



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, August 03, 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

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 July 6, 2023 Minutes Draft

3. Application Reviews

1. 23-099: 82 Church Street, Timothy Sweeny:

Discuss and act on installation of 4' screen fence to screen HVAC, replacement of bottom steps at entrances with solid bluestone, install outdoor kitchen with 8' x 12' pergola mounted on counter tops, install bluestone edging on flowerbeds, add bluestone stepping stones, replace existing bluestone in-kind, replace concrete path on frontage with bluestone, Remaining items in application to be mentioned, but are eligible for administrative approval.

2. 23-106: 82 Thames Street, Daniel Barnes:

Discuss and act on the installation one picture window to left and one picture window to right of basement door on the west elevation

3. 23-108: 35 Church Street, Robert Jacobus:

Discuss and act on replacement of wood gutters with fiberglass on entire house

4. 23-109: 41 Union Street, Angela Michaels:

Discuss and act on replacing wood gutters with fiberglass gutters

5. 23-110: 727 Hope Street, Jontay Jeong:

Discuss and act on removal of underground garage to mitigate flood hazard, addition of stone walls and stairs, blue stone steps, blue stone walkway and landing, re shingle house with composite individual shingles, install solid composite curved railing, install Azek Corner Board and Water Table, Upgrade and shield HVAC feed line and cables, remove pressure treated deck and railing and expand to cover living room area, add second floor decking, remove vinyl windows and install Anderson 400 or equivalent windows

4. Concept Review

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

Concept review of new orientation and design of three car garage as previously submitted.

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourned

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HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, July 6, 2023

at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island

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1. Pledge of Allegiance

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

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the June 13, 2023 meeting.

Minutes reviewed, no additions or corrections.

Motion made by Allen to accept minutes as presented;
Seconded by Ponder.

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

3. Application Reviews

3A. 23-100 825 Hope Street, Robert and Barbara Beer:

Discuss and act on replacement of front elevation window; installation and materials for external trim and molding, water table, window sills, window framing, and siding; design and installation of clapboard; construction of 1st level deck on back elevation; installation of patio door(s) and windows; restoration and renovation elevations

including materials, sizes, and placements; discussion and action of use of materials wood cedar clapboard, wood crown molding, Azek/composite (Alexandria) trim, composite decking, windows, aluminum gutters, cable railings with Azek wrapped, wood posts, Azek composite boards, wood windowsills, and wood framing.

Robert Beer, Barbara Beer, Attorney Alfred Rego present.

I. Siding, Trim, and Window Replacement

Attorney Rego: If I briefly track where we were and where we are to go. Culmination of back and forth between the Zoning Board and this Commission of what can be done to resolve the known issues regarding the Building Code of the front window. We had a Zoom meeting with the architect, Teitz, and Toth to get through. We showed each façade, where everything would go, turret, PVC to be taken out. The double hung window is to be redone for egress and, also to match the window above it. Also, the stairwell on the West side of the building facing the water, the Commission may want to hold back until the end on this issue in order to address the rest of the issues.

Teitz: I just wanted to discuss a bit on our end the procedural history and where we saw this going because it was an unusual journey. At the beginning of June there was essentially reconsideration of the decision of Azek versus wood. This went to the Zoning Board who deferred it to the Commission and, if it is not resolved tonight, will go back to Zoning. There is so much trim and different facades and elements and that is what I have been involved with as well as Nick, and John Allen as the Project Monitor. There was a meeting at the site, and we were going around looking at everything. The architect was in California, so the Zoom meeting was to work with the architect.

The general concept is that the front elevation which is the East elevation A108 and the tower as it wraps A109, those are the real key characters defining the façade on the street. The South side is nearly invisible, and the North side is a little visible with a house next to it.

The idea for A108 was that essentially it is going to be wood certainly on the surface. On the tower, the Azek will be removed, and cedar clapboards will be all the way around. The water board on the front is going to be wood not Azek. A108, which is the Northeast corner, will be wood except for existing Azek caps on the top.

On the eaves, Azek will be there, but wood molding will cover it.

The columns will be wood.

On A109, the tower would be the same, then going down that side, all the sides are going to be cedar clapboard. Wood sills on each of the windows, except for a couple that are non-standard like the oblong one.

The water boards on the back of the house will be Azek, and the posts on back facing the West side will be Azek.

On A110, the rear elevation on the West side, existing wood gable will remain. There is weird stuff happening at returns at bottom of gables. The wood gutters were covered with other materials, and we will leave it to the Project Monitor to determine if it will be a hybrid of wood moldings and Azek.

Allen: Not going to be a hybrid.

On A111, around the other side, there is going to be cedar clapboard with 1x4 Azek trim with wood sills under each window. The corner posts at the rear are Azek, and the front will be wood except on top.

Ponder: As I see it, and I could be wrong, on the front of A108 that was the weird bay window, then it was replaced with that window which is not big enough for egress?

Mr. Beer: The bottom half isn't big enough. It will be replaced with a window similar to the one above it.

Ponder: That is new so it would need separate approval. A110 has new stuff including stuff today, should take that as a third aspect of it as some of us are just seeing this today. This may need to go

to Zoning Board because it doesn't meet height requirements.

Attorney Rego: There was some issue and there may be an exception, there may be pilings. What becomes the deck versus the stairwell.

Teitz: This should be treated as a separate issue as this will be subject to Building Codes and Zoning.

Lima: First is the clapboard and trim issue, second is the front window issue, and third is the second deck which is already approved.

Allen: The window on rear elevation, I do not know if I have ever seen that up to this point.

Teitz: Which window?

Allen: In the photo to the left by the doors.

Mr. Beer: Which one?

Allen: We approved that?

Mr. Beer: Since last January.

Allen: I would like to say that this is a compromise between us, you, and your son, and I think through a lot of deliberation we worked out things and hope the Commission will see fit to move forward. It is a good compromise that will allow us to not have to do Azek on homes in the future. With so many changes over the years, I am not sure if there is much of the history fabric left.

Lima: Thank Andy and colleagues for all the work you have done on this. Nick, Attorney Rego, Steve Greenly, and John for all the blood, sweat, and tears. We have a building that will be appropriate and hopefully you will live there for a long time.

Butler: I think this is a wonderful way of showing us an account of what is going where. This was layed out beautifully. Good job and good communication.

Mr. and Mrs. Beer: Thank you.

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

Motion by Allen to accept the application with changes as presented. Finding of fact, there have been many non-history changes over the years, roofing over wood gutters, vinyl windows, etc., just want to make sure that this is in the motion. Seconded by Butler.

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

Motion carries.

Secretary of Interior's Standards: #9

II. Front Window

Allen: I know the change needs to be made for egress reasons for the bedroom. Personally, I think this will be a much better look as it will be the same size as other windows.

Motion made by Allen to accept the proposed change; Seconded by Church.

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

Motion carries.

Secretary of Interior's Standards: #9

III. Stairs and Decking

Teitz: They are asking for approval for the stairs and deck design now, as drawn on A110 which was provided today, and the proposed doors today.

Allen: Conversation on those doors?

Teitz: Please.

Allen: Typically, we have not approved aluminum clad doors. What was the original material?

Attorney Rego: Aluminum and vinyl swinging doors with a right-hand slide door for egress. That was approved earlier on. It was not historically

accurate to begin with and was approved at that time. There are two configurations of either a five panel or three panel door to be left to the Project Monitor to decide. They are trying to customize it to fit. Materials on the deck would be wood posts with Azek wrap. The photos were taken from the bike path and cannot really be seen.

Allen: Do you have a preference?

Mr. and Mrs. Beer: Prefer the five-panel door.

Allen: Anyone else?

Toth: On the sills, there will be a 1" protruding from the clapboards?

Allen: When we met on site, Steve thought it would not be protruding out enough.

Beer: Yes, that's right.

Allen: 1" stock behind to get a deeper sill?

Attorney Rego: Yes.

Mr. Beer: Yes.

Allen: Lastly, you can use the same material on the second floor deck as on the main floor deck since it cannot be seen from the bike path.

Teitz: The whole rear addition was a non-contributing addition that was added later. The previous doors were vinyl and aluminum, doing a replacement in kind.

Lima: Any questions or comments for or against this from the audience? No?

Motion made by Allen to accept application for rear window/door configuration with the five-panel door as presented in A110. Because the material of the original doors were vinyl, we are asking for tempered black aluminum five-panel doors because it is a non-wood solution and there was no wood there when the Beers purchased the house; Seconded by Bergenholtz.

Voting Yea: Church, Millard, Butler, Ponder, and Lima.

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: You will get a Certificate of Appropriation from Nick.

Toth: I can get it to you by early next week.

Mr. Beer: And that is when we can start after we get it?

Lima: Yes, please put it somewhere on the front of the house where it is visible.

Teitz: If you have any questions, just ask your Project Monitor.

Lima: Thank you and good luck.

Mr. and Mrs. Beer: Thank you.

3B. 23-089: 154 High Street, WGI LLC:

Discuss and act on replacement of clapboard on north elevation with cedar shingles and replace cedar shingles on south elevation in-kind.

Doug and Elizabeth Miller (owners) appear.

Allen: We have a history. I would like to read the history of this home please. William Bradford III, grandson of Deputy Governor William Bradford built the home as a residence in 1801. It is a beautiful five-bay Colonial Federal style home with seven fireplaces built. The younger William was a sea captain and ship owner and was away for long periods. He built the house on land deeded in his wife Mary Smith's name by her father, Nathaniel Smith, the largest landowner in the region at the time. The Inn remained in the Bradford family for 150 years through several generations.

Mr. Miller: There is a mix of siding on house which was odd when we purchased it. The front and North sides of the house are clapboard, and the South and back sides are shingled. It is a weird mix. Shingles on the South side are really bad. Clapboards on the North side are not much better. We would like to replace the shingles in kind on South and change the North side to cedar shingles so we have at least three sides that are the same and, on the front, we would like the more decorative clapboards.

Lima: Looking at the record from December 16, 2021, the motion was made to repair and replace cedar, which was administratively approve.

Millers: We did that.

Lima: Thank you for trying to get it all to match.

Butler: On a Federal Style home, arches to do the front are the more expensive product. Interesting twist.

Millers: The materials on front are to be clapboard, the back are all shingles, and the side is shingles. We want to change the one side so three sides are matching and the front stays clapboard.

Bergenholtz: Sides are to be replaced with clapboard?

Millers: No cedar shingles.

Bergenholtz: Given the size of property, I would rather see clapboard on three sides.

Millers: Yes, but there are shingles on those sides.

Bergenholtz: I would prefer to see clapboards on three sides.

Millers: We wanted to let shingles weather.

Bergenholtz: The house would have been originally that way.

Millard: Red or white cedar?

Mr. Miller: White cedar.

Millard: The expense of painting if it was all clapboard is a lot and that side is often seen as you pointed out. I think this makes sense.

Mr. Miller: We did an informal survey of the area, and many houses are the same way.

Allen: Just walking on High Street, that is the majority, but something about your house is where I agree with Ben, that siding is very old, I have mixed emotions to the change of shingles. It is a prominent feature of the house. The other side was probably clapboard too, would hate to see that side be changed to shingles, I think.

Ponder: What year was this built?

Mr. Miller: 1808.

Ponder: 1708 for mine. I have clapboards on the side and shingles in the back. I agree with John and Ben, however; I don't have an issue if you made it symmetrical with shingles, but I personally think it would look better with clapboards.

Church: Is this a current photograph?

Mr. Miller: Yes.

Church: I am concerned with the shutters.

Mr. Miller: They need to be repaired, fixed, etc.

Church: That needs to have an application for the shutters.

Mrs. Miller: We were not going to do that right now because we want to do the siding.

Lima: Anyone in audience for or against? No.

Allen: I know where the house is, you said historically clapboard, shingles in back, and everyone said the same.

Bergenholtz: The North side, did anyone look at it? Looks like original material.

Teitz: The street on North side, Williams Street, since it was street frontage was the reason why there was clapboard on that side.

Lima: Yes, the street was there in 1876.

Church: The shutters look like real shutters.

Lima: That is not on the application.

Church: I just do not want them to get lost.

Teitz: It is a defining characteristic. Please preserve and replace.

Mr. Miller: Yes, we will do so.

Teitz: Looks nice.

Mr. Miller: We have worked very hard on this house. Ten houses have the exact same as what we want to do. It is a fortune to keep painting.

Butler: Are we including anything about the shutters?

Toth: No. If you are planning on doing the shutters in kind.

Mr. Miller: Yes, after the siding is done.

Motion made by Ponder to accept the application to replace the clapboard on the North elevation with cedar shingles and replace South elevation in kind. Finding of fact as materials are replaced the shutters will be put back on after the materials are replaced. Second by Allen.

Voting Yea: Millard, Church, Butler, and Lima

Opposed: Bergenholtz

Motion carries 6-1.

Secretary of Interior's Standards: #9

Project Monitor: Sarah Butler

Lima: Make sure to obtain a Certificate of Appropriation and display it in the window on the

front of the house. Please contact Sally if you have any questions. Her information will be there.

