



# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION MEETING**

### **Historic District Commission Meeting Agenda Wednesday, March 19, 2025 at 2:00 PM**

**23 Summer Street, Bristol, RI; 260 High Street, Bristol, RI**

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](mailto:ntoth@bristolri.gov)

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

### **Special Meeting**

Meeting will begin at 2:00 pm on site at 23 Summer Street. Once review is complete, the meeting will move to Walley School, 260 High Street.

#### **1. Application Reviews**

##### **1. 25-14: 23 Summer Street, Catherine Esselen**

Discuss and review replacement of windows. Continued from 3/6/2025 Meeting.

##### **2. 25-10: 260 High Street, Town of Bristol**

Discuss and act on installation of electrical box on street frontage, installation of electric pole, continued from 3/6/2025 Meeting.

#### **2. Adjourn**



# Bristol Historic District Commission

Item 1.

## Application for Review of Proposed Work - Printable Application

HDC-25-14	Contributing	February 14, 2025
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
23 Summer Street	15	50

Applicant	Applicant Phone	Applicant Email
Catherine Esselen	401-523-1379	cesselen@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
JHL Tecture	607-769-5807	jlusk@jhlteature.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
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Description of proposed work:

The scope of work will include the repair and renovation of the existing front porch and stairs, which currently are in poor condition and not suitable for usage, as well as the replacement of twelve windows on the first floor and three on the second floor and the removal of two windows in the second floor dormer. The new porch will be comprised of Accoya pine wood, stained for a natural look. All structural elements of the porch will be replaced in kind and sured up at the contractor's request, if need be. The existing porch roof structure will be replaced with new wood 2x12 joists to remain the same height, painted white to match the existing look. The existing wood columns will also be replaced in kind, now all the same height to keep roof level and painted white to match the existing. The existing clapboard siding on the southern face will also be replaced in kind as it is currently rotting. New wall-mounted small scroll arm lanterns will be installed on the southern façade to match the look of those on the side and rear of the house.

Work on the windows will include the replacement of twelve windows on the first floor in the den/office, living room, kitchen, bathroom, and bedrooms. Some of which have already received approval to be replaced, namely those in the rear bedroom. All replacement windows will be of the Marvin Elevate series, double hungs, with a Fibrex fiberglass exterior and wood interior, painted

white to match the existing. All window trim and sills will be of Accoya pine wood, also painted white to match the existing. windows will also be removed from the left side of the second floor shed dormer on the western side of the house. These windows are newer, not of the original house and their removal will give the client more privacy in their bedroom while not compromising any of their existing views, as they face the eastern face of the neighboring house to the west. The remaining three windows in the shed dormer will be replaced with Marvin Elevate series double-hungs, with 6x6 divided lites to match the original windows of the house.

### Property History

BENJAMIN THOMAS MUNRO HOUSE c. 1870: This is a 3-bay, end-gable-roof, vernacular cottage with a full-width front porch.

### Building Survey Data

RIHPHC ID #:	BRIS00486
HISTORIC NAME:	Munro, Benjamin Thomas House
ARCH. STYLE:	Greek Rev; Col.Rev. porch
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca et seq

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

Wood clapboards and trim re-installed after aluminum siding removed. Large shed dormer on W roof w/7 vinyl 2/1 windows replaced an earlier, gable-roofed dormer with 1 DH window. Gable-roofed dormer on E roof has vinyl triple window with single-light casements or sliders.

Catherine Esselen

Applicant's Name – Printed

***John Lusk***

Applicant's Digital Signature

Date: February 14, 2025



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 23 SUMMER ST <b>ACRES:</b> 0.1253 <b>PARCEL ID:</b> 015-0050-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> ESSELEN, GUSTAVUS J. IV TE <b>CO - OWNER:</b> & CATHERINE M. <b>MAILING ADDRESS:</b> 23 SUMMER ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 959	<b>BUILDING STYLE:</b> Restored His <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1862 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Clapboard <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 9/29/2010 <b>BOOK &amp; PAGE:</b> 1558-202 <b>SALE PRICE:</b> 537,000 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> JORDAN, KEVIN E. & LINDA S. TE	<b>INTERIOR WALL:</b> Plaster <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 8 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 1 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3545 <b>FINISHED BUILDING AREA:</b> 2028 <b>BASEMENT AREA:</b> 1065 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$209,300 <b>YARD:</b> \$1,300 <b>BUILDING:</b> \$413,300 <b>TOTAL:</b> \$623,900	
SKETCH	PHOTO



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

2/24/2025

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

### Subject Property:

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

### Abutters:

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: 15-51  
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: 15-52  
CAMA Number: 15-52  
Property Address: 14 UNION ST

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

Parcel Number: 15-53  
CAMA Number: 15-53  
Property Address: 220 HOPE ST

Mailing Address: TANSEY, CHARLES D.  
220 HOPE ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

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
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: 15-63 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
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: 15-76 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: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
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



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

Parcel Number: 15-81  
CAMA Number: 15-81  
Property Address: 190 HOPE ST

Mailing Address: STERLING, CAROL A. & ROBERT F. TE  
190 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 15-85  
CAMA Number: 15-85  
Property Address: HOPE ST

Mailing Address: STERLING, CAROL A. & ROBERT F. TE  
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



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Photo #1: Front West side view, bottom of Summer Street



Photo #2: Front West side view, southwest corner of property

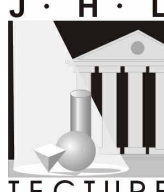
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p>  <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> <b>HDC REVIEW</b></p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>SITE PHOTOS</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>EX1.00</b></p>
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Photo #3: Front East side view, southeast corner of property



Photo #4: Front East side view, top of Summer Street

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Photo #5: Front view of existing porch

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT-ENGINEER, P.C.</p> <p>100 HIGH STREET- BRISTOL, RI 02809 401-398-8930 • Fax 401-410-0079</p>	<p><b>ISSUED FOR:</b> <b>HDC REVIEW</b></p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>SITE PHOTOS 3</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>EX1.02</b></p>
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Photo #6: View of southwest corner of front porch



Photo #7: View of southeast corner of front porch

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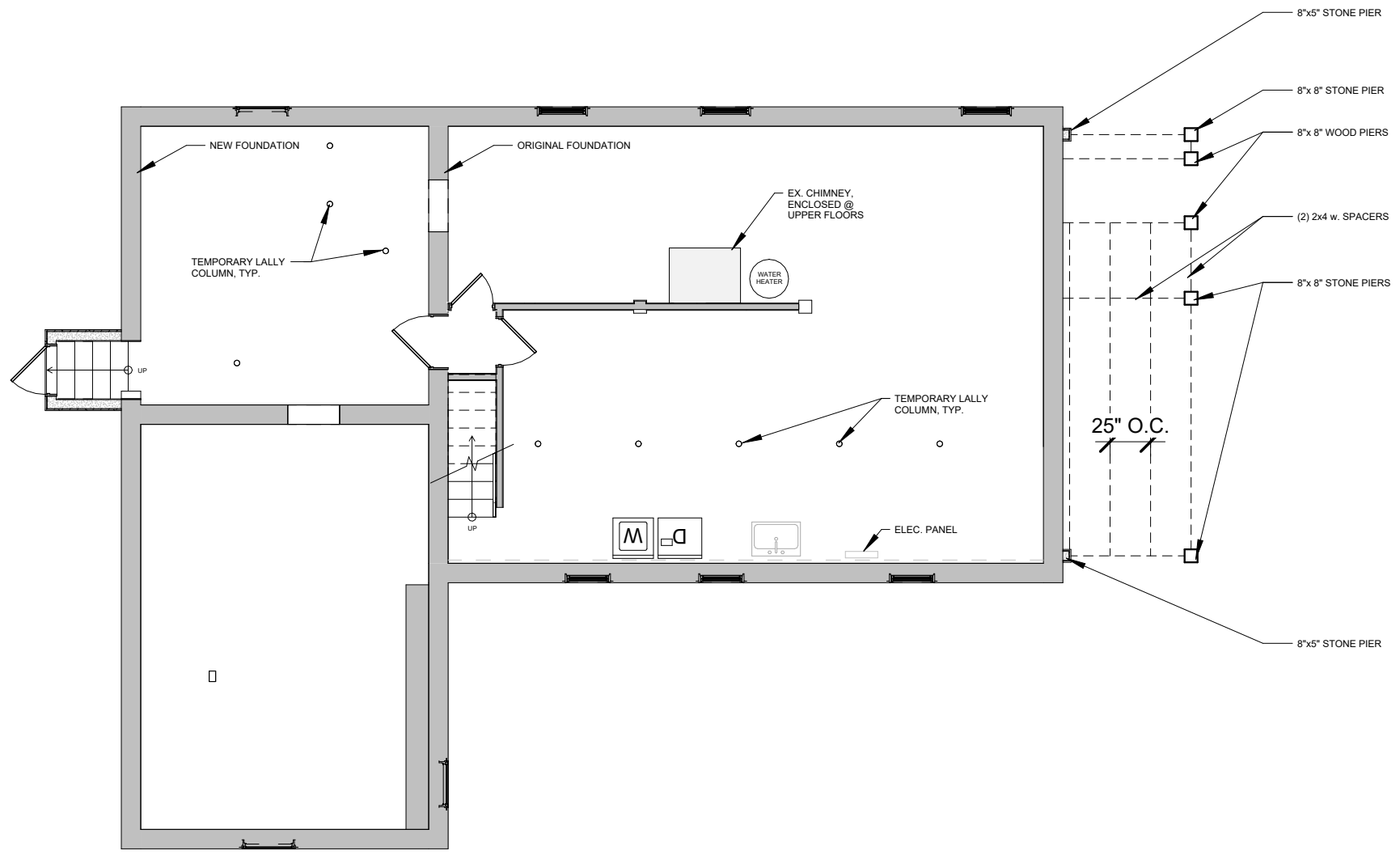


Photo #8: View of existing front porch decking

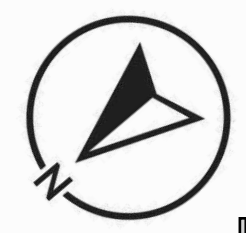


Photo #9: View of existing structure below front porch

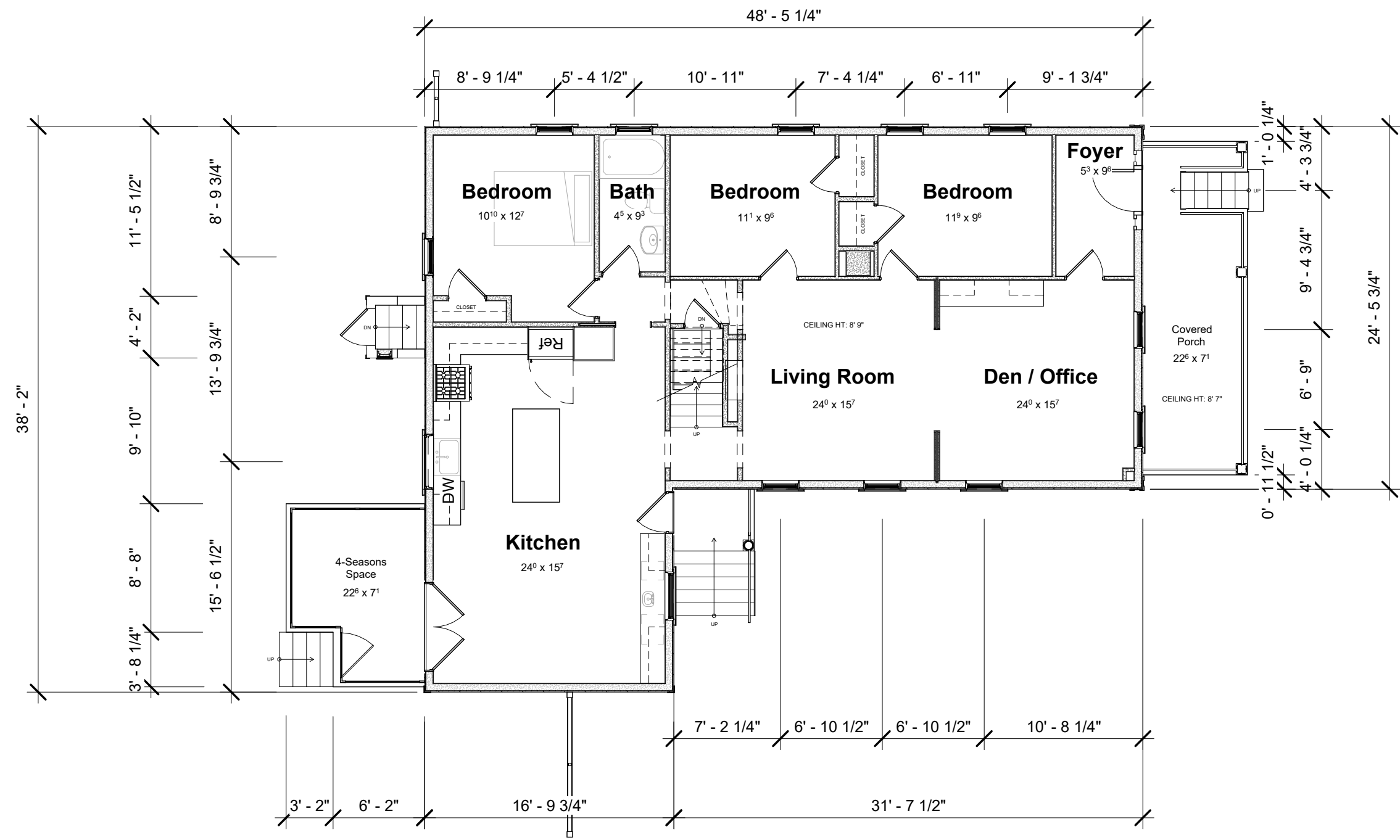
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P. C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> <b>HDC REVIEW</b></p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>SITE PHOTOS 5</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>EX1.04</b></p>
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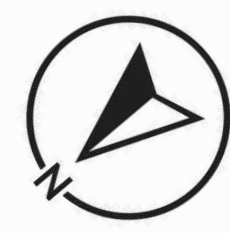
1 Existing Basement  
1/8" = 1'-0"



