



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, July 11, 2024 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. **Review of June 6 Meeting Minutes**
3. **Application Reviews**
 1. **24-035: 44 Bradford St, Ellen O'Connell**

Discuss and act on replacement of windows.
 2. **24-70: 180 High St, Spa 182**

Discuss and Act on installation of sign.
 3. **24-095: 41 High St, Nancy Moger:**

Discuss and Act on replacement of Bulkhead and replacement of outdoor deck.
 4. **24-097: 446 Thames St, Richard Corrent/Portsider**

Discuss and act on installation of window where one was previously bricked over.
 5. **24-096: 37 Burton St, Timothy Meandro**

Discuss and act on installation of wood fence/gate along street frontage.

6. 24-103: 248 Hope St, James Mambro:

Discuss and act on replacement of cedar roof shingles on section of house with asphalt shingles to match remainder of house.

7. 24-105: 124 Hope St, Christian Brown:

Discuss and Act on removal of rear gable dormer and windows, installation of rear shed dormer and addition of attic windows.

8. 24-108: 417 Hope St, Jake Milne:

Discuss and Act on replacement of stone headers on windows to match original brownstone appearance.

4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**
 1. **Election of Commission Officers**
9. **Adjourned**

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes
Thursday, June 6, 2024
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

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

1. **Pledge of Allegiance**

The meeting was called to order at 7:03 PM, and the Pledge of Allegiance was promptly recited afterwards.

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

Abent: Butler

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

2A. **Review of minutes of the May 2, 2024 meeting.**

Lima: Ok. Let's review the minutes of the May 2, 2024 meeting. Does anyone have any additions or correction?

Allen: I have none.

Church: On page 21, there is a typo, it should be Losek, not Lose.

Maynard: Thank you.

Lima: Can we have a motion?

Allen: I'll make a motion.

Motion made by Allen to accept the minutes of the May 2, 2024 meeting as corrected; Seconded by Bergenholtz

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

3. **Application Reviews**

3A. 24-070: 180 High St, Spa 182 Discuss and Act on installation of hung sign on exterior of building.

Lima: Is anyone present?

Toth: No.

Allen: I have a question.

Toth: The sign was removed after multiple requests.

Teitz: If you have questions, just continue it.

Motion made by Church to continue the application to the July meeting; Seconded by Bergenholtz.

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

3B. 24-076: 24 Burton St, Alan Wroblewski Discuss and act on installation of shed on property.

Toth: Al provided a letter authorizing Ms. Beckman to appear on his behalf.

Anna Beckman appears on Mr. Wroblewski's behalf.

Beckman: I live across from Al at 23 Burton.

Lima: This is for the installation of a 6x8 wooden shed.

Beckman: Yes.

Lima: Anyone have any comments?

Allen: No comments. It seems pretty straight forward.

Lima: Sue?

Church: As long as it is all wood and setbacks are observed. Since it is a 6x8 shed, it may not have to

have anything. He doesn't have to do that to get a permit.

Lima: Is there anyone in the audience who would like to speak for or against this? No, okay, anyone want to make a motion?

Church: I will.

Allen: Just put something in there that it has to be all wood materials.

Motion made by Church for approval of the application for the installation of a 6x8 all wood shed with asphalt roof to be manufactured and installed by Bill Sales; Seconded by Allen.

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

Secretary of Standards: #10

Project Monitor: John Allen

Lima: There will have to be a permit from HDC. We will give John's information to the homeowner.

Toth: I will get him an email.

Lima: Please remind him to put the Certificate of Appropriateness in the front window where it is visible.

Beckman: Thank you.

3C. 24-077: 301 Hope St, Folklore Provisions Discuss and act on installation of hanging sign and painted sign in window.

Eli Dunn chef and owner present.

Lima: I went by and can't wait for you to open.

Dunn: I am here to get a permit for this sign, shows sample to Commission. This sign will hang over the sidewalk using the existing bracket. The Town of Bristol is listed as additional insured on my policy.

Church: What about the sign in the window?

Dunn: That is hand painted lettering in window.

Allen: That's already up?

Dunn: Yes.

Lima: Is that removable?

Dunn: Yes, it can be scrapped off.

Lima: Does that still need a sign permit?

Toth: Yes, he just needs our approval.

Church: What is the material for this sign?

Dunn: It is a composite material that looks like carved wood with iron brackets.

Lima: Is there anyone in the audience who would like to speak for or against this? No. Someone want to make a motion?

Allen: I will.

Motion made by Allen to accept the application for the sign as presented, as well as the lettering on window of location; Seconded by Bergenholtz.

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

Secretary of Standards: #9

Lima: If you have any difficulty, please contact Nick and he will go through us. When will it be put up?

Dunn: As soon as possible.

Toth: I will send you the permit.

Lima: Please put it up in the window in the front before you hang the sign.

Dunn: Thank you.

3D. 24-088: 70 Griswold Ave, Constance Laflamme Discuss and act on raising roof at ell and garage to meet eaves of main house, add new windows on all elevations, add 2 new and relocate 1 old doors, add porch to south elevation, add solar panels.

Spencer McComb, Architect, present.

McComb: Hopefully you have had a chance to review everything since there was an advertising issue.

Lima: Was there a site visit?

Toth: Yes.

McComb: What you see before you is a brand new application with the comments from the review that happened. It is a 1798 beautiful colonial perfect house. It does not face the street as it is oddly positioned at a 90-degree angle off the street. The center block of building straight out of a pristine example. Floors roll as expected from a house of this age. Please look at the 3rd sheet A2.0. Shows the existing for reference and proposed as well as previously proposed to show changes from input.

Lima: Thank you for that. This is very helpful.

Spencer: I want to point out on existing north elevation is that the main block has 8ft ceilings with 7ft and 10ft ceilings on the second floor. The L has 6'6" ceilings. The Second floor is 5ft at the eaves. As you can see main house has normal windows and the L is almost a haunted house. The connection is a 4ft door, it's wild. We have an issue to try to use this house and we want to preserve the front and the main statement part of the house. This is to basically maintain it as is with no changes. We're just looking at something that is more sensitive to what is there and for it to be ready for the next 100 years. The Inspector was there and is concerned about the head heights. We would like to address this. We searched Bristol and there are examples at end of packet. We are using those as an example as to how we should do it here. The L is being raised and windows will be brand new for egress. They will be Marvin ultimate wood windows and are very much in keeping with the area. Because of the elevation, it would be taller when we raised up the garage and we would be raising it up enough to have the same relationship with the center L and eaves to match the

rest. It is fairly normal around the town. This solves the issues. These are the changes we would like. The L has a chimney on it that is crazy tall and we're not sure why. It is subject to wind events, etc. We don't need to touch the chimney when raising the roof on the addition. Next please go to A2.1.

Church: I have a question. My concern is will the original house, before the L was added, be delineated enough? Is there any way to have a return or something? Is it flush with house?

McComb: Yes.

Church: Is this chimney the one that goes to the old stove inside?

McComb: Yes.

Church: And that is remaining?

McComb: Yes, they're excited to use it. It is seen a lot in old homes.

Church: Could it have been part of a separate building?

McComb: I don't think so.

Church: It looked like a summer kitchen. Is there some way to delineate the house.

McComb: We can add a trim layer to it.

Allen: I agree. I think it needs to be delineated.

Ponder: The main house and north elevation are all flushed. We asked for a delineation on new builds to separate the original from the new build, but I don't personally think there needs to be a delineation added where it doesn't exist.

Church: The roof line shows it. It is lower and much more obvious. When you raise the roof, it fades in and gets lost.

Millard: You can see it at 342 High Street and the other is at 154 High Street. I think you need something.

McComb: That is a good comment and easy for us to do something so your eye knows what's happening. The

shingles make it obvious as it sits now. That's a good suggestion. Good take.

Lima: Andy?

Teitz: I have been inside. What about the possibility that the L is the older structure and then this grand house was added to it, given the strangeness.

McComb: It could have been a shed then was added on to. The foundation is pretty consistent throughout. It looks like it was made by the same hand.

Teitz: I was wondering about that. Seems like it was a much older structure.

McComb: It looks pretty consistent.

Church: It was a farm, and it could have barns and outhouses.

McComb: What I found in a lot of these is that they would move buildings a lot. It may have been a shed that was over somewhere else, and they moved it. That could be the explanation.

McComb: On A2.1 the previous elevation is what faces the street, and this faces east and this would be the back. We have a pretty contemporary very short garage door that leads you into a very narrow garage bay which is not appropriate. It is a newer carriage house style on the garage, and we want to mimic what is there. We are stretching up the house on this rear L with 2 windows to match the others. We are moving up the dental work that already exists. If you look down to the bottom, the previous proposal had a lot of things going on that we removed. We feel this is the sensitive addition which is in keeping but makes it workable for adults. The small porch is being opened. It can be removed. It is on the rear elevation away from street. The door and window configurations on the main house remain as is. Any thoughts or comments?

Millard: I was curious about the doors on the garage. Are they automatic?

McComb: Yes. That is existing is as well. The garage is similar.

Millard: The middle one is what you are proposing?

McComb: Yes.

Millard: I like it.

Church: What about the bulkhead?

McComb: There is one on the side porch but it would be covered. We are working with a company in New Bedford that can make the bulkhead flush and be built into the floor.

Lima: Let us know when it is done. We are curious. We want to see when done. Great idea.

Church: There are notes on bottom regarding the windows and doors. Is that for the proposed ones.

McComb: Yes, goes with those.

Church: Just checking.

Allen: Are you replacing all of the windows?

McComb: No. They are labeled with a "W" or a "D" on the application indicating which ones are to be replaced. The windows are in good shape, single paned. They have aluminum storms which have helped maintain them.

Allen: And you are proposing Marvin wood ultimate double hung? What is the exterior cladding?

McComb: Yes, all wood.

Lima: Send us the cut sheets so we have it on the record.

Toth: They are in the packet.

McComb: They are in application, not drawing packet.

Church: Are they simulated divided?

McComb: Yes.

Lima: Okay, it is here.

McComb: Moving on, please look at A2.2. This is showing if you are standing in the courtyard, very similar to previous, showing the intersection of the small mid-L. We are keeping the doors and windows on the back side. This is to remain and I just wanted to clarify it. This is the garage.

Church: This is the roof that has solar panels?

McComb: I will get to that, it was proposed and there was some talk. That will be at the end. Going to A2.3 standing in courtyard looking back at garage, you can see what it was before the main L has lean to shed roof that comes off of it. It has a different pitch. Your idea that it cobbled together may be the answer. We are just raising that up so we can get the head height we need. Inside the courtyard, we are adding a new window which looks into the courtyard. It is a good use of that elevation. On A2.4 which is the south elevation, this is the opposite side of the street elevation. This is where the side porch is, and we are taking a door and a window which are asymmetrical and replacing them with a door. Seems like the appropriate spot for a sun porch and it is scaled inward to be something that is added and can be taken away. I think it does not change the historic character of the house. The Mid L and back L that are on the right side of the drawing. We are trying to be as sensitive and simple with every move to not outshine the house. We are trying to take cues from what is there. We are taking the existing door on top elevation and putting it on the garage in the back to repurposing it. We are adding a Dutch door which will be all wood to allow more light and egress into kitchen area. That is the brief overview of south elevation. It is the rear private side of the house.

Allen: Could we have a cut sheet for the Dutch door that you are proposing.

McComb: It is a custom built door. I can blow it up for show.

Allen: We just want a list of materials.

Lima: You can email it to Nick for the file.

McComb: Okay.

Allen: I like the proposal for the porch. It is much more simple and very sympathetic to the house.

McComb: You can see here that not raising the roof on the main house affects it.

Allen: Very helpful.

McComb: The final elevation is on A2.5. This is right out of a textbook beautiful colonial façade. We are not touching it. The porch on side/rear of house will not have much impact to the structure. The Portico is in great shape. The previous application is far from where we are at this point. You have the cut sheet of the porch and how we will match the details, decking, etc., with all wood construction. Finally, there is a couple of pictures of the existing homes and we did a little map of Bristol on A5.0 showing similar houses showing similar to what we are doing. All of these are showing 2-story Ls which make a lot more sense.

Lima: Thank you. Very helpful.

Allen: If there is a history of the house, we usually do it before you started, but I will read it now. "JOHN DEWOLFHOUSE/THE FARM 1787, 1798, c. 1900: Known simply as The Farm, this 2-story, 5-bay, gable-roof, Federal farm house was built in three sections. After the Revolution, John DeWoIf 1760-1841 gradually acquired land on both sides of Griswold Avenue until his farm stretched from Bristol Harbor to Mount Hope Bay. He began this house in 1787 as a summer home; he started work on his winter house at 433 Hope Street in 1789. In 1798 work on The Farm was resumed. A contract with his house wright Simeon Pierce is at the Bristol Historical Society. Fine period detailing survives both inside and outside. After John DeWoIf's death, his son John 1786-1862, who represented Bristol in the General Assembly and taught chemistry at Brown University, lived here. Title to The Farm passed to two grandsons. John James DeWoIf received the land west of Ferry Road including the sites of Blithewold, St. Columban Monastery and Wind Hill and A. Sidney DeWoIf the land east to Mount Hope Bay, with this house. A. Sidney DeWoIf's daughter Clara married Nathanael Greene Herreshoff, one of the founders of the Herreshoff Manufacturing Company, in 1885; the Herreshoffs lived here until her death in 1905. Remains of the gardens, laid out by John DeWoIf in 1798 and developed by the Herreshoffs, are still evident. Among the specimen plantings is perhaps the largest lemon wood tree in America."

Teitz: I just want to clarify the application with regard to the new windows, etc. As far as the main house, you are not replacing windows.

McComb: Correct, I was amazed they are all in great condition.

Teitz: So not replacing windows on main house. East elevation not replacing?

McComb: No.

Teitz: The south elevation is where you are replacing one window with a door?

McComb: Correct.

Teitz: And the front is not changing?

McComb: Correct.

Teitz: The south elevation had a newer window. If you are pulling out a window and replacing it with door, can you use that window elsewhere on the property or keep it in storage on the property for future use.

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

Church: What about the solar panels?

Teitz: It is in the packet.

McComb: If you look at the second page of A1.0 and I was talk about this from the previous proposal. The interior courtyard area is where we could put panels so they would not face the street and would be behind the ridges. That may be the appropriate spot. This is the spot to put them.

Church: So the dark shaded areas on the image are facing south?

McComb: Correct. We are bringing this up as it was mentioned before. Our intention would be to put them on. We understand it is per your input.

Church: We would have to approve the location of the auxiliary boxes.

McComb: Okay. We are hoping to get approval for architectural changes and get approval for this.

Church: Just don't put them up and then slap on the boxes.

Lima: So this is a conceptual review of the panels and then you would come back?

McComb: Yes.

Lima: We won't vote on the solar panels now and you will come back for a concept review for them.

McComb: Correct, once we figure it out.

Allen: For the record, none of this area is visible from street. You would not be able to see these from the street?

McComb: No.

Lima: Let's pole the Commission.

O'Loughlin: I'm okay with it.

Bergenholtz: I'm good with it.

Ponder: I'm okay with it

Millard: I am good with it.

Allen: I'm good with it.

Church: Me too. I'm good with it.

Lima: Same here. You are all set to come back for solar panels. Any questions about it?

Teitz: You can grant the application for the rest and continue that one part so they don't have to file a new application just for the solar panels. The specs on the condensers is on A1.0. Just clarify if you are approving it or not.

Toth: If it is ground mounted, then that would be Administrative.

Church: As long as they are not visible from street.

McComb: We would like to not have them at all, but it is necessary.

Catherine Zipf, Executive Director of the Bristol Historic Society present.

Zipf: Good evening. I am much better now with a sigh of relief. Thank you to Andy regarding the window. I wanted to ask if it could be recycled or saved. In addition, hypothesizing that it was an earlier structure is interesting. It was owned by John DeWolf who was a slave trader and retired to live on the farm. The fact is that slavery is still misunderstood. I would ask that you take as many pictures as possible. I am not sure if it is significant. I am not advocating saving it, but please take as many pictures as possible and give me copies of any drawings if you have them. It may be useful in the future. Thank you.

Jessalyn Jarest, 183 High Street and a landscape architect, present.

Jarest: I am here to support the project. I wrote a letter. Constance is excited to be the steward for the house.

Lima: I have your letter and I am handing it out. If we are all set, let's have a motion.

Allen: I'll do it.

Teitz: It will be porch door not Dutch. Also, note the solar panel.

Motion made by Allen to accept the application as presented and with the request that the window that is going to become a porch door be used in another location or that it be stored somewhere on the property for future use. Further, the solar panel portion of the application will be continued to another time and the applicant will be able to come back with more specific details. Finding of fact that the HDC attended a site visit presentation and also wanted to note that the applicants are preserving almost all of the windows in house, and the new additions will be all wood windows; Seconded by Ponder.

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

Secretary of Standards: #2, #3, #5, #9, and #10

Project Monitor: Ben Bergenholtz

Lima: Please put the Certificate of Appropriateness in a spot in front so it can be seen from the street. Good luck.

McComb: Thank you.

- 4. **Concept Review**
- 5. **Monitor Reports & Project Updates**
- 6. **HDC Coordinator Reports & Project Updates**
- 7. **HDC Coordinator Approvals**
- 8. **Other Business**

1. Election of Commission Officers

Toth: As previously mentioned, there needs to be a discussion about the election of Commission officers.

Allen: The last meeting when we discussed this Andy asked me to find something out because Andy saw something that elections need to be held on the anniversary date of the 1st meeting of the HDC was formed in the month of July so that's one of the reason to hold off.

Toth: So the July 11th it is. We have 2 meetings in July. One on the 10th for the resurveying of the District.

Bergenholtz: At 7?

Toth: Yes.

Lima: It is for us or a Town meeting?

Toth: We invited Zoning, Planning and the Town Council. I do have it scheduled as an HDC meeting. It will be set up like a workshop. Will have probably a power point presentation.

Bergenholtz: Like the affordable housing workshop.

Toth: Correct.

Lima: Then the next meeting on the 11th.

Toth: Correct. I'll send out reminders.

Bergenholtz: Is it going to be recorded?

Toth: I can.

Bergenholtz: It would be a nice idea.

Lima: Anything else?

Allen: I would like to make a motion to add a discussion regarding the illuminated signs in the District.

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

Allen: We do have several, at least five businesses, that are using some type of illuminated signs and Nick went out and talked to them.

Toth: I did walk around and spoke to whomever was there or left a card. Empire Coffee that had a sign and they did remove it. I will note that Empire was one that I spoke directly to someone. At Roberto's, I received push back from the owner regarding this.

Lima: Didn't we have something years ago having to do with not having these signs approved.

Toth: I can work with the Code Compliance Officer regarding that.

Lima: How I see this is that these are cropping up all over the place and if we don't make some effort then we are going to be neon left and right.

Church: That has been a problem all along. We need to crack down on it.

Millard: Can we put something in the paper?

Toth: The owner from Roberto's pushed back said they were expensive.

Church: Tell him to hang it inside of the building further back.

Toth: I did.

Lima: If they can be seen it is something not appropriate.

Toth: That gets into interior decorations.

Teitz: Unless they are a formula business, then that is something you have no input on.

Lima: If we can encourage them not to put them in the window or the front.

O'Loughlin: Is there an allowance?

Teitz: It is in the Ordinance.

Toth: That is for the Town Council to discuss.

Lima: There were other businesses and they were very inappropriate for Hope Street. It just looks tacky. It's the neon sign ordinance.

Toth: I did receive push back, especially from Roberto's. Empire Coffee removed it. Spa 182 supposedly turned it off.

Allen: Nope, still on.

Toth: On Spa 182, the height it was hung at was a safety issue.

Allen: Thank you.

Bergenholtz: We just needed some clarification from Andy. Regarding the proposed concrete pool attached to the pier. Does the HDC have jurisdiction over it?

Teitz: It is essentially a boat that has a pool on it. It is probably not in your jurisdiction based on the various cases. The jurisdiction of the Town ends at the water's edge. I don't think the Town has jurisdiction over it including the HDC. Concurrent jurisdiction 200ft inland, but over or in the water, not subject to the Town's jurisdiction.

Ben: I thought the view from the water has to be taken into consideration.

Teitz: The HDC has no authority over what happens in the water and it is not permanent. It will be put in the spring and hauled out in the fall. I did consider it, but no, because it is a vessel.

Millard: Do you think that will fly?

Teitz: You can discuss it here.

Lima: We don't want to be in violation of anything.

9. **Adjourned at 8:20PM**



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 44 Bradford street

2. Plat # 9 Lot # 28

3. a. Applicant: Bristol molly holdings

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

Mailing Address: 24 Cooke st

Phone: 1(617)584-9784

Email: Ellencoconnell@yahoo.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Ferreira home services@yahoo.com

Phone: (401)252-6127

Email: Ferreirahomeservices@yahoo.com

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Install Marvin integrity fiberglass replacement windows to match existing windows

Note: existing windows are currently leaking water into the interior of the front unit and are causing damage to interior walls and trim also the current windows

do not open to allow tenants fresh air , we are seeking approval to replace windows in front unit only (15 windows)

Nothing will be touched on the exterior of the building ,replacement windows will be fit into existing window frames and will just be removing existing sash

panels

7. Property History

Bristol molly holdings

Jason Ferreira

Applicant's Name – Printed

Applicant's Signature

Date: March 12, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 44 BRADFORD ST ACRES: 0.1294 PARCEL ID: 9 28 LAND USE CODE: 02 CONDO COMPLEX: OWNER: OCONNELL, ELLEN CO - OWNER: MAILING ADDRESS: 30 PARKER ST ZONING: D PATRIOT ACCOUNT #: 450	BUILDING STYLE: 4 Family UNITS: 1 YEAR BUILT: 1803 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/1/2021 BOOK & PAGE: 2136-181 SALE PRICE: 0 SALE DESCRIPTION: SELLER: BRISTOL MOLLY HOLDINGS, INC.	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 18 # OF BEDROOMS: 6 # OF FULL BATHS: 5 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 3 # OF KITCHENS: 4 # OF FIREPLACES: 4 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5586 FINISHED BUILDING AREA: 3495 BASEMENT AREA: 1585 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$216,400 YARD: \$0 BUILDING: \$443,300 TOTAL: \$659,700	
SKETCH	PHOTO



www.cai-tech.com

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

3/27/2024

Property Information - Bristol, RI

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Page 1 of 1



200 feet Abutters List Report

Bristol, RI
March 27, 2024

Subject Property:

Parcel Number: 9-28
CAMA Number: 9-28
Property Address: 44 BRADFORD ST

Mailing Address: OCONNELL, ELLEN
30 PARKER ST
WATERTOWN, MA 02472-3914

Abutters:

Parcel Number: 13-38
CAMA Number: 13-38
Property Address: 574 HOPE ST

Mailing Address: ANDREWS SCHOOL C/O BRISTOL
SCHOOL DEPT
151 STATE STREET
BRISTOL, RI 02809

Parcel Number: 13-45
CAMA Number: 13-45
Property Address: 570 HOPE ST

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

Parcel Number: 13-56
CAMA Number: 13-56
Property Address: 500 HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 13-56
CAMA Number: 13-56-001
Property Address: 500 R HOPE ST

Mailing Address: FRIENDS OF LINDEN PLACE
500 HOPE STREET
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 9-17
CAMA Number: 9-17
Property Address: 573 HOPE ST

Mailing Address: DAVIS, MARIA K.
573 HOPE ST
BRISTOL, RI 02809

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
March 27, 2024

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

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

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

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

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

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

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

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

Parcel Number: 9-25
CAMA Number: 9-25
Property Address: 567 HOPE ST

Mailing Address: BBH, LLC
567 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-26
CAMA Number: 9-26
Property Address: 555 HOPE ST

Mailing Address: JOHN ANDRADE FOR ANDRADE
EQUIPMENT COMPANY
559 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 9-27
CAMA Number: 9-27
Property Address: 549 HOPE ST

Mailing Address: NUNES, PETER A.
4 HOPKINS LN
PEACE DALE, RI 02883

Parcel Number: 9-29
CAMA Number: 9-29
Property Address: 36 BRADFORD ST

Mailing Address: WATSON, JAMES CALVIN & ALLISON
ANITA, TRUSTEES JIM & ALLISON
WATSON LIVING TRUST
4906 S DEERFIELD DR
STILLWATER, OK 74074

Parcel Number: 9-30
CAMA Number: 9-30
Property Address: 30 BRADFORD ST

Mailing Address: SJS ASSOCIATES LLC
93 HIGHLAND RD
BRISTOL, RI 02809

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
March 27, 2024

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

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

Parcel Number: 9-36
CAMA Number: 9-36
Property Address: 539 HOPE ST

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

Parcel Number: 9-37
CAMA Number: 9-37
Property Address: 525 HOPE ST

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

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

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

Parcel Number: 9-42
CAMA Number: 9-42
Property Address: 515 HOPE ST

Mailing Address: FEDERAL PROPERTIES OF RI
328 HIGH ST
BRISTOL, RI 02809

Parcel Number: 9-43
CAMA Number: 9-43
Property Address: 282 THAMES ST

Mailing Address: GARVIN, GAIL & GEORGE E TC
282 THAMES ST
BRISTOL, RI 02809

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

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

Parcel Number: 9-70
CAMA Number: 9-70
Property Address: 553 HOPE ST

Mailing Address: MARSHALL, KENNETH A & MAKENZIE D
TC
26 HARBORVIEW AVE
BRISTOL, RI 02809

Parcel Number: 9-76
CAMA Number: 9-76
Property Address: HOPE ST

Mailing Address: NUNES, PETER A.
4 HOPKINS LN
PEACE DALE, RI 02883

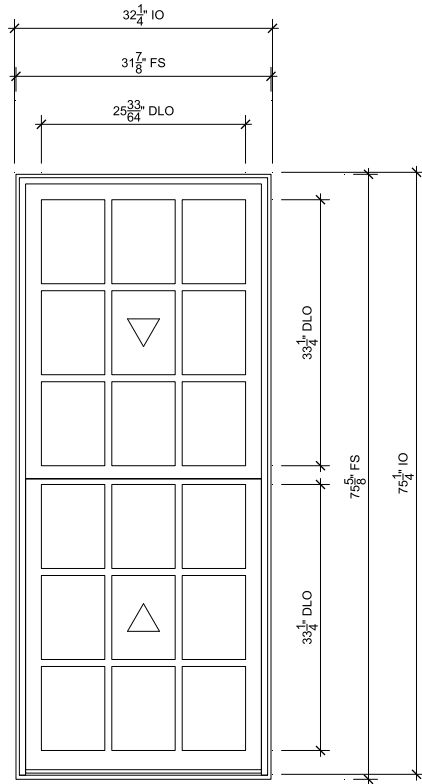
Parcel Number: 9-78
CAMA Number: 9-78
Property Address: BRADFORD ST

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



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01

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

- $\frac{1}{5}$ Head
- $\frac{2}{5}$ Jamb
- $\frac{3}{5}$ Sill
- $\frac{4}{5}$ Divided Lite
- $\frac{1}{6}$ Check Rail

SPECIFICATIONS

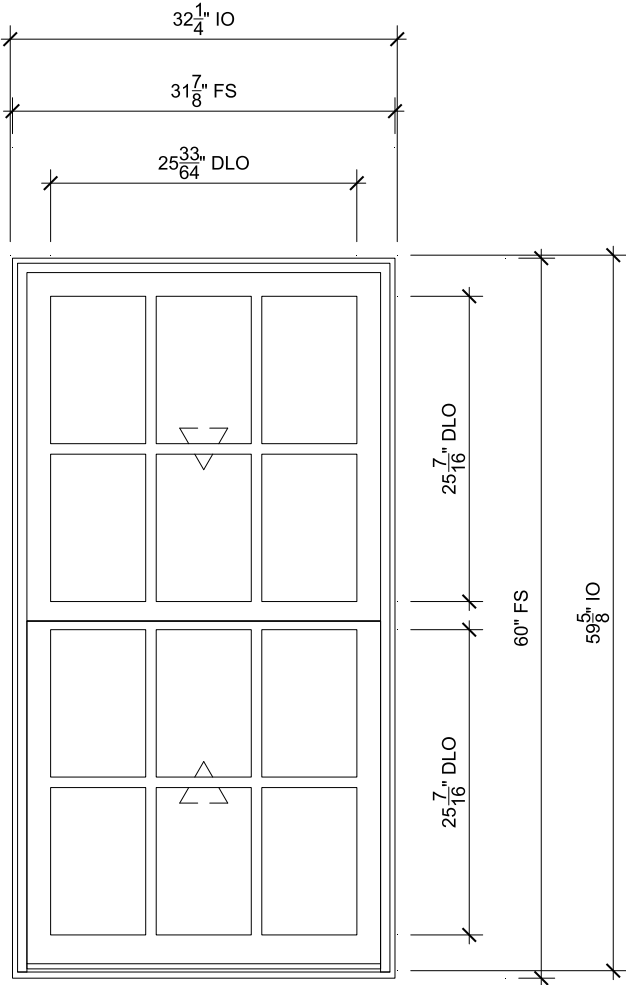
Line #: 1
 Qty: 7
 Mark Unit: None
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 31 7/8" X 75 5/8"
 Unit Type: Double Hung Insert
 Call Number: None



PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
 DRAWN: MARK TOWLE
 QUOTE#: 862RFF7

PK VER: 0004.0

CREATED: 02/20/2024 REVISION:



02

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



Head



Jamb



Sill



Divided Lite



Check Rail

SPECIFICATIONS

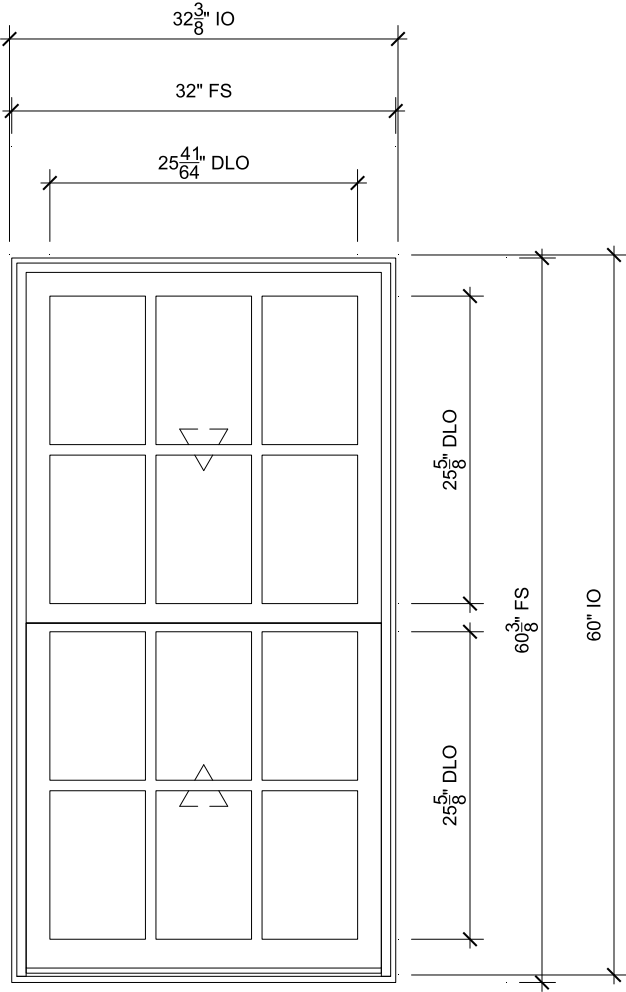
Line #: 2
 Qty: 3
 Mark Unit: None
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 31 7/8" X 60"
 Unit Type: Double Hung Insert
 Call Number: None



PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
 DRAWN: MARK TOWLE
 QUOTE#: 862RFF7

PK VER: 0004.0

CREATED: 02/20/2024 REVISION:



03

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

- 1
5 Head
- 2
5 Jamb
- 3
5 Sill
- 4
5 Divided Lite
- 1
6 Check Rail

SPECIFICATIONS

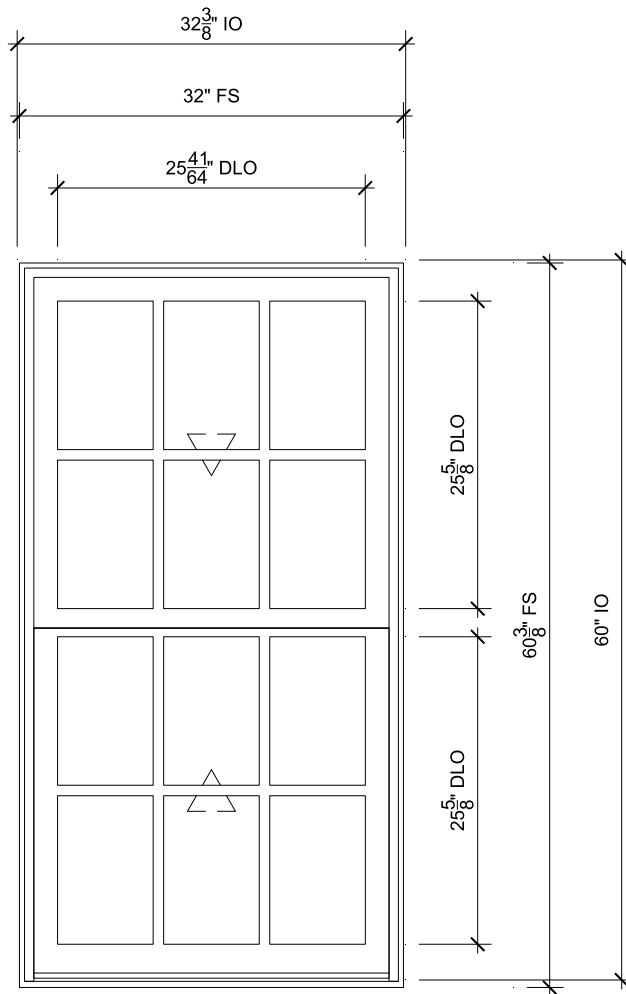
Line #: 3
 Qty: 4
 Mark Unit: None
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 32" X 60 3/8"
 Unit Type: Double Hung Insert
 Call Number: None



PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
 DRAWN: MARK TOWLE
 QUOTE#: 862RFF7

PK VER: 0004.0

CREATED: 02/20/2024 REVISION:



BATHROOM TEMPERED.

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

- $\frac{1}{5}$ Head
- $\frac{2}{5}$ Jamb
- $\frac{3}{5}$ Sill
- $\frac{4}{5}$ Divided Lite
- $\frac{1}{6}$ Check Rail

SPECIFICATIONS

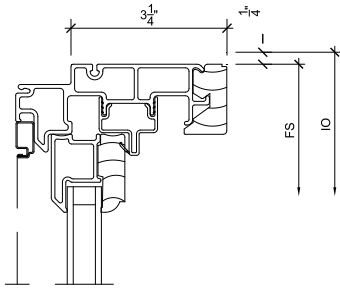
Line #: 4
 Qty: 1
 Mark Unit: Bathroom tempered.
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 32" X 60 3/8"
 Unit Type: Double Hung Insert
 Call Number: None



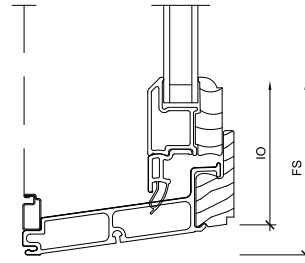
PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
 DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
 DRAWN: MARK TOWLE
 QUOTE#: 862RFF7

PK VER: 0004.0

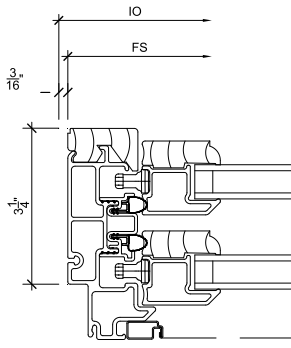
CREATED: 02/20/2024 REVISION:



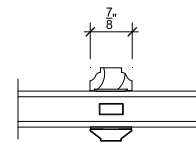
1 Head
5 SCALE: 3" = 1'-0"



3 Sill
5 SCALE: 3" = 1'-0"



2 Jamb
5 SCALE: 3" = 1'-0"



4 Divided Lite
5 SCALE: 3" = 1'-0"



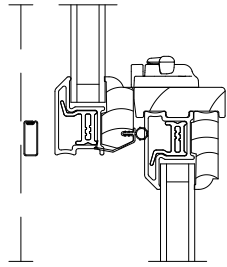
PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
DRAWN: MARK TOWLE
QUOTE#: 862RFF7

PK VER: 0004.0

30

CREATED: 02/20/2024 REVISION:

SHEET
5
OF 6



1
6

Check Rail

SCALE: 3" = 1'-0"

3
6

NOT USED

SCALE: 3" = 1'-0"

2
6

NOT USED

SCALE: 3" = 1'-0"

4
6

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: FERREIRA HOME SERVICES / 44 BRADFORD ST BRISTOL RI
DIST/DEALER: HUMPHREY'S WINDOW & DOOR DESIGN GLRY-GO
DRAWN: MARK TOWLE
QUOTE#: 862RFF7

PK VER: 0004.0

CREATED: 02/20/2024 REVISION:































Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 180 High street

2. Plat # 19 Lot # 50

3. a. Applicant: Karly Kleitz

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

Mailing Address: 24 Shawmut Ave Swnasea, Ma 02777

Phone: 774-487-2796

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Hanging business sign

Karly Kleitz

Karly Kleitz

Applicant's Name – Printed

Applicant's Signature

Date: April 4, 2024



200 feet Abutters List Report

Bristol, RI
May 22, 2024

Subject Property:

Parcel Number: 19-50
CAMA Number: 19-50
Property Address: 180 HIGH ST

Mailing Address: OLLERHEAD, JASON & OLLERHEAD,
ANUPAMA TRUSTEES
24 SHAWMUT AVE
SWANSEA, MA 02777

Abutters:

Parcel Number: 14-72
CAMA Number: 14-72
Property Address: 201 HIGH ST

Mailing Address: MARKS, JOHN H & KELLY A TE
24 HIGHLAND RD
TIVERTON, RI 02878

Parcel Number: 14-73
CAMA Number: 14-73
Property Address: 195 HIGH ST

Mailing Address: BLACK VULTURE LLC
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 14-89
CAMA Number: 14-89
Property Address: 189 HIGH ST

Mailing Address: DAMASKOS, JAMES C & PATTERSON,
SUSAN P TE
189 HIGH ST
BRISTOL, RI 02809

Parcel Number: 14-91
CAMA Number: 14-91
Property Address: 183 HIGH ST

Mailing Address: JAMES, JOSEPH & JAREST, JESSALYN
TE
183 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 14-92
CAMA Number: 14-92
Property Address: 79 CONSTITUTION ST

Mailing Address: DEFELICE, RALPH M. TRUSTEE THE
RALPH G. DEFELICE IRREV
79 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 14-93
CAMA Number: 14-93
Property Address: 75 CONSTITUTION ST

Mailing Address: DEFELICE, REV. JONATHAN P
75 CONSTITUTION
BRISTOL, RI 02809

Parcel Number: 14-94
CAMA Number: 14-94
Property Address: 73 CONSTITUTION ST

Mailing Address: SEVENTY-THREE CONSTITUTION St
REALTY, INC.
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 15-1
CAMA Number: 15-1
Property Address: 169 HIGH ST

Mailing Address: BOGDANOVIC, JILL & CRAIG TE
11 POCASSET LN
PORTSMOUTH, RI 02871

Parcel Number: 15-2
CAMA Number: 15-2
Property Address: 165 HIGH ST

Mailing Address: MAGEE, WILLIAM KELLY
165 HIGH ST.
BRISTOL, RI 02809

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

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



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 19-117 CAMA Number: 19-117 Property Address: 97 CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-118 CAMA Number: 19-118 Property Address: CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-43 CAMA Number: 19-43 Property Address: 103 CONSTITUTION ST	Mailing Address: MEDEIROS, DEODATA M & NORBERTO J LE PACHECO, LUCIA F etal TC 103 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-44 CAMA Number: 19-44 Property Address: CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-46 CAMA Number: 19-46 Property Address: 188 HIGH ST	Mailing Address: GLADUE, MARY PAULA DUPONT 188 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-47 CAMA Number: 19-47 Property Address: 93 CONSTITUTION ST	Mailing Address: HUGHES, CHRISTOPHER P & TERRI J TE 5 BANBURY DT WESTFORD, MA 01886
Parcel Number: 19-48 CAMA Number: 19-48 Property Address: 89 CONSTITUTION ST	Mailing Address: OBYRNE, FRANCIS X. JR VICKI A. TE 89 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-49 CAMA Number: 19-49 Property Address: 184 HIGH ST	Mailing Address: ALTMAN, BERN J & JULIE C TE 184 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-51 CAMA Number: 19-51 Property Address: 178 HIGH ST	Mailing Address: UNITED BROTHERS LODGE 13 C/O STELLA MOITZO 64, Unit SALISBURY STREET REHOBOTH, MA 02769-1326
Parcel Number: 19-68 CAMA Number: 19-68 Property Address: 102 CONSTITUTION ST	Mailing Address: ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 19-70
CAMA Number: 19-70
Property Address: 98 CONSTITUTION ST

Mailing Address: AMES, PERCIVAL F.
98 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-71
CAMA Number: 19-71
Property Address: 96 CONSTITUTION ST

Mailing Address: ROTH, FERNANDA RODRIGUES
96 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-73
CAMA Number: 19-73
Property Address: 92 CONSTITUTION ST

Mailing Address: BARBOZA, DAVID E.
92 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-74
CAMA Number: 19-74
Property Address: 170 HIGH ST

Mailing Address: 170 HIGH STREET, LLC
16 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 19-75
CAMA Number: 19-75
Property Address: 168 HIGH ST

Mailing Address: BARKER, JOHN J JR & GAIL ANN LE
REM-BARKER, ALISON etal JT
168 HIGH ST
BRISTOL, RI 02809



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 180 HIGH ST ACRES: 0.0605 PARCEL ID: 19 50 LAND USE CODE: 04 CONDO COMPLEX: OWNER: OLLERHEAD, JASON & CO - OWNER: OLLERHEAD, ANUPAMA TRUSTEES MAILING ADDRESS: 24 SHAWMUT AVE ZONING: LB PATRIOT ACCOUNT #: 1311	BUILDING STYLE: Mixed Use UNITS: 8 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 2/13/2018 BOOK & PAGE: 1929-204 SALE PRICE: 560,000 SALE DESCRIPTION: SELLER: DUBOFF PROPERTIES LLC	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 34 # OF BEDROOMS: 16 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5966 FINISHED BUILDING AREA: 4692 BASEMENT AREA: 726 # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	
LAND: \$111,700 YARD: \$700 BUILDING: \$453,600 TOTAL: \$566,000	
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

1. Property Address (Street & No.) 41 High St

2. Plat # 18 Lot # 16

3. a. Applicant: Nancy Moger

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

Mailing Address:

Phone: 4014808120

Email: ngrmoger@aol.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Bruce Donahue

Phone: 4015882720

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Remove old bulkhead, replace; remove second floor decking and replace to mitigate water damage on west facing exterior wall

7. Property History

LEMUEL C. RICHMOND HOUSE 1856, c. 1870, c. 1900: L.C. Richmond, president of the Eagle Bank, built this octagon house in 1856. Publication of Orson Squire Fowler's A Home for All: or the Gravel Wall and Octagon Mode of Building in 1854 brought brief popularity to octagonal structures throughout New York and New England. The octagon, according to its proponents, offered greater floor space, increased air and sunlight, and was a healthful natural form. Bristol's only octagon, with an octagonal cupola and elaborate bracketed porch, was enlarged by construction of a hexagonal kitchen addition on the northwest and a south bay in the 1870s, and addition of a north wing in the 20th century, when the house was owned by LeBaron Bradford Colt.