Toth: I will have it for you on Monday.

Millers: Thank you.

3C. 23-093 250 Metacom Ave, Mount Hope Farm:

Discuss and act on construction of a new barn on the Mount Hope Farm property.

Brenda Turchetta present.

Turchetta: I received approval, and a green sheet was signed in 2022. Since costs increased when we went out to bid, and we have not started yet. We are going with FT Construction. We are looking to start in October. This is the first time doing the building permits, projects, and I apologize. There are no changes to the original plans. Our plan is to begin in October. I am requesting approval again before the previous approval runs out and we have to wait a year before we can come back.

Allen: There was a time lapse?

Toth: Yes.

Butler: The base was already built by a previous owner?

Turchetta: Yes, way back.

Lima: This was a situation prior that someone took it upon themselves to start without permission when they came to us with firm plans. You are using the foundation already there? I do not want the present people working with us to have to start from scratch. They will begin in October? Have Frank start digging.

Turchetta: Hopefully will get the permit and start in October.

Lima: We understand. Anyone in the audience want to make any comments for or against this? No.

Motion made by Allen to re-approve this project as presented; Seconded by Butler.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Chris Ponder

3D. 23-091 30 Walley St, Alexis Barbour-Webb:

Discuss and act on replacement of 2 windows on south elevation.

Dean Nadalin is present on behalf of the owner.

Millard: Recused.

Toth: Do we have a letter from the owner?

Lima: We need a letter to state that they gave you permission to speak on their behalf.

Nadalin: What do we do?

Church: Could the approval be contingent on the owner providing a letter?

Lima: We cannot do that.

Teitz: It is regarding windows. Intend to do a site visit, so might be bumping it anyway.

Nadalin: Two window replacements on the third floor in the back of the house.

Lima: That has a lot of sides. The front is on Walley Street, part on High Street, and back of the house is on Hope Street. Poor house has many sides that fronts streets.

Toth: Can she come down?

Nadalin: I told her that she did not need to be here. I will call her and get her to be here.

Teitz: Or get something in writing to say you can be here on their behalf.

Nadalin: I will give her a call now.

Teitz: Let's move on and we will come back to this.

Lima: Dean please send Mary back in.

(A short time later..)

Alexis Barbour-Webb (owner) appears.

Nadalin: We are replacing two windows on the third floor.

Lima: Any comments, anyone?

Allen: Others being replaced?

Nadalin: No. Others are original. Those windows are shot and in bad shape.

Teitz: Have you looked at getting them repaired? I know of several companies that repair windows.

Nadalin: These windows are gone. Water is coming into the house. When we take the window out, we will find out if the framing and sheeting need to be replaced. We are here to get permission to get new windows 1 over 1, same as what was there.

Barbour-Webb: South side on third floor.

Lima: Historically in the past we do try to do a site visit because we have some of the Commission members looking at windows and trying to figure out at what point and time they can either be repaired or replaced.

Nadalin: People on this board?

Lima: Yes.

Nadalin: Could that have been done before coming here?

Lima: No, we must see the application first. We need to make an appointment with you and the homeowner. We can vote on site if we have a quorum.

We will continue this until the site visit can be done. Nick will contact you for convenience. More than one choice of dates and times to come look at it. We will do a site visit, vote on it there, and, if not, you will have to come in August.

Nadalin: We are available tomorrow.

Toth: I will get back to you, two weeks out. If we can get a quorum and we will do everything then.

Allen: Cladding on exterior window?

D. Allen: Cladding is extruded plastic or such. I can get you those specs.

Allen: That would be great.

Lima: Motion to continue to next meeting or on-site visit?

Motion made by Allen to arrange for an on-site visit; Seconded by Butler.

Voting Yea: Ponder, Lima, Church, and Bergenholtz

Motion carries.

Lima: Nick will arrange it and we will be happy to check it out.

Secretary of Interior's Standards: #_____

Project monitor: _____

3E. 23-099: 82 Church St, Tim Sweeney:

Discuss and act on installation of 4' screen fence to screen HVAC, replacement of bottom steps at entrances with solid bluestone, install outdoor kitchen with 8' x 12' pergola mounted on counter tops, install bluestone edging on flowerbeds, add bluestone steppingstones, replace existing bluestone in-kind, replace concrete path on frontage with bluestone, Remaining items in application to be mentioned, but are eligible for administrative approval.

Toth: To be continued to August because there is a Town Council matter.

Motion made by Allen; Seconded by Bergenholtz.

Voting Yea: Butler, Ponder, Millard, Church, and Lima.

Motion carries.

Lima: Andy, would you like to talk on this?

Teitz: Because Town Council is appointing authority, not allowed to unless they go to the Ethics Commission to get hardship before coming here. Ethics Commission will impose condition to say he cannot appoint anyone to Historic Commission until the next election. Just a requirement.

3F. 23-098 65 Court Street, Gardiner Bowen:

Discuss and act on installation of wood rails on front stairway to front deck.

Gardiner Bowen (owner) present.

Bowen: I received a call that a railing fell due to other tenants. I called to get a wood railing, which was done. I was away when this happened. I am now here to ask for permission to keep it and paint it white, and whatever else needs to be done.

Butler: Is that piece wood?

Bowen: No, just brought it in to show. (Showed Commission the metal railing that was there when it fell off.)

Lima: That is the one that came off?

Bowen: Yes. Replaced it with wood.

Church: Did it meet building codes?

Bowen: I believe so.

Toth: We can confirm with Steve to make sure it meets code.

Teitz: That is why a permit is important.

Ponder: So old railing had aluminum on both back and front. Front fell off and was replaced with wood?

Bowen: Yes, and the bricks were fixed as well.

Lima: Anyone have any questions?

Ponder: Pressured treated wood?

Bowen: Yes.

Allen: Rest of railing white?

Bowen: Yes.

Lima: You can get a white stain as well.

Allen: Wait a year before you do it.

Lima: Anyone in the audience have any questions?
No.

Lima: You will need a permit.

Toth: I will talk to Steve and get it to you.

Lima: Regarding the wood on the front porch, I suggest you leave it if you changed it, it will have to be made to code, it is not high enough now but if changed, you would have to do the whole thing and would have to come back to the Commission for approval.

Bowen: Historic too.

Teitz: The Commission can require it to be painted or stained, just not the color choice.

Motion made by Ponder to install wood rails as presented on stairway on front deck; finding of fact that the previous railing was not a historical element; Seconded by Allen.

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

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: _____

3G. 23-101 725 Hope Street, 725 Hope St LLC:

Discuss and act on replacement of 5 windows on house to match other windows.

Tom Principe (manager) present.

Ponder: Recused.

Principe: The house has a total of 39 windows, six wood, out of six, five are in bad condition, rest are vinyl.

Allen: I would like to read the history of house.
(_____)

Principe: Thanks. I have been before this board as I own several historic properties in Town. I know how you feel about vinyl windows. This house here has a total of 30 windows that were replaced possibly in the 1970s. Houses on the side of me and across the street have vinyl windows. Windows are on sides and cannot be seen from the street. There is one good window in the front that I am keeping as it is significantly old and I have no intention of changing it.

Lima: Any comments or questions?

Allen: I do not know. Since the other windows have been replaced with vinyl and these are not on the front, I guess I would go ahead and allow them.

Lima: This portion of the Historic District is new within the last 10 or 15 years and that is why probably most of the windows were replaced prior to that time. To expect them to revert would be causing a false sense of history. That is just my opinion.

Butler: I have not seen it, but guessing, if I were to see these windows, I would not agree that they were exactly like the original ones. It will be a house of vinyl windows.

Millard: I always admired the house. Like the double gallery on the front. Are you replacing all the windows.

Principe: No, just five.

Butler: Are these original?

Principe: No, I would say they are 1960s vintage, one in front with the wavy glass might be original. I am keeping that.

Millard: How have the other windows held up?

Principe: Vinyl is vinyl, it just does not look historic. 35 have been replaced. These five are falling apart and it is not worth salvaging five windows when the rest are vinyl. I will try to keep everything as it was supposed to be, but in this case, it makes sense to just put vinyl as they are in a non-prominent position.

Lima: Sue, anything?

Church: No.

Principe: If there is a bone of contention here, you are going to make me put five out of 35 windows?

Teitz: The Commission will inspect windows, to be fair to everyone we should have the Project Monitor confirming it. Replace, but preserve and repair what is there. If the Commission decides to replace.

Bergenholtz: This dates to 1750? It would not have been 6 over 6 or 9 over 9.

Principe: If one is original, are you going to make me repair it?

Allen: We can send this for a site visit or you can accept what we are offering.

Lima: Sally is the expert.

Teitz: No time lost in coming back

Church: If there was some question about the windows, they could be taken out and stored on the property.

Lima: If one or two were original, they can be stored on property.

Motion made by Allen as presented replace five windows with vinyl that will match 1 over 1 configuration as presented; Seconded by Bergenholtz.

Teiz: With a finding of fact that the house was added recently to the District and specifically finding of credibility that these windows are not original and are from the 1960s and in an addition that was not original to the house.

Voting Yea: Lima, Church, Butler, Millard, and Ponder.

Project Monitor: Sarah Butler

Lima: When you get the form from Nick, Sally will work with you.

Toth: The forms?

Principe: No, site visit. I can reach out to you?

Butler: Yes.

4. **Concept Review**

41. Bristol-Warren Regional School District:

Presentation and Notification of the master plan study for Bristol Warren Regional School District - study to include potential renovations or potential grade reconfiguration which may result in change of use or ownership of buildings.

Chad Crittenden, Rob Santos, and Ana Riley, Superintendent, present.

Riley: We are embarking on a 200 cap of \$200M bond. We are going to be doing work at other buildings. We are here to meet with you to share a concept review.

Lima: My class was the last to leave Colt Andrews and the first to graduate from the high school. I went in there recently and nothing has changed. We were the original class to paint the rocks and the bathroom was blown up with an M80.

Chad: Application was submitted to the State and in April received preliminary approval. Stage 2 wraps up in September, and November goes for local funding, next phase is detail design, number of ideas out of that. Third page is a list of bonuses part of the RIDE program, 63% of costs, and several incentives. The State is trying to make sure they are efficient, safe, etc. The 63% reimbursement rate may be higher.

Santos: This is the master plan and map of school buildings. Notice condition assessment by RIDE. Some are worse than others. The high school has certain inefficiencies, so the high school should be focus. Other buildings will be addressed. One thing is the existing layout of the campus on Bradford Street.

Schools are looking to increase safety for students. Separation as shown is not just about security for students, but also the safety of everyone. Schools share the same facilities and have limited outdoor space for learning. Looking to enhance with new projects, secure with multiple entry points to campus. Fences need to be improved.

Not touching physical plan of building, just site improvements to make it safer. Just purely conceptual for bringing buildings together. Provide parent drop off, new play areas, replace fence with something more historically appropriate. Other materials for paving, opening campus space for uses for farmer's markets or pedestrian traffic from one end to the other.

Other building - terrace school on Silver Creek. Subject to flooding due to location. FEMA map shows "A" flood zone, which is the highest zone.

Riley: RIDE uses census data and working with a company what demographics would be in 2028. When we look at enrollment, we would not need the Guiteras school. Part of the work is to move Fifth Grades to the middle school since they are underutilized at 53%. There is plenty of room for the move. Guiteras needs to close and move classes. Most of the work to be at other schools and the building of a new high school. Building Committee moved to do a new high school, something more appropriate.

Lima: It was not user friendly.

Riley: No.

Lima: So, Andy, this would be a question. The Town would then re-accumulate the Guiteras building as a Town building?

Teitz: Yes.

Lima: Then it would be the Town's decision to decide the use.

Teitz: Yes, in the Historic District. Give your honest comments.

Church: Is that a demolition?

Bergenholtz: Was there a tunnel planned at one point?

Riley: On colt school and new structure.

Bergenholtz: Been scrapped?

Rile: Yes.

Bergenholtz: Going to affect the layout of the Town streets.

Church: I agree.

Bergenholtz: To alter this is asking a lot, but I get it.

Riley: One idea was instead of just a foot path East to West, to replace the street with cobblestone or blue stone and make it more user friendly, keep

trees and maintain greenery. Safety and security for students and maintain historic integrity.

Millard: I went to school in DC, and in Providence. There is a bridge over the street. It was wonderful.

Riley: That has always been a concern.

Bergenholtz: I went to prep school with tunnels and it worked.

Toth: I would point out that I think that this conforms to the Town's plan for the look of the Town if they did do something like cobble for pedestrian use and bikes. Tunnels would not be.

Ponder: The bus drop off is on that street. Drop off on Hope would make it congested.

Riley: Looking at a traffic study. Bradford hits Hope and it could be a stop as we tried to show in the graphic.

Ponder: Just a concern really from a non-expertise traffic study person.

Riley: I wish I could say that we do not have to worry, but I have worked in other districts where things did happen. Gives me anxiety because security is at the top of my list to make all areas and buildings secure.

Bergenholtz: This is going to be sealed off from the public.