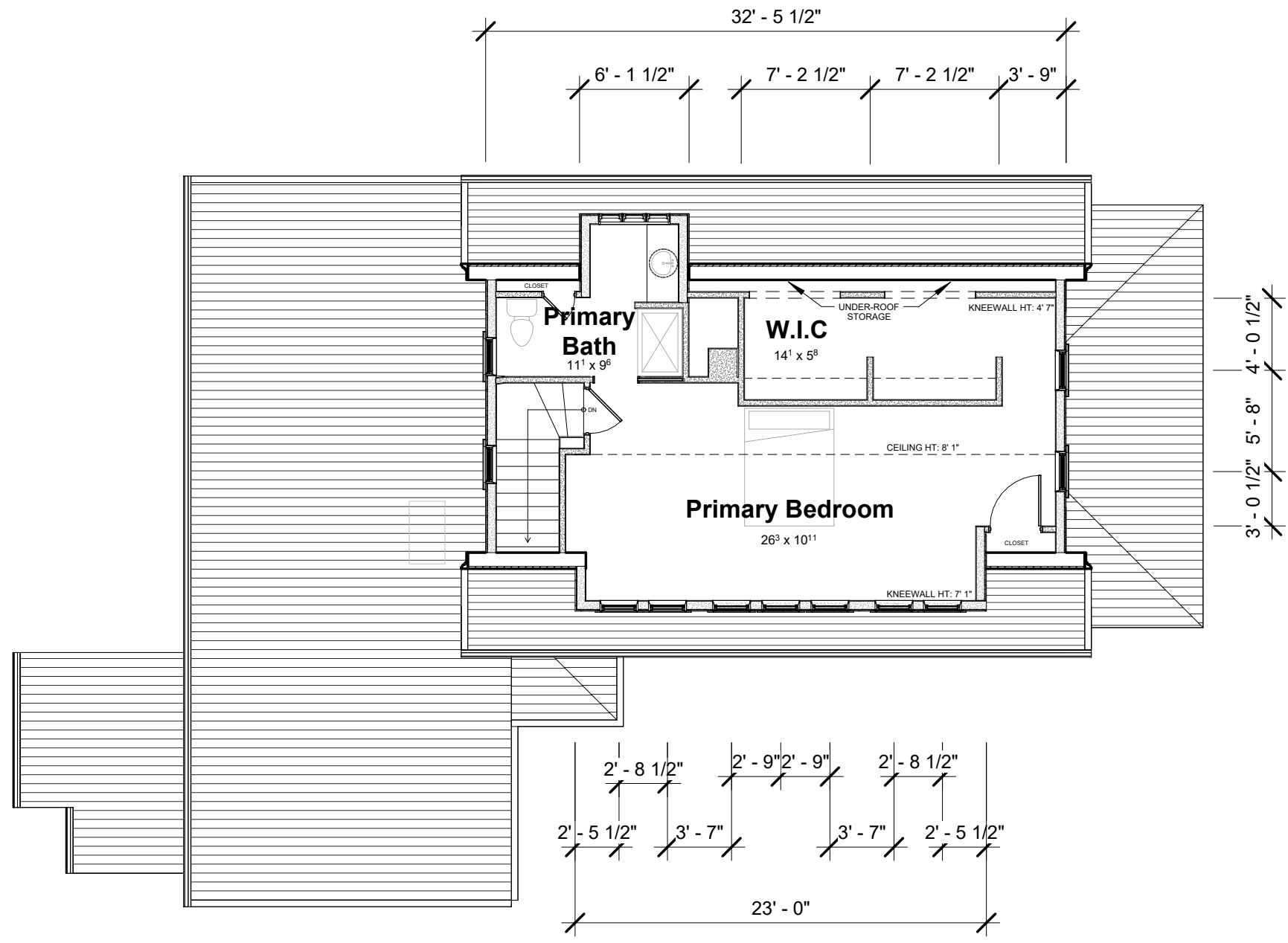
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING BASEMENT PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.00</b></p>
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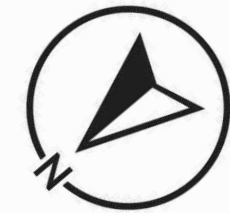
1 Existing First Floor  
 1/8" = 1'-0"



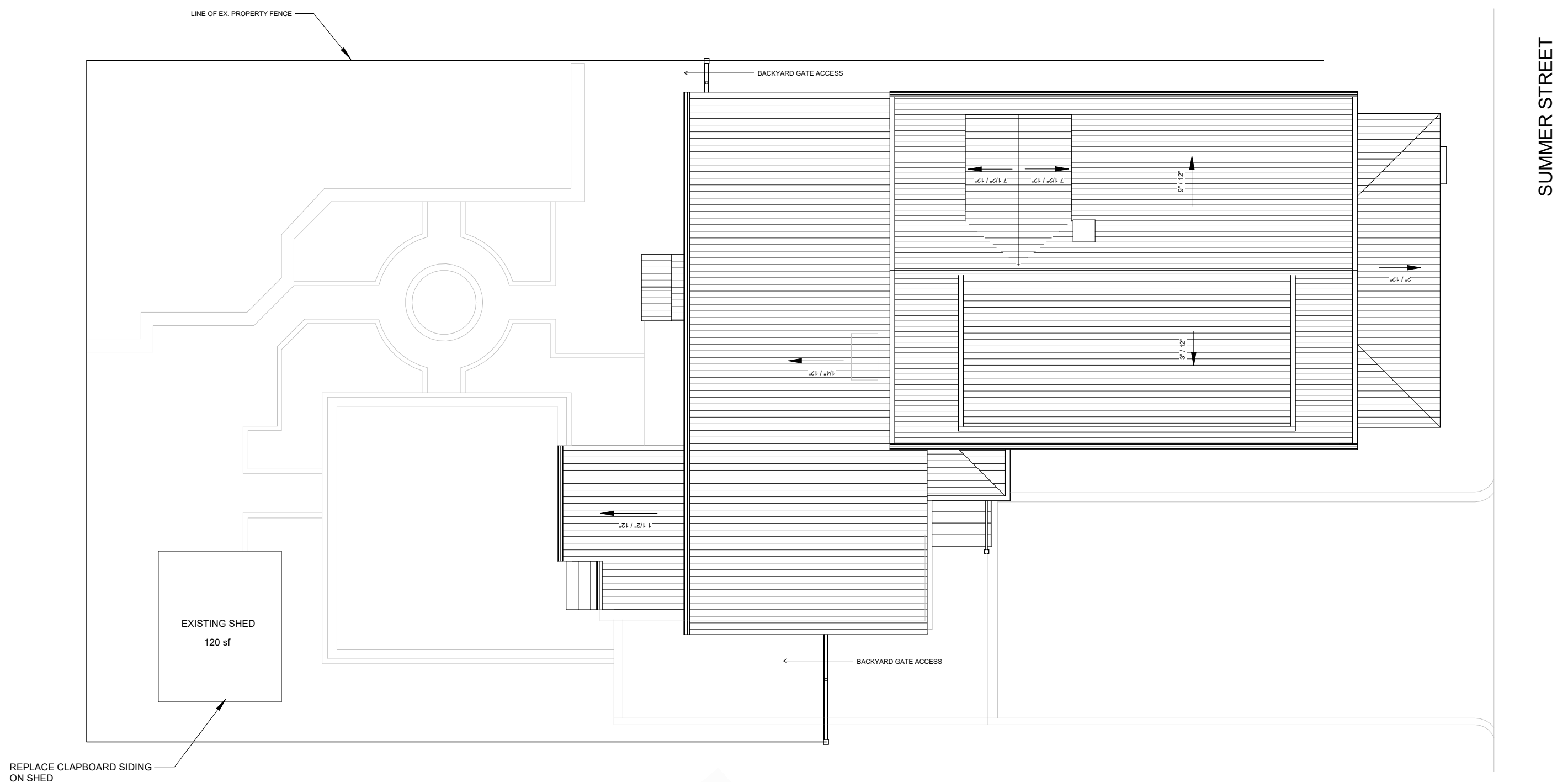
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b>      ARCHITECT · ENGINEER, P.C.</p> <p><small>150 HIGH STREET · BRISTOL, RI 02809      401.396.9630 · Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b>      HDC REVIEW</p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME:  <b>EXISTING FIRST FLOOR PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025      SCALE: 1/8" = 1'-0"      DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER:  <b>A0.01</b></p>
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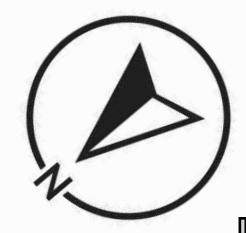
1 Second Floor  
1/8" = 1'-0"



<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING SECOND FLOOR PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.02</b></p>
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1 Roof Plan  
1/8" = 1'-0"



<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING ROOF PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.03</b></p>
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① Existing South Elevation  
1/8" = 1'-0"



② Existing West Elevation  
1/8" = 1'-0"

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT + ENGINEER, P.C.</p> <p>180 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING ELEVATIONS 1</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.04</b></p>
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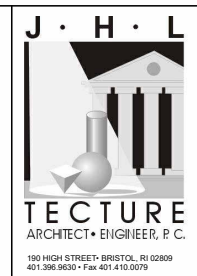
① Existing North Elevation  
1/8" = 1'-0"



② Existing East Elevation  
1/8" = 1'-0"

**GENERAL NOTES:**

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- Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
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- All work to be performed and inspected as required by the local governing code enforcement office.
- All work is to be installed in accordance with manufacturer's recommendations and specifications.



**ISSUED FOR:**  
HDC REVIEW

NOT APPROVED

THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED NEW BUILDING FOR:**

**Esselen Residence Renovation**

**23 Summer Street, Bristol, RI 02809**

DRAWING NAME:  
**EXISTING ELEVATIONS 2**

ISSUE DATE: DATE: FEBRUARY 12, 2025  
SCALE: 1/8" = 1'-0"  
DRAWN BY: JHL

PROJECT NUMBER: **7487**

DRAWING NUMBER:  
**A0.05**



**190 High Street, Bristol, Rhode Island 02809**

Phone: (301) 396-9630 Fax: (401) 410-0079

February 13, 2025  
Nicholas Toth, Historic District Commission Coordinator  
Historic District Commission  
235 High Street  
Bristol, RI, 02809

Dear Nicholas Toth & Historic District Commission:

On behalf of our clients Catherine and Jack Esselen, JHL would like to submit our design for 23 Summer Street (Plat 15, Lot 50) for a review by the Commission for a Certificate of Appropriateness.

The scope of work will include the repair and renovation of the existing front porch and stairs, which currently are in poor condition and not suitable for usage, as well as the replacement of twelve windows on the first floor and three on the second floor and the removal of two windows in the second floor dormer.

The new porch will be comprised of Accoya pine wood, stained for a natural look. All structural elements of the porch will be replaced in kind and sured up at the contractor's request, if need be. The existing porch roof structure will be replaced with new wood 2x12 joists to remain the same height, painted white to match the existing look. The existing wood columns will also be replaced in kind, now all the same height to keep roof level and painted white to match the existing. The existing clapboard siding on the southern face will also be replaced in kind as it is currently rotting. New wall-mounted small scroll arm lanterns will be installed on the southern façade to match the look of those on the side and rear of the house.

Work on the windows will include the replacement of twelve windows on the first floor in the den/office, living room, kitchen, bathroom, and bedrooms. Some of which have already received approval to be replaced, namely those in the rear bedroom. All replacement windows will be of the Marvin Elevate series, double-hungs, with a Ultrex fiberglass (Fibrex) exterior and wood interior, painted white to match the existing. All window trim and sills will be of Accoya pine wood, also painted white to match the existing. Two windows will also be removed from the left side of the second floor shed dormer on the western side of the house. These windows are newer, not of the original house and their removal will give the client more privacy in their bedroom while not compromising any of their existing views, as they face the eastern face of the neighboring house to the west. The remaining three windows in the shed dormer will be replaced with Marvin Elevate series double-hungs, with 6x6 divided lites to match the original windows of the house.

**Architecture • Historic Preservation • Urban Planning • Space Planning • Interior Design**  
*Hornell, New York • Bristol, Rhode Island*

With these improvements, we respectfully ask for the commission's considered approval and granting of a Certificate of Appropriateness.

Sincerely,

A handwritten signature in black ink that reads "John Lusk". The signature is written in a cursive style with a long horizontal stroke at the end.

