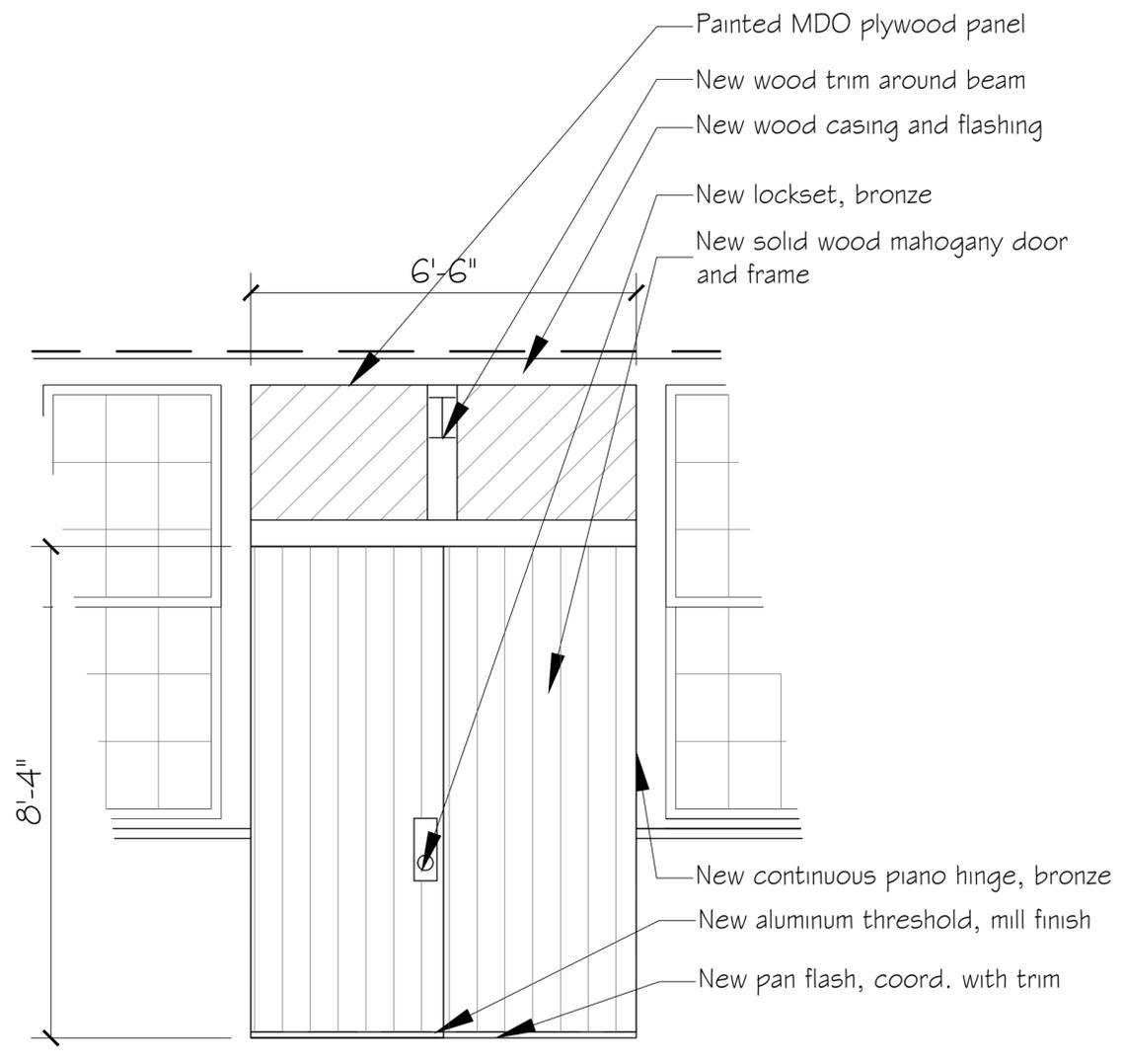
Interior View



Verify all dimensions in field before fabrication
Exterior View

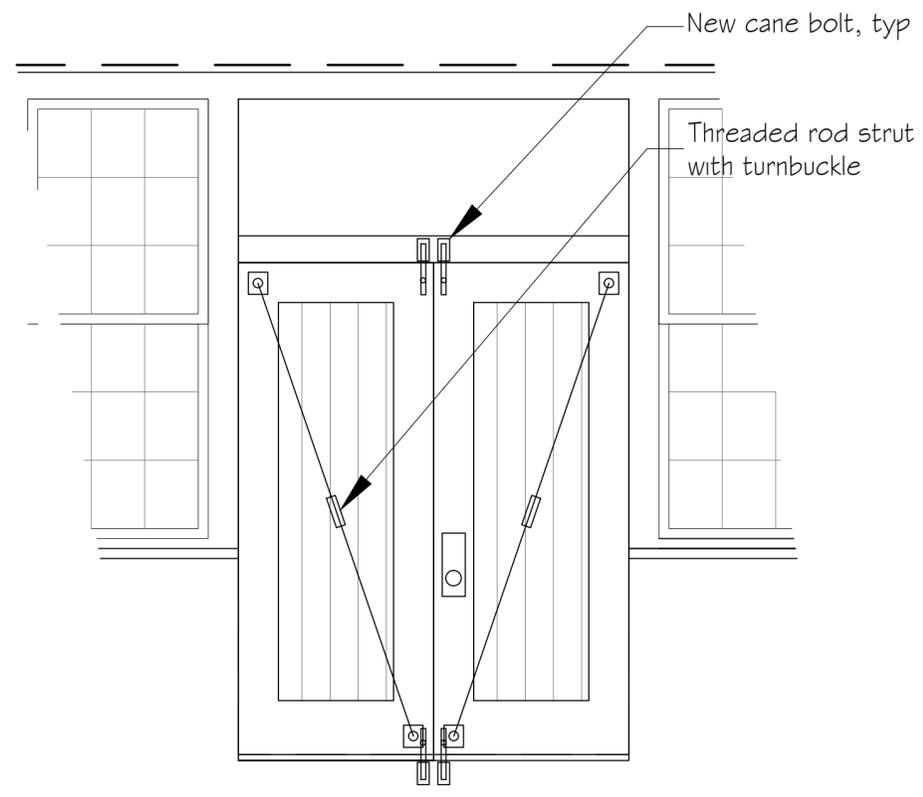
NEW DOOR TYPE B
Scale 1/2" = 1'-0"

Interior View



Verify all dimensions in field before fabrication

Exterior View



NEW DOOR TYPE C
Scale 1/2" = 1'-0"

Interior View

New Door Type C

Scale: 1/2" = 1'-0"

A-29

