TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Monday, September 29, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Written comments may be submitted to the Historic District Commission via regular mail addressed to: Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

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

1. **Pledge of Allegiance**

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

   1. **Joint Planning Board and Historic District Commission Minutes**

   2. **Review of September Meeting Minutes**

3. **Application Reviews**

   1. **25-12: 125 Hope Street, 125 Hope Street, LLC**

      Discuss and act on demolition and replacement or remodeling of existing property.

   2. **25-48: 276 High St, Timothy Finucane**

      Discuss and Act on replacement of windows, doors, and porch.

   3. **25-54: 5 Milk Street, MARY ANN PELLEGRINO**

      Discuss and Act on replacement of windows.

   4. **25-82: 224 Hope St, Gregory Leonetti**

      Discuss and act on replacement of all windows

   5. **25-104: 227 Thames St, Karen St. Pierre**

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

Discuss and Act on installation of sign.

6. **25-119: 240 High St, Bristol Santa House**

Discuss and act on temporary construction of Bristol Santa House.

7. **25-122: 444 Thames St (Independence Park), The Lafayette Trail**

Discuss and act on installation of Lafayette Trail maker in independence park.

8. **25-123: 474 Thames St, Daniel Brooks**

Discuss and act on replacement of siding.

9. **25-124: 484 Thames St, Daniel Brooks**

Discuss and act on replacement of siding and removal of deck.

10. **25-125: 55 Constitution St, BRIAN LOVETT**

Discuss and act on replacement of door.

11. **25-126: 1237 Hope St, David Manocchio**

Discuss and act on addition of bulkhead.

12. **25-127: 467 Hope Street, FEDERAL PROPERTIES OF R.I., INC.**

Discuss and act on addition of sign.

13. **25-129: 186 Hope, William K. Campbell**

Discuss and act on replacement of garage door, replacement of decking and steps, replacement of French door, repair to windows, repair to railings.

14. **25-107: 186 Hope St, William Campbell**

Discuss and act on installation of heat pump using basement windows to run coolant lines.

15. **25-131: 19 Byfield St, Elena Bao**

Discuss and act on changes to previously approve addition to property.

16. **25-130: 476 Hope St, Federal Properties of R.I., Inc.**

    Discuss and act on addition of second floor above barbershop, addition of roof deck, addition of spiral stairs, addition of balustrade, replacement of siding.

17. **25-132: 234 Hope St, Louis A. Sousa and Catherine Q. Sousa**

    Discuss and Act on replacement of cedar shingles with clapboard.

18. **25-135: 195 High St, Peggy Frederick**

    Discuss and act on installation of lighting and installation of driveway.

4. **Concept Review**

5. **Monitor Reports & Project Updates**

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

7. **HDC Coordinator Approvals**

8. **Other Business**

9. **Adjourn**

BRISTOL PLANNING BOARD
AUGUST 7, 2025 MINUTES

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Held: August 7, 2025 in person

Location: Bristol Town Hall, 10 Court Street, Bristol, RI

Present: Planning Board – Charles Millard, Chairman; Anthony D. Murgo, Vice Chairman; Steve Katz, Secretary; Member Richard Ruggiero, Member Brian W. Clark, First Alternate Member Michael Sousa, and Second Alternate Member Jessalyn Jarest

Historic District Commission – Chairman Millard, Member Chris Ponder, Member Ben Bergenholtz, Member Susan Church, and Alternate Member Robert Page

Also Present: Diane Williamson, Director of Community Development, Nick Toth, and Andrew M. Teitz, Esq., Town Solicitor

Not Present: Amy Goins, Esq., Assistant Town Solicitor

Historic District Commission Members not present – Chairman Ory Lima, Member John Allen, and Alternate Member Michael O'Loughlin

Chairman Millard of the Planning Board called the joint special meeting to order at 5:35 pm and led the assembly in the Pledge of Allegiance.

Attorney Teitz requested a roll call of both Planning Board and Historic District Commission. Chairman Charles Millard led roll call for the Planning Board and Chairman Mary Millard led roll call for the Historic District Commission.

Diane Williamson explained to all present that this was a joint meeting of the Planning Board and the Historic District Commission. She stated that the Planning Board's agenda was also a public hearing and action on the combined master plan and preliminary plan phases for the Major Land Development application for Unity Park at 500 Wood Street. Ms. Williamson stated that the Planning Board was to also make a recommendation to the Town Council regarding the proposed change of zone of the southern portion of 214 Franklin Street R-6 to Rehab LDB. She stated the purpose of the joint meeting was to enable both Boards to hear the presentation at the same time for efficiency and to be able to move it along in the process. Ms. Williamson reiterated that the Planning Board would be voting on the master plan and preliminary phases for the land development and the Historic District Commission would be voting on the application before them for the buildings that were proposed in Unity Park project. She then turned the meeting over to the applicants to present to the Boards.

Attorney Teitz stated procedurally that as far as the Planning Board, this was part of a rehab plan unit development zone which has existed for the complex for many years and which was amended a few years ago, but essentially what existed there building wise was all approved. He said that the same went as far as with the Historic District Commission as it has been seen many times over years from total dilapidation to where it was now and everything that was there now has been approved. Attorney Tietz stated that the focus should now be on the new stuff in the application and he asked that the applicant also focus on the new stuff in the application as well. He stated that there was some existing rehabilitation of one of the buildings which was on the interior and not visible from the street which everyone would hear about just for context, but essentially the review would be focusing on what's new and different about the project.

Chairman Millard of the Planning Board then turned the meeting over to the applicants.

C.

C1. **Unity Park - Public Hearing and Action on the Combined Master Plan and Preliminary Plan Phase for the Major Land Development Application for the Major Land Development Plan for Unity Park at 500 Wood Street:** Planning Board to also make an advisory recommendation to the Town Council on proposed Change of Zone for 214 Franklin Street from R-6 to Rehab LDB.

The proposal is to construct a 2-story office, production, and warehouse addition to Unit 320 in Building Group 3 with 12,305 square feet on the first floor and 2,516 square feet on the second floor for KVH, Industries, Inc.; rehabilitate 11,808 square feet of Building Group 3 for SAAB, Inc. Northeast US Headquarters and production space; add surface parking to the rear of 214 Franklin Street; and, add a three story structured parking garage located to the south of Building Group 3. Property located at **500 Wood Street**, Assessor's Plat 29, Lot 1 Zone: Rehab LDP Zone with conditions and is within the Historic District Zone. 214 Franklin Street is Assessor's Plat 29, Lot 54 in the R-6 zone. Owner of Lot 1: Unity Park, LLC / Owner of Lot 54: 214 Franklin LLC/ Applicant: Unity Park, LLC

Joseph Brito, Jr. came up to present. He thanked all members of both Boards for attending the meeting as Unity Park is a part of the community and each one of the members. He reiterated that the project started three years ago and it has been a long journey to get it where it was now. Mr. Brito stated that in the past 14 months the development has brought in 23 businesses and 230 jobs. He stated that they were now coming before the Boards regarding KVH who was now obligated to come to Bristol with over 100 employees. Mr. Brito discussed the modifications to the Zeller building that was going to be added onto. He also discussed how SAAB Defensive Strategy would be coming into Bristol. He stated that there was a very tight timeline with KVH as they had to be able to turn the keys over to KVH by February 15th which did not give them much time to get it all built out. Mr. Brito stated that Unity Park was a result of everyone coming together to save the property and repurpose it as opposed to seeing it destroyed in a mill fire that has happened to similar properties. He said that whatever comes out of the project should be a feeling of pride for everyone. Mr. Brito then turned the presentation over to John Lusk, Architect, to walk through the project development.

John Lusk, Architect, came forward for the presentation of the development of Unity Park. He stated that many of the members had been at the TRC meeting and seen much of the presentation at that meeting. He stated that there were separate packets for the Planning Board and the Historic District Commission. Mr. Lusk stated that the project qualified for tax credits and that

they have been working with both the Rhode Island and National Park Services. Mr. Lusk said that the first two phases have been approved and were well received with no issues by the time they finished with everything which was a bit of an achievement considering they were ahead of the tax credits in doing the work because of the urgency to get everything done. He praised the work that Mr. Brito and his team had accomplished, in a relatively a short span of time, that being having started in 2020, and now they were back with KVH and SAAB. Mr. Lusk said that some things had changed a little bit from what the original plans were when residential use was being considered to now a producer of high-tech industries which would make Bristol the center of the blue wave of technology nationwide which creates great high paying jobs for the community.

Mr. Lusk went on to discuss the project pertaining to SAAB which pertained to the building that would be placed in the courtyard. He stated that the building to be placed in the courtyard would be created by taking out later construction. Mr. Lusk referred to the packet given to all Board members showing areas that had columns chopped off, arches, windows removed and were just a mess. He stated that all of that all of those façades had either been restored or were in the process of being restored. Mr. Lusk stated that what had not been completed would be restored to its original historic character as those were the original historic buildings which made up Group 3 in Unity Park. He stated that based on the need of SAAB, there would be a combination building that would be the northeastern headquarters, as well as an area for assembly and production. He said that it would be a great combination of high-tech jobs and a clean industry. Mr. Lusk stated that the new building would be a pre-engineered metal building. He stated that it would be a campus quality structure that exceeds many standards. He said that it would not be seen from any street and that it would be done according to standards so it would not be confused with the historic buildings, but it would be designed in a way that it would blend in with the context and character of the surroundings.

Mr. Lusk then went on to discuss the Unit 318 portion of the project. He said that a while back Unit 318 had an original historic wall that was facing in towards the courtyard which had been removed, the roof structure was changed, and there was steel and different things in it where it lent itself well to increasing its building height based on historic preservation standards. Mr. Lusk advised that the original brick wall in process of being restored and rebuilt as it was in such terrible shape, and all of the original details of original remaining wall of the historic building will be restored and preserved. He said that the new building would then be very carefully integrated into the space as it goes up against Unit 317. Mr. Lusk then opened up the discussion for questions.

Member Murgo asked if Mr. Lusk would speak more about the mound located within the project. Mr. Lusk stated that was the next thing he was going to speak about as it was tied to KVH. He stated that although the Zeller building was a much later building, it still fell into the category of historic. He said that there was a new addition with a link which tied the addition and existing building together. He stated that the addition used the same window pattern and character as seen on the existing building's upper level in order to blend and the link between the two buildings was all glass so as to be transparent so when you could see the link, you could also see inside the original brick wall. Mr. Lusk said they were preserving the original form and character of the building with some modifications. He stated that as part of KVH, they needed parking and had issues with the mound. He said that over the years the mound was more or less a dumping ground from all of the buildings that had been torn down. He further stated that when remediation was done, more of that material was dumped on that site. Mr. Lusk said that the removal of it was being handled in accordance with DEM standards in order to get the number of parking spaces that are ultimately going to be needed as Unity Park isn't just about the new industries, it still has existing businesses. He also stated that with KVH, the area off of Franklin

Street, they were looking to create parking and different things that are essential. Mr. Lusk stated that it was exciting to see the industrial park being brought back to life instead of just being used as residential. With the mound, Mr. Lusk stated that his client has got engineers involved in order to abide by all state standards, and the same thing with the new building. He also stated that drainage, parking, and everything off of Franklin Street was also being handled by the engineers. Mr. Lusk said that where KVH was located, they were not changing anything to speak of as far as the drainage was concerned, but as part of the project as a whole they were looking to solve any problems that has happened in the past regarding drainage as a whole to make it work better and to be in compliance with the State. He showed the members a rendering illustrating what he was talking about as far as the buildings, the new walkway connector to SAAB, courtyard, and parking. One rendering shows the façade that had been restored with the columns and windows facing into the new courtyard. Another rendering showed Unit 314 which is currently being restored. Mr. Lusk showed another rendering which showed the new metal building in the courtyard and advised that the ramp and elevation was kept and also being restored to its original appearance.

Alternate Member Jarest asked Mr. Lusk about where the SAAB building was located on the rendering. Mr. Lusk referred to the larger site plan as it was easier to see on that plan. On the larger site plan, he referred to Building Group 3 where the mound was currently located, he pointed to a location where the entrance to SAAB would be located and stated that's where the new metal building would be located. Alternate Member Jarest then understood where the building would be located. He explained that the building would be in the middle of the existing historic brick buildings. Alternate Member Jarest then asked what the quality of the light would be inside the existing buildings with the new metal building in the center. Mr. Lusk said that it would be much better than it has been in a long time with all of the openings there would be plenty of light throughout the seasons.

Mr. Lusk stated that even though he understood that it wasn't within the Historic District Commission's purview, he wanted everyone to know that they were working with SAAB and KVH on their fit outs to preserve the historic features inside. He said that they are preserving the original ceilings and vaulted brick arches. Mr. Lusk said that both businesses are very excited about preserving the historic character of the buildings.

Attorney Teitz said that since Mr. Lusk had mentioned the National Park Service and the tax credits. He asked Mr. Lusk to talk about it further for the Historic District Commission. Mr. Lusk said that they had been doing that from the very beginning, which was a bit of a challenge. He stated that it had to be done in parts, but each has been approved. Mr. Lusk said that they had to submit 30+ buildings with a description of what they were doing, but they're now done. He said that at the time they didn't know for sure what the uses of the buildings were going to be, so they had to base it on the current market. Mr. Lusk stated that he is currently in the process of doing an amended Part 2 showing the actual uses as what he had shown in the original Part 2 was almost exactly what they are going to be doing with the exception of the 2 new buildings. He stated that Roberta & Amanda at the National Park Service asked him to get everything documented to them. He said that they have been supportive of it. Mr. Lusk had mentioned at the Technical Review Committee meeting that Roberta Randall of the National Park Service signed off that mound can be removed as the site is part of the tax credits and part of what the Historic District Commission deals with.

Diane Williamson then asked Mr. Lusk to explain the parking lot on north side, the subdivision, and the zone change that is needed for the Planning Board. Mr. Lusk stated that the entrance that comes off of Franklin Street which has been there for a long time. He said that the properties

were owned by Mr. Brito and to get parking they were going to get an easement. He said that would give them the ability of two-way traffic, but it may end up a one-way for the trucks to get things in and out and also to have less of an impact on Franklin Street. Mr. Lusk asked if anyone else had any questions.

Member Katz stated that he loved the project. He asked if there was going to be any security measures for SAAB and KVH like badged access or a guard shack. Mr. Lusk stated that both facilities would be keyed in some way. He stated that more so for SAAB than KVH that security has been an issue. He said that when either facility has visitors, those visitors would be using the entrance on Wood Street and that the Franklin Street entrance would be used by employees and trucks. Member Katz asked if there would be a sensitive information facility in either SAAB or KVH. Mr. Lusk stated that there would most likely be one in SAAB. He said that they were moving along well with the layout of SAAB.

Diane Williamson said that if there were no other questions from any members, the Planning Board portion of the meeting was an advertised public hearing and asked that it be opened up to the public. Chairman Millard opened the meeting up to the public. Ms. Williamson asked if there needed to be a motion to open up the meeting to the public. Attorney Teitz stated that no motion was necessary, but that the Historic District Commission was also open to the public's comments as well.

John Geyer of 18 Easterbrooks Avenue came up to speak. Mr. Geyer said that he was an abutter whose property was just south of the parking lot. He was concerned about the drainage because ever since they had put sand filter in, his back yard becomes a lake when Bristol gets over an inch of rain. Mr. Geyer stated that he has mentioned it to the people on the project, but he was told that they were not going to do anything but that was before this project got underway. Mr. Geyer's other question was regarding the removal of the dirt pile to make room for parking. Member Clark asked if he meant the mound in the lot. Mr. Geyer asked if that was going to involve blasting. Attorney Teitz asked that there be no individual dialog and that the public should just give their questions and concerns so the applicant could have a chance to respond.

Mr. Brito stepped back up to respond to Mr. Geyer's questions and concerns. He said to Mr. Geyer that he was unsure who Mr. Geyer spoke with about the drainage, but he assured Mr. Geyer that they hired professional engineers from Fuss & O'Neil who are designing the drainage to be in compliance with CRMC and DEM so it will be dealt with accordingly. Mr. Brito stated that as far as the ledge that was in the mound was concerned, they were going to take a good look at it to see if it could be broken up without blasting. He said that they did a similar project at Roger Williams University and there were no tremors, and all of the surrounding buildings had monitors and that they would be doing the same with this project. Mr. Brito said that there was always a probability, but the way they were going to approach it was the safest means which would be approved by the Fire Chief and the State of Rhode Island as to the way they remove the rock. He said that they would not do anything that would create a problem and that not only was Fuss & O'Neil doing due diligence, but the Town as well by hiring another engineer to oversee what their engineers were doing to make sure all parties were protected in the way they were going to be handling it. Mr. Brito assured Mr. Geyer that everything was being done right. He also stated that the amount of landscaping and plantings that has been done should be a testament as to what they are trying to do. He thanked Mr. Geyer for his questions and concerns and that everything would be addressed. Chairman Millard asked Mr. Brito to obtain Mr. Geyer's address and have his engineers address it specifically. Mr. Brito said he would do so.

Alyssa Brown of 21 Magnolia Street came up next with a few concerns. Ms. Brown's concerns were regarding any rodents that may be in the building and where they may migrate to during construction. She asked if there were any plans to mitigate the issue. She also asked about removal of any hazardous materials like asbestos, what kind of fencing will be put up in the back of property due to truck and traffic noise. She stated that she is all for the project but is concerned because her property buts up against it and just wants to be reassured. Mr. Brito stated that they have been consistently doing rodent abatement and that they have Reliable Pest Control taking care of issue. He stated that truck traffic will be mitigated and won't be running along her side as it would be coming off of Franklin Street and she would not see much more traffic with hills being there and traffic will be contained. Mr. Brito said that coming back out on the east side, all of the fencing would be new chain link fencing. He said that the place would be beatified. He said that if she saw what has been done behind Borealis Coffee Roasters beyond the mound, she would see new chain link fencing and the beautification that was done, that is what would be done in that area as well. Mr. Brito advised that all of the asbestos in the building had been removed before they started any work. He said that a lot of it was done prior to them having obtained the building. Ms. Brown asked if there was a plan in place to make sure that nothing happens to any of the abutters' property during construction from debris or the like. Mr. Brito stated that they inherited the pile which has concrete and ledge which is going to be removed in accordance with the DEM plan that has been filed. Mr. Lusk also stated that all of the landscaping was going to be improved, and the neighbors will find their back yards more enjoyable. He said that there were no hazardous materials involved with either KVH or SAAB as both were clean industries.

Chairman Millard asked if there was anyone else who wanted to speak.

Robin Weber of 147 Franklin Street came forward to speak. She felt that phase 1 wasn't an historic reformation project and that it was just an excuse to make more money. Ms. Weber was more concerned about the traffic and the implication of bringing that much industry into the center of the Town. She stated that if they approve phase 1 then it obligates them to approve phase 2 which includes the parking lot which will dump out onto Franklin Street which is already so narrow that 2 cars can't pass each other between Wilson and Magnolia, and it is also true on Franklin Street between Wood Street and Wilson as well. She said that when the developer purchased land, they knew what the footprint of the property was, how many buildings were on it, and exactly how many parking spaces were on it. Ms. Weber stated that this was a grab for more than what the property would support and what the neighborhood would support. She stated that it would add a lot of additional traffic on both Wood and Franklin which are both already congested, and she really didn't think they should dump all of those cars on the road. Ms. Weber thought that bringing more jobs to Bristol was great but not the traffic.

Mr. Brito said that for those who were long in the tooth, they may recall that the property at one time had over 12,396 people working there when it was US Rubber and then when it was Keiser. He said with KVH and SAAB, there would be far less working there, and as far as traffic control, they were looking at Metacom Avenue as the entrance and exit for those properties, particularly the truck traffic. He said for those familiar with the area, they would see how the roadway coming from Metacom Avenue towards the property would widen as it was restructured so it could take more industrial traffic and not to the downtown area. He said that as far as the hill was concerned, before it got so big, it had more parking closer to it. Mr. Brito stated that they were going to try to encourage their tenants to carpool and do what they could to reduce the amount of car traffic coming in. He said to keep in mind that Metacom Avenue was going to be the focal point of truck traffic and/or car traffic coming in and that there was always truck traffic on Wood Street going to the various businesses and they're not creating an issue but rather relieving it by

coming around the back on Metacom. Mr. Lusk also commented on that issue. He said as he has also been working with SAAB and KVH, truck traffic was probably not going to be more noticeable than what it was currently. Mr. Lusk said that some of the workers at SAAB did work remotely, but the truck traffic itself was not going to be noticeably heavier for either industry. He said working with SAAB, they have basically everything they need and would probably only have a truck coming in once or twice a month.

Robin Weber came back up to respond. She stated that a lot of the surrounding houses in the area housed the people who worked at the rubber factory back in the day so there wasn't a lot of traffic as they were walking to work, not driving. She said that she gets building up the area but feels that they don't have to bring in industries that would bring more traffic to the area that exceeds the capacity of the property. Mr. Lusk responded to Ms. Weber. He stated that looking at photographs of Wood Street in the 70s and 80s, there were a lot of cars always on Wood Street. Chairman Millard stated going back and forth on the subject was not going to get anyone anywhere, but agrees that the street has been built up and there are a lot of cars; however, to say that it's not going to get any worse was probably not true, it's probably not going to get much worse, but it's going to be different. Mr. Lusk agreed and said that the impact on the neighborhood wasn't going to be overwhelming.

Member Ruggiero made a comment regarding the traffic issue. He said that the Town should really consider making Franklin Street one-way from Wood to Magnolia. He said that the project could not do that, but it was something that the Town should take into consideration as it would be better and safer as it was a terrible area. Mr. Lusk agreed and said that wasn't a bad idea.

Chairman Millard of the Historic District Commission stated that she believed that Ms. Weber did not realize that the residential aspect of the project was removed from the plans and was replaced by SAAB and the other business. Mr. Lusk agreed and addressed the issue. He advised that there was not residential in the project as it did not work out in the plan and instead they are creating jobs. Ms. Weber said that in the packet, it was listed as residential. Mr. Lusk said that it should not have been as there was no residential. Ms. Weber went to the rendering and pointed out the marked residential building and asked about it. Mr. Lusk stated that was not their building as it belonged to I. Shalom. Ms. Weber said that if Unity Park wasn't going to use it then someone would. Diane Williamson stated that I. Shalom was one of the condominium owners and they used to be a manufacturer of handkerchiefs and may be still manufacturing them on a smaller scale. Member Clark stated that I. Shalom owned the building and divided the space into smaller spaces. He stated that there is a directory of all of the different companies in the building and there were no residential units in the building at all. Ms. Weber asked where the workers in that building parked. Member Clark said they parked in the front of the building which is on the back side of Elder Care and pass through Wood Street, but they did not go onto Franklin Street.

Mr. Lusk asked if anyone else had any questions or comments.

Chairman Millard of the Planning Board asked if anyone else would like to speak for or against the project. He then closed the public hearing.

Diane Williamson asked what the next step should be. Attorney Teitz advised that the Historic District Commission should review the project first as it was a more limited discussion than the Planning Board.

Chairman Mary Millard opened the discussion to the Historic District Commission. Sue Church stated that she liked the plan and the new construction and reconstruction. She did have one concern regarding the amount of asphalt parking. She asked if there was going to be any kind of landscaping to soften it at all. She said that there could be a parking garage in the future, but in the meantime, was there going to be any type of greenery to break up the sea of asphalt. Mr. Brito asked if Ms. Church had been to the back of the building at all. He stated that if she went up the left hand side towards the entrance, she would see the sidewalk and the plantings and that would be continuous with the new building that is going to be done. Ms. Church asked about the parking lot. Mr. Brito said that the landscaping will be along the sides of the lot. Ms. Williamson said that the State reviewed it originally for the industrial park and historically asphalt should ben industrial parks and not landscaping, so having big plantings and not the lower ones used to soften the edges would not be recommendeed. Mr. Brito said that was correct. He said they chose to soften it with the landscaping along the side, particularly at the entrance along with lighting on the buildings. He said it would be very eye catching.

Chris Ponder reiterated that the Historic District Commission was voting on the two new buildings and on the mound for clarification. Attorney Teitz stated that was correct. Mr. Ponder said that he liked the plan.

Nick Toth asked if the mound would count more for landscaping. Attorney Teitz said that it was difficult to say because it was part landscaping and part hardscape, but it was going to be included just to be comprehensive. Attorney Teitz stated that with regard to the new building in the middle of the project, that is only to the extent regarding if it is visible from the outside even thought it is a separate building, it is within the four walls and envelope of the original building.

Ben Bergenholtz stated that he thought it was nice and agreed with Sue Church that was the first time he had ever heard asphalt being referred to as historic. He understood that particular space is being used as a parking lot but would like to see more trees. Attorney Teitz stated that they do review the regulations regarding the asphalt more because they are concerned about the opposite situation where there is grass and people are expanding, for example, they allow up to 50% expansion of existing asphalt that could be a staff approval, because they don't want to see historic green landscaping turned into it. He stated in this case it's going in a different direction, but it's still technically part of the jurisdiction.

Robert Page said that it looked good and agreed with everyone regarding the landscaping issue.

Chairman Millard asked for a motion.

Ponder moved to approve application 25-96 to approve the construction of two new buildings as indicated in the application, to renovate Building 318, the construction of the new Building 320 with materials as presented, and to remove the mound indicated in the application; Seconded by Page.

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

Secretary of Interior Standards: 1, 2, 3, 5, 9, and 10

Project Monitor: John Allen

Chairman Millard invited the Planning Board to make their comments and votes known.

Alternate Member Jarest stated that she agreed with Sue Church's and Ben Bergenholtz's comments regarding the need for additional plantings. She stated that she's excited about the development of the parcel and appreciated all of the work that has been done. She said that being a coastal community, climate change is happening all around and by adding trees to a property that is all paved or masonry reduces the heat island effect significantly. She said that walking from High Street to Unity Park she can feel that it is much hotter there than anywhere else and that they would be doing the Town a disservice if they didn't find a way to add more trees and not just soft-scape planting. She said that trees actually capture carbon and make things cooler and provides shade and it's super important to take every opportunity to plant trees where possible.

Member Clark stated that he and Chairman Millard were at the TRC meeting and that he has no issues with the plan. He feels that it is right for the Town and right for the East Bay in general. He understood that not everyone was going to be happy about the project and understood what Ms. Weber was concerned about regarding the traffic issues, but overall, this type of development would normally take 10 years to get to the point where the project is at now and they have managed to do it in 5 years and that is to be commended. He said that he was 100% behind the project. Chairman Millard agreed with Member Clark. He also agreed that more trees would be great for the project.

Member Katz said that he loved the project. He said that he would encourage the Town to take a look at the traffic flow, and to also add more trees.

Member Murgo agreed that it was a great project and looked forward to its completion.

Alternate Member Sousa stated that Fuss & O'Neil was a great engineering firm, and the proof is in the product that they are getting. He said that he understand about the traffic concerns and he agreed that it made sense to make that portion of Franklin Street one-way. He said it's going to be a great project.

Diane Williamson said she provided the Planning Board with a draft motion and a supplemental memo regarding the change of zone. She said she didn't know if they want to add any conditions on the tree planting for the landscaping plan as phase 2. Chairman Millard asked what kind of condition they could add as they made suggestions, and he thought it should just be left as a suggestion.

Ms. Williamson read the draft motion that was provided in the packet for master plan and preliminary approval for phase 1 and at this time only master plan approval for phase 2. She said that phase 2 is the portion that needed the zone change and that would have to come back for preliminary at a subsequent meeting. She did also provide in the supplemental memo the findings that the Board needed to make for the zone change consistent with the general purposes of zoning in the Comprehensive Plan. She asked that they just reference that in one of their findings.

Attorney Teitz stated that there should be two separate motions, one for the adoption of the draft motion as prepared by the Director of Community Development and one for the recommendation to the Town Council of the zone change and incorporate the findings from the memorandum from the Director of Community Development.

Chairman Millard asked for a motion.

> A motion was made by (Clark/Katz) with regard to the adoption of the draft motion as prepared by the Director of Community Development

In favor: Millard, Clark, Katz, Murgo, Ruggiero, and Sousa
Refrained: None
Opposed: None

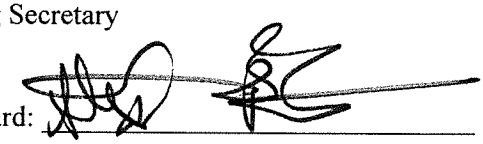
A motion was made by (Katz/Sousa) to recommend to the Town Council the zone change and incorporate the findings from the memorandum from the Director of Community Development

In favor: Millard, Clark, Katz, Murgo, Ruggiero, and Sousa
Refrained: None
Opposed: None

D. Adjournment

Meeting adjourned at 6:43 pm by Clark

Respectfully submitted by Kathleen M. Maynard, Recording Secretary

Date Approved: 11 Sep. 2025 Planning Board: 

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, September 4, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

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

1. Pledge of Allegiance

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

In attendance: Lima, Ponder, Millard, Church, Page, Allen, Teitz, and Toth

Absent: Bergenholtz and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the August 7, 2025 meeting.

Lima: We're going to review the previous month's meeting minutes. Any corrections?

Allen: I'll let Susan go first.

Church: I didn't have anything.

Allen: I have a few. On page 9, third line from the bottom, Andy said, "select and acting" and it should be "select an acting". These are minor. On page 13, under application 25-82, 3rd line, you have "with our know" and it should be "now". On page 15, the very bottom 2 lines it should read "double pane" instead of "double paned". Also on page 16 right up on the 1st line of that page, it says "inspection do" should be "done" instead. On page 17, the 1st Bergenholtz comment, you have "think" and it

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should be "thick". On page 26, I'm not sure what Christine Stillwell said with regard to the "east boarded is the west wall". I'm not sure what that should have been.

Maynard: Boarder.

Allen: Okay. On page 30, Leclair said, "but that was the" and I'm sure what that meant. And on page 46, there was no monitor named, I take that back it was for application 25-98, there's no monitor name.

Maynard: There was no monitor named and we needed someone to figure it out.

Allen: Okay.

Lima: What was the address?

Allen: 18 Burnside Street, John Marshall.

Maynard: Nobody was named at the moment.

Allen: I can do it.

Church: I thought I was appointed to do that.

Maynard: Okay, I'll put it down.

Church: It's in here on page 45 on the bottom.

Allen: Okay, sorry.

Lima: Anything else from anybody? Can we have a motion to accept the minutes.

Allen: So moved.

Ponder: Are we are going to review the joint Planning/HDC minutes or is that being handled by Planning?

Lima: Andy, the Planning/HDC combined meeting. How was that being handled?

Maynard: Planning had their own minutes and then HDC had theirs. So, that's how it was handled.

Lima: Okay.

Maynard: But, if you want, I can give you a copy of the minutes for the combined meeting as well.

Ponder: I didn't see those minutes in here.

Toth: My understanding was because those were Planning Board minutes and we were just featured players in that meeting.

Maynard: I can give you a copy of those minutes.

Teitz: We can put it on the next meeting just for approval.

Maynard: Okay.

Teitz: They should be on file with the Secretary of State Office under both because it was including the HDC.

Motion made by Allen to accept the minutes of the August 7, 2025 meeting as corrected; Seconded by Ponder.

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

Toth: Just a reminder to everyone that next month's meeting will not be on the 1st of October. It has been moved up to Monday, September 29, 2025. Just be aware of that and I will send out a reminder email as we get closer.

3. Application Reviews

3A. 25-82: 224 Hope St, Gregory Leonetti: Discuss and Act on replacement of all windows on property.

Toth: This is more of a place holder. Mr. Leonetti informed me that he cannot be here. We're going to continue to work on getting everybody's availability for a site visit the week of the 15th of September. I know Ory, John, and I want to say Sue has sent me their availability. I'll send a reminder email tomorrow morning to see where everybody stands.

Lima: So, does this need to be continued?

Toth: Yes.

Lima: Okay. Is there a motion to continue?

Motion made by Allen to continue application 25-82 to the September 2025 site visit; Seconded by Church.

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

3B. 25-85: 35 Burton St, Kathleen Keating/John Oliver: Discuss and act on demolition of shed and replacement with ADU.

Applicant did not appear.

Toth: We'll just push it to the end and see if they show up.

Lima: Andy, do we need to do a motion?

Teitz: No, you don't. You have the authority as the Chair.

Motion made by Lima to continue application 25-85 to the September 29, 2025 meeting; Seconded by Ponder.

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

3C. 25-92: 1237 Hope St, David Manocchio: Discuss and act on materials for previously approved ADU and addition.

Jonathan O'Donnell present on behalf of the applicant.

O'Donnell: I think this has been mostly approved other than the materials. I'm not sure if you have copies of it.

Toth: They do.

O'Donnell: And I don't have much else to say other than just waiting for approval of the materials.

Allen: I just had a couple of questions.

O'Donnell: Sure.

Allen: In regards to this Snap Lock 150. Is that roofing?

O'Donnell: Yes. It's aluminum zinc alloy.

Allen: Okay.

Church: And the siding material?

O'Donnell: It's a composite. It has a look of clapboard, but it's more permanent.

Church: Can it be painted or is it dyed or whatever?

O'Donnell: I was under the understanding that color didn't need approval.

Church: I'm not questioning the color, I just wanted to know.

O'Donnell: It can be painted, but it also comes in a number of colors.

Toth: I think the concern is while we don't regulate color with these composite materials, we like to see paint of some sort. It could be neon orange. It's just because it gives a more natural look. It's just to clarify.

O'Donnell: It can be painted.

Toth: Just to clarify for the Commission, are these the materials for the completely new ADU or the addition.

O'Donnell: It was going to be the same materials for both. I think what's going to happen is because the Adu needs approval through Zoning and addition just, I think, needs a building permit, I think separate permits, and the Adu may not happen at all at this point. The plan was to have both match.

Toth: Understood. Thank you.

Church: I would like to see natural material on the exterior walls of the addition.

O'Donnell: Natural such as clapboard? When you say natural, do you mean wood grain or painted wood?

Church: Real wood. You don't have to paint it. I don't want any composite materials on that kitchen addition.

O'Donnell: I was under the understanding that it was preferred to look different than the original.

Church: Well, it's going to look different because it's going to have a different design, but because it's part of the contributing existing building.

O'Donnell: We were fine for that originally, but we were pushed towards trying to make it look different.

Church: Anyone else have any comments?

Toth: I think the idea is that while we want the design to be a little bit different, the materials shouldn't be.

O'Donnell: I think we talked about using natural cedar shingles which is what is on the existing house and somewhere along the line we got pushed away from that.

Toth: Would you want to do that? The Commission would want natural materials on that addition. Would cedar shingles be fine with everyone?

Church: I'm okay with cedar shingles.

O'Donnell: What about cedar clapboards?

Church: I'm okay with that too.

Allen: The house is shingled now, right?

O'Donnell: Yes.

Allen: I think if you did clapboards it would actually differentiate between the two better. However, I do have to say that we have approved Hardy board on a recent addition to a historic house, so we have set precedent.

O'Donnell: Once this is painted, this clapboard.

Ponder: What's your preference if we didn't have this discussion. Would you rather have wood?

O'Donnell: This was brought to me by the contractor. He's used it before and he likes it and it doesn't look like vinyl siding. It looks more like traditional clapboard. He said one difference is that the courses can be a little bit wider than natural cedar clapboards although it does come in different widths. He chose the wider one, but it can come in a narrower width. It's just more permanent and easier to apply.

Allen: Because we've set precedence I think I'm good with either.

Church: No, this is a significant building.

Allen: I understand that.

Teitz: We don't set precedence. You look at each property on their individual merits. Just because you've done it doesn't mean you have to do it everywhere else. You may decide it's appropriate for this and that's fine, but not just because you've done it before.

Allen: Fair enough. Thank you for the clarification. In that case, I prefer seeing natural material considering the historic value of your house.

O'Donnell: Okay. It's not my house. I can bring that back to the contractor and the owner. With that being said if I did cedar clapboard would that be approved tonight.

Church: The trim around the window should be natural wood and not any kind of composite.

O'Donnell: So, no PVC or anything?

Church: No, natural material on that addition.

O'Donnell: Okay.

Church: Now, the ADU that's a different story.

O'Donnell: So, these materials would pass for ADU?

Church: As far as I'm concerned, yes.

Toth: Yes. I think especially because it's a separate building.

O'Donnell: Yes, it's going to be a separate permit. It may not even happen at all at this point.

Lima: Just before we vote, we just want to clarify that the materials that you will be putting on the house, the repairs, the addition, and whatever will be natural wood.

O'Donnell: Correct.

Lima: What we'll do is whoever the Project Monitor is, when you're ready to get going, notify the Project Monitor and they will come and check everything out. You'll get your permit beforehand, but the Project Monitor will just make sure that everything is what we agreed on.

O'Donnell: Understood.

Lima: Anything other questions?

Allen: One last question for me. In regards to arts/crafts door, how many doors are there that you're installing?

O'Donnell: The addition to kitchen we just have 1 set of French doors which is the Andersen 400 Series to match the windows.

Allen: Okay. This is it?

O'Donnell: That was going to be the ADU door, which I don't think is going to happen anymore.

Allen: So, we don't have to worry about that.

Toth: We could approve it just to be safe.

O'Donnell: They don't do a 400 series door that has panels, it's all glass. He didn't want to do a front door that was all glass. So, that's what we picked to be closest.

Allen: What is the material because it doesn't really say.

O'Donnell: It's a clad. I think it's aluminum clad.

Church: We need a product sheet.

O'Donnell: I thought I had given you 1.

Church: You did but it didn't have much on it.

Allen: It didn't have information on it. It just says that the interior core is pine, but it doesn't say what the exterior is.

O'Donnell: I didn't realize it didn't have that information on there.

Lima: If you're going to do the ADU, perhaps what you should do is re-apply or we can continue it and you can bring the information.

Toth: Couldn't we just do one of those things that it is approved once submitted and then before we give him the permit tell him to submit the full product sheet?

Allen: No, don't think so because we don't know the material of the cladding.

Toth: Okay. If it was something he knew tonight.

Allen: We could actually leave it up to the Project Monitor.

O'Donnell: I don't think that project is going to happen.

Toth: Just so you don't have to come back.

O'Donnell: Okay. So, leave it to the Project Monitor?

Toth: And just talk to them.

Lima: If it does get going get in touch with Nick or the Project monitor and it can be worked out so you don't have to come back.

O'Donnell: Sounds good thanks.

Lima: Is there anyone in the audience who would like to speak for or against this application. Could we have a motion?

Motion made by Allen to accept application 25-92 with the panel style 402 arts & crafts door for the ADU with approval to be left to the Project Monitor. Also, the use of all natural wood for the siding and trim on the kitchen addition to the main house; Seconded by Church.

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

Secretary of Interior Standards: 9, 10

Project Monitor: Robert Page

Lima: Nick will notify you when your permit is ready and our request is that it be posted on the front in the window or somewhere in the front of the house so it's visible from the street, so the people know that you have permission.

O'Donnell: Thank you.

3D. 25-100: 14 Howe St, George LeBlanc: Discuss and Act on installation of roof mounted solar panels on 2015 construction home.

Dana Weinberg from Sunwatt Solar present on behalf of the applicant.

Robert Page recused.

Weinberg: I'm from Sunwatt Solar. I just gave the permission letter to Nick. This application I believe, working with the Leblancs in the planning process and they said that they wanted me to come before the Historic Commission even though it's a home built in 2015 it's at the edge of the Historic District. The solar panels will all be on the back. I believe you have the site plan. One of the key points is it's black on black panels and the main array that will be facing towards the main Historic District is a nice rectangle. There's no overhang panels. There are 5 panels along the dormer side which are there to maximize the sun exposure but that's facing away from the Historic District, so I don't

think it will be much of an eyesore on that side. Sunwatt did the solarized campaign for Bristol. We've brought a bunch of projects before the Historic District and we've successfully completed many projects in the Town. One other thing to mention is the exterior equipment. We will put the combiner box for the panels in the basement so the only piece of exterior equipment we'll have is the exterior disconnect which will be on the side of the side.

Toth: I would like to note just from looking at the GIS map for this property that it's only in the District by the barest technicality. There's a small strip of land that touches Hope Street. So, it's in the District.

Allen: So, the box on exterior is going to be on the south side of the house.

Weinberg: Yes, it will be on the south side by the meter.

Allen: So, it will be visible from High Street but not much at all.

Weinberg: Correct.

Church: The panels will be visible from High Street in the winter more so than the summer, but I don't have an objection.

Allen: I think it's fine.

Teitz: I want to disclose that Sunwatt Solar is client of the firm. I didn't notice it before now so, don't ask me any questions.

Weinberg: It's an easy one anyway.

Teitz: Easy or not, I just needed to disclose that.

Allen: Thank you for telling us.

Lima: Is there anyone in the audience who would like to speak for or against this application? Could we have a motion.

Motion made by Church to approve application 25-100 as presented for the installation of roof mounted solar panels as shown in the exhibits with the stipulation that

they be removed within 1 year if they become inoperable; Seconded by Allen.

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

Secretary of Interior Standards: 10

Project Monitor: John Allen

Lima: If there's any questions, please contact Nick and John. Also, when you receive your certificate, please make sure that you put it in the window so that it's visible for people to know you have permission from the HDC.

Weinberg: So, then there will be a separate certificate of appropriateness?

Lima: I don't think you have to go to anyone else. Nick, he doesn't need to go to anyone else?

Toth: You need a solar permit.

Weinberg: Thank you.

Toth: One note, Steve Greenleaf did retire so the permits may be a little slower than usual but we do have coverage.

Lima: Okay.

3E. 25-104: 227 Thames St #6, House of Windsor/Karen St. Pierre: Discuss and Act on installation of sign for business.

Applicant is not present.

Church: That material plexiglass, I think we need a better description and is it plastic? We don't want it. If it's glass, that's one thing.

Toth: So, I have seen it. It looks more glass like. It's one of those that they put up and I went down and said that they had to apply for this and they said that the realtor said that they didn't have to do anything. So, they ended up taking it down and I had a discussion

with them. I can have them bring it in. It's not that big.

Church: It's light.

Toth: It's pretty light.

Church: It's plastic.

Toth: I don't know how light it is.

Church: Did you suggest that they look at other signs in the neighborhood.

Toth: They're description of this was that this was going to be basically their temporary sign. Their long term thing they kind of want to do something kind of in that sign board you see behind that.

Church: Correct.

Toth: So, my understanding when I discussed this with them was they're repairing the sign board so they didn't want to go through the trouble of putting everything in just to have it ripped out when the landlord replaces the sign board. If we think that the signage isn't really up to snuff, I did mention to them that they could do others.

Church: They could put a sign in the window.

Toth: I mentioned that. I told them they could do that administratively.

Lima: I think that if we allow something like this to stay then this is just going to be opening the door for a lot of others.

Toth: I'll discuss it with them and let them know that the Commission has brought up some concerns about the material and suggest that they go with something in the window until.

Lima: They need to take it down and put something else.

Toth: It's already down. They have a banner up so they can be open. Just temporarily tacked up. I'll discuss it with them tomorrow and say really just go with

something stuck in the window because it's cheap and easy and can be done administratively so you have a sign for your business. They're nice people who just moved up here from having a business in Newport. They kind of get the drill in historic districts. And then start discussing when they think they're going to do something a little more permanent.

Teitz: I would just suggest if it's going to be approved on a temporary basis, there be a deadline.

Church: That's kind of tough to enforce.

Teitz: Better to get it upfront.

Church: Get it in the window or something so it's not hanging.

Toth: It's a shame. They have this absolutely gorgeous wooden sign that they used to have hanging up in Newport that's hanging in their shop. It's just far too large. It's gorgeous.

Lima: Can it be cut down?

Toth: No, it's a shield shape. It would look phenomenal, but it's too big.

Lima: Between the 2 windows upstairs?

Toth: It's enormous. They would need a zoning variance for it. It would have been perfect. Can we get that continued to next month?

Motion made by Lima to continue application 25-104 to the September 29, 2025 meeting; Seconded by Ponder.

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

3F. 25-108: 21 High St, John & Nancy Breen: Discuss and Act replacement of deck boards, installation of railings, porch light, and doorbell.

Jack Breen present.

Breen: Good evening. This is our second visit here. At this time, we're asking to do a few things on exterior that we've discovered as we rehab this property. First is the house had a lot of water damage and rotting wood around the foundation. The deck is a mess and we're asking for permission to possibly repair the deck boards not directly with mahogany which is what's there, but with Trex or modern material. We would also like to attach a railing to that deck. There's no railing there even though it exceeds 30 inches from the ground. We're looking to put up a wire type railing. This would be on the south side of the house on Wally Street. We also discovered that there's no working doorbells and there's no light on the front of the house. We discovered that on the morning of July 4th. We are asking to put both a doorbell and a light to match the ones that are on the back deck, the Nantucket style light in brass material. One we repair the front stairs, we're asking to put a wrought iron type of railing similar to what you see around Town which would be manufactured by Ned Miller. So, these are the things that we are asking to do under this application.

Ponder: You don't have a plan on railing yet. You don't have a design for the railing yet.

Breen: It will be simpler than the one that it there. It won't have any knobs on the top. It's just going to have a twist. It's going to be that kind of simple design that you see around the Town.

Lima: That may be something for the Project Monitor.

Allen: I don't believe we've approved any deck rails with wire strands that had steel posts. We had asked people put in wood post as opposed to these, but we have approved this type of wire railing.

Breen: So, we'll have wood posts. Can it be a covered wood post?

Allen: No plastic. No sleeve.

Breen: Okay.

Allen: That's my suggestion. You can ask the other folks.

Church: Well, it's in the back and it's not visible.

Allen: It's visible from Wally Street.

Toth: It's a corner lot.

Lima: Do you want to see a picture, Susan?

Church: Are you sure we haven't approved that?

Allen: Pretty sure.

Lima: We've approved some at the Elks, but they're all wooden posts.

Church: How about on Thames Street.

Ponder: Susan, is your back deck wire and wood rails or is it metal?

Susan Ouellette: Wood.

Breen: What about the posts?

Ouellette: They're Azek wrapped, but that was pre-existing.

Breen: But you just said no plastic.

Allen: I'm talking about a vinyl sleeve.

Breen: Azek is what?

Lima: It's a composite.

Allen: Azek would be fine.

Lima: Is the design of that here?

Allen: Well, the proposed one actually has steel posts.

Lima: When we bring it forward, if you could just bring an example, once it's approved, of the material of what it actually look like for the record that way it will be clear that it's not metal. Any other questions? Is there anyone who would like to speak for or against this application? I think the paint job is magnificent.

Breen: Can I ask your forgiveness on one item. So, we were given permission to put up fiberglass gutters but we can't do that on the front or the back because of the molding under the roof so, we're putting up copper gutters.

Lima: That's fine.

Breen: We're good with that because we only had permission for fiberglass gutters. We put up 2 fiberglass gutters in the back around the deck, but there's molding under the roof so we're having suspended gutters put in next week.

Allen: What about the downspouts?

Breen: They're all going to be copper.

Lima: Thank you.

Breen: I just hope they stay there.

Teitz: Just file a separate application for staff approval for that and the gutters so we have it on record.

Breen: Okay.

Teitz: We don't want to have the decision about the fiberglass gutters and then someone will look at it years later and say why aren't there fiberglass gutters. So, put that separate application in the record.

Church: Can we waive the fee?

Lima: Yes.

Breen: Thank you. I just wanted to be upfront with that. Am I good?

Lima: We need to make the motion.

AlleN: accept application for addition of doorbell and light as presented and rail that will be updated to include wood posts with azek and steel cables and material of wrought iron will be subject to approval of PM. Decking of trex or mahogany; second by ponder

Motion made by Allen to accept application 25-108 for the addition of a doorbell and light as presented, for a railing that will be updated to include wood posts with Azek covering and steel cables, and the material of the wrought iron railing will be subject to approval of your project monitor. The decking to be mahogany or Trex; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: Thank you for putting your permits in the window. I appreciate it so that people can see it. You've done a great job.

3G. 25-109: 423 Hope St, Derek Hulitzky & Bill Fixsen: Discuss and act on replacement of windows.

Derek Hulitzky, Kelli Viera, and Spencer McCombe present.

Robert Page recused.

McCombe: We have an interesting situation. This opening in the carriage house at the Belvedere was rebuilt and this opening probably had some grand doors on it and they were replaced completely during the renovations that this whole property underwent at that time. So, a couple of things when you're looking at the pictures of this building is there are 2 residences that are in this. Being that it was a carriage house a lot of the windows that you see around on the other sides are very small which they would have been for a carriage house without a need for people living in there. There are now people living in there and so one of the things that we're looking at, and I'd like you also to notice that all of the windows throughout the other sides of the building all have divided light grills in there. This one which I thought was odd when I looked at when I first looked at this opening is just direct glaze and no divisions in the windows which I'm going to go out on a limb because when we asked for pictures from the Preservation Society they didn't have any of this side of this building, but my professional opinion is that this opening had divided

light much like the rest of it. That was the technology of the time and it would have been the technology they still would have used. So, the reason we're here before you is that it looks like the install of this direct glazed window which was again only 25 years old was built with I guess it's pine, it could be some other type of wood, but it's built as if it's a big giant door that's only an inch and a half (1½) thick. So, imaging this huge door that's built almost like an interior door and there's a raised panel at the bottom which is built like an interior raised panel and so as water hits any of this millwork as well as the direct glazing, the water is getting in and soaking that pine and the pine is starting to rot. There it literally mushrooms poking out of this thing from the inside. That's the bottom section. You see the panels at the bottom of the window. So, what we're proposing is addressing the flashing. Water is getting into the window system and it's happening in a number of spots and I've tried to point those out here (shows pictures to the Commission), but our gameplan here is to do 2 things, remove the opening, again it's 25 years old and replace it with divided light windows and create a little more thickness there so they can get a little more insulation there and keep the water on the outside of the building and not coming on the inside, and renewed flashing and divided light windows that would fit the miters and the same sash areas that are there currently. Of course they would be operable sashes now which 1) gives the homeowners the ability to open that big window both on the upper level which is the small arch section and the lower section allows those families to be able to open the window because actually in those living spaces they have very small windows that aren't really adequate for ventilation so they get 2 things, 1) an operable sash and 2) we get to bring the building back to a more sympathetic way of handling that window in the overall building and we do it in a way that will last many lifetimes instead of 25 years.

Lima: If you want to come up and look at the pictures of what the windows looked like from the previous 2007 application.

McCombe: Sure.

Lima: At your convenience, you can come and borrow them.

McCombe: The homeowners would love to see this.

Lima: The old packet is still here also.

McCombe: Okay.

Lima: So, if you have the time or the inclination.

McCombe: I do. Thank you. We feel like not rebuilding this with pine is a step in the right direction. Having a clad Marvin Ultimate, which I have a sample window with me here. It is something that you have approved before on this building. I think using the materials that I have suggested here. The boral trim would be painted. We'd use the boral to create the flat panel and we'd mimic the details that's there and I just feel like putting boral in this situation when painted would match any other wood system and would keep the water from sitting in the raised panel detail and just blowing it up which even if we used a different type of wood I think that could still happen in short order. So that's the proposal before you.

Lima: I'm sending around the 2007 sad pictures. Does anyone have any questions?

Allen: No.

Church: I like the windows. Is this a rental or a condominium?

McCombe: 2 condominiums with 2 owners who are here today.

Church: Well, we'll have to have an approval letter from the condominium members when you do work in a building like this.

McCombe: We sent it.

Toth: I don't know if it's in the application or if it came in the email, but the only 2 owners in that building are here.

Teitz: I still think we need a sign off from the association. You can still act on it, but that's something that needs to be in the record.

McCombe: I thought you had it in your packet.

Teitz: It may be.

Lima: I don't see it.

Toth: Just resend it and I'll make sure it gets in there.

McCombe: I can resend it now.

Lima: Do you want to see it, Andy.

Teitz: Thanks.

Lima: Is there anyone in the audience who would like to speak for or against this application? Someone want to make a motion?

Allen: Do we have a cut sheet on the window?

Lima: I thought we did.

Church: Yes, there is. Marvin signature collection.

Allen: Okay.

Lima: Got it.

Allen: Just wanted to make sure.

Motion made by Ponder to approve application 25-109 for the demolition of the existing 2-story window and to replace with new windows as presented to match the style of the existing windows; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: Your certificate will be ready when Nick sends it to you. If you want to stop by, you can make copies of the 2007 pictures for your records.

McCombe: Thank you.

3H. 25-110: 715 Hope St, Michael Mello: Discuss and Act on replacement of door in kind.

Michael Mello present.

Mello: I have one opening or egress in my house that has not been and that's my front door and I'm going to replace it.

Church: The existing door that you want to replace is wood?

Mello: It is not.

Church: It's a steel door?

Mello: It is. I have no doorbell and I thought it was a good thing, by the way. I have no doorbells in my house.

Lima: I do, but I don't answer it.

Church: Is it going to be red like this?

Mello: Yes, I like it red actually.

Allen: It looks great.

Church: There's a drawing. Do you have a product sheet or is it going to be made special.

Mello: No, it's a Pella door that will be exactly the same that's there and the same color too.

Church: And would you supply Nick with a product sheet?

Mello: Sure. I thought I did.

Lima: We have this.

Mello: I'll get whatever the other thing is.

Lima: Thank you.

Millard: Are the moldings on top part of the door?

Mello: I don't know. That's the best part of the house on the front. Not the door itself.

Millard: I'm talking about the glass piece on top. That detail was set in a metal door?

Mello: That's not part of the door.

Church: Will you try to replicate that piece?

Mello: All of that will be replicated exactly. You'll see that in the sheets that I guess I didn't provide. It will be the same thing.

Lady in the audience: The details are on top of the door not on the door.

Mello: I'm making the same 2 cutouts with the glazed insulated glass.

Allen: We saw the drawing.

Mello: I have other sheets that I can provide.

Church: Why isn't this just an administrative approval.

Mello: That's what I thought. I'm joking.

Toth: My specific language, and believe me I've looked at it, it's for wood doors not on street frontage. It specifies that I can only approve wood in kind.

Ponder: But if it's metal in kind we have to do it.

Toth: Yes.

Mello: I'm happy to be here.

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

Catherine Zipf: I do. I'm just looking to clarify that this is just the door and that none of the moldings are to be touched. You're just taking it off of the hinges and putting new hinges up and a new door.

Mello: Basically, yes. I would never touch the front of that house. Thank you for asking.

Allen: And the threshold.

Mello: And the threshold. Just that. It's not even going to get removed to put back. It's not getting touched. That's the best part of the house. Thank you.

Lima: Could we have a motion.

Motion made by Allen to accept application 25-110 for the installation of a front facing door as presented; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

Lima: When you get your permit, Michael, make sure it goes in the window.

Mello: I will. Thank you.

3I. 25-111: 474 Thames St, Daniel Brooks: Discuss and act on replacement of windows and doors.

Daniel Brooks present.

Brooks: My wife and I recently purchased 474 Thames and in addition to that we purchased 484 Thames right next door which will be next on the agenda. The majority of the house windows have been replaced with primarily vinyl. If you look at the front gable views, they're vinyl sliders. There are a few older non-historic replaced wooden windows on the side by the driveway. Again, not the original windows. Then we found actually on the right side of the house there were boarded up windows as well and we would like to restore the windows back. There should be some photos in the packet. So, with 474 Thames, my wife and I plan to reside in one of the units there, but we're not planning on moving in in any immediate time but in the near future. So, my thoughts were to go to the next level with those being vinyl and all replacement windows there with the Pella Impervia model which is a very nice looking fiberglass with grids so it's kind of a step up from what's currently there right now. Again, getting rid of the

side-by-side slide casement windows both on the 2nd and 3rd floors.

Allen: So, in the packet there's Pella Reserve is that what you're saying?

Brooks: That was one of them, but my original discussions were to research that and I it was brought to my attention by multiple people that because they've been replaced and they're not original, and from a cost perspective and durability, that these would be a much better window without a need to go back to the wooden windows.

Allen: But some of your windows are wood.

Brooks: There are 3 or 4 that are not original. You can see the photos in there. I want to bring some continuity and uniformity to the building and have preferably the same windows. I have at least 3 different types there right now and none of which are in any good shape.

Allen: So, the windows along the driveway, how many of those are wood?

Brooks: I think there's 3 wood and 1 aluminum.

Allen: But there's 7 windows.

Brooks: I think the others are not wood. I think they are aluminum on the 2nd floor. If you look on the interior photos of the improper framing and dimensional lumber it shows they've been shrunk in size and replaced.

Church: The replacement windows, are they going to be configured like the ones that are existing?

Brooks: They're going to have the same rough openings, but they would be double hung 6 over 6 mullions. I think it would be a more appropriate look for the house.

Ponder: Your intent is to just make it more consistent.

Brooks: I just want consistency. I know I don't even have to technically replace those, but if I'm going to go through all of the trouble, I want it to be the same. You would see the difference. I brought the 1 sample.

(Shows sample window to the Commission.) This is a 6 over 1 but pretending as if it was a 6 over 6.

Church: We'll need a product sheet.

Brooks: There should be one.

Church: There's one for the Reserve but there isn't one for the one you're proposing.

Brooks: Is that the most recent packet?

Toth: Ory has it.

Brooks: They're in there.

Lima: I have it.

Church: So, it's a wood interior with aluminum clad?

Brooks: No, it's fiberglass. It has kind of a wood texture on interior. It looks like painted wood.

Lima: I have it here.

Church: Are they going to be black?

Brooks: I actually like the black better. I would like to go with black.

Church: It's trendy.

Lima: So, am I putting this in as an exhibit?

Toth: Yes.

Lima: This will be Exhibit 1 for 474.

Brooks: It was a pleasant surprise, esthetically, not financially, to find boarded up windows on the right side of the house to have more light in there and it would be an improvement.

Ponder: To the Pella Impervia and that's what's in here.

Brooks: Yes.

Church: What about the trim around the outside of those?

Brooks: As I listened and learned from others tonight, my sound approach with you all would be wood. I'm fine with that. I do wonder if I get a siding permit at some point which will be down the road, but I want to do it early and get it moving.

Church: There's no profile and it looks like there's going to be shingles on top of shingles.

Brooks: As I'm finding. There's a lot of hidden surprises in the house. Nick and I talked briefly about siding and that's not on for tonight, but I will be planning on applying for a siding permit as well as other things down the road.

Lima: One thing at a time. Don't get overwhelmed.

Brooks: It's a bit much right now, but it's due to my own actions with taking on this project.

Church: There's no thickness between window trim.

Brooks: I think they are, honestly, layered out, yes, in regards to the siding. With trim, if we could just talk trim for one second while I have you all, no trim at all on the exterior whether it's high or low, just for my own planning purposes. If I want rakes on the 3rd floor which is a very hard path to do rakes on a 3rd floor with a sidewalk underneath, is that a possibility to do painted Azek?

Church: What is it you're talking about?

Brooks: So, just with trim, if I go over siding in an application, I was just curious for logistics of maintaining rakes, soffits, facias, 3rd floor painted. If I'm too off topic we could just redirect to the windows.

Church: I think it's going to be weird if you put these windows in without addressing the siding and the trim at the same time.

Brooks: Again, I am going to address all of that. I just think for tonight's purposes and my financial decision making, I think I might have to flash and trim the windows and then address the siding at a later date. I

just can't work it all in right now, but it's coming. I just need to take small bites.

Lima: That makes sense and who knows when you start moving stuff and taking windows out, you'd be surprised at what's underneath and may not want to make any decisions.

Brooks: I would probably be applying for that if I could right now, but I can't.

Lima: We'll do the windows and see you again and again. Does anyone have any questions?

Allen: You have such a mishmash of windows and they're not original to the structure.

Allen: At least there will be some assemblance of continuity.

Brooks: The oldest window in that house is a new window because it's not anywhere close to being old.

Ponder: If I were you I would make them consistent to because this would drive me nuts.

Brooks: People on the street have asked what am I doing with the windows and I told them I'd let them know when I figured it out.

Church: The sash configuration is going to be 3 over 1?

Brooks: It's going to be 6 over 6. So, this is just for presentation purposes. Is the grid style is flexible? If I say 6 over 6 and the front windows don't have 6 over 6 right now, could I do something else? I want continuity.

Lima: That could be something that the Project Monitor could deal with.

Ponder: We can specify that.

Teitz: I don't think that's something within the jurisdiction of the Project Monitor.

Lima: Okay.

Allen: I agree.

Teitz: I think that's something significant on the window so, we can say 6 over 6 now, but you want to change it you need to come back.

Lima: When you look at the price of the windows, what you have for the 3 panel on the south side and then the other one, you're going to need to figure it out what's going to be best.

Brooks: I'm very content with just consistent same windows. Almost every window, except for the gable, they're all pretty much the same size.

Church: Are there older pictures of this building?

Lima: I don't have them in here.

Church: Nothing really old.

Lima: No.

Church: It's really hard to tell what this building was.

Brooks: I've heard multiple different stories of what it was, where it was, if it's always been there.

Lima: What I have is just what was on the card.

Brooks: It's a mixed-use building with commercial and residential use.

Allen: So, there's an apartment on top. You may want to check with the Building Inspector. Is there's someone that can answer questions.

Toth: Yes.

Allen: We've run into situations with houses during renovations that there are fire regulations that say windows have to be a certain size. I would hate for you to order one which other people have done and then have to replace it with another size window.

Brooks: Great point. My Pella Rep in Seekonk has already specified these same windows. If we were to go for

bedrooms, they would look as if they were 6 over 6, but it swings out instead of a casement.

Allen: Okay, so you're already aware of it.

Brooks: Yes, I've got a quote for it.

Allen: Good. What other people have gone through.

Brooks: But again, for consistency purposes I wouldn't want a window twice as wide next to vinyl or wood so that it will look exactly the same.

Lima: It sounds as if your Rep has worked with Historic Districts before.

Brooks: I think a time or two.

Lima: Any other questions? Is there anyone in the audience who would like to speak for or against this application? Does someone want to make a motion?

Ponder: I will. There's a door here too?

Brooks: There's a rear door that is a vinyl slider and I would like to convert it back to a more traditional door 36 x 8.

Ponder: And the material?

Brooks: It will be fiberglass as well. Just a standard Jeld-Wen.

Ponder: And that's on the back?

Brooks: Yes.

Ponder: And you're not doing the front?

Brooks: No, the front door had already been replaced prior to my owning the building and I believe that's a fiberglass one as well.

Allen: Can you provide the cut sheet to Nick?

Brooks: Sure.

Motion made by Ponder to approve application 25-111 to replace all of the windows throughout the property with the presented Pella Impervia and to specify that they will be a 6 over 6 configuration. Finding of fact that the windows are not original to the house and the Commission feels it is appropriate to make the various windows more consistent and that the windows are in poor condition. Further, to allow applicant to replace the rear slider door with a more traditional style fiberglass door; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

3J. 25-112: 484 Thames St, Daniel Brooks: Discuss and act on replacement of windows and doors.

Daniel Brooks present.

Brooks: Very similar scenario. Primarily all vinyl windows and there are a few aluminum ones on the back side on the 2nd floor. I was hoping to replace them with the Pella 250 line 1 over 1 which is what has been in that house.

Lima: So, we have the cut sheet of that.

Brooks: Yes. It should be the last page.

Lima: Any questions?

Allen: No doors here, we're just talking windows?

Brooks: Not yet. Again, just trying to do it in little bites.

Ponder: Again, you just want to make all the windows consistent.

Brooks: Yes. All consistent.

Allen: We did advertised it as doors.

Brooks: We can talk doors. The door would remain the same style as 474 Thames.

Lima: That way you don't have to come back.

Allen: Again, that's just in back?

Brooks: There's the back and 1 in the front which does have the side lights on that front door. So, if we're talking back only, I can say it's just the same as 474 Thames. I might have a different meeting to talk about the front door. I know I'll be back here anyways.

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

Catherine Zipf: I'm curious as to what's going to happen with that 1st story window.

Brooks: The bay window?

Zipf: Yes, this one.

Brooks: Good question. That will be 2 double hung with a mullions.

Zipf: So, 2.

Brooks: Yes, the mullions will just be a separate trim transition.

Ponder: Catherine, which window are you talking about.

Zipf: On the 1st story just left of the door. Just as as a preference, I would prefer a 6 over 6, but I don't object to the 1 over 1 since that's already there. I think I followed that we're not doing anything with front at the moment.

Brooks: Correct, I think that's for more special.

Zipf: Thank you.

Lima: Anything else? Someone have a motion?

Ponder: I'll do it.

Podner approve to replace all windows as presetnd on house with Pella 250 finding of fact that windows are not original and they're vinyl and aluminum with 1 over 1 configuration; allen

Motion made by Ponder to approve application 25-112 to replace all of the windows as presented with the Pella 250 series with a 1 over 1 configuration. Finding of fact that the windows are not original and are vinyl and/or aluminum; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Brooks: Thank you very much.

3K. 25-113: 583 Hope Street, HBSBRI, LLC: Discuss and act on demolition of existing building and construction of mixed use building on site in existing footprint.

Daniel Shushman and Chris Cote present.

Cote: As everyone probably remembers, we were here a couple of months ago for a concept review for a project to remove the existing building and to construct a new 2 story mixed use building. We have taken into considered much if not all of the feedback that we got from the Commission at our concept review. We definitely took it into account. So, we're here with completed drawings and materials list and everything for your consideration.

Ponder: That was one of the questions that we had whether you were going to just rebuild or demolish and build new. So, you're going to demolish and build new.

Cote: Yes, the plan is for the foundation to remain which will make construction significantly simpler given the proximity of other buildings and the driveway for the bank and whatnot. We will bring it down and reconstruct it up. There's some possibility there could be some reuse of materials with having a 2nd story and given the condition of the building that's there, it's fairly unlikely.

Lima: This is a practical question. Is there room in the back for you to do work. Is it going to disturb Hope Street or the sidewalk or anything like that when you start? Are you going to be able to work from the back of the building?

Cote: I think for the most part. It's hard to say without having a strategy what an individual builder might do. I would imagine there's going to be some disturbance, but the goal would be as much possible from back. Certainly any trucks and workers, that would all be on the Bradford side in the parking area there as opposed to on Hope Street.

Ponder: It seems to looks similar to what we saw.

Cote: It's almost identical. One of the big things is if you're looking at one of the views from the northeast, there's the main gable section and then there's kind of a lower flat roof section in the back. The gable section was much longer in the last iteration and that's been shortened up. So, I think proportions work better now than they did previously.

Lima: So, just to clarify in my mind, this goes from the driveway of the bank south now, does it include the little building in the middle?

Cote: Nope, just that one building.

Lima: Where the dressmaker and the hairdresser is.

Cote: That's right.

Lima: Okay. Just in case people go crazy.

Ponder: Remind me. Are you still doing retail on first level?

Cote: Yes.

Millard: Just a question about the roof in the back. Is that going to be a deck?

Cote: There will be a portion of the rear roof which will be a deck, but it is set back 2½ feet on 2 sides on the north side and the west side and it's set back even

further from the Bradford Street side. So, you can see a little bit of the railing in these views, but the idea was what you can see will be the stainless-steel cable rail.

Church: With wood posts.

Allen: One of the things that we kind of require in the Historic District is no steel posts or steel caps.

Cote: Very easy to do.

Allen: My concern is that this is going to look too modern in the streetscape if you use any synthetic boards.

Cote: So, this is a good time to mention that. So, since we put together this material list through some additional research, this material you see on our list which is a composite material, I have heard from some builders and I've done some additional research, we're not going to use that material and we will be using all wood. However that works, I'm amending this list. There won't be any synthetic materials.

Allen: Excellent. I like the design.

Lima: I think it will be an interesting addition to Hope Street.

Ponder: I know we talked about it last time, but we don't think that the building that's there is contributing?

Allen: It's not contributing for sure.

Page: And the roof line was moved back like we asked.

Cote: Yes.

Millard: I love the aspect of having retail on the first floor, and a generous living space in back. That really sort of echoes how Bristol main street evolved without pushing it up to 3 floors.

Cote: Correct.

Church: I like design and the scale of it.

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

Teitz: Sir, you need to come up to the microphone.

Lima: Just say who you are.

Mike Gibmier: I just wanted to know who the present owner of the property was.

Cote: Right here.

Shushman: I am.

Gibmier: Did you purchase it?

Shusham: I inherited it from my father.

Teitz: You need to concern your questions with the Historic Commission.

Gibmier: Is the total building going to be demolished? I mean from Bradford to where, the bank?

Cote: Not Bradford.

Lima: Not Bradford. The building on the corner and smaller lower building are going to stay there. They did not buy that. It's just where the dressmaker and the hairdresser is. Right here, look at this picture. (Gibmier approaches the Commission to look at the picture.) Just this building right here.

Gibmier: Where the old A&P was.

Lima: Correct. So, this building is going to stay and the one on the corner is going to stay. It's just this building right here.

Gibmier: Thank you.

Lima: You're welcome. Any other questions?

Allen: How soon do you think you'll get started?

Cote: Hopefully relatively soon. We're going through budgeting and contractor selection. If all lines up, probably maybe just after the 1st of the year.

Lima: No other questions from anyone else? Would someone like to make a motion?

Motion made by Ponder to approve application 25-113 to demolish the current building down to the foundation and build a new 2 story building on that same spot as presented. Finding of fact, it is the opinion of the Historic District Commission that the building that currently exists there has no historic significance. The building materials in the application to be changed to all wood materials as opposed to the synthetic exterior materials; Seconded by Allen.

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

Secretary of Interior Standards: 4, 9, 10

Project Monitor: Mary Millard

Lima: You won't have a building to attach the certificate anywhere but when you get started if you could put a post or something to make it visible, we would appreciate it. Good luck.

Cote: Thank you.

Shushman: Thank you.

3L. 25-117: 50 Thames St, David Ouellette: Discuss and act on replacement of decking and stairs with Trex.

David Ouellette present.

Ouellette: Good evening. I'm just looking to repair and replace on the south side some existing areas of the front porch.

Toth: That's administrative so that's all set.

Ouellette: Okay.

Toth: The only items that you need the Commission to approve are the decking and stair that you want to do Trex.

Ouellette: And so to that, we have here some older wooden stairs which are just pine. I would like to replace that and replace it with Trex. There's really no protection from the weather over the stairs themselves and you can see that it's starting to take its toll. So, what I've got on the right-hand side are some different selections of Trex that we've seen. I know they come in variations of color, style, and quality. We prefer to use a wood type grain.

Church: And the existing railing will remain?

Ouellete: Yes, that correct.

Church: Okay. So, it's just the steps and the landing.

Ouellette: And the stairs.

Allen: Because your stairs are right on sidewalk basically, would you consider something other than just Trex. We have approved a product called Timbertech that is a little bit more wood like. It's a composite but a little bit more wood like and I think it's a little bit better than the Trex itself. Wondering if that would be a consideration.

Ouellette: I will certainly look into it. I think any kind of composite material that gives the look of wood is certainly worth looking at.

Allen: It has the same characteristic as the Trex, but I just think it looks a little nicer. There's a house on Union St which is blue, they rebuilt their front porch.

Church: O'Connell.

Toth: It looks almost federal like.

Church: The new porch.

Allen: It's between Hope Street and High Street. It's on the north side of the street.

Lima: Nick, if you could get the address and give it to him so he can see it.

Allen: Walk by and see what you think. I think the porch looks beautiful. The flooring material is Timbertech.

It's been used in a couple of other places. That's probably the biggest use of it.

Teitz: Are these steps in the front?

Allen: Yes.

Teitz: So, these are the ones on Thames Street frontage.

Ouellette: That's correct.

Ponder: I had same question. The application almost makes it look like it's not front facing.

Ouellette: Yes. Actually there's 3 sets of stairs.

Lima: So you want 2 sets.

Ouellette: There's actually going to be 3. I've got 1 on the north side and then on the west facing.

Lima: So, you're replacing the 3 that are already there. There aren't any new ones.

Ouellette: No. And I'm keeping the kickers as wood.

Lima: Okay.

Teitz: What about the railing. Is that going to remain wood?

Ouellette: I have no intention at this point to replace the railing. It's actually in pretty good shape.

Teitz: And the lattice work is going to stay as wood too?

Ouellette: Yes. I'm not going to replace that either, probably just going to realign it.

Teitz: Since it's right on the street there at eye level.

Church: When you make the motion.

Lima: Make it either or?

Church: Yes, either wood or the material John suggested. Would you be willing to accept that? That the stairs and risers be either wood or Timbertech?

Ouellette: Okay. I would need to research the Timbertech a little bit in terms of cost verses the Trex. Visually and aesthetically it sounds okay.

Allen: Okay.

Lima: So, what should we do Andy, in terms of making a motion or we can't make it contingent upon, but we don't want to have the applicant come back.

Teitz: I think you can make the motion that it be either natural wood or Timbertech and if he wants a 3rd alternative then he would have to come back. Either one of those would be okay and leave the final selection to the Project Monitor. The Project Monitor would need to know what it's going to be.

Lima: Okay.

Ouellette: So, we're excluding the Trex.

Lima: Correct.

Allen: Unless you come back for it.

Ponder: Would anyone have an issue if we said Trex on non-front stairs and Timbertech or wood on the front?

Lima: Is there anyone in the audience who would like to speak for or against this application before we make a motion?

Allen: I'm with Chris. I don't want you to have to come back. We're going to give you the option of Timbertech or wood on the front steps. I think if you find out that Trex is considerably less money to replace than Timbertech, then why don't we give you the option of Trex on the other two porches. Were there storms or screen windows or was that administrative?

Toth: Everything else was administrative.

Motion made by Allen to accept application 25-117 to replace the existing exterior decking on the front stairs with either Timbertech or wood in kind and for the other 2 porches the option of Timbertech or Trex or wood which can be approved by the Project Monitor. The railing will

remain wood as existing and also the lattice wood as existing will remain; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: When Nick provides you with your certificate of appropriateness, if you have any questions, please contact John. When you do get your certificate, please put it in the window in front so that your neighbors and everyone know that you've been before us and have permission.

Ouellette: I'll do that thank you.

4. Concept Review

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

Toth: Is there anything that anyone wants to bring up? I want to thank everyone who came to the public workshop for the HDC guidelines. We're pecking away at that. That was all really good input. So, we'll keep moving on that. Hopefully have that sooner rather than later for the public. I have no other major updates other than just the remainder again that we're going to have the next meeting on the 29th of September. Just to keep everyone up to date, 425 Hope Street is going to be resurfacing. They probably got their materials together so they're going to try to get in. The Santa House will be back so that's going to be the same drill as last time. So, temporary November through February. Other than that, nothing much to report.

Ponder: I said this last time, but can we just vote on this thing and make it temporary permanently?

Toth: I looked at the minutes and Andy brought up that we really couldn't. Trust me, I went right to the minutes and we really can't.

Teitz: Again, you also lose control over the voluntary temporary.

Ponder: Okay.

Lima: Santa is Santa.

Teitz: I think I mentioned this, but November 15th just reminding you that's when the in-person training is going to be for RI Land Use training at the Inn at the Crossings in Warwick. Judge Lanphear is a keynote speaker. Even if you can't get there that early, the 2nd hour will be the breakouts and the Historic District Commission stuff is all going to be about windows and lead.

Lima: What time does it start?

Teitz: 8:30 to 9 is the breakfast and at 9 is the keynote speaker and then if you get there by 10 you wouldn't miss the breakout sessions.

Lima: And this is when?

Teitz: Saturday, November 15th.

Lima: I might be able to do that.

Teit: I unfortunately will be doing one of the other sessions, but it sounds really interesting. They're going to have a contractor who does historic restoration and does a lot of the windows work we're talking about and talking about the different lead and the different methods for testing lead and all of that. I think it will be very interesting.

Church: How big are they on following up on lead.

Teitz: I don't know. The problem is the penalty is so severe. If you don't have your proper certificates, your tenants don't have to pay you rent.

Lima: Do they still have problems with not enough people going in and inspecting.

Teitz: I think they have enough inspectors, but at least with the lead paint in the historic districts, different inspectors use different techniques. Some are using techniques which detects lead deeper in the wood which doesn't have to be remediated but they're still saying there's lead and it fails. That's one of the things that's at issue.

Lima: So that's not one of the things we need to deal with.

Teitz: No, but you want to know about it if someone comes in and says they failed and has to replace every window on the house. You want to know what questions to ask.

Lima: So we can't ask those inspectors. Can we ask them to come here?

Teitz: Let's cross that bridge when we come to it.

Lima: I just don't want anybody to start getting wind of the fact that they can kind of give or if some inspectors think they can be God and stuff.

Teitz: We can't deal with that. What we can deal with is the fact. Even if there is a problem with lead, as we've discussed before, there are mechanisms. The windows are the hard ones because there's movement. Everything else is easy because you can encapsulate it. With windows, it's the friction. First of all, very easy, you can screw the top pane in place and then you don't have to remediate it. If you screw it in place and paint over you immediately get rid of half of your problem. As for the bottom ones, there are various plastic slides that you put in between the 2 surfaces again so you don't have the lead paint rubbing against itself and causing it to become dust.

Lima: And then the inspectors are the ones that go back and make sure that done?

Teitz: No, they don't.

Lima: So that's on the honor system.

Teitz: I don't know. It would happen to be the next time you get inspected would be the question.

Lima: So we have nothing to do with that.

Teitz: You have nothing to do with that.

Lima: Okay.

Teitz: You don't have to have someone who says I have lead paint there. I assume you'll learn even more at this session so you'll have more ammunition to be able to ask the right questions and respond to people when they come before you.

Lima: Sounds like a plan.

Millard: It only applies to the people who are renting their property, correct?

Teitz: Yes and no. There is definitely a current inspection thing for anyone who is renting property, yes. But if you buy property and you have children, it's a problem as well. You don't want your own children suffering from lead poisoning.

Millard: No, but you could say that you're only going to sell to seniors.

Teitz: You can't say you're only going to sell to seniors, but you can. That's the thing there are some exceptions. If it is in fact designated as senior housing and so forth there are some exceptions on it as well as rental property.

Lima: The thing is, I mean, if you own a house and you have 3 apartments and you rent to seniors today there's no guaranty when one of the seniors moves that…

Teitz: And that's why you would have to have it inspected each time it's vacated. That's one of the crazy things about this regulation.

Lima: Okay. So, in other words, if you had seniors living in your house right now, you're a little exempt. But, the minute one of them moves out, you have to get it done.

Teitz: Right, because you can't necessarily discriminate against people who come in with children. You can't say

no sorry there's lead you can't live there. So, you're faced with it at that point.

Lima: I'm just trying to anticipate any questions that someone might try to back door here.

Teitz: Again, we don't have to help them with that problem and how to get around the regulations. We just have to help them deal with getting the windows so they can keep the historic windows and not have a problem with poisonous lead paint dust.

Lima: Okay. Thank you. Anything else from anybody? Motion to adjourn?

Ponder: So moved.

Lima: All in favor.

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

9. Adjourned at 8:53PM

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
125 Hope Street	16	51

Applicant	Applicant Phone	Applicant Email
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	Two Stafford Court Cranston, RI 02920

Architect/Engineer	A/E Phone Number	A/E Email
Gregory J Snider, Architect	401 421-3130	gs@sniderarchitects.com

Contractor	Contractor Phone Number	Contractor Email
Butera Builder	401 245-9577	Buterabuilder.com

Work Category:	New Structure(s)

Description of proposed work:

We would like to demo the existing house and garage and build something new that meets Flood and Velocity codes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00604
HISTORIC NAME:	Herreshoff, A. Sidney, House
ARCH. STYLE:	Early 20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca

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

[none observed]

Nancy DiPrete Laurienzo
Applicant's Name – Printed

Nancy DiPrete Laurienzo
Applicant's Digital Signature

Date: February 11, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 125 HOPE ST
ACRES: 0.3108
PARCEL ID: 016-0051-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: 125 HOPE ST, LLC
CO - OWNER:
MAILING ADDRESS: 2 STAFFORD CT

ZONING: R-6
PATRIOT ACCOUNT #: 1052

SALE INFORMATION

SALE DATE: 1/8/2025
BOOK & PAGE: 2270-86
SALE PRICE: 725,000
SALE DESCRIPTION:
SELLER: HERRESHOFF, HALSEY C, TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3784
FINISHED BUILDING AREA: 2402
BASEMENT AREA: 1362
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $687,600
YARD: $3,000
BUILDING: $226,600
TOTAL: $917,200

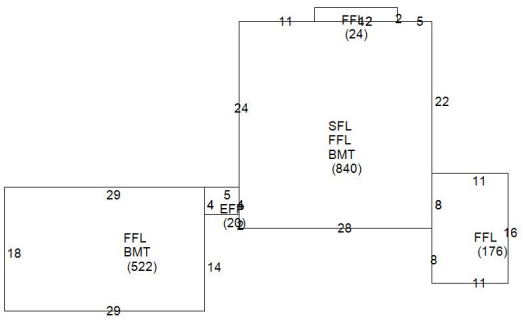
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1930
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC
CAMA Number:	16-51		2 STAFFORD CT
Property Address:	125 HOPE ST		CRANSTON, RI 02920

Abutters:

Parcel Number:	16-25	Mailing Address:	DEININGER, THOMAS D.
CAMA Number:	16-25		136 HOPE ST
Property Address:	136 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-26	Mailing Address:	STOLYAR, MARK TRUSTEE &
CAMA Number:	16-26		LEVERTOV, YELENA TRUSTEE
Property Address:	120 HOPE ST		120 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	16-27	Mailing Address:	BRISTOL HOPE, LLC
CAMA Number:	16-27		84 CENTER SQUARE
Property Address:	129 HOPE ST		EAST LONGMEADOW, MA 01028
Parcel Number:	16-28	Mailing Address:	LOBSTER POT REALTY INC.
CAMA Number:	16-28		PO BOX 905
Property Address:	119 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-001		6 WALLEY ST
Property Address:	4 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-002		6 WALLEY ST
Property Address:	6 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-003		P O BOX 899
Property Address:	8 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-004		P O BOX 899
Property Address:	10 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-30	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	16-30		10 COURT ST
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-34	Mailing Address:	BROWN, CHRISTIAN & KELCIE A TE
CAMA Number:	16-34		124 HOPE ST
Property Address:	124 HOPE ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number:	16-35	Mailing Address:	BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
CAMA Number:	16-35		
Property Address:	30 WALLEY ST		
Parcel Number:	16-40	Mailing Address:	EDDLESTON, STEVEN R & GLORIA B TRUSTEES 9 MONKEY WRENCH LN BRISTOL, RI 02809
CAMA Number:	16-40		
Property Address:	131 HOPE ST		
Parcel Number:	16-50	Mailing Address:	BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST 132 HOPE ST BRISTOL, RI 02809
CAMA Number:	16-50		
Property Address:	132 HOPE ST		

125 HOPE STREET, BRISTOL, RHODE ISLAND
STRUCTURAL INSPECTION, JANUARY 16, 2025



Prepared for:

Nancy Diprete Laurienzo
125 Hope Street, LLC
C/O DiPrete Law Offices
Two Stafford Court
Cranston, RI 02920

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3
INTRODUCTION 3
STANDARD OF CARE AND USE OF REPORT 3
DOCUMENTS AVAILABLE 4
KEY PLAN 4
ACTIONS TAKEN 5
EXISTING BUILDINGS DESCRIPTIONS 5
OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS 6
STRUCTURAL ANALYSIS 30
CONCLUSION 33

EXECUTIVE SUMMARY

It is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

INTRODUCTION

At your request, this office has conducted a structural inspection of the buildings located at 125 Hope Street in Bristol, Rhode Island. This inspection included a visual inspection of the accessible areas of the building's interior and exterior. The following is a report of our findings and recommendations.

STANDARD OF CARE AND USE OF REPORT

Please note that the results of this inspection are limited to cursory visual observations of the accessible areas only. While we have reviewed the areas of interest, portions of the structural framing are concealed by architectural finishes, soil, or was otherwise inaccessible, and therefore unforeseen damage or conditions may be present. The findings of this report represent our professional opinion based on the information available to us at this time.

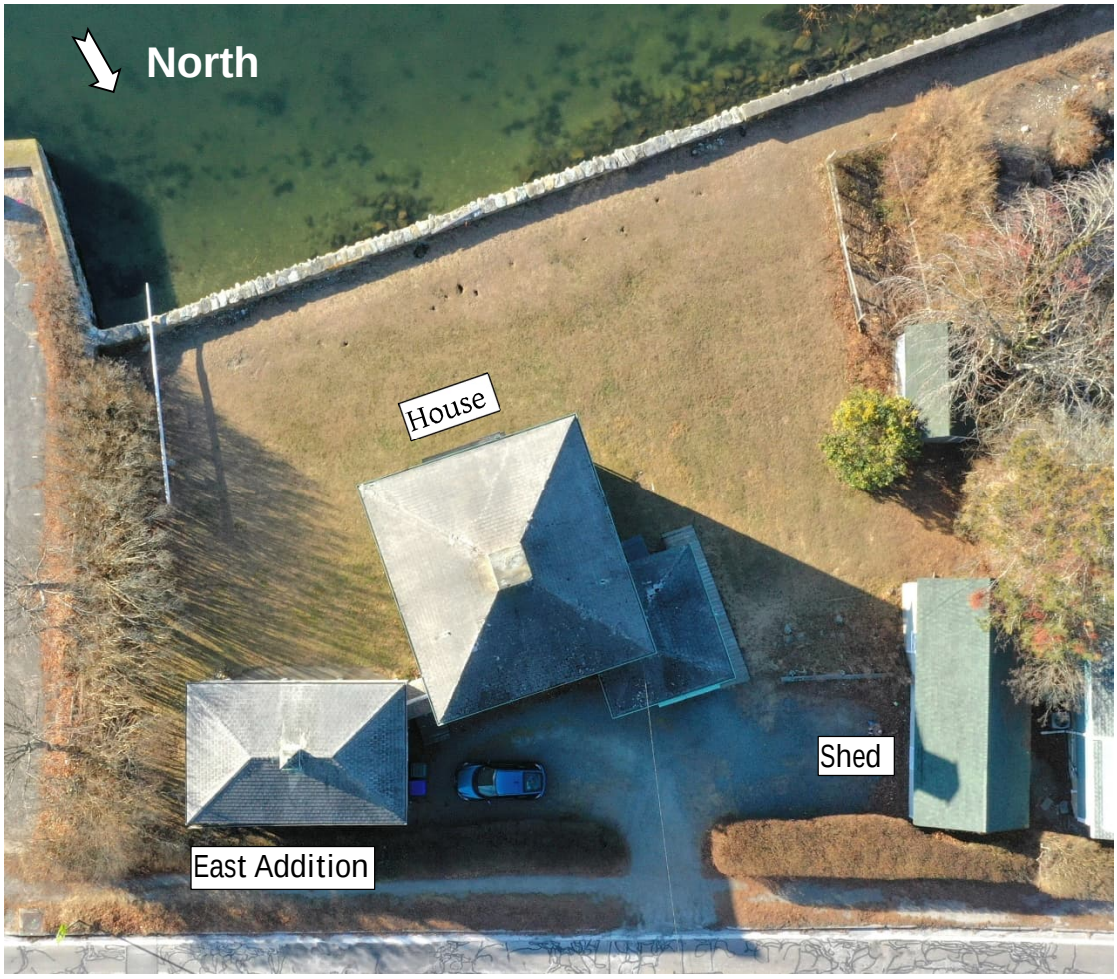
We understand that this report is intended for your use to determine the current structural condition of the existing building. In any budgeting, adequate contingency for hidden or unforeseen conditions that are not identified or are worse than described herein must be carried.

Please note that all dimensions of the existing structure given herein are approximate and based on measurements or estimates of representative members. Dimensions can and will vary and must be considered as "+/-" in all cases (whether or not the "+/-" symbol is indicated).

DOCUMENTS AVAILABLE

No documents were available for review at the time of authoring this report.

KEY PLAN



Overall aerial plan photo of 125 Hope Street taken by WSP with a drone. North is oriented approximately down on the page.

ACTIONS TAKEN

We took the following actions to complete this investigation:

- On Thursday, January 16, 2025, Mr. Robert Bowen, from this office, performed a walk-around tour of the accessible interior and exterior portions of the building and made visual observations of the existing structure and its condition. Mr. Bowen also operated a small un-manned aerial system ("drone") to photograph the building exterior.
- Prepared this written summary of findings and recommendations.
- Discussed with and reviewed by David J. Odeh.

EXISTING BUILDINGS DESCRIPTIONS

The property located at 125 Hope Street in Bristol, RI, has three building structures; the house, east addition (consisting of finished living space that is connected to the house via small hallway, and has a triple-bay garage below) and a shed. The house and shed were built in 1930, and the east addition was built in the 1950's. The buildings are all wood-framed structures with wood plank decking and sheathing. Foundations appear to be reinforced, cast-in-place concrete and/or field stone with a cast-in-place concrete outer layer. No distinct lateral force resistance system was observed. The house is approximately 28 feet wide, 30 feet long, and has two floors with a full basement. The northwest corner of the house was a one car garage, but it has been converted to a laundry room, and has a crawlspace below, and is approximately 11 feet wide and 16 feet long. The east addition is approximately 18 feet wide, 29 feet long, and has one floor with a loft space above, and a full garage below. The shed is a single level with a partial loft space and is approximately 15 feet wide and 30 feet long.

The house roof framing is 2x8 wood rafters spaced 16" on center, and the floor framing is 2x10 wood joists spaced 16" on center. The shed roof framing is 2x6 wood rafters spaced 30" on center, with a partial loft space that is framed with 2x6 wood joists spaced 30" on center. The east addition roof framing was not accessible, but the main floor framing is 2x10 wood joists spaced 16" on center.



Overall aerial photo of 125 Hope Street taken by WSP with a drone looking approximately north.

OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS

The following structural deficiencies and potential problem areas are examples of visually apparent deficiencies observed by WSP during our walk-through inspection of the existing buildings.



1. Openings in east addition roof.
    - Comments and recommendations: The east addition roof has gaps and/or missing components which may allow weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



2. Detached gutter on east addition.
    - Comments and recommendations: The gutter along the north side of the east addition has detached at the east end. This is a sign of potential deterioration along roof eave and/or top of wall and may be allowing weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. Additionally, if the gutter were to fall from the building it may cause damage to property or injure people. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



3. Insufficient anchorage of east addition wall.
    - Comments and recommendations: The east addition wall sill plate which supports the floor joists and exterior walls above is not properly anchored to the concrete foundation wall. The anchor appears to be partially contacting the sill plate at the edge, rather than being centered upon the sill plate. The purpose of the anchors is to prevent uplift of the building walls, such as when experiencing lateral loads (wind and/or seismic) or buoyancy due to flooding. This is a structural hazard and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.



4. Floor joist in east addition has split.
    - Comments and recommendations: A floor joist in the east addition has split from its bottom edge to approximately halfway up its depth. This is a structural hazard as the load carrying capacity of the joist has been greatly reduced which can cause load to be redistributed to the adjacent joists which may overstress them. It is recommended that a repair be designed by a Structural Engineer and installed by a qualified contractor.



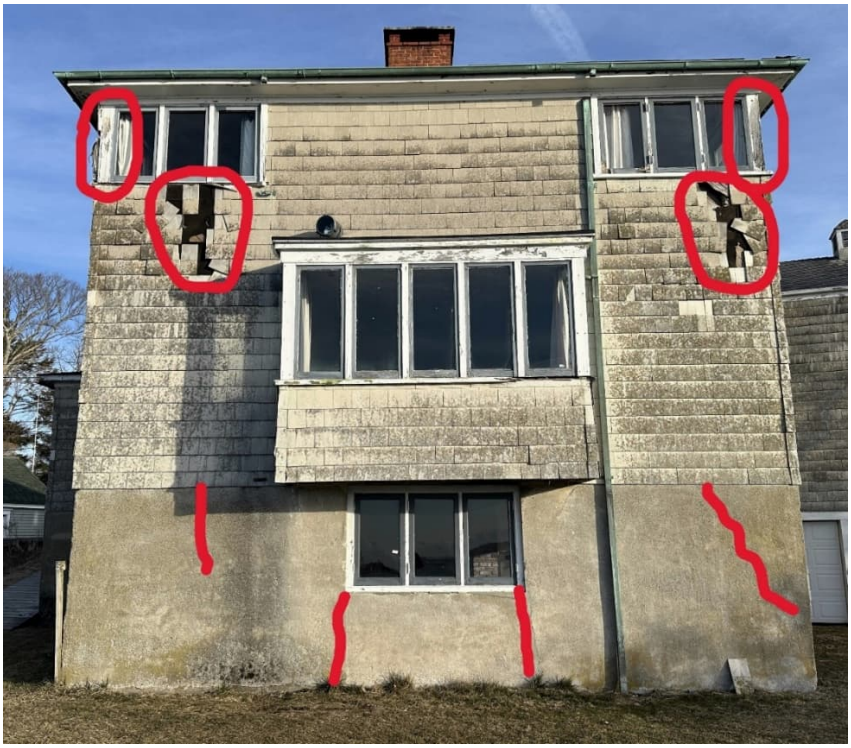
5. Mortar gaps at house chimney.
    - Comments and recommendations: The mortar joints of the brick columns which support the house chimney cap have significant deterioration. If the brick columns were to fail, the chimney cap could fall and possibly damage property or injure people. It is recommended that the mortar joints be repaired by a qualified mason.



6. Holes in the roof and walls.
    - Comments and recommendations: There are holes in the roof and exterior walls at various locations. These holes have been allowing weather to infiltrate the building envelope and have caused deterioration of the structural system. This is a structural hazard as failure of the roof or wall framing could allow collapse of the building. The roof framing is fully accessible; thus, it is recommended that a Structural Engineer be engaged to design appropriate repairs to be performed by a qualified contractor. The wall framing is not accessible; thus, the amount of deterioration is unknown. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.



This photo shows deterioration of the house roof framing due to holes in the roof.



7. Exterior wall deterioration.
    - Comments and recommendations: The exterior walls are showing signs of deterioration and cracking at various locations. The paint on the corner columns has peeled away and the wood appears to be rotting. Failure of the corner columns could allow the walls to move outward and/or the roof framing to collapse. It is recommended that the columns be removed and replaced.
    - Wall shingles are missing which has exposed the wood sheathing and allowed weather to infiltrate the building envelope which may have allowed deterioration within the walls. Deterioration of the walls could lead to their failure. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.
    - The concrete foundation walls have cracks at various locations. The cracks may be due to settlement (there are several sinkholes in the backyard). The cracks do not currently appear to be a structural hazard. However, the cracks may allow weather to infiltrate into the wall which may lead to additional deterioration. It is recommended that the cracks be repaired by qualified personnel.
    - The size and location of wall openings create a discontinuity in the lateral force resistance system from the roof to the foundation. Lateral forces were not a consideration when the house was constructed. It is recommended that a Structural Engineer be engaged to design an appropriate lateral force resistance system.





8. Foundation wall cracks with exposed rusting reinforcement.
    - Comments and recommendations: The foundation walls below the northwest corner of the house bump-out (former garage, current laundry room) has large horizontal cracks and exposed rusting reinforcement. There also appears to have been previous repairs performed at the wall corner and over the crawlspace doorway opening. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



9. Slab cracks and deflection, efflorescence at previous repair.
    - Comments and recommendations: In the crawlspace below the northwest corner of the house bump-out (former garage, current laundry room), the slab overhead has some longitudinal cracks and is visibly deflected. This is a structural hazard as the cracks and deflection are an indication that the slab may be failing. It is recommended that a Structural Engineer be engaged to design shoring to support the slab.
    - Efflorescence is visible around the edge of a previous wall repair. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



10. Spalled foundation wall, exposed rusting reinforcement.
    - Comments and recommendations: The foundation wall adjacent to the main entrance stairs has large areas of spalling, some cracks and exposed rusting reinforcement. The spalling may be due to previous cracks that allowed weather to infiltrate the wall causing expansion of the concrete. The current cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



11. Deteriorated stairs.
    - Comments and recommendations: The exterior stairs to the hallway between the house and east addition have deteriorated and are failing. The stairs are in a hazardous condition and should be replaced. Where the stair connected to the house appears to also be deteriorating and should be investigated further.



12. Peeling paint and efflorescence at interior foundation walls.
    - Comments and recommendations: The interior foundation walls have various areas of peeling paint and efflorescence. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



13. Efflorescence at fireplace in basement.
    - Comments and recommendations: The fireplace in the basement is showing signs of efflorescence and deterioration. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs. It is also recommended that the brick be repaired and/or replaced by a qualified mason.



14. Gaps and deterioration at windows.
    - Comments and recommendations: Gaps and deterioration was observed at most of the windows. The gaps allow weather to infiltrate the building envelope which can cause the deterioration. The deterioration of the window frames and sills may allow weather to get into the wall cavity which may allow deterioration of the wall structure. It is recommended that further investigation into the wall cavity be performed to determine its condition.



15. Wall and ceiling cracks at house corners.
    - Comments and recommendations: The walls and ceilings are cracked at each of the house corners. The cracks are due to movement of the building. The exterior corner columns and walls are showing signs of deterioration which may be allowing the walls to displace. Please refer to comment D.7 for additional information.



16. Interior wall finish buckling.
    - Comments and recommendations: A portion of plaster on an interior wall of the house has detached and buckled outward. This is an indication that the wall behind the plaster may have moved. It is recommended that further investigation of the wall, requiring removal of the plaster, be performed to determine the structural stability of the wall.



17. Staining on laundry room ceiling.
    - Comments and recommendations: There are stains on the laundry room ceiling which indicate the infiltration of water. Prolonged water infiltration may cause deterioration to the roof elements, structural system, and interior finishes. Further investigation is required to determine the cause of the water infiltration and if there is damage to the structure.



18. Laundry room concrete floor slab and wall cracks.
    - Comments and recommendations: Cracks in the laundry room concrete floor slab and wall were observed. The cracks are most likely due to building movement and/or settlement. It is recommended that the cracks be repaired using high-performance materials by qualified personnel.



19. Deterioration and vegetation at shed exterior.
    - Comments and recommendations: Deterioration of the exterior wood and attached vegetation on the shed was observed at various locations. It is recommended that the deteriorated parts be replaced in-kind and the vegetation be removed as it can create openings in the building envelope which may allow water and air infiltration that could cause damage to the structure and/or exterior of the shed.



20. Shed foundation wall cracks.
    - Comments and recommendations: The shed foundation wall has cracks at various locations. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. It is recommended that the cracks be repaired by qualified personnel using high-performance repair materials.



21. Shed roof framing connections potentially insufficient for uplift.
    - Comments and recommendations: The shed roof framing appears to be connected to the perimeter beam by a single nail which is potentially insufficient to resist design wind uplift forces. It is recommended that joist hurricane straps be installed to connect the joist to the perimeter beam.



22. No sill anchors.
    - Comments and recommendations: The shed sill plate does not appear to be anchored to the foundation wall. The purpose of the sill plate anchors is to prevent uplift of the building walls and columns, such as when experiencing lateral loads (wind and/or seismic). This is a structural hazard, and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.

STRUCTURAL ANALYSIS

Based on our review of the possible project scope of work provided by the Architect, we understand that the potential renovations to the building may include one or more of the following scope items:

- Reconstruction or replacement of the buildings. In either case the intent would be to conform to modern building codes due to the extent of work.

Note that only preliminary plans were provided as part of this report, so all findings are preliminary and subject to revision based on the final architectural program.

BUILDING CODE REQUIREMENTS

Structural analysis of the existing buildings is governed by the current Rhode Island State building Code (RISBC-2) for One and Two Family Dwellings as amended. The code is based on the International Residential Code 2018 (IRC 2018) and its referenced standards. Referenced code sections below refer to the IRC2018 and relevant provisions.

Proposed Alterations:
Should the work proceed as a renovation of the existing building, we recommend that the governing provisions of the code would be Appendix J (non-mandatory) "Existing Buildings and Structures". Per AJ501.4 Structural, the building may be evaluated for the minimum design loads applicable at the time of the original construction, and structural elements found to be unsound or dangerous "shall be made to comply with the applicable requirements of this code."

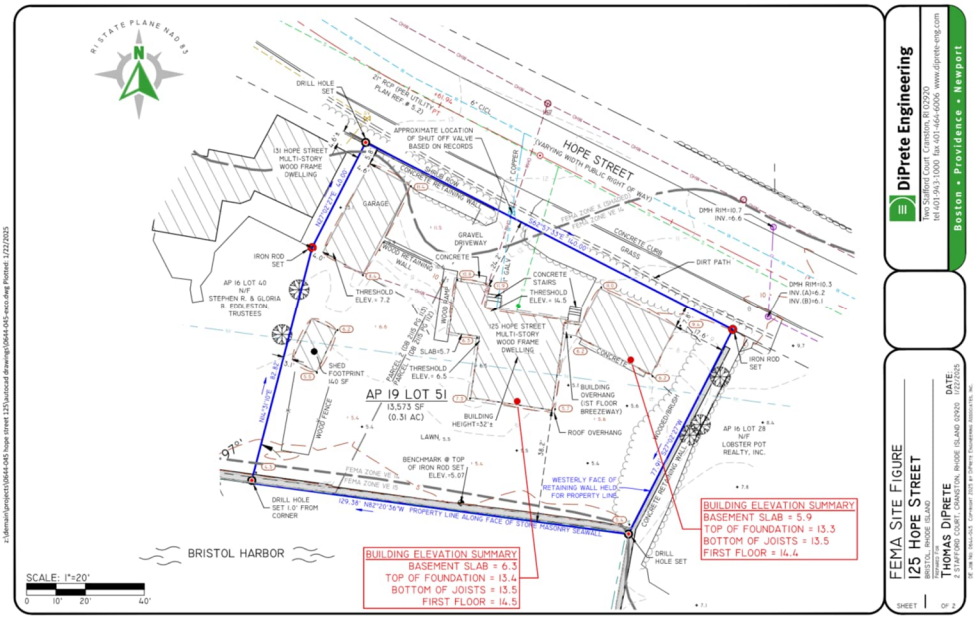
It is our professional opinion that there are several areas of significant structural damage in the building as described above. The most important area of concern is the lateral force resisting system of the structure (exterior walls, floors and roofs). For example, deficiency D.6 suggests that the exterior wall boards (which provide lateral stability) are in very poor condition in critical areas of the building. Also, deficiency D.21 shows inadequate anchorage of the roof framing in some areas for wind uplift forces. Given the location of the house with direct exposure to the waterfront, even the original design of the building is not in compliance with the wind loading provisions of the current IRC – thus repair of the deficiencies should be designed to upgrade the entire structure to meet modern hurricane resistant standards per RISBC-2.

Additionally, the existing floor construction in the east addition appears to be inadequately designed for the minimum floor loads required for a residential occupancy, and would likely require reconstruction or reinforcement to meet this requirement.

Flood Resistant Construction

Should the proposed work on the site be deemed to comprise a "substantial improvement" per R105.3.1.1, the buildings would need to be upgraded to comply with the provisions of section R322 "Flood-Resistant Construction".

We are in receipt of survey results from DiPrete Engineering dated January 22, 2025 that indicate that "the site is located within a *Special Flood Hazard Area VE wave velocity zone*, Base Flood Elevation = 14.0". According to this report, the bottom of the lowest horizontal structural members are located at elevation 13.5 at both buildings.



According to section R322 of the building code, the following are <u>some</u> of the key provisions would be applicable to this construction on this site (NOTE: only significant structural provisions are indicated in this report - a full analysis of all provisions, including architectural and mechanical systems requirements, would be required as part of any design for the proposed project):

- R322.1.2 Structural systems must be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation. COMMENT: Due to the observed deficiencies in the building structure and connections described above, it is our opinion that the existing structure would require significant structural upgrade to meet this requirement.

- R322.1.3 Flood Resistant construction – buildings and structures are required to be constructed using methods to minimize flood damage. COMMENT: The condition and type of materials used in the existing structure would require replacement or reconstruction in our opinion to meet this requirement.

- R322.3.2 (1) The bottom of the lowest horizontal members supporting the lowest floor must be elevated to be at or above the base flood elevation plus one foot (or design flood elevation chosen for the project, whichever is higher). COMMENT: According to the survey report referenced above, the bottom of the existing floor joists are located 18" below the required elevation per this provision of the code. Therefore, in order to comply with this provision, the owner would require a variance or physically raise the building by at least 18" to comply. Given the state of the existing structure, it is our professional opinion that raising the building would be difficult and likely impractical given the condition of the structure.

- R322.3.3 Buildings and structures must be supported on pilings or columns and anchored thereto. The space below the elevated building must be either free of obstruction, or enclosed with breakaway walls as per R322.3.5. Shallow foundations (such as footings) must be engineered for adequate protection from scour and erosion. COMMENT: The existing support walls and foundations do not appear to comply with this provision. Complete reconstruction of the support structure below the floors would be required in order to comply with this requirement.

- R322.3.5 Walls and partitions enclosing areas below the design flood elevation must be designed either as breakaway walls, or (as permitted, only for enclosure of egress stairs) engineered for flood loading. COMMENT: The existing support walls are not designed as breakaway walls and would require reconstruction in order to comply with this requirement.

- R322.3.6 Enclosed areas below the design flood elevation may be used solely for parking of vehicles, building access, or storage.

CONCLUSION

In conclusion, it is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section Observed Building Deficiencies and Potential Problem Areas for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

David J. Odeh, PE (RI and 23 others)
SE, F. SEI, F. ASCE
Senior Vice President
National Director of Building Structures

Robert A. Bowen, PE (PA)
Consultant
Building Structures





FUTURE FINISH FLOOR ELEVATION = 16.25



BASE FLOOD ELEVATION = 14.0

FUTURE FINISH FLOOR CALCULATION

BFE + 1.0' TO LOWEST HORIZONTAL MEMBER + 15" (1.25') FUTURE JOISTS AND SUBFLOOR

= 14.0 + 1.0' + 1.25' = 16.25



FUTURE FINISH FLOOR ELEVATION = 16.25

BASE FLOOD ELEVATION = 14.0

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

ELEVATION VIEWS

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET — OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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DiPrete Engineering

February 3, 2025

125 Hope St, LLC
c/o NDL Designs
148 Thayer Drive
Portsmouth RI, 02871

RE: 125 Hope Street – Existing Building Elevation Summary
Bristol, Rhode Island
Project #: 0644-045

Dear Ms. Laurienzo:

In August of 2024, DiPrete Engineering performed a boundary and topographic survey of the above referenced subject property. The site is located within a Special Flood Hazard Area (VE wave velocity zone, Base Flood Elevation = 14.0). This was determined by consulting FEMA Flood Map panel no. 44001C0014H, bearing an effective date of July 7, 2014. The existing elevations on the lot are all below this Base Flood Elevation. On January 20, 2025, additional floor elevation detail survey work was performed. This survey focused on obtaining the lowest floor elevation (basement slab) and other existing structural elements.

The enclosed figures summarize these elevations. The site plan figure lists the obtained existing lowest floor, bottom of existing joists, top of foundation and existing first floor elevations of the existing main structures. These elevations are summarized below. The second figure has pictures of the existing front and rear of these buildings with lines superimposed on them representing the existing Base Flood Elevation and proposed future finish floor elevations to show the impact on the existing buildings.

	Central Main Building	Eastern Building
Basement Slab Elevation	6.3	5.9
Top of Foundation Elevation	13.4	13.3
Bottom of Joist Elevation	13.5	13.5
First Floor Elevation	14.5	14.4

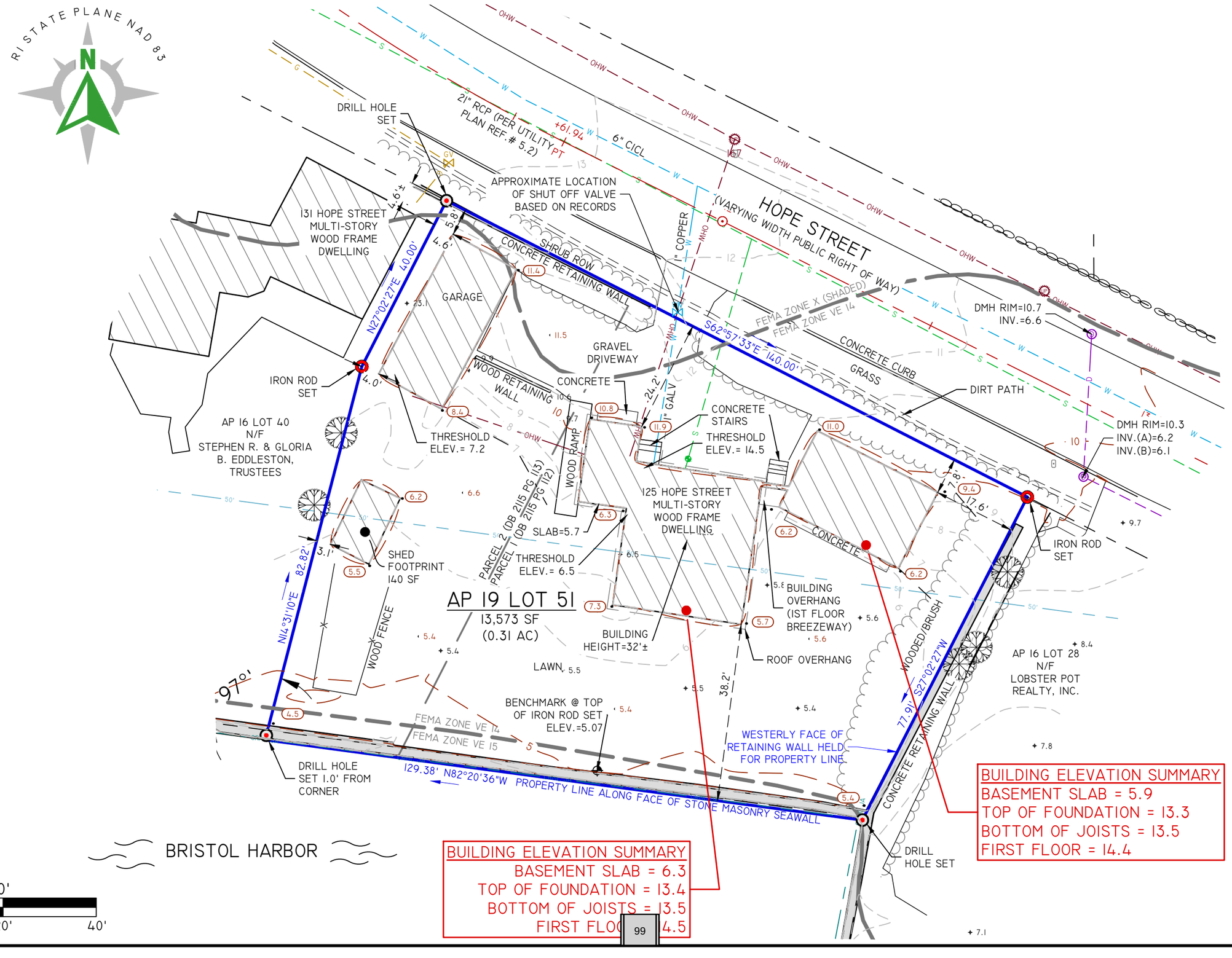
This shows that the lowest horizontal structural member (joists at elevation 13.5) is approximately 18 inches below the building code requirement to be at least a foot above the base flood elevation (14.0 + 1.0 = 15.0). Also, the existing mechanical systems that are in this lower area, while slightly elevated off the basement floor (mechanicals at approximately elevation 7.0), are still well below the base flood elevation by at least 7 feet.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Michael Gavitt, PLS, LLS
Senior Survey Project Manager
mgavitt@diprete-eng.com

Enclosure: Figures summarizing elevations



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
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FEMA Site Figure

125 Hope Street

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET — OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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Architectural Evaluation

Of

<u>125 Hope Street, Bristol RI</u>

August 18th, 2025

Report Prepared by Madeline Melchert R.A.



Abstract

The “Herreshoff House” was built in 1930, and a “model room” addition was added with a one story connector in 1940. The property is listed in the National Register of Historic Places as a contributing structure in the Bristol Waterfront Historic District – nominated in 1974 (no image submitted for this property and it is not further discussed).

Described in the nominating papers as “Early 20th century style, 2 story, hip roof, wood shingle; south building contains half-models of all boats, drawings and instruments made by Captain Nathaniel G. Herreshoff; open to public by appointment.” Note that the structure was originally (and still is) constructed with asbestos shingle (not wood shingle), and no longer contains “half-model boats, drawings or instruments”.

The district is described as “wide, tree-lined streets with rows of close-set wood and brick sea-captains’ homes, great Federal and Greek Revival mansions, Victorian cottages and villas, and excellent public buildings from all periods, present(ing) a remarkably unified streetscape important both for the quality and quantity of historic buildings. Visually Bristol tells an exciting story of the growth, rise, and decline and rebirth of an old “Yankee” seaport. Today, Bristol is a modern community with heterogeneous population, balanced industrial, commercial, and residential development.”

The property is located in a VE flood zone. Substantial improvements to the existing structure are necessary, which would trigger building code 23-27.3-106.1 “substantial improvements... costing in excess of fifty percent of the physical value of the building, this code’s requirements for flood resistant construction for new structures shall apply.” In order to meet FEMA regulations, the structure would need to be elevated approximately 2’-0”, with a new foundation designed to withstand wave action. The findings of this report will prove that this house is not able to be restored in the present location. With the major reconstruction it would take for this house to be habitable and code compliant, the end result could be considered a replica.

The following report is based on the architectural, structural and construction team’s findings during deeper discovery into the structural condition of the building. By physically opening walls to view and analyze what was previously not visible the following points are determined and explained in further detail with supporting photos:

1. The professional land surveyors, civil engineers, and structural engineers have evaluated the existing home and foundation in relation to the FEMA mapped floodplains. The report entitled "Addendum to Flood Plain Survey 125 Hope Street Bristol RI June 22, 2025" by DiPrete Engineering summarizes the condition of the existing home as being approximately 35' from the

shoreline, in a mapped FEMA wave velocity zone, on a noncompliant foundation directly exposed to the horizontal loading from wave energy, with 8-9' vertical exposure to waves. It is the professional opinion of the design professionals, that no significant renovation, restoration, or replication should be done of this home on this foundation, and at this elevation.

2. The team has considered that there is a path for historic properties in some cases to be considered for variances in flood plains. Our conclusion and professional opinion is that variances in this case, given the type of flood plain, extensive exposure, and construction of the existing home are variances that should not be sought by the property owner, should not be granted by the approving authorities, are variances that no one understanding the conditions should want, and that this firm would recommend against.
3. Given the above, we have considered that any proposed work would require a code compliant foundation at the proper elevation. After that, the remaining home would need to be addressed. The first step in construction on this house – would be asbestos abatement, removing all siding, roofing, window glazing and some interior finishes. Secondly, the chimney would require dismantling, and the framing would require temporary shoring. The team has researched temporarily lifting the existing structure while a new foundation is constructed.
4. However, due to the significant amount of structural reinforcing required in every aspect of the structure (walls, floors, roof, connections) with the insertion of steel - the means and methods required to physically complete this work realistically requires a complete dismantling of the structure.
5. The report will show that the following character defining features are not salvageable and cannot be replaced in kind. Any proposed alteration would materially impair the historic value of the structure:
    a. Foundation
    b. Asbestos Siding
    c. Asbestos Roof Shingles
    d. Garage door facing the street (as is, due to height increase)
    e. Windows & wood trim

Existing Material Description

Roof:

The roof finish is a light gray rectangular asbestos shingle. Asbestos shingles were marketed to be lightweight, economical and fireproof as an alternate to traditional roofing materials. In 1975 asbestos was declared a carcinogen and is now an EPA banned material. Underneath the shingles is a layer of tar paper, on top of ¾" thick wood plank sheathing. To meet current building codes - asphalt roof shingles would be used in lieu of asbestos, the tar paper would be replaced with roofing felt.



Image of garage roof, missing asbestos shingles reveal tar paper and plank sheathing.

Exterior Walls:

The exterior walls are clad with a light gray asbestos siding (appears red due to red algae), on top of a layer of tar paper, on top of ¾" thick wood plank sheathing. To meet current building code – the siding would be replaced with a composite and the tar paper replaced with new house wrap.



Image taken at exterior wall sill plate – note exposed wood framing is more prone to rot.

Foundation:

The foundation is roughly 10” thick poured concrete (no applied finishes). To meet current building code, the foundation would need to be redesigned for flood zone and would contain concrete piers with breakaway walls. It would not be possible to reinforce the existing foundation - the footings are not deep enough. The new, reinforced concrete foundation would be compliant with RISBC flood zone requirements as described in the structural report. Cast in place insert anchors would be provided to attached wood framing with suitable capacity for wind uplift to meet building code requirements.

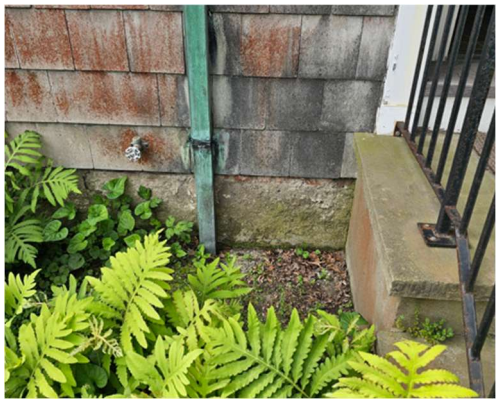


Image at street facing foundation wall.



Image at rear of house, east facing foundation wall.

Framing:

Roof framing & second floor ceiling joists are 2x8’s at 16” o.c. with ¾” thick plank sheathing. The main house has a chimney integral to the peak of the roof framing. In a reconstruction, the entire chimney would be dismantled and the roof framing would need to be temporarily supported and/or dismantled. The roof framing is undersized and would need to be reinforced with sistered 2x8s with application of a new layer of plywood on top of the plank sheathing (for diaphragm) with approved hurricane ties and strap anchors. The chimney at the peak would require steel support for a re-built chimney (above the roof only).



Image at main house chimney to roof connection.



Image at second floor top plate & window header.

Below the top plate, the exterior walls are balloon framed 2x4's at 16" o.c. with double 2x6 headers at windows (no jack studs). Balloon framing creates a fire hazard due to the continuous wall cavities between floors. Exterior corners of the house consist of continuous 4x4 wood posts (balloon framed). Much of the corner framing has deteriorated due to water infiltration. Exterior walls would need to be reinforced for wind load by including appropriate strap ties at the second floor, all studs would be sistered with new 2x4's and the plank sheathing would need to be covered with new 5/8" plywood. 4x4 corner posts would be replaced with HSS4x4 steel posts from foundation to roof. Any framing around windows would need to be re-worked to add jack studs (new header required to maintain window size).

The rear facing "bay window" walls are framed with 2x3's at 16" o.c. and are deteriorated significantly. The first floor and second floor framing both consist of 2x10's at 16" o.c. with ¾" thick plank sheathing. The floor framing is relying on the chimney for structural support, which does not meet building code due to fire hazard. The floor framing at both floors would utilize W10 steel beams where necessary (with HSS steel posts for support) and the floor joists would be sistered or replaced with new 9-1/4" LVL's. Alternatively, the first floor framing would be most structurally flood resistant if replaced with an 8" thick reinforced concrete slab.

There are no metal connectors at critical load path transitions – roof to wall, floor to wall, or wall to foundation – all of which would be required to meet current building codes. Again, due to the significant amount of structural reinforcing required in every aspect of the structure (walls, floors, roof, connections) with the insertion of steel - the means and methods required to physically complete this work realistically requires a complete dismantling of the structure.



Image at first floor framing.



Image at first floor window header.



Image at second floor corner window sill framing.

Gutters/Downspouts:

Gutters are rectangular copper with decorative brackets and gutters are half round copper. In a reconstruction, these materials would be replaced in kind.



Image at second floor windows facing Hope Street.

Windows, Doors & Trim:

There are double hung, casement and picture windows present. All are solid wood construction, single pane, 1.5” thick sashes. The front door is a vertical v-groove panel. Most weatherstripping is missing. Trim is generally painted wood flat stock. Very little of these materials could be salvaged. In a reconstruction, windows and doors would need to be stripped of paint to determine rotted wood that would require patching or replacement. All glazing would need to be removed and re-set. In many cases replicas would be produced to replace windows, doors, and much of the exterior trim.



Image at second floor rear facing corner window.



Image at street facing first floor window sill.



Image at side detail of second floor casement window patch.

Chimney:

In a reconstruction, the chimney would be re-built above the roofline using existing bricks, and removed below the roofline (used for aesthetic purposes only).

Misc.:

The house has recently had interior water damage due to burst pipes, rendering existing plumbing and electrical in disrepair. There are multiple waste line locations, which should be investigated to determine the quality of the connection to city sewer. To meet current building codes, all MEP items would need to be new.

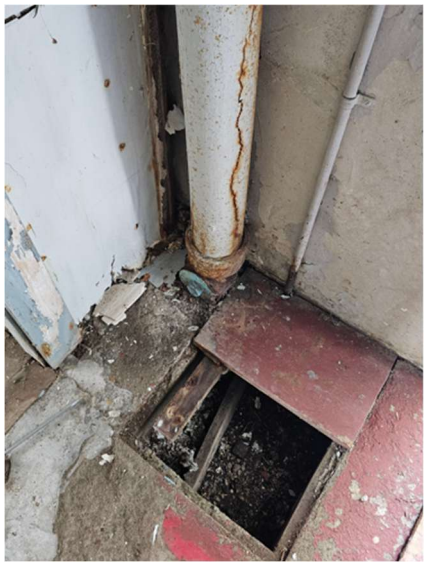



Image of basement waste lines.




Images of both sets of exterior stairs facing the street.

Building Sections

(See attached)

Conclusion

The "Herreshoff House," architecturally demonstrates 'modern' design at the time of construction, is structurally deficient and uninhabitable in its current state. Exterior materials are part of the character defining features of a building – in this case the exterior materials cannot be replaced in kind and would therefore create a replica that would not be authentic. Along with the exterior materials being replaced, most of the "bones" would be required to be replaced as well. This house is unique to historic buildings located in a flood zone due to a number of reasons; the social significance (rather than architectural), the time period in which it was built (modern, lower quality materials) and the construction methods (outdated) that were used to build it. There is no economically feasible way to retain the structure on its present site.

The team sees an appropriate solution being a thoughtful, collaborative design that addresses the needs and intent of the district. A design that can both allow the district to thrive (rather than deteriorate or remain unusable), while maintaining a trace of the original 'modern' design intent to denote the socially significant site that it is. The neighborhood size, scale and massing have been analyzed, however there is a challenge in working around flood water safety and maintaining a human scale at the streetscape. Due to CRMC dimensional constraints at the rear of the property, any proposed structure would be required to be relatively close to the sidewalk, while the flood zone requires a higher first floor level. We believe that we can address the sensitivity of the street, the goals of the Historic District, and the public interest in being code-compliant by designing two separate, smaller homes that meet all regulations.

The neighborhood study along with Bristol's Codified Ordinance Chapter 14 – Historic Preservation are able to guide the design through the following points:

- "Maintain and foster the civic beauty of the town"
- "Stabilize and improve property values in established historic districts"
- "Strengthen the economy of the town"
- Maintain the architectural value of the surrounding structures/area
- Compatibility of exterior arrangement, design, texture, and materials used
- There is a pattern of tall but narrow structures with side yards in between on the street

- Two separated homes will result in 30% more view corridor from Hope Street, less mass of façade along Hope Street, no garage doors facing Hope Street, and will be more in line with the quality/architectural value of the historic district.

We hope to contribute to the neighborhood and ensure its quality for years to come.

Sincerely,

Madeline Melchert, Architect



125 HOPE STREET, BRISTOL, RHODE ISLAND
STRUCTURAL INSPECTION, JANUARY 16, 2025



Prepared for:

Nancy Diprete Laurienzo
125 Hope Street, LLC
C/O DiPrete Law Offices
Two Stafford Court
Cranston, RI 02920

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3
INTRODUCTION 3
STANDARD OF CARE AND USE OF REPORT 3
DOCUMENTS AVAILABLE 4
KEY PLAN 4
ACTIONS TAKEN 5
EXISTING BUILDINGS DESCRIPTIONS 5
OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS 6
STRUCTURAL ANALYSIS 30
CONCLUSION 33

EXECUTIVE SUMMARY

It is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

INTRODUCTION

At your request, this office has conducted a structural inspection of the buildings located at 125 Hope Street in Bristol, Rhode Island. This inspection included a visual inspection of the accessible areas of the building's interior and exterior. The following is a report of our findings and recommendations.

STANDARD OF CARE AND USE OF REPORT

Please note that the results of this inspection are limited to cursory visual observations of the accessible areas only. While we have reviewed the areas of interest, portions of the structural framing are concealed by architectural finishes, soil, or was otherwise inaccessible, and therefore unforeseen damage or conditions may be present. The findings of this report represent our professional opinion based on the information available to us at this time.

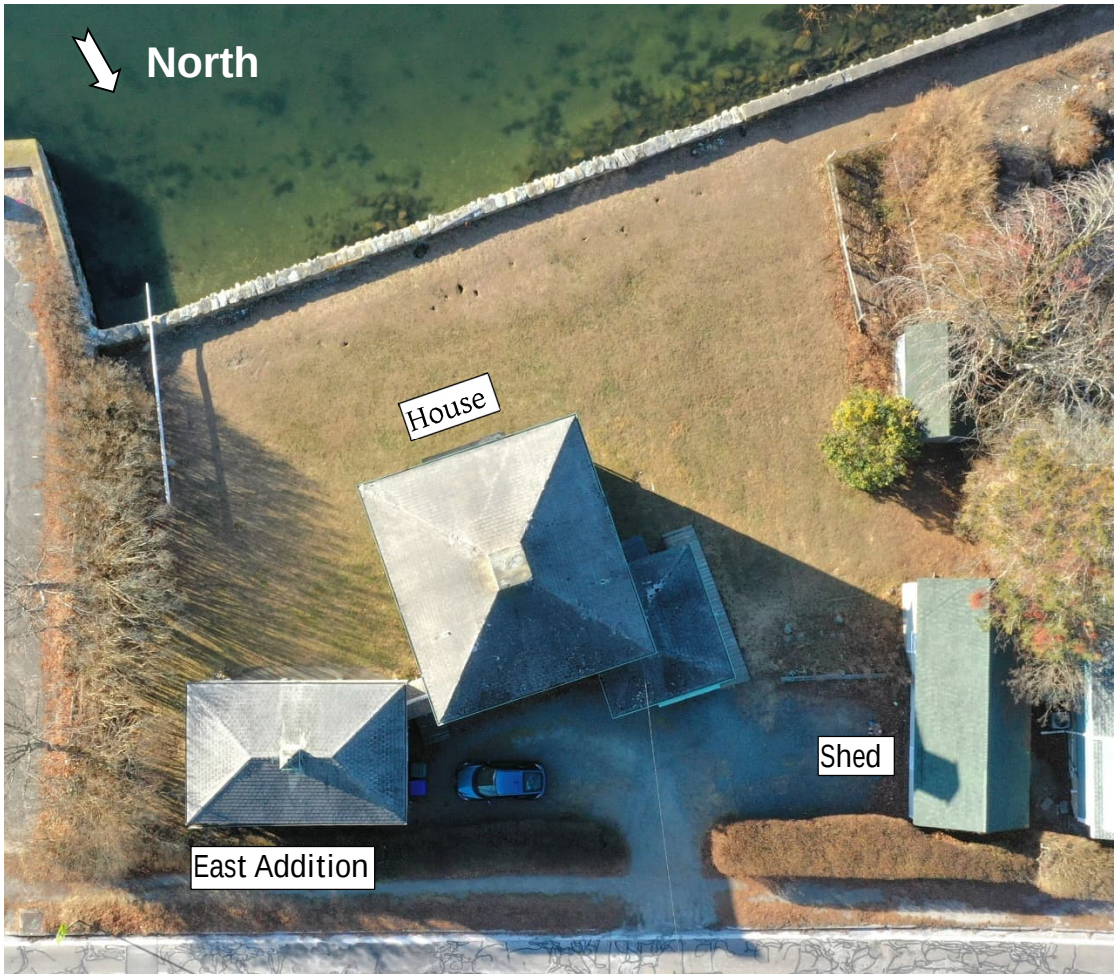
We understand that this report is intended for your use to determine the current structural condition of the existing building. In any budgeting, adequate contingency for hidden or unforeseen conditions that are not identified or are worse than described herein must be carried.

Please note that all dimensions of the existing structure given herein are approximate and based on measurements or estimates of representative members. Dimensions can and will vary and must be considered as "+/-" in all cases (whether or not the "+/-" symbol is indicated).

DOCUMENTS AVAILABLE

No documents were available for review at the time of authoring this report.

KEY PLAN



Overall aerial plan photo of 125 Hope Street taken by WSP with a drone. North is oriented approximately down on the page.

ACTIONS TAKEN

We took the following actions to complete this investigation:

- On Thursday, January 16, 2025, Mr. Robert Bowen, from this office, performed a walk-around tour of the accessible interior and exterior portions of the building and made visual observations of the existing structure and its condition. Mr. Bowen also operated a small un-manned aerial system ("drone") to photograph the building exterior.
- Prepared this written summary of findings and recommendations.
- Discussed with and reviewed by David J. Odeh.

EXISTING BUILDINGS DESCRIPTIONS

The property located at 125 Hope Street in Bristol, RI, has three building structures; the house, east addition (consisting of finished living space that is connected to the house via small hallway, and has a triple-bay garage below) and a shed. The house and shed were built in 1930, and the east addition was built in the 1950's. The buildings are all wood-framed structures with wood plank decking and sheathing. Foundations appear to be reinforced, cast-in-place concrete and/or field stone with a cast-in-place concrete outer layer. No distinct lateral force resistance system was observed. The house is approximately 28 feet wide, 30 feet long, and has two floors with a full basement. The northwest corner of the house was a one car garage, but it has been converted to a laundry room, and has a crawlspace below, and is approximately 11 feet wide and 16 feet long. The east addition is approximately 18 feet wide, 29 feet long, and has one floor with a loft space above, and a full garage below. The shed is a single level with a partial loft space and is approximately 15 feet wide and 30 feet long.

The house roof framing is 2x8 wood rafters spaced 16" on center, and the floor framing is 2x10 wood joists spaced 16" on center. The shed roof framing is 2x6 wood rafters spaced 30" on center, with a partial loft space that is framed with 2x6 wood joists spaced 30" on center. The east addition roof framing was not accessible, but the main floor framing is 2x10 wood joists spaced 16" on center.



Overall aerial photo of 125 Hope Street taken by WSP with a drone looking approximately north.

OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS

The following structural deficiencies and potential problem areas are examples of visually apparent deficiencies observed by WSP during our walk-through inspection of the existing buildings.



1. Openings in east addition roof.
    - Comments and recommendations: The east addition roof has gaps and/or missing components which may allow weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



2. Detached gutter on east addition.
    - Comments and recommendations: The gutter along the north side of the east addition has detached at the east end. This is a sign of potential deterioration along roof eave and/or top of wall and may be allowing weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. Additionally, if the gutter were to fall from the building it may cause damage to property or injure people. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



3. Insufficient anchorage of east addition wall.
    - Comments and recommendations: The east addition wall sill plate which supports the floor joists and exterior walls above is not properly anchored to the concrete foundation wall. The anchor appears to be partially contacting the sill plate at the edge, rather than being centered upon the sill plate. The purpose of the anchors is to prevent uplift of the building walls, such as when experiencing lateral loads (wind and/or seismic) or buoyancy due to flooding. This is a structural hazard and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.



4. Floor joist in east addition has split.
    - Comments and recommendations: A floor joist in the east addition has split from its bottom edge to approximately halfway up its depth. This is a structural hazard as the load carrying capacity of the joist has been greatly reduced which can cause load to be redistributed to the adjacent joists which may overstress them. It is recommended that a repair be designed by a Structural Engineer and installed by a qualified contractor.



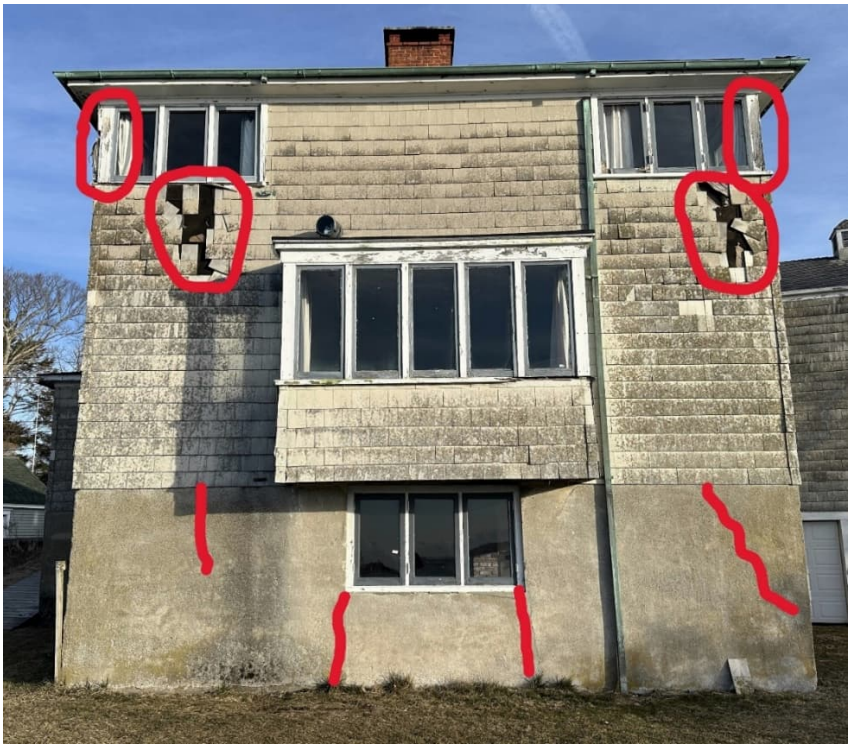
5. Mortar gaps at house chimney.
    - Comments and recommendations: The mortar joints of the brick columns which support the house chimney cap have significant deterioration. If the brick columns were to fail, the chimney cap could fall and possibly damage property or injure people. It is recommended that the mortar joints be repaired by a qualified mason.



6. Holes in the roof and walls.
    - Comments and recommendations: There are holes in the roof and exterior walls at various locations. These holes have been allowing weather to infiltrate the building envelope and have caused deterioration of the structural system. This is a structural hazard as failure of the roof or wall framing could allow collapse of the building. The roof framing is fully accessible; thus, it is recommended that a Structural Engineer be engaged to design appropriate repairs to be performed by a qualified contractor. The wall framing is not accessible; thus, the amount of deterioration is unknown. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.



This photo shows deterioration of the house roof framing due to holes in the roof.



7. Exterior wall deterioration.
    - Comments and recommendations: The exterior walls are showing signs of deterioration and cracking at various locations. The paint on the corner columns has peeled away and the wood appears to be rotting. Failure of the corner columns could allow the walls to move outward and/or the roof framing to collapse. It is recommended that the columns be removed and replaced.
    - Wall shingles are missing which has exposed the wood sheathing and allowed weather to infiltrate the building envelope which may have allowed deterioration within the walls. Deterioration of the walls could lead to their failure. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.
    - The concrete foundation walls have cracks at various locations. The cracks may be due to settlement (there are several sinkholes in the backyard). The cracks do not currently appear to be a structural hazard. However, the cracks may allow weather to infiltrate into the wall which may lead to additional deterioration. It is recommended that the cracks be repaired by qualified personnel.
    - The size and location of wall openings create a discontinuity in the lateral force resistance system from the roof to the foundation. Lateral forces were not a consideration when the house was constructed. It is recommended that a Structural Engineer be engaged to design an appropriate lateral force resistance system.





8. Foundation wall cracks with exposed rusting reinforcement.
    - Comments and recommendations: The foundation walls below the northwest corner of the house bump-out (former garage, current laundry room) has large horizontal cracks and exposed rusting reinforcement. There also appears to have been previous repairs performed at the wall corner and over the crawlspace doorway opening. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



9. Slab cracks and deflection, efflorescence at previous repair.
    - Comments and recommendations: In the crawlspace below the northwest corner of the house bump-out (former garage, current laundry room), the slab overhead has some longitudinal cracks and is visibly deflected. This is a structural hazard as the cracks and deflection are an indication that the slab may be failing. It is recommended that a Structural Engineer be engaged to design shoring to support the slab.
    - Efflorescence is visible around the edge of a previous wall repair. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



10. Spalled foundation wall, exposed rusting reinforcement.
    - Comments and recommendations: The foundation wall adjacent to the main entrance stairs has large areas of spalling, some cracks and exposed rusting reinforcement. The spalling may be due to previous cracks that allowed weather to infiltrate the wall causing expansion of the concrete. The current cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



11. Deteriorated stairs.
    - Comments and recommendations: The exterior stairs to the hallway between the house and east addition have deteriorated and are failing. The stairs are in a hazardous condition and should be replaced. Where the stair connected to the house appears to also be deteriorating and should be investigated further.



12. Peeling paint and efflorescence at interior foundation walls.
    - Comments and recommendations: The interior foundation walls have various areas of peeling paint and efflorescence. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



13. Efflorescence at fireplace in basement.
    - Comments and recommendations: The fireplace in the basement is showing signs of efflorescence and deterioration. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs. It is also recommended that the brick be repaired and/or replaced by a qualified mason.



14. Gaps and deterioration at windows.
    - Comments and recommendations: Gaps and deterioration was observed at most of the windows. The gaps allow weather to infiltrate the building envelope which can cause the deterioration. The deterioration of the window frames and sills may allow weather to get into the wall cavity which may allow deterioration of the wall structure. It is recommended that further investigation into the wall cavity be performed to determine its condition.



15. Wall and ceiling cracks at house corners.
    - Comments and recommendations: The walls and ceilings are cracked at each of the house corners. The cracks are due to movement of the building. The exterior corner columns and walls are showing signs of deterioration which may be allowing the walls to displace. Please refer to comment D.7 for additional information.



16. Interior wall finish buckling.
    - Comments and recommendations: A portion of plaster on an interior wall of the house has detached and buckled outward. This is an indication that the wall behind the plaster may have moved. It is recommended that further investigation of the wall, requiring removal of the plaster, be performed to determine the structural stability of the wall.



17. Staining on laundry room ceiling.
    - Comments and recommendations: There are stains on the laundry room ceiling which indicate the infiltration of water. Prolonged water infiltration may cause deterioration to the roof elements, structural system, and interior finishes. Further investigation is required to determine the cause of the water infiltration and if there is damage to the structure.



18. Laundry room concrete floor slab and wall cracks.
    - Comments and recommendations: Cracks in the laundry room concrete floor slab and wall were observed. The cracks are most likely due to building movement and/or settlement. It is recommended that the cracks be repaired using high-performance materials by qualified personnel.



19. Deterioration and vegetation at shed exterior.
    - Comments and recommendations: Deterioration of the exterior wood and attached vegetation on the shed was observed at various locations. It is recommended that the deteriorated parts be replaced in-kind and the vegetation be removed as it can create openings in the building envelope which may allow water and air infiltration that could cause damage to the structure and/or exterior of the shed.



20. Shed foundation wall cracks.
    - Comments and recommendations: The shed foundation wall has cracks at various locations. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. It is recommended that the cracks be repaired by qualified personnel using high-performance repair materials.



21. Shed roof framing connections potentially insufficient for uplift.
    - Comments and recommendations: The shed roof framing appears to be connected to the perimeter beam by a single nail which is potentially insufficient to resist design wind uplift forces. It is recommended that joist hurricane straps be installed to connect the joist to the perimeter beam.



22. No sill anchors.
    - Comments and recommendations: The shed sill plate does not appear to be anchored to the foundation wall. The purpose of the sill plate anchors is to prevent uplift of the building walls and columns, such as when experiencing lateral loads (wind and/or seismic). This is a structural hazard, and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.

STRUCTURAL ANALYSIS

Based on our review of the possible project scope of work provided by the Architect, we understand that the potential renovations to the building may include one or more of the following scope items:

- Reconstruction or replacement of the buildings. In either case the intent would be to conform to modern building codes due to the extent of work.

Note that only preliminary plans were provided as part of this report, so all findings are preliminary and subject to revision based on the final architectural program.

BUILDING CODE REQUIREMENTS

Structural analysis of the existing buildings is governed by the current Rhode Island State building Code (RISBC-2) for One and Two Family Dwellings as amended. The code is based on the International Residential Code 2018 (IRC 2018) and its referenced standards. Referenced code sections below refer to the IRC2018 and relevant provisions.

Proposed Alterations:
Should the work proceed as a renovation of the existing building, we recommend that the governing provisions of the code would be Appendix J (non-mandatory) "Existing Buildings and Structures". Per AJ501.4 Structural, the building may be evaluated for the minimum design loads applicable at the time of the original construction, and structural elements found to be unsound or dangerous "shall be made to comply with the applicable requirements of this code."

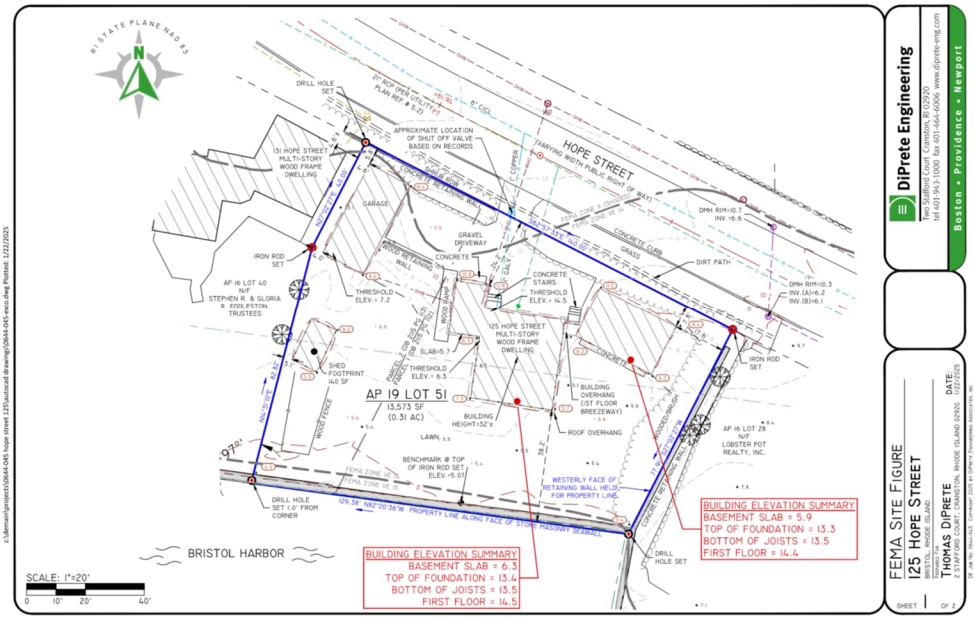
It is our professional opinion that there are several areas of significant structural damage in the building as described above. The most important area of concern is the lateral force resisting system of the structure (exterior walls, floors and roofs). For example, deficiency D.6 suggests that the exterior wall boards (which provide lateral stability) are in very poor condition in critical areas of the building. Also, deficiency D.21 shows inadequate anchorage of the roof framing in some areas for wind uplift forces. Given the location of the house with direct exposure to the waterfront, even the original design of the building is not in compliance with the wind loading provisions of the current IRC – thus repair of the deficiencies should be designed to upgrade the entire structure to meet modern hurricane resistant standards per RISBC-2.

Additionally, the existing floor construction in the east addition appears to be inadequately designed for the minimum floor loads required for a residential occupancy, and would likely require reconstruction or reinforcement to meet this requirement.

Flood Resistant Construction

Should the proposed work on the site be deemed to comprise a "substantial improvement" per R105.3.1.1, the buildings would need to be upgraded to comply with the provisions of section R322 "Flood-Resistant Construction".

We are in receipt of survey results from DiPrete Engineering dated January 22, 2025 that indicate that "the site is located within a *Special Flood Hazard Area VE wave velocity zone*, Base Flood Elevation = 14.0". According to this report, the bottom of the lowest horizontal structural members are located at elevation 13.5 at both buildings.



According to section R322 of the building code, the following are <u>some</u> of the key provisions would be applicable to this construction on this site (NOTE: only significant structural provisions are indicated in this report - a full analysis of all provisions, including architectural and mechanical systems requirements, would be required as part of any design for the proposed project):

- R322.1.2 Structural systems must be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation. COMMENT: Due to the observed deficiencies in the building structure and connections described above, it is our opinion that the existing structure would require significant structural upgrade to meet this requirement.

- R322.1.3 Flood Resistant construction – buildings and structures are required to be constructed using methods to minimize flood damage. COMMENT: The condition and type of materials used in the existing structure would require replacement or reconstruction in our opinion to meet this requirement.

- R322.3.2 (1) The bottom of the lowest horizontal members supporting the lowest floor must be elevated to be at or above the base flood elevation plus one foot (or design flood elevation chosen for the project, whichever is higher). COMMENT: According to the survey report referenced above, the bottom of the existing floor joists are located 18" below the required elevation per this provision of the code. Therefore, in order to comply with this provision, the owner would require a variance or physically raise the building by at least 18" to comply. Given the state of the existing structure, it is our professional opinion that raising the building would be difficult and likely impractical given the condition of the structure.

- R322.3.3 Buildings and structures must be supported on pilings or columns and anchored thereto. The space below the elevated building must be either free of obstruction, or enclosed with breakaway walls as per R322.3.5. Shallow foundations (such as footings) must be engineered for adequate protection from scour and erosion. COMMENT: The existing support walls and foundations do not appear to comply with this provision. Complete reconstruction of the support structure below the floors would be required in order to comply with this requirement.

- R322.3.5 Walls and partitions enclosing areas below the design flood elevation must be designed either as breakaway walls, or (as permitted, only for enclosure of egress stairs) engineered for flood loading. COMMENT: The existing support walls are not designed as breakaway walls and would require reconstruction in order to comply with this requirement.

- R322.3.6 Enclosed areas below the design flood elevation may be used solely for parking of vehicles, building access, or storage.

CONCLUSION

In conclusion, it is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section Observed Building Deficiencies and Potential Problem Areas for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

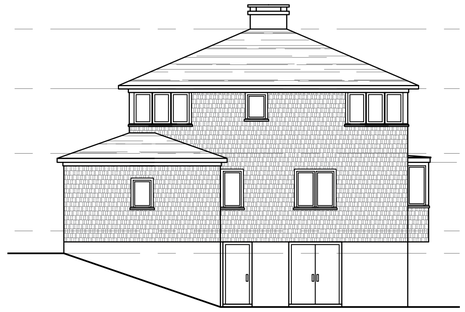
David J. Odeh, PE (RI and 23 others)
SE, F. SEI, F. ASCE
Senior Vice President
National Director of Building Structures

Robert A. Bowen, PE (PA)
Consultant
Building Structures





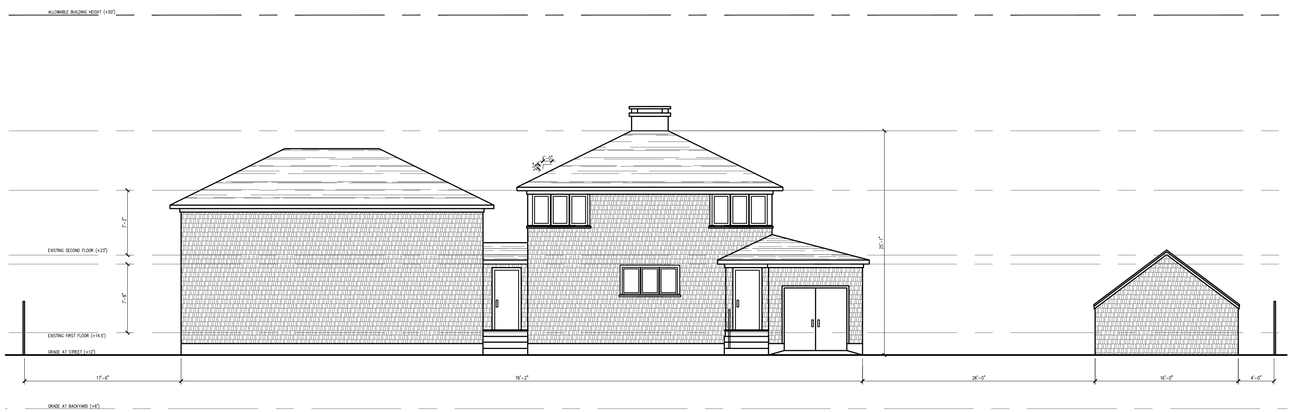
EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING STREET ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

Sheet Title:
EXISTING CONDITIONS

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PROPOSED STREET ELEVATION
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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

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GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

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125 HOPE STREET
BRISTOL RI 02809

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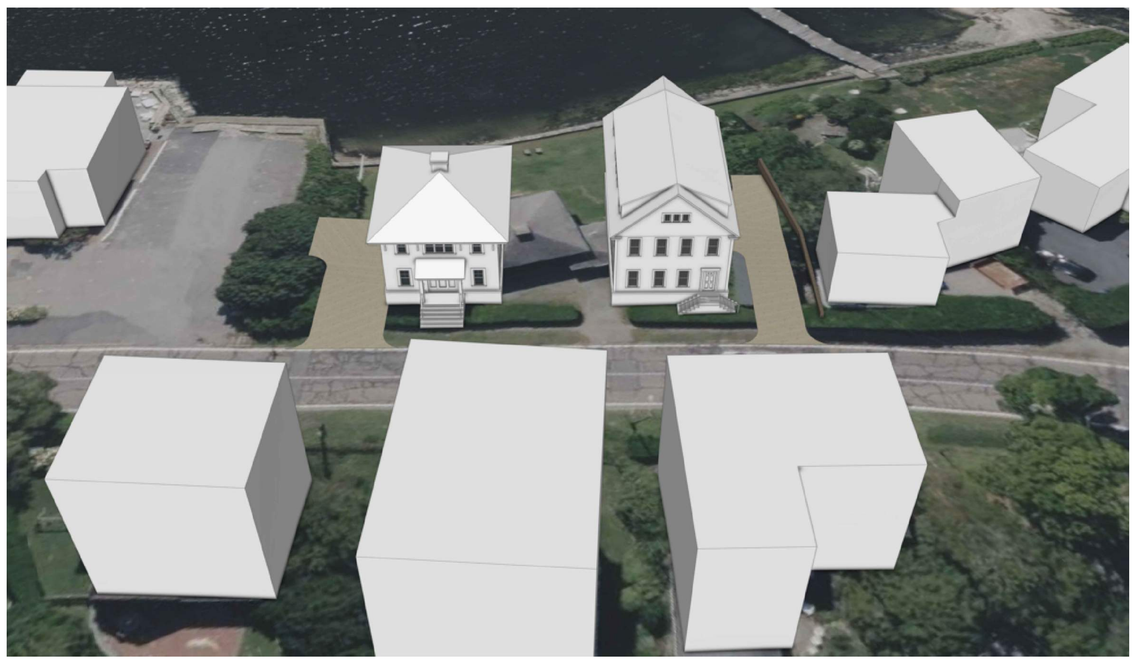
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GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

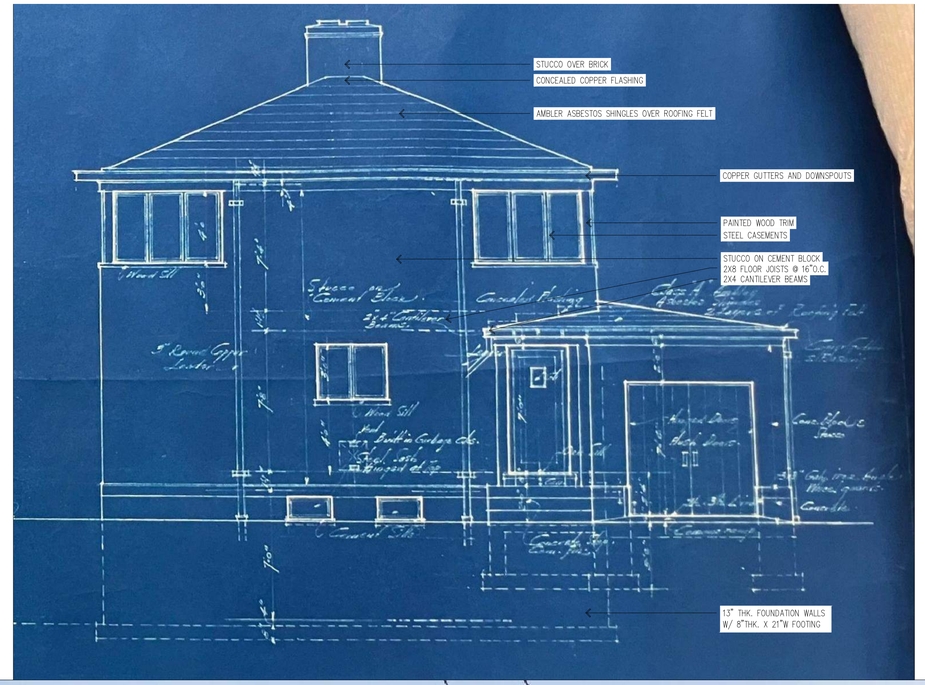
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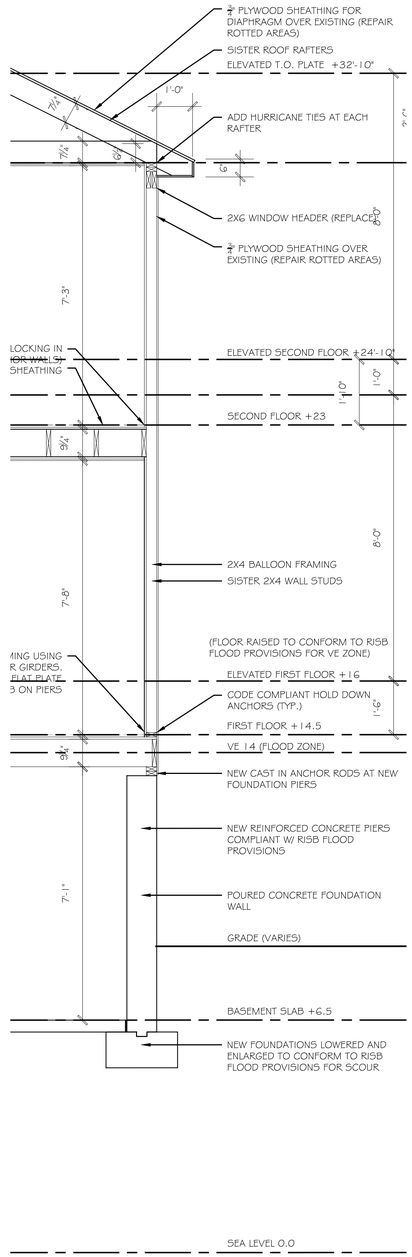
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MATERIAL CALL-OUTS
SCALE: NTS



TYPICAL BUILDING SECTION
SCALE: 3/4" = 1'-0"

GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

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125 HOPE STREET
BRISTOL RI 02809

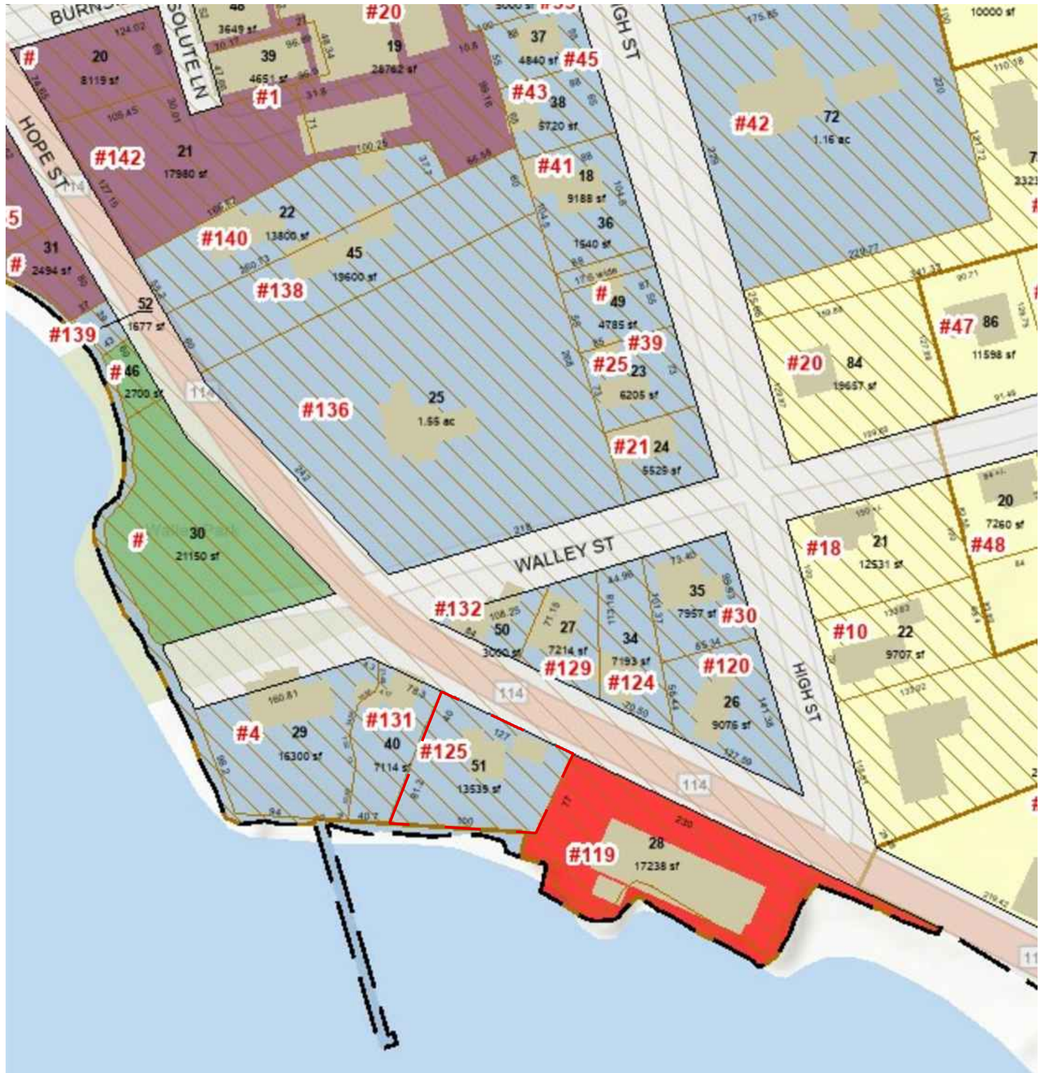
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NEIGHBORHOOD STUDY
SCALE: 1/64" = 1'-0"



NEIGHBORHOOD STUDY
SCALE: 1/64" = 1'-0"

GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

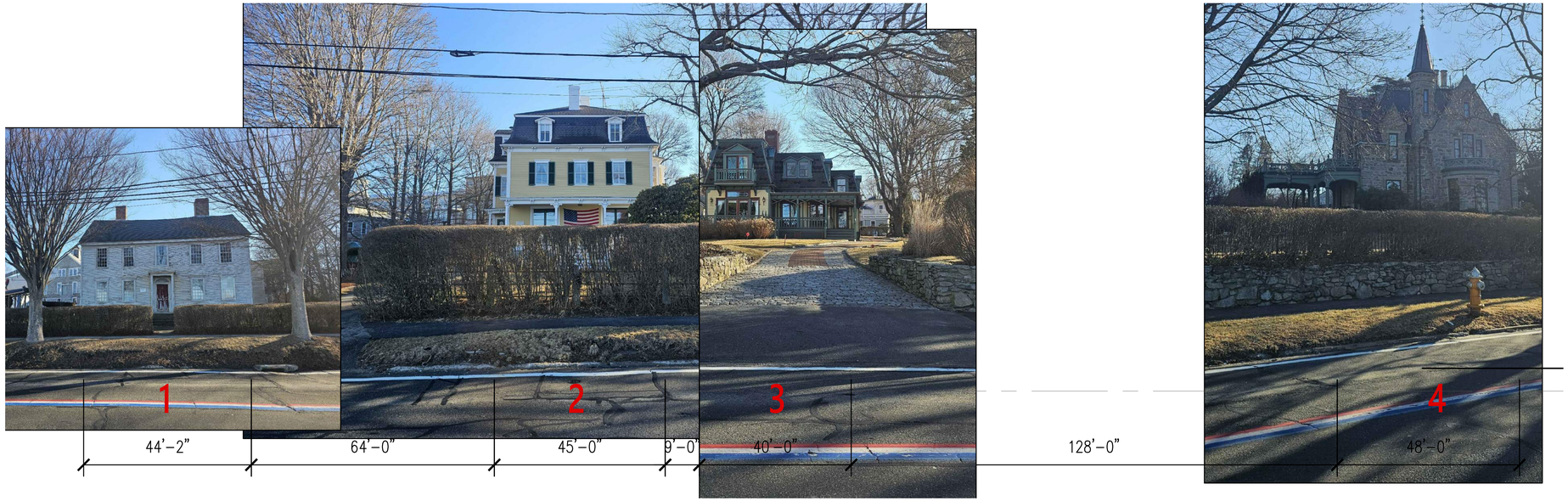
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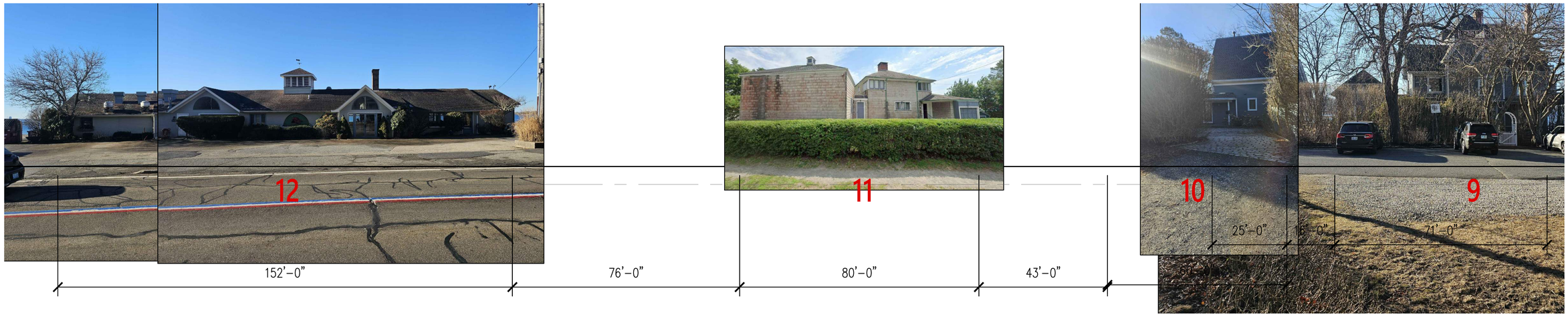
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NEIGHBORHOOD STUDY
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GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 401.421.3130 FAX: 401.421.3133
GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

Sheet Title:
SITE STUDY

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DiPrete Engineering

Project # 0644-045

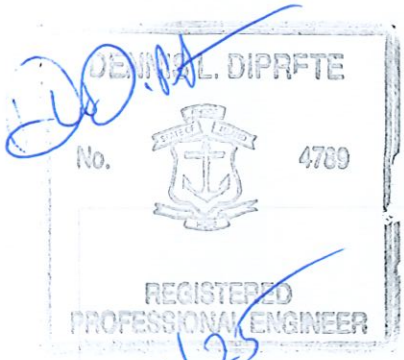
June 22, 2025

Addendum to Flood Plain Survey

125 Hope Street, Bristol RI

Client:
125 Hope St, LLC
c/o NDL Designs
148 Thayer Drive
Portsmouth, RI 02871





8/21/25

DiPrete Engineering

Project # 0644-045

Table of Contents

1.0 Scope of Work 2
2.0 Addendum Findings 3
2.1 6 Thames Street Modeling and LOMR 3
2.2 4 Franklin Street Modeling and LOMR 4
3.0 Summary of this Addendum 6

Appendices 7
Exhibit A – February 3, 2025 Existing Building Elevation Summary 125 Hope Street by DiPrete Engineering 8
Exhibit B – FEMA – Facts and Myths about Flood Insurance 12
Exhibit C – Neptune Flood Insurance private insurance proposal 16
Exhibit D – FEMA list of 13 Cases for Map Changes 19
Exhibit E – FEMA Map Change – 6 Thames Street 21
Exhibit F – FEMA Transect in Vicinity of 125 Hope Street 27
Exhibit G – Delta Study – 4 Franklin Street 29

1.0 Scope of Work

This firm issued the results of an on-the-ground topographic and flood plain survey in a letter report dated February 3, 2025 (*Exhibit A*). The letter report recited the results of research, a survey, and opinions conducted of the conditions of the subject property and included a figure entitled Elevation Views, and a figure entitled FEMA Site Figure. The data and figures showed that the ground between the shoreline and the existing home was at approximately elevation 5.5, the house is about 38 feet horizontally from the shoreline, the property is almost entirely within a mapped FEMA VE 14 zone, and the house and foundation have walls 8-9 feet vertically exposed to the wave velocity energy with 0 freeboard. The findings of this survey along with the structural report prepared for the home were the basis for us to recommend to the applicant, architect, and the Bristol Historic District Commission that this home should not be considered for a "substantial improvement" under NFIP at the current elevations and that the existing foundation not be utilized as part of any renovation, restoration, or replication. Any substantial improvement or new construction should include a RI Building Code and FEMA compliant foundation for this location in a VE zone, and with the appropriate freeboard. A structural inspection and report on the home should also be performed to address what would be involved in making the structure code compliant. The structural report was beyond the parameters of the letter report and this firm's engagement.

Subsequent to the issuance of this letter report, additional information was sought and evaluated of the potential to renovate the existing house at the current elevation and on the existing foundation. The additional areas of inquiry included:

- Given that VE Zones pose severe storm surge and wave damage risk, would the town's NFIP cover the damage to the building and contents if there is a loss, and at what levels if the home were to be renovated on the existing foundation?
- Could excess flood insurance be purchased through a provider to cover a loss beyond what the NFIP (National Flood Insurance Program) would cover if the home were to be renovated on the existing foundation?
- Although the current FEMA maps clearly show this property in the VE Zone, could data be compiled to compel a map change or amendment by FEMA to remove the property from the VE zone?

In addressing these additional questions, the applicant or its consultants met with or spoke with Steve Greenleaf (Town Building Official), Diane Williamson (Director of Community Development), and Morgan Reilly (State Flood Plain Coordinator). The FEMA files on previous LOMA's (Letter of Map Amendments), and LOMR's (letter of Map Revisions) were also obtained, and reviewed for applicability or findings that would affect the 125 Hope Street condition in a flood event.

2.0 Addendum Findings

1) If the applicant sought a variance to the Bristol's NFIP to perform substantial improvements (renovation or replication of the existing building), and if the town granted the NFIP variance, and if the house was reconstructed, replicated, or renovated at the current location and on the existing foundation, the insurance coverage from the NFIP in the event of a loss would be up to $250,000 for the building and $100,000 for the contents. (See *Exhibit B*).
2) The owner or occupant of the reconstructed, replicated, or renovated building would likely be required to purchase additional insurance coverage by a lender or mortgage holder, or for their own risk mitigation. A policy that would provide $2,000,000 of building coverage, no contents coverage, and with a $10,000 deductible could be purchased for an annual cost of $103,747.68 for 2025. (See *Exhibit C*). It was not possible to secure a proposal for an extended forward-looking policy or to get confirmation of coverage beyond 12 months.
3) The FEMA files list 13 cases under Letters of Map Change (see *Exhibit D*). Of the 13 cases, 9 of them are LOMA's (Letter of Map Amendments) and 4 of them are LOMR's (letter of Map Revision). The home at 125 Hope Street would not be eligible for a LOMA since it is within the mapped VE zone and the topography has been confirmed. The 4 LOMR's are the most relevant FEMA decisions that could have an effect on 125 Hope Street, and all of them were reviewed.
    - The LOMR on 22 King Phillips Ave has no information on point to 125 Hope Street because of its location and the nature of that LOMR to confirm the property is within a VE zone.
    - The LOMR for 45 Shore Road also is of no relevance to the condition at 125 Hope Steet because of its location and the nature of the confirmation that the particular property is above elevation 16.
    - The file for 6 Thames Street is of interest to 125 Hope Street because of its proximity and the nature of the engineering modeling that was done for it.

2.1 6 Thames Street Modeling and LOMR

As part of the goal to review and analyze the public record for any data that would be relevant to 125 Hope Street, we requested the entire file including the computer modeling for 6 Thames Street. The characteristics of 6 Thames St and analysis available from FEMA show that:

- The property was partially in a VE Zone (elev. 14) and partially in an AE Zone (elev.12). The purpose of the modeling, analysis, and ultimately the LOMR was to modify the FEMA VE Zone boundary.
- The analysis was done by Waldo & Associates, LLC (Waldo) from Guilford CT in January 2018 *(Exhibit E).* A summary of the modeling method is that Waldo accepted the base flood elevation provided by FEMA, and then used the FEMA Coastal Hazard Analysis Modeling Program (CHAMP) to analyze the impacts from a wave along two transects that had some detailed survey provided.
- The property analyzed (6 Thames Street) is on the west side of Thames Street (on the opposite side of the shoreline along Thames Street) and approximately 380' and 520' from the water edge along the two transects modeled by Waldo.
- The result of the modeling and LOMR is that the boundary of the VE zone (elev. 14) was moved approximately 40' east (towards the shoreline). This puts the limit of the VE

zone about 380' to 520' from the shoreline and still along the west side of Thames Street.

A comparison of the analysis done for 6 Thames Street and 125 Hope Street property, and the relevance shows:

- 125 Hope Street has an existing FEMA transect about 600 feet from the property *(see Exhibit F).* The existing transect from FEMA shows a Stillwater elevation of 11.0 and a wave crest at elevation 15.2 (1%)
- The Waldo model confirms that there is VE zone above the base flood elevation in this area. The transects for 6 Thames St were created by Waldo as part of their analysis.
- The Waldo model has the wave height and strength diminishing at about 380' from the water's edge.
- The building at 125 Hope Street is about 40' from the waters edge with a ground elevation of about 5.5. A fair reading of this 6 Thames St model does not dispute the VE (14) zone at 125 Hope Street and if anything, confirms the likely existence of it as shown on the current FEMA map.

2.2 4 Franklin Street Modeling and LOMR

The Town of Bristol also had in their files a similar analysis to the 6 Thames Street for a property located at 4 Franklin Street. The characteristics of this property and analysis available from the town show that:

- The property was partially in a VE Zone and partially in an AE Zone. The purpose of the modeling, analysis, and ultimately the LOMR was to modify the FEMA VE Zone boundary.
- The analysis was done by Delta Environmental Services, Inc (Delta) from Branford CT in June 2005 *(Exhibit G).* A summary of the modeling method is that Delta used the FEMA Coastal Hazard Analysis Modeling Program (CHAMP) to analyze the impacts from a wave along two transects that they created.
- The property analyzed (4 Franklin Steet) is on the west side of Thames Street (opposite side of the street from the shoreline) and approximately 400' from the water's edge along the two transects modeled by Delta.
- The result of the modeling and LOMR is that the boundary of the VE (elev. 14) was moved to a maximum of 120' east (towards the shoreline). This sets the limit of the VE zone approximately 280' from the shoreline. This is an approximate interpretation of the Delta findings but suitable for comparison to 125 Hope Street and understanding its relevance.

A comparison of the analysis done for 4 Franklin St and the 125 Hope Street property, and the relevance shows:

- 125 Hope Street has an existing FEMA transect about 600 feet from the property *(see Exhibit F).* The new transects for 4 Franklin St were created by Delta as part of their analysis.
- The Delta model confirms that there is VE zone above the base flood elevation in this area.

- The Delta model has the wave height and strength diminishing at about 280' from the water's edge.
- The building at 125 Hope Street is about 40' from the water's edge with a ground elevation of about 5.5. A fair reading of this 4 Franklin St model does not dispute the VE (14) zone at 125 Hope Street and if anything, confirms the likely existence of it as shown on the current FEMA map.

3.0 Summary of this Addendum

- Additional research was conducted of the FEMA files for data on sites that may have relevance to support a map change of the VE zone at 125 Hope Street.
- The data and conclusions in the FEMA files and in the file of 4 Franklin Street do not dispute the existence of the VE zone at 125 Hope Street, and in general support the way it is currently mapped at the property.
- The current house on the existing foundation would be covered for losses under the town's NFIP for up to $250,000. Additional coverage could be bought for $2,000,000 of coverage at a current annual cost of $103,747.68 with only a 1 year commitment. This may be at the level that would be considered uninsurable.
- The rehabilitation of 125 Hope Street to be habitable would be considered a *Substantial Improvement*. A *Substantial Improvement* at the current elevation and on the existing foundation would require variances from the RI Building Code and from FEMA regulations. Given the 8-9 ft depth into the VE Zone (ground at elevation 5.5 and VE Zone of 14) with walls entirely exposed to the horizontal wave energy, and the proximity to the shoreline (38'), and the noncompliant nature of the existing foundation, the recommendation from this firm is to bring the foundation and structure into compliance with the FEMA and RI Building codes. This will require an appropriately designed pier foundation with adequate freeboard and the lowest horizontal member above elevation 15.0. Variances to allow the home to stay on the existing foundation at the existing elevation should be recognized as compromising to the long-term viability of the home and variances that this firm recommends not be sought or granted for approval.

Appendices

DiPrete Engineering

Project # 0644-045

Exhibit A – February 3, 2025 Existing Building Elevation Summary 125 Hope Street by DiPrete Engineering

DiPrete Engineering

February 3, 2025

125 Hope St, LLC
c/o NDL Designs
148 Thayer Drive
Portsmouth RI, 02871

RE: 125 Hope Street – Existing Building Elevation Summary
Bristol, Rhode Island
Project #: 0644-045

Dear Ms. Laurienzo:

In August of 2024, DiPrete Engineering performed a boundary and topographic survey of the above referenced subject property. The site is located within a Special Flood Hazard Area (VE wave velocity zone, Base Flood Elevation = 14.0). This was determined by consulting FEMA Flood Map panel no. 44001C0014H, bearing an effective date of July 7, 2014. The existing elevations on the lot are all below this Base Flood Elevation. On January 20, 2025, additional floor elevation detail survey work was performed. This survey focused on obtaining the lowest floor elevation (basement slab) and other existing structural elements.

The enclosed figures summarize these elevations. The site plan figure lists the obtained existing lowest floor, bottom of existing joists, top of foundation and existing first floor elevations of the existing main structures. These elevations are summarized below. The second figure has pictures of the existing front and rear of these buildings with lines superimposed on them representing the existing Base Flood Elevation and proposed future finish floor elevations to show the impact on the existing buildings.

	Central Main Building	Eastern Building
Basement Slab Elevation	6.3	5.9
Top of Foundation Elevation	13.4	13.3
Bottom of Joist Elevation	13.5	13.5
First Floor Elevation	14.5	14.4

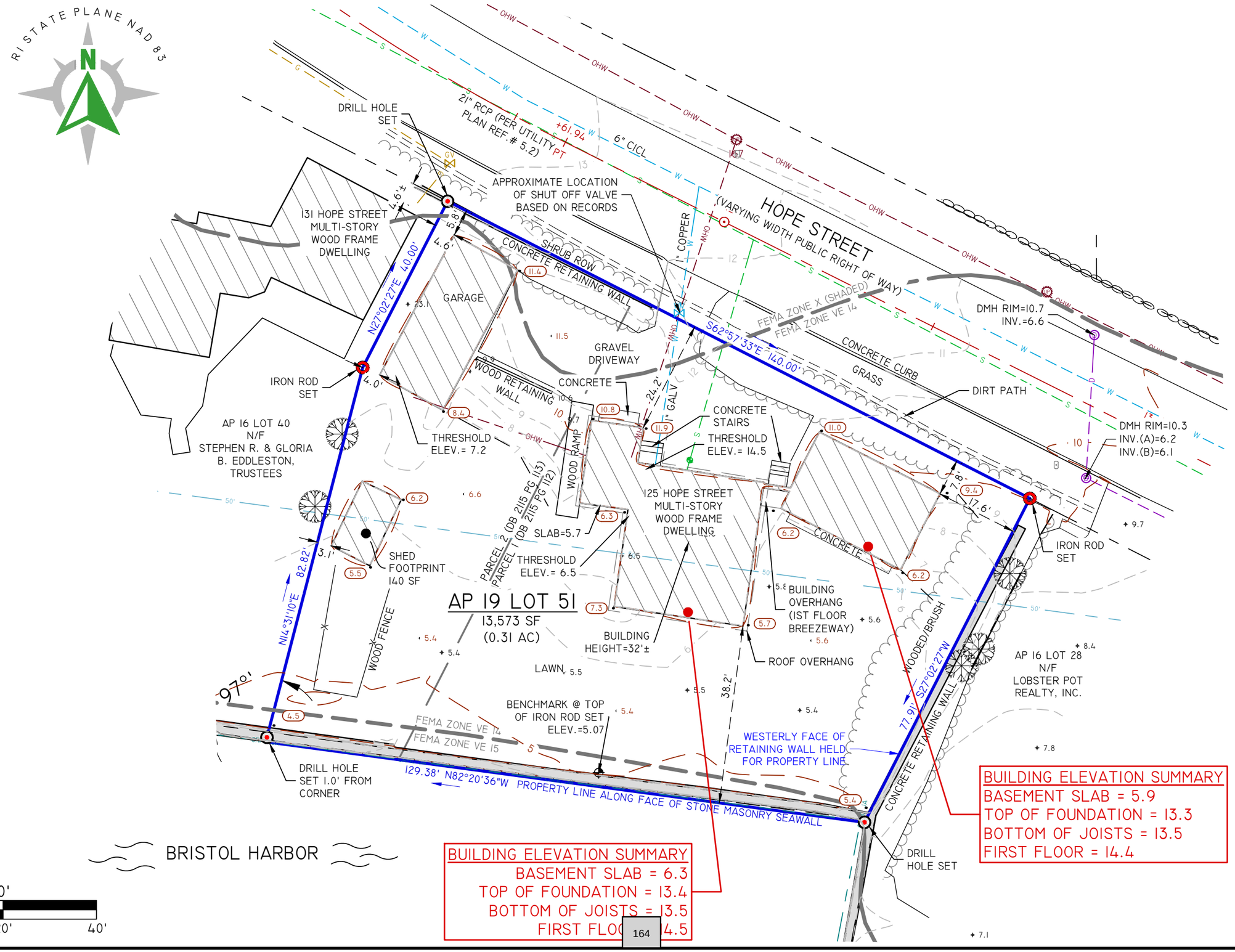
This shows that the lowest horizontal structural member (joists at elevation 13.5) is approximately 18 inches below the building code requirement to be at least a foot above the base flood elevation (14.0 + 1.0 = 15.0). Also, the existing mechanical systems that are in this lower area, while slightly elevated off the basement floor (mechanicals at approximately elevation 7.0), are still well below the base flood elevation by at least 7 feet.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Michael Gavitt, PLS, LLS
Senior Survey Project Manager
mgavitt@diprete-eng.com

Enclosure: Figures summarizing elevations



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

FEMA SITE FIGURE

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET | OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025





FUTURE FINISH FLOOR CALCULATION

BFE + 1.0' TO LOWEST HORIZONTAL MEMBER + 15" (1.25') FUTURE JOISTS AND SUBFLOOR

= 14.0 + 1.0' + 1.25' = 16.25



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

ELEVATION VIEWS
125 HOPE STREET
BRISTOL, RHODE ISLAND
PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920
DATE: 1/22/2025

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET — OF 2

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025

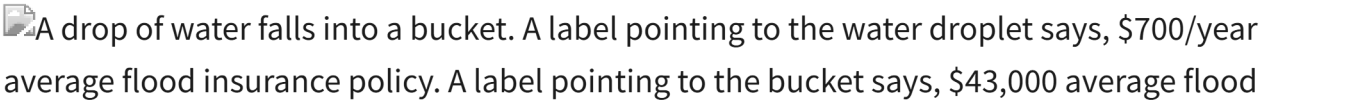
Exhibit B – FEMA – Facts and Myths about Flood Insurance

An official website of the United States government Here's how you know

Archived Content. This page contains information that may not reflect current policy or programs. Learn more

Facts and Myths about Flood Insurance

English


A drop of water falls into a bucket. A label pointing to the water droplet says, $700/year average flood insurance policy. A label pointing to the bucket says, $43,000 average flood insurance claim. Text reads: The cost of flood insurance is a drop in the bucket compared to the cost of flood damage.

The recent severe flooding in Idaho has increased interest in purchasing flood insurance to protect homes and personal property. Since the beginning of the year, the number of flood insurance policies throughout the state has increased by 13.3 percent to a total of 6,804.

However, misperceptions and myths about flood insurance still exist. Here are the facts to correct some of the myths about the National Flood Insurance Program (NFIP), which is administered by the Federal Emergency Management Agency (FEMA).

MYTH: I receive flood insurance through my homeowner's insurance.

FACT: Homeowner insurance policies do not normally cover flood damage. That is why the federal government backs the NFIP. You can purchase flood insurance through an insurance agent or company.

MYTH: My homeowner's insurance agent knows whether I need flood insurance.

Not necessarily. Not all insurance agents are familiar with communities that participate in NFIP or floodplain hazards. Better to check with an agent who is knowledgeable about NFIP and can

explain the benefits so your home and property will be covered should a flood occur. If your insurance agent tells you that you don't need flood insurance, it's best to check with the NFIP. For more information, go to floodsmart.gov or contact the NFIP call center at **877-336-2627**.

MYTH: Only those who live in a Special Flood Hazard Area (SFHA) can buy flood insurance.

FACT: Anyone can buy flood insurance if you live in a participating community, which must enforce floodplain ordinances and building requirements that meet or exceed FEMA guidelines. If your community does not participate in the NFIP, you can make a request for it to do so through your mayor, city council or county commissioner's office.

MYTH: It doesn't make sense to pay for flood insurance if you are in a low-risk flood zone.

FACT: People outside of high-risk flood zones file more than 20 percent of all NFIP claims and receive one-third of federal disaster assistance for flooding. Flooding can occur anywhere. In fact, it is the number one natural disaster in the United States. The NFIP's Preferred Risk Policy is very affordable. A premium for a primary residence may cost about $467 a year for $200,000 of coverage for a home structure and $80,000 for contents. That is less than $40 a month.

MYTH: I don't need flood insurance if I can get disaster assistance from FEMA.

FACT: A flooding incident must be declared a federal disaster by the president before FEMA assistance becomes available. Federal disaster declarations are issued in less than 50 percent of flooding events. If a declaration is made, federal disaster assistance typically is in the form of a low-interest disaster loan, which must be repaid. Any grants that may be provided are not enough to cover all losses. NFIP pays for covered damage whether a federal disaster declaration has been made or not, and may cover more of your losses.

MYTH: Even if my property did flood, it wouldn't be by much.

Download the FEMA App

Get real-time weather and emergency alerts, disaster news, and more with the FEMA app.



and businesses, are eligible to purchase flood insurance.

A maximum of $250,000 of building coverage is available for single-family residential buildings; $250,000 per unit for residential condominiums. The limit for contents coverage on all residential buildings is 100,000, which is also available to renters. Commercial structures can be insured to a limit of $500,000 for the building and $500,000 for the contents.

For more information on NFIP, go to floodsmart.gov . For a referral to an NFIP agent in Idaho, contact the NFIP call center at **877-336-2627**.

Release Date: January 5, 2024

Last updated January 21, 2025

Return to top

Disasters & Assistance

Grants

Floods & Maps

Emergency Management

Download the FEMA App

Get real-time weather and emergency alerts, disaster news, and more with the FEMA app.



Exhibit C – Neptune Flood Insurance private insurance proposal

NEPTUNE FLOOD INSURANCE

Residential

Terry Biafore,

Welcome to Neptune Residential Flood, the simplest way to buy flood insurance. We are excited to protect your home from one of nature's most damaging disasters. The below details are based off the selections made during the quoting process for your property.

Quote:	RI5090AVQ32MYR (QQ)	Quote Date:	3/31/2025
Policyholder:	Terry Biafore	Effective Date:	4/10/2025
Address:	125 HOPE ST BRISTOL, RI 02809	Property Type:	Primaryhome
		Foundation:	Basement
Home Type:	Singlefamily	Construction:	Wood
On Floor:	N/A	# Stories:	1
Year Built:	1930	# Steps:	0
Flood Zone:	VE	Has EC:	No
Prior Losses:	None	EC Height:	N/A

Coverage	Description	Amount	Premium
Coverage A	Building Property	$2,000,000	$104,053.00
Coverage B	Personal Property	$0	$0.00
Coverage E	Pers. Property Replacement Cost	No	$0.00
Coverage F	Basement Contents	$0	$0.00
Coverage G	Pool Repair & Refill	$0	$0.00
Coverage H	Unattached Structures	$0	$0.00
Coverage I	Temporary Living Expenses	$10,000	$495.00
Deductible	Selected Deductible	$10,000	($4,906.00)

Lienholder Information:

Subtotal	$99,642.00
Policy Fee	$120.00
Taxes	$3,985.68
Total Annual Cost	**$103,747.68**

To purchase this policy, please contact:
Gallo Thomas
(401)732-9100
msantos@gallothomas.com

This non-binding quotation is not an offer of or a contract for insurance. This quota[171]sed on the information supplied, and it may be withdrawn by Neptune Flood for any reason prior to the submission of a completed, signed application for insurance [illegible] the underwriting criteria of the insurer. Quote and pricing shown are valid for 60 days beginning the date the quote is created. After 60 days, a new quote with potentially different pricing will be required.

NEPTUNE FLOOD INSURANCE

Residential

THIS POLICY MEETS THE DEFINITION OF PRIVATE FLOOD INSURANCE CONTAINED IN 42 U.S.C. 4012a(b)(7) AND THE CORRESPONDING REGULATION

SEC. 100239. USE OF PRIVATE FLOOD INSURANCE TO SATISFY MANDATORY PURCHASE REQUIREMENT

"(7) PRIVATE FLOOD INSURANCE DEFINED. - In this sub-section, the term 'private flood insurance' means an insurance policy that –

"(A) is issued by an insurance company that is -

"(i) licensed, admitted, or otherwise approved to engage in the business of insurance in the State or jurisdiction in which the insured building is located, by the insurance regulator of that State or jurisdiction; or

"(ii) in the case of a policy of difference in conditions, multiple peril, all risk , or other blanket coverage insuring nonresidential commercial property, is recognized, or not disapproved, as a surplus lines insurer by the insurance regulator of the State or jurisdiction where the property to be insured is located;

"(B) provides flood insurance coverage which is at least as broad as the coverage provided under standard flood insurance policy under the national flood insurance program, including when considering deductibles, exclusions, and conditions offered by the insurer;

"(C) includes -

"(i) a requirement for the insurer to give 45 days written notice of cancellation or non-renewal of flood insurance coverage to - "(I) the insured; and

"(ii) the regulated lending institution or Federal agency lender;

"(ii) information about the availability of flood insurance coverage under the national flood insurance program;

"(iii) a mortgage interest clause similar to the clause contained in a standard flood insurance policy under the national flood insurance program; and;

"(iv) a provision requiring an insured to file suit not later than 1 year after date of a written denial of all or part of a claim under the policy; and

"(D) contains cancellation provisions that are as restrictive as the provisions contained in a standard flood insurance policy under the national flood insurance program.

Exhibit D – FEMA List of 13 Cases for Map Changes

Exhibit D

Review of the 13 Cases listed under Letters of Map Change

LOMA		
Case #	Address	Summary
14-01-3245A-445393	22 Bliven Avenue	Removed Structure from AE
16-01-2686A-445393	19 Cole Street	Removed Structure from AE
17-01-0505A-445393	14 Anawan Avenue	Non Removal of structure from AE
17-01-1793A-445393	14 Anawan Avenue	Non Removal of lot from AE
17-01-2224A-445393	29 Surf Drive	Removed Structure from AE
18-01-0997A-445393	116 (Rear) Wood Street	Removed Structure from AE
20-01-1336A-445393	17 Prospect Street	Removed Structure from AE
21-01-0061A-445393	3 Harrison Street	Non Removal of structure from AE
21-01-1303A-445393	37 Garfield Avenue	Non Removal of structure from AE
LOMR		
14-01-3304A-445393	22 King Phillip Avenue	Confirms in VE and Special Flood Hazard Area and Coastal High Hazard Area (listed as LOMA but filed under LOMR)
16-01-1532A-445393	45 Shore Road	Changed portion of property located above BFE 16 from V to X shaded
18-01-0901P-445393	6 Thames Street	Changed VE to AE with no apparent change in BFE
19-01-0504P-445393	n/a	Removed Coastal Barrier Resource Systems from several communities

DiPrete Engineering

Project # 0644-045

Exhibit E – FEMA Map Change – 6 Thames Street

Page 1 of 4	Issue Date: July 5, 2018	Effective Date: November 16, 2018	Case No.: 18-01-0901P	LOMR-APP

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Bristol Bristol County Rhode Island	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 445393		
IDENTIFIER	Map:10 Lot:6 Thames Street	APPROXIMATE LATITUDE AND LONGITUDE: 41.670, -71.278 SOURCE: Precision Mapping Streets DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURE	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 44001C0014H DATE: July 7, 2014	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Atlantic Ocean via Bristol Harbor - an area centered at approximately 170 feet southeast of the intersection of Thames Street and State Street

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Atlantic Ocean via Bristol Harbor	Zone VE	Zone AE	NONE**	NONE**
	BFEs*	BFEs	NONE	YES

* BFEs - Base Flood Elevations; ** Special Flood Hazard Area (SFHA) zone designations modified without a boundary change

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. S[illegible] P.E., Branch Chief
Engineering Serv[illegible]nch
Federal Insuranc[illegible]igation Administration

176

18-01-0901P 102-D-A

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Dean Savramis
Director, Mitigation Division
Federal Emergency Management Agency, Region I
99 High Street, Sixth Floor
Boston, MA 02110
(617) 956-7564

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. S[illegible]P.E., Branch Chief
Engineering Serv[illegible]nch
Federal Insuranc[illegible]igation Administration

177

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. S P.E., Branch Chief
Engineering Serv nch
Federal Insuranc igation Administration

178

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

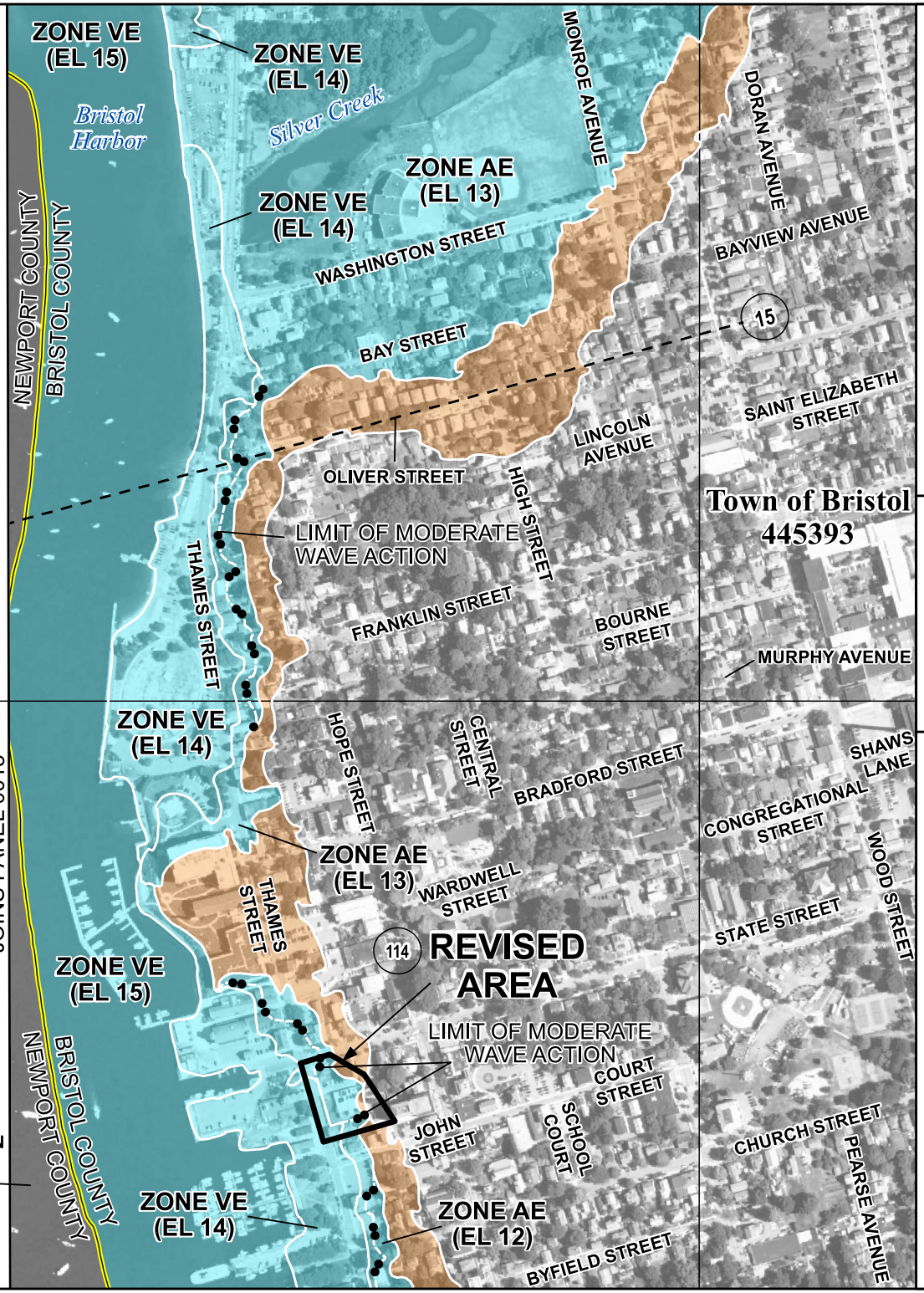
Name: *Bristol Phoenix*

Dates: July 12, 2018 and July 19, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. S[illegible] P.E., Branch Chief
Engineering Serv[illegible]nch
Federal Insuranc[illegible]igation Administration



180

26

FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF BRISTOL COUNTY

OTHER FEATURES
- Limit of Moderate Wave Action coincident with Zone Break
- Limit of Moderate Wave Action

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2016.

Map Projection:
NAD 1983 StatePlane Rhode Island FIPS 3800 Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

BRISTOL COUNTY, RHODE ISLAND
(All Jurisdictions)

PANEL 14 OF 18

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRISTOL, TOWN OF	445393	0014	H

REVISED TO REFLECT LOMR EFFECTIVE: November 16, 2018

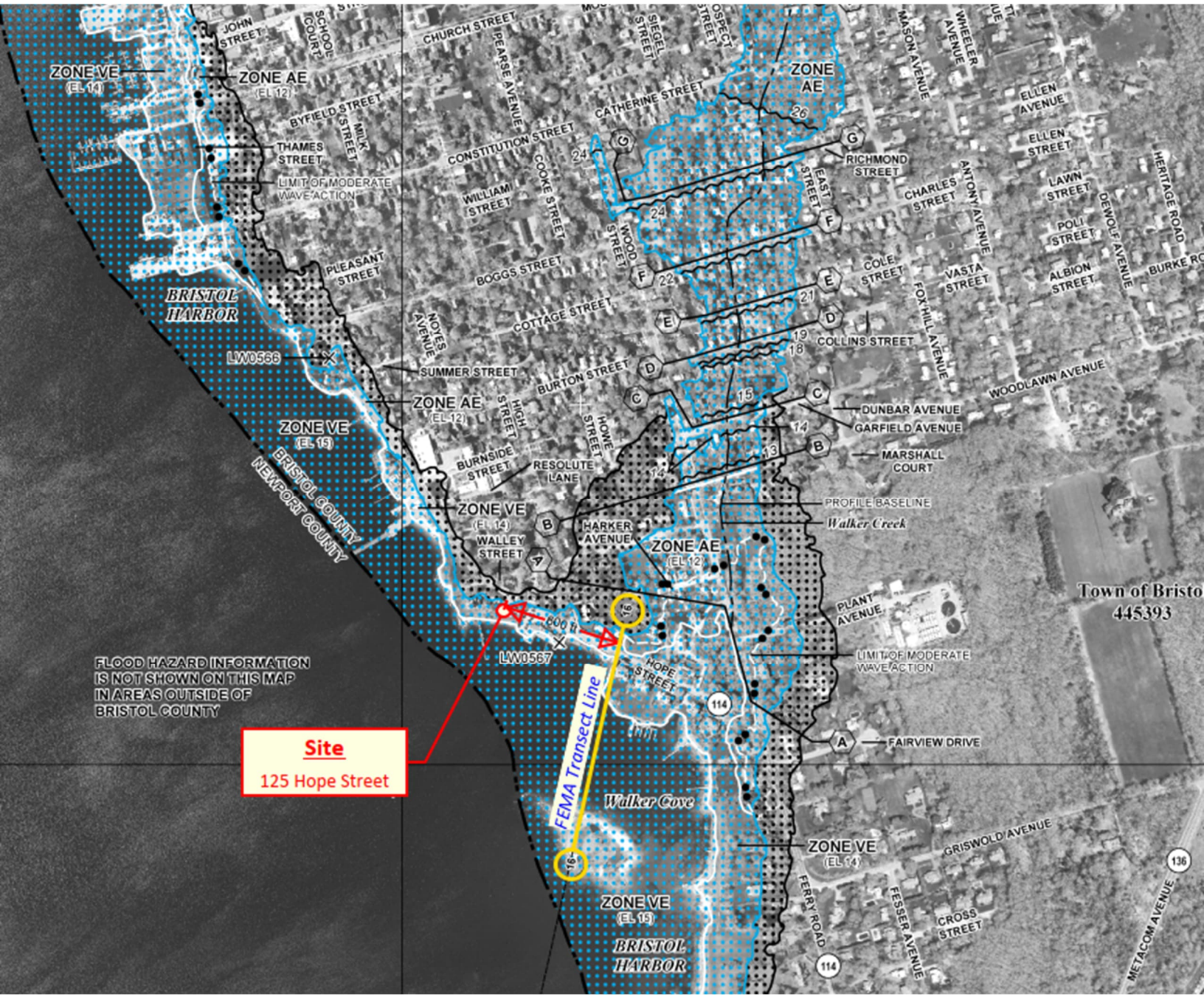
VERSION NUMBER
2.1.3.0

MAP NUMBER
44001C0014H

MAP REVIS
JULY 7, 201

Item 1.

Exhibit F – FEMA Transect in Vicinity of 125 Hope Street


ZONE VE
(EL 14)
ZONE AE
(EL 12)
JOHN STREET
SCHOOL COURT
CHURCH STREET
PEARSE AVENUE
SIEGEL STREET
CATHERINE STREET
MASON AVENUE
WHEELER AVENUE
ELLEN AVENUE
ELLEN STREET
BYFIELD STREET
MILK STREET
THAMES STREET
LIMIT OF MODERATE WAVE ACTION
CONSTITUTION STREET
COOKE STREET
WILLIAM STREET
WOOD STREET
EAST STREET
RICHMOND STREET
CHARLES STREET
ANTONY AVENUE
LAWN STREET
HERITAGE ROAD
POLI STREET
DEWOLF AVENUE
BURKE RO
PLEASANT STREET
BOGGS STREET
COLE STREET
VASTA STREET
ALBION STREET
FOX HILL AVENUE
BRISTOL HARBOR
NOYES AVENUE
COTTAGE STREET
COLLINS STREET
LW0566
SUMMER STREET
BURTON STREET
WOODLAWN AVENUE
HIGH STREET
HOWE STREET
DUNBAR AVENUE
GARFIELD AVENUE
BURNSIDE STREET
RESOLUTE LANE
MARSHALL COURT
BRISTOL COUNTY
NEWPORT COUNTY
PROFILE BASELINE
Walker Creek
HARKER AVENUE
WALLEY STREET
PLANT AVENUE
Town of Bristo
445393
800 ft
LW0567
LIMIT OF MODERATE WAVE ACTION
HOPE STREET
FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF BRISTOL COUNTY
Site
125 Hope Street
FEMA Transect Line
FAIRVIEW DRIVE
Walker Cove
GRISWOLD AVENUE
FERRY ROAD
FESSER AVENUE
CROSS STREET
METACOM AVENUE
BRISTOL HARBOR

DiPrete Engineering

Project # 0644-045

Exhibit G – Delta Study – 4 Franklin Street

REQUEST FOR

REVISION

OF

FLOOD INSURANCE RATE MAP

4 Franklin Street
Bristol, Rhode Island

PREPARED FOR:

Mr. Stephan Brigidi
4 Franklin Street
Bristol, Rhode Island

DELTA NUMBER: D04-135-10

REPORT DATE: June 20, 2005

DELTA
ENVIRONMENTAL
SERVICES, INC.
81 Schoolground Road
P.O. Box 564, Branford, CT
(203) 481-7668

TABLE OF CONTENTS

SECTION		PAGE NUMBER
I.	Introduction	1
II.	Study Area Description	1
III.	Flood Hazard Analysis	2
IV.	Conclusion	3

APPENDICES

APPENDIX A - Application/Certification Forms (FEMA MT-2)

APPENDIX B - Wave Height and Run-up Analysis

FIGURES

FIGURE 1 - Location Map

FIGURE 2 - Revised Flood Insurance Rate Map

FIGURE 3 - Site Topographic Maps

I. INTRODUCTION

Mr. Stephen Brigidi is the owner of a commercial building located at 4 Franklin Street in the Town of Bristol, Bristol County, Rhode Island (FIS Community No. 445393 0014 F). DELTA Environmental Services, Inc. has been retained to review the currently effective Flood Insurance Rate Map and to request an appropriate revision to the special flood hazard area delineations on the property.

II. STUDY AREA DESCRIPTION

The 18,050 square foot property is located to the east of Independence Park, a municipal park developed at a former rail head, and near the northern end of the commercial and residential area associated with the center of the Town of Bristol. The building fronts on the east side of Thames Street, and the south side of Franklin Street. The surrounding area is a mix of commercial, municipal, and residential property.

A property Location Map is included with the figures at the end of this report. The improvement that currently exists at the site consists of a wood frame commercial building.

The Bristol Harbor waterfront is located approximately 400 feet west of the property. Bristol Harbor is protected from wave attack by Jamestown and Newport at the mouth of Narragansett Bay and by Prudence Island directly south of the harbor entrance. Bristol is situated well north of the entrance of Narragansett Bay with several landmasses to protect it from wave attack. Long fetch, deep water, storm waves generated across the Atlantic Ocean are interrupted by the landmasses located in the Bay before they can impact the Bristol Harbor shoreline.

In addition, the developed shoreline of Bristol Harbor located south of the property at 4 Franklin Stree protects it from long fetch waves approaching from the south and southwest. Only waves from the west can potentially impact the shoreline adjacent to the property.

III. FLOOD HAZARD ANALYSIS

The currently effective Flood Insurance Study for Bristol, Bristol County, Rhode Island (Community No. 445393) was completed in 1996.

On September 5, 2003 a Letter of Map Revision (LOMR), case number 03-01-045P, was issued for a large property on the west side of Thames Street in Bristol (Stone Harbor Condominiums). That LOMR revised a section of the Flood Insurance Rate Map (FIRM) immediately to the south of the subject property. The revision matched the previous FIRM flood boundaries in the vicinity of 4 Franklin Street.

The velocity zone crosses Thames Street in the vicinity of the intersection of Thames Street and Franklin Street. Since the property at 4 Franklin Street was not included in the study area covered by the September 2003 LOMR, DELTA was requested to continue the analysis of the coastal hazards along Bristol Harbor to the north to include a detailed analysis of the applicants property.

Copies of LOMR 03-01-045P and the revised FIRM are included in the appendix to this report.

The 100-year still water flood surge elevation in this section of Narragansett Bay was established utilizing a tidal flood profile of Narragansett Bay developed by the U.S. Army Corps of Engineers and published in 1988. The 100-year still water elevation in the eastern portion of Bristol is 13.6 feet NGVD.

DELTA developed two existing conditions coastal transects to reflect the conditions that currently exist at 4 Franklin Street. Detailed topographic and bathymetric data for the site was used to construct the transects.

Wave attack from the west direction was chosen for the transects. This direction was selected as being the direction with the greatest uninterrupted open water fetch that could potentially impact the reach of shoreline being studied. The fetch distance is approximately .5 miles.

FEMA's Coastal Hazard Analysis Modeling Program (CHAMP) was utilized to analyze the transects. The transects are shown on the topographic maps that are included in the technical appendix.

The wave height analysis for Flood Insurance Studies (WHFIS) was run first. The fetch-limited option was used to establish a controlling wave height and spectral peak wave period. The model produced results that indicate that the limit of the velocity zone is substantially water ward of the location depicted on the currently effective Flood Insurance Rate Map.

Using the results of the WHFIS models, DELTA used FEMA's wave run-up analysis to evaluate the potential for wave run-up elevations creating more hazardous coastal flood hazards at the site. Wave height data generated in the WHFIS analysis was utilized as input into the run-up model.

The results indicated that wave run-up would be less than one foot above the still water 100-year flood elevation. When combined with the WHFIS analysis the results indicate that the limit of the V-zone will be along the shoreline, a significant distance from 4 Franklin Street. The area landward of the V-zone limit up to the building is within Zone A15 and Zone A16 with a 100-year flood elevations of 15 and 16 feet NGVD.

DELTA prepared maps indicating the proposed revised flood hazard area and included them as an appendix to this report.

IV. CONCLUSION

Based on the CHAMP wave height and wave run-up analyses the limits of the Velocity Zone should be relocated a significant distance waterward from the locations indicated on the currently effective FIRM.

As a result of our analysis it is DELTA's conclusion that the flood hazard zone delineation indicated on the currently effective Flood Insurance Rate Map for the subject property should be revised and that our request for a Letter of Map Revision is technically supported.

We have redrawn the limits of the flood hazard boundaries based on our analysis. We have indicated the existing and proposed flood zone delineations on both a copy of the detailed topographic map of the property and on the currently effective Flood Insurance Rate Map. In addition we have completed the appropriate sections of FEMA form MT-2 and included them in this report along with our wave height computations.

05061001/125

APPENDIX A

Application/Certification Forms
(FEMA MT-2)

FEDERAL EMERGENCY MANAGEMENT AGENCY

OVERVIEW & CONCURRENCE FORM

O.M.B No. 3067-0148
Expires September 30, 2005

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this form is estimated to average 1 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0148). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

A. REQUESTED RESPONSE FROM FEMA

This request is for a (check one):

☐ CLOMR: A letter from FEMA commenting on whether a proposed project, if built as proposed, would justify a map revision, or proposed hydrology changes (See 44 CFR Ch. 1, Parts 60, 65 & 72).

☒ LOMR: A letter from FEMA officially revising the current NFIP map to show the changes to floodplains, regulatory floodway or flood elevations. (See Parts 60 & 65 of the NFIP Regulations.)

B. OVERVIEW

1. The NFIP map panel(s) affected for all impacted communities is (are):

Community No.	Community Name	State	Map No.	Panel No.	Effective Date
Ex: 480301 480287	City of Katy Harris County	TX TX	480301 48201C	0005D 0220G	02/08/83 09/28/90
445393	Town of Bristol Bristol County	RI	44001C	0014F	3/5/1996

2. Flooding Source: Atlantic Ocean-Bristol Harbor

3. Project Name/Identifier: 4 Franklin Street

4. FEMA zone designations affected: VE-AE (choices: A, AH, AO, A1-A30, A99, AE, AR, V, V1-V30, VE, B, C, D, X)

5. Basis for Request and Type of Revision:

a. The basis for this revision request is (check all that apply)

☐ Physical Change ☒ Improved Methodology/Data

☐ Regulatory Floodway Revision ☐ Other (Attach Description)

Note: A photograph and narrative description of the area of concern is not required, but is very helpful during review.

b. The area of revision encompasses the following types of flooding and structures (check all that apply)

Types of Flooding:	☐ Riverine	☒ Coastal	☐ Shallow Flooding (e.g., Zones AO and AH)
	☐ Alluvial fan	☐ Lakes	☐ Other (Attach Description)
Structures:	☐ Channelization	☐ Levee/Floodwall	☐ Bridge/Culvert
	☐ Dam	☐ Fill	☐ Other, Attach Description

C. REVIEW FEE

Has the review fee for the appropriate request category been included? ☐ Yes Fee amount: $___

☒ No, Attach Explanation

Please see the FEMA Web site at http://www.fema.gov/mit/tsd/frm_fees.htm **for Fee Amounts and Exemptions.**

D. SIGNATURE

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Name: Stephen Brigidi	Company	
Mailing Address: 4 Franklin Street Bristol, RI 02809	Daytime Telephone No.: 401-253-2351 E-Mail Address: SB@BRIGIDI-BWPHOTO.COM	Fax No.: 401-254-2040
Signature of Requester (required): Stephen Brigidi		Date: 27 June 05

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision (LOMR) or conditional LOMR request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a conditional LOMR, will be obtained. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by FEMA, all analyses and documentation used to make this determination.

Community Official's Name and Title:		Telephone No.:
Community Name:	Community Official's Signature (required):	Date:

CERTIFICATION BY REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Robert E. Sonnichsen	License No.: 14596	Expiration Date: 1/31/2006
Company Name: DELTA Environmental Services, Inc.	Telephone No.: 203-481-7668	Fax No.: 203-488-8164
Signature:		Date: 06/01/2005

Ensure the forms that are appropriate to your revision request are included in your submittal.

Form Name and (Number)	Required if ...
☐ Riverine Hydrology and Hydraulics Form (Form 2)	New or revised discharges or water-surface elevations
☐ Riverine Structures Form (Form 3)	Channel is modified, addition/revision of bridge/culverts, addition/revision of levee/floodwall, addition/revision of dam
☒ Coastal Analysis Form (Form 4)	New or revised coastal elevations
☐ Coastal Structures Form (Form 5)	Addition/revision of coastal structure
☐ Alluvial Fan Flooding Form (Form 6)	Flood control measures on alluvial fans

ROBERT E. SONNICHSEN
No. 6812
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

FEDERAL EMERGENCY MANAGEMENT AGENCY

COASTAL ANALYSIS FORM

O.M.B. No. 3067-0148
Expires September 30, 2005

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 1 hour per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number appears in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Federal Emergency Management Agency, 500 C Street, SW, Washington DC 20472, Paperwork Reduction Project (3067-0148). Submission of the form is required to obtain or retain benefits under the National Flood Insurance Program. **Please do not send your completed survey to the above address.**

Flooding Source: Atlantic Ocean - Narragansett Bay - Bristol Harbor
Note: Fill out one form for each flooding source studied

A. COASTLINE TO BE REVISED

Describe limits of study area: 345 Thames Street property on the eastern shore of Bristol Harbor

B. EFFECTIVE FIS

The area being revised in the effective FIS was studied by detailed methods using (check all that apply):

- ☐ Storm surge modeling
- ☒ Wave height computations
- ☐ Wave overtopping computations
- ☐ Primary Frontal Dune Assessment
- ☐ Wave setup computations
- ☒ Wave runup computations
- ☐ Dune erosion computations
- ☐ N/A (area not studied by detailed methods)

C. REVISED ANALYSIS

1. Number of transects in revised analysis:

2. Information used to prepare the revision (check all that apply):
   - ☐ Wave setup analyses (complete Items 3, 4, and 5 below)
   - ☐ Stillwater elevation determinations (complete Item 3)
   - ☐ Erosion considerations (complete Item 4)
   - ☒ Wave runup analysis (complete Items 4 and 5)
   - ☒ Wave height analysis (complete Items 4 and 5)
   - ☐ Wave overtopping assessment (complete Items 4 and 5)
   - ☐ More detailed topographic information (complete Section E)
   - ☐ Shore protection structures (attach completed Coastal Structures Form - Form 5)
   - ☐ Primary frontal dune assessment (complete Item 5)
   - ☐ Other, attach basis of revision request with explanation

3. Stillwater Elevation Determination
   a. How were stillwater elevations determined?
      - ☐ Gage analysis (If revised gage analysis was used, provide copies of gage data and revised analysis.)
      - ☐ Storm surge analysis
      - ☒ Other (Describe): Corps of Engineers Coastal Profile
   b. Specify what datum was used in the calculations: NGVD
      If not the FIS datum, have the calculations been adjusted to the FIS datum? ☐ Yes ☐ No Conversion factor:
   c. If revised storm surge analysis, was FEMA's storm surge model utilized? ☐ Yes ☐ No
   d. If FEMA's storm surge model was used, attach a detailed description of the differences between the current and the revised analyses, and why the revised analysis should replace the current analysis.
   e. If wave setup was computed, attach a description of methodology used.
      Amount of wave setup added to stillwater elevation: 0 feet

C. REVISED ANALYSIS (CONTINUED)

4. Revised Analysis (i.e., erosion, wave height, wave runup, primary frontal dune, and wave overtopping)

If FEMA procedures were utilized to perform the revision, attach a detailed description of differences between the current and the revised analyses, and why the revised analysis should replace the current analysis.

If FEMA procedures were not utilized to perform the revision, provide full documentation on methodology and/or models used; including operational program, detailed differences between methodology and/or models utilized and FEMA's methodology and/or models. Also, attach an explanation of why new methodology and/or models should replace current methodology and/or models.

If revision reflects more detailed topographic information and fill has been/will be placed in a V Zone, and is not protected from erosion by a shore protection structure, provide a detailed description of how the fill has been treated in the revised analysis.

5. Wave Runup, Wave Height, And Wave Overtopping Analysis

Wave height analyses along a transect are greatly affected by starting wave conditions that propagate inland. Wave runup and overtopping analyses are typically considered when wave heights and/or wave runup are close to or greater than the crest of shore protection structures or natural land forms.

a. Was an analysis performed to determine starting wave height and period for input into WHAFIS?
☐ Yes ☒ No

If Yes, attach an explanation of the method utilized. If No, explain why these analyses were not performed.

b. Was wave setup included in wave height analysis and removed for erosion and wave runup analyses?
☐ Yes ☒ No

c. Was an overtopping analysis performed for any coastal shore protection structures or natural land forms that may be overtopped?
☐ Yes ☒No

If Yes, attach an explanation of the methodology utilized and describe in detail the results of the analysis.

If overtopping was not analyzed, attach an explanation for why these analyses were not performed.

D. RESULTS

1. Stillwater storm surge elevation: 13.6 feet NGVD Datum
2. Wave setup: 0 feet
3. Starting deep-water significant wave condition:
   height: 8 ft period: 6 sec
4. Maximum wave height elevation: 14.6 feet
5. Maximum wave runup elevation: 14.6 feet
6. Estimated amount of maximum overtopping: 0 cfs/feet
7. The areas designated as coastal high hazard areas (V Zones) have:
   ☐ increased ☒ decreased ☐ both

Attach a description where they have increased and/or decreased.

8. As a result of the revised analyses, the V Zone location has shifted a maximum of 120 feet seaward and feet landward of its existing position.
9. The Base Flood Elevations have:
   ☐ increased ☒ decreased
   a. What was the greatest increase? feet
   b. What was the greatest decrease? feet
10. The special flood hazard area has:
    ☐ increased ☒ decreased ☐ both

Attach a description where it has increased or decreased.

E. MAPPING REQUIREMENTS

A certified topographic map must be submitted showing the following information (where applicable): effective, existing conditions, and proposed conditions 1%-annual-chance floodplain boundaries, revised shoreline due to either erosion or accretion, location and alignment of all transects, correct location and alignment of any structures, current community easements and boundaries, boundary of the requester's property, certification of a professional engineer registered in the subject State, location and description of reference marks, and the referenced vertical datum (NGVD, NAVD, etc.).

Note that the existing or proposed conditions floodplain boundaries to be shown on the revised FIRM must tie-in with the effective floodplain boundaries. Please attach a copy of the current FIRM annotated to show the revised 1%-annual-chance floodplain boundaries that tie-in with effective 1%-annual-chance floodplain boundaries along the entire extent of the area of revision.

Federal Emergency Management Agency
Washington, D.C. 20472

RECEIVED
SEP - 8 2003

SEP 5 2003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Joseph F. Parella
Bristol Town Administrator
Town Hall
10 Court Street
Bristol, Rhode Island 02809-2208

IN REPLY REFER TO:

Case Number:	03-01-045P
Community Name:	Town of Bristol, Bristol County, Rhode Island
Community Number:	445393
Map Panel Number:	44001C0014
Effective Date of this Revision:	SEP 5 2003

102-D-A

Dear Mr. Parella:

The Flood Insurance Rate Map (FIRM) for the Town of Bristol has been revised by this Letter of Map Revision (LOMR) to reflect a site-specific coastal analysis and more detailed and up-to-date topographic information along Bristol Harbor than that used to prepare the March 5, 1996, FIRM. The subject area is located approximately 200 feet west of the intersection of Thames Street and Bradford Street. This revision was initiated by Mr. Robert E. Sonnichsen, P.E., President of Delta Environmental Services, Inc., in a letter dated April 17, 2003.

We received the following technical data, prepared by Delta Environmental Services, Inc., in support of this revision:

- Wave Height Analysis for Flood Insurance Studies, Version 3.0, input and output files, dated June 24, 2003, for three transects located along the subject area;
- RUNUP, Version 2.0, input and output files, dated June 24, 2003, for three transects located along the subject area;
- a certified topographic map, titled Flood Insurance Rate Map Revision Existing Conditions, dated April 2003, revised June 25, 2003, at a scale of 1" = 30', with a contour interval of 1 foot, reflecting the location and alignment of the transects used in the aforementioned modeling, and proposed modifications to the Base (1% annual chance) Flood Elevations (BFEs) and flood hazard zone designations; and
- an annotated copy of the Bristol County (All Jurisdictions) FIRM number 44001C0014 F, dated March 5, 1996, showing the proposed revisions to the BFEs and flood hazard zone designations.

In addition to the above referenced technical data, we received the following documentation in support of this request:

- a letter, dated June 3, 2003, from Mr. Joseph F. Parella, Bristol Town Administrator, indicating community concurrence with the request; and
- completed application/certification forms.

We received all data necessary to process this revision by July 30, 2003.

Based on our review of the submitted data, we are issuing this LOMR to reflect a decrease in the Coastal High Hazard Area (V Zone) and BFEs along Bristol Harbor. This revision results in changes in the flood hazard zone designations and BFEs along the subject area as follows:

- a portion of the area currently designated as Zone VE with a BFE of 18 feet National Geodetic Vertical Datum of 1929 (NGVD 29) has been revised to Zone VE with a BFE of 17 feet NGVD 29 and Zone AE with BFEs of 14 and 15 feet NGVD 29; and
- a portion of the area currently designated as Zone AE with a BFE of 15 feet NGVD 29 has been revised to Zone AE with a BFE of 14 feet NGVD 29.

This LOMR revises the Bristol County (All Jurisdictions) FIRM number 44001C0014 F, dated March 5, 1996, as shown on the enclosed annotated portion of the FIRM.

We have enclosed a copy of the public notification of the revised BFEs, which will be published in the Providence Journal on or about September 12, 2003, and September 19, 2003. In addition, we will publish a notice of changes in the Federal Register. However, we will not print and distribute this LOMR to users, such as insurance agents or lenders. Your community will serve as a repository for the new data. Therefore, we encourage you to supplement the notification to appear in the Providence Journal by preparing a news release for publication in your community newspaper that describes the revision and explains how your community will provide data and help interpret the National Flood Insurance Program (NFIP) maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

Within 90 days of the second publication in the Providence Journal, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be revised.

hazard conditions subsequent to the publication of the FIS, and the flood hazards shown in the FIS and FIRM could be increased.

Your community must approve all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set standards for construction that are higher than the minimum NFIP criteria or may limit development in floodplain areas. If the State of Rhode Island or the Town of Bristol has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

Because of funding constraints, we must limit the number of map republications. Consequently, we will not republish the FIRM for Bristol County (All Jurisdictions) to reflect this determination. However, we will incorporate this determination when we next republish FIRM number 44001C0014.

We have enclosed a document titled "List of Current Flood Insurance Study Data," which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in that document are not filed in your community's map repository, please contact the Federal Emergency Management Agency (FEMA) Map Assistance Center (FMAC) at the number listed below for information on how to obtain those items.

Use the map panel listed above and revised by this letter for flood insurance policies and renewals issued for property located on this panel.

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management ordinances that meet or exceed minimum NFIP criteria. These criteria, including adoption of the FIS and FIRM, and revisions made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

If you have any questions, please do not hesitate to contact the Director, Federal Insurance and Mitigation Division of FEMA in Boston, Massachusetts, at (617) 223-9561, or FMAC toll free at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,

William R Blanton Jr

William R. Blanton Jr.
Project Engineer
Hazard Study Branch
Mitigation Division
Emergency Preparedness
and Response Directorate

For: Doug Bellomo, P.E., Acting Branch Chief
Hazard Study Branch
Mitigation Division
Emergency Preparedness
and Response Directorate

Enclosures

cc: Mr. Gerhard Oswald, Town of Bristol Director of Community Development
Mr. Robert E. Sonnichsen, P.E.
Mr. Christopher Reynolds, Stonestreet Corporation
State NFIP Coordinator

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: SEP 5 2003

Community: Town of Bristol, Bristol County, Rhode Island

Community Number: 445393

Page Number: 1 of 1

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: March 5, 1996

FLOOD INSURANCE RATE MAP

Map Number: 44001C (Bristol County, Rhode Island [All Jurisdictions])

Index Date: March 5, 1996

Panel Numbers	Effective Date
44001C0010F, 44001C0011F, 44001C0012F, 44001C0013F, 44001C0014F, 44001C0015F, 44001C0016F, and 44001C0017F	March 5, 1996

LETTERS OF MAP REVISION

Panel Numbers	Effective Date
44001C0014F	SEP 5 2003

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

None

BEST AVAILABLE DATA LETTERS

None

REVALIDATION LETTER

None

CHANGES ARE MADE IN THE TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND, BASE (1% ANNUAL CHANCE) FLOOD ELEVATIONS (BFEs) AND ZONE DESIGNATIONS UNDER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

The Federal Emergency Management Agency (FEMA), has determined that modification of the elevations and zone designations of the flood having a 1% chance of occurrence in any given year (base flood) for certain locations in the Town of Bristol, Rhode Island, is appropriate. These modifications and zone designations amend the FEMA Flood Insurance Rate Map (FIRM) for the community, dated March 5, 1996.

This modification reflects a site-specific coastal analysis and more detailed and up-to-date topographic information along Bristol Harbor than that used to prepare the March 5, 1996, FIRM. As a result, there is a decrease in the Coastal High Hazard Area (V Zone) and BFEs along Bristol Harbor. In addition, there is a change in zone designation from Zone VE to Zone AE. The revised BFEs for the Atlantic Ocean/Bristol Harbor are as follows:

Location	Base Flood Elevations (NGVD)* Effective	Revised
Approximately 400 feet northwest of the intersection of Thames Street and Bradford Street along Bristol Harbor	*18	*17
Approximately 150 feet southwest of the intersection of Thames Street and Bradford Street along Bristol Harbor	*15	*14

*Elevation in feet National Geodetic Vertical Datum

In order for the community to participate in the NFIP, the community will be using the new BFEs and zone designations to administer the floodplain management measures of the NFIP. These modified BFEs and zone designations will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents.

Upon the second publication of notice of these changes, any person has 90 days in which he can request through the Chief Executive Officer of the community that FEMA reconsider the determination. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the FEMA's determination to modify the BFEs and zone designations may itself be changed.

Any person wishing to comment on these changes should notify:

Mr. Joseph F. Parella
Bristol Town Administrator
Town Hall
10 Court Street
Bristol, Rhode Island 02809-2208

APPENDIX B

Wave Height and Run-up Analysis

1 *** THE FOLLOWING MESSAGES ARE THE RESULTS FROM THE 100-YR ELEVATION INTERPOLATION FOR THE TRANSECT:

- Transect: 1 Date: 6/21/2005

1

WAVE HEIGHT COMPUTATIONS FOR FLOOD INSURANCE STUDIES (VERSION 3.0, 9_88)
- Transect: 1 Date: 6/21/2005

PART1 INPUT

IE	.000	.000	.430	7.600	13.600	.000	.000	.000	.833	.000
IF	6.000	5.000	.000	13.600	.000	.000	.000	.000	.304	.000
IF	23.000	7.000	.000	13.600	.000	.000	.000	.000	.032	.000
IF	93.000	7.780	.000	13.600	.000	.000	.000	.000	.007	.000
IF	118.000	7.700	.000	13.600	.000	.000	.000	.000	.005	.000
IF	137.000	8.020	.000	13.600	.000	.000	.000	.000	.008	.000
IF	170.000	8.120	.000	13.600	.000	.000	.000	.000	.006	.000
IF	199.000	8.380	.000	13.600	.000	.000	.000	.000	.003	.000
IF	231.000	8.320	.000	13.600	.000	.000	.000	.000	-.000	.000
IF	265.000	8.370	.000	13.600	.000	.000	.000	.000	-.008	.000
IF	297.000	7.820	.000	13.600	.000	.000	.000	.000	-.010	.000
IF	353.000	7.450	.000	13.600	.000	.000	.000	.000	-.011	.000
IF	371.000	7.030	.000	13.600	.000	.000	.000	.000	-.040	.000
IF	372.000	6.700	.000	13.600	.000	.000	.000	.000	-.002	.000
IF	418.000	6.920	.000	13.600	.000	.000	.000	.000	.013	.000
IF	420.000	7.300	.000	13.600	.000	.000	.000	.000	.154	.000
IF	425.000	8.000	.000	13.600	.000	.000	.000	.000	.140	.000
ET	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

203

49

	END STATION	END ELEVATION	FETCH LENGTH	SURGE ELEV 10-YEAR	SURGE ELEV 100-YEAR	INITIAL WAVE HEIGHT	INITIAL W. PERIOD		BOTTOM SLOPE	AVERAGE A-ZONES
IE	.000	.000	.430	7.600	13.600	.000	.000	.000	.833	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	6.000	5.000	.000	13.600	.000	.000	.000	.000	.304	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	23.000	7.000	.000	13.600	.000	.000	.000	.000	.032	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	93.000	7.780	.000	13.600	.000	.000	.000	.000	.007	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	118.000	7.700	.000	13.600	.000	.000	.000	.000	.005	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	137.000	8.020	.000	13.600	.000	.000	.000	.000	.008	.000

Item 1.

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	170.000	8.120	.000	13.600	.000	.000	.000	.000	.006	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	199.000	8.380	.000	13.600	.000	.000	.000	.000	.003	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	231.000	8.320	.000	13.600	.000	.000	.000	.000	.000	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	265.000	8.370	.000	13.600	.000	.000	.000	.000	-.008	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	297.000	7.820	.000	13.600	.000	.000	.000	.000	-.010	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	353.000	7.450	.000	13.600	.000	.000	.000	.000	-.011	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
	371.000	7.030	.000	13.600	.000	.000	.000	.000	-.040	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	372.000	6.700	.000	13.600	.000	.000	.000	.000	-.002	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	418.000	6.920	.000	13.600	.000	.000	.000	.000	.013	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	420.000	7.300	.000	13.600	.000	.000	.000	.000	.154	.000
	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	425.000	8.000	.000	13.600	.000	.000	.000	.000	.140	.000

----------END OF TRANSECT----------

NOTE:

SURGE ELEVATION INCLUDES CONTRIBUTIONS FROM ASTRONOMICAL AND STORM TIDES.

1

PART2: CONTROLLING WAVE HEIGHTS, SPECTRAL PEAK WAVE PERIOD, AND WAVE CREST ELEVATIONS

LOCATION		CONTROLLING WAVE HEIGHT	SPECTRAL PEAK WAVE PERIOD	WAVE CREST ELEVATION
IE	.00	3.18	2.09	15.83
IF	6.00	3.08	2.09	15.76
IF	23.00	2.91	2.09	15.63
IF	93.00	2.80	2.11	15.56
IF	118.00	2.82	2.11	15.57
IF	137.00	2.76	2.12	15.54
IF	170.00	2.75	2.12	15.53
IF	199.00	2.70	2.13	15.49
IF	231.00	2.71	2.14	15.50
IF	265.00	2.72	2.14	15.50
IF	297.00	2.76	2.15	15.53
IF	353.00	2.83	2.16	15.58
IF	371.00	2.90	2.16	15.63
IF	372.00	2.93	2.16	15.65
IF	418.00	2.93	2.17	15.65
IF	420.00	2.88	2.17	15.62
IF	425.00	2.81	2.17	15.57

TRANSMITTED WAVE HEIGHT AT LAST FETCH OR OBSTRUCTION = 2.81 WHICH EXCEEDS 0.5.

PART3 LOCATION OF AREAS ABOVE 100-YEAR SURGE

NO AREAS ABOVE 100-YEAR SURGE IN THIS TRANSECT

PART4 LOCATION OF SURGE CHANGES

STATION	10-YEAR SURGE	100-YEAR SURGE

NO SURGE CHANGES IN THIS TRANSECT

PART5 LOCATION OF V ZONES

STATION OF GUTTER	LOCATION OF ZONE

205

Item 1.

PART6 NUMBERED A ZONES AND V ZONES

STATION OF GUTTER	ELEVATION	ZONE DESIGNATION	FHF
.00	15.83		
		V19 EL=16	95
13.84	15.70		
		A16 EL=16	80
190.02	15.50		
		A16 EL=15	80
245.90	15.50		
		A16 EL=16	80
425.00	15.57		

ZONE TERMINATED AT END OF TRANSECT

Item 1.

****

Transect 1 Wave runup

CROSS SECTION PROFILE

	LENGTH	ELEV.	SLOPE	ROUGHNESS
1	-22.0	-10.0		
			3.75	1.00
2	-7.0	-6.0		
			1.17	1.00
3	.0	.0		
			1.20	1.00
4	6.0	5.0		
			8.50	1.00
5	23.0	7.0		
			87.50	1.00
6	93.0	7.8		
			-250.00	1.00
7	118.0	7.7		
			63.33	1.00
8	137.0	8.0		
			330.00	1.00
9	170.0	8.1		
			96.67	1.00
10	199.0	8.4		
			-320.00	1.00
11	231.0	8.3		
			340.00	1.00
12	265.0	8.4		
			-53.33	1.00
13	297.0	7.8		
			FLAT	1.00
14	325.0	7.8		
			-93.33	1.00
15	353.0	7.5		
			-36.00	1.00
16	371.0	7.0		
			-3.33	1.00
17	372.0	6.7		

LAST SLOPE 1.00 LAST ROUGHNESS 1.00

CLIENT-
PROJECT-
** WAVE RUNUP-VERSION 2.0 **
ENGINEERED BY
JOB
RUN 4 PAGE 2

****

OUTPUT TABLE

INPUT PARAMETERS			RUNUP RESULTS			
WATER LEVEL ABOVE DATUM	DEEP WATER WAVE HEIGHT	WAVE PERIOD	BREAKING SLOPE NUMBER	RUNUP SLOPE NUMBER	RUNUP ABOVE WATER LEVEL	BREAKER DEPTH

207

Item 1.

(FT.)	(FT.)	(SEC.)			(FT.)	(FT.)
13.60	1.90	2.60	17	17	.48	2.41
13.60	1.90	2.70	17	17	.47	2.41
13.60	1.90	2.90	17	17	.51	2.41
13.60	2.00	2.60	17	17	.49	2.54
13.60	2.00	2.70	17	17	.49	2.54
13.60	2.00	2.90	17	17	.52	2.54
13.60	2.10	2.60	17	17	.49	2.67
13.60	2.10	2.70	17	17	.51	2.67
13.60	2.10	2.90	17	17	.55	2.67

1 *** THE FOLLOWING MESSAGES ARE THE RESULTS FROM THE 100-YR ELEVATION INTERPOLATION FOR THE TRANSECT:

- Transect: 2 Date: 6/21/2005

1

WAVE HEIGHT COMPUTATIONS FOR FLOOD INSURANCE STUDIES (VERSION 3.0, 9_88)
- Transect: 2 Date: 6/21/2005

PART1 INPUT

IE	.000	.000	.470	7.600	13.600	.000	.000	.000	.417	.000
IF	12.000	5.000	.000	13.600	.000	.000	.000	.000	.333	.000
IF	18.000	6.000	.000	13.600	.000	.000	.000	.000	.013	.000
IF	91.000	6.000	.000	13.600	.000	.000	.000	.000	.005	.000
IF	216.000	7.000	.000	13.600	.000	.000	.000	.000	.012	.000
IF	260.000	8.000	.000	13.600	.000	.000	.000	.000	.024	.000
IF	271.000	8.300	.000	13.600	.000	.000	.000	.000	-.023	.000
IF	273.000	7.700	.000	13.600	.000	.000	.000	.000	-.004	.000
IF	340.000	8.000	.000	13.600	.000	.000	.000	.000	.004	.000
ET	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

1

	END STATION	END ELEVATION	FETCH LENGTH	SURGE ELEV 10-YEAR	SURGE ELEV 100-YEAR	INITIAL WAVE HEIGHT	INITIAL W. PERIOD		BOTTOM SLOPE	AVERAGE A-ZONES
IE	.000	.000	.470	7.600	13.600	.000	.000	.000	.417	.000

55 209

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	12.000	5.000	.000	13.600	.000	.000	.000	.000	.333	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	18.000	6.000	.000	13.600	.000	.000	.000	.000	.013	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	91.000	6.000	.000	13.600	.000	.000	.000	.000	.005	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	216.000	7.000	.000	13.600	.000	.000	.000	.000	.012	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	260.000	8.000	.000	13.600	.000	.000	.000	.000	.024	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	271.000	8.300	.000	13.600	.000	.000	.000	.000	-.023	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES

Item 1.

IF	273.000	7.700	.000	13.600	.000	.000	.000	.000	-.004	.000

	END STATION	END ELEVATION	NEW SURGE 10-YEAR	NEW SURGE 100-YEAR					BOTTOM SLOPE	AVERAGE A-ZONES
IF	340.000	8.000	.000	13.600	.000	.000	.000	.000	.004	.000

----------END OF TRANSECT----------

NOTE:

SURGE ELEVATION INCLUDES CONTRIBUTIONS FROM ASTRONOMICAL AND STORM TIDES.

1

PART2: CONTROLLING WAVE HEIGHTS, SPECTRAL PEAK WAVE PERIOD, AND WAVE CREST ELEVATIONS

LOCATION		CONTROLLING WAVE HEIGHT	SPECTRAL PEAK WAVE PERIOD	WAVE CREST ELEVATION
IE	.00	3.37	2.15	15.96
IF	12.00	3.23	2.15	15.86
IF	18.00	3.14	2.15	15.80
IF	91.00	3.17	2.17	15.82
IF	216.00	3.08	2.19	15.76
IF	260.00	2.89	2.20	15.62
IF	271.00	2.81	2.20	15.57
IF	273.00	2.85	2.20	15.59
IF	340.00	2.85	2.21	15.60

TRANSMITTED WAVE HEIGHT AT LAST FETCH OR OBSTRUCTION = 2.85 WHICH EXCEEDS 0.5.

PART3 LOCATION OF AREAS ABOVE 100-YEAR SURGE

NO AREAS ABOVE 100-YEAR SURGE IN THIS TRANSECT

PART4 LOCATION OF SURGE CHANGES

STATION 10-YEAR SURGE 100-YEAR SURGE

NO SURGE CHANGES IN THIS TRANSECT

PART5 LOCATION OF V ZONES

STATION OF GUTTER LOCATION OF ZONE

210

Item 1.

234.63 WINDWARD

PART6 NUMBERED A ZONES AND V ZONES

STATION OF GUTTER	ELEVATION	ZONE DESIGNATION	FHF
.00	15.96		
		V19 EL=16	95
234.63	15.70		
		A16 EL=16	80
340.00	15.60		

ZONE TERMINATED AT END OF TRANSECT

211

Item 1.

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CROSS SECTION PROFILE

Transect 2 wave runup

	LENGTH	ELEV.	SLOPE	ROUGHNESS
1	-24.0	-5.0		
			6.00	1.00
2	-18.0	-4.0		
			6.00	1.00
3	-12.0	-3.0		
			6.00	1.00
4	-6.0	-2.0		
			4.00	1.00
5	-2.0	-1.0		
			2.00	1.00
6	.0	.0		
			2.40	1.00
7	12.0	5.0		
			6.00	1.00
8	18.0	6.0		
			FLAT	1.00
9	91.0	6.0		
			125.00	1.00
10	216.0	7.0		
			44.00	1.00
11	260.0	8.0		
			36.67	1.00
12	271.0	8.3		
			-3.33	1.00
13	273.0	7.7		

LAST SLOPE 1.00 LAST ROUGHNESS 1.00

CLIENT-
PROJECT-
** WAVE RUNUP-VERSION 2.0 **
ENGINEERED BY
JOB

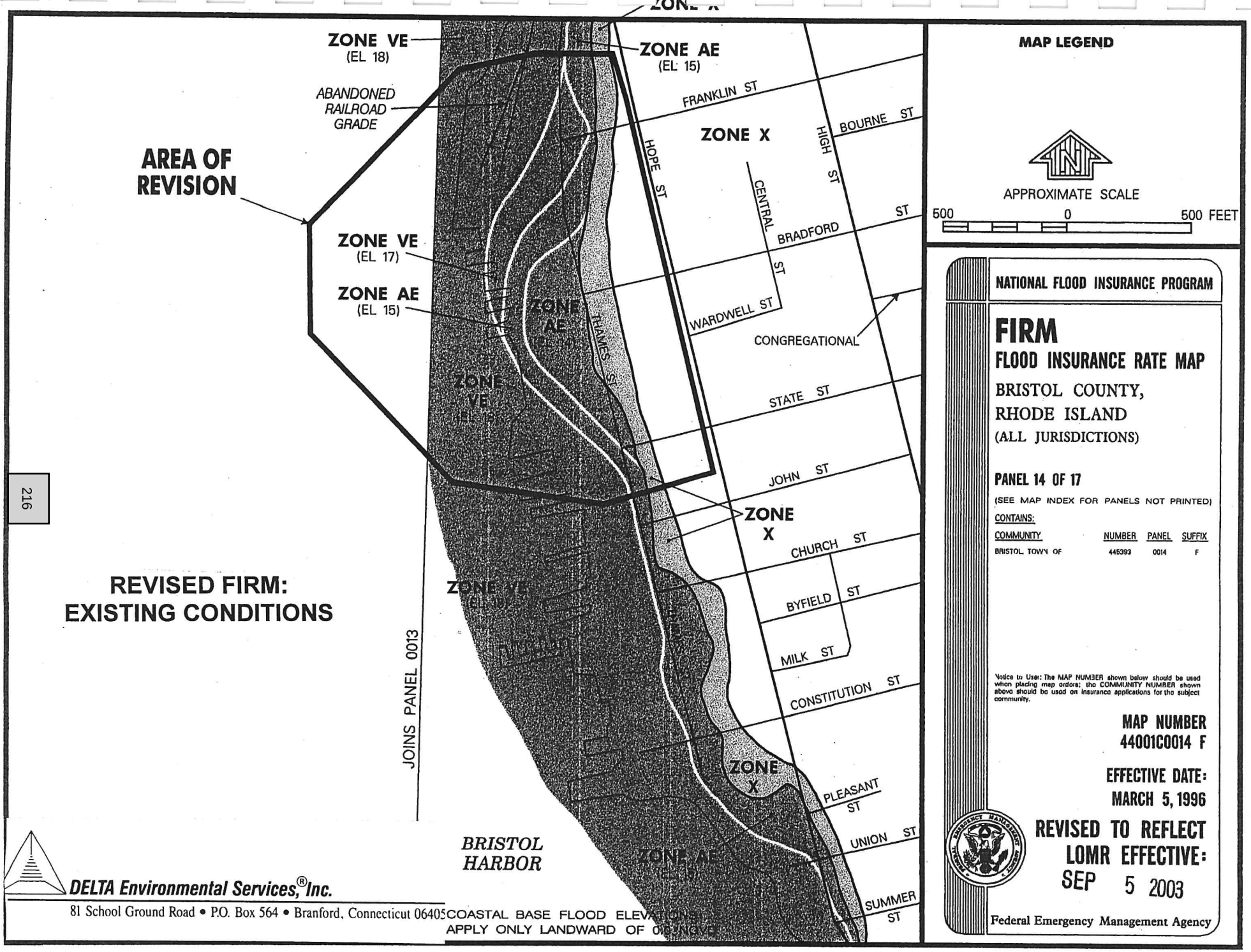
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OUTPUT TABLE

INPUT PARAMETERS			RUNUP RESULTS			
WATER LEVEL ABOVE DATUM (FT.)	DEEP WATER WAVE HEIGHT (FT.)	WAVE PERIOD (SEC.)	BREAKING SLOPE NUMBER	RUNUP SLOPE NUMBER	RUNUP ABOVE WATER LEVEL (FT.)	BREAKER DEPTH (FT.)
13.60	2.00	2.50	13	13	.51	2.54
13.60	2.00	2.70	13	13	.50	2.54
13.60	2.00	2.80	13	13	.52	2.54

13.60	2.10	2.50	13	13	.48	2.67
13.60	2.10	2.70	13	13	.52	2.67
13.60	2.10	2.80	13	13	.55	2.67
13.60	2.20	2.50	13	13	.50	2.79
13.60	2.20	2.70	13	13	.53	2.79
13.60	2.20	2.80	13	13	.55	2.79

FIGURES


ZONE VE
(EL 18)
ZONE AE
(EL 15)
ABANDONED
RAILROAD
GRADE
AREA OF
REVISION
ZONE VE
(EL 17)
ZONE AE
(EL 15)
ZONE X
FRANKLIN ST
BOURNE ST
HOPE ST
HIGH ST
CENTRAL ST
BRADFORD ST
WARDWELL ST
CONGREGATIONAL
THAMES ST
STATE ST
JOHN ST
CHURCH ST
BYFIELD ST
MILK ST
CONSTITUTION ST
PLEASANT ST
UNION ST
SUMMER ST
JOINS PANEL 0013
BRISTOL
HARBOR
REVISED FIRM:
EXISTING CONDITIONS
MAP LEGEND
APPROXIMATE SCALE
500 0 500 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
BRISTOL COUNTY,
RHODE ISLAND
(ALL JURISDICTIONS)
PANEL 14 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
BRISTOL, TOWN OF 445393 0014 F
Notice to User: The MAP NUMBER shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.
MAP NUMBER
44001C0014 F
EFFECTIVE DATE:
MARCH 5, 1996
REVISED TO REFLECT
LOMR EFFECTIVE:
SEP 5 2003
Federal Emergency Management Agency
DELTA Environmental Services,® Inc.
81 School Ground Road • P.O. Box 564 • Branford, Connecticut 06405
COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-48	Contributing	April 16, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
276 High St.	18	36

Applicant	Applicant Phone	Applicant Email
Timothy Finucane	617-968-8255	vfinucane17@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Mason Phillips	401-952-9947	

Work Category:	Replacing in Kind

Description of proposed work:

Replace Exterior Doors and Storm Doors

Replace Single Pane Windows and Aluminum Storm Windows with Double Pane Wood Windows

Replace Front Porch with in kind materials

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00536
HISTORIC NAME:	Smith, S., House
ARCH. STYLE:	Greek Revival; Colonial Revival front porch
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca; 1920 ca ell w/storefront

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

Possibly? Hip-roofed dormer added to N roof slope (not seen in prev. survey photos).

Timothy Finucane
Applicant's Name – Printed
Date: April 16, 2025

Timothy J Finucane
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 29, 2025

Subject Property:

Parcel Number:	18-36	Mailing Address:	FINUCANE, TIMOTHY J. & VICTORIA L. TE 276 HIGH ST BRISTOL, RI 02809
CAMA Number:	18-36		
Property Address:	276 HIGH ST		

Abutters:

Parcel Number:	13-39	Mailing Address:	MCCARTHY, AGNES E. LIFE EST MCCARTHY, BRIAN F. & KLORER, L C/O 118 BRADFORD ST BRISTOL, RI 02809
CAMA Number:	13-39		
Property Address:	118 BRADFORD ST		
Parcel Number:	13-46	Mailing Address:	SNYDER, KENNETH 291 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-46		
Property Address:	291 HIGH ST		
Parcel Number:	13-50	Mailing Address:	FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-50		
Property Address:	HIGH ST		
Parcel Number:	13-51	Mailing Address:	OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number:	13-51		
Property Address:	117 STATE ST		
Parcel Number:	13-52	Mailing Address:	LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-52		
Property Address:	105 STATE ST		
Parcel Number:	18-21	Mailing Address:	MILLER, GERALDINE - TRUSTEE GERALDINE MILLER LIVING TRUST 19 CONGREGATIONAL ST BRISTOL, RI 02809
CAMA Number:	18-21		
Property Address:	19 CONGREGATIONAL ST		
Parcel Number:	18-22	Mailing Address:	AMARAL, JOSE & DEOLINDA LE BOYLAN, JENNIFER LYNN & AMARAL, BRIAN B 44 BELVEDERE DRIVE BRISTOL, RI 02809
CAMA Number:	18-22		
Property Address:	17 CONGREGATIONAL ST		
Parcel Number:	18-23	Mailing Address:	FIRST CONGREGATIONAL CHURCH 281 HIGH ST BRISTOL, RI 02809
CAMA Number:	18-23		
Property Address:	284 HIGH ST		
Parcel Number:	18-32	Mailing Address:	OBRIEN, SUSAN P 24 CONGREGATIONAL ST BRISTOL, RI 02809
CAMA Number:	18-32		
Property Address:	24 CONGREGATIONAL ST		
Parcel Number:	18-33	Mailing Address:	OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number:	18-33		
Property Address:	STATE ST		

200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number:	18-34	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-34		STATE ST
Property Address:	CONGREGATIONAL ST		BRISTOL, RI 02809
Parcel Number:	18-35	Mailing Address:	GALLO PROPERTIES, LLC
CAMA Number:	18-35		282 HIGH ST
Property Address:	282 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-37	Mailing Address:	DIPIETRO, DOMINIC
CAMA Number:	18-37		274 HIGH ST
Property Address:	274 HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-44	Mailing Address:	VERBURG, PHYLLIS JEFFREY L. SR TE
CAMA Number:	18-44		145 STATE STREET
Property Address:	145 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-45	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-45		STATE ST
Property Address:	141 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-46	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	18-46		10 COURT ST
Property Address:	135 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-47	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-47		STATE ST
Property Address:	STATE ST		BRISTOL, RI 02809
Parcel Number:	18-48	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-48		STATE ST
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	18-49	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-49		STATE ST
Property Address:	131 STATE ST		BRISTOL, RI 02809
Parcel Number:	18-50	Mailing Address:	OUR LADY OF MT CARMEL CHURCH
CAMA Number:	18-50		STATE ST
Property Address:	127 STATE ST		BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 276 HIGH ST
ACRES: 0.0691
PARCEL ID: 018-0036-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: FINUCANE, TIMOTHY J. & VICTORIA L. TE
CO - OWNER:
MAILING ADDRESS: 276 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1243

SALE INFORMATION

SALE DATE: 3/7/2025
BOOK & PAGE: 2276-16
SALE PRICE: 258,625
SALE DESCRIPTION:
SELLER: GERMANO, MARIA C. & GERMANO, MELINDA C. &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3224
FINISHED BUILDING AREA: 1587
BASEMENT AREA: 939
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $127,700
YARD: $0
BUILDING: $167,800
TOTAL: $295,500

BUILDING EXTERIOR

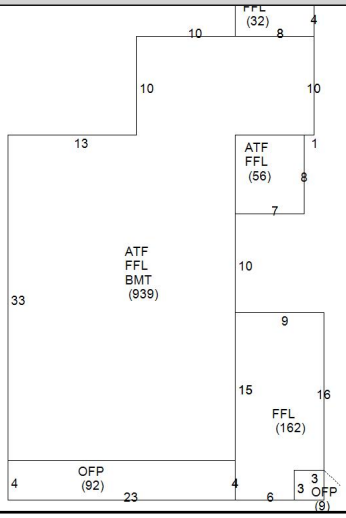
BUILDING STYLE: Mixed Use
UNITS: 1
YEAR BUILT: 1920
FRAME:
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 4
 # OF FULL BATHS: 1
 # OF HALF BATHS: 2

 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



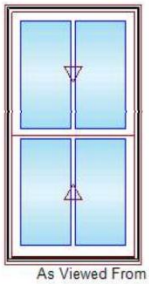
PHOTO

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.





MARVIN



As Viewed From The Exterior

Entered As: IO
FS 30 5/8" X 57 3/8"
IO 31" X 57"

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 31" X 57"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
Note: Unit Availability and Price is Subject to Change

Masonite 30-in x 80-in x 4-9/16-in Steel Half lite Right-hand inswing Primed Prehung Front Door with Brick…

★★★★☆ 296



Masonite 30-in x 80-in x 4-9/16-in Steel Half lite Right-hand inswing Primed Prehung Front Door with Brick…

★★★★☆ 296



LARSON 20+ Midview 36-in x 81-in White Wood core Reversible Hinge Storm Door Mid-view with Self-storing Scre...

★★★★☆ 1,188














276



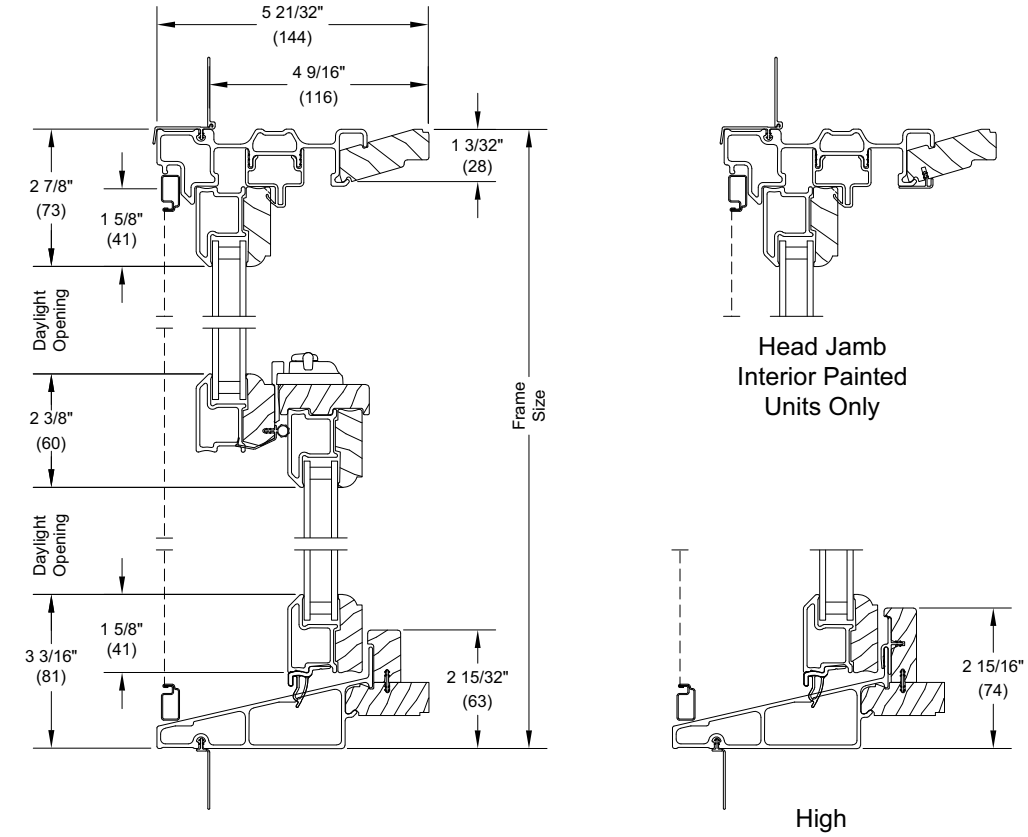
Section Details: Operating - Double Hung (4 9/16" Jambs)

Scale: 3" = 1' 0"

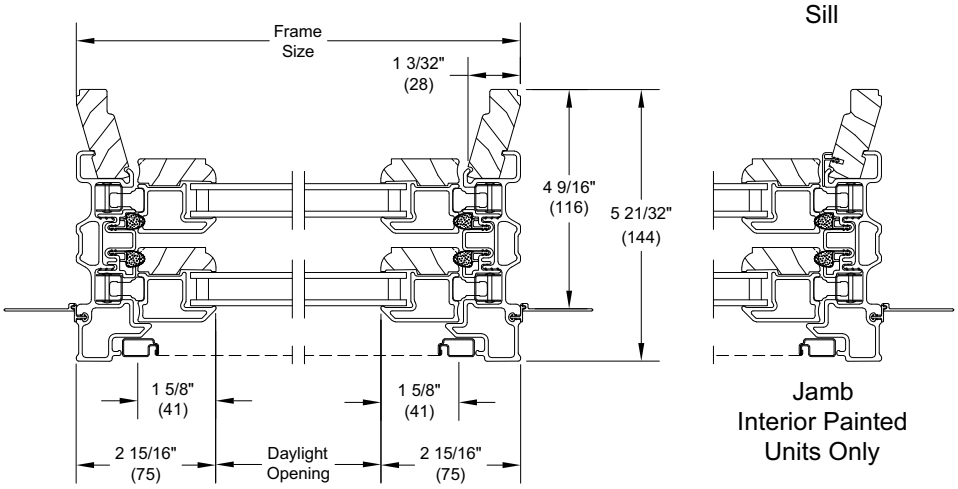
Head Jamb

Check Rail

Sill



Jamb



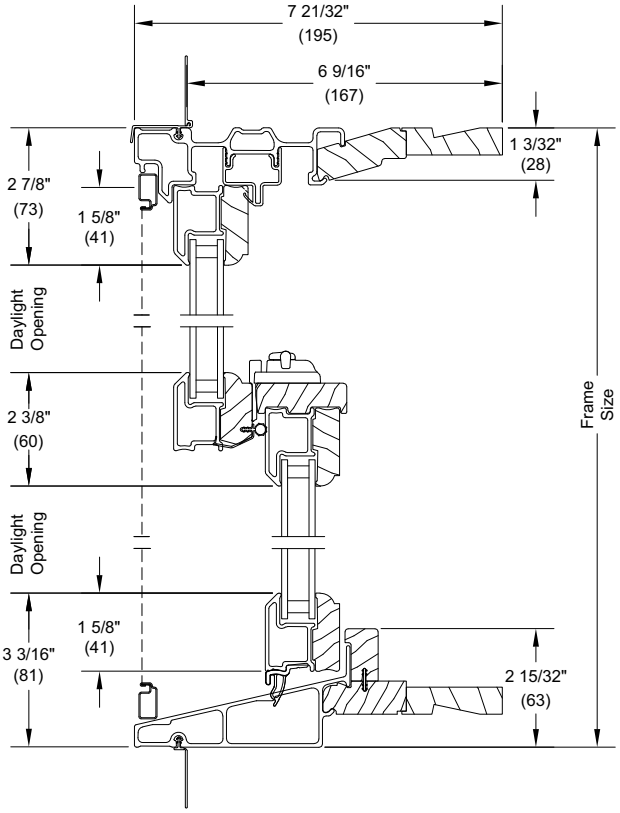
Section Details: Operating - Double Hung (6 9/16" Jambs)

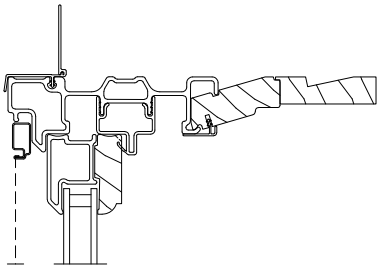
Scale: 3" = 1' 0"

Head Jamb

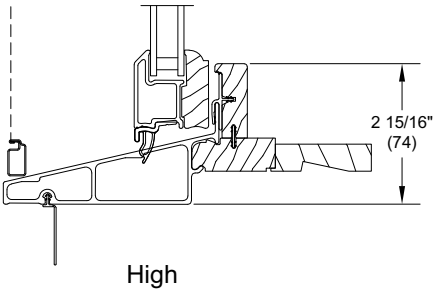
Check Rail

Sill



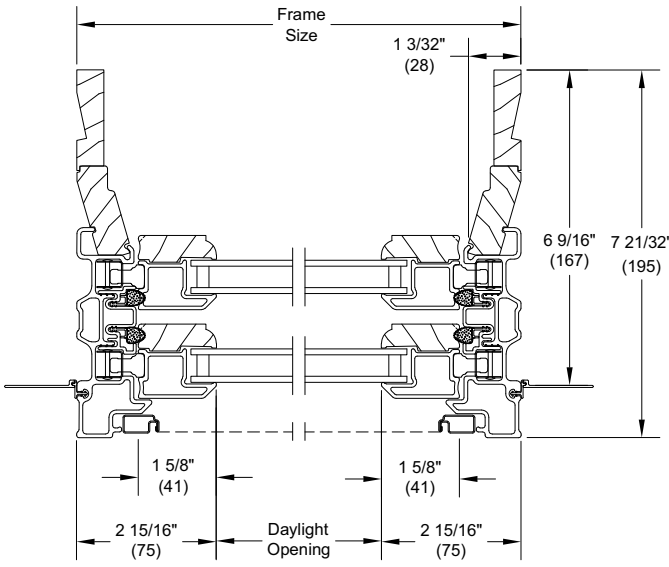


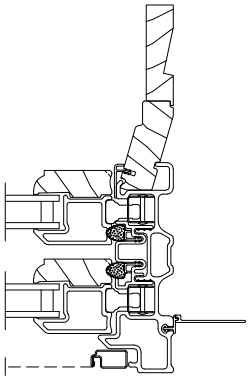
Head Jamb Interior Painted Units Only



High Performance Sill

Jamb

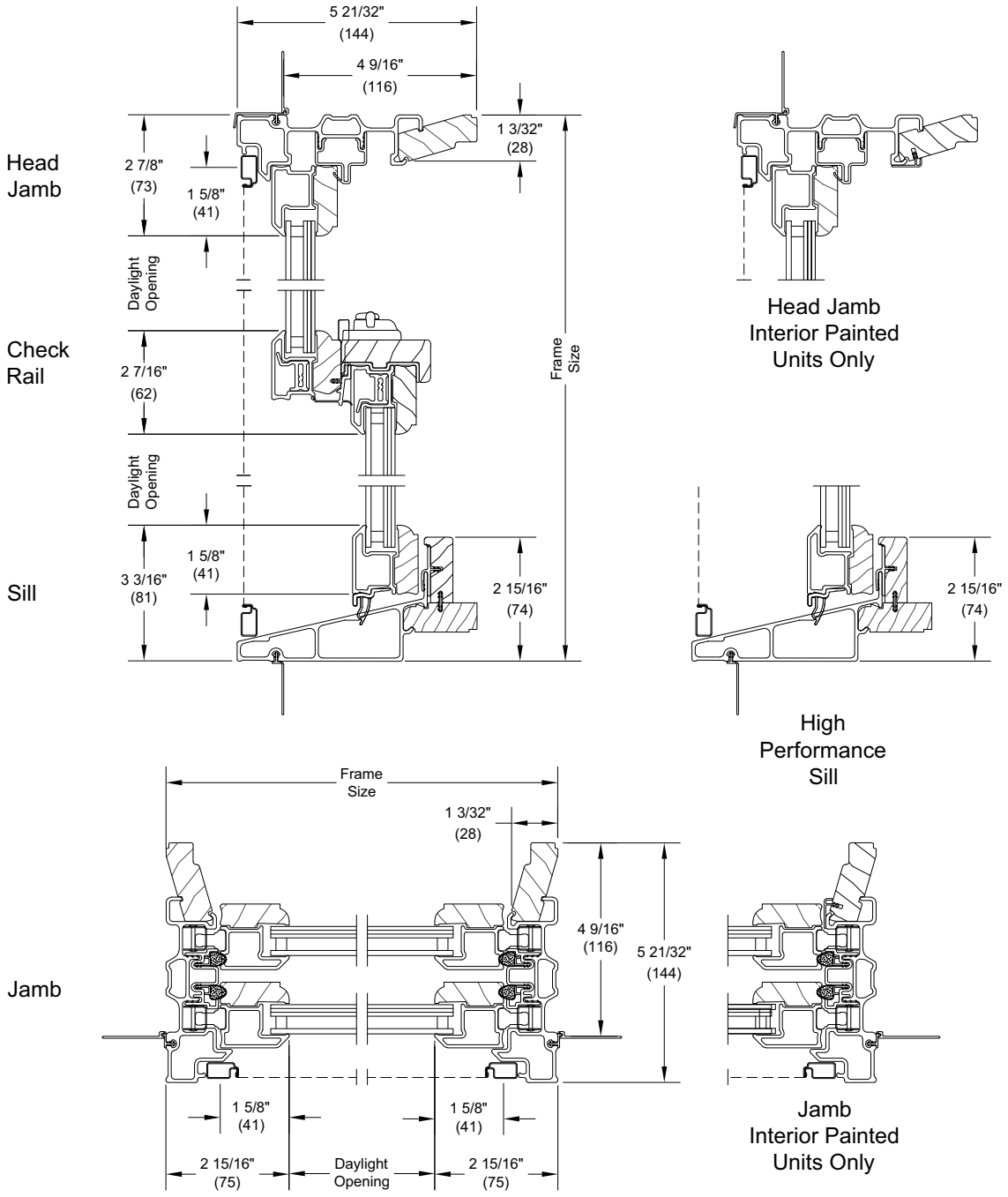




Jamb Interior Painted Units Only

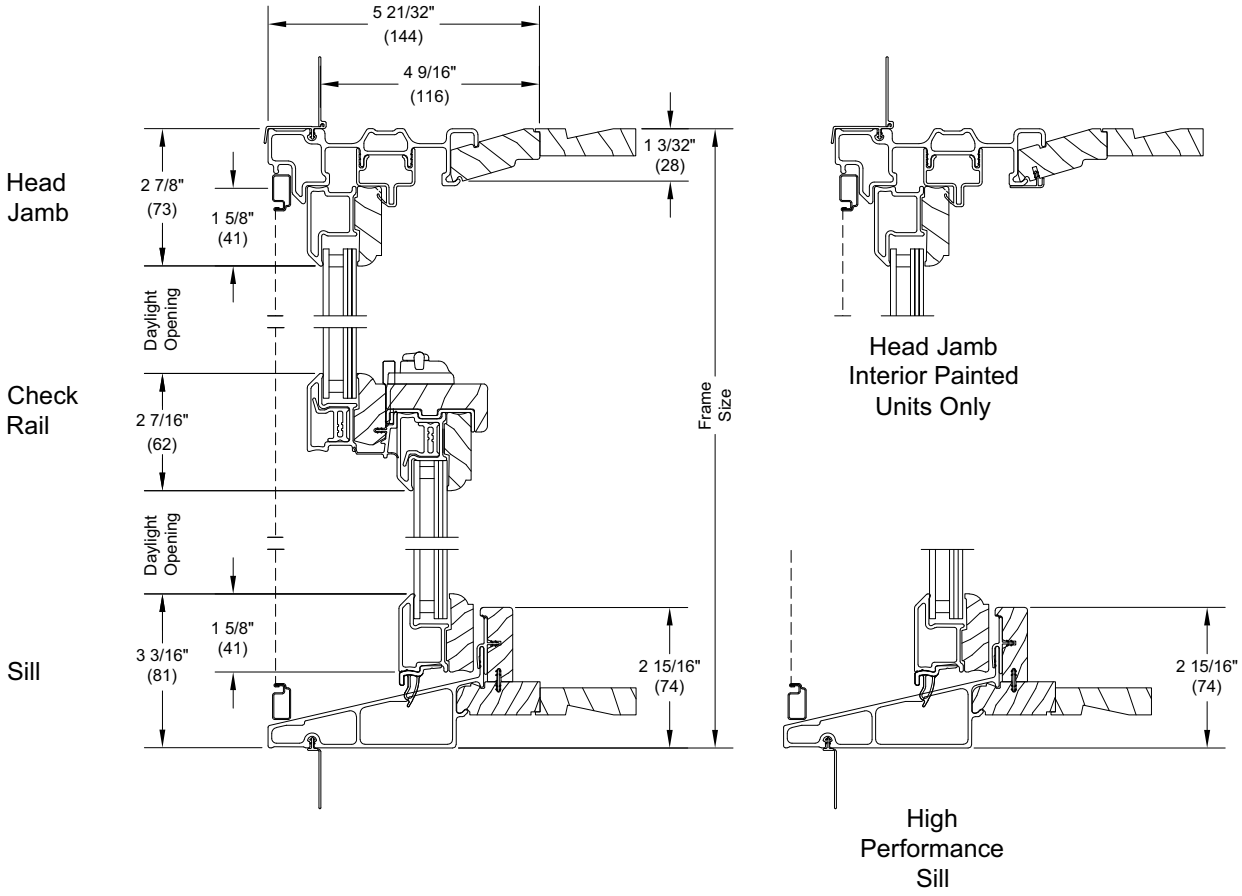
Section Details: Operating - Double Hung (4 9/16" Jambs) - IZ3

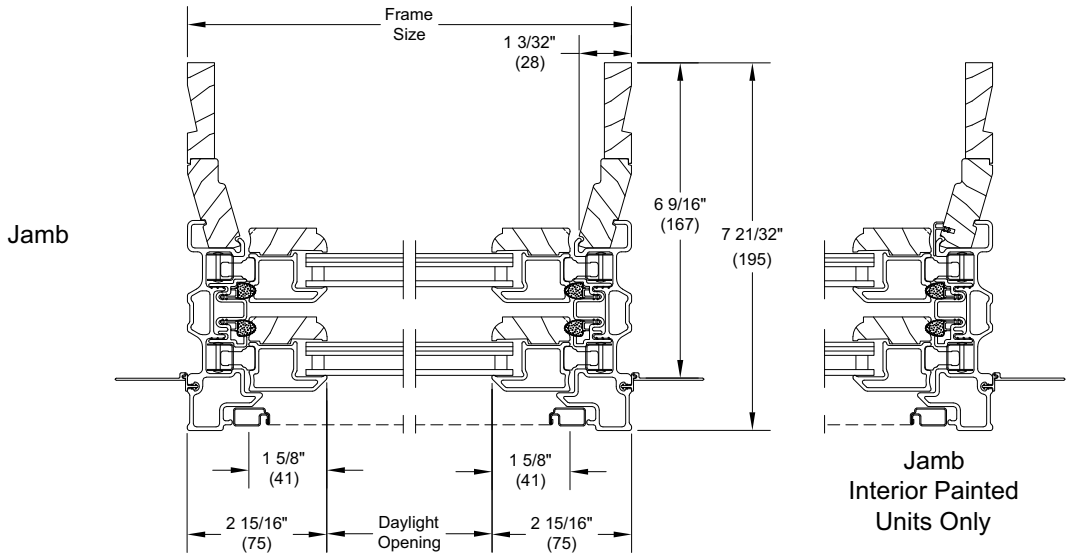
Scale: 3" = 1' 0"



Section Details: Operating - Double Hung (6 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"



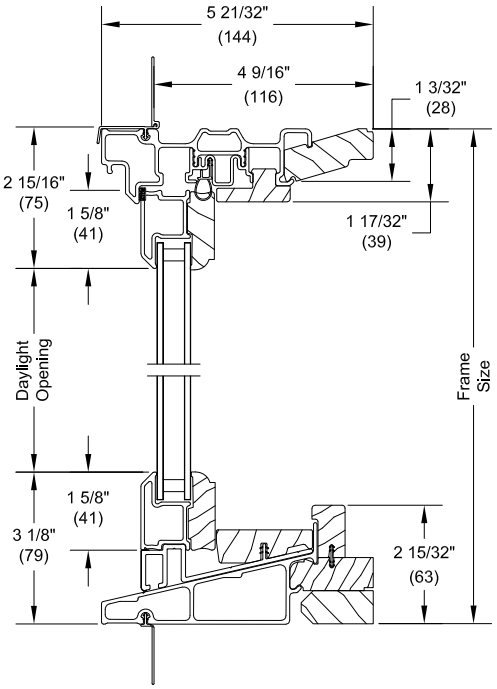


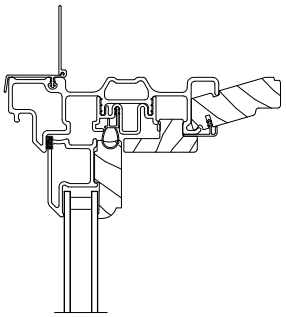
Section Details: Double Hung Picture/Transom (4 9/16" Jambs)

Scale: 3" = 1' 0"

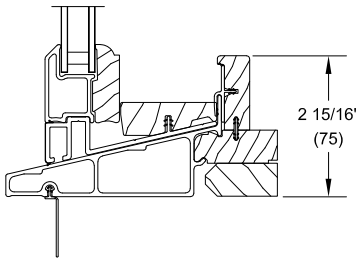
Head
Jamb

Sill



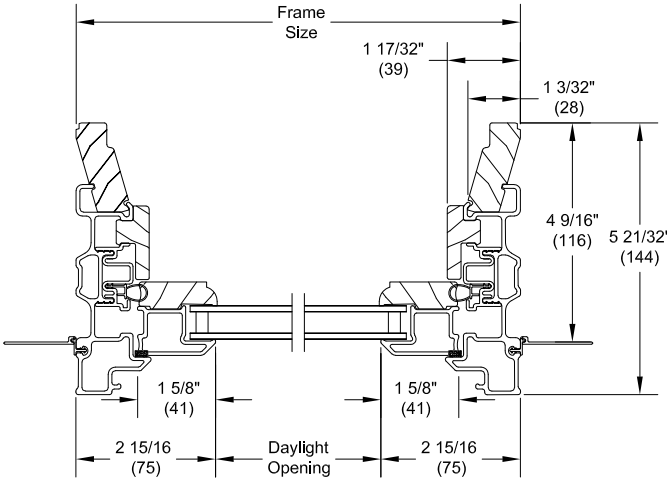


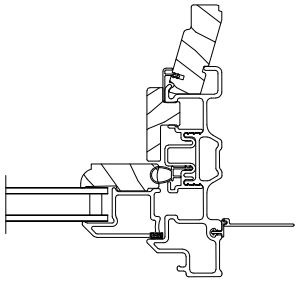
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





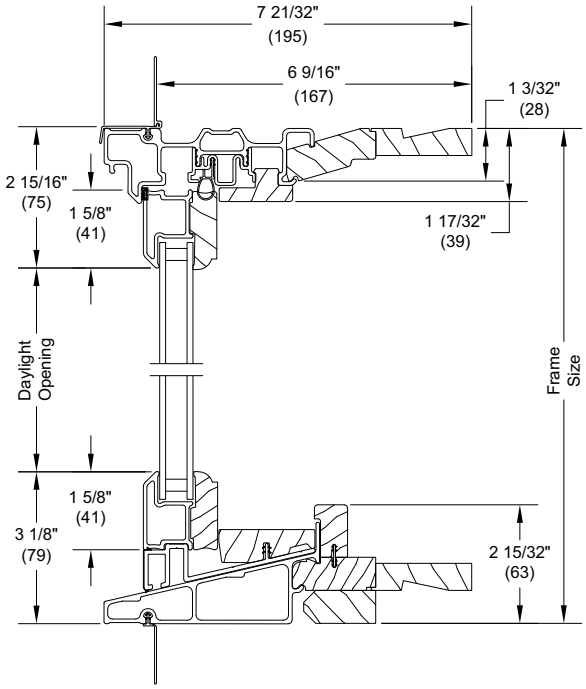
Jamb
Interior Painted
Units Only

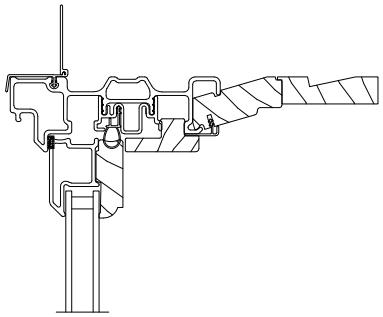
Section Details: Double Hung Picture/Transom (6 9/16" Jambs)

Scale: 3" = 1' 0"

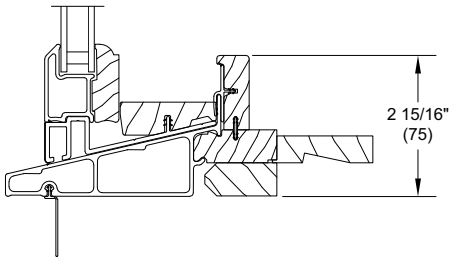
Head
Jamb

Sill



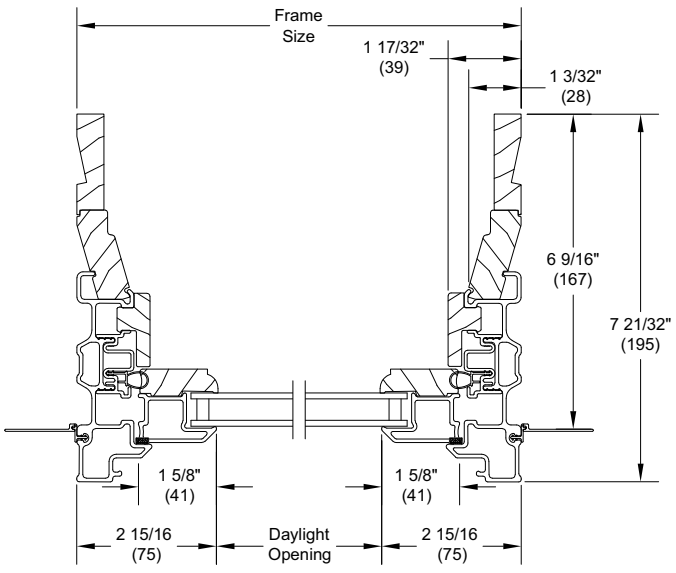


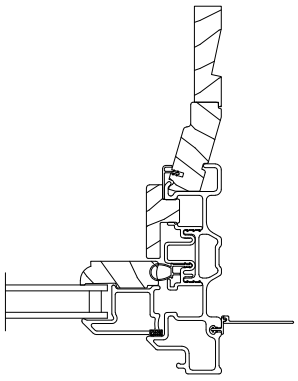
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





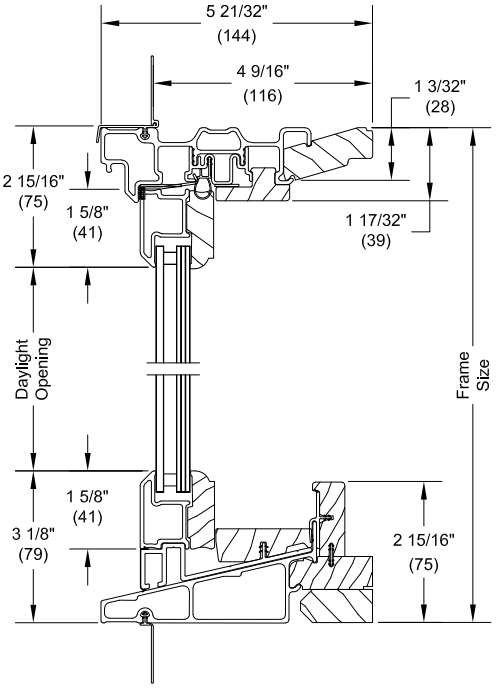
Jamb
Interior Painted
Units Only

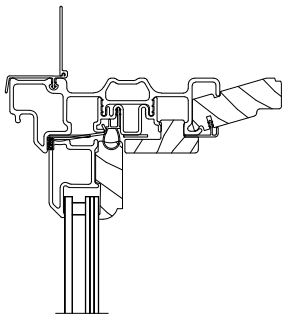
Section Details: Double Hung Picture/Transom (4 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"

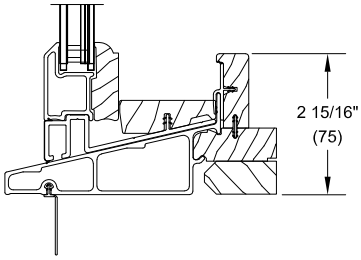
Head
Jamb

Sill



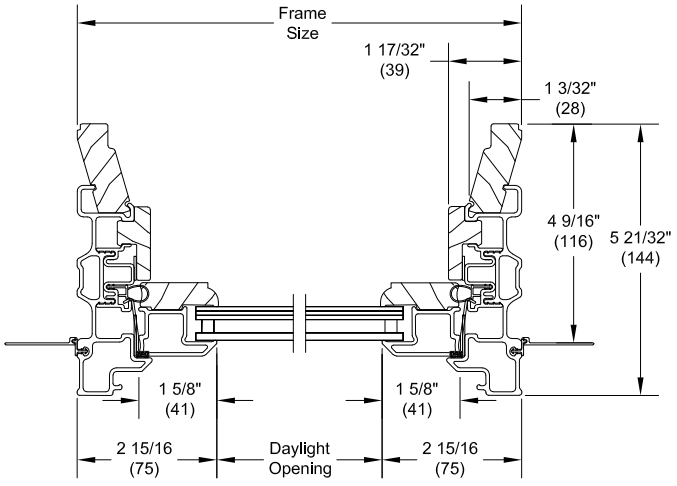


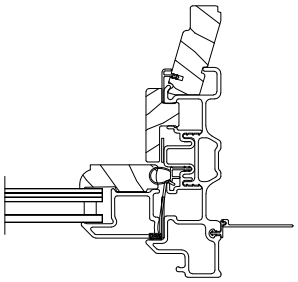
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb





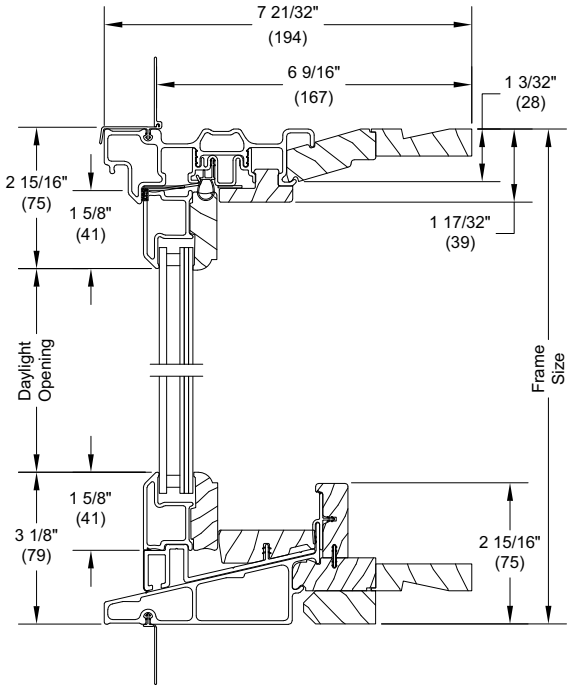
Jamb
Interior Painted
Units Only

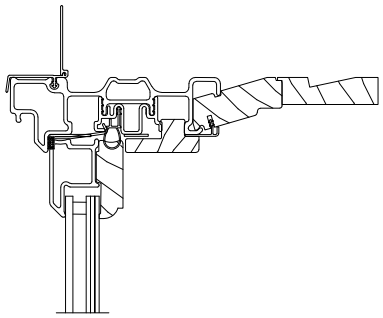
Section Details: Double Hung Picture/Transom (6 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"

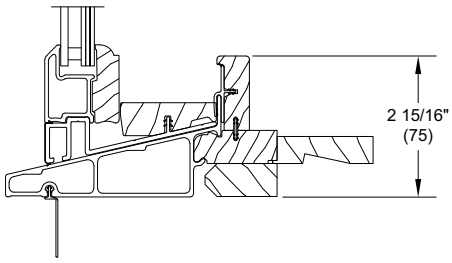
Head
Jamb

Sill



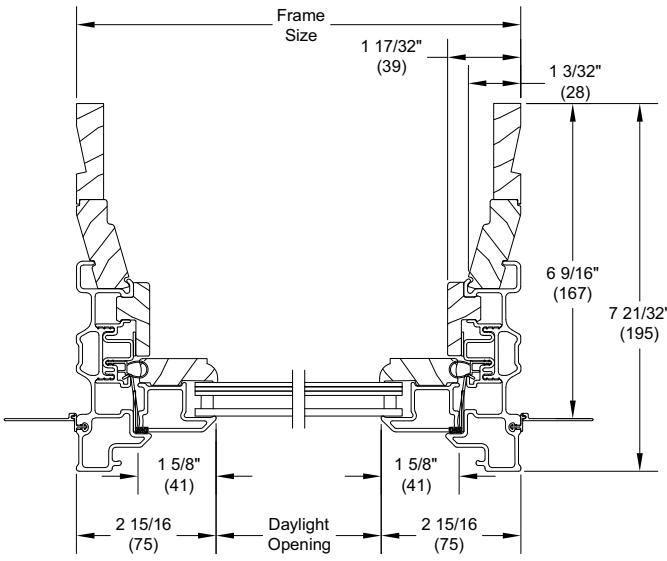


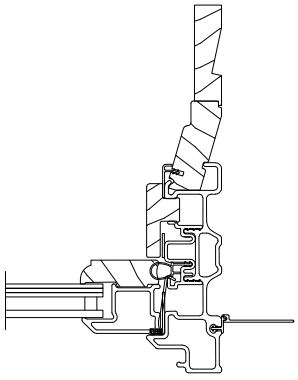
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb



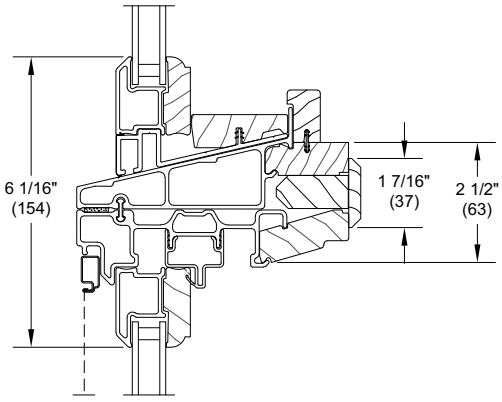


Jamb
Interior Painted
Units Only

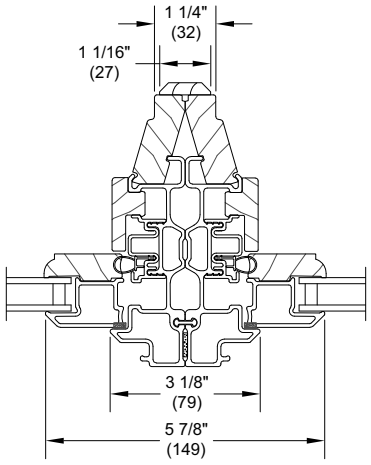
NOTE: Units shown do not have Interior Jamb Caps.

Section Details: Mullions (Frame-to-Frame) - Double Hung

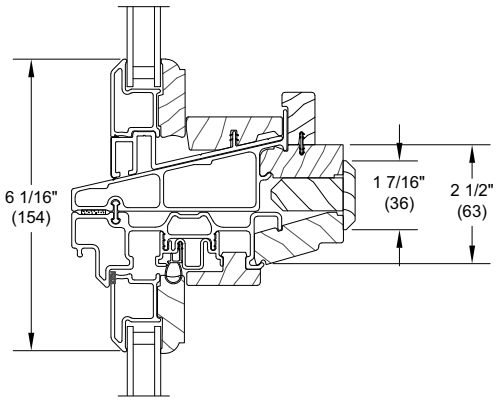
Scale: 3" = 1' 0"



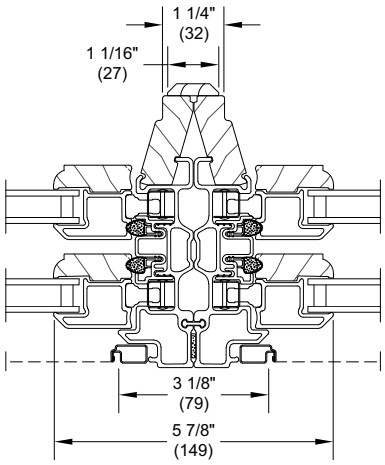
Horizontal Transom
Over Operating Unit



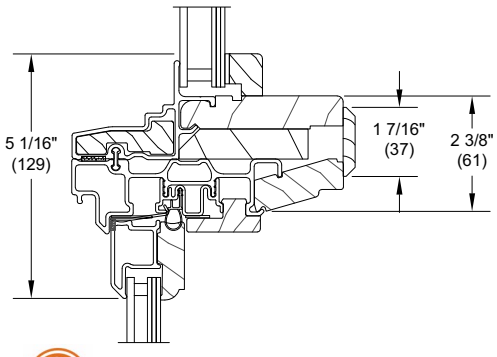
Vertical Picture Unit
2 Wide



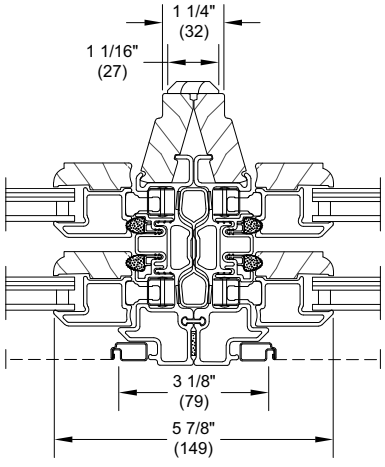
HORIZONTAL TRANSOM
OVER PICTURE UNIT



Vertical Double Hung Units
2 Wide



HORIZONTAL DG TRANSOM
OVER PICTURE UNIT - IMPACT

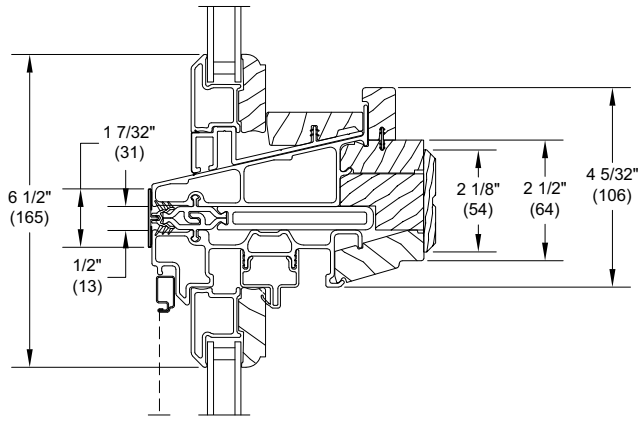


Vertical Double Hung Units
2 Wide - Impact

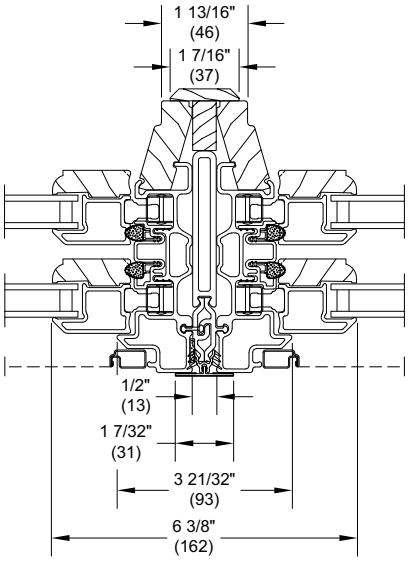
NOTE: IZ3 logo represents units that are certified for IZ3 glazing with a wind zone 3
Units shown do not have Interior Jamb Caps.

Section Details: Mullions (1/2" MRF) - Double Hung

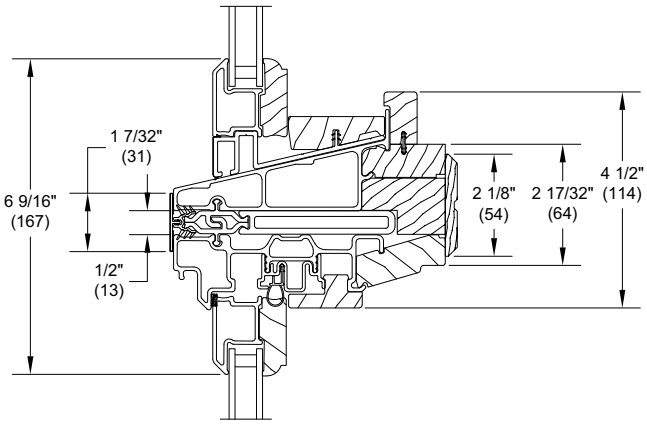
Scale: 3" = 1' 0"



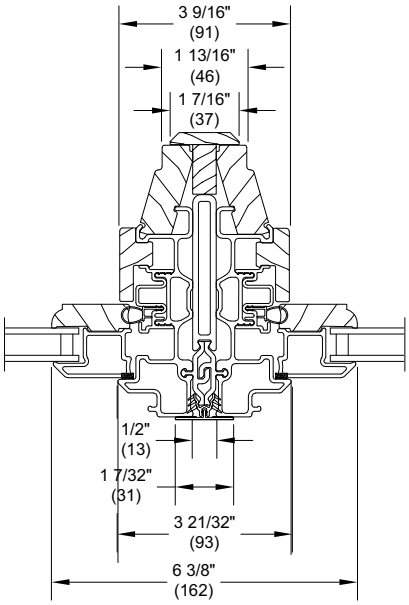
Horizontal Transom
Over Operating Unit



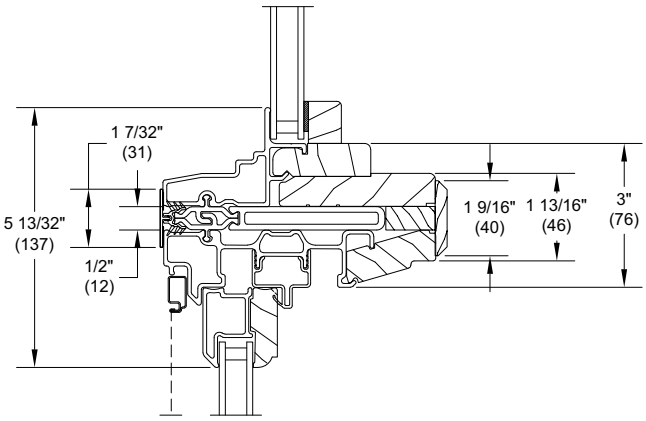
Vertical Double Hung Units 2 Wide



Horizontal Transom
Over Picture Unit



Vertical Picture Unit 2 Wide



Horizontal DG Polygon Transom
Over Operating Unit

NOTE: Units shown do not have Interior Jamb Caps.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-54	Contributing	April 22, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
5 MILK ST	14	106

Applicant	Applicant Phone	Applicant Email
MARY ANN PELLEGRINO	401-339-7610	mapellegrino@carlacorp.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
REPLACE WINDOWS-2ND FLOOR

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00339
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival with significant Queen Anne details
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Some vinyl 1/1 replacement windows.	

MARY ANN PELLEGRINO
Applicant's Name – Printed
Date: April 22, 2025

MARY ANN PELLEGRINO
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	14-106	Mailing Address:	PELLEGRINO, MARY ANN
CAMA Number:	14-106		25 BYFIELD ST
Property Address:	5 MILK ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	14-105	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-105		10 COURT ST
Property Address:	CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-107	Mailing Address:	CAMPAGNA FAMILY, LP
CAMA Number:	14-107		15 LOW LANE
Property Address:	38 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-112	Mailing Address:	CHRISTINA, DANIEL & JULIE TE
CAMA Number:	14-112		4 MILK ST
Property Address:	4 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-118	Mailing Address:	GARDNER, MATTHEW R (1/3);
CAMA Number:	14-118		GARDNER, STEVEN D & ANN
Property Address:	12 BYFIELD ST		TRUSTEES-GARDNER TRUST (2/3)
			12 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-32	Mailing Address:	FLYNN, JAMES M & ELIZABETH C
CAMA Number:	14-32		TRUSTEES
Property Address:	63 CHURCH ST		63 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-35	Mailing Address:	SALLEY, NEIL B. JR. ENGRACIA
CAMA Number:	14-35		61 CHURCH ST.
Property Address:	61 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-37	Mailing Address:	VASCONCELOS, ALAN
CAMA Number:	14-37		57 CHURCH STREET
Property Address:	57 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-39	Mailing Address:	DAVIDSON, JOSHUA B & KATHERINE N
CAMA Number:	14-39		TE
Property Address:	51 CHURCH ST		51 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-41	Mailing Address:	FORTY-NINE CHURCH STREET, LLC
CAMA Number:	14-41		26 PATRICIA ANN DR
Property Address:	49 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-43	Mailing Address:	BONNER, KERRY S & MERRILL, DEBRA
CAMA Number:	14-43		A TC
Property Address:	43 CHURCH ST		43 CHURCH ST
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-44	Mailing Address:	BERGENHOLTZ, THOMAS A. MARIANNE 366 HOPE ST UNIT 1 BRISTOL, RI 02809
CAMA Number:	14-44		
Property Address:	41 CHURCH ST		
Parcel Number:	14-55	Mailing Address:	NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
CAMA Number:	14-55		
Property Address:	74 CHURCH ST		
Parcel Number:	14-56	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-56		
Property Address:	43 BYFIELD ST		
Parcel Number:	14-57	Mailing Address:	DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
CAMA Number:	14-57		
Property Address:	64 CHURCH ST		
Parcel Number:	14-58	Mailing Address:	BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-58		
Property Address:	39 BYFIELD ST		
Parcel Number:	14-59	Mailing Address:	WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
CAMA Number:	14-59		
Property Address:	60 CHURCH ST		
Parcel Number:	14-60	Mailing Address:	SQUILLANTE-SEYEZ, DAVID & SEYEZ, DORAN TE 33 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-60		
Property Address:	33 BYFIELD ST		
Parcel Number:	14-61	Mailing Address:	REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
CAMA Number:	14-61		
Property Address:	56 CHURCH ST		
Parcel Number:	14-62	Mailing Address:	KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-62		
Property Address:	27 BYFIELD ST		
Parcel Number:	14-63	Mailing Address:	CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-63		
Property Address:	48 CHURCH ST		
Parcel Number:	14-64	Mailing Address:	PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-64		
Property Address:	25 BYFIELD ST		
Parcel Number:	14-65	Mailing Address:	ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-65		
Property Address:	44 CHURCH ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-66	Mailing Address:	JGR, LLC
CAMA Number:	14-66		443 HOPE ST
Property Address:	40 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-67	Mailing Address:	BAO, ELENA M - TRUSTEE ELENA M
CAMA Number:	14-67		BAO REVOCABLE TRUST
Property Address:	19 BYFIELD ST		19 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-69	Mailing Address:	MONAHAN-BELL LIVING TRUST
CAMA Number:	14-69		11 BYFIELD ST
Property Address:	11 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-74	Mailing Address:	DRAWBRIDGE, CLIFFORD J. ET UX
CAMA Number:	14-74		FLOYD, TERESA L TE
Property Address:	46 BYFIELD ST		46 BYFIELD STREET
			BRISTOL, RI 02809
Parcel Number:	14-75	Mailing Address:	GAETZ, TRACEY FRANCES & FISCHER,
CAMA Number:	14-75		STEPHEN C. JR TE
Property Address:	42 BYFIELD ST		42 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-76	Mailing Address:	SILVA, MICHAEL
CAMA Number:	14-76		141 HILLSIDE AVE
Property Address:	38 BYFIELD ST		SOMERSET, MA 02726
Parcel Number:	14-77	Mailing Address:	SIROIS, ROSEMARIE G.
CAMA Number:	14-77		34 BYFIELD ST
Property Address:	34 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-78	Mailing Address:	CARREIRO, MARY M TRUSTEE MARY M
CAMA Number:	14-78		CARREIRO FAMILY TRUST
Property Address:	11 MILK ST		4 OVERLOOK DR
			BRISTOL, RI 02809
Parcel Number:	14-79	Mailing Address:	ROUNDS, ANDREA L. TRUSTEE OF
CAMA Number:	14-79		15 MILK ST
Property Address:	15 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-80	Mailing Address:	CANARIO, DOROTHY LE REM-AREL,
CAMA Number:	14-80		PATRICIA etal TC
Property Address:	17 MILK ST		17 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-83	Mailing Address:	SIMAS, ANTONIO J &ROSA M LE TE
CAMA Number:	14-83		DIGIACOMO, MICHELLE &
Property Address:	10 MILK ST		10 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-84	Mailing Address:	FEINSTEIN, JONATHAN L. CAROL M. TE
CAMA Number:	14-84		22 BYFIELD ST
Property Address:	22 BYFIELD ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number: 14-85
CAMA Number: 14-85
Property Address: 18 BYFIELD ST

Mailing Address: MOREIRA, ELIZABETH H LIFE EST
MOREIRA, MARK S. ETAL TC
47 COTTAGE ST
BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 5 MILK ST
ACRES: 0.0606
PARCEL ID: 014-0106-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: PELLEGRINO, MARY ANN
CO - OWNER:
MAILING ADDRESS: 25 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 900

SALE INFORMATION

SALE DATE: 6/19/1981
BOOK & PAGE: 236-58
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: PELLEGRINO, MARY ANN

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3291
FINISHED BUILDING AREA: 2016
BASEMENT AREA: 949
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $184,400
YARD: $0
BUILDING: $277,900
TOTAL: $462,300

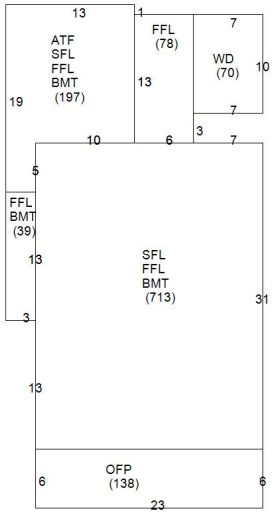
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1860
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





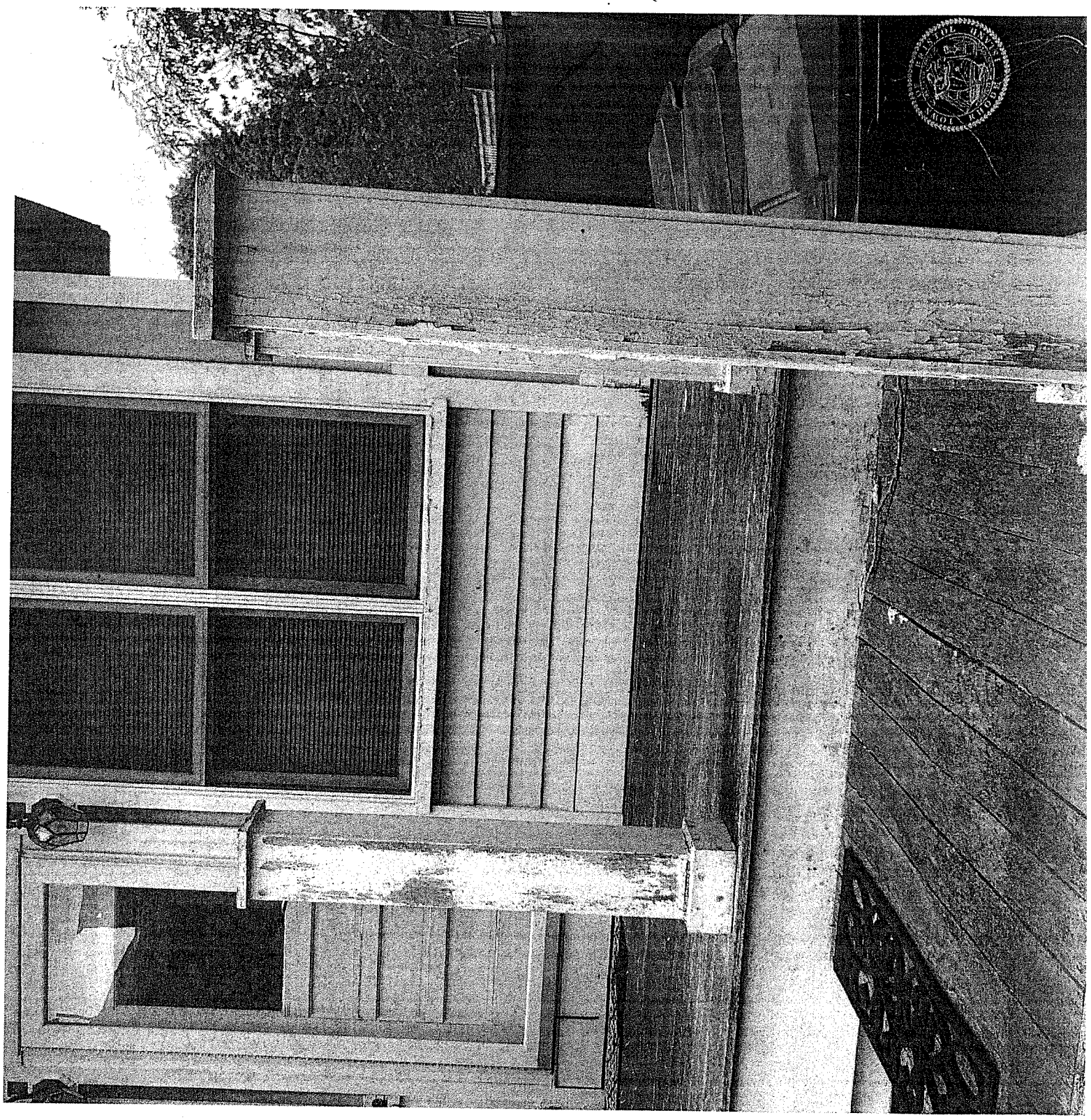

Google





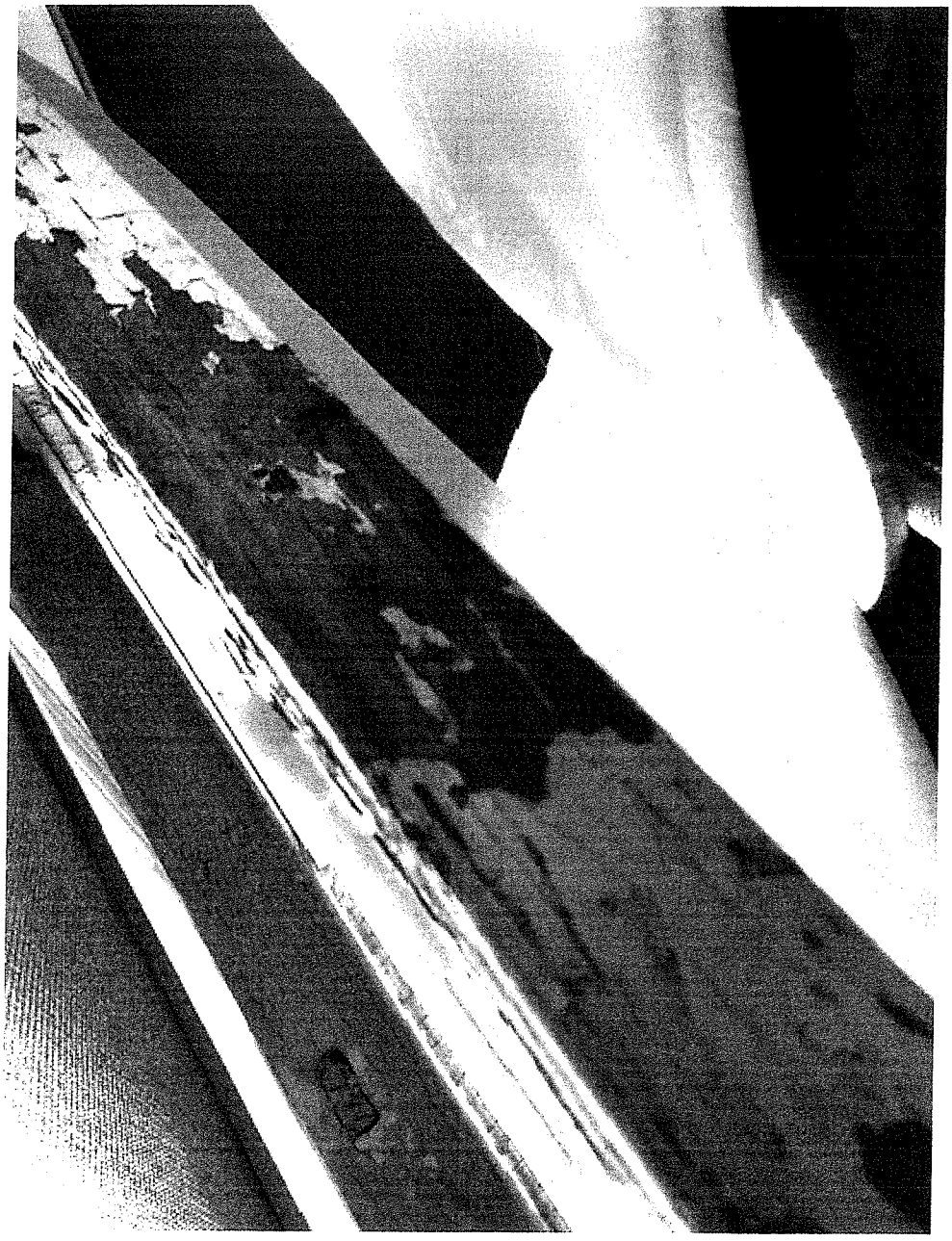
Old Windows Front of House

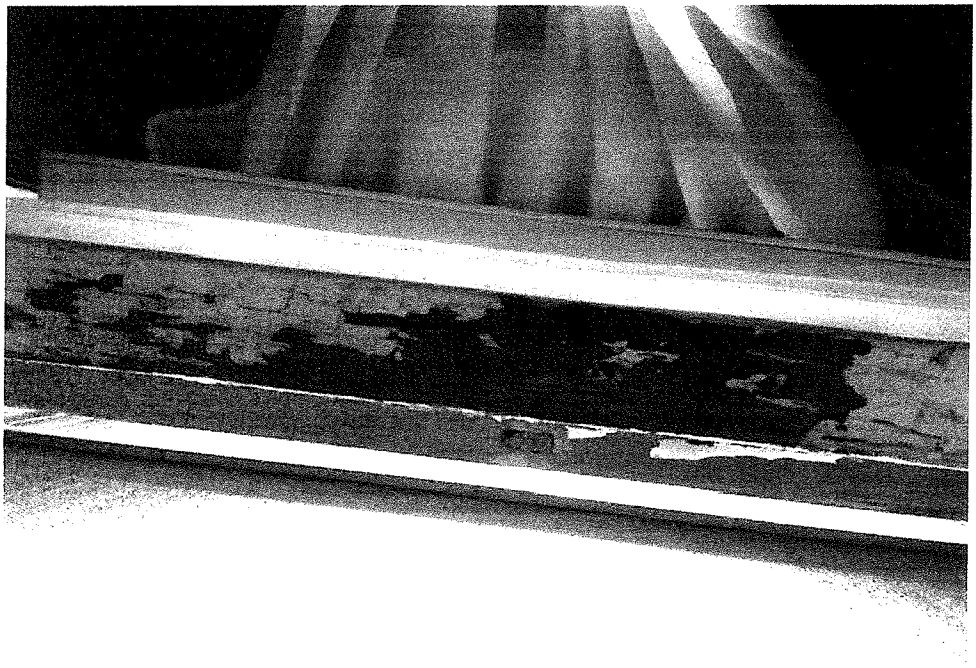
New windows
Window
Approved
After the
1997-98
Approved
By HBC
Grant.

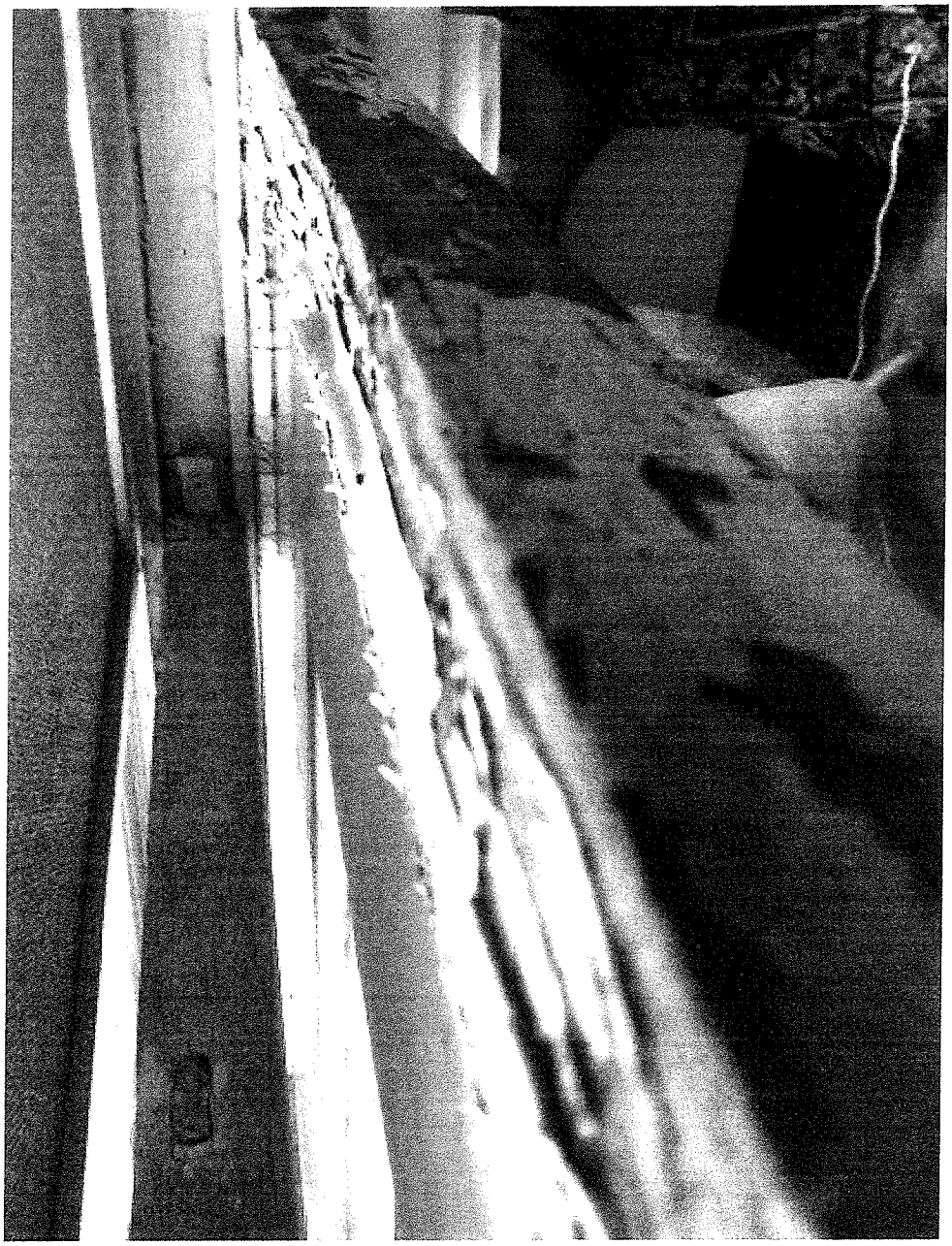


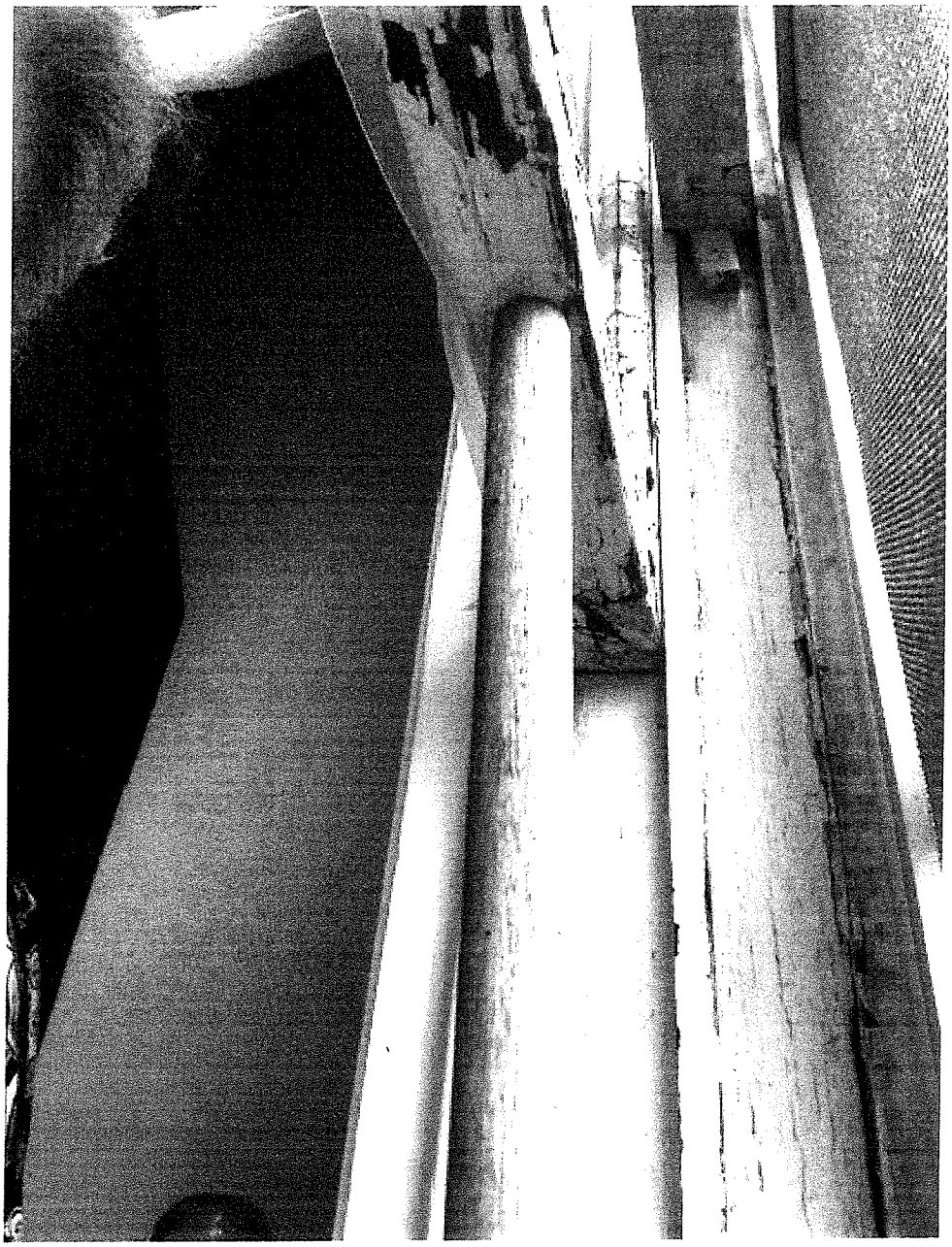
Newer windows Downstairs in kitchen Apartment after fire 1997-1998

Approx Back Side









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152 Forbes Street
Riverside, RI 02915

Marshall
ROOFING • SIDING • WINDOWS

RI Reg. #4266
MA HIC #177317
MA CS #030132

• www.marshallbr.com •

Customer Information

Mary Ann Pellegrino
5 Milk St
Bristol RI 02809

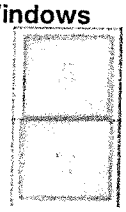
(401) 339-7610 ()
mapellegrino@carlacorp.com

Date: 05/06/2025
Rep: Christopher Fortune
Cell: (401) 297-6716

The following windows/doors will be installed with full insulation package

Total number of Units (windows) being installed	13
Total number of doors being installed	0

Windows

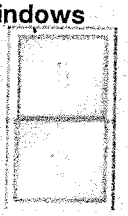


Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	28 x 64	**Quantity**	12
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match existing	**Glass Style**	Sun Gain Plus 7.0

Location
Upstairs

Image may differ from actual window selection (grids, color etc.)

Windows



Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	To be verified	**Quantity**	1
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match style	**Glass Style**	Sun Gain Plus 7.0- Tempered

Location
Bathroom

Image may differ from actual window selection (grids, color etc.)

Additional Details

Disposal

Cleanup

Separate

Unforeseen costs that could occur.

- Rotted framing discovered during installation will be replaced upon homeowners approval for an additional cost.
- Homeowner is responsible for removing and replacing any window treatments or air conditioning units in or around any windows to be replaced unless specified.
- Homeowner is responsible for contacting the supporting alarm company to reinstall alarm components on any windows and/or doors to be replaced. Marshall Building & Remodeling will NOT replace alarm components unless specified.

This space intentionally left blank

mapellegrino@carlacorp.com

From: Theresa Dean <tdean@rbscorp.com>
Sent: Tuesday, August 26, 2025 10:11 AM
To: mapellegrino@carlacorp.com
Cc: stlaurent420@aol.com
Subject: MARVIN ELEVATE/ ANDERSEN 400 SERIES WINDOW QUOTES
Attachments: MARYANNE PELLEGRINO MARVIN INSERT.pdf; maryanne pellegrino andersen insert.pdf

Hello Mary Anne,

Attached are your window quotes. Marvin and Andersen. I've included Kyle on this email to also review sizing.

I've tempered the 3rd floor – I wasn't sure if the window met the height requirement for code. We will have to double check that to be sure.

Marvin Elevate:

The Marvin Elevate collection is a line of windows and doors featuring a durable, low-maintenance fiberglass exterior and a warm, beautiful wood interior. Formerly known as the Integrity Wood-Ultrex series, it is designed to balance strength and aesthetics for new construction, remodeling, and replacement projects.

Key features

- **Patented Ultrex® fiberglass exterior:** This pultruded fiberglass is 8 times stronger than vinyl and 3 times stronger than wood/vinyl composites. It is resistant to warping, chalking, fading, and dents, ensuring excellent durability and stability in extreme weather conditions.
- **Natural wood interior:** The interior is made of pine, which can be painted or stained to match the home's aesthetic. This adds a classic, timeless warmth to the home.
- **Energy efficiency:** Many Elevate products are ENERGY STAR® certified. The line features insulated glass with argon gas and Low-E coatings, which help reduce heating and cooling costs and improve comfort by regulating indoor temperature.

Andersen 400 Series:

Key Features of Andersen 400 Series Windows & Doors

- **Materials:**

The series combines the warmth of a natural wood interior with the low-maintenance durability of a vinyl exterior.

- **Durability:**

The exclusive Perma-Shield® system provides a protective vinyl shell that guards the wood against water and weather.

- **Warranty:**

400 Series products come with a transferable, non-prorated warranty, offering 20 years on glass and 10 years on non-glass parts.

- **Energy Efficiency:**

Many 400 Series products utilize Low-E4® glass, designed to help meet energy efficiency guidelines and ENERGY STAR® requirements.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-82		June 25, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
224 Hope Street	15	38

Applicant	Applicant Phone	Applicant Email
Gregory Leonetti	203-215-8892	gregoryleonetti12@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	4480 Post Road Unit 4 East Greenwich, RI 02818

Architect/Engineer	A/E Phone Number	A/E Email
Cliff Rodrigues	401-835-1802	crod17@cox.net

Contractor	Contractor Phone Number	Contractor Email
Mike Martins	401-855-2485	mikemartins1961@gmail.com

Work Category:	Replacing in Kind

Description of proposed work:
- Replacing the current windows with new Marvin windows (specs attached)

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Gregory Leonetti
Applicant's Name – Printed
Date: June 25, 2025

Gregory Leonetti
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 224 HOPE ST
ACRES: 0.0574
PARCEL ID: 015-0038-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: LEONETTI, GREGORY M. & JULIA C. TE
CO - OWNER:
MAILING ADDRESS: 4480 POST RD

ZONING: R-6
PATRIOT ACCOUNT #: 947

SALE INFORMATION

SALE DATE: 12/30/2024
BOOK & PAGE: 2269-95
SALE PRICE: 605,000
SALE DESCRIPTION:
SELLER: WHITE, GEORGE H TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3769
FINISHED BUILDING AREA: 1872
BASEMENT AREA: 936
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $176,200
YARD: $0
BUILDING: $319,800
TOTAL: $496,000

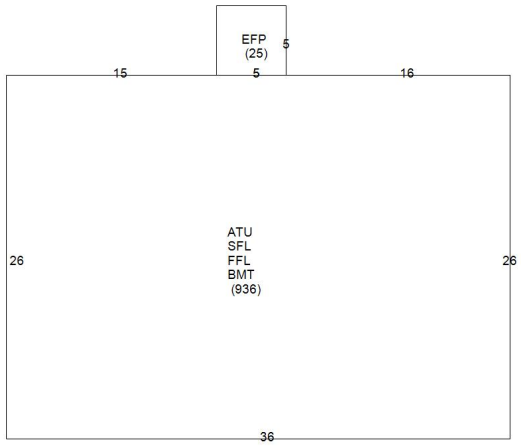
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1803
FRAME: Wood Frame
EXTERIOR WALL COVER: Masonry
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
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: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

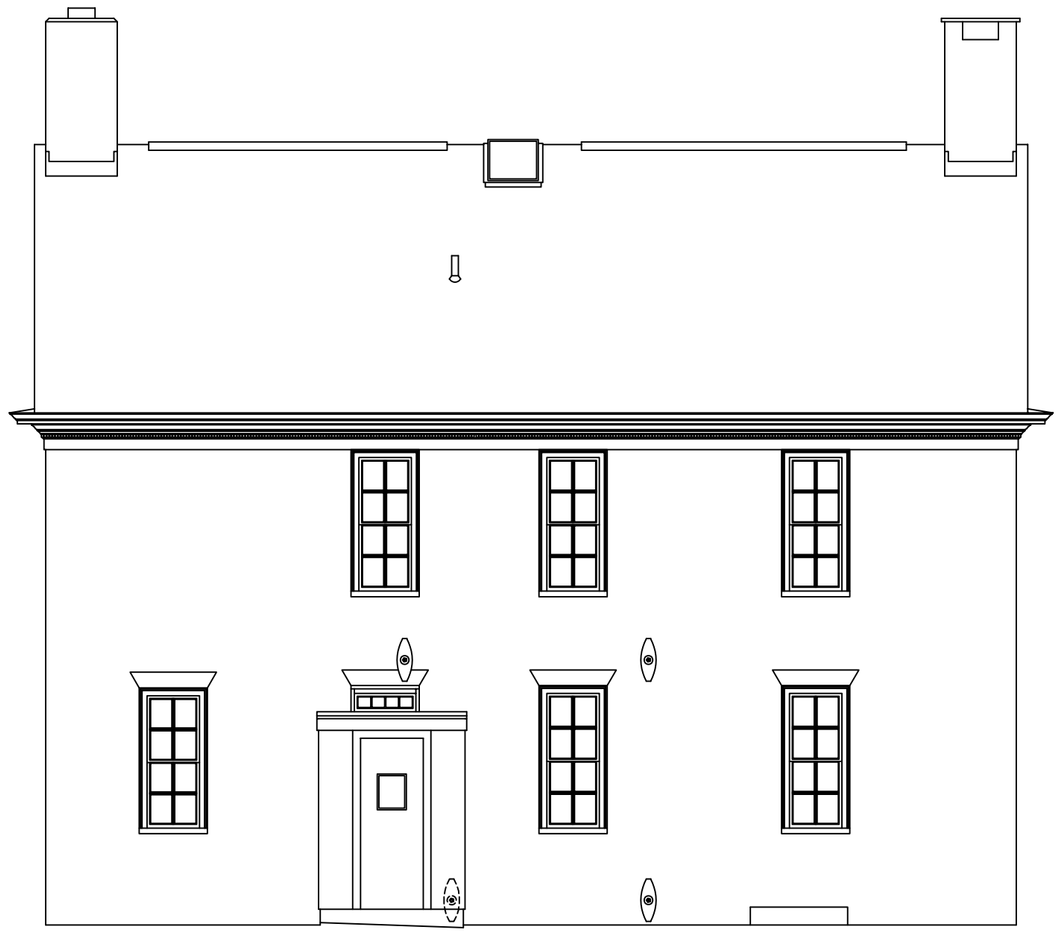
SKETCH



PHOTO



CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

CR DESIGN & PLANNING
19 CANONICUS AVENUE
NEWPORT, RHODE ISLAND
401 835-1802

RENOVATION OF:
THE LEONETTI RESIDENCE
224 HOPE STREET
BRISTOL, RHODE ISLAND

EXISTING CONDITION
EXTERIOR ELEVATIONS

Revisions:

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Project No.
02504

Date
7 MARCH 2025

Drawn By
CR

Sheet
EC2.0

of 4





































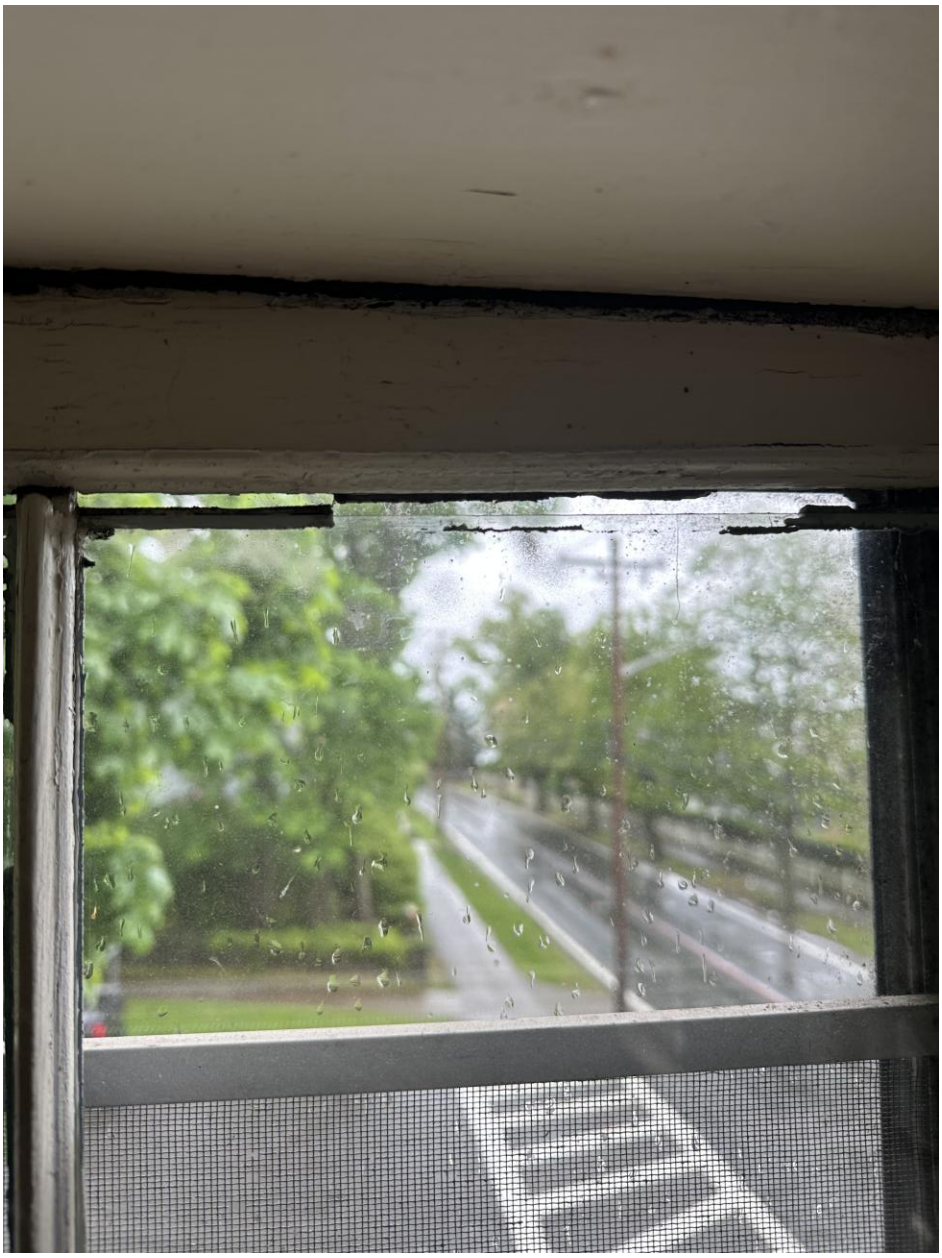












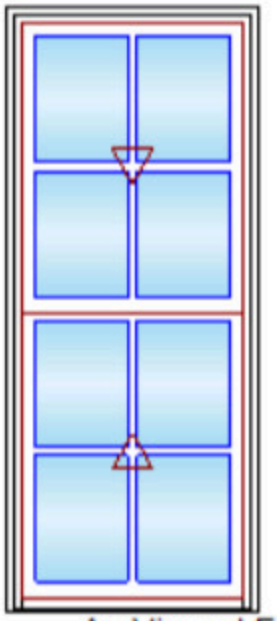





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MARVIN

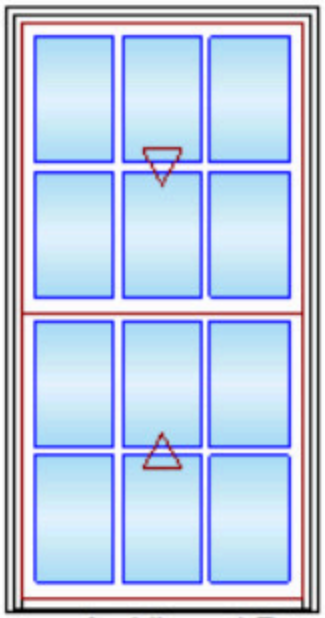


As Viewed From The Exterior

Entered As: CN
MO 26" X 60"
CN 2660
FS 25 1/2" X 59 3/4"
RO 26 1/2" X 60 1/4"
Egress Information
Width: 22 3/8" Height: 24 31/32"
Net Clear Opening: 3.88 SqFt
Performance Information
U-Factor: 0.28

Stone White Exterior
White Interior
Elevate Double Hung
CN 2660
Rough Opening 26 1/2" X 60 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 32" X 60"
CN 3260
FS 31 1/2" X 59 3/4"
RO 32 1/2" X 60 1/4"
Egress Information
Width: 28 3/8" Height: 24 31/32"
Net Clear Opening: 4.92 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001

Stone White Exterior
White Interior
Elevate Double Hung
CN 3260
Rough Opening 32 1/2" X 60 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

25-104

Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 227 thames st

2. Plat # 10 Lot # 12

3. a. Applicant: karen stpierre

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

Mailing Address:

Phone: 4012548800 Email: alloy666@gmail.com

4. a. Architect/Draftsman:

Phone: Email:

b. Contractor:

Phone: Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Flat 3mm Aluminum composite material or ACM panel Sign on front

karen stpierre mark cahill

Applicant's Name – Printed **Applicant's Signature**

Date: September 22, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 227 THAMES ST -UNIT #6
ACRES: 0
PARCEL ID: 010-0012-006
LAND USE CODE: 24
CONDO COMPLEX:
OWNER: THAMES STREET, LLC
CO - OWNER:
MAILING ADDRESS: 227 THAMES ST, Unit 6

ZONING:
PATRIOT ACCOUNT #: 528

SALE INFORMATION

SALE DATE: 10/6/2023
BOOK & PAGE: 2225-69
SALE PRICE: 350,000
SALE DESCRIPTION:
SELLER: ANATOTH, LLC.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 758
FINISHED BUILDING AREA: 758
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $0
YARD: $0
BUILDING: $223,300
TOTAL: $223,300

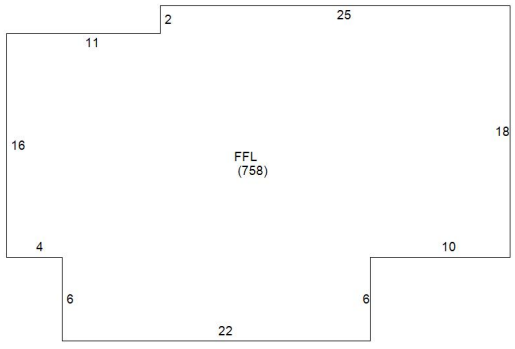
BUILDING EXTERIOR

BUILDING STYLE: Retail Condo
UNITS: 1
YEAR BUILT: 1964
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO




House of Windsor
Fine Estate Jewelry
300


House of Windsor
Fine Estate Jewelry
YES WE'RE OPEN

Nick Toth

From: L.Tallet and F. Campanile <indigocoffee@rcn.com>
Sent: Sunday, August 3, 2025 3:58 PM
To: Nick Toth
Cc: royalgem201@aol.com
Subject: House of Windsor Sign at 227 Thames St, Bristol, RI

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. When in doubt, contact your IT Department

To Whom It May Concern at the Town of Bristol -

We are the owners of Unit 6 at 227 Thames St in Bristol, RI, which is the commercial unit in the building. We own the unit under the name Thames Street LLC.

As requested, we're emailing to confirm that the business at that location - House of Windsor - is leasing the space and has permission to have their sign on the building.

Please don't hesitate to reach out if you have any questions or concerns.

Thanks so much,
Lourdes Tallet
Florence Campanile

Thames Street LLC
c/o Tallet-Campanile
14 Adare Pl
Northampton, MA 01060

413-626-7301

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-119		August 27, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
240 High Street	18	56

Applicant	Applicant Phone	Applicant Email
Michael Rielly	401-662-0588	

Property Owner (If Different from Applicant)	Owner Mailing Address
Chris Lowis, President, Bristol Statehouse Foundation	21 Sandy Lane

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	New Structure(s)

Description of proposed work:

Requesting to have the Bristol Santa House placed on the Bristol Statehouse property again this year. The Bristol Statehouse BoD has agreed.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

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

Michael Rielly
Applicant's Name – Printed
Date: August 27, 2025

Michael Rielly
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 240 HIGH ST
ACRES: 0.9183
PARCEL ID: 018-0056-000
LAND USE CODE: 80
CONDO COMPLEX:
OWNER: BRISTOL STATE HOUSE FOUNDATION
CO - OWNER:
MAILING ADDRESS: PO BOX 383

ZONING: R-6
PATRIOT ACCOUNT #: 1262

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 10540
FINISHED BUILDING AREA: 7350
BASEMENT AREA: 2700
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $184,100
YARD: $0
BUILDING: $1,729,200
TOTAL: $1,913,300

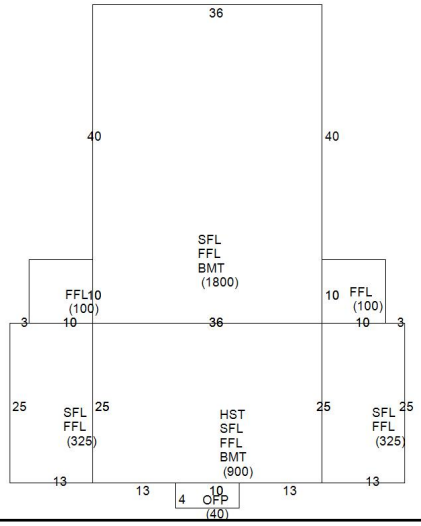
BUILDING EXTERIOR

BUILDING STYLE: GovtBldg
UNITS: 1
YEAR BUILT: 1800
FRAME: Masonry
EXTERIOR WALL COVER: Stone
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Bristol Santa House

Proposed Site Plan

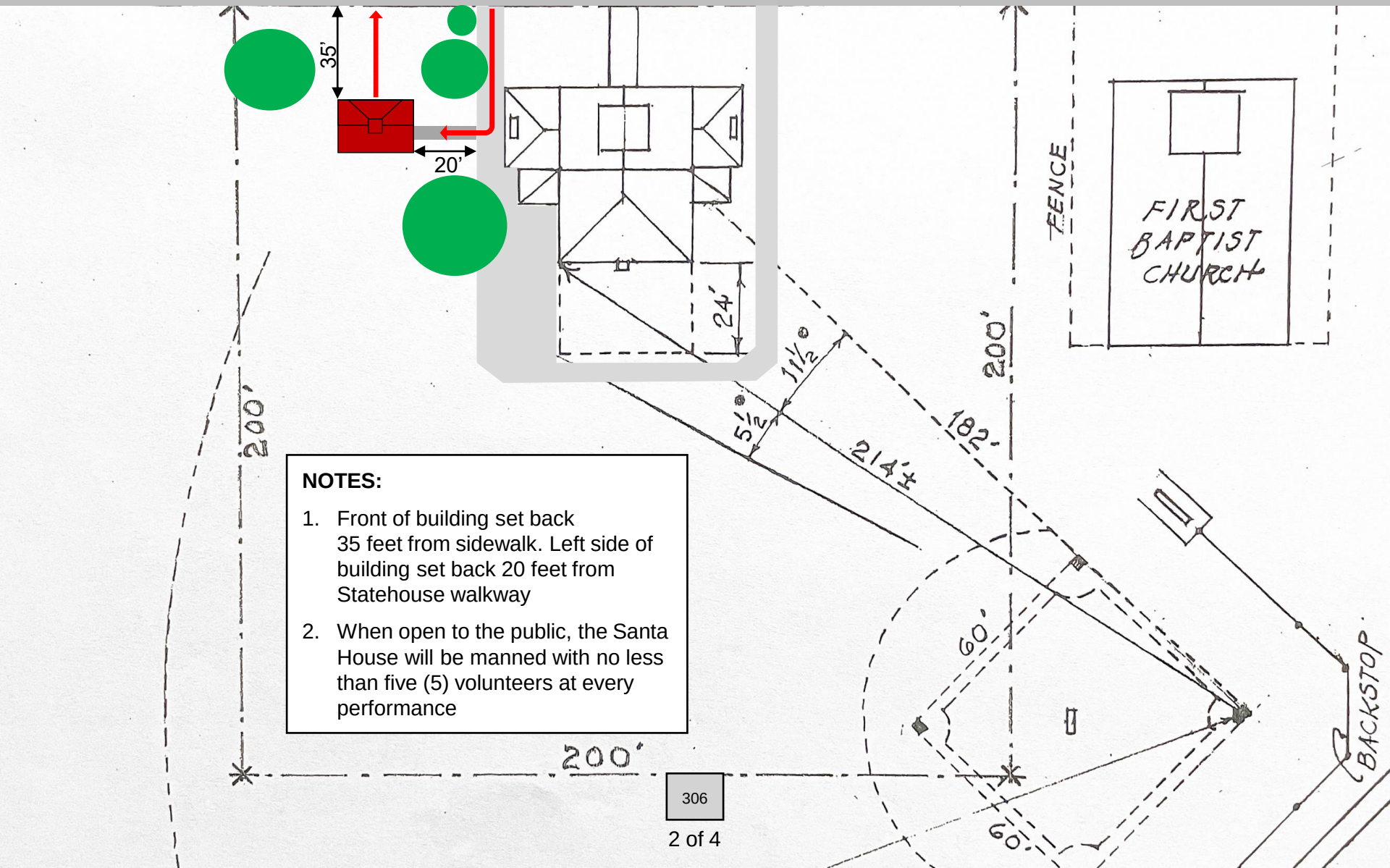
The Bristol Santa House provides a magical, inclusive experience focused on children with special needs and their families. We welcome children of all ages and abilities to share their holiday wishes and immerse in the Christmas spirit.

Our accessible, sensory-friendly environment creates a place where children with autism, Down syndrome, mobility impairments, and other developmental disabilities can comfortably visit Santa regardless of physical, mental, or economic challenges. Bringing the joy of Christmas to children with special needs and their families is the heart of our mission.

HIGH STREET



EXIT ENTER SIDEWALK



NOTES:

1. Front of building set back 35 feet from sidewalk. Left side of building set back 20 feet from Statehouse walkway
2. When open to the public, the Santa House will be manned with no less than five (5) volunteers at every performance


High St
High St
Court St
High St
Bristol State
House Foundation
20’
35’
Reynolds School

NOT TO SCALE



NOT TO SCALE

308

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-122		September 9, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
444 Thames Street	8	12

Applicant	Applicant Phone	Applicant Email
State of Rhode Island	253-7000	

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Sign(s)/Landscaping

Description of proposed work:
Install a historic marker honoring the Marquis de Lafayette's connection to Bristol in one of two possible locations in Independence Park.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

State of Rhode Island
Applicant's Name – Printed
Date: September 9, 2025

Catherine W. Zipf
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: THAMES ST
ACRES: 3.1
PARCEL ID: 008-0012-000
LAND USE CODE: 80
CONDO COMPLEX:
OWNER: STATE OF RHODE ISLAND
CO - OWNER: (INDEPENDENCE PARK)
MAILING ADDRESS: ONE CAPITAL HILL DOA-CBO

ZONING: W
PATRIOT ACCOUNT #: 286

SALE INFORMATION

SALE DATE: 4/1/1977
BOOK & PAGE: 213-441
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: CONSOLDIATED RAIL CORP.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA:
FINISHED BUILDING AREA:
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS:

ASSESSED VALUES

LAND: $649,300
YARD: $4,000
BUILDING: $0
TOTAL: $653,300

BUILDING EXTERIOR

BUILDING STYLE:
UNITS: 0
YEAR BUILT: 0
FRAME:
EXTERIOR WALL COVER:
ROOF STYLE:
ROOF COVER:

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE:
FUEL TYPE:
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

NO SKETCH AVAILABLE

PHOTO

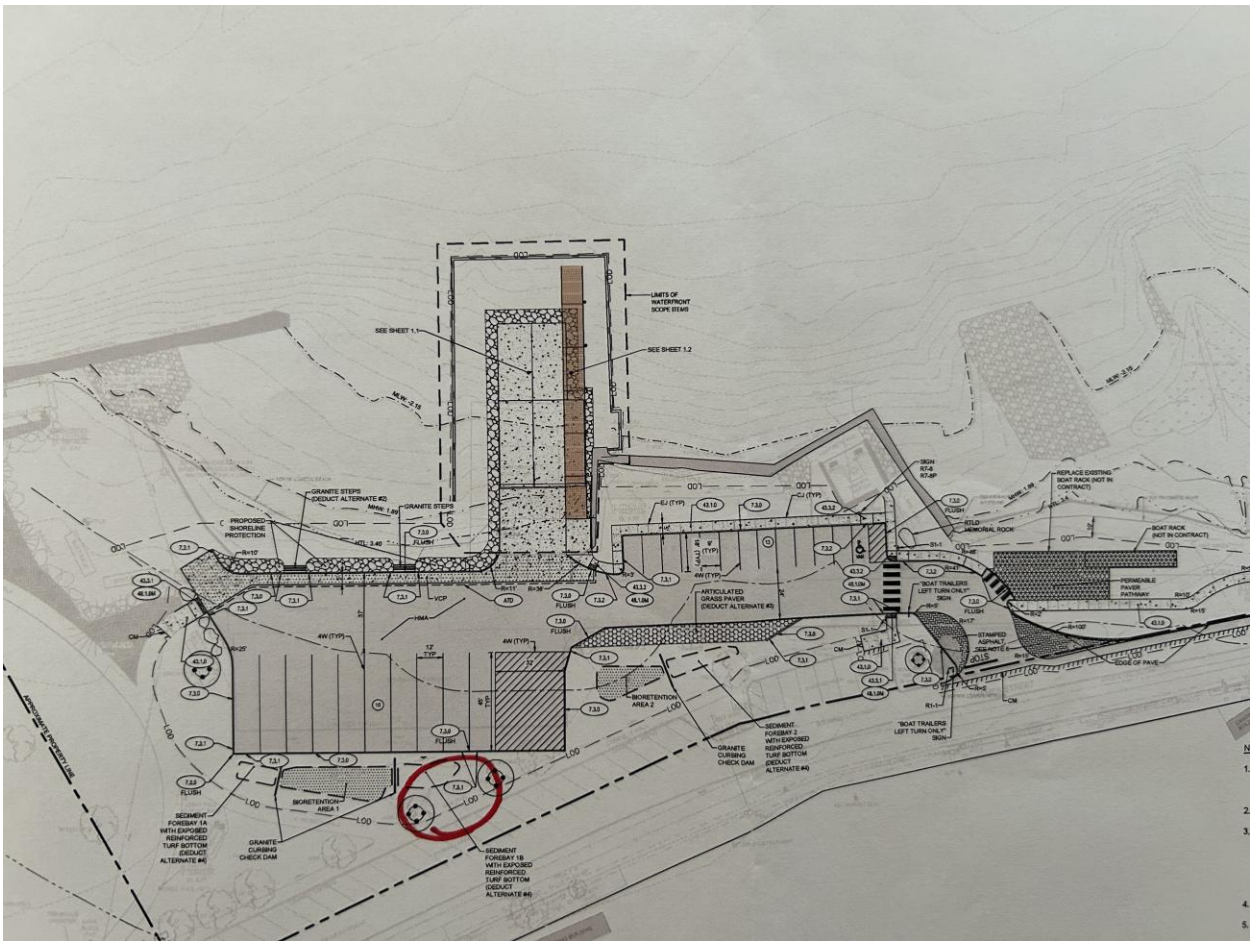


Lafayette Marker materials list:

The marker will measure 2’ by 3’ and will be fashioned from cast aluminum. It will be two sided.

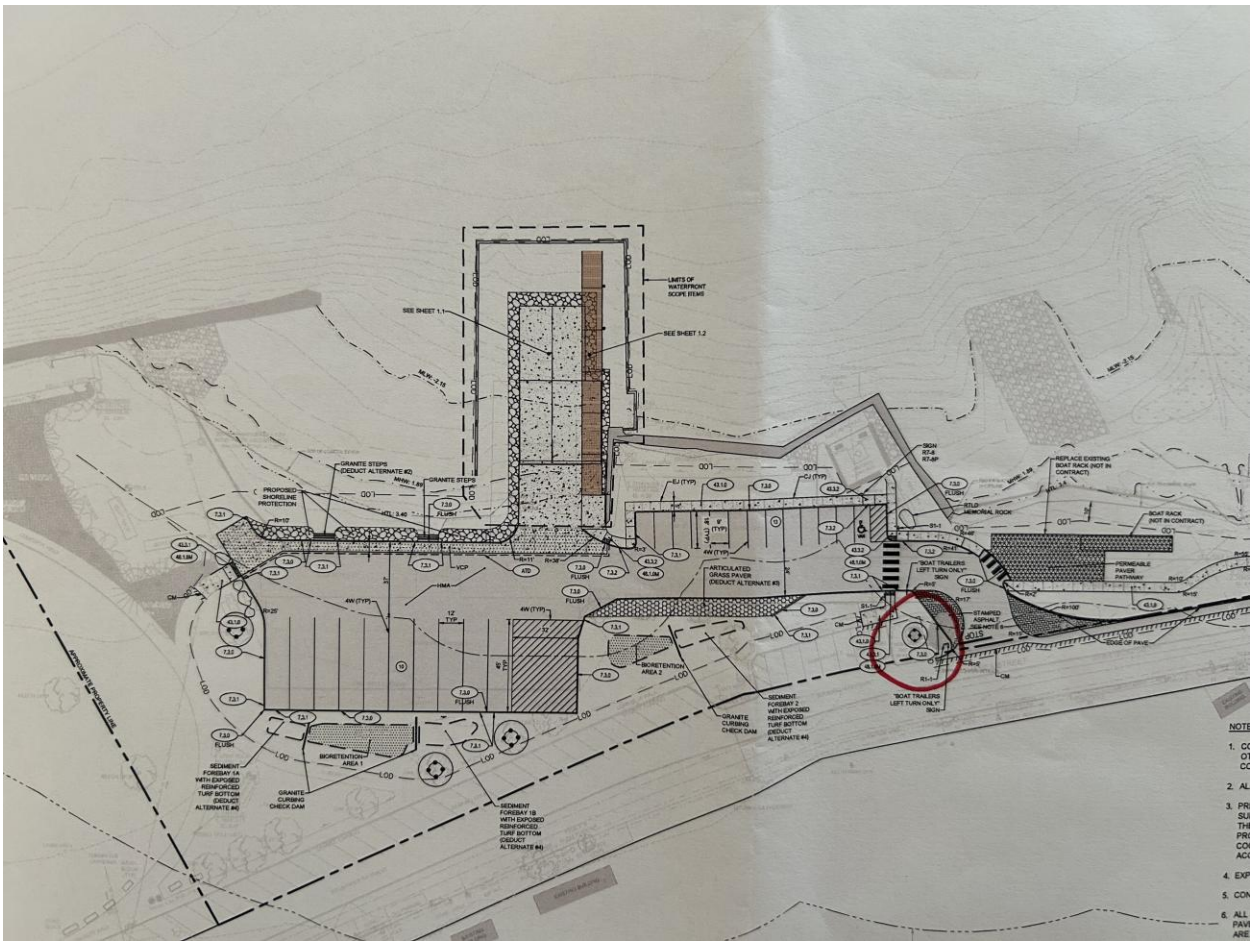
The pole will be 7’ tall and constructed of aluminum. 3’ of the pole is expected to be underground following installation.

The marker will include the logo of the Lafayette Trail Revolutionary War marker program and the byline of the William G. Pomeroy Foundation. There will not be a reference to the Daughters of the American Revolution.

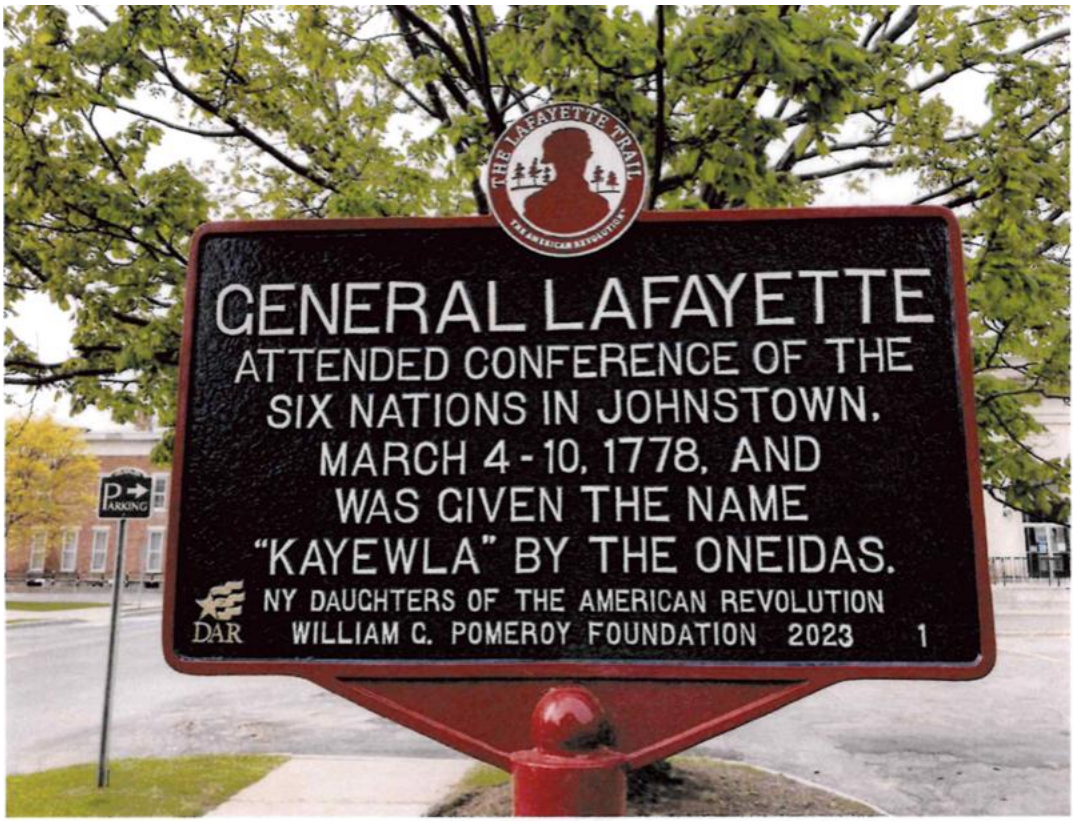

LIMITS OF WATERFRONT SCOPE ITEMS
SEE SHEET 1.1
SEE SHEET 1.2
GRANITE STEPS (DEDUCT ALTERNATE #2)
PROPOSED SHORELINE PROTECTION
ARTICULATED GRASS PAVER (DEDUCT ALTERNATE #5)
BORETENTION AREA 2
BORETENTION AREA 1
SEDIMENT FOREBAY 1A WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
SEDIMENT FOREBAY 1B WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
SEDIMENT FOREBAY 2 WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
GRANITE CURBING CHECK DAM
"BOAT TRAILERS LEFT TURN ONLY" SIGN
STAMPED ASPHALT
PERMEABLE PAVER PATHWAY
REPLACE EXISTING BOAT RACK (NOT IN CONTRACT)
BOAT RACK (NOT IN CONTRACT)
EDGE OF PAVE






LIMITS OF WATERFRONT SCOPE ITEMS
SEE SHEET 1.1
SEE SHEET 1.2
GRANITE STEPS (DEDUCT ALTERNATE #2)
GRANITE STEPS
PROPOSED SHORELINE PROTECTION
ARTICULATED GRASS PAVER (DEDUCT ALTERNATE #3)
REPLACE EXISTING BOAT RACK (NOT IN CONTRACT)
BOAT RACK (NOT IN CONTRACT)
PERMEABLE PAVER PATHWAY
"BOAT TRAILERS LEFT TURN ONLY" SIGN
STAMPED ASPHALT
EDGE OF PAVE
BIORETENTION AREA 2
BIORETENTION AREA 1
GRANITE CURBING CHECK DAM
SEDIMENT FOREBAY 1A WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
SEDIMENT FOREBAY 1B WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
SEDIMENT FOREBAY 2 WITH EXPOSED REINFORCED TURF BOTTOM (DEDUCT ALTERNATE #4)
APPROXIMATE MLW WATER LINE


LAFAYETTE'S TOUR
ON OCTOBER 6, 1824, GENERAL LAFAYETTE ENTERED BRANDYWINE VILLAGE AND WAS ESCORTED TO JOSEPH TATNALL'S HOUSE WHERE HE ADDRESSED FAMILY MEMBERS.
WILLIAM C. POMEROY FOUNDATION 2022 87



GENERAL LAFAYETTE

FOLLOWING THE BATTLE OF RHODE ISLAND, LAFAYETTE COMMANDED TROOPS FROM AN ENCAMPMENT NEAR BRISTOL, SEPTEMBER 2-17, 1778.





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-123	Contributing	September 9, 2025

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

Project Address	Assessor's Plat/Lot
474 THAMES ST , BRISTOL, RI, 02809	008-0021-000

Applicant	Applicant Phone	Applicant Email
Daniel Brooks	508-922-9090	danbrooks0907@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	9 Diane Drive Medway, Ma 02053

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
Replacement of siding and exterior trim.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01052
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca/ "Warehouse, c.1860"
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Daniel Brooks
Applicant's Name – Printed
Date: September 9, 2025

Daniel Brooks
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 474 THAMES ST
ACRES: 0.1253
PARCEL ID: 008-0021-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: BROOKS DANIEL
CO - OWNER: BROOKS LORIN
MAILING ADDRESS: 474 THAMES ST

ZONING: W
PATRIOT ACCOUNT #: 294

SALE INFORMATION

SALE DATE: 6/6/2025
BOOK & PAGE: 2284-137
SALE PRICE: 805,000
SALE DESCRIPTION:
SELLER: SANTOS, HENRY B.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 7494
FINISHED BUILDING AREA: 4500
BASEMENT AREA: 1800
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $213,200
YARD: $0
BUILDING: $250,900
TOTAL: $464,100

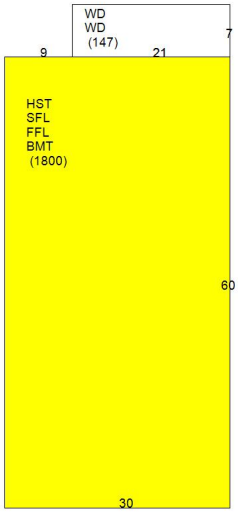
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1880
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-124	Contributing	September 9, 2025

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

Project Address	Assessor's Plat/Lot
484 THAMES ST , BRISTOL, RI, 02809	008-0019-000

Applicant	Applicant Phone	Applicant Email
Daniel Brooks	508-922-9090	danbrooks0907@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	9 Diane Drive Medway, Ma 02053

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
	508-922-9090	danbrooks0907@gmail.com

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Replacement of existing siding and trim on the exterior of the building. Removal of non historic 2nd floor deck that is structurally unsound and improperly built

Property History

SAMUEL W. CHURCH HOUSES c. 1855: In 1851 Church, a ship owner and owner of the wharf across Thames Street, bought this land. Both numbers 484, a small, end-gable-roof Greek Revival cottage with paneled conner pilasters, and 482, a 2-1/2-story, end-gable-roof, shingled storehouse, were probably moved from Church Wharf about 1855, to permit construction of the railroad depot.

Building Survey Data	
RIHPHC ID #:	BRIS01053
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca

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

Daniel Brooks
Applicant's Name – Printed
Date: September 9, 2025

Daniel Brooks
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 484 THAMES ST
ACRES: 0.0955
PARCEL ID: 008-0019-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: BROOKS DANIEL
CO - OWNER: BROOKS LORIN
MAILING ADDRESS: 484 THAMES ST

ZONING: W
PATRIOT ACCOUNT #: 292

SALE INFORMATION

SALE DATE: 7/28/2025
BOOK & PAGE: 2288-217
SALE PRICE: 500,000
SALE DESCRIPTION: Other
SELLER: SANTOS, HENRY B

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2575
FINISHED BUILDING AREA: 1610
BASEMENT AREA: 805
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $296,700
YARD: $0
BUILDING: $179,000
TOTAL: $475,700

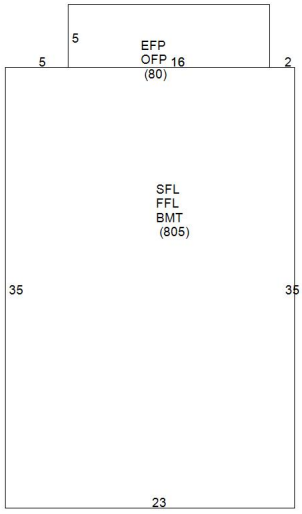
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1897
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO







2.8 PORCHES

POOR

Item 1-3 (Picture) Moisture intrusion into rear porch floor with decay. Rear porch is not structurally safe. Recommend having evaluated and repaired by a licensed construction company.



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)



2.8 Item 3 (Picture)


484

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

62075 - 25-125 Contributing September 10, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
55 Constitution Street	14	96

Applicant	Applicant Phone	Applicant Email
John Dudley	508-545-1200	

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
Install new door with proper flashing, sealants and insulation where needed. Dispose of old door. Quantity-(1)

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00434
HISTORIC NAME:	Sparks, Joseph, House
ARCH. STYLE:	Colonial/Early Vic.
ORIGINAL CONSTRUCTION DATE (est.):	1790 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl 6/6 replacement windows. Transom removed (or covered) above front door.	

John Dudley

Applicant's Digital Signature

Date: September 10, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 55 CONSTITUTION ST
ACRES: 0.212
PARCEL ID: 014-0097-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: 221 HOPE LLC
CO - OWNER:
MAILING ADDRESS: 67 CONSTITUTION ST

ZONING: R-6
PATRIOT ACCOUNT #: 892

SALE INFORMATION

SALE DATE: 7/14/2023
BOOK & PAGE: 2217-100
SALE PRICE: 600,000
SALE DESCRIPTION: Private Sale
SELLER: AG ENTERPRISES, INC.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3258
FINISHED BUILDING AREA: 1967
BASEMENT AREA: 888
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $262,600
YARD: $0
BUILDING: $243,400
TOTAL: $506,000

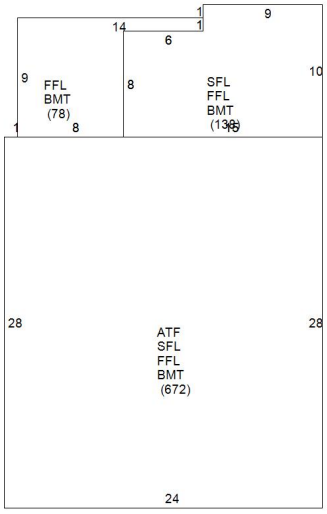
BUILDING EXTERIOR

BUILDING STYLE: 3 Family
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Wall Furnace
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 9
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 3
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.



YOUR PROFESSIONAL-CLASS PRODUCT

Heritage Smooth Fiberglass Entry Door with Clear Glass

508-881-8555
60 Pleasant Street
Ashland, MA 01721



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Belmonte. Bristol
Tag: 55 Constitution Rear Door
Qty: 1

DETAILS

Heritage Single Entry Door in FrameSaver Frame
Left Hand Inswing - Inside Looking Out
2 Panel 430 Style Heritage Smooth Fiberglass Door
ComforTech DLA
Colonial External Grid - 2V x 2H
Plugged Trim
Prime Only Inside and Outside

Hardware
All Hardware in Satin Nickel Finish
Georgian Lockset
Key Order Alike
Thumbturn Deadbolt
Key Order Alike

Frame
Textured Snow Mist White Aluminum Frame Cladding
Prime Only Inside Frame
Mill Finish ZAI Adjustable Threshold
Satin Nickel Ball Bearing Hinges
Security Plate

INFORMATION AND WARNINGS

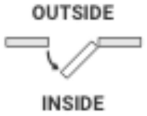
To maintain a warranty, primed doors must be finished with a high quality exterior grade paint or exterior grade wood stain within 90 days of installation.

SIZING

Contact your dealer for sizing and pricing.



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.20	0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.14	-

Air Infiltration (cfm/ft2)
<= 0.03

ENERGY STAR® Certified In All 50 States.

CPD: PRD-N-84-51965-00002

Doc ID: decf6115e93c2e57890d15d7860303453e5425b3

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-126		September 10, 2025

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

Project Address	Assessor's Plat/Lot
1237 HOPE ST , BRISTOL, RI, 02809	061-0034-000

Applicant	Applicant Phone	Applicant Email
David Manocchio	401 259 1862	dmanocchio@turnerbrothers.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
Jonathan O'Donnell	401 855-0878	jonod5@yahoo.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)

Description of proposed work:
Change approved crawl space to full basement with bulkhead access.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

David Manocchio
Applicant's Name – Printed
Date: September 10, 2025

Jonathan O'Donnell
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1237 HOPE ST
ACRES: 1.0872
PARCEL ID: 061-0034-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: MANOCCHIO, DAVID
CO - OWNER:
MAILING ADDRESS: 1237 HOPE ST

ZONING: R-20
PATRIOT ACCOUNT #: 3910

SALE INFORMATION

SALE DATE: 3/1/2021
BOOK & PAGE: 2094-114
SALE PRICE: 515,000
SALE DESCRIPTION:
SELLER: MACDONALD, GEORGINA

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3048
FINISHED BUILDING AREA: 1722
BASEMENT AREA: 984
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $265,800
YARD: $1,200
BUILDING: $175,100
TOTAL: $442,100

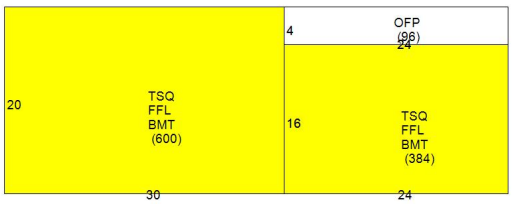
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1716
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





1 PROPOSED NORTH ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans Indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

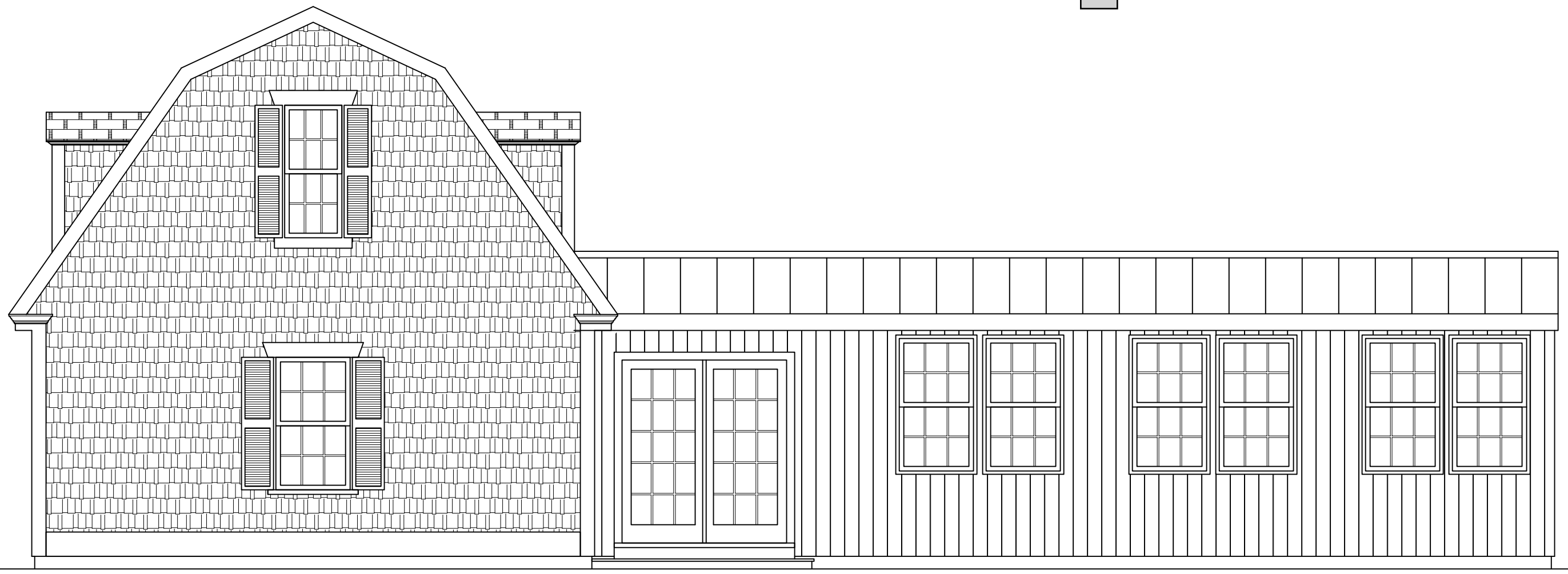
DRAWING:
PROPOSED NORTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

5.0

337



1 PROPOSED EAST ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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jonod5@yahoo.com

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Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
EAST
ELEVATION

REVISIONS

SCALE: AS NOTED
DATE: 7/22/2025
SHEET NO. 1 OF X

6.0

338



1 PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
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1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED SOUTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

7.0



1 PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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O'Donnell
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JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
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1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
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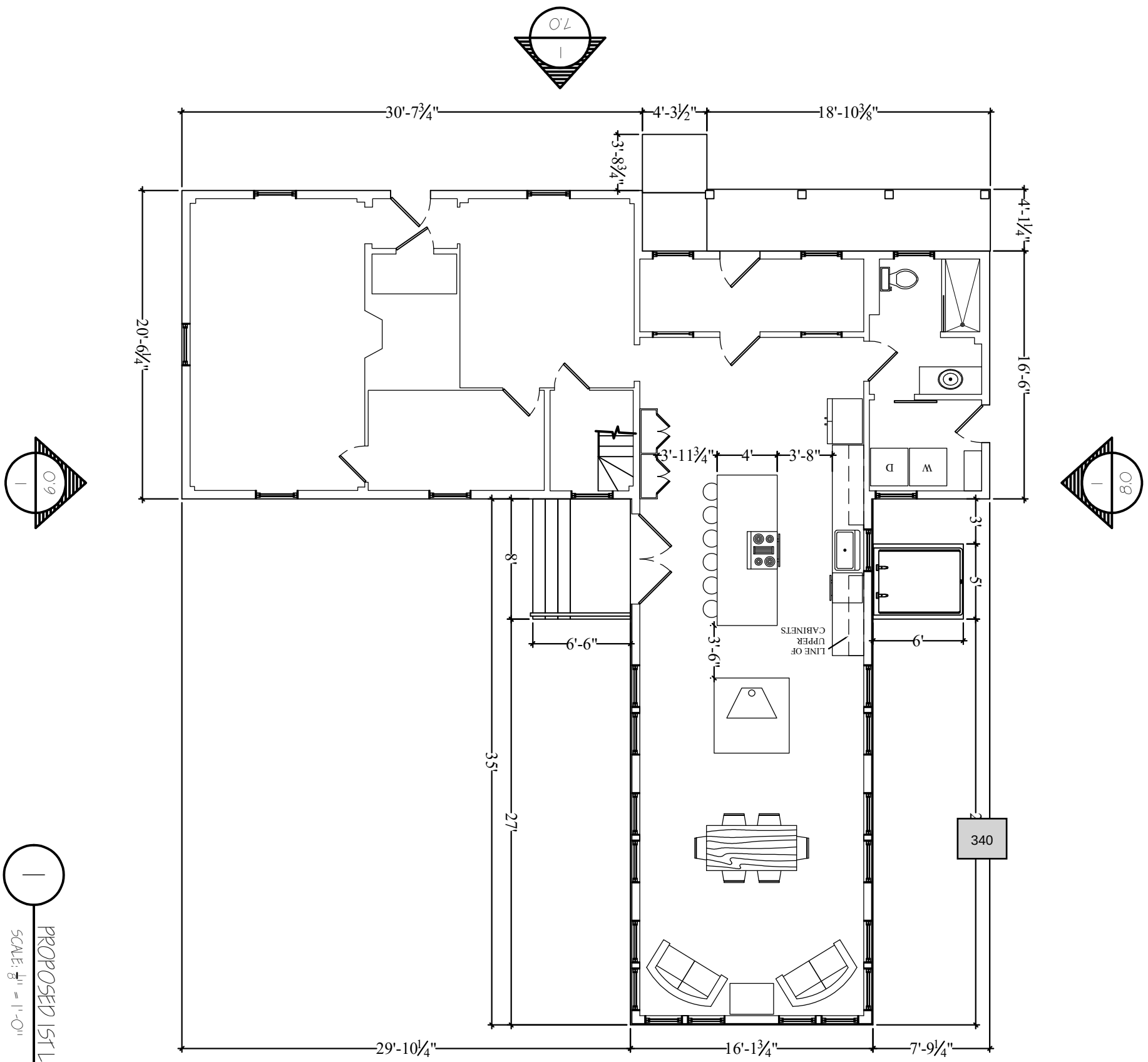
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
WEST
ELEVATION

REVISIONS	
DATE:	9/8/2025
SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

8.0

N



PROPOSED 1ST LEVEL PLAN

SCALE: ¼" = 1'-0"

Please Note:
Jonathan O'Donnell assumes no liability for any items constructed from plans and/or specifications that are not prepared by this office during construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area in which this house is to be built.
3. Plans include locations of N.E. all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and its preparation, is limited to the total fees paid to Jonathan O'Donnell.

Addition must be exercised in making any & making any modification to this plans, if changes are necessary, contact Mr. Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED 1ST LEVEL PLAN

REVISIONS

SCALE: AS NOTED
DATE: 7/22/2025
SHEET NO. 1 OF X

9.0

O'Donnell
DESIGN SERVICES

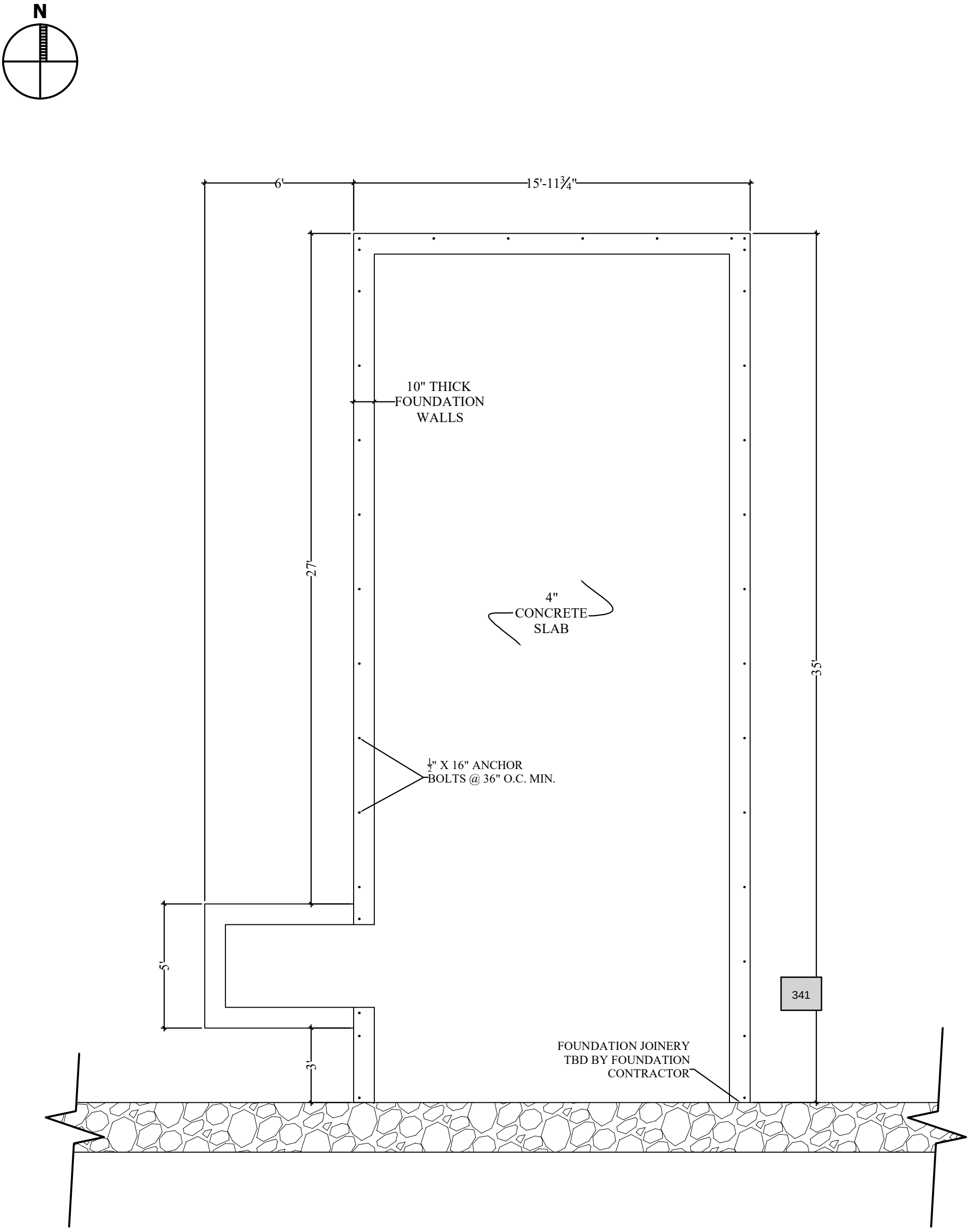
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NEWPORT, RI 02840

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jonod5@yahoo.com

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PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809



1 PROPOSED FOUNDATION PLAN

SCALE: ¼" = 1'-0"

Please Note:
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1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should be reviewed and approved by a licensed engineer.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with the plan.
Caution must be exercised in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

O'Donnell
DESIGN SERVICES
JONATHAN O'DONNELL
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NEWPORT, RI 02840
(401)855-0878
jonod5@yahoo.com

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PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

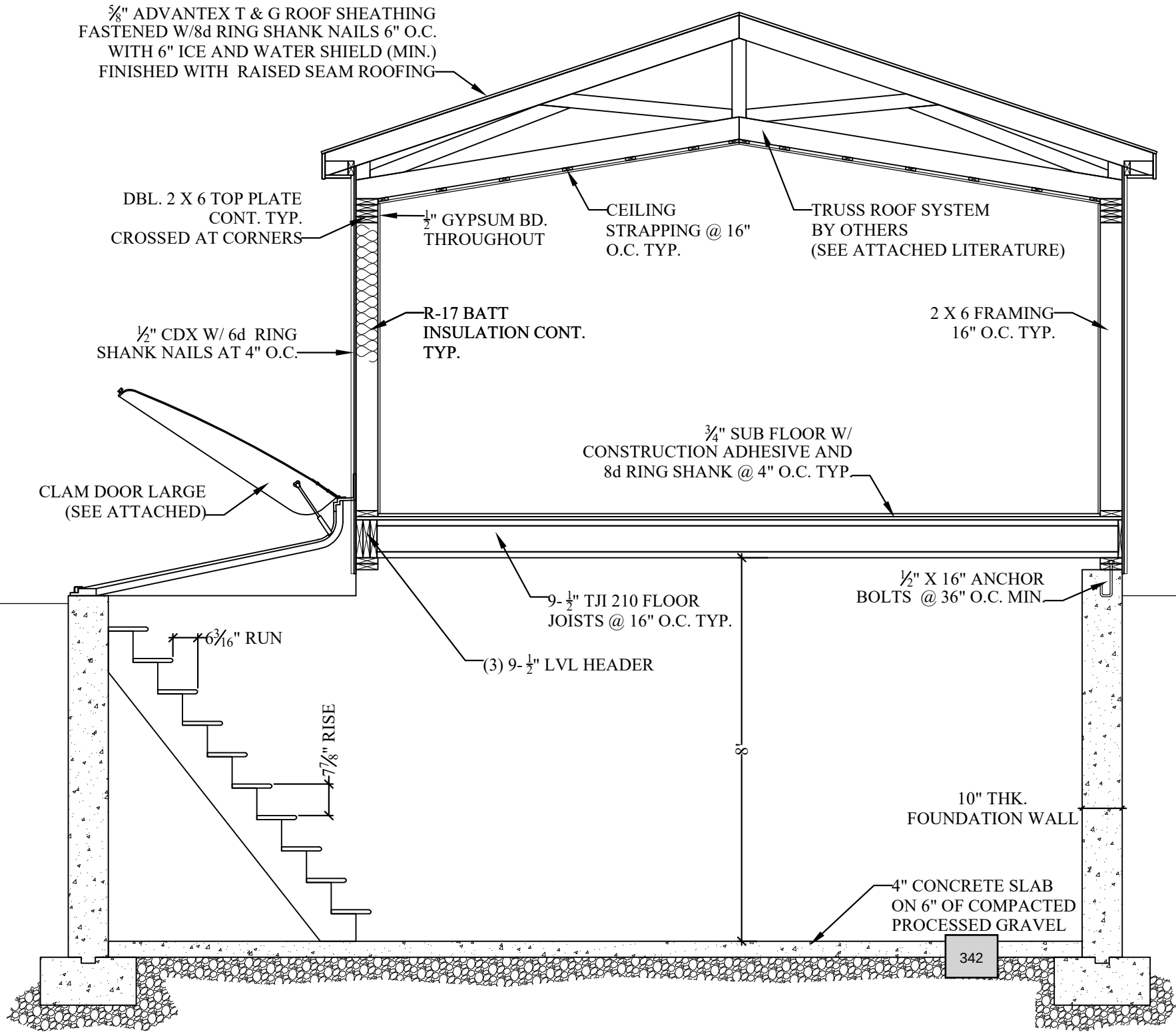
DRAWING: PROPOSED FOUNDATION PLAN

BY: JONATHAN O'DONNELL

REVISIONS

SCALE: AS NOTED
DATE: 7/22/2025
SHEET NO. 1 OF X

10.0



1 PROPOSED SECTION

SCALE: ⅜" = 1'-0"

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction, it is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Please indicate locations only; all engineering aspects should be performed by a licensed professional engineer.
4. The liability of Jonathan O'Donnell in connection with the plan and the home constructed therefrom, is limited to the total fees paid in association with this plans.

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O'Donnell

DESIGN SERVICES

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NEWPORT, RI 02840

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PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

BY: JONATHAN O'DONNELL

DRAWING: PROPOSED SECTION

REVISIONS

SCALE: AS NOTED
DATE: 7/22/2025
SHEET NO. 1 OF X

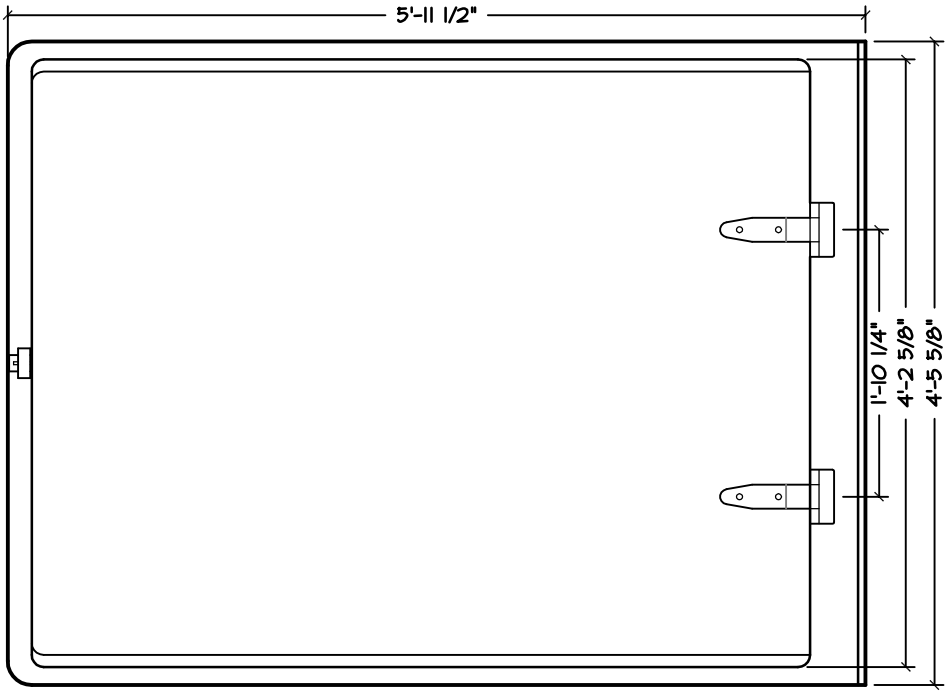
11.0

ClamDoor

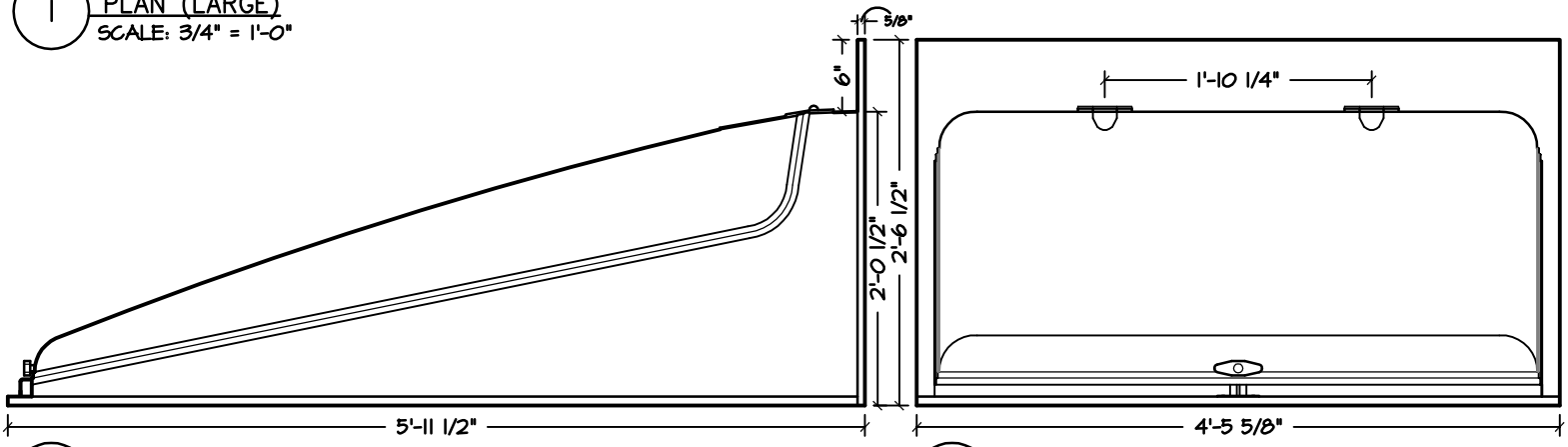
Large Clamdoor Overall Dimensions:
4'-5-5/8" wide
5'-11-1/2" long
2'-0-1/2" tall (without flange)

* fits tyipcal 8" thick concrete foundation bulkhead
(equal to Bilco Size C steel bulkhead)

See www.CLAMDOOR.com for installation instructions & video, additional details and required materials.

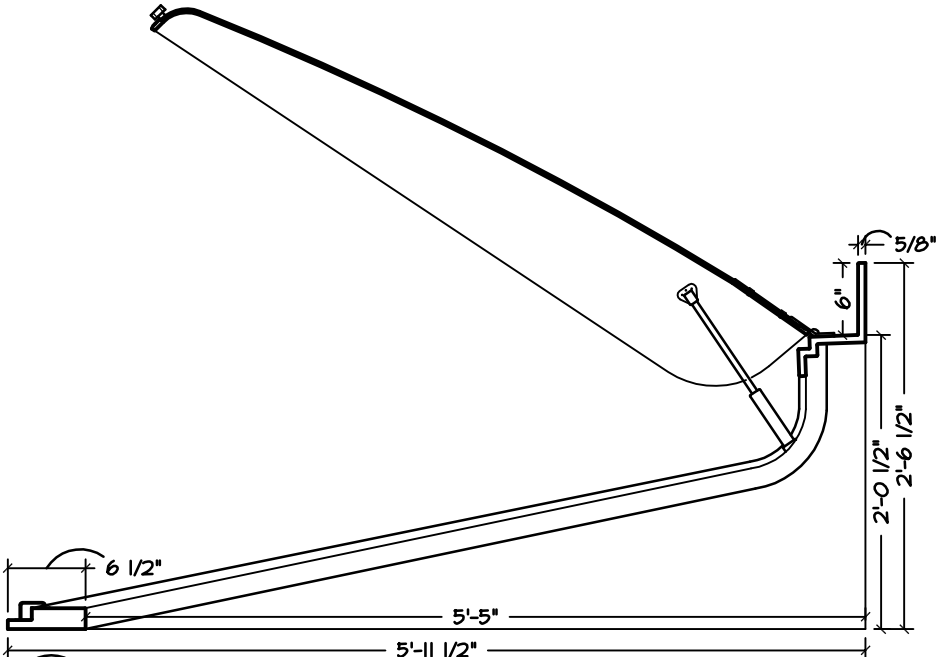


1 PLAN (LARGE)
SCALE: 3/4" = 1'-0"



2 SIDE ELEVATION (LARGE)
SCALE: 3/4" = 1'-0"

4 FRONT ELEVATION (LARGE)
SCALE: 3/4" = 1'-0"



3 SECTION – OPEN (LARGE)
SCALE: 3/4" = 1'-0"

AMBARA®

Thermally Modified Siding, Ceiling, Trim, Beams, & Pergolas

NOVA BUILDING PRODUCTS

THE HIGHER DEGREE OF WOOD™

Ambara® is a proprietary lightweight, low density, and thermally modified West African tropical hardwood. We start with Obeche, which has a long history of use in plywood and veneers. Our proprietary thermal modification process gives our Ambara® a consistent and beautiful caramel color throughout the wood.

AMBARA® - THE PERFECT CEDAR SUBSTITUTE

The thermal modification of the Ambara® not only affects the color of the wood, but also greatly increases the durability and stability of the wood, making it ideal for all climates and extreme outdoor environments. Ambara® can be used for indoor applications, outdoor siding, cladding, and soffit applications because the process of thermal modification increases its durability to the same class as clear all heart Western Red Cedar.

Ambara® hardwood will naturally fade to a silver-gray color when left unfinished. If you desire to maintain the natural amber-brown coloring of the boards, a wood stain with UV blockers should be used prior to installation. To maintain Ambara's® color after installation, maintenance coats of stain should be applied every 2-5 years depending on the level of UV exposure.





TECHNICAL SPECIFICATIONS

Janka Hardness: 285 Lbf

Strength (MOR): 8,820 (psi)

Stiffness (MOE): 970 (1000 psi)

Grade: A & Btr Clear

Density: 320 kg/m3

Color: Consistent caramel brown to amber when thermally modified.

Radial Shrinkage: <1.0%

Tangential Shrinkage: <1.0%

Species: Triplochiton scleroxylon

Tree Characteristics: Tall and relatively clear with logs up to 5 feet in diameter.

Geographic Area: Abundant in West Africa, and available with FSC certification from sustainably managed forests.

Texture: Medium

Grain: Separated for Vertical and Mixed Grain

Luster: Medium High

Appearance: Medium to wide ribbon grain similar to quarter sawn Sapele

Durability: Class 2 rated. Ambara™ is in the same class as clear all heart Western Red Cedar.

Finishing: Easily takes oil/water-based stains and paint.

Nova USA Wood Products
3821 24th Ave.
Forest Grove, OR. 97116
(503) 419-6407

www.novausawood.com

@NOVAUSAWOOD

AMBARA®

Thermally Modified Siding, Ceiling, Trim, Beams, & Pergolas

NOVA BUILDING PRODUCTS

AMBARA® PRODUCT OFFERINGS

Ambara can be milled into common or custom patterns

Ambara® sizes stocked as S4S Blanks and Rough Sawn

4/4 thickness available in 4”, 6”, 8”, 10” and 12” widths

5/4 thickness available in 4”, 6”, 8”, 10” and 12” widths

8/4 thickness available in 4”, 6”, 8”, 10” and 12” widths

Additional dimensions available upon request



COMMON SIDING PROFILES









Nova USA Wood Products
3821 24th Ave.
Forest Grove, OR. 97116
(503) 419-6407

www.novausawood.com

@NOVAUSAWOOD

Classic Series Basement Doors



Add the convenience of direct basement access and get the full use of your home with our Classic Series basement door-primer finish. BILCO basement doors allow homeowners to add code-compliant living space or storage areas to their home. Large items such games tables and furniture for finished areas, or pool supplies and patio furniture for storage areas, move easily through the wide opening of a BILCO door. Doors are available with a factory powder coat finish in colors to match the exterior of any home.

Description | Videos | Sales Contact | Documents | Education

Classic Series Basement Doors - Size B, C, O, SL

Standard Features and Benefits

- Easy to Operate... Gas Spring lift assistance provides smooth, easy, one-hand operation and prevents the doors from slamming closed.
- Weathertight... The basement door's primer finish sheds water, keeps areaway dry and free of debris. Flanged construction sheds water and prevents binding due to ice and snow.
- Rugged... Heavy gauge steel and sturdy concealed hinges, protected from the weather ensure all-season operation and lasting service.
- Durable... Baked-on Sherwin Williams primer or optional powder coat paint finish in a number of standard colors.
- Secure... Slide bolt lock and internal mounting flanges make your home safe and secure. Optional keyed lock kit available for exterior access.
- Code-Compliant... Satisfies IRC 2021 Building code requirements for emergency egress in finished basement areas.

Optional Powder Coat Paint Finish

The factory applied polyester resin finish provides a durable, weather-resistant coating and eliminates the need to paint your door after installation. This finish is superior finish to conventional paint and makes the BILCO door durable, attractive and extremely scratch-resistant. The finish is available on Size B, Size C, and in six standard colors (Black, Green, White, Sandstone, Gray, Brick) to compliment any home (see color swatches below). Powder coated basement doors can be supplied with a key lock kit and pre-punched holes for ease of installation (see table below).

Powder Coat Finish Warranty: The powder coat finish carries a one-year warranty against flaking, peeling, or blistering under normal conditions. This warranty excludes damage caused during the product installation process or resulting from falling objects,scratching, abrading, or misuse or abuse of the product in any way.

Primer*		Size and Model Numbers			
		B	C	O	SL
		SZ BG	SZ CG	SZ OG	SZ SLG
Powder Coat	White	SZ BGPC1	SZ CGPC1	X	X
	Sandstone	SZ BGPC2	SZ CGPC2	X	X
	Gray	SZ BGPC7	SZ CGPC7	X	X
	Brick	SZ BGPC4	SZ CGPC4	X	X
	Black	SZ BGPC5	SZ CGPC5	X	X
	Green	SZ BGPC6	SZ CGPC6	X	X
Powder Coat with Keyed Lock Kit 	White	SZ BGLPC1	SZ CGLPC1	X	X
	Sandstone	SZ BGLPC2	SZ CGLPC2	X	X
	Gray	SZ BGLPC7	SZ CGLPC7	X	X
	Brick	SZ BGLPC4	SZ CGLPC4	X	X
	Black	SZ BGLPC5	SZ CGLPC5	X	X
	Green	SZ BGLPC6	SZ CGLPC6	X	X

* Doors with a primer finish require a finish coat of paint by the contractor or homeowner
X - Not available

Size your Basement Door

Prior to using our sizing program we ask that you enter your zip code if you are in the US or Canada.

Zip Code :

Submit





CA Prop 65 Notice

WARNING : The State of California has deemed that this product can cause cancer, birth defects or other harmful effects. For more information, please visit For more information, Please visit: www.p65warnings.ca.gov/

Product Quick Links

- Access Products
- Fire Safety Products
- Safety & Security Products
- Basement Doors
- Egress Window Wells
- Download Center

Customer Quick Links

- Privacy Policy
- Terms & Conditions
- Return Policy
- My Account
- Contact Us
- Customer Service
- Warranty Registration
- Shopping Cart
- Site Map

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Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-127	Contributing	September 10, 2025

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

Project Address	Assessor's Plat/Lot
467 HOPE ST , BRISTOL, RI, 02809	009-0054-000

Applicant	Applicant Phone	Applicant Email
FEDERAL PROPERTIES OF R.I., INC.	401-253-5700	steve@fedprop.com

Property Owner (If Different from Applicant)	Owner Mailing Address
FEDERAL PROPERTIES OF R.I., INC.	P.O. BOX 27

Architect/Engineer	A/E Phone Number	A/E Email
David Andreozzi, Architect	401-245-6800	dsra@andreozzi.com

Contractor	Contractor Phone Number	Contractor Email
GUSIGNS	860-928-1407	matt@gusigns.com

Work Category:	Sign(s)/Landscaping

Description of proposed work:

1. New tenant signage 4" high metallic gold finished prismatic lettering "ANDREOZZI ARCHITECTURE" in Times Bold font attached on existing entablature between two existing lettered signs. 2. New tenant unit numbers for four tenant doors (467, 469, 471, 473) with 4" high gold metallic vinyl lettering with black background affixed on existing glass transoms.

Property History

EASTERBROOKS-PAULL BLOCK 1899: This handsome, 2-story, 5 bay, flat-roof brick store was built by Joseph L. Buffum for Frederick A. Easter brooks, a grocer and merchant. Fire had destroyed Easterbrook's grocery in the original building, which also housed the Gooding Clock Shop and other stores. An original, cast-iron columned storefront survives on the first floor.

Building Survey Data	
RIHPHC ID #:	BRIS00673
HISTORIC NAME:	Easterbrooks-Paull Block
ARCH. STYLE:	early 20th c commercial
ORIGINAL CONSTRUCTION DATE (est.):	1899

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

FEDERAL PROPERTIES OF R.I., INC.
Applicant's Name – Printed
Date: September 10, 2025

David Andreozzi
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 467 HOPE ST
ACRES: 0.0679
PARCEL ID: 009-0054-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: FEDERAL PROPERTIES OF R.I., INC.
CO - OWNER:
MAILING ADDRESS: P.O. BOX 27

ZONING: D
PATRIOT ACCOUNT #: 469

SALE INFORMATION

SALE DATE: 10/27/2023
BOOK & PAGE: 2227-43
SALE PRICE: 1,050,000
SALE DESCRIPTION:
SELLER: MULLINGAR GROUP, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 7868
FINISHED BUILDING AREA: 4961
BASEMENT AREA: 2800
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $195,000
YARD: $0
BUILDING: $420,600
TOTAL: $615,600

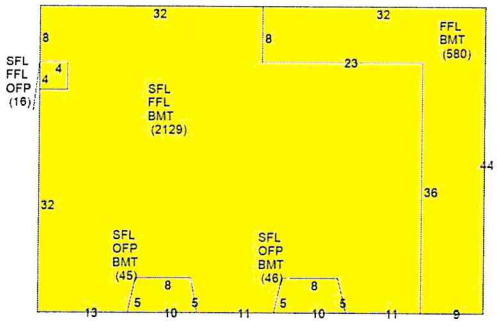
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE: Flat
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

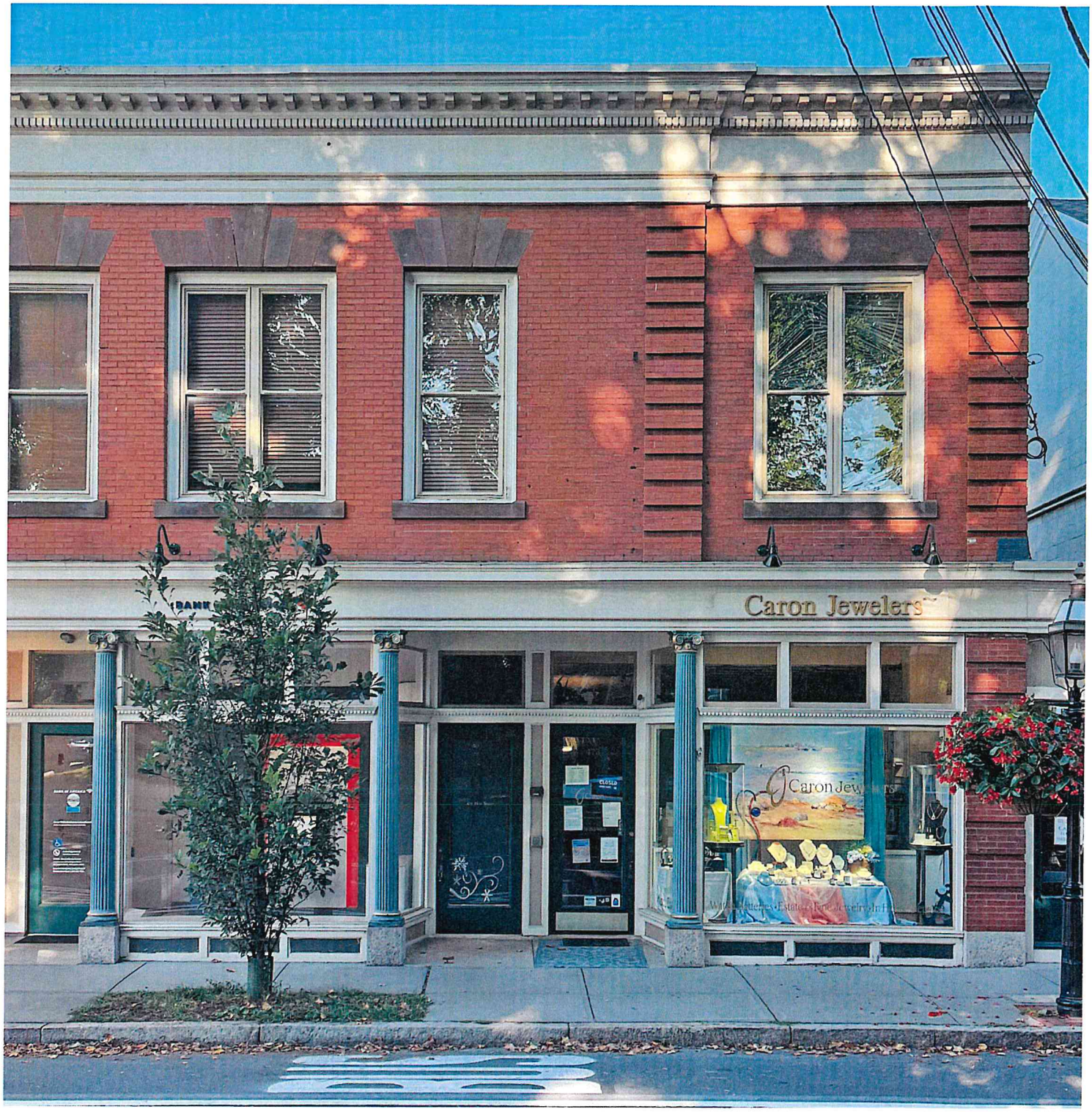
INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

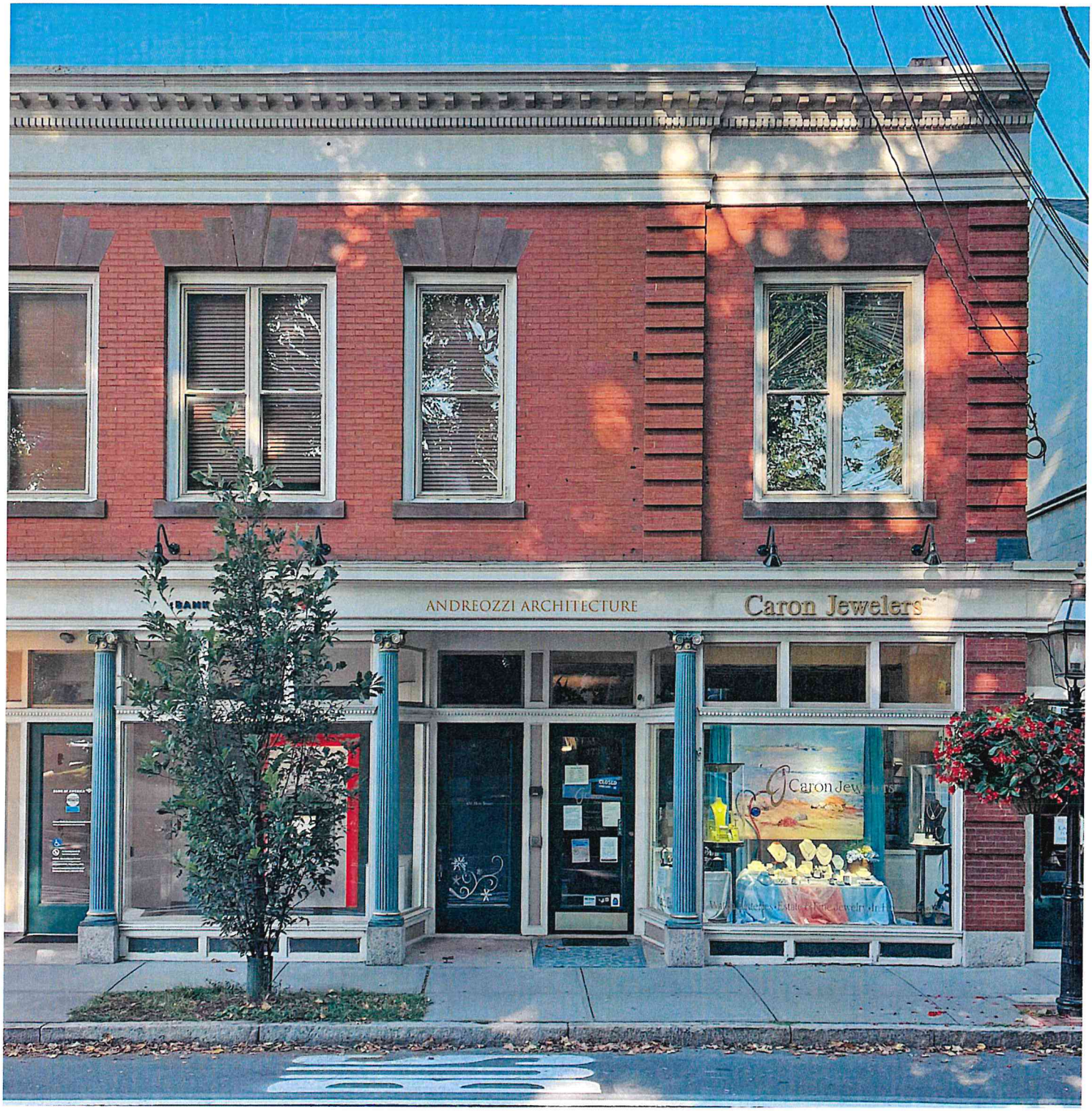
SKETCH

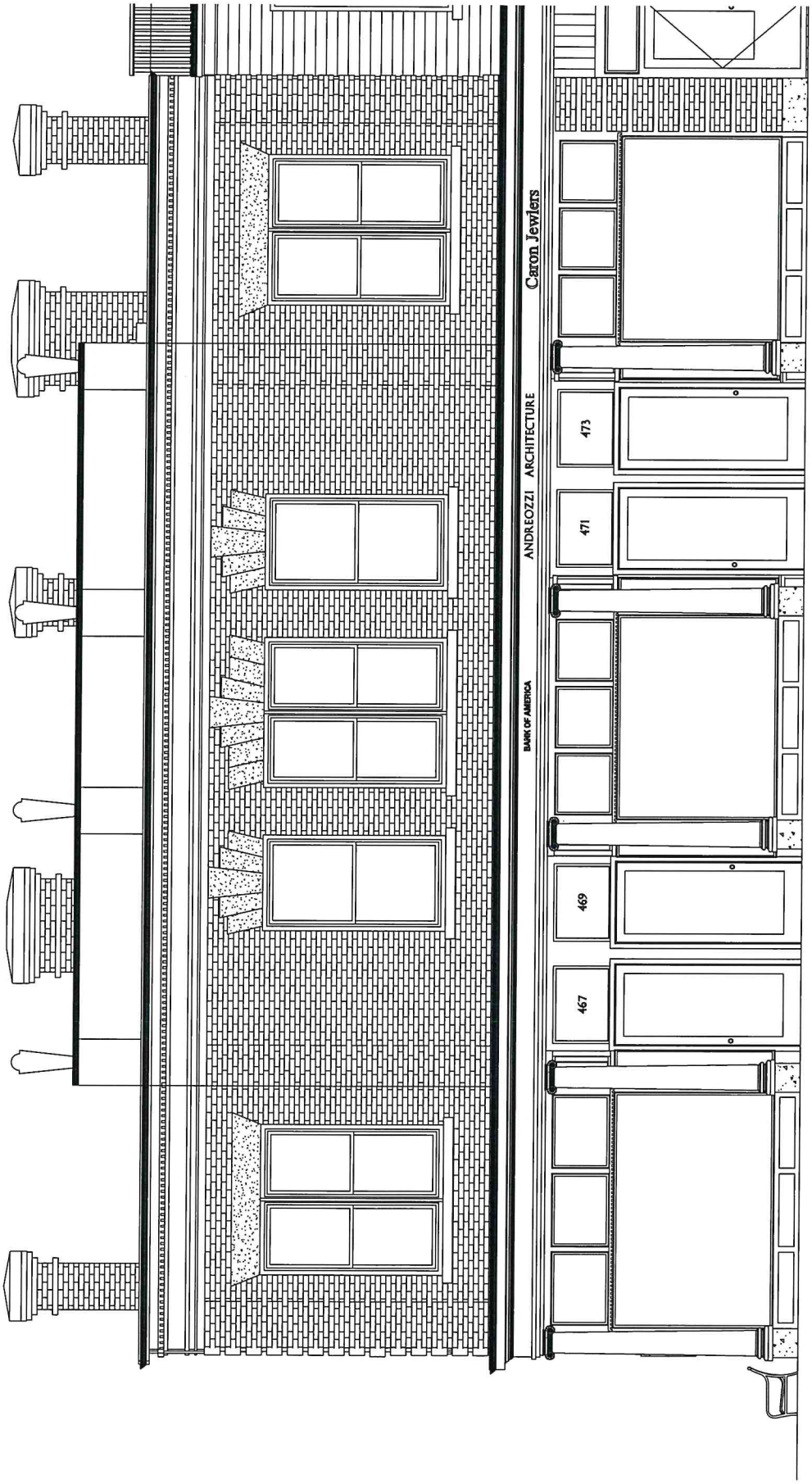


PHOTO




Caron Jewelers


ANDREOZZI ARCHITECTURE
Caron Jewelers


Caron Jewlers
ANDREOZZI ARCHITECTURE
BANK OF AMERICA
473
471
469
467

Award Winning Designers and Fabricators of Quality Signs Since 1988

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Quote 33269 8/29/2025

471 Hope Street Bristol, RI

Times Font Example (*Custom*)

ANDREOZZI ARCHITECTURE

Quantity One Set of 4" tall Metallic Gold Prismatic Lettering

354

Option B: Prismatic formed plastic lettering in custom TIMES BOLD font.

467 469 471 473

Quantity four sets of 4" tall vinyl lettering for windows in metallic gold.

Installation of stud mounted letters and vinyl window lettering.

Like to place this order? Contact Matt at 860-928-1407 or matt@gusigns.com

Approved for production by _____ Date _____

graphics UNLIMITED
COMMERCIAL SIGNS • VEHICLE LETTERING
GU SIGNS.com
445 School Street
Putnam, Connecticut
Massachusetts • Rhode Island
860-928-1407
matt@gusigns.com

Andreozzi Architecture
David Andreozzi
dsra@andreozzi.com
401-245-6800

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TOTALLY COOL AWNING COMPANY

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MADE IN THE USA

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-129	Contributing	September 11, 2025

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

Project Address	Assessor's Plat/Lot
186 HOPE ST , BRISTOL, RI, 02809	015-0082-000

Applicant	Applicant Phone	Applicant Email
William K. Campbell	4015788017	casimom

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Millard		

Work Category:	Addition to Structure(s)

Description of proposed work:
see attached

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00617
HISTORIC NAME:	Augevine, William H., House
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1915 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Deep porch has been added across majority of front elev., with front gable over entry door bay and details similar to original side porch.	

William K. Campbell
Applicant's Name – Printed
Date: September 11, 2025

William K. Campbell, Jr
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 186 HOPE ST
ACRES: 0.2533
PARCEL ID: 015-0082-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: CAMPBELL, WILLIAM K ETUX
CO - OWNER: JUDITH S. CAMPBELL TE
MAILING ADDRESS: 186 HOPE ST.

ZONING: R-6
PATRIOT ACCOUNT #: 991

SALE INFORMATION

SALE DATE: 7/1/1996
BOOK & PAGE: 581-2
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: SANTOLUPO, JOHN P.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4723
FINISHED BUILDING AREA: 2311
BASEMENT AREA: 1167
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $469,200
YARD: $13,200
BUILDING: $318,100
TOTAL: $800,500

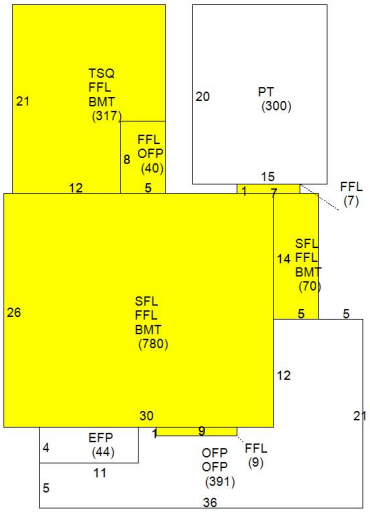
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1899
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Quote Form

NATIONAL LUMBER WARWICK
3356 POST ROAD
WARWICK RI 02886
401-921-0400

NATIONAL MILLWORK
A DIVISION OF NATIONAL LUMBER

Project Information (ID #9593188 Revision #14041380)

Hide

Project Name: Millard - hope st 09-08-25
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 9/8/2025
Submitted Date:
PO#: Millard - hope st 09-08-25

Sales Rep Name: Brad Borges
Salesperson:

Delivery Information

Hide

Shipping Contact:
Shipping Address:
City:
State:
Zip:

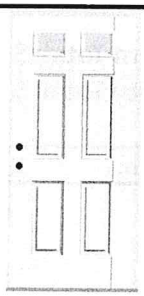
Comments:

Unit Detail

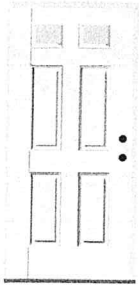
Hide All Configuration Options

Item: 0001: Ext 36" x 80" S296 RHI 6 9/16" FrameSaver **Location:** **Quantity: 1**

Smooth Star 36"x80" Single Door 719.53



Exterior View

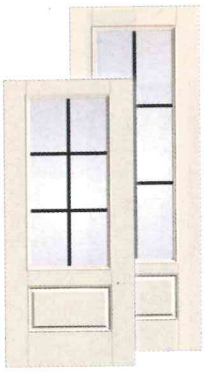


Interior View

Configuration Options Hide

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Top Lite
- **Glass Type:** Clear
- **Glass Style:** Clear

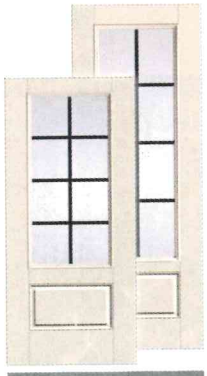
CLEAR GLASS WITH DIVIDED LITES *Continued*



Smooth

S2101
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

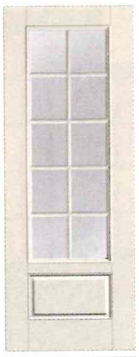
S8313
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

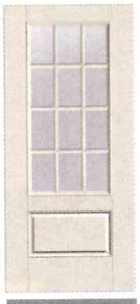
S2102
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S8316
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



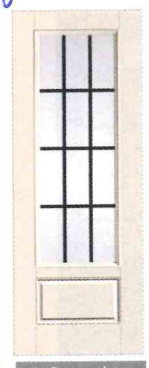
Smooth

S881
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



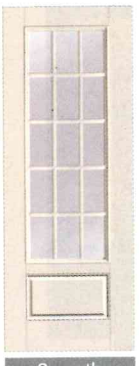
Smooth

S92
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth

S8310
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S882
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S1089SL
12" x 6'8"
14"x 6'8"

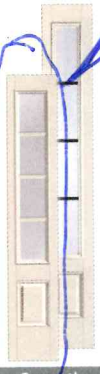
S8311SL
12" x 8'0"
14" x 8'0"



Smooth

S2101SL
12" x 6'8"
14"x 6'8"

S8313SL
12" x 8'0"
14" x 8'0"



Smooth

S82SL
12" x 6'8"
14"x 6'8"

S8310SL
12" x 8'0"
14" x 8'0"



Smooth

S881SL
12" x 8'0"
14" x 8'0"



Smooth

S8207SL
12" x 8'0"
14" x 8'0"



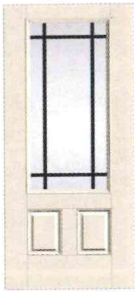
Smooth

S8202SL
12" x 8'0"
14" x 8'0"



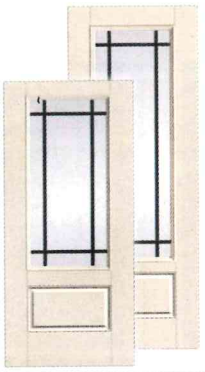
Smooth

S8204SL
12" x 8'0"
14" x 8'0"



Smooth

S1402
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth

S1400
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

S898
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S1400SL
12" x 6'8"
14"x 6'8"

S898SL
12" x 8'0"
14" x 8'0"

CLEAR GLASS



Mahogany

FCM32
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Mahogany

FCM32SL
12" x 6'8"
14"x 6'8"

FCM881SL
12" x 8'0"
14" x 8'0"

Note: See page 285 for important product details that may h ur purchase decision.
Right Page: Fiber-Classic Oak Collection, Clear Glass with GB – FC8313, Finish – Barley

GENERAL DOORS Corporation



Advantage series
RAISED PANEL

Advantage
Insulated Steel Garage Doors

For homeowners or home builders who want the the classic look of raised panel doors, the insulation value of a stable polystyrene core, and the strength and practicality of pre-finished steel, General Doors offers the Advantage Raised Panel line.

- Sandwich-type construction with 1-3/8" polystyrene insulation, pressure bonded between two skins of 26 gauge G60 steel
- Steel is rust-proofed with hot-dipped galvanizing, pre-painted on both sides with a primer, and finished with a top coat of baked on polyester for an exterior paint thickness of 1.0 mil
- Three layer construction provides a calculated insulation value of R-6.7, along with exceptional strength and a substantial, solid feel during operation
- Finely detailed woodgrain surface with deeply embossed panels for a sharp, well-designed appearance
- Raised panel sizes of appropriate proportions and spacing ensure all door sizes have an authentic raised panel look.
- Also available in a Flush Panel design
- Double Tongue and Groove section joint for the tightest section fit possible
- Thermal break between steel skins
- 4 factory finish colors to choose from

Hardware includes heavy-duty track with a unique elliptical curve that reduces the force necessary to roll the door along the track, making opening and closing easier and smoother. Full leaf, heavy gauge hinges, and rollers with steel bearings offer superior strength and years of trouble-free operation.



Sizes
Standard widths:
8', 9', 10', 12', 16' and 18'
Special order widths are available in 1" increments

Standard heights:
6'6", 7', 7'6", and 8'

Number of Panels Across

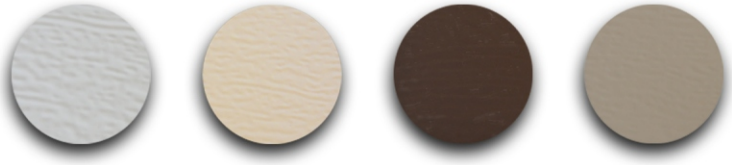
Width	*Panels*
8', 9' & 10' wide	*4*
12' & 14' wide	*6*
15', 16' & 18' wide	*8*

Use our industry leading door design software to view our doors on your home

ENVISION
visit general-doors.com

Color Options

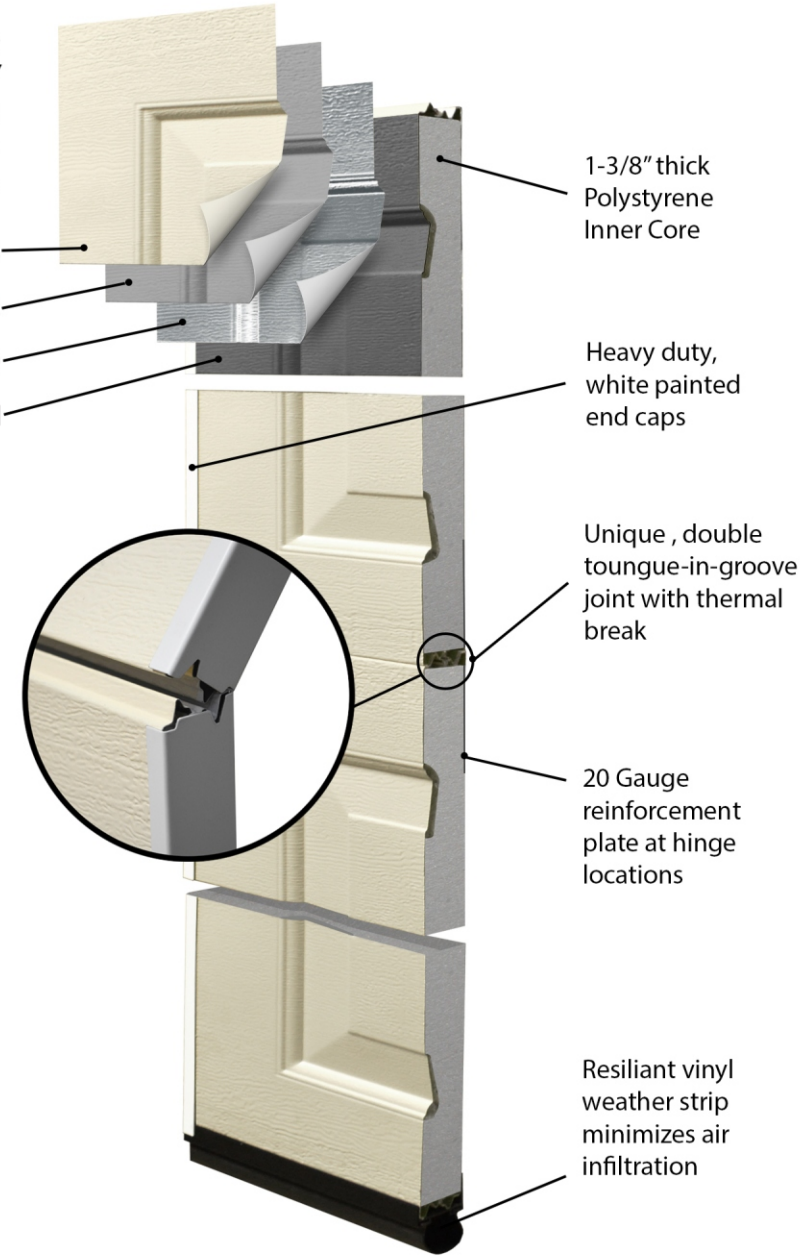
Our Advantage is available in four color choices. Although doors should not need repainting, if a custom color is required, our paint system provides an excellent base for any field applied paint.



White *Almond* *Brown* *Sandtone*

Here's why we can offer a "Lifetime Rust-Through Warranty"

A standard feature of the Advantage is our tough, anti-corrosion protection - inside and out.





Window Options

Garage door windows have a great deal to do with the overall look of any garage door. General Doors' Advantage doors up to 10' wide are available with either two windows (long panel) or four windows (short panel), plus several distinctive design trim styles that work with a variety of architecture. Wider doors have different layouts. Color matched frames and design trim inserts that snap-in and snap-out for easy glass cleaning are standard. Advantage windows are either single or insulated glass.


397 Colonial Short Panel


591 Cascade-6 Lite Short Panel


393 Cathedral Short Panel


320 Waterton Short Panel


306 Sherwood Short Panel


305 Sunburst Short Panel


306 Sherwood Long Panel


397 Stockton-12 Lite Long Panel


387 Colonial-8 Lite Long Panel


305 Sunburst Long Panel


388 Somerton-8 Lite Long Panel


588 Wyndbridge Arch Long Panel


591 Cascade Long Panel


320 Waterton Long Panel


587 Wyndbridge Long Panel


388 Somerton & 387 Colonial Combo


405 Single Sunburst Short Panel


405 Single Sunburst Long Panel


588 Wyndbridge Arch & 587 Wyndbridge Combo



Lifetime limited warranty against rust-through and/or delamination of door face. See dealer for complete warranty information.

Green Building Benefits
Energy savings from insulation value, local manufacturing, recycled content, and product longevity.

MEMBER IDA International Door Association

DASMA Door & Access Systems Manufacturers Association International

MADE IN USA

Your Local Authorized General Doors Distributor:

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Printed in U.S.A.

GENERAL DOORS Corporation
1 Monroe Street
PO Box 205 Bristol, PA 19007-0205
215.788.9277 Fax: 215.788.9450
general-doors.com
sales@general-doors.com

HDC 186 Hope St Projects September 2025

1 *Garage Door. Replace door. (rot at right edge). Contractor supplier said cannot repair or replace lower panel. Must. replace entire door. Cut sheet attached.*

2 *Back porch stairs: replace decking and joists and posts in kind as necessary.*

3 *Front entry steps: (added in 2005) Install iron railing similar in material to pre 2005 railings but with straighter lines more in harmony with overall design of house and porch.*

4 *Window sill and trim, second floor East side (2005 Addition): replace rotted finger joint pine with mahogany.*

5 *Window, 2nd floor East bedroom, South face: replace in kind: sill, some trim pieces, parting beads and some internal frame pieces as needed, reglaze, saving original glass.*

6 *Windows South and West side, first and second floor: repair/replace in kind some sash pieces; some frame and trim pieces with in kind materials. Reglaze saving original glass.*

7 *French door: Replace current deteriorated wood screen doors and heavy, awkward, double, fixed wood storm door. Install a replacement system making one side of an existing 24" interior French door 32" wide and making the other side a 12" wide fixed lite. This new door will provide easier and safer access, while increasing security, improving winter-weather protection, and summer screen use. The new system will have the same external dimensions as the existing. See cut sheet.*

8 *Main Porch railing (new construction 2005) repair rotted pieces as necessary.*

9 *House exterior: Paint trim and paint and replace rotted white cedar shingles (mostly on north side of 2005 addition) as needed.*



2
1

GARAGE DOOR (NEW - 2005) LOWER ~~RE~~PANEL RIGHT SIDE ROT
FACES BURTON (BACK GO') / ~~PREVIOUSLY~~ REPLACED



2005 SIDE ENTRANCE BURTON ST SIDE
PORCH STEP JOISTS? ROT

3



Caption





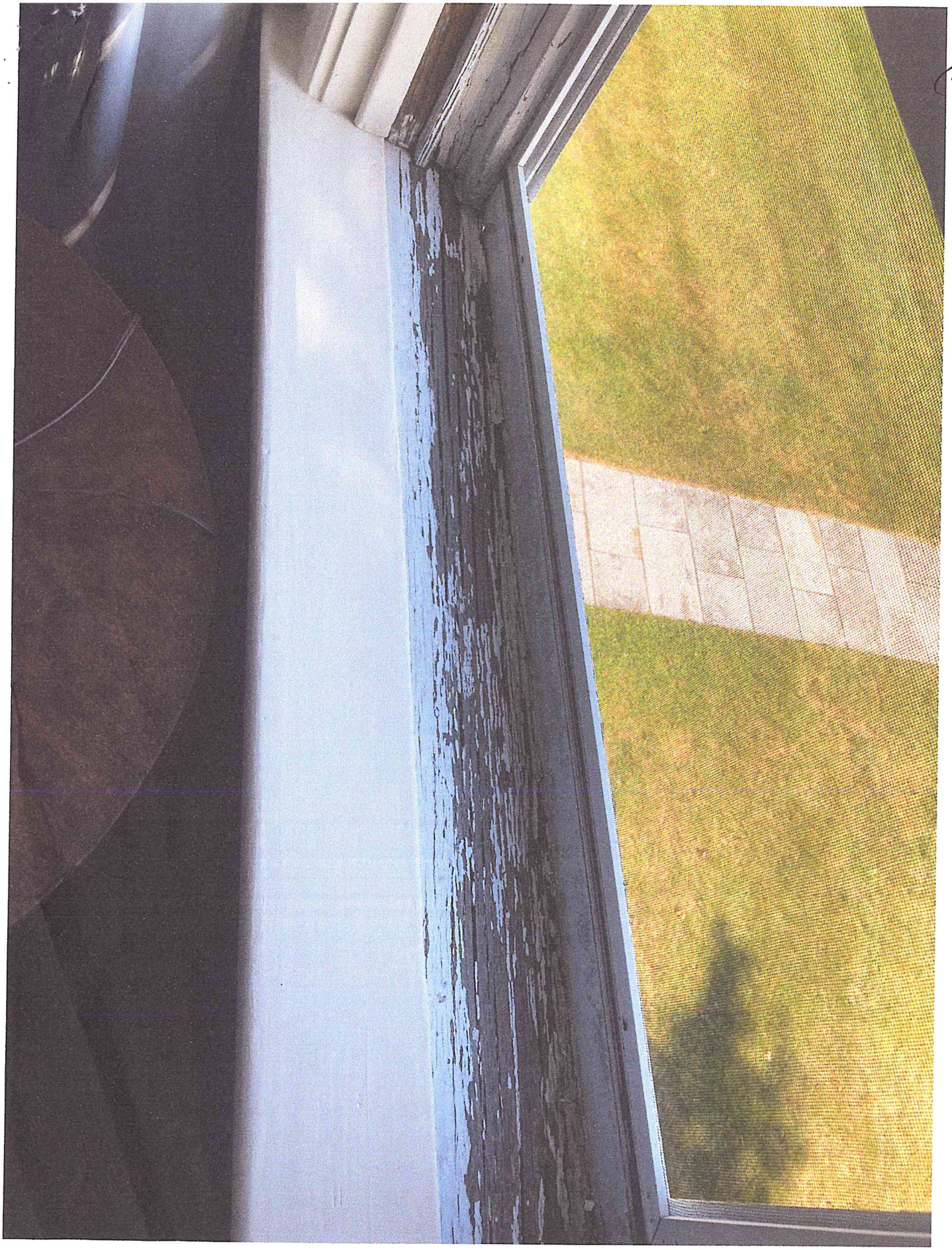
B
4



367

2005 ADDITION 2nd Floor EAST WINDOW
FINGER JOINT SILL ROT

5



(A) Sill 2ND FLOOR [illegible]ton H. @ S.E. BEDROOM
ORIGINAL : REPAIRED IN @ 2000



(B) 2ND FLOOR BURTON S.E. BR
PARTING BEAD [redacted]ER SASH LOWER RAIL
BOTH SIDE TRACKS ??? ROT



(A) 2ND FLOOR MASTER BR LEFT DOUBLE WINDOW RIGHT SIDE LOWER SASH

(B) LEFT SIDE LOWER SASH WBP



6



1) DR LEFT OF 3 WINDOWS RIGHT SIDE OF LOWER SASH RAIL FROM BELOW: ROT

7



-R EXISTING FRENCH DOOR AND SCREEN. NARROW ACCESS

HORT & CURRENT DOOR = 24" W EACH PANEL AND

REPLACE + ENLARGE DOOR, SCREEN, ? SAFETY ISSUE



"NEW" PORCH
2005?

SW CORNER PORCH RAIL
REPAIR

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-107		August 5, 2025

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

Project Address	Assessor's Plat/Lot
186 HOPE ST , BRISTOL, RI, 02809	015-0082-000

Applicant	Applicant Phone	Applicant Email
William Campbell	4015788017	casimom1@cox.net

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
none	dna	dna

Contractor	Contractor Phone Number	Contractor Email
Mike Wapenski		

Work Category:	New Structure(s)

Description of proposed work:

Place a heat pump unit adjacent to the East end of North side of existing house, not visible from the street. Run coolant and electrical connections lines through one pane of an existing 3 pane window opening in foundation a few feet from the heat pump unit.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

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

William Campbell
Applicant's Name – Printed
Date: August 5, 2025

William K. Campbell, Jr
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 186 HOPE ST
ACRES: 0.2533
PARCEL ID: 015-0082-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: CAMPBELL, WILLIAM K ETUX
CO - OWNER: JUDITH S. CAMPBELL TE
MAILING ADDRESS: 186 HOPE ST.

ZONING: R-6
PATRIOT ACCOUNT #: 991

SALE INFORMATION

SALE DATE: 7/1/1996
BOOK & PAGE: 581-2
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: SANTOLUPO, JOHN P.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4723
FINISHED BUILDING AREA: 2311
BASEMENT AREA: 1167
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $469,200
YARD: $13,200
BUILDING: $318,100
TOTAL: $800,500

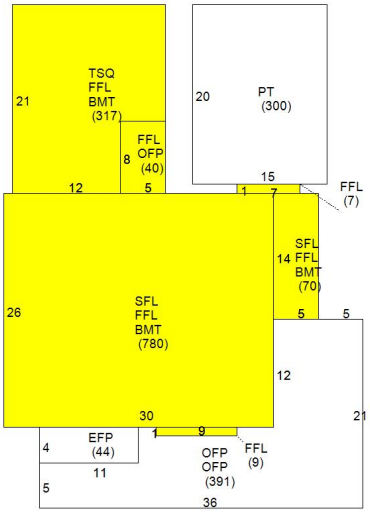
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1899
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-131	Contributing	September 12, 2025

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

Project Address	Assessor's Plat/Lot
19 BYFIELD ST , BRISTOL, RI, 02809	014-0067-000

Applicant	Applicant Phone	Applicant Email
Elena Bao	[redacted]	[redacted]

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)

Description of proposed work:

The scope of the project will now include the construction of a 18' x 18', single-story addition off the rear of the home. The materiality c the addition will remain the same, with cedar shingle siding to match the original materials of the historic home, as well as Accoya woo trim, painted white to match the existing detailing. The three new windows will be of the Marvin Elevate series, with a wood interior ar Ultrex (fibrex) exterior, also painted white to match the trim and detailing. The existing exterior french door from the kitchen will be repurposed as an exterior door for the new addition. The roof, now a gable roof (like the original home), will be comprised of asphalt shingles and will run below the existing second floor windows, allow us to preserve the pieces in that area of the rear facade.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00287
HISTORIC NAME:	Tilley-Williams House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1833 ca

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

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 19 BYFIELD ST
ACRES: 0.159
PARCEL ID: 014-0067-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: BAO, ELENA M - TRUSTEE
CO - OWNER: ELENA M BAO REVOCABLE TRUST
MAILING ADDRESS: 19 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 864

SALE INFORMATION

SALE DATE: 3/29/2022
BOOK & PAGE: 2165-297
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: BAO, ELENA M

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3751
FINISHED BUILDING AREA: 1768
BASEMENT AREA: 884
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $227,000
YARD: $4,500
BUILDING: $351,300
TOTAL: $582,800

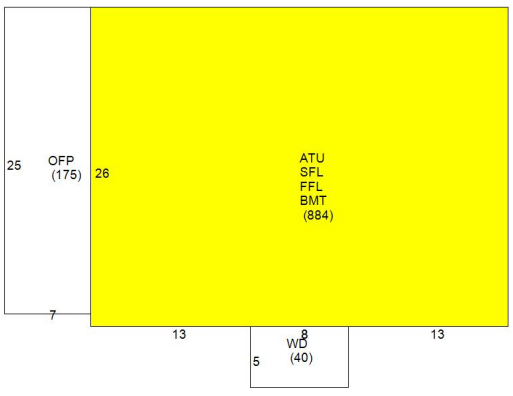
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1830
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
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: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



TOWN of BRISTOL
Rhode Island
10 Court Street
Bristol, RI 02809-2208
(401) 253-7000

Received from : Elena Bao
19 Byfield St.

Amount : $ 100 | 00 Ck. 2191

For : HDC app review

Date 9-12-25

Initials MBW

19 Byfield Street, Product Info & Photos

Roofing – GAF Shingle Products

Specifications (All Dimensions Are Nominal)	
Pieces/Square	79
Bundles/Square	3
Nails/Square[1]	316
Exposure	5" (127 mm)
Dimensions	12"x 36" (English); 13 1/4"x 39 3/8" (Metric)

Applicable Standards & Protocols

- Fire - UL Listed to ANSI/UL 790 Class A
- Wind - ASTM D7158, Class H
- Wind - ASTM D3161, Class F
- National - ASTM D3018, Type 1
- National - ASTM D3462**
- National - Classified in accordance with ICC-ES AC438
- Regional - Miami-Dade County Product Control Approved***
- Regional - State of Florida Approved
- Regional - Texas Department of Insurance Listed
- Regional - ICC-ES ESR- 1475****
- Regional - ICC-ES ESR- 3267

Royal Sovereign

Weathered Gray





10/18/2016

PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability



PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality . . .** Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology . . .** Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great . . .** ColorLock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance . . .** Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **Great For Resale . . .** A new roof may increase your home's resale value
- **Peace Of Mind . . .** 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years[1]

[1]See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- COLORS: Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- REGIONAL AVAILABILITY:[2] Northeast, Southeast, Southwest, and Central Areas

[2]See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)
**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®; WeatherBlocker™

†Refer to complete published installation instructions.
††Required by some local codes.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.

Unit Features

Elevate Double Hung: ELDH
Elevate Double Hung Picture: ELDH P
Elevate Double Hung Transom: ELDH TR
Elevate Double Hung IZ3: ELDH IZ3
Elevate Double Hung Picture IZ3: ELDH P IZ3

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

Frame and Sash:

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

Frame:

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

Sash:

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

Jamb Extension:

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

Hardware:

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

Installation:

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

Unit Features Continued

Glazing:

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

IZ3 Glazing:

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

Weather Strip:

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

Screen:

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

Interior Jamb Cap:

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

Unit Features Continued

Interior / Exterior Simulated Divided Lites (SDL):

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

Grilles-Between-The-Glass (GBG):

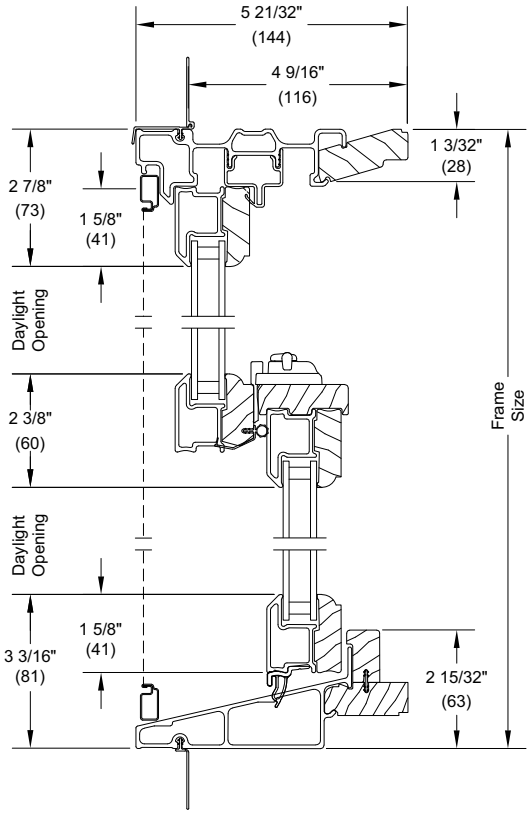
- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
  - Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
  - Interior Colors: White, Bronze or Black
- GBGs are not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

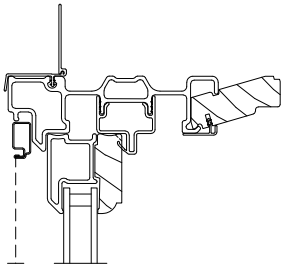
NOTE: Direct Glaze Round Top with GBG or SDL will only align with the default lite cut of the unit it is intended to be mulled with. NFRC values are now located on www.marvin.com.

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

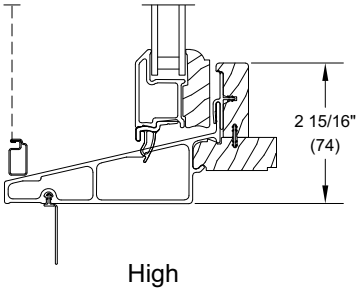
Scale: 3" = 1' 0"

Head Jamb
Check Rail
Sill



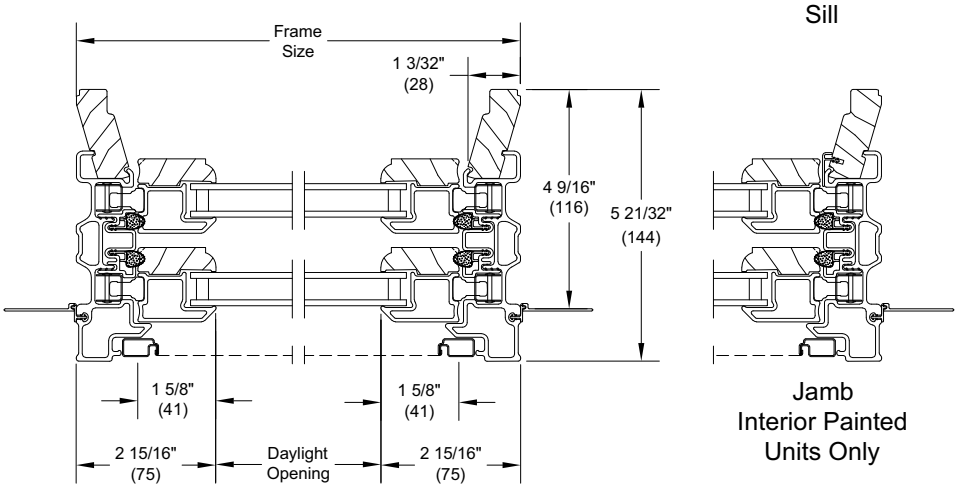


Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb

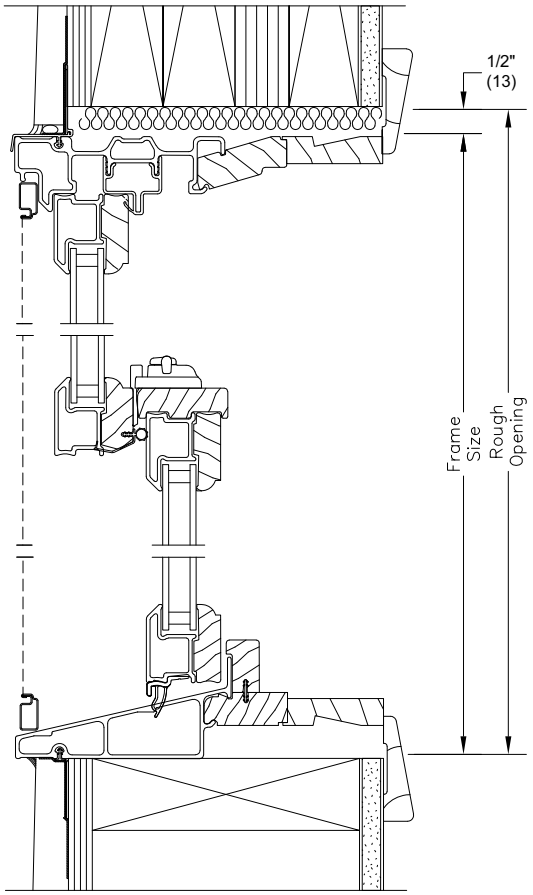


Jamb
Interior Painted
Units Only

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

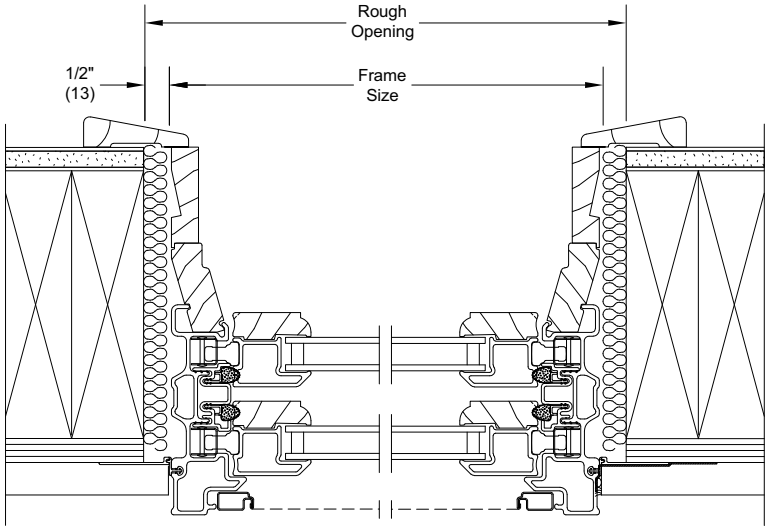
Scale: 1 1/2" - 1' 0"

Head
Jamb



Sill

Jambs



NOTES:

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

Trim & Details – Accoya Wood

Pine Wood (Painted White)









accoya®

Accoya® wood

DATA SHEET

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

Key features

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

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

Approved Manufacturer Training Program

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

Standard lengths & grades

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

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

Standard dimensions & grades

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

Material

100% Solid Accoya wood

Durability

AWPA E7 & E10, Average rating > 9. Accoya is an effective barrier against a broad spectrum of wood-destroying organisms. Rigorous testing in the lab as well as in prone settings like the Southeast US, Australia, Japan and New Zealand confirm this.

Equilibrium Moisture Content

3–5 % at 65% relative humidity, 68°F

Density

Average 32 pcf at 65% RH, 68°F, Range 27 to 37 pcf

Shrinkage

WET – 65% RH / 68°F*

Radial – 0.4%

Tangential – 0.8%

*Average Values

WET – Oven Dry*

Radial – 0.7%

Tangential – 1.5%

Fire Rating

Class C (ASTM E84). Additional requirements apply to siding on buildings in designated Wild Urban Interface (WUI) zones. Accoya siding wall constructions have been tested and demonstrated to meet WUI requirements. For more details click here.

Thermal Conductivity

ASTM C177, y = 0.102 W/m-

Bending Strength

ASTM D143, MOR = 13,144 psi

Bending Stiffness

ASTM D143, MOE = 1,297,492 psi

Janka Hardness

ASTM D143, Side = 922 LBF, End grain = 1484 LBF.

Certification & Approval

Forest Stewardship Council (FSC) Certified

Cradle-to-Cradle: GOLD Overall; Platinum in Material Health

Insect barrier

Accoya wood is indigestible to a wide range of pests and an effective barrier to attack. Five year ground contact testing by independent laboratories in Florida USA, the Caribbean and Okinawa, Japan and has shown less termite damage on Accoya than on naturally durable species such as FEQ Burmese Teak.

Salt water contact and immersion

Accoya is not detrimentally affected by salt water contact or immersion. Field testing over 10 years immersion has shown minor attack on Accoya by marine organisms but less than that sustained on other durable woods in test.

Machinability

Processing does not affect the unique properties of Accoya wood, as it is modified to the core. It is relatively easy to process and comparable to a softwood or medium density hardwood such as Yellow Poplar (Tulip Wood). With the right training no special tools are required for cross cutting, ripping, planing, routing and drilling. Further details can be found in the Accoya Wood Information Guide.

Gluing

Both load bearing and non-load bearing applications have been tested using adhesive systems for laminating, finger jointing and frame corner joints. While good results can be achieved with most common adhesives, PU, EPI, epoxy and PRF give the best results. Results using polyvinyl acetate (PVAc) can vary greatly. MUF adhesives should be avoided. Contact your adhesive supplier for more information.

Finishing

A finish or coating does not need to be applied to Accoya to achieve longevity and dimensional stability. Details on natural weathering of uncoated Accoya can be found in the Wood Information Guide. Most commonly used coating systems can be used on Accoya wood. Testing has been performed with a full range of oil-based and water-based coating systems. Leading coating manufacturers have found that their film form coating systems last longer on Accoya. Contact your coating supplier for more information and check the Accoya Essential Coatings Guide.

Fastening

Stainless steel fasteners are highly recommended with Accoya. Grade 304 for inland conditions and grade 316 for coastal conditions. More information on other metals and alloys suitable for use with Accoya can be found in the Accoya Wood Information Guide.

For more information please refer to the Wood Information Guide at **www.accoya.com**

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Photo #1: Front East side view, up by State Street



Photo #2: Front West side view, down by Hope Street

GENERAL NOTES:

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

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 HIGH STREET• BRISTOL, RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
HDC REVIEW

NOT APPROVED

THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **SITE PHOTOS**

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER: **EX1.00**



Photo #3: Front East side view, adjacent side of street



Photo #4: Front West side view, southwest corner of property

GENERAL NOTES:

1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
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3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
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HDC REVIEW

NOT APPROVED

THIS PLAN IS FOR REVIEW AND APPROVAL BY A ZONING BOARD OF APPEALS ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **SITE PHOTOS 2**

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER: **EX1.01**



Photo #5: View of northern face of existing house & porch



Photo #6: View of north side of property, with existing carriage house & abutting neighbor's sheds

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5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 HIGH STREET• BRISTOL, RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **SITE PHOTOS 3**

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER: **EX1.02**

SITE LOCATION:
19 BYFIELD STREET

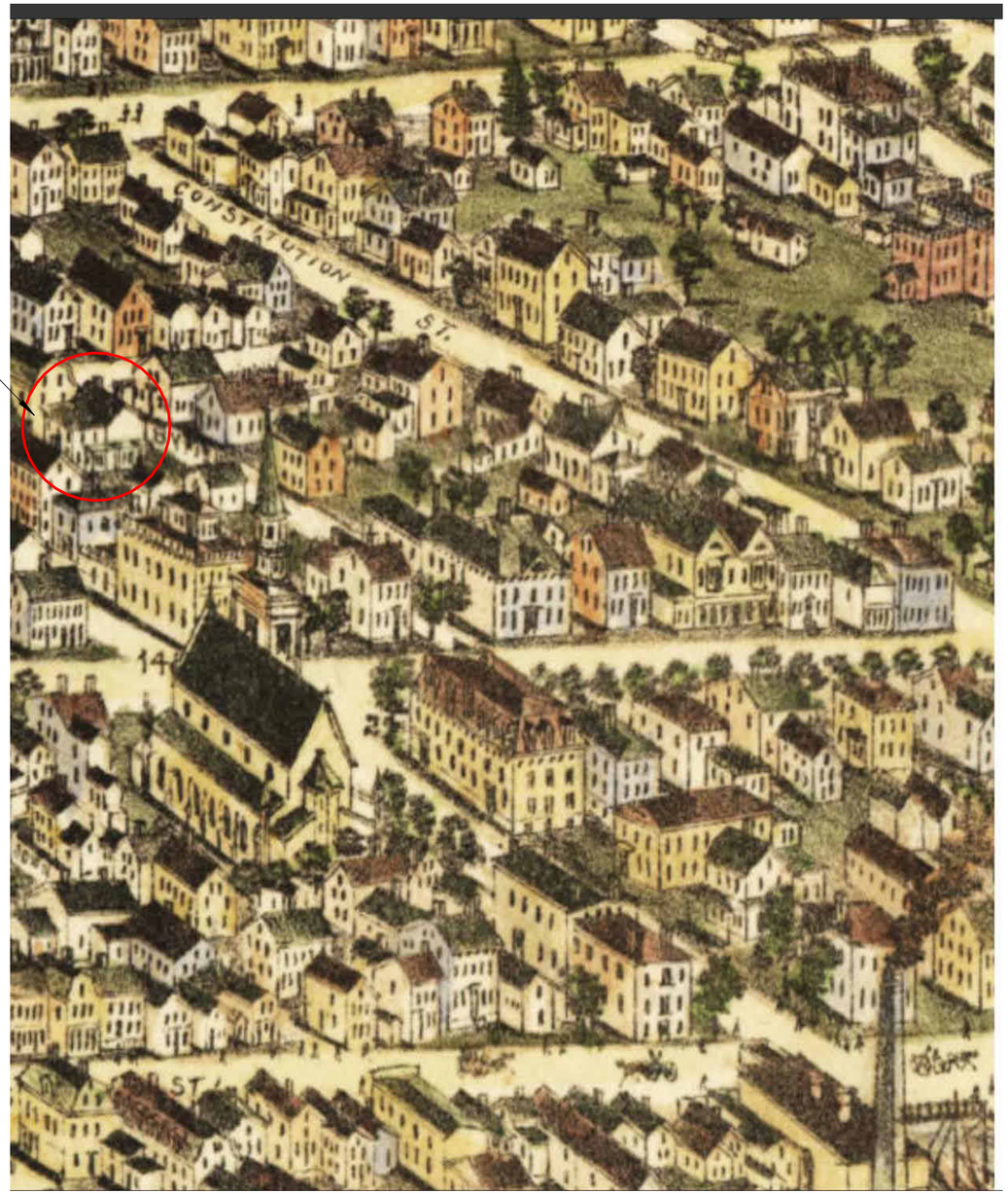


Photo # 7: 1891 Birds-eye Map

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
HISTORIC SITE PHOTO

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:
EX1.03

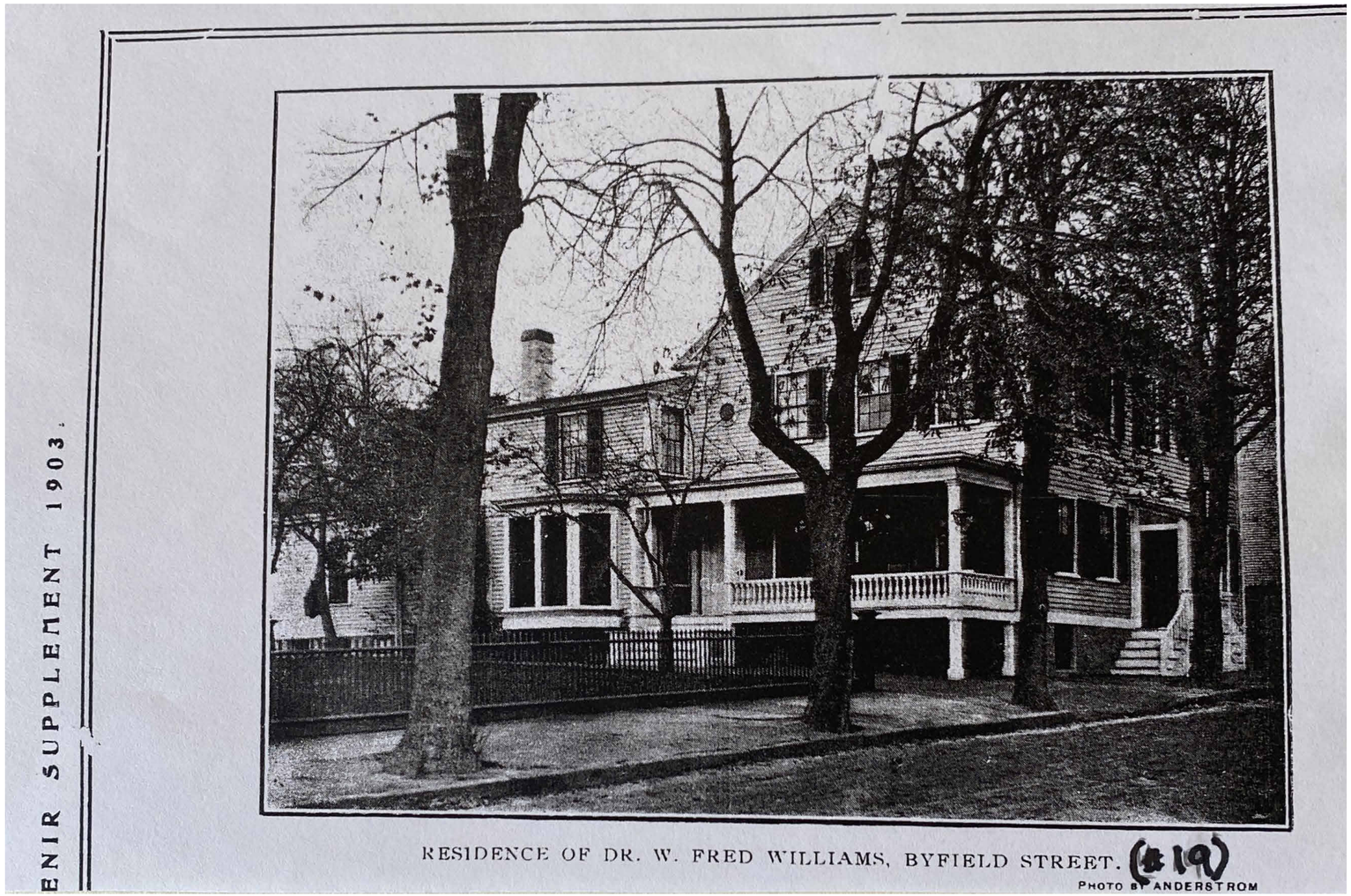


Photo #8: 1903 Photograph of Historic Addition

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **HISTORIC ADDITION PHOTO**
ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL
PROJECT NUMBER: **7478**
DRAWING NUMBER: **EX1.04**

SITE LOCATION:
19 BYFIELD STREET

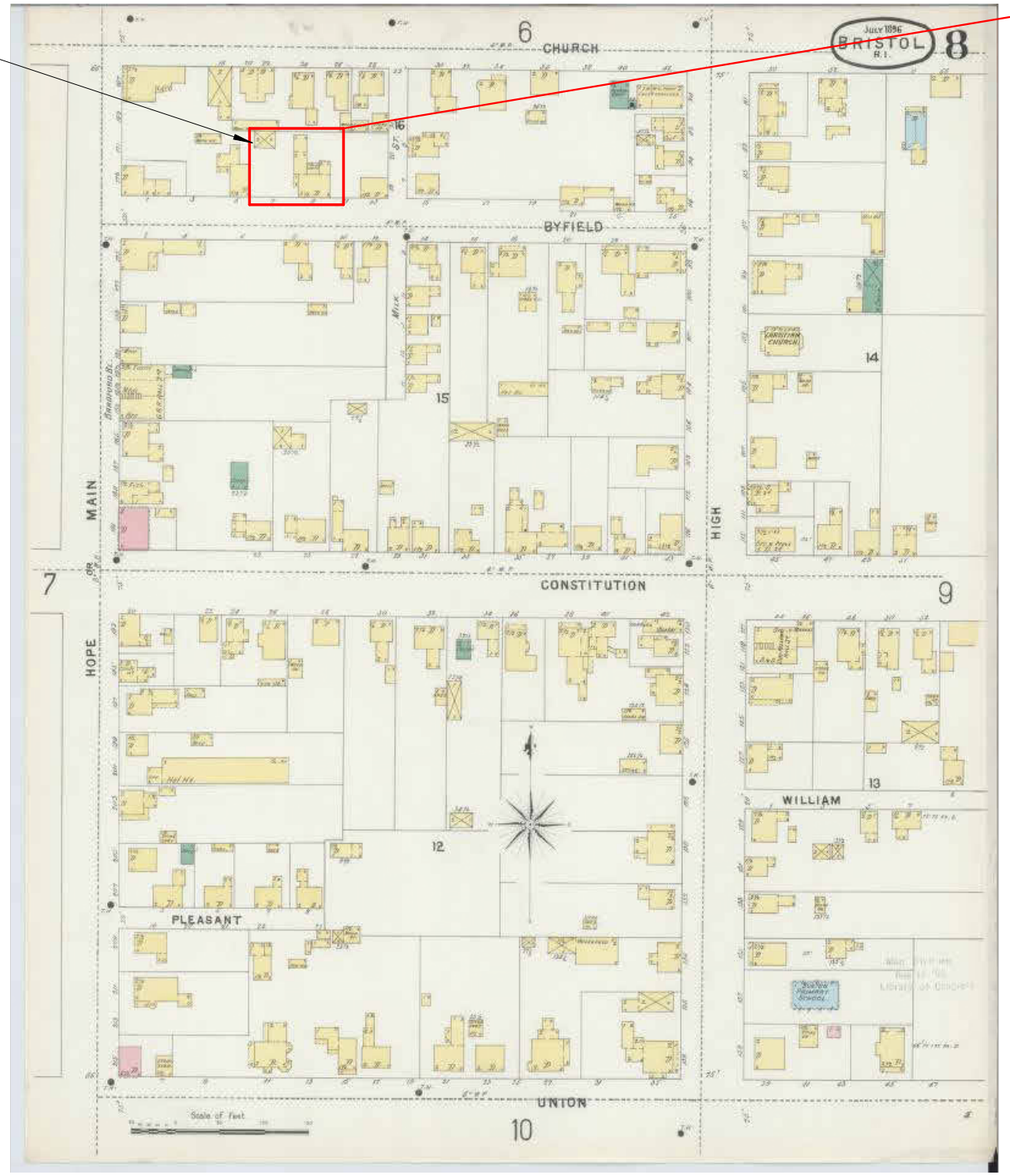
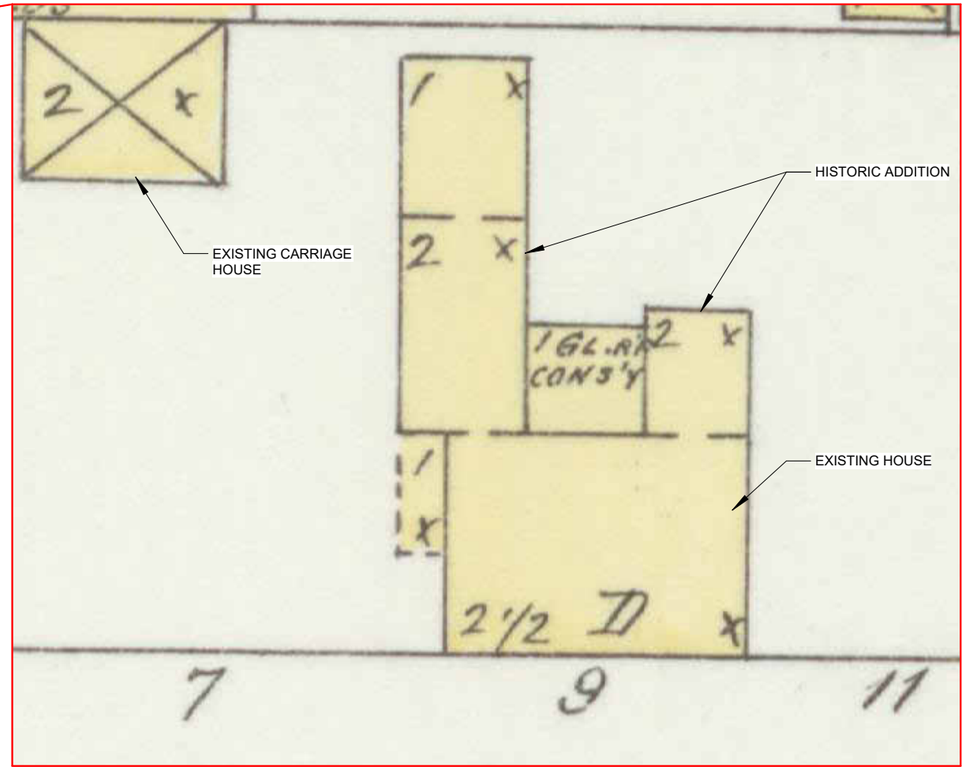


Photo #9:1896 Fire Insurance Sanborn Map

Bristol, RI



19 Byfield Street

400

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
HISTORIC SANBORN MAP

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:
EX1.05



Photo #10: Front East side view, outside neighbor's lot



Photo #11: View of Eastern face of existing carriage house

401

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
SITE PHOTOS 4

ISSUE DATE: DATE: SEPTEMBER 11, 2025
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:
EX1.06

19 Byfield Street
Exterior Renderings
JHL Tecture



View 1: From street, looking North at side of house & front yard

19 Byfield Street
Exterior Renderings
JHL Tecture



View 2: From side yard, looking East at side of house and new addition

19 Byfield Street
Exterior Renderings
JHL Tecture



View 3: From backyard, looing South at rear of hosue & new addition

19 Byfield Street
Exterior Renderings
JHL Tecture



View 4: From backyard, looking Southwest at rear of house & new addition

19 Byfield Street - Bristol, RI
Exterior Renderings
JHL Tecture



View 1: From street, looking North at side of house & front yard



View 2: From side yard, looking East at side of house and rear addition

19 Byfield Street - Bristol, RI
Exterior Renderings
JHL Tecture



View 3: From backyard, looking South at rear of house & new addition



View 4: From backyard, looking Southwest at rear of hou[407] new addition

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-130	Contributing	September 11, 2025

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

Project Address	Assessor's Plat/Lot
467 HOPE ST , BRISTOL, RI, 02809	009-0054-000

Applicant	Applicant Phone	Applicant Email
Federal Properties of R.I., Inc.	4012535700	steve@fedprop.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	PO Box 27

Architect/Engineer	A/E Phone Number	A/E Email
Pacific Visions Studio LLC	401-203-3191	

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)

Description of proposed work:

1. Addition of second floor above existing barbeshop to replace missing portion of structure damaged by fire in the 1970's; 2. Roof deck addition; 3. Rear deck addition with spiral staricase to roof deck; 4. Addition of main roof balustrade to replace missing architectural element noted in old images; 5. Replace street-level barbershop siding with material to match new second floor.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00674
HISTORIC NAME:	Easterbrooks-Paull Block
ARCH. STYLE:	early 20th c commercial
ORIGINAL CONSTRUCTION DATE (est.):	1899

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

Federal Properties of R.I., Inc.
Applicant's Name – Printed
Date: September 11, 2025

Stephen DeLeo
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 467 HOPE ST
ACRES: 0.0679
PARCEL ID: 009-0054-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: FEDERAL PROPERTIES OF R.I., INC.
CO - OWNER:
MAILING ADDRESS: P.O. BOX 27

ZONING: D
PATRIOT ACCOUNT #: 469

SALE INFORMATION

SALE DATE: 10/27/2023
BOOK & PAGE: 2227-43
SALE PRICE: 1,050,000
SALE DESCRIPTION:
SELLER: MULLINGAR GROUP, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 7868
FINISHED BUILDING AREA: 4961
BASEMENT AREA: 2800
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $195,000
YARD: $0
BUILDING: $420,600
TOTAL: $615,600

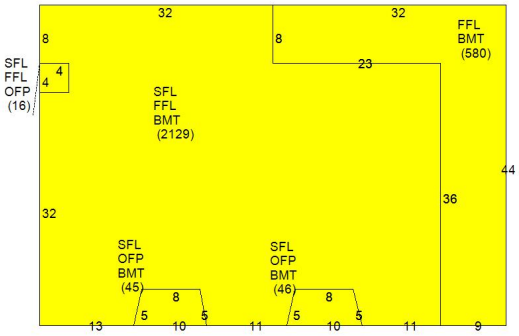
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE: Flat
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



467 Hope Street, Bristol RI

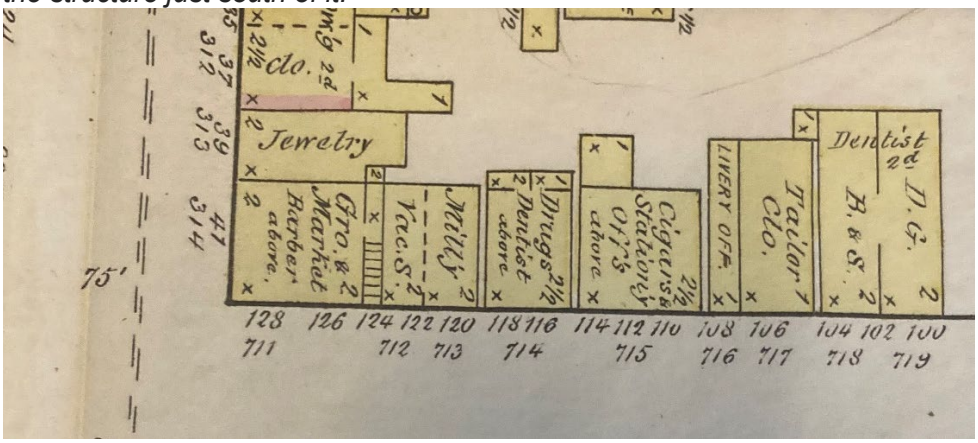
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

Built in 1899, this building is known as the Easterbrooks/Paull Block. This handsome, two-story, brick, five bay, flat-roofed store was built by Joseph L. Buffum for Frederick A. Easterbrooks, a leading grocer and merchant. Fire had destroyed Easterbrooks grocery in the original building which housed the Gooding clock shop and other stores. An original, cast-iron, columned storefront survives on the first floor. Detailing includes chiseled brownstone lintels and sills, brick quoins above the first floor, and a wide fascia beneath the cornice. *(Info provided by the Bristol Historical Preservation Society)*

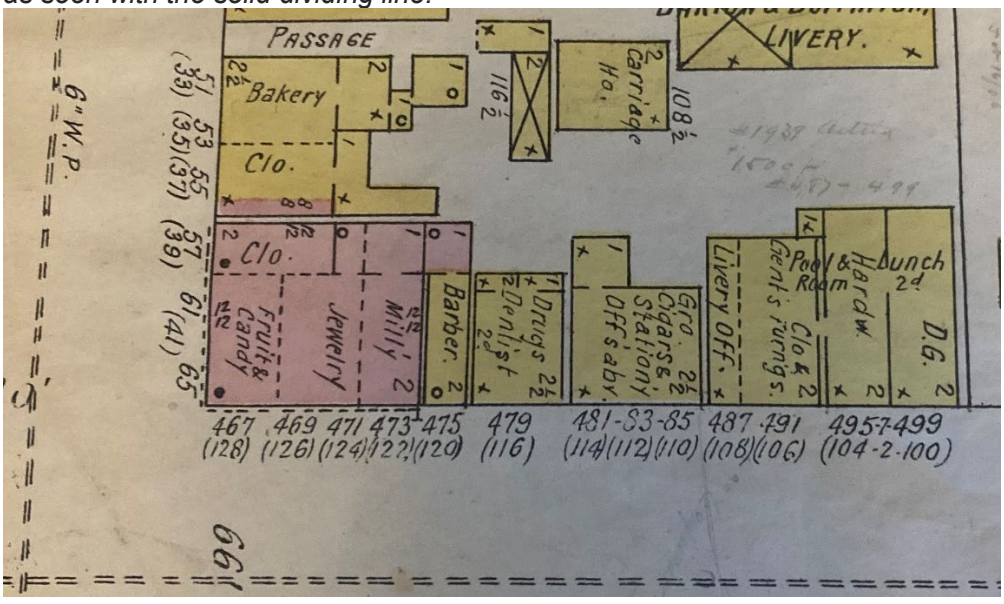
A fire around the 1970s destroyed the building just to the north which abutted walls. The second story over what is now 'Hope Barber Shop' appeared to have been burned as well but the ground floor tenant space survived. Evidence of the fire can be seen above the drop ceiling in the barber shop. The brick wall just above the barber shop which is assumed to have been one of the interior walls of that second story space has evidence of an existing roof line that can still be seen. Historic images and postcards depict images of what the Hope Street façade of that space looked like prior to the fire. Currently the space sits as an empty rooftop with an EPDM rubber roof. This jog in the façade creates a 'missing tooth' in the street scape which creates a sense of inconsistency and a loss of history. The adjacent building just to the North was designed and rebuilt by Lombard Pozzi, a prominent Bristol Architect, who took inspiration from surrounding buildings to construct a building that was different but compatible with its surroundings.

The scope of this project includes the reconstruction of the section of building that was historically there to incorporate it back into the usable square footage of the building. All that is known about this section of building is from Sanborn maps showing its footprints and postcards/images which depict what the Hope Street façade looked like, which would have been its more prominent façade. The section of building is sandwiched between the two structures and the only other façade that is visible is the West façade. The West façade is not readily visible to any public way and can mainly be seen from a private parking lot at the rear of the building.

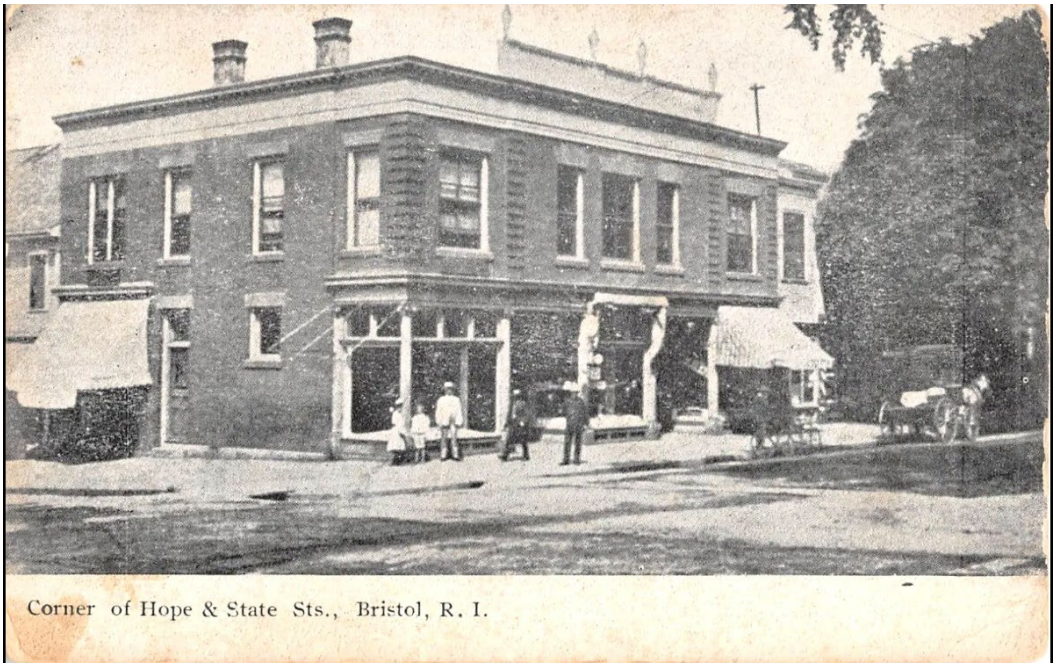
Map 1 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island, Sanborn Map Company, Aug 1891. Building labeled "Milly's" at number 120, old number 713, is the current day Hope Barber Shop. The map shows this as a 2 story wood structure. The surrounding buildings are also shown as wood structures by their yellow color. It is important to note that there is a dashed line separating Milly's from the rest of the building. Per the map legend, this dashed line means that it is an interior partition so it can be assumed that Milly's is not a standalone building but rather a part of the structure just south of it.*



Map 2 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Apr 1903. The same view of the building can be seen in the 1903 map. There was a fire that took out most of the corner block and a brick building replaced what was burned. You can see the red buildings are brick which is what stands today and is known as 467 Hope Street. It appears that the section of building that Milly's originally was in, did not burn down because it is still labeled as a 2 story wood structure as indicated on the map as number 475, old number 120. The brick building that was built appears to wrap around the back of the wood structure and a barber shop now resides in the building. It can be assumed that this portion of wood building survived the fire because it would not have made sense to rebuild just that portion of building in wood and the rest out of brick so it makes sense that they rebuilt the non-surviving portions of the building out of a non combustible material. It is unclear what the second level of the building was used for but it appears that the section of wood framed building predates the brick building and is now a standalone building as seen with the solid dividing line.*



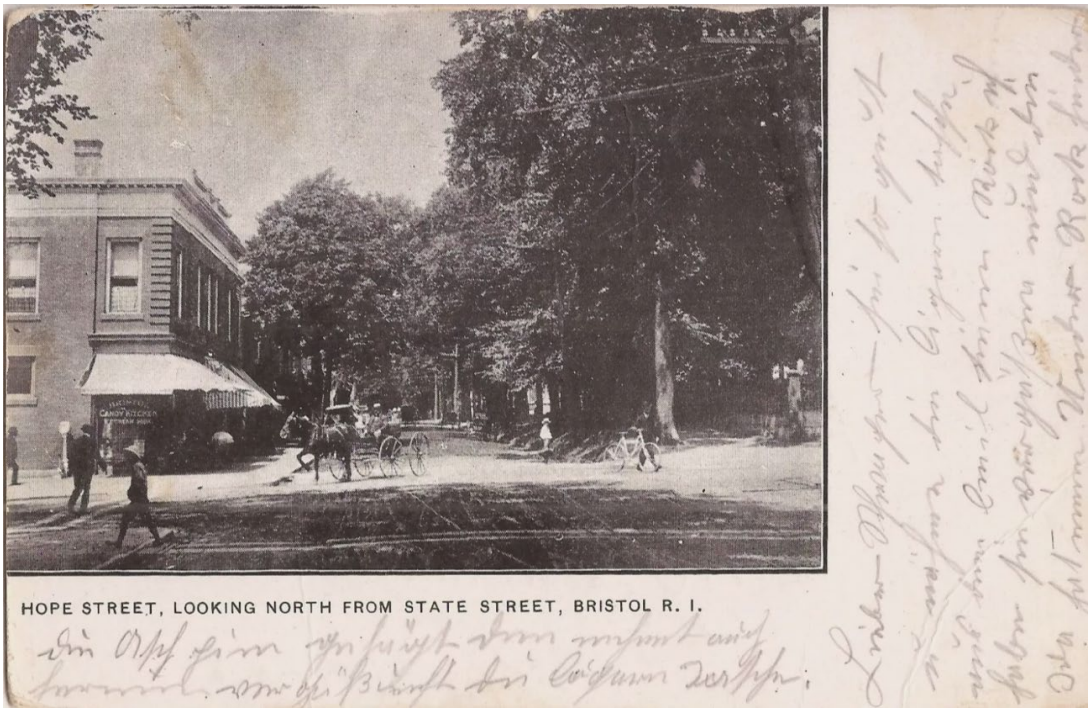
Historic Image 1 – *This is the front of an undated postcard published by W.J. Fish. The image shows the brick building which currently sits on the corner of Hope Street and State Street. The second story over the current barber shop can be seen to the right of the image. It appears to be set back slightly from the brick façade and has a similar window proportion to the brick building.*

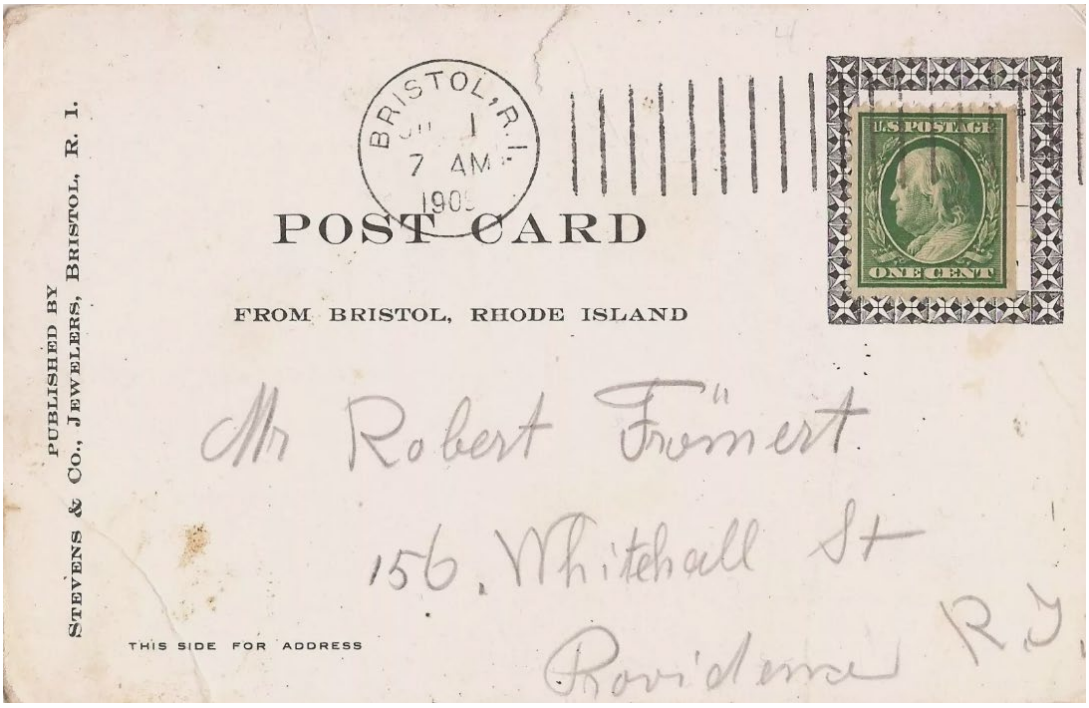


Historic Image 2 - *This is the front of a postcard with an unknown publisher and date. The image shows the brick building which currently sits on the corner of Hope and State Streets. The small portion of the second story over the current barber shop can be seen to the right of the brick building. It appears to be set back slightly from the brick façade and has a different material treatment. A tall barber pole can be seen on the sidewalk in front of the shop.*



Historic Image 3 - *This is the front of a postcard published by Stevens and Co., Jewelers in Bristol RI. The back of the post card was stamped in year 1909 making this an early view of the building within the first decade of its construction. The image shows the brick building which currently sits on the corner of Hope and State Streets. The small portion of the second story over the current barber shop can be seen to the right of the brick building. It appears to be set back slightly from the brick façade and has a different material treatment. A tall barber pole can be seen on the sidewalk in front of the shop.*





Historic Image 4 & 5 – *These postcard images show a rooftop balustrade over the center of the brick portion of the building. It appears to stretch the length of the 3 middle bays of the building and sits slightly setback of the roof cornice. There appears to be 4 earns sitting above the solid walled balustrade which is typical of these architectural details and can be seen in both Linden Place and the Four Eagles House on Hope Street.*





Historic Image 6 – *This image is the clearest picture of the non-surviving portion of the building. The image is from a local architectural resource book by an unknown publisher. The barber shop can be seen on the first floor of the building and the second floor can be seen directly above with the façade in the same plane. You can clearly see the 2 over 2 window style and the clapboard siding from this image. The section of the building appears to have a flat roof and a simple cornice. The brick building appears taller and sits proud of the clapboard façade.*



Here we are afforded an excellent view of Place's Ice Cream Parlor; George C. Lee is in the doorway, to his left is Milton Hill, and to his right is William Gablinski. The local K of C rented the rooms above the ice cream parlor and Albert D. Lollo's Tailor Shop. Continuing south, on the west side of this Hope Street block, you would have seen Young's Drug Store, Peter Iasiello's Barber Shop, and jeweler Edward D. Kunz's store.

95

Historic Image 7 – *This image is from the Bristol Historical Preservation Society archives and was most likely taken at some point in the 1970s during the architectural survey performed in town at that time. It shows the conditions of the building after another fire took out the building to the right of the barber shop. The second floor of the barber shop appears to have been taken out during that fire as well. The first floor of the barber shop survived the fire. A large gap in the street front just North of the barber shop can be seen in this image.*



RECONSTRUCTION AND NEW CONSTRUCTION SCOPE OF WORK.

- **Reconstruction of Front Façade and Infill**- The portion of building that is non surviving is proposed to be rebuilt through new construction to accurately depict what was originally over the barber shop. Clapboard siding is proposed to be the exterior siding for the reconstruction. A double hung window with the same size and proportion as the adjacent brick building is proposed to be installed with a 2 over 2 pattern. A simple cornice is proposed on the reconstructed section of the building as depicted in one of the postcard views. (See Drawing Set Showing Proposed Design Solutions)

- **Rear Deck and Spiral Staircase**- A wood deck is proposed to be built on the rear of the building over the single story brick section of the building as seen in the drawings. This deck will be accessed from both the existing brick building and the reconstructed portion of the building. A metal spiral staircase is proposed to be installed on the rear deck which will give access to a rooftop deck over the reconstructed portion of the building.

- **Turn Rear Window into a Door**- A rear window in the brick section of the building is proposed to be turned into a door to access the proposed deck.
- **Rooftop Deck**- A rooftop deck is being proposed which will be accessed by a spiral stair from the lower deck. The deck and railing is proposed to be set back from the Hope Street façade so that it is not visible. (See sectional study showing sight line from the East sidewalk of Hope Street.)
- **Rooftop Balustrade Reconstruction** - Reconstruction of balustrade over the main portion of the brick building as seen in historic postcard views. Similar balustrades can be seen on Linden Place and the Four Eagles house both on Hope Street.
- **Awnings Reconstruction**- Reconstruction of 5 retractable awnings to match what was historically on the building. These awnings will provide shade to the current tenant spaces. 3 awnings are proposed to be installed on the Hope Street Façade and 2 awnings are proposed to be installed on the State Street façade. (See post card images)

Exhibit A - Photos (Photographs Taken on October 16, 2024)

Photo 1 – Existing Hope Street Facade



Photo 2 – Hope Street façade showing the empty space above the current Hope Barber Shop.



Photo 3 – View of the rear portion of the building from the private rear parking lot.



Photo 4 – Close up view showing the empty space above the Hope Barber Shop.



Photo 5 – Remnants on the brick showing location of non surviving roofline.



Photo 6 - Remnants on the brick showing location of non-surviving roofline.



Photo 7 – Looking West. 467 Hope Street to left (brick building) Adjacent building 483 Hope Street to right (CMU building).



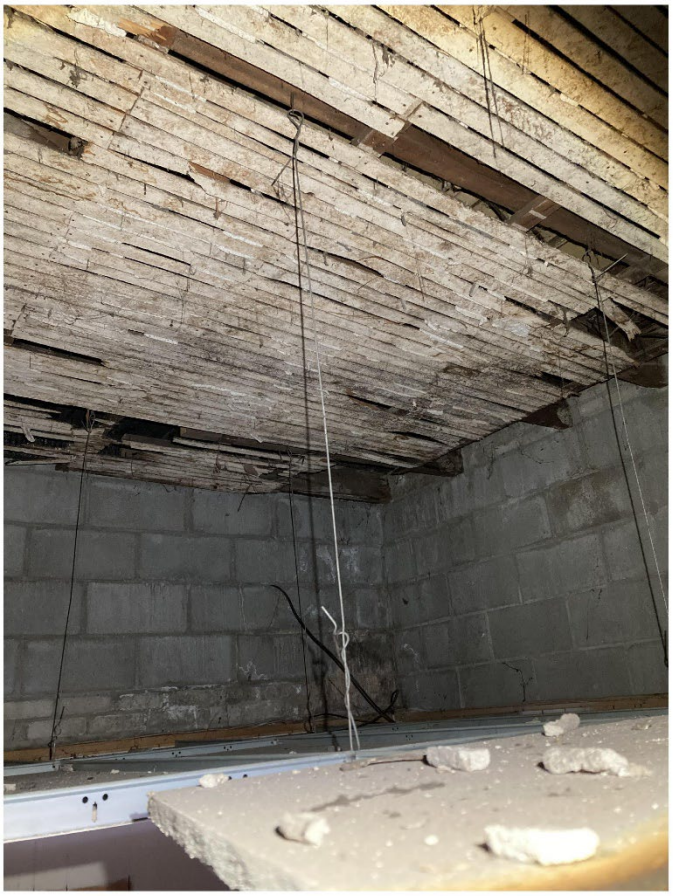
Photo 8 - Looking East. 467 Hope Street to right (brick building) Adjacent building 483 Hope Street to left (CMU building). Image showing metal fire door and wood panel door.



Photo 9 – Image showing rear lower roof over single story section of building where the current mechanical units are located.



Photo 10 – Image taken above drop ceiling in Hope Barber Shop showing evidence of fire damage from the second floor portion being burned and the first floor surviving.



467 Hope Street, Bristol RI

MATERIALS LIST FOR
BRISTOL HISTORIC DISTRICT COMMISSION

MATERIALS LIST FOR NEW CONSTRUCTION.

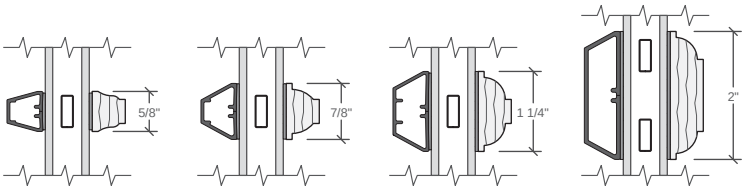
- **Siding** - Exterior siding is proposed to be wood clapboards painted.
- **Exterior Trim** - All exterior trim work is proposed to be solid wood painted.
- **Windows** - The Hope Street facade window will be wood interior and wood exterior painted. 2 over 2 muntin pattern to match historic photographs. True divided lights with putty glaze exterior and ogee interior. Pella Reserve line windows or similar. (See specification sheet)
- **Exterior Door** - The rear exterior door will be solid wood painted or stained.
- **Exterior Decks** - The decks will have solid wood decking and solid wood railings painted.
- **Rooftop Balustrade** - Reconstruction of the balustrade will be solid wood painted.
- **Spiral Staircase** - The stair will be a metal prefabricated unit painted.
- **Roofing** – The roofing membrane will be a rubber roof material.

Pella® Reserve™ Traditional Hung Window

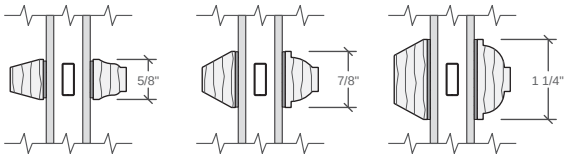
Grille Profiles

Traditional Style Collection - Integral Light Technology ®

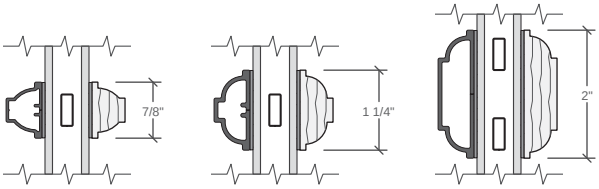
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



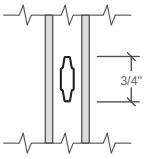
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass

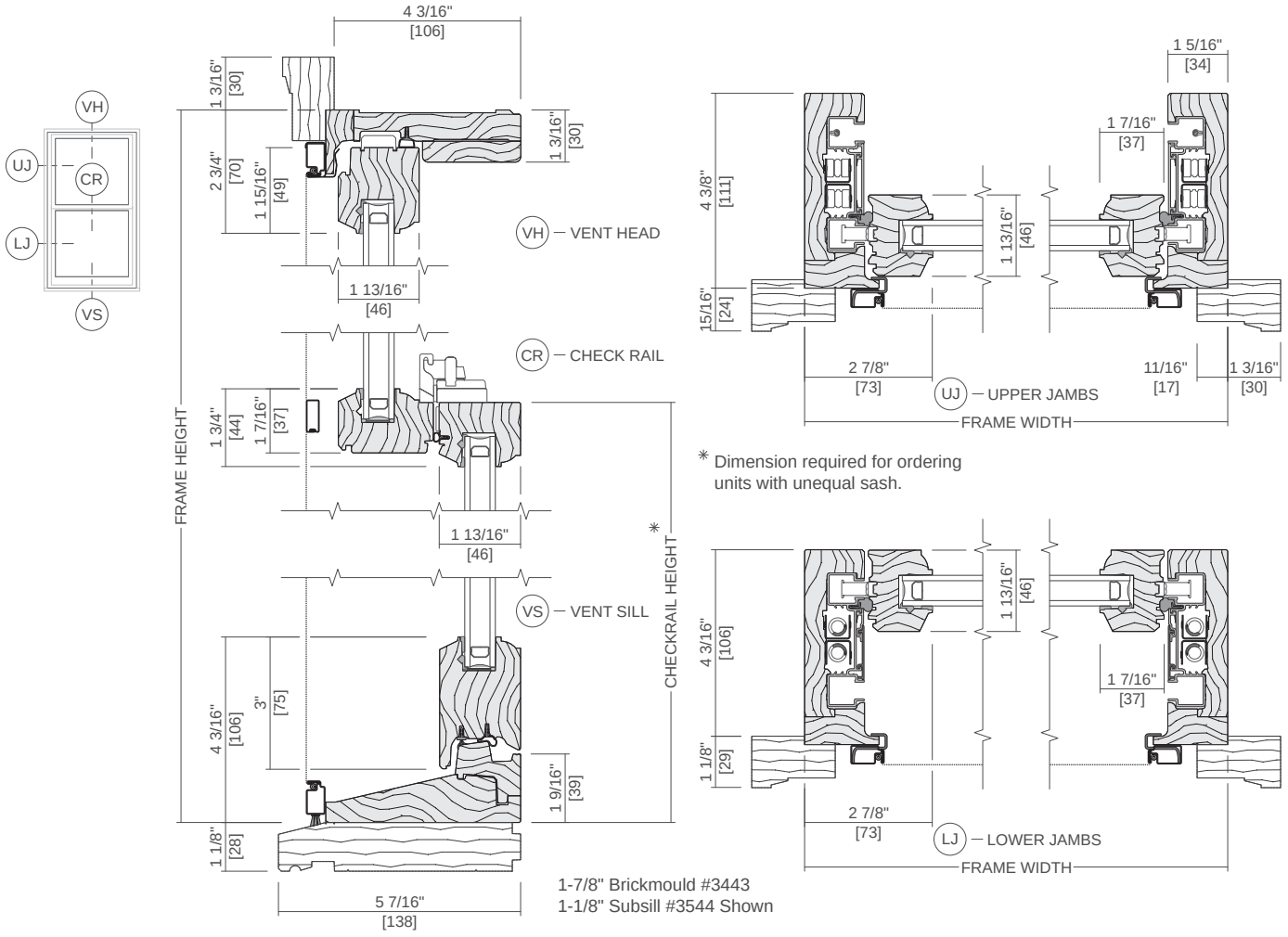


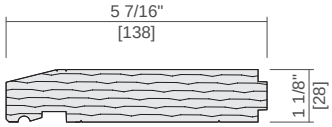
3/4"
Contoured

Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

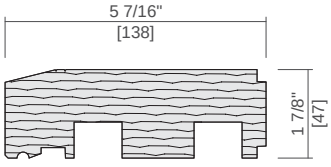
Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile

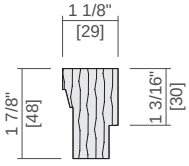




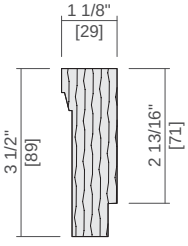
OPTIONAL
1-1/8" SUBSILL



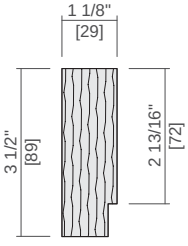
OPTIONAL
1-7/8" SUBSILL



1-7/8"
BRICKMOULD



3-1/2"
BRICKMOULD



3-1/2" FLAT
CASING

Scale 3" = 1' 0"
All dimensions are approximate.

HISTORIC REHABILITATION OF:

467 HOPE STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

NOT FOR CONSTRUCTION

18 NOVEMBER 2024

DRAWING LIST	
Sheet Number	**Sheet Name**
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
03 - PROPOSED	
A3.01	EAST EXTERIOR ELEVATIONS
A3.02	SOUTH EXTERIOR ELEVATIONS
A3.03	WEST EXTERIOR ELEVATIONS
A3.04	NORTH EXTERIOR ELEVATIONS



MECHANICAL, ELECTRICAL, AND PLUMBING

TO BE PERMITTED DESIGN BUILD

PROJECT NUMBER: **230912**

HISTORIC REHABILITATION OF:
467 HOPE STREET
467 Hope Street
Bristol, Rhode Island, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

ISSUED FOR : HDC REVIEW

NOT FOR CONSTRUCTION

18 NOVEMBER 2024

HISTORIC DISTRICT COMMISION SET - OPTION A

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

REVISIONS

COVER

SHEET SIZE: **ARCH D 24" X 36"**

G0.00

MATERIAL DRAFTING PATTERNS

- ALUMINUM
- BRICK
- CONCRETE
- CONCRETE BLOCK
- CERAMIC TILE, HORIZONTAL SURFACE
- CERAMIC TILE, VERTICAL SURFACE
- EARTH
- ENGINEERED WOOD (MDF, HDF, ETC.)
- EXISTING, UNEXCAVATED
- GLASS, SPECIALTY
- GLASS, HORIZONTAL SURFACE
- GLASS, VERTICAL SURFACE
- GYPSUM/PLASTER
- METAL (STEEL, ETC.)
- PLASTIC
- PLYWOOD
- POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
- RIGID INSULATION
- RUBBLE
- SHINGLE
- WOOD (EDGE GRAIN)
- WOOD (END GRAIN)
- WOOD (FACE GRAIN)
- GENERIC 1
- GENERIC 2
- GENERIC 3
- GENERIC 4
- GENERIC 5
- GENERIC 6

SYMBOLS

EXTERIOR ELEVATION — A1 / A10.00 SIM

INTERIOR ELEVATION — A1 / A1 A1.00 A1 / A1

SECTION — A1 / A10.00 SIM

ELEVATION — NAME, EL. ELEVATION

SPOT ELEVATION

COLUMN GRID MARK — 0

ROOM NAME AND MARK — ROOM NAME 100

DOOR MARK — 100

WALL TYPE — A01

WINDOW TYPE — A

FURNITURE / SPECIALTY EQUIPMENT MARK — A

BREAK LINE

LEADER — XX

DIMENSION — DIM

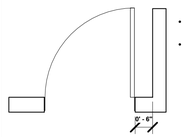
REVISION CLOUD

ALIGN — ALIGN

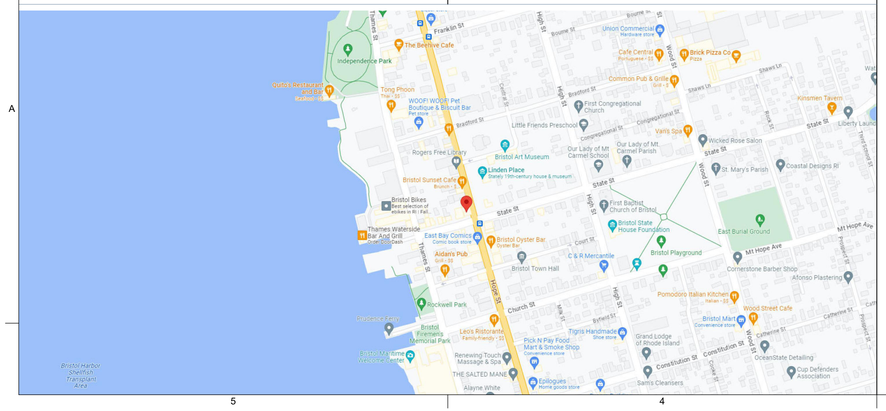
FLOOR FINISH — FLOOR FINISH

MOCKUP LOCATION

TYPICAL DOOR NOTES



- DOORS TO BE PLACED 6" FROM FACE OF WALL, U.N.O.
- ℄ ALL WALLS DIMENSIONED TO CENTER LINE OF WALL UNLESS NOTED F.O.W.



COMMON ABBREVIATIONS

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

PROJECT NUMBER: **230912**

HISTORIC REHABILITATION OF:

467 HOPE STREET

467 Hope Street
Bristol, Rhode Island, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

ISSUED FOR : HDC REVIEW

NOT FOR CONSTRUCTION

18 NOVEMBER 2024

HISTORIC DISTRICT COMMISION SET - OPTION A

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REVISIONS

PROJECT INFORMATION

SHEET SIZE: **ARCH D 24" X 36"**

G0.01



B5 / A3.01 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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

PROJECT NUMBER: **230912**

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467 HOPE STREET

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REVISIONS

EAST EXTERIOR ELEVATIONS

SHEET SIZE: **ARCH D 24" X 36"**

A3.01



B5 / A3.02 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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

PROJECT NUMBER: **230912**

HISTORIC REHABILITATION OF:

467 HOPE STREET

467 Hope Street
Bristol, Rhode Island, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

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NOT FOR CONSTRUCTION

18 NOVEMBER 2024

HISTORIC DISTRICT COMMISION SET - OPTION A

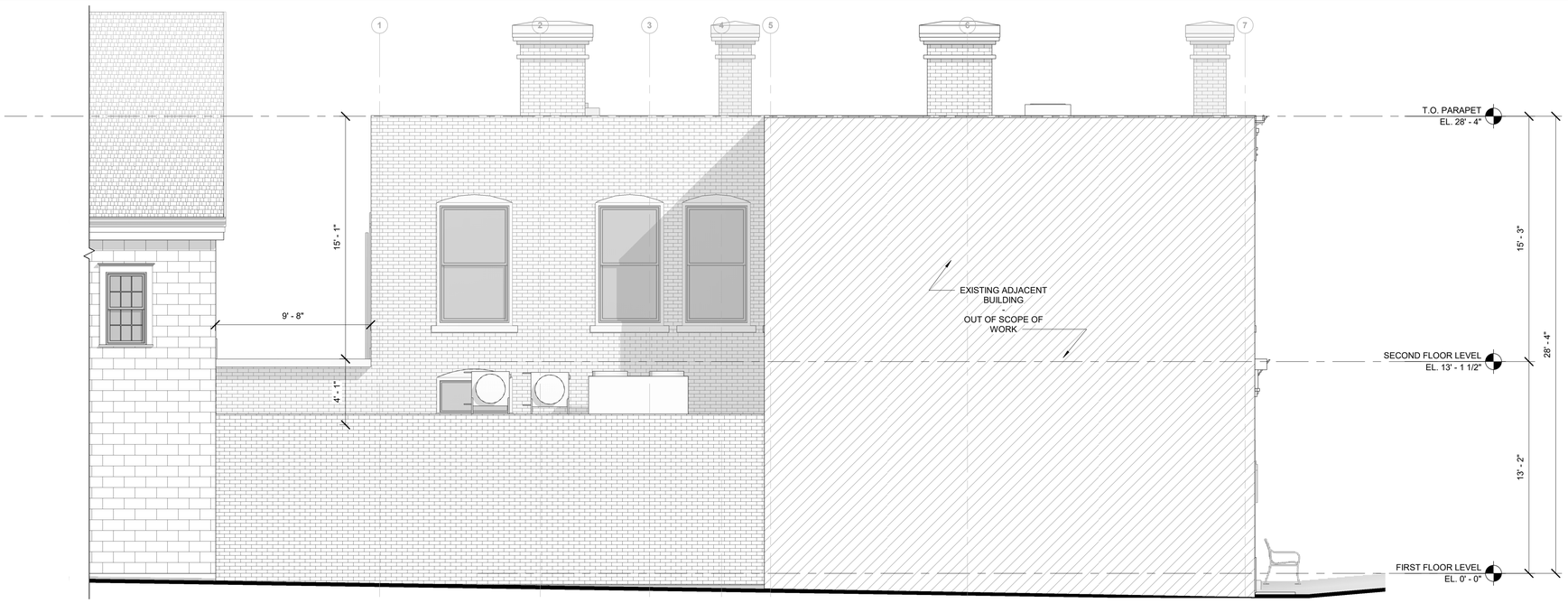
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REVISIONS

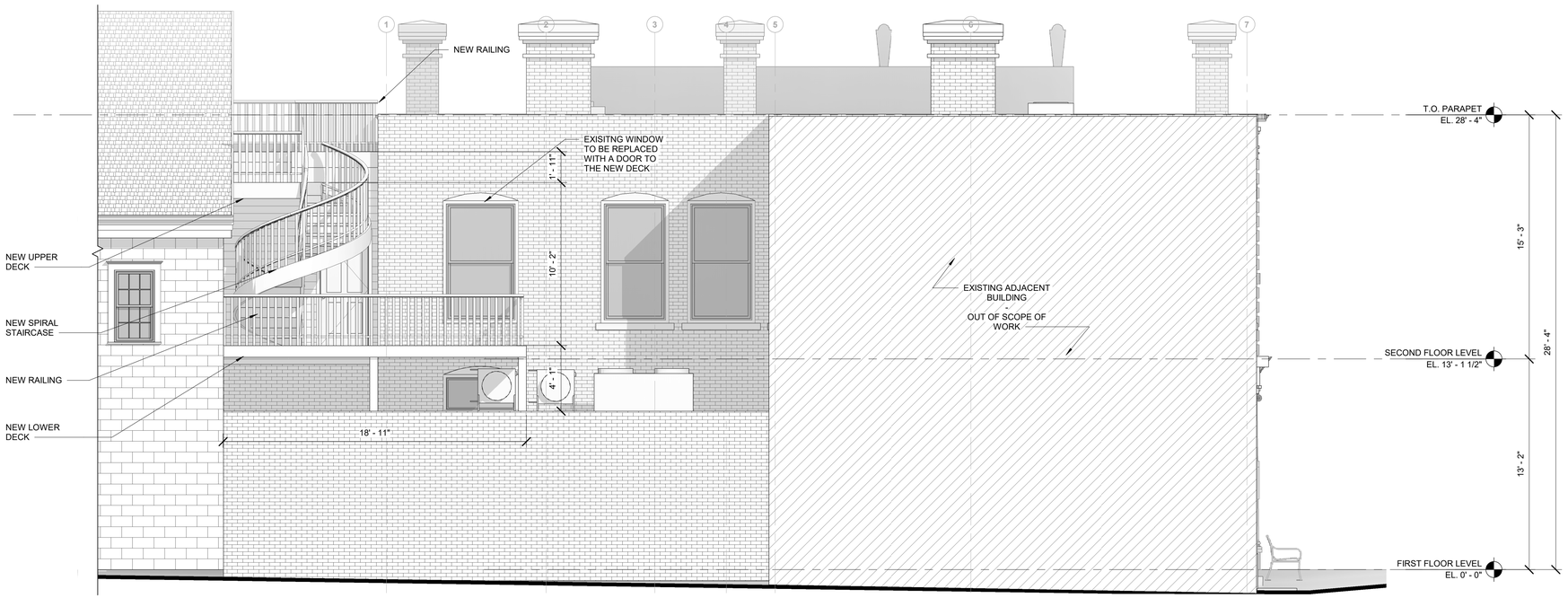
SOUTH EXTERIOR ELEVATIONS

SHEET SIZE: **ARCH D 24" X 36"**

A3.02



B5 / A3.03 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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

PROJECT NUMBER: **230912**

HISTORIC REHABILITATION OF:

467 HOPE STREET

467 Hope Street
Bristol, Rhode Island, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

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18 NOVEMBER 2024

HISTORIC DISTRICT COMMISION SET - OPTION A

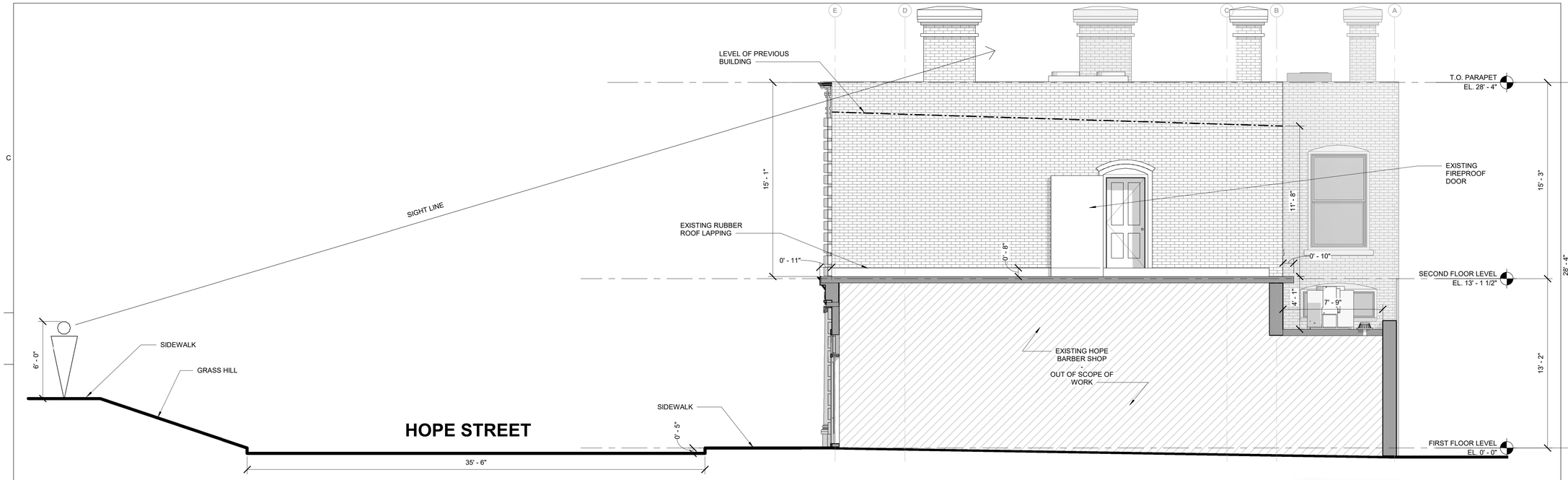
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REVISIONS

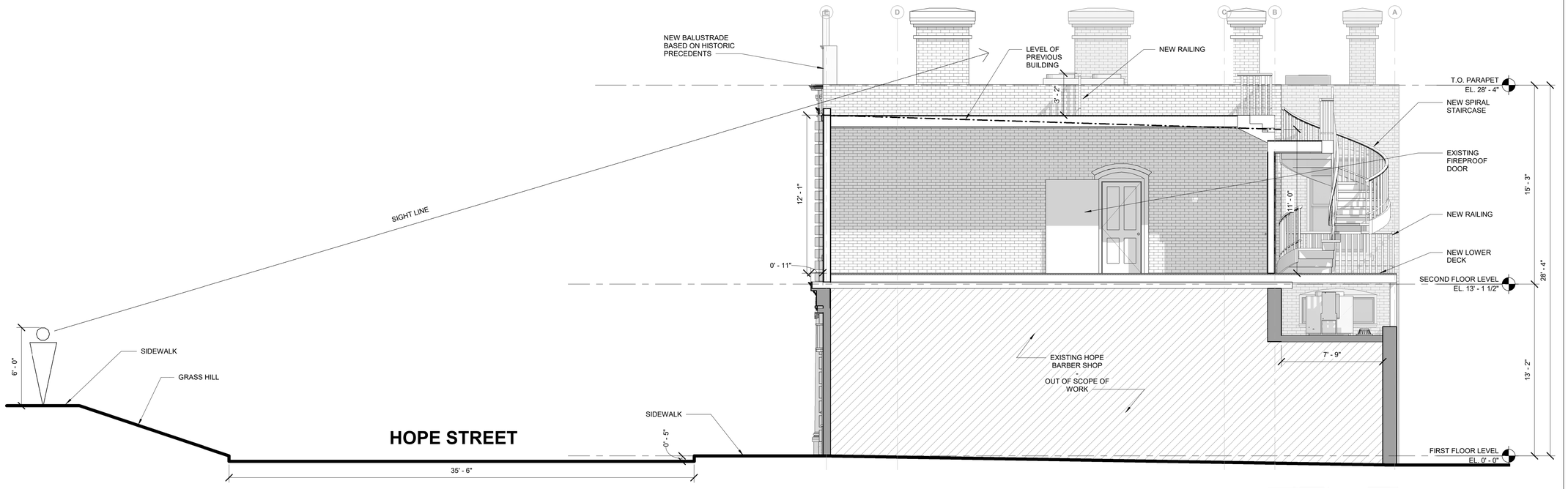
WEST EXTERIOR ELEVATIONS

SHEET SIZE: **ARCH D 24" X 36"**

A3.03



B5 / A3.04 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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

PROJECT NUMBER: **230912**

HISTORIC REHABILITATION OF:

467 HOPE STREET

467 Hope Street
Bristol, Rhode Island, 02809

HISTORIC DISTRICT COMMISION SET - OPTION A

ISSUED FOR : HDC REVIEW

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REVISIONS

NORTH EXTERIOR ELEVATIONS

SHEET SIZE: **ARCH D 24" X 36"**

A3.04

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-132	Contributing	September 12, 2025

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

Project Address	Assessor's Plat/Lot
234 HOPE ST , BRISTOL, RI, 02809	015-0035-000

Applicant	Applicant Phone	Applicant Email
Louis A. Sousa and Catherine Q. Sousa	4013786881	

Property Owner (If Different from Applicant)	Owner Mailing Address
	232 Hope Street Bristol RI 02809

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
Remove existing white cedar shingles and underlying clapboard and replace with new wood clapboard.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00628
HISTORIC NAME:	Mahnken, Catherine, House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1855 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Louis A. Sousa and Catherine Q. Sousa
Applicant's Name – Printed
Date: September 12, 2025

Louis A. Sousa
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 234 HOPE ST
ACRES: 0.1733
PARCEL ID: 015-0035-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: SOUSA, LOUIS A & CATHERINE Q TE
CO - OWNER:
MAILING ADDRESS: 234 HOPE ST

ZONING: R-6
PATRIOT ACCOUNT #: 944

SALE INFORMATION

SALE DATE: 6/8/2020
BOOK & PAGE: 2037-195
SALE PRICE: 400,000
SALE DESCRIPTION: Other
SELLER: GLADUE, EARL C

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3830
FINISHED BUILDING AREA: 2448
BASEMENT AREA: 864
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $224,100
YARD: $28,900
BUILDING: $255,800
TOTAL: $508,800

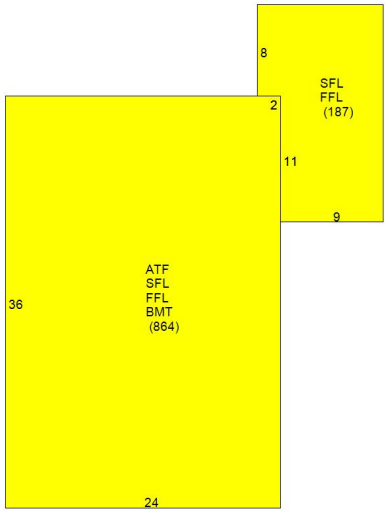
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1880
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: FWA w/AC
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 13
 # OF BEDROOMS: 6
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Nick Toth

From: Louis Sousa <lasousa@icloud.com>
Sent: Friday, September 12, 2025 1:27 PM
To: Nick Toth
Subject: 234 Hope Street

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. When in doubt, contact your IT Department



















Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-135	Contributing	September 15, 2025

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Project Address	Assessor's Plat/Lot
195 HIGH ST , BRISTOL, RI, 02809	014-0073-000

Applicant	Applicant Phone	Applicant Email
Peggy Frederick	508-308-3069	pegfred4@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	31 Bradford Street, Bristol, RI 02809

Architect/Engineer	A/E Phone Number	A/E Email
Melissa Hutchinson	401-559-1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
Jim Tavares	401-228-5339	jptavaresconstr@yahoo.com

Work Category:	Addition to Structure(s)

Description of proposed work:
Outdoor Lighting fixtures and installation of new driveway

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00170
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Peggy Frederick
Applicant's Name – Printed
Date: September 15, 2025

Peggy Frederick
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 195 HIGH ST
ACRES: 0.1485
PARCEL ID: 014-0073-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: FREDERICK, PEGGY
CO - OWNER:
MAILING ADDRESS: 31 BRADFORD ST

ZONING: R-6
PATRIOT ACCOUNT #: 869

SALE INFORMATION

SALE DATE: 5/17/2024
BOOK & PAGE: 2244-153
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: BLACK VULTURE LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3488
FINISHED BUILDING AREA: 1768
BASEMENT AREA: 884
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $220,600
YARD: $0
BUILDING: $137,400
TOTAL: $358,000

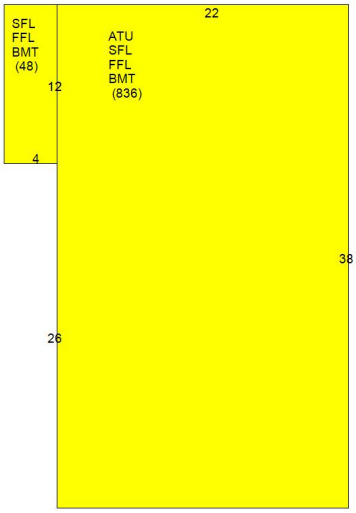
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1830
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

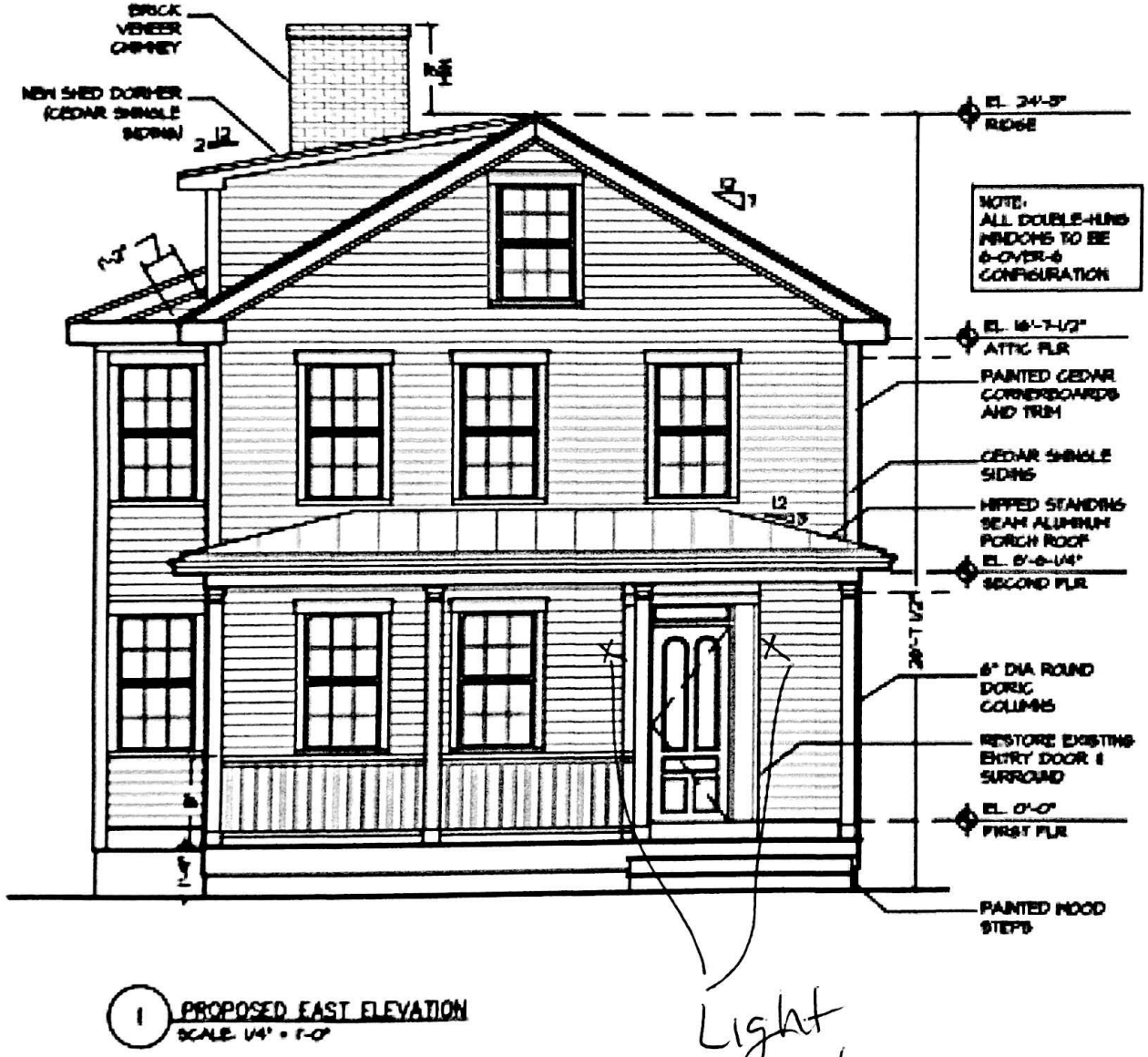
SKETCH



PHOTO







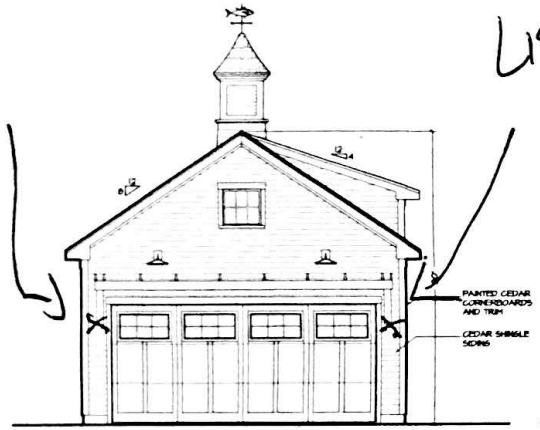
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

16

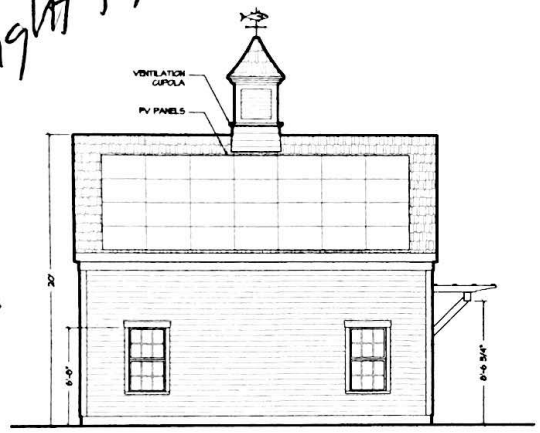
12 wide

seal driveway

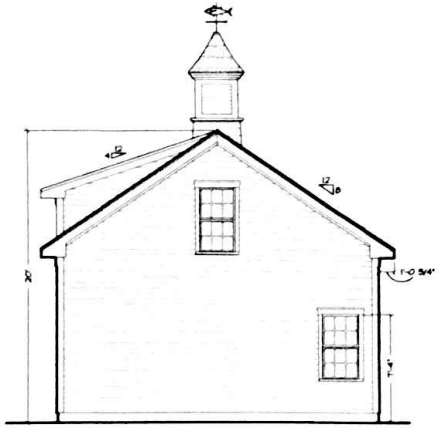
Light Fixtures



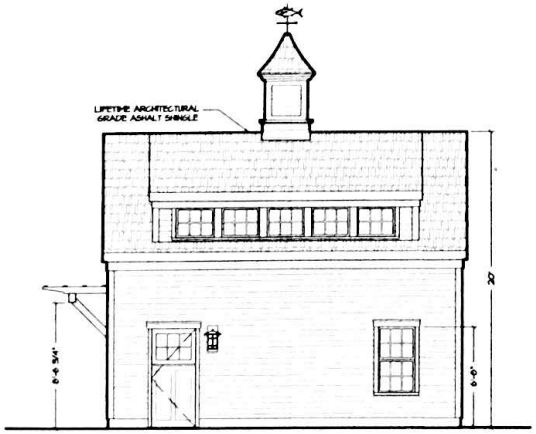
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



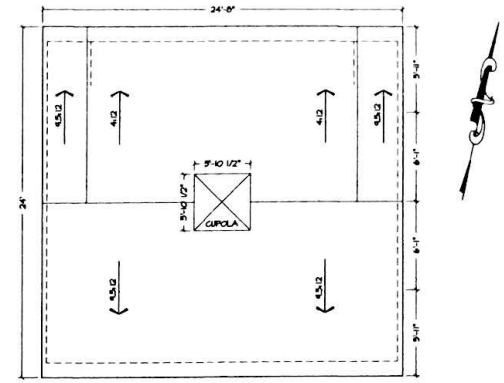
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



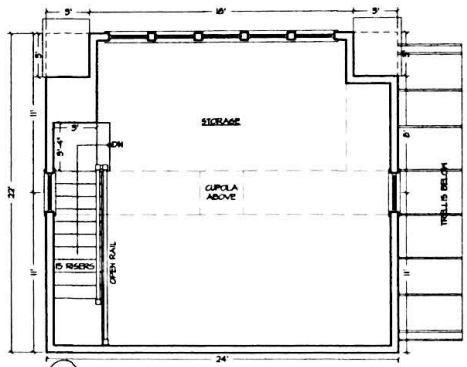
3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



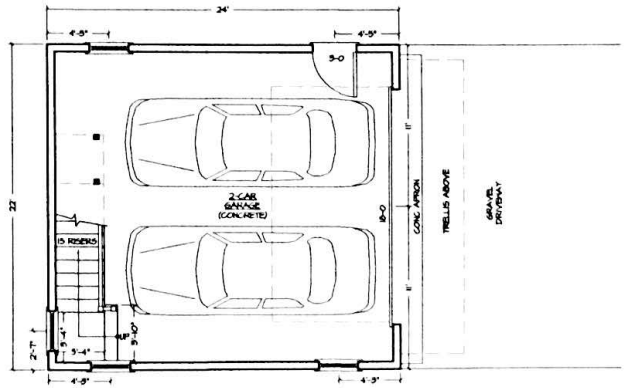
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



6 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

FREDERICK GARAGE
195 HIGH STREET
BRISTOL, R[illegible]09

447

ISSUED FOR CONSTRUCTION
4/15/2025

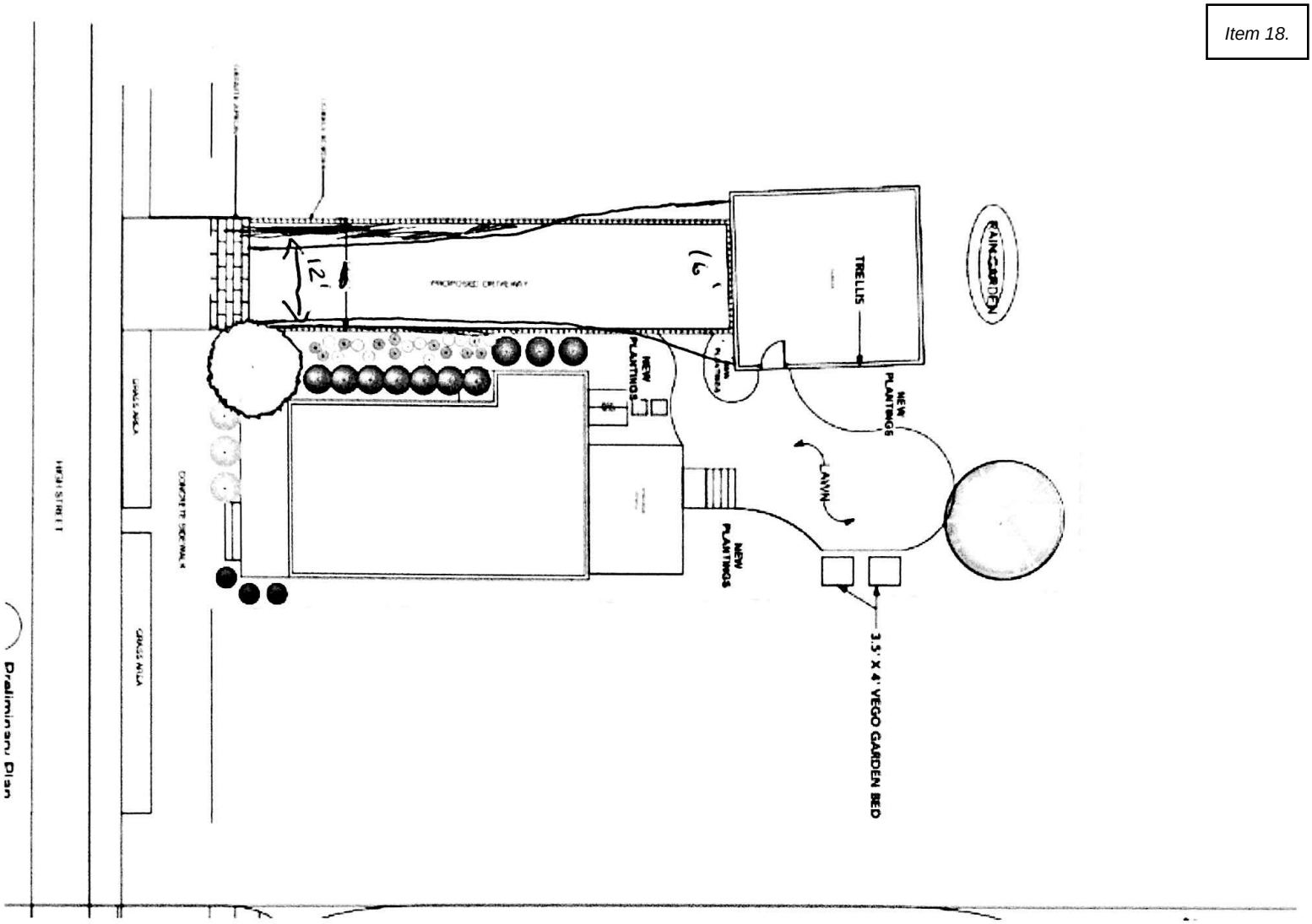
Drawing Title
PROPOSED FLOOR PLANS AND EXTERIOR ELEVATIONS AT GARAGE

Date: April 3, 2025
Scale: 1/4" = 1'-0"

Drawing Number
A1.0

MH ARCHITECT, LLC
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LIFETIME ARCHITECTURAL GRADE ASPHALT SHINGLE
PROPOSED NORTH ELEVATION
Light fixture
6'-8"
20'
22'


12'
16'
TRELLIS
RAIN GARDEN
NEW PLANTINGS
NEW PLANTINGS
NEW PLANTINGS
LAWN
3.5' X 4' VEGO GARDEN BED
GRASS AREA
CONCRETE SIDEWALK
GRASS AREA
Preliminary Plan


HINKLEY