Nancy Moger

Nancy G R Moger

Applicant's Name – Printed

Applicant's Signature

Date: May 29, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 41 HIGH ST ACRES: 0.2109 PARCEL ID: 016-0018-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: MOGER, NANCY G. R. TRUSTEE CO - OWNER: MAILING ADDRESS: 41 HIGH ST</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 1017</p>	<p>BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1854 FRAME: Wood Frame EXTERIOR WALL COVER: Stucco ROOF STYLE: Hip ROOF COVER: Asphalt Shin</p>	
	BUILDING INTERIOR	
<th data-bbox="82 676 966 718">SALE INFORMATION</th> <td data-bbox="966 556 1526 1316"> <p>INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 2 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 2 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1316 1526 1358"></td>	PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 5369 FINISHED BUILDING AREA: 3297 BASEMENT AREA: 1293 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1400 1526 1442"></td>	ASSESSED VALUES	
<p>LAND: \$251,900 YARD: \$0 BUILDING: \$460,700 TOTAL: \$712,600</p>		
SKETCH	PHOTO	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Property:

Parcel Number: 16-18
CAMA Number: 16-18
Property Address: 41 HIGH ST

Mailing Address: MOGER, NANCY G. R. TRUSTEE
41 HIGH ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 16-16
CAMA Number: 16-16
Property Address: 59 HIGH ST

Mailing Address: HERRESHOFF, HALSEY C. II
PO BOX 74
BRISTOL, RI 02809

Parcel Number: 16-17
CAMA Number: 16-17
Property Address: 55 HIGH ST

Mailing Address: CARLONE, ANTHONY R.
55 HIGH ST
BRISTOL, RI 02809

Parcel Number: 16-19
CAMA Number: 16-19
Property Address: 20 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-21
CAMA Number: 16-21
Property Address: 142 HOPE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-22
CAMA Number: 16-22
Property Address: 140 HOPE ST

Mailing Address: BARLOW, WILLIAM V. & BARLOW,
MILDRED M. TRUSTEES,
140 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-23
CAMA Number: 16-23
Property Address: 25 HIGH ST

Mailing Address: CIRILLO, LOUIS P TRUSTEE LOUIS J.
CIRILLO IRREVOCABLE T
28 CENTRAL ST
BRISTOL, RI 02809-1929

Parcel Number: 16-24
CAMA Number: 16-24
Property Address: 21 HIGH ST

Mailing Address: STONE, RANDALL B. ET UX KAREN M.
STONE TE
21 HIGH ST.
BRISTOL, RI 02809

Parcel Number: 16-25
CAMA Number: 16-25
Property Address: 136 HOPE ST

Mailing Address: DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-33
CAMA Number: 16-33
Property Address: 32 BURNSIDE ST

Mailing Address: WRIGHTSTUPH, LLC
PO BOX 247
LYME, NH 03768

Parcel Number: 16-36
CAMA Number: 16-36
Property Address: HIGH ST

Mailing Address: RAIOLA, LISA J.
39 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 16-37 CAMA Number: 16-37 Property Address: 45 HIGH ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-38 CAMA Number: 16-38 Property Address: 43 HIGH ST	Mailing Address: FORTY-THREE HIGH STREET LLC C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-39 CAMA Number: 16-39 Property Address: 1 RESOLUTE LANE	Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE (50%) ETAL 125 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-45 CAMA Number: 16-45 Property Address: 138 HOPE ST	Mailing Address: MUMMA, JAMES M. JR. WILSON, KARYN & TRUSTEES, MUM 138 HOPE STREET BRISTOL, RI 02809
Parcel Number: 16-49 CAMA Number: 16-49 Property Address: 39 HIGH ST	Mailing Address: RAIOLA, LISA J. 39 HIGH ST BRISTOL, RI 02809
Parcel Number: 20-68 CAMA Number: 20-68 Property Address: 64 HIGH ST	Mailing Address: HOPE-HIGH REALTY TRUST, LLC 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 20-71 CAMA Number: 20-71 Property Address: 56 HIGH ST	Mailing Address: SIMMONS, HERBERT S & BLAIR N AS TRUSTEES LIVING 56 HIGH ST BRISTOL, RI 02809
Parcel Number: 20-72 CAMA Number: 20-72-001 Property Address: 42 HIGH ST	Mailing Address: JENKINS, HAROLD D & CHASE, HOPE TE 7470 WEATHERWORN WAY COLUMBIA, MD 21046
Parcel Number: 20-72 CAMA Number: 20-72-002 Property Address: 42 HIGH ST	Mailing Address: VENABLE, COLLEEN 42 HIGH ST BRISTOL, RI 02809
Parcel Number: 20-72 CAMA Number: 20-72-003 Property Address: 42 HIGH ST	Mailing Address: FOSTER, KAREN L & MOREAU, RUSSELL TE 42 HIGH ST UNIT 3 BRISTOL, RI 02809
Parcel Number: 20-72 CAMA Number: 20-72-004 Property Address: 42 HIGH ST	Mailing Address: ROTONDO, JANE E 538 MORTON ST STOUGHTON, MA 02072
Parcel Number: 20-72 CAMA Number: 20-72-005 Property Address: 42 HIGH ST	Mailing Address: CLARK, KERRY ANNE 42 HIGH STREET 5 CODMAN PLACE BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 20-72
CAMA Number: 20-72-006
Property Address: 42 HIGH ST

Mailing Address: DORMAN, PETER & DORFMAN, KAREN L
TE
42 HIGH ST, Unit 6
BRISTOL, RI 02809

Parcel Number: 20-72
CAMA Number: 20-72-007
Property Address: 42 HIGH ST

Mailing Address: BARNEY, MARIA TRUSTEE MARIA
BARNEY LIV TRUST
42 HIGH ST UNIT #7
BRISTOL, RI 02809

Parcel Number: 20-73
CAMA Number: 20-73
Property Address: 14 HOWE ST

Mailing Address: LeBLANC, GEORGE L & LYNN M TE
14 HOWE ST
BRISTOL, RI 02809

Parcel Number: 20-84
CAMA Number: 20-84
Property Address: 20 HIGH ST

Mailing Address: KILVERT, ELIZABETH TRUSTEE
ELIZABETH KILVERT TRUST
20 HIGH ST
BRISTOL, RI 02809



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HDC-24-97



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 446 Thames Bristol Ri

2. Plat # 9 Lot # 75

3. a. Applicant: Richard Corrent

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

Mailing Address:

Phone: 401 374 5892

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

replace a window that had been covered up with block 66.5x 33

7. Property History

Richard Corrent

barry lindsay

Applicant's Name – Printed

Applicant's Signature

Date: May 30, 2024

Item 4.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 446 THAMES ST ACRES: 0 PARCEL ID: 009-0004-002 LAND USE CODE: 24 CONDO COMPLEX: OWNER: ELIZABETH GLORIA, LLC CO - OWNER: MAILING ADDRESS: 444 THAMES ST ZONING: W PATRIOT ACCOUNT #: 308	BUILDING STYLE: Restaurant UNITS: 1 YEAR BUILT: 1940 FRAME: Masonry EXTERIOR WALL COVER: Concrete Blo ROOF STYLE: Flat ROOF COVER: Tar & Gravel	
	BUILDING INTERIOR	
<th data-bbox="82 678 966 720">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Hot & Ch Wtr FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 7 # OF KITCHENS: 0 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Hot & Ch Wtr FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 7 # OF KITCHENS: 0 # OF FIREPLACES: 1 # 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: 7237 FINISHED BUILDING AREA: 7237 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$935,200 TOTAL: \$935,200		
SKETCH	PHOTO	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Properties:

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

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

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

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

Abutters:

Parcel Number: 8-12
CAMA Number: 8-12
Property Address: THAMES ST

Mailing Address: STATE OF RHODE ISLAND
(INDEPENDENCE PARK)
235 PROMENADE ST
PROVIDENCE, RI 02908

Parcel Number: 8-18
CAMA Number: 8-18
Property Address: 689 HOPE ST

Mailing Address: YOUNIS, JOHN D & KATHRYN TE
689 HOPE ST
BRISTOL, RI 02809

Parcel Number: 8-19
CAMA Number: 8-19
Property Address: 484 THAMES ST

Mailing Address: SANTOS, HENRY B
484 THAMES ST
BRISTOL, RI 02809

Parcel Number: 8-20
CAMA Number: 8-20
Property Address: 685 HOPE ST

Mailing Address: ZAMIL, JAMES M & CHERYL A TE
685 HOPE ST
BRISTOL, RI 02809

Parcel Number: 8-21
CAMA Number: 8-21
Property Address: 474 THAMES ST

Mailing Address: SANTOS, HENRY B.
484 THAMES ST
BRISTOL, RI 02809

Parcel Number: 8-22
CAMA Number: 8-22
Property Address: 681 HOPE ST

Mailing Address: HOWLETT, JANE F.
865 HOPE ST.
BRISTOL, RI 02809

Parcel Number: 8-23
CAMA Number: 8-23
Property Address: 17 FRANKLIN ST

Mailing Address: MONIZ, JOSEPH ET UX LUBELIA MONIZ
TE
2 BORGES STREET
BRISTOL, RI 02809

Parcel Number: 8-24
CAMA Number: 8-24
Property Address: 11 FRANKLIN ST

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

Parcel Number: 8-25
CAMA Number: 8-25
Property Address: 468 THAMES ST

Mailing Address: NICHOLS, REBECCA K&THOMAS L &
LUNNEY, MICHAEL P &
C/O 208 BAY VIEW AVE
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 8-26
CAMA Number: 8-26
Property Address: 3 FRANKLIN ST

Mailing Address: SANSONE FAMILY REALTY LLC
617 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-1
CAMA Number: 9-1
Property Address: 675 HOPE ST

Mailing Address: BOSI PRIME PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-10
CAMA Number: 9-10
Property Address: THAMES ST

Mailing Address: STATE OF RHODE ISLAND
(INDEPENDENCE PARK)
235 PROMENADE ST
PROVIDENCE, RI 02908

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

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

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

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

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

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

Parcel Number: 9-3
CAMA Number: 9-3
Property Address: 14 FRANKLIN ST

Mailing Address: DELMAGE, MARTHA & COLLEEN N JT
14 FRANKLIN ST
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 9-73
CAMA Number: 9-73
Property Address: 411 THAMES ST

Mailing Address: QUITO, ALBERT P.
411 THAMES ST
BRISTOL, RI 02809

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

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



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

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

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



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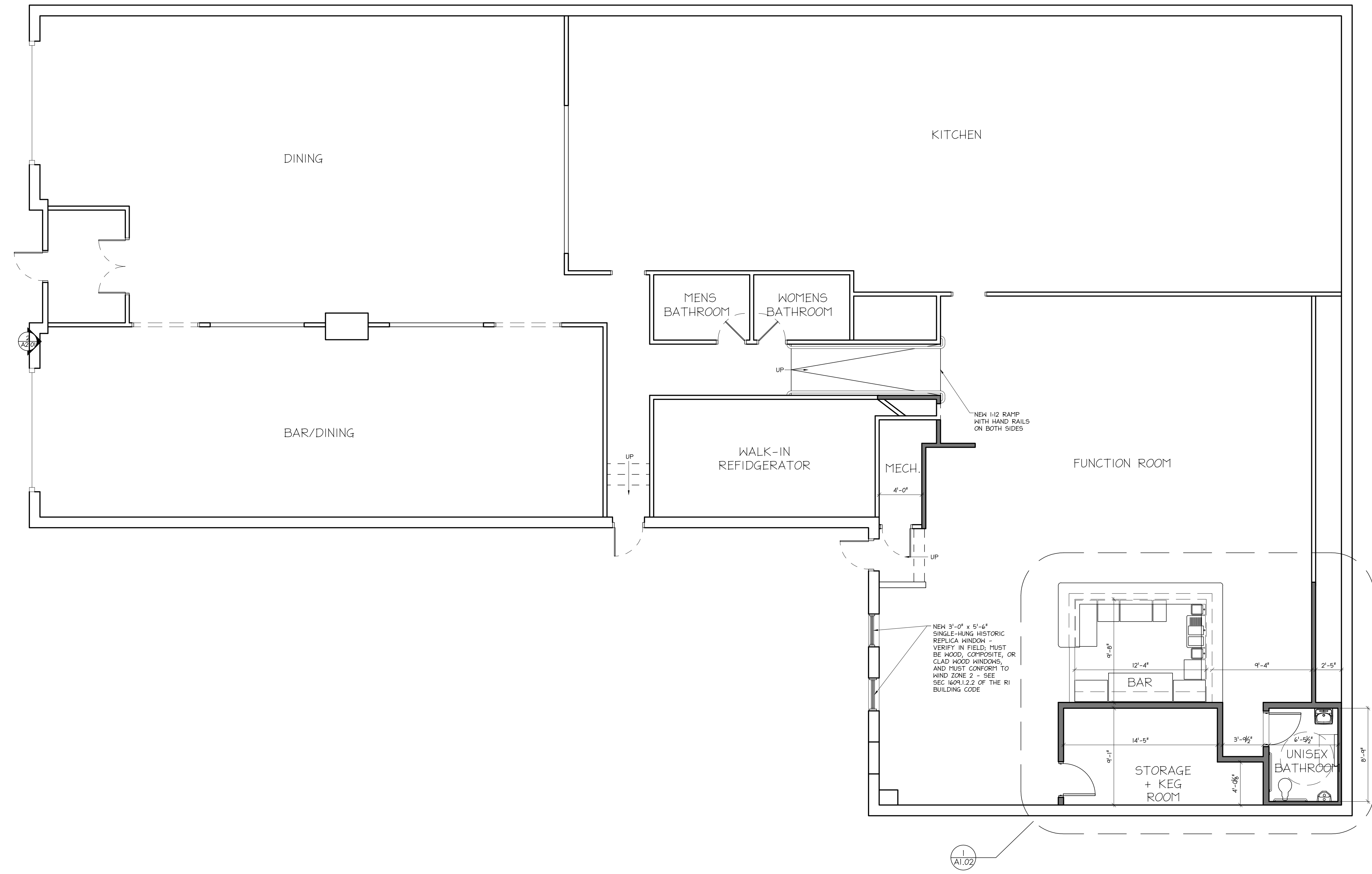






Project:
 PORTSIDE Architecture (US Imperial)
 Model: JLT-DESKTOP-02

Plotting: Remover's
 Date: File: S:\PORTSIDE RENOVATIONS\BARRY_LINDSAY\PORTSIDE.dwg
 Plotted By: color
 Plot Date: May 24, 2024 2:52pm

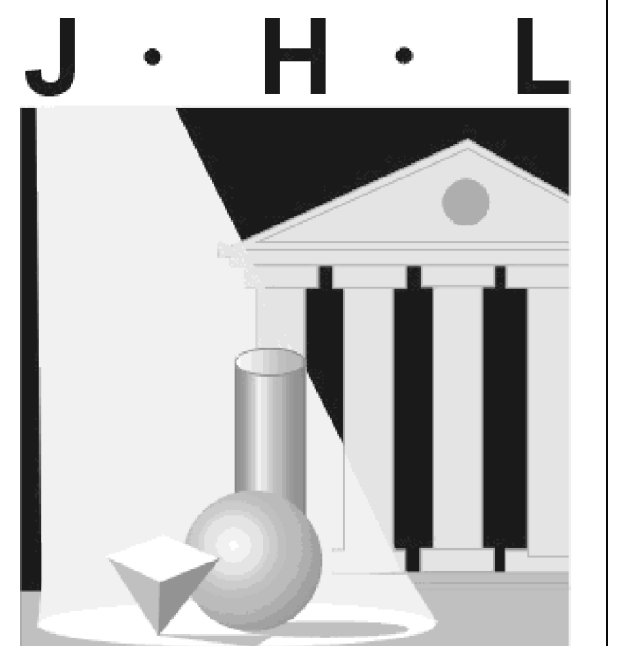


1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
- 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - 4: Large scale plans of details shall take precedence over smaller scale drawings.
 - 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - 6: All work to be performed and inspected as required by the local governing code enforcement office.
 - 7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

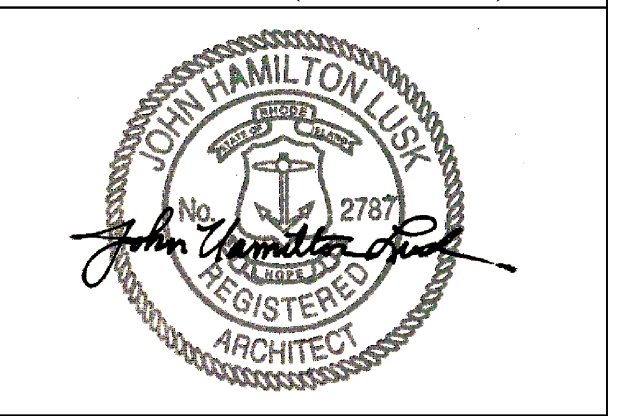
COPYRIGHT © 2023 - JHL TECTURE P.C.
 DRAWING ALTERATION:
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#	GENERAL REVISIONS	REVISION DESCRIPTION	DATE	BY
1				
2				
3				
4				
5				
6				
7				
8				



TECTURE
 ARCHITECT • ENGINEER, P. C.
 190 High Street • Bristol RI 02809
 401.396.9630 • Fax 401.410.0079

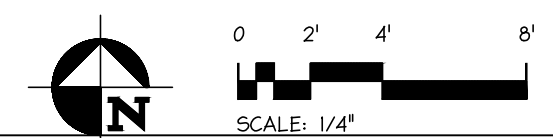
ISSUED FOR:
 PERMIT (05-29-24)



RENOVATION OF: PORTSIDE TAVERN

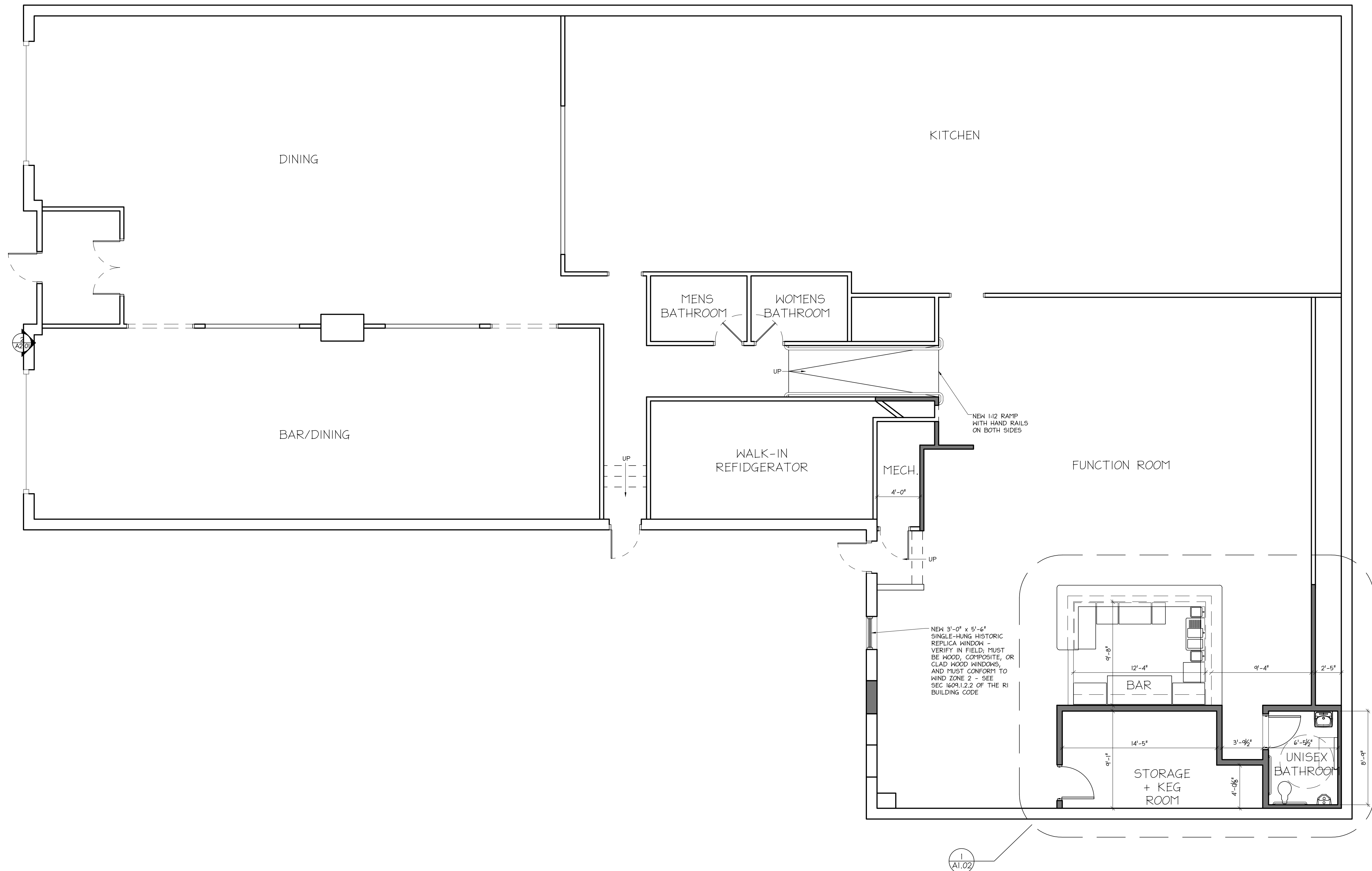
444 THAMES STREET
 BRISTOL, RI 02809
FIRST FLOOR PLAN

DATE: 11-30-23	DRAWING NUMBER: A1.01
SCALE: AS NOTED	
DRAWN BY: CRG	
PROJECT NUMBER: -	



Project:
PORTSIDE Architecture (US Imperial)
Node: JLT-DESKTOP-02

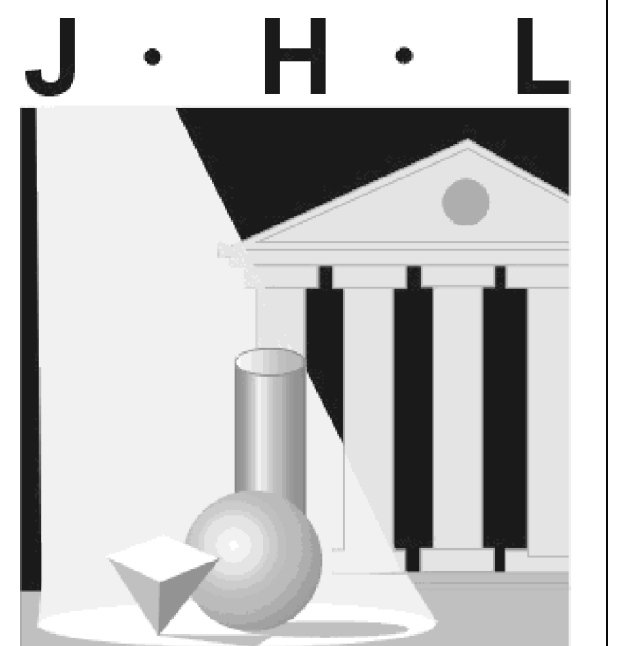
Plotting: Remover's
Date: 11-30-23
Plot File: S:\PORTSIDE RENOVATIONS\BARRY_LINDSAY\Plots\A1-01.dwg
Plotted By: color
Plot Date: May 24, 2024 2:52pm



- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

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#	REVISION DESCRIPTION	DATE	BY
1 <td>GENERAL REVISIONS <td></td> <td></td> </td>	GENERAL REVISIONS <td></td> <td></td>		



TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PERMIT (05-29-24)

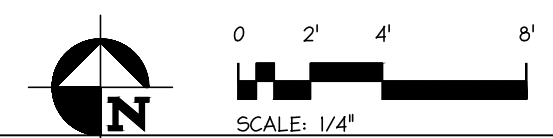


RENOVATION
OF:
**PORTSIDE
TAVERN**

444 THAMES STREET
BRISTOL, RI 02809
**FIRST FLOOR
PLAN**

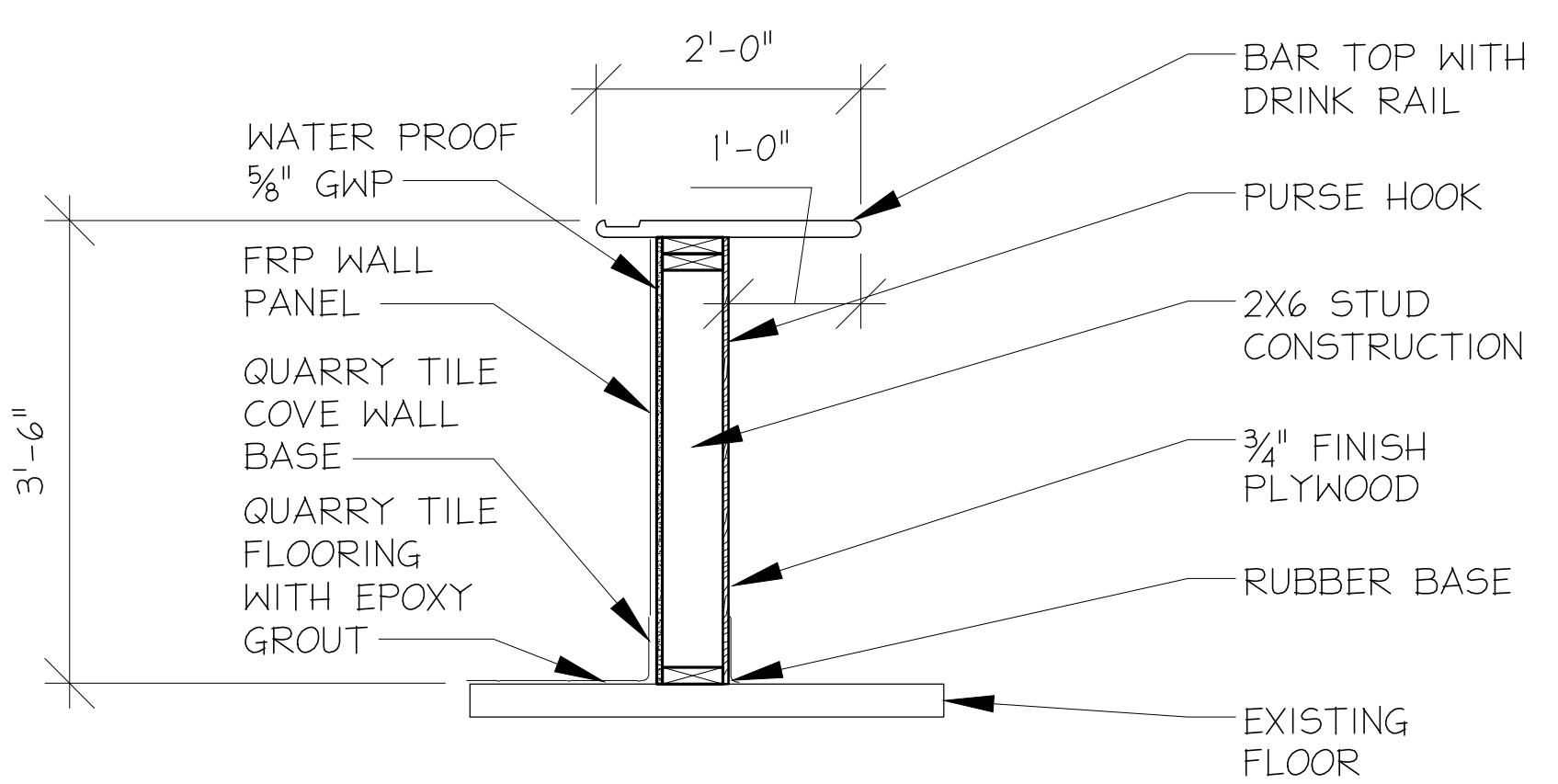
DATE: 11-30-23
SCALE: AS NOTED
DRAWN BY: CRG
PROJECT NUMBER:
DRAWING NUMBER:
**A1.01
ALT**

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

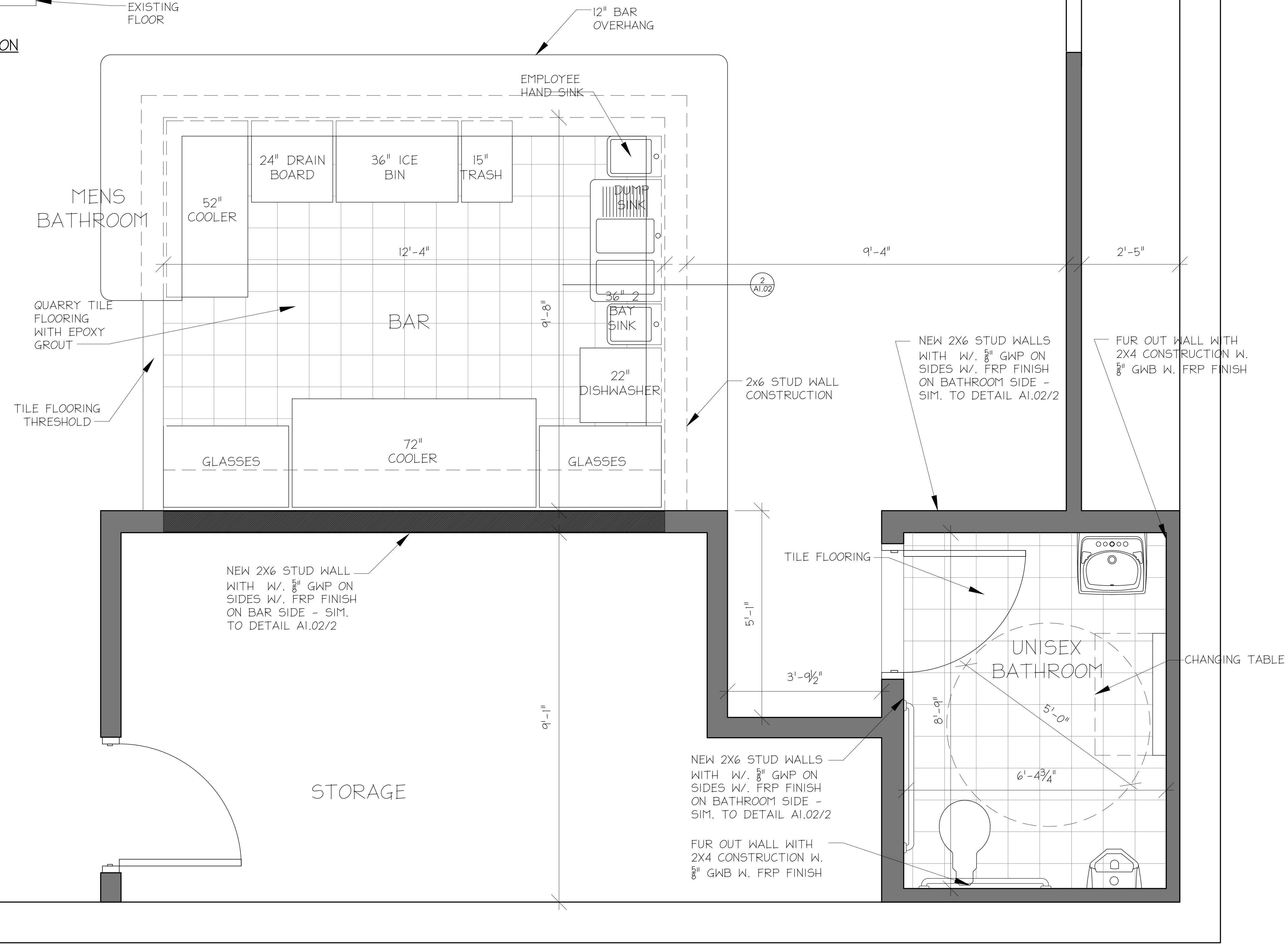


Project: PORTSIDE RENOVATIONS
 Architect: J.H.L. Architecture (US Imperial)
 Model: JLT-DEKTOP-02

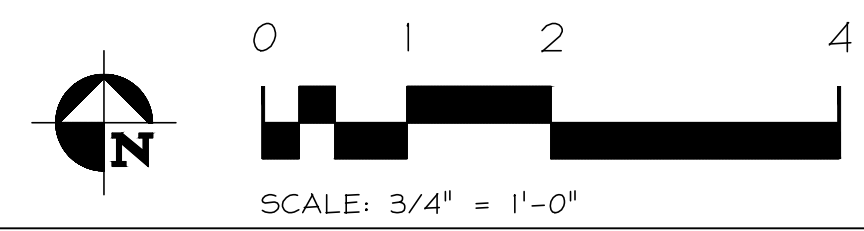
Plotting: Renovation's
 Date: 11-30-23
 Plotted By: color
 Plotter: HP DesignJet Z6800



2 BAR SECTION
SCALE: 3/4" = 1'-0"



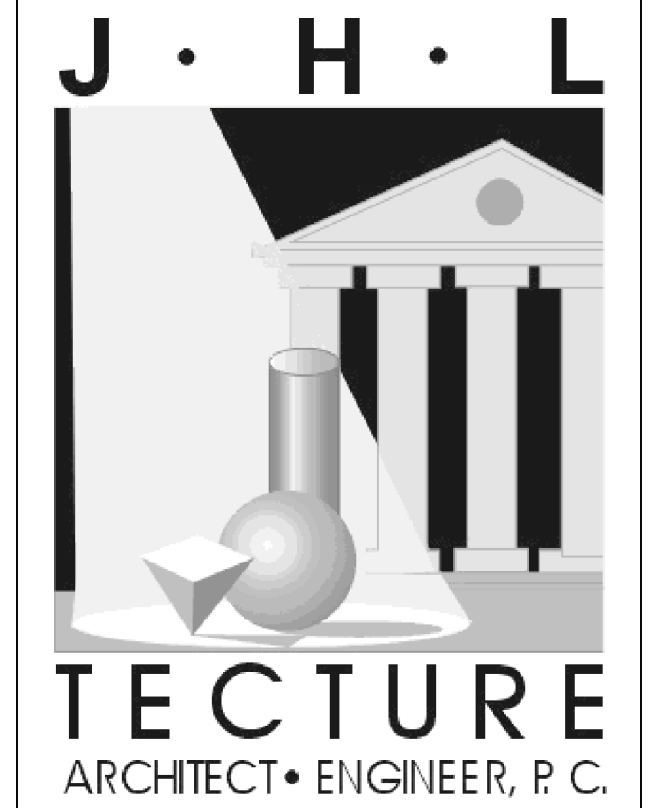
1 ENLARGED PLAN
SCALE: 3/4" = 1'-0"



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

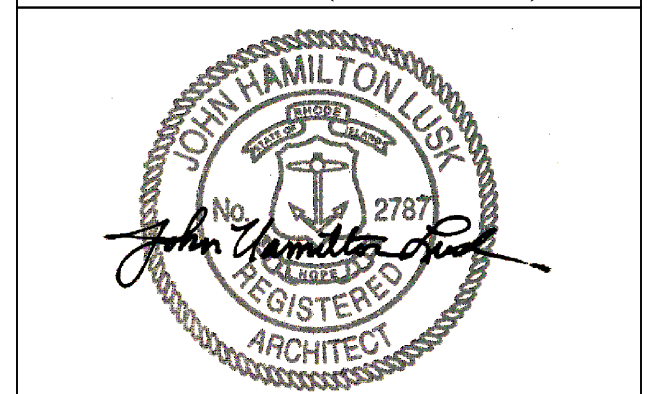
COPYRIGHT © 2023 - J.H.L. TECTURE P.C.
 DRAWING ALTERATION:
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#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS REF: A1.02/1		
2			
3			
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8			



190 High Street • Bristol RI 02809
 401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 PERMIT (05-29-24)



RENOVATION OF:
PORTSIDE TAVERN

444 THAMES STREET
 BRISTOL, RI 02809

FIRST FLOOR
 PLAN

DATE: 11-30-23
 SCALE: AS NOTED
 DRAWN BY: CRG
 PROJECT NUMBER:
 DRAWING NUMBER: **A1.02**

24-096



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 37 Burton

2. Plat # 15 Lot # 72

3. a. Applicant: tim meandro kelly broughal

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

Mailing Address:

Phone: 3479815948

Email: timmeandro@yahoo.com

4. a. Architect/Draftsman: ralph key

Phone: 7818380777

Email:

b. Contractor: ralph key

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

driveway fence 6ft high. 10 ft . across all wood.. . back yard filling spots for so puppy can not get out. all wood fencing

tim meandro kelly broughal

timothy meandro

Applicant's Name – Printed

Applicant's Signature

Date: June 24, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 37 BURTON ST ACRES: 0.0931 PARCEL ID: 015-0072-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BROUGHAL, KELLY & MEANDRO, TIMOTHY TE CO - OWNER: MAILING ADDRESS: 37 BURTON ST ZONING: R-6 PATRIOT ACCOUNT #: 981	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1858 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 1/19/2021 BOOK & PAGE: 2084-224 SALE PRICE: 560,000 SALE DESCRIPTION: SELLER: FENSTER, ZACHARY A	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Gas PERCENT A/C: True # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2284 FINISHED BUILDING AREA: 1240 BASEMENT AREA: 522 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$196,900 YARD: \$6,500 BUILDING: \$254,400 TOTAL: \$457,800	
SKETCH	PHOTO