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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Window Sill
Joint Flash
Photographs

Scale: Not to Scale

A-30



Re-nail loose flashing, Replace missing flashing.

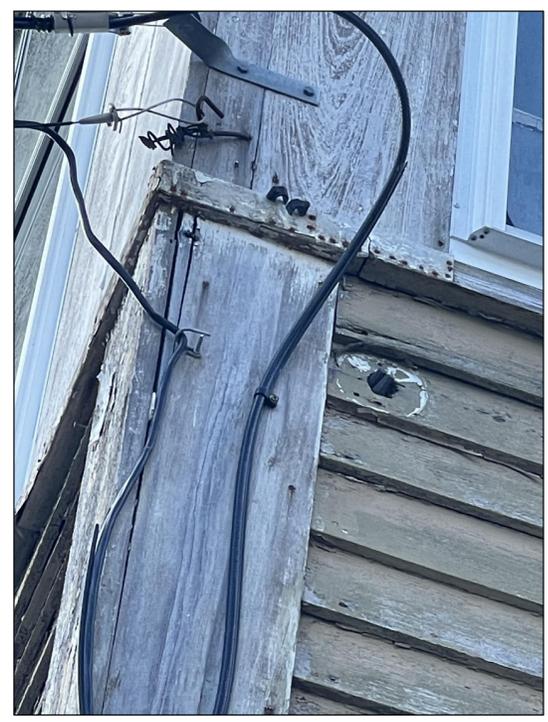
Window sill joint flash photo with notes



Insert new flash under casing.

Install new sill board over rabbeted trim.