John Lusk  
JHL Tecture

PROPOSED WORK FOR:

# Esselen Residence Renovation

## JHL TECTURE # 7487

**Jack & Catherine Esselen**  
**23 Summer Street, Bristol, RI 02809**  
**HDC REVIEW**



### PROJECT DIRECTORY

TENANT  
Jack & Catherine Esselen  
23 Summer Street, Bristol, RI 02809

PROPERTY OWNER  
Jack & Catherine Esselen  
23 Summer Street, Bristol, RI 02809

ARCHITECT  
JHL TECTURE A.E. P.C.  
HORNELL STUDIO      BRISTOL STUDIO  
97 MAIN STREET      190 HIGH STREET  
HORNELL, NY 14843      BRISTOL, RI 02809



### PROJECT DRAWING LIST

GENERAL	
TS0.01	COVER SHEET
ARCHITECTURAL	
EX1.00	SITE PHOTOS
EX1.01	SITE PHOTOS 2
EX1.02	SITE PHOTOS 3
EX1.03	SITE PHOTOS 4
EX1.04	SITE PHOTOS 5
A0.00	EXISTING BASEMENT PLAN
A0.01	EXISTING FIRST FLOOR PLAN
A0.02	EXISTING SECOND FLOOR PLAN
A0.03	EXISTING ROOF PLAN
A0.04	EXISTING ELEVATIONS 1
A0.05	EXISTING ELEVATIONS 2
A1.00	PROPOSED BASEMENT PLAN
A1.01	PROPOSED FIRST FLOOR PLAN
A1.02	PORCH DECK DETAIL
A1.03	PROPOSED ELEVATIONS 1
A1.04	PROPOSED ELEVATIONS 2

### LOCUS MAP

PROJECT LOCATION

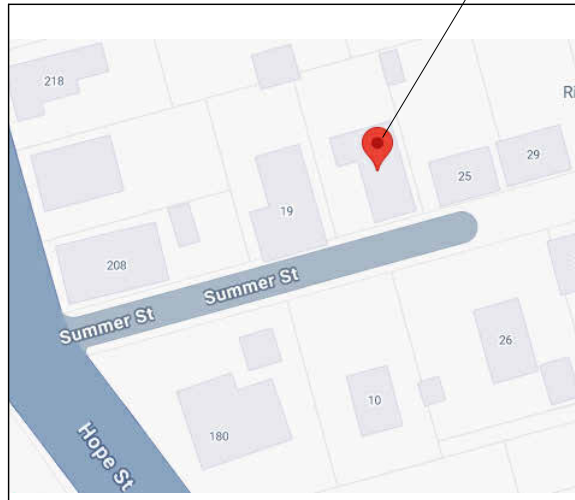




Photo #1: Front West side view,  
bottom of Summer Street



Photo #2: Front West side view,  
southwest corner of property

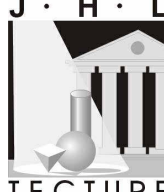
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Photo #3: Front East side view, southeast corner of property



Photo #4: Front East side view, top of Summer Street

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Photo #5: Front view of existing porch

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0079</p>	<p><b>ISSUED FOR:</b> <b>HDC REVIEW</b></p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>SITE PHOTOS 3</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>EX1.02</b></p>
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Photo #6: View of southwest corner of front porch



Photo #7: View of southeast corner of front porch

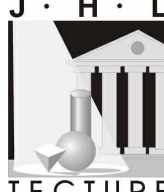
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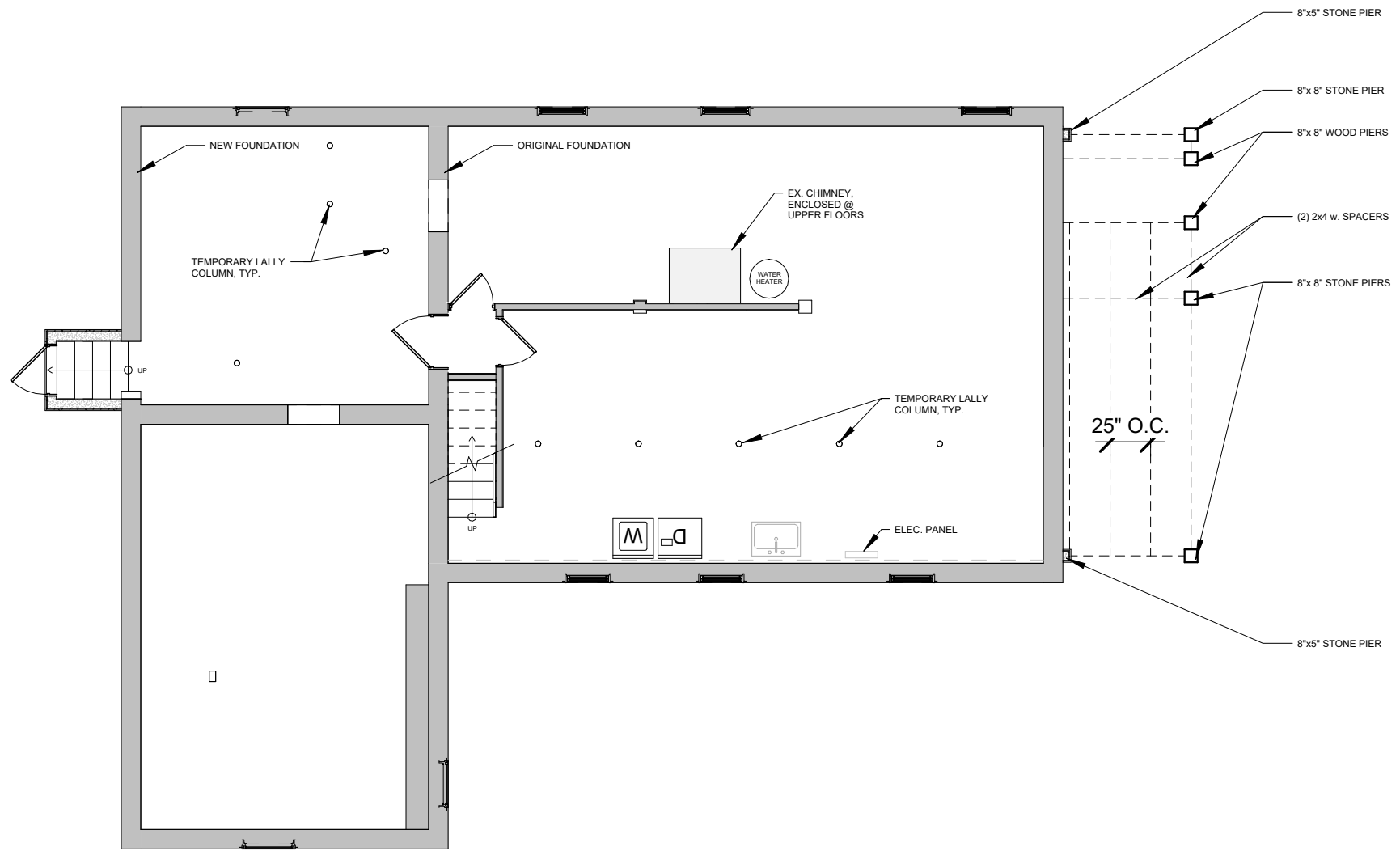


Photo #8: View of existing front porch decking

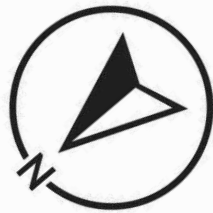


Photo #9: View of existing structure below front porch

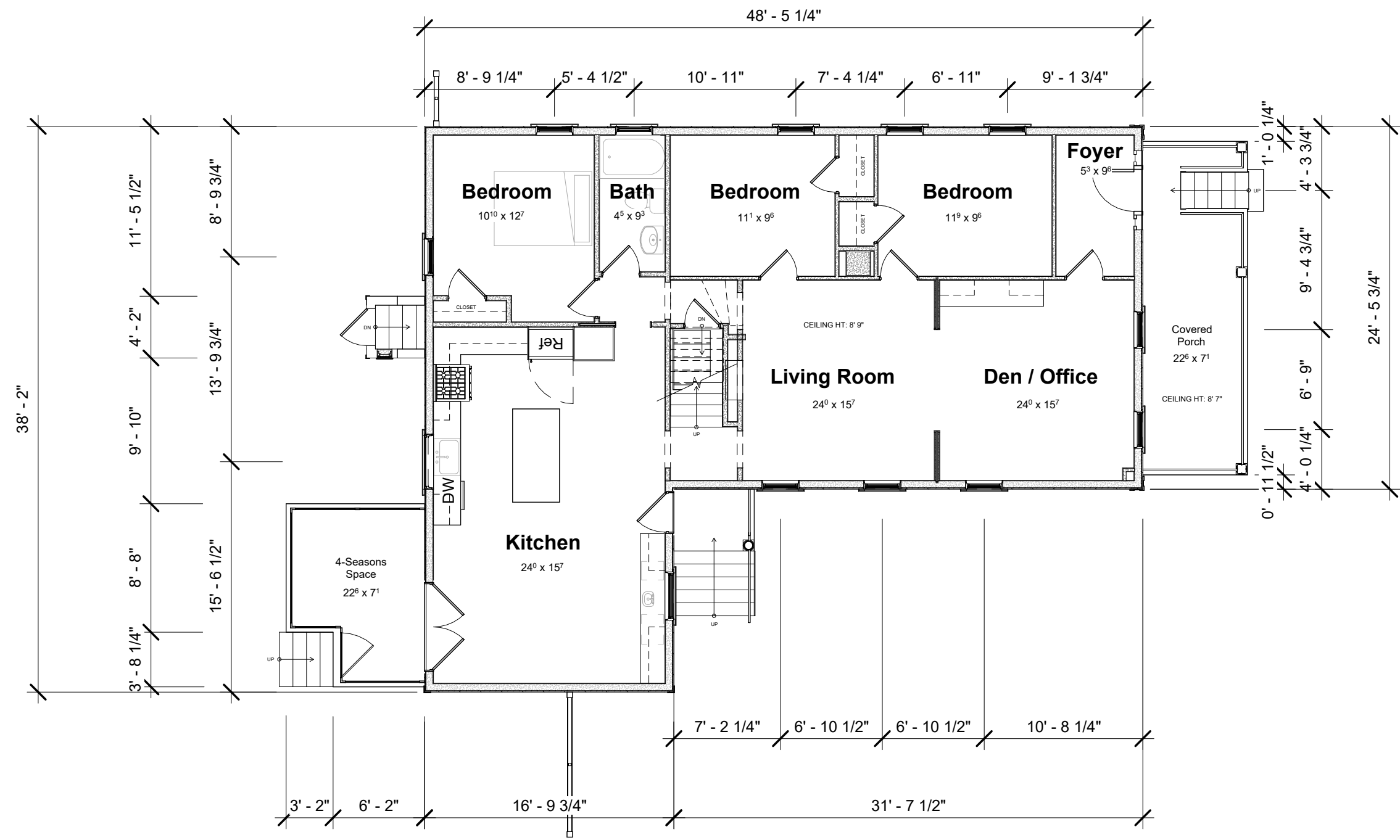
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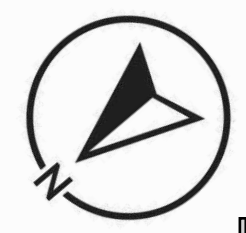
1 Existing Basement  
1/8" = 1'-0"



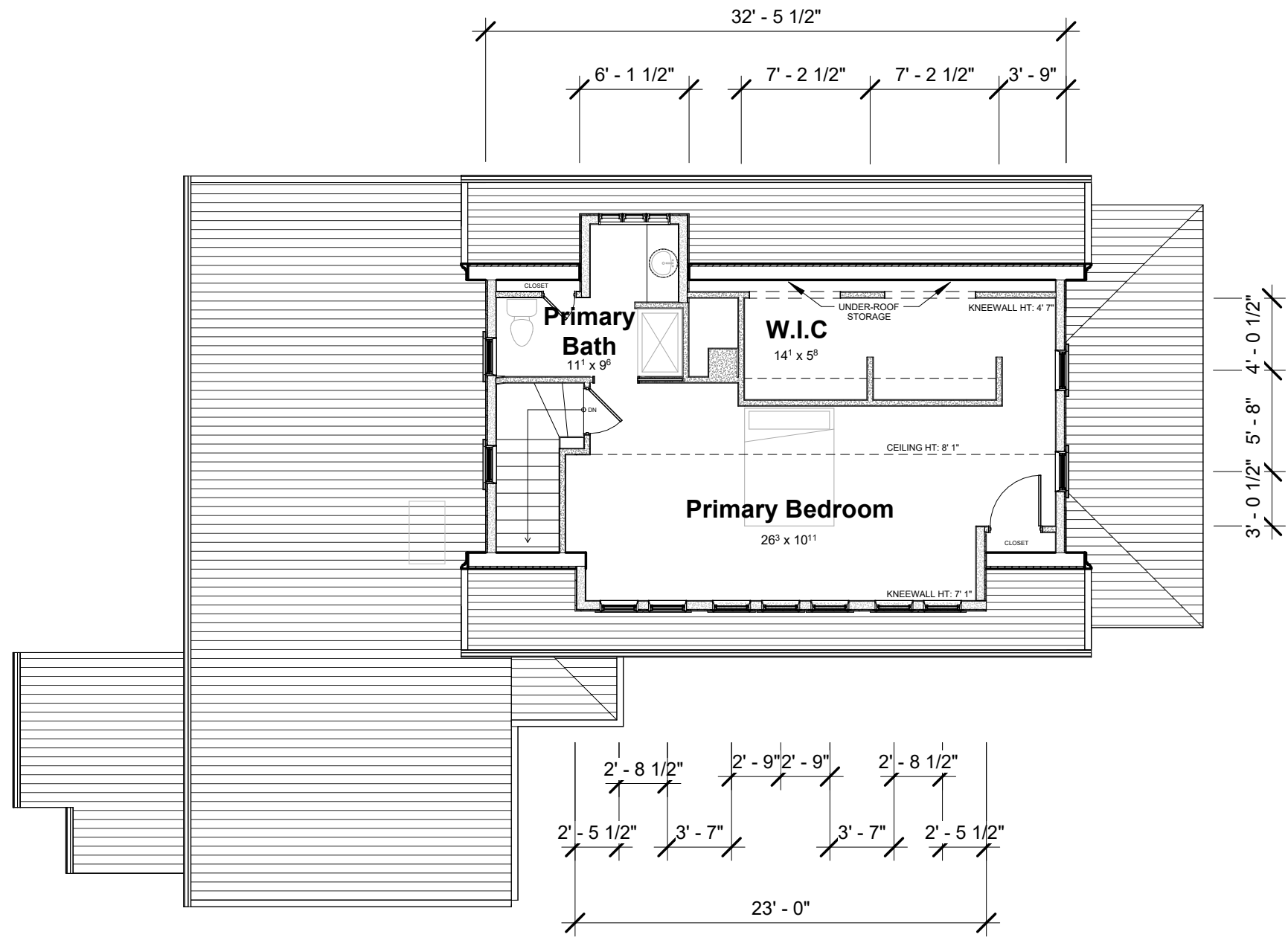
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING BASEMENT PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.00</b></p>
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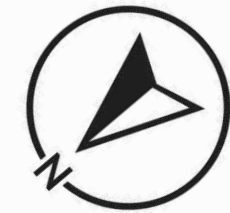
1 Existing First Floor  
1/8" = 1'-0"



