



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, December 07, 2023 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. **Review of November 2 Meeting Minutes**
 2. **Approve October 5 Minutes**
3. **Application Reviews**
 1. **23-032 15 Burton Street, Thomas & Lee Dawson:**

Discuss and act on change to previously approved project, extending addition slightly on rear elevation
 2. **23-154: 31 Constitution St, Brendan Maguire:**

Discuss and act on proposed windows on house, change from previously approved windows
 3. **23-149 State Street Dock, Town of Bristol:**

Discuss and act on proposed planting plan to shield fuel tank at State Street Dock
 4. **23-155: 203 High St, Carol Orphanides:**

Discuss and act on replacement of 8 windows.

4. **Concept Review**

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

Discuss concept review of garage, porch, windows, gutters, siding, windows, shutters.

5. **Monitor Reports & Project Updates**

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

7. **HDC Coordinator Approvals**

1. Administrative Approvals

8. **Other Business**

8A. Discuss 2024 Calendar

Discuss and act on calendar of 2024 meetings of the Historic District Commission.

9. **Adjourned**

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TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, November 2, 2023
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

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

In attendance is Millard, Butler, Ponder, Church, Allen, and Bergenholtz

2. Review of Previous Month's Meeting Minutes

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

Minutes reviewed.

Church: On page 7, about ¾ of the way down where it says, "Motion made by Bergenholtz based on the evidence provided", what was it based on? It should be in the record.

Toth: I can go back to the notes on that on 707 High Street.

Bergenholtz: It had to do with the engineer's report. It was based on the engineer's report.

Maynard: I will add that.

Allen: Anything else? I have one on page 11 which is a typo under Andy's opinion says "Orly" and it should be "Ory". I also have a question when I read 477 Hope Street minutes regards to Catherine Ziph's objection on this application regarding her objections because it went against Secretary of Standards 2, 3, 5, 9, and 10. Was it addressed?

Maynard: Ms. Ziph stated her objections, and it was noted, but it was not really addressed.

Teitz: I think this is sufficient. The minutes do not have to be verbatim.

Ponder: I do not see on there who was in attendance and who was not.

Maynard: I will fix that.

Allen: Can we vote on that?

Teitz: Yes, we can vote on that. You can wait until next month to vote on the corrected copy.

Motion made by Ponder to continue the vote on the acceptance of the minutes of the October 5, 2023 meeting minutes to the December meeting; Seconded by Butler.

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

Teitz: There is a legal question regarding recusals. There has been conflicting advice. In the past, if you were a direct abutter that being living next door, properties touching, living across the street, then you should recuse yourself. Beyond that, you can sit or recuse, but it is not necessary. When Amy was here, she gave conflicting information that anyone within 200ft, then you should recuse. There is not a clear legal answer. The State does not require notices to be sent but comply with open meeting laws. Bristol has regulations about it going to the paper, but not this. The same radius is used in Zoning as here. I talked with Amy, and I think it is the best practice to use the 200ft abutter rule. I think it is best practice for you because no one can raise issues, etc. This eliminates that question. If you are within 200ft, you can recuse yourself.

Bergenholtz: We do not have to recuse if we are across the street?

Teitz: Yes, you do. If you are across the street as an abutter, then yes, you would have to recuse yourself. The difference between abutters as opposed to 200ft was wishy-washy. We have the ability with GIS system to clarify.

Allen: So, moving forward, we will have it in our packet?

Toth: Yes.

Teitz: If you have a long-term rental then you would have to recuse, etc. It applies to parents, grandparents, children, etc. Ben, you will have to recuse yourself on the fuel tank issue since your parents have 60 years of interest. Anything with a long-term interest is the same thing.

3. Application Reviews

3A. 23-140: 66 Franklin St, Richard Slocum: Discuss and act on installation of a gate across driveway to match style of existing fence.

Richard Slocum present.

Millard: Recused.

Slocum: We are the new owners 66 Franklin Street. I was here last month and there was a recusal/quorum issue, so I had to come back to this meeting. I have a presentation packet if anyone needs it.

Bergenholtz: We have it, thank you.

Slocum: So, there is a three-rail fence and what we would like to do is put a gate across the driveway set back about 40ft to enclose the yard for the dogs. Since it will be set back about 40ft, we are blocking off the street. It will be 4ft in height and matches the front fence. It will 4ft in height as it was the shortest I could get for the fence. Same style, spacing, requesting approval to get from Fence Depot in Warren.

Ponder: So it is not at the street, just set back?

Slocum: Yes. It will be set approximately 40ft back from the street. There is a fence post I want to tie into which is my neighbor's fence post on the one side.

Bergenholtz: Ory and Millard had to recuse themselves?

Toth: Yes.

Church: Are the materials the same as the existing fence?

Slocum: Yes. I had a choice between steel and aluminum, but I went with the steel. The steel and aluminum look the same but went with steel for dogs. It will be a black powder coating.

Butler: Will there be a second ring around the lot?

Slocum: No, the lot is already fenced in, just putting in the gate to completely enclose it for the dogs' safety.

Motion made by Ponder to approve the application as presented to install a gate in the driveway to match the existing fencing; Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: John Allen

Toth: Your Certificate will be ready tomorrow morning.

Allen: If you have any questions, just call me. Just take the Certificate and put it in the window of the house.

Slocum: What about the green sheet?

Toth: It will be available online. I will type in and it will be done, then you can print it out.

Slocum: When can I put money down for the gate?

Toth: You have to talk to the Building Inspector tomorrow first.

Slocum: Ok.

Allen: Thank you and welcome to Bristol and thank you for coming back.

Slocum: Thank you. I understand and appreciate the process.

3B. 23-141: 649 Hope Street, Catharine Cromwell: Discuss and act on replacement of window on side elevation of garage with door.

Allen: Before we get started, we have a history to read into the minutes.

Ponder: "STEPHEN WARDWELL HOUSE 1784: This 2-story, 5-bay Federal house, built on the site of the Wardwell Tavern, is unusually well preserved. The facade centers on an elliptical-arched entrance with a delicate fanlight and sidelights, framed by engaged Doric columns. The double-hung 12-over-12 and 12-over-8 windows have heavy plank casings trimmed with splayed lintels. Stephen Wardwell's heirs sold the house in 1821 to Nicholas Peck, a merchant and shipowner. The house was then sold to the Paull family in 1902, who still retain ownership. Additions include the rear northwest ell and enclosed porch."

Chuck Millard for Catharine Cromwell present.

Millard: If you look at elevation, there is a three-stall garage built in the 1940's. West and south elevations are built on cinderblock. West elevation has a nine-light door which leads to a second-floor apartment. On that wall, there is a 6 over 6 that needs to be replaced, so I would like to take the opportunity to replace the 6 over 6 with a nine-light door matching the one on the west end of façade.

Allen: Anyone have any questions? Is there anyone in the audience that would like to speak for or against this project?

Teitz: The garage was built in the 1940s? Based on what fact?

Millard: It was left to my wife and myself. In 1944, the garage burned down, and it was replaced with this one.

Teitz: Okay.

Motion by Ponder to approve the application as presented to replace the current rotted 6 over 6 window on the South elevation of garage with a nine-light door to match the existing door on the West elevation, with a finding of fact that garage was built in the 1940s; Seconded by Butler.

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

Church: Is the existing door wood?

Millard: Yes.

Secretary of Standards: #9

Project Monitor: Sue Church

3C. 23-143: 1 Constitution St, Bristol Elks Club:

Discuss and act on replacement of windows in kind on building.

Bergenholtz: I have a question about recusals. If you are a member of a club, church, etc., do you have to recuse yourself?

Teitz: If you are just a member, no. If you are on a board, committee, etc., then yes.

Ponder: I am a member, but not on a board.

Allen: Mary could you read history of property.

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

Bret Millow, a Pella Windows representative and a Bristol resident, appears on behalf of the Elks Club.

Millow: I put pictures in the application of the windows.

Allen: Do we have a letter from Elks Club allowing you to speak on their behalf?

Rick Backus and John Salless for the Elks Club step forward.

Millard: Do you have pictures of the windows?

Toth: Everything is provided in the packet.

Millow: The Club would like to replace windows with this type of window. Shows Commission sample of the window. The plan is to upgrade and replace in kind.

Allen: These windows are not original?

Millow: No, late 90s.

Bergenholtz: Replacing with the same style?

Millow: Yes.

Butler: Norman is a design figure and the fact this is doing work on something that he designed and is being altered, I think it is worthy of some attention.

Allen: You have attested that these windows are 30 years old.

Millow: Yes.

Butler: Can you use photos?

Church: Are they wood?

Millow: Wood inside but vinyl wrap on exterior.

Ponder: What is this one? Referring to sample being shown.

Millow: Clad over wood. Aluminum clad over wood interior.

Allen: We have been resistant to aluminum clad. Do you have other windows with other things beside aluminum?

Milow: No, just aluminum.

Allen: I am not for it.

Millard: That location gets abused by the water.

Milow: I was here with John Hartley back in September and you approved similar.

Ponder: We have approved windows before, but not aluminum clad. However, that location does get pummeled by the ocean.

Butler: Vinyl is not an option?

Milow: No.

Bergenholtz: I know we have approved Marvin clad where there were locations such as this because of the beating they take.

Allen: Sue?

Church: Is the finish shiny?

Milow: Matte.

Church: I do not know. Aluminum does not pit?

Milow: No, it is specifically designed to last. All of the aluminum is painted/covered so it lasts against the salt.

Butler: So, the aluminum is covered?

Milow: Yes.

Butler: I could be ok with it.

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

Rick Backus: We appreciate you considering this as this will solve that problem.

Ponder: How many windows do you want to replace?

Millow: 28 which is basically most of them.

Motion by Ponder to approve the application as presented to replace 28 windows with the aluminum clad Pella Lifestyle Series with a finding of fact that the windows being replaced are not original and the location of lodge warrants clad window; Seconded by Butler.

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

Secretary of Standards: #9

Project Monitor: Ben Bergenholtz

Allen: Nick will get your Certificate of Appropriateness. Please display it in the window.

Toth: It will be available online.

3D. **23-149 State Street Dock, Town of Bristol:** Discuss and act on proposed planting plan to shield fuel tank at State Street Dock.

Teitz: We will hold this until the end.

Toth: If Greg comes, he comes.

Teitz: Motion to continue 149 State Street dock to the next meeting.

Motion made by Church to continue 149 State Street to the December meeting; Seconded by Ponder.

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

3E. **23-150: 825 Hope St, Robert Beer II:** Discuss and act on the installation of exterior lighting on all elevations.

Robert & Barbara Beer present.

Allen: Please tell us what you intend to do.

Mrs. Beer: We are proposing to install exterior lighting.

Allen: Thank you for calling me because there was no way that I would touch this without having you come back.

Mrs. Beer: Thank you.

Allen: This is very well laid out.

Church: Will all of the lights be lit at night?

Mrs. Beer: Not all at the same time, but periodically.

Allen: Any other questions? The big spotlight in the back will it be lit all of the time?

Mr. Beer: As needed for a party, company, etc.

Allen: There were a couple of options. Should we go over those? Tell us what you prefer.

Mr. & Mrs. Beer: Item 4

Church: 7?

Mr. Beer: Yes, 7. My preference would be 7 as it is more like a spotlight.

Allen: So, this one? Showing a picture in the packet.

Mr. Beer: Yes, on the side of house so not noticeable.

Allen: Is that the only one you provided an option for?

Mr. Beer: Yes, I believe so.

Allen: Any questions?

Ponder: No.

Allen: Anyone in the audience have any questions or want to speak for or against this project?

Ponder: I do have one question. What about the Tesla charger? I think that is number 5.

Toth: It is based on the provisions for mechanical items. We do not have to do anything. It is all set.

Ponder: So, we do not have to do anything?

Toth: No.

Ponder: Just wanted to bring it up.

Ben: Did you consider having it lit from the ground up instead of top down?

Mr. & Mrs. Beer: We saw that a few houses away from us. It had it lit from the top down, and we liked the look of it.

Allen: It would be hard to put lighting in because it is close to the turret. It will look nice.

Mr. Beer: Thanks.

Motion made by Ponder to approve the application as presented to install exterior lighting, Option 7 on page 97 the alternative double spotlight; Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: John Allen

Allen: Can I bring up something that is Project Monitor related to this project?

Teitz: You would need a separate motion on that.

Allen: I would like to make a motion to add a Project Monitor item to this; Seconded by Butler.

Teitz: For discussion only.

Allen: The gutters, not so much the material because it was approved, but on the returns on front corners.

Mr. Beer: The corners were going to be faux pieces.

Allen: Wood?

Mr. Beer: No, metal.

Allen: Okay. Standard gutter style?

Mr. Beer: Yes. Four corners will have the faux pieces.

Allen: Is this for Project Monitor approval?

Teitz: That is fine.

Allen: Okay.

Mr. Beer: We have gutter pieces in the car just in case you want to see it.

Allen: Okay.

Teitz: Did you want to take a brief recess?

Allen: No.

Mr. Beer brought in a sample and showed Commission.

Allen: Thank you. All set.

3F. **23-152: 96 High St, Stephen Mello:** Discuss and act on replacement of front porch including decking, newel posts, brackets, columns, steps, railings, spindles as presented.

Stephen Mello present.

Millard: Read history into record. "JAMES F. AND LYDIA W. STOUGHTON HOUSE 1874: In 1874 David A. Pierce sold this lot to Lydia, wife of grocer James F. Stoughton. This typical 2-1/2-story, 3-bay, end-gable-roof house is in a cluster of houses dating from the last quarter of the 19th century. All have bracketed porches with turned balusters. Exterior details include the bracketed, 2-story, semi-octagonal bay on the south side; sawn brackets on all roof cornices; the flat-head double door containing round-head glass panels; and a heavy bracketed door hood."

Mello: Good evening. Interesting narrative on house. Thank you. That answered two questions I had. I

want to apologize to the Commission for the lack of communication between myself, my wife and, of course, the contractor. I was before the Commission before. We are here to ask to replace the balusters. The front porch is in a deteriorated condition. Shows sample of baluster. The stairs and railing as well. We want to preserve the newel posts as much as possible. We love the house, and we are historians at heart. We are hoping to restore the porch and everything else back to where it needs to be.

Bergenholtz: What is item 6. Stone cladding?

Mello: That is an example of a house that has a raised panel.

Bergenholtz: Not this stone thing?

Mello: No, it exists on another house.

Bergenholtz: I feel very strongly about clad stone.

Church: Is this just on the front?

Mello: Yes.

Church: All wood?

Mello: Yes. I refuse to have anything but wood on the house.

Allen: What about the ventilation on there. Since they are solid panels, is there ventilation?

Mello: There is going to be an area like a cavity from the header that will allow for air flow. It is a decorative way to do this so there will be air flow. On that side we are going to put fascia boards so air can travel and put a screen behind it with a door that can open just for access.

Allen: Any questions?

Bergenholtz: Why remove the lattice?

Mello: More for a personal preference. It is not a refined look. I like the raise panel a lot more.

Bergenholtz: Is it painted black or green?

Mello: I think it would match the trim color.

Bergenholtz: So, it changes the look of the house?

Mello: There are 8ft to 9ft hedges, so it will not be seen.

Church: Yes, it is hard to see past the hedges.

Mello: We like to sit on the porch so it is nice for privacy.

Allen: Any other questions? Anyone in the audience want to speak for or against this project?

Motion made by Ponder to accept the application to replace and/or repair the decking, newel posts, steps, railings, and spindles as presented; Second by Butler.

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

Secretary of Standards: #9

Project Monitor: Sally Butler

Allen: The Certificate of Appropriateness will be ready. Talk to Nick about that. Do you have a Permit from the Building Inspector?

Mello: Yes.

Allen: I would like to add for discussion purposes only and not to vote on; Seconded by Ponder

Allen: Steve, I really have a concern. You replaced some wood on the gutters and I think you were contacted by Nick and had aluminum. The pictures show where you have wood gutters and that is something you did not have us approve and I think we need to address that and come back with another application. Theoretically, we have not approved aluminum gutters, but we have approved fiberglass. Are there other projects that you have done that you have not come to us with?

Mello: I travel a bit so there might have be some things that were done that I am not aware of.

Allen: On the porch?

Mello: No.

Allen: I saw steps done.

Mello: The 2x4 construction was deteriorated and it was on the application with the railings. The dormers are not going to happen by the way. That was taken down and this construction would be the same as the front.

Church: It is in the last sentence.

Allen: Oh, perfect. Did we have a diagram?

Mello: Yes, this is it. Shows existing and proposed diagram. (Looking through application with Allen). I think I gave it to the Building Inspector. The back is the same as the front.

Allen: Was that it in the application?

Toth: I have to check.

Allen: We will need to have diagrams. Just give it to Nick.

Mello: Okay.

Allen: Just so we have it. So, if you could come back with the application, I would not vote for that.

Mello: The cottage has wood on one side and aluminum on there. We will come back for that.

Allen: Thank you.

3G. **23-153: 31 Constitution St, Brendan Maguire** Discuss and act on replacement of 31 windows, repair of fascia board in-kind, installation of aluminum gutters.

Millard: Read history into record. "BERIAH BROWNING HOUSE/DIMAN PLACE c. 1824, c. 1900: In 1823 the lot for this 2-story, 5-bay, hip-roof Federal house, built of brick with sandstone lintels and sills, was purchased by Beriah Browning, merchant and mariner. The house, known as Diman Place, changed hands

frequently in the 19th century, and by 1903 it had been converted to a tailor shop. Today, the recessed, semi-circular-fanlight entrance to the house is covered by a flared cast-iron hood, and modern metal railing has replaced the original cast-iron stair railing."

Brenda Maguire and Allana Scialo present.

Allen: Please describe the work you would like to be done.

Maguire: We need to replace windows which are rotted. The windows are to be replaced in kind. The windows are wood interior and exterior. There are not a lot of companies that are willing to offer an all wood window without cladding specifically due to the proximity to the water. We went to several dozen companies and found one. We would be replacing it in kind with a wood interior and exterior window.

Allen: Please tell us about the materials.

Maguire: You should have the information in the packet. It is Jeld-Wen. It is wood and there is going to be white on the exterior and natural interior which will be painted white on the interior.

Allen: Are they original?

Maguire: I am not sure. The previous owner has been difficult to get information from. There was a significant amount of deferred maintenance. Not sure how old they are, but they are very old and significantly rotted. Originally, we were going to get a construction company to do vinyl windows and replace everything, but some areas can be saved and replaced as necessary.

Bergenholtz: The windows are definitely not original. They are 2 over 2 and they would have been 6 over 6. The 6 over 6 would look really sharp.

Maguire: We certainly thought about that. We prefer what is there now and to be consistent. Some windows are 2 over one.

Bergenholtz: But you are replacing all of them correct?

Maguire: Yes.

Bergenholtz: So, 6 over 6 is preferable. I know what you are up against, but 6 over 6 would look special and appropriate for the District and the house.

Allen: Question for Ben since you saw it. Typically, what we do assume is that the windows are not original, but more than 50 years old. We would want to go out and make sure they are not reparable.

Bergenholtz: There were entire windows that were missing.

Allen: Should we do a site visit to make sure?

Bergenholtz: I did not see anything worth saving.

Toth: I could only see during a walk by. I was able to put my pen through the wood of the windows.

Church: Nothing has been done for at least 30 years.

Millard: Are there storm windows on the outside?

Maguire: Currently yes some have and some do not.

Millard: How will you deal with that?

Maguire: We are going to have screens and windows that we are getting, we plan on replacing the existing window in kind.

Millard: Do you have special glass that you are ordering?

Maguire: No.

Allen: Are they single pane?

Maguire: Double.

Teitz: Simulated division?

Maguire: Correct.

Teitz: On the cover? That is why I wanted to address it.

Bergenholtz: A grid?

Maguire: Yes, that is what is currently there.

Bergenholtz: Not true divided panes?

Maguire: Correct.

Teitz: May I suggest maybe true divided on the front and street sides?

Church: On Hope and Constitution.

Bergenholtz: I am curious. Is this thermally modified wood or just pine?

Allen: It is process that they put wood through to make it more durable.

Bergenholtz: We have approved windows.

Church: Jeld-Wen?

Bergenholtz: Roscoe which fell apart.

Maguire: One other thing is repairing the fascia board and replacing one section on Hope Street side. Again, similar to the casing, we want to keep as much as possible. We will repair 90 percent of fascia and replace section that is missing. The last item is the gutters. There are no gutters and we want to replace with aluminum.

Church: Going back to the windows, single divided light? 1 pane over 1 pane.

Maguire: 1 pane over 1 pane. I have a sample I can show you. I will be right back.

Church: It will make such a big difference.

Bergenholtz: Are you living in Bristol

Scialo: We are in the process of moving into the 4th unit.

Church: How is the interior?

Scialo: Not great. It is a slow process, but coming along.

Maguire: This has cladding on it but ours will not. (Shows sample of window to Commission.) This is what they will look like.

Allen: This is the exterior?

Maguire: Correct

Allen: What are everyone's thoughts?

Bergenholtz: I think if we are approving the entire house, it should be 6 over 6. The house would read better.

Maguire: I personally agree with you about that, but our preference is this and we would like to preserve it as much as we can even though these windows may not be original, but we would like to adhere to that.

Millard: Perhaps before you decide on this, take one elevation and sketch in 6 over 6 and the other sketch with 2 over 2 and see how you feel about it then. I agree with Ben, 6 over 6 would be beautiful.

Maguire: It is a great suggestion. We did that. We had many companies come to the property with 6 over 6 and 2 over 2. We both prefer 2 over 2.

Scialo: We just prefer it.

Maguire: 6 over 6 is beautiful but prefer 2 over 2.

Teitz: I think the question is not what you prefer, but what is more historically appropriate. Have the 2 over 2 windows achieved their own historic significance? If not, then 6 over 6.

Allen: Let's take a poll to see what preference is.

Bergenholtz: 6 over 6.

Butler: 6 over 6.

Ponder: I do not mind 2 over 2.

Millard: 2 over 2 panes came into being because the glass could be made in bigger sheets in the late 1800s, but on the other hand, older houses have 6 over 6 with some original glass which is wavy.

Maguire: I think these windows could have been here since the 1800s.

Millard: The farm house look is very elegant for a period house. In favor of 6 over 6, but you have good reasons for the way you want it.

Church: Do any existing panes have wavy glass?

Maguire: No.

Scialo: No wavy glass.

Church: I prefer 6 over 6 for aesthetic reasons. The house would look so magnificent with 6 over 6. I would like 6 over 6.

Maguire: I understand 6 over 6 is preferred, but would it be possible to move forward because no other provider would give us a full wood window. If it is 6 over 6, it might be with vinyl cladding. We prefer full wood window as 2 over 2.

Bergenholtz: There is 6 over 6 in the catalog.

Maguire: Yes, it is a special order. If we have to do 6 over 6, we will do it, but prefer 2 over 2.

Church: Single pane 6 over 6?

Allen: Can we continue this to next month so you can research it. 6 over 6 is more historically accurate. You heard what our feelings are. Go talk to the manufacturer and check the cost, etc. I do not think we will give you the option of 2 over 2.

Maguire: We are just eager to get underway. Contractor wanted to get this done before the winter.

Bergenholtz: They can get it done that soon?

Maguire: That is why we are trying to do this as quickly as we can. We would like the Commission to allow this.

Church: You would not get them for 6 months.

Maguire 6 to 7 weeks and get them in asap.

Allen: I do not feel we can do this. We need to see both options.

Maguire: Is there a specific range that constitutes historic?

Teitz: Be careful, the period of historical significance is when a property is rehabilitated, or it can be when it was built and that eliminates what was there for a long time and what can or cannot achieve their own historical significance.

Maguire: What about the facia board and other items?

Teitz: Is the material wood?

Maguire: Yes.

Church: And aluminum gutters?

Maguire: Correct.

Allen: it does not have gutters at this point and time and we are not sure if it ever did have gutters.

Bergenholtz: I would hate to see aluminum gutters.

Allen: I think this would be a house that potentially had wooden gutters, but an option would be fiberglass gutter. That is something we would look more favorable on.

Ponder: I do not think we ever approved aluminum unless it was already there. If it is on a house, then it was on there before it became part of the historic district. We used to not approve fiberglass either, but changed that in the last couple of years.

Maguire: Fiberglass for gutters, replacing facia board, and strictly 6 over 6.

Teitz: The profile of the gutter can be delegated to the Project Monitor so you would not have to come back here.

Allen: Yes.

Ponder: So we could either continue it or approve it. I think we would approve that window with 6 over 6 now or continue it. Those are the options.

Allen: What would you prefer?

Millard: There are only 5 other buildings that are brick.

Maguire: Personally I prefer the look of 6 over 6, but it is less consistent with what has been on property.

