



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, February 01, 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. January 4 Minutes

3. Application Reviews

1. 23-175 5 Thames St, Robin Karian

Discuss and act on replacement of 6 Andersen 400 series windows in kind.

2. 23-181: 235 High Street, Town of Bristol

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

3. 23-183: 88 Church St, Charles Cavalcante

Discuss and act on addition of screened in porch and roof for porch on rear deck of property.

4. 24-06: 267 Thames St, TSL, LLC

Discuss and act on roof addition and gate to accommodate new HVAC mechanic units located over the service/dumpster area of DeWolf Tavern.

5. 24-08: 70 Griswold Ave, Constance Laflamme

Discuss and act on raising of roofline by 24" to accommodate structural improvements and code-compliant stairwell

4. Concept Review

1. 24-08: 70 Griswold Ave, Constance Laflamme

Concept reviews of renovations to property, including windows, french doors, garage doors, New roof shingle system, replacement of exterior doors, replacement of garage door, in-ground swimming pool, fencing around property

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

1. Administrative Approvals

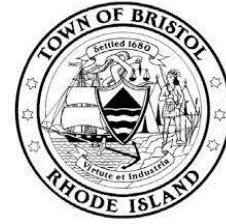
8. Other Business

9. Adjourned

“

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, January 4, 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

Butler, Millard, Church, Allen, Lima, and Bergenholtz are present at the meeting. Also, Edward Tanner is filling in for HDC Clerk.

Christopher Ponder are absent from the meeting.

1. Pledge of Allegiance

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

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the December 5, 2023 meeting.

Minutes reviewed.

Allen: On page 6, the name of the applicant is Brendan not Brenda. Page 20, fifth paragraph, that was a statement, not a question.

Butler: Page 20, typo Zipf not Ziph. Also, on page 18. Page 7, Butler is spelled wrong. There are additional corrections, I will give you my notes after the meeting and you can correct them.

Maynard: Thank you.

Motion made by Allen to accept minutes as amended; Seconded by Church.

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

3. **Application Reviews**

3A. **23-149: State Street Dock, Town of Bristol** Discuss and Act on visual shielding plan for State Street Dock fuel tank.

Bergenholtz: Recused.

Gregg Marsili, Harbormaster, present.

Gregg: I am just trying to find something to cover up the gas tank. Worked through fence deal. Brooke Merriam of Sunflower Designs game up with trees and grass to break up the corners. Native seed on grass side of tank would grow to 15ft over time. I have not received any complaints about this idea. I think this is the best option.

Allen: What varieties?

Gregg: She just put native grass.

Teitz: Switch grass.

Allen: Is it on the plan?

Teitz: Yes.

Allen: So, the red cedars have been changed?

Teitz: This is a requirement of the State which rejected the stockade fence, not just a Town requirement. If you approve, it will have to be referred to the State.

Allen: The information on the eastern red cedar says that it grows to 25ft tall. I do not think it would work. I am not familiar with switch grass.

Gregg: The trees can be trimmed. We have contracts with landscapers.

Allen: Again, on switch grass, it can grow 4ft to 6ft tall and that is not going to cover the tank. We want something that will be to screen to the top of the tank. The trees are too tall. I understand

you can trim them, but that is appealing. Also, the grass would not be tall enough to screen it.

Gregg: Well, it is a working dock.

Allen: I understand, but we want it screened from view. One is too tall, and one is too short. The tank is at least 11ft tall.

Gregg: 12ft.

Allen: We do not want to block the view of the water from the condos. I do not think what she came back with help. Mary had suggested pyracanthas.

Gregg: Pyracanthas?

Mary: It sticks to the fence.

Gregg: Fence stockade goes around the condominiums. That does not work because it only blocks half the tank.

Allen: You need to come back with something different.

Lima: I think we need to find the person from the State to get in touch with them to get input. It would be a better working relationship rather than you coming back and forth.

Gregg: Agree.

Teitz: It is in the application.

Lima: Let me look. Also, I am looking here and Victor was the Project Monitor, so we need to do a new Project Monitor on this since Victor is no longer on the Commission. Andy, there is nothing in here. I looked through the old one and the new one.

Allen: Did she come back with a new one?

Gregg: No, this is the same one. I did not know until day of the meetings about this.

Allen: The plant materials are not appropriate.

Gregg: I will find the letter from the State and get a hold of that person so we can come to an agreement.

Teitz: It is on the letter of January 13, 2022. Parr noted PVC fence changing to wood and it was after that time that the State Heritage Commission rejected the fence.

Gregg: I was told it could not go over 6ft for zoning.

Teitz: I was not there that night. It was Amy and I am just reading what is here. The State rejected the fence and plants suggested. Do you want something that will cover it up completely or break up the bulk of it?

Tanner: Is the goal just to sort of break it up so it is not so large or to completely hide it?

Lima: It should not completely hide it but we do not want something that is going to be with spotlights. I think we could try to hide it without making people look at it even more because we are trying to hide it.

Tanner: Just to soften to break up visual.

Lima: I think we need to look to the State. They have jurisdiction over some of this. We have to share and if they have definite opinions, we need to see what they are going to approve. Need to work together. I do not want this to be a bone of contention.

Allen: The preference would be to screen it completely not soften it but I do not know what the State wants. We need to work together with Gregg.

Millard: If you choose evergreens assorted that would be good. The grass is a big no-no, and it would not get you the height you want. I think an assortment of evergreens to fill in would be a good idea.

Butler: The view from water is important.

Allen: I think we have to consider the view from condos. I do not want to block the view of water. I

think certain trees that would not have to be trimmed, but that could be something that is more appropriate for the height of the structure.

Teitz: I have some of the information. The December 23, 2019 letter states, "The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the Application for State Assent for the referenced project. The proposed State Street Dock Marina Fueling Facility is in the Bristol Waterfront Historic National Register District."

"The project consists of a proposed fueling facility for vessels docking at the expanded Church Street Marina, Rockwell Marina, and moorings in Bristol Harbor. The facility would include the installation of a 12,000-gallon above ground fuel tank and construction of a small fuel station structure to house spill kits, fire extinguishers, and signage providing information to patrons of the new fueling facility. The proposed facility will be protected by a chain link perimeter fence and 6-inch bollards around the fence."

"Multiple historic properties are east of the Fueling Facilities. As a result, the RIHPHC's concludes that the project will have no adverse effect on historic properties, provided that the Town of Bristol replace the chain link fence with a screening fence. The fence design will need the RIHPHC's prior approval."

The June 5, 2020 letter on page 4, subsection E states, "The Applicant is required to coordinate with HPHC for the correct fence material and construction prior to any the work being put out for bid and install the fence in accordance with their requirements."

Gregg: I agree to coordinate with them.

Maynard: Andy, can you send that to me?

Church: Ask them about living fence structure with plants.

Gregg: Who is the point of contact?

Lima: Should we continue this?

Gregg: Yes, for March please.

Teitz: Ok.

Lima: We will work with Nick and will be in touch with the State Historical Preservation and Heritage Commission. We will coordinate with you to get what is necessary.

Teitz: I will be happy to assist you.

Lima: Who wants to be the Project Monitor?

Teitz: Wait until March to decide that.

Motion made by Allen to continue application to the meeting in March; Seconded by Church.

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

3B. **23-155: 203 High St, Carol Orphanides** Discuss and act on replacement of 8 windows.

Carol Orphanides present.

Robert Delisle, contractor, present.

Allen: At end of the last meeting, we asked Nick to take a look at this property at the windows that were there.

Orphanides: He came by. I have a letter or email from him.

Church: He was going to tell us the existing material.

Orphanides: He did. I can pull it up on my phone.

Lima: That would be helpful.

Butler: I found my name on the abutters report. Do I need to recuse myself?

Teitz: It is recommended that you do recuse yourself since you are within the 200ft. It is not absolutely required, but if you were immediately adjacent you would be required.

Butler: Recused.

Lima: We will take care of that next time with Nick.

Tanner: On the form?

Lima: Yes.

Church: Has the contractor looked at existing windows?

Delisle: I did. They are wood windows.

Church: All wood?

Delisle: Yes.

Teitz: Are there sash weights?

Delisle: I believe so with the age of the window.

Lima: Let me look in the folder.

Allen: At the last meeting there was some discrepancy as to when we thought the house was built.

Church: It says 1960, but I think it was before that.

Allen: I think it was the early 1900s.

Orphanides: I think 1906.

Allen: Something like that.

Lima: The shingles have been replaced a couple of times.

Orphanides: Yes.

Church: If they are all wood windows.

Allen: With sash weights.

Lima: He would have gone out and made a recommendation if we needed to go out.

Tanner: Nick said they are all wood windows.

Church: We were not sure if they were wood clad.

Lima: Right, we have pictures but was hard to determine.

Church: I recommend that we do a site visit.

Bergenholtz: I was hoping Nick would have more information.

Church: Can we do a site visit with a vote.

Lima: What do you think Andy?

Church: Instead of waiting a month.

Teitz: Sure, if you want.

Lima: Let's listen to the presentation to have something to go on so we know what we are voting for. Would that be okay with you to do the presentation?

Orphanides: What does good shape mean?

Lima: Every house is different that is why we do a visit. Some windows are in better shape than other people in the area because the wood that is used in the manufacturing of windows today does not even touch the windows of 50 years ago.

Orphanides: But the glass is the same.

Lima: Not necessarily. The structure and integrity of the historic house is the windows. If you take the windows out some of the character is gone. Some can be repaired and money-wise it is better to repair than replace. Historically we do a site visit. We will have Nick set up a site visit and vote on it that day so you will have a decision. If you want to show the window and explain the window so we know what the alternative is. Is that ok with you?

Orphanides: Yes.

Lima: Say your name and explain.

Delisle: I am Robert Delisle the contractor on this project. These are Anderson tilt wash. Solid window with vinyl clad with divided light grids. White in

and out. Guaranteed 20 years on glass, lifetime on vinyl, 10 years on everything else.

Allen: Full divided light? Not true divided light?

Delisle: Not true divided light.

Allen: There is a difference between fully divided light and true divided.

Delisle: It is a simulated divided. It has a spacer in the glass to give it the more of a realistic appearance.

Lima: 6 over 6?

Delisle: Correct.

Lima: So new would be 6 over 6?

Delisle: Yes, I can send you a spec sheet.

Church: We have it.

Allen: One of the problems is that Anderson does not give a lot of information on the windows. Had one person that could not find out what the cladding was.

Teitz: Before you go down this path, I know the general rule on vinyl. We only approve vinyl replacing vinyl.

Delisle: 400 series is wood with fibrex. The E series is aluminum.

Lima: So, we know the alternatives.

Bergenholtz: I would not go with vinyl.

Church: Not vinyl.

Millard: Same.

Church: What are the mutttons? Are they in between the glass?

Delisle: Grids are on interior and exterior with spacer inside the window to give the look.

Lima: Do you have a brochure?

Delisle: I can get you one.

Church: How old are the storm windows?

Orphanides: Old. They do not function properly.

Lima: We will have Nick set up a visit, but he will contact you first to establish the days you are available so we can set a date and advertise so when we make the vote you will have our decision then so you do not have to come back.

Motion by Lima to set up a site visit to inspect the windows as presented on the application; Seconded by Allen:

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

Delisle: Can someone send an email to me to let me know what information is needed?

Tanner: Sure.

Lima: Thank you.

3C. **23-166: 151 Ferry Rd, Scott Hutchens** Discuss and act on redesign of approved application 22-095 substituting Pergola for pool house that was previously approved.

Scott Hutchens present.

Allen: Read history of the house into the record.

Hutchens: I came here a year and a half ago. I did research the cost and look. The landscape design firm showed me a pergola. It is a high-quality system with a louvered roof that can open and close. It is an 8 by 8 solid structure with powder coating. I am going with the white. It has a flat roof with louvered panels. It is a little bit wider than what the pool house was, but it is one level. We have tree coverage, so you do not see anything. We will add extra plantings for extra privacy.

Allen: You answered some of the questions I had.

Bergenholtz: I am familiar with this. My friends have one. I really did like your pool house though.

Hutchens: Me too.

Bergenholtz: Since it is not a permanent structure, we need to get the cut sheet from the manufacturer for the file.

Lima: We have this, but we cannot read it. We do need some type of original with specs that are legible. I think it is something that is functional for you, but not something that is going to impair the look for the property.

Church: I agree I think it is fine.

Millard: It fits in nicely. The fact that you will have an outdoor kitchen will be wonderful.

Butler: I did not get a copy of that. I think this is wonderful and looks like a really nice addition.

Hutchens: Thank you.

Lima: Is there anyone in the audience that wants to speak for or against this project?

Motion by Allen to accept application as presented provided that a cut sheet is submitted for the design and subject to the Project Monitor's approval; Seconded by Bergenholtz.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please put the green sheet in the front window of the house. You will not get that until we receive the information.

Church: On the website there are pictures that should be printed out.

Lima: Ed, please put in the notes to have the pictures printed out and explain to Nick.

Tanner: Okay.

Hutchens: I have updated drawings.

Teitz: This will be subject to the Project Monitor's approval.

Hutchens: The pictures were shots from the pool to street and I put some pictures of the concept in there as well. John, please let me know what you need.

Allen: Yes. Thank you.

3D. **23-168: 256 Hope St, Philip Elmer** Discuss and act on installation of solar panels on southern elevation of house and addition.

Allen: Read history of the house into the record.

Wyatt Martineau present.

Philip Elmer present.

Martineau: We want to put solar panels on the house on the south side back of the roof and on the main house roof. I have a printout. I have the engineering and specs and racking specs. They are locked in through the rafters of the house. The electrical panel will be in the basement. If it cannot be put in the basement, then there will be a 1 inch PVC pipe the back of the house out of site. The only piece seen would be a disconnect switch to panels. The rest of the equipment would be in the house and out of sight. The panels are 3 inches off of roof, jet black, sleek in design. Also, looking at some photos, there are a few trees on other side that block panels. The majority of it is blocked by the trees. Not too much of an eye sore.

Allen: So, you are saying you cannot see them at all?

Martineau: You can see it from down the street a bit.

Church: What is the set back of the panel from the edge.

Martineau: From the eve, gutter or ridge?

Church: Gutter.

Martineau: A foot or two and then 18 inches off of the ridge.

Church: Front to back?

Martineau: If you are standing at the front, it is 2.5 feet. Page 2 of the plans shows the measurements. I can get the measurements for you.

Allen: Is that mandated by code?

Martineau: The path is mandated by the fire code.

Lima: We need to comply with zoning right Andy?

Teitz: The building code.

Lima: Okay.

Teitz: What are the shingle materials?

Martineau: I believe it is standard architectural shingles.

Teitz: It is reversable since it is not wood shingles or terra cotta.

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

Church: Keep in mind that the panels must be removed 1 year after they are no longer functional.

Motion by Allen to approve application as presented with the stipulation that the panels are to be removed within 1 year of them becoming inoperable; Second by Butler.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Nick will give you paperwork. He will email it or provider you with a green sheet. Please put in the window in the front when you begin the work.

Martineau: Do you need anything from me?

Allen: All set.

Tanner: Just the building permits.

3E. **23-173: 56 High St, Herbert Simmons** Discuss and act on replacement of metal gutters with fiberglass gutters.

Herbert Simmons present.

Tanner: Mr. Simmons brought some photos. Gives photos to Commission.

Simmons: That is a photo of the house in 1935. I am providing it to show you that the gutter system was different than what is on the house now. We are proposing to modify the present system.

Butler: To make it like it was in 1930?

Simmons: No. The house was moved twice. It has been on High Street since 1883. When moved, it was a Victorian building with all types of decorations on the Victorian house. In late 1930s, it went under made major modification to return the house to a federal style. We bought the house in 1985 as a single-family residence. It is an important historic house. We are committed to maintaining it and preserving it appropriately. In 12 months, we spent \$90k on the exterior including removal of asbestos shingles and roofing. We have replaced all of the roofs. We rehabbed the gutters on third level of house and replaced the Greek columns over the front portico. The remaining problem is the gutter and water flow off the front of the home. The present gutters do not accommodate the volume of water coming off of the roof. There is also the absence of a required downspout. The length on front roof to the back on the north side is 90ft in length with no downspout. This has been a major problem. There is water seepage in basement. There are 3 different ways to fix it. Try to repair the present gutter on front of the house which is out of balance, twisted, and bent in places, also to install a copper downspout on the northeast end of the northwest end of the house if you look at house, let corner of house. It is the simplest solution it may solve the problem but may not. We may need a larger gutter. The gutter is old enough that we

cannot replace the parts. The suspension system is old and we cannot get the parts. It is a little complicated to make repairs, but worth a try and then to put new downspout. If not, replace gutter on front. Presently, the gutters are a mixed metal material. It is hard to tell because it has a ¼ inch of white paint. It does rust on some of the junctions, so we think it is some type of mixed metal. The house has copper downspouts on it, so we want to do matching copper downspout. In the event it does not work, we propose fiberglass gutter. I left a piece on the desk for your review. This would solve the repair problem. We would have to install two fiberglass downspouts on the front to service it on the southwest corner on right side of photo and one on the northwest corner. The downspouts would have to be fiberglass because they have to be fused to the gutter according to the contractor. The third alternative is to replace the gutters on the front of the house and the gutter system along the driveway with this fiberglass. This is the most invasive option in terms of modifying the house and the most expensive option. We are asking your approval to try the simplest solution first using copper downspout and try to modify and fix present gutters so that it is balanced. If that does not work, we will then get approval to go to option 2 to replace gutter itself.

Bergenholtz: Are the fiberglass downspout round?

Simmons: They are square and about the same size as the piece of fiberglass on the desk. Fairly standard size.

Allen: We have had discussions. Your current gutter system is very unique.

Simmons: The supports have an adjustment on them, but the bolts and screws have been on there so long that I have had a half a dozen contractors look at this and they are afraid it will break.

Allen: Half round?

Simmons: Yes, half round and not very deep. Sort of a flat round. It does not carry much water. The absence of downspouts where there should be one is a problem. The addition of one might work. We think

that is the best to try first fixing first, but rather than come back again, to get approval now for alternatives in case it does not work.

Allen: We have discussed the system and I told you that we have approved it.

Bergenholtz: Are you the Project Monitor?

Allen: No, he called me. The other thing is the possibility of using a half round gutter that is larger than the one you have now.

Simmons: I am under the impression that we cannot find that type of a gutter unless it is custom made.

Allen: We have some applications that had that and we can give you the information.

Simmons: Ok, but we still would have the same problem with the downspout and still have issue of whether that type of a gutter is deep enough and carry enough water.

Allen: St. Michael's Rectory on Church Street used a larger half round.

Simmons: I see. I think it would have to be a custom piece of work.

Allen: If you want to take a chance of trying to repair, I think that would be the best and least expensive.

Simmons: That would be our first choice. If we continue to have the problem, we are still left with whether you would approve fiberglass with two downspouts.

Lima: I am very impressed with your options. Thank you. We do not usually get applicants that give us options. It is obvious that you have taken great pains to keep the house as lovely as possible. Andy, can we do this?

Teitz: Yes, and they can choose to do less of it as necessary. Is that the profile?

Simmons: Yes, and the two downspouts.

Bergenholtz: Only for the front, not the side to the garage?

Allen: On the side as well.

Simmons: Only for the gutter on the front of the house, which is option 2. The gutter on the driveway to the garage would stay and be an independent gutter.

Bergenholtz: How will it marry?

Simmons: It will not completely join. There will be some distortion but not bad.

Bergenholtz: The gutter on driveway?

Simmons: Option 3 would replace the front and the driveway would have to go with three downspouts with two in front and one on side.

Bergenholtz: Okay.

Simmons: Option 2 would leave gutter in place on driveway. It does not get rid of all of the gutters, just the one with the problem. I think it would look great if just do front. It is a fairly close match, but there may be a little space between the driveway gutter and front gutter.

Allen: You had some very large pieces of aluminum gutters in the yard.

Simmons: The contractor brought those for us to look at. They are still in the back yard.

Allen: Were they originally proposed for front?

Simmons: Yes, not the back. We never got to that point.

Lima: Anyone else have questions?

Church: Is the front gutter aluminum?

Simmons: No. Some type of metal that is painted.

Bergenholtz: Sounds like tin.

Simmons: Some type of metal. It does rust. Not totally clear what it is.

Church: There are no holes, it is just shallow.

Simmons: Yes, almost half round but not quite.

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

Motion made by Allen to approve the application as presented with options as presented. Applicant to repair the current gutters if possible and the addition of one copper downspout of the same type and size, then if that does not work, to use the second option to go with the presented fiberglass gutter and add two new fiberglass downspouts. Finally, option 3 to replace the entire driveway gutter and front gutter with fiberglass. Whichever option used can be approved by the Project Monitor; Seconded by Bergenholtz.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: We will prepare the Certificate of Appropriateness. Please put it in the window at the front of the house. If you have any questions, call John or Nick. Thank you for taking such good care of this house.

Simmons: Thank you.

3F. **23-175: 9 Thames St, Robin Karian** Discuss and act on replacement of 6 Andersen 400 series windows in kind.

Jeff Ramos present for Robin Karian. Has a letter from Robin.

Allen: Question, were you not here to have this same discussion previously?

Ramos: Not in this house. Also, I believe this is 5 Thames Street not 9.

Teitz: That is a problem because the application says 9 Thames and notice was 9 Thames.

Allen: Abutters list has 5 Thames Street.

Butler: There is no 9 Thames Street.

Teitz: No 9 Thames, but it is still an issue. I think you cannot hear this tonight because of the mistake. It is advertised wrong. It was a substantive error. Without correction and since it has been advertised, I do not think this can proceed tonight.

Lima: Can we consider it as a concept review?

Teitz: No, because it is an open meeting violation.

Ramos: Ok.

Lima: When were you planning on doing this?

Ramos: They thought they could just put vinyl in and then they could change it like for like. The windows have not been ordered. Can we continue it to the February meeting?

Teitz: Sur, the 1st of February.

Ramos: Okay. I represent the contractor. The owner was supposed to be here, but she gave me the letter. Gives letter to the Commission.

Lima: She needs to email the letter to Nick.

Teitz: Have her say that she is giving you permission to be at the Commission without a specific date on the letter.

Allen: Can we give any guidance?

Teitz: No, because it is not legally on the agenda. You can give your guidance to Nick and then he can pass it on.

Allen: I will do that.

Motion made by Allen to approve that the application be moved to the February meeting; Second by Butler.

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

3G. **23-180: 21 Bradford St, Elvio Sciacca** Discuss and act on Fencing, decking material, AC condenser locations and driveway.

Frank Sciacca and Elvio Sciacca present.

F. Sciacca: This continues to pose many, many complications. When we first came before this Commission, it was asked of me to address the landscaping issues. We put forth diagrams open for discussion. A lot of time and effort has been put into it. West side of building, which is the left side on the picture, has the least number of issues. The east side has a lot of problems. On the west side, initial approval was for back-to-back parking spots which there is plenty of room for that. When we took the property in its entirety there was plenty of room on the right-hand side of the building. The west has some issues. The span of neighbor's driveway, which was addressed in the form of an easement, has plenty of room for another parking spot on that side. This would alleviate street parking. Only two back-to-back spaces are on left hand side. My brother and I may use two of the units. There is plenty of parking on the right side. There is a curb cut on the right side about 6ft. This takes into consideration the drop and sidewalk. The curb cut is much less than that and it would make the sidewalk better. There is one parking spot for the front unit. The left side has trees there and ac units are on the right side and the neighbors are concerned about the noise. Moving the parking spot on the right would help to move the condensers for ac. The back will be a rain garden. The decking in back is framed. I can talk about materials suggested which are composite and Azek trim boards with a composite rail system. You would not see it. We are open to suggestions. Also, fencing would be at the rear of property. The east side would be wood which is not the best material, but the Commission likes it. On the back portion we are open to suggestions. We have several complications. The commercial property that is in the back is unsightly. The line is 2ft back from where fence is currently. We have discussed this with the owners, and they are open to moving it

without complications. My Brother suggested going higher than 6ft. Just want something a little more aesthetic with height as the back of that building very commercial and I think it makes a lot of sense to hide as much of it as we can. In front, we would like arborvitaes and a rain garden which was approved on initial plan. On the east side, there is a profound difference of height of the land from us to the neighbor posing a problem. The water coming onto our property and into the basement. We suggest a small retaining wall. You will not be able to see it. Suggesting a wall approximately 3ft tall made of wooden cedar fence. We were advised that the neighbor would put some nice trees and arborvitaes. I think this is all on the agenda regarding the parking spots, wooden fences, decking material, and retaining wall which may have been approved. We had a major problem during last rainstorm. We started to work on it. We created a drainage system to go back to the rain garden. We are open to discussion. I really think the parking solution makes sense.

Lima: The Building Official approved this around December 13, 2023. Just to back track, we have no jurisdiction on curb cuts.

F. Sciaccia: I know that. I just wanted to put it in here.

Lima: The fence looks like something you can see through and not solid.

F. Sciaccia: Right.

Lima: Thank you.

Church: What are the proposed materials for the driveway?

F. Sciaccia: We priced out pavers which would be approximately \$120k to do the driveway. We are looking at other options. We wanted pavers, but it is over budget. We have done everything we have been asked and it fits well. The structure that was there was far worse than expected. It is still posing challenges. In terms of budget, pavers are out of the question.

Church: I am opposed to asphalt.

F. Sciaccia: The whole street is asphalt and that would be my last option.

Lima: That is something that we do not need to deal with now.

F. Sciaccia: I think it was always asphalt. If I can afford something better, we will do it. There is not one thing on that building that we did not do to the best of ability.

Lima: You have done a great job. Just my opinion.

Allen: I have no issues with the presentation. Materials on decks and back are fine since it is in the back. My only concern is whether arborvitaes will grow tall enough.

F. Sciaccia: No arborvitaes in the rain gardens, only on the side. The decking materials are composite which is 80% recycled material. It is a really a good product for it. It is much easier to maintain and will not have to replace it years from now.

Bergenholtz: This has been approved in the past.

Lima: Mary, you have a question?

Millard: Just commenting on the arborvitaes. I think something smaller would be good. Neighbors have put them in and 5 years later everything is totally covered.

F. Sciaccia: The big issue is that commercial building. It has changed over time, and it is literally a foot off our back area. It is Very industrial and there is nothing aesthetically pleasing. We prefer not to see it.

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

F. Sciaccia: Could I get some clarification on the driveway materials. I am told that it must go to the Town Council.

Lima: We had already approved the driveway on the west side.

Teitz: If you vote to approve it on the east side, then it needs to be submitted to the Town Council. It is still up to them to grant the curb cut. The other thing is I think you should clarify the material. There is already asphalt on one side, but if it is approved on this side, so be it, but it is a last resort for him. If you are not approving asphalt, then need you need to specify the materials that would be approved.

F. Sciacca: What I suggest to be fair to Peggy's driveway would be to do concrete to match her driveway. The other options I am going to explore are pavers, stamped concrete, and the process of coloring concrete to look like pavers.

Teitz: Just looking to be clear on the record. The west is asphalt and concrete or better on the east side. That would be fine.

Bergenholtz: But you want it to be matching.

Lima: If we approve asphalt, we can have the Project Monitor approval concrete or better.

Teitz: The Project Monitor always approves an increase in the quality of the materials. The question is that you should set the base. If you are okay with asphalt, then you need to say that.

Lima: Okay.

Bergenholtz: We already approved asphalt on one side, but if he wants a uniformed look, if the budget allows, you would do something that matches on both sides.

F. Sciacca: Right.

E. Sciacca: There could be some transition between the 2 driveways, so it aesthetically makes it look like 2 separate driveways.

Lima: Can we do asphalt and/or concrete?

Teitz: No.

Bergenholtz: What was approved already?

F. Sciacca: The west side.

Teitz: This is subject to Town Council approval for curb cuts, and Zoning Board approval for fence height.

Motion made by Bergenholtz to approve the application as presented regarding the decking, location of condensers, asphalt to the west, and the east driveway materials to be approved by the Project Monitor. Also, that it is subject to the approval of the Town Council for the curb cut, and Zoning Board approval for the fence height; Seconded by Allen.