Window sill joint flash photo with notes



Window sill joint flash photo with notes

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Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Section Details

Scale: 1/2" = 1'-0"

A-31

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 1

P-1



PHOTO A

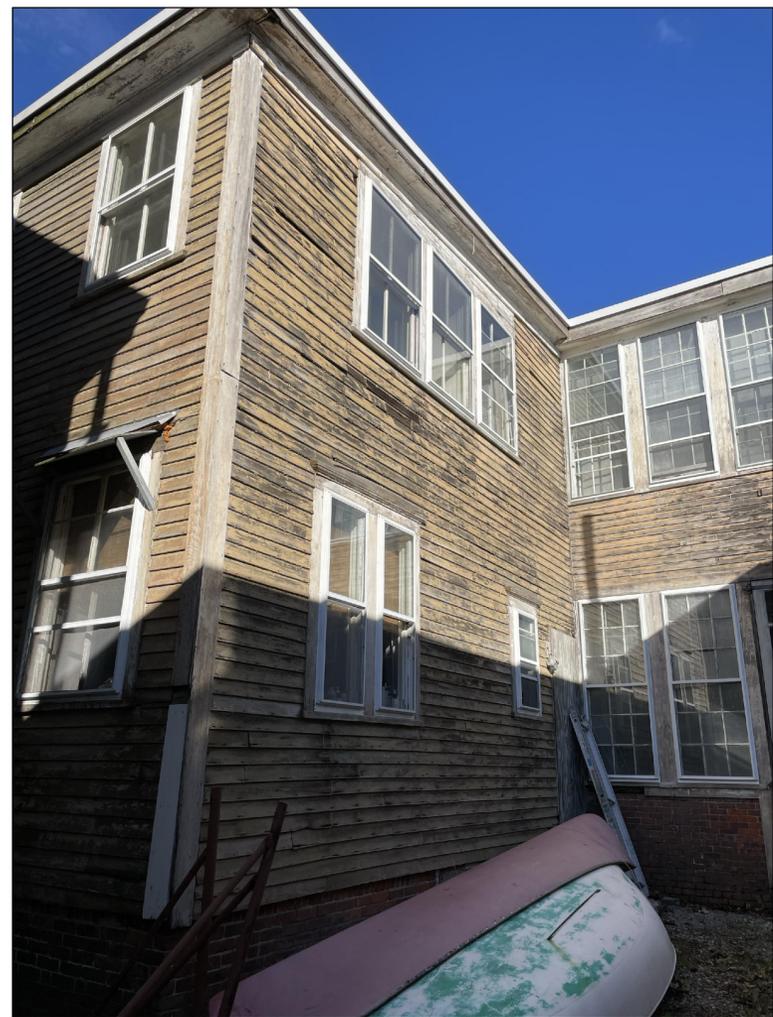


PHOTO B

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 2

P-2

PHOTO C-1



PHOTO C



PHOTO D



PHOTO C-1

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 3

P-3



PHOTO E



PHOTO F



PHOTO F CONTINUED

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 4

P-4



PHOTO G



PHOTO H

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 5

P-5



PHOTO I



PHOTO J

FEBRUARY 2024

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 6

P-6



PHOTO K



PHOTO L

FEBRUARY 2024



PHOTO M

Herreshoff Marine Museum
Burnside Building Rehabilitation - Phase 3
One Burnside Street
Bristol, Rhode Island

Photos Page 7

P-7



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-9	Non-Contributing	January 16, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
601 HOPE ST , BRISTOL, RI, 02809	009-0014-000

Applicant	Architect/Engineer	Contractor
Jason Martin		American System Integrators

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
BayCoast Bank	330 Swansea Mall Drive, Swansea, MA 02777

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

Description of proposed work:
 Addition of exterior cameras to capture handicapp spaces and ramp, and the rear parking lot of the building.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00693
HISTORIC NAME:	Fleet National Bank
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1951
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

Jason Martin
 Applicant's Digital Signature
 Date: January 16, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 601 HOPE ST ACRES: 0.5162 PARCEL ID: 009-0014-000 LAND USE CODE: 06 CONDO COMPLEX: OWNER: BAYCOAST BANK CO - OWNER: C/O ACCOUNTS PAYABLE MAILING ADDRESS: 330 SWANSEA MALL DR ZONING: D PATRIOT ACCOUNT #: 317	BUILDING STYLE: Bank UNITS: 1 YEAR BUILT: 1940 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Hip ROOF COVER: Slate
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 12/23/2021 BOOK & PAGE: 2151-97 SALE PRICE: 0 SALE DESCRIPTION: SELLER: HOPE STREET REALTY LLC	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 6 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 11785 FINISHED BUILDING AREA: 5762 BASEMENT AREA: 4220 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$296,100 YARD: \$19,300 BUILDING: \$1,275,500 TOTAL: \$1,590,900	
SKETCH	PHOTO



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





4MP H.265 IP Turret Camera, NDA A Compliant

Item 6.