Ponder: Thank you for taking this on.

Maguire: We worked hard to find a company that would do an all wood window.

Scialo: We are not exaggerating when we say we have talked to dozens and dozens of companies.

Toth: People are having a difficult time finding all wood windows.

Butler: These are all wood?

Church: Pine treated in a chemical solution.

Butler: Do we have an idea of how much better it is?

Church: Against termites and water damage?

Ponder: This is a new product.

Bergenholtz: I just like the 6 over 6 and prefer that the moldings not be too thick. Try to get it as narrow as possible. You do not want it to look 17th century with too thick of a molding. I think you will be really happy with 6 over 6.

Scialo: Just getting anything has been a great ordeal.

Maguire: It has been of great anxiety.

Scialo: It has been difficult.

Allen: Our preference was to approve 6 over 6 tonight and if you find that they cannot do that, come back.

Teitz: So, you will have the opportunity to come back.

Maguire: To approve 6 over 6?

Bergenholtz: Look at other companies.

Allen: I do not think we can approve this for now. We will approve the 6 over 6, but if you can't get it then you will have to come back.

Maguire: So, come back with an aluminum?

Allen: No.

Maguire: Vinyl?

Allen: Duraclad.

Ponder: I think the general opinion of the Commission would be they would approve 6 over 6 first, but if you cannot get it, then 6 over 6 clad with something.

Bergenholtz: I think with the look of a federal brick house, we would have to consider that option.

Teitz: I think you will be able to get the 6 over 6. I suggest if you had to, maybe the Commission would be 1 over 1 without the grid so you could get a window in there then put grids in later, with a deadline.

Maguire: For living sake.

Church: That is a solution. I would not go for a clad window on that building.

Maguire: This is why we have been trying to find an all wood window.

Ponder: So, then we will approve the 6 over 6 all wood then see if they can put in window without a grid then put a grid in by a deadline.

Teitz: Make a motion to approve 6 over 6 pattern with 6 over 6 grill to be installed no later than June 1, 2024. I do not know if the Project Monitor can approve the actual grid work?

Bergenholtz: I think there is only one size available.

Teitz: Before you decide on the grid work, run it by the Project Monitor. So, if you have any questions or issues, run it by them. Pick up the phone and ask, and finding that the windows are not original but probably about 100 years old but given the uniqueness, the windows have not achieved their own historical significance, thus not requiring the 2 over 2 style be repeated or existing windows be repaired.

Church: The windows are right on the sidewalk. People can touch them.

Maguire: Trying to be careful before they are replaced.

Teitz: You need to do a separate motion to approve the repair of facia board.

Allen: Should we vote first?

Motion by Allen to approve the replacement of single paned windows with a 6 over 6 grid to be installed by June 1, 2024; Seconded by Ponder.

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

Secretary of Standards: #9

Teitz: Motion for approval of installation of fiberglass gutters and the profile to be pre-approved by the Project Monitor.

Motion made by Ponder to approve of the installation of fiberglass gutters and the profile to be approved by the Project Monitor; Seconded by Church.

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

Secretary of Standards: #9

Teitz: Motion to repair and replace facia board in kind.

Motion made by Ponder to approve the repairing and/or replacing of the facia boards as presented; Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: Ben Bergenholtz

Allen: Thank you.

Maguire: Thank you.

Bergenholtz: It is a very special house.

Toth: The paperwork will be issued online. The building department will look at it.

4. Concept Review

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

Toth: The resurveying of the Historic District is to begin. Hopefully, it will be wrapped up in February with a public meeting in July 2024 with a full presentation by the consultant to the public and the Commission.

Allen: Has it started?

Toth: It was awarded to the consultant, and it will start within the next couple of weeks. We are waiting for additional funding from the State. It was put out to bid last Spring, and the State awarded another \$14k to \$15k in additional funding to cover the project. I believe their plan was to start this month.

Bergenholtz: What was the cost?

Toth: \$32,700. I can confirm that tomorrow morning.

Church: Is every house to be surveyed.

Toth: Every house in the District and National District.

Bergenholtz: Are they surveying abutting areas?

Toth: No, do not think so. Basically, getting a resurvey that has not been done since the 1970s.

Ponder: So, we are not looking to expand?

Toth: No, just to validate the District.

Bergenholtz: What about Ferry Road houses?

Toth: I would have to check. I would be happy to share the specs with you.

Bergenholtz: Yes, please.

Toth: I will get you the specs that went out to bid.

Allen: Andy?

Teitz: I think this will help with the job to have updated information.

Allen: Would they specify certain things?

Toth: I will check.

Teitz: Updated information will make your job easier. It will help with making decisions, etc. I would suggest if there are a few particular properties to add on, then they should be surveyed.

Toth: I would have to discuss that. We do not have any money left.

Bergenholtz: There are grants that you can go and ask for additional funds.

Toth: We did that.

Teitz: Extra money from the Town might be added on.

Toth: I believe we are going to take the momentum with this with additional grants coming up in the future.

Bergenholtz: Cathy is very thorough and has been very good with this.

Toth: That was the main update I had.

7. HDC Coordinator Approvals

8. Other Business

1. Review of Administrative Approval Guidelines

Discuss and act on list of administrative approval guidelines to add, reclassify, or remove items.

Toth: These are just suggestions.

Teitz: When it first came up, I had not looked at them. I have now reviewed them and my concern was the section on the repair of single features in kind not being exempt because people do not have the same idea of what is "in kind", so I was concerned about the exemption. Also, adding particular language allowing for 10ft in total.

Church: For design and size.

Toth: Understood.

Church: Only for doors not on street frontage.

Toth: I think that can be specified. If someone is replacing a door and not installing one, we can specify "in kind" and "no street frontage".

Teitz: Leave in guidelines so it could be approved administratively.

Ponder: Same for the replacement of vinyl, adding doors, etc.?

Toth: Yes.

Ponder: Not on non-wood doors.

Millard: Like the hollow Masonite doors.

Teitz: Nick can say no and that they would have to go to the Commission. If they have metal and want to put wood then we should encourage it. Someone needs to make a motion to adopt the amendments.

Toth: Anyone have any other ideas to remove or retract items to streamline the agendas?

Ponder: Did we make any changes?

Teitz: Yes.

Ponder: Okay.

Teitz: Section 2.1.F changes.

Butler: What about window boxes including the materials and heights?

Bergenholtz: We ran into a problem with someone on Thames regarding window boxes.

Allen: They just stick out.

Toth: We should remove them from the exemption list and move it to administrative approval or the Commission.

Teitz: Other than on the street, does it matter?

Allen: No.

Teitz: As long as it is not on the street.

Church: And not visible.

Teitz: Do you care if it is visible.

Butler: Window boxes on street?

Allen: No, they can be on the sides.

Teitz: On Thames, it is a right of way issue. Are there any other window boxes that are a problem?

Allen: Some are not appropriate and historically accurate.

Teitz: So, you want to move it to administrative approval? Is that what I am hearing?

Allen: On the street only. It can be exempt if not on street.

Teitz: So, 9 with have "not on street frontage" and then we are going to go to a new "N" to include "window boxes on street frontage".

Butler: What about Number 10 regarding decorating. What does that mean?

Church: Holiday decorating.

Butler: Temporary decorations?

Church: Yes, like Christmas lights.

Teitz: we do not regulate temporary things if it is not there for more than a year. If they come and go, not more than 12 consecutive months, they are temporary. For example, the tent frame on Thames Landing is there permanently. The Herreshoff tent and frame comes and goes. Also, there were temporary school classrooms on the Town common, stuff like that.

Church: Do you want to tell us about the vulture house?

Teitz: We need a motion to approve the amendments.

Motion made by Ponder to approve amendments to the Rules of Procedure with changes suggested at tonight's meeting; Seconded by Church.

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

Ponder: You will type up what we discussed?

Toth: Yes, I will send it out sometime next week.

Teitz: On the vulture house, there is nothing to report. It was up for auction last week.

Allen: I would like to add to the agenda the camp meeting and takeaways.

Motion made by Allen to discuss the camp meeting of October; Seconded by Ponder.

Allen: It was an interesting meeting. We do not have design guidelines in Bristol, but districts do. They can refer back to them and pass out information to homeowners so they can refer back to them as well. I am wondering why we do not have design guidelines. Andy?

Teitz: I do not know.

Ponder: It is something that would eliminate talks about aluminum gutters, etc.

Allen: They suggested, and the State would fund a grant, to pattern it off other districts.

Teitz: I do not know if it is difficult. East Greenwich has one.

Millard: Can we copy it?

Teitz: We can adapt it, but not copy it. A lot is the same. Fences are administratively approved. It gives a clear idea of what fence they want and do not want.

Allen: Newport's is 300 pages.

Teitz: Let's start with East Greenwich and see what you like and do not like.

Millard: It would save time in the future.

Teitz: It would be a rule of thumb for character defining features, easily visible, etc. It would be good if it was in writing for people to see.

Allen: Can we get a grant for help?

Teitz: I think so.

Toth: The amount of money we got is kind of unheard of. \$37k is a very big grant so I do not want to push it.

Teitz: You might be able to get a private grant.

Toth: That can be explored. We might want to say the next CLG Grant we get is for expanding districts, like for Ferry Road.

Allen: So, the District is being expanded?

Toth: No, just surveying it and being looked at. The Comprehensive Plan has a few places on the east side of Town that were possible candidates for the Historic District. I can provide the map from the Comprehensive Plan using that CLG money instead of guidelines.

Allen: Can you talk to Diane about it or do you want me to come in?

Toth: I can talk to Diane. I keep an eye out for grants.

Teitz: Private grants are a possibility.

Allen: Two things: one was the discussion of violations in Portsmouth, talking about much higher fees for violations. They said it was a deterrent.

Church: Town Council would have to approve that.

Toth: \$150 initially for working without a permit, but the Building Official may issue \$100 per day if they continue to work without a permit.

Teitz: Fees if you apply for permit first and then extra fee if you start the work, then another fee for a violation for flagrant or repeat offenders. Sending a link to Nick for the East Greenwich standards and guidelines. Also, it has local tax credits for historic residences that are not available for commercial buildings.

Toth: That is something that we have discussed internally.

Allen: Last take away is to be proactive and not reactive. A lot of people are moving into the District. We should be mailing or hand delivering brochures to make them aware of the guidelines.

Church: There is a brochure and a letter.

Toth: I think that is something I can do. I do not see tons of sales, but I can make sure that starts going out.

Church: Gives a website and information.

Allen: People that have moved here have not been told by realtors of the Historic District.

Ponder: Or the realtors have told them not to worry about it.

Church: I took many to realty offices and left them there.

Butler: There is a little video that was done a while back.

Teitz: On the website.

Toth: Yes, the website.

Butler: Anyone encouraging new people to look at video?

Allen: We can incorporate that in a letter.

Ponder: With a QR code.

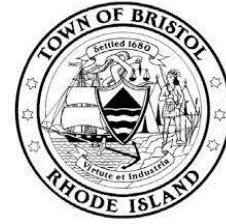
Allen: That is it. It was a good session.

9. Adjourned at 9:16pm

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TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, October 5, 2023
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

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

In attendance at meeting: Millard, Butler, Lima, and Bergenholtz.

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the September 7, 2023 meeting.

Minutes reviewed.

Butler: On page 16 there is a typo near the word graft under "Allen" second line, should be "we looked" instead of "look".

Millard: Bottom of page 15 where Hartley is talking about the windows should be "6 over 6" not "6 x 6".

Motion made by Millard to accept minutes as amended; Seconded by Bergenholtz.

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

3. **Application Reviews**

3A. 23-133: 707 Hope Street, John Troiano Discuss and act on re-application for 707 Hope Street as approved in application 19-34.

John Troiano present.

Troiano: I was here about three years ago because my insurance company told me that the rails on the side porch did not meet code. Then there were delays and the permit lapsed, so I am here to resubmit what I wanted to get done. You approved matching my back deck with 1" styles.

Bergenholtz: So, nothing has changed?

Troiano: No.

Bergenholtz: So, the time ran out?

Troiano: Yes, so I just re-applied.

Lima: Reads the history of the house into the record.

Goins: The Commission can approve and incorporate the finding from the previous meeting.

Lima: Good. Does anyone in the audience have any questions or comments or would like to speak for or against this project?

Motion made by Bergenholtz to approve the application as previously presented including the findings of fact from the previous approval, that it is based on the engineer's report; Seconded by Butler.

Voting Yeah: Butler, Lima, Bergenholtz, and Millard

Secretary of Interior's Standards: #9

Project Monitor: Orlyann Lima

Lima: John, your Certificate will be ready.

Toth: Online tomorrow.

Lima: Please display it in the window.

3B. **23-40 477 Hope Street, Jesse James** Discuss and act on revision to application to change structural design of third floor addition as previously approved to facilitate addition, change of gabled roof to shed roof, change of design for windows and columns.

Jesse James present.

James: After we got our engineering report the centering of the columns would not support what we wanted to do on the third floor, so we need to change the dormered roof. We need to change it to a flat roof to keep it under the height requirements. Changes height of 3rd floor façade to match every other building in the area.

Commission reviews renderings.

Bergenholtz: I walked by this a few times after I got the packet and I do not think it is going to make that much of a difference from the street from what we approved. You will not see the pitch anyway.

Butler: Will that eliminate the little gable?

James: Yes.

Bergenholtz: We approved that at the last meeting.

Butler: Can you see it from Linden Place?

Lima: No. Do we have the documentation about how and why the applicant is going to a different roof structure?

Toth: We have just what is in the packet.

James: Do you mean the engineering report?

Lima: Yes. Can you just forward that to Nick so we can have it in the packet just so we can document as to why you need that done because it is a prominent building on Hope Street. We need to at least document why you are making the changes.

Lima: Anyone have any comments? Anyone in the audience want to speak for or against this project?

Anthony Bono: I have known Jesse James since he opened his restaurant. I think what he is doing is great. Just wanted to add my two cents.

Catherine Ziph: I appreciate that I am late to this issue, but I object to the 3rd floor and the remodel. I would consider it as a character defining feature. If this is remodeling a character defining feature, then it goes against Secretary of Standards 2, 3, 5, 9, and 10. Also, the addition creates a historical style that is creating history that did not exist. This building sits on its own lot and will create additional parking problems. The Historical Society feels very strongly about this. We would support dormers on the back as long as it preserves the roof line on the front. Thank you for your time.

Lima: Thank you. Objection noted. Any other comments?

Bergenholtz: Catherine, please come back up.

Catherine: I agree that it is a brand-new building, and it was created to preserve history. It is a preservation project in the sense that it is trying to preserve the history.

(No further discussion was made regarding the objections of Ms. Ziph.)

Millard: You are making this change because of construction concerns supporting the 3rd floor and the gable?

James: Yes. In order to support the 3rd floor, we would need to raise the height of a gabled roof beyond the limits.

Millard: What is the limit?

James: 35ft

Millard: Would it be easier to ask for a variance? Aesthetically, the 3rd floor with a flat roof creates issues. Would it be easier to go in front of Zoning?

James: We thought it would be easier to come here. The flat roof would fit in with the existing structures around the area. Just thought it made more sense. If it is a problem, I can go to Zoning, and Planning.

Millard: I think it is very pretty as it stands and popping it up to the 3rd floor might make it look strange.

James: You will not be able to see the gable because it is a shallow pitch. You are really not going to see much of a change. The 3rd floor is just a little higher. The 3rd floor addition would just be a little taller and then whichever way we go with the roof.

Millard: Are you going to use the space on the 3rd floor for anything?

James: No. Just doing this for the trusses which need to go to the outside walls for support. Not looking for more room, just for the support. We would still have to truss no matter what roof we do.

Lima: When do you want to begin this?

James: Six months ago. As soon as I can get the approvals.

Lima: Who is the "John" we are talking about?

James: John Allen. He is the Project Monitor. We discussed it and decided to come back to the Board.

Bergenholtz: Approved removal of gable to full 3rd floor?

James: Yes. Sorry, you thought the gable on the front was staying.

Motion made by Bergenholtz based on the evidence provided and the engineer's report and what was approved at the last meeting; Seconded by Millard.

Voting Yea: Bergenholtz, Millard, Lima, and Butler

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: Your Certificate will be available, Nick?

Toth: Jesse, we need to chat a bit and then I will get it to you.

Lima: Just please put in window so that we can have documentation and people cannot say that you are is not doing what you were supposed to.

James: Thank you.

3C. **23-134: 55 Constitution Street, Anthony F. Buono**

Discuss and act on replacement of 3 vinyl clad windows to match rest of property on north (rear) and east (side) elevations.

Anthony Buono present.

Buono: I represent 55 Constitution LLC. We are here to request approval to replace three windows on the side and rear which are not visible from the street. The house was owned by the Dyer family, and I believe that it was ten years ago they redid the roof and windows. For some reason they did not do these three windows. One is broken and we are in the process of updating the interior and exterior. We did a new paint job and the outside looks better, but we need to replace those windows before the winter.

Bergenholtz: Replacing with the same windows?

Buono: Exactly the same windows.

Lima: Did you have anything?

Toth: I could not find the file on this property.

Buono: The house was repainted, and all of the windows were redone. This is just so that all of the windows match even though you cannot see from street.

Lima: Looking at the pictures, it looks like those have been replaced.

Butler: I drove by there and thought the same.

Lima: Anyone in the audience have any questions, comments, or want to speak for or against this project?

Motion made by Butler to approve application as presented to replace windows with vinyl clad windows so as to match the existing windows; Seconded by Bergenholtz.

Voting Yeah: Lima, Butler, Millard, and Bergenholtz

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

Lima: You will get your Certificate, Nick?

Toth: In the morning. He already has a building permit.

Buono: May I speak for a moment on something?

Lima: Sure.

Buono: I just wanted to say that since Nick has come on board, and I am speaking for myself, Brian and our Superintendent, he is available, knowledgeable, and pleasant. He is there and you feel like he is servicing you. It was a very wise decision, and he has enhanced this Board tremendously.

Lima: You have more than one property in the District and we appreciate that. I will tell Diane and Ed. Thank you.

3D. **23-136: 19 Summer Street, Amy Berg** Discuss and act on replacing 8'x6' shed with 10'x10'x11" "Nantucket Loft" shed.

Amy Berg and Keith Berg present.

Keith Berg: We would like to replace a 6x8 shed with a 10x10 shed mainly because there is no garage or storage.

Bergenholtz: With the Nantucket shed, which one are going with? We have two options on this application.

Toth: Page 114, that one.

Keith Berg: The one with the door on the front with a ramp on the side.

Amy Berg: The ramp on the side is so we can put the bikes in there.

Bergenholtz: So there are two doors?

Keith Berg: Yes. One front door and one side door.

Lima: Reads the history of home read into record. "JEREMIAH INGRAHAM HOUSE c. 1786, moved 1893: This is a 2- 1/2-story, 4-bay Colonial house which was originally built at 217 Hope Street. Some original interior woodwork is intact and the wraparound porch dates from about 1900. Ingraham was a shipmaster and merchant."

Lima: Anyone have any questions or comments? Anyone in the audience for or against this project?

Motion made by Bergenholtz to approve application as presented; Seconded by Butler

Voting Yea: Bulter, Millard, Bergenholtz, and Lima

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Your Certificate will be ready.

Toth: Online.

3E. **23-140: 66 Franklin St, Richard Slocum** Discuss and act on installation of a gate across driveway to match style of existing fence.

Richard Slocum present.

Slocum: we just purchased at 66 Franklin.

Lima: this is across the street from me. I am at 77 so does this create an issue?

Goins: Would you get notice from Zoning?

Lima: Not sure.

Toth: Google maps shows that it is just about 200 ft.

Goins: Give us a minute to look at GSI.

Bergenholtz: At a previous meeting, I had recused myself because it was happening across from my parent's house. Andy asked if the applicant would approve of my voting.

Goins: that was Andy's opinion, let me just check the abutter's list. Mary, I see that you are on here and Ory you are on here as well. Both of you are going to have to recuse yourselves and the applicant will have to come back.

Lima: I am sorry that you are going to have to come back in November.

Slocum: I understand, however, I was hoping to get this in before winter sets in.

Lima: We usually have seven members and an alternate. This is a rare instance where we do not have a voting quorum with Mary and I recused.

Goins: The next meeting is November 2nd and we can get an attendance report so we know how many are coming.

Toth: We have been getting applicants for two auxiliary members.

Slocum: I just want to ask is there a yeah, nay, or whatever? Anyone have questions?

Bergenholtz: I thought this was very straight forward.

Lima: Mary and I have to leave.

Slocum: Oh, okay.

Toth: Yes, they have to leave so this can be discussed.

Bergenholtz: I see no objections, I found this to be very well done.

Slocum: So basically we are done and I come back on November 2nd?

Goins: The application will be forwarded automatically to the next meeting.

Slocum: Thank you.

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

Announcement that the Bristol Town Clerk will be posting a solicitation for two new Auxiliary members to the HDC per changes in State Law. Posting made to <https://onboard.bristolri.gov/> for both positions.

Toth: This has been posted with Clerk's office. Internal discussions have been if any Commissioners are aware of any architects who might be interested, we feel it would be a major and good thing to have on the Commission, that is to have an architect on the board. Keep in mind the architect would have to go in front of the ethics commission each time they needed to present a project.

Bergenholtz: Does the Town Charter require it?

Toth: No.

Goins: There is a special rule. Requests to appear before your own board is subject to a special category of the Ethics Commission.

2. **Discussion of Possible Updates to Administrative Review Guidelines**

Discuss or act on additions or subtractions to administrative review guidelines.

Toth: The redlines I had are just suggestions. My goal is to move a few things off the Commission's plate just to keep from ballooning up the Commission meetings. I thought it was a good place to start the discussion.

Bergenholtz: Are we voting on this today?

Toth: Can we?

Goins: It says to discuss or act, so it is up to you.

Toth: It was in the packet in the last meeting as well.

Lima: I would rather have the rest of the Commission here.

Toth: I do not expect this to be a fast process. I have only been here six months. I appreciate anything the Commission says.

Lima: You have to live with this every day. I want to look at this again with Andy's things.

Toth: The only major change I did was items being replaced in kind under 10ft could be approved administratively. Andy pointed out that may be abused so he struck it.

Bergenholtz: I think having everyone here would be a good idea.

Lima: Let everyone know again that this will be on the next agenda and to review and/or go through it very carefully. Any questions can be directed to Nick to facilitate what we do at the next meeting.

Butler: This is helpful because things change.

Toth: Troiano drove from NY to basically be told you are fine. I think if we can start the New Year with this it would be great.

Lima: Agree. Anyone have anything else to discuss?

Butler: I have an issue with Citizens Bank. They put in the lights that they wanted to use and we have never really have anyone that was an expert on lighting and lumens.

Goins: I know there is a formal business ordinance.

Toth: I can check the code.

Bulter: To my eye, it seems kind of bright.

Bergenholtz: Also, the flower box sizes were not approved to be that tall.

Butler: That may have been my fault because I am the Project Monitor and they found these other boxes and wanted to know if we approved them and I said we did. I was kind of unclear what my responsibilities were.

Kathleen Maynard: From my recollection of the meeting where this was presented, Citizens Bank was supposed to put the lights in and have Sally go there at various times of the day to check the lumens and to let them know if they needed to dim it or brighten them. The lighting was to be on a dimmer, but the dimmer box would be locked so it would not be tampered with once adjusted correctly.

Catherine Ziph: Yes, you are correct.

Millard: What kind of lighting were they going to use?

Kathleen Maynard: They were using LED strip lighting in green.

Lima: Nick, could you send an email to the Commission and go by at various times to make notes about the lighting so we can assist Sally. Are there some other questions about it? The sign on the State Street side looks like plastic. I did not think we had agreed to something like that.

Millard: And the size too. The letters look gigantic.

Lima: We have signed off on it?

Toth: No.

Butler: They were supposed to contact us when it was up.

Lima: We will have them do that. Any other issues to discuss?

Bergenholtz: The State Street fueling station.

Lima: It has to come before us.

Bergenholtz: Can you include what was originally approved? The tank seems like it was moved and is taller than it was supposed to be. I would like to see what we approved prior.

Toth: It seemed to be something off about the height of the fence.

Lima: They did not come back to us with what Zoning said.

Bergenholtz: Just what was approved at our meeting. Not just concerned about what we see, but what is seen from the water.

Lima: If they put these trees in, where is the tank?

Millard: On the ground, not under.

Bergenholtz: I do not think the people in the condos would appreciate 35ft tall trees.

Lima: Anything else?

Butler: The training session. Is anyone else going?

Lima: Yes.

Bergenholtz: I signed up.

Goins: Yes

Lima: We are going to carpool. John said he would drive.

Butler: The people who did the training in March may have fulfilled the required hours.

Lima: April was half of it, and this is the second half. We did have mandatory training here and we did it. We just need to know if this is the second half. Someone must keep track.