Riley: Gates or such, closed during school, and open when not in use.

Lima: Interesting concept. Do look forward to looking at several different things. Give us choices, not just us, when some people see this, some are going to go bananas. I think it is going to be something that all your expertise and creativity is going to be put to the test. I understand reality and get concept keeping it closed while kids are there and open after. We need to take care of our kids. We just wanted to get your feedback on the concept. As we get more details and specific designs, we will be back.

Lima: It is just too bad that this did not happen 10 or 15 years ago and the schools on the common.

Ponder: I do like the concept. Good plan, any resistant would be the elimination of Bradly Street. I think it is a good concept.

Riley: Hope will get a little less resistance since we used barriers on the Street. Better than orange barriers.

Lima: Any comments? Good luck. We look forward to the new plans and I hope it turns out to be a good project.

Riley: Thank you.

Ponder: Securing funding is the next step?

Riley: We will probably be back. We have to submit to RIDE by the 15th. We do not get final approval until December.

Church: The application in August will be just that road?

Riley: Just whatever we are doing outside, and hardscaping.

Church: Good luck.

Riley: Thank you.

5. Monitor Reports & Project Updates

Lima: Any reports?

Toth: Yes, 805 Hope Street, per Steve, do we want a new Project Monitor on this? Millard will be the Project Monitor on the Beach House.

Allen: So does that mean there will be another position open?

Lima: Yes.

Church: I just found out I need to apply for it.

Ponder: Will we have an alternate?

Lima: Yes.

Church: Since appointment only two meetings will full contingent here.

Toth: I would like to move up the application deadlines to two weeks plus two days before meetings. The issue is that the 12pm deadline is the same for getting ads in the papers. Especially when there is a last minute application, sometimes there are issues, and last minute things that may get neglected from the ad, so I want to move that up.

Lima: You have to live with it, so whatever you think.

Toth: I think the Tuesday before would give me time to review, etc.

Lima: Place the ad.

Toth: Yes.

Teitz: I am in support. Having an extra week is important for review and to do the ad and to get back to people as opposed to now waiting another month, etc.

Lima: I think that would be helpful. We can get to them in time as opposed to coming to the meeting.

Teitz: We do not do anyone a favor by rushing them to the meeting without it being prepared.

Lima: It gives them time to be prepared and you to be prepared. We all procrastinate, but we have to have rules and regulations and giving them that week then everyone can be happy.

Toth: And it gives me a chance to review.

Bergenholtz: Makes sense.

Lima: Do we need to vote on it?

Teitz: I need to check guidelines first, but should be okay.

Lima: So this will be in effect in September?

Teitz: We have done this in other Districts.

Lima: What was it that we needed to discuss?

Toth: The sign on the Reynolds school. It has been taken care of.

Lima: To reuse the sign?

Toth: Yes, just not in the brick, just in the mortar, same as Town Hall, etc. Just trying to clarify if it can be done administratively.

Teitz: I say lead by example.

Lima: And putting on a different building?

Teitz: Yes.

Lima: Just want to run it past everyone.

Teitz: Yes, always good to do.

Lima: Anything else?

Bergenholtz: Any updates on fueling station on Thames?

Teitz: I am reminding Town Officials for the need of that. It is not going away. I will continue to do so. Screening which was not approved. Supposed to be a landscaping plan.

Bergenholtz: Fence?

Ponder: Was, not now.

Teitz: We need to have some sort of approvable screening, landscaping or something. I have reminded them all including the Harbor Master, Town Administrator, but it has not risen to a priority.

Lima: None have boats so they don't pay attention.

Ponder: They just like the money it brings in.

Millard: Who owns it?

Teitz: The Town.

Millard: Oh.

Allen: Nick and I are on a group that is looking for volunteers to keep looking out for storm events. Helps to provide information on coastal flooding on-line. Photos to be used for future reference. Will send out information on it, or Nick can. URI group is coordinating all of this. Helps to gather more information.

Millard: Go to the Elks Club. Get people from there.

Lima: Good to know.

Butler: Question about the application about the Bank of America ATM lighting.

Lima: Have they come back to us?

Butler: 3D model shows more subtle lighting there than the jewelry store next door and lighting at Citizens bank.

Ponder: They were supposed to install dimmers and have Butler look at it.

Lima: We need to contact them.

Toth: I can contact them.

Lima: So is Citizens doing the same thing?

Butler: Citizens is the one that needs to do it.

Bergenholtz: The planters in front are much taller than was agreed to.

Allen: Planters with no plants in it. Looks more like a wall.

Lima: Nick checked the application.

Toth: Yes.

Butler: Bank of America was the one.

Teitz: Can we have a motion to add the discussion of Bank of America and Citizens for discussion?

Motion made by Allen; Second by Lima.

Lima: Bank of America provided an image. Bank of America and Citizens needs to demonstrate on site.

Butler: Yes.

Lima: So we can see how bright it is. We need to look into the application regarding the planters. Now is the time they should be in use.

Bergenholtz: It is the height that is in question, not width.

Ponder: I mentioned it looked like something people would sit on. Hopefully they did not take it as something that should be taller.

Lima: They need a demonstration on site.

Teitz: We need to make it a point after a meeting to see it.

Millard: Are the lights installed already?

Butler: I do not think so.

Lima: They were to show if they complied.

Butler: Bank of America did a rendering.

Lima: They need to show it.

Motion to talk about a temporary fence made by Allen: Seconded by Butler.

Teitz: Diane Williamson and I met with two attorneys for Jim Roider, to do subdivision, said no, we are concerned as far as development allowing two houses to be built. I brought up the fact that there is an outstanding violation from HC in the fall of 2015, TRC meeting in March 2016, and requirement that this be screen, never been complied with. If there is no building in front of it, made a suggestion which would bring them coming back in front of you. Need to be real concrete plans, need screening and not wrap, but they never did. Stockade fence not approved and falling apart. We are talking to them. If things do not move forward, then we will go forward with violations.

Lima: Thank you.

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

7. **HDC Coordinator Approvals**

8. **Other Business**

1. Discussion and possible action on application deadlines for commission approval

9. **Adjourned at 9:16pm**

DRAFT



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 82 Church St

2. Plat # 19 Lot # 13

3. a. Applicant: Tim Sweeney

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

Mailing Address:

Phone: 401-489-0972

Email: timothysweeneyri@gmail.com

4. a. Architect/Draftsman: Brooke Merriam -Sunflower Designs (Landscape Designer)

Phone: 4015250634

Email: brooke@sunflowerld.com

b. Contractor: Natural Green Landscaping, Inc

Phone: 401-641-1465

Email: arlindo@naturalgreeninc.com

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Remove existing concrete and bluestone paths between porch steps and sidewalk at both High Street and Church Street entrances, and replace with solid bluestone paths.

Retain existing flower bed with bluestone edging and add bluestone stepping stones in the grass area.

Remove stairs at both entrances in order to replace **bottom step only** with solid bluestone step. (Existing step on Church Street is concrete, existing step on High Street is wood that has rot) Re-install existing wood steps and railing (minus the bottom step which will now be bluestone) and repair/replace rotted and cracked risers and treads in-kind.

Install 4’ high privacy panels to screen garbage cans and existing AC unit. (panels to match style of existing gate and taller panel on property)

Install 6’ privacy fence along south property line (backyard only). Fence to match the style and color of existing gate and screening panel.

Replace and extend the existing slate patio in backyard with bluestone and brick patio.

Install outdoor kitchen with 8’ x 12’ pergola mounted on counter tops. Pergola height will be 8’ and will not be visible from the street due to existing arborvitae hedge

7. Included with the application (check those applicable)

Tim Sweeney

Applicant’s Name – Printed

Brooke Merriam


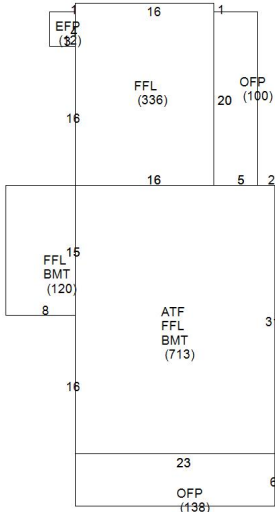
Applicant’s Signature

Date: June 20, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 82 CHURCH ST ACRES: 0.1125 PARCEL ID: 19 13 LAND USE CODE: 01 CONDO COMPLEX: OWNER: HASLEHURST, ERICH E & SWEENEY TIMOTHY E TE CO - OWNER: MAILING ADDRESS: 82 CHURCH ST ZONING: R-6 PATRIOT ACCOUNT #: 1275	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1830 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/24/2015 BOOK & PAGE: 1829-81 SALE PRICE: 100 SALE DESCRIPTION: Family Sale SELLER: SWEENEY, TIMOTHY E	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2965 FINISHED BUILDING AREA: 1454 BASEMENT AREA: 833 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$121,100 YARD: \$800 BUILDING: \$326,500 TOTAL: \$448,400	
SKETCH	PHOTO
	



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7/17/2023

Property Information - Bristol, RI

Page 1 of 1

CHURCH STREET (continued)

noteworthy is the arched entrance design with a heavy molded keyblock and fanlight, similar to 159 High Street and 259 and 843 Hope Street.

- *82 **BYRON DIMAN COTTAGE** (c. 1835, c. 1880s): This end-gable-roof Greek Revival cottage, with a projecting full-height Doric portico, is one of the two small temple-front houses in downtown Bristol (see 27 Cottage Street). Facade detailing includes unfluted columns without bases, paneled pilasters on all corners, and a heavy entablature ornamented with individual dentils running along the flanks. By 1903 a 1-1/2-story, gable-roof wing was added at the rear. Diman was a leading Bristol banker and trader who built and owned a number of rental properties throughout the town.

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

- *108 **METHODIST EPISCOPAL CHURCH PARSONAGE/RICHARD PEARSE HOUSE** (1811): In 1805 the first Methodist Chapel was built on the southwest corner of the Bristol Common. In 1811 the Methodist Society constructed this 2-1/2-story, 5-bay, center-chimney Federal house for a parsonage at a total cost of \$1850. In 1818 the Society auctioned the house to pay its debts. It became the property of Captain Richard Pearse and remained in his family until 1930. Original window lintels and sills were removed with the addition of aluminum siding in the mid-1970s.

COLT STATE PARK

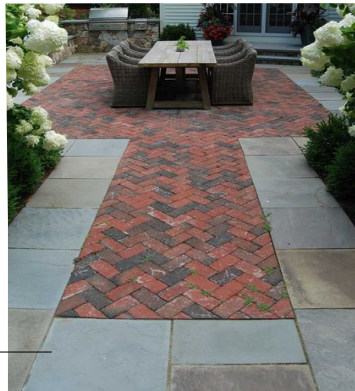
- * **COLT FARM/COLT STATE PARK** (c. 1905, et seq.): Samuel Pomeroy Colt (1855-1921), a Bristol industrialist, purchased three farms on Poppasquash Neck in 1905. The land included the site of the Bristol battery erected during the Revolution. Here Colt built a large, hip-roofed, shingled summer dwelling called The Casino. This house has been demolished; all that remains are two large urns which once flanked the entrance. Colt Farm was opened to the public in 1913.

Colt died in 1921. His will specified that Colt Farm not be sold and that it remain accessible to the public. Though he left a sum to operate the farm, it ran a deficit, and was leased to the Luther Brothers. The estate sold twenty-six acres north of Asylum Road to the Town as a beach. In 1957 Colt's heirs sought to void the will and requested court approval for a residential development on the farm. The objection of Colt's granddaughter, Elizabeth Colt Morey, who wished to use The Casino, prevented dissolution of the estate.