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Property:

Parcel Number: 15-72
CAMA Number: 15-72
Property Address: 37 BURTON ST

Mailing Address: BROUGHAL, KELLY & MEANDRO,
TIMOTHY TE
37 BURTON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-58
CAMA Number: 15-58
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R
TE
PO BOX 215
BARTON, VT 05822

Parcel Number: 15-59
CAMA Number: 15-59
Property Address: 107 HIGH ST

Mailing Address: MELLO, JOSEPH A.
107 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 15-60
CAMA Number: 15-60
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L.
24 NOYES AVE
BRISTOL, RI 02809

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

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

Parcel Number: 15-67
CAMA Number: 15-67
Property Address: 101 HIGH ST

Mailing Address: HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-68
CAMA Number: 15-68
Property Address: 22 NOYES AVE

Mailing Address: HANNEY MICHAEL J PEGGY
22 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-69
CAMA Number: 15-69
Property Address: 95 HIGH ST

Mailing Address: BENEVIDES, JOSEPH E.
23 AMBROSE DRIVE
BRISTOL, RI 02809

Parcel Number: 15-70
CAMA Number: 15-70
Property Address: 93 HIGH ST

Mailing Address: CAITO, DOUGLAS A. & ELIZABETH S. TE

93 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-71
CAMA Number: 15-71
Property Address: 87 HIGH ST

Mailing Address: AYERLE, ROBERT A. & CHRISTINE
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-1 CAMA Number: 16-1 Property Address: 85 HIGH ST	Mailing Address: JACOBS, DAVID LAURA TE 85 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-11 CAMA Number: 16-11 Property Address: 29 BURNSIDE ST	Mailing Address: TAVARES FAMILY INCOME-ONLY IRREVOCABLE TRUST 29 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-12 CAMA Number: 16-12 Property Address: 25 BURNSIDE ST	Mailing Address: FANTINI, JOANNE 169 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-2 CAMA Number: 16-2 Property Address: 36 BURTON ST	Mailing Address: SANTOLUPO, MICHAEL J. & SANTOLUPO, KAREN R. CO-TRUSTEES 36 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: SEGAL, THADDEUS G 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 16-6
CAMA Number: 16-6
Property Address: 22 BURTON ST

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-001
Property Address: 19 BURNSIDE ST

Mailing Address: HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-002
Property Address: 17 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-8
CAMA Number: 16-8-003
Property Address: 1 BURNSIDE ST

Mailing Address: HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

Parcel Number: 16-9
CAMA Number: 16-9
Property Address: 69 HIGH ST

Mailing Address: LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 20-34
CAMA Number: 20-34
Property Address: 106 HIGH ST

Mailing Address: FORREST, JOHN L. KATHRYN M. ETUX
TE
106 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-46
CAMA Number: 20-46
Property Address: 100 HIGH ST

Mailing Address: DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

Parcel Number: 20-47
CAMA Number: 20-47
Property Address: 96 94 HIGH ST

Mailing Address: MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

Parcel Number: 20-49
CAMA Number: 20-49
Property Address: 90 HIGH ST

Mailing Address: TIHEN, WILLIAM S. CAROL H.
90 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 20-62
CAMA Number: 20-62
Property Address: 82 HIGH ST

Mailing Address: WIP LLC
778 DARTMOUTH STREET
SOUTH DARTMOUTH, MA 02748

Parcel Number: 20-63
CAMA Number: 20-63
Property Address: 78 HIGH ST

Mailing Address: SYLVIA, FRANK J LORRAI
78 HIGH ST
BRISTOL, RI 02809



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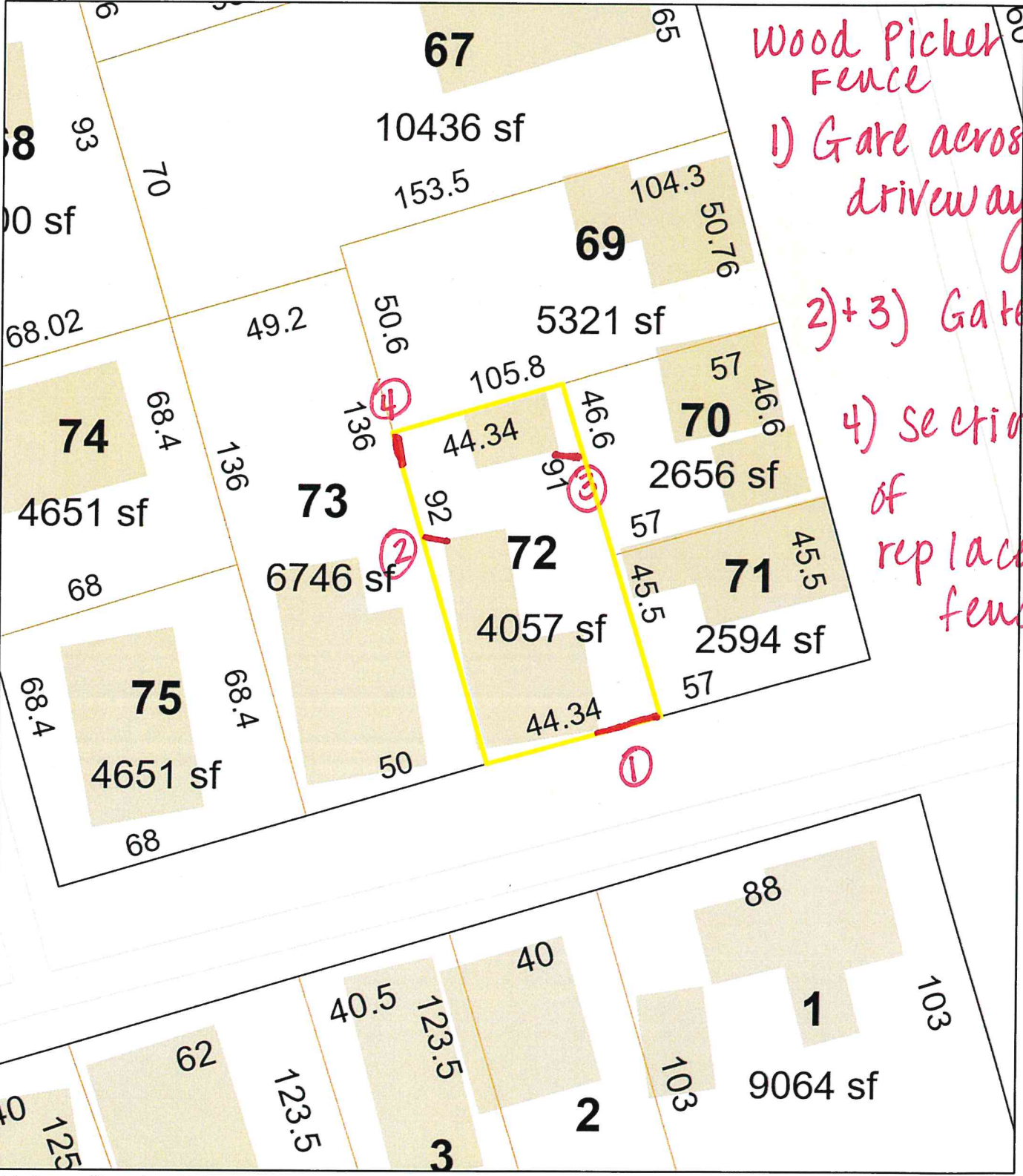
Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

June 3, 2024



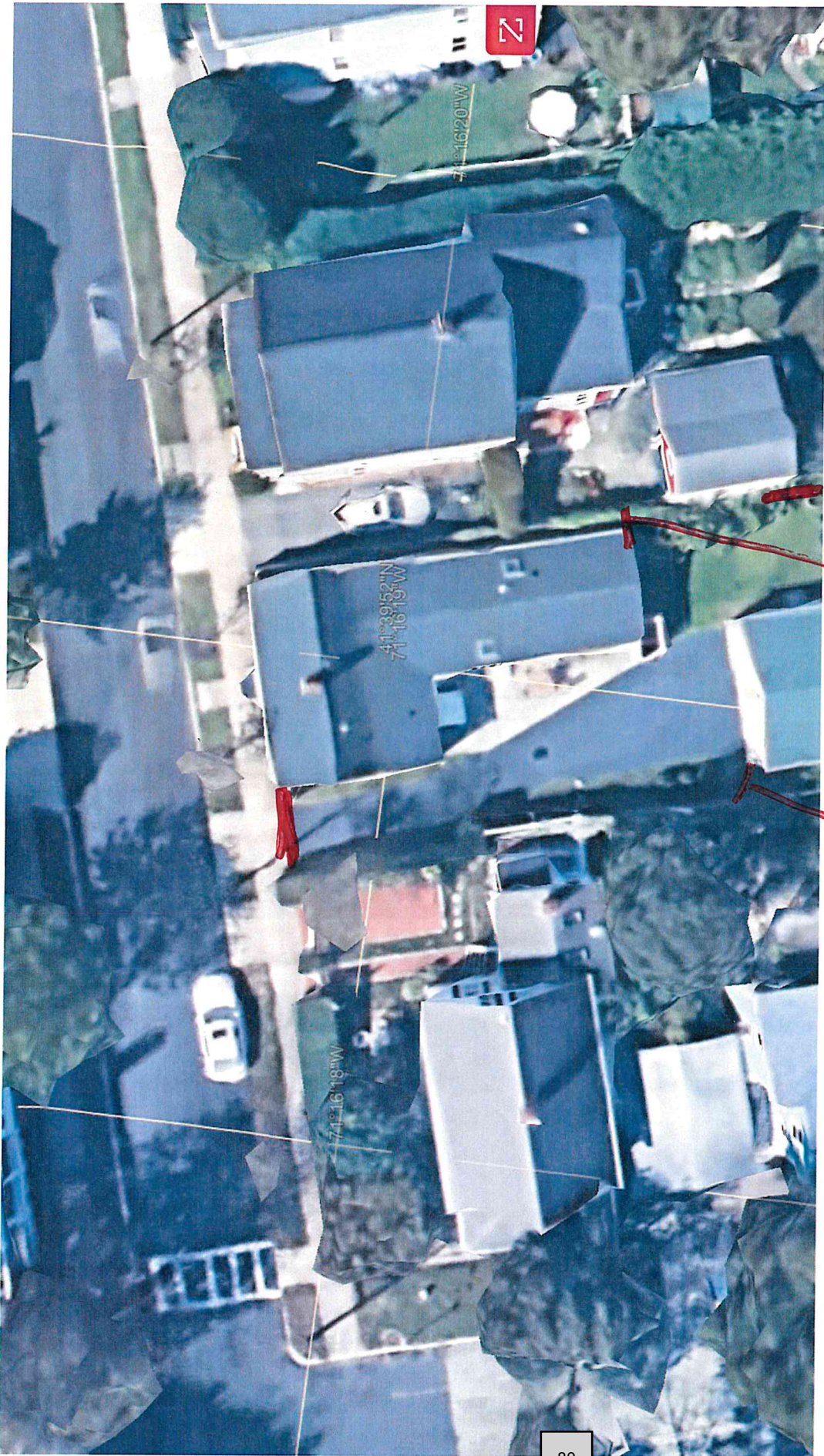
Wood Picket Fence

1) Gate across driveway

2)+3) Gates

4) section of replacement fence

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



2nd Floor
 GATES
 GATE







Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 248 Hope Street

2. Plat # 15 Lot # 19

3. a. Applicant: James Mambro

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

Mailing Address: 248 Hope street

Phone: 617-594-1936

Email: jamesmambro@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Kevin Sousa

Phone: 503-512-0074

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Replace existing cedar shingles on rear modern house addition with asphalt shingles that are consistent and match shingles used on the historic main house and porch.

We are also finding the expense of replacing cedar shingle roof with cedar is very expensive and costs 3 times more to replace cedar vs replacing the roof with same color asphalt shingles that match the color and material of the historic main home. it's also very impracticable to have a cedar roof in the rear addition of the home since it degrades quickly, because of the lack of sunshine in the rear of the home and begins growing moss almost immediately. Another cedar roof will not last. the existing cedar roof is leaking and missing shingles so it's critical we replace it with a more modern material.

We appreciate our historic home and do our best to maintain it, however,

we the option of using the same material and color shingles that are being used

on the main structure. the addition is a modern renovation, so if asphalt shingle were approved for use on existing historic main house, it's inconsistent to have cedar shingles only used on the modern rear addition.

7. Property History

James Mambro

James Mambro

Applicant's Name – Printed


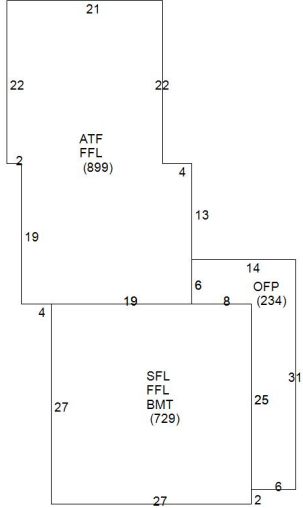
Applicant's Signature

Date: June 7, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<p>LOCATION: 248 HOPE ST ACRES: 0.2054 PARCEL ID: 015-0019-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: MAMBRO, JAMES D & CO - OWNER: CARYN M TE MAILING ADDRESS: 248 HOPE ST.</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 928</p>	<p>BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1794 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Hip ROOF COVER: Asphalt Shin</p>
SALE INFORMATION	BUILDING INTERIOR
<p>SALE DATE: 6/8/2018 BOOK & PAGE: 1942-297 SALE PRICE: 750,000 SALE DESCRIPTION: SELLER: BOSWORTH, MARCIA W TRUSTEE</p>	<p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Reg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 6 # OF METAL FIREPLACES: 2 # OF BASEMENT GARAGES: 0</p>
PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 4219 FINISHED BUILDING AREA: 2717 BASEMENT AREA: 729 # OF PRINCIPAL BUILDINGS: 1</p>	
ASSESSED VALUES	
<p>LAND: \$251,400 YARD: \$9,300 BUILDING: \$564,700 TOTAL: \$825,400</p>	
SKETCH	PHOTO
	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Property:

Parcel Number: 15-19
CAMA Number: 15-19
Property Address: 248 HOPE ST

Mailing Address: MAMBRO, JAMES D & CARYN M TE
248 HOPE ST.
BRISTOL, RI 02809

Abutters:

Parcel Number: 11-1
CAMA Number: 11-1
Property Address: 265 HOPE ST

Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 11-15 CAMA Number: 11-15-001 Property Address: 221 HOPE ST	Mailing Address: BROWN, MURIEL M. 221 HOPE ST UNIT# 1 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-002 Property Address: 221 HOPE ST	Mailing Address: BURNETT, ROBIN D & BURNETT, BETH MCCANN CO-TRUST 221 HOPE ST UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-003 Property Address: 221 HOPE ST	Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F. TE 221 HOPE ST, Unit 3 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-004 Property Address: 221 HOPE ST	Mailing Address: LUBECK, KATHLEEN R. CO-TRST KATHLEEN LUBECK LIV TRST AGMT 221 HOPE STREET UNIT 4A BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-005 Property Address: 221 HOPE ST 5	Mailing Address: KENNEDY, HOLLY P TRUSTEE 233 CLUB SUGARBUSH SOUTH WARREN, VT 05674-4468
Parcel Number: 11-15 CAMA Number: 11-15-006 Property Address: 221 HOPE ST	Mailing Address: CURRY, MAUREEN C. EDWARD W. TE 221 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-007 Property Address: 221 HOPE ST	Mailing Address: ASCIOLLA, NILA A 221 HOPE ST UNIT 7 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-008 Property Address: 221 HOPE ST	Mailing Address: JOHNSON, SUSAN E 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-009 Property Address: 221 HOPE ST	Mailing Address: PASQUAL, THOMAS A & JO-ANN TRUSTEES 221 HOPE ST UNIT # 9 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-010 Property Address: 221 HOPE ST	Mailing Address: JORDAN, KEVIN E. LINDA S. ETUX TE 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 30 PEABODY TERRACE CAMBRIDGE, MA 02138
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: DWYER, MARY L, TRUSTEE-MARY L DWYER TRUST 221 HOPE ST., UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W. LE MCKENNA, CAITLIN I. 221 HOPE ST, UNIT 16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-5 CAMA Number: 11-5 Property Address: 16 CONSTITUTION ST	Mailing Address: JENSEN, LEIF 16 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-10 CAMA Number: 15-10 Property Address: 52 CONSTITUTION ST	Mailing Address: 52 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST	Mailing Address: 48 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST	Mailing Address: O'HARE, ALEXA RIANNE & MATTHEW R. TE 46 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-13 CAMA Number: 15-13 Property Address: 44 CONSTITUTION ST	Mailing Address: CORREIA, MANUEL A. JR FILOMENA 6 CEDARWOOD DR RIVERSIDE, RI 02915



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 15-14 CAMA Number: 15-14 Property Address: 40 CONSTITUTION ST	Mailing Address: BAER, BANKARD F. ET UX RAYNE GILL BAER 40 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-15 CAMA Number: 15-15 Property Address: 36 CONSTITUTION ST	Mailing Address: PARENT, CHERYL A LE CROWELL, LISA ANN 36 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-16 CAMA Number: 15-16 Property Address: 262 HOPE ST	Mailing Address: DESJARDINS, MICHAEL & MELISSA ANN TE 33 PEARL ST BRIDGEWATER, MA 02324
Parcel Number: 15-17 CAMA Number: 15-17 Property Address: 256 HOPE ST	Mailing Address: ELMER, PHILIP W - TRUSTEE ELMER INVESTMENT TRUST 256 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-18 CAMA Number: 15-18 Property Address: 254 HOPE ST	Mailing Address: ALESSANDRO, CANDACE H. 254 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-22 CAMA Number: 15-22 Property Address: 19 PLEASANT ST	Mailing Address: SOUSA, AUGUSTINE P. LE COCHRAN, LORI J. 144 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 15-23 CAMA Number: 15-23 Property Address: 15 PLEASANT ST	Mailing Address: BOWERS, BRENDEN T 15 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-24 CAMA Number: 15-24 Property Address: 11 PLEASANT ST	Mailing Address: SPENCE, GERARD BRIAN CARTER & PEARCE-SPENCE, EMILY TRUSTEES- SPENCE & PEARCE-SPENCE TRUST 11 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-25 CAMA Number: 15-25 Property Address: 7 PLEASANT ST	Mailing Address: TASSONI, LORETTA TRUSTEE 7 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-26 CAMA Number: 15-26 Property Address: 240 HOPE ST	Mailing Address: ANTHONY, STEPHEN B. ANNE M. 240 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, ROBERT K IRENE K TE 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 15-35
CAMA Number: 15-35
Property Address: 234 HOPE ST

Mailing Address: SOUSA, LOUIS A & CATHERINE Q TE
234 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-36
CAMA Number: 15-36
Property Address: 232 HOPE ST

Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE
232 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-84
CAMA Number: 15-84
Property Address: 260 HOPE ST

Mailing Address: AMESBURY, CHRISTOFER & NICOLE M
TE
15 ANSELMO DR
PORTSMOUTH, RI 02871-1519

Parcel Number: 15-97
CAMA Number: 15-97
Property Address: 244 HOPE ST

Mailing Address: ANDERSON, KIM R KAHLA
244 HOPE ST
BRISTOL, RI 02809



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Colonial Slate¹



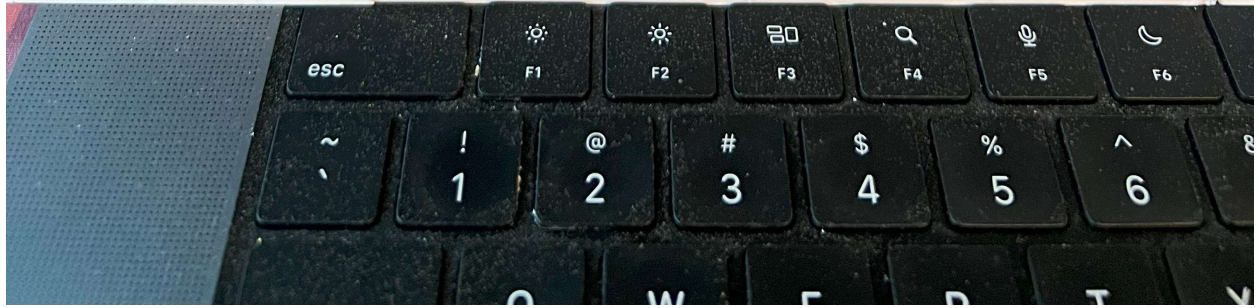
Desert Rose¹



Driftwood¹



Estate Gray¹







Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 124 Hope St

2. Plat # 16 Lot # 34

3. a. Applicant: Christian Brown

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

Mailing Address:

Phone: 401-954-8907

Email: kelc1446@gmail.com

4. a. Architect/Draftsman: Vincent Pacifico

Phone: 401-203-3191

Email: vincentpacifico@pacific-visions.com

b. Contractor: TBD

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

The removal of a rear gable dormer and two windows on the north side of the home. The addition of a rear shed dormer on the north side of the home. The addition of attic windows on both the east and west facades. Refer to Scope of Work Report for full project description.

7. Property History

Christian Brown

Christian Brown

Applicant's Name – Printed

Applicant's Signa

Date: June 13, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 124 HOPE ST ACRES: 0.1651 PARCEL ID: 016-0034-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BROWN, CHRISTIAN & CO - OWNER: KELCIE A TE MAILING ADDRESS: 124 HOPE ST ZONING: R-6 PATRIOT ACCOUNT #: 1035	BUILDING STYLE: Cape UNITS: 1 YEAR BUILT: 1820 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 7/14/2017 BOOK & PAGE: 1900-160 SALE PRICE: 537,500 SALE DESCRIPTION: SELLER: HOLLAND, MATTHEW R	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3104 FINISHED BUILDING AREA: 1666 BASEMENT AREA: 952 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$337,900 YARD: \$7,500 BUILDING: \$303,200 TOTAL: \$648,600	
SKETCH	PHOTO



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Property:

Parcel Number: 16-34
CAMA Number: 16-34
Property Address: 124 HOPE ST

Mailing Address: BROWN, CHRISTIAN & KELCIE A TE
124 HOPE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 16-23
CAMA Number: 16-23
Property Address: 25 HIGH ST

Mailing Address: CIRILLO, LOUIS P TRUSTEE LOUIS J.
CIRILLO IRREVOCABLE T
28 CENTRAL ST
BRISTOL, RI 02809-1929

Parcel Number: 16-24
CAMA Number: 16-24
Property Address: 21 HIGH ST

Mailing Address: STONE, RANDALL B. ET UX KAREN M.
STONE TE
21 HIGH ST.
BRISTOL, RI 02809

Parcel Number: 16-25
CAMA Number: 16-25
Property Address: 136 HOPE ST

Mailing Address: DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-26
CAMA Number: 16-26
Property Address: 120 HOPE ST

Mailing Address: STOLYAR, MARK G. ETUX TE &
LEVERTOV, YELENA
120 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-27
CAMA Number: 16-27
Property Address: 129 HOPE ST

Mailing Address: BRISTOL HOPE, LLC
84 CENTER SQUARE
EAST LONGMEADOW, MA 01028

Parcel Number: 16-28
CAMA Number: 16-28
Property Address: 119 HOPE ST

Mailing Address: LOBSTER POT REALTY INC.
PO BOX 905
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-001
Property Address: 4 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-002
Property Address: 6 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-003
Property Address: 8 WALLEY ST

Mailing Address: ABRAMS, RICHARD I JOAN
P O BOX 899
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-004
Property Address: 10 WALLEY ST

Mailing Address: ABRAMS, RICHARD I JOAN
P O BOX 899
BRISTOL, RI 02809



www.cai-tech.com

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200 feet Abutters List Report

Bristol, RI
July 05, 2024

Parcel Number: 16-35 CAMA Number: 16-35 Property Address: 30 WALLEY ST	Mailing Address: BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
Parcel Number: 16-40 CAMA Number: 16-40 Property Address: 131 HOPE ST	Mailing Address: EDDLESTON, STEVEN R & GLORIA B TRUSTEES 131 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-49 CAMA Number: 16-49 Property Address: 39 HIGH ST	Mailing Address: RAIOLA, LISA J. 39 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-50 CAMA Number: 16-50 Property Address: 132 HOPE ST	Mailing Address: BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST 132 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-51 CAMA Number: 16-51 Property Address: 125 HOPE ST	Mailing Address: HERRESHOFF, HALSEY C, TRUSTEE HALSEY C HERRESHOFF REVOCABLE TRUST 125 HOPE ST BRISTOL, RI 02809
Parcel Number: 20-84 CAMA Number: 20-84 Property Address: 20 HIGH ST	Mailing Address: KILVERT, ELIZABETH TRUSTEE ELIZABETH KILVERT TRUST 20 HIGH ST BRISTOL, RI 02809
Parcel Number: 21-21 CAMA Number: 21-21 Property Address: 18 HIGH ST	Mailing Address: RI PROPERTY WIRE, LLC (66.67%) & ALPHA HOLDINGS, LLC (33.33%) 15 CIRCLE ST RUMFORD, RI 02916
Parcel Number: 21-22 CAMA Number: 21-22 Property Address: 10 HIGH ST	Mailing Address: MIRICK ROBERT A & MIRICK PAMELA A TE 10 HIGH ST BRISTOL, RI 02809
Parcel Number: 21-24 CAMA Number: 21-24 Property Address: 2 HIGH ST	Mailing Address: ROCKLEDGE, LLC PO BOX 27 BRISTOL, RI 02809



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Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Historical details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified¹**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty²**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-3/4"	74"	60-3/4"	119-1/2"	LC40-LC70	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OX, XO)	59-1/4"	74"	119-1/2"	119-1/2"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-1/2"	LC30-LC45	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-1/2"	LC25-LC40	0.29-0.32	0.15-0.42	-	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 ³	0.30 - 0.36	0.15 - 0.46	31	
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Grilles

Integral Light Technology®

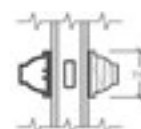
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



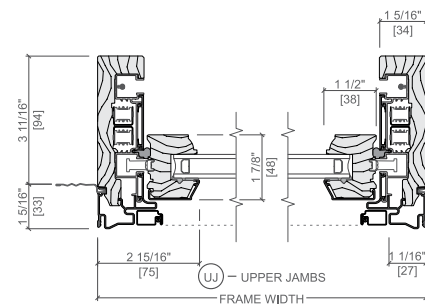
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

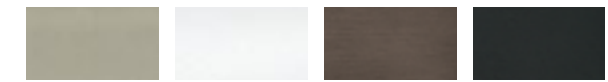


Fold-away Crank
Antiek

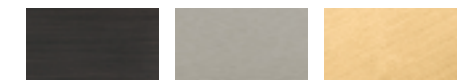


Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.

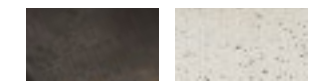


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

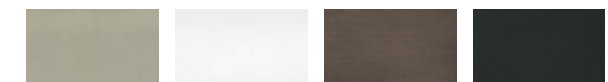


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5,6}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

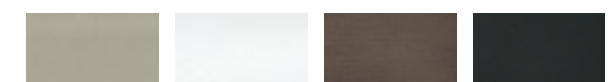


Sliding Patio Door Handle
Standard

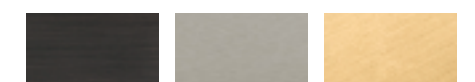


Multi-Slide Patio Door Handle^{5,6}

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

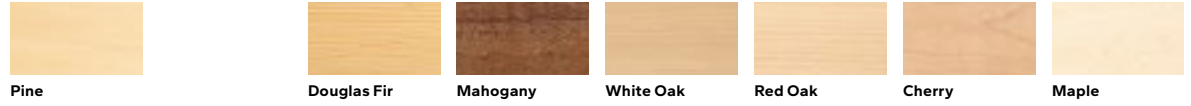
^{5,6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
³ Ratings are contingent on product configurations.
⁴ Color-matched to your product's interior and exterior color.
⁵ Flush multi-slide handle is a Pella exclusive design.
⁶ Flush multi-slide handle is not available in Champagne.
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

RENOVATION AND ADDITION FOR: 124 HOPE STREET BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET NOT FOR CONSTRUCTION 03 JULY 2024



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
495 Hope Street STE 5
Bristol, RI
401.203.3191
info@pacific-visions.com
Pacific-Visions.com
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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:
124 HOPE STREET
 124 HOPE STREET
 BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
03 JULY 2024

HISTORIC DISTRICT COMMISSION SET
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS	

COVER

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

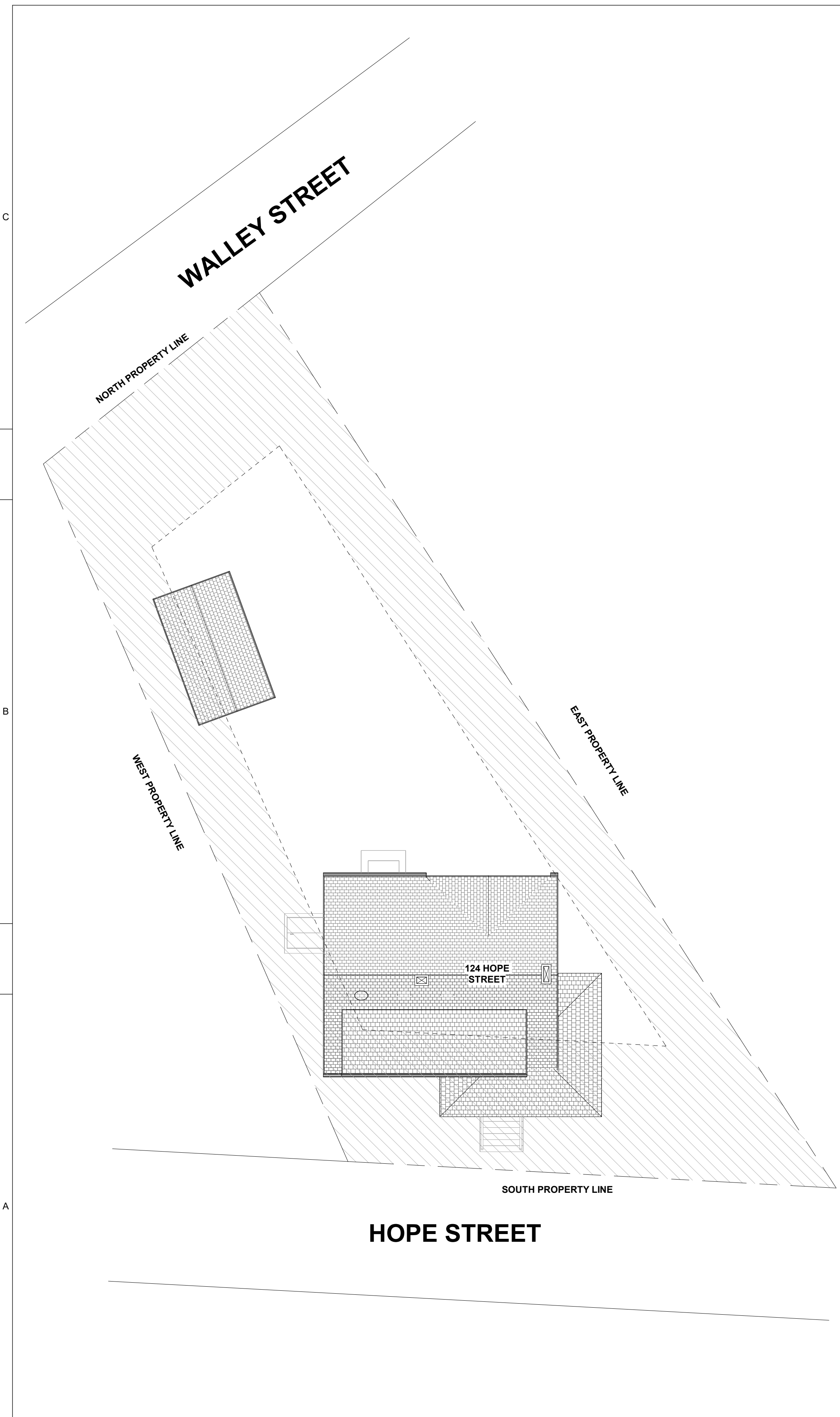
G0.00

MECHANICAL,
ELECTRICAL,
AND PLUMBING

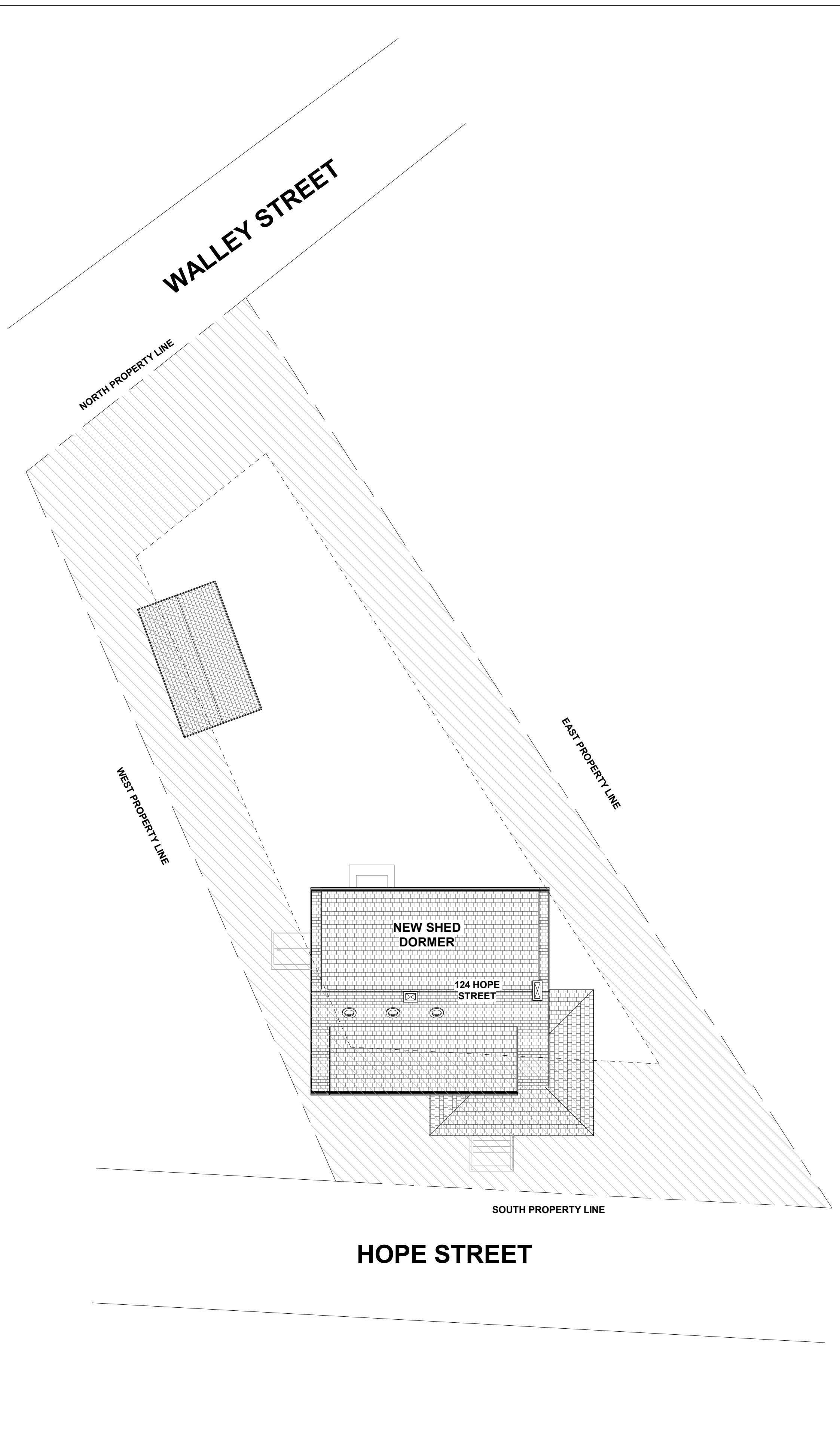
TO BE
PERMITTED
DESIGN BUILD

DRAWING LIST	
Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G1.00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
EX1.00	EXISTING BASEMENT FLOOR PLAN
EX1.01	EXISTING FIRST FLOOR PLAN
EX1.02	EXISTING SECOND FLOOR PLAN
EX1.03	EXISTING ATTIC FLOOR PLAN
EX1.04	EXISTING ROOF PLAN
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING EXTERIOR ELEVATIONS
EX4.01	EXISTING BUILDING SECTIONS
EX12.01	EXISTING EXTERIOR 3D VIEWS
04 - PROPOSED	
A1.00	BASEMENT FLOOR PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ATTIC FLOOR PLAN
A1.04	ROOF PLAN
A3.01	SOUTH ELEVATION
A3.02	EAST ELEVATION
A3.03	NORTH ELEVATION
A3.04	WEST ELEVATION
A4.01	BUILDING SECTIONS
A9.10	WINDOW TYPES & SCHEDULE
A12.01	EXTERIOR 3D VIEWS
A12.02	EXTERIOR RENDERING





A5 EXISTING SITE PLAN
 G1.00 Scale: 3/32" = 1'-0"



A3 PROPOSED SITE PLAN
 G1.00 Scale: 3/32" = 1'-0"

ZONING SUMMARY

MBLU	16.34		
USE CODE	01 - SINGLE FAM		
DESIGNATED ZONE	R-6		
DISTRICT	RESIDENTIAL		
NEIGHBORHOOD	I		
FLOATING OVERLAY	N/A		
USE	SINGLE FAMILY		
ACREAGE	0.165		
YEAR BUILT	1820		
BUILDING STYLE	CAPE		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (SQFT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	20	20
BUILDING HEIGHT (FT.)	35	29	29
BUILDING STORIES	N/A	2.5	2.5
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	50	80	80
PARKING	2	2	2
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	20'	10	20

NOTE- SITE PLAN AND ZONING SUMMARY BASED ON INFORMATION PROVIDED ON TOWN GIS, VISION APPRAISAL AND FIELD VERIFICATION.