Goins: I will have Andy handle it.

Lima: Anything else? Nick?

Toth: I do not have anything else.

9. Adjourned at 8:09pm

HDC-23-164



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 15 Burton Street

2. Plat # 15 Lot # 79

3. a. Applicant: Thomas A. Dawson, Lee H. Dawson

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

Mailing Address:

Phone: 508-498-7335

Email: tdawsonarchitect@gmail.com

4. a. Architect/Draftsman: T. Dawson Architecture

Phone: 508-498-7335

Email: tdawsonarchitect@gmail.com

b. Contractor: Carl Benevides Jr.

Phone: 401-253-3157

Email: carlbenevidesjr@gmail.com

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Adding 2' of length to the (already approved) addition design, & adding a bigger recess where the addition connects to the existing house. See drawings.

7. Property History

Thomas A. Dawson, Lee H. Dawson

Thomas A. Dawson

Applicant's Name – Printed

Applicant's Signa

Date: November 20, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 15 BURTON ST ACRES: 0.1407 PARCEL ID: 15 79 LAND USE CODE: 01 CONDO COMPLEX: OWNER: DAWSON, THOMAS A & CO - OWNER: LEE H TE MAILING ADDRESS: 15 BURTON ST ZONING: R-6 PATRIOT ACCOUNT #: 988	BUILDING STYLE: Conventional UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 8/10/2017 BOOK & PAGE: 1904-130 SALE PRICE: 435,000 SALE DESCRIPTION: SELLER: SALINGER, JOHN J III	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2671 FINISHED BUILDING AREA: 1427 BASEMENT AREA: 813 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$269,300 YARD: \$700 BUILDING: \$227,300 TOTAL: \$497,300	
SKETCH	PHOTO



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200 foot Abutters List Report

Bristol, RI
November 20, 2023

Subject Property:

Parcel Number: 15-79
CAMA Number: 15-79
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE
15 BURTON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &
CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 15-61
CAMA Number: 15-61
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

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

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

Parcel Number: 15-64
CAMA Number: 15-64
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
697 WEST END AVE, APT. 5-D
NEW YORK, NY 10025

Parcel Number: 15-65
CAMA Number: 15-65
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN
MAURER JT
26 SUMMER ST.
BRISTOL, RI 02809





200 foot Abutters List Report

Bristol, RI
November 20, 2023

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J PEGGY 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653
Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809



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200 foot Abutters List Report

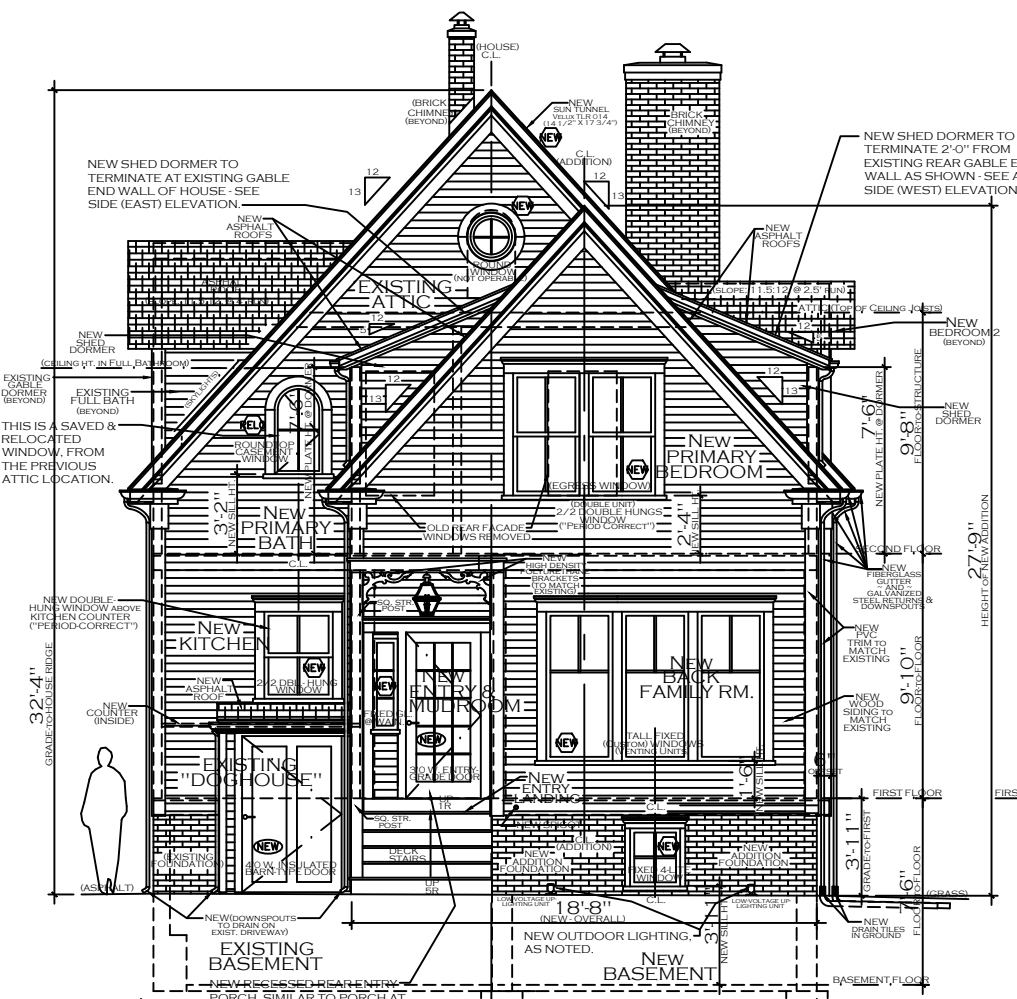
Bristol, RI
November 20, 2023

Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: SEGAL, THADDEUS G 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809

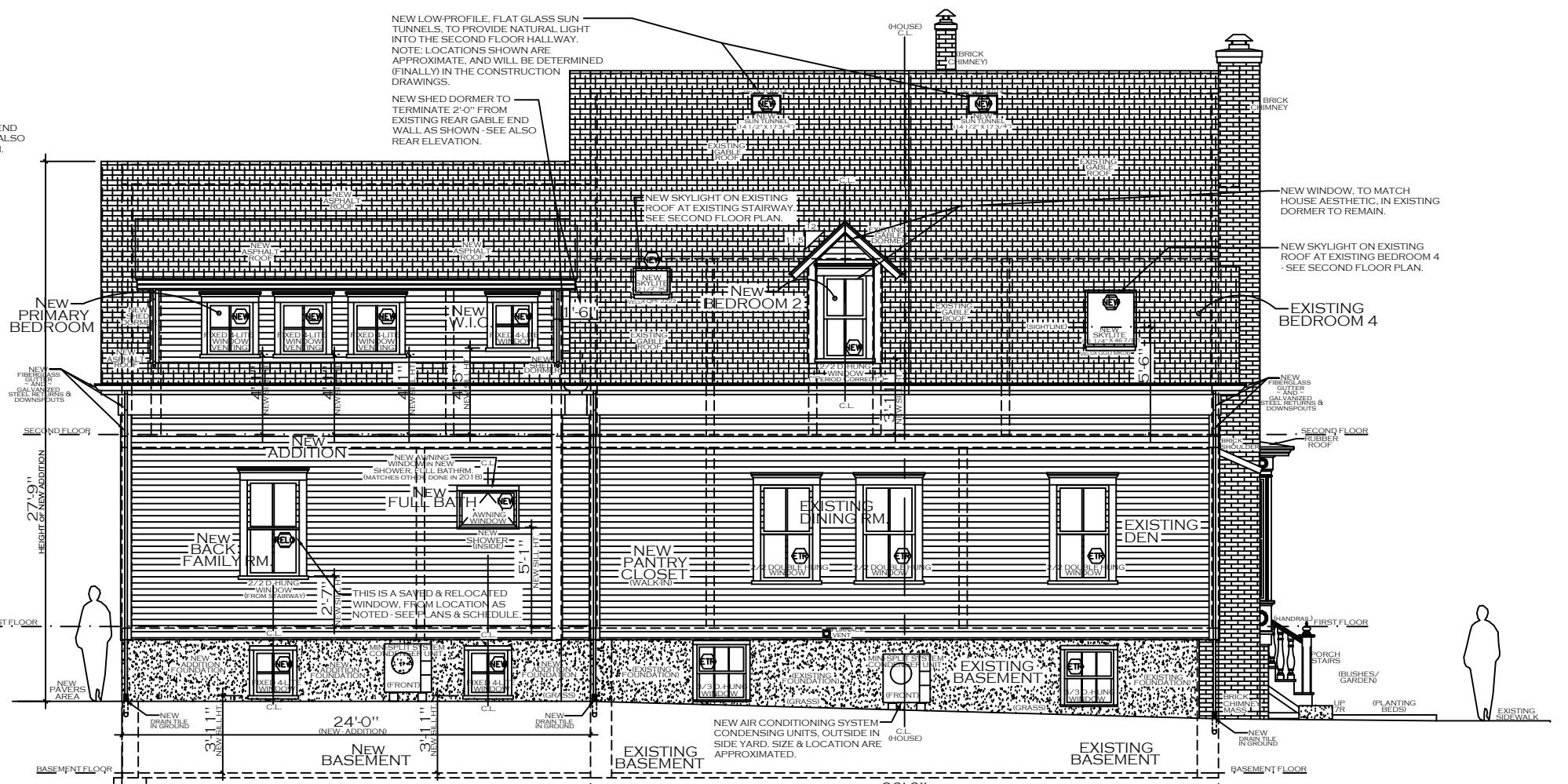


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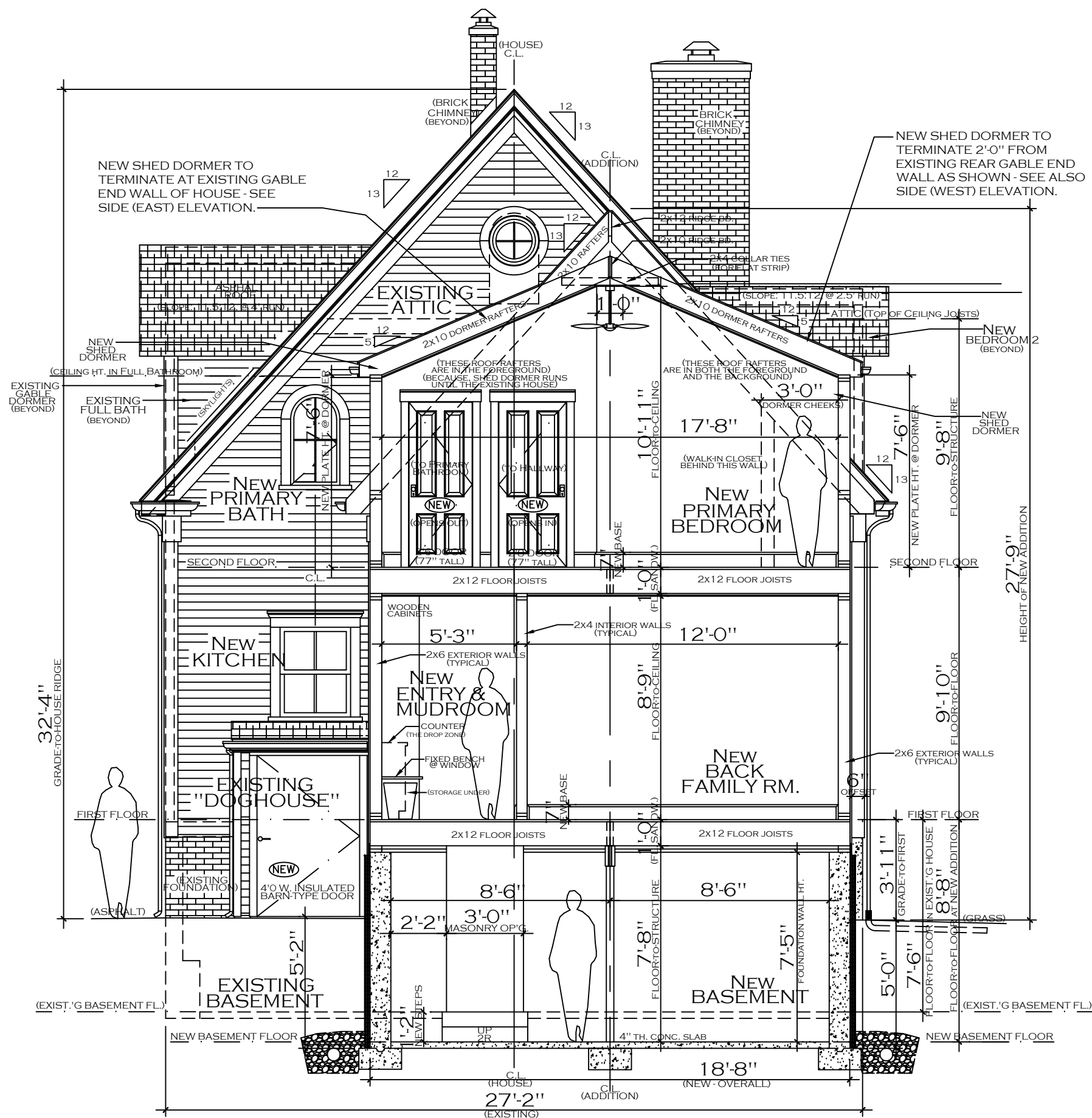
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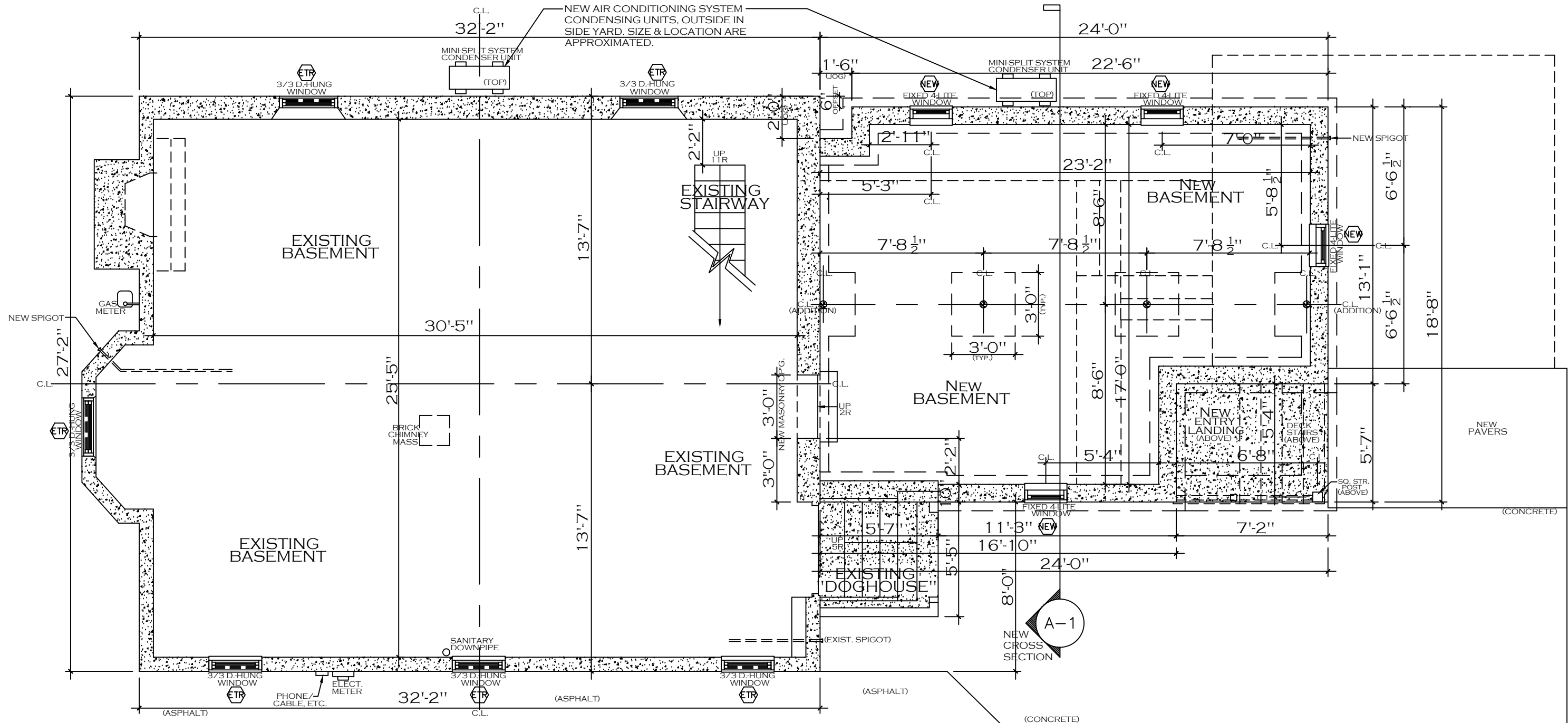
① **NEW CONSTRUCTION: REAR (North) ELEVATION**
 SCALE: 1/4" = 1'-0" 11/15/23



② **NEW CONSTRUCTION: TOTAL HOUSE SIDE (West, Yard) ELEVATION**
 SCALE: 1/4" = 1'-0" 11/15/23



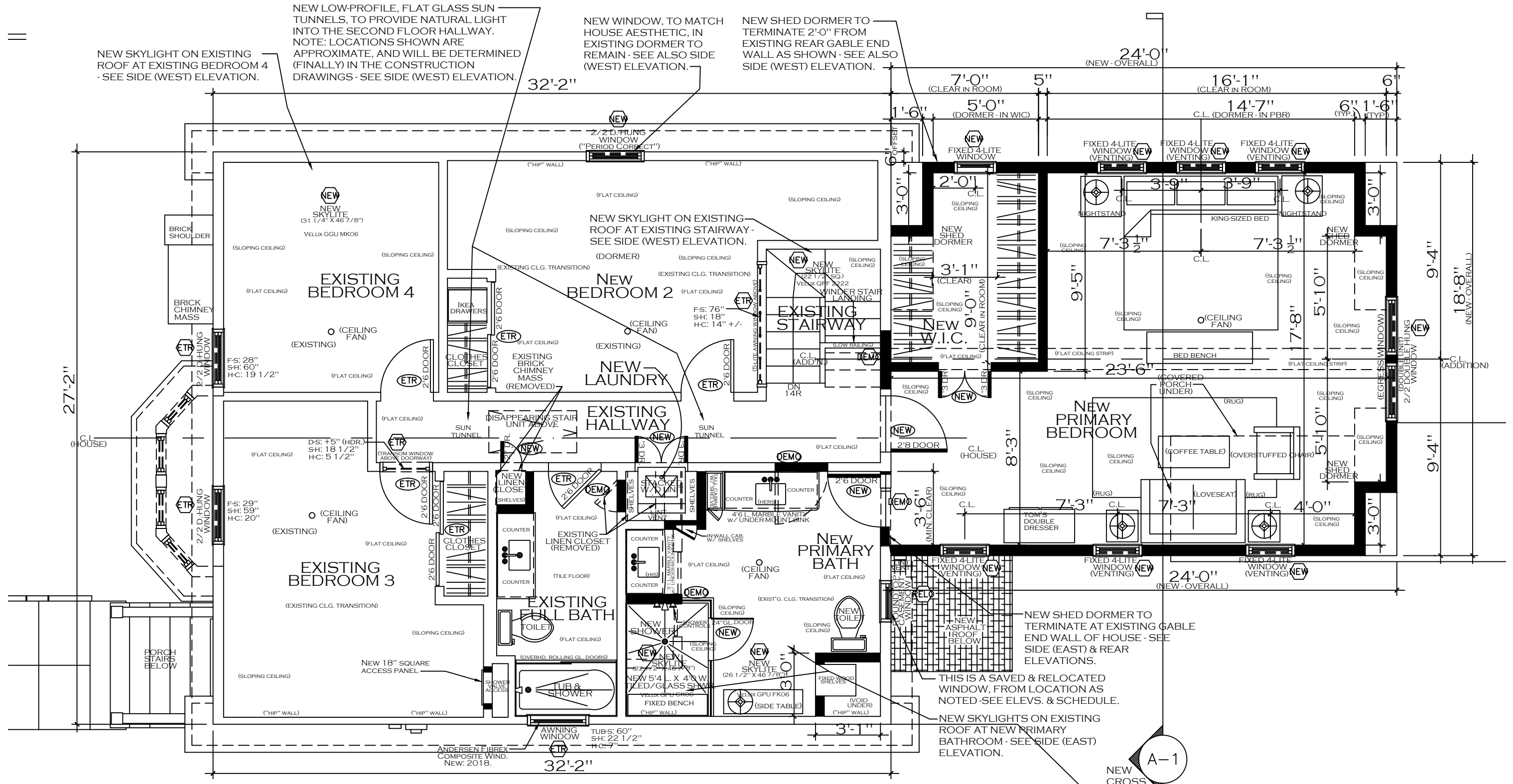
1 **NEW CONSTRUCTION: CROSS SECTION A-1**
 SCALE: 1/4" = 1'-0" 56 11/15/23



1 NEW CONSTRUCTION: TOTAL HOUSE BASEMENT/FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

11/15/23

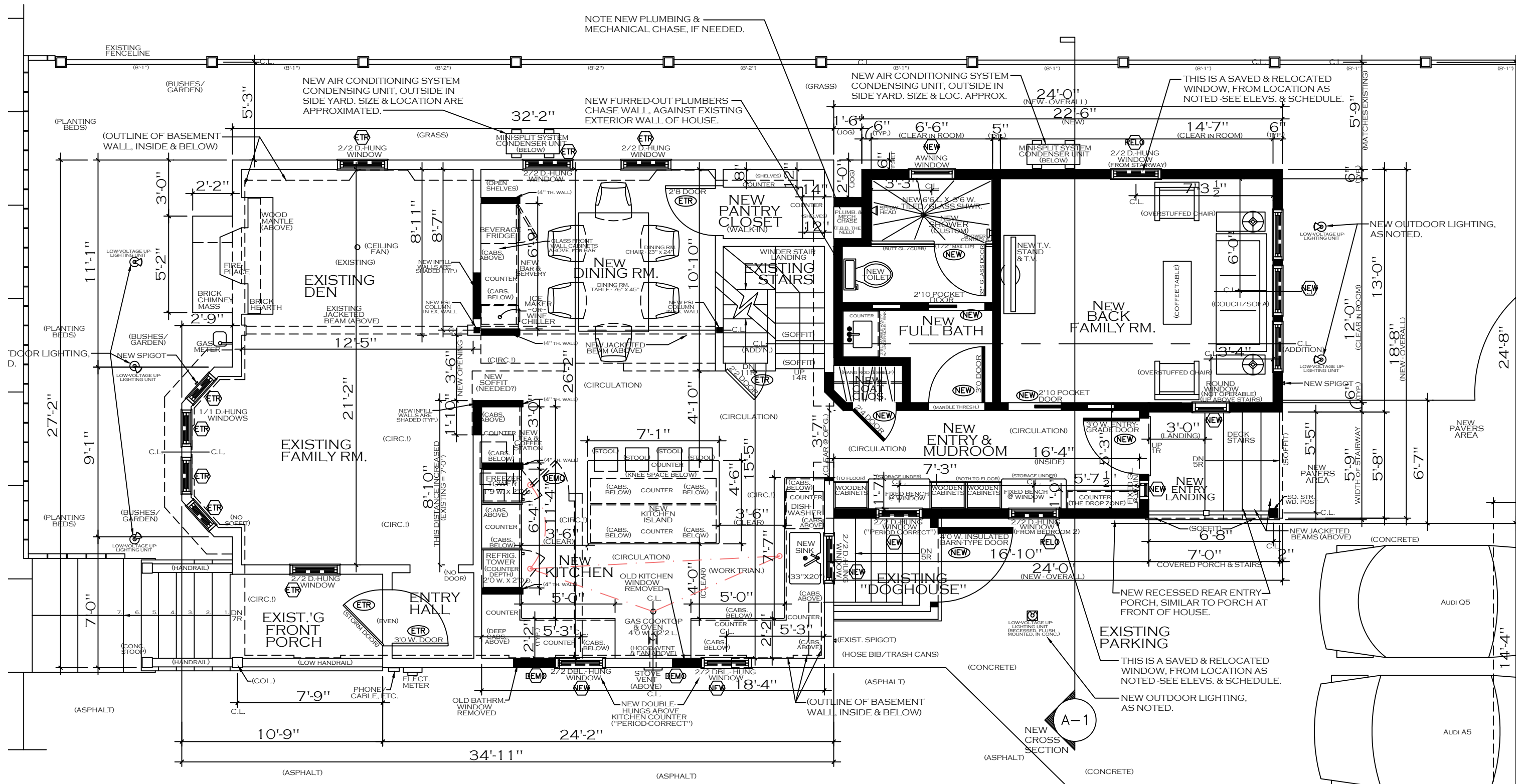




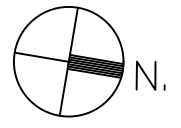
1 NEW CONSTRUCTION: TOTAL HOUSE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