As early as 1935, the Metropolitan Park Commission recommended that the state buy Colt Farm. In 1965 after approval by Bristol voters, the state purchased 466 acres, creating the largest public park in upper Narragansett



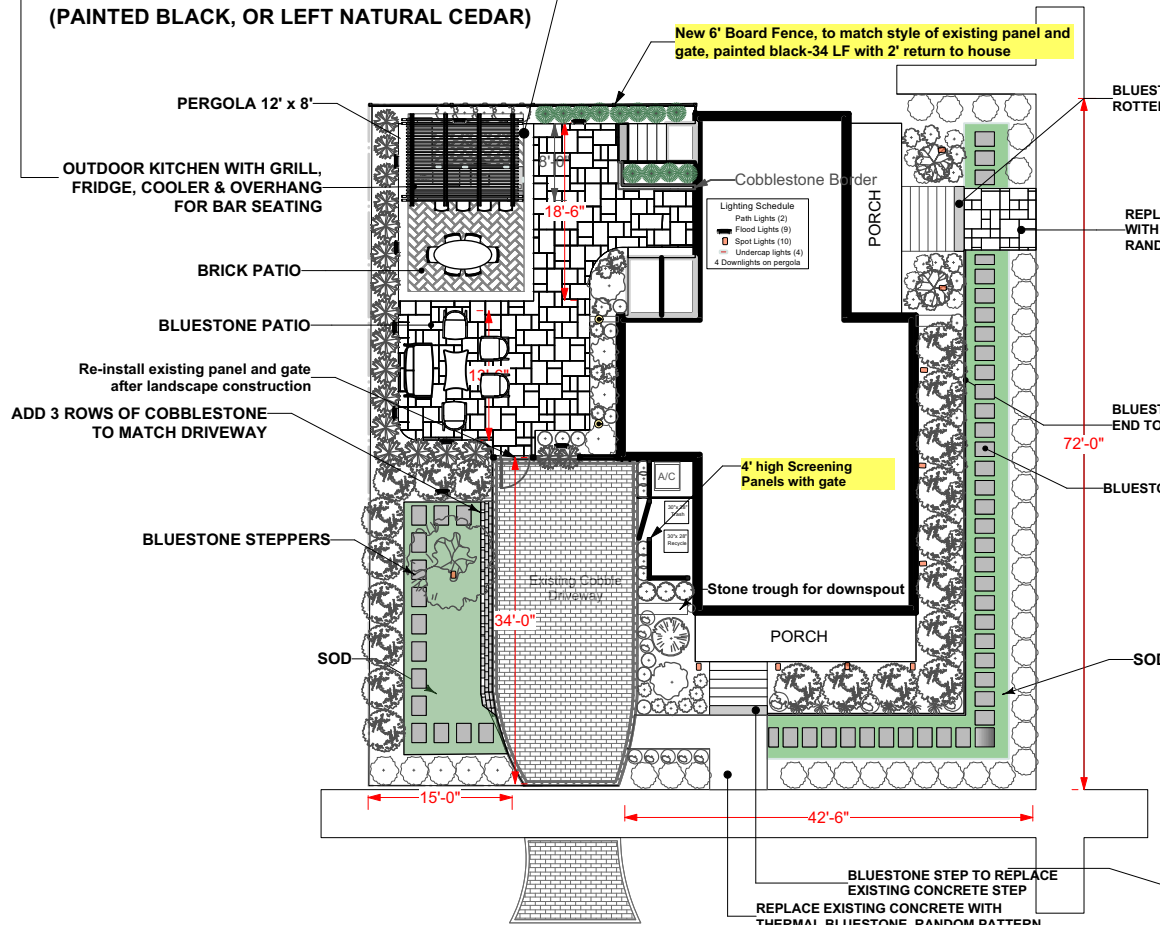
PERGOLA OVER OUTDOOR KITCHEN
(PAINTED BLACK, OR LEFT NATURAL CEDAR)



BRICK PATIO WITH BLUESTONE BORDER



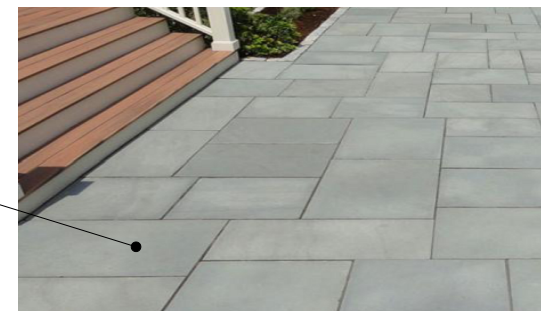
BLUESTONE STEP: TO REPLACE
BOTTOM ROTTED WOOD STEPS



BLUESTONE TREAD SET ON EDGE



BLUESTONE STEPPERS SET IN TURF



THERMAL BLUESTONE LANDING/PATH













Nick Toth

From: Timothy Sweeney <timothysweeneyri@gmail.com>
Sent: Tuesday, June 20, 2023 8:17 PM
To: Nick Toth
Subject: Fwd: HDC app

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nick,

Thank you for all your help! Erich & I are authorizing Brooke Merriam to handle all HDC matters on our behalf.

Let me know if you need anything else from us.

Tim

----- Forwarded message -----

From: **Brooke Merriam** <brooke@sunflowerld.com>
Date: Tue, Jun 20, 2023 at 5:23 PM
Subject: HDC app
To: Tim Sweeney <timothysweeneyri@gmail.com>

One more thing for the app. Can you email Nick Toth ntoth@bristolri.gov and state that you have authorized the proposed work and the application to HDC?

Thank you!

Brooke

Brooke Merriam
Sunflower Designs, LLC
401-525-0634
www.sunflowerld.com
Instagram: @sunflowerdesignsri



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 82 Thames Street

2. Plat # 10 Lot # 45 Contributing _____ Non-Contributing _____

3. a. Applicant: Daniel Barnes

Mailing Address: 82 Thames Street

Phone: Day 2036715289 Evening _____

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Cliff Rodrigues

Address: _____

Phone: Day 4018354802 Evening _____

b. Contractor: Mike Martins

Address: _____

Phone: Day 4018552485 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: _____

Install one picture window to left & one to the right of the basement door, west elevation.

*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) _____

Daniel Barnes

Applicant's Name – Printed

Daniel Barnes

Applicant's Signature

Date: 7/13/23

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).




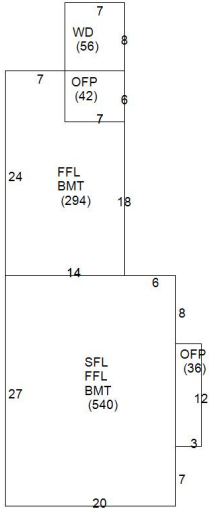
THAMES STREET (continued)

- *72 **WILLIAM M. BLY HOUSE (c. 1840):** In 1835 Bly bought this lot from Charles Henry DeWolf, a Bristol trader and Cuban planter. He built a fashionable 2-1/2-story, 3-bay, end-gable-roof Greek Revival house shortly before his marriage in 1842. A captain of ships owned by Jacob Babbitt and Mark Antony DeWolf, Bly became part owner of a schooner in 1818. In 1849 he died at San Francisco. His property, which included 72 and 82 Thames Street, was sold to manufacturer Albert Knight in 1865. the installation of aluminum siding has resulted in damage to lintels and sills.
- *82 **WIDOW PHILLIPS HOUSE (before 1790):** In 1826 Seth Lincoln, a mariner, sold this property to Mayberry Lincoln, captain of the brig *Governor Hopkins*. This 3-bay end-gambrel roof cottage is a Colonial type, probably moved to this lot and raised one story for commercial use below. Original details include pegged plank frames with splayed lintels and narrow wood clapboards. Known as the Widow Phillips House in deeds, it was sold in 1835 to William Bly with 72 Thames Street. Both houses were sold to Albert Knight in 1865.
- *125 **POKANOKET MILLS (1839 et seq.):** This is a large complex of six mill buildings. In 1839 the Pokanoket Steam Mill, a 4-story, 5-bay, end-gable-roof, brick cotton factory with freight doors at each level, was built here. Bristol's second cotton factory, it burned in 1856, was rebuilt and expanded by addition of a 4-story, 6-by-3-bay, flank-gable-roof wing on the north side. The Reynolds Manufacturing Company produced sheetings and yarn here in the late 19th century. In 1891 Charles B. Rockwell, founder of the Cranston Worsted Mills (established 1886), purchased the property, which had been idle for ten years. Rockwell closed his Cranston plant, moved his machinery to Bristol and began a period of major expansion. The Pokanoket Mill was used for drawing, spinning and twisting, with ancillary buildings for dyeing, drawing, spooling, washing, counting and shipping. By 1911 new units included a 4-story, 9-bay, brick addition with larger segmental-arch windows on the north and a 4-story, 11-bay addition on the south, built between 1911 and 1927. The near-flat roofs permitted more light on the top floors. In 1921 a large, 4-story, 6-bay by 12-bay mill was added on the corner of Thames and Church Streets. This new mill had large windows with handsome granite sills and a stringcourse at the cornice. In 1927 Cranston Mills merged with the Collins & Aikman Corporation, specialists in high-grade automobile upholstery. In 1940 a large, 4-story, flat-roof mill of brick pier-and-spandrel construction was added on the corner of Thames and Constitution Streets. This sequence of construction has created a solid wall of 4-story mills on the west side of Thames Street from Church to Constitution Streets, now in multiple ownership following their sale by Collins & Aikman Corporation in 1955.
- * **ROCKWELL PARK (c. 1920):** A small park and beach given to the Town of Bristol by Charles B. Rockwell. The park occupies the site of the 1895 DeWolf Inn, which had replaced five small colonial buildings, including a wagon shed, carriage house, blacksmith shop, and two houses.
- *126 **WILLIAM RICHMOND HOUSE (1807, c. 1900):** Richmond, a mariner, built this 2-story, 5-bay, hip-roof, brick Federal house, on the site of an earlier house belonging to Simeon Potter. The house has a Palladian window on the second story. Details include splayed lintels and a fine modillion cornice. The balustraded portico is a Colonial Revival addition.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 82 THAMES ST ACRES: 0.0987 PARCEL ID: 10 45 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BARNES, DANIEL L CO - OWNER: MAILING ADDRESS: 82 THAMES ST ZONING: W PATRIOT ACCOUNT #: 564	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1771 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/28/2022 BOOK & PAGE: 2193-124 SALE PRICE: 415,000 SALE DESCRIPTION: SELLER: MCKENNA-ZUFELT, JILL MARY	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2342 FINISHED BUILDING AREA: 1374 BASEMENT AREA: 834 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$199,100 YARD: \$0 BUILDING: \$235,300 TOTAL: \$434,400	
SKETCH	PHOTO
	



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7/17/2023

Property Information - Bristol, RI

Page 1 of 1



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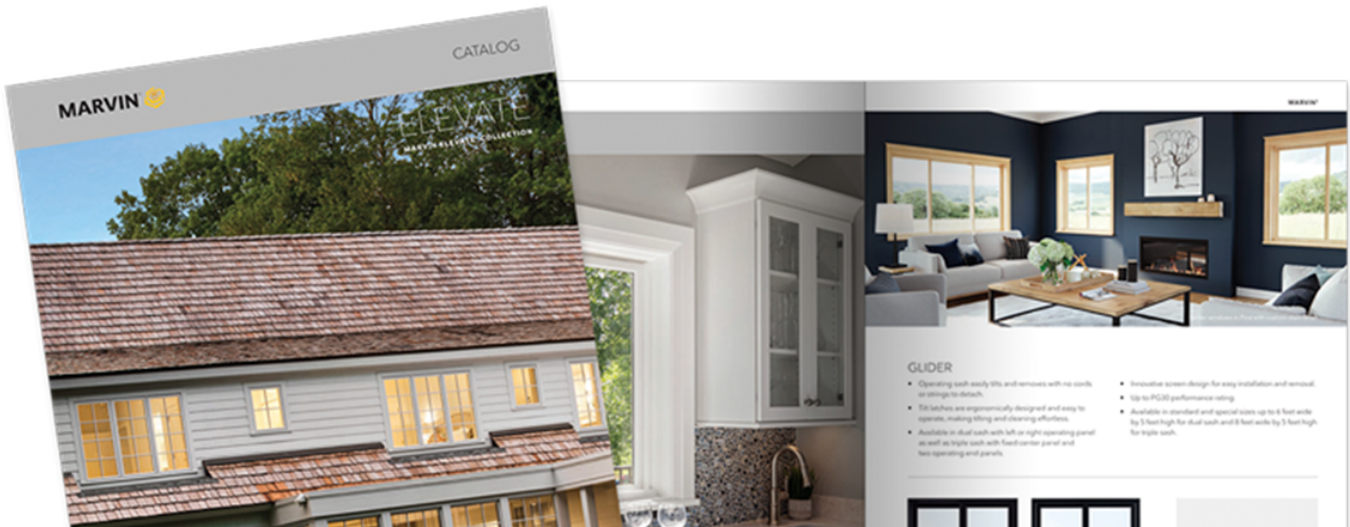
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[Products ▾](#)[Solutions ▾](#)[Inspiration ▾](#)[Why Marvin ▾](#)[For Pros](#)

Improved Lead Times for Marvin Elevate® and Essential™ Collections

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VINYL



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—



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—



Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%.^[1] Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Elevate windows stay strong and true even in harsh conditions.