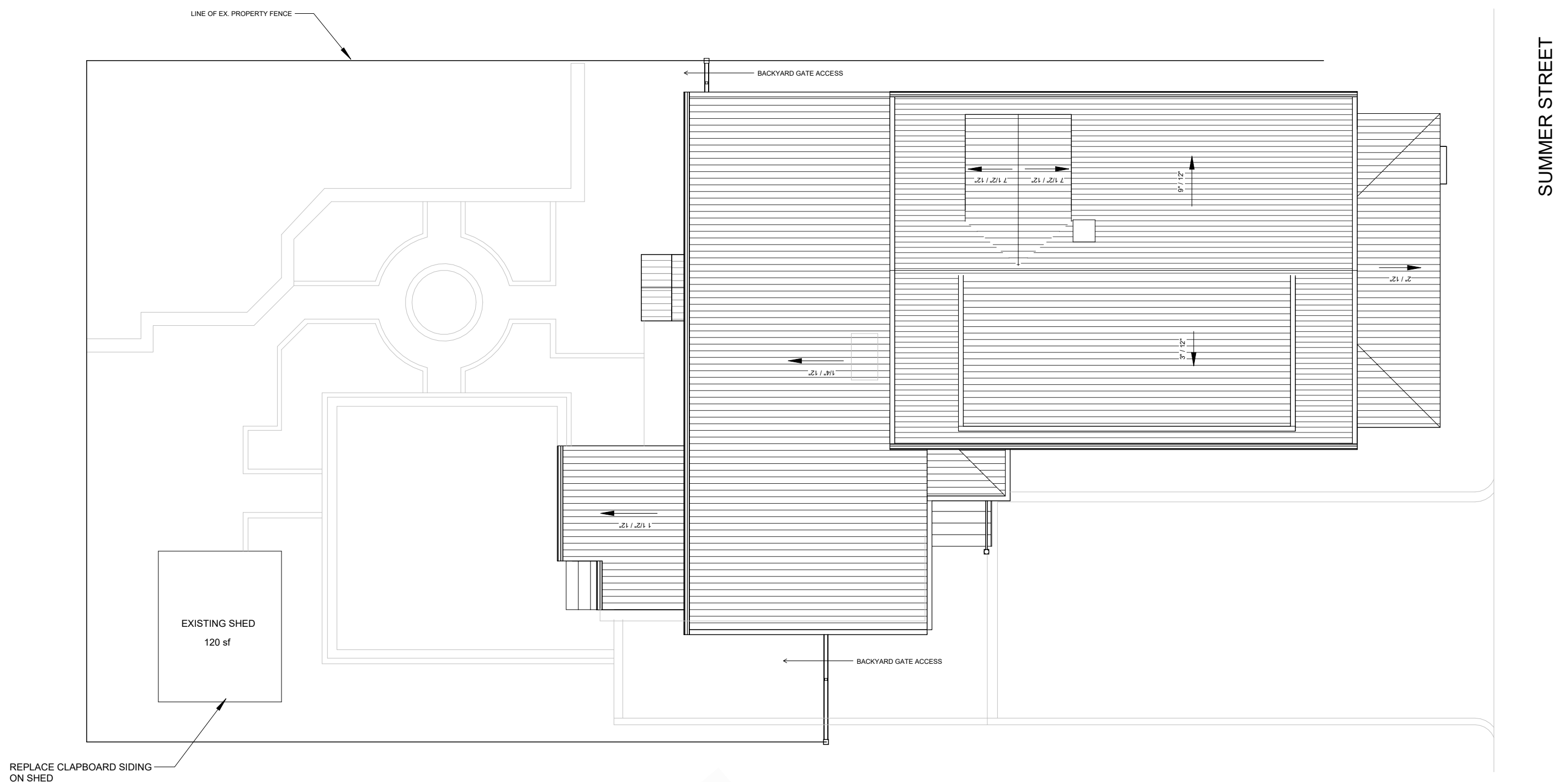
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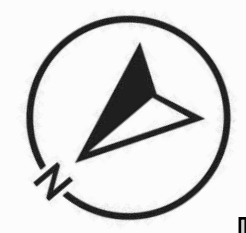
1 Second Floor  
1/8" = 1'-0"



<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</small></p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING SECOND FLOOR PLAN</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.02</b></p>
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1 Roof Plan  
1/8" = 1'-0"



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① Existing South Elevation  
1/8" = 1'-0"



② Existing West Elevation  
1/8" = 1'-0"

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p><b>TECTURE</b> ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</small></p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>EXISTING ELEVATIONS 1</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A0.04</b></p>
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① Existing North Elevation  
1/8" = 1'-0"



② Existing East Elevation  
1/8" = 1'-0"

**GENERAL NOTES:**

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**ISSUED FOR:**  
HDC REVIEW

NOT APPROVED

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**PROPOSED NEW BUILDING FOR:**

**Esselen Residence Renovation**

**23 Summer Street, Bristol, RI 02809**

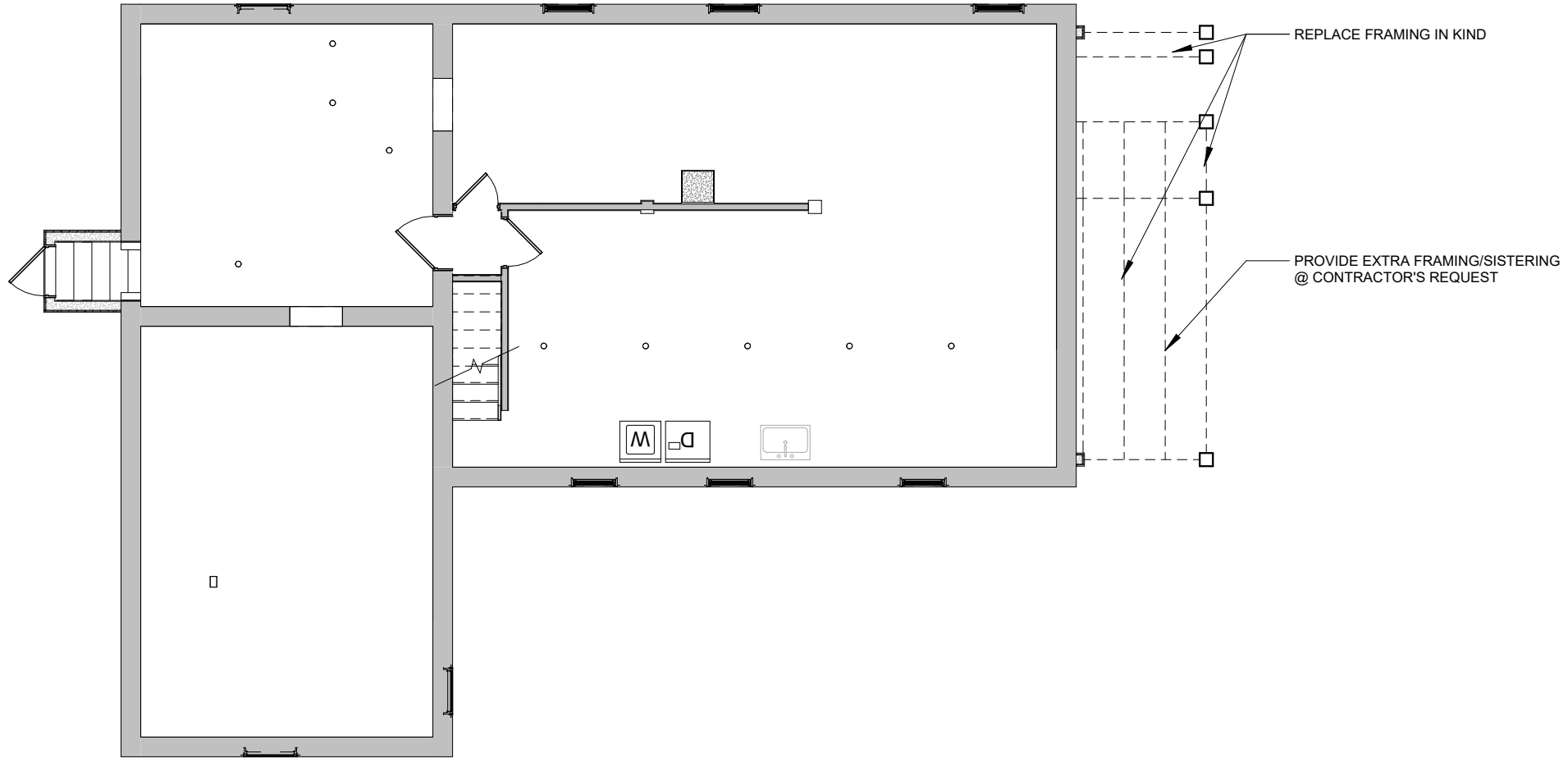
DRAWING NAME:  
**EXISTING ELEVATIONS 2**

ISSUE DATE: DATE: FEBRUARY 12, 2025  
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DRAWN BY: JHL

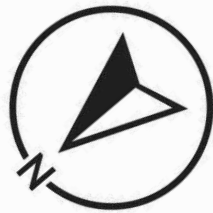
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DRAWING NUMBER:  
**A0.05**

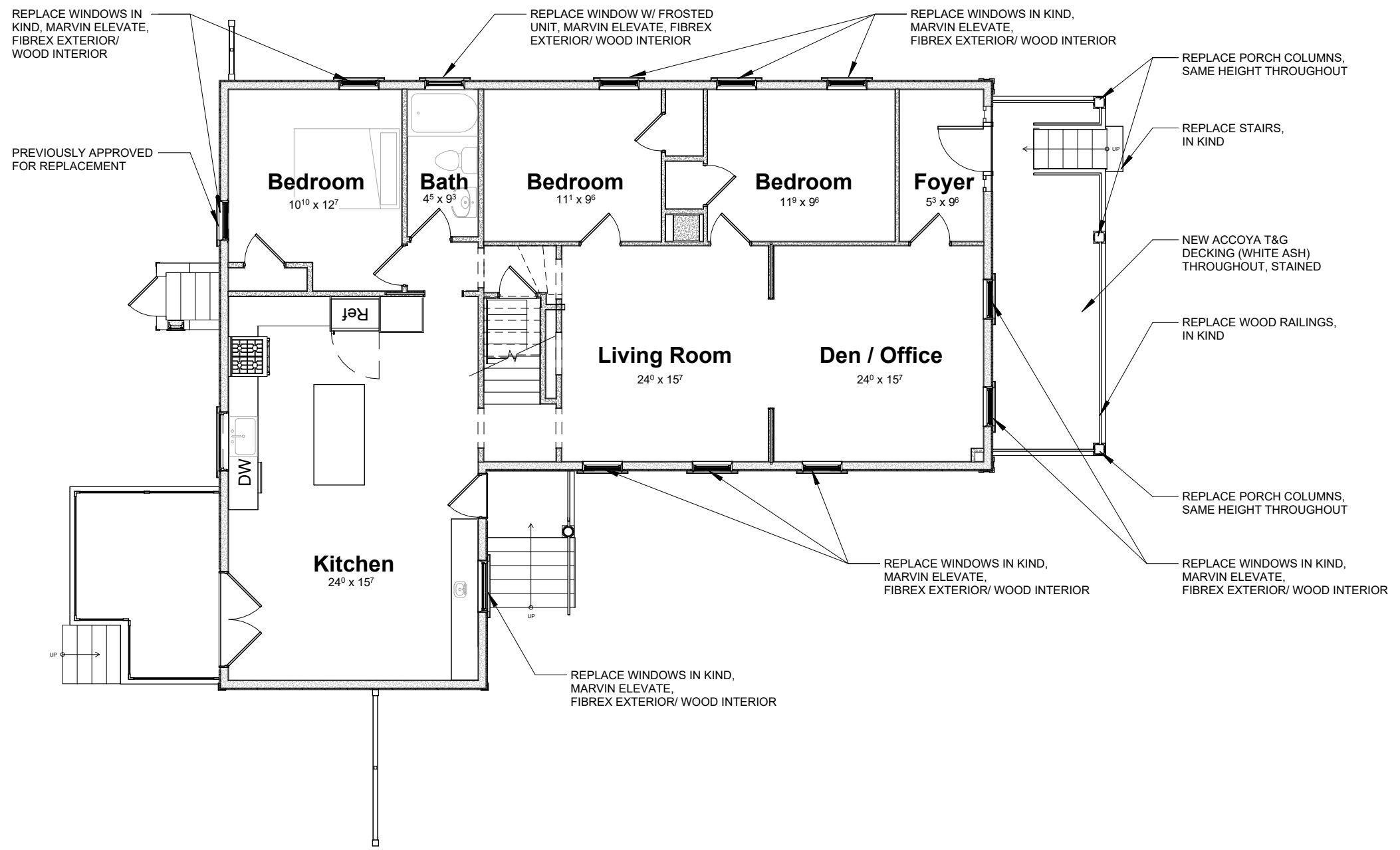




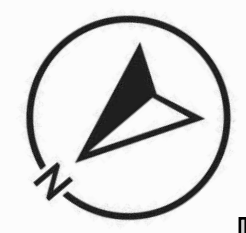
1 Proposed Basement  
1/8" = 1'-0"