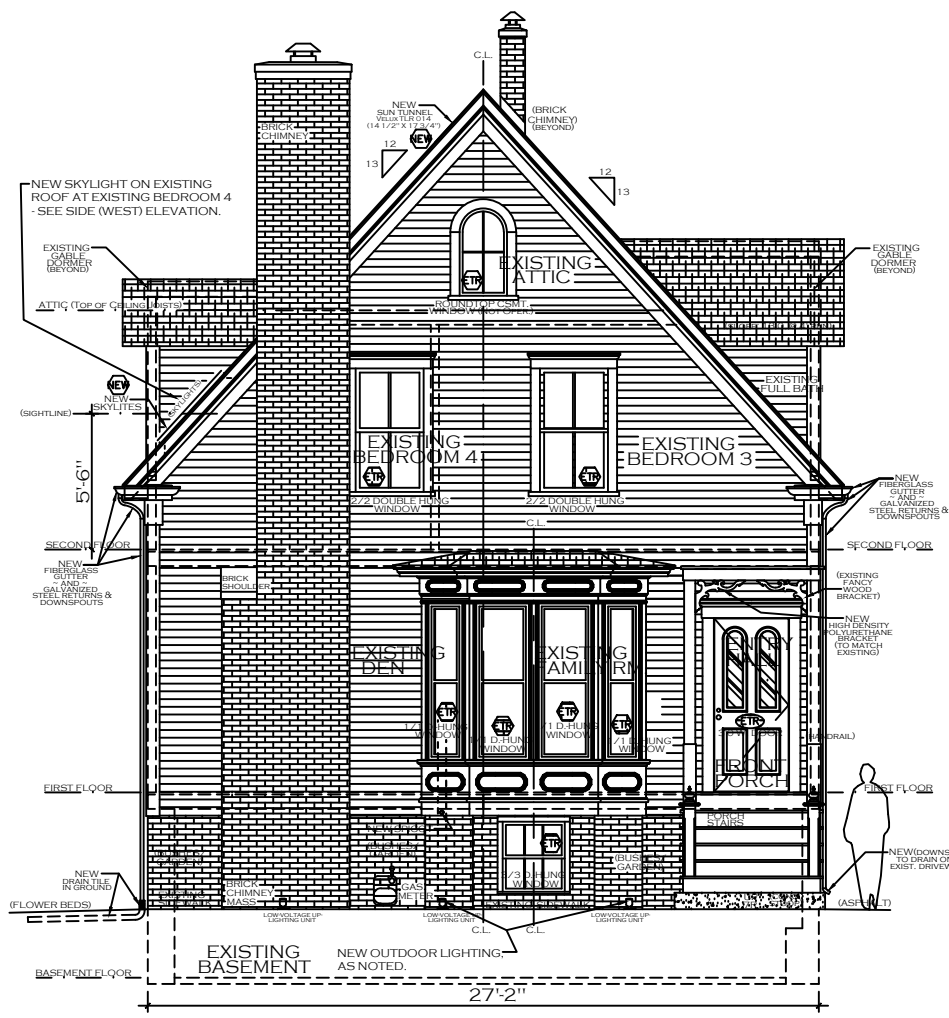
11/15/23



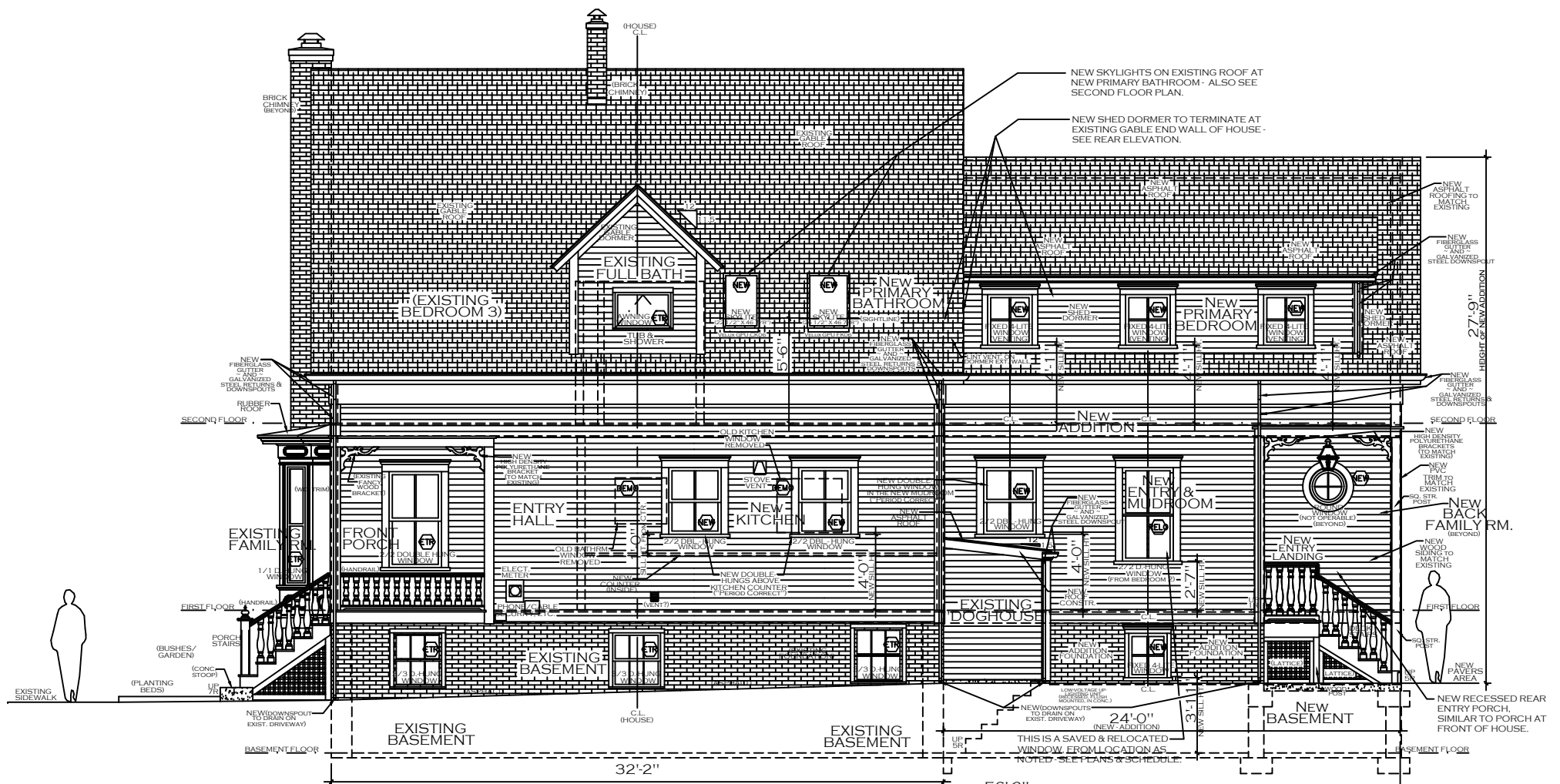


1 **NEW CONSTRUCTION: TOTAL HOUSE FIRST FLOOR PLAN**
 SCALE: 1/4" = 1'-0"





1 NEW CONSTRUCTION: FRONT (South) ELEVATION
 SCALE: 1/4" = 1'-0" 11/15/23



2 NEW CONSTRUCTION: TOTAL HOUSE SIDE (East, Driveway) ELEVATION
 SCALE: 1/4" = 1'-0" 11/15/23



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 31 Constitution Street, Bristol, RI, 02809

2. Plat # 14 Lot # 103

3. a. Applicant: Brendan Maguire

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

Mailing Address:

Phone: 857-261-4193

Email: brendanmaguirework@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Willie Connolly

Phone: 857-719-2012

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Replacement of windows with 6 over 6 clad wood windows of same manufacture as previously approved.

7. Property History

BERIAH BROWNING HOUSE/DIMAN PLACE c. 1824, c. 1900: In 1823 the lot for this 2-story, 5-bay, hip-roof Federal house, built of brick with sandstone lintels and sills, was purchased by Beriah Browning, merchant and mariner. The house, known as Diman Place, changed hands frequently in the 19th century, and by 1903 it had been converted to a tailor shop. Today, the recessed, semi-circular-fanlight entrance to the house is covered by a flared cast-iron hood, and modern metal railing has replaced the original cast-iron stair railing.

Brendan Maguire

Brendan Maguire

Applicant's Name – Printed

Applicant's Signature

Date: November 17, 2023

PROJECT 23-153

Historic District Commission Application for Review of Proposed Work : HDC-69



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 31 Constitution Street, Bristol, RI, 02809

2. Plat # 14 Lot # 103

3. a. Applicant: Brendan Maguire

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

Mailing Address:

Phone: 857-261-4193

Email: brendanmaguirework@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Willie Connolly

Phone: 857-719-2012

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Windows, fascia board, gutters. Replacing windows in-kind with full wood window. Auralast pine wood, double hung, matching existing grid pattern with simulated divided light. No exterior cladding - no vinyl, aluminum, fibrex, or composite, all wood on interior and exterior to match historic integrity. Repair in fascia board, replacing a portion. We will repair the vast majority of the fascia board (anything which can be repaired), however will certainly be replacing a portion of the fascia board along the western face of the building. This portion is plain missing, presumably fell off some years ago and was neglected by previous ownership (illustrated in the attached files). Installation of aluminum gutters. To my knowledge, there have never been any gutters at the property, so there is nothing to replace in-kind. Though wood or fiberglass gutters may convey a more "colonial" aesthetic, they are not original to the property, and would

constitute a greater impact on the original character. Aluminum gutters are the least disruptive option with respect to impacting the existing structure - other than not having gutters. Unfortunately, due to water penetration in the basement, we need gutters.

7. Property History

BERIAH BROWNING HOUSE/DIMAN PLACE c. 1824, c. 1900: In 1823 the lot for this 2-story, 5-bay, hip-roof Federal house, built of brick with sandstone lintels and sills, was purchased by Beriah Browning, merchant and mariner. The house, known as Diman Place, changed hands frequently in the 19th century, and by 1903 it had been converted to a tailor shop. Today, the recessed, semi-circular-fanlight entrance to the house is covered by a flared cast-iron hood, and modern metal railing has replaced the original cast-iron stair railing.

Brendan Maguire

Brendan Maguire

Applicant's Name – Printed


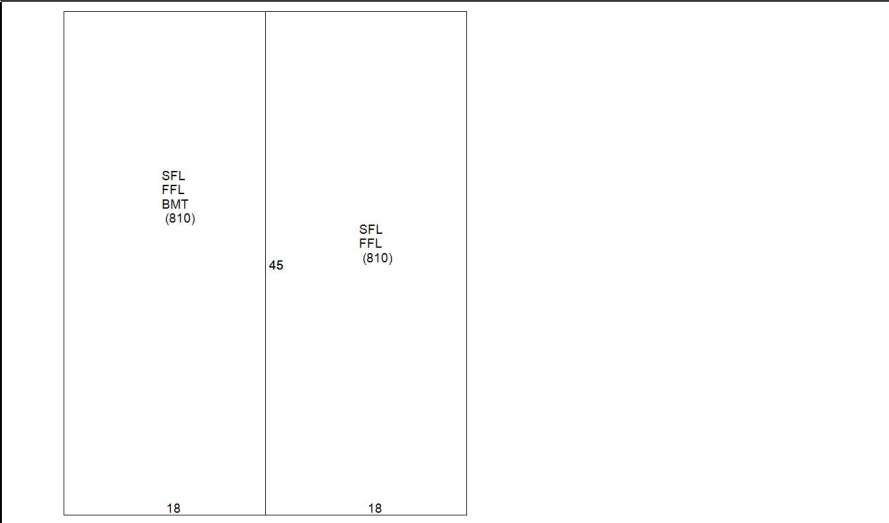
Applicant's Signature

Date: October 17, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR		
LOCATION: 31 CONSTITUTION ST ACRES: 0.0528 PARCEL ID: 14 103 LAND USE CODE: 02 CONDO COMPLEX: OWNER: MAUIRE, BRENDAN CO - OWNER: MAILING ADDRESS: 129 WHEELER ST ZONING: R-6 PATRIOT ACCOUNT #: 898	BUILDING STYLE: 4 Family UNITS: 1 YEAR BUILT: 1810 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Hip ROOF COVER: Asphalt Shin		
	BUILDING INTERIOR		
<th data-bbox="82 674 966 714">SALE INFORMATION</th> <td data-bbox="966 554 1523 1316"> INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 12 # OF BEDROOMS: 4 # OF FULL BATHS: 4 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 4 # OF FIREPLACES: 3 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 12 # OF BEDROOMS: 4 # OF FULL BATHS: 4 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 4 # OF FIREPLACES: 3 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0	
<th data-bbox="82 915 966 955">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1316 1523 1356"> <th data-bbox="966 1316 1523 1356">PHOTO</th> </td>	PRINCIPAL BUILDING AREAS	<th data-bbox="966 1316 1523 1356">PHOTO</th>	PHOTO
GROSS BUILDING AREA: 4050 FINISHED BUILDING AREA: 3240 BASEMENT AREA: 810 # OF PRINCIPAL BUILDINGS: 1			
<th data-bbox="82 1119 966 1159">ASSESSED VALUES</th> <td data-bbox="966 1356 1523 1875"></td>	ASSESSED VALUES		
LAND: \$170,200 YARD: \$0 BUILDING: \$357,300 TOTAL: \$527,500			
<th data-bbox="82 1316 966 1356">SKETCH</th> <td data-bbox="966 1356 1523 1875"></td>	SKETCH		
			



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200 foot Abutters List Report

Bristol, RI
October 17, 2023

Subject Property:

Parcel Number: 14-103
CAMA Number: 14-103
Property Address: 31 CONSTITUTION ST

Mailing Address: MAUIRE, BRENDAN
129 WHEELER ST
REHOBOTH, MA 02769

Abutters:

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

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

Parcel Number: 10-47
CAMA Number: 10-47
Property Address: 281 HOPE ST

Mailing Address: STEWART, GORDON & BENITZ, MAIJA
TE
281 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-51
CAMA Number: 10-51
Property Address: 295 HOPE ST

Mailing Address: RAMOS, MICHAEL A PAULA
289 HOPE ST #1
BRISTOL, RI 02809-2016

Parcel Number: 10-52
CAMA Number: 10-52
Property Address: 275 HOPE ST

Mailing Address: NATHAN, RICHARD W & DE NATHAN,
ILSI ARREAZA TE
C/O WASHINGTON TRUST 23 BROAD ST
WESTERLY, RI 02891-1879

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: 10-74
CAMA Number: 10-74
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-75
CAMA Number: 10-75
Property Address: 315 HOPE ST

Mailing Address: BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-78
CAMA Number: 10-78
Property Address: 301 HOPE ST

Mailing Address: 301 HOPE STREET, LLC
P.O. BOX 903
BRISTOL, RI 02809

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

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



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200 foot Abutters List Report

Bristol, RI
October 17, 2023

Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-100 CAMA Number: 14-100 Property Address: 45 CONSTITUTION ST	Mailing Address: ROBERT W GLANVILLE REV TRUST 45 CONSTITUTION ST BRISTOL, RI 02809-2120
Parcel Number: 14-101 CAMA Number: 14-101 Property Address: 41 CONSTITUTION ST	Mailing Address: AVESON, STEVEN B & AVESON, KAREN WHITLA TE 42 LINCOLN ST MEDWAY, MA 02053
Parcel Number: 14-102 CAMA Number: 14-102 Property Address: 290 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-111 CAMA Number: 14-111 Property Address: 35 CONSTITUTION ST	Mailing Address: TAVARES FAMILY TRUST & MORAN, A. & PASQUAL, THOMAS & JOANN TRUSTEES 35 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-116 CAMA Number: 14-116 Property Address: 278 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-119 CAMA Number: 14-119 Property Address: 12 MILK ST	Mailing Address: FEINSTEIN, CAROL M 22 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-87 CAMA Number: 14-87 Property Address: 314 HOPE ST	Mailing Address: SAFE WAY REALTY, LLC C/O STEPHEN COELHO PO BOX 210 BRISTOL, RI 02809
Parcel Number: 14-88 CAMA Number: 14-88 Property Address: 300 HOPE ST	Mailing Address: WIRSA BRISTOL, LLC 2 MEADOW CIRCLE BARRINGTON, RI 02806
Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST	Mailing Address: 48 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST	Mailing Address: SLOCUM, RICHARD WILLIAMS III JILL MORSE TRST & RICHARD WILL 3 VALE CT AMHERST, NH 03031



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200 foot Abutters List Report

Bristol, RI
October 17, 2023

Parcel Number: 15-13
CAMA Number: 15-13
Property Address: 44 CONSTITUTION ST

Mailing Address: CORREIA, MANUEL A. JR FILOMENA
6 CEDARWOOD DR
RIVERSIDE, RI 02915

Parcel Number: 15-14
CAMA Number: 15-14
Property Address: 40 CONSTITUTION ST

Mailing Address: BAER, BANKARD F. ET UX RAYNE GILL
BAER
40 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 15-15
CAMA Number: 15-15
Property Address: 36 CONSTITUTION ST

Mailing Address: PARENT, CHERYL A LE CROWELL,
LISA ANN
36 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 15-16
CAMA Number: 15-16
Property Address: 262 HOPE ST

Mailing Address: DESJARDINS, MICHAEL & MELISSA ANN
TE
33 PEARL ST
BRIDGEWATER, MA 02324

Parcel Number: 15-17
CAMA Number: 15-17
Property Address: 256 HOPE ST

Mailing Address: ELMER, PHILIP W - TRUSTEE ELMER
INVESTMENT TRUST
256 HOPE ST
BRISTOL, RI 02809

Parcel Number: 15-18
CAMA Number: 15-18
Property Address: 254 HOPE ST

Mailing Address: ALESSANDRO, CANDACE H.
254 HOPE ST
BRISTOL, RI 02809

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

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



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BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 31 Constitution Street

2. Plat # 14 Lot # 103 Contributing _____ Non-Contributing _____

3. a. Applicant: Brendan Maguire

Mailing Address: 31 Constitution Street, Bristol, RI

Phone: Day 857-261-4193 Evening _____

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: William Connolly

Address: _____

Phone: Day _____ Evening _____

b. Contractor: _____

Address: _____

Phone: Day _____ Evening _____

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

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

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

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

6. Description of proposed work: Windows, fascia board, gutters. Replacing windows in-kind, with fully wood window - Auralust Pine Wood double hung, primed wood SDL. Repairing fascia board

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

(Continued): Around most of the property, replacing (in-kind)
portion along Hope Street, which is missing. Installation of aluminum
gutters - there are no existing gutters to replace Check here if
in-kind, or any knowledge of previous gutters.
continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