WINDOWS IN THE ELEVATE COLLECTION



Elevate Awning



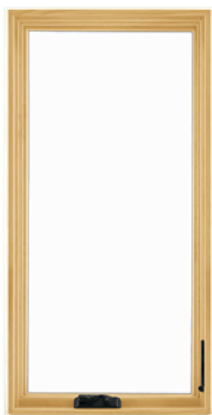
Elevate Awning Narrow Frame



Elevate Bay



Elevate Bow



Elevate Casement



Elevate Casement Narrow Frame



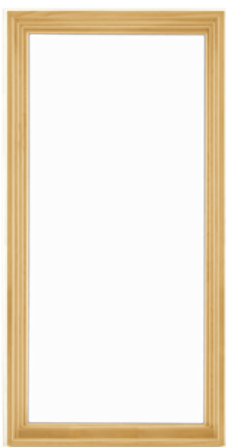
Elevate Double Hung



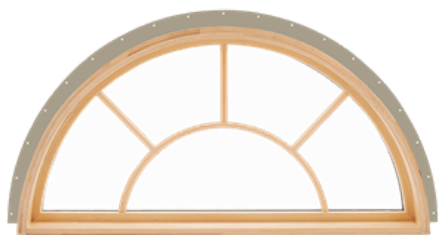
Elevate Double Hung Insert



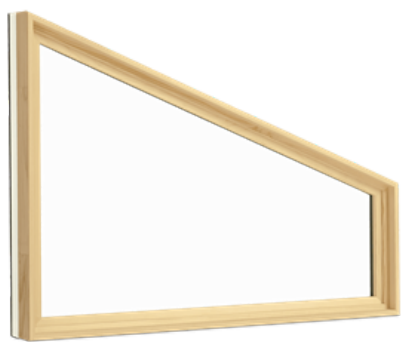
Elevate Glider



Elevate Picture



Elevate Round Top



Elevate Specialty Shapes

DOORS IN THE ELEVATE COLLECTION



Elevate Bi-Fold Door



Elevate Sliding French Door



Elevate Sliding Patio Door



Elevate Swinging French Door



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MARVIN SIGNATURE® COLLECTION

The Marvin Signature collection features the Ultimate, Modern, and Coastline product lines and is characterized by thoughtful detail, the highest level of architectural precision, and beautiful aesthetics. Our Signature collection is inspired by the way you want to live and designed to inspire you to live well.

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MARVIN ESSENTIAL™ COLLECTION

The Marvin Essential collection has clean lines, powerful performance, and streamlined options, making it easier to achieve design and quality. Its strong, durable fiberglass exteriors and interiors are striking and virtually maintenance free.

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Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

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- Owner's Manuals
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













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MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)	3-4 1/2 (1029)	4-0 1/2 (1232)	4-8 1/2 (1435)	6-0 1/2 (1842)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)	3-5 (1041)	4-1 (1245)	4-9 (1448)	6-1 (1854)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)	3-4 (1016)	4-0 (1219)	4-8 (1422)	6-0 (1829)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)	2-10 25/32 (884)	3-6 25/32 (1087)	4-2 25/32 (1290)	5-6 25/32 (1696)
3-3 3/8 (1000)										
3-3 5/8 (1006)	ELCAP1719	ELCAP2119	ELCAP2519	ELCAP2919	ELCAP3319	ELCAP3719	ELCAP4119	ELCAP4919	ELCAP5719	ELCAP7319
3-3 1/8 (994)										
2-9 29/32 (861)	ELCAP1723	ELCAP2123	ELCAP2523	ELCAP2923	ELCAP3323	ELCAP3723	ELCAP4123	ELCAP4923	ELCAP5723	ELCAP7323
2-11 3/8 (899)										
2-7 3/8 (797)	ELCAP1727	ELCAP2127	ELCAP2527	ELCAP2927	ELCAP3327	ELCAP3727	ELCAP4127	ELCAP4927	ELCAP5727	ELCAP7327
2-11 5/8 (905)										
2-7 5/8 (803)	ELCAP1731	ELCAP2131	ELCAP2531	ELCAP2931	ELCAP3331	ELCAP3731	ELCAP4131	ELCAP4931	ELCAP5731	ELCAP7331
2-11 1/8 (892)										
2-29 29/32 (760)	ELCAP1735	ELCAP2135	ELCAP2535	ELCAP2935	ELCAP3335	ELCAP3735	ELCAP4135	<u>ELCAP4935</u>	ELCAP5735	ELCAP7335
2-11 3/8 (899)										
2-11 5/8 (905)	ELCAP1739	ELCAP2139	ELCAP2539	ELCAP2939	ELCAP3339	ELCAP3739	ELCAP4139	<u>ELCAP4939</u>	ELCAP5739	ELCAP7339
2-11 1/8 (892)										



Bristol Historic District Commission
Application for review of proposed Work

- 1. Property Address (Street & No.) 35 Church St
- 2. Plat # 14 Lot # 48
- 3. a. Applicant: Robert L Jacobus&Caroline W Jacobus
- b. Owner *(if different from applicant written authorization of owner required):*

Mailing Address:

Phone: 401-396-9036 Email: kudo@posteo.net

- 4. a. Architect/Draftsman:

Phone: Email:

- b. Contractor: Gutter Service of NE

Phone: 401-952-2478 Email: joe@gutterserviceofne.com

- 5. Work Category:

Replacing in Kind

- 6. Description of proposed work:

Replace wood gutters with fiberglass gutters on whole house

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

Robert L Jacobus&Caroline W Jacobus Robert L. Jacobus

Applicant’s Name – Printed Applicant’s Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
LOCATION: 35 CHURCH ST ACRES: 0.1149 PARCEL ID: 14 48 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JACOBUS, ROBERT J & CO - OWNER: CAROLINE W TE MAILING ADDRESS: 35 CHURCH ST ZONING: D PATRIOT ACCOUNT #: 845		BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1850 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
		BUILDING INTERIOR	
		INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 4 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0	
SALE INFORMATION			
SALE DATE: 5/2/2016 BOOK & PAGE: 1844-5 SALE PRICE: 635,000 SALE DESCRIPTION: SELLER: HOLMES, JOHN A. JR			
PRINCIPAL BUILDING AREAS			
GROSS BUILDING AREA: 4500 FINISHED BUILDING AREA: 2694 BASEMENT AREA: 1180 # OF PRINCIPAL BUILDINGS: 1			
ASSESSED VALUES			
LAND: \$205,300 YARD: \$15,800 BUILDING: \$513,900 TOTAL: \$735,000			
SKETCH		PHOTO	



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7/18/2023

Property Information - Bristol, RI

Page 1 of 1

CHURCH STREET (continued)

Progress Administration. After the 1938 hurricane damaged the building, a new armory on Metacom Avenue was opened. Bristol then purchased this building from the state for community use.

- *9 WILLIAM THROOPE, JR., HOUSE (1805, c. 1870): William Throope, Jr., a stonecutter, built this 2-1/2-story, 5-bay, Federal-style brick house for himself. It has a pedimented entrance with elliptical fanlight and a wooden dentil frieze along the eaves. The house was restored in the late 1970s.
- *12 WILLIAM HARRIS HOUSE (1807): In 1807 William Harris, chaisemaker, paid Simeon Potter's estate \$230 for this lot, taking out a mortgage in 1808 for \$439.54 with Benjamin Norris, housewright. Harris died before discharging his note so Norris became the owner; he sold the house to Susan Gorham in 1831. This 2-1/2-story, 4-bay, center-chimney Federal house has a handsome entrance with cylindrical dentils under the heavy lintel. Victorian additions include the front porch, the rear ell with diamond-shaped window panes, and colored glass.
- *15 ABRAHAM WARREN HOUSE/CHARLES DEWOLF, JR., HOUSE/ST. MICHAEL'S RECTORY (1806-07): Abraham Warren, carpenter-builder, constructed this 2-1/2-story, 5-bay, Federal house with brick end walls and paired end chimneys. He sold it to Charles DeWolf, Jr., in 1807. Lydia S. French, a later owner, gave the house to St. Michael's Church in 1858, stipulating that it be used as a rectory. The facade has a pedimented entrance with a delicate fanlight and engaged Corinthian columns. The 2-story, Ionic corner pilasters and modillion cornices are good examples of the craftsmanship of the Federal period in Bristol. An original double stair with a curving iron railing also survives.
- *18 HARRIET F. MUNRO HOUSE (c. 1840, c. 1870, c. 1880s): This 2-1/2-story, 3-bay, end-gable-roof Greek Revival house with later Victorian additions may have been influenced by Russell Warren's work. Details of the entrance, which is framed by rusticated pilasters under a wide entablature, and the flattened segmental-arched window in the pediment are similar to 617 Hope Street. Victorian additions, in place by 1870, when the house belonged to Mrs. Harriet F. Munro, include two ells. A late Victorian porch, with a concave hip roof, cut-out brackets, and turned drops and balusters, dates from the 1880s.
- *35 JONATHAN FALES-HANNAH MUNRO HOUSE (c. 1840): This 2-1/2-story, 3-bay, gable-roof Greek Revival house typifies the popularity of its form, built in Bristol from the early 1820s until the late 1860s. The pedimented facade with channeled corner pilasters has a side entrance with wide entablature, narrow transom, 4-pane sidelights, and flat Doric pilasters. In 1843 Hannah Munro bought the house at auction from the estate of her father Jonathan Fales. Hannah continued to live here, selling a two-third interest to William W. Heath next door. After her death in 1868, Mary Frances Heath inherited Hannah's interest in both number 35 and number 39. In 1896 Sophia L. Wardwell inherited the Heath estate; her sister Isabella willed this house to St. Michael's Church in 1941. In 1950 it was sold to Margaret S. DeWolf.
- *39 WILLIAM W. HEATH HOUSE (c. 1844): Housewright William Heath built this 2-1/2-story, 3-bay, gable-roof Greek Revival house for himself.









FIBERGLASS GUTTER SPECIFICATIONS

Wood Replacement Gutter

Indistinguishable from wood

Never rot, rust, corrode, or leak

Never needs oiling

Never needs painting

Holds 40% more water than similar sized wood gutters

Stands up to impact

High Tensile Strength

Tensile strength measures the force required to pull something to the point where it breaks. Fiberglass is a lightweight, extremely strong, and robust material with high tensile strength, making it ideal for gutters. Fiberglass gutters, like fiberglass boats, are continually subjected to moisture in changing weather conditions. Our fiberglass gutters have stood the test of time, with our earliest installations now over fifteen years old.

No Leakage – Reliability

The Fiberglass Gutter Company wood replacement gutter is a step above any other system available today. Comprised of several layers of fiberglass, the gutters are rugged and 100% leak proof.

Low Maintenance

With mandatory annual maintenance, traditional wood gutters have an additional cost which is never-ending. Our gutters simply require the clearing of debris and occasional washing.

Long-Lasting

Manufactured with the mold in isophthalic gelcoat. The Fiberglass Gutter Company gutters will endure over a lifetime with no service without blistering or delamination making them a simple and cost-effective solution for your investment. These gutters will be the last a property owner will ever need to install.



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 41 Union Street

2. Plat # 15 Lot # 0.53

3. a. Applicant: Angela Andrea Michaels

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

Mailing Address:

Phone: 401-5002180

Email: aamichaels@mac.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Gutter service of New England

Phone: 800-400-1660

Email: <http://www.gutterserviceofne.com/>

5. Work Category:

Replacing in Kind

6. Description of proposed work:

replacement of wooden gutters for fiberglass gutters

7. Included with the application (check those applicable)

Angela Andrea Michaels

Angela A Michaels

Applicant's Name – Printed


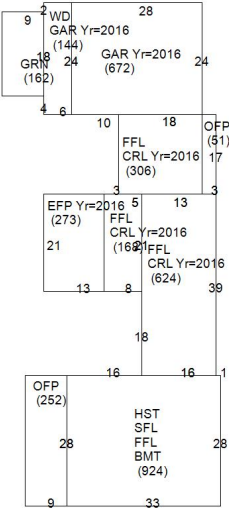
Applicant's Signature

Date: July 17, 2023



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 41 UNION ST ACRES: 0.5299 PARCEL ID: 15 31 LAND USE CODE: 01 CONDO COMPLEX: OWNER: MICHAELS, ANDGELA ANDRES, TRUSTEE CO - OWNER: ANGELA ANDREA MICHAELS TRUST MAILING ADDRESS: 41 UNION ST ZONING: R-6 PATRIOT ACCOUNT #: 940	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1811 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/21/2020 BOOK & PAGE: 2058-100 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MICHAELS, JASON R & ANGELA ANDREA TE	INTERIOR WALL: Plaster FLOOR COVER: Wood Joist HEAT TYPE: Radiant Hot FUEL TYPE: Gas PERCENT A/C: True # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 3 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7590 FINISHED BUILDING AREA: 3408 BASEMENT AREA: 924 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$276,300 YARD: \$37,000 BUILDING: \$831,800 TOTAL: \$1,145,100	
SKETCH	PHOTO
	



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7/18/2023

Property Information - Bristol, RI

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UNION STREET (continued)

gable-roof cottage shows the long-lived preference for a basic vernacular form. The facade has a simple entrance portico with a 5-pane transom light, 4-pane sidelights, narrow fluted pilasters, and long, triple-hung windows with shutters. Additions include the flat-roof, 2-story ell and an early gable-roof kitchen ell.