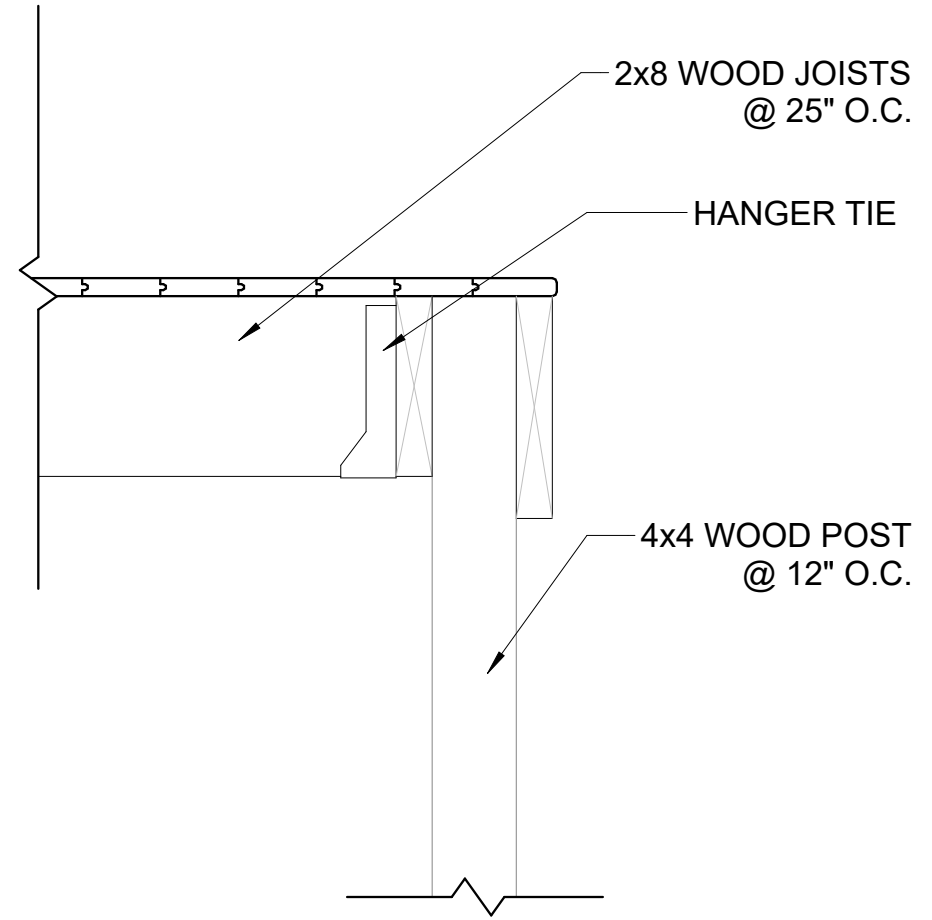
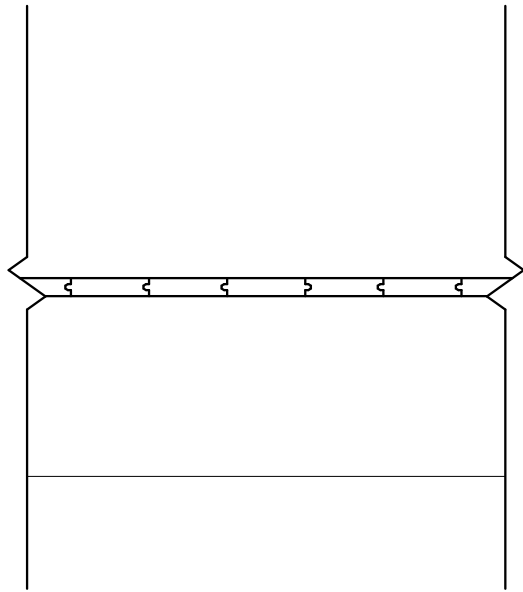
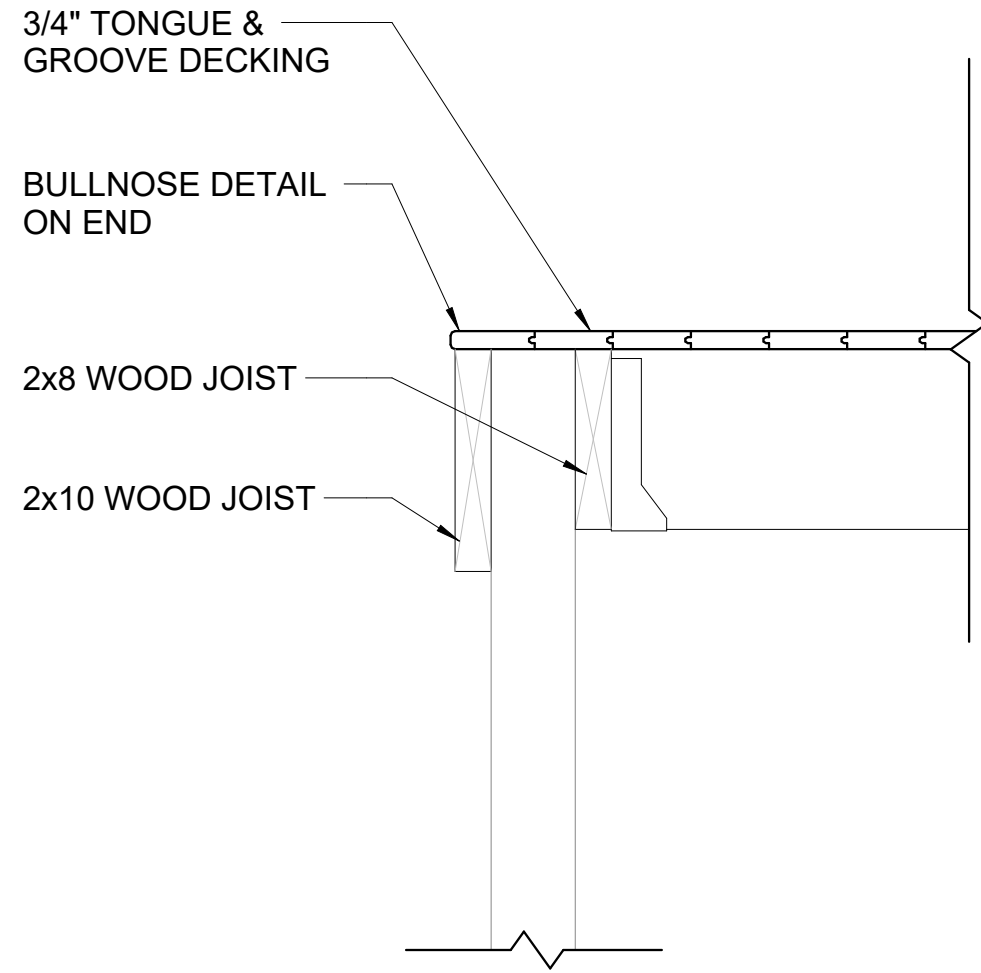
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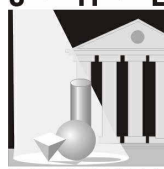
1 Proposed First Floor  
1/8" = 1'-0"



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1 Porch Decking Detail  
1 1/2" = 1'-0"

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p>  <p><b>TECTURE</b> ARCHITECT · ENGINEER, P. C.</p> <p><small>100 HIGH STREET · BRISTOL, RI 02809 401.398.8930 · Fax 401.410.0078</small></p>	<p><b>ISSUED FOR:</b> <b>HDC REVIEW</b></p> <p><b>NOT APPROVED</b></p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>PORCH DECKING DETAIL</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1 1/2" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A1.02</b></p>
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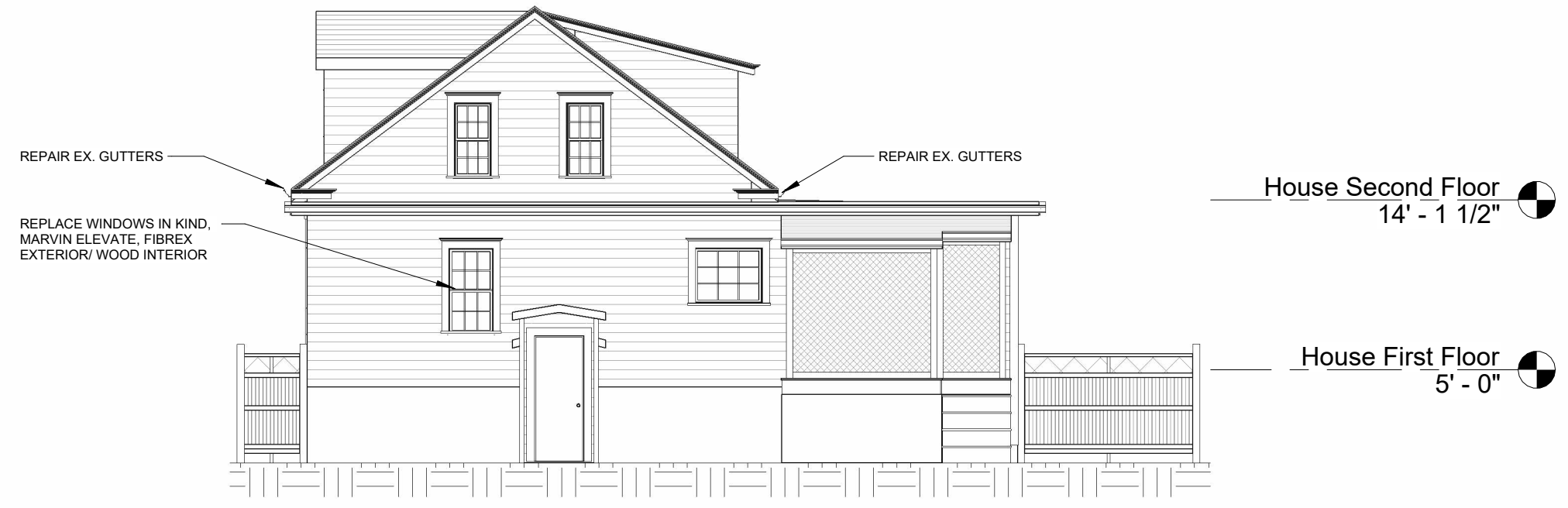


1 Proposed South Elevation  
1/8" = 1'-0"

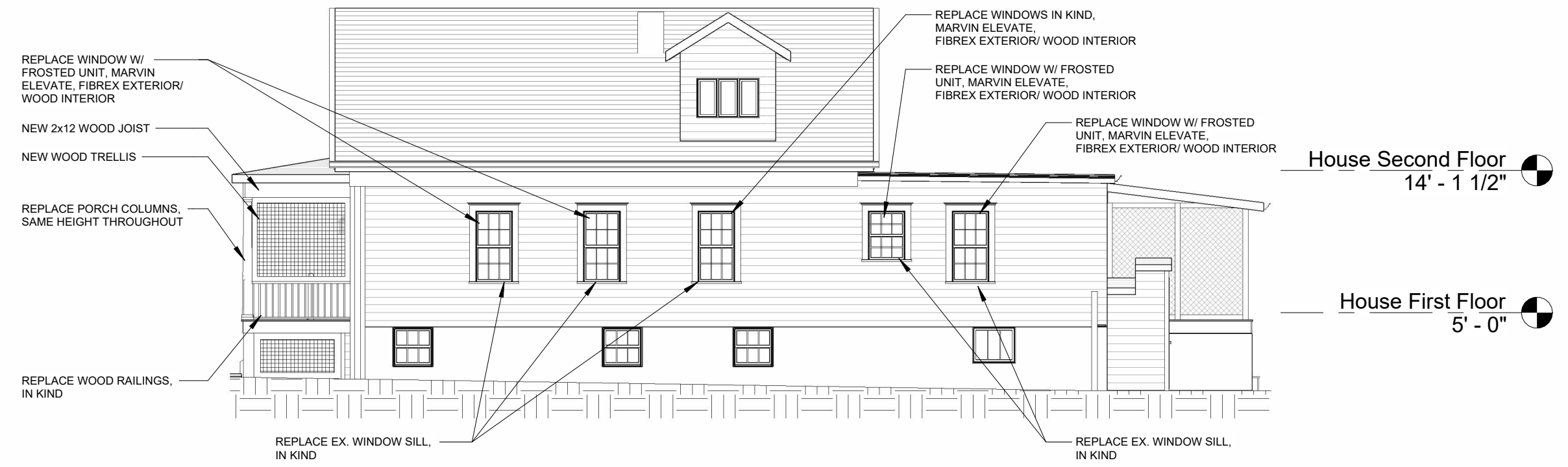


2 Proposed West Elevation  
1/8" = 1'-0"

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1 Proposed North Elevation  
1/8" = 1'-0"