O4VT2M

2.8-12mm motorized lens, white housing



Features

- Captures up to 4MP @ 30fps
- Up to 4x optical zoom
- H.265/H.264 compression supported
- Built-in standard PoE (IEEE 802.3af)
- True Day/Night operation (IR cut filter)
- IR range: Up to 167' (depending on scene reflection)
- True WDR
- Micro SD card slot up to 256GB (card not included)
- Built-in Microphone
- Conformant with ONVIF Profile G/S/T
- Line crossing, object detection, region intrusion and video blurring detection
- IP67 Weather Resistance
- 5 year warranty
- NDA A Compliant



Included Junction Box

Camera Specifications

Image Sensor	Progressive scan 1/3" CMOS, 4MP
Maximum Resolution	2560 x 1440 (4MP)
Field of View	92° ~ 31°(H), 48° ~ 17.2° (V), 112° ~ 35.6° (D)
Minimum Illumination	0.005 lux @ F1.6, AGC ON; 0 lux with IR
Image Settings	Region of interest, Saturation, Brightness, Chroma, Contrast, Wide Dynamic, Defog, Sharpen, Noise Reduction
Day/Night	Smart IR up to 167' (depending on scene reflection)
Compensation	True WDR, BLC, HLC
Electronic Shutter Speed	1/2 - 1/100000 sec.
DNR	3D DNR
Angle Adjustment	Pan 0°-360°, Tilt 0°-80°, Rotation 0°-360°

Video Specifications

Main Resolution	2560x1440 / 2304 x 1296 / 1920x1080 up to 30fps
Sub stream Resolution	720p (1-15fps), D1, CIF (1-30fps)
Third Stream	D1, CIF, 480x240 (1-30fps)
Compression	H.265, H.264
Bitrate Control	VBR, CBR (64Kbps ~ 5Mbps)
Multiple Streaming	3 streams

Network Specifications

Protocols	UDP, IPv4, IPv6, DHCP, NTP, RTSP, PPPoE, DDNS, SMTP, 802.1x, UPnP, HTTP, HTTPS, QoS
DDNS support	Speco DDNS (free of charge)
Security	User ID & Password protection, IP/Mac address filtering, digest authentication
User Access	Max. 4 simultaneous users, Actual number of users may vary depending on bandwidth

Audio Specifications

Audio Compression	G.711A / G.711U
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Interfaces

Ethernet	RJ45 Jack
Power	DC Jack
Audio Input	3.5mm input, built-in mic
Audio Out	No
Card Slot	MicroSD, up to 256GB (not included)
Alarm In/Out	No
Reset	Yes

System Specifications

PoE	Standard (IEEE 802.3af)
Detection Events	Line crossing, object detection, region intrusion and video blurring detection
Alert Triggers	Motion, Detection Events, SD card error
Image Settings	Watermark, IP address filtering, video mask, password protection, Corridor mode

Client Specifications

Web Browser Support	Chrome, Edge, Safari, Firefox, Internet Explorer
PC Application	SecureGuard® VMS, SecreGuard® CMS
Mobile	SecureGuard® Client, Speco Blue (iPhone® and Android™)

Operating & Unit Specifications

Power	PoE, 12VDC (power supply not included)
Power Consumption	< 9W
Operating Temperature	-40°F ~ 140°F
Operating Humidity	Less than 95 % (non-condensing)
Unit Dimensions	5.125" (Dia.) x 4.1" (H)
Unit Weight	1.41 lb.
Certifications	FCC

