Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE

The Bristol Technical Review Committee (TRC) will hold a meeting
on Monday, November 30th, 2026 at 10:00am
Department of Community Development, 35 Washington Street, 1st Floor, Bristol

AGENDA

125 Hope Street, LLC – Special Use Permit requested for the height of the new home being more than 25 feet above grade, for a single-family dwelling elevated to comply with FEMA V-zone flood-construction requirements in an R-6 zone

Property located at **125 Hope Street**; Assessor's Plat 16, Lot 51; Zone: R-6.

Scanned copies of all applications and supporting materials are available on the Town of Bristol website: https://bristol-ri.municodemeetings.com/

For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions."

Diane M. Williamson, AICP
Administrative Officer

Posted: November 20, 2026
By: mbw

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

November 13, 2026
File #: ZBR-26-52

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Alfred R. Rego, Jr., Esq.
Owner of Record: 125 Hope Street, LLC
Location: 125 HOPE ST , BRISTOL, RI, 02809
Plat: 16 Lot: 51
Zoning District: R-6

Applicant is requesting **a Special Use Permit and Dimensional Variances** to:

demolish an existing single-family dwelling and to construct an approximate 2,603 square foot single-family dwelling at a height greater than 25 feet above grade in the flood zone; with greater than permitted gross floor area (GFA) for the dwelling; and with a second-story footprint greater than two-thirds the size of the first floor footprint.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-52

125 Hope Street 16 51

October 8, 2026

Applicant	
Name of Applicant	Alfred R. Rego, Jr., Esq.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Nancy Laurienzo / 125 Hope Street, LLC

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	125 Hope Street	16	51

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	0 feet
Width in Feet	0 feet
Length in Feet	0 feet
Height Above Grade	0 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Special Use Permit Section: Section 28-250(eee)

Dimensional Variance Section: Section 28-211

Describe the extent of the proposed alterations and the reasons for the requesting relief

Special use 8 foot height variance, total height 33 feet.

Additional gross floor 838.1 square foot dimensional variance and

278 square foot second floor area dimensional variance.

See attached narrative for the requested relief.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	13,573
Lot Frontage	140
Lot Depth	129

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:

TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

APPLICATION FOR DIMENSIONAL VARIANCE AND SPECIAL USE PERMIT

Applicant / Owner: 125 Hope Street, LLC

Mailing Address: 2 Stafford Court, Cranston, RI 02920

Contact: Nancy Laurienzo, (508) 857-7934

Property Address: 125 Hope Street, Bristol, Rhode Island

Assessor's Designation: Plat 16, Lot 51

Zoning District: R-6 (Residential)

Flood Zone: FEMA V-Zone (coastal high-hazard), Bristol Harbor

Relief Requested. The applicant requests (1) a special use permit in an R-6 district triggered by the height of the new home being more than 25 ft above grade, for construction of a single-family dwelling elevated to comply with FEMA V-Zone flood-construction requirements; and (2) a dimensional variance authorizing a 2nd story of