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

Secretary of Standard: #9

Project Monitor: Ben Bergenholtz

- 4. **Concept Review**
- 5. **Monitor Reports & Project Updates**
- 6. **HDC Coordinator Reports & Project Updates**
 - 1. 2023 CLG Report
 - 2. Administrative Approvals 11/17/2023-12/15/2023
- 7. **HDC Coordinator Approvals**
- 8. **Other Business**

Teitz: Nick provided the annual report.

Lima: I did not get one.

Teitz: It is boiler plate, except for attendance records over the last year. I would like to mention the training. Another session is being done virtually. The deadline to register is tomorrow. The training is through the national organization. If anyone has not done so, I recommend you do it. It is virtual.

Allen: Do you have to do three hours every time?

Teitz: Three hours at first, then an hour to keep up the credits.

Millard: I was not able to go before, can I do it online?

Teitz: Yes, it is at end of the month, but registration ends tomorrow.

Allen: You must sign up by tomorrow.

Teitz: Nick sent the email today. It is January 30th from 6pm to 9pm. It is shorter than normal, but it is the three hours you need. I strongly urge you to do it. Convenient and free.

Church: Question. Has there been any state changes to the zoning as it pertains to historic preservation in the waterfront area?

Teitz: No changes. Nothing in the new legislation overrides historic preservation.

Church: Can towns opt out of these changes?

Teitz: No, they cannot.

Millard: So, I still cannot build another residence on my property? Not that I want to.

Teitz: There are fourteen bills proposed. Thirteen passed except for accessory dwelling buildings.

Millard: I have seen accessory buildings on people's properties already.

Teitz: Come to the planning board next week and I will be discussing it. I am piloting this new module of the new laws.

Lima: So, that would not count for us having additional training?

Teitz: That would count as your annual one hour.

Church: Do I have to do an hour?

Teitz: I am not sure. I do not think so. If you do, you do not have to do it before June 30th of this year.

Lima: I have done that.

9. Adjourned at 9:20pm

HDC-23-175



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 9 Thames St.

2. Plat # 11 Lot # 8

3. a. Applicant: Marshall Building Acquisition LLC

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

Mailing Address:

Phone: 401-924-1000

Email: bluechina2@gmail.com

4. a. Architect/Draftsman: n/a

Phone: n/a

Email: n/a

b. Contractor: Marshall Building Acquisition LLC

Phone: 401-438-1499

Email: jackie@marshallbr.com

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Remove six existing Andersen Series 400 windows and install 6 Andersen Series 400 windows, in-kind, same sizes & locations, specs attached.

7. Property History

Marshall Building Acquisition LLC

Anne T. Dominguez

Applicant's Name – Printed

Applicant's Signa

Date: December 11, 2023



200 foot Abutters List Report

Bristol, RI
December 15, 2023

Subject Property:

Parcel Number: 11-8
CAMA Number: 11-8
Property Address: 5 THAMES ST

Mailing Address: ALLISTER, ROBIN K
37 FACTORY POND CIRCLE
SMITHFIELD, RI 02828

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, HAROLD W. TRUST
AGREEMENT
3601 WISCONSIN AVE NW, Unit 704
WASHINGTON, DC 20016

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. ET UX PAULA
ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

Mailing Address: OUELLETTE, DAVID ALAN & BURGIO,
JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
303 MANCHESTER SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
303 MANCHESTER SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-62
CAMA Number: 10-62
Property Address: CONSTITUTION ST

Mailing Address: THAMES STREET NASHUA, LLC
303 MANCHESTER SUITE 303
MANCHESTER, NH 03101



www.cai-tech.com

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



200 foot Abutters List Report

Bristol, RI
December 15, 2023

Parcel Number: 10-73 CAMA Number: 10-73 Property Address: CONSTITUTION ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST, SUITE 303 MANCHESTER, NH 03101
Parcel Number: 11-10 CAMA Number: 11-10 Property Address: 4 CONSTITUTION ST	Mailing Address: KARIAN, ROBIN 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-11 CAMA Number: 11-11 Property Address: THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-12 CAMA Number: 11-12 Property Address: 2 THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
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



www.cai-tech.com

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



200 foot Abutters List Report

Bristol, RI
December 15, 2023

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
Parcel Number: 11-20 CAMA Number: 11-20 Property Address: 8 CONSTITUTION ST	Mailing Address: HALSEY PROPERTIES, LLC PO BOX 687 18 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 11-21 CAMA Number: 11-21 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-22 CAMA Number: 11-22 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-23 CAMA Number: 11-23 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
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: 11-6 CAMA Number: 11-6 Property Address: 12 CONSTITUTION ST	Mailing Address: HOLT, ROBERT C & DIANE M TE 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-7 CAMA Number: 11-7 Property Address: 10 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-9 CAMA Number: 11-9 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828



www.cai-tech.com

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



SOLD BY:

Lansing Building Products-Warwick
 PO Box 6649
 Richmond, VA 23230-0649
 Fax: 781-899-2072

SOLD TO:

Marshall Bldg & Rem Co
 152 Forbes Street
 SUITE 1
 East Providence, RI 02915

CREATED DATE
 11/10/2023

LATEST UPDATE
 11/13/2023

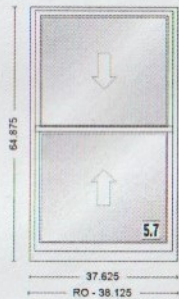
OWNER
 Chirstine
 Ciaramitaro

Abbreviated Quote Report - Customer Pricing

Karian

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Tim T 11.10, Marshall	MARSHALL BLDG & REM CO 1027520	4952139		762352

ORDER NOTES: DELIVERY NOTES:



Item	Qty	Operation	Location
100	6	AA	None Assigned



RO Size = 38 1/8" x 64 7/8"

Unit Size = 37 5/8" x 64 7/8"

WDH3052E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 PassiveSun HeatLock Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks Stone, White/GrayJamb Liner, White, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied, Pine / Unfinished Stool

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH3052E Full Screen Aluminum White PN:1610141

Stool Option: WDH3052E 6 9/16" Wall Thickness Pine Unfinished PN:1613754

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.46	YES	A1	33.8750	28.2500	6.64000



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 5 THAMES ST ACRES: 0.0692 PARCEL ID: 11 8 LAND USE CODE: 01 CONDO COMPLEX: OWNER: ALLISTER, ROBIN K CO - OWNER: MAILING ADDRESS: 37 FACTORY POND CIRCLE ZONING: R-6 PATRIOT ACCOUNT #: 606	BUILDING STYLE: Ranch UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/10/2006 BOOK & PAGE: 1329-33 SALE PRICE: 0 SALE DESCRIPTION: SELLER: KARIAN, GORDON	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Electric FUEL TYPE: Electric PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 1 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2601 FINISHED BUILDING AREA: 1062 BASEMENT AREA: 819 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$234,700 YARD: \$0 BUILDING: \$145,900 TOTAL: \$380,600	
SKETCH	PHOTO



www.cai-tech.com

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



hallbr.com
438-1499

tle for less?

Search Google Maps



Item 1.



4 Constitution St

Bristol, Rhode Island



Google Street View

Jul 2023

See more dates





Bristol Historic District Commission

Application for review of proposed Work

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

2. Plat # 14 Lot # 27

3. a. Applicant: Town of Bristol

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

Mailing Address: 10 Court Street, Bristol, RI 02809

Phone: 2537000

Email: dwilliamson@bristolri.gov

4. a. Architect/Draftsman: Chistine Shea

Phone: 401-861-1600

Email: christines@brewsterthornton.com

b. Contractor: Maron Construction

Phone:

Email: dmaron@mccri.com

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Approval needed to relocate previously approved HVAC units on the roof to alternate locations on adjacent roof and on the ground due to unforeseen conditions in the field. Existing structural roof conditions uncovered during construction would require significant structural costs which would significantly outweigh costs to relocate the units. We also need direction on HDC requirements for fencing needed around these units and the transformer.

7. Property History

Town of Bristol

Christine Shea

Item 2.

Applicant's Name – Printed

Applicant's Signature

Date: December 19, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 235 HIGH ST ACRES: 0.4337 PARCEL ID: 14 27 LAND USE CODE: 79 CONDO COMPLEX: OWNER: REYNOLDS SCHOOL CO - OWNER: C/O BRISTOL SCHOOL DEPT MAILING ADDRESS: 151 STATE ST ZONING: R-6 PATRIOT ACCOUNT #: 824	BUILDING STYLE: Schools UNITS: 1 YEAR BUILT: 1900 FRAME: Masonry EXTERIOR WALL COVER: Brick ROOF STYLE: Flat ROOF COVER: Tar & Gravel
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 1/1/1916 BOOK & PAGE: 75-513 SALE PRICE: 0 SALE DESCRIPTION: SELLER: TOWN OF BRISTOL	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 41 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 31290 FINISHED BUILDING AREA: 20860 BASEMENT AREA: 10430 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$494,900 YARD: \$11,800 BUILDING: \$2,417,900 TOTAL: \$2,924,600	
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
January 25, 2024

Subject Property:

Parcel Number: 14-27
CAMA Number: 14-27
Property Address: 235 HIGH ST

Mailing Address: REYNOLDS SCHOOL C/O BRISTOL
SCHOOL DEPT
151 STATE ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-10
CAMA Number: 14-10
Property Address: 106 STATE ST

Mailing Address: MORRELL, MICHAEL F CAROLE M TE
106 STATE ST
BRISTOL, RI 02809

Parcel Number: 14-105
CAMA Number: 14-105
Property Address: CHURCH ST

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

Parcel Number: 14-11
CAMA Number: 14-11
Property Address: 61 COURT ST

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

Parcel Number: 14-13
CAMA Number: 14-13
Property Address: 59 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC
396 NANAQUAKET RD
TIVERTON, RI 02878

Parcel Number: 14-15
CAMA Number: 14-15
Property Address: 55 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC
396 NANAQUAKET RD
TIVERTON, RI 02878

Parcel Number: 14-2
CAMA Number: 14-2
Property Address: HIGH ST

Mailing Address: PARELLA, JENNIE LE PARELLA, MARY
249 HIGH ST
BRISTOL, RI 02809

Parcel Number: 14-28
CAMA Number: 14-28
Property Address: 73 CHURCH ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
TORTORICE LIV TRST 11
43 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-29
CAMA Number: 14-29
Property Address: 69 CHURCH ST

Mailing Address: FITCH, JEFFERY & CHERYLANNE TE
645 STEPHEN RD
BURBANK, CA 91504

Parcel Number: 14-3
CAMA Number: 14-3
Property Address: 249 HIGH ST

Mailing Address: PARELLA, JENNIE LE PARELLA, MARY
249 HIGH ST
BRISTOL, RI 02809

Parcel Number: 14-30
CAMA Number: 14-30
Property Address: 2 SCHOOL CT

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 14-31
CAMA Number: 14-31
Property Address: 67 CHURCH ST

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 14-32
CAMA Number: 14-32
Property Address: 63 CHURCH ST

Mailing Address: FLYNN, JAMES M & ELIZABETH C
TRUSTEES
63 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-33
CAMA Number: 14-33
Property Address: 62 COURT ST

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 14-34
CAMA Number: 14-34
Property Address: 7 SCHOOL CT

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 14-35
CAMA Number: 14-35
Property Address: 61 CHURCH ST

Mailing Address: SALLEY, NEIL B. JR. ENGRACIA
61 CHURCH ST.
BRISTOL, RI 02809

Parcel Number: 14-36
CAMA Number: 14-36
Property Address: 60 COURT ST

Mailing Address: MCKENNA, ROBERT W & DONNA M
TRUSTEES
62 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 14-37
CAMA Number: 14-37
Property Address: 57 CHURCH ST

Mailing Address: VASCONCELOS, ALAN
57 CHURCH STREET
BRISTOL, RI 02809

Parcel Number: 14-38
CAMA Number: 14-38
Property Address: 56 COURT ST

Mailing Address: ZNAMIROWSKI, PAUL A. JR.
56 COURT ST
BRISTOL, RI 02809

Parcel Number: 14-39
CAMA Number: 14-39
Property Address: 51 CHURCH ST

Mailing Address: DAVIDSON, JOSHUA B & KATHERINE N
TE
51 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-4
CAMA Number: 14-4
Property Address: 245 HIGH ST

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

Parcel Number: 14-5
CAMA Number: 14-5
Property Address: 241 HIGH ST

Mailing Address: BURTON STREET PROPERTIES, LLC
490 RIVERSIDE DR
TIVERTON, RI 02878

Parcel Number: 14-51
CAMA Number: 14-51
Property Address: 72 CHURCH ST

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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 19-14
CAMA Number: 19-14
Property Address: 210 HIGH ST

Mailing Address: PARE, DAVID G.
14 BOWEN ST
BOSTON, MA 01583



www.cai-tech.com

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

**REYNOLDS SCHOOL
TRANSFORMER ADDITION**
235 HIGH STREET
BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

COPYRIGHT 2024 LANDSCAPE ELEMENTS LLC.
ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION
MAY BE REPRODUCED, STORED IN A
RETRIEVAL SYSTEM OR TRANSMITTED BY ANY MEANS,
ELECTRONIC, MECHANICAL, PHOTOCOPIING,
RECORDING, OR OTHERWISE WITHOUT THE PRIOR
WRITTEN PERMISSION OF LANDSCAPE ELEMENTS LLC.

NOTES

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

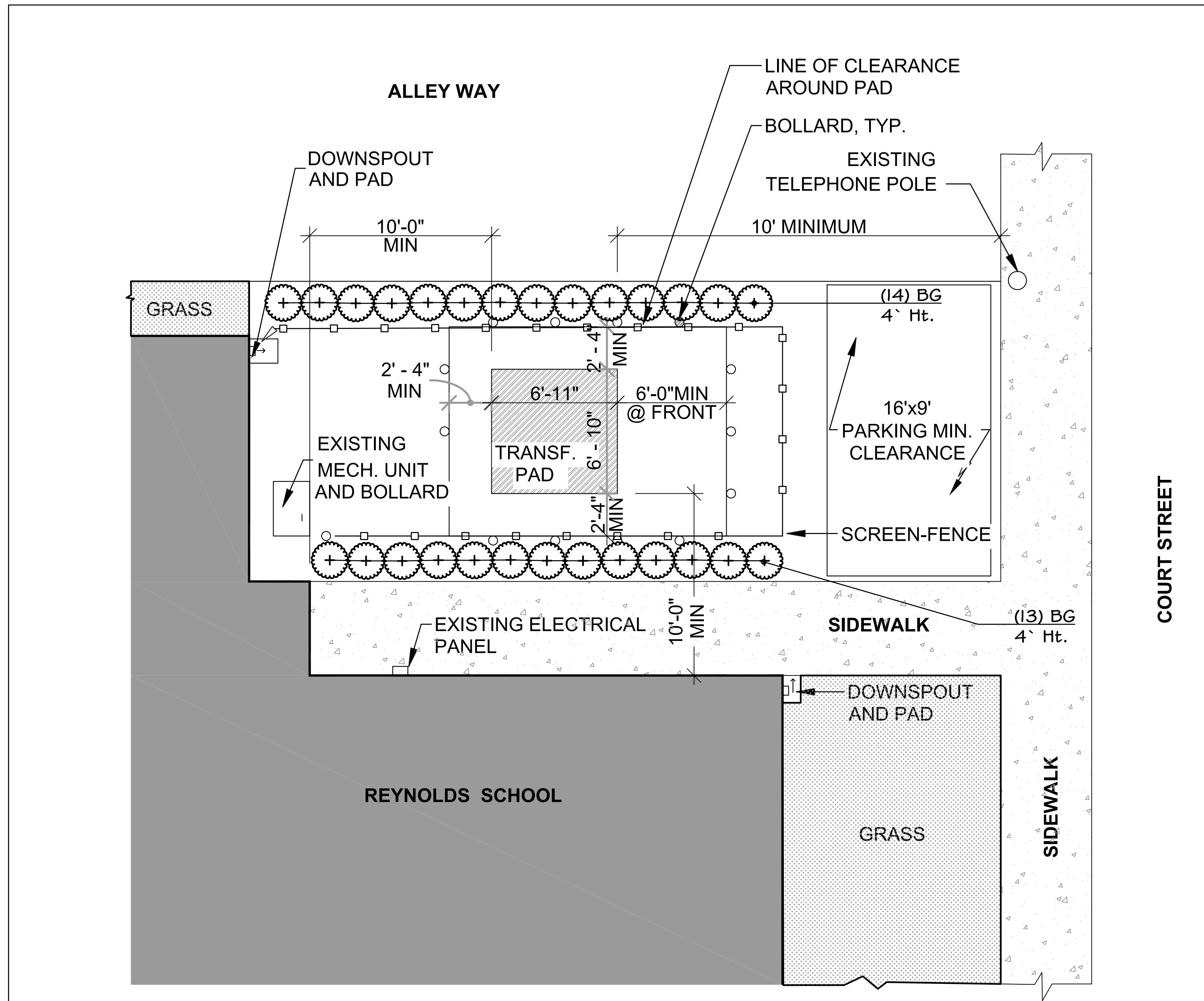
REVISIONS

STAMPS

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

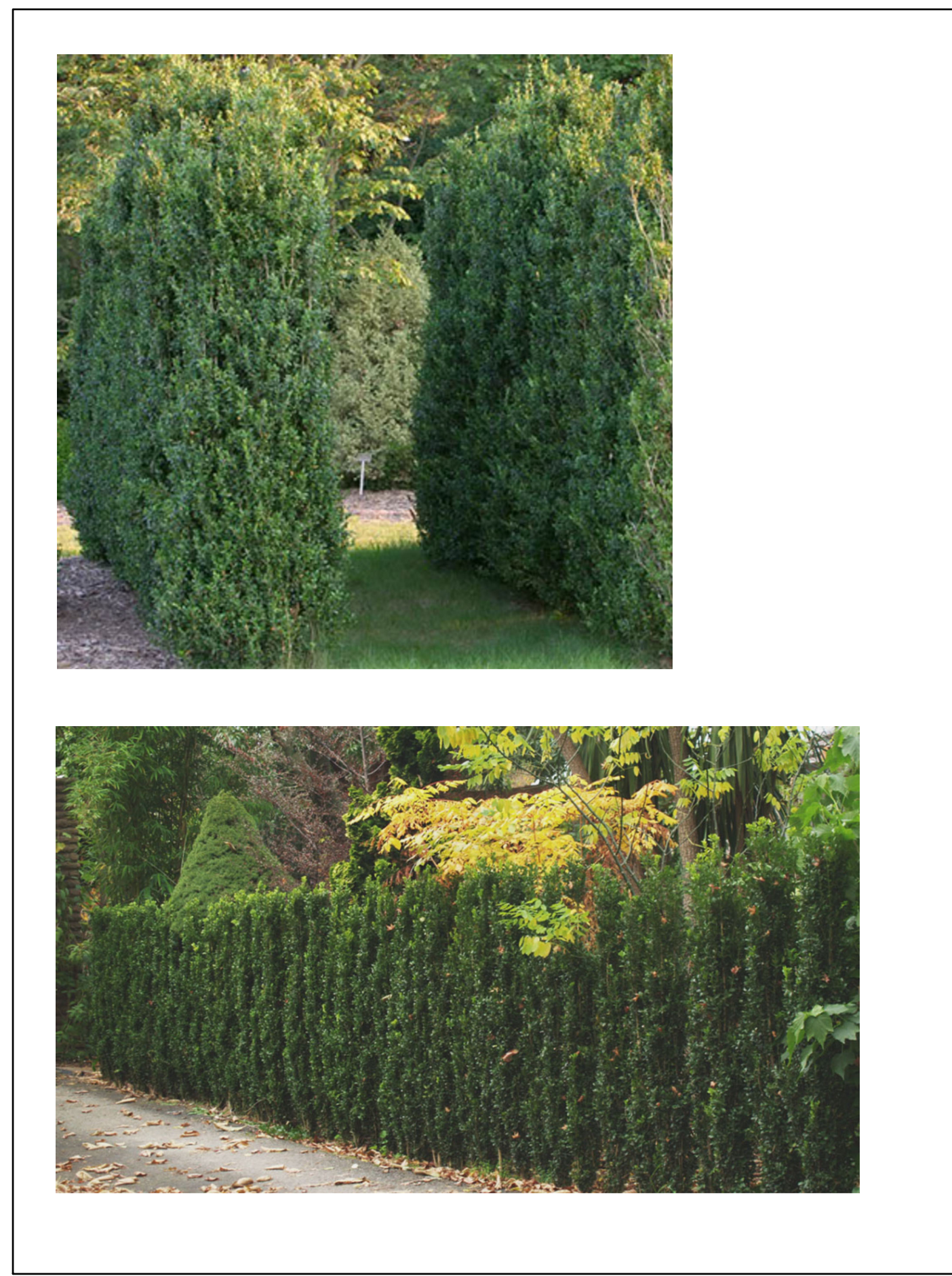
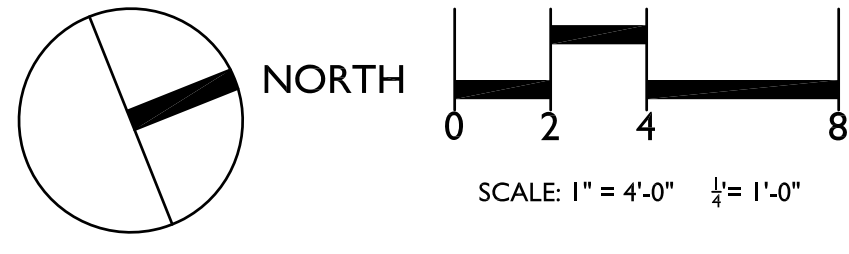
DRAWING TITLE:
**LANDSCAPE PLAN
CONCEPT DESIGN**

SHEET NO.
LA1.0 1 OF 1



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

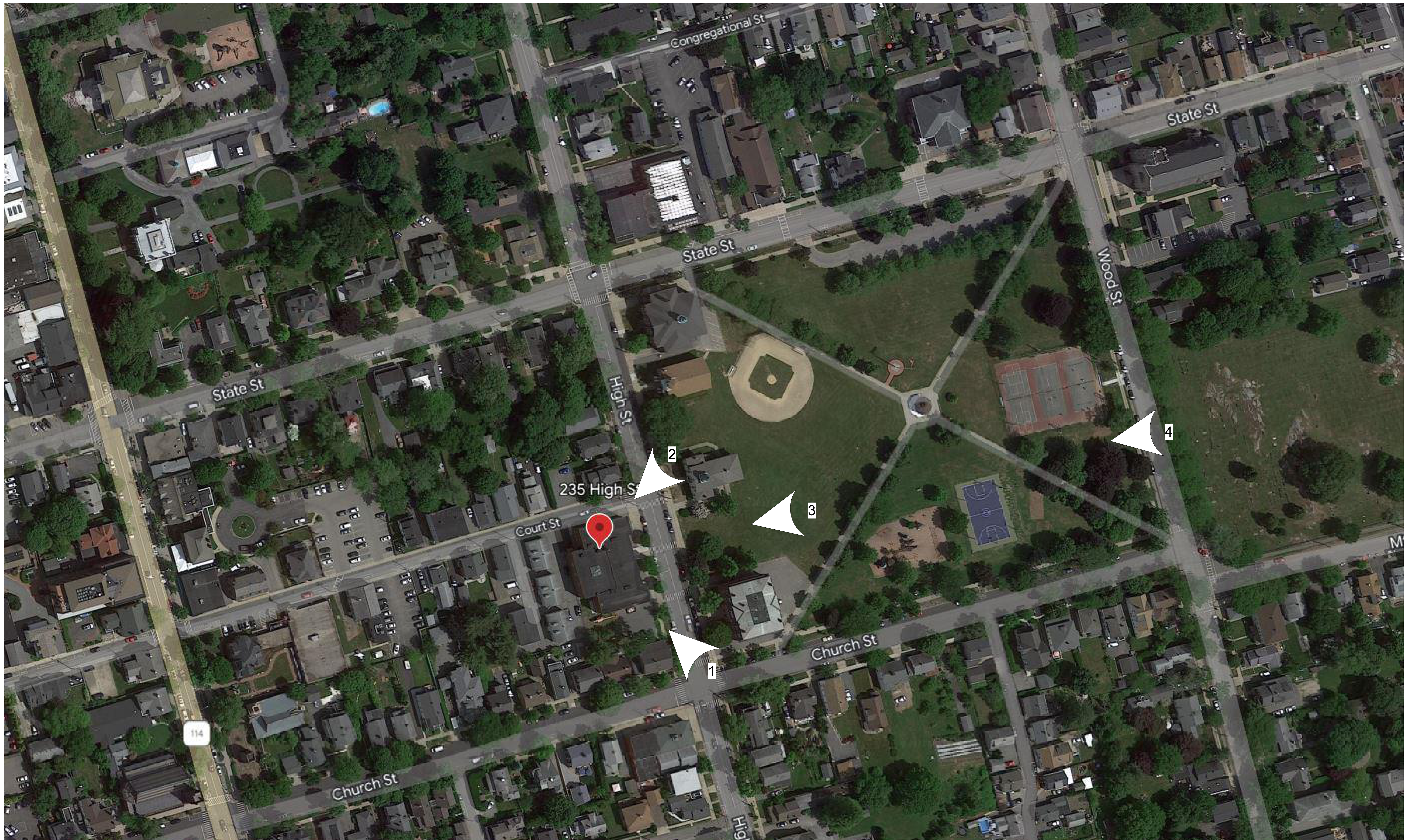
1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

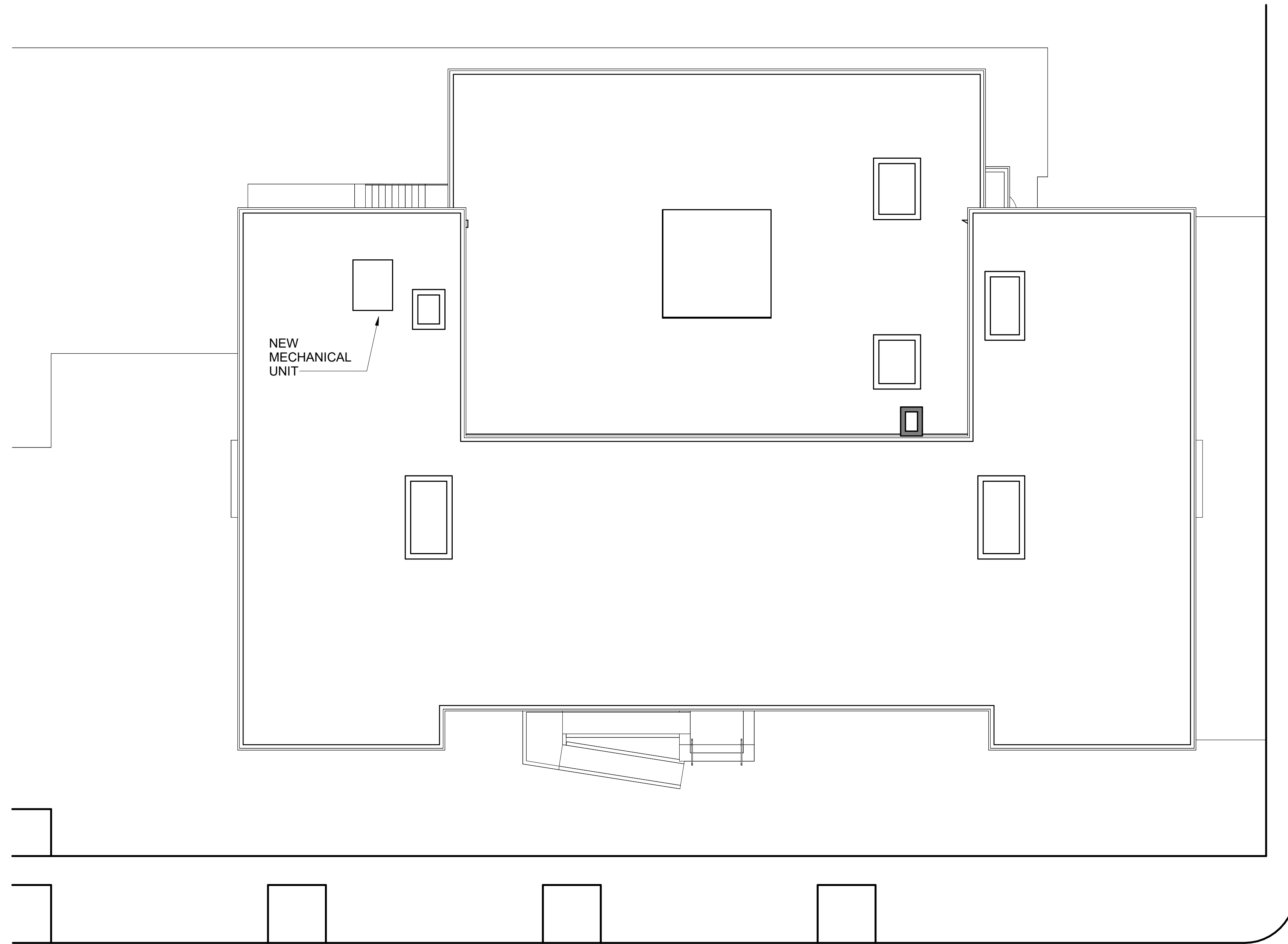


IMAGES OF GRAHAM BLANDY BOXWOOD.