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

OTHER: Renderings Catalogue Cuts Specifications

Other (Identify) _____

Brendan Maguire Brendan Maguire
Applicant's Name - Printed Applicant's Signature

Date: 9/19/2023

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

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

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





**sill and
trim rot**



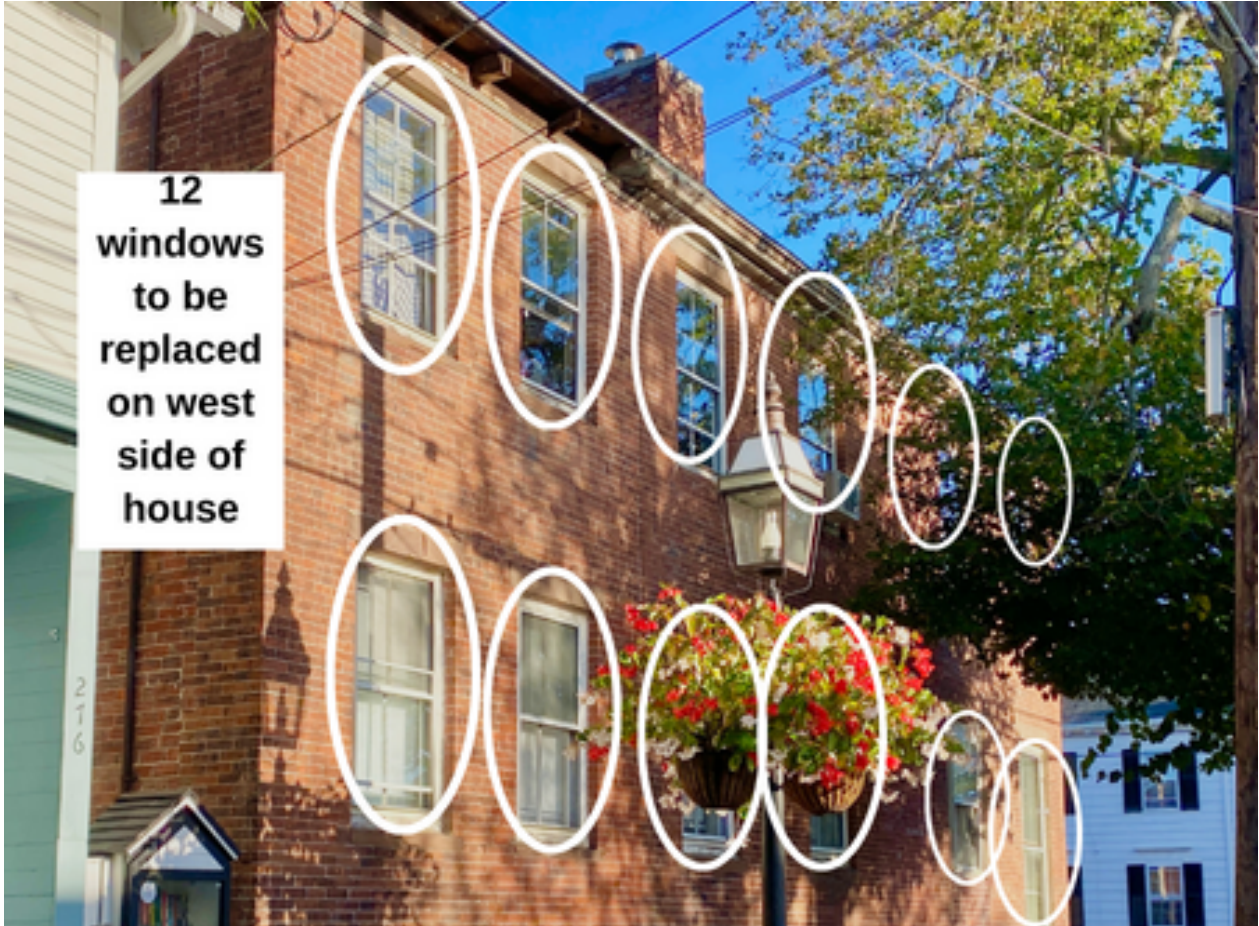


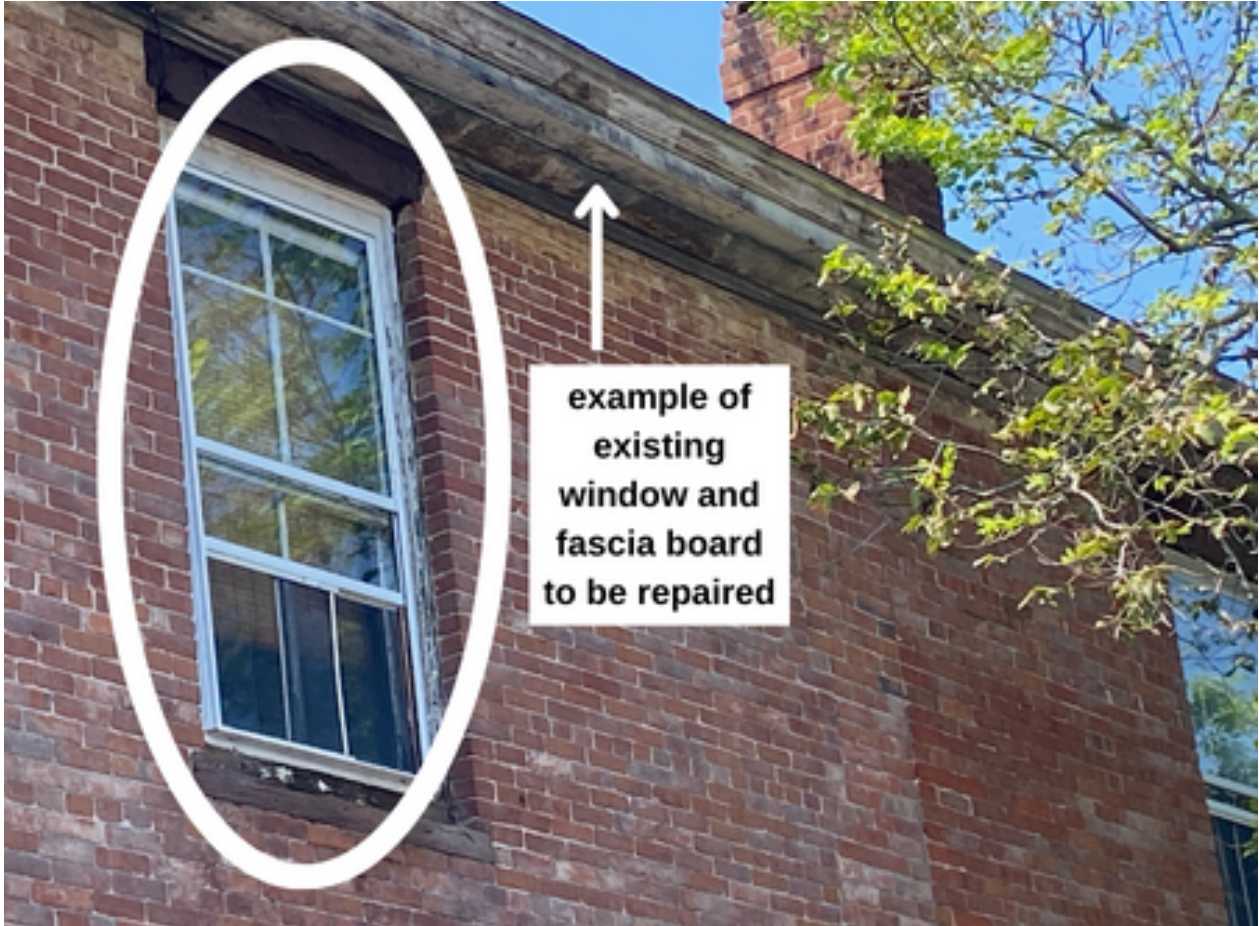
**sill and
trim rot**

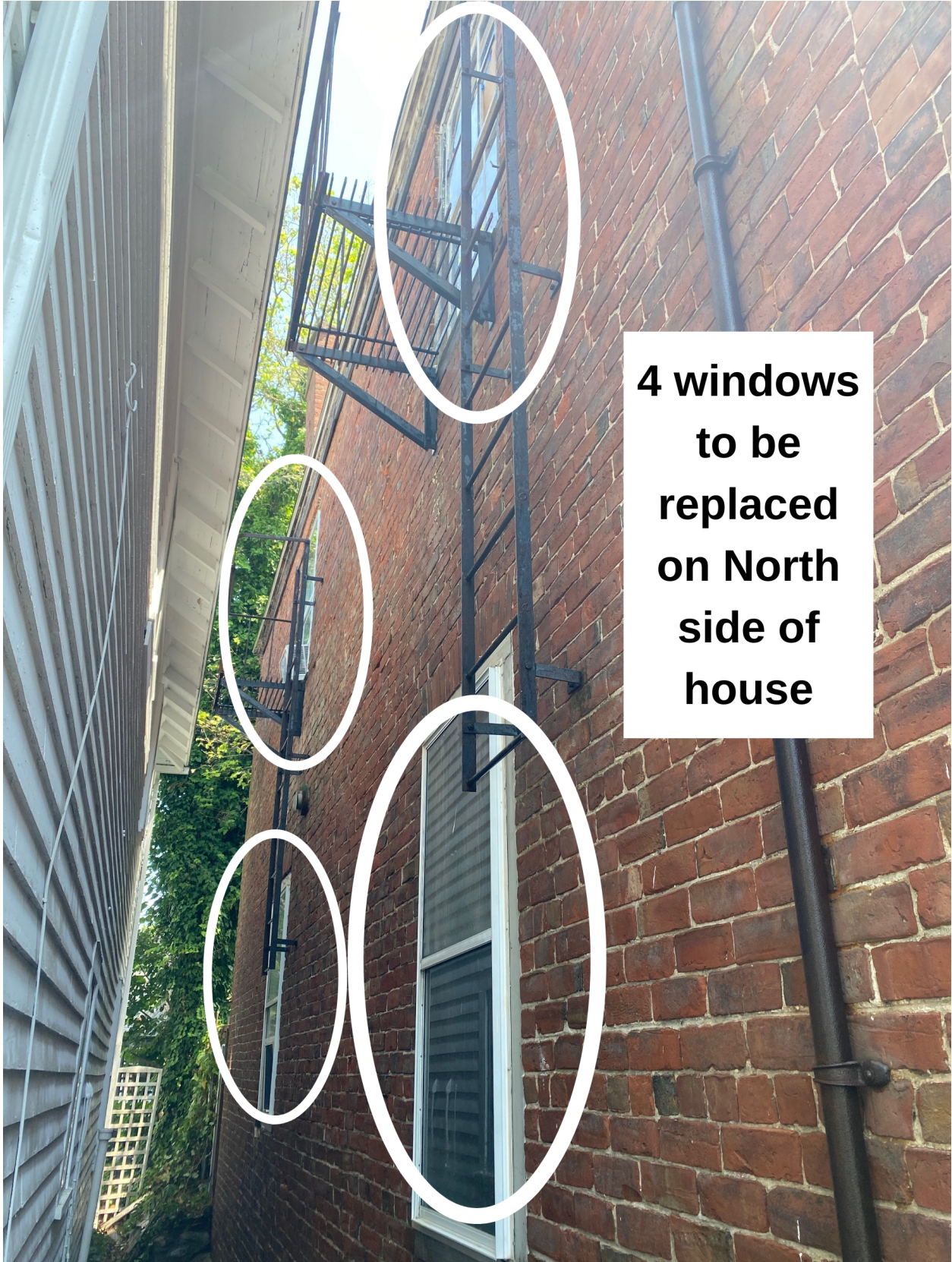




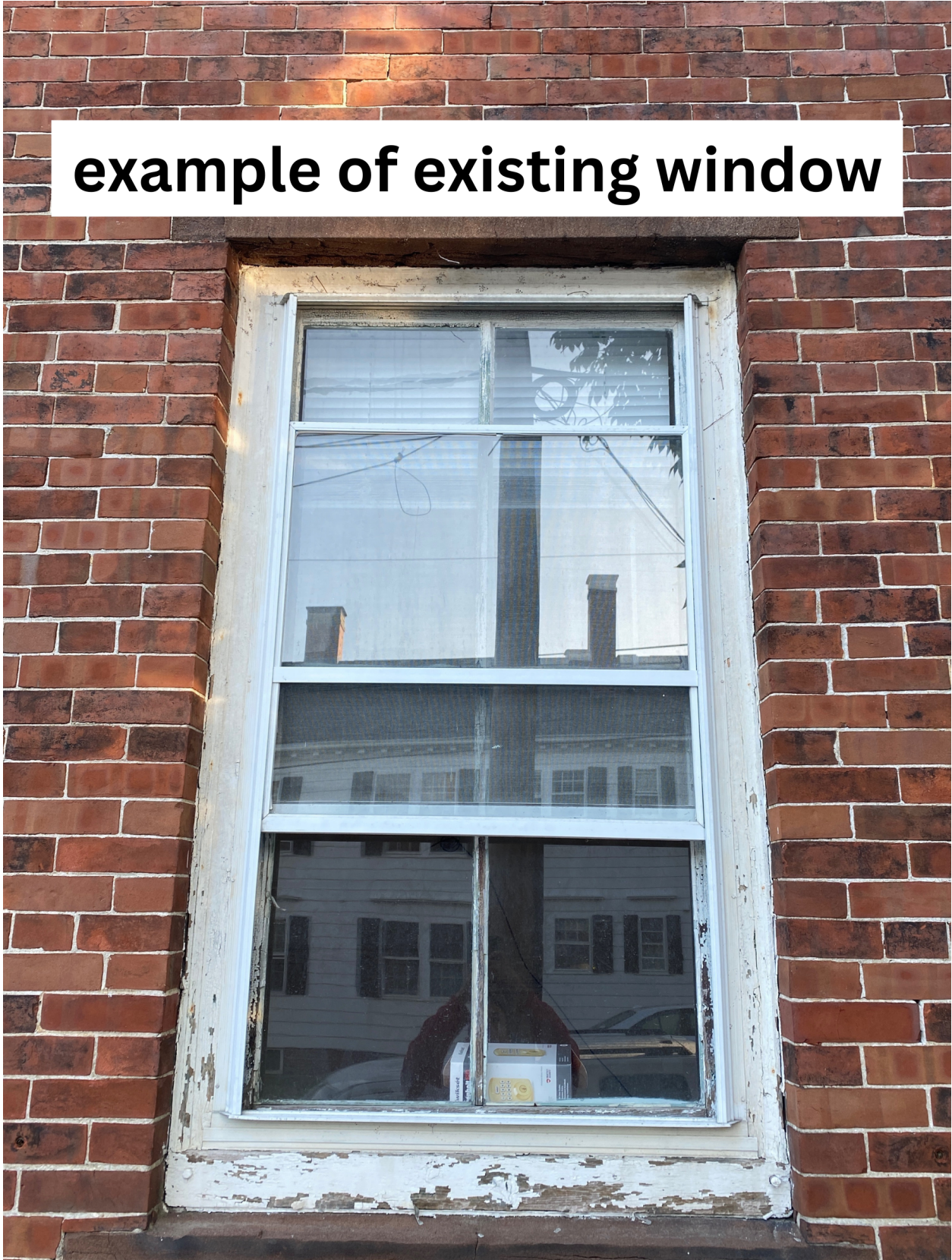








example of existing window







Eric MacIver

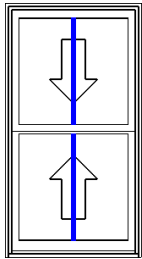
QUOTE BY : Jack Haines
SOLD TO : Brendan Maguire
 Brendan
Phone : (857) 261-4193
PO# :
Ship Via : Ground

QUOTE # : JW23080138N - Version 0
SHIP TO :
PROJECT NAME :
REFERENCE : ALL WOOD OPTION

U-Factor Weighted Average: 0.26

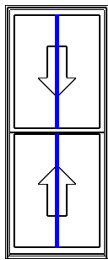
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Pocket Opening : 32 1/2 X 59 1/4	Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 32 1/2 X 59 1/4 Primed Exterior, Natural Interior, 3 1/4 Jamb, 14 Deg Sill, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.698(3/32 / 3/32), Clear Opening:28.2w, 26.3h, 5.1 sf U-Factor: 0.26, SHGC: 0.18, VLT: 0.41, CR: 48.00, CPD: JEL-N-908- 01177-00001 PEV 2023.3.0.4399/PDV 7.119 (09/06/23)NW	\$993.72	30	\$29,811.60




Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Pocket Opening : 36 1/2 X 88 1/4	Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 36 1/2 X 88 1/4 Primed Exterior, Natural Interior, 3 1/4 Jamb, 14 Deg Sill, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 40.8h, 9.1 sf U-Factor: 0.26, SHGC: 0.18, VLT: 0.41, CR: 48.00, CPD: JEL-N-908- 01177-00001 PEV 2023.3.0.4399/PDV 7.119 (09/06/23)NW	\$1,360.33	1	\$1,360.33
--------	----------------------------------	--	------------	---	------------



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Total:					\$31,171.93
MA Tax (6.2500%):					\$1,948.25
Net Total:					\$33,120.18
Total Units:					31

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



SITELINE® | POCKET DOUBLE-HUNG

WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | July 2023

TABLE OF CONTENTS

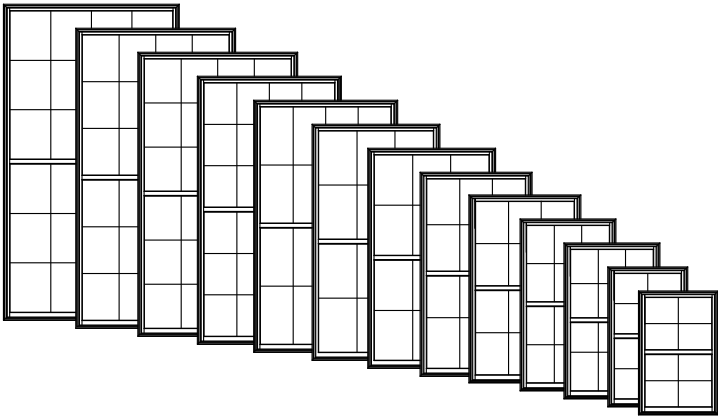
PRODUCT INFORMATION

GENERAL INFORMATION & POCKET SIZING	3
GRID PATTERNS	4
GRID, BOTTOM RAIL & GLASS STOP OPTIONS	5
CLEAR OPENING FORMULAS	6
FRAME SIZE FORMULAS	7

SECTION DETAILS

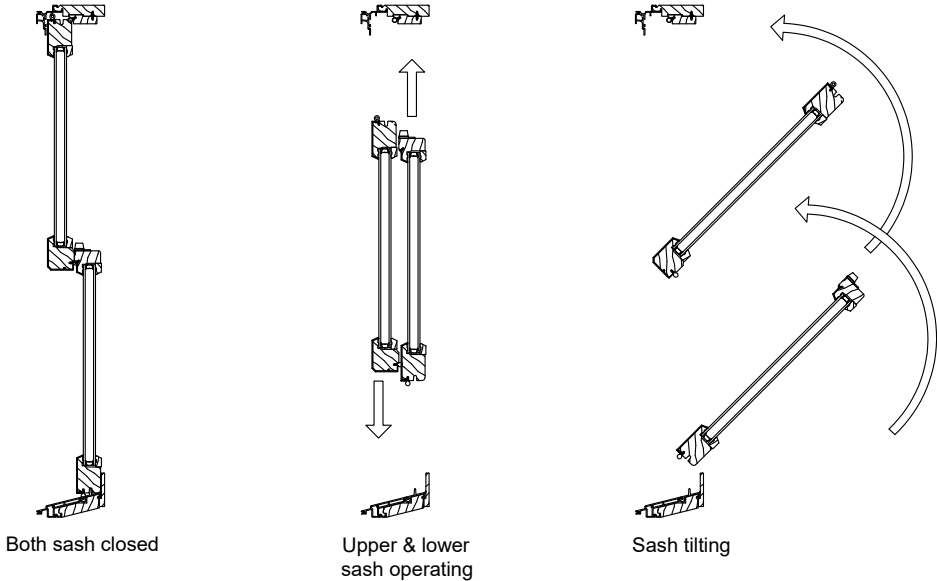
OPERATOR SECTIONS	8
STATIONARY SECTIONS	9
TRANSOM SECTIONS	10

GENERAL INFORMATION & POCKET SIZING



Dimensional Windows

Siteline® Wood Pocket Double-Hung windows may be specified as "dimensional" by adjusting the desired pocket opening width or height. Siteline® Wood Pocket Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



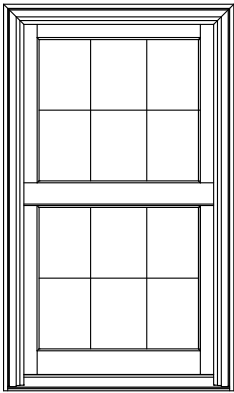
Wood Pocket Double-Hung Min/Max Sizing		
Min/Max	Rating	Width x Height
Minimum Size		
Operating	PG35/PG50	21 3/8" x 31 7/32"
Stationary & Transom	PG35/PG50	21 3/8" x 15"
Maximum Size		
Operating	PG35	45 3/8" x 91 7/32"
Operating	PG50	45 3/8" x 71 7/32"
Stationary	PG35	66 3/8" x 91 7/32"
Stationary	PG50	66 3/8" x 71 7/32"
Transom	PG50	74 3/4" x 35 7/32"

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

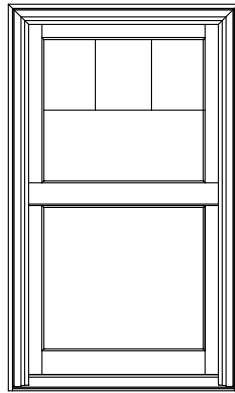
GRID PATTERNS

Siteline® Wood Pocket Double-Hung Windows are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

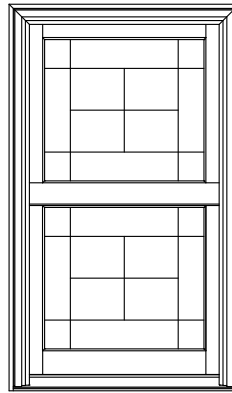
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



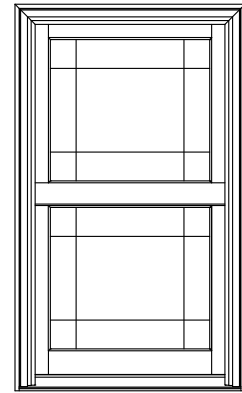
Colonial



Colonial From
Top Down



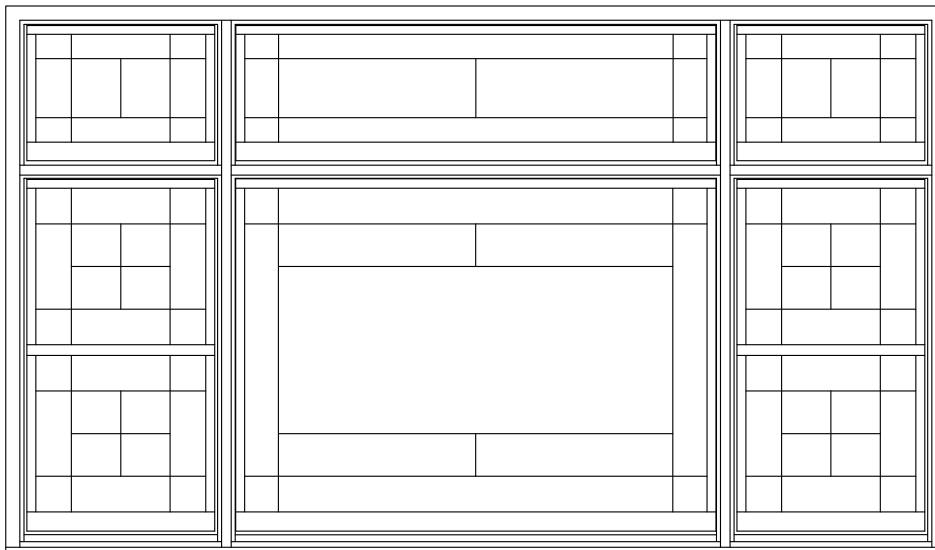
Uneven



Prairie

Bar Alignment

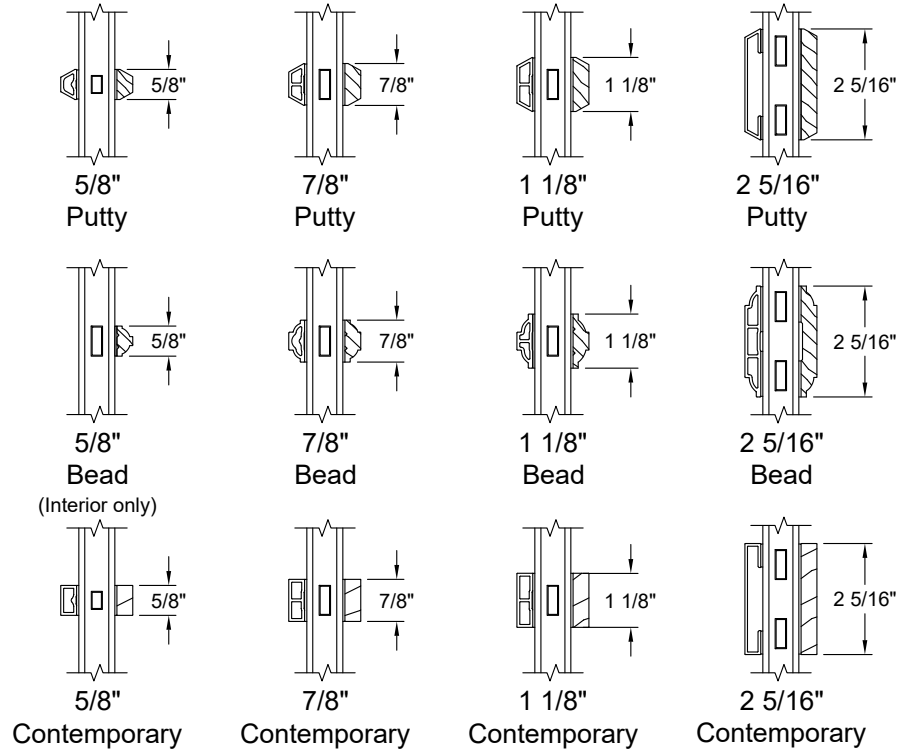
Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



GRID, BOTTOM RAIL & GLASS STOP OPTIONS

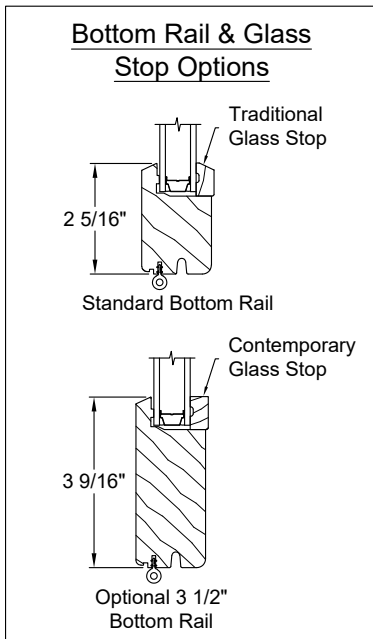
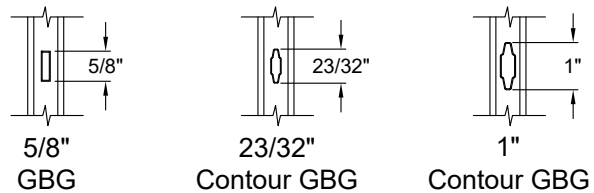
Exterior ← → Interior

SDL Options

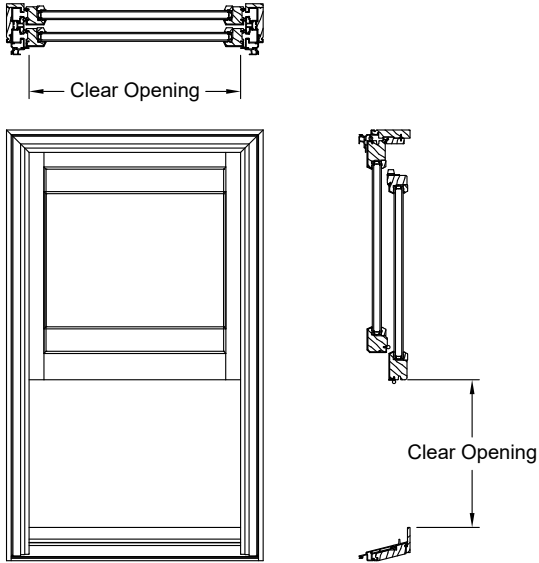


Various Combinations of the SDL Bars Shown are Available

GBG Options

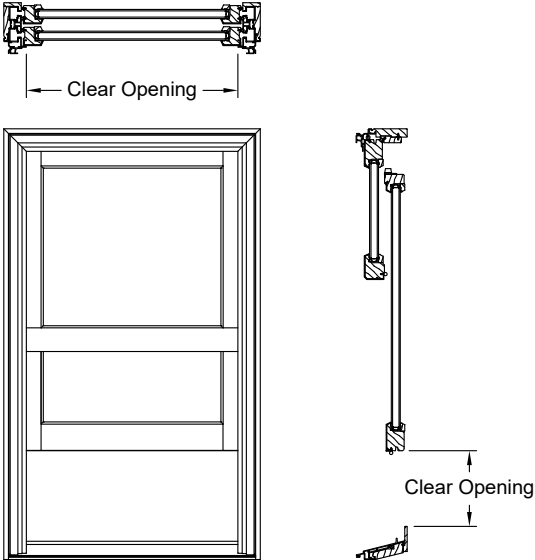


CLEAR OPENING FORMULAS



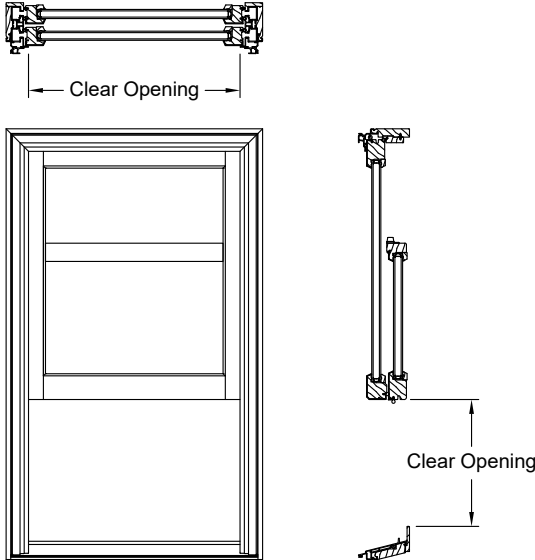
Double-Hung (Even Divide)