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RENOVATION AND ADDITION FOR:
124 HOPE STREET
 124 HOPE STREET
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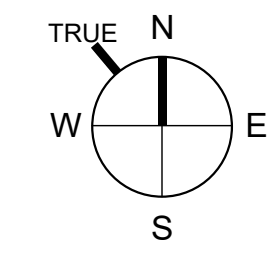
REVISIONS

ZONING PLANS & SUMMARY

DRAWN BY: TM / VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

G1.00

NORTH ARROW





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124 HOPE STREET
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BRISTOL, RHODE ISLAND, 02809

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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING BASEMENT FLOOR PLAN
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.00

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

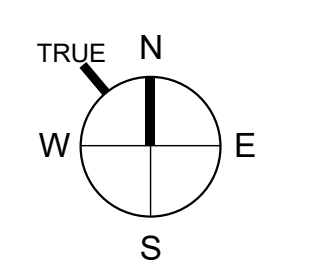
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR
- BATHROOM SCONCE LIGHT FIXTURE
- EXTERIOR SCONCE LIGHT FIXTURE
- LIGHT SWITCH
- DIMMER LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- ELECTRIC METER
- GAS METER
- CABLE JACK

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

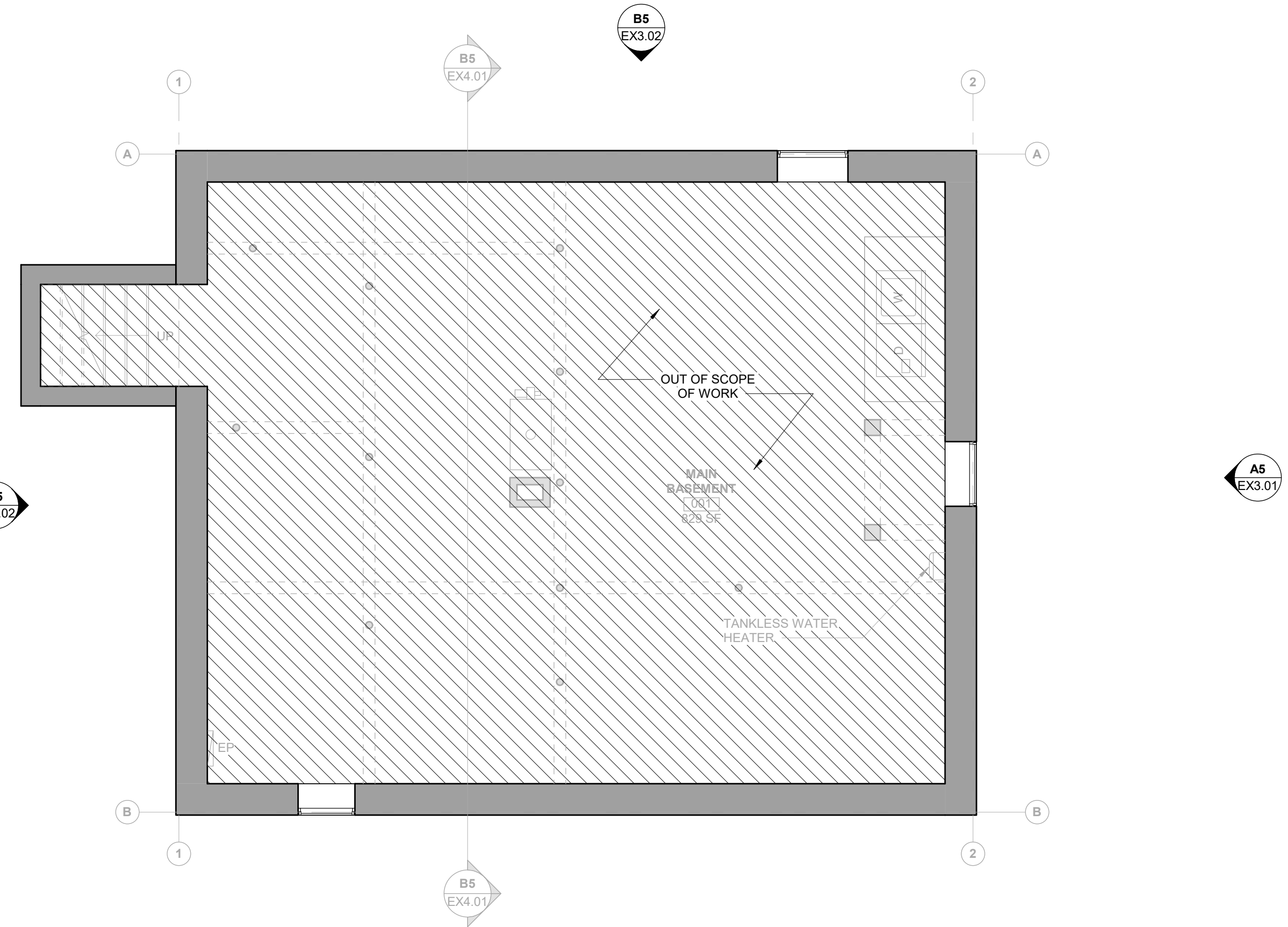


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.00 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



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REVISIONS	

EXISTING FIRST FLOOR PLAN

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.01

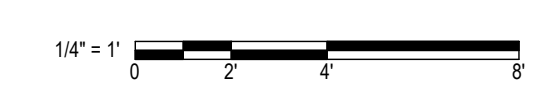
GENERAL NOTES

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- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
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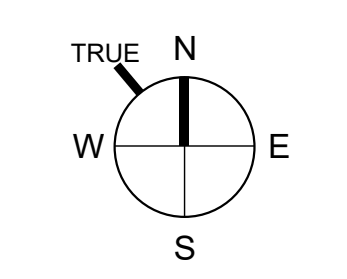
GENERAL SYMBOLS

- | | |
|--|--------------------------------------|
| P1 PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| S1 BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| SE1 EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| S LIGHT SWITCH | E ELECTRIC METER |
| SD DIMMER LIGHT SWITCH | G GAS METER |
| S3 THREE WAY LIGHT SWITCH | CABLE JACK |
| CEILING FAN | |

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

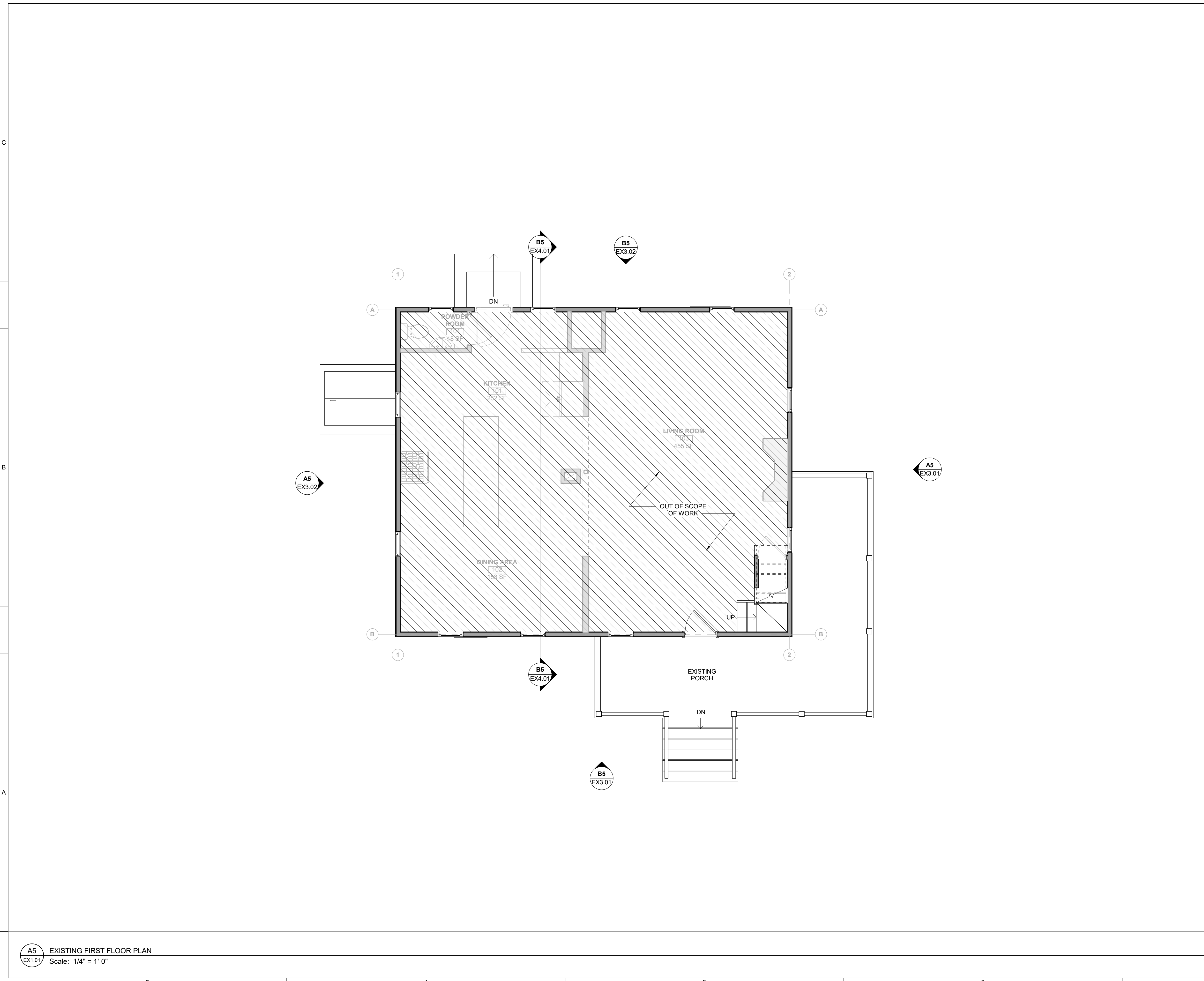


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.01 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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03 JULY 2024

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REVISIONS	

EXISTING SECOND FLOOR PLAN

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.02

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
SD DIMMER LIGHT SWITCH	G GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

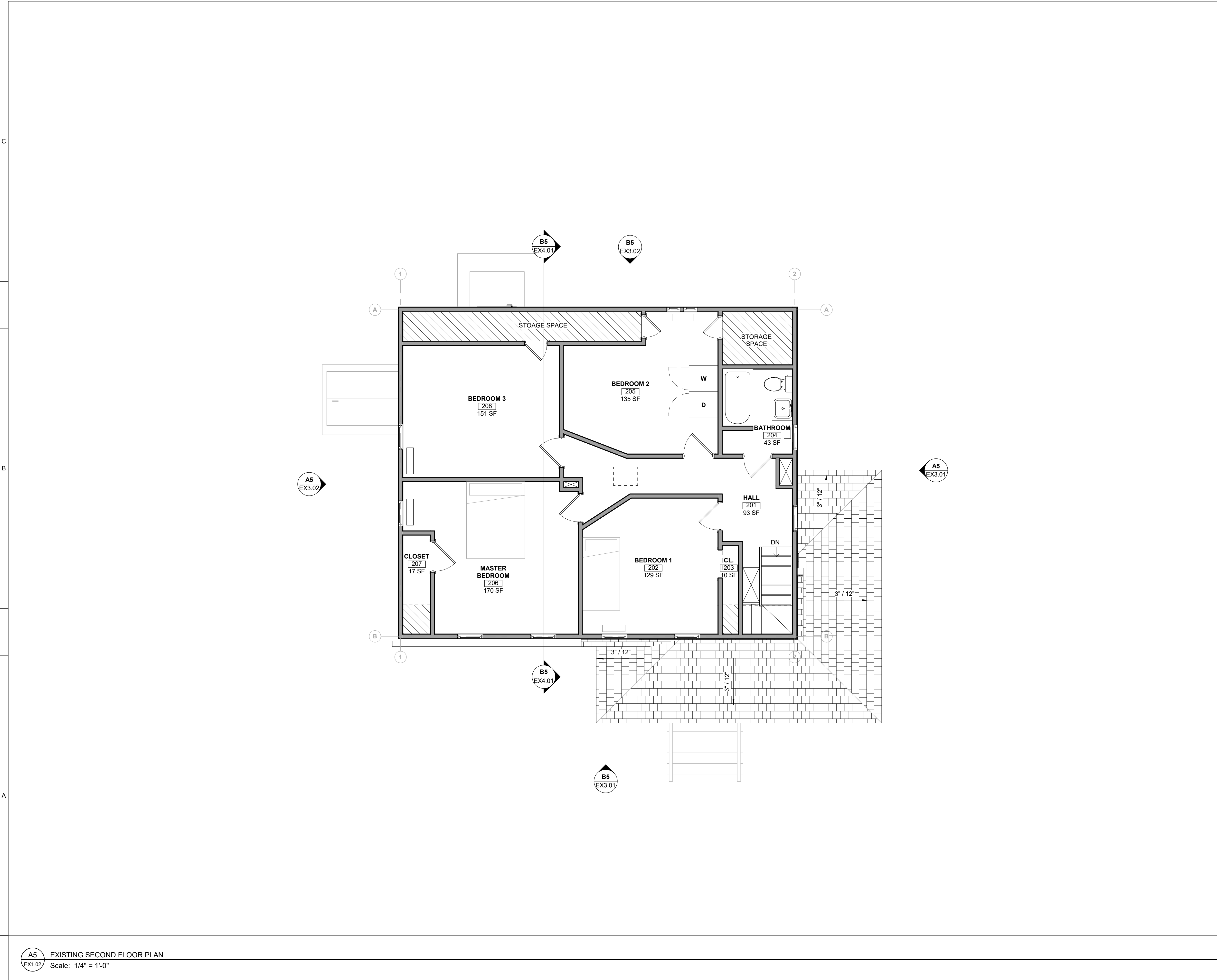
1/4" = 1' 0 2 4 8

NORTH ARROW

TRUE N
W | N | E
S

WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



A5 EX1.02 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:
124 HOPE STREET
 124 HOPE STREET
 BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
 ISSUED FOR : HDC
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 03 JULY 2024

HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION

EXISTING ATTIC FLOOR PLAN
 DRAWN BY: TM
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

EX1.03

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

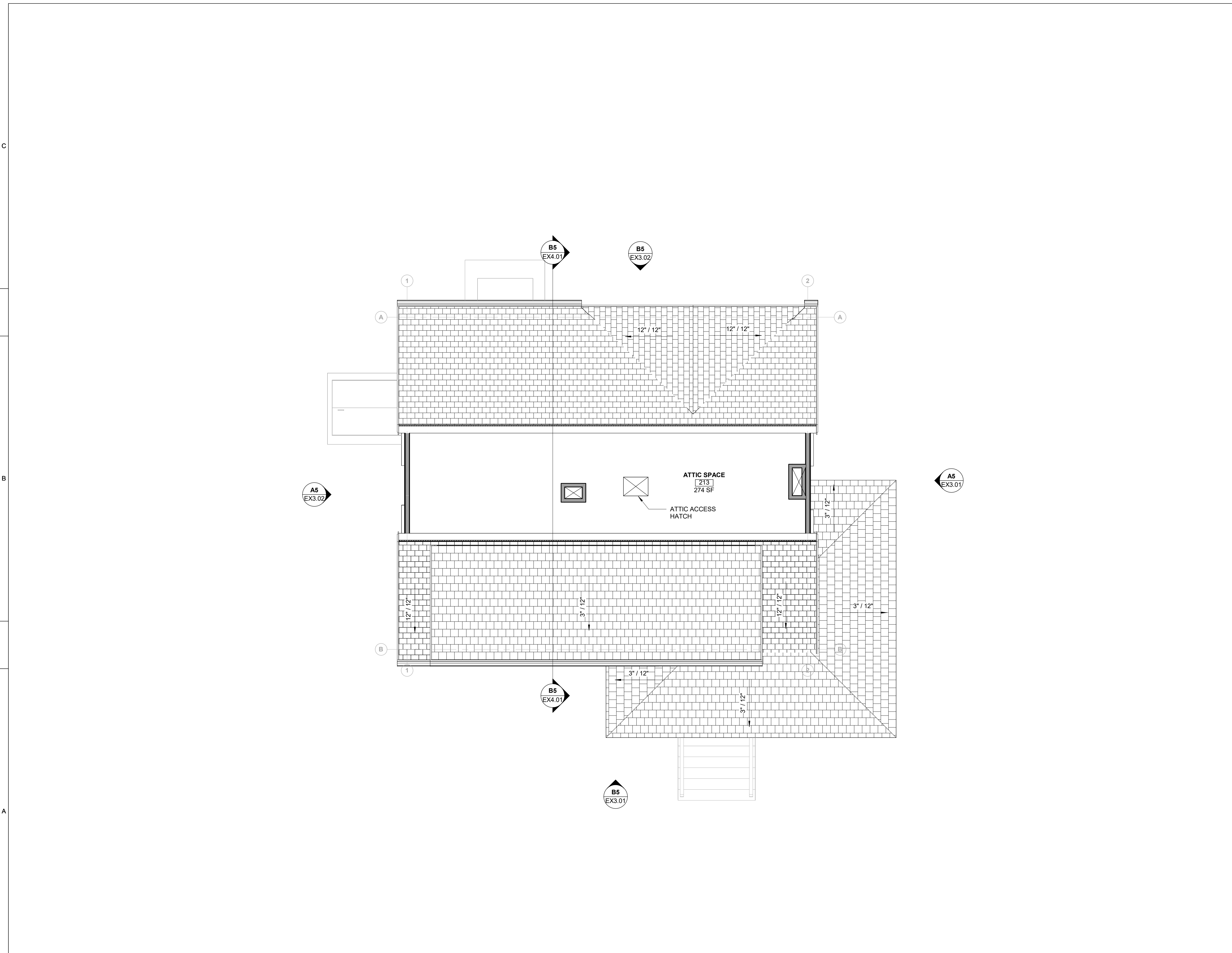
P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
SD DIMMER LIGHT SWITCH	G GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

NORTH ARROW

WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



A5 EX1.03 EXISTING ATTIC FLOOR PLAN
 Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240312
124 HOPE STREET
RENOVATION AND ADDITION FOR:
124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
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03 JULY 2024

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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING ROOF PLAN
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

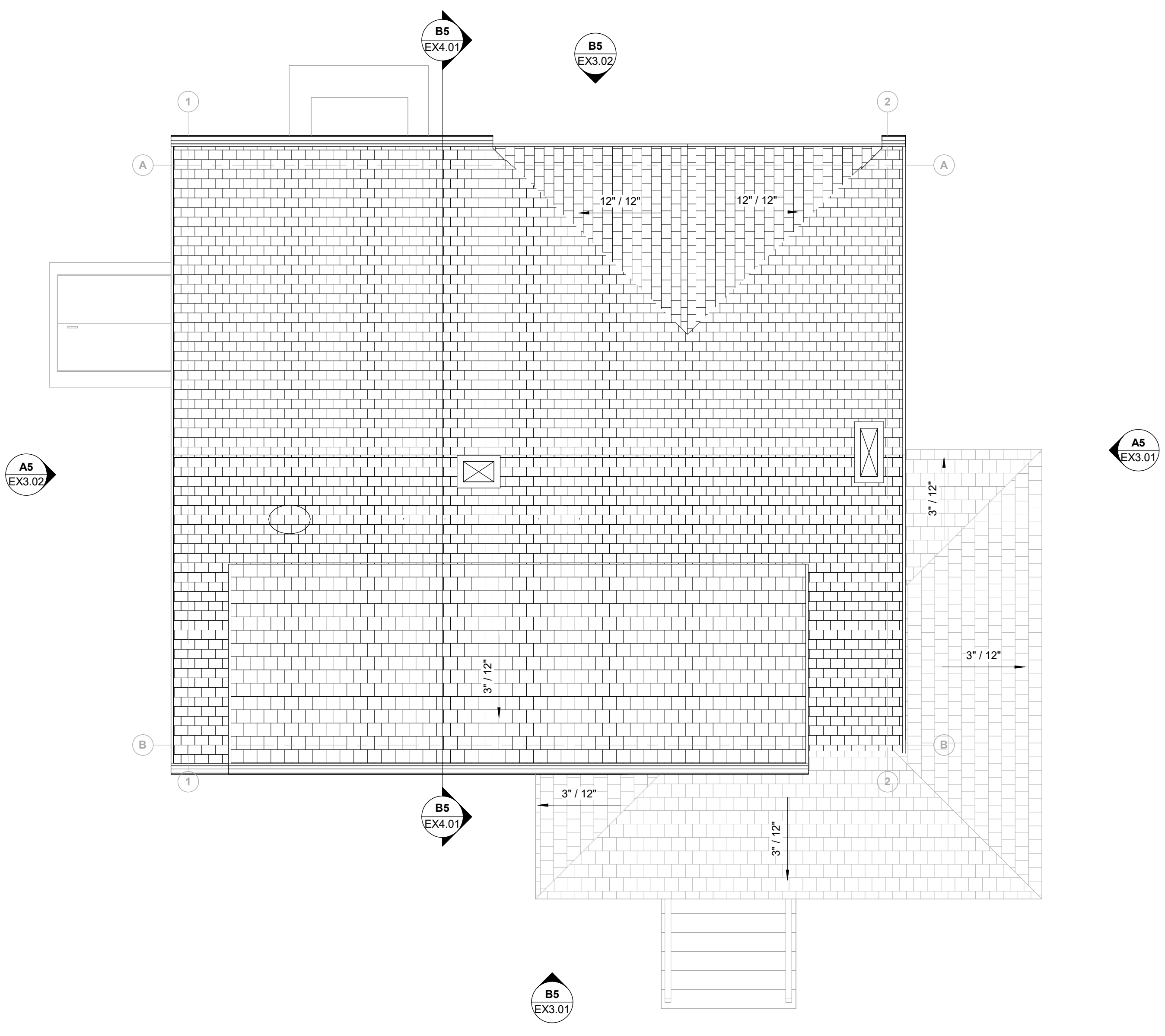
EX1.04

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

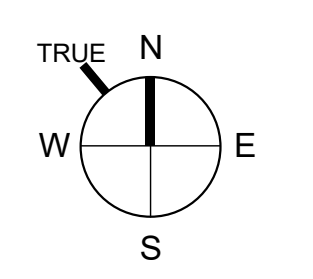
- | | |
|--|--------------------------------------|
| P1 PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| S1 BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| SE1 EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| S LIGHT SWITCH | E ELECTRIC METER |
| SD DIMMER LIGHT SWITCH | G GAS METER |
| S3 THREE WAY LIGHT SWITCH | CABLE JACK |
| CEILING FAN | |



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



NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION

A5 EX1.04 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:
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 124 HOPE STREET
 BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
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 03 JULY 2024

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REVISIONS

NO.	DESCRIPTION

EXISTING EXTERIOR ELEVATIONS
 DRAWN BY: TM
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

EX3.01

- GENERAL NOTES**
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
 - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 EX3.01 EXISTING SOUTH EXTERIOR ELEVATION
 Scale: 1/4" = 1'-0"



A5 EX3.01 EXISTING EAST EXTERIOR ELEVATION
 Scale: 1/4" = 1'-0"



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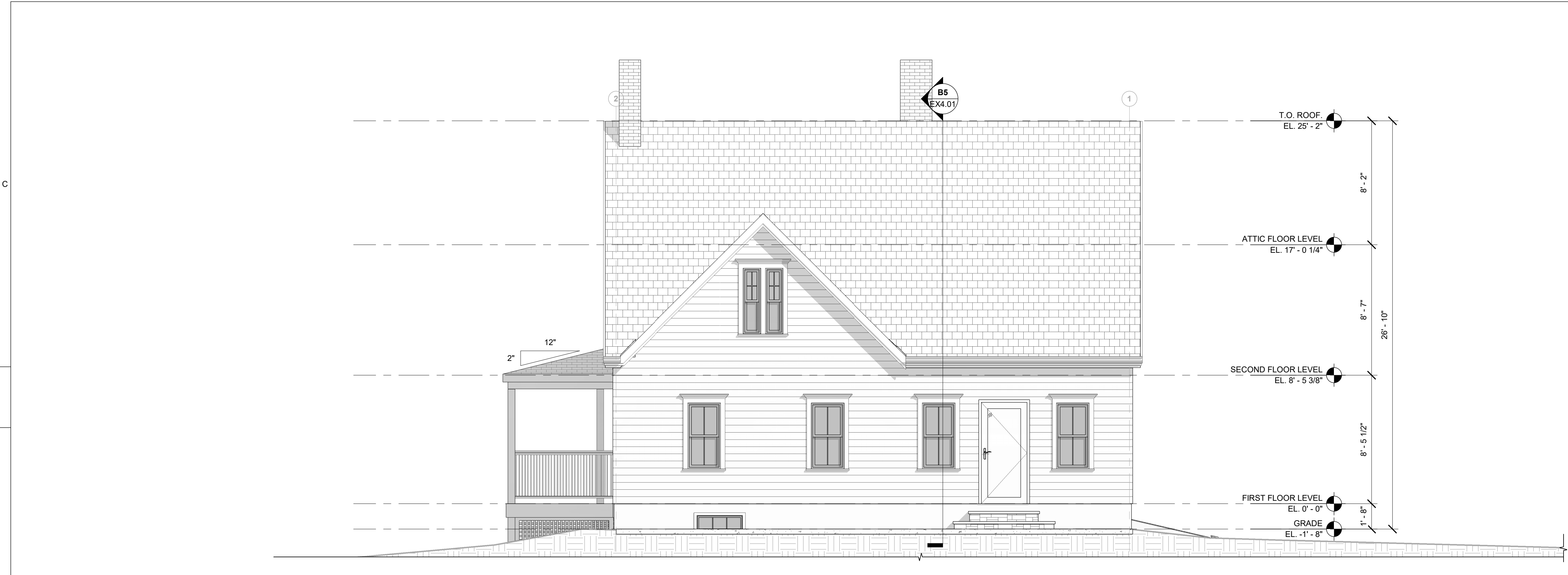
REVISIONS

NO.	DESCRIPTION

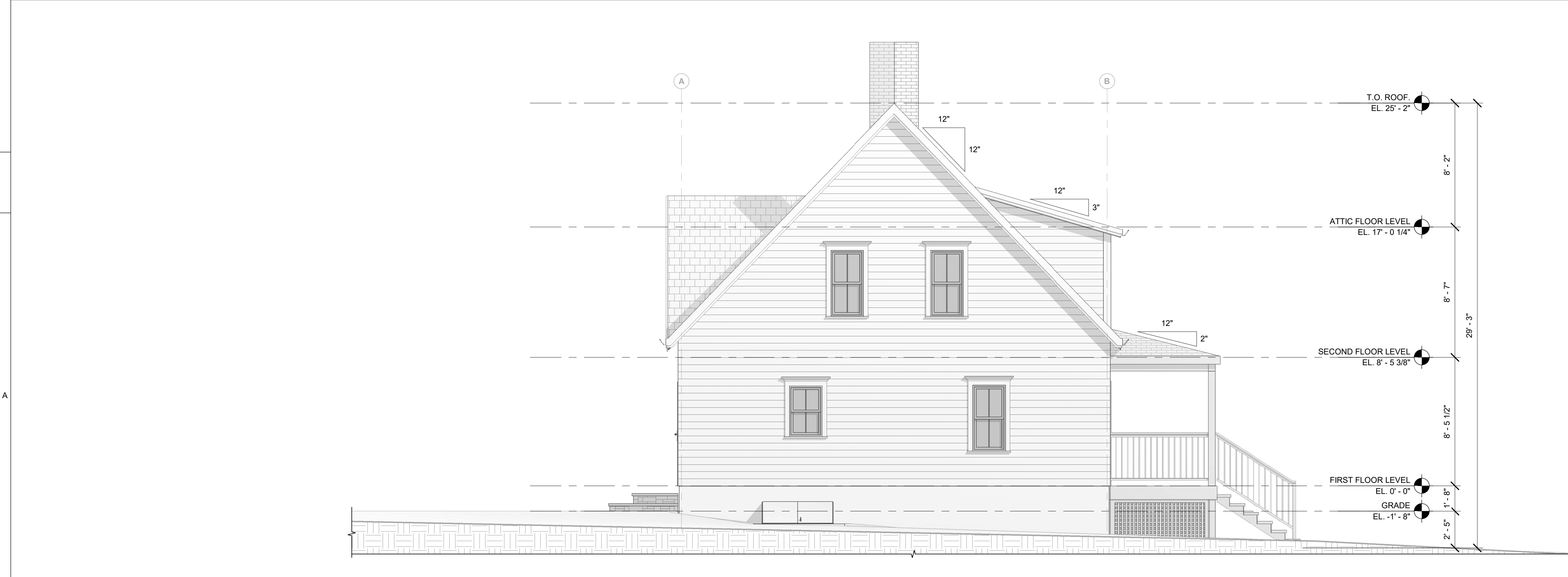
EXISTING EXTERIOR ELEVATIONS
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX3.02

- GENERAL NOTES**
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
 - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 EX3.02 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 EX3.02 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:
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HISTORIC DISTRICT COMMISSION SET
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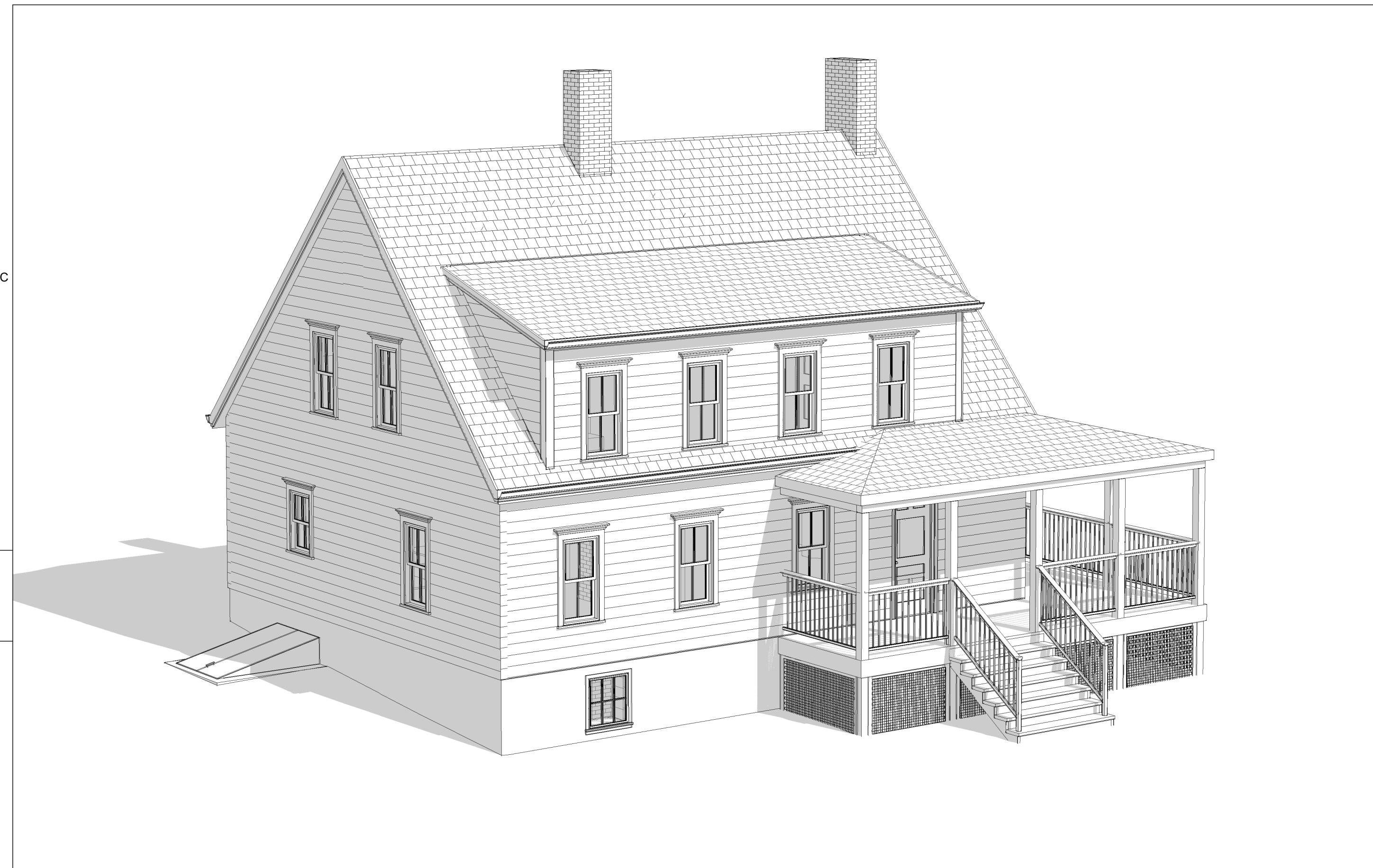
REVISIONS

NO.	DESCRIPTION	DATE

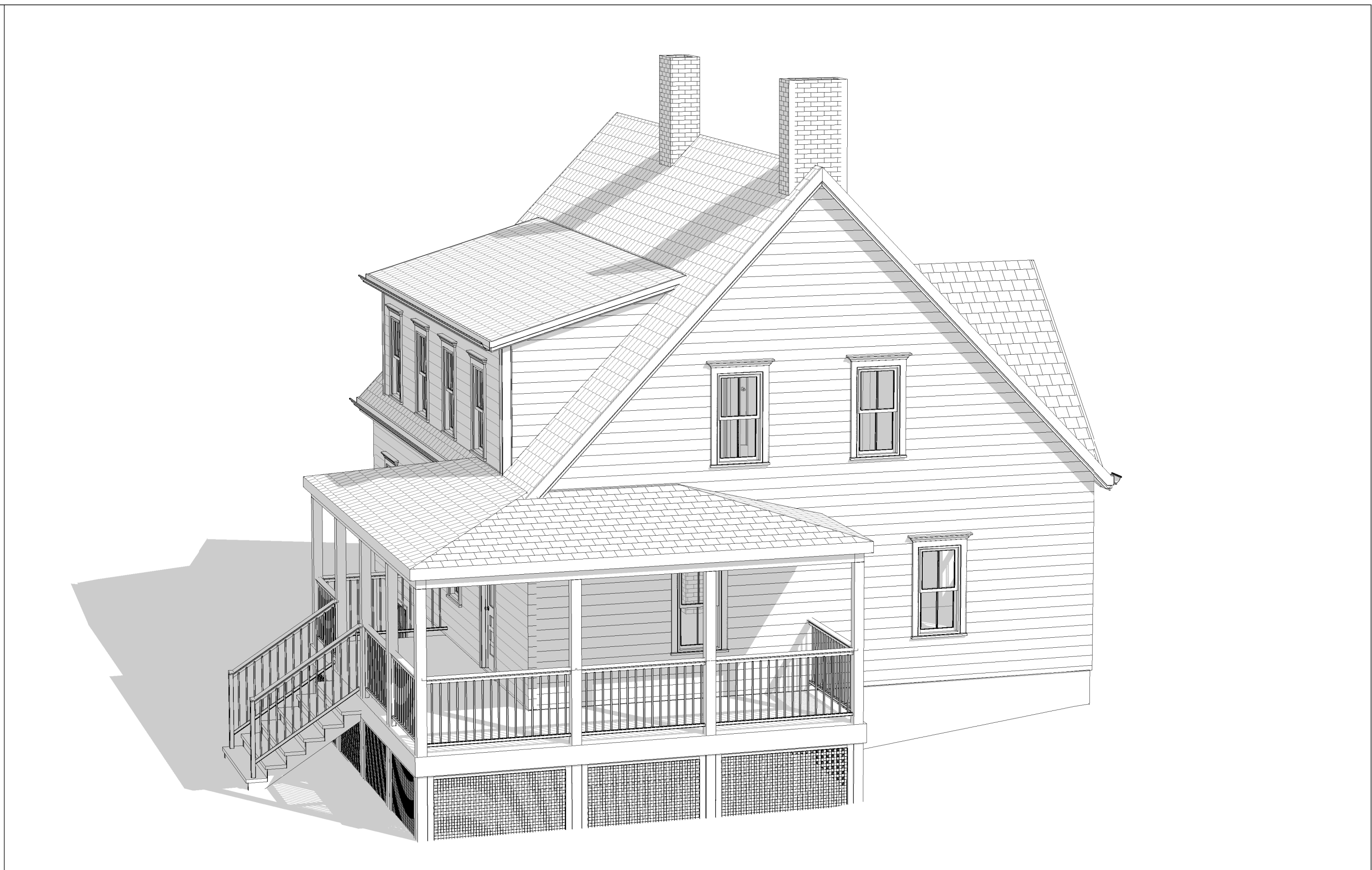
EXISTING EXTERIOR 3D VIEWS

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

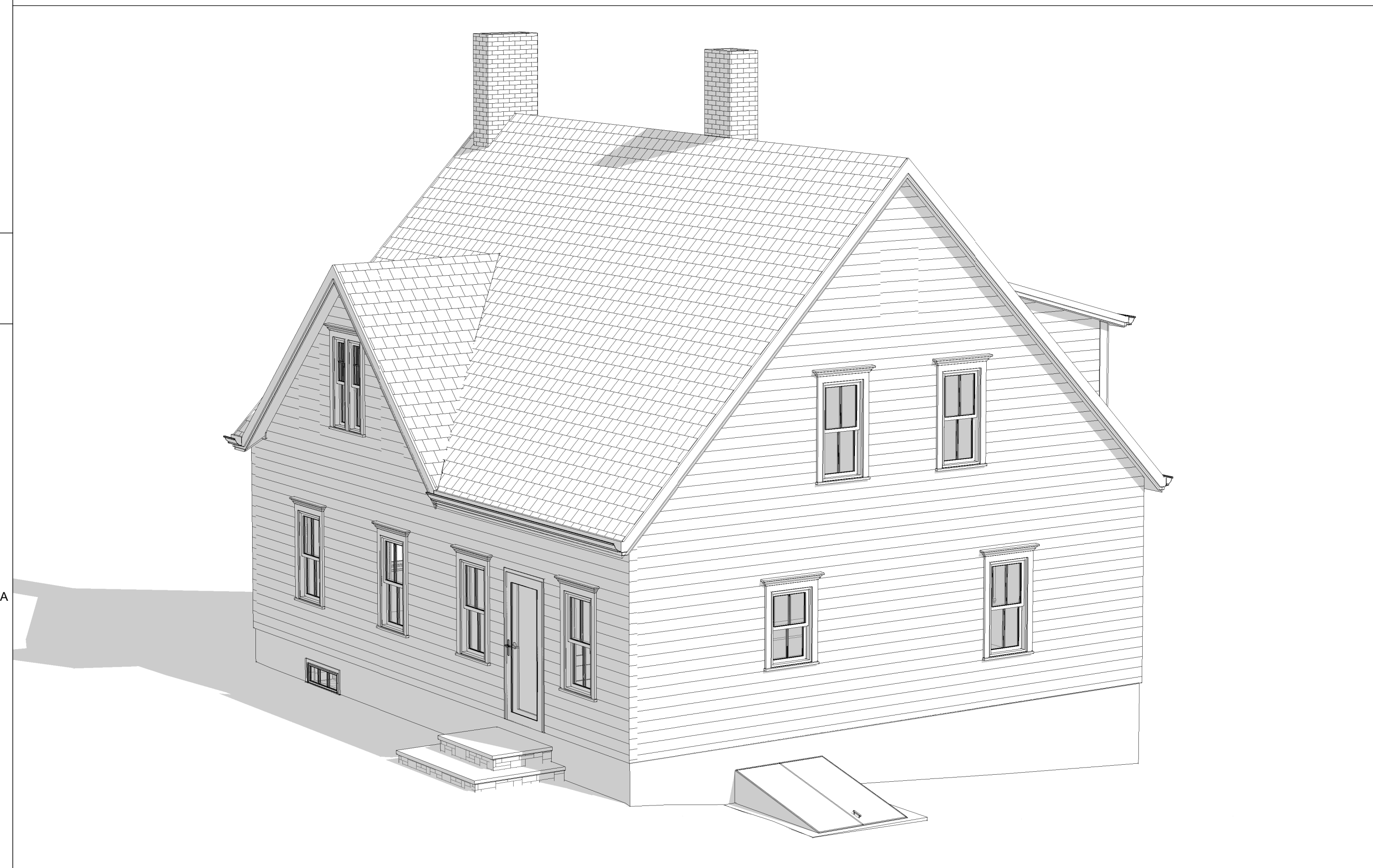
EX12.01



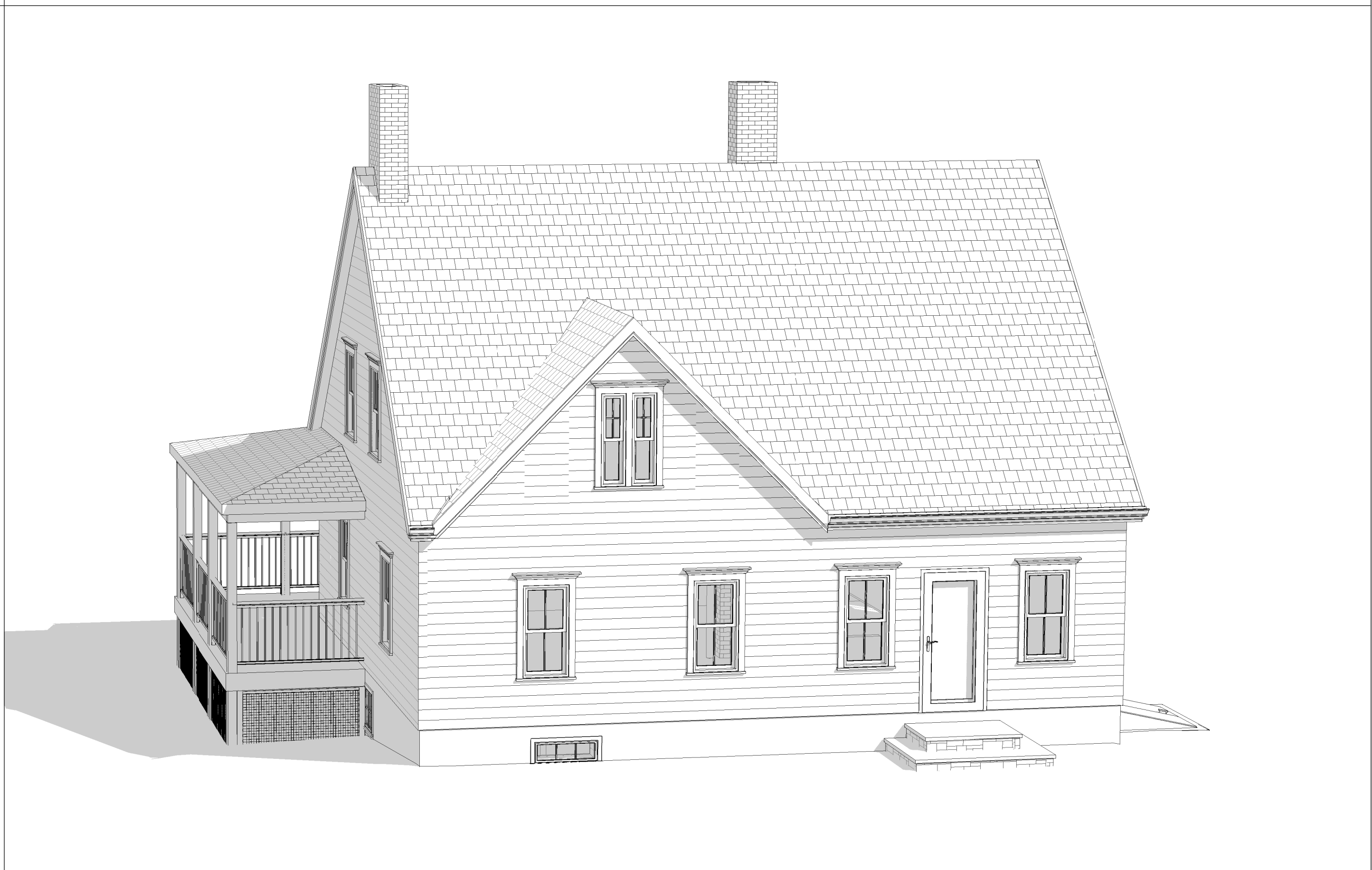
B5 EXISTING 3D VIEW 1
EX12.01 Scale:



B3 EXISTING 3D VIEW 2
EX12.01 Scale:



A5 EXISTING 3D VIEW 3
EX12.01 Scale:



A3 EXISTING 3D VIEW 4
EX12.01 Scale:



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HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION

BASEMENT FLOOR PLAN
 DRAWN BY: VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

A1.00

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

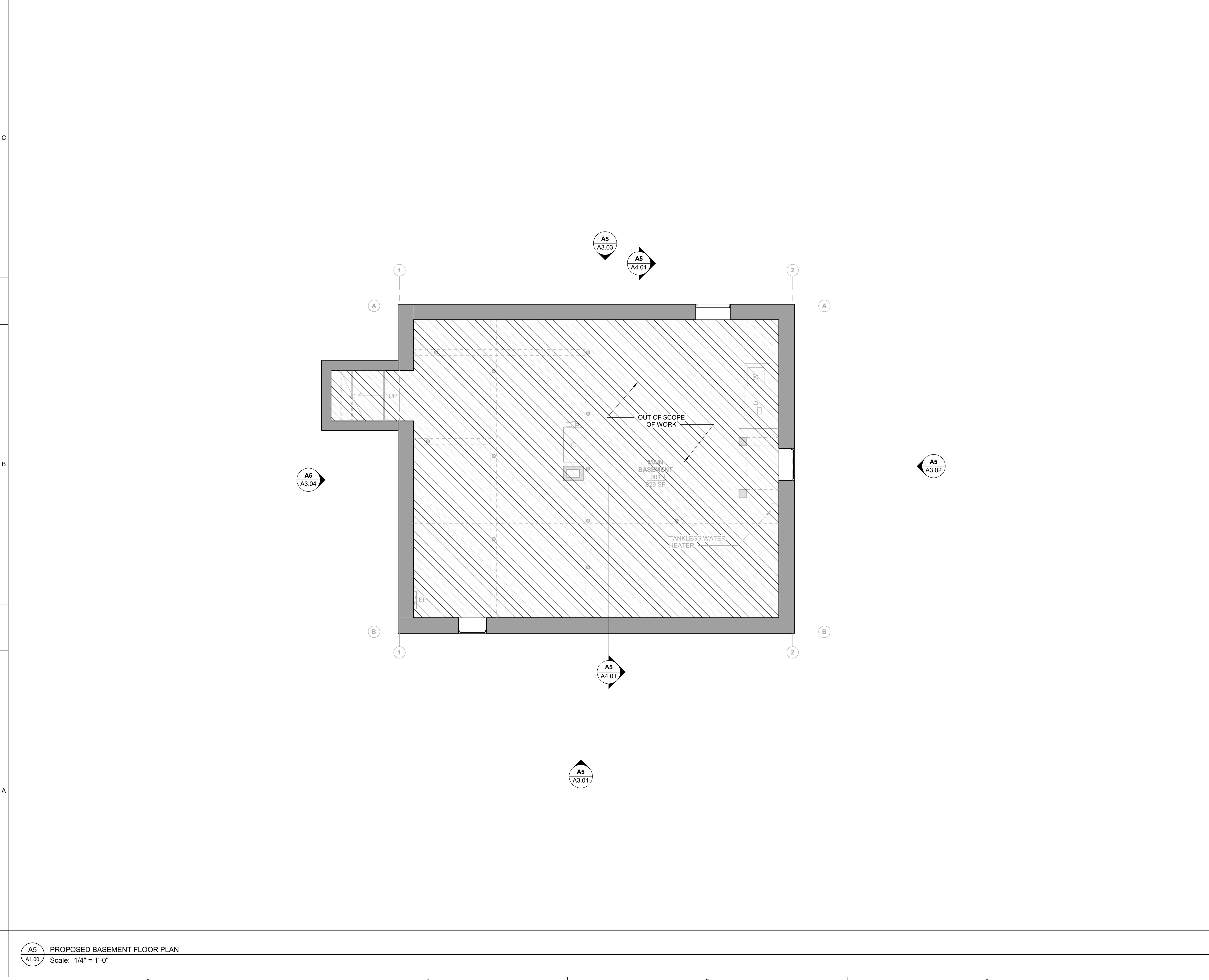
P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
SD DIMMER LIGHT SWITCH	G GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

NORTH ARROW

WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



A5 A1.00 PROPOSED BASEMENT FLOOR PLAN
 Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:
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HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
03 JULY 2024

HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A1.01

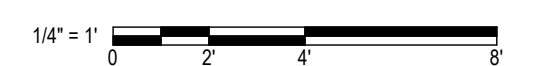
GENERAL NOTES

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- CONTRACTOR TO VERIFY ALL DIMENSIONS

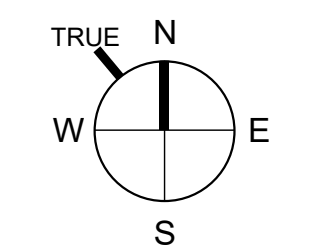
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR
- S1 BATHROOM SCONCE LIGHT FIXTURE
- SE1 EXTERIOR SCONCE LIGHT FIXTURE
- S LIGHT SWITCH
- S^D DIMMER LIGHT SWITCH
- S³ THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- E ELECTRIC METER
- G GAS METER
- CABLE JACK

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

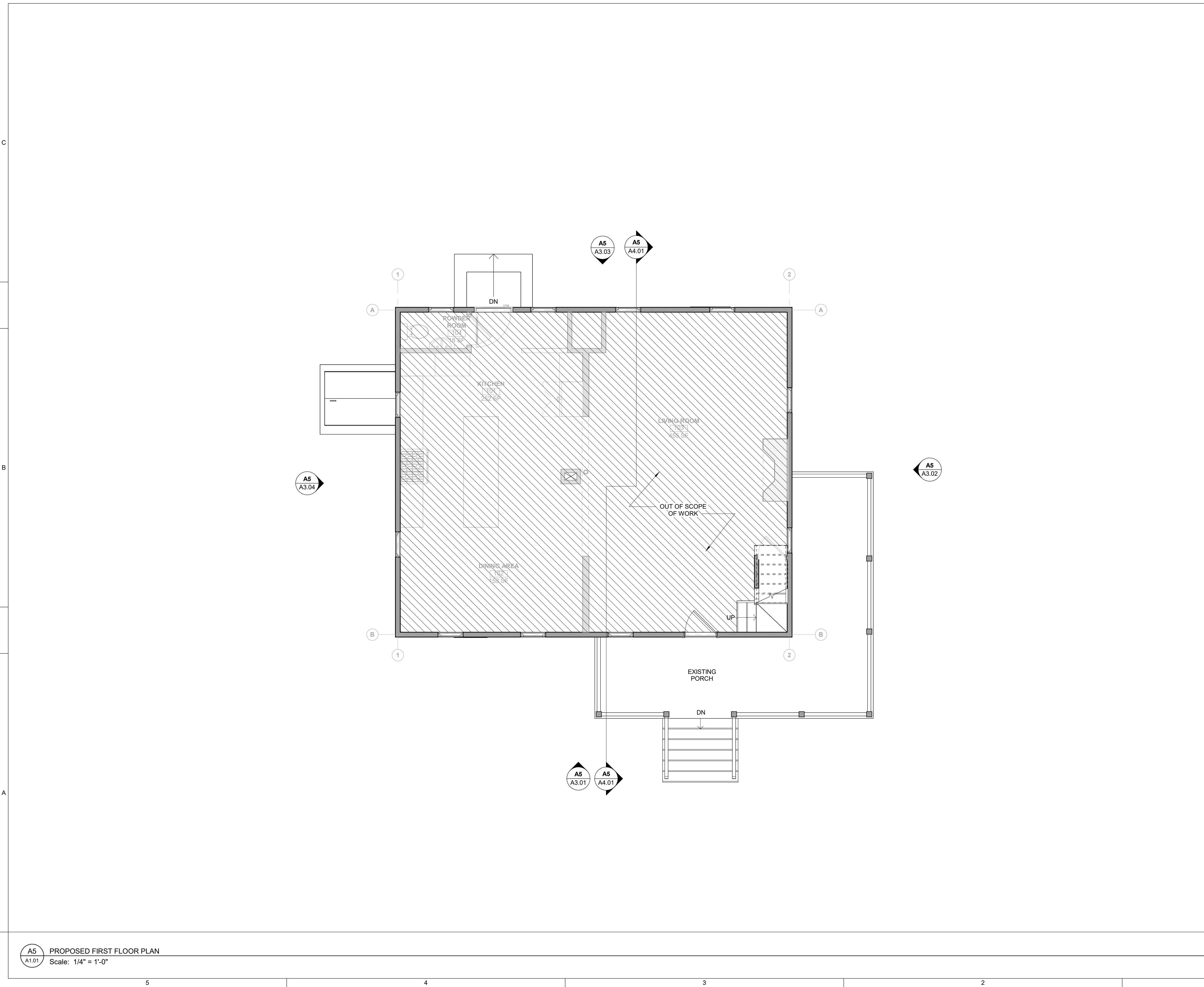


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 A1.01 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240312
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HISTORIC DISTRICT COMMISSION SET
 ISSUED FOR : HDC
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HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION

SECOND FLOOR PLAN
 DRAWN BY: VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

A1.02

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

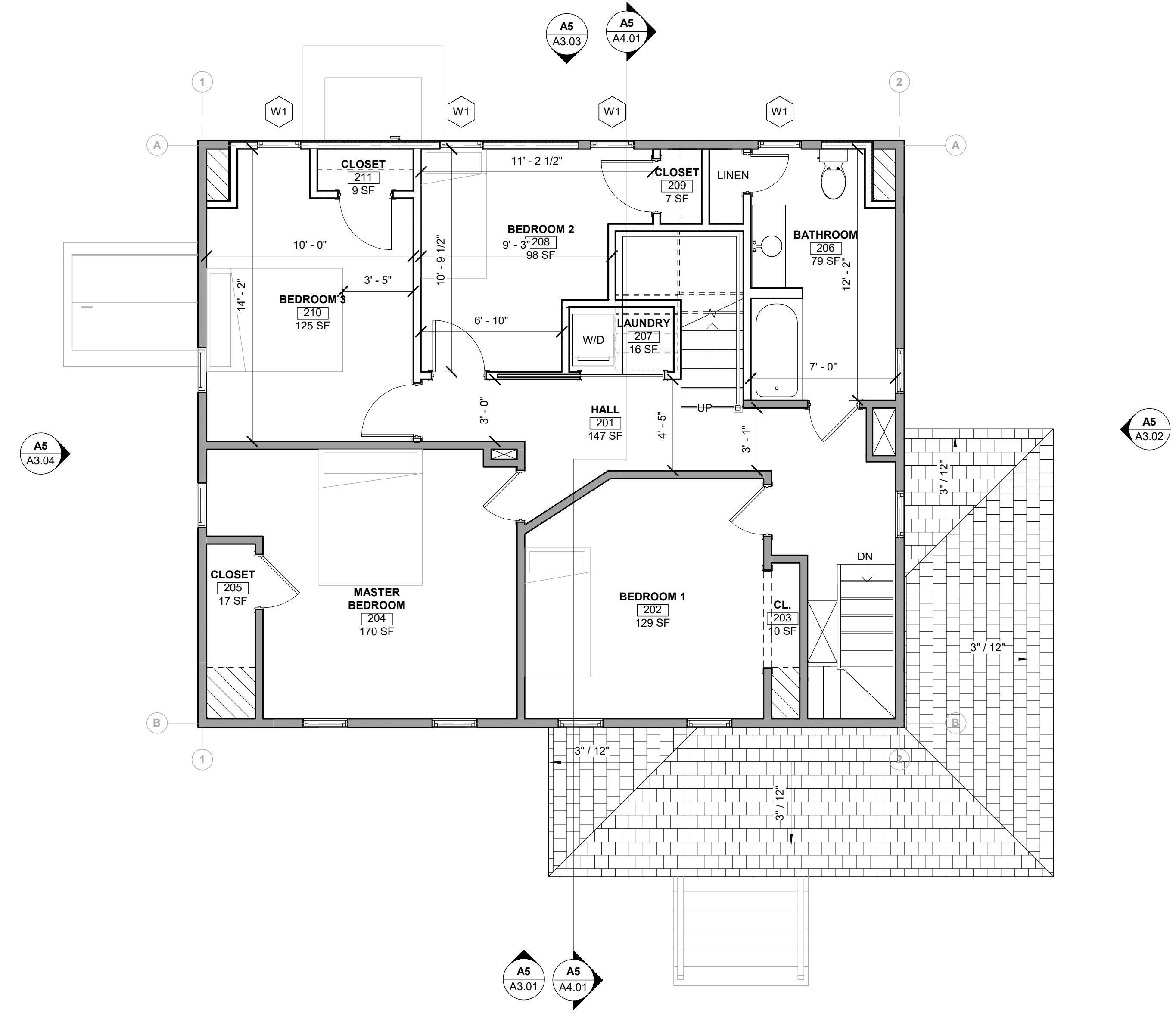
PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
LIGHT SWITCH	ELECTRIC METER
DIMMER LIGHT SWITCH	GAS METER
THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

NORTH ARROW

WALL TYPE LEGEND

EXISTING
DEMOLISHED
NEW CONSTRUCTION



A5 PROPOSED SECOND FLOOR PLAN
A1.02 Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:
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HISTORIC DISTRICT COMMISSION SET
 ISSUED FOR : HDC
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HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION

ATTIC FLOOR PLAN
 DRAWN BY: VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

A1.03

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
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- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

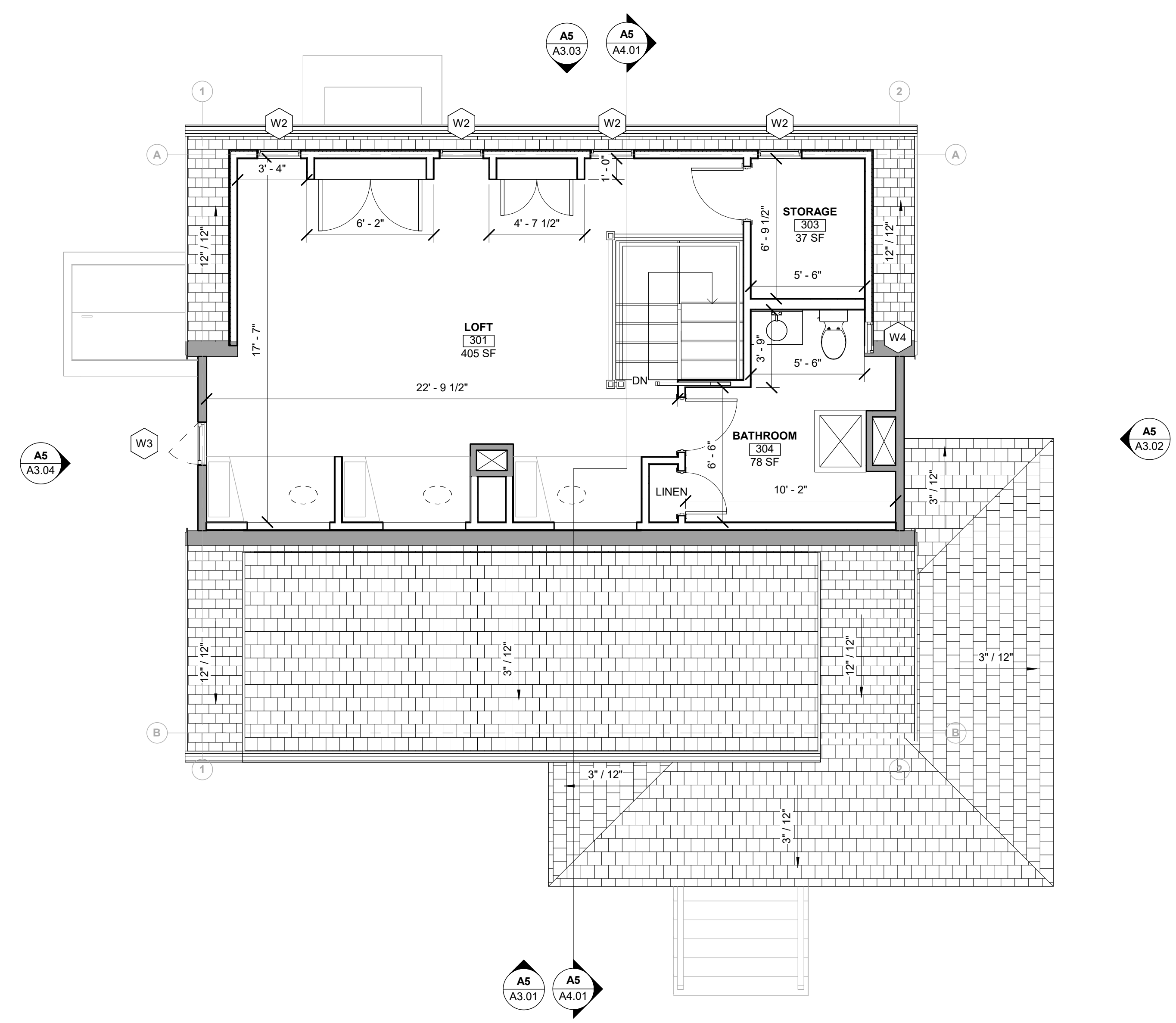
P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
SD DIMMER LIGHT SWITCH	G GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

NORTH ARROW

WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



A5
A1.03 PROPOSED ATTIC FLOOR PLAN
 Scale: 1/4" = 1'-0"



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PROJECT NUMBER: **240312**
RENOVATION AND ADDITION FOR:
124 HOPE STREET
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HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
03 JULY 2024

HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION	DATE

ROOF PLAN
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A1.04

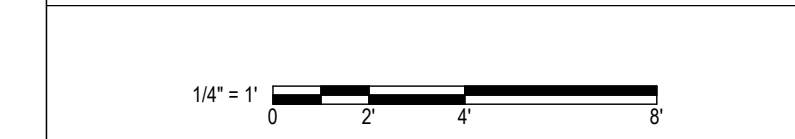
GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

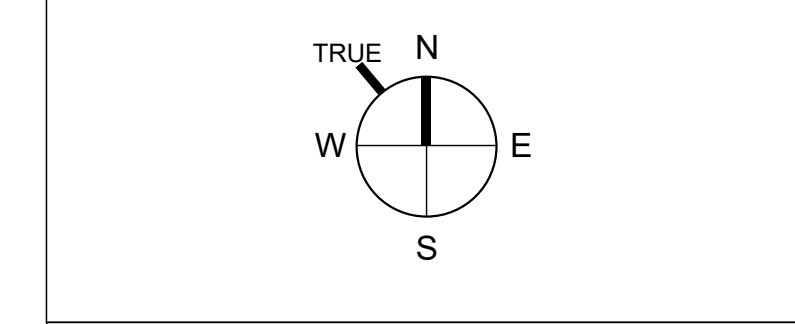
GENERAL SYMBOLS

P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO. VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
SD DIMMER LIGHT SWITCH	G GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

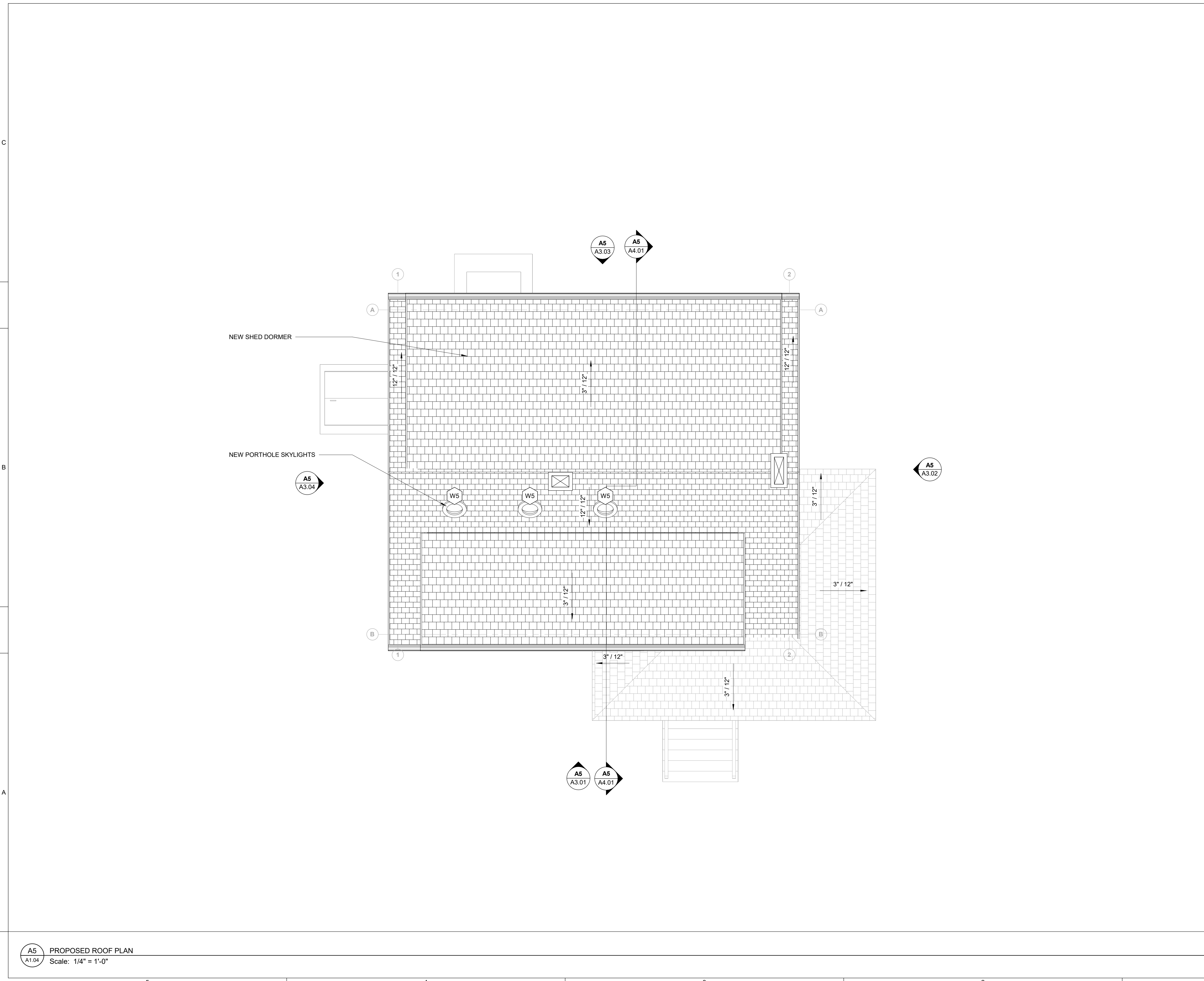


NORTH ARROW



WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



A5
A1.04 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:
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124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
03 JULY 2024

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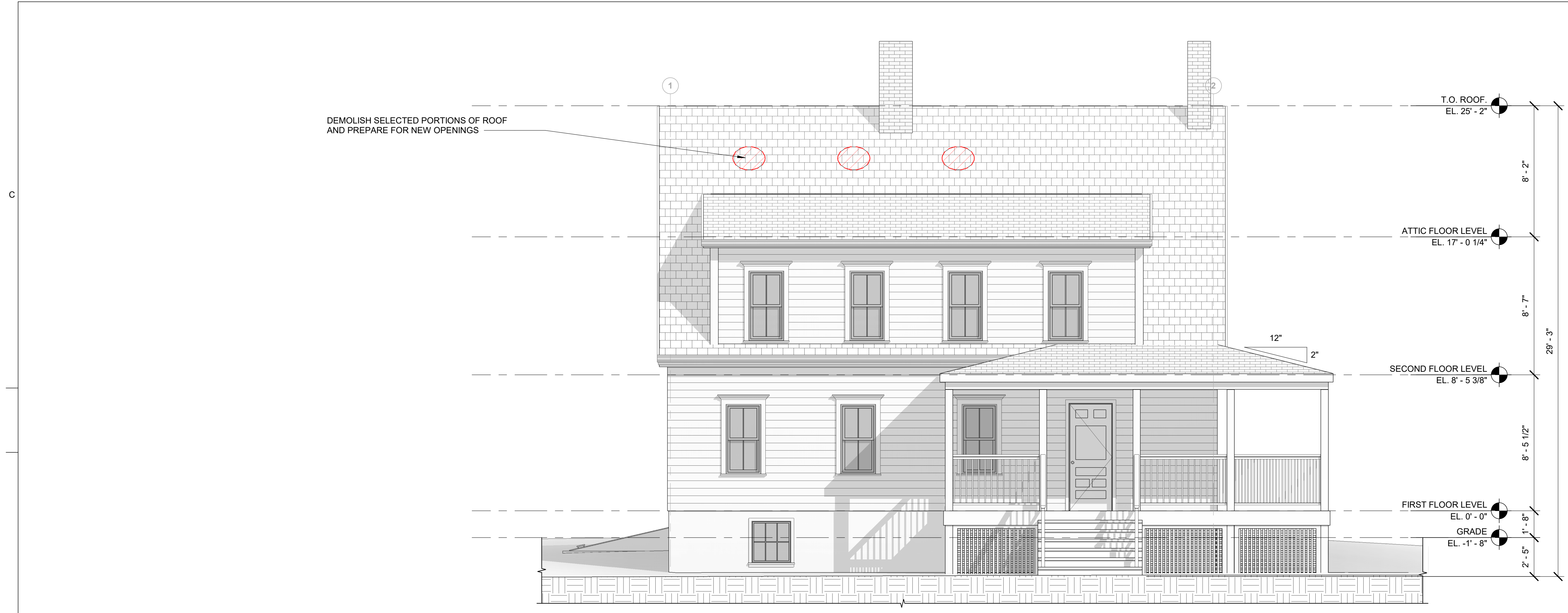
NO.	DESCRIPTION	DATE

SOUTH ELEVATION
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

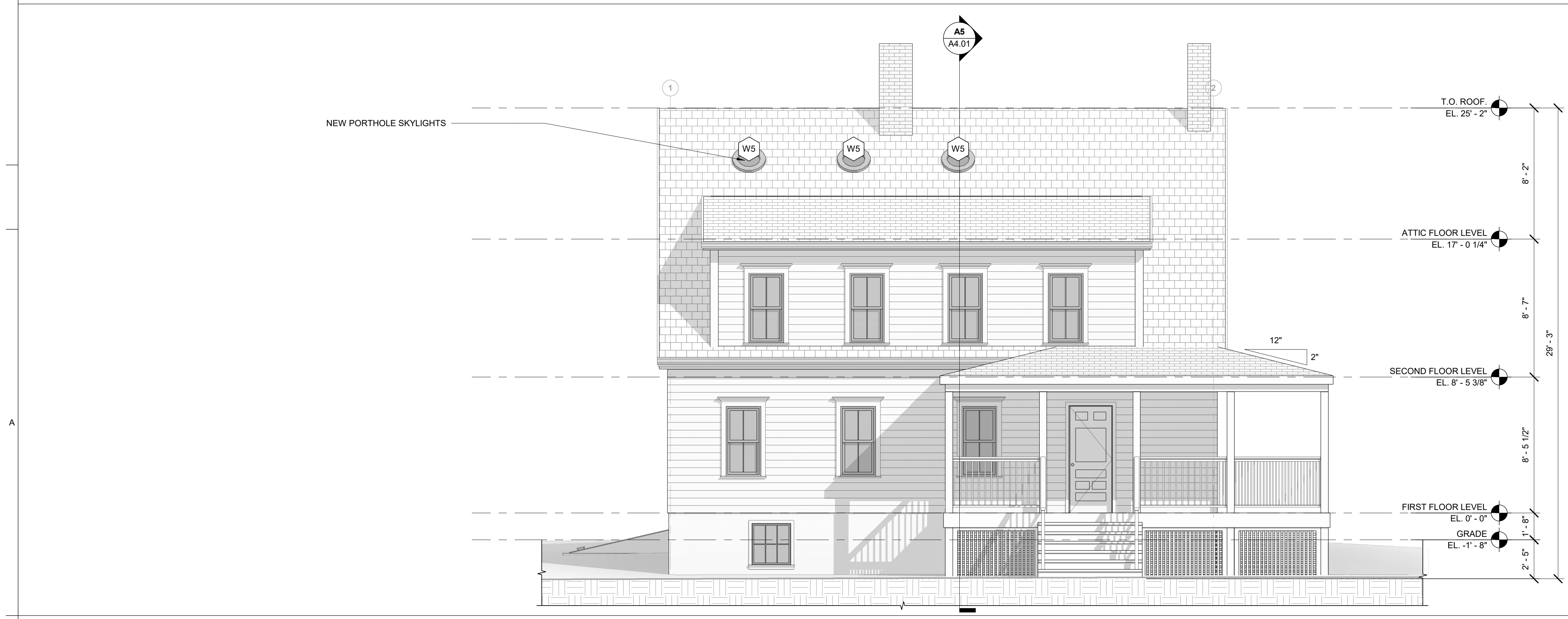
A3.01

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 HDC - DEMOLITION SOUTH EXTERIOR ELEVATION
A3.01 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED SOUTH EXTERIOR ELEVATION
A3.01 Scale: 1/4" = 1'-0"



PACIFI-VISIONS STUDIO LLC
 RESIDENTIAL DESIGN & CONSULTING
 495 Hope Street STE 5
 Bristol, RI
 401.203.3191
 info@pacifi-visions.com
 Pacifi-Visions.com

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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:
124 HOPE STREET
 124 HOPE STREET
 BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
 ISSUED FOR : HDC
 NOT FOR CONSTRUCTION
 03 JULY 2024

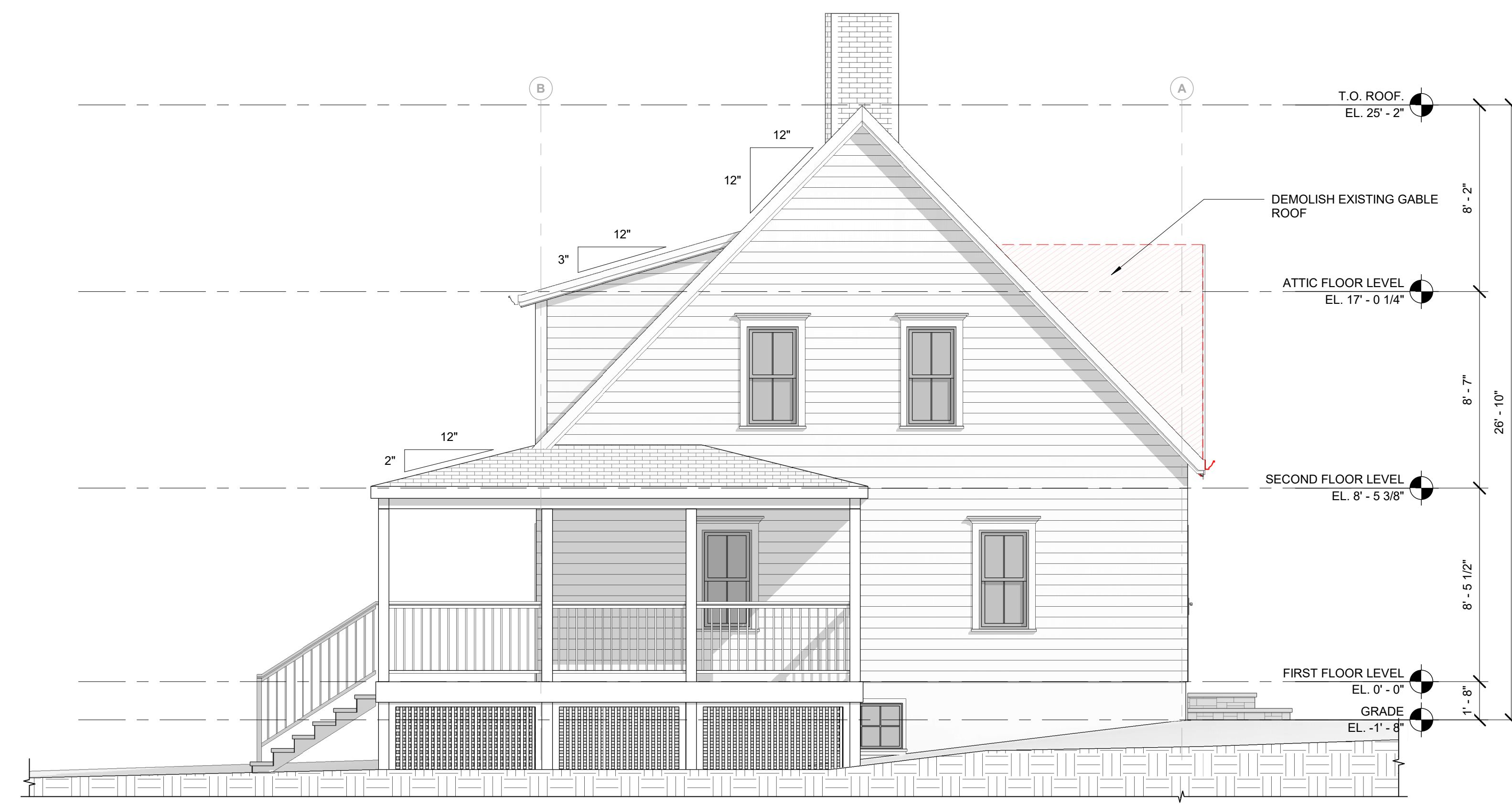
HISTORIC DISTRICT COMMISSION SET
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REVISIONS

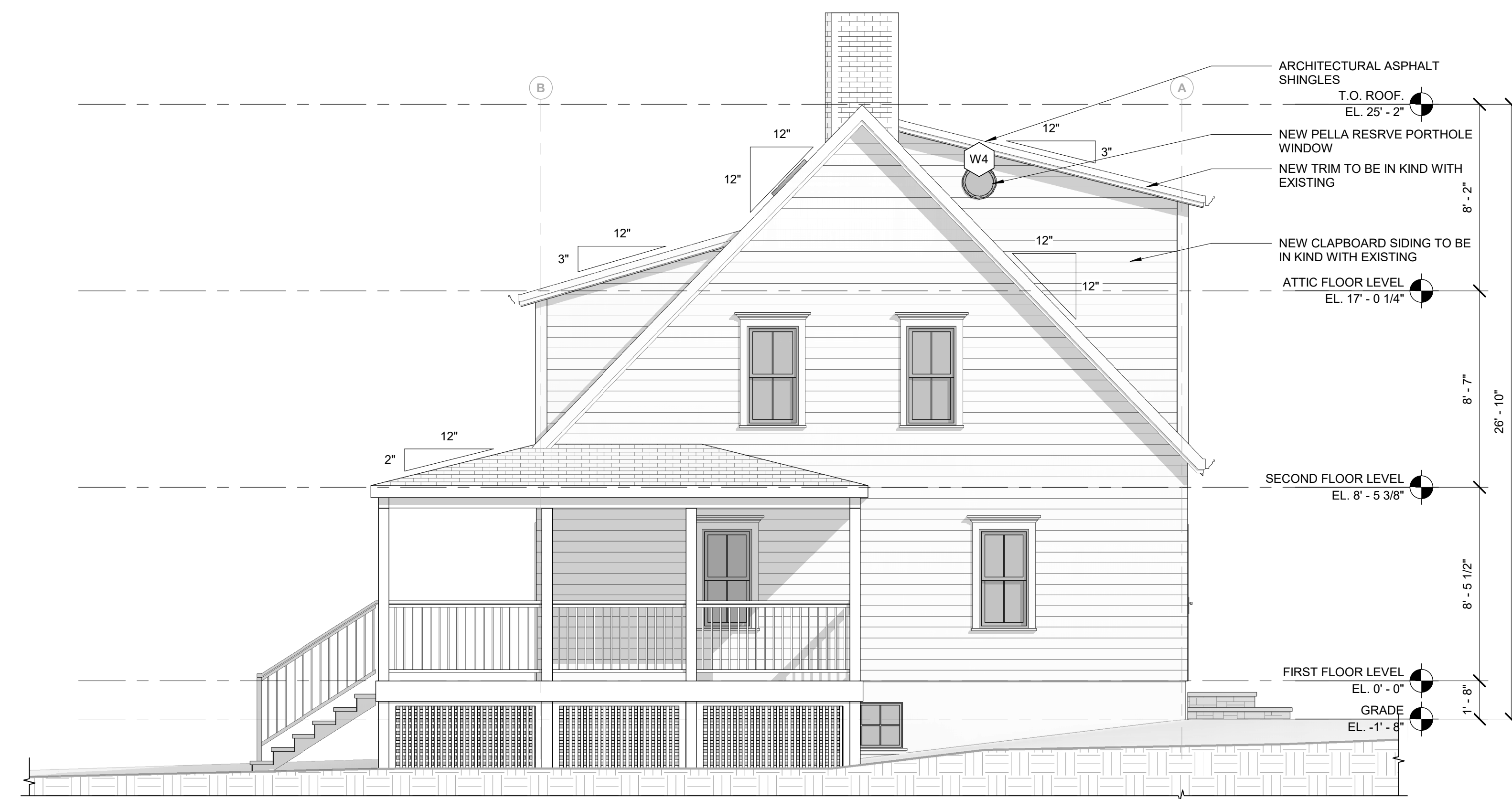
NO.	DESCRIPTION

EAST ELEVATION
 DRAWN BY: VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

A3.02



B5 HDC - DEMOLITION EAST EXTERIOR ELEVATION
 A3.02 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED EAST EXTERIOR ELEVATION
 A3.02 Scale: 1/4" = 1'-0"