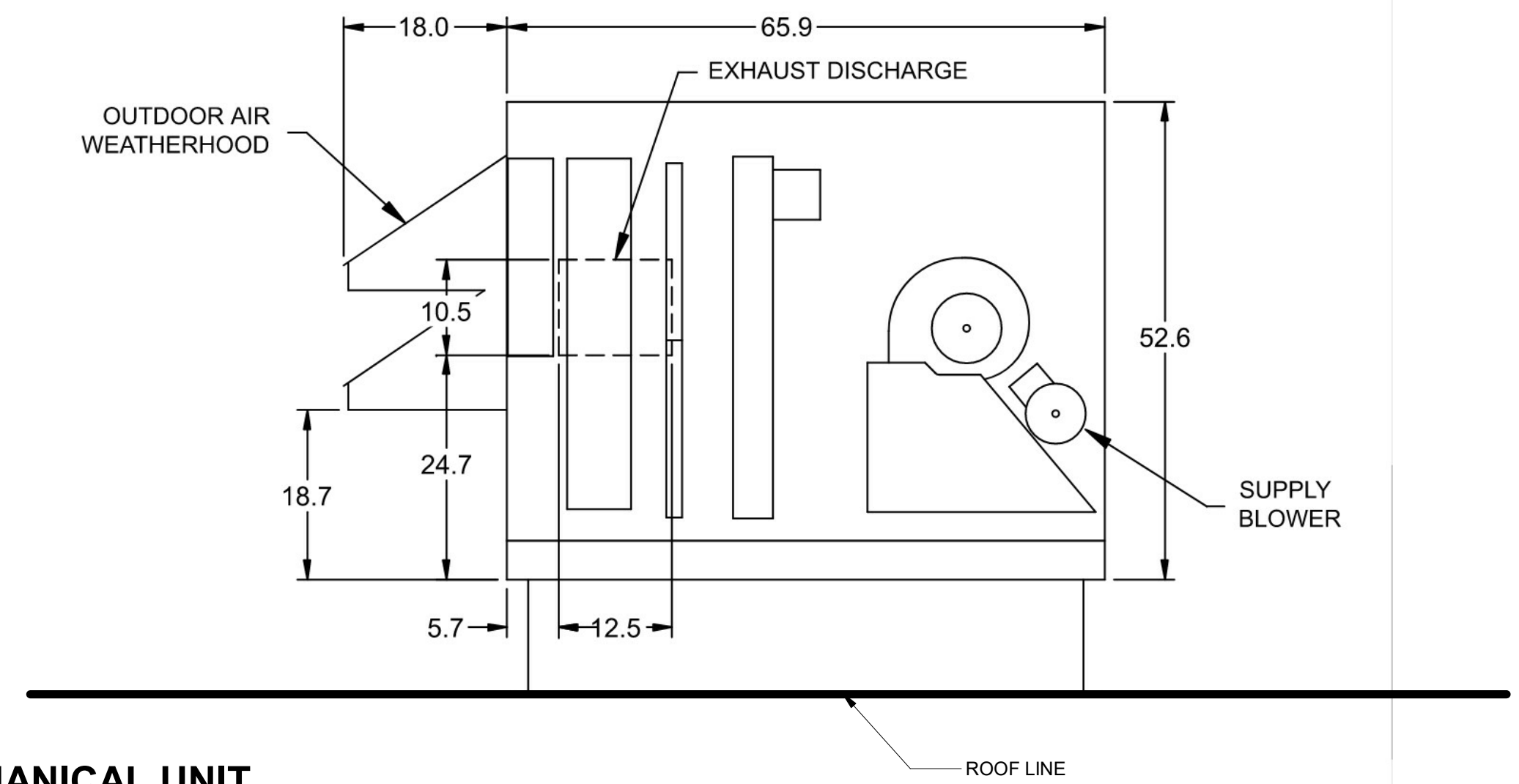


IMAGES OF FENCE SCREEN





ROOF PLAN



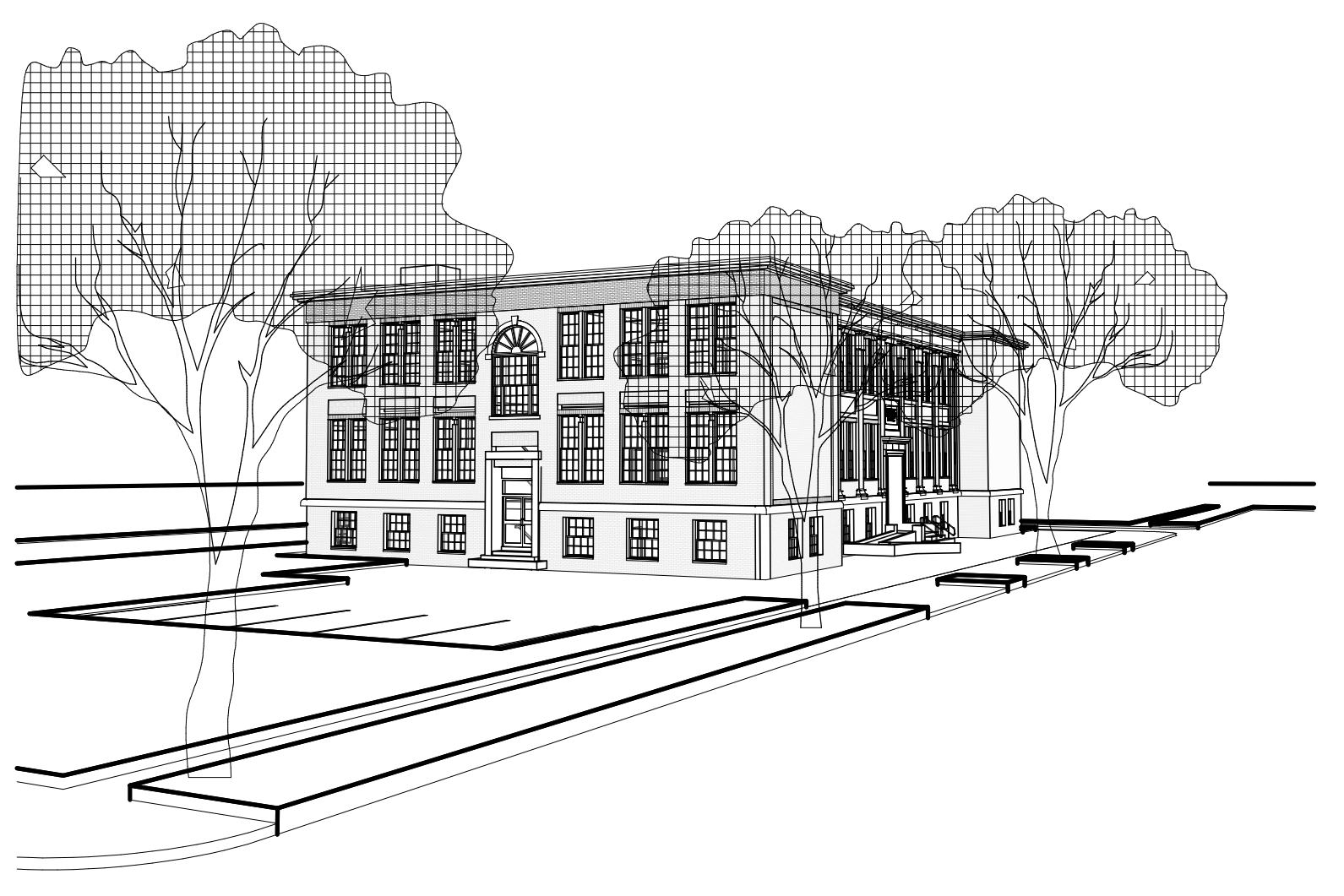
MECHANICAL UNIT
 GREENHECK ERVe-20-15H
 LENGTH: 65.9"
 WIDTH: 45.1"
 HEIGHT: 52.6"

Elevation

PHOTO SET 1



EXISTING VIEW FROM THE INSECTION OF CHURCH AND HIGH STREET

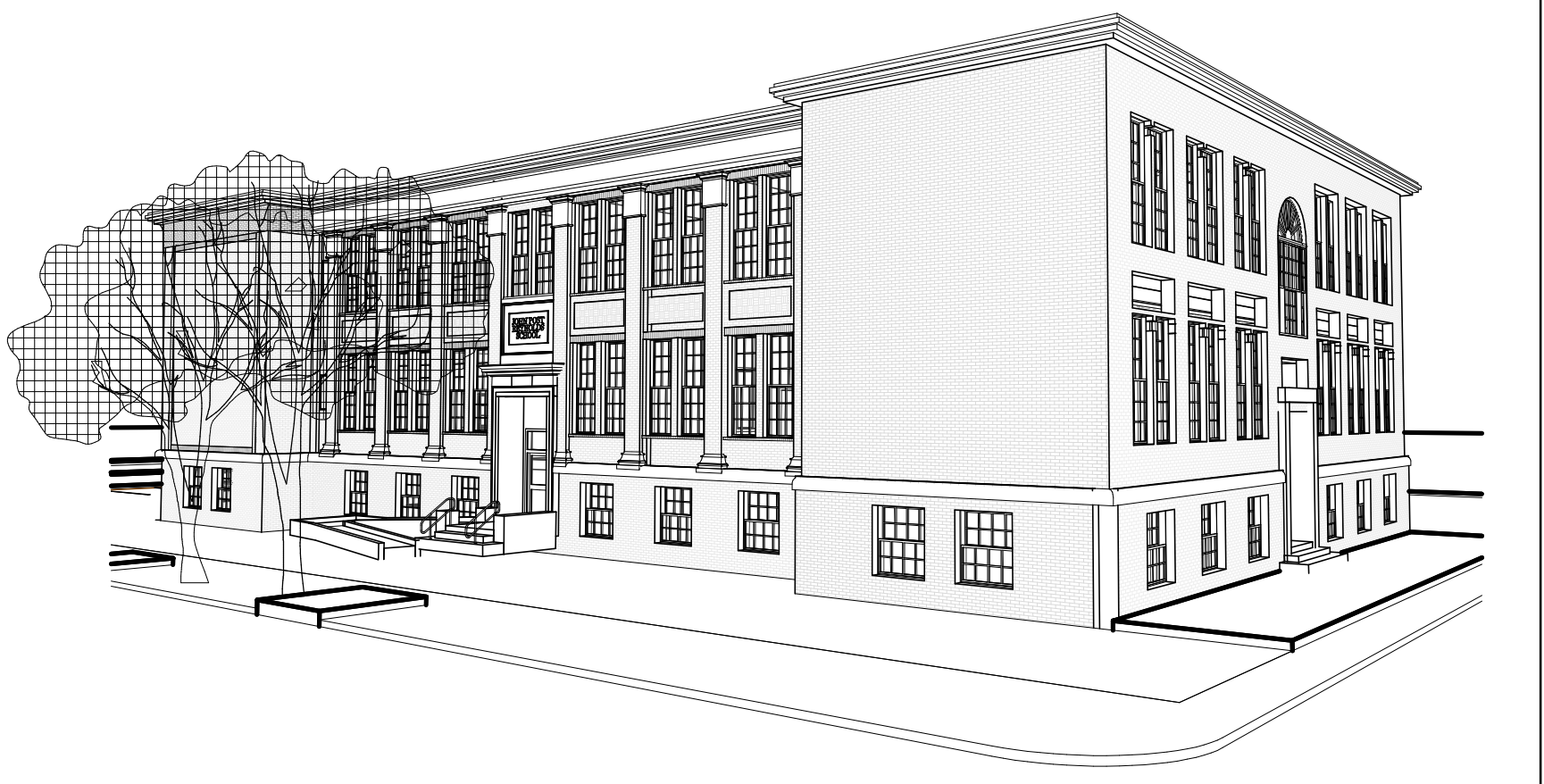


3D MODEL VIEW - NEW MECH. UNITS VISIBLE

PHOTO SET 2



EXISTING VIEW FROM THE INSECTION OF COURT AND HIGH STREET

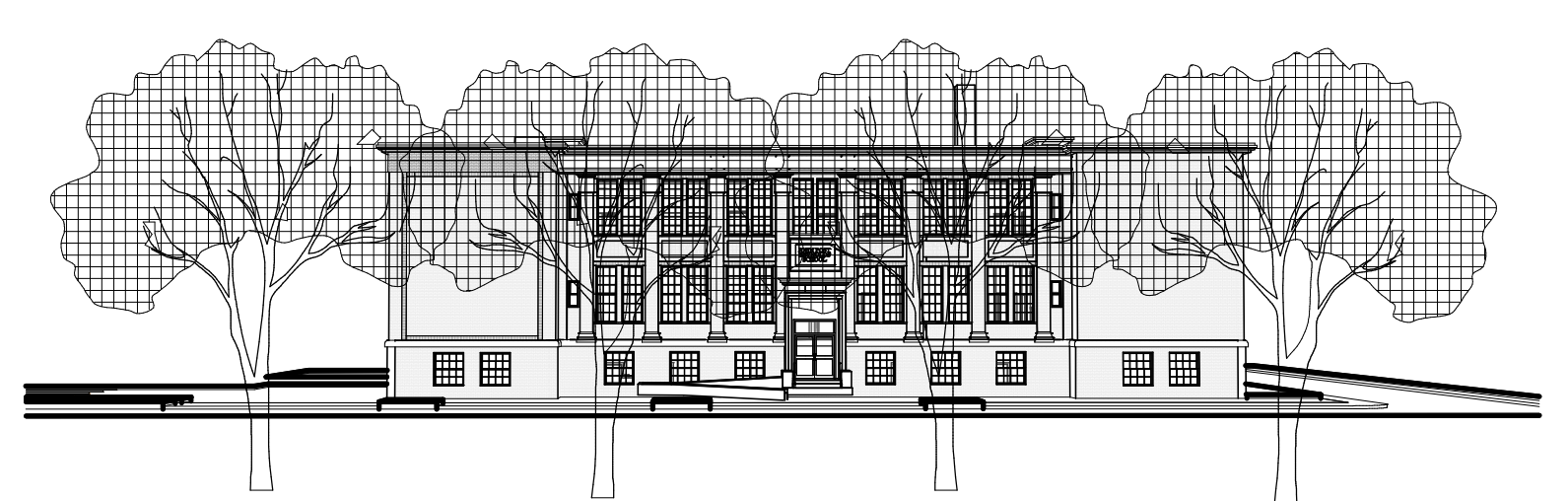


3D MODEL VIEW - NEW MECH. UNITS NOT VISIBLE

PHOTO SET 3



EXISTING VIEW FROM WOOD STREET ACROSS THE COMMONS

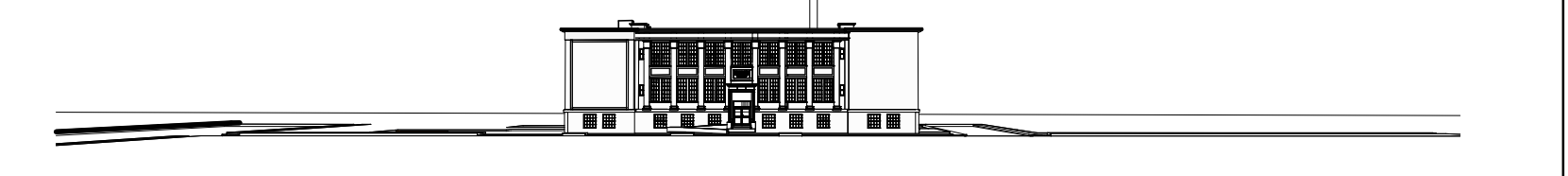


3D MODEL VIEW - NEW MECH. UNITS NOT VISIBLE

PHOTO SET 4

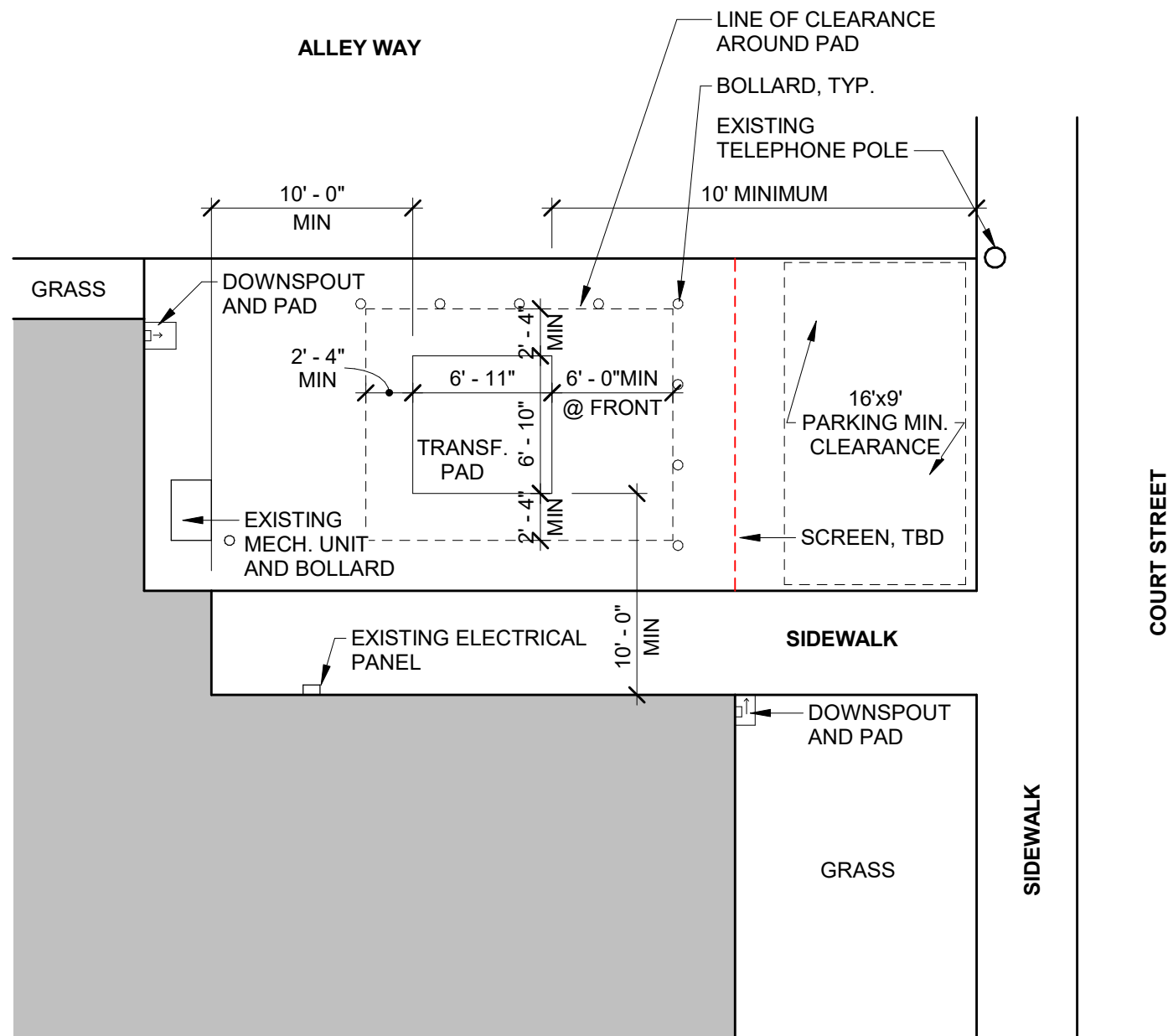


EXISTING VIEW FROM BRISTOL TOWN COMMONS - PLAY GROUND



3D MODEL VIEW - NEW MECH. UNITS VISIBLE





NOTES

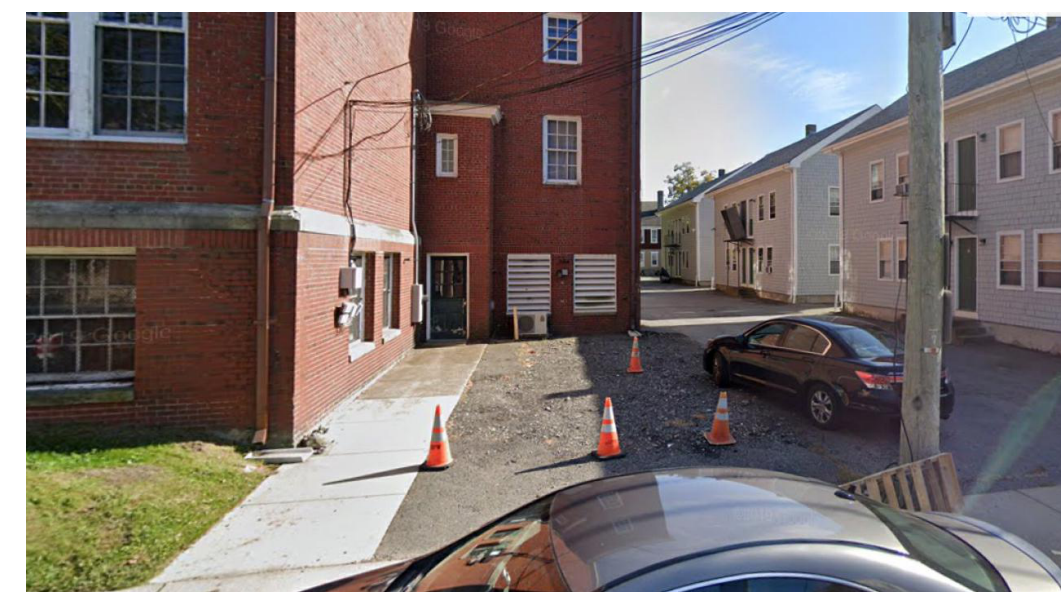
1. CONTRACTOR TO COORDINATE WITH DIGSAFE TO IDENTIFY ANY EXISTING UNDERGROUND UTILITIES.
2. CONTRACTOR TO OBTAIN ALL REQUIRED APPLICABLE PERMITS.
3. AN AREA MEASURING 10'-0" FROM ANY POINT OF THE TRANSFORMER PAD SHALL BE KEPT FREE OF ALL BURIED WATERLINES, STORM DRAINAGE LINES, GAS LINES, OTHER ELECTRIC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

COURT STREET

SIDEWALK

1 SITE PLAN
SKA-1

DRAFT



TRANSFORMER

DATE:01/09/24

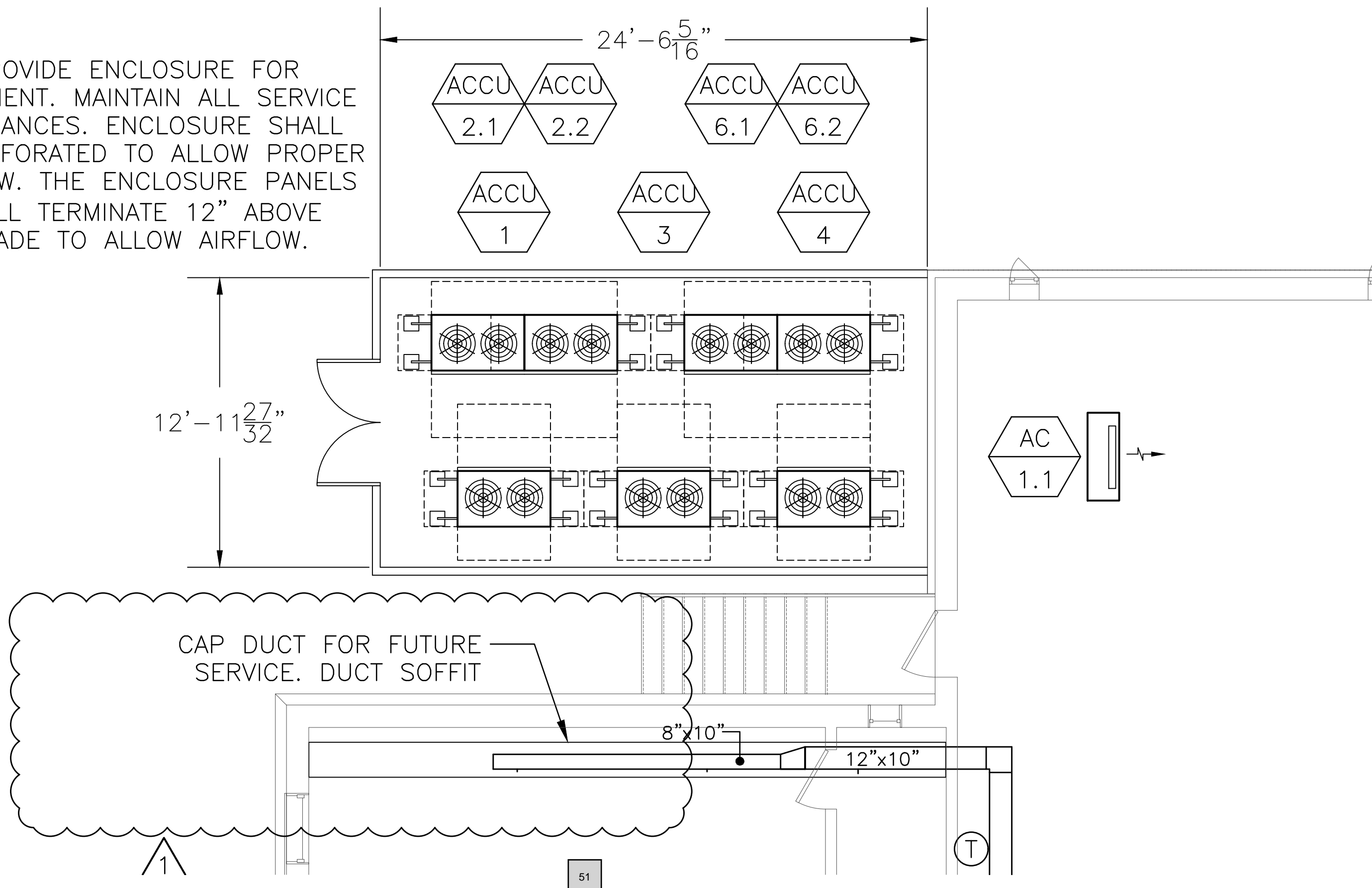
RENOVATIONS TO THE REYNOLDS SCHOOL
235 HIGH STREET, BRISTOL, RI 02809

SCALE: As indicated

SKA-1

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

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





Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 88 Church St

2. Plat # 19 Lot # 12

3. a. Applicant: James Tavares

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

Mailing Address:

Phone: 401 338 8324

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: James P Tavares Construction, Inc

Phone: 401 228 5339

Email: jptavaresconst@yahoo.com

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Addition of Roof/Screen on existing Rear Deck

7. Property History

THOMAS HOLMES HOUSE c. 1814: In 1833 Thomas Holmes, a carpenter, paid \$950 for this 2-1/2-story, 5-bay Federal house with painted interior chimney. The entrance, probably a later addition, is a Greek Revival type with a paneled lintel above a 5-pane transom. Other window frames are trimmed with lintels. A large 2-1/2-story rear ell was added by 1873, when Thomas's son sold one-half of the property to his sister Mary E. Holmes. By 1903 two more ells were built on the rear. The date 1814 was found marked under a shingle during a 1970s restoration.