- *41 ASA FENNER HOUSE (1811, c. 1913): This is a 2-1/2-story, 5-bay Federal house with a pedimented center entrance with an elliptical, leaded-glass fanlight, and sidelights. About 1913 Bernard V. Morris commissioned Clarke & Howe to remodel the house. The interior elements were replaced (some were later re-used at 50 Franklin Street) and a Colonial Revival portico and side porch were added.
- *42 M. ELLA THOMPSON HOUSE (c. 1885): This is a 2-1/2-story, 3-bay, end-gable-roof, Italianate-bracketed house, with corner boards, windows, and brackets similar to 38 Union Street (built for Charles H. Thompson, father of Ella). Detailing on the front porch, posts, scrolled brackets, and elaborate cornice are similar to those on 68 Constitution Street, and may indicate the same builder.
- *45 NATHAN BISHOP HOUSE (1812): This 2-1/2-story, 5-bay Federal house retains its large central chimney and most of its original exterior and interior detailing. There is a pedimented entrance, with an elliptical fanlight, molded keystone, and fluted pilasters; the windows have splayed lintels. Wood clapboards have been covered with shingles.
- *48 BRISTOL CHILDREN'S HOME/MARTIN HALL (1886): This handsome 2-1/2-story, 3-bay, end-gable-roof house was built as a children's home. The front portico, a Queen Anne design, has square chamfered posts rising to an elliptical arched screen; balustraded benches are incorporated into the sides of the porch, in a manner similar to 98 Bradford Street. In the 1950s the building was operated as Martin Hall, a speech clinic.
- *68 MARSHALL WALDRON HOUSE (c. 1834, c. 1890): Constructed by builder Marshall Waldron for himself, the transitional design of this 2-story, hip-roof, Federal/Greek Revival house has been attributed to architect Russell Warren. Of note are the Doric portico and entrance with rusticated pilasters and applied Greek key frieze. A beautiful and rare Greek Revival cast-iron fence surrounds this corner lot. By 1903 a large, 3-story, turreted addition and wraparound porch were added. The house is now converted to apartments.
- *97 MYNDRET L. INGRAHAM HOUSE (c. 1880): One of Bristol's few small Second Empire cottages, this 3-bay, mansard-roof house has gable-roof dormers, brackets on sills and cornices, and a bracketed front porch.
- *108 CAREY COTTAGE (c. 1855): One of Bristol's few Gothic Revival cottages, this small house has a characteristic steep gable roof with bargeboards. A 2-story, gable-roof wing on the rear and a 1-story, hip-roofed ell on the west have doubled the size of the original house. The bargeboard pattern is very similar to that on the Doty Carpenter Shop at 41 Constitution Street. Nathaniel Carey worked at the rubber factory.

FIBERGLASS GUTTER SPECIFICATIONS

Wood Replacement Gutter

Indistinguishable from wood

Never rot, rust, corrode, or leak

Never needs oiling

Never needs painting

Holds 40% more water than similar sized wood gutters

Stands up to impact

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Manufactured with the mold in isophthalic gelcoat. The Fiberglass Gutter Company gutters will endure over a lifetime with no service without blistering or delamination making them a simple and cost-effective solution for your investment. These gutters will be the last a property owner will ever need to install.







BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 727 HOPE ST

2. Plat # 008 Lot # 0028 Contributing _____ Non-Contributing ☒

3. a. Applicant: JONTAY JEONG

Mailing Address: 6 HOLLY LANE BARRINGTON, RI 02806

Phone: Day (401) 832-2166 Evening (401) 835-5617

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: SCOTT WEYMOUTH

Address: 79 ALFRED DROWN RD BARRINGTON RI 02806

Phone: Day (401) 415-8110 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: See Appendix A

*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) Sample - Intex railing, Cedar impressions individual .
5" sawmill shingles, IPE decking

JONTAY JEONG

Applicant's Name – Printed

[Signature]
Applicant's Signature

Date: 7/17/2023

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).

Appendix A:

Remove Flood Hazard

Remove Underground garage and fill to existing grade.

Add historical character exterior using natural and top of line composite materials longevity.

Stone walls & Stairs, blue stone steps, landing and walkway.

Certain Teed Cedar Impressions individual 5" sawmill shingles

Intek solid composite hidden fastener curved railing

Azek 5/4 corner boards, 5/4 water table

Upgrade and Hide HVAC feed line, coaxial cables, etc..

Remove exterior shingles and create exterior channels in framed plywood, re-shingle.

Remove pressure treated deck and railing and expand to cover living room area.

Add 2nd floor decking

IPE Brazilian walnut hardwoods


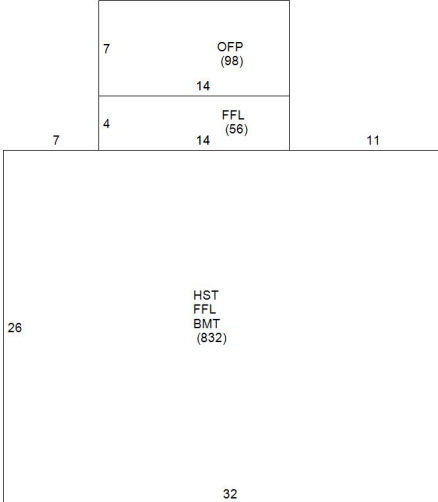
Intek solid composite hidden fastener curved railing

Remove old vinyl windows and upgrade to Anderson French Door Sliders for deck access – Minimal 400 series.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 727 HOPE ST ACRES: 0.0813 PARCEL ID: 8 28 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JEONG, YEON PYEONG; JONG YEOM & JONTAY JT CO - OWNER: MAILING ADDRESS: 6 HOLLY LN ZONING: W PATRIOT ACCOUNT #: 301	BUILDING STYLE: Cape UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/7/2021 BOOK & PAGE: 2148-152 SALE PRICE: 0 SALE DESCRIPTION: SELLER: ADE 948, LLC	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 1
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2650 FINISHED BUILDING AREA: 1304 BASEMENT AREA: 832 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$303,000 YARD: \$0 BUILDING: \$267,200 TOTAL: \$570,200	
SKETCH	PHOTO
	



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7/18/2023

Property Information - Bristol, RI

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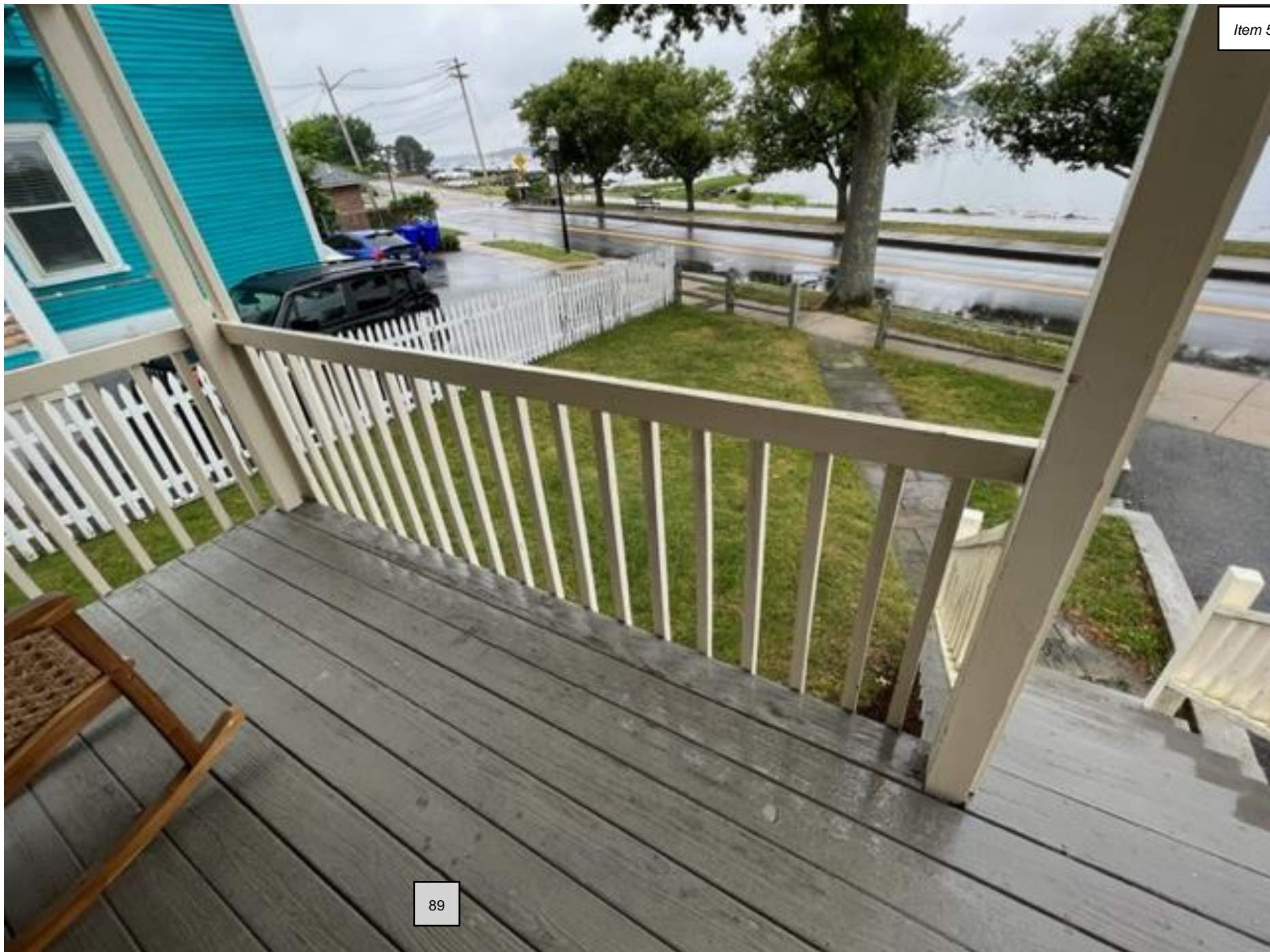
727 HOPE

Current
Condition



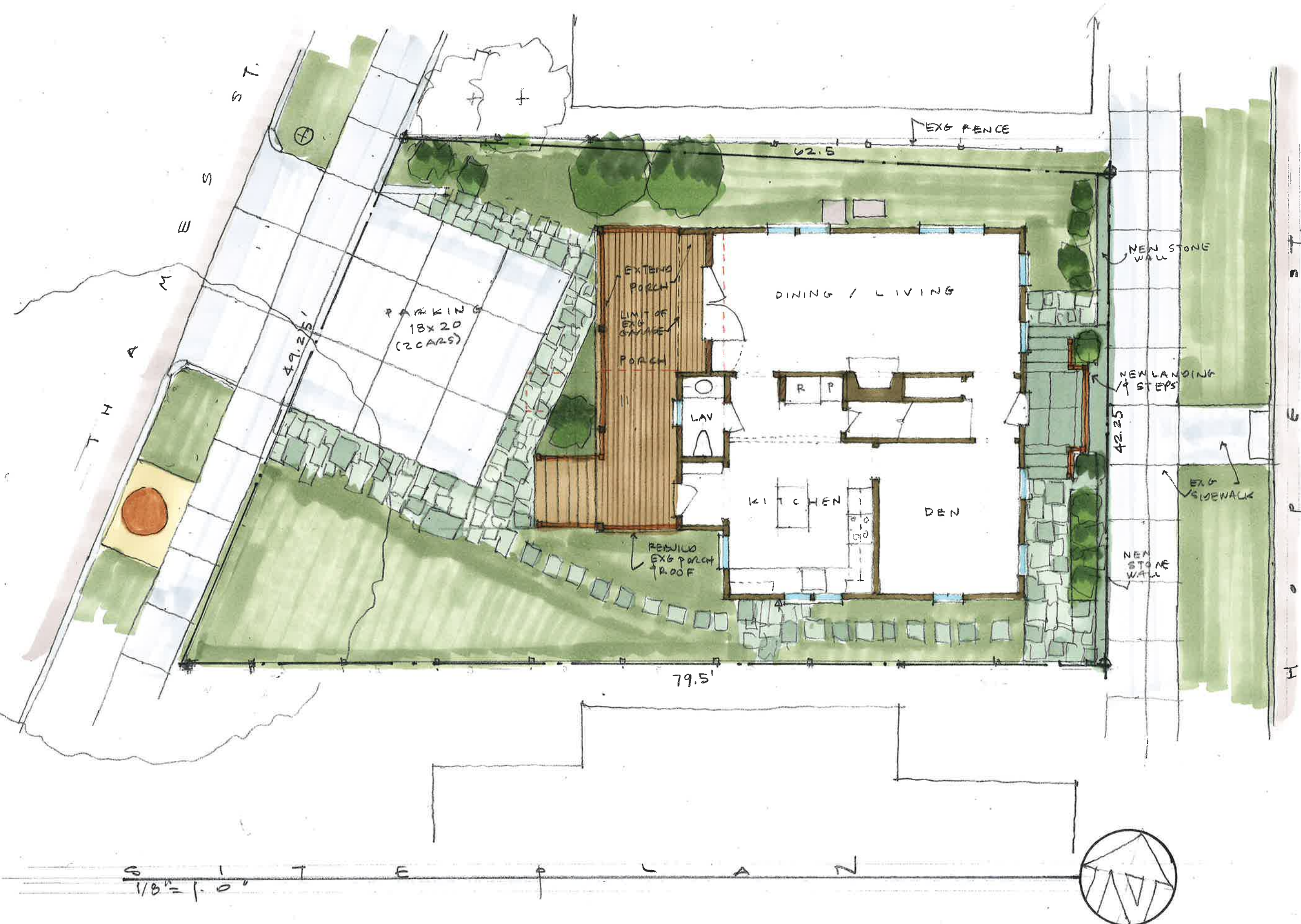




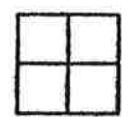








Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
7.2.7
HOPE
STREET

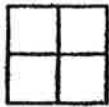
BRISTOL
RI

SHEET TITLE
SITE PLAN

SCALE
1/8" = 1'-0"

DATE
1.6.22

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
727
HOPE
STREET

BRISTOL
RI

SHEET TITLE
EAST
ELEV.