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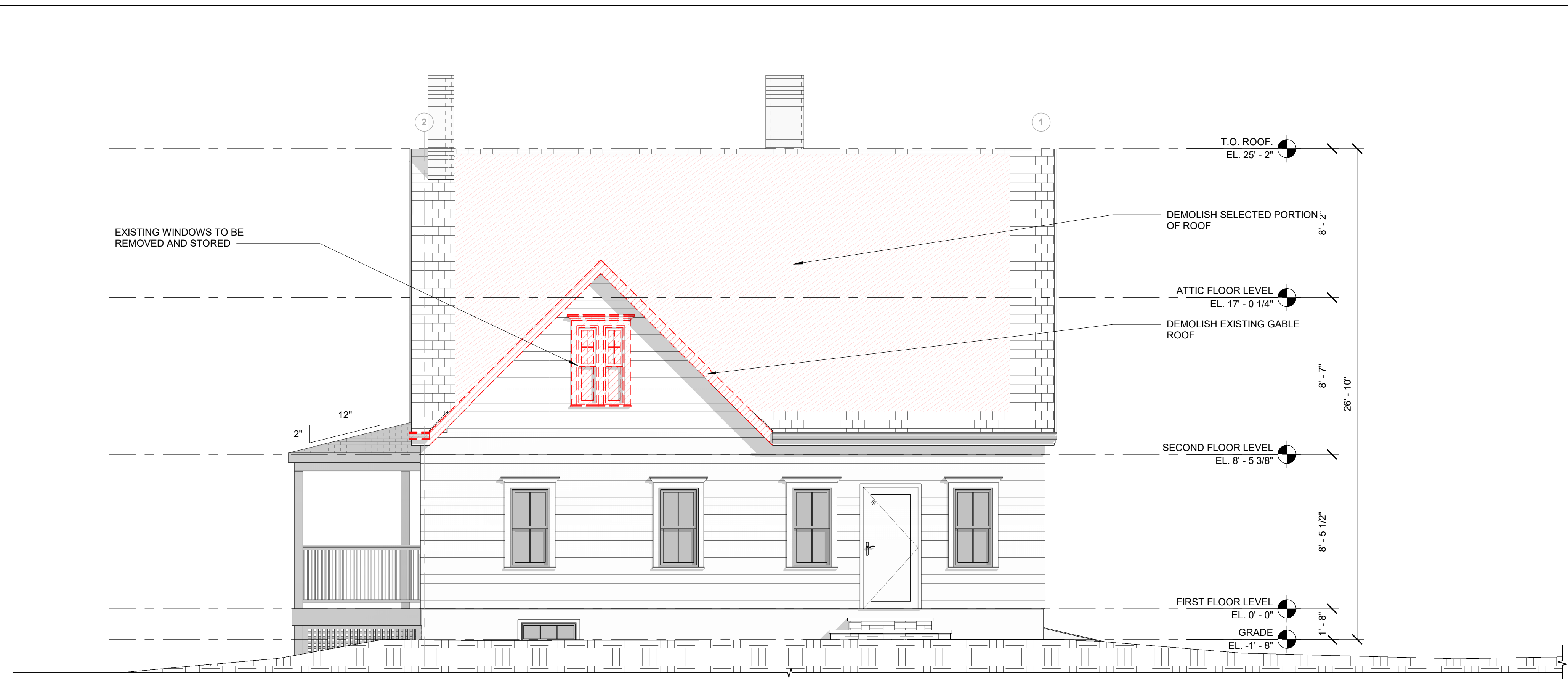
REVISIONS

NO.	DESCRIPTION

NORTH ELEVATION
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A3.03

- GENERAL NOTES
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B5 HDC - DEMOLITION NORTH EXTERIOR ELEVATION
A3.03 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED NORTH EXTERIOR ELEVATION
A3.03 Scale: 1/4" = 1'-0"



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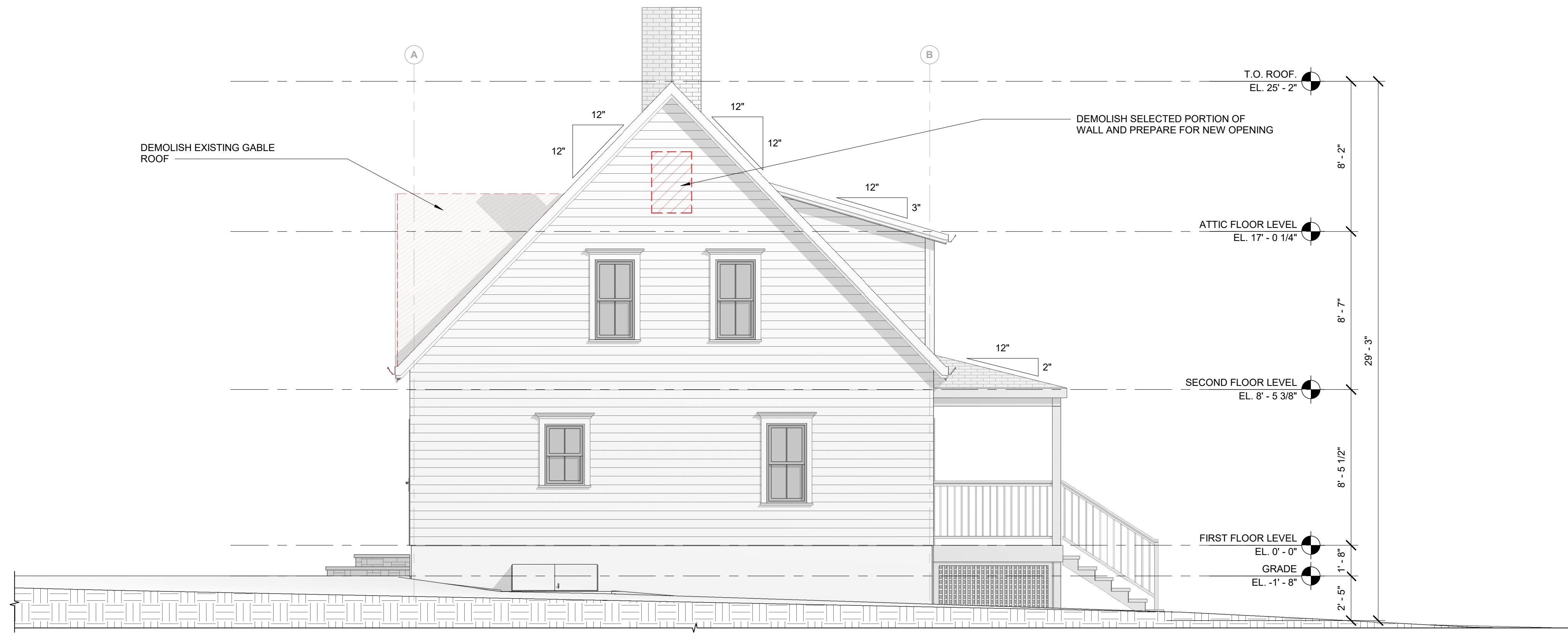
HISTORIC DISTRICT COMMISSION SET
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REVISIONS

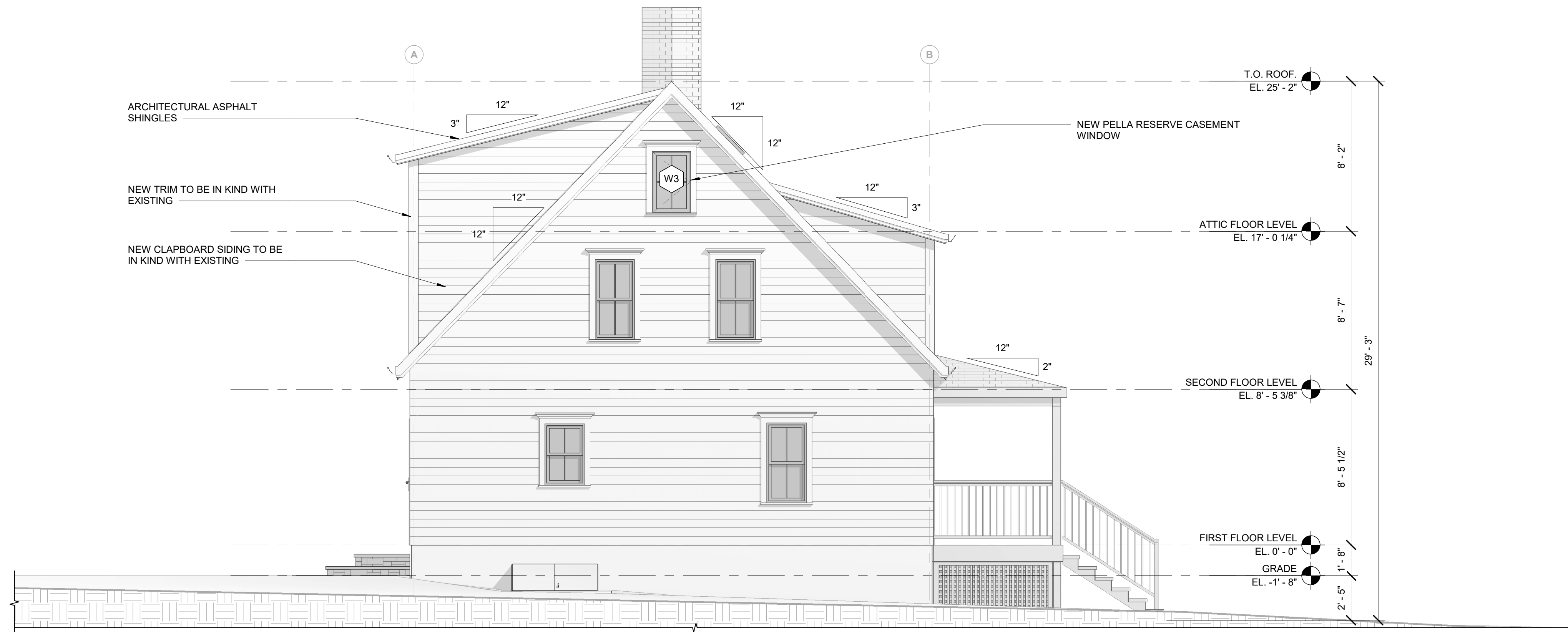
NO.	DESCRIPTION

WEST ELEVATION
 DRAWN BY: VF
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

A3.04



B5 HDC - DEMOLITION WEST EXTERIOR ELEVATION
 A3.04 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED WEST EXTERIOR ELEVATION
 A3.04 Scale: 1/4" = 1'-0"



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HISTORIC DISTRICT COMMISSION SET
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HISTORIC DISTRICT COMMISSION SET
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REVISIONS

NO.	DESCRIPTION

BUILDING SECTIONS
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

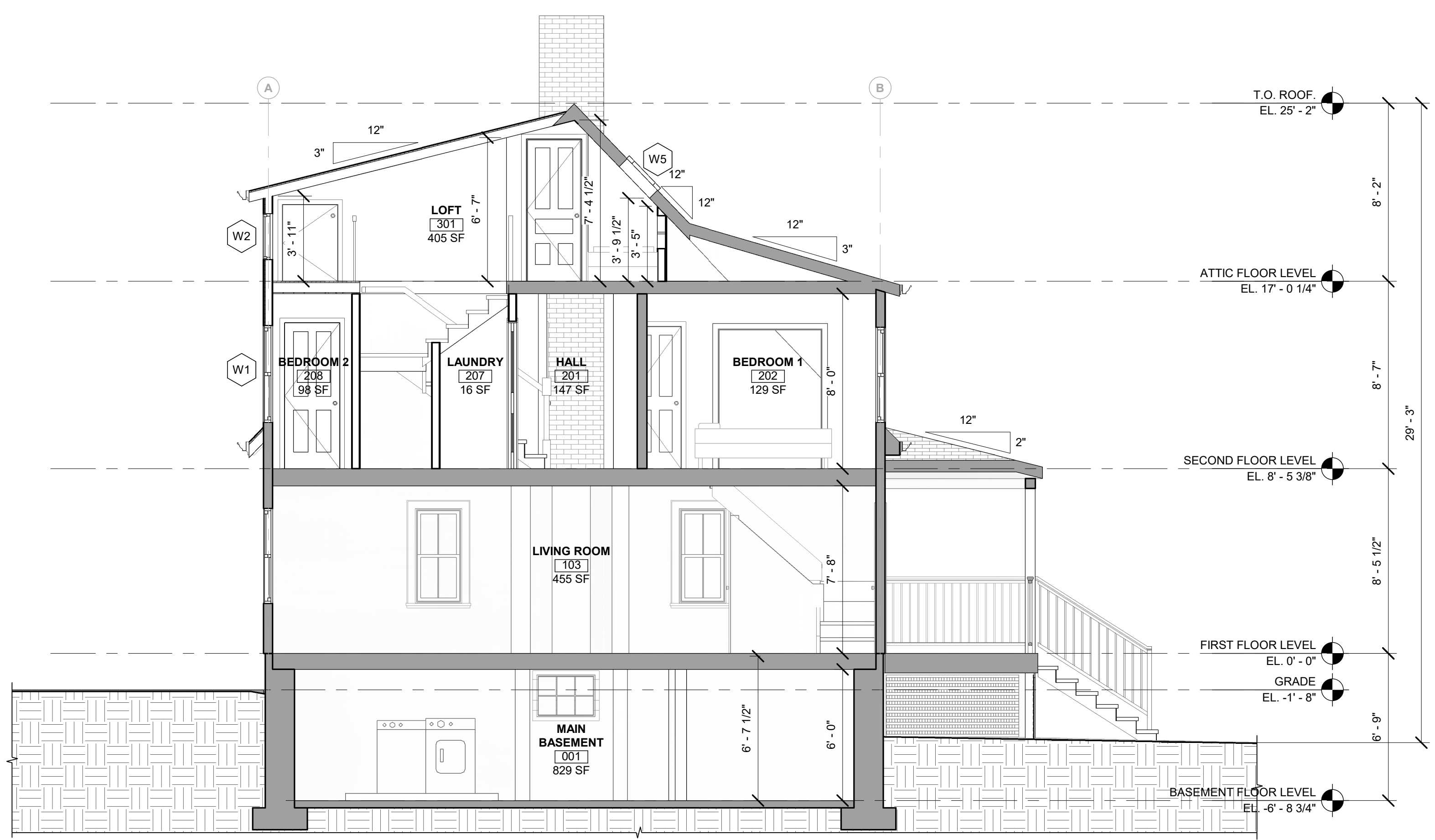
A4.01

GENERAL NOTES

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- CONTRACTOR TO VERIFY ALL DIMENSIONS

WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 PROPOSED RESIDENCE BUILDING SECTION
Scale: 1/4" = 1'-0"



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NO.	DESCRIPTION

EXTERIOR RENDERING

DRAWN BY: VF

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

A12.02



C

B

A

5

4

3

2

1



495 Hope Street, Suite 5, Bristol, Rhode Island 02809

Phone: (401) 203-3191

124 Hope Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

124 Hope Street is a two story single family residence that was originally constructed around 1880. The applicant is looking to remove the existing rear gable and build a shed dormer along the rear roof of the building in order to create more usable space on the inside of the home. The proposed renovation is intended to make better use of the interior space for a growing family in the 21st century.

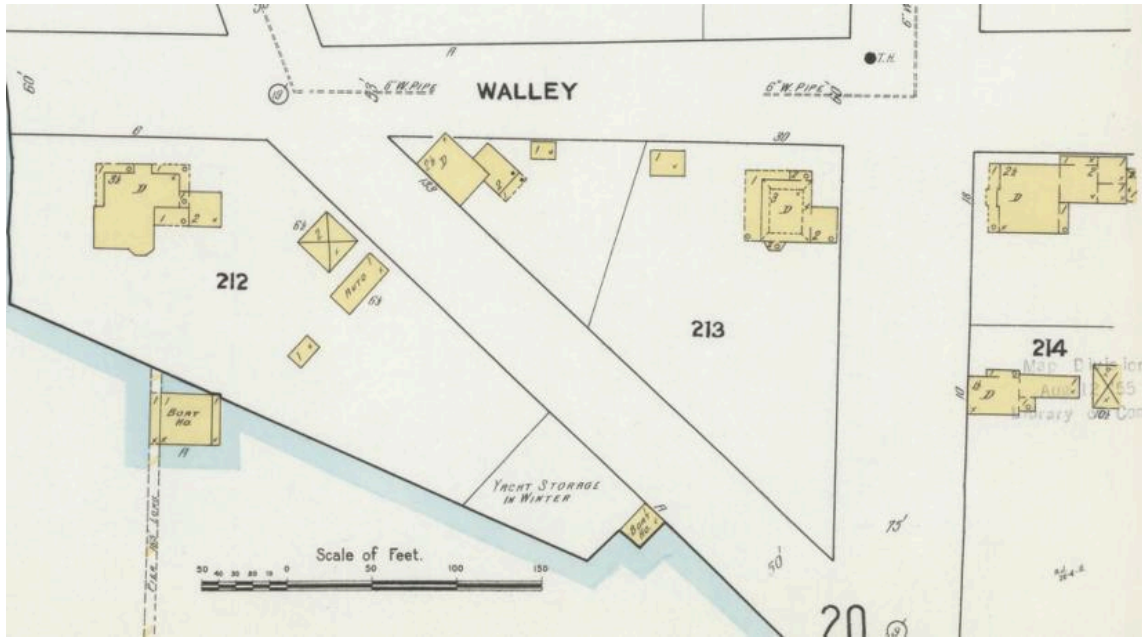
The cape style home was first constructed down the road where Captain James Lawless bought multiple properties between 1843 and 1883 to create an estate along Hope Street spanning from modern day Summer Street to Burton Street. In 1923, after Captain Lawless' death, the property began to be sold off, and parts of the house would be moved to different locations across Bristol. One being the kitchen of the estate, which was moved between 1923 and 1945 to become 124 Hope Street.

The main body of the home, which is a simple gable structure, is positioned with the front entrance on the non gable side of the building. The existing roof has a large, four bay shed dormer on the front which was most likely added sometime after it was moved to 124 Hope Street. The rear of the home has a gable breaking the main gable which was most likely added sometime after it was moved to 124 Hope Street.

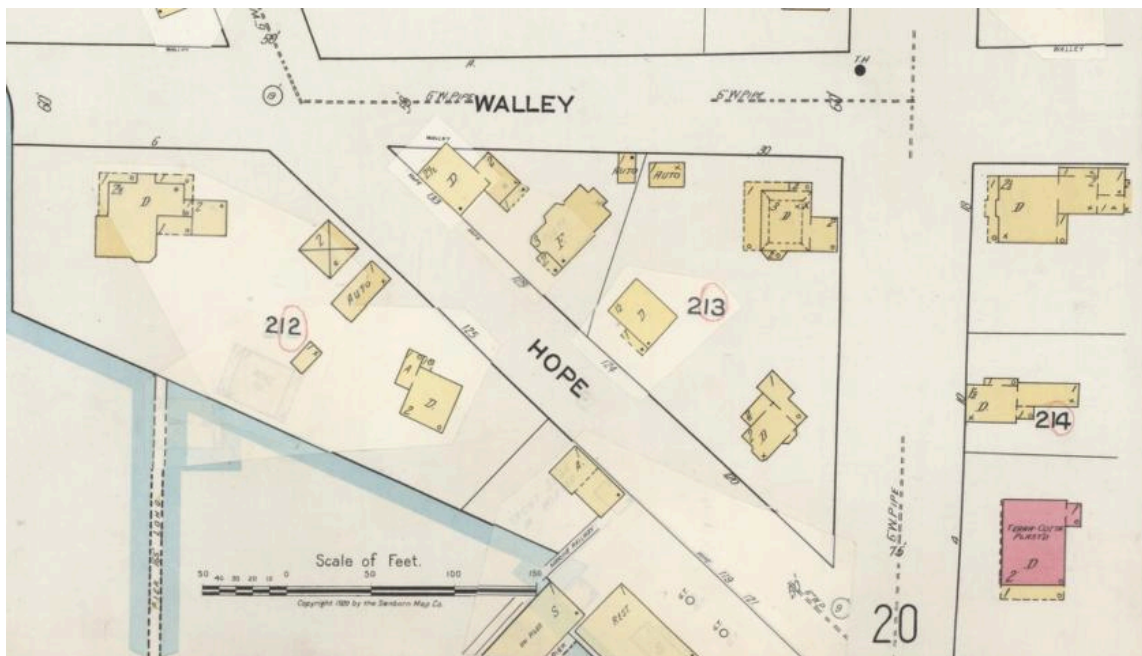
The home has two over two windows around all sides except for the window in the rear gable that is four over one. The four over one windows are the remaining windows of the original house, as the other windows were replaced in 2014. These windows are from Pella's Architect Series and have an ogee profile, which is not true to historical accuracy. In 2016, work was done to the home in the form of re-roofing with brown architectural shingles.

Information based on a report researched by Ray Battcher III for the Bristol Historical & Preservation Society from September 2017 to March 2018.

Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 (Before building was moved)



Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 - Dec 1947 (Building in center of triangle is 124 Hope Street)



RENOVATING AND EXPANDING THE RESIDENCE.

- **Demolition of Existing Rear Gable-** The rear gable that breaks the main gable is proposed to be demolished. The scope of work includes preserving the last original windows of the home, and keeping them stored within the house for any potential uses in the future. (see attached photographs 3, 5, & 6)
- **Addition of Shed Dormer on Rear Roof-** The rear side of the house has restricted head height on the second floor with the gable roof taking up a lot of space. This has led to undesirable dead space and issues creating space for a growing family. The scope includes the construction of a large shed dormer along the rear of the house to alleviate these issues. This renovation would provide the family with sufficient space on the second floor. The dormer will also provide more space in the attic for additional accommodations. The existing attic is currently too small to be habitable, but the renovation would be able to make the space usable. The shed dormer will be inset from the sides of the house and will match the profile and clapboard siding of the existing house. The pitch of the rear shed dormer will match the existing shed dormer on the front of the home. (see attached photographs 2 and 3)
- **Installation of New Windows-** The scope includes installing windows on the proposed rear dormer to match the existing house. As Pella no longer offers the Architect Series windows, which were used to replace the original windows in 2014, new Reserve Series windows will be installed. These new windows will have wood interior and wood exterior trim to match the trim of the existing window while using putty profile sashes which is what is now offered in all wood interior and exterior of the Reserve Series windows. The windows are to be in-line vertically with the existing windows on the first floor. Another window will be installed on the northwest side of the home under the ridge of the main gable, and will match the trim of existing profiles. A porthole window will be installed on the side of the dormer on the porch side of the house, and will match the trim of existing profiles. (see attached photographs 3 and 7)
- **Installation of Porthole Skylights-** The scope includes installing three porthole skylights on the front roof above the existing shed dormer. With the attic being made more accessible, the location of porthole skylights allow for the user to have a view of the water. The porthole style also calls back to the nautical theme of the original owner of the house, Captain Lawless. (see attached photograph 2 and 8)

Exhibit A - Photos (Photographs Taken on March 15, 2024)

Photo 1 - South View of the Existing Residence



Photo 2 - West View of the Existing Residence



Photo 3 - North View of the Existing Residence



Photo 4 - Southeast View of the Existing Residence



Photo 5 - Existing Gable to be Removed. Window to be Removed and Stored



Photo 6 - Existing Portions Roof to be Removed for Dormer



Photo 7 - Existing Wall to have New Window Installed Under Roof Ridge



Photo 8 - Existing Roof Above Existing Dormer to Have New Porthole Windows



Photo 9 - The House with Street Context Shown (Google Street View July 2023)



Design Intent



**124 Hope Street
Bristol, Rhode Island 02809**

Residential Designer
Pacific-Visions Studio LLC
495 Hope Street
Bristol, Rhode Island 02809
401-203-3191

Pacific-Visions Project #240312
May 10, 2024

Proposed Design

Final Scheme:

Description

The proposed scheme takes into account the desires of the clients and uses a large dormer to accommodate the program and relieve height constraints.

Stories - 2.5

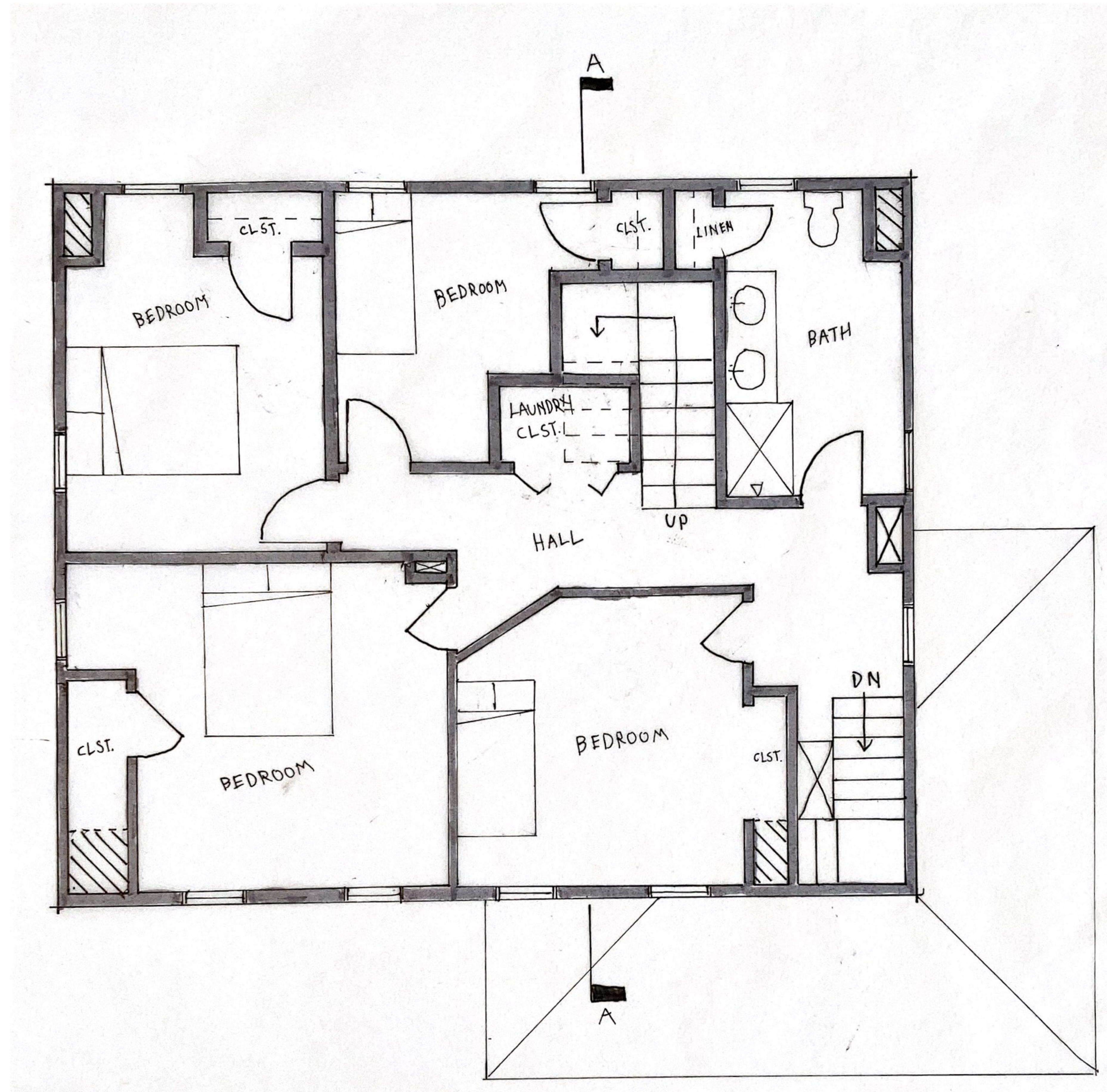
Demolition - Part of the roof.

Additions - Large dormer on rear of house.

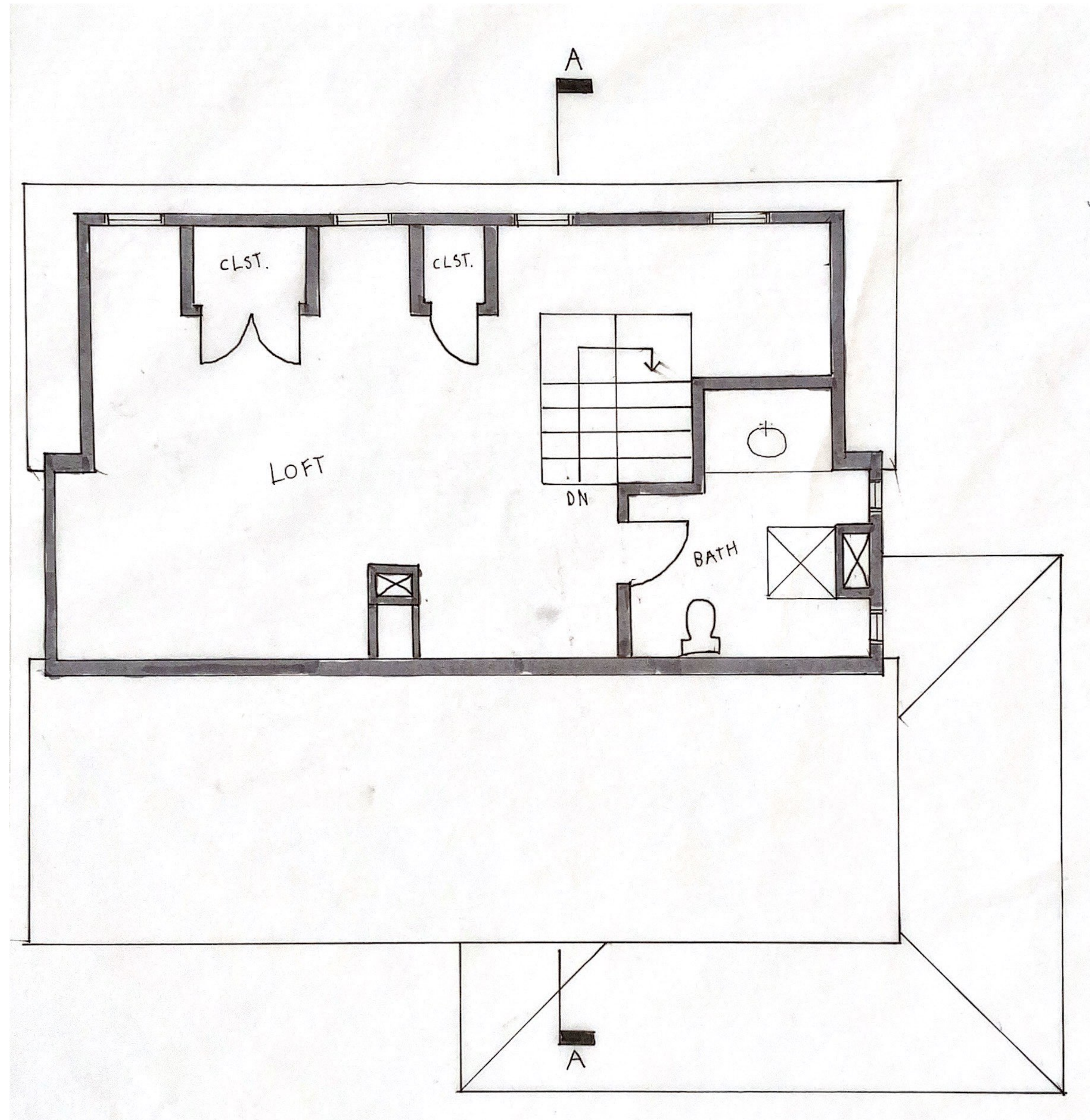
Features - Four bedrooms on the 2nd floor.

- Larger closet in existing bedroom closer to stairs..
- Larger 2nd floor bathroom with double vanity and linen closet.
- Closet for stacked washing machine and space for storage.
- Winder staircase to access 3rd floor.
- Small bathroom on the 3rd floor with small shower.
- Large loft space for mutiple uses such as an office and kids playroom.
- Large dormer on rear of house
- Windows on dormer to be aligned with existing windows on 1st floor.

Second Floor Plan



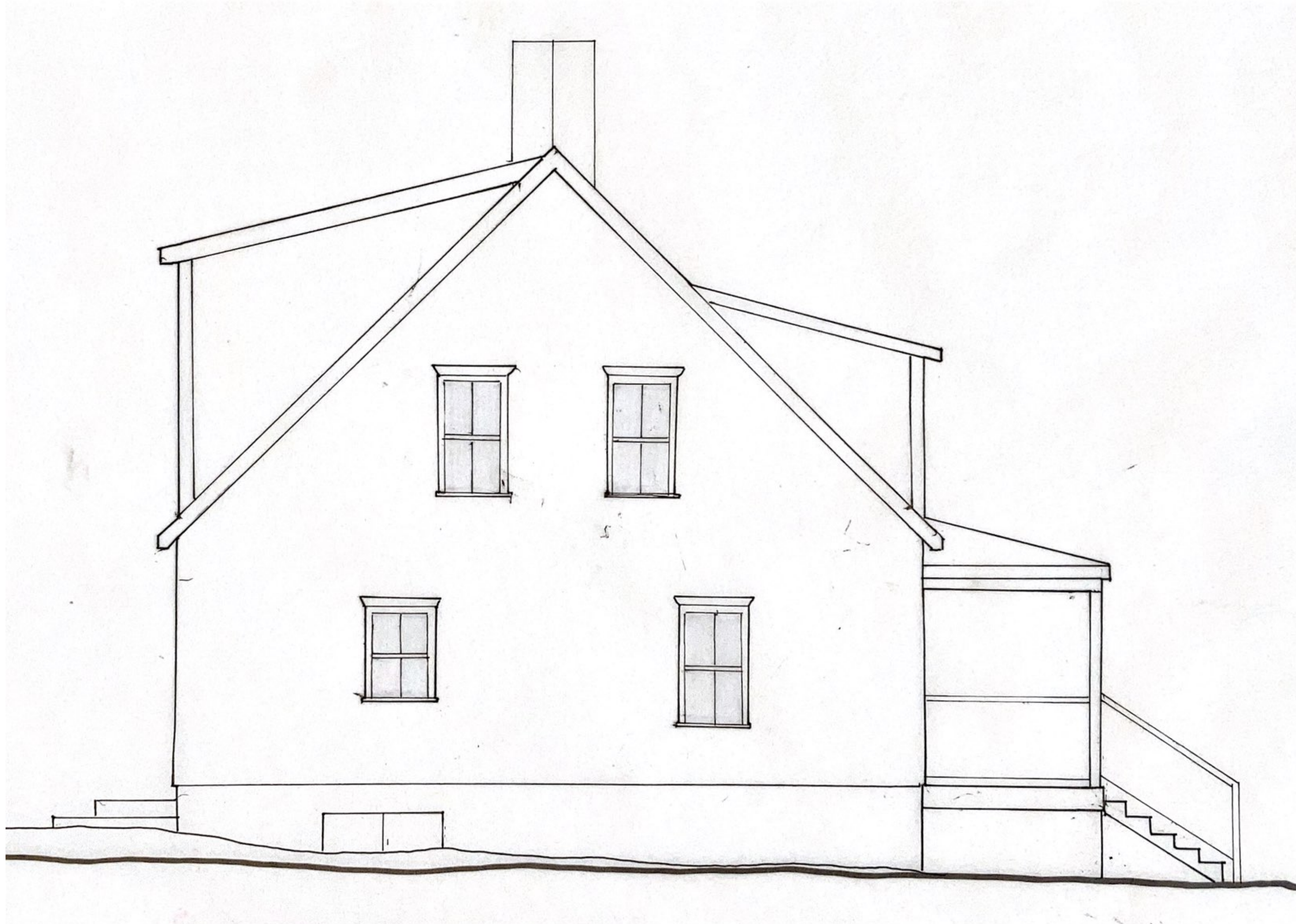
Third Floor Plan



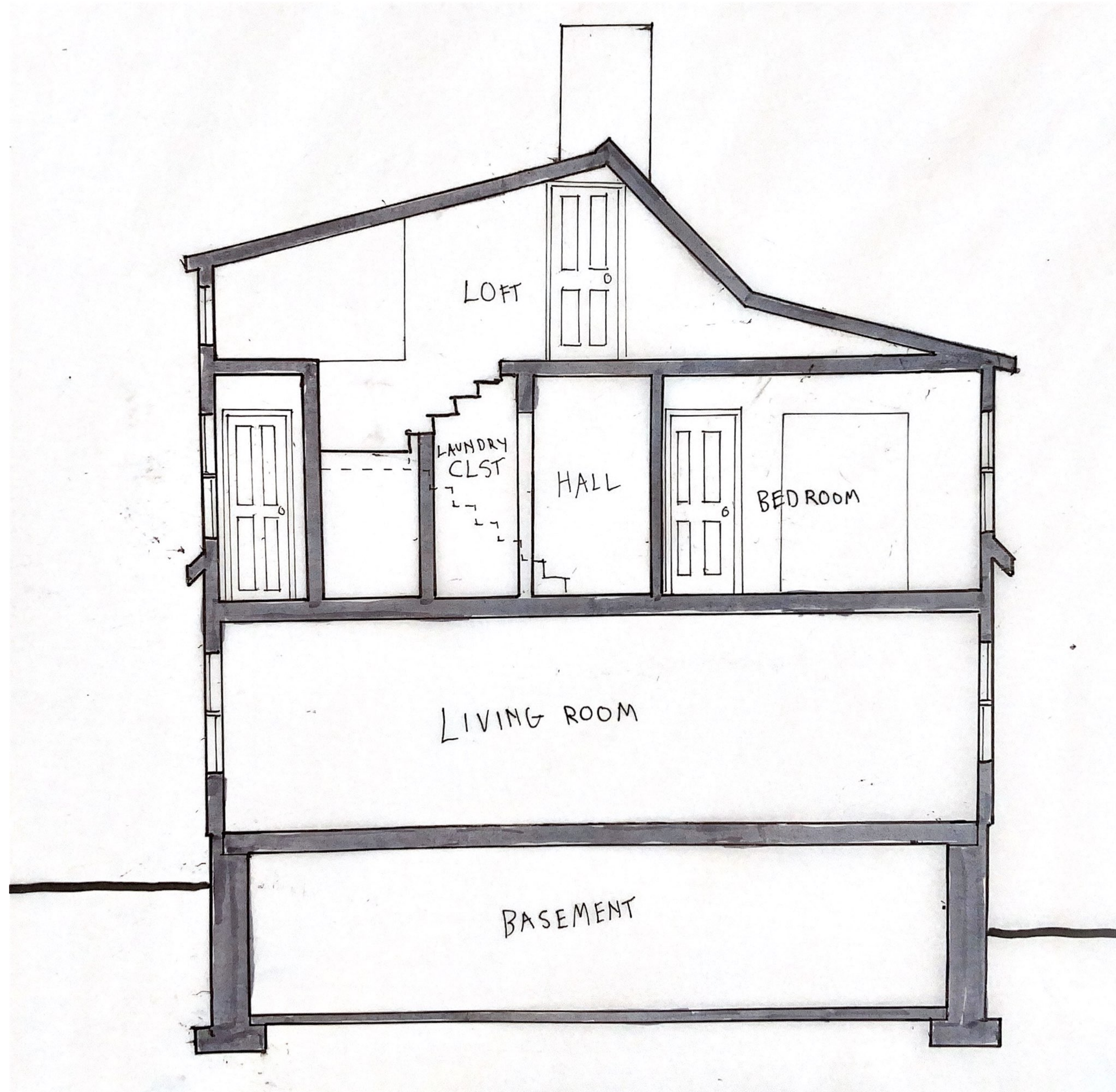
East Elevation



North Elevation



Building Section A



RENOVATION AND ADDITION FOR:
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 BRISTOL, RHODE ISLAND, 02809

EXISTING CONDITIONS
NOT FOR CONSTRUCTION
04 APRIL 2024



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REVISIONS

NO.	DESCRIPTION

COVER

DRAWN BY: TM
 CHECKED BY: VP
 SHEET SIZE: ARCH D 24" X 36"

G0.00

DRAWING LIST	
Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G1.00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
EX1.00	EXISTING BASEMENT FLOOR PLAN
EX1.01	EXISTING FIRST FLOOR PLAN
EX1.02	EXISTING SECOND FLOOR PLAN
EX1.03	EXISTING ATTIC FLOOR PLAN
EX1.04	EXISTING ROOF PLAN
EX1.05	SHED FLOOR PLANS
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING EXTERIOR ELEVATIONS
EX3.03	EXISTING SHED EXTERIOR ELEVATIONS
EX4.01	EXISTING BUILDING SECTIONS



MECHANICAL,
 ELECTRICAL,
 AND PLUMBING

TO BE
 PERMITTED
 DESIGN BUILD



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Table with 2 columns: Description, Date/Status. Header: REVISIONS