James Tavares

James P. Tavares

Applicant's Name – Printed

Applicant's Signature

Date: December 28, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 88 CHURCH ST ACRES: 0.1079 PARCEL ID: 19 12 LAND USE CODE: 01 CONDO COMPLEX: OWNER: CAVALCONTE, CHARLES C. CO - OWNER: CHERYL D. MAILING ADDRESS: 88 CHURCH STREET ZONING: R-6 PATRIOT ACCOUNT #: 1274	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1811 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/8/2006 BOOK & PAGE: 1342-54 SALE PRICE: 0 SALE DESCRIPTION: SELLER: CAVALCONTE, CHARLES C.&	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 8 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3428 FINISHED BUILDING AREA: 2382 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$120,100 YARD: \$0 BUILDING: \$424,400 TOTAL: \$544,500	
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
January 25, 2024

Subject Property:

Parcel Number: 19-12
CAMA Number: 19-12
Property Address: 88 CHURCH ST

Mailing Address: CAVALCONTE, CHARLES C. CHERYL D.
88 CHURCH STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-105
CAMA Number: 14-105
Property Address: CHURCH ST

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

Parcel Number: 14-27
CAMA Number: 14-27
Property Address: 235 HIGH ST

Mailing Address: REYNOLDS SCHOOL C/O BRISTOL
SCHOOL DEPT
151 STATE ST
BRISTOL, RI 02809

Parcel Number: 14-28
CAMA Number: 14-28
Property Address: 73 CHURCH ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
TORTORICE LIV TRST 11
43 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-51
CAMA Number: 14-51
Property Address: 72 CHURCH ST

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

Parcel Number: 14-52
CAMA Number: 14-52
Property Address: 213 HIGH ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
TORTORICE LIV TRST 11
43 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-53
CAMA Number: 14-53
Property Address: 205 HIGH ST

Mailing Address: CHEVRA AGUDAS ACHIM AKA
CONGREGATIONAL CHEVRA
205 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 14-54
CAMA Number: 14-54
Property Address: 203 HIGH ST

Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE
REVOC LIVING TRUST 12-9-2014
203 HGH ST
BRISTOL, RI 02809

Parcel Number: 14-72
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: 18-51
CAMA Number: 18-51
Property Address: 220 HIGH ST

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

Parcel Number: 19-10
CAMA Number: 19-10
Property Address: 94 CHURCH ST

Mailing Address: MELLO, JACQUELINE LIFE ESTATE
MARSHALL, BRENDA ETAL
94 CHURCH ST
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 19-11	Mailing Address: JAMES, LEWIS P & LISA M, TRUSTEES
CAMA Number: 19-11	LEWIS P & LISA M JAMES FAMILY TRUST
Property Address: 90 CHURCH ST	90 CHURCH ST BRISTOL, RI 02809

Parcel Number: 19-116	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE
CAMA Number: 19-116	40 SOUTH MEADOW LANE
Property Address: HIGH ST	BARRINGTON, RI 02806

Parcel Number: 19-117	Mailing Address: S & S ASSOCIATES, LLC
CAMA Number: 19-117	22 PATRICIA ANN DR
Property Address: 97 CONSTITUTION ST	BRISTOL, RI 02809

Parcel Number: 19-13	Mailing Address: HASLEHURST, ERICH E & SWEENEY
CAMA Number: 19-13	TIMOTHY E TE
Property Address: 82 CHURCH ST	82 CHURCH ST BRISTOL, RI 02809

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

Parcel Number: 19-15	Mailing Address: GARCIA, CHARLES F. SHELLEY E.
CAMA Number: 19-15	208 HIGH ST
Property Address: 208 HIGH ST	BRISTOL, RI 02809

Parcel Number: 19-16	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE
CAMA Number: 19-16	40 SOUTH MEADOW LANE
Property Address: 202 HIGH ST	BARRINGTON, RI 02806

Parcel Number: 19-17	Mailing Address: NUNES INVESTMENTS, LLC
CAMA Number: 19-17	81 CHESTNUT ST
Property Address: 198 HIGH ST	BRISTOL, RI 02809

Parcel Number: 19-45	Mailing Address: NUNES INVESTMENTS, LLC
CAMA Number: 19-45	81 CHESTNUT ST
Property Address: 190 HIGH ST	BRISTOL, RI 02809

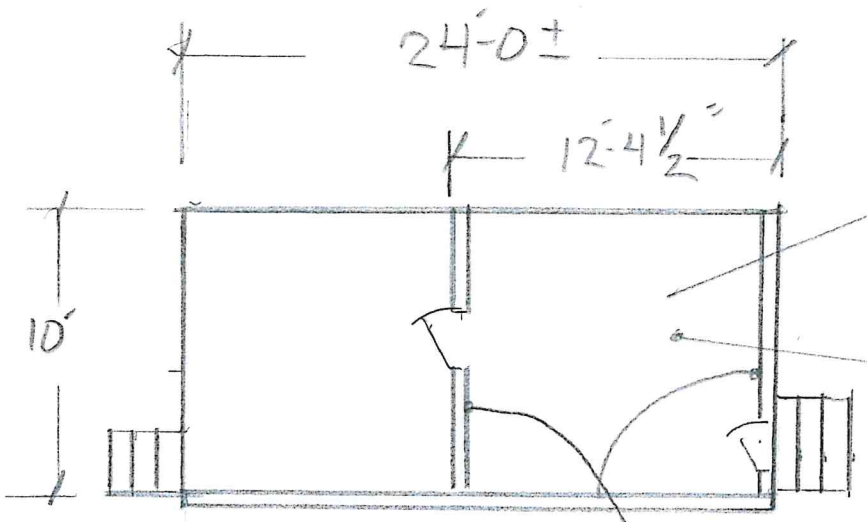
Parcel Number: 19-8	Mailing Address: CALISTO, MARIA
CAMA Number: 19-8	C/O LOUISE CALISTO 102 CHURCH ST
Property Address: 102 CHURCH ST	BRISTOL, RI 02809

Parcel Number: 19-9	Mailing Address: NUNES, LYNDA A
CAMA Number: 19-9	24396 BUCKINGHAM WAY
Property Address: 98 CHURCH ST	PORT CHARLOTTE, FL 33980



www.cai-tech.com

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



EXISTING
10' X 24' DECK

NEW SCREENED
PORCH AREA
10' X 12'

Asphalt Shingles (same)
OVER 15# FELT
5/8" PLYWOOD OVER
2X8 RAFTERS 16" O.C.,
(3) 2X8 BEAM OVER
4X4 PT POST 5' O.C.

NEW SCREEN PANELS
3 SIDES



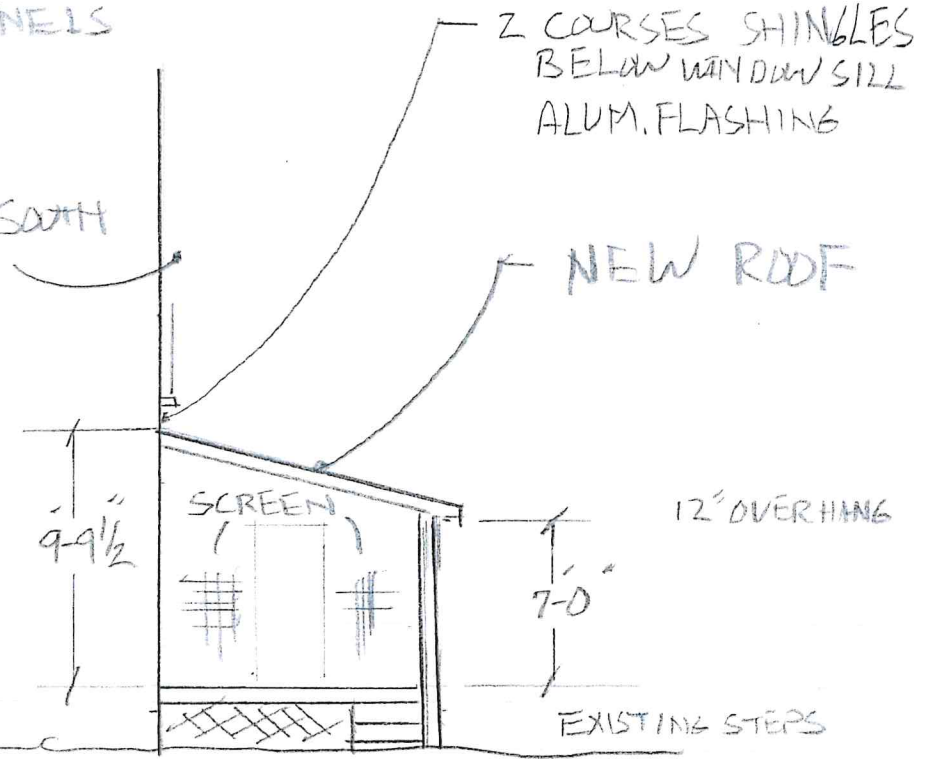
EXISTING SOUTH
WALL

NEW ROOF

12"

GRADE

EXISTING RAILING + DECK
TO REMAIN



2 COURSES SHINGLES
BELOW WINDOW SILL
ALUM. FLASHING

NEW ROOF

12" OVERHANG

9'-9 1/2"

7'-0"

EXISTING STEPS

88 CHURCH ST
NEW SCREEN PORCH
Charles + Cheryl Cavalcante





Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 259 Thames St

2. Plat # 9 Lot # 50

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

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

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

Phone: 401-453-0038

Email: larry@goldsteinassociates.com

4. a. Architect/Draftsman: Spencer McCombe

Phone: 401-662-6338

Email: spencer@cordtsendesign.com

b. Contractor:

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Roof addition and gate to accomodate new HVAC mechanic units located over the service/dumpster area of DeWolf Tavern.

7. Property History

DEWOLF WAREHOUSE 1818: To the west of the center building is a long, massive, 2-story, gable-roofed structure of African stone, built by James DeWolf to store cargo. During Seth Paull's ownership, the first floor was used to saw and store lumber and the second floor for produce and hay storage.

Applicant's Name – Printed

Applicant's Signature

Item 4.

Date: January 12, 2024



CAI Property Card

Town of Bristol, RI

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



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
January 25, 2024

Subject Property:

Parcel Number: 9-50
CAMA Number: 9-50
Property Address: 267 THAMES ST

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

Abutters:

Parcel Number: 10-11
CAMA Number: 10-11
Property Address: 235 THAMES ST

Mailing Address: BOZARTH, PETER
235 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-001
Property Address: 227 THAMES ST- UNIT #1

Mailing Address: CARTWRIGHT, CORINNE M & PAUL B D
227 THAMES ST., UNIT 1
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-002
Property Address: 227 THAMES ST- UNIT #2

Mailing Address: OQUENDO, VIVIAN Y
227 THAMES ST, UNIT 2
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-003
Property Address: 227 THAMES ST- UNIT #3

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-004
Property Address: 227 THAMES ST UNIT #4

Mailing Address: COLOMBO, BRITT C & MARY L JT
227 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-005
Property Address: 227 THAMES ST UNIT #5

Mailing Address: MATTHEWS, CHARLES C. TARA W. TE
223 OAKLAND BEACH AVE
RYE, NY 10580

Parcel Number: 10-12
CAMA Number: 10-12-006
Property Address: 227 THAMES ST -UNIT #6

Mailing Address: THAMES STREET, LLC
227 THAMES ST, Unit 6
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-007
Property Address: THAMES ST

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE
82 NEWPORT RD
HULL, MA 02045

Parcel Number: 10-12
CAMA Number: 10-12-008
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809

Parcel Number: 10-12
CAMA Number: 10-12-009
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.
341 THAMES ST UNIT 203
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-15 CAMA Number: 10-15 Property Address: 211 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT 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 & ALLEN, CHRISTOPHER TE 423 HOPE ST, UNIT D 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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

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

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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST 1	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST 2	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST 3	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST 4	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST 5	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST 6	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-69 CAMA Number: 10-69 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-72 CAMA Number: 10-72 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-001 Property Address: 345 THAMES ST 101N	Mailing Address: JOHNSON, PETER T. & JOHNSON, ANDREA R. TRUSTEES 345 THAMES ST, UNIT 101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-002 Property Address: 345 THAMES ST 102N	Mailing Address: SAUL, DEBRA A 345 THAMES ST # 102 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-003 Property Address: 345 THAMES ST 103N	Mailing Address: SB2, LLC 345 THAMES ST, UNIT N-110 BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24 CAMA Number: 9-24-004 Property Address: 345 THAMES ST 104N	Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA G. TE 345 THAMES ST UNIT N104 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-005 Property Address: 345 THAMES ST 105N	Mailing Address: WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC 345 THAMES ST UNT 105 N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-006 Property Address: 345 THAMES ST 106N	Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M. TE 345 THAMES ST UNIT 106N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-008 Property Address: 345 THAMES ST 108N	Mailing Address: CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST #108 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-009 Property Address: 345 THAMES ST 109N	Mailing Address: HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, Unit N109 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-010 Property Address: 345 THAMES ST 110N	Mailing Address: HOLLAND, JOYCE A. 345 THAMES ST UNIT 110N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-011 Property Address: 345 THAMES ST 201N	Mailing Address: BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 141A Main St Tuckahoe, NY 10707
Parcel Number: 9-24 CAMA Number: 9-24-012 Property Address: 345 THAMES ST 202N	Mailing Address: KUFFNER, TAMARA 9 WALNUT RD BARRINGTON, RI 02806
Parcel Number: 9-24 CAMA Number: 9-24-013 Property Address: 345 THAMES ST 203N	Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE 746 SPINNAKER BEACHHOUSE VILLA SEABROOK ISLAND, SC 29456
Parcel Number: 9-24 CAMA Number: 9-24-014 Property Address: 345 THAMES ST 204N	Mailing Address: BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-015 Property Address: 345 THAMES ST 205N	Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-016 Property Address: 345 THAMES ST 206N	Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST UNIT 206N BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number: 9-24
CAMA Number: 9-24-026
Property Address: 345 THAMES ST 306N

Mailing Address: LI, HSI-CHENG TRUSTEE
345 THAMES ST UNIT N306
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-027
Property Address: 345 THAMES ST 307N

Mailing Address: SUTTON, HOWARD G & KIMBERLY G P TE
14685 KELSON CIRCLE
NAPLES, FL 34114

Parcel Number: 9-24
CAMA Number: 9-24-028
Property Address: 345 THAMES ST 308N

Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR
345 THAMES ST # N308
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24
CAMA Number: 9-24-029
Property Address: 345 THAMES ST 309N

Mailing Address: RIPP, PETER & MARI TRUSTEES
345 THAMES ST UNIT N309
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-030
Property Address: 345 THAMES ST 310N

Mailing Address: BUSCH, ROBERT S. (1/2) TRUSTEE &
BUSCH, KATHLEEN B. (1/2) TRUSTEE
52 BENTWOOD COURT EAST
ALBANY, NY 12203

Parcel Number: 9-24
CAMA Number: 9-24-031
Property Address: 345 THAMES ST 401N

Mailing Address: LOUISE I. PLACIDO IRREVOCABLE
TRUST KAUFMAN, BRETT A. TRUSTEE
345 THAMES ST, Unit 401N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-032
Property Address: 345 THAMES ST 402N

Mailing Address: PINK, LOIS & ANDREW TRUSTEES
345 THAMES ST UNIT402N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-033
Property Address: 345 THAMES ST 403N

Mailing Address: BOLTON, ALICE C & FOREST E TE
345 THAMES ST UNIT 403N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-034
Property Address: 345 THAMES ST 404N

Mailing Address: VAN DEVENTER, MARY P. & BRENNAN,
KIMBERLY C. TRUSTEES
345 THAMES ST, UNIT 404N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-035
Property Address: 345 THAMES ST 405N

Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M
FLORIO TRUST
345 THAMES ST UNIT 405N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-036
Property Address: 345 THAMES ST 406N

Mailing Address: JACKSON, LISA R
345 THAMES ST, UNIT N-406
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-037
Property Address: 345 THAMES ST 407N

Mailing Address: RHODE, GRANT F & KATZ, JUDITH
TRUSTEES
345 THAMES ST UNT 407N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-038
Property Address: 345 THAMES ST 408N

Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY,
SARAH CAMPBELL TRUSTEES
215 COTTONTAIL DRIVE
PORTSMOUTH, RI 02871

Parcel Number: 9-24
CAMA Number: 9-24-039
Property Address: 345 THAMES ST 409N

Mailing Address: MARTIN, WILLIAM R & JOAN P
TRUSTEES
345 THAMES ST UNIT 409N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-040
Property Address: 345 THAMES ST 410N

Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE
LAURA J CASTRIOTTA TRUST
345 THAMES ST, UNIT N410
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24
CAMA Number: 9-24-041
Property Address: 345 THAMES ST 501N

Mailing Address: DAVIDSON, ASIA MARIA
345 THAMES ST, UNIT 501N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-042
Property Address: 345 THAMES ST 502N

Mailing Address: DUNN, JOHN G. JR TRUSTEE
345 THAMES ST UNIT N502
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-043
Property Address: 345 THAMES ST 503N

Mailing Address: WANG, YINGFEI
59 CRESTVIEW RD
MILTON, MA 02186

Parcel Number: 9-24
CAMA Number: 9-24-044
Property Address: 345 THAMES ST 504N

Mailing Address: SUGARMAN, LOUIS TRST ETAL JT
MARAGHY, PAUL
345 THAMES ST UNIT 504N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-045
Property Address: 345 THAMES ST 505N

Mailing Address: CHAMPAGNE, MICHEALA J.
345 THAMES ST UNIT 505N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-046
Property Address: 345 THAMES ST 506N

Mailing Address: LUCINI, GREGORY L & PATRICIA A TE
345 THAMES ST UNIT 506N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-047
Property Address: 343 THAMES ST 101M

Mailing Address: SPANG, HENRY A IV & LINDA TE
343 THAMES ST UNIT M-101
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-048
Property Address: 343 THAMES ST 102M

Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O.
TRUSTEES
74 CARNEGIE HEIGHTS DR
PORTSMOUTH, RI 02871

Parcel Number: 9-24
CAMA Number: 9-24-049
Property Address: 343 THAMES ST 103M

Mailing Address: RATFORD, VINCENT MARGUERITE TE
343 THAMES ST UNIT 103M
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-050
Property Address: 343 THAMES ST 104M

Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE
88 ABBOT ST
ANDOVER, MA 01810

Parcel Number: 9-24
CAMA Number: 9-24-051
Property Address: 343 THAMES ST 301M

Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY,
KARA E TRUSTEES
343 THAMES ST # M 301
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-052
Property Address: 343 THAMES ST 302M

Mailing Address: FETTER, JANET M TRUSTEE JANET M
FETTER TRUST
343 THAMES ST 302M
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24 CAMA Number: 9-24-053 Property Address: 343 THAMES ST 303M	Mailing Address: GOODNOW, CHRISTOPHER & ANDREA TE 343 THAMES ST, UNIT M-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-054 Property Address: 343 THAMES ST 304M	Mailing Address: NASTRO, KIMBERLY & DAVID TE 29 WEST 85th ST, APT 3 NEW YORK, NY 10024
Parcel Number: 9-24 CAMA Number: 9-24-055 Property Address: 341 THAMES ST 101S	Mailing Address: KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-056 Property Address: 341 THAMES ST 102S	Mailing Address: JON JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
Parcel Number: 9-24 CAMA Number: 9-24-057 Property Address: 341 THAMES ST 103S	Mailing Address: JACKSON, DEBRA P 174 PINE GLEN DR EAST GREENWICH, RI 02818
Parcel Number: 9-24 CAMA Number: 9-24-058 Property Address: 341 THAMES ST 104S	Mailing Address: LUDLOW, LYNN LEE & LAWRENCE, JAMES S ESQ TRUSTEES-ABRAMSON & LUDLOW TRUST 341 THAMES ST, UNIT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-059 Property Address: 341 THAMES ST 105S	Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAME ST, Unit 105S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-060 Property Address: 341 THAMES ST 106S	Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST UNIT 106S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-061 Property Address: 341 THAMES ST 107S	Mailing Address: BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833
Parcel Number: 9-24 CAMA Number: 9-24-062 Property Address: 341 THAMES ST 108S	Mailing Address: TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
Parcel Number: 9-24 CAMA Number: 9-24-063 Property Address: 341 THAMES ST 109S	Mailing Address: SAWYER, MICHAEL 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-064 Property Address: 341 THAMES ST 110S	Mailing Address: LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST UNIT S110 BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number: 9-24
CAMA Number: 9-24-074
Property Address: 341 THAMES ST 210S

Mailing Address: GRAY, ROBERT C & PATRICIA A
TRUSTEES
341 THAMES ST 210S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-075
Property Address: 341 THAMES ST 301S

Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN
341 THAMES ST 301S
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-076
Property Address: 341 THAMES ST 302S

Mailing Address: MORSE, ANN R. TRUSTEE ANN R.
MORSE 1993 TRUST
341 THAMES ST 302 S
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24
CAMA Number: 9-24-077
Property Address: 341 THAMES ST 303S

Mailing Address: MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

Parcel Number: 9-24
CAMA Number: 9-24-079
Property Address: 341 THAMES ST 305S

Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE
REIG LIVING TRUST
341 THAMES ST UNIT S305
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-080
Property Address: 341 THAMES ST 306S

Mailing Address: LYNCH, JOHN J TRUSTEE
341 THAMES ST UNIT S306
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-081
Property Address: 341 THAMES ST 307S

Mailing Address: DEMARCO, GREGORY M. & AMY
TRUSTEES
341 THAMES ST S-307
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-082
Property Address: 341 THAMES ST 308S

Mailing Address: WILKER, RICHARD E & WILKER,
PHYLLIS BLOOM TRUSTEES
341 THAMES ST UNIT S-308
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-083
Property Address: 341 THAMES ST 309S

Mailing Address: KUBLIN, DONNA E & STANLEY B TR
341 THAMES ST UNIT 309S
BRISTOL, RI 02809

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

Mailing Address: STONE HARBOUR MARINA, LLC C/O
WILLIAM MARTIN
691 15TH AVE SOUTH
NAPLES, FL 34102-7424

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

Mailing Address: STONE HARBOUR MARINA, LLC C/O
JOHNSON, PETER & ANDREA
345 THAMES ST UNIT N101
BRISTOL, RI 02809

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

Mailing Address: STONE HARBOUR MARINA, LLC.
CHAMPAGNE, KEVIN & MICHAELA
4525 S. ATLANTIC AVE
PORT ORANGE, FL 32177-7061

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

Mailing Address: STONE HARBOUR MARINA, LLC.
NASTRO, DAVID & KIM
343 THAMES ST M304
BRISTOL, RI 02809

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

Mailing Address: STONE HARBOUR MARINA, LLC C/O
MUSKET, DAVID B.
1655 BAY HARBOR LN
SARASOTA, FL 34231

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

Mailing Address: STONE HARBOUR MARINA, LLC.
OZTERMIYECI, MUSTAFA M
341 THAMES ST S203
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24 CAMA Number: 9-24-107 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O VIBEKE REIG LIV TRUST 341 THAMES ST S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-108 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC RIPP, PETER & MARI 345 THAMES ST N309 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-109 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O GREG LUNCINI 345 THAMES ST, Unit N506 BRISTOL, RI 02809-4116
Parcel Number: 9-24 CAMA Number: 9-24-110 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MARIO BARRENECHEA 345 THAMES ST, Unit N104 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-111 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O ROBERT & PATRICIA GRAY 341 THAMES ST UNT S210 BRISTOL, RI 02809-2407
Parcel Number: 9-24 CAMA Number: 9-24-112 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O JOHN G DUNN 345 THAMES ST N502 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-113 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O KUBLIN, DONNA & STAN 341 THAMES ST 309S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-114 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O ROBERT B HANKIN TRUST 56 RAMBLING DR SCOTCH PLAINS, NJ 07076
Parcel Number: 9-24 CAMA Number: 9-24-115 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O CAPODILUPO, PETER & JENNIFER 345 THAMES ST UNIT 207 BRISTOL, 02809
Parcel Number: 9-24 CAMA Number: 9-24-116 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC JAMES & RANDELLE HURST 345 THAMES ST UNIT 109N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-117 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC TRUSTEES OF THE HURST FAMILY 345 THAMES ST 109N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-118 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. MICHAEL & DENISE O'BRIEN 345 THAMES ST 206N BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24 CAMA Number: 9-24-119 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC HERBERT & JANET SARKISIAN 345 THAMES ST N209 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-120 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O WILLIAM & DONNA LAPOINTE TRUSTEES 3756 JUNGLE PLUM DRIVE NAPLES, FL 34114-2524
Parcel Number: 9-24 CAMA Number: 9-24-121 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. GINNY & NORMAND TETU 190 BICENTENNIAL DR HOOKSETT, NH 03106-2702
Parcel Number: 9-24 CAMA Number: 9-24-122 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. C/O ABRAMSON, SUSAN & EDWARD 341 THAMES ST UNT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-123 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. C/O BUSCH, ROBERT & KATHLEEN 52 BENTWOOD CT ALBANY, NY 12203-4810
Parcel Number: 9-24 CAMA Number: 9-24-124 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. C/O MATTHEW BERNARDO 345 THAMES ST, Unit 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-125 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC BUSCH, ROBERT & KATHY 52 BENTWOOD CT ALBANY, NY 12203
Parcel Number: 9-24 CAMA Number: 9-24-126 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. C/O NEIL & CHRISTINE FEINS 19 MARSHAL ST BROOKLINE, MA 02446-5418
Parcel Number: 9-24 CAMA Number: 9-24-127 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. C/O BRAVE, ILENE E. & DENNIS G. TRUSTEES 341 THAMES ST S206 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-128 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI- CHENG 345 THAMES ST UNT 306 N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-129 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI- CHENG 345 THAMES ST UNIT 306N BRISTOL, RI 02809-9195



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

Parcel Number: 9-24 CAMA Number: 9-24-130 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O SHERMAN, MAX CHRISTOPHER & MARY B. 341 THAMES ST UNIT 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-131 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. JANET M FETTER REVOCABLE TRUST 1998 343 THAMES ST UNIT M302 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-132 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MICHAEL & DENISE O'BRIEN 345 THAMES ST 206N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-133 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O JOHN S & KIMBERLY PHILLIPS 265 TWIN LAKES DR GETTYSBURG, PA 17325-8540
Parcel Number: 9-24 CAMA Number: 9-24-134 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O GRANT RHODE 345 THAMES ST N407 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-135 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC ARTHUR PLACIDO 345 THAMES ST N401 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-136 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O PAUL MARAGHY 345 THAMES ST, Unit N504 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-137 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA SPANG, AUSTIN & LINDA 343 Thames Street Unit M101 Bristol, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-138 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O CAMPBELL, MICHAEL 345 THAMES ST, UNIT N408 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-139 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MARIO BARRENECHEA 345 THAMES ST, Unit N104 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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
January 25, 2024

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: 9-46
CAMA Number: 9-46
Property Address: HOPE ST

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

Parcel Number: 9-48
CAMA Number: 9-48
Property Address: THAMES ST

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

Parcel Number: 9-49
CAMA Number: 9-49
Property Address: 260 THAMES ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-60
CAMA Number: 9-60
Property Address: 29-31 STATE ST

Mailing Address: DANMOR REALTY, LLC
13 BAY RD
WARREN, RI 02885

Parcel Number: 9-61
CAMA Number: 9-61
Property Address: 17 STATE ST

Mailing Address: FEDERAL PROPERTIES OF RI INC.
PO BOX 27
BRISTOL, RI 02809

Parcel Number: 9-62
CAMA Number: 9-62
Property Address: 11 STATE ST

Mailing Address: 11 STATE STREET, LLC
116 PECK AVE
BRISTOL, RI 02809

Parcel Number: 9-63
CAMA Number: 9-63
Property Address: THAMES ST

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

Parcel Number: 9-64
CAMA Number: 9-64
Property Address: THAMES ST

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

Parcel Number: 9-65
CAMA Number: 9-65
Property Address: 1 STATE ST

Mailing Address: STATE PROPERTIES LLC
1 STATE ST
BRISTOL, RI 02809

Parcel Number: 9-74
CAMA Number: 9-74
Property Address: 246 THAMES ST

Mailing Address: RIVERS, ZACHARY N
PO Box 964
Bristol, RI 02809



www.cai-tech.com

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

MECH. ROOF AT DEWOLF TAVERN 267 THAMES STREET BRISTOL, RI 02809

**12/19/2023
ISSUED FOR HDC**



**CORDTSEN
DESIGN
ARCHITECTURE**

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



DRAWING LIST

- | | |
|-------------|--|
| G1.0 | COVER SHEET |
| A0.1 | SITE PLAN |
| A1.0 | FLOOR PLAN,
ELEVATION &
DETAILS |

REVISIONS:

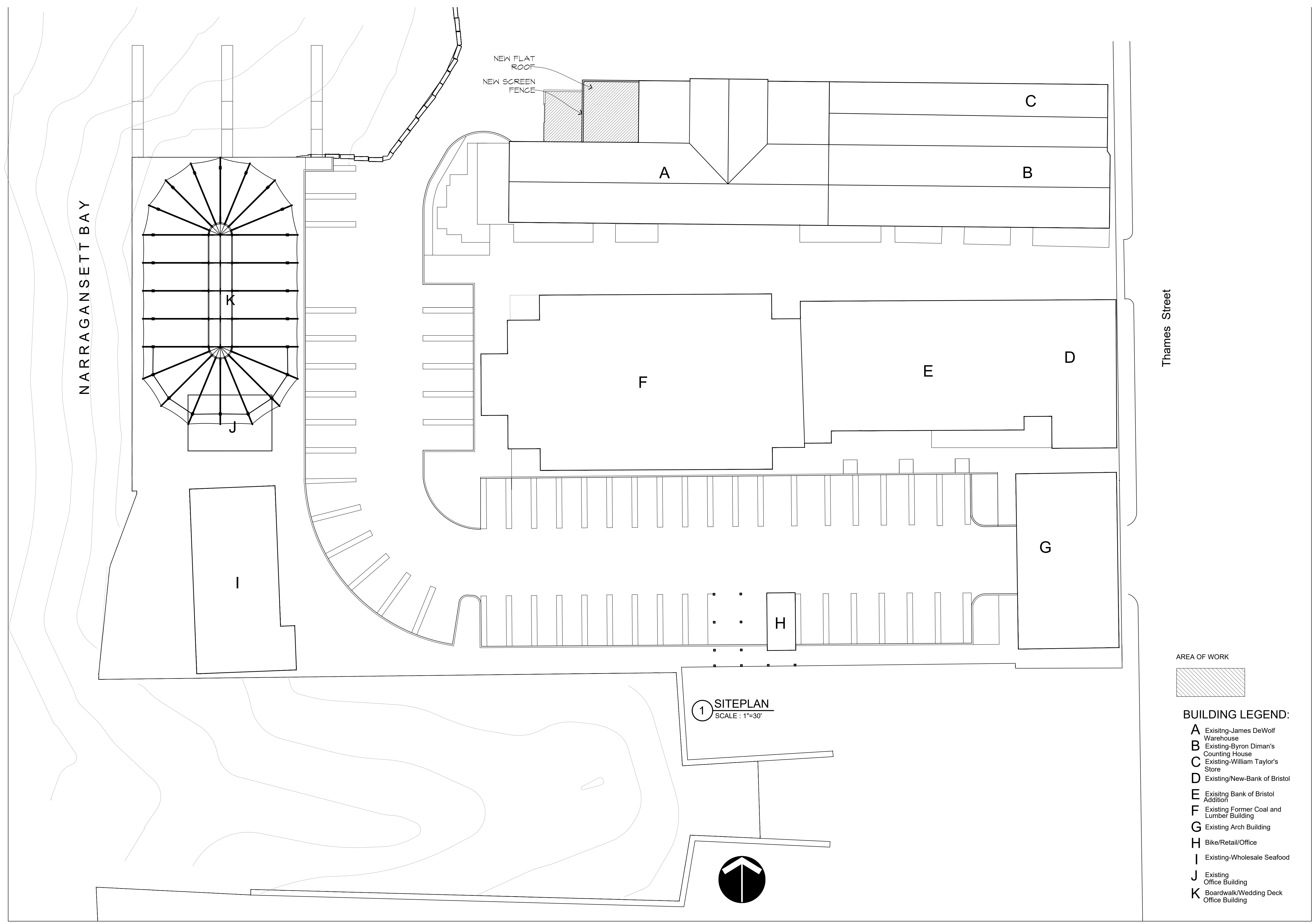
DESCRIPTION: SITE PLAN

SCALE: As Noted

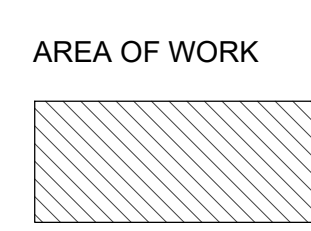
DATE: DECEMBER 19, 2023

BRISTOL HARBOR INN
 259 Thames St.
 Bristol, Rhode Island

A0.1



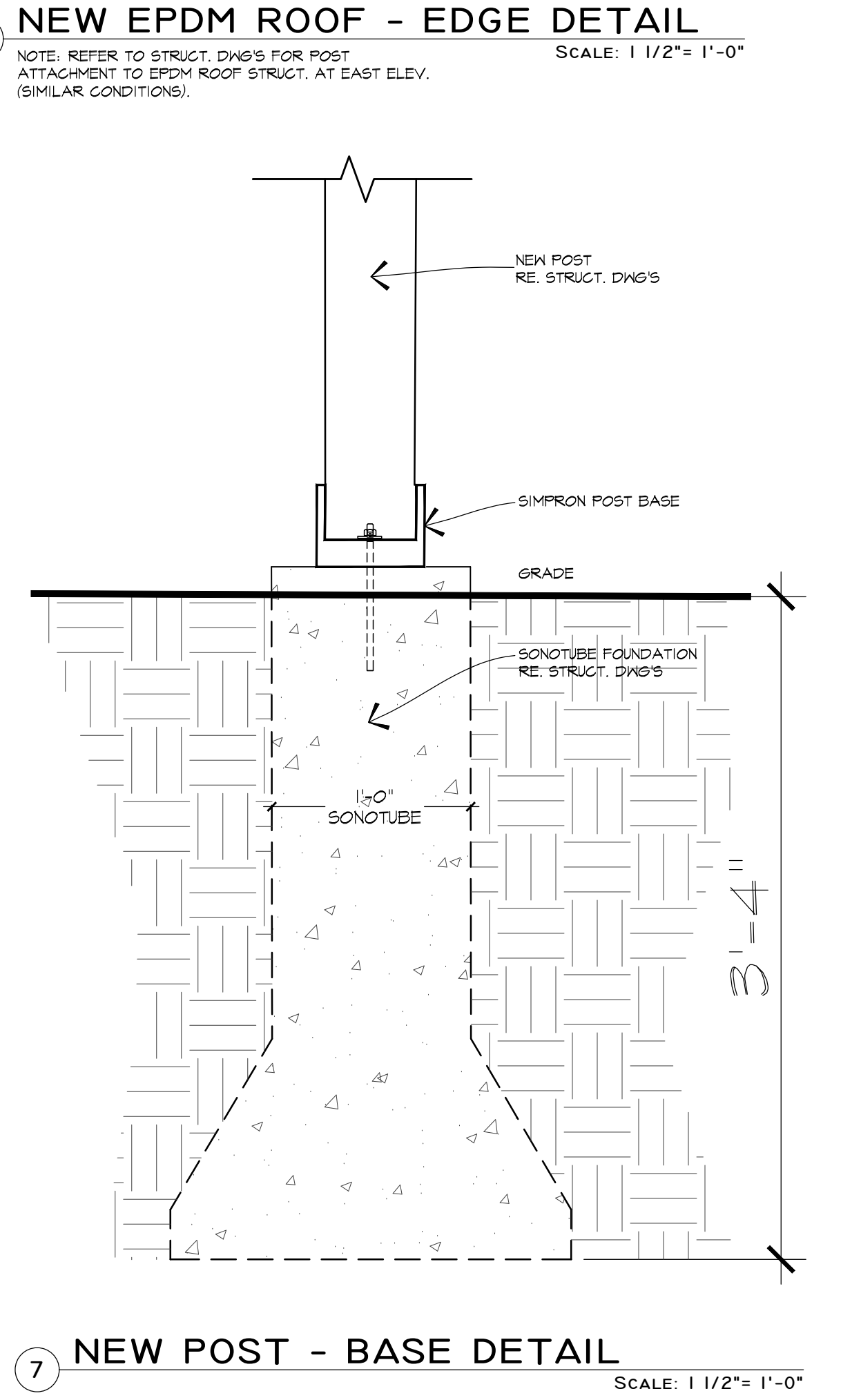
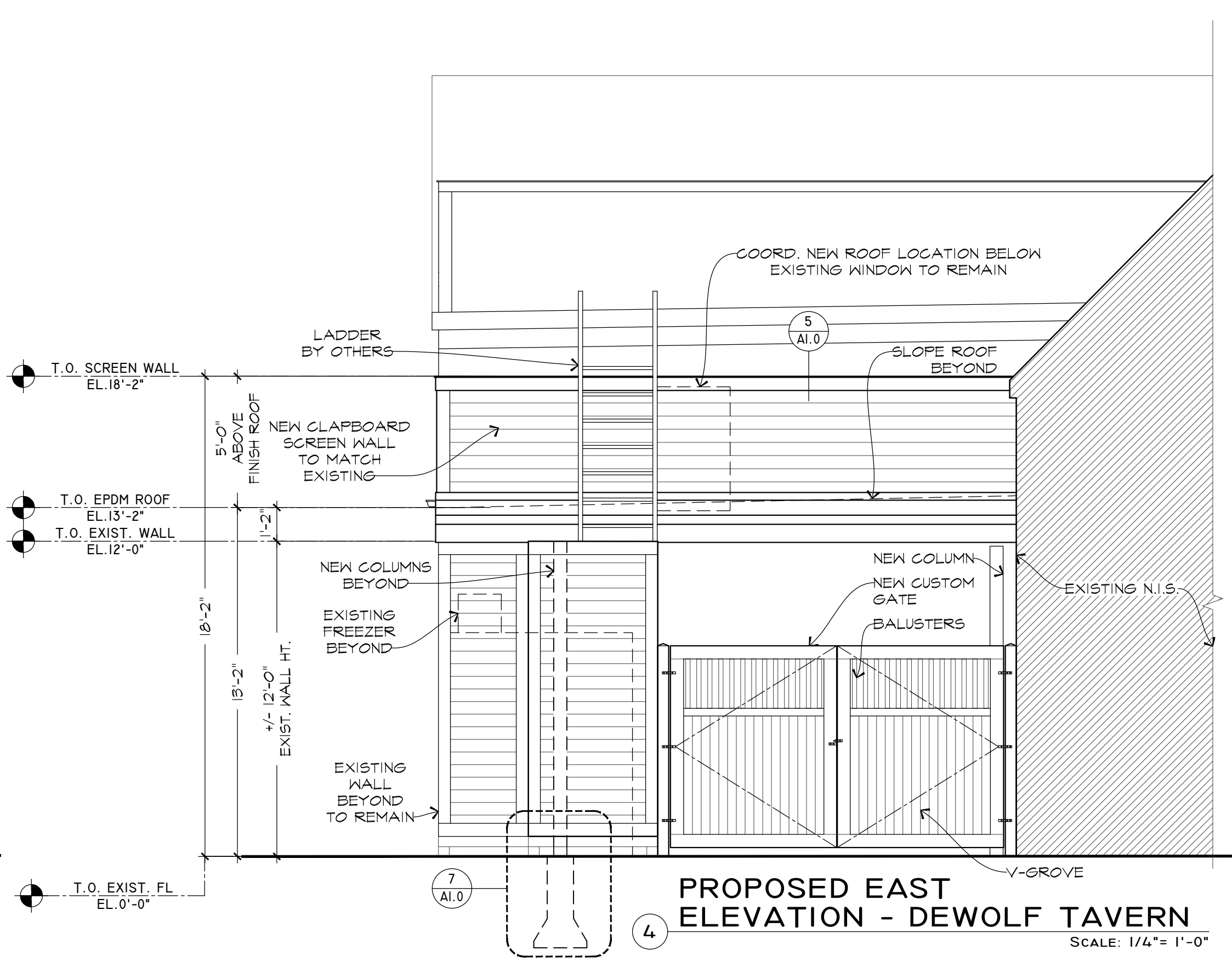
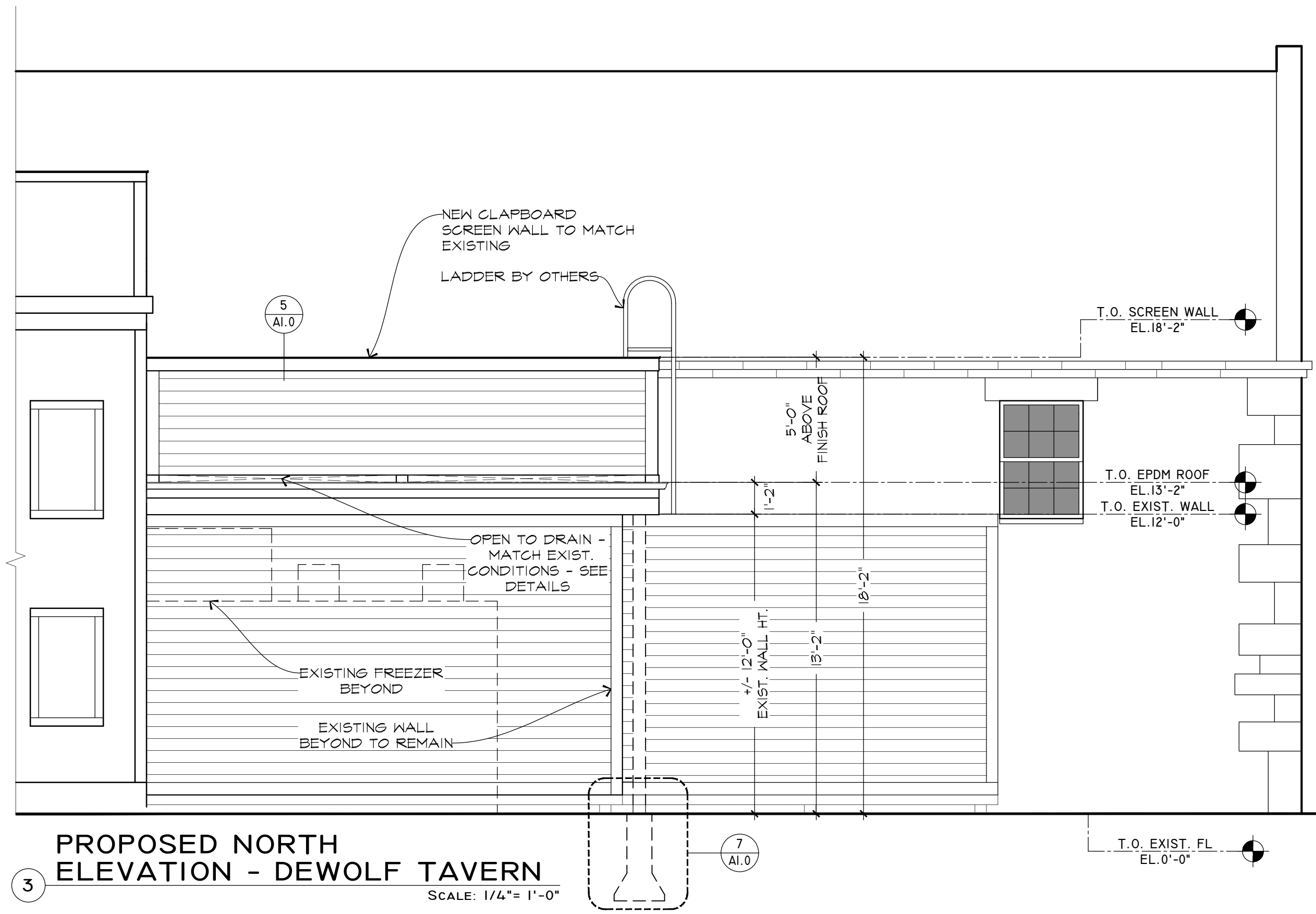
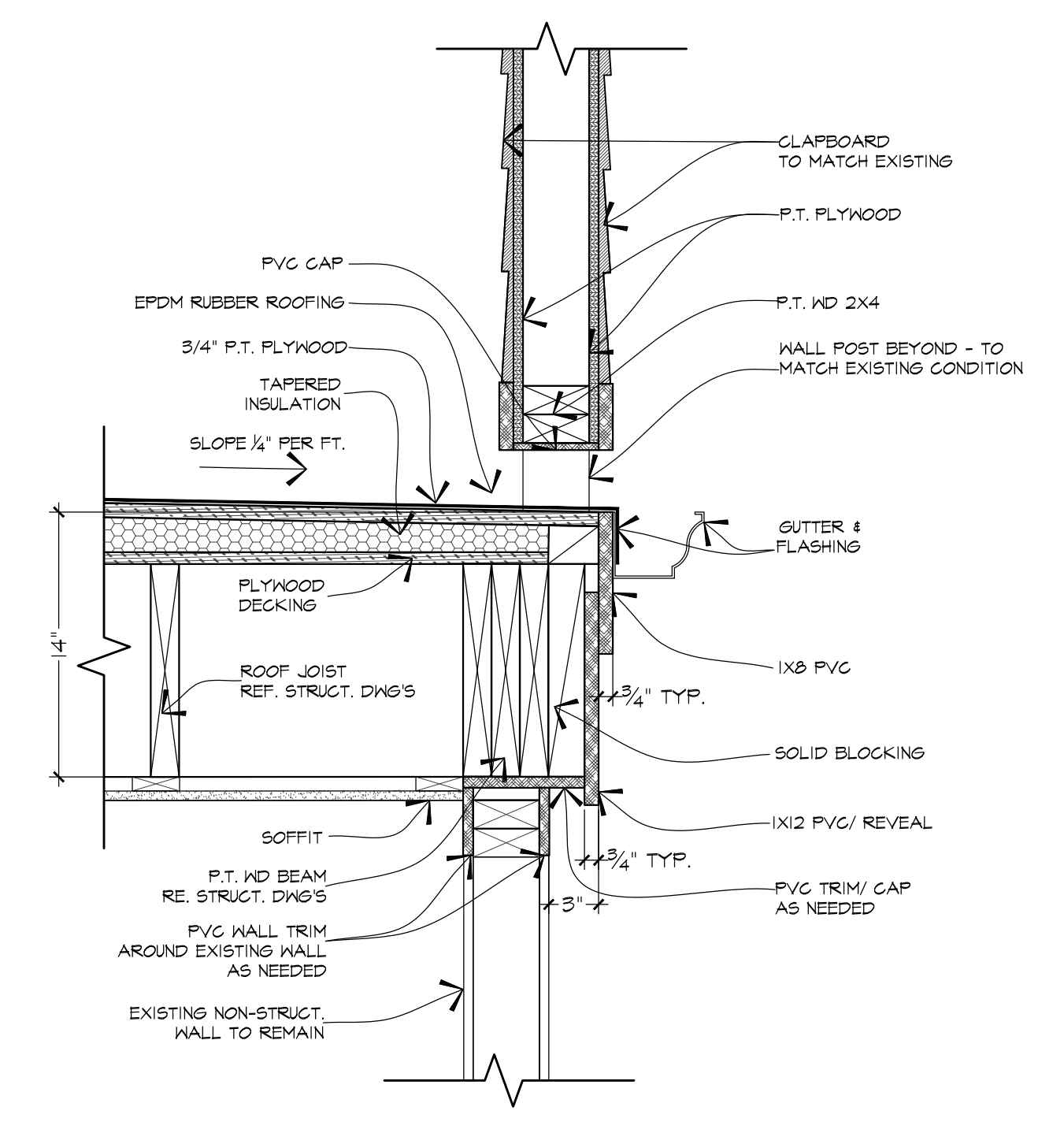
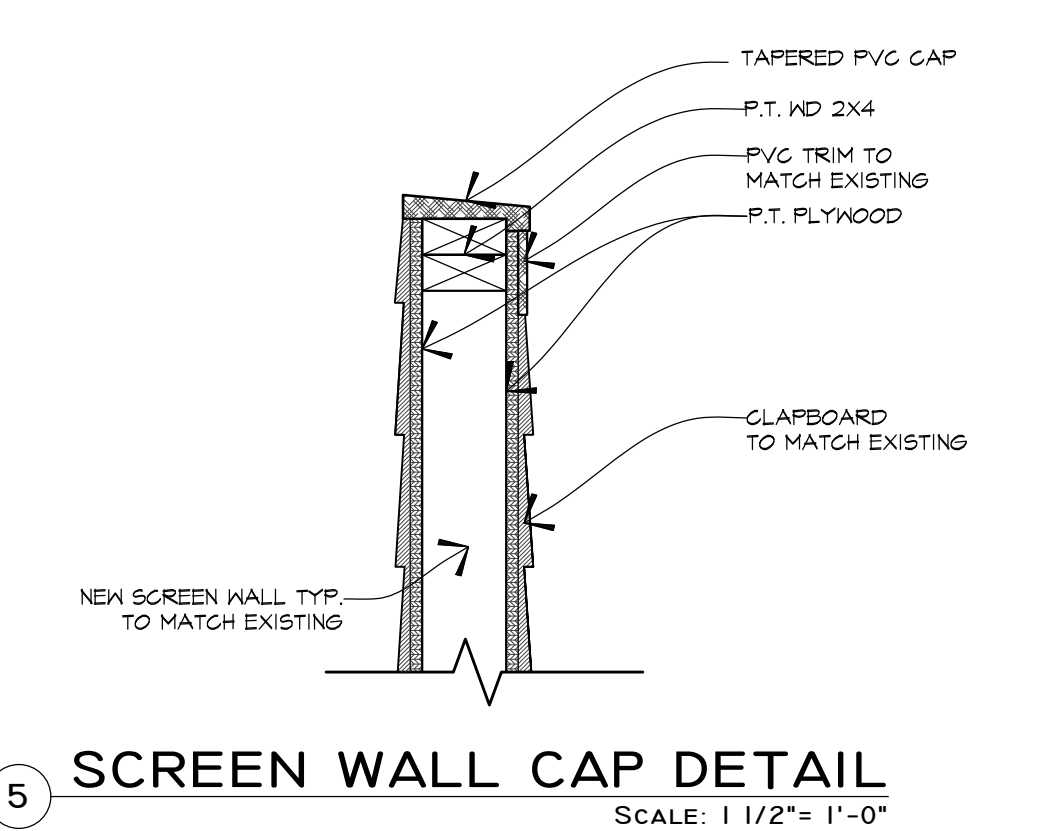
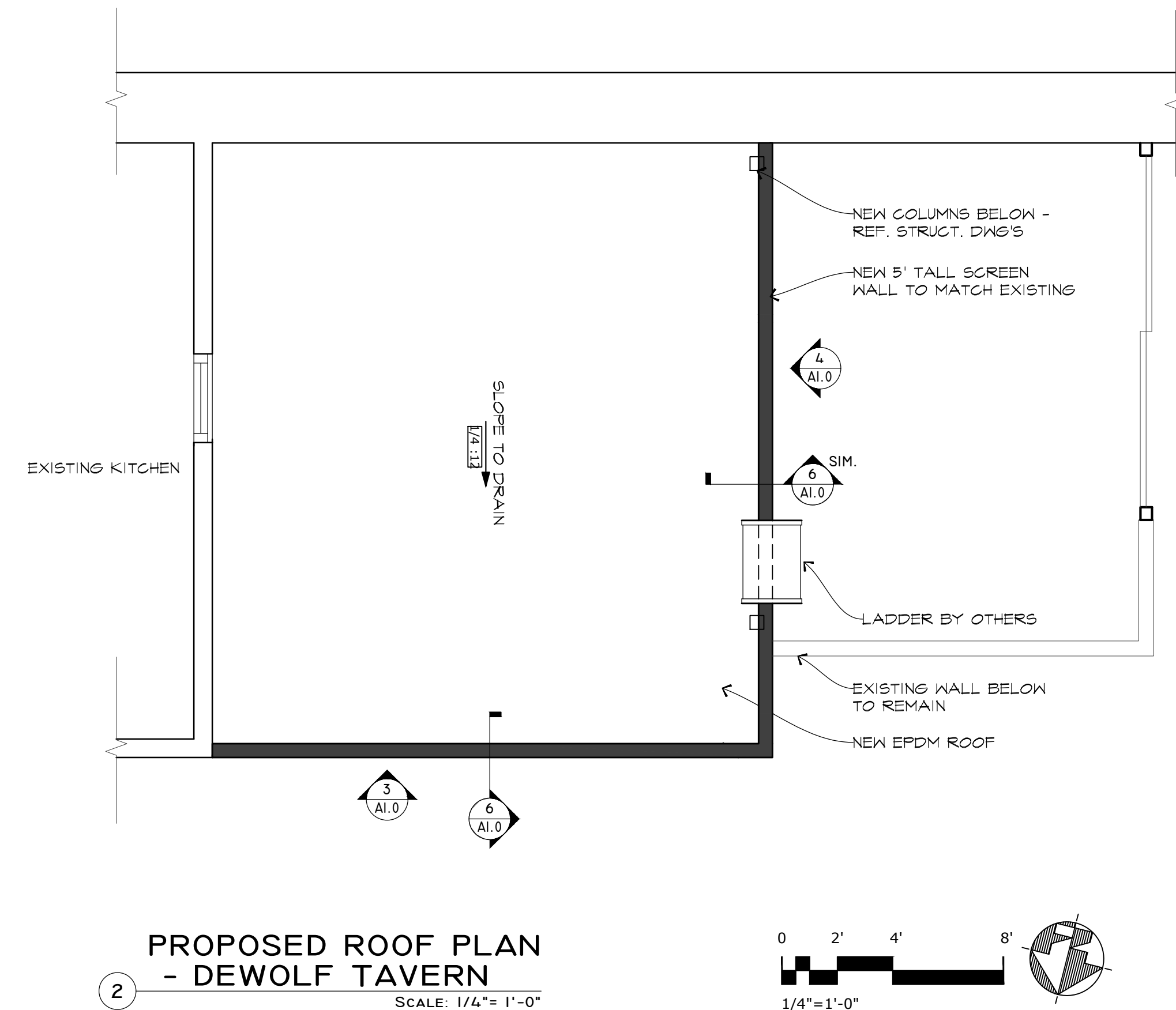
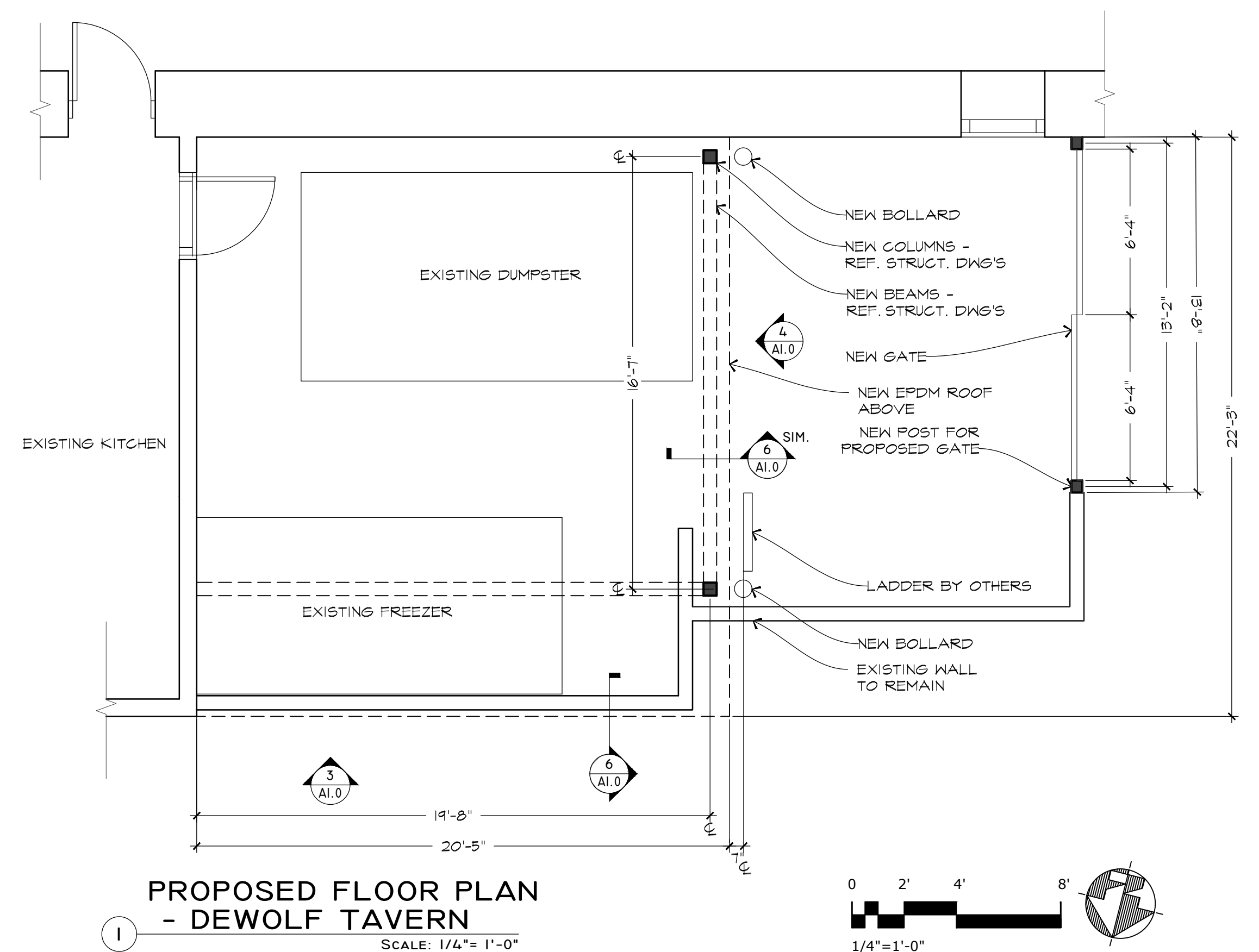
1 SITEPLAN
 SCALE : 1"=30'



- BUILDING LEGEND:**
- A** Existing-James DeWolf Warehouse
 - B** Existing-Byron Diman's Counting House
 - C** Existing-William Taylor's Store
 - D** Existing/New-Bank of Bristol
 - E** Existing Bank of Bristol Addition
 - F** Existing Former Coal and Lumber Building
 - G** Existing Arch Building
 - H** Bike/Retail/Office
 - I** Existing-Wholesale Seafood
 - J** Existing Office Building
 - K** Boardwalk/Wedding Deck Office Building

NOTES:
 1. COORDINATE SCREEN WALL HEIGHT W/ MECH. UNITS HEIGHT.
 2. SEE MEP DWG'S FOR EQUIPMENT LOCATION.