2 Proposed East Elevation  
1/8" = 1'-0"

<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.</li> <li>Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.</li> <li>The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.</li> <li>Large scale plans of details shall take precedence over smaller scale drawings.</li> <li>All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.</li> <li>All work to be performed and inspected as required by the local governing code enforcement office.</li> <li>All work is to be installed in accordance with manufacturer's recommendations and specifications.</li> </ol>	<p><b>J · H · L</b></p> <p>TECTURE ARCHITECT + ENGINEER, P.C. 180 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</p>	<p><b>ISSUED FOR:</b> HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p><b>PROPOSED NEW BUILDING FOR:</b></p> <p><b>Esselen Residence Renovation</b></p> <p><b>23 Summer Street, Bristol, RI 02809</b></p>	<p>DRAWING NAME: <b>PROPOSED ELEVATIONS 2</b></p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: <b>7487</b></p> <p>DRAWING NUMBER: <b>A1.04</b></p>
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# 23 Summer Street, Product Info & Photos

## Windows – Marvin Windows and Doors

### Marvin Elevate

#### Double Hung Windows

Ultrex Fiberglass Exterior (Stone White)/ Pine Wood Interior (Painted White)



## Unit Features

Elevate Double Hung: ELDH

Elevate Double Hung Picture: ELDH P

Elevate Double Hung Transom: ELDH TR

Elevate Double Hung IZ3: ELDH IZ3

Elevate Double Hung Picture IZ3: ELDH P IZ3

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

### Frame and Sash:

- The frame and sash exteriors are made of Ultrex® and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish. Frame and sash color may be selected independently.

#### Frame:

- Composite frame thickness is 1 9/16", (40). Frame width is 4 9/16", (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

#### Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

### Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 13/16" (173) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

### Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
  - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On IZ3 units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Color: White, Beige, and Black.

### Installation:

- Factory applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method with brackets
  - Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for IZ3 glazed units is installation clips and nailing fin.

## Unit Features Continued

### Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
  - Tripane not available.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for standard 3.1 mm glass thickness.
  - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray, or green). Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC Upgrade options.

### IZ3 Glazing:

- Optional IZ3 available on selected sizes.
  - IZ3 for winds up to 140 miles per hour.
- Glass is laminated insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either a SGP or PVB laminate layer between.
  - Interior and exterior glazing compound is silicone, in a sandwich style glazing system.

### Weather Strip:

- All units are dual weather stripped.
- All weather strip is beige, black, or white in color.
- Jamb weather strip is a robust foam weather strip that is inserted into a rigid vinyl jamb carrier and used to seal sash to jambs. An additional jamb weather strip is inserted into Ultrex/wood and seals bottom sash to jamb.
- Parting stop is vinyl with a flexible leaf to seal between the header and the upper sash.
- Check rail weather strip is a hollow bulb weather strip attached to bottom of sash.
- Flat foam gasket is used between the jamb and sill.
- Picture and transom units is a hollow bulb weather strip that is inserted into rigid vinyl jamb carrier and head jamb carrier to seal sash. Operator units have a hollow-bulb bottom rail weather strip that seals against the sill.

### Screen:

- Full screen is standard. Half-screen option is available.
- Screen Frame: Aluminum Screen Frame. Option: None
  - Color to match exterior frame color
- Marvin BrightView™, Options: None.
- Spring loaded pins for installation.
- A screen cross bar will be added when Frame OM (height) is equal to or greater than 47 1/2" (1207).

### Interior Jamb Cap:

- Units with Designer Black or White interior finishes are assembled with Interior Jamb Caps and use Jamb Liners with kerfs on the jambs and head jamb.
- Interior Jamb Caps are color matched to the interior finish.



## Unit Features Continued

### Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
  - Pine bare wood with optional white, clear, or designer black interior finish
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
  - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie for top sash, bottom sash, or both.
- ELDHP Only: Simulated check rail option: 2 11/32" (60).
  - Patterns available: simulated rail in standard center or customer specified location with 7/8" (22) patterns above, below or both in patterns of rectangular equal lite or prairie lite cut.
- SDL is unavailable with rain, reed, and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Available for tinted glass without spacer bars only.

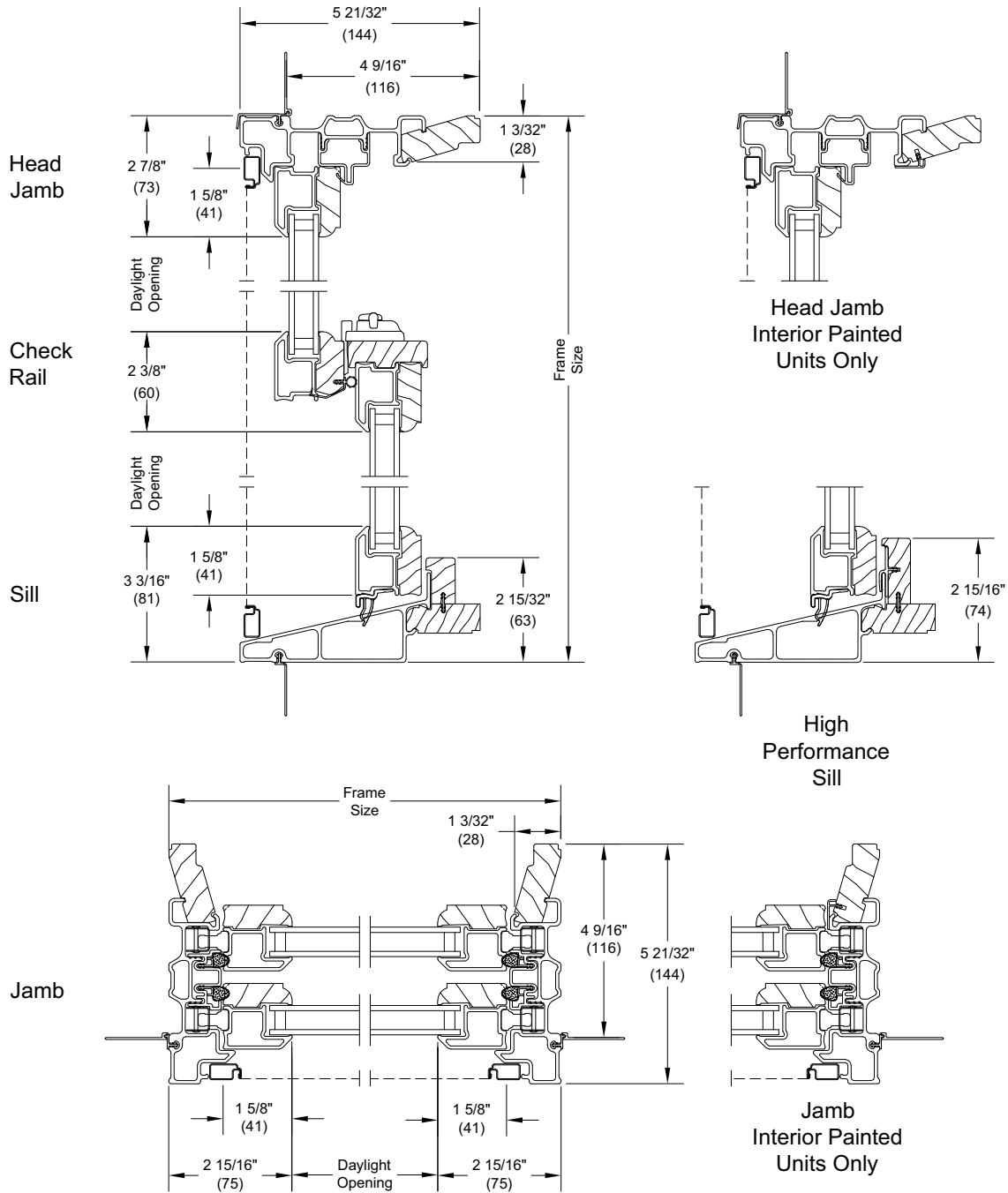
### Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
  - Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
  - Interior Colors: White, Bronze or Black
- GBGs are not available on IZ3 units or tinted glass.

*NOTE: Direct Glaze Round Top with GBG or SDL will only align with the default lite cut of the unit it is intended to be milled with.  
NFRC values are now located on [www.marvin.com](http://www.marvin.com).*

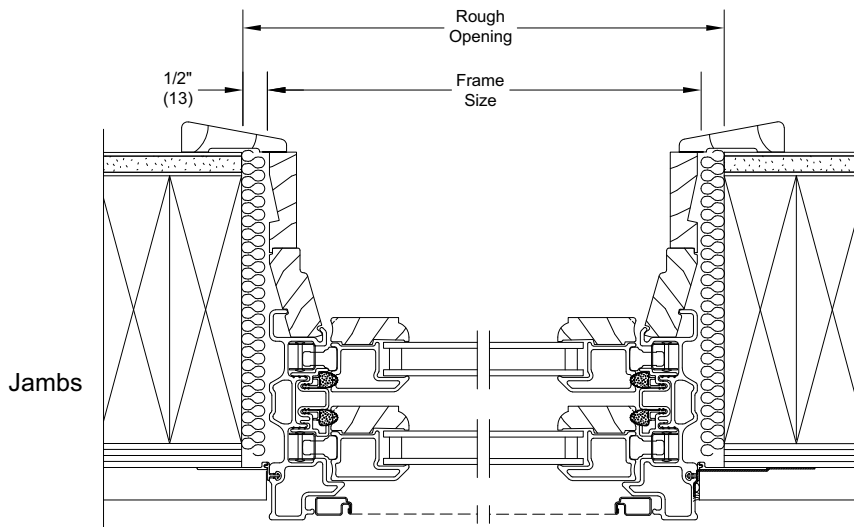
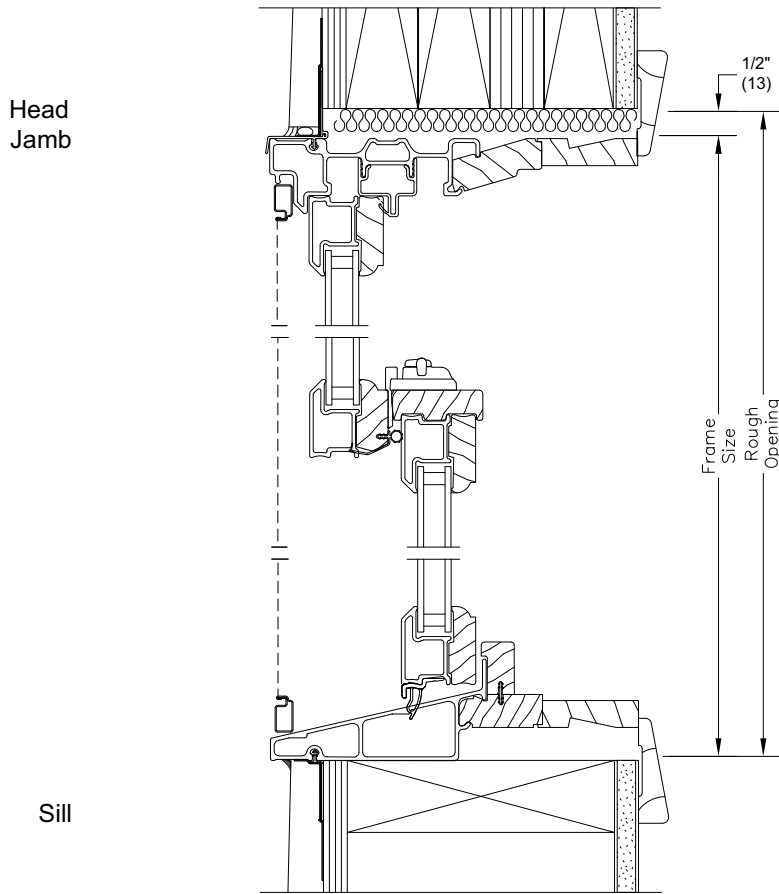
**Section Details: Operating - Double Hung (4 9/16" Jamb)**

Scale: 3" = 1' 0"



**Section Details: Installation Suggestion - Wood Siding With 2x6 Frame Construction**

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



**NOTES:**

- The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.
- Picture unit installation similar. Picture units may require both nailing fin and installation brackets.
- Double Hung unit shown with jamb extension.

**Porch, Trim & Details – Accoya Wood**

Pine Wood (Painted White)





# Accoya® wood DATA SHEET

Accoya is a modified wood that sets the benchmark for wood performance, finish and sustainability. Through extensive testing and use in applications worldwide, it's proven to outperform the competition.

### Key features

Accoya wood is produced from sustainably sourced, fast growing wood and manufactured using Accsys' proprietary patented acetylation process from surface to core.