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G0.01

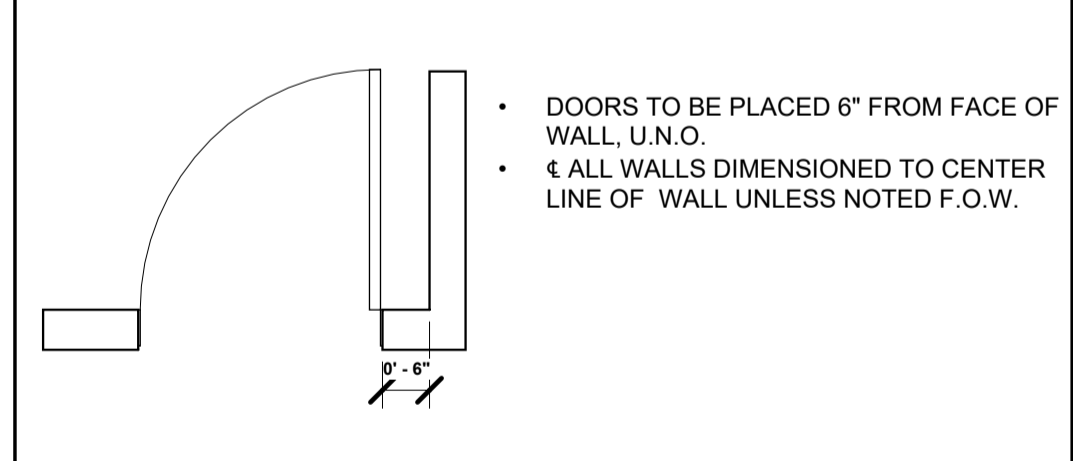
COMMON ABBREVIATIONS

Table of abbreviations and their meanings, including: ABV ABOVE, ACC. AIR CONDITION, ACT. ACCESS(BLE), ADDL. ADDITIONAL, ADJ. ADJUSTABLE (OR) ADJACENT, A/E ARCHITECT/ENGINEER, A.F.F. ABOVE FINISH FLOOR, ALUM. ALUMINUM, ALT. ALTERNATE, ANOD. ANODIZED, ARCH. ARCHITECT(URAL), A.P. ACCESS PANEL, APT. APARTMENT, APPROX. APPROXIMATE, ASI ARCHITECT'S SUPPLEMENTAL INSTRUCTION, AUTO. AUTOMATIC, AUX. AUXILIARY, BAS. BUILDING AUTOMATION SYSTEM, BD BOARD, BDRM BEDROOM, BITUM. BITUMINOUS, BLDG. BUILDING, BLKG. BLOCKING, BLW. BELOW, BSMT. BASEMENT, BOT. BOTTOM, BRK. BRICK, BRZ. BRONZE, BTWN. BETWEEN, CAB. CABINET, C.F.M.F. COLD-FORMED METAL FRAMING, C.L. CENTER LINE, CLG. CEILING, CLR. CLEAR(ANCE), C.J. CONTROL JOINT, CMU. CONCRETE MASONRY UNIT, COL. COLUMN, COMP. COMPRESS(ED), (ION), (IBLE), CONC. CONCRETE, CONST. CONSTRUCTION, CONT. CONTINU(ED), (OUS), COORD. COORDINATE, CPT. CARPET, CPR. COPPER, C.T. CERAMIC TILE, C.T.E. CONNECT TO EXISTING, C.U.H. CABINET UNIT HEATER, DBL. DOUBLE, DEMO. DEMO(LISH), (LITION), DET. DETAIL, D.F. DRINKING FOUNTAIN, DH. DOUBLE HUNG, DIA. DIAMETER, DIAG. DIAGONAL, DIM. DIMENSION, DN. DOWN, DR. DOOR, DS. DOWNSPOUT, DTL. DETAIL, DWG. DRAWING, DX. DUPLEX, EA. EACH, ELEV. ELEVATION, EL. ELECTRICAL, ELEV. ELEVATOR, EMER. EMERGENCY, EMS. EMERGENCY MANAGEMENT SYSTEM, E.J. EXPANSION JOINT, EQ. EQUAL, EQUIP. EQUIPMENT, ETR. EXISTING TO REMAIN, EXG. EXISTING, EXT. EXTERIOR, F.A. FIRE ALARM, F.A.R. FLOOR AREA RATIO, F.C.U. FAN COIL UNIT, F.D. FLOOR DRAIN, FDN. FOUNDATION, F.E. FIRE EXTINGUISHER, F.E.C. FIRE EXTINGUISHER CABINET, FF&E FURNITURE, FIXTURE, AND EQUIPMENT, FGL. FIBERGLASS, FIN. FINISH, FIXT. FIXTURE, FL. FLOOR, FLUOR. FLUORESCENT, F.O. FACE OF, F.P. FIRE PROTECTION, FT. FEET, FTG. FOOTING, FURN. FURNITURE, GA. GAGE, GALV. GALVANIZED, GB. GRAB BAR, GL. GLASS, GLAM. GLUE LAMINATED BEAM, GLZ. GLAZING, GWB. GYPSUM BOARD, HC. HANDICAP, HDF. HIGH DENSITY FIBERBOARD, HM. HOLLOW METAL, HDWR. HARDWARE, HOR. HORIZONTAL, HR. HOUR, HT. HEIGHT, IN. INCHES, INCL. INCLUDE(D),(ING), INFO. INFORMATION, INSUL. INSULATION, INT. INTERIOR, J.C. JANITOR'S CLOSET, J-BOX. JUNCTION BOX, JT. JOINT, KIT. KITCHEN, LAB. LABORATORY, LAV. LAVATORY, LB. POUND(S), L.E.D. LIGHT EMITTING DIODE, L.H. LEFT HAND, LIB. LIBRARY, LKR. LOCKER, LVL. LAMINATED VENEER LUMBER, LOC. LOCATION, L.O.W. LIMIT OF WORK, LVR. LOUVER, MAS. MASONRY, MAT. MATERIAL, MAX. MAXIMUM, MECH. MECHANICAL, MED. MEDIUM, MEMB. MEMBRANE, MDF. MEDIUM DENSITY FIBERBOARD, MIN. MINIMUM, MISC. MISCELLANEOUS, M.O. MASONRY OPENING, M.R. MOISTURE RESISTANT, MTD. MOUNTED, MTL. METAL, N.A. NOT APPLICABLE, NAT. NATURAL, N.C. NOISE CRITERIA, N.I.C. NOT IN CONTRACT, NKL. NICKEL, NOM. NOMINAL, N.R.C. NOISE REDUCTION COEFFICIENT, N.T.S. NOT TO SCALE, O.C. ON CENTER, OFCI. OWNER FURNISHED CONTRACTOR INSTALLED, OFOI. OWNER FURNISHED OWNER INSTALLED, O.H. OPPOSITE HAND, OPNG. OPENING, OPP. OPPOSITE, ORIG. ORIGINAL, OVHD. OVERHEAD, OZ. OUNCE, PERP. PERPENDICULAR, PLAM. PLASTIC LAMINATE, PNT. PAINT, PTD. PAINTED, PR. PAIR, P.T. PRESSURE TREATED, PTN. PARTITION, PLYWD. PLYWOOD, Q.T. QUARRY TILE, R.B. RESILIENT BASE, R.D. ROOF DRAIN, REF. REFER, REFR. REFRIGERATOR, REQ. REQUIRE(D), RES. RESILIENT, REV. REVISION, R.H. RIGHT HAND, RM. ROOM, R.O. ROUGH OPENING, SCHED. SCHEDULE, SECT. SECTION, SF. SQUARE FEET, SHT. SHEET, SHT. SHEATHING, SIM. SIMILAR, SPEC. SPEC (IFIED) (-IFICATION), SRL. SUBMITTAL REVIEW LETTER, SQ. SQUARE, S.S. STAINLESS STEEL, S.S.M. SOLID SURFACE MATERIAL, STC. SOUND TRANSMISSION COEFFICIENT, STD. STANDARD, STOR. STORAGE, STL. STEEL, STRUCT. STRUCTURAL, SUSP. SUSPEND(ED), SYS. SYSTEM, T&G. TONGUE AND GROOVE TO BE DETERMINED, TBD. TO BE DETERMINED, TEL. TELEPHONE, TEMP. TEMPORARY, THK. THICK(NESS), THR. THRESHOLD, THRU. THROUGH, T.O. TOP OF, TSTAT. THERMOSTAT, TYP. TYPICAL, TZ. TERRAZZO, U.H. UNIT HEATER, U.N.O. UNLESS NOTED OTHERWISE, U.O.N. UNLESS NOTED OTHERWISE, VERT. VERTICAL, V.I.F. VERIFY IN FIELD, V.R. VAPOR RETARDER, W. WITH, W.C. WATER CLOSET, WD. WOOD, WIN. WINDOW, Z.C.C. ZINC COATED COPPER, & AND

SYMBOLS

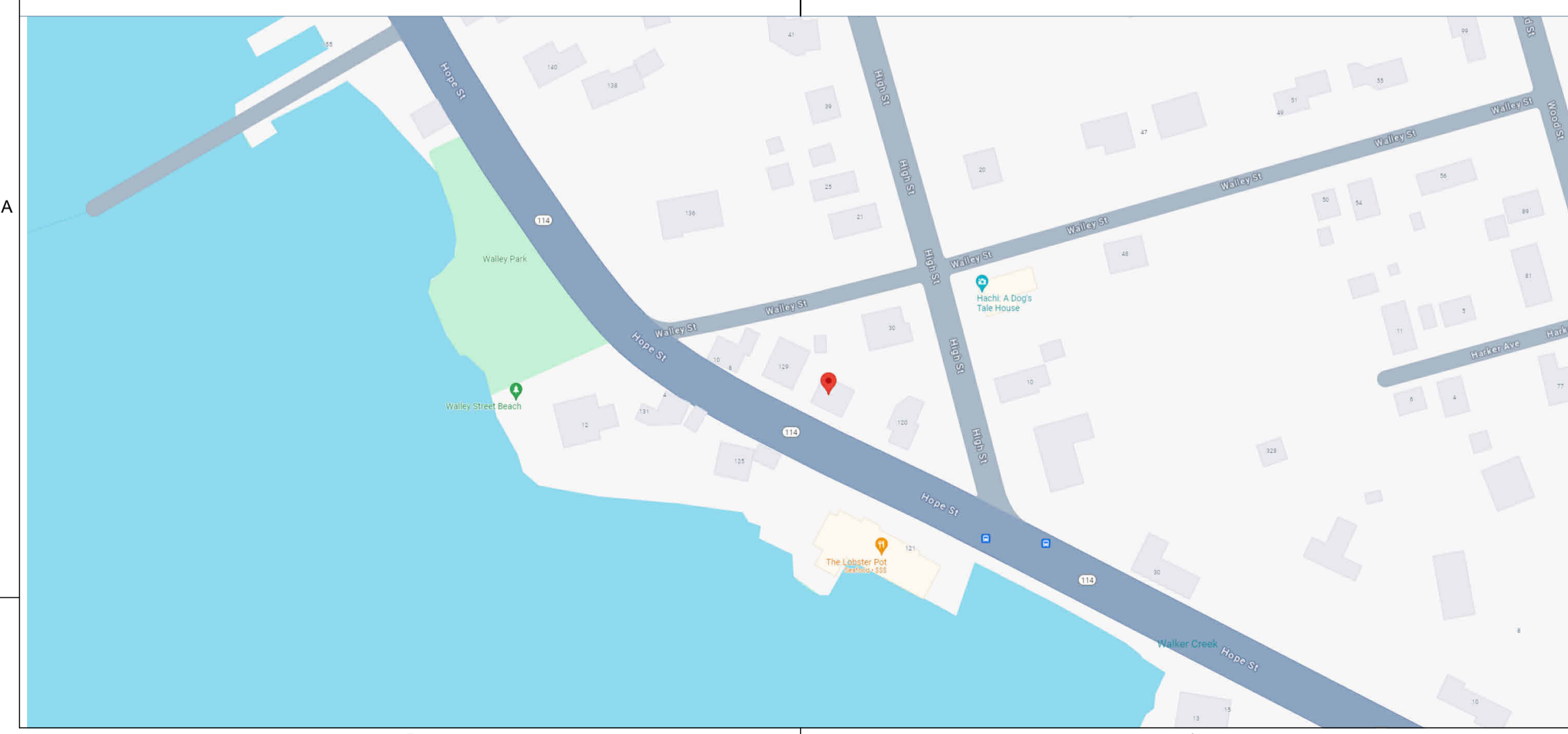
Table of symbols and their uses: EXTERIOR ELEVATION (diamond with A1), INTERIOR ELEVATION (diamond with A1.00), SECTION (triangle with A1), ELEVATION (circle with NAME, EL. ELEVATION), SPOT ELEVATION (circle with dot), COLUMN GRID MARK (circle with 0), ROOM NAME AND MARK (rectangle with ROOM NAME), DOOR MARK (circle with 100), WALL TYPE (diamond with A01), WINDOW TYPE (hexagon with A), FURNITURE / SPECIALTY EQUIPMENT MARK (circle with A), BREAK LINE (zigzag line), LEADER (line with arrow and XX), DIMENSION (line with DIM), REVISION CLOUD (cloud shape), ALIGN (line with ALIGN), FLOOR FINISH (line with FLOOR FINISH), MOCKUP LOCATION (rectangle with circle)

TYPICAL DOOR NOTES



MATERIAL DRAFTING PATTERNS

Table of material drafting patterns: ALUMINUM (diagonal lines), BRICK (cross-hatch), CONCRETE (stippled), CONCRETE BLOCK (cross-hatch), CERAMIC TILE, HORIZONTAL SURFACE (vertical lines), CERAMIC TILE, VERTICAL SURFACE (horizontal lines), EARTH (irregular pattern), ENGINEERED WOOD (MDF, HDF, ETC.) (cross-hatch), EXISTING, UNEXCAVATED (solid grey), GLASS, SPECIALTY (stippled), GLASS, HORIZONTAL SURFACE (horizontal lines), GLASS, VERTICAL SURFACE (vertical lines), GYPSUM/PLASTER (irregular pattern), METAL (STEEL, ETC.) (diagonal lines), PLASTIC (horizontal lines), PLYWOOD (cross-hatch), POROUS FILL (GRAVEL, CRUSHED STONE, ETC.) (irregular pattern), RIGID INSULATION (cross-hatch), RUBBLE (irregular pattern), SHINGLE (irregular pattern), WOOD (EDGE GRAIN) (vertical lines), WOOD (END GRAIN) (horizontal lines), WOOD (FACE GRAIN) (irregular pattern), GENERIC 1 (cross-hatch), GENERIC 2 (cross-hatch), GENERIC 3 (cross-hatch), GENERIC 4 (cross-hatch), GENERIC 5 (cross-hatch), GENERIC 6 (cross-hatch)





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04 APRIL 2024

EXISTING CONDITIONS SET

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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING BASEMENT FLOOR PLAN

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.00

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

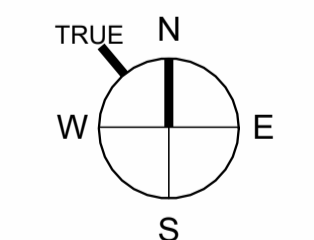
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR
- S1 BATHROOM SCONCE LIGHT FIXTURE
- SE1 EXTERIOR SCONCE LIGHT FIXTURE
- S LIGHT SWITCH
- S^D DIMMER LIGHT SWITCH
- S³ THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WP WATERPROOF DUPLEX RECEPTACLE
- GFI GFI DUPLEX RECEPTACLE
- C^C COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- E ELECTRIC METER
- G GAS METER
- CABLE JACK

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

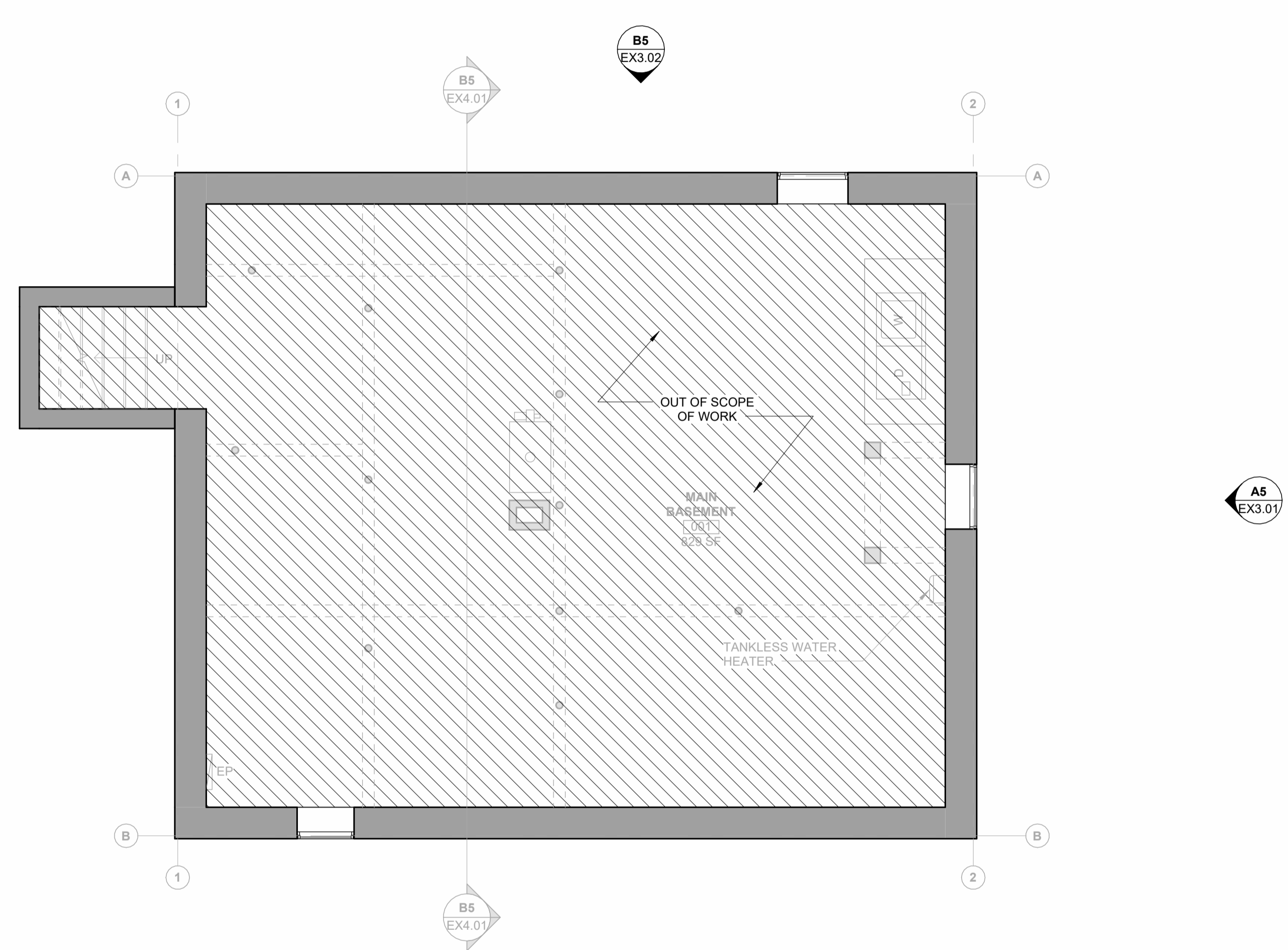


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.00 EXISTING BASEMENT FLOOR LEVEL
Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:
124 HOPE STREET

124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

EXISTING CONDITIONS
ISSUED FOR : CLIENT REVIEW
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04 APRIL 2024

EXISTING CONDITIONS SET

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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING FIRST FLOOR PLAN

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.01

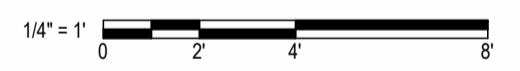
GENERAL NOTES

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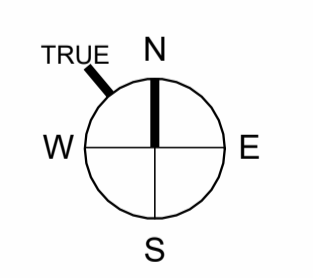
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR
- S1 BATHROOM SCONCE LIGHT FIXTURE
- SE1 EXTERIOR SCONCE LIGHT FIXTURE
- S LIGHT SWITCH
- S^D DIMMER LIGHT SWITCH
- S³ THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- E ELECTRIC METER
- G GAS METER
- CABLE JACK

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

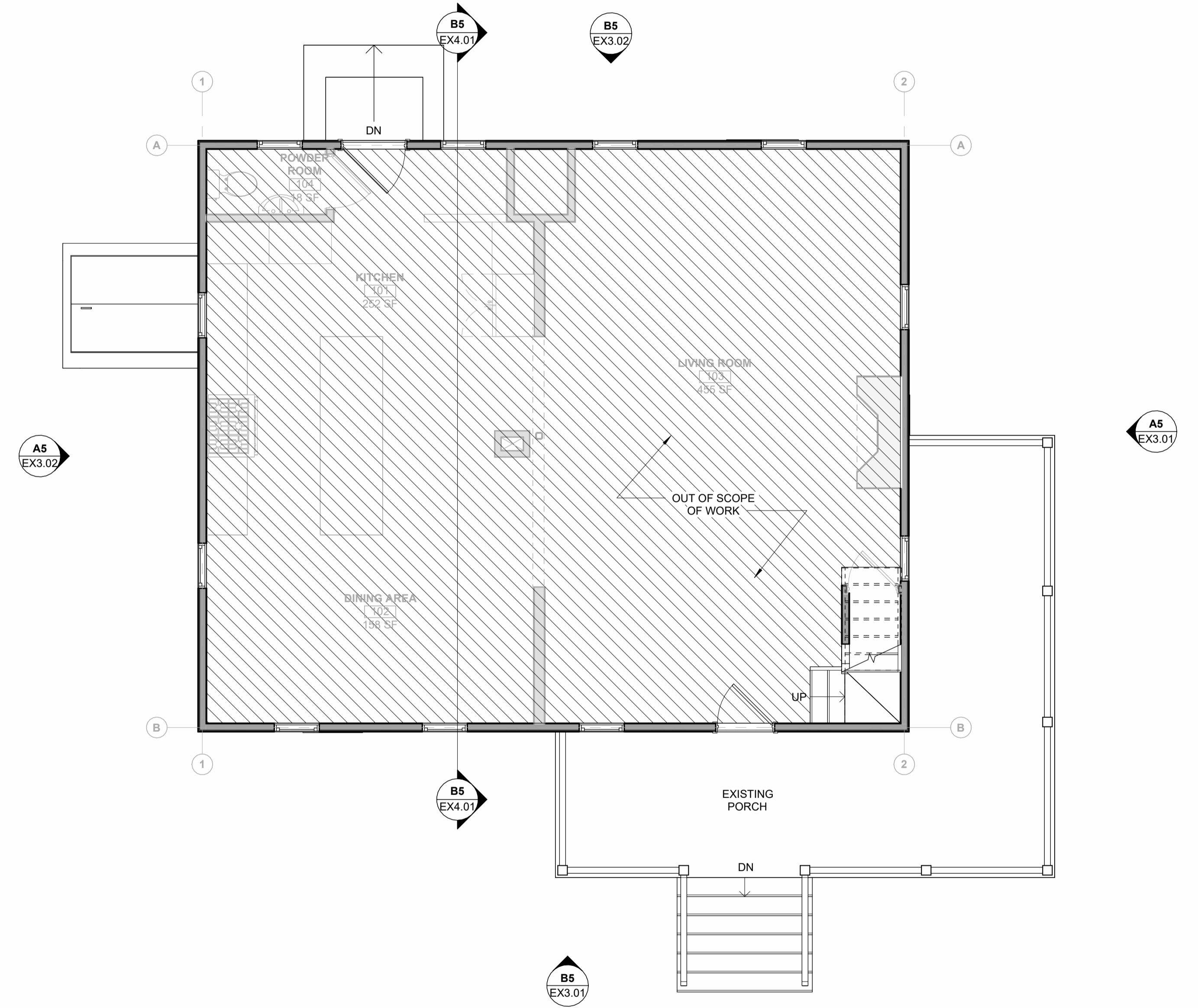


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.01 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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04 APRIL 2024

EXISTING CONDITIONS SET

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REVISIONS

NO.	DESCRIPTION

EXISTING SECOND FLOOR PLAN

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.02

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
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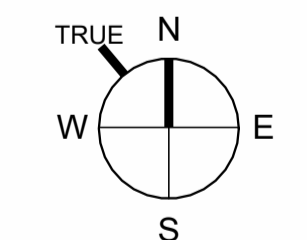
GENERAL SYMBOLS

- | | |
|---|---|
| P1
PENDANT LIGHT FIXTURE | EP
RECESS ELECTRIC PANEL |
| RCL
RECESSED CAN LIGHT | DR
DUPLEX RECEPTACLE |
| EFL
EXHAUST FAN LIGHT COMBO VENT TO EXTERIOR | WDR
WATERPROOF DUPLEX RECEPTACLE |
| S1
BATHROOM SCONCE LIGHT FIXTURE | GDR
GFI DUPLEX RECEPTACLE |
| SE1
EXTERIOR SCONCE LIGHT FIXTURE | CHR
COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| S
LIGHT SWITCH | E
ELECTRIC METER |
| SD
DIMMER LIGHT SWITCH | G
GAS METER |
| S3
THREE WAY LIGHT SWITCH | CJ
CABLE JACK |
| CF
CEILING FAN | |

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

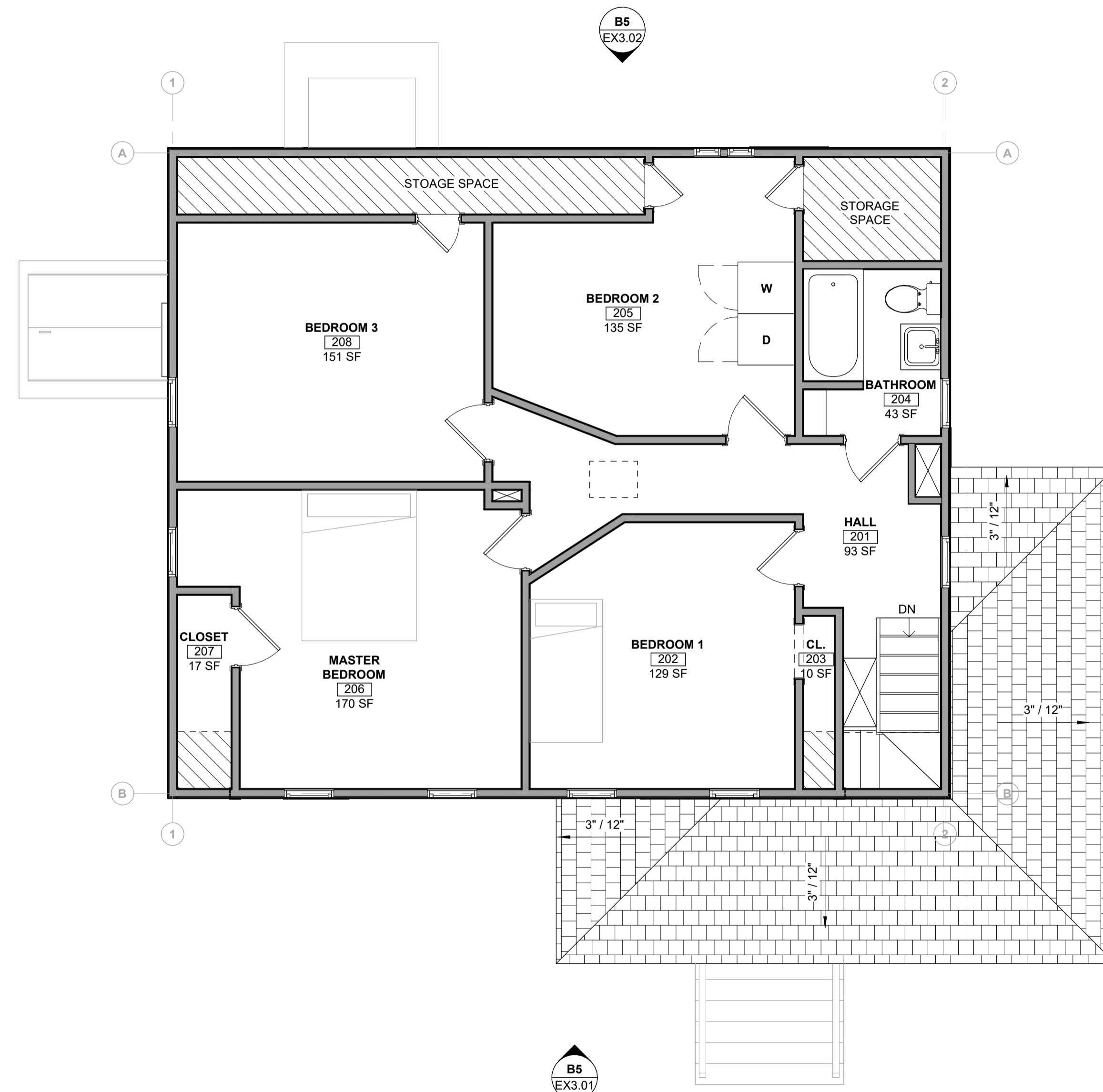


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.02 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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04 APRIL 2024

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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING ATTIC FLOOR PLAN
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.03

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
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GENERAL SYMBOLS

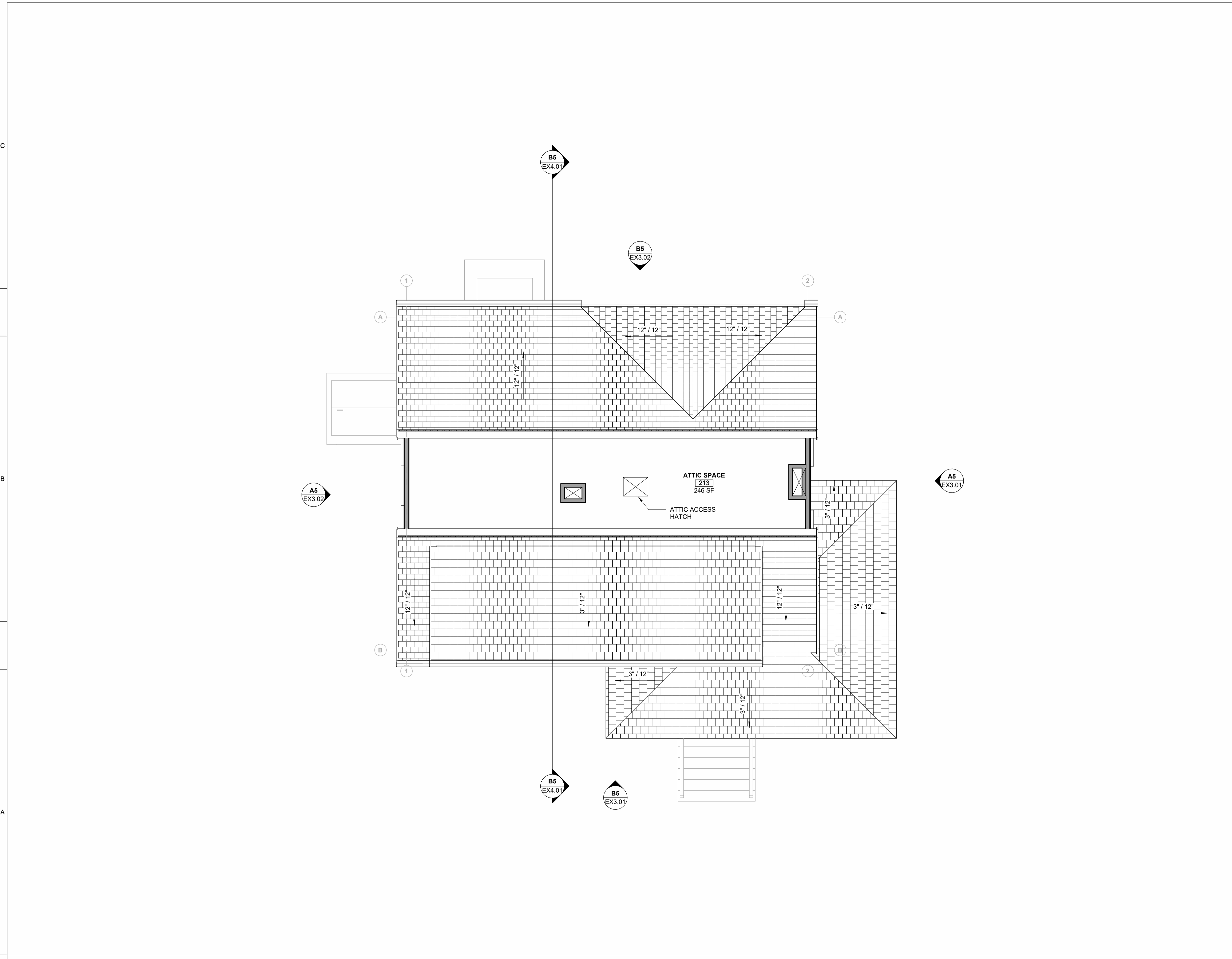
P1 PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN LIGHT COMBO, VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
LIGHT SWITCH	ELECTRIC METER
DIMMER LIGHT SWITCH	GAS METER
S3 THREE WAY LIGHT SWITCH	CABLE JACK
CEILING FAN	

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

NORTH ARROW

WALL TYPE LEGEND

EXISTING
DEMOLISHED
NEW CONSTRUCTION



A5 EX1.03 EXISTING ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"



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REVISIONS

NO.	DESCRIPTION	DATE

EXISTING ROOF PLAN
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.04

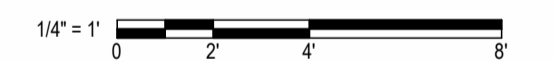
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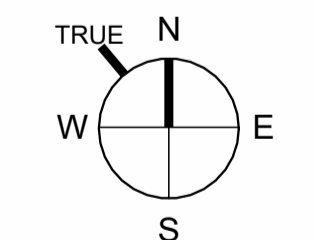
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR
- S1 BATHROOM SCONCE LIGHT FIXTURE
- SE1 EXTERIOR SCONCE LIGHT FIXTURE
- S LIGHT SWITCH
- S^D DIMMER LIGHT SWITCH
- S³ THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WP WATERPROOF DUPLEX RECEPTACLE
- GFI GFI DUPLEX RECEPTACLE
- C COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- E ELECTRIC METER
- G GAS METER
- CABLE JACK

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

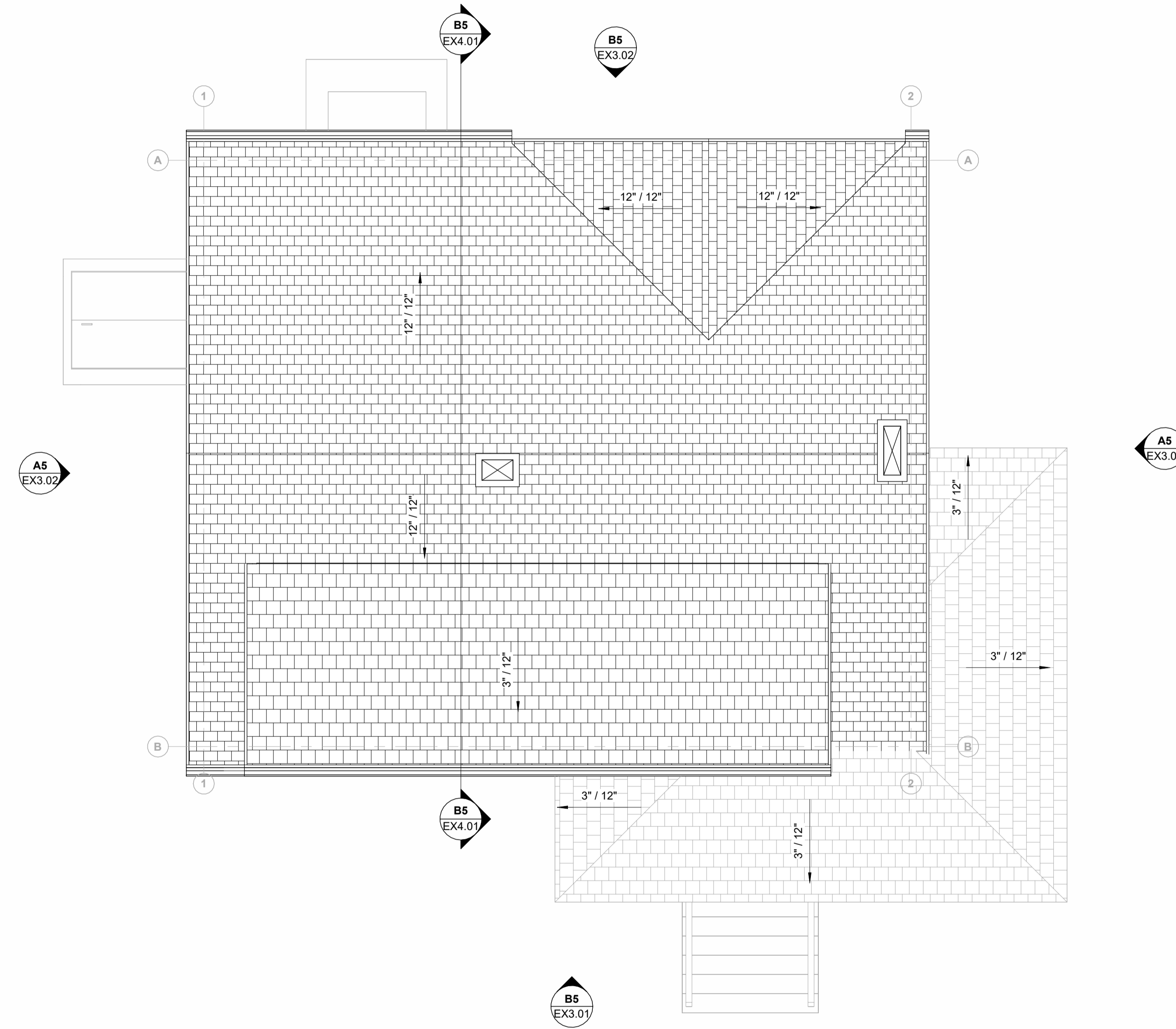


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.04 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



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SHELF FLOOR PLANS
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX1.05

GENERAL NOTES

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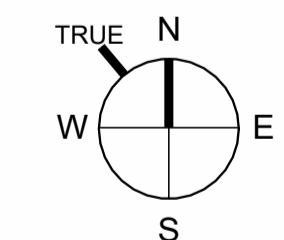
GENERAL SYMBOLS

- P1 PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR
- S1 BATHROOM SCONCE LIGHT FIXTURE
- SE1 EXTERIOR SCONCE LIGHT FIXTURE
- S LIGHT SWITCH
- S^D DIMMER LIGHT SWITCH
- S³ THREE WAY LIGHT SWITCH
- CEILING FAN
- RECESS ELECTRIC PANEL
- DUPLEX RECEPTACLE
- WATERPROOF DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- COUNTER HEIGHT GFI DUPLEX RECEPTACLE
- E ELECTRIC METER
- G GAS METER
- CABLE JACK