LEGEND:
 ■ NEW WALLS
 □ EXISTING - N.I.S



REVISIONS:

DESCRIPTION:
DEWOLF TAVERN - MECH. MEZZANINE PLANS
 SCALE: As Noted
 DATE: DECEMBER 19, 2023

BRISTOL HARBOR INN
 259 Thames St.
 Bristol, Rhode Island

A1.0

Photos for Bristol Harbor Inn HDC Application re: Roof and gate for HVAC and Service Areas



Photos for Bristol Harbor Inn HDC Application re: Roof and gate for HVAC and Service Areas



Photos for Bristol Harbor Inn HDC Application re: Roof and gate for HVAC and Service Areas



Photos for Bristol Harbor Inn HDC Application re: Roof and gate for HVAC and Service Areas





BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 259 Thames St, Bristol, RI 02809

2. Plat # 9 Lot # 50 Contributing _____ Non-Contributing _____

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

Mailing Address: 244 Gano Street, Providence, RI 02906

Phone: Day 401-453-0038 Evening 401-453-0038

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Spencer Cordtsen McCombe

Address: 42 West Main Road Middletown, RI 02842

Phone: Day 401.619.4689 Evening 401.662.6338

b. Contractor: _____

Address: _____

Phone: Day _____ Evening _____

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

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

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

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

6. Description of proposed work: Roof addition and gate to accommodate new HVAC mechanic units located over the service/dumpster area of DeWolf Tavern.

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

(Continued): _____

_____ Check here if

continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

X Existing details to be altered by work

X Other (Identify) Photos of service/dumpster and HVAC areas

Drawings: Maximum size accepted: 11" x 17"

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

_____ Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

Harry Goldstein

Applicant's Name – Printed

Harry Goldstein

Applicant's Signature

Date: 01-11-2024

Contact Person if other than Applicant:

Name (Printed): Spencer McCombe, Principal Architect, Cordtsen Design Architecture

Phone: Day 401-619-4689, Ext. 11 Evening 401-662-6338

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

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

HDC-24-7



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 70 Griswold Avenue

2. Plat # 163 Lot # 3

3. a. Applicant: Constance Laflamme

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

Mailing Address: 30 Chattanooga Street, San Francisco, CA 94114

Phone: 415.407.0909

Email: claflamme@paradigm-healthcare.com

4. a. Architect/Draftsman: Avantgarde Design Group/Steven Ricci

Phone: 401.255.8587

Email: sricci@avantgardedesign.com

b. Contractor: Avalon Design Concepts/Erick Malong

Phone: 401.255.8588

Email: emalong@avalondesigners.net

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Interior and exterior work/renovation. Including new wrap around Porch addition and reframing of the existing roof structure. Please refer to a separate submittal for additional proposed items.

7. Property History

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 1787as a summer home; he started work on his winter house at 433 Hope Street in1789. 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 DeWolf's death, hisson 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 DeWolf received the land west of Ferry Road including the sites of Blithewold, St. Columban Monastery and Wind Hill and A. Sidney DeWolf the land east to Mount Hope Bay, with this house. A. Sidney DeWolf'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 DeWolf in 1798 and developed by the Herreshoffs, are still evident. Among the specimen plantings is perhaps the largest lemon wood tree in America.

Constance Laflamme

Erick Malong

Applicant's Name – Printed

Applicant's Signature

Date: January 25, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 70 GRISWOLD AVE ACRES: 2.8352 PARCEL ID: 163 3 LAND USE CODE: 01 CONDO COMPLEX: OWNER: LAFLAMME, CONSTANCE GAIL & CO - OWNER: LAFLAMME, MICHAEL SCOTT CO-TRUSTEES MAILING ADDRESS: 70 GRISWOLD AVE ZONING: R-15 PATRIOT ACCOUNT #: 9161	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1798 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 9/14/2023 BOOK & PAGE: 2223-110 SALE PRICE: 1,050,000 SALE DESCRIPTION: SELLER: BUTLIN, RODERICK W	INTERIOR WALL: Plaster FLOOR COVER: Pine HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 8 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 6752 FINISHED BUILDING AREA: 3255 BASEMENT AREA: 1140 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$313,100 YARD: \$13,500 BUILDING: \$593,900 TOTAL: \$920,500	

SKETCH	PHOTO



www.cai-tech.com

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



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
January 25, 2024

Subject Property:

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 163-1
CAMA Number: 163-1
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-6
CAMA Number: 163-6
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol, RI 02809

Parcel Number: 163-61
CAMA Number: 163-61
Property Address: 28 GRISWOLD AVE

Mailing Address: TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-62
CAMA Number: 163-62
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-63
CAMA Number: 163-63
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C & EDWARD K II
CO-TRUSTEES, SUSAN C MALONEY
TRUST
72 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-64
CAMA Number: 163-64
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921

Parcel Number: 163-66
CAMA Number: 163-66
Property Address: METACOM AVE

Mailing Address: FISH HAWK FARM SOUTH LLC
PO BOX 506
BRISTOL, RI 02809



www.cai-tech.com

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

AVANTGARDE DESIGN GROUP

RESIDENTIAL DESIGNERS



Project renovation list for:

Owner(s):

Michael & Constance LaFlamme
70 Griswold Avenue
Bristol, RI 02809

1. Main dwelling: Original rafter framing failing and unsafe due to insect infestation and rotting.
 - a. Reframing of entire roof mass is required
 - b. Proposing raising of the roof additional 24" to accommodate a code compliant stair access
2. Center section of dwelling:
 - a. Second floor framing is not code compliant, floor re-framing is required
 - b. Requires raising of the new floor to comply with ceiling height code requirements
 - c. Continues to the existing room directly above, requires roof over this section to be raised to comply with building codes
3. Replace asphalt roof shingles with Tesla solar roof shingle system
4. Replace all exterior wood siding and wood trim pieces in-kind as with all current existing finishes
 - a. Paint/Stain color scheme to be Period/Era color selections, TBD
5. Owner wishes to add a wraparound covered porch
 - a. Proposed on the side elevation (called front) and rear elevation of house
6. Repair/replace all existing windows and exterior doors
 - a. Add new windows to specific areas as noted on the plans
 - b. Griswold Avenue façade windows to be replaced with new energy efficient wood framed window sashes with matching trim work and grill pattern
7. Existing garage door (main house) header is inadequate and failing
 - a. Owners would like to replace the large door with two smaller garage doors in existing opening
 - b. This elevation is on the left side of the house and not facing Griswold Avenue
8. Remove several trees on the property due to disease and danger of falling
9. Propose complete interior renovations as per floor plans and elevations
10. Propose installation of an in-ground swimming pool located at the rear of the property
11. Propose installation of fencing around parts of the property
 - a. Stonewall on the Griswold Avenue frontage to remain
12. Propose installation of two (2) French doors at the rear elevation of the house
 - a. Leads to the proposed new covered porch addition (facing swimming pool structure)

DaneCorp Consulting Group, LLC
879 Waterman Avenue – East Providence, RI 02914
401.480.2526
gordon@DaneCorpConsultingGroup.com

January 24, 2024

Project Owners/Project Location:
Michael & Constance LaFlamme
70 Griswold Avenue
Bristol, RI 02809

Engineer:
DaneCorp Consulting Group, LLC
879 (Rear) Waterman Avenue
East Providence, RI 02914
Tel: 401-480-2526
Owner/Engineer: Gordon E. Horton, P.E.

Designer:
Avantgarde Design Group
50 Dunnell Lane, Box 11
Pawtucket, RI 02860
Tel: 401-305-5400
Owner/
Sr. Designer: Steven W. Ricci

RE: Cursory Structural Assessment as related to Proposed Improvements

JOB No. 2024-600-053

To: Bristol, Rhode Island Historic District Commission (The Commission)

70 Griswold Avenue, Bristol, RI (The Property) is an historic home widely known as “The Farm”. It was originally constructed in 1798 for “Farmer John” DeWolf and through the years was handed down through the family to the children of the famed ship builder, Nathanael Greene Herreshoff. The newest owners (and now only the 4th owners) of “The Farm” are Michael & Constance LaFlamme and have wholeheartedly accepted the responsibility of being the next stewards of this historic property for many years to come.

While a complete overview of the proposed improvements is beyond the scope of this Letter Report, in general, the new owners wish to replace any structural framing that is insufficient either due to deterioration or inadequate design. Roofing surfaces are also to be improved as is siding, trim, and the interior space. Additional doors and windows will be added as will a covered porch on the side (called the front) and the rear of the house.

Design Plans are available and can be reviewed for a complete and comprehensive outline of the proposed improvements. DaneCorp Consulting Group, LLC performed a cursory structural assessment (herein summarized) on December 5, 2023 in an effort to provide The Commission with an understanding of the structural deficiencies observed and repairs and/or improvements that are required to be addressed prior to the home being occupied. This Letter Report is not intended to provide a comprehensive structural repair plan or scope, and additional structural improvements may be required as the project progresses.

DaneCorp Consulting Group, LLC
879 Waterman Avenue – East Providence, RI 02914
401.480.2526
gordon@DaneCorpConsultingGroup.com

Our cursory structural inspection revealed the following deficiencies:

1. **Main Dwelling (Front of House):** Existing roof framing is comprised of rough-hewn timbers of varying size roughly averaging 5"x5" placed at non-standard spacing approximately 3 ft. on center. Stair access to the attic space enclosed by this roof framing is difficult with the top stair tread corresponding to the sill location essentially 'eliminating' the top step and requiring atypical body adjustments to access the space.

In addition, there is decay at numerous locations resulting from both insect damage and/or moisture (i.e. rotting).

It is the opinion of this office that the most prudent approach to addressing these deficiencies would be to remove the existing framing in order to re-frame with standard 2x roof construction which would also facilitate installation of current insulation requirements. This replacement of the roof framing would also allow the option to raise the level of the roof framing an estimated 24" to allow for reconstruction of the stair access eliminating the access difficulties associated with the current stair layout.

The elevations corresponding to this portion of the home are annotated on Design Plan Sheets A-2.0 and A-2.1.

2. **Center Section of Dwelling (facing Griswold Avenue):** The existing framing within this portion of the house is annotated on Sheet A-1.0 of the Design Plans. The current and proposed use for this area corresponds to a kitchen on the first floor level with bedrooms above.

The second floor bedrooms are supported by original, un-engineered timbers. Wide sawn floor planking on the second floor is supported by varying sized timber "joists" which are undersized and spaced variably at an average spacing of approximately 26 inches.

These "joists" are supported near the center of the kitchen area by an undersized timber (approximately 5 inches square) which carries a tributary width of near 11 feet and spans over 14 feet.

For comparison, a preliminary computation indicates that even a triple (3-ply) 2x12 SPF beam would be inadequate for the design loads and a double (2-ply) 11-7/8" deep LVL would likely need to be specified.

The inadequacy of this framing is visually evident with the framing sagging noticeably, the recent (temporary) installation of 2 supplemental supporting "screw

DaneCorp Consulting Group, LLC¹
879 Waterman Avenue – East Providence, RI 02914
401.480.2526
gordon@DaneCorpConsultingGroup.com

jack” supports, and noticeable floor deformation underfoot when accessing the bedroom areas above.

As such, it is recommended that new floor framing be installed such as TJI floor joists to meet minimum occupancy load requirements.

In addition to the structural inadequacy of the floor framing in this area, the existing headspace is below the current standards of 90 inches (minimum) for the kitchen area and 84 inches (minimum) for the bedrooms.

Preliminary analyses referenced above imply that structural members at least 12 inches deep will be required to address this insufficiency which will result in even more loss of headroom.

It is our recommendation that coincident with the replacement of the existing floor framing with a properly engineered structural support system, the roof elevation be simultaneously raised in order to accommodate the correct framing as well as provide the Building Code Minimum headspace clearances.

3. **Existing Garage Door (Main House):** The garage door opening is approximately 16 feet wide and accommodates a single garage door. This door opening is framed with a header of unknown width (estimated at 2 inches) and a depth of 7 inches.

The header supports the wall framing above which supports the floor framing of the occupancy space above the garage (See Design Plan Sheets A-1.0/A-1.1) as well as the roof load above (See Design Plan Sheet Elevation on A-2.1).

The garage door header is notably deflected vertically and this deflection is also paralleled in the occupancy space above by means of sagging in the floor system where it is supported by the garage door header.

Preliminary calculations indicate that for the existing opening supporting roof and floor dead loads, occupancy loads above the garage space, and roof snow loads, a double (2-ply) LVL with a depth of 14 inches would be required. This significant increase in depth would impact the vertical clearance of the garage door opening and serve to restrictively limit the use of the garage space itself.

In an effort to allay this concern, the Design Plans propose the replacement of the single width opening with two, smaller width doors (double doors) more than halving the design span of the headers allowing for adequate vertical clearance while simultaneously matching the garage door design of the adjacent detached double door garage.

DaneCorp Consulting Group, LLC
879 Waterman Avenue - East Providence, RI 02914
401.480.2526
gordon@DaneCorpConsultingGroup.com

4. **Exterior Wall at Existing Study (Main House):** A portion of the exterior wall (approximately 16 feet in overall length) that corresponds to the existing study (Annotated on Design Plans Sheet A-1.0) is deflected outwards. This wall also corresponds to the proposed family room which is shown on Design Plan Sheet A1.3.

As this report is based on only a cursory inspection, exterior or interior finishes were not removed for further examination. However, it is clear that a lateral deformation has occurred, and portions of the sill appear to have become dislodged from the supporting foundation. It is not clear whether the sill became dislodged as a result of the deformation, or if the deformation is a result of the displacement of the sill. In either case, this portion of the wall will require further structural evaluation and will need substantial repairs and/or replacement.

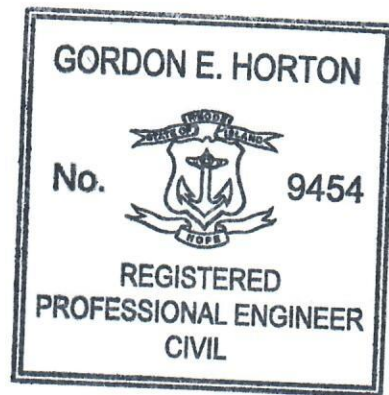
This report has been developed in an effort to provide an overview of the known necessary structural repairs for the proposed improvements for 70 Griswold Avenue, Bristol, RI.

Given the cursory nature of this report and the inspection it is based on, it is prudent to anticipate that additional structural deficiencies may be identified in the future as work progresses and more structural elements are uncovered.

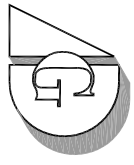
Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

Gordon E. Horton, P.E.
DaneCorp Consulting Group, LLC



xc: 600 Series Job File



AVANTGARDE
Design Group

50 Dannel Lane, Box 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: strctd@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners
70 Griswold Avenue
Bristol ~ R.I.

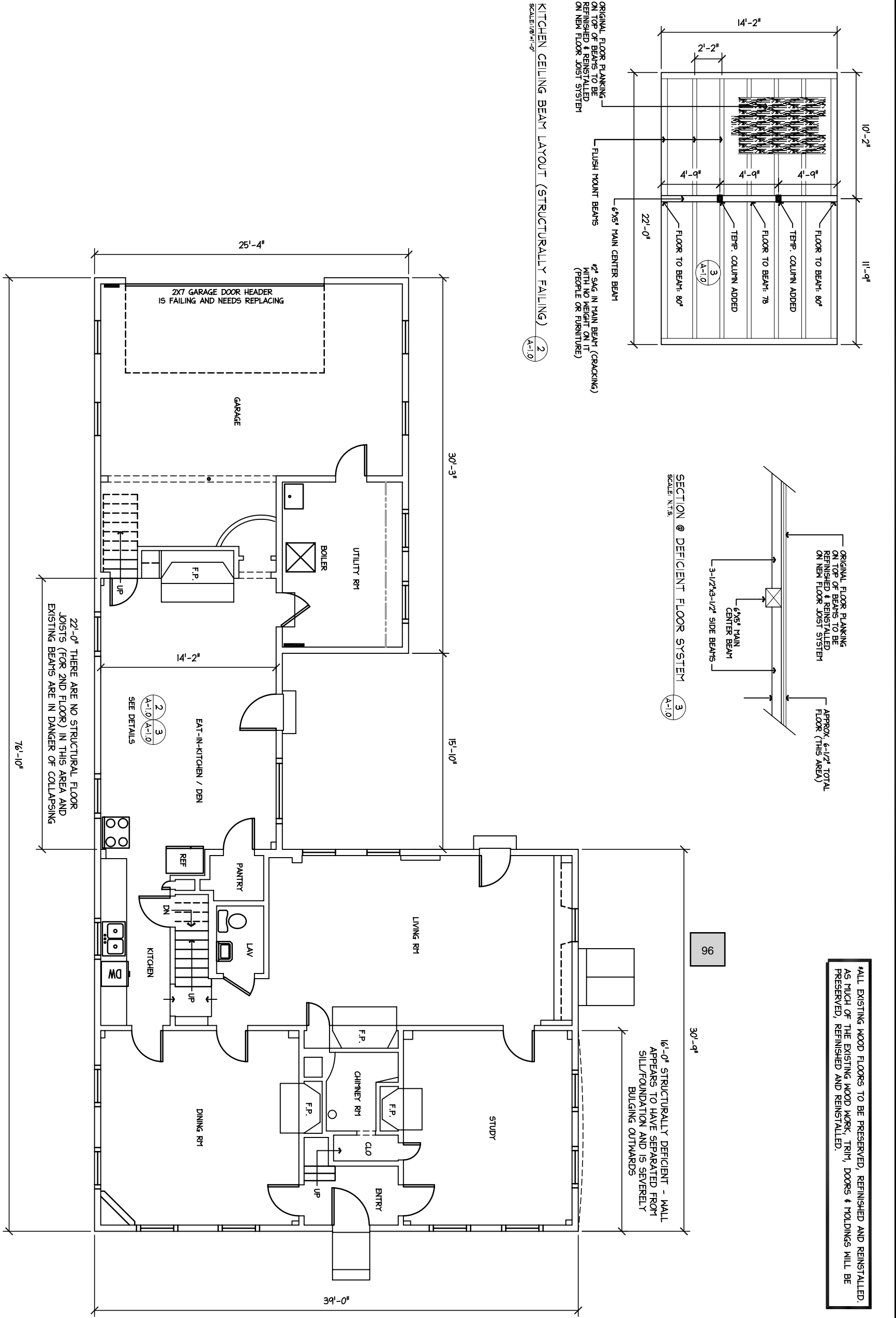
EXISTING
FIRST FLOOR
PLAN

Issue:
For HDC REVIEW ONLY
Des. by: S.R.
Dwn. by: S.R.
Chk. by: S.R.
Scale: 1/8" = 1'-0"
Date: 12-10-23

A
1.0

ALL EXISTING WOOD FLOORS TO BE PRESERVED, RENISHED AND REINSTALLED.
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, RENISHED AND REINSTALLED.

96



SECTION @ DEFICIENT FLOOR SYSTEM
SCALE: N.T.S.

KITCHEN CEILING BEAM LAYOUT (STRUCTURALLY FAILING)
SCALE: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

16'-0" STRUCTURALLY DEFICIENT - WALL APPEARS TO HAVE SEPARATED FROM SILL FOUNDATION AND IS SEVERELY BULGING OUTWARDS

22'-0" THERE ARE NO STRUCTURAL FLOOR JOISTS (FOR 2ND FLOOR) IN THIS AREA AND EXISTING BEAMS ARE IN DANGER OF COLLAPSING

2X7 GARAGE DOOR HEADER IS FAILING AND NEEDS REPLACING

ORIGINAL FLOOR PLANKING ON TOP OF BEAMS TO BE RENISHED & REINSTALLED ON NEW FLOOR JOIST SYSTEM

6" x 6" MAIN CENTER BEAM WITH NO WEIGHT ON IT (PEOPLE OR FURNITURE)

ORIGINAL FLOOR PLANKING ON TOP OF BEAMS TO BE RENISHED & REINSTALLED ON NEW FLOOR JOIST SYSTEM

APPROX 6-1/2" TOTAL FLOOR (THIS AREA)

6" x 6" MAIN CENTER BEAM

3-1/2" x 3-1/2" SIDE BEAMS

3

2

2

3

SEE DETAILS

76'-10"

39'-0"

30'-9"

30'-3"

15'-10"

25'-4"

10'-2"

11'-9"

14'-2"

2'-2"

22'-0"

FLUSH MOUNT BEAMS

6" x 6" MAIN CENTER BEAM

6" x 6" IN MAIN BEAM (CRACKING) WITH NO WEIGHT ON IT (PEOPLE OR FURNITURE)

FLOOR TO BEAM: 80"

TEMP. COLUMN ADDED

FLOOR TO BEAM: 78"

TEMP. COLUMN ADDED

FLOOR TO BEAM: 80"

FLOOR TO BEAM: 80"

6" x 6" MAIN CENTER BEAM

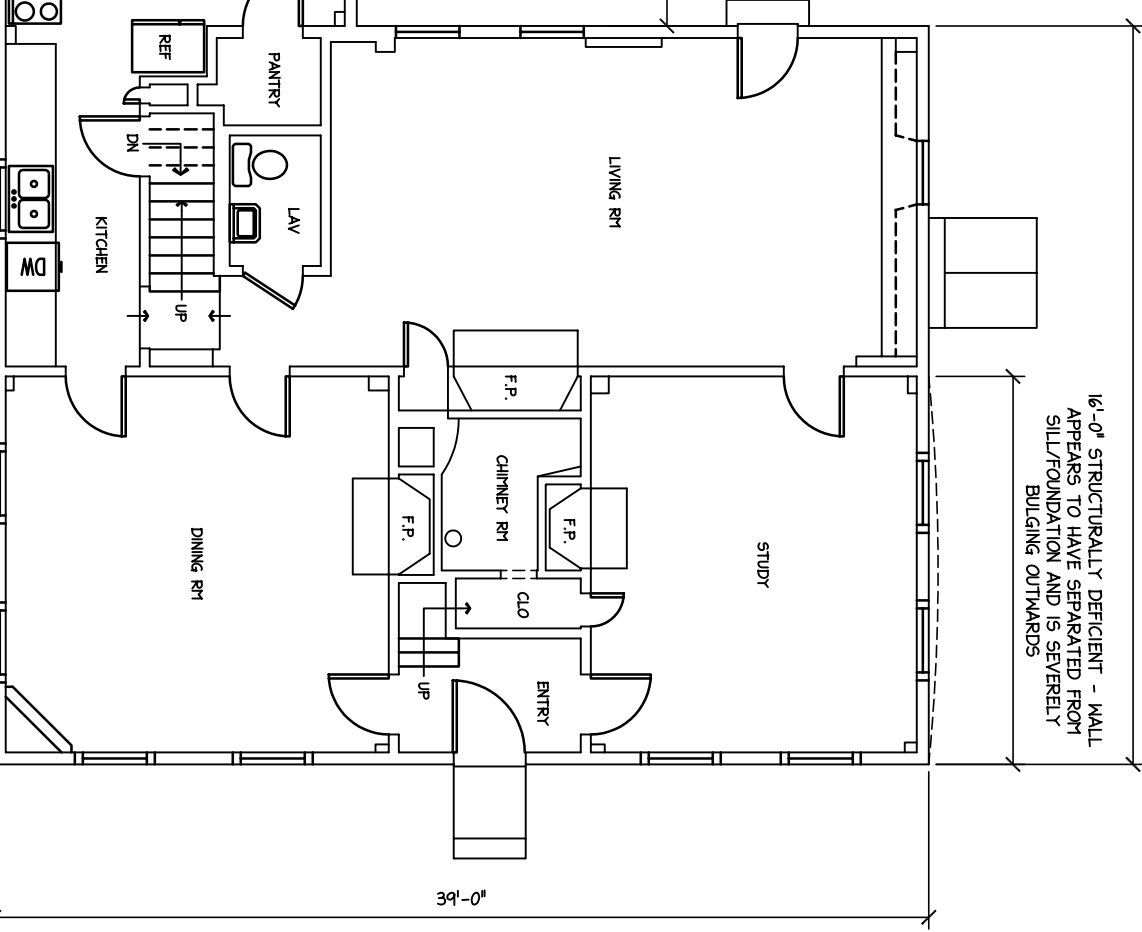
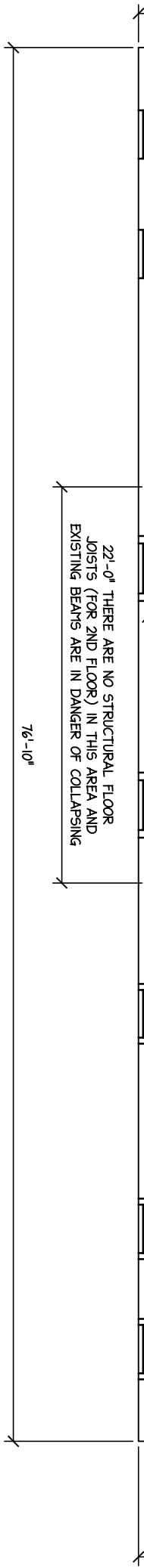
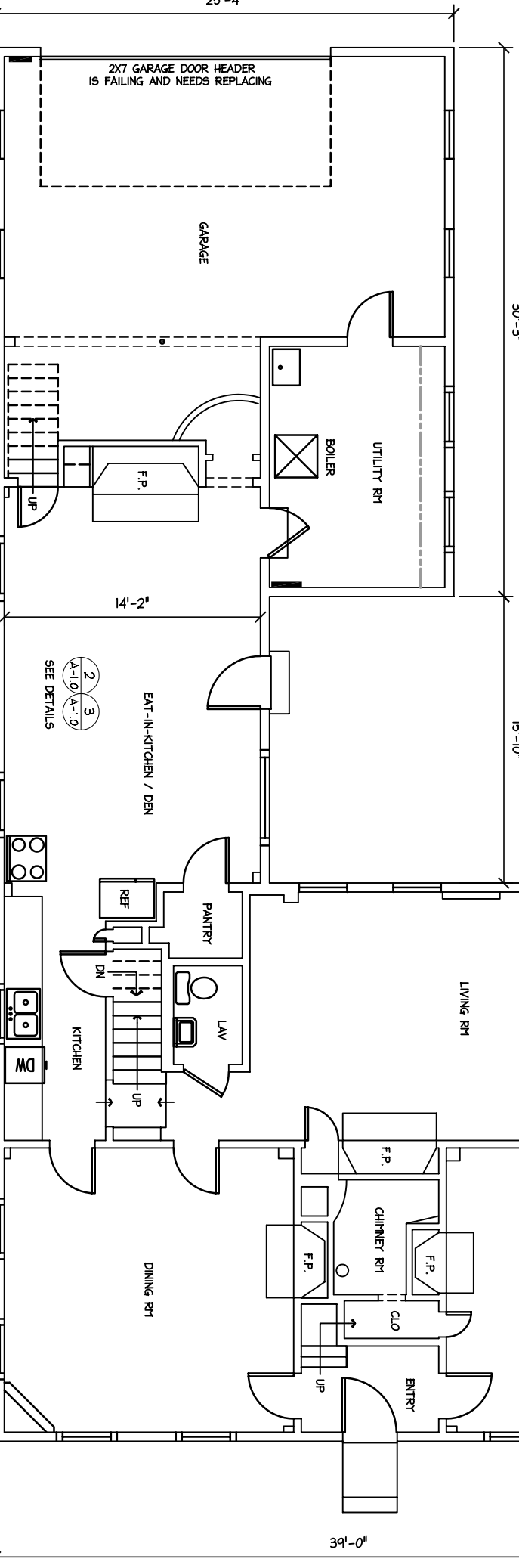
4'-9"