Width = Frame Width - 3 3/4"
 Height = (Frame Height / 2) - 3 1/8"



Cottage Double-Hung

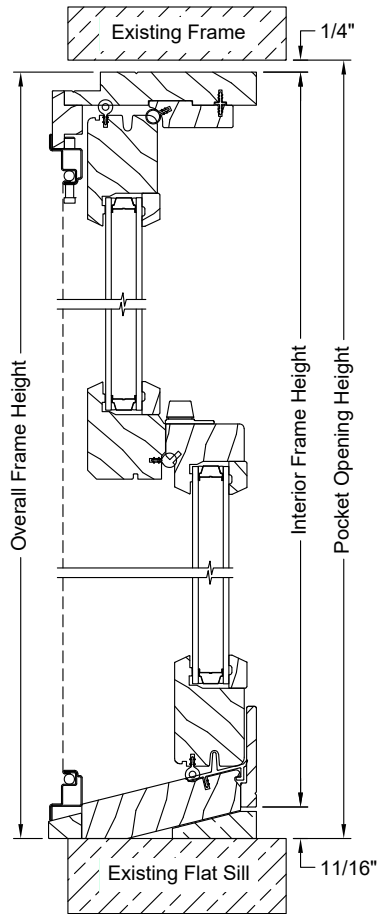
Width = Frame Width - 3 3/4"
 Height = (Frame Height / 2) - 5 25/32"



Reverse Cottage Double-Hung

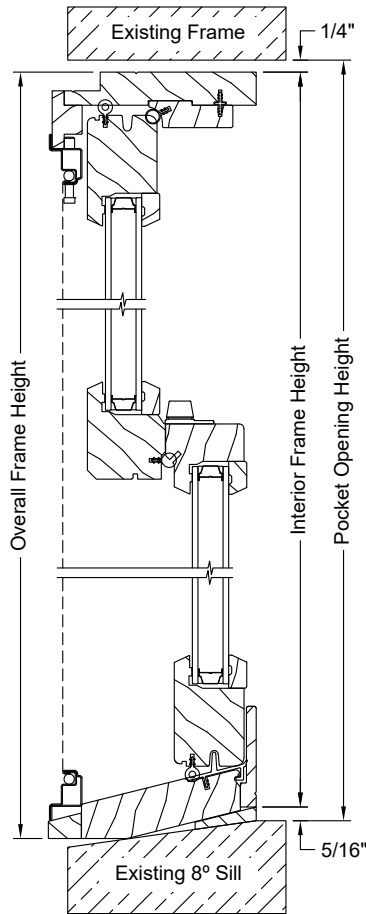
Width = Frame Width - 3 3/4"
 Height = (Frame Height / 2) - 5 5/8"

FRAME SIZE FORMULAS



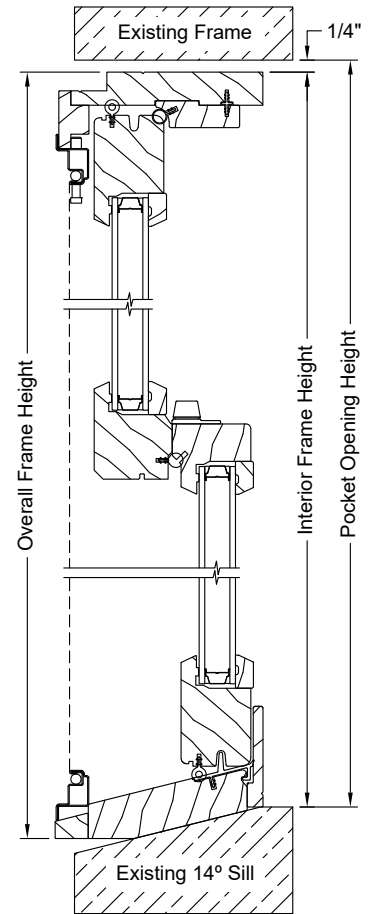
Interior Frame Size =
Pocket Opening Height - 15/16"

Overall Frame Height =
Pocket Opening Height - 1/4"



Interior Frame Size =
Pocket Opening Height - 9/16"

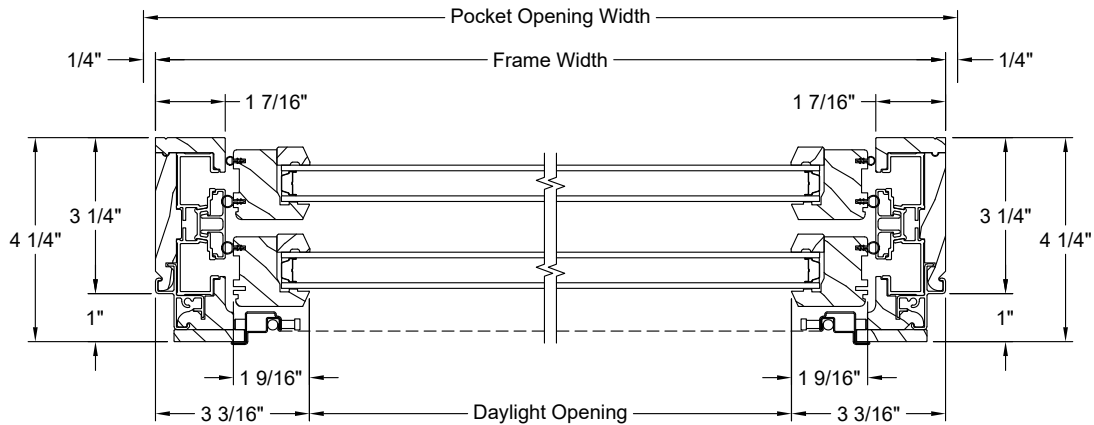
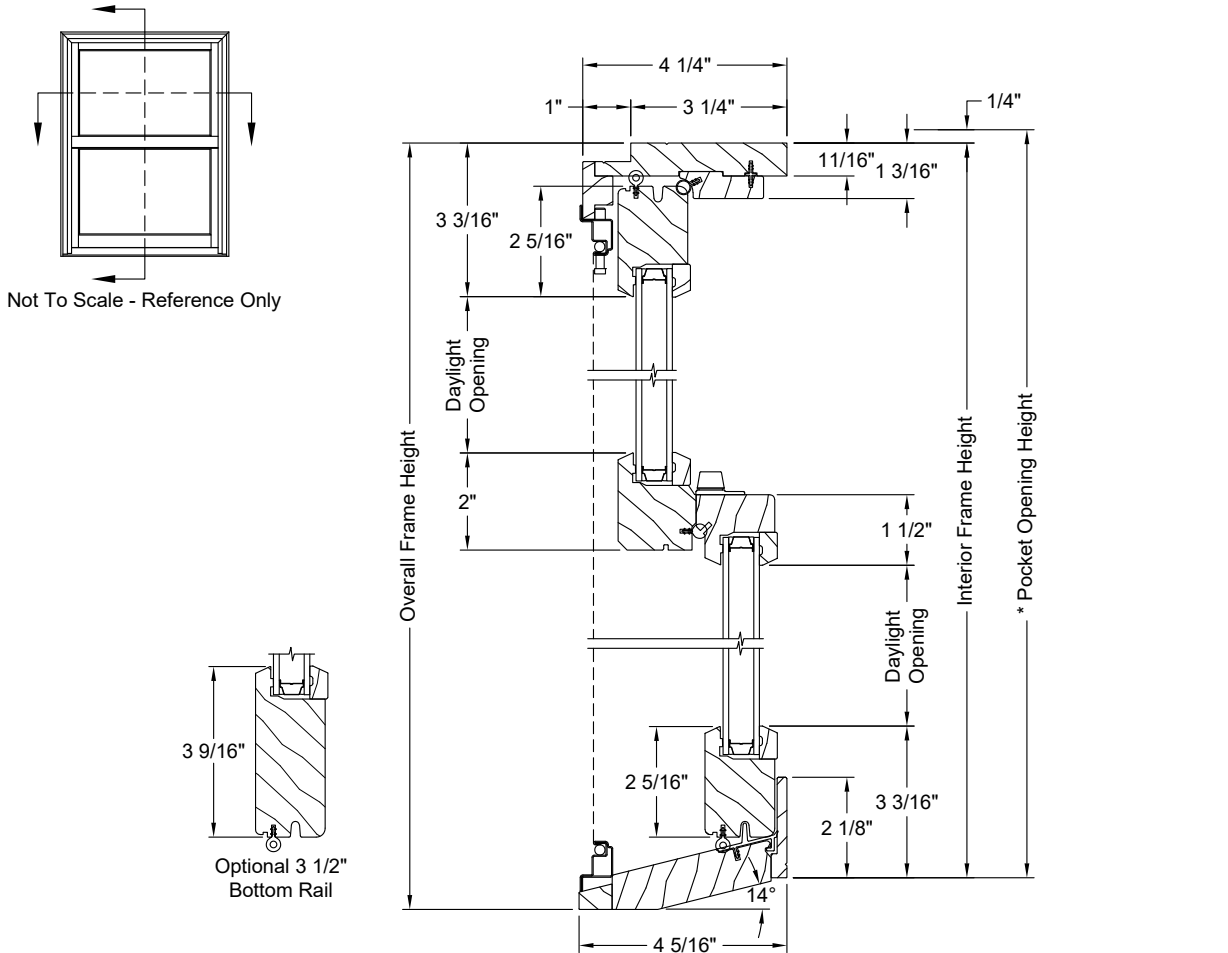
Overall Frame Height =
Pocket Opening Height + 1/8"



Interior Frame Size =
Pocket Opening Height - 1/4"

Overall Frame Height =
Pocket Opening Height + 7/16"

OPERATOR SECTIONS



* Pocket Opening height varies by existing sill slope. 14° sill is shown in this example. See page 6 for all variations.

PROJECT 23-149

Historic District Commission Application for Review of Proposed Work : HDC-65



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) State Street Dock

2. Plat # 10 Lot # 13

3. a. Applicant: Gregg Marsili

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

Mailing Address: 10 Court Street, Bristol, RI 02809

Phone: (401) 253-7000 x 703

Email: gmarsili@bristolri.gov

4. a. Architect/Draftsman: Brooke Merriam

Phone:

Email: brookemerriam40@gmail.com

b. Contractor:

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Plantings to shield view of marine fuel tank at State Street Dock.

Gregg Marsili

TOWN OF BRISTOL PROJECT

Applicant's Name – Printed

Applicant's Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: THAMES ST ACRES: 0.6026 PARCEL ID: 10 13 LAND USE CODE: 78 CONDO COMPLEX: OWNER: TOWN OF BRISTOL CO - OWNER: MAILING ADDRESS: 10 COURT ST ZONING: W PATRIOT ACCOUNT #: 532	BUILDING STYLE: UNITS: 0 YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: ROOF COVER:	
	BUILDING INTERIOR	
<th data-bbox="82 676 966 714">SALE INFORMATION</th> <td data-bbox="966 550 1523 1318"> INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 </td>	SALE INFORMATION	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
<th data-bbox="82 913 966 949">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1318 1523 1354"></td>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: FINISHED BUILDING AREA: BASEMENT AREA: # OF PRINCIPAL BUILDINGS:		
<th data-bbox="82 1113 966 1150">ASSESSED VALUES</th> <td data-bbox="966 1390 1523 1425"></td>	ASSESSED VALUES	
LAND: \$72,300 YARD: \$0 BUILDING: \$0 TOTAL: \$72,300		
SKETCH	PHOTO	
<p>NO SKETCH AVAILABLE</p>	<p>NO PHOTO AVAILABLE</p>	



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10/13/2023

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Property Information - Bristol, RI

Page 1 of 1



200 foot Abutters List Report

Bristol, RI
October 13, 2023

Subject Property:

Parcel Number: 10-13
CAMA Number: 10-13
Property Address: THAMES ST

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

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





200 foot Abutters List Report

Bristol, RI
October 13, 2023

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: 10-18 CAMA Number: 10-18 Property Address: 198 THAMES ST	Mailing Address: AZJ THAMES STREET, LLC 198 THAMES ST BRISTOL, RI 02809
Parcel Number: 10-20 CAMA Number: 10-20 Property Address: 205 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-21 CAMA Number: 10-21 Property Address: 201 THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-22 CAMA Number: 10-22 Property Address: 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



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200 foot Abutters List Report

Bristol, RI
October 13, 2023

Parcel Number: 10-3
CAMA Number: 10-3-007
Property Address: 423 HOPE ST 7G

Mailing Address: CLARK, ALLEN M & WHITNEY O TE
423 HOPE ST, UNIT G
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-008
Property Address: 423 HOPE ST 8H

Mailing Address: MACDONALD, JAMES C
423 HOPE ST, UNIT H
BRISTOL, RI 02809

Parcel Number: 10-3
CAMA Number: 10-3-010
Property Address: 423 HOPE ST 10J

Mailing Address: SCOTT, WENDELL O & PATRICIA C TE
700 MOUNTAIN AVE
WESTFIELD, NJ 07090

Parcel Number: 10-3
CAMA Number: 10-3-011
Property Address: 423 HOPE ST 11K

Mailing Address: PAGE, ROBERT W & MYRA M,
TRUSTEES PAGE FAMILY TRUST
423 HOPE ST, Unit K
BRISTOL, RI 02809

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



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200 foot Abutters List Report

Bristol, RI
October 13, 2023

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: 10-69
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: 9-50
CAMA Number: 9-50
Property Address: 267 THAMES ST

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

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: 9-64
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



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8-Burkii Eastern Red Cedar
planted 7' o.c.

40-Northwind Switch Grass

PARKING LOT

REMOVE ASPHALT AND
CREATE 3' WIDE
PLANTING BED

GAS
TANK

Item 3.
SUNFLOWER
DESIGN
LANDSCAPE TO GARD

Gas Tank Planting Plan

DATE: 10/1/23
SCALE: 1"=10'

0 10 20 FT



SCALE: 1" = 10'



BRISTOL HARBOR

100

The drawings and specifications seen here are intended for Concept and bidding purposes and cannot be construed as Stamped Architectural Drawings

HDC-70



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 203 High Street

2. Plat # 14 Lot # 54

3. a. Applicant: Scott Doughman

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

Mailing Address: 105 Buttonball Lane, Glastonbury CT 06033

Phone: (401) 580-9042

Email: caojourn@yahoo.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Home Depot USA, Inc.

Phone: 1-860-952-4112

Email: permits@gopermits.org

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Removing and replacing 8 windows, replacing like with like, no structural changes.

7. Property History

Scott Doughman

Scott Doughman

Applicant's Name – Printed

Applicant's Sign

101

Date: November 17, 2023



200 foot Abutters List Report

Bristol, RI
November 17, 2023

Subject Property:

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

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: 14-28
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
69 CHURCH ST
BRISTOL, RI 02809

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

Mailing Address: NUNES, DAVID J
81 CHESTNUT 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: 14-55
CAMA Number: 14-55
Property Address: 74 CHURCH ST

Mailing Address: NUNES, DAVID J & ANGELA M TE
81 CHESTNUT ST
BRISTOL, RI 02809

Parcel Number: 14-56
CAMA Number: 14-56
Property Address: 43 BYFIELD ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE
TORTORICE LIV TRST 11
43 BYFIELD 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



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200 foot Abutters List Report

Bristol, RI
November 17, 2023

Parcel Number: 14-58 CAMA Number: 14-58 Property Address: 39 BYFIELD ST	Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST 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: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD 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: 14-73 CAMA Number: 14-73 Property Address: 195 HIGH ST	Mailing Address: RENSEHAUSEN, BERTHA T (ESTATE) 195 HIGH ST BRISTOL, RI 02809
Parcel Number: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST	Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809
Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST	Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST	Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726
Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST	Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-89 CAMA Number: 14-89 Property Address: 189 HIGH ST	Mailing Address: DAMASKOS, JAMES C & PATTERSON, SUSAN P TE 189 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-11 CAMA Number: 19-11 Property Address: 90 CHURCH ST	Mailing Address: JAMES, LEWIS P & LISA M, TRUSTEES LEWIS P & LISA M JAMES FAMILY TRUST 90 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-116 CAMA Number: 19-116 Property Address: HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806



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200 foot Abutters List Report

Bristol, RI
November 17, 2023

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
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-16 CAMA Number: 19-16 Property Address: 202 HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES, DAVID J. 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES, DAVID J. 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-46 CAMA Number: 19-46 Property Address: 188 HIGH ST	Mailing Address: GLADUE, MARY PAULA DUPONT 188 HIGH ST. BRISTOL, RI 02809



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 203 HIGH ST ACRES: 0.0567 PARCEL ID: 14 54 LAND USE CODE: 02 CONDO COMPLEX: OWNER: ORPHANIDES, CAROL ANN TRUSTEE CO - OWNER: REVOC LIVING TRUST 12-9-2014 MAILING ADDRESS: 203 HGH ST ZONING: R-6 PATRIOT ACCOUNT #: 851	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1960 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/11/2014 BOOK & PAGE: 1782-109 SALE PRICE: 1 SALE DESCRIPTION: Family Sale SELLER: ORPHANIDES, CAROL A.	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2172 FINISHED BUILDING AREA: 1288 BASEMENT AREA: 676 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$174,100 YARD: \$0 BUILDING: \$176,800 TOTAL: \$350,900	
SKETCH	PHOTO



www.cai-tech.com

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To Whom It May Concern:

This letter will authorize the following person(s) to act as agent(s) on behalf of Home Depot U.S.A., Inc. 2455 Paces Ferry Road HSC C-11, Atlanta, GA 30339 to pull for permits and inspections with respect to the installation, maintenance and repair of windows, siding, roofing, gutters, entry doors and insulation.

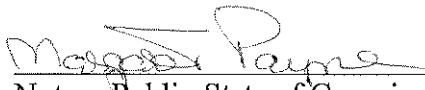
Authorized person(s):

Go Permits LLC	Jinsook Cho
Scott Doughman	Dat Tran
Glynn Norgan	David Anderson
Nick Rago	
Luis Ramos	


 Alexis Stewart
 Home Depot U.S.A., Inc.

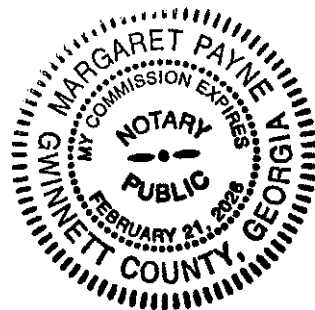
STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 24th day of March, 2022 by Alexis Stewart.


 Notary Public-State of Georgia
 Margaret Payne

(Seal)

Printed Name:
 02/21/2026
 My Commission Expires:
 Personally Known Or Produced Identification _____





Home Improvement Agreement: Page 1

Home Depot License #'s - For the most current listing visit www.Homedepot.com/LicenseNumbers

RI: Registered Residential /Commercial Contractor in Rhode Island Registration #9480

Robert Delisle

Salesperson Name

Registration # (Req. in CA,CT,ME,MD,MI,NJ,DC)

Home Depot U.S.A.,Inc.("Home Depot") or Authorized Service Provider named below will furnish, install and/or service the equipment listed below at the price, terms and conditions as outlined on this form.

1. Service Provider Contact Information

The Home Depot

Service Provider Contact Name

The Home Depot

Service Provider Company Name

(774) 275-2175

Phone #

customercancellationnortheast@homedepot.com

Service Provider Email Address

RI: Registered Residential /Commercial Contractor in Rhode Island Registration #9480

Service Provider License #(s)

2. Customer Information

orphanides

Customer Last Name

Carol

Customer First Name

New England South

Store # / Branch Name

F37146434

Customer Lead/ PO#

203 High Street

Customer Address

Bristol

City

RI

State

02809

Zip

Home Phone#

Work Phone#

(401) 580-9042

Cell Phone#

caojourn@yahoo.com

Customer Email Address

3. NOTICE OF RIGHT TO CANCEL

YOU MAY CANCEL THIS AGREEMENT WITHOUT PENALTY OR OBLIGATION BY CONTACTING THE SERVICE PROVIDER OR STORE DIRECTLY; EMAILING SERVICE PROVIDER AT:

customercancellationnortheast@homedepot.com

OR DELIVERING WRITTEN NOTICE TO HOME DEPOT AT:

908 Boston Turnpike Unit 1

Address

Shrewsbury

City

MA

State

01545

Zip

BY MIDNIGHT ON THE THIRD BUSINESS DAY AFTER SIGNING, UNLESS THE STATE SUPPLEMENT PROVIDES A DIFFERENT CANCELLATION PERIOD. THE STATE SUPPLEMENT CONTAINS A FORM TO USE IF ONE IS SPECIFICALLY PRESCRIBED BY LAW IN YOUR STATE. YOUR PAYMENT(S) WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS AFTER HOME DEPOT'S RECEIPT OF YOUR NOTICE. YOU MUST MAKE AVAILABLE FOR PICKUP BY HOME DEPOT OR SERVICE PROVIDER, AT YOUR SERVICE ADDRESS, AND IN SUBSTANTIALLY THE SAME CONDITION AS WHEN DELIVERED, ANY MERCHANDISE OR MATERIALS DELIVERED TO YOU. OR YOU MAY CONTACT HOME DEPOT FOR INSTRUCTIONS REGARDING RETURN SHIPMENT AT HOME DEPOT'S EXPENSE.

THE LAW REQUIRES THAT THE HOME DEPOT GIVE YOU A NOTICE EXPLAINING YOUR RIGHT TO CANCEL. PLEASE SIGN BELOW TO ACKNOWLEDGE THAT YOU HAVE BEEN GIVEN ORAL AND WRITTEN NOTICE OF YOUR RIGHT TO CANCEL.

Acknowledged by:

Carol Shuman
Customer's Signature

10/17/2023

Date



Home Improvement Agreement: Page 2

4. Description of Work to be Performed

A detailed description of the work to be performed is included in the paragraph entitled Scope of Work, Specification, Customer Summary Sheet, Quote Form, Estimate, Invoice or Measure which is included in this Agreement.

5. Anticipated Delivery Date / Installation Schedule

Approximate Start Date: 04/14/2024 Approximate Finish Date: 05/14/2024 All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, and delays in confirming insurance coverage of Your claim for any repair, if applicable.

6. Electronic Records Authorization

You are entitled to a paper copy of this Agreement if you choose. If you consent to an e-mailed copy, your consent applies to this Agreement and all subsequent documents and written communications related to this Agreement. By contacting your Service Provider, you may update your email address, withdraw your consent, or obtain a paper copy of the Agreement or related documents at no charge. By providing your consent and verifying your email address above, you confirm that you have access to a computer that can receive and open emails and PDF documents.

7. Contract Price and Payment Schedule

Payment of the Contract Price is due upon signing unless a different payment schedule is required by law, specified below or in a payment addendum.

Contract Price: \$ 17100.18 Includes all applicable taxes. Excludes finance charges.*
Sales Tax: \$ 0.00 (If applicable, total amount of taxes included in Contract Price)

**Maximum deposit ONLY applicable in MD, MA, ME (33%), NJ, WI (99%)*

Deposit % 25.0 Deposit Amount \$ 4275.05 Remaining Balance \$ 12825.13

8. Finance Charges

Any interest payments or other finance charges will be determined by Customer's separate cardholder or loan agreement, to which Home Depot is NOT a party, and will be in addition to Customer's payment under this Agreement. Customer is subject to the terms and conditions of the cardholder or loan agreement, as applicable. No funds should be made payable to Service Provider; however, Service Provider may collect Customer's payments made payable to Home Depot.

9. Acceptance and Authorization

By signing below, you authorize Home Depot to: (a) arrange for Service Provider to perform any Services or (b) order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. Do not sign if blank or incomplete. (Service Provider's or permitting information may need to be provided to You later.) By signing, you acknowledge that: (i) You have read, understand, and accept this Agreement in its entirety, including the General Conditions and State Supplement, if any; (ii) You are receiving a complete copy of this Agreement; (iii) all rights and interests under this Agreement are solely vested in the person listed as "Customer" above; and (iv) Electronic signatures will be deemed originals for all purposes.