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

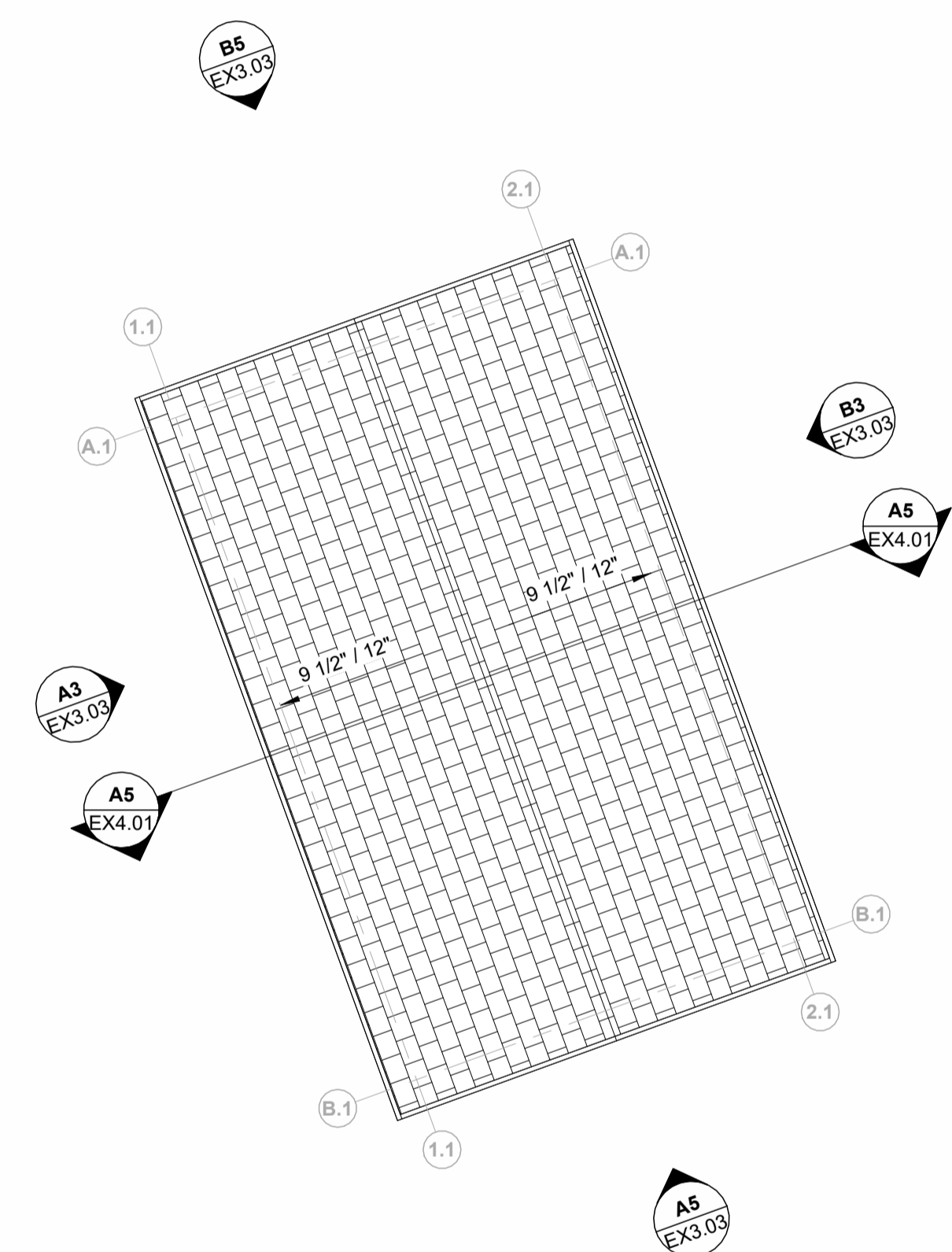
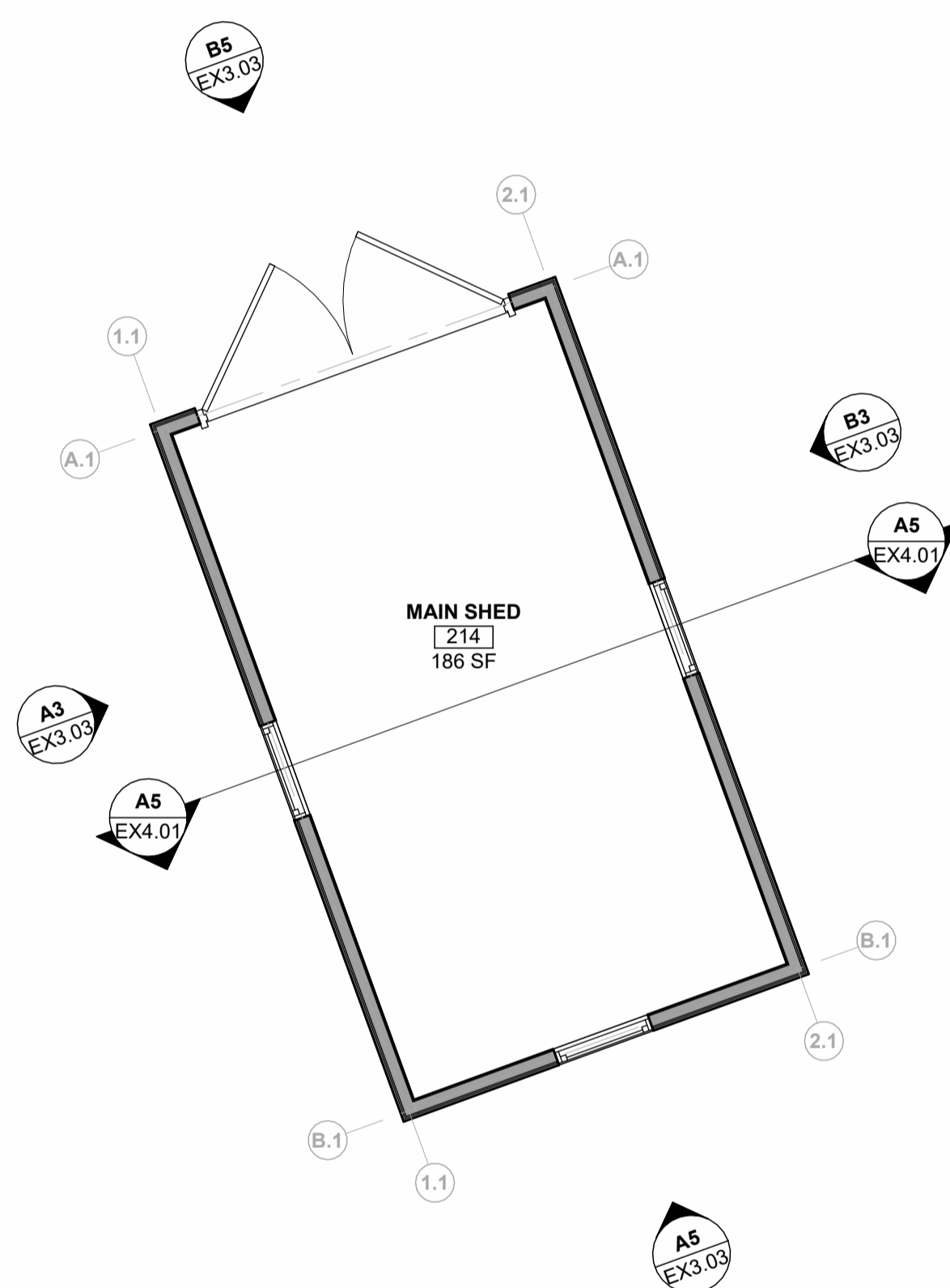


NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION



A5 EX1.05 EXISTING SHED GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"

A3 EX1.05 EXISTING SHED ROOF PLAN
Scale: 1/4" = 1'-0"



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NO.	DESCRIPTION

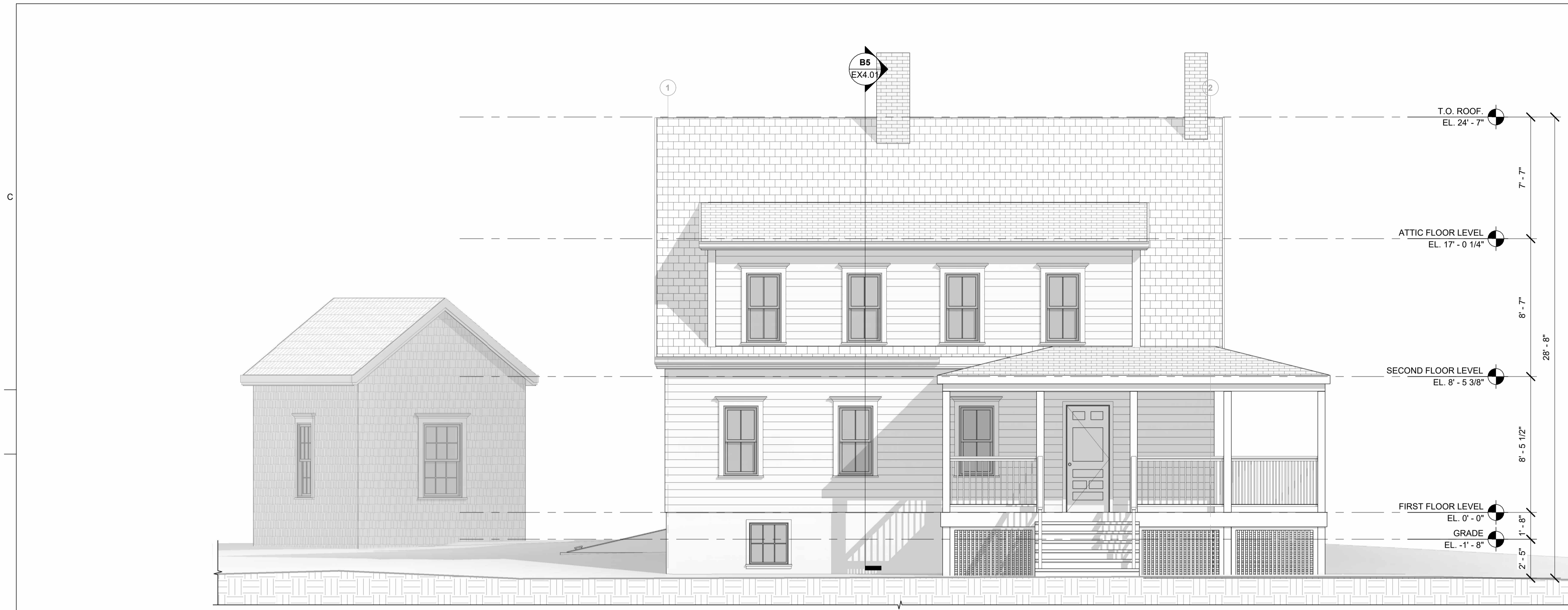
EXISTING EXTERIOR ELEVATIONS

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

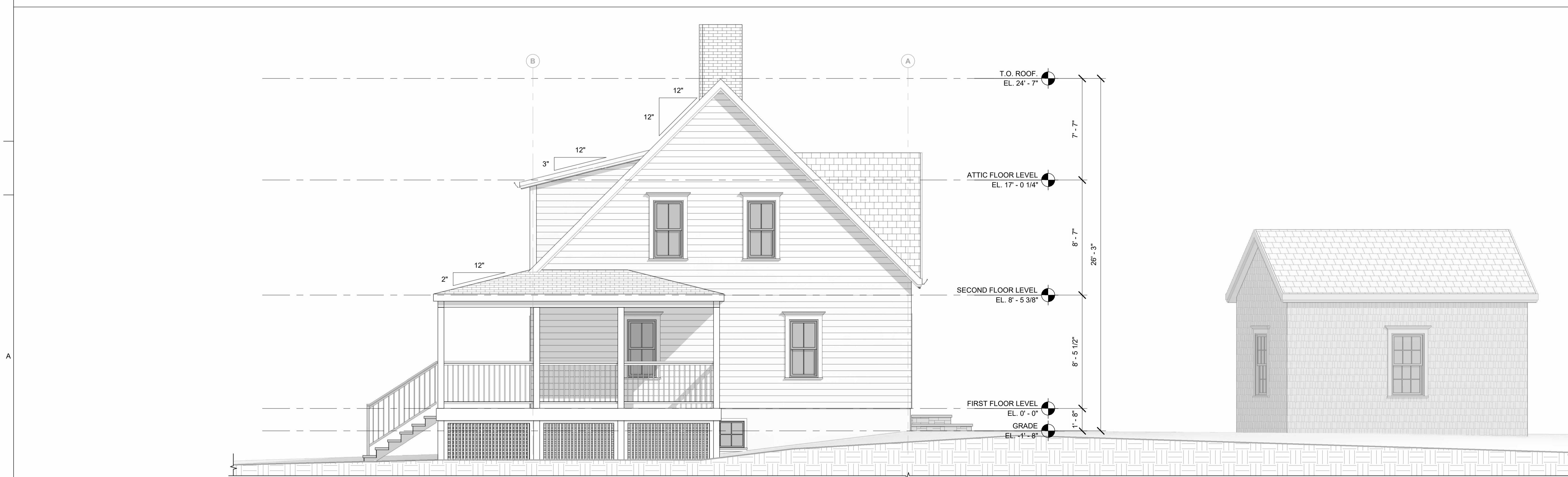
EX3.01

GENERAL NOTES

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B5 EX3.01 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 EX3.01 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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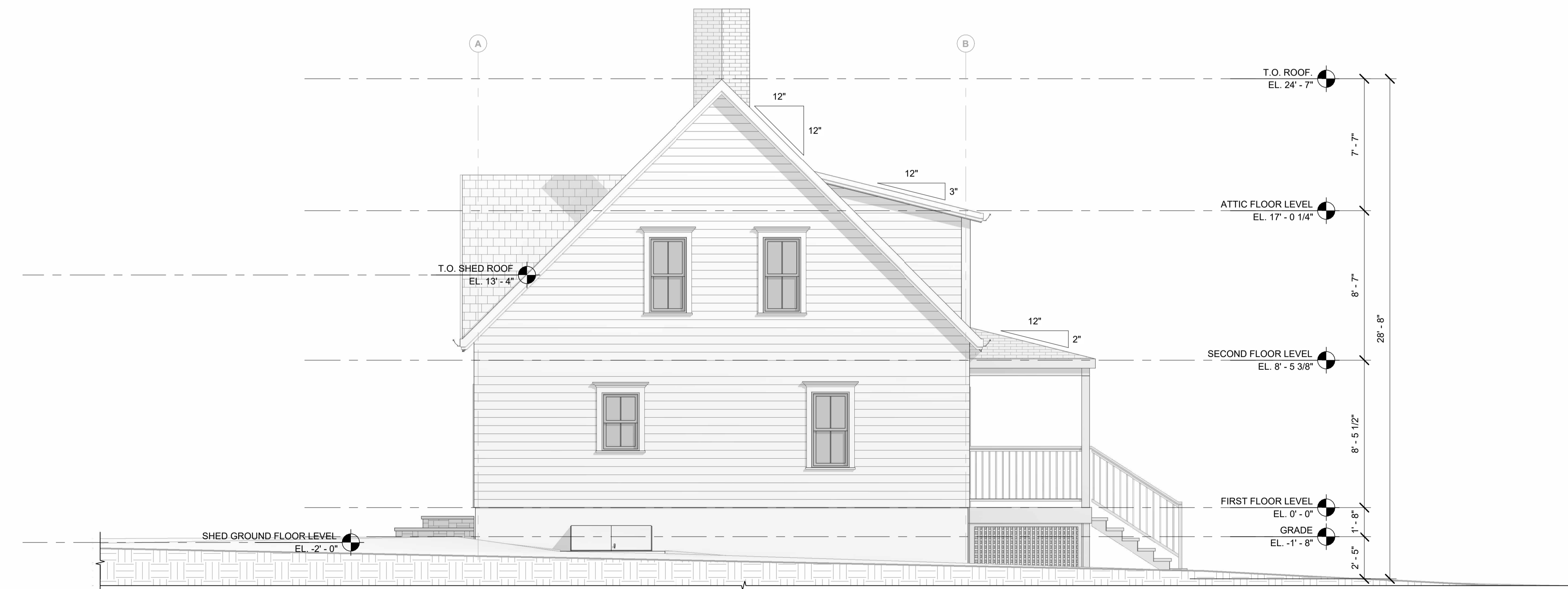
EXISTING EXTERIOR ELEVATIONS
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX3.02

- GENERAL NOTES
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B5 EX3.02 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 EX3.02 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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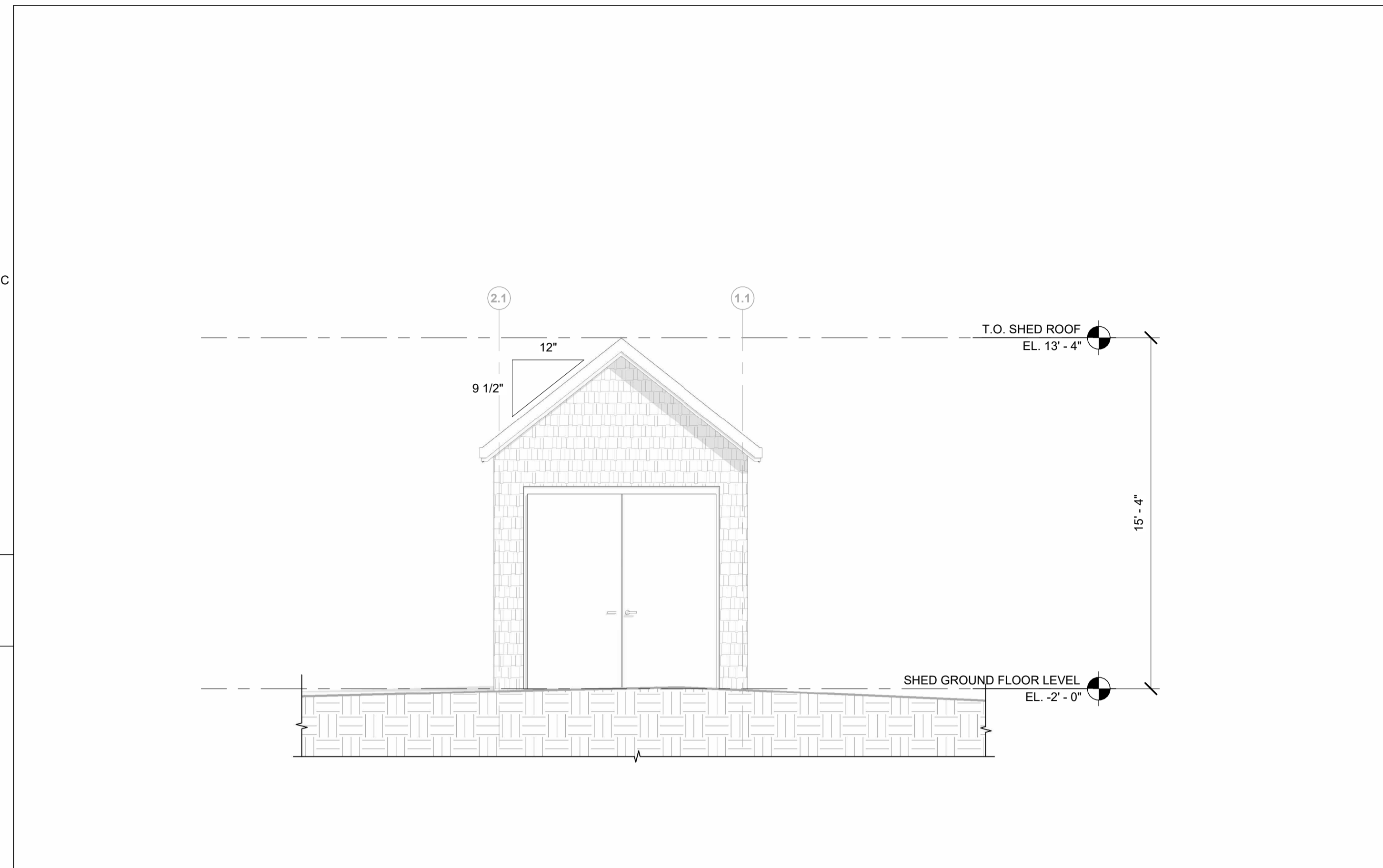
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REVISIONS	

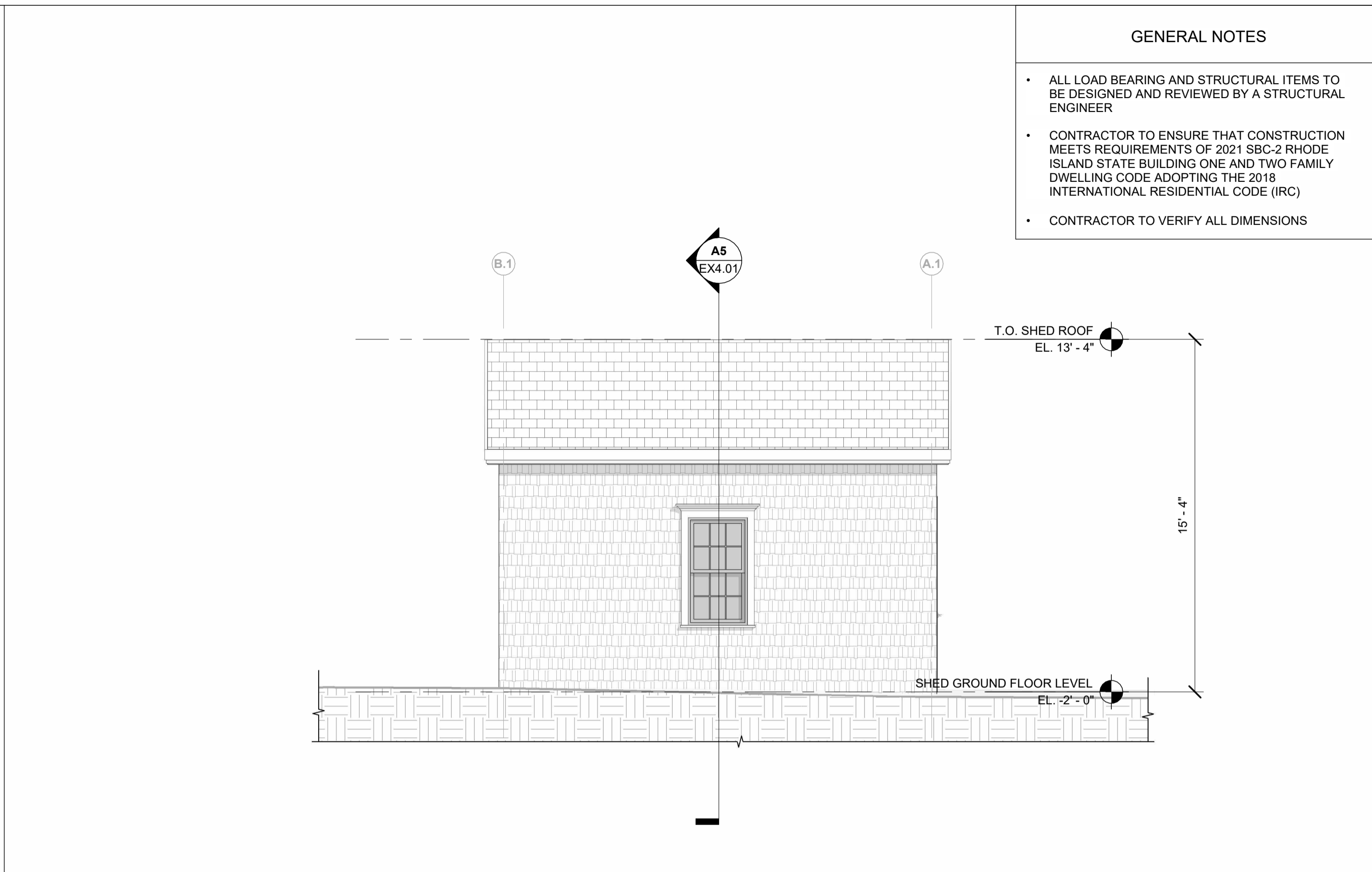
EXISTING SHED EXTERIOR ELEVATIONS
DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX3.03

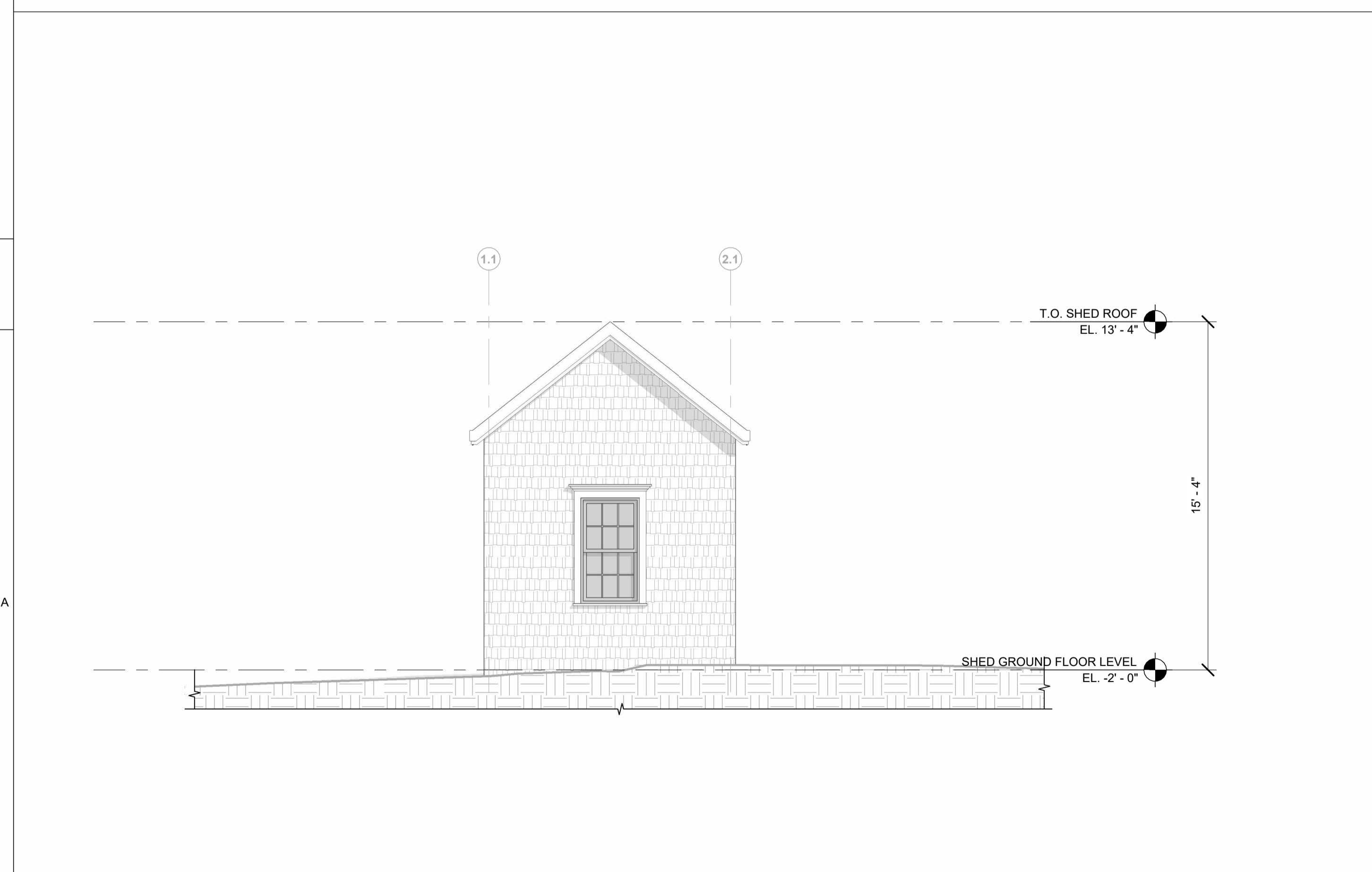
- GENERAL NOTES**
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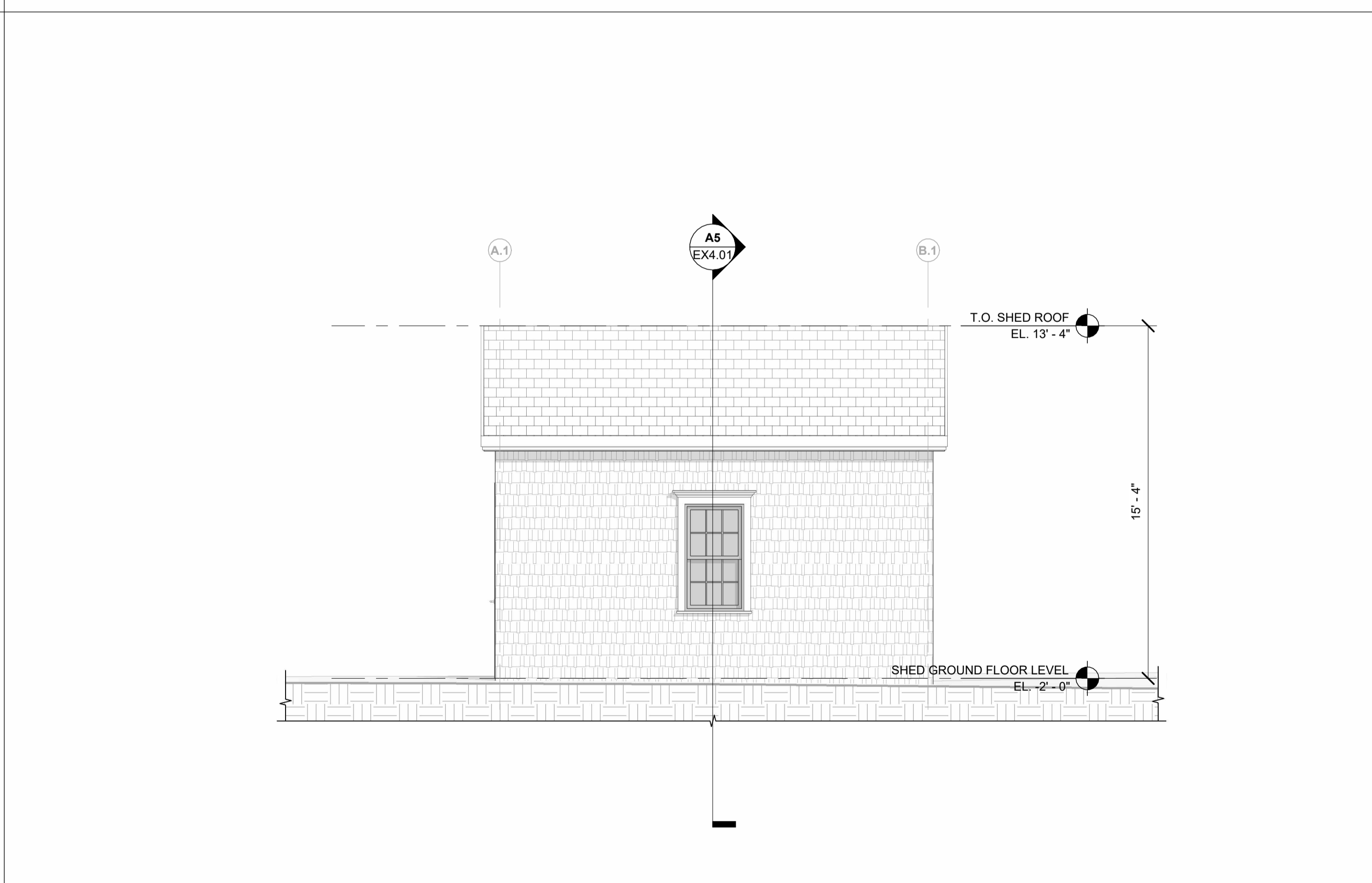
B5 EXISTING NORTH SHED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



B3 EXISTING EAST SHED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 EXISTING SOUTH SHED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

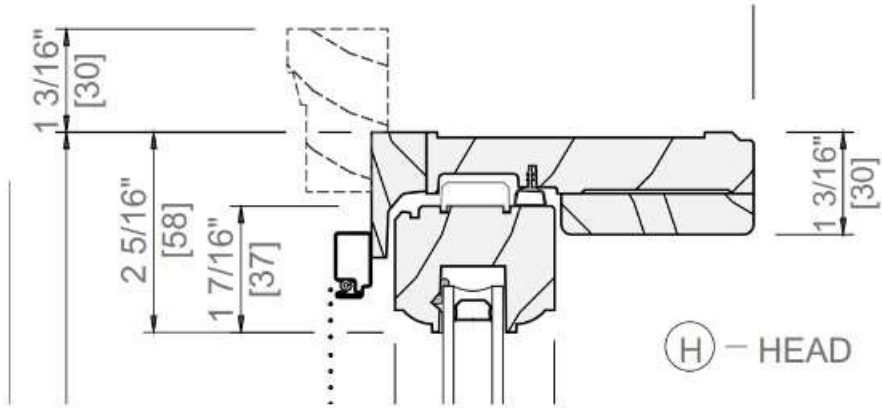


A3 EXISTING WEST SHED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

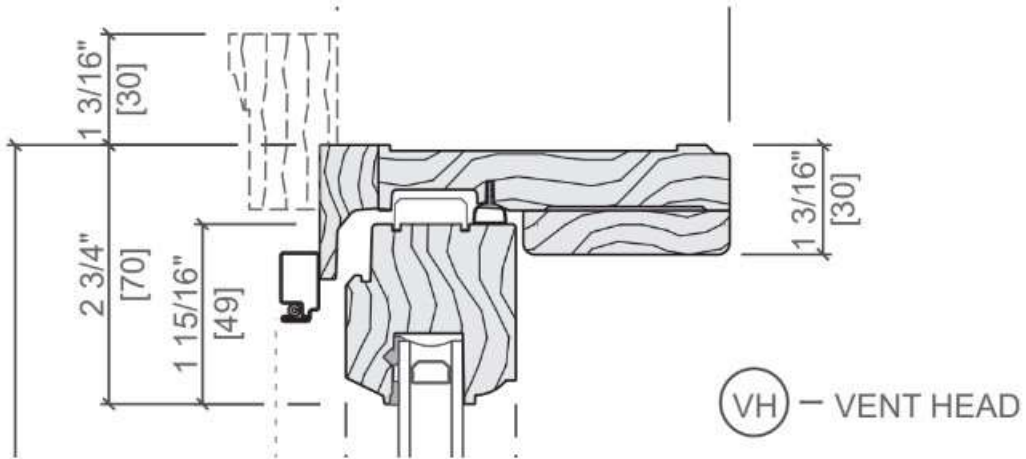




2014:



2024:





Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 417 hope st

2. Plat # 16 Lot # 43

3. a. Applicant: Jake Milne

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

Mailing Address:

Phone: 857-413-9466

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

We propose returning the stone headers back to their previous Brown stone appearance. These headers will match the existing brown stone still on the building at the corners of the building on Hope st.

7. Property History

Jake Milne

Jake Milne

Applicant's Name – Printed


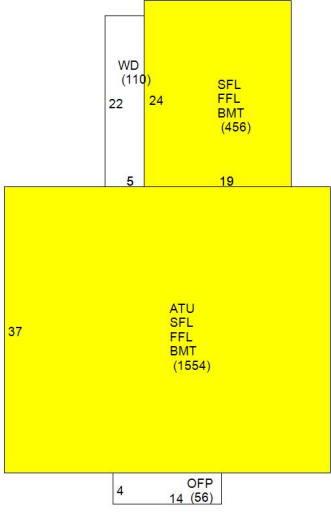
Applicant's Sign

Date: June 20, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<p>LOCATION: 417 HOPE ST ACRES: 0.0731 PARCEL ID: 010-0016-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: 417 HOPE, LLC CO - OWNER: MAILING ADDRESS: 35 BOURNE LN</p> <p>ZONING: D PATRIOT ACCOUNT #: 535</p>	<p>BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1804 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Gable ROOF COVER: Asphalt Shin</p>
SALE INFORMATION	BUILDING INTERIOR
<p>SALE DATE: 6/29/2023 BOOK & PAGE: 2216-71 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MILNE, GEORGE T.& JILL C. TE</p>	<p>INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 13 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>
PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 7750 FINISHED BUILDING AREA: 4020 BASEMENT AREA: 2010 # OF PRINCIPAL BUILDINGS: 1</p>	
ASSESSED VALUES	
<p>LAND: \$189,200 YARD: \$400 BUILDING: \$403,400 TOTAL: \$593,000</p>	
SKETCH	PHOTO
	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
July 05, 2024

Subject Property:

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

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

Abutters:

Parcel Number: 10-1
CAMA Number: 10-1
Property Address: 443 HOPE ST

Mailing Address: REGO, JOHN J. (1/2) & REGO, LYNDA J. (1/2)
1199 HOPE ST
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 10-2
CAMA Number: 10-2
Property Address: 44 STATE ST

Mailing Address: 1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

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

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

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

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

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

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

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

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

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

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



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Parcel Number: 10-28 CAMA Number: 10-28 Property Address: 377 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-29 CAMA Number: 10-29 Property Address: 15 CHURCH ST	Mailing Address: VAN ALLEN APPELEYARD, DEBORAH 15 CHURCH ST BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST 1A	Mailing Address: MCKAY, SUSAN ANDON, TRUSTEE SUSAN ANDON MCKAY LIVING TRUST 186 OAKLAND ST WELLESLEY, MA 02481
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST 2B	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST 3C	Mailing Address: THOMPSON, RICHARD J - TRUSTEE RICHARD J THOMPSON TRUST 423 HOPE ST, UNIT C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST 4D	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST 5E	Mailing Address: WARNER, GARY W & MURRAY, CATHERINE I JT PO BOX 808 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST 6F	Mailing Address: NICHOLSON, TODD & 423 HOPE ST UNIT 6F BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST 7G	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST 8H	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST 10J	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090
Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST 11K	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, Unit K BRISTOL, RI 02809



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Parcel Number: 10-3
CAMA Number: 10-3-012
Property Address: 423 HOPE ST 12L

Mailing Address: MATRONE, SANTA W JR TRUSTEE
SANTA W MATRONE JR DEC TRUST
423 HOPE ST UNIT L-12
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-013
Property Address: 423 HOPE ST 13M

Mailing Address: SAILOR, LLC
423 HOPE ST, Unit 13M
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-014
Property Address: 423 HOPE ST 14N

Mailing Address: SHAPIRO, DEBORA WEST
423 HOPE ST, Unit UNIT 14N
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-016
Property Address: 423 HOPE ST 16P

Mailing Address: BOWMAN, GREGORY W
423 HOPE ST, UNIT P
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-017
Property Address: JOHN ST 1

Mailing Address: FIXSEN, WILLIAM
25 MARCONI DR
RANDOLPH, MA 02368

Parcel Number: 10-3
CAMA Number: 10-3-018
Property Address: JOHN ST 2

Mailing Address: TOPPA, JOHNA M
44 LINCOLN AVE
ATTLEBORO, MA 02703

Parcel Number: 10-3
CAMA Number: 10-3-019
Property Address: 15 JOHN ST 1

Mailing Address: POLLOCK, JORDAN
15 JOHN ST, UNIT 1
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-020
Property Address: 17 JOHN ST 2

Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH
KEITH TE
17 JOHN ST, UNIT 2
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-021
Property Address: 423 HOPE ST 21U

Mailing Address: NAT PROPERTIES, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-022
Property Address: 423 HOPE ST 22V

Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC
C/O ACROPOLIS PROPERTY
MANAGEMENT 423 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-4
CAMA Number: 10-4
Property Address: STATE ST

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

Parcel Number: 10-64
CAMA Number: 10-64
Property Address: JOHN ST

Mailing Address: 417 HOPE, LLC
35 BOURNE LN
BARRINGTON, RI 02809



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Bristol, RI
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Parcel Number: 10-77 CAMA Number: 10-77 Property Address: 54 STATE ST	Mailing Address: REGO, JOHN J. (1/2) & REGO, LYNDA J. (1/2) 1199 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-79 CAMA Number: 10-79 Property Address: 439 HOPE ST	Mailing Address: THOMAS, ANTHONY G. TRUSTEE ANTHONY G. THOMAS TRUST AGMT 254 GREAT ROAD NORTH SMITHFIELD, RI 02896
Parcel Number: 14-108 CAMA Number: 14-108 Property Address: 418 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-23 CAMA Number: 14-23 Property Address: 458 HOPE ST	Mailing Address: 458 HOPE STREET, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-24 CAMA Number: 14-24 Property Address: 448 HOPE ST	Mailing Address: CUSTOM HOUSE SQUARE, LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 14-26 CAMA Number: 14-26 Property Address: 9 COURT ST	Mailing Address: CARDINAL NORTHSTAR HOLDINGS, LLC 1 JACOBS POINT WARREN, RI 02885
Parcel Number: 14-45 CAMA Number: 14-45 Property Address: 10 COURT ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-47 CAMA Number: 14-47 Property Address: 400 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-50 CAMA Number: 14-50 Property Address: 378 HOPE ST	Mailing Address: ST MICHAELS CHURCH P.O. BOX 414 399 HOPE ST BRISTOL, RI 02809



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417 Hope St.