SCALE
 $\frac{1}{2}'' = 1'-0''$

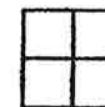
DATE
1.6.22



EAST $\frac{1}{4}'' = 1'-0''$ HOPE ST.

INTEX PEAKED HAMPTON RAILING
SYSTEM W/ $\frac{1}{4}''$ SQUARE EDGE
BALUSTERS

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD

BARRINGTON, R.I. 02806

401 415-8110

PROJECT

727
HOPE
STREET

BRISTOL
RI

SHEET TITLE

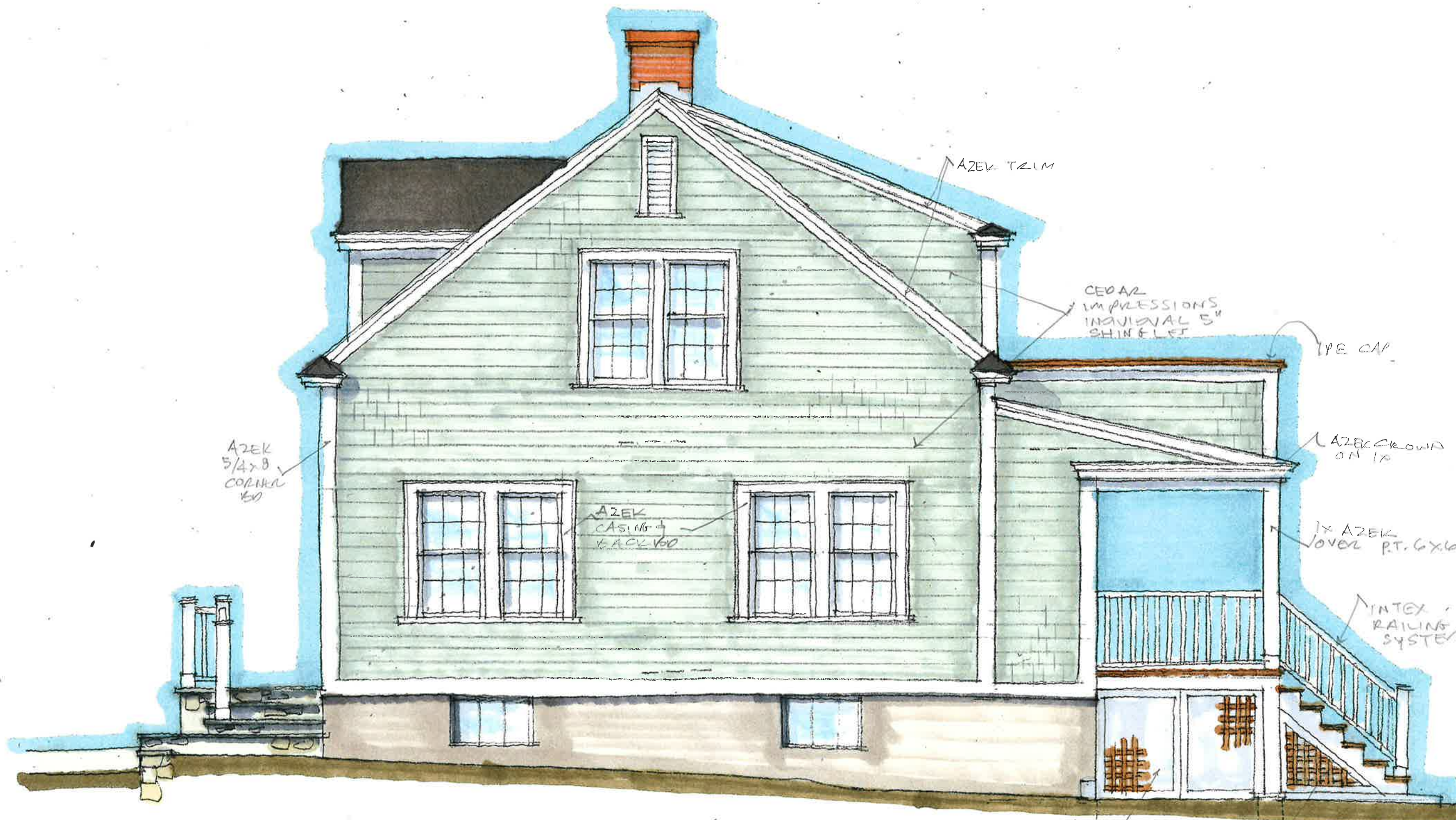
NORTH
ELEVATION

SCALE

1/4" = 1'-0"

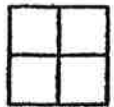
DATE

1.6.22



CEDAR SQUARE
LATTICE IN
AZEK FRAMES

Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401 415-8110

PROJECT
727
HOPE
STREET

BRISTOL
RI

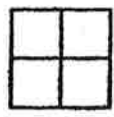
SHEET TITLE
WEST
ELEV.

SCALE
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DATE
1.6.22

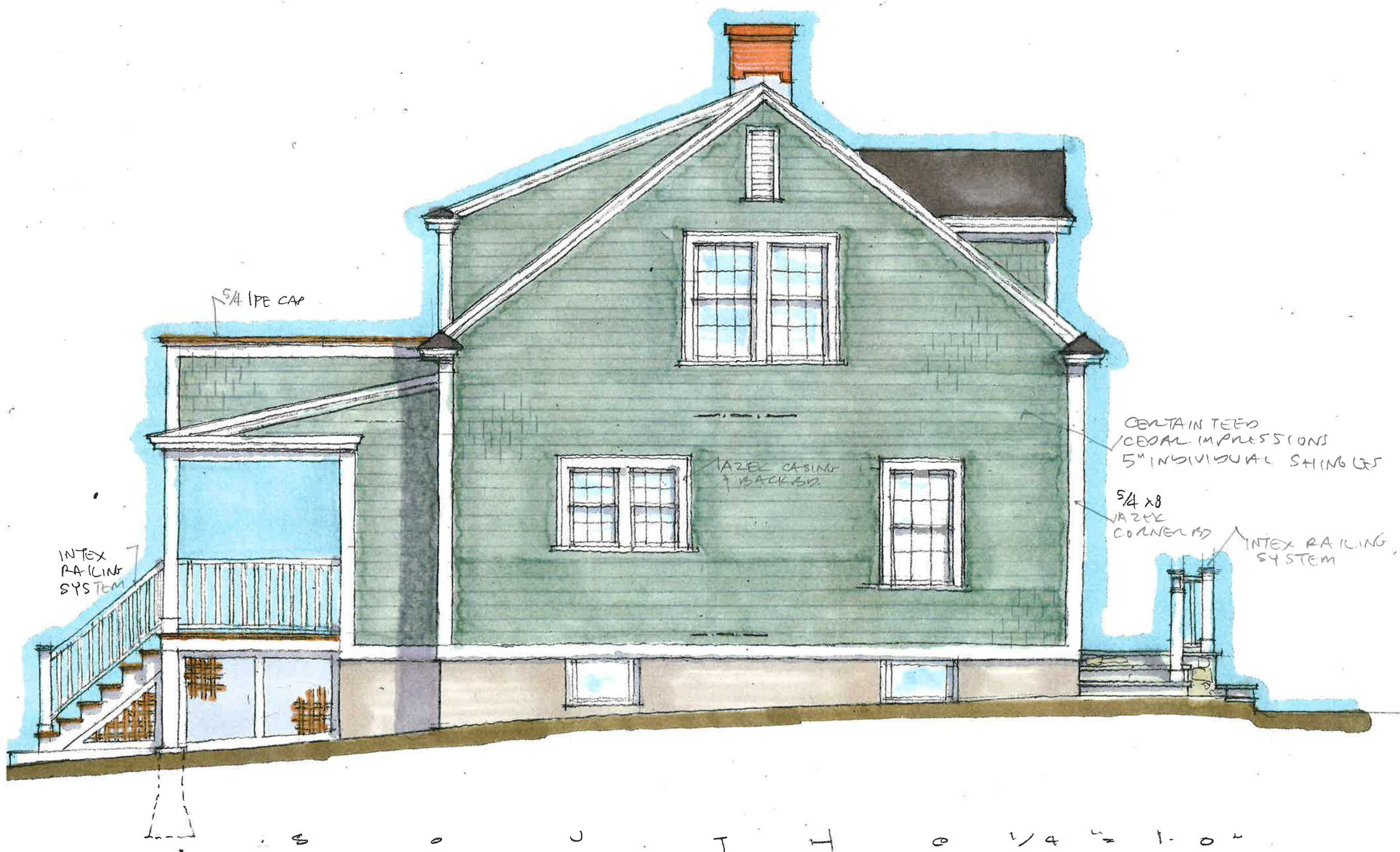


Scott Weymouth



ARCHITECT • INC.

79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401.415-8110



PROJECT

727
HOPE
STREET

BRISTOL
RI

SHEET TITLE

SOUTH
ELEV.

SCALE

1/4" = 1'-0"

DATE

1.6.22



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 ROAD DR TIVERTON

Phone: 774-578-5878 Email: Love.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).

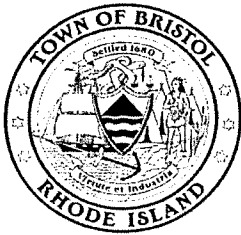
NOTICE TO ALL APPLICANTS

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

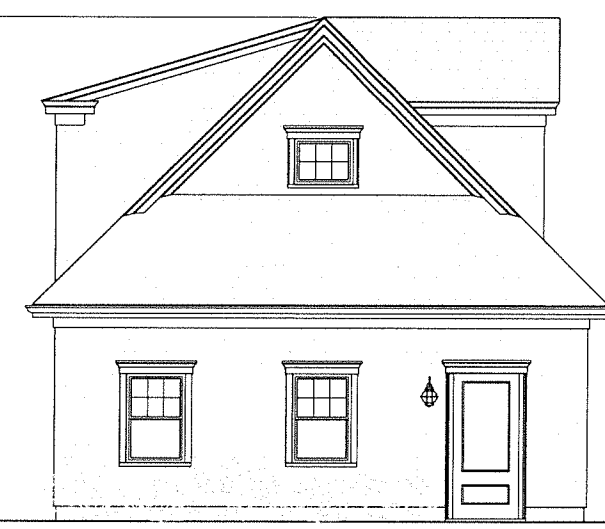
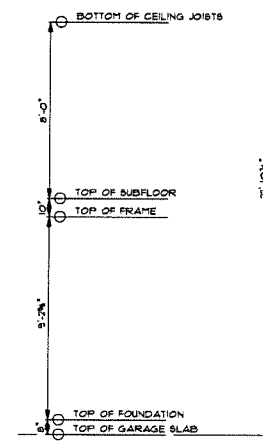


www.cai-tech.com

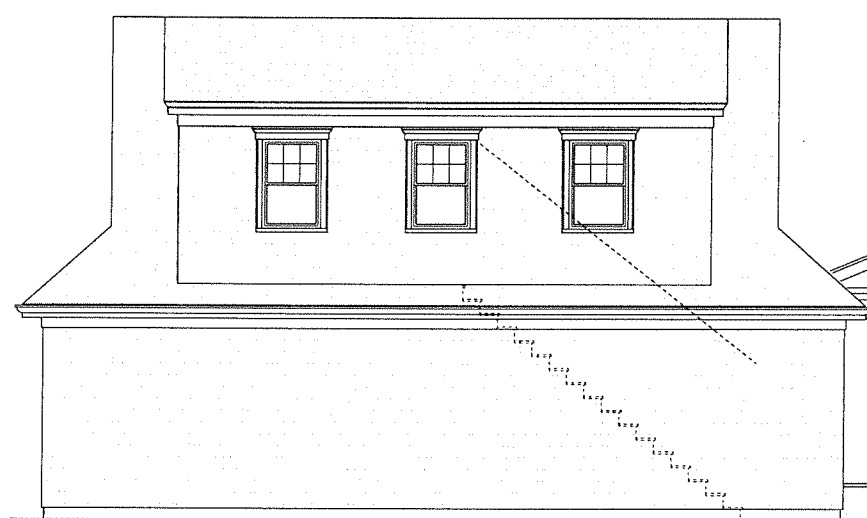
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes, misuse or misrepresentation of this report.

7/19/2023

Property Information - Bristol, RI



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



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

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 BEEN TAKEN IN 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.