X [Signature] 10/17/2023
Customer's Signature Date
X /s/ The Home Depot 10/17/2023
The Home Depot Digital Signature Date

For questions related to your installation, contact Service Provider at (774) 275-2175
For any other concerns, contact The Home Depot at 1-800-466-3337



Scope of Work

orphanides Carol New England South F37146434
 Customer Last Name Customer First Name Store # / Branch Name Lead #

Job #: (Internal Reference)	Products:	Spec Sheet(s) #:	Project Amount
F37146434	✓ Windows Entry Doors	F37146434	17100.18
	Windows Entry Doors		
	Windows Entry Doors		
	Windows Entry Doors		
	Windows Entry Doors		
		Sales Tax	0.00
		Total Contract Amount	17100.18

Notes:

Warranty:
 The warranty on the work identified above is listed in the General Terms and Conditions, or if applicable, specified in the following documents:

Warranty Name(s): 200 Series, 400 Series Windows & Patio Doors Jun 2019 - Present , 200 Series, 400 Series Windows & Patio Doors Jun 2019 - Present , Product Warranty Retractable Screens for Patiodoors 400series-200series



The Home Depot General Terms & Conditions

1. **DEFINITIONS:** “Agreement” means **(I)** the Home Improvement Agreement between You and Home Depot, **(II)** the following listed documents, and **(III)** any documents referenced in or attached to any of the following listed documents: **(a)** any Change Orders; **(b)** the State Supplement, if any; **(c)** these General Terms and Conditions (“General Conditions”); **(d)** extended installation warranty documents, if any; and **(e)** the Scope of Work. “Defect” means any Services that are found to be non-compliant with manufacturer’s installation instructions. “Home” means the real property, fixtures and any physical improvements where the Services are performed. “Services” means **(i)** the delivery and furnishing of goods, equipment, materials, and hardware; and **(ii)** any related labor and services, including without limitation, construction, consultation, fabrication, erection, installation, inspection, maintenance, repair, and testing. “Scope of Work” means a detailed description of work or Services to be performed, including, but not limited to, any quotes, schedules, invoices, specification sheets, proposals, confirmation emails or otherwise. “Service Provider” means an independent contractor, authorized by Home Depot, and its employees, agents, and subcontractors. “Work Area” means any property, buildings, or structures necessary for the staging, temporary storing and performance of the Services. “You”/“Your” means the customer identified in the Agreement
2. **HOME DEPOT’S RESPONSIBILITIES:** Home Depot or Service Provider will complete the Services in a workmanlike manner and in accordance with applicable law without causing damage to Your Home, *provided, however,* that Home Depot or Service Provider will not start or continue with any Services upon discovery of any condition at Your Home that Home Depot or Service Provider deems in its sole discretion to be hazardous, unsafe or, materially changes the Scope of Work. Unless specifically contracted to do so, neither Home Depot nor Service Provider is obligated to repair such pre-existing hazardous or unsafe conditions.
3. **ASSIGNMENT/SUBCONTRACTING:** Home Depot and Service Provider may assign this Agreement, or any right herein, or any monies due or to become due hereunder, and may delegate or subcontract any obligations or Services hereunder without Your consent. This Agreement will not be assigned by You without first receiving Home Depot’s written consent, which may be denied in Home Depot’s sole discretion.
4. **YOUR RESPONSIBILITIES:** **(a) Payment:** You agree to pay Home Depot in full for the Services pursuant to the terms of this Agreement. **(b) Safe Access:** You agree to provide Home Depot and Service Provider Safe Access to Your Home. Safe Access means safe and complete access to the Work Area, including, without limitation: **(1)** obtaining in advance of the Services consent, permission, or relief from any covenants, easements, restrictions, or other legal encumbrances affecting the Work Area; **(2)** providing the location of utilities, whether underground, concealed, overhead or visible, to Home Depot or Service Provider; **(3)** removing from the Work Area physical impediments, hazards, and building code or zoning violations that affect directly or indirectly the Work Area; **(4)** removing unsafe working conditions and hazardous materials, including environmental hazards, from the Work Area; **(5)** providing sanitary facilities to Home Depot or Service Provider convenient to the Work Area (or, alternatively, paying for the rental costs of such facilities); **(6)** providing all utilities, including without limitation, power, water, ventilation and climate control, in and for the Work Area; **(7)** removing from and protecting against minors, pets, guests and visitors in the Work Area; **(8)** keeping permits, if required, visible at all times; **(9)** disengaging, suspending or terminating any security systems protecting the Work Area; **(10)** providing adequate temporary storage space as needed for Home Depot’s or Service Provider’s performance of the Services; and **(11)** not interfering, impeding, impacting or otherwise disrupting the Work Area at any time during Home Depot’s or Service Provider’s performance of the Services. **(c) No Performance:** Services are to be performed by Home Depot or Service Provider. If You attempt to perform or assist with the Services in any way, You assume all risk for property damage and for injury to Yourself and others.



The Home Depot General Terms & Conditions

5. **MODIFICATIONS AND CHANGE ORDERS:** Without invalidating this Agreement, You may authorize Home Depot or Service Provider to perform Services beyond the scope of the Agreement (“**Change Order**”). A Change Order will be issued by Home Depot or Service Provider on behalf of Home Depot, which You may accept by signing. Upon Your signing of the Change Order, it will become part of this Agreement, subject to all of the terms of the Agreement. Change Order may also result from Home Depot or Service Provider encountering conditions at the Work Area that impact, impede or otherwise interfere with the performance of the Services, requiring an increase in cost, time, or both. Following the discovery of any conditions that impact, impede or otherwise cause the Work Area not to have Safe Access, Home Depot may immediately ask for a Change Order or discontinue the Services without further obligation to You. Home Depot may also ask for a change order in the event of errors or omissions in measurements or quantities used to determine the Contract Price. If You decline a Change Order request, You or Home Depot may terminate this Agreement.
6. **TITLE AND RISK OF LOSS:** The title to and risk of loss for any materials or goods provided to You that originate from Home Depot will pass to You when paid in full by (1) You or (2) the Service Provider as part of the Services. Title to any other materials or goods provided by Service Provider will pass to You upon completion of the Services.
7. **WARRANTY LIMITATION ON WARRANTIES AND DAMAGES:** (a) **Warranty:** Unless otherwise stated in the Agreement, Home Depot warrants for 1 year from the completion date (the “**Warranty Period**”) that all Services will: (i) be performed with good workmanship and (ii) conform to the requirements of the Agreement. During the Warranty Period and within a reasonable time after receiving notice from You of a warranty claim, Home Depot may, at its sole discretion (I) correct or replace each Defect, (II) authorize the correction or replacement of each Defect; or (III) remove each Defect and refund all or a proportional amount of the Contract Price thereof to You; *provided, however*, that all warranties are voided if (1) anyone other than Home Depot or Service Provider performs work upon or otherwise modifies any materials or Services provided under this Agreement; or (2) You fail to pay Home Depot in full as provided in this Agreement. Any warrantable corrections, replacements or repairs made in accordance with this Agreement will not extend the Warranty Period. (b) **Limitation on Warranties:** THE WARRANTIES PROVIDED IN THIS AGREEMENT ARE STRICTLY LIMITED TO THE FOREGOING EXPRESS WARRANTIES CONTAINED IN THIS PARAGRAPH IN THE WARRANTY SECTION OF THE AGREEMENT, IF ANY. YOU ACKNOWLEDGE AND AGREE THAT NO OTHER WARRANTIES ARE MADE OR GIVEN BY HOME DEPOT OR SERVICE PROVIDER, INCLUDING ANY WARRANTY FOR FITNESS OF PURPOSE, WARRANTY OF MERCHANTABILITY, OR ANY OTHER ORAL, EXPRESS OR IMPLIED WARRANTIES. HOME DEPOT'S EXPRESS WARRANTIES ARE VOIDED FOR ANY DEFECT CAUSED BY ABUSE, MISUSE, NEGLIGENCE, ACTS OF GOD, LACK OF PRESCRIBED OR STANDARD MAINTENANCE, OR IMPROPER CARE/CLEANING. ANY MANUFACTURER'S WARRANTIES PROVIDED FOR GOODS, MATERIALS, OR EQUIPMENT WILL BE PASSED THROUGH BY HOME DEPOT TO YOU, AND YOU AGREE TO LOOK SOLELY TO SUCH MANUFACTURER FOR REMEDY OF ANY DEFECT IN SUCH GOODS, MATERIALS, AND EQUIPMENT. HOME DEPOT MAY ASSIST YOU WITH WARRANTY CLAIMS AGAINST MANUFACTURERS. (c) **Limitation on Damages.** Home Depot will not be liable to YOU for indirect, incidental, special, punitive or consequential damages RESULTING FROM PERFORMANCE OF THE SERVICES, including, BUT NOT LIMITED TO, damages for lost opportunities, OR lost profits.
8. **TERMINATION:** This Agreement may be terminated by Home Depot for its convenience, and by either party for cause if the other party fails to correct a material breach within ten (10) days after receiving notice from the non-breaching party identifying the breach. In the event Home Depot terminates this Agreement because You fail to provide Safe Access to perform the Services, or if either party terminates the Agreement because You decline a Change Order request resulting from unforeseen, hazardous, or unsafe conditions or conditions that materially changes the Scope of Work, then You will pay Home Depot for Services provided through the date of termination plus any costs or expenses incurred by Home Depot or Service Provider as a result of the termination.



The Home Depot General Terms & Conditions

9. **CHOICE OF LAW; SEVERABILITY:** This Agreement will be governed by and interpreted in accordance with the laws of the State where the Project is physically located. The parties intend for the terms and conditions in the Agreement to be complementary, consistent, and enforceable under applicable laws. In the event any term or condition in the Agreement violates applicable law, such term or condition will be severed from the Agreement, but only to the extent necessary to avoid such violation, without invalidating any other terms and conditions of the Agreement.
10. **ENTIRE AGREEMENT:** This Agreement is the final, integrated, and exclusive expression of the parties' understanding, which supersedes all prior offers, orders, understandings, representations, proposals, confirmations, and negotiations between the parties, whether oral or written. No course of dealing, usage of trade, course of performance, course of conduct, or any other evidence of additional or different terms will be admissible to contradict or vary any term in the Agreement.
11. **SECURITY INTERESTS; LIENS:** If You make all payments as required under this Agreement, no security interest will be placed against Your property by Home Depot. If a security interest is placed on Your property, it creates a lien, mortgage, or other claim against Your property to secure payment and may cause a loss of Your property if You fail to pay as requested. After paying on any completed phase of the Services and before making any further payments, You should request from Home Depot or Service Provider a signed, unconditional release from, or waiver of, any right to place any claim against Your property applicable to the work then completed. You may ask an attorney about Your rights to discharge security interests.
12. **RETURNS:** Custom order merchandise (i.e., goods that are custom made, uniquely altered, colormatched, shaped, sized, or otherwise uniquely designed or fitted to the requirements of a particular space) is non-returnable, and its Contract Price cannot be refunded unless Home Depot or Service Provider **(1)** incorrectly ordered item, or **(2)** damaged item beyond repair. Special or custom order merchandise may be returned, and a refund for all or part of the Contract Price provided, in the discretion of Home Depot. Please contact The Home Depot for additional details concerning returns.
13. **AGREEMENT/SERVICE ORDER COMMUNICATION PREFERENCES:** You can visit www.homedepot.com > In-Store Special Orders at any time to access Your account for the following: **(1)** Update Your Agreement/Service Order Communication Preferences (email, text, Auto Call); **(2)** Contact Home Depot for order assistance; **(3)** View latest order status; or **(4)** Take action to schedule pickup for Your Service Orders. To **stop** any of the following communications You may visit www.homedepot.com > In-Store Special Orders to access Your account to update Your Agreement/Service Order Communication Preferences, contact The Home Depot, and take action on orders. If You signed up to receive updates about Your Agreement/Service Order(s) via: **(a) Text Message Communications**, You may receive multiple messages per order (including current and future orders) via automated technology to the mobile phone number You provided. The total number of messages received depends on the number of orders placed and order activity. Standard message and data rates apply. Not all carriers covered. You can text STOP to 97710 to stop (You will be sent a confirmation message). Call 1-877-467-2581 or 1-800-466-3337 for help; **(b) Electronic voice communications (Auto Call)**, You may receive multiple pre-recorded phone calls per order (including current and future orders) via automated technology to the phone number You provided. The total number of calls received depends on the number of orders placed and order activity. You can press 9 during a call to opt out or call 800-HOME-DEPOT for help; or **(c) Email Communications**, You may receive multiple Emails per order (including current and future orders) via automated technology to the Email address You provided. The total number of Emails received depends on the number of orders placed and order activity.
14. **LEAD PAINT:** Homes built prior to 1978 may require additional testing to determine if lead paint is present, and additional precautions if lead paint is present. You will be informed by Your Service Provider of any additional costs resulting from lead paint requirements prior to performing the Work. For additional information, visit www.epa.gov/lead/renovation-repair-and-painting-program.

Andersen Wood SPEC SHEET

Branch Name: New England South

Ship To Location:

SC: Robert Delisle

Job #: F37146434

Customer Name: Carol orphanides

Measure Tech:

Prepared By:

Date: 10/17/2023

INSTALLER:

ISM:

Page 1 of 2

SPEC SHEET #

SPR REF #

Item 4.

NEW WINDOW UNIT																																						
ITEM #	Existing Window Type		Andersen Window TYPE	Color/Finish			SC SIZE SOLD (Tip to TIP)			MEASURE TECH SIZE			FULL FRAME ONLY	DH INSERT ONLY	Frame Sash Options	Casement Handling Options			Glass OPTION	Screen (Standard is included in Base price)	Grille Options (PER SASH PRICING)										Glass OPTION	Hung LOCK OPTIONS (ST or WH included in BASE unit pricing)	Hung SASH LIFT OPTIONS	Casement Hardware OPTIONS (Traditional Folding Stone or White Option included in BASE unit pricing)		MISC LABOR OPTIONS		
	Room	Floor		Window Code	Style CODE	Exterior Color CODE	Interior Color CODE	TW Jamb Liner Color	Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)				Width	Height	MT/SM Standard Size CODE			WALL DEPTH	SILL ANGLE	Sash Split	Venting / Handing	Hinge Style	Temp CODE	Screen Options	Grid Type CODE	Exterior Grid Color	Interior Grid Color				Pattern CODE	# Bars Vert (per sash)		# Bars Horiz (per sash)	Location CODE
1	DIN E	1st	DH-ALDE R	400	DH	WH	WH		32	54	86									STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STORM
2	DIN E	1st	DH-ALDE R	400	DH	WH	WH		32	54	86									STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STORM
3	BED	1st	DH-ALDE R	400	DH	WH	WH		32	50	82									STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STORM
4	LIV	1st	DH-ALDE R	400	DH	WH	WH		32	54	86									STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STORM

BAY / BOW WINDOW															SC/Installer Notes: (include Misc. Labor, Mull Stack Options, special conditions, Use Item # to identify window/door)										MANUFACTURER NOTES: (include mulling locations, accessories, Use item # to identify window/door)				
Projection Angle: (Bay: 30° or 45°)																													
Bay Window Flankers (DH / Casement)																													
Construct Roof 1 (Yes / No)																													
1There is no guarantee that new shingles will match existing color.																													

NEW DOOR UNIT																																																					
ITEM #	Existing Door Type		Andersen Door TYPE	Color/Finish			SC SIZE SOLD (Tip to TIP)			MEASURE TECH SIZE			FULL FRAME ONLY		Grille Options (PER SASH PRICING)						Glass OPTION	Screen Option	Hinge Option	Hinged and Gliding Door Options										MULL / STACK OPTIONS		MISC LABOR OPTIONS		WINDOW & DOOR Energy Star Options		AW Trim for Radius Unit													
	Room	Floor		Door Code	Style CODE	Exterior Color CODE	Interior Color CODE	Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)	Width	Height	RO / TIP	Ext Jamb Size	Inswing Jamb Location	Grid Type CODE	PD Exterior Grid Color	PD Interior Grid Color	Pattern CODE				#Bars Vert (Per Sash)	#Bars Horiz (Per Sash)	Obscure CODE	Screen CODE	IN or OUT	# Panels	Gliding Door Venting / Handing	Hinged Door Venting / Handing	PD Assembly (200, 400, & A-Ser gliding only)	Lock HRDWR Type	Lock HRDWR Finish	Optional Keyed Lock	Mulled / Stacked	Special Notes	MISC Labor Item CODES	Northern ES? Note: Smartsun meets all other regional zones. Yes or No	Capillary tube?	Profile	Width	AW Coil/ Wraps	#of boxes	Color								

Approval _____ Print Name Carol orphanides

Title 114 wner

Andersen Wood SPEC SHEET

Branch Name: New England South

Ship To Location:

SC: Robert Delisle

Job #: F37146434

Customer Name: Carol orphanides

Measure Tech:

Prepared By:

Date: 10/17/2023

INSTALLER:

ISM:

Page 2 of 2

SPEC SHEET #

SPR REF #

Item 4.

NEW WINDOW UNIT																																										
ITEM #	Existing Window Type		Andersen Window TYPE		Color/Finish			SC SIZE SOLD (Tip to TIP)			MEASURE TECH SIZE				FULL FRAME ONLY	DH INSERT ONLY	Frame Sash Options	Casement Handling Options				Glass OPTION	Screen (Standard is included in Base price)	Grille Options (PER SASH PRICING)								Glass OPTION	Hung LOCK OPTIONS (ST or WH included in BASE unit pricing)	Hung SASH LIFT OPTIONS		Casement Hardware OPTIONS (Traditional Folding Stone or White Option included in BASE unit pricing)		MISC LABOR OPTIONS				
Location	Room	Floor	Existing Window Code	Series Type CODE	Window Style CODE	Exterior Color CODE	Interior Finish Color CODE	TW Jamb Liner Color	Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)	Width	Height	MT/SM Standard Size CODE	WALL DEPTH	SILL ANGLE	Sash Split	Venting / Handing				Hinge Style	Temp CODE	Screen Options	Grid Type CODE	Exterior Grid Color	Interior Grid Color	Pattern CODE	# Bars Vert (per sash)	# Bars Horiz (per sash)	Location CODE	#Bars Vert (Per Sash)	#Bars Horiz (Per Sash)	Location CODE	Pattern & Obscure CODE	Finish CODE	Type	Finish CODE	Type	Finish CODE	MISC Labor Item CODES
5	LIV	1st	DH-ALDER	400	DH	WH	WH			32	54	86										STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STD	WH	STORM
6	BED 1	1st	DH-ALDER	400	DH	WH	WH			32	54	86										STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STD	WH	STORM
7	OF C	1st	DH-ALDER	400	DH	WH	WH			32	54	86										STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STD	WH	STORM
8	OF C	1st	DH-ALDER	400	DH	WH	WH			32	54	86										STD		SDL	WH	WH	COLO NIAL	2, 2	1, 1	ALL					WH	STD	WH	STD	WH	STD	WH	STORM

BAY / BOW WINDOW															SC/Installer Notes: (include Misc. Labor, Mull Stack Options, special conditions, Use Item # to identify window/door)										MANUFACTURER NOTES: (include mulling locations, accessories, Use item # to identify window/door)			
Projection Angle: (Bay: 30° or 45°)																												
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ITEM #	Existing Door Type		Andersen Door TYPE		Color/Finish			SC SIZE SOLD (Tip to TIP)			MEASURE TECH SIZE				FULL FRAME ONLY		Grille Options (PER SASH PRICING)				Glass OPTION	Screen Option	Hinge Option	Hinged and Gliding Door Options								MULL / STACK OPTIONS		MISC LABOR OPTIONS		WINDOW & DOOR Energy Star Options		AW Trim for Radius Unit														
Location	Room	Floor	Existing Door Code	Series Type CODE	Style CODE	Exterior Color CODE	Interior Finish Color CODE	Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)	Width	Height	RO / TIP to TIP	Ext Jamb Size	Inswing Extension Jamb Location	Grid Type CODE	PD Exterior Grid Color	PD Interior Grid Color	Pattern CODE	#Bars Vert (Per Sash)	#Bars Horiz (Per Sash)	Obscure CODE	Screen CODE	IN or OUT	# Panels	Gliding Door Venting / Handing	Hinged Door Venting / Handing	PD Assembly (200, 400, & A-Ser gliding only)	Lock HRDWR Type	Lock HRDWR Finish	Optional Keyed Lock	Mulled / Stacked	Special Notes	MISC Labor Item CODES	Northern ES? Note: Smartsun meets all other regional zones. Yes or No	Capillary tube?	Profile	Width	AW Coil/ Wraps	#of boxes	Color										

PROJECT SPECIFICATION



Date: <u>10/17/2023</u>	Branch: <u>New England South</u>
Sales Consultant : <u>Robert Delisle</u>	CSC Phone: <u>HOME DEPOT PHONE: (877)-903-3768</u>
Sales Consultant Phone # : <u>(774) 283-3215</u>	License(s):

INSTALLATION ADDRESS: 203 High Street

Bristol RI 02809

Job #: F37146434

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
<u>Carol orphanides</u>			<u>(401) 580-9042</u>

PROJECT NAME: Windows Quote

Customer
Signature: *Carol orphanides*

Date: 10/17/2023

PROJECT SPECIFICATIONS

1	1st/DINE/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
2	1st/DINE/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
3	1st/BED/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 50, Width + Height 82, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
4	1st/LIV/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)

PROJECT SPECIFICATION



Purchaser's Name: <u>Carol orphanides</u>	Job#: <u>F37146434</u>
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PROJECT NAME: Windows Quote

PROJECT SPECIFICATIONS

5	1st/LIV/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
6	1st/BED1/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
7	1st/OFC/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
8	1st/OFC/Windows	Andersen, Tilt Wash Double Hung (Insert), White Int. Finish, White Ext. Finish, Width 32, Height 54, Width + Height 86, Glass - Standard, Sculptured - Simulated Divided Light w/ Spacer Grid, COLONIAL Pattern, Int. Grid Color, White Ext. Grid Color, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, ALL Grid Position, 1 Bar(s) Horizontal, 2 Bar(s) Vertical, Hardware Option(s) White Finish, Standard Hardware, Labor Option(s) Remove Storm Windows – Removal Only (Per Each)
Job Level and Labor Options		
8-Remove Storm Windows – Removal Only (Per Each)		





BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 14 UNION STREET

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

3. a. Applicant: LOUIS CAIBRAL

Mailing Address: 304 CHURCH POND DR TIVERTON

Phone: 774-578-5878 Email: Loe.caibral@cox.net

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

Mailing Address: _____

Phone: _____ Email: _____

4. a. Architect/Draftsman: MICHAEL POTOCKI

Address: CORNERSTONE DESIGN SERVICES 163 GAN SWANSEA

Phone: _____ Email: _____

b. Contractor: TBD

Address: _____

Phone: _____ Email: _____

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

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

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

Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: _____

FURTHER REVIEW OF CONCEPT PLAN PREVIOUSLY SUBMITTED

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

(Continued): _____

Check here if continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

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

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications
_____ Other (Identify) _____

Applicant's Name – Printed

Applicant's Signature

Date: _____

Contact Person if other than Applicant:

Name (Printed): _____

Phone: _____ Email: _____

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

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

NOTICE TO ALL APPLICANTS

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

AN APPLICATION IS NOT CONSIDERED TO BE COMPLETE WITHOUT ALL REQUIRED

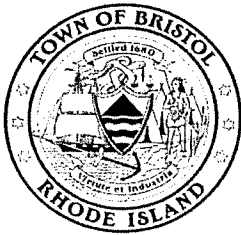
DOCUMENTATION **AND PAYMENT OF**

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

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

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

IF YOU HAVE QUESTIONS, CONTACT OUR OFFICE AT 401-253-7000 EXT. 153



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

APPLICATION FEE SCHEDULE

Please make check payable to: Town of Bristol

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

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

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

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

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

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

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

Amendment to Chapter 11
Adopted Ordinance No. 2007-37
November 21, 2007

BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION GUIDELINES FOR REVIEW OF PROPOSED WORK

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

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

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

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

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

A COMPLETE APPLICATION CONSISTS OF THE FOLLOWING:

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

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

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

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

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

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

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



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 14 UNION ST ACRES: 0.298 PARCEL ID: 15 52 LAND USE CODE: 01 CONDO COMPLEX: OWNER: CABRAL, LOUIS A & CO - OWNER: GREENWELL, JOAN F TE MAILING ADDRESS: 14 UNION ST ZONING: R-6 PATRIOT ACCOUNT #: 961	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1846 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/17/2020 BOOK & PAGE: 2030-21 SALE PRICE: 705,000 SALE DESCRIPTION: SELLER: WESTON, EDWIN J & BETTY A LE	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3456 FINISHED BUILDING AREA: 1941 BASEMENT AREA: 1186 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$258,500 YARD: \$15,700 BUILDING: \$402,700 TOTAL: \$676,900	
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.