 HIGHLY STABLE	 HIGHLY DURABLE	 IDEAL FOR COATING
 EXCELLENT MACHINABILITY	 BAREFOOT FRIENDLY	 NON TOXIC
 UP TO 50 YEAR WARRANTY	 INSECT RESISTANT	 LOW MAINTENANCE
 SUSTAINABLY SOURCED	 NATURAL WOOD	 100% RECYCLABLE

### Approved Manufacturer Training Program

Accsys provides a training program for manufacturers of Accoya products. We strongly encourage all manufacturers using Accoya to participate. Contact your local Accoya representative for more information.

### Standard lengths & grades

**8', 10', 12', 14', 16'**

- > All A1 dimensions are actual rough sawn.
- > A1p is surfaced on 2 sides.
- > Companies processing Accoya can supply a wide range of standard and custom profiles from boards.
- > The sizes and grades produced at the Accoya production plant in Tennessee are summarized below:

### Standard dimensions & grades

Thickness	Widths				Grades
	4"	5"	6"	8"	
7/8			✓	✓	A1p
4/4	✓	✓	✓	✓	A1
5/4			✓	✓	A1
6/4			✓	✓	A1
8/4	✓	✓	✓	✓	A1



# Bristol Historic District Commission

Item 2.

## Application for Review of Proposed Work - Printable Application

HDC-25-10	Contributing	February 10, 2025
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
260 High Street	51	220

Applicant	Applicant Phone	Applicant Email
Town of Bristol	401-253-7000	ntoth@bristolri.gov

Property Owner (If Different from Applicant)	Owner Mailing Address
	10 Court Street

Architect/Engineer	A/E Phone Number	A/E Email
Christine Shea	401-662-7214	christines@brewsterthornton.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:

Review and approval of exterior electric meter and cabinet location at the historic Walley School.

Property History

WALLEYSCHOOL 1896: In 1895 the South District school house was demolished to make way for a new elementary school. William R. Walker & Son, a leading Rhode Island architectural firm, was selected to design this 2-story brick school with a 4-bay, hip-roof main section and a slightly projecting, 2-story, pedimented pavilion flanked by hip-roof wings. Eclectic detailing includes Colonial Revival corner quoins in brown sandstone and a 25-foot, 2-level tower with an octagonal cupola and ornate weathervane; Italianate detailing includes Romanesque recessed entrances and round headed windows in the pediment.

Building Survey Data	
RIHPHC ID #:	BRIS00529
HISTORIC NAME:	Walley School
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1896

Vinyl or vinyl-clad 2/2 replacement windows, including transom lights above each sash. Possibly also?: 2 arched window openings in front gable infilled with unknown material, painted white (W facade not shown in prev. survey photos).

Town of Bristol

Applicant's Name – Printed

**Christine Shea**

Applicant's Digital Signature

Date: February 10, 2025



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<b>LOCATION:</b> 220 HIGH ST <b>ACRES:</b> 7.08 <b>PARCEL ID:</b> 018-0051-000 <b>LAND USE CODE:</b> 78 <b>CONDO COMPLEX:</b> <b>OWNER:</b> TOWN OF BRISTOL <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 10 COURT ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 1257	<b>BUILDING STYLE:</b> Schools <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1896 <b>FRAME:</b> Masonry <b>EXTERIOR WALL COVER:</b> Brick <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin	
	BUILDING INTERIOR	
<th data-bbox="81 674 966 716">SALE INFORMATION</th> <td data-bbox="966 552 1515 1314"> <b>INTERIOR WALL:</b> Drywall  <b>FLOOR COVER:</b>  <b>HEAT TYPE:</b> Steam w/Boil  <b>FUEL TYPE:</b> Oil  <b>PERCENT A/C:</b> False  <b># OF ROOMS:</b> 0  <b># OF BEDROOMS:</b> 0  <b># OF FULL BATHS:</b> 0  <b># OF HALF BATHS:</b> 0  <b># OF ADDITIONAL FIXTURES:</b> 0  <b># OF KITCHENS:</b> 0  <b># OF FIREPLACES:</b> 0  <b># OF METAL FIREPLACES:</b> 0  <b># OF BASEMENT GARAGES:</b> 0                 </td>	SALE INFORMATION	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> <b>HEAT TYPE:</b> Steam w/Boil <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 0 <b># OF BEDROOMS:</b> 0 <b># OF FULL BATHS:</b> 0 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 0 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
<th data-bbox="81 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1515 1356"></td>	PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 51183 <b>FINISHED BUILDING AREA:</b> 36515 <b>BASEMENT AREA:</b> 10614 <b># OF PRINCIPAL BUILDINGS:</b> 3		
<th data-bbox="81 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1515 1440"></td>	ASSESSED VALUES	
<b>LAND:</b> \$405,300 <b>YARD:</b> \$168,800 <b>BUILDING:</b> \$4,545,500 <b>TOTAL:</b> \$5,119,600		
SKETCH	PHOTO	
<p>Unsketched Subareas: FBM (5000)</p> <p>SFL FFL BMT (5614)</p> <p>FFL (104)</p> <p>OFP FFL (104)</p>		



www.cai-tech.com

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





# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

### Subject Property:

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

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

### Abutters:

Parcel Number: 13-51  
CAMA Number: 13-51  
Property Address: 117 STATE ST

Mailing Address: OUR LADY OF MT CARMEL CHURCH  
STATE ST  
BRISTOL, RI 02809

Parcel Number: 14-1  
CAMA Number: 14-1  
Property Address: 259 HIGH ST

Mailing Address: BATTISON, SALLY PARELLA &  
BATTISON, ANDREW M. TRUS  
PARELLA, MARY TRUSTEE (25%) &  
PARELLA, JOSEPH (25%)  
259 HIGH ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

Mailing Address: PARELLA, MARY A. TRUSTEE  
249 HIGH ST  
BRISTOL, RI 02809

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

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



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

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

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

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

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

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

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

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

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

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

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

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

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

Parcel Number: 14-55  
CAMA Number: 14-55  
Property Address: 74 CHURCH ST

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

Parcel Number: 14-6  
CAMA Number: 14-6  
Property Address: 116 STATE ST

Mailing Address: INFANTE, MICHAEL G. & INFANTE, ANN  
M. TRUSTEES  
116 STATE ST  
BRISTOL, RI 02809

Parcel Number: 14-7  
CAMA Number: 14-7  
Property Address: 108 STATE ST

Mailing Address: PIRRI, ROBERT E.  
108 STATE ST  
BRISTOL, RI 02809

Parcel Number: 14-8  
CAMA Number: 14-8  
Property Address: 69 COURT ST

Mailing Address: SCHOREN ENTERPRISES, LLC  
Kimberly Walsh-Sorensen 20952 Monarch  
Lane  
Huntington Beach, CA 92646-5554

Parcel Number: 18-39  
CAMA Number: 18-39  
Property Address: 173 STATE ST

Mailing Address: CAMPAGNA FAMILY LP  
15 LOW DR  
BRISTOL, RI 02809

Parcel Number: 18-40  
CAMA Number: 18-40  
Property Address: 169 STATE ST

Mailing Address: SILVEIRA, NOELIA M  
169 STATE STREET  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

Parcel Number: 18-41 CAMA Number: 18-41 Property Address: 167 STATE ST	Mailing Address: PRESCOTT, JOAN C. TRUSTEE 167 STATE ST. BRISTOL, RI 02809
Parcel Number: 18-42 CAMA Number: 18-42 Property Address: 151 STATE ST	Mailing Address: CABRAL, LOUIS A. 304 CHURCH POND DR TIVERTON, RI 02878
Parcel Number: 18-43 CAMA Number: 18-43 Property Address: 149 STATE ST	Mailing Address: BUTLER, WILLIAM J 149 STATE ST BRISTOL, RI 02809
Parcel Number: 18-44 CAMA Number: 18-44 Property Address: 145 STATE ST	Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809
Parcel Number: 18-45 CAMA Number: 18-45 Property Address: 141 STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-46 CAMA Number: 18-46 Property Address: 135 STATE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 18-47 CAMA Number: 18-47 Property Address: STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-48 CAMA Number: 18-48 Property Address: HIGH ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-49 CAMA Number: 18-49 Property Address: 131 STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-50 CAMA Number: 18-50 Property Address: 127 STATE ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-52 CAMA Number: 18-52 Property Address: 359 WOOD ST	Mailing Address: OLYMPUS REALTY LLC 10 ARROWHEAD LN MILTON, MA 02186
Parcel Number: 18-56 CAMA Number: 18-56 Property Address: 240 HIGH ST	Mailing Address: BRISTOL STATE HOUSE FOUNDATION PO BOX 383 BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

Parcel Number: 19-1 CAMA Number: 19-1 Property Address: 289 WOOD ST	Mailing Address: DECOSTA, JOSEPH ET UX 289 WOOD ST. BRISTOL, RI 02809
Parcel Number: 19-10 CAMA Number: 19-10 Property Address: 94 CHURCH ST	Mailing Address: BAGGOT, JONATHAN R. & MARCELA S. TE 94 CHURCH 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: 19-12 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: 19-18 CAMA Number: 19-18 Property Address: 283 WOOD ST	Mailing Address: WEST, JAYNE S & BOUCHIE, GLENN C TE 283 WOOD ST BRISTOL, RI 02809
Parcel Number: 19-2 CAMA Number: 19-2 Property Address: 124 CHURCH ST	Mailing Address: CALOURO, MOSES J. PORTIA K. PO BOX 612 ORLEANS, MA 02653
Parcel Number: 19-21 CAMA Number: 19-21 Property Address: 36 PEARSE AVE	Mailing Address: ALARIE, PETER BRESLIN, AMY 36 PEARSE AVENUE BRISTOL, RI 02809
Parcel Number: 19-3 CAMA Number: 19-3 Property Address: 122 CHURCH ST	Mailing Address: BOYCE, NORMAN W. CELESTE B. LIFE ESTATE 2 SUSANS PLACE EAST BRIDGWATER, MA 02333
Parcel Number: 19-4 CAMA Number: 19-4 Property Address: 118 CHURCH ST	Mailing Address: BRUM, EDWARD L BERTHA M TRUSTEES 29 JANE LN BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

Parcel Number: 19-5  
CAMA Number: 19-5  
Property Address: 112 CHURCH ST

Mailing Address: RENSEHAUSEN, WARREN ET UX  
LAURA D.  
112 CHURCH ST  
BRISTOL, RI 02809

Parcel Number: 19-6  
CAMA Number: 19-6  
Property Address: 110 CHURCH ST

Mailing Address: AG ENTERPRISES, INC.  
50 RICHMOND ST  
BRISTOL, RI 02809

Parcel Number: 19-7  
CAMA Number: 19-7  
Property Address: 108 CHURCH ST

Mailing Address: MARTINS, JONAH C  
269 MERRYMOUNT DR  
WARWICK, RI 02888-5524

Parcel Number: 19-8  
CAMA Number: 19-8  
Property Address: 102 CHURCH ST

Mailing Address: CALISTO, MARIA  
C/O LOUISE CALISTO 102 CHURCH ST  
BRISTOL, RI 02809

Parcel Number: 19-9  
CAMA Number: 19-9  
Property Address: 98 CHURCH ST

Mailing Address: NUNES, LYNDA A  
24396 BUCKINGHAM WAY  
PORT CHARLOTTE, FL 33980

Parcel Number: 24-38  
CAMA Number: 24-38  
Property Address: 360 WOOD ST

Mailing Address: FERREIRA, JESSE  
2920 Comer Drive  
Murfreesboro, TN 37128

Parcel Number: 24-40  
CAMA Number: 24-40  
Property Address: 356 WOOD ST

Mailing Address: PACHECO, PAUL C ET UX ALCIDA  
PACHECO TE  
17 ORCHARD ST  
BRISTOL, RI 02809

Parcel Number: 24-41  
CAMA Number: 24-41  
Property Address: 346 WOOD ST

Mailing Address: TORRES, ROBERT J & DEBRA D  
TRUSTEES  
1194 ANTHONY RD  
PORTSMOUTH, RI 02871-6001

Parcel Number: 24-70  
CAMA Number: 24-70  
Property Address: 330 WOOD ST

Mailing Address: ST MARYS CHURCH CORPORATION  
330 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 24-72  
CAMA Number: 24-72  
Property Address: 322 WOOD ST

Mailing Address: BAKER, WILLIAM P.  
322 WOOD ST  
BRISTOL, RI 02809

Parcel Number: 24-73  
CAMA Number: 24-73  
Property Address: 318 WOOD ST

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

Parcel Number: 24-74  
CAMA Number: 24-74  
Property Address: WOOD ST

Mailing Address: EAST BURIAL GROUND  
WOOD & MT HOPE  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 24, 2025

Parcel Number: 24-76  
CAMA Number: 24-76  
Property Address: 187 STATE ST

Mailing Address: CABRAL, CHARLES C. DEBRA A. TE  
191 STATE ST  
BRISTOL, RI 02809

Parcel Number: 25-13  
CAMA Number: 25-13  
Property Address: 10 MT HOPE AVE

Mailing Address: MAUK, LARRY ALBERT JR. & DYSON,  
CORRIE-LYNN TE  
10 MT HOPE AVE  
BRISTOL, RI 02809

Parcel Number: 25-14  
CAMA Number: 25-14  
Property Address: 2 MT HOPE AVE

Mailing Address: K & A REALTY INC.  
P O BOX 113  
BRISTOL, RI 02809

Parcel Number: 25-83  
CAMA Number: 25-83  
Property Address: 290 WOOD ST

Mailing Address: SARDINHA, ADAM DAVID  
290 WOOD ST  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