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
QUINCY, MASSACHUSETTS 02271
TEL - (508) 678-2500
FAX - (508) 678-2600
CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: _____ M. POTOCKI
REVIEWED BY: _____

CORNERSTONE PROJECT #: _____ 21503
DATE: _____ 18 JUL 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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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 02777
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

DRAWN BY: M.POTOCKI
REVIEWED BY: _____

CSTONE PROJECT #: 21503
DATE: 18 JUL 23
SCALE: AS NOTED

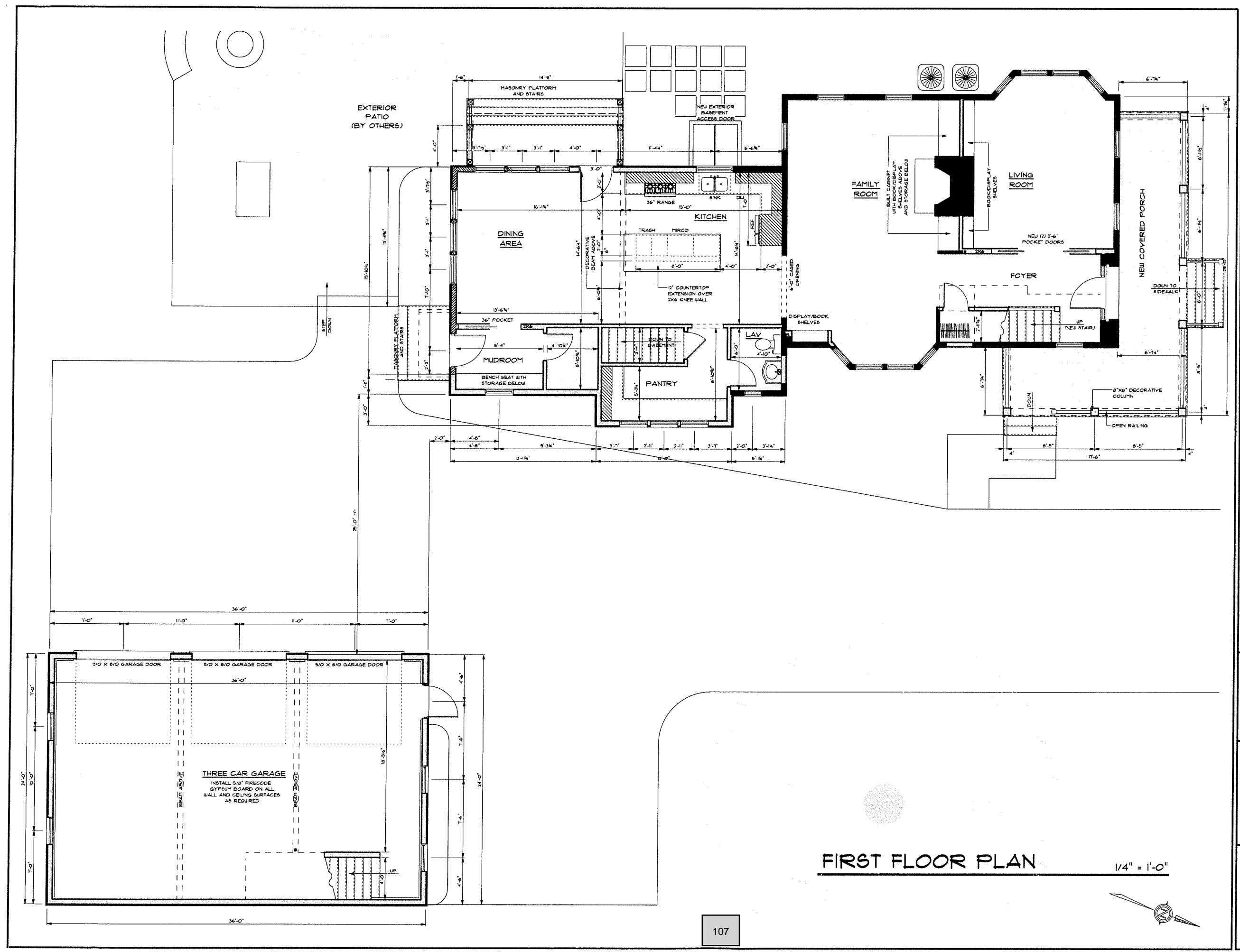
DRAWING NO. **A-2**
SHEET 2 OF -



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



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




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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
SUWANSEA, MASSACHUSETTS 02771
TEL - (508) 678-2500
FAX - (508) 678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

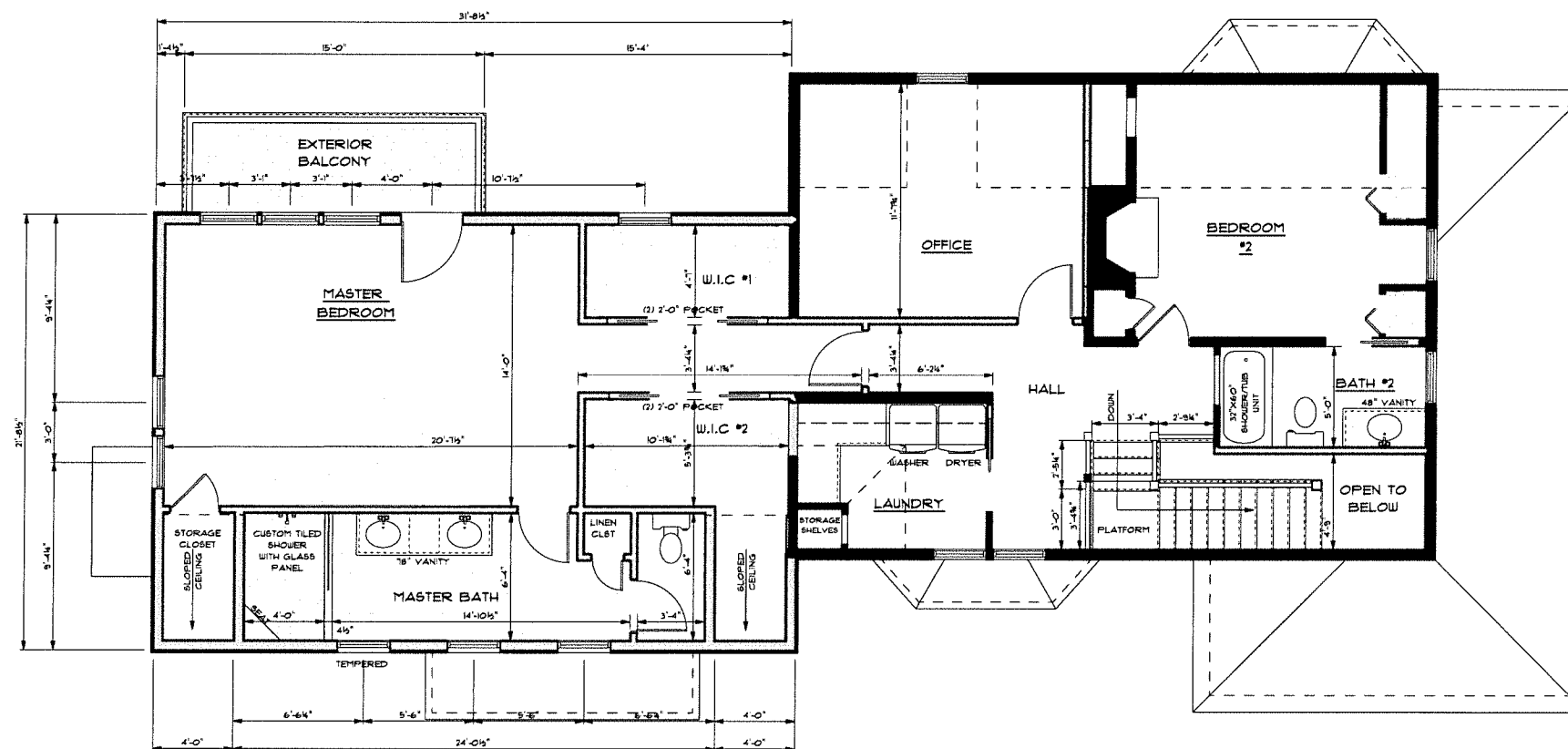
SHEET TITLE:
FIRST FLOOR PLAN

DRAWN BY: M. POTOCKI
REVIEWED BY: _____

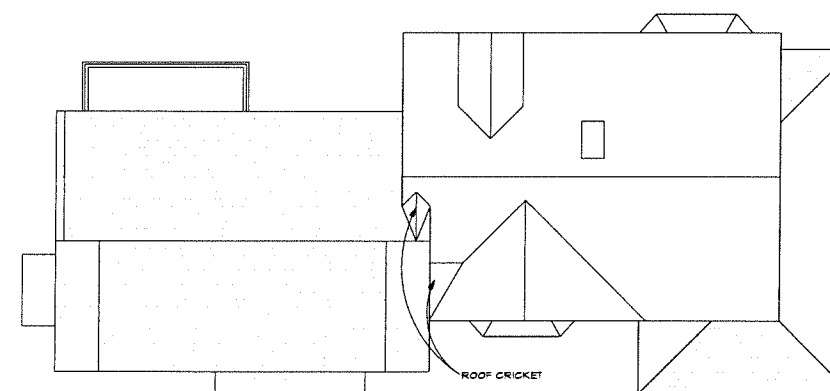
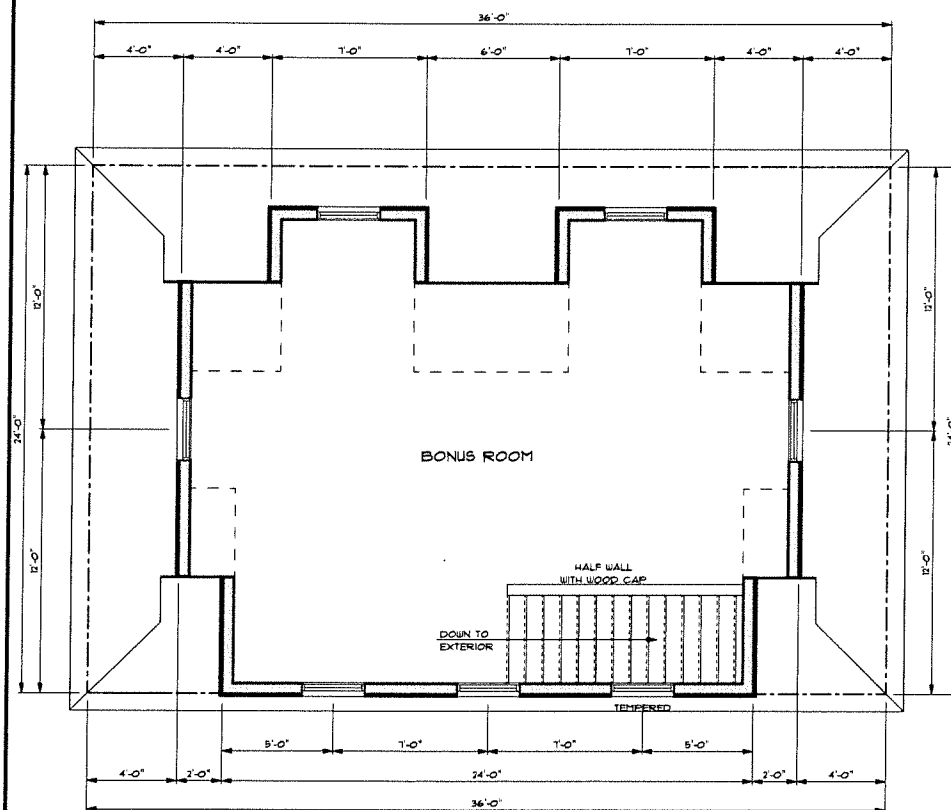
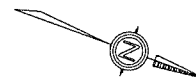
CSTONE PROJECT #: 71503
DATE: 18 JUL 23
SCALE: AS NOTED

DRAWING NO.
A-3

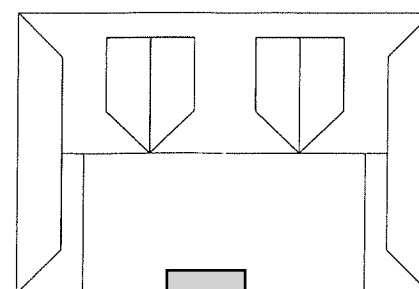
SHEET 3 OF



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



ROOF PLAN 1/8" = 1'-0"
(M.E.) = MATCH EXISTING



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 CONCRETECONCRETE DEVELOPMENT CORPORATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE SUFFICIENTLY CLEAR AND COMPLETE FOR THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN NOTATIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

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[illegible]

AN ADDITION / RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE

PROJECT LOCATION:
**14 UNION STREET
BRISTOL, RHODE ISLAND**

Page 6



163 GRAND ARMY HIGHWAY
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-679-7500
FAX - (508)-679-7600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

**SECOND
FLOOR PLAN**

DRAWN BY: _____ M.POTOCK
REVIEWED BY: _____

CSTONE PROJECT #: 21503
DATE: 18 JUL 23
SCALE: AS NOTED

DRAWING NO. **A-4**

SHEET 4 OF -