NDA A COMPLIANT

ONVIF® | GST

*Products are in compliance with NDA A Section 889 Part B Guidelines



Optional Accessories



POEINJ
25.5W
PoE Injector



PSW5
12VDC
Power Supply



CMT1
Corner Mount



PMT1
Pole Mount



O4D6WM
Wall Mount



CLT4
Ceiling Mount



CLTX1
Ceiling Mount
4" Extension

Cameras Interfaces



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Apps available from the following:





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-10	Contributing	January 16, 2026
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Project Address	Assessor's Plat/Lot
145 HIGH ST , BRISTOL, RI, 02809	015-0021-000

Applicant	Architect/Engineer	Contractor
Daniel Ferreira		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	204 Poppasquash Road

Work Category:	Partial Demolition of Structure(s)
----------------	------------------------------------

Description of proposed work:
Remove fallen garage roof and debris, demolish deck, fence and rear portion of the building that has fallen down.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00149
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1845 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
By 1988, all windows replaced: vinyl paired single-light casements on facade, 1/1 on side elevs.	

Daniel Ferreira
Applicant's Digital Signature
Date: January 16, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 145 HIGH ST ACRES: 0.5223 PARCEL ID: 015-0021-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: SOUSA, LOUIS A. SOLE OWNER CO - OWNER: MAILING ADDRESS: 145 HIGH ST</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 930</p>	<p>BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1820 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin</p>	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 714">SALE INFORMATION</th> <td data-bbox="966 554 1523 1314"> <p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>
<th data-bbox="82 915 966 955">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1523 1354"></td>	PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 2942 FINISHED BUILDING AREA: 1440 BASEMENT AREA: 1164 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1155">ASSESSED VALUES</th> <td data-bbox="966 1394 1523 1434"></td>	ASSESSED VALUES	
<p>LAND: \$275,700 YARD: \$0 BUILDING: \$218,200 TOTAL: \$493,900</p>		
<th data-bbox="82 1314 966 1354">SKETCH</th> <th data-bbox="966 1314 1523 1354">PHOTO</th>	SKETCH	PHOTO



www.cai-tech.com

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

145 High St. Demo Description

Demo regarding the existing 10-car garage, we will be removing the roof and fallen debris that has completely caved in. While our intent is to retain the exterior masonry walls, several have been compromised. We will evaluate their structural integrity once the roof and debris are cleared; any walls deemed unsafe will be removed and rebuilt during the reconstruction phase.

As for the main house, the rear portion has collapsed and is currently unsafe. We will proceed with the demolition of that section while maintaining the main portion of the house, which appears stable. Following the demolition, we will protect the remaining structure from further damage and secure the open foundation with fencing.























Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-26-1 Submitted Date: January 16, 2026

Property Address	Plat/Lot
145 HIGH ST , BRISTOL, RI, 02809	015-0021-000

Property Owner/Applicant:
Danial Ferreira

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
	PO box 333. Bristol, RI 20809

Description of Proposed Work
Adding additional units to property above existing structure and garge existing structure.

Questions for the Commission



145 High Street: Current Condition and Proposed Development

Please find the following proposal regarding the property at 145 High Street that is currently in extreme disrepair. Please refer to the attached site plan for the highlighted areas described below.

10-Car Garage (Highlighted in Orange):

The garage roof has completely collapsed. We plan to remove the debris and evaluate the structural integrity of the remaining exterior brick and mortar walls. If viable, we will repair the walls and install a new roof to provide off-street parking for the proposed units.

Existing Single-Family Home (Highlighted in Blue):

The current structure has a collapsed rear roof and an interior filled with debris. We intend to clear the site to assess the building's safety and condition. Our plan is to retain the majority of the structure, adding a third story and dormers to accommodate three units within the renovated footprint.

Proposed Addition (Highlighted in Red):

We propose adding two units and an Accessory Dwelling Unit (ADU) to the property. This addition will be attached to the existing structure via a breezeway.

Project Summary-

In total, we are proposing six residential units (five units plus one ADU) serviced by the onsite 10-car garage.

We aim to maintain the current design of the existing building by matching the roofline and using James Hardie plank siding and 6-light vinyl windows. We also plan to add porches to each unit, located either at the rear or facing the driveway.

We have engaged an architect to formalize drawings and have provided pictures for reference for your review. We would appreciate your input and comments on the proposed addition and overall design before we finalize the architectural plans.

Best regards,

Danial and Vanessa Ferreira





