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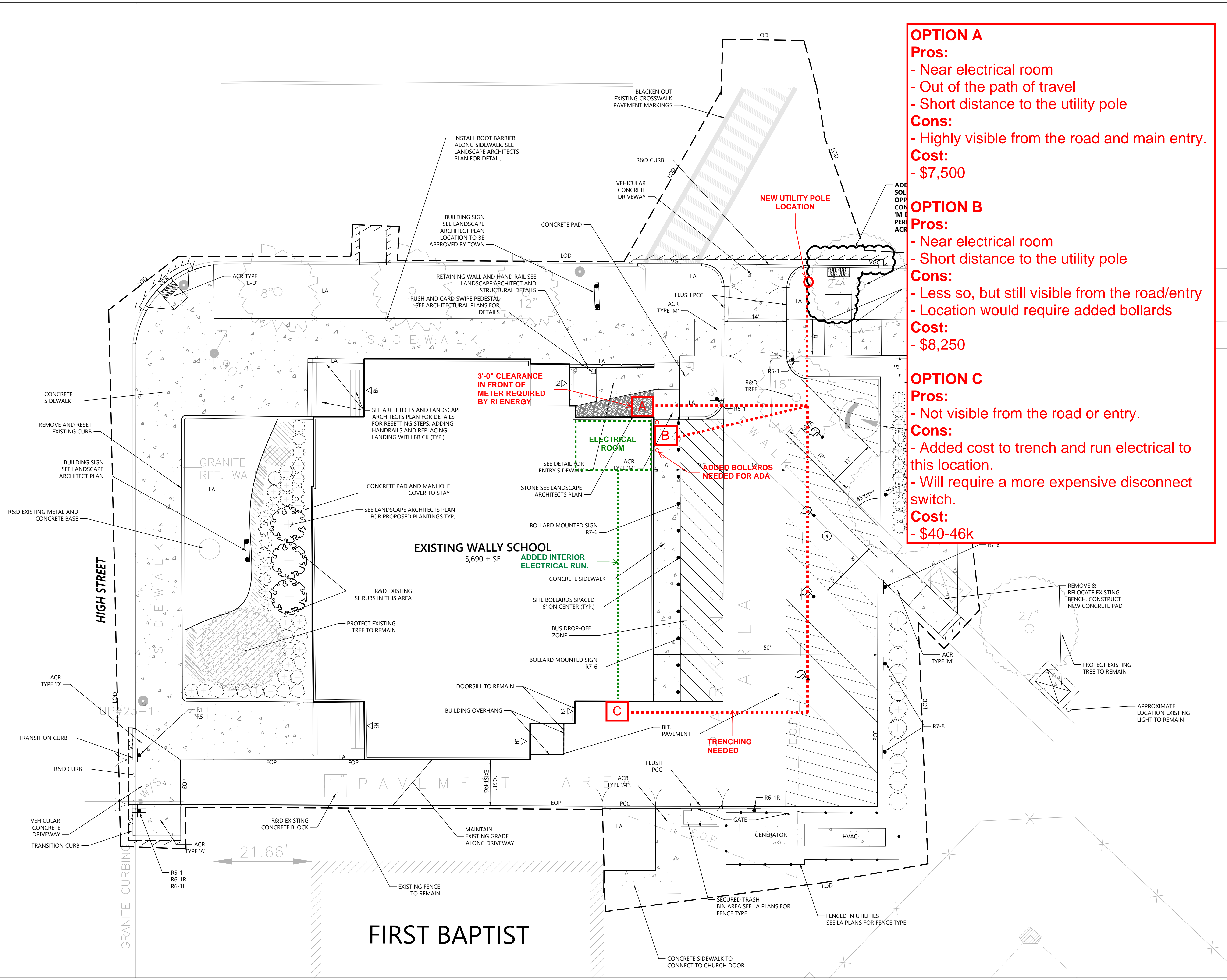






**Sign Summary**

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	
R6-1R	36"	12"	
R6-1L	36"	12"	
RS-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	
R7-6	18"	24"	



- OPTION A**  
**Pros:**  
 - Near electrical room  
 - Out of the path of travel  
 - Short distance to the utility pole  
**Cons:**  
 - Highly visible from the road and main entry.  
**Cost:**  
 - \$7,500
- OPTION B**  
**Pros:**  
 - Near electrical room  
 - Short distance to the utility pole  
**Cons:**  
 - Less so, but still visible from the road/entry  
 - Location would require added bollards  
**Cost:**  
 - \$8,250
- OPTION C**  
**Pros:**  
 - Not visible from the road or entry.  
**Cons:**  
 - Added cost to trench and run electrical to this location.  
 - Will require a more expensive disconnect switch.  
**Cost:**  
 - \$40-46k

**RENOVATIONS TO THE  
 WALLEY SCHOOL**  
 280 HIGH STREET, BRISTOL, RI 02809

**BREWSTER  
 THORNTON  
 GROUP  
 ARCHITECTS**

317 Iron Horse Way,  
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JOB NO. #2211      DATE 2.24.2023

ISSUE: BID DOCUMENTS

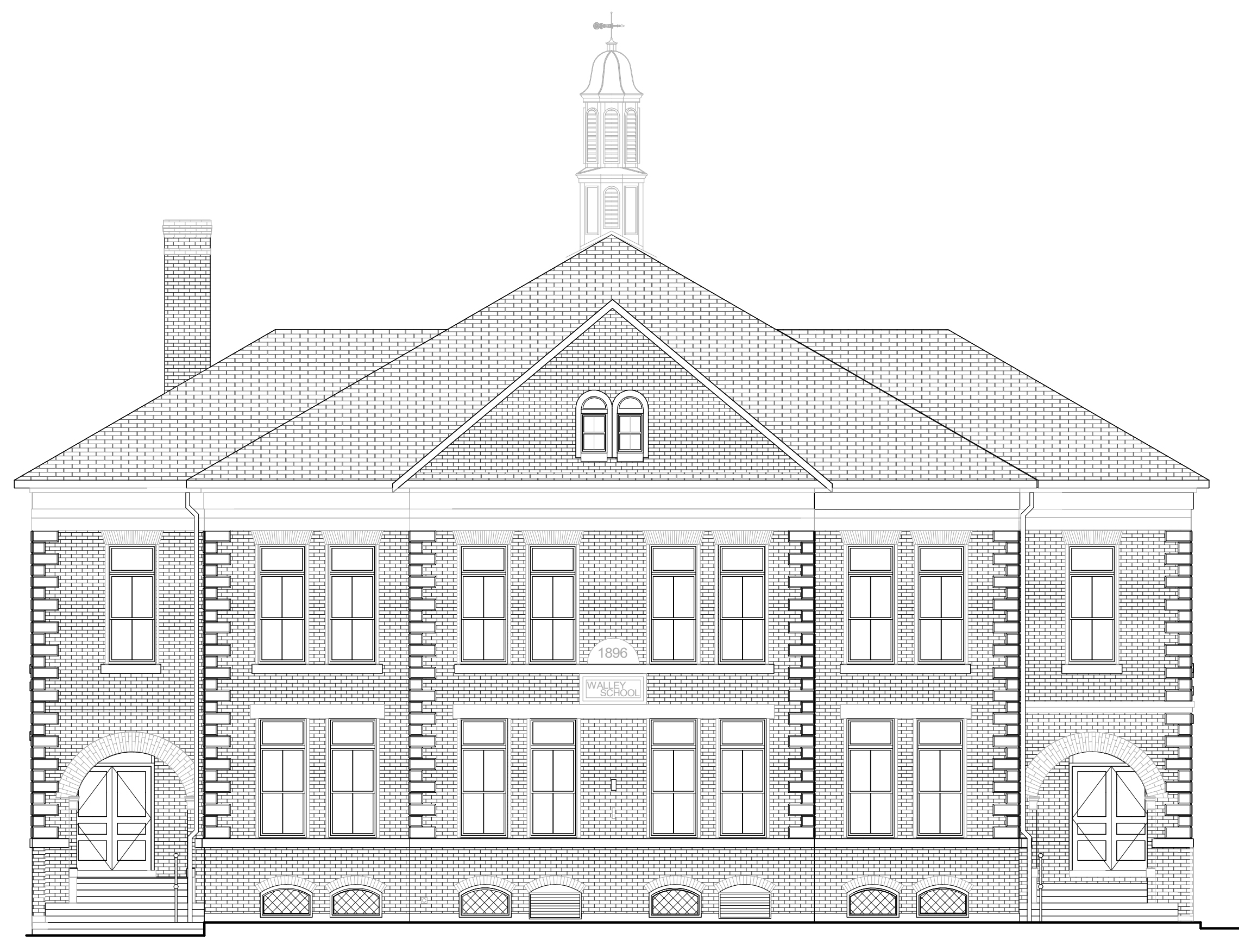
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE  
**Layout and  
 Materials  
 Plan**

SHEET  
**C2.0**



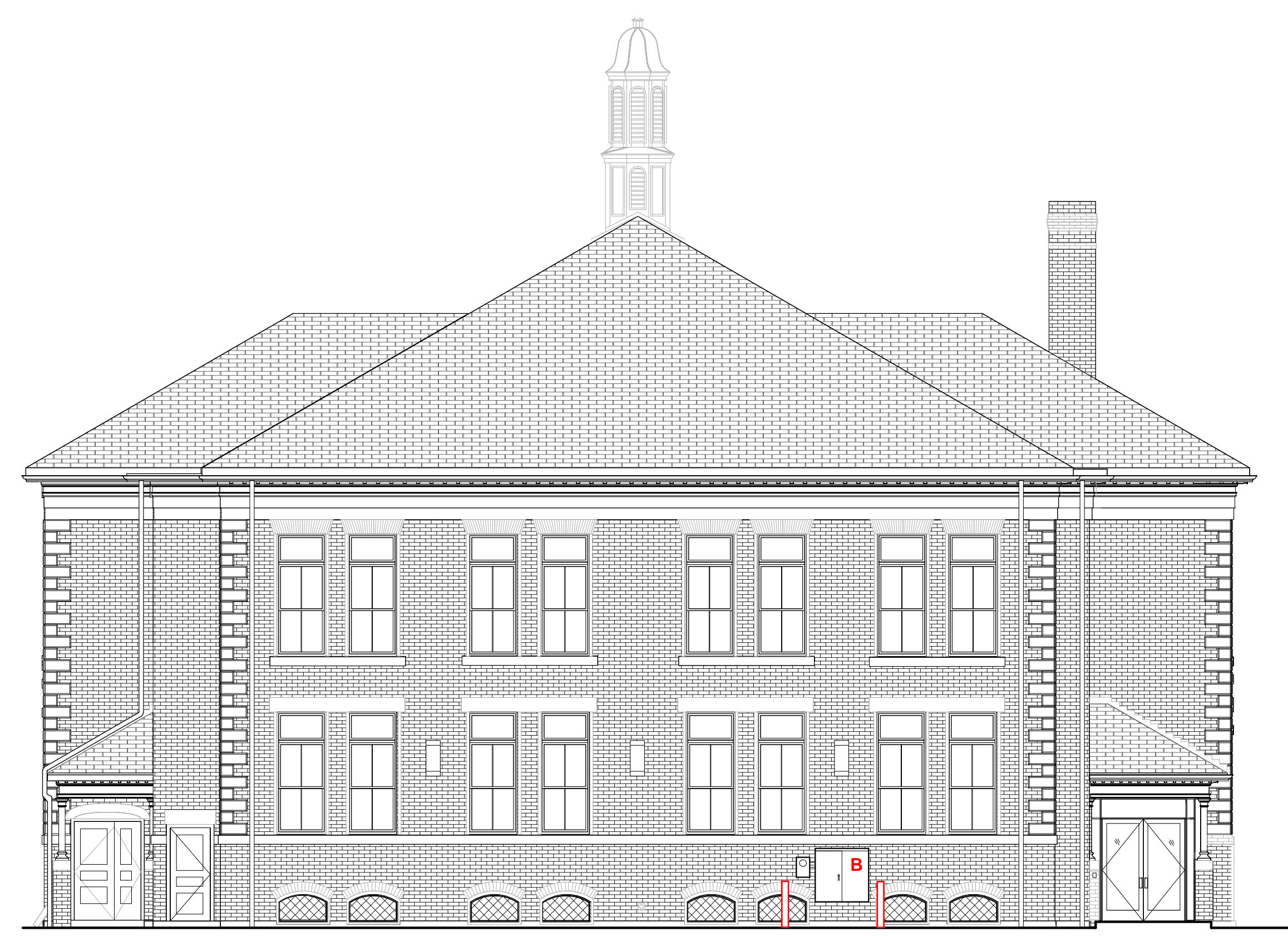
1 NORTH ELEVATION  
A2.1 Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
A2.1 Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
A2.1 Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
A2.1 Scale: 1/8" = 1'-0"

RENOVATIONS TO THE  
**WALLEY SCHOOL**  
260 HIGH STREET, BRISTOL, RI 02809

**BREWSTER  
THORNTON  
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ARCHITECTS**  
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JOB NO. #2211	DATE 02/20/24	
ISSUE: RE-ROOF BID-ADDENDUM 1		
NO.	REVISION DESCRIPTION	DATE

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

SHEET  
**A2.1**

**METER WILL BE  
INSTALLED TO THE  
SIDE**