200 foot Abutters List Report

Bristol, RI
November 21, 2023

Subject Property:

Parcel Number: 15-52
CAMA Number: 15-52
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN
F TE
14 UNION ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: BROWN, MURIEL M.
221 HOPE ST UNIT# 1
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-002
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH
MCCANN CO-TRUST
221 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-003
Property Address: 221 HOPE ST

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.
TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-004
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST
KATHLEEN LUBECK LIV TRST AGMT
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-005
Property Address: 221 HOPE ST 5

Mailing Address: KENNEDY, HOLLY P TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

Parcel Number: 11-15
CAMA Number: 11-15-006
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-007
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-008
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-009
Property Address: 221 HOPE ST

Mailing Address: PASQUAL, THOMAS A & JO-ANN
TRUSTEES
221 HOPE ST UNIT # 9
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-010
Property Address: 221 HOPE ST

Mailing Address: JORDAN, KEVIN E. LINDA S. ETUX TE
221 HOPE ST
BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
November 21, 2023

Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 30 PEABODY TERRACE CAMBRIDGE, MA 02138
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: DWYER, MARY L, TRUSTEE-MARY L DWYER TRUST 221 HOPE ST., UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W. LE MCKENNA, CAITLIN I. 221 HOPE ST, UNIT 16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE C. TE 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST 4	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



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200 foot Abutters List Report

Bristol, RI
November 21, 2023

Parcel Number: 11-16 CAMA Number: 11-16-006 Property Address: 217 HOPE ST	Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT 217 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-007 Property Address: 217 HOPE ST	Mailing Address: TUMBER, WILLIAM R. & GLENDA DEE TE 955 WEST SHORE RD, UNIT 6B ALEXANDRIA, NH 03222
Parcel Number: 11-16 CAMA Number: 11-16-008 Property Address: 217 HOPE ST	Mailing Address: HURLEY, JAMES T. 217 HOPE ST, Unit 8 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-009 Property Address: 217 HOPE ST 9	Mailing Address: BISBANO, RICHARD 688 7TH AVENUE NORTH NAPLES, FL 34102
Parcel Number: 11-16 CAMA Number: 11-16-010 Property Address: 217 HOPE ST	Mailing Address: BURSTEIN, ALEX S TRUSTEE 1304 MAINSAIL Circle Jupiter, FL 33477
Parcel Number: 11-17 CAMA Number: 11-17 Property Address: 209 HOPE ST	Mailing Address: RODRIGUES, JOYCE C 209 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-31 CAMA Number: 15-31 Property Address: 41 UNION ST	Mailing Address: MICHAELS, ANDGELA ANDRES, TRUSTEE ANGELA ANDREA MICHAELS TRUST 41 UNION ST BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, ROBERT K IRENE K TE 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: WHITE, GEORGE H TRUSTEE 224 HOPE ST BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
November 21, 2023

Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C. & 51 BRADFORD ST, Unit 1 BRISTOL, RI 02809
Parcel Number: 15-48 CAMA Number: 15-48 Property Address: 29 SUMMER ST	Mailing Address: HANSON, WADE R 29 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-49 CAMA Number: 15-49 Property Address: 25 SUMMER ST	Mailing Address: BAKER, JOHN LINDA 25 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN, GUSTAVUS J. IV TE & CATHERINE M. 23 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: BERG, KEITH N. & AMY V. TRUSTEES 19 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. ET UX CHRISTINE D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESA, JOSEPH M. & CORTELLESA, LORANINE A. & 208 HOPE ST BRISTOL, RI 02809



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200 foot Abutters List Report

Bristol, RI
November 21, 2023

Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESA, JOSEPH M. & CORTELLESA, LORRAINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-62 CAMA Number: 15-62 Property Address: 25 NOYES AVE	Mailing Address: GUILD, MITCHELL A & JUDITH TE 25 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 697 WEST END AVE, APT. 5-D NEW YORK, NY 10025
Parcel Number: 15-65 CAMA Number: 15-65 Property Address: 26 SUMMER ST	Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN MAURER JT 26 SUMMER ST. BRISTOL, RI 02809
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809

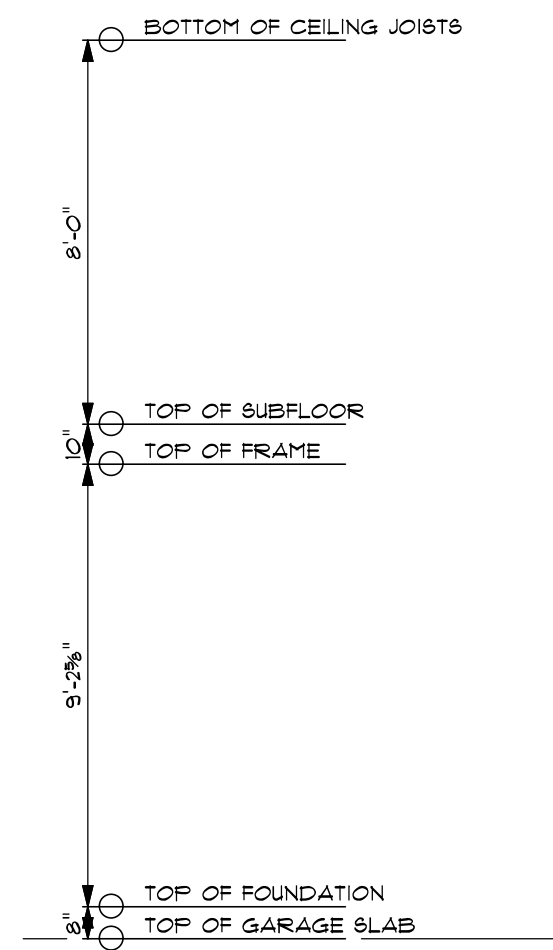


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THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.



 **NORTH ELEVATION** 1/4" = 1'-0"
UNION STREET



 **EAST ELEVATION** 1/4" = 1'-0"

REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
**14 UNION STREET
BRISTOL, RHODE ISLAND**

 163 GRAND ARMY HIGHWAY
SUANSEA, MASSACHUSETTS 02711
TEL - (508)-678-2800
FAX - (508)-678-2600
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: _____ M.POTOCKI
REVIEWED BY: _____

CSTONE PROJECT #: _____ 21503
DATE: _____ 07 NOV 23
SCALE: _____ AS NOTED

DRAWING NO. **A-1**

SHEET 1 OF 1

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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○ WEST ELEVATION 1/4" = 1'-0"



○ SOUTH ELEVATION 1/4" = 1'-0"

REVISIONS

NO.	DATE	BY	CHANGE

PROJECT: AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:

163 GRAND ARMY HIGHWAY
SUANSEA, MASSACHUSETTS 02771
TEL - (508)-678-2800
FAX - (508)-678-2800

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

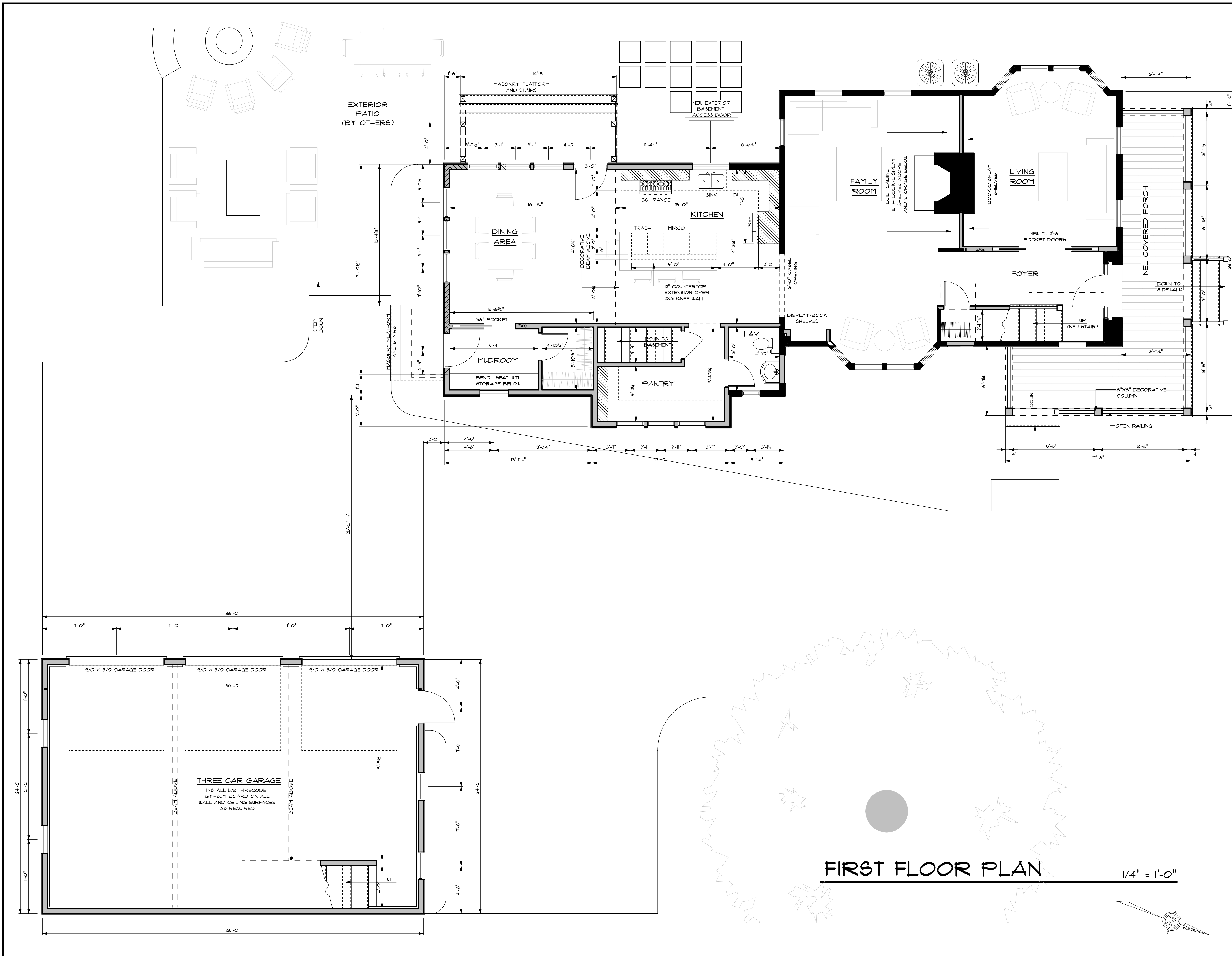
SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI
REVIEWED BY:

CSTONE PROJECT #: 21503
DATE: 07 NOV 23
SCALE: AS NOTED

DRAWING NO. **A-2**

SHEET 2 OF -



THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

163 GRAND ARMY HIGHWAY
SWANSEA, MASSACHUSETTS 02711
TEL - (508)-678-2500
FAX - (508)-678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
FIRST FLOOR PLAN

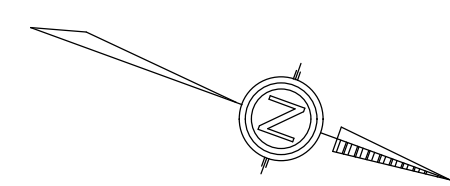
DRAWN BY: M.POTOCKI
REVIEWED BY:

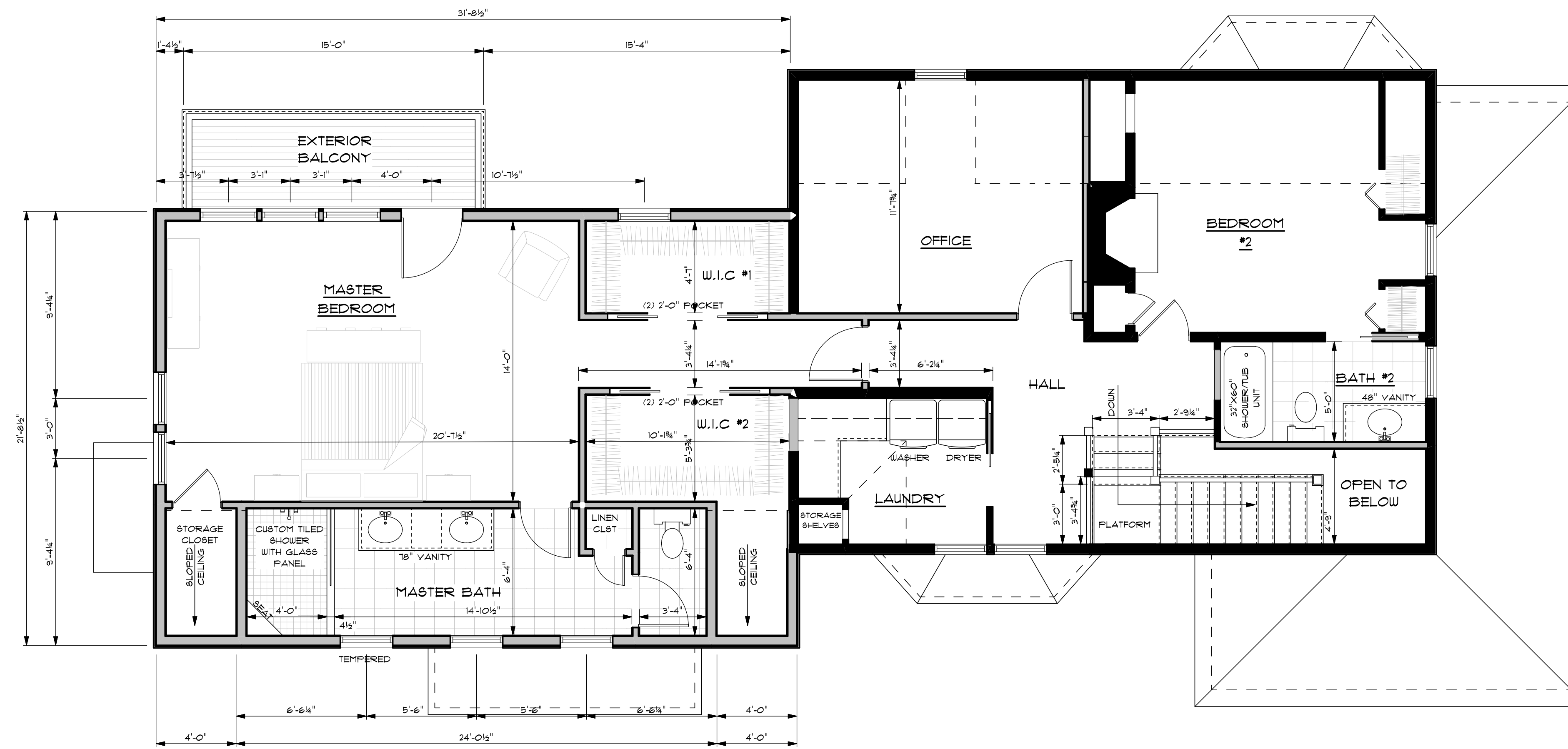
STONE PROJECT #: 21503
DATE: 01 NOV 23
SCALE: AS NOTED

DRAWING NO. **A-3**

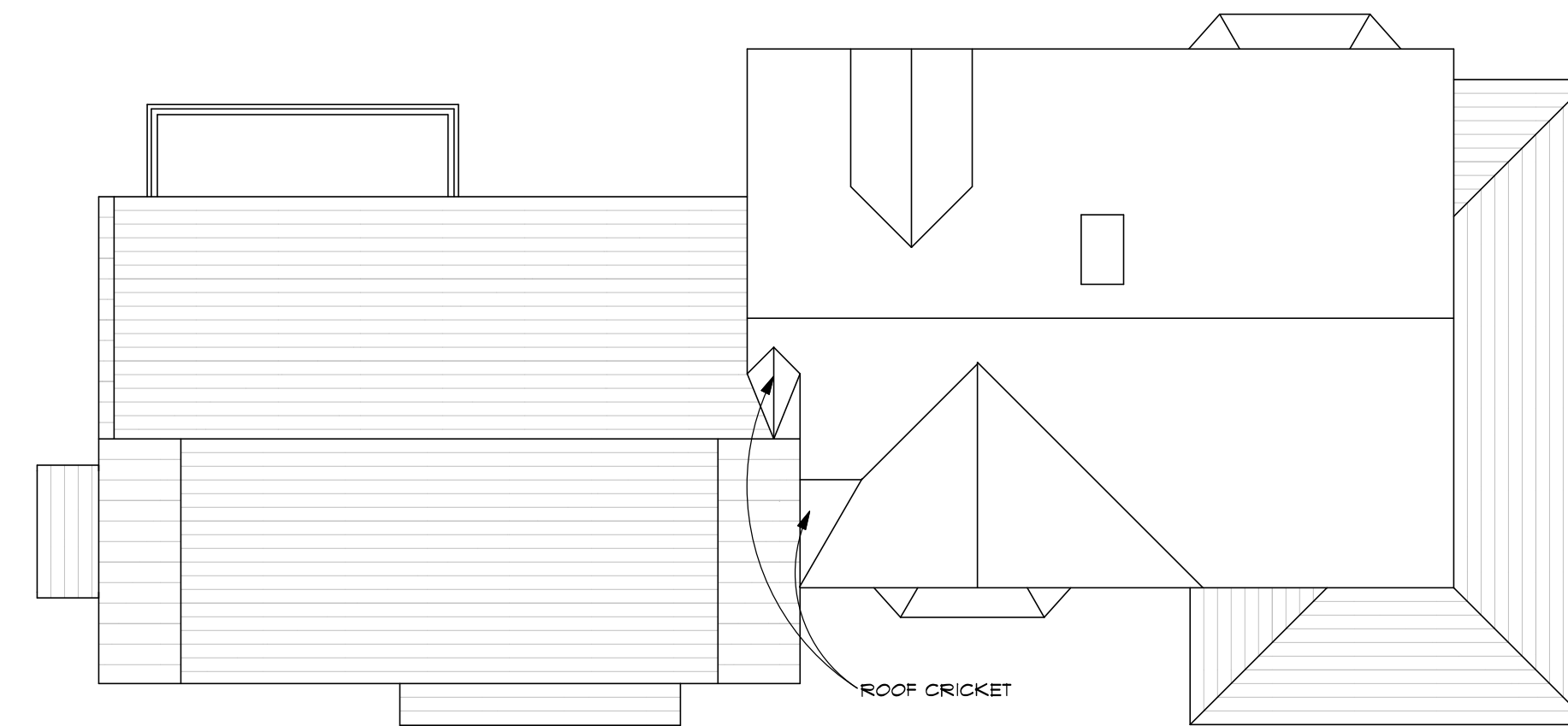
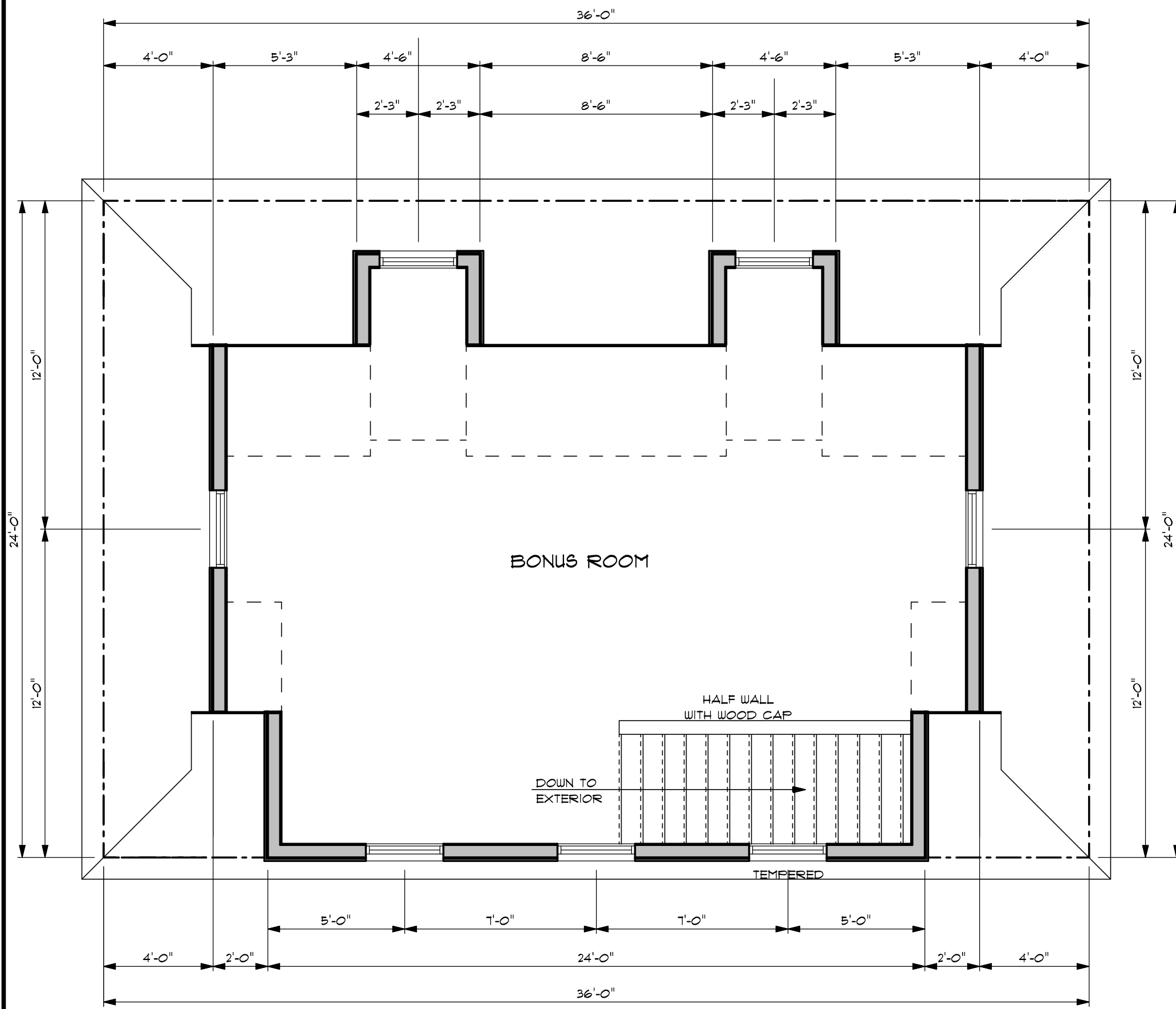
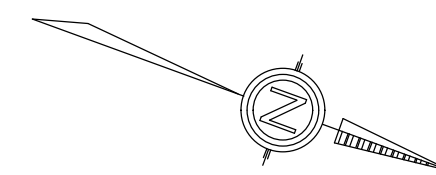
SHEET 3 OF

FIRST FLOOR PLAN 1/4" = 1'-0"



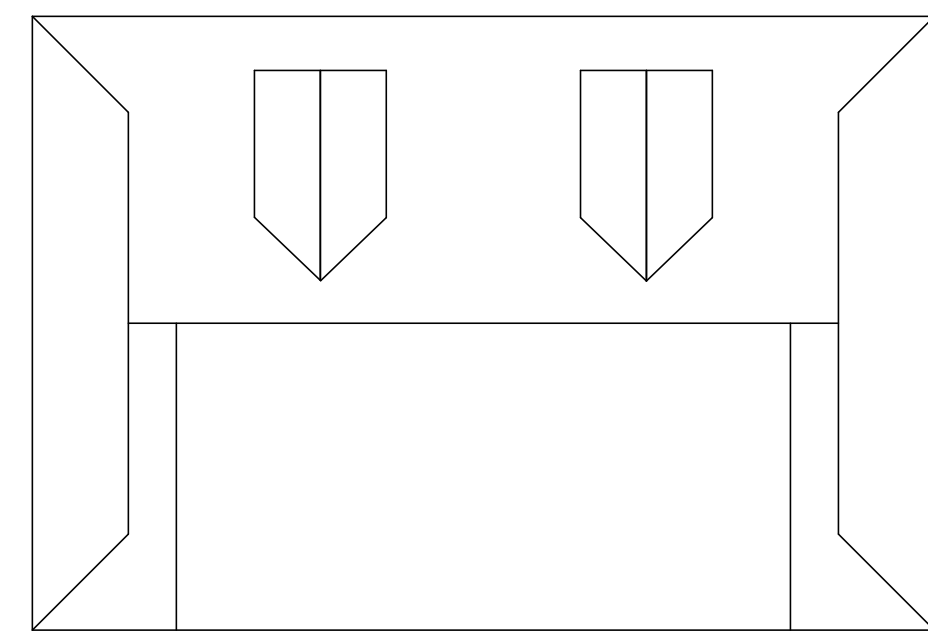


SECOND FLOOR PLAN 1/4" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING



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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:

163 GRAND ARMY HIGHWAY
 SWANSEA, MASSACHUSETTS 02711
 TEL - (508) 679-2500
 FAX - (508) 679-2600

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: M.POTOCKI
 REVIEWED BY: _____

STONE PROJECT #: 21503
 DATE: 01 NOV 23
 SCALE: AS NOTED

DRAWING NO.
A-4