4'-9"

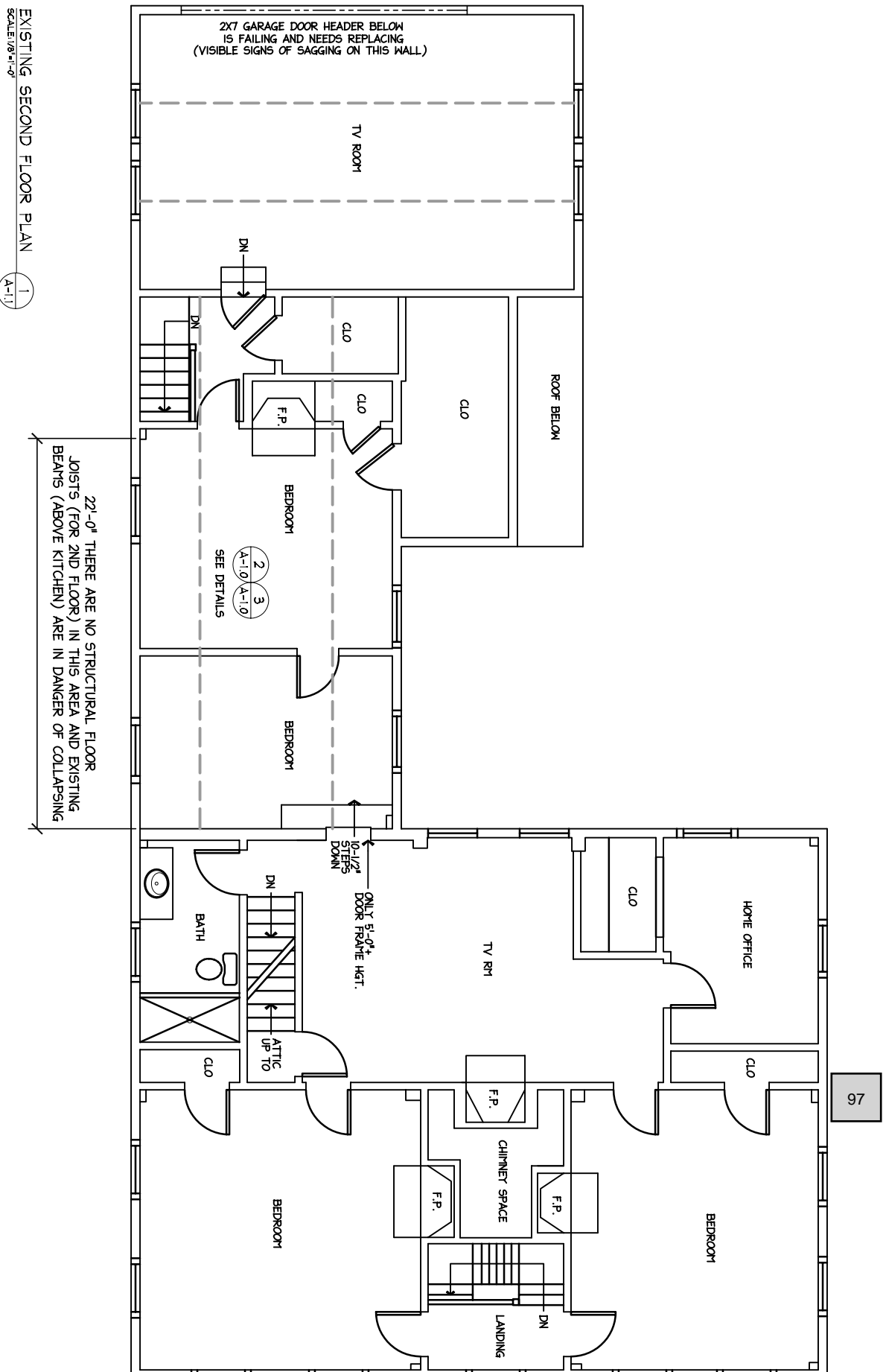
4'-9"

3

1/4-1/0



ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



EXISTING SECOND FLOOR PLAN 1
SCALE: 1/8" = 1'-0" A-11

22'-0" THERE ARE NO STRUCTURAL FLOOR JOISTS (FOR 2ND FLOOR) IN THIS AREA AND EXISTING BEAMS (ABOVE KITCHEN) ARE IN DANGER OF COLLAPSING

**EXISTING
SECOND FLOOR
PLAN**

Issue:
For HDC REVIEW Only

Desg. by: S. R.

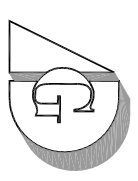
Drw. by: S. R.

Chk. by: S. R.

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

Date: 12-10-23

A
1.1



**AVANTGARDE
Design Group**

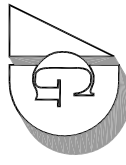
50 DUNNELL LANE, BOX 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: strcd@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



AVANTGARDE
Design Group

50 DUNNELL LANE, BOX 11
PAWTUCKETT, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: strctd@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners
70 Griswold Avenue
Bristol ~ R.I.

EXISTING FRONT
& LEFT SIDE
(GRISWOLD)
EXTERIOR
ELEVATIONS

Issue:
For HDC REVIEW Only

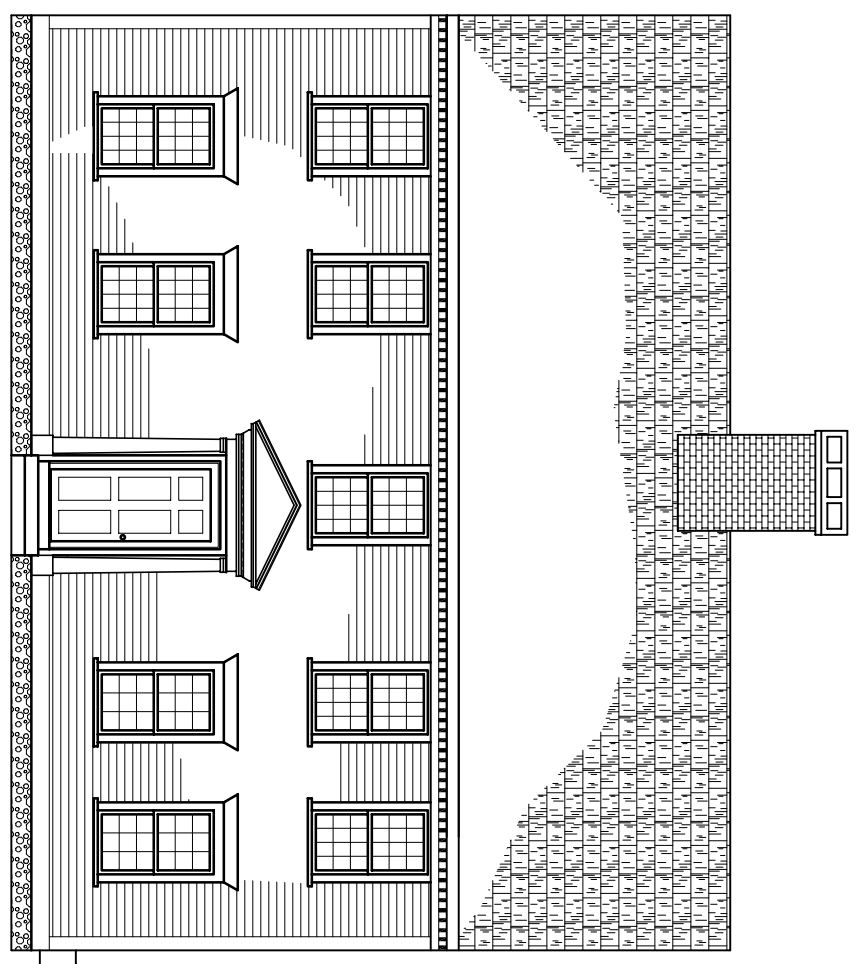
Desg. by: S. R.
Dra. by: S. R.
Chk. by: S. R.
Scale: 1/8" = 1'-0"
Date: 12-10-23

A
2.0

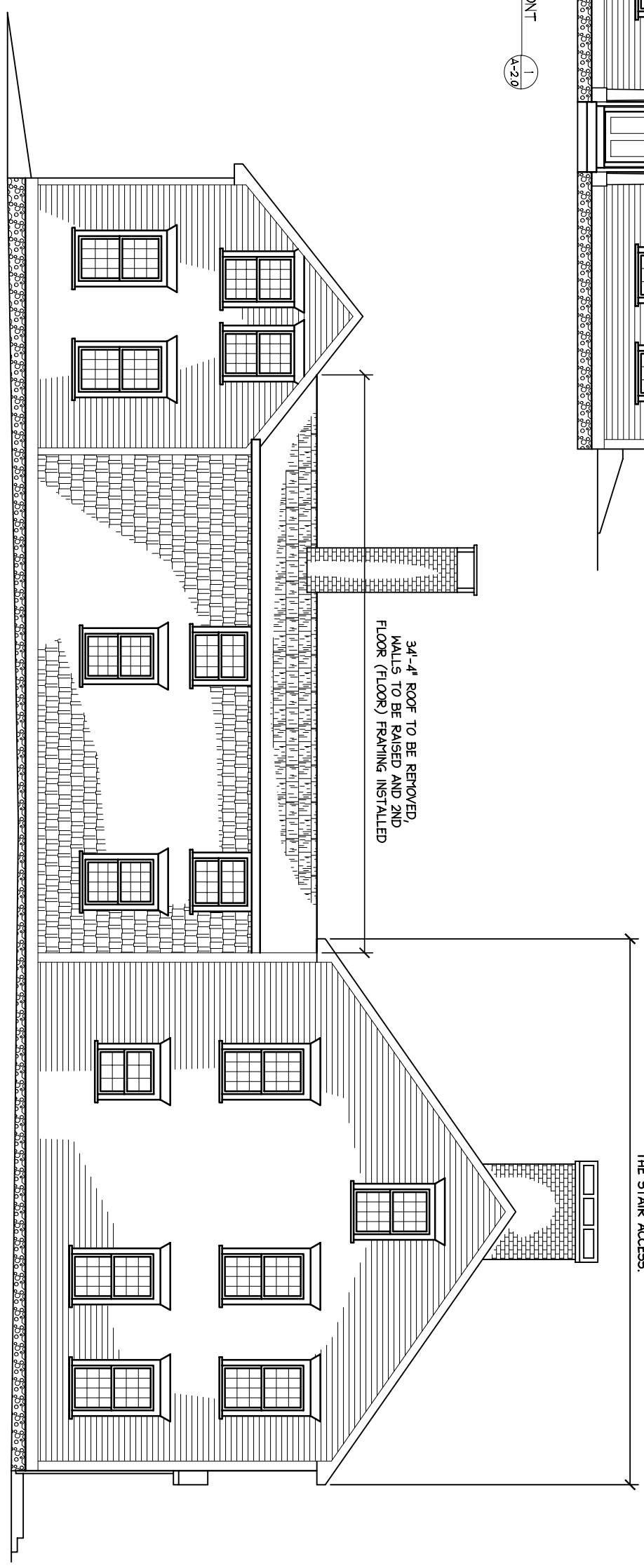
88

32'-5" MAIN ROOF IS STRUCTURALLY DEFICIENT (INSECT INFESTATION & ROT) AND NEEDS TO BE REPLACED WITH SAME PITCH AND DESIGN. OWNER WISHES TO RAISE THE MAIN ROOF 24" TO BETTER ACCOMMODATE THE ATTIC THE STAIR ACCESS.

34'-4" ROOF TO BE REMOVED, WALLS TO BE RAISED AND 2ND FLOOR (FLOOR) FRAMING INSTALLED



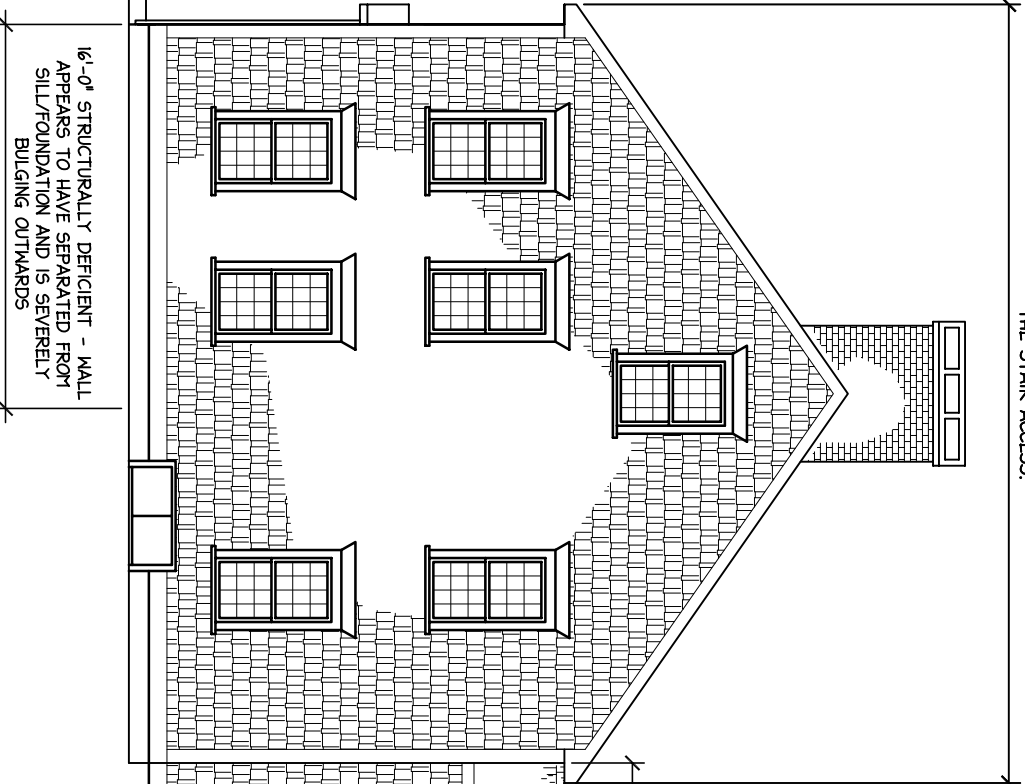
EXISTING ELEVATION @ FRONT
SCALE: 1/8" = 1'-0" (1) A-2.0



EXISTING ELEVATION @ LEFT SIDE (GRISWOLD)
SCALE: 1/8" = 1'-0" (2) A-2.0

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.

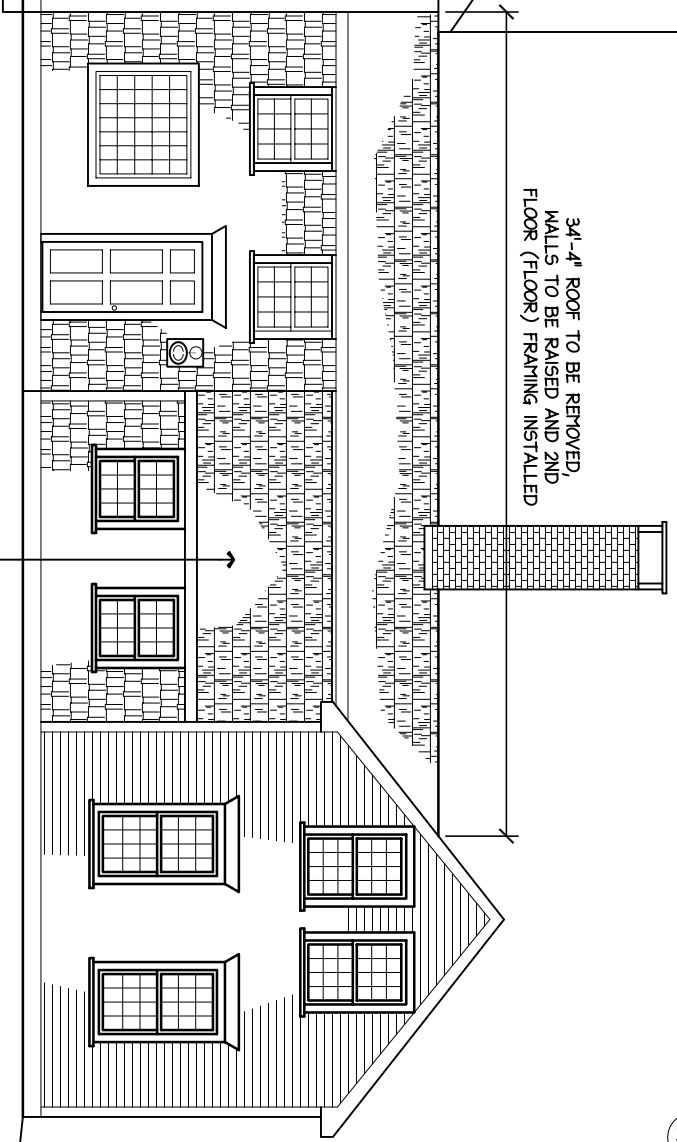
32'-5" MAIN ROOF IS STRUCTURALLY DEFICIENT (INSECT INFESTATION & ROT) AND NEEDS TO BE REPLACED WITH SAME PITCH AND DESIGN. OWNER WISHES TO RAISE THE NEW ROOF 24" TO BETTER ACCOMMODATE THE ATTIC THE STAIR ACCESS.



EXISTING ELEVATION @ RIGHT SIDE (REAR)
SCALE: 1/8"=1'-0"
2
A-21

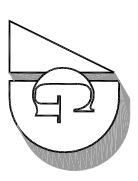
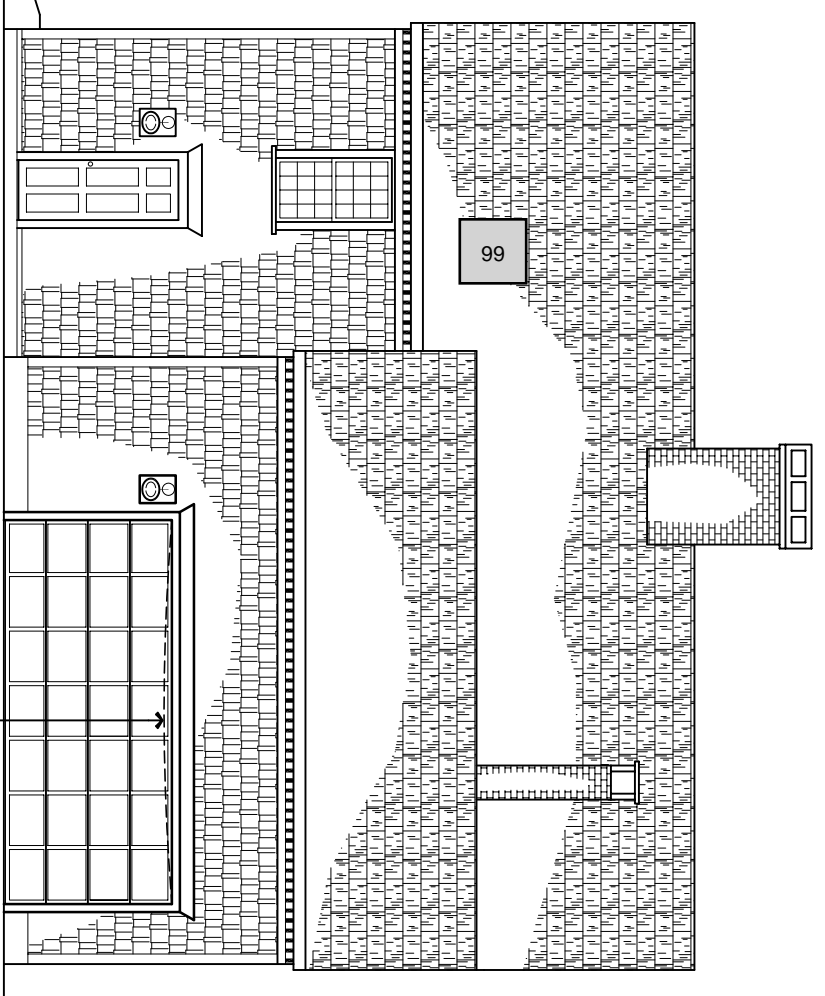
34'-4" ROOF TO BE REMOVED, WALLS TO BE RAISED AND 2ND FLOOR (FLOOR) FRAMING INSTALLED

THIS ROOF TO BE REMOVED AND SECOND FLOOR TO BE ADDED IN THIS SPACE



ELEVATION @ REAR (GARAGE)
SCALE: 1/8"=1'-0"
1
A-21

2X7 GARAGE DOOR HEADER IS FAILING AND NEEDS REPLACING



AVANTGARDE
Design Group

50 DUNNELL LANE, BOX 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: strctd@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners
70 Griswold Avenue
Bristol ~ R.I.

EXISTING REAR
& RIGHT SIDE
EXTERIOR
ELEVATIONS

Issue:
For HDC REVIEW Only

Des. by: S.R.

Drw. by: S.R.

Chk. by: S.R.

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

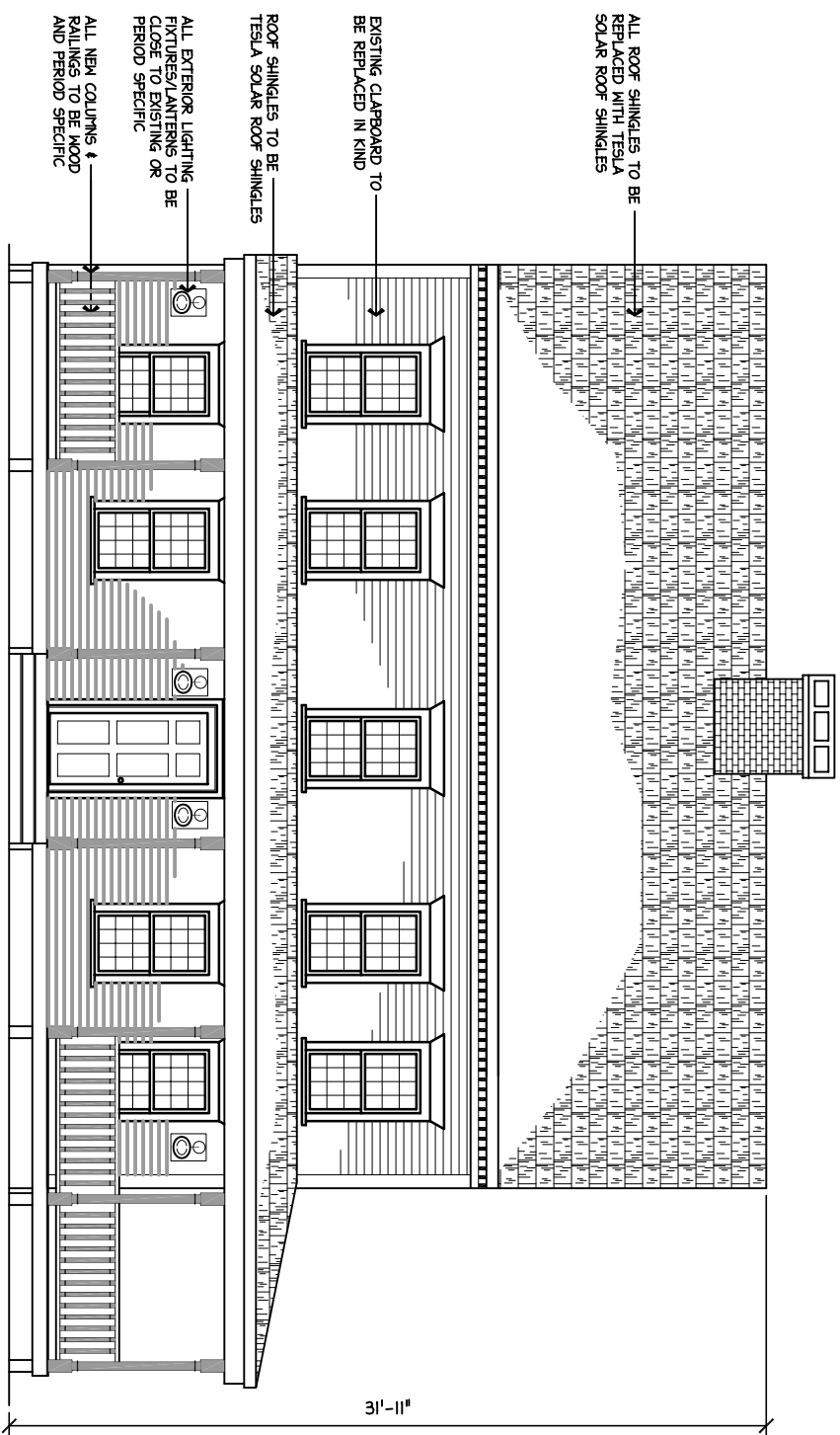
Date: 12-10-23

A

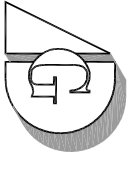
2.1

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.

100



PROPOSED ELEVATION @ FRONT
SCALE: 1/8" = 1'-0"



AVANTGARDE
Design Group

50 DUNNELL LANE, BOX 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: stred@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

**PROPOSED
FRONT
EXTERIOR
ELEVATION**

Issue:
For HDC REVIEW Only

Des. by: S.R.

Draw. by: S.R.

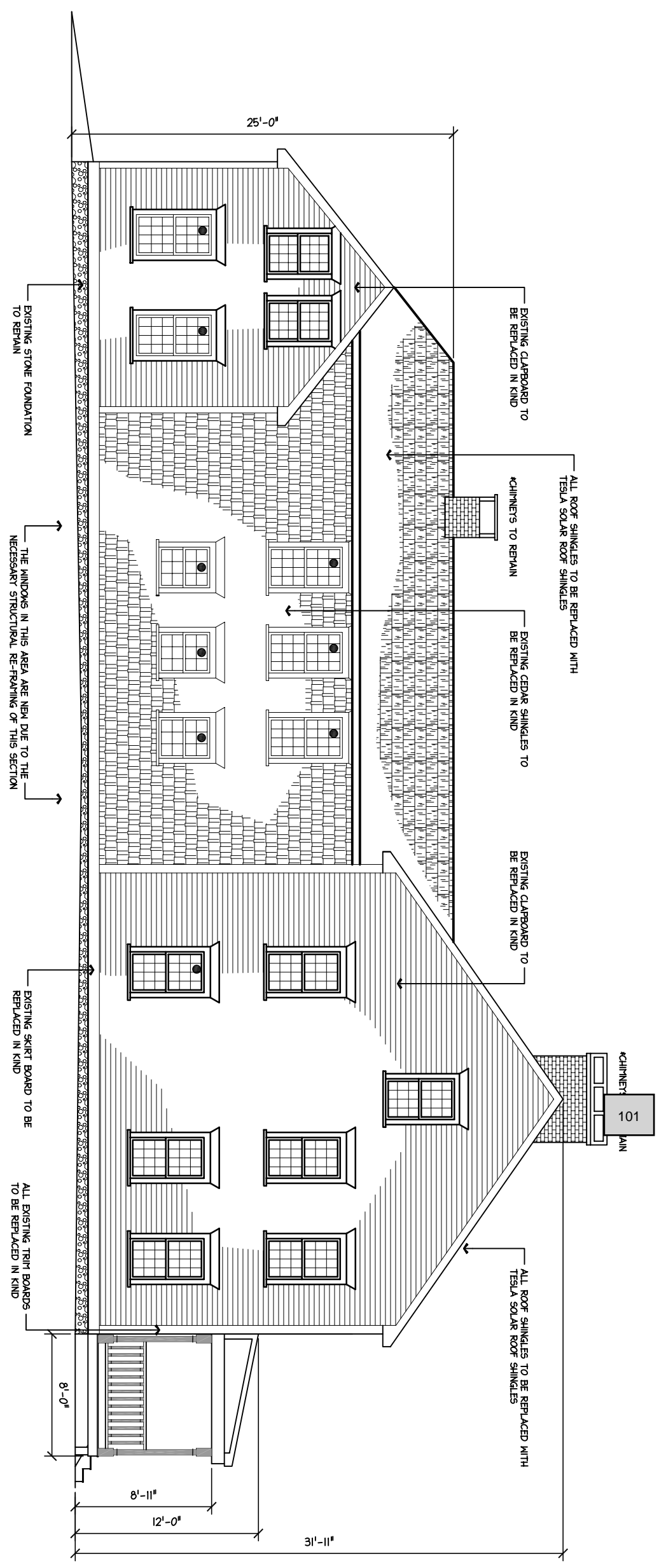
Chk. by: S.R.

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

Date: 12-10-23

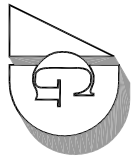
A
3.0

*ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
 AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



PROPOSED ELEVATION @ LEFT SIDE (GRISMOLD)
 SCALE: 1/8" = 1'-0"
 1
 A-31

● NEW WINDOW INSTALLATIONS



AVANTGARDE
 Design Group

50 DUNNELL LANE, BOX 11
 PAWTUCKET, RI 02880
 Tel./Fax: (401) 305-5400
 Cell: (401) 255-8587
 E-Mail: stcctd@avantgardedesign.com

Project:

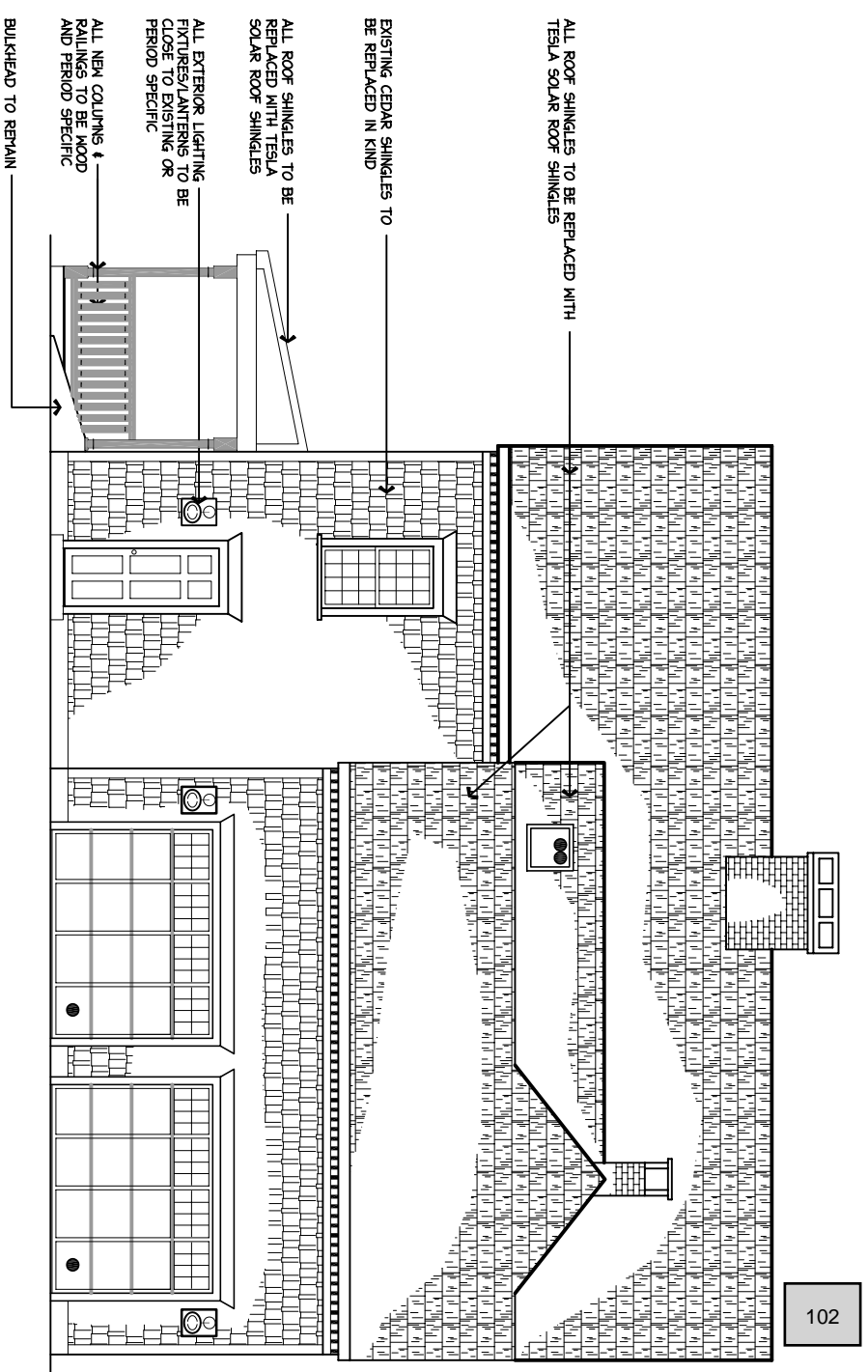
Renovations To
 "The Farm"
 Michael & Constance LaFlamme
 Owners
 70 Griswold Avenue
 Bristol ~ R.I.

PROPOSED
 LEFT SIDE
 (GRISMOLD)
 EXTERIOR
 ELEVATION

Issue:
 For HDC REVIEW Only

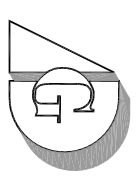
Desg. by:	S.R.
Draw. by:	S.R.
Chk. by:	S.R.
Scale:	1/8" = 1'-0"
Date:	12-10-23

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
 AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



PROPOSED ELEVATION @ REAR (GARAGE)
 SCALE: 1/8" = 1'-0"
 1
 A-3-2

- NEW GARAGE DOORS TO MATCH EXISTING DETACHED GARAGE DOORS. EXISTING DOOR TO BE REPLACED DUE TO FAILING STRUCTURAL HEADER
- THE ADDITION OF A 2024 SKYLIGHT IN THE NEW LAUNDRY ROOM ON 2ND FLOOR



AVANTGARDE
 Design Group

50 Dunnell Lane, Box 11
 PAWTUCKET, RI 02880
 Tel./Fax: (401) 305-5400
 Cell: (401) 255-8587
 E-Mail: stcctd@avantgardedesign.com

Project:

Renovations To
 "The Farm"
 Michael & Constance LaFlamme
 Owners
 70 Griswold Avenue
 Bristol ~ R.I.

**PROPOSED
 REAR
 (GARAGE)
 EXTERIOR
 ELEVATION**

Issue:

For HDC REVIEW Only

Des. by: S.R.

Drw. by: S.R.

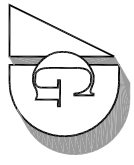
Chk. by: S.R.

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

Date: 12-10-23

A
 3.2

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



AVANTGARDE
Design Group
50 Dunnell Lane, Box 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: stcdd@avantgardedesign.com

Project:

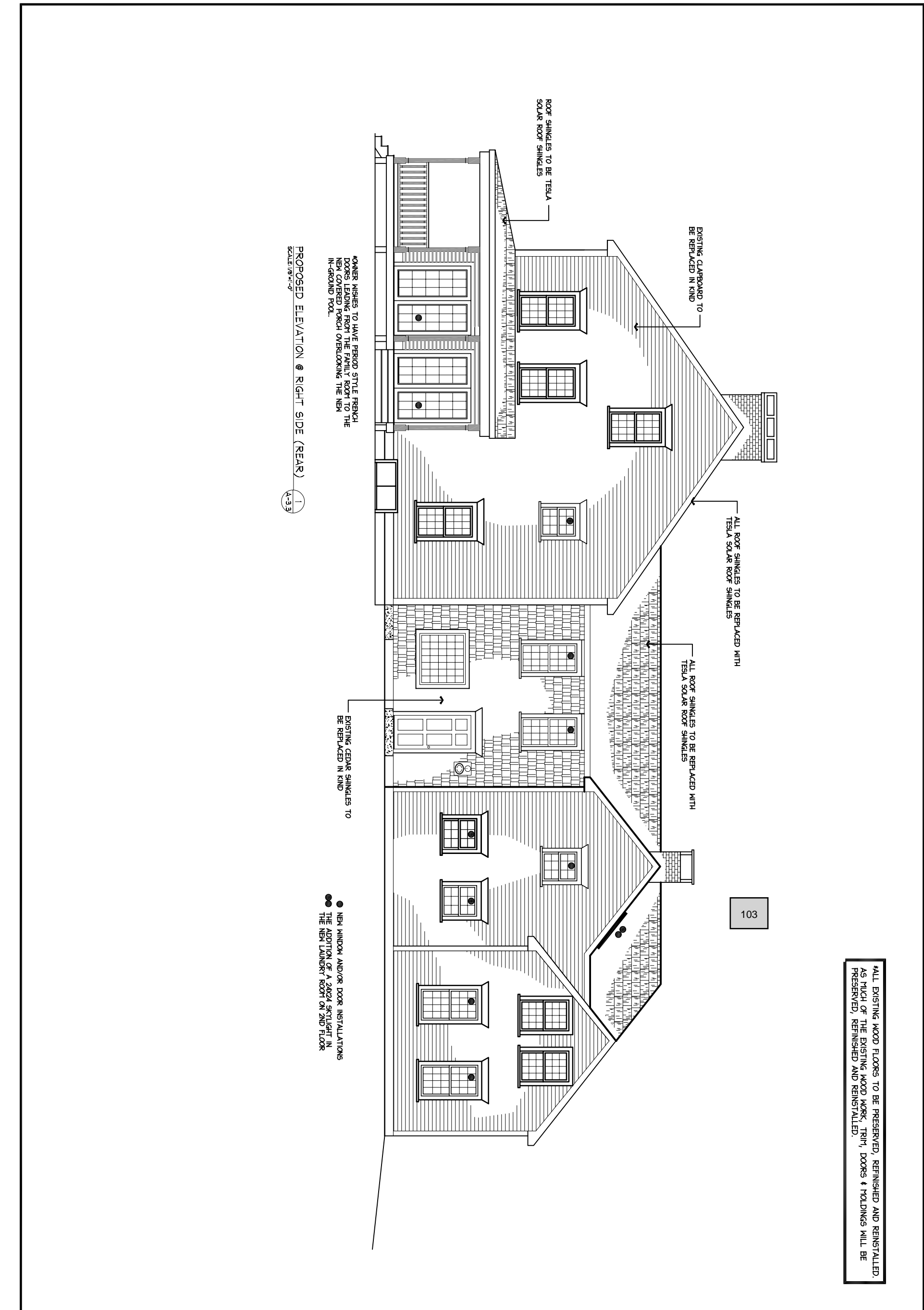
Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners
70 Griswold Avenue
Bristol ~ R.I.

PROPOSED
RIGHT SIDE
(REAR)
EXTERIOR
ELEVATION

Issue:
For HDC REVIEW Only

Desg. by: S.R.
Dwn. by: S.R.
Chk. by: S.R.
Scale: 1/8" = 1'-0"
Date: 12-10-23

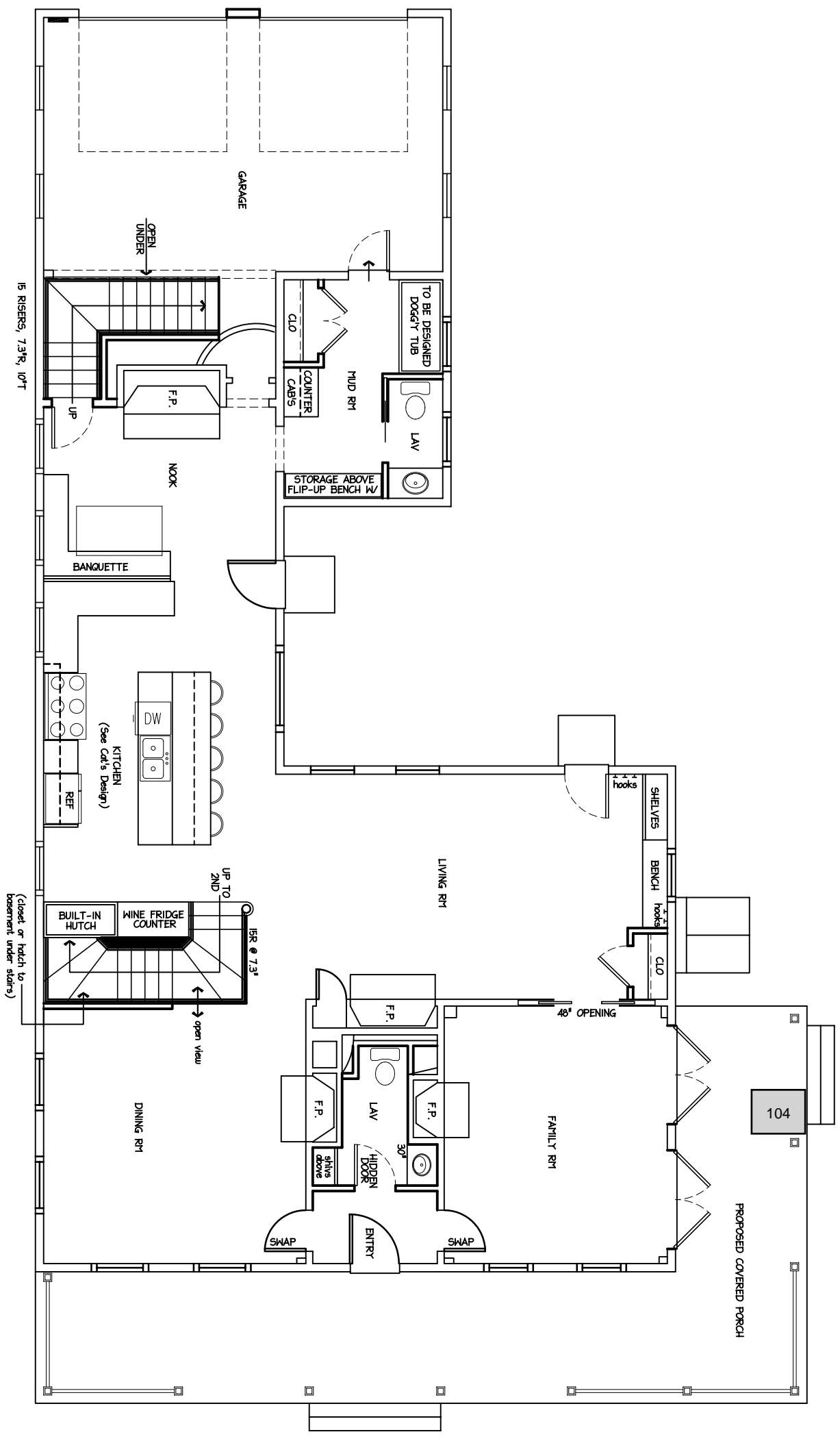
A
3.3



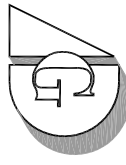
OWNER WISHES TO HAVE PERIOD STYLE FRENCH DOORS LEADING FROM THE FAMILY ROOM TO THE NEW COVERED PORCH OVERLOOKING THE NEW IN-GROUND POOL.

PROPOSED ELEVATION @ RIGHT SIDE (REAR) 1
SCALE: 1/8" = 1'-0" 4-33

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
 AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



FIRST FLOOR LAYOUT PLAN
 SCALE: 1/8" = 1'-0"
 A-1.3



AVANTGARDE
 Design Group

50 DUNNELL LANE, BOX 11
 PAWTUCKETT, RI 02880
 Tel./Fax: (401) 305-5400
 Call: (401) 255-8587
 E-Mail: strc@avantgardedesign.com

Project:

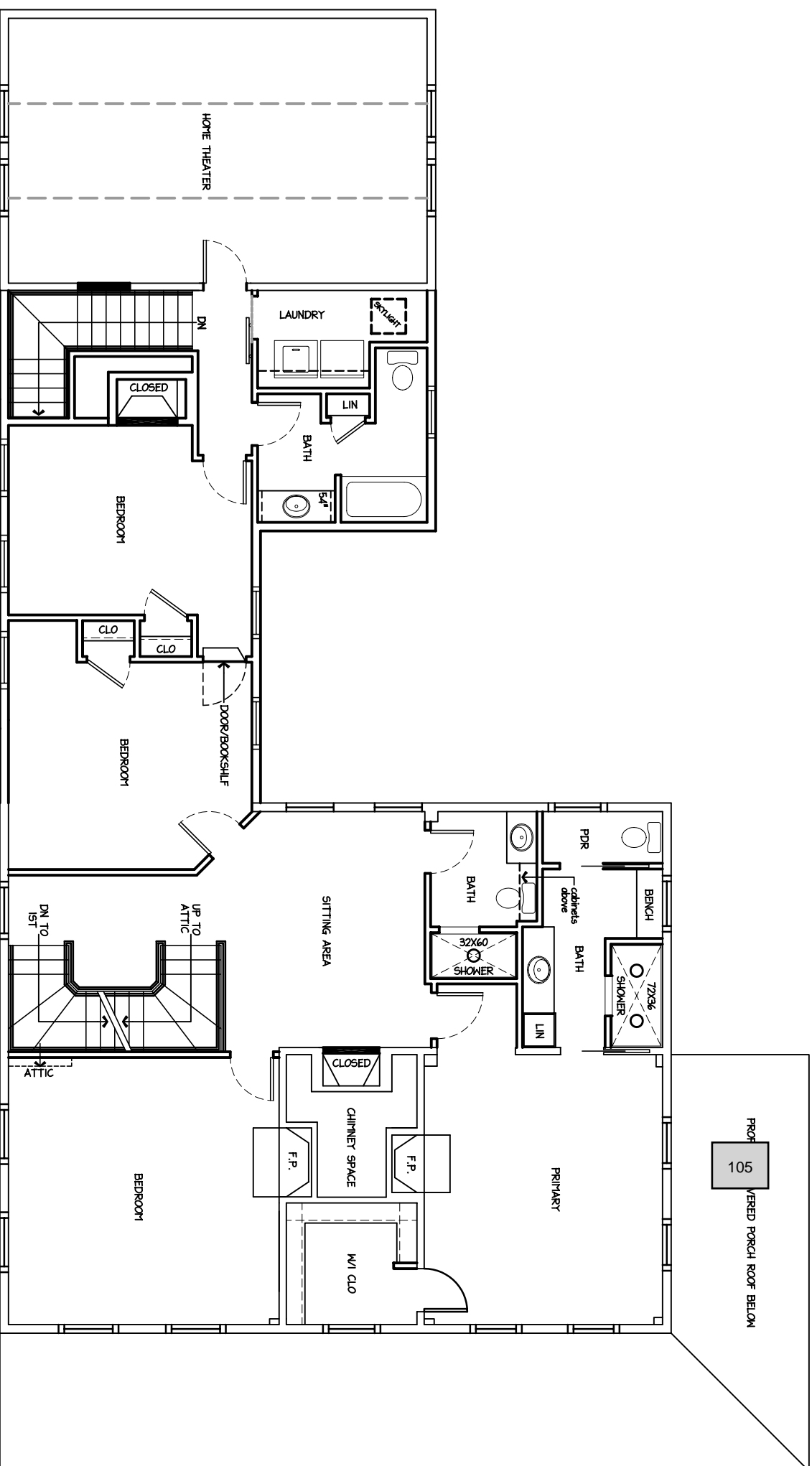
Renovations To
 "The Farm"
 Michael & Constance LaFlamme
 Owners
 70 Griswold Avenue
 Bristol ~ R.I.

**PROPOSED
 FIRST FLOOR
 PLAN**

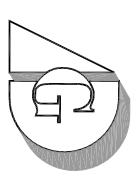
Issue:
 For HDC REVIEW ONLY

Desg. by: S.R.
 Draw. by: S.R.
 Chk. by: S.R.
 Scale: 1/8" = 1'-0"
 Date: 12-10-23

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED. AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & HOLDINGS WILL BE PRESERVED, REFINISHED AND REINSTALLED.



SECOND FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"
A-1.4



AVANTGARDE
Design Group

50 DUNNELL LANE, BOX 11
PAWTUCKET, RI 02880
Tel./Fax: (401) 305-5400
Call: (401) 255-8587
E-Mail: strc@avantgardedesign.com

Project:

Renovations To
"The Farm"
Michael & Constance LaFlamme
Owners

70 Griswold Avenue
Bristol ~ R.I.

PROPOSED
SECOND FLOOR
PLAN

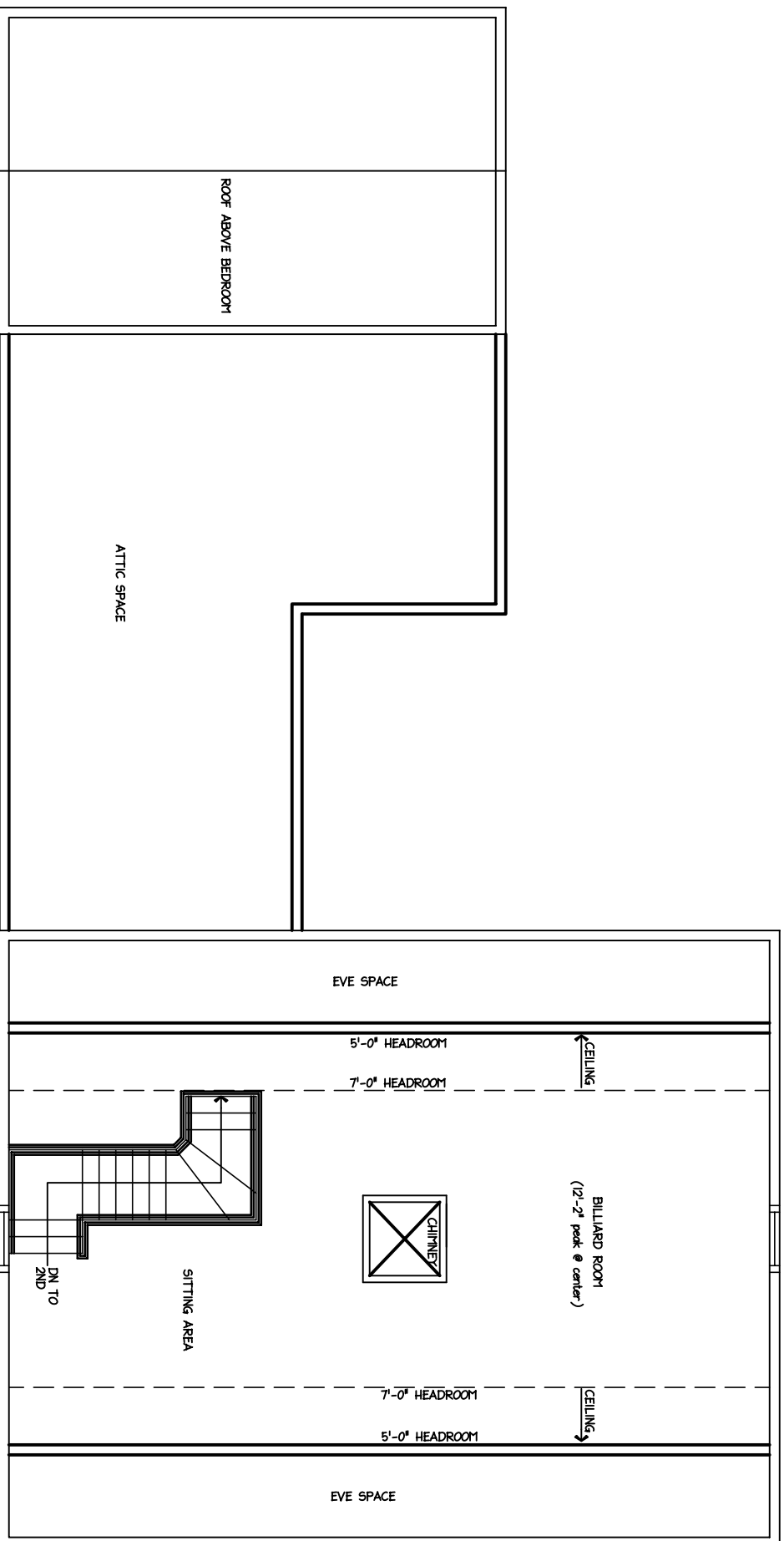
Issue:
For HDC REVIEW ONLY

Des. by: S.R.
Dwn. by: S.R.
Chk. by: S.R.
Scale: 1/8" = 1'-0"
Date: 12-10-23

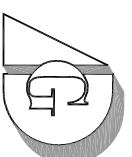
A
1.4

ALL EXISTING WOOD FLOORS TO BE PRESERVED, REFINISHED AND REINSTALLED.
 AS MUCH OF THE EXISTING WOOD WORK, TRIM, DOORS & MOLDINGS WILL BE
 PRESERVED, REFINISHED AND REINSTALLED.

106



THIRD FLOOR LAYOUT PLAN
 SCALE: 1/8" = 1'-0"
 1
 A-1.5



AVANTGARDE
 Design Group

50 DUNNELL LANE, BOX 11
 PAWTUCKET, RI 02880
 Tel./Fax: (401) 305-5400
 Call: (401) 255-8587
 E-Mail: strc@avantgardedesign.com

Project:

Renovations To
 "The Farm"
 Michael & Constance LaFlamme
 Owners
 70 Griswold Avenue
 Bristol ~ R.I.

PROPOSED
**THIRD FLOOR/
 ATTIC PLAN**

Issue:
 For HDC REVIEW ONLY

Des. by: S.R.

Draw. by: S.R.

Chk. by: S.R.

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

Date: 12-10-23

A
 1.5

Admin Approvals

Project #	Record #	Record Type	Address	Type	Category	Description of Proposed Work
24-04	57978	Building Permit	366 HOPE ST, BRISTOL, RI 02809	Administrative	Replacing in Kind	Replacing Shingles
24-08	HDC-24-8	HDC	83 State Street	Administrative	Addition to Structure(s)	Adding emergency handrail for stairs front of house
24-03	HDC-24-3	HDC	274 High Street	Administrative	Replacing in Kind	Current roof is leaking in multiple locations. Contractor is replacing rolled asphalt roof with asphalt shingles and replacing any damaged wood
24-02	HDC-24-2	HDC	685 Hope street	Administrative	Replacing in Kind	Replacing molding at the top of the house. Having the wood custom milled to match rest of molding
24-01	HDC-23-176	HDC	Independence Park/Thames St	Administrative	Sign(s)/Landscaping	Temporary Ice Rink in Independence Park for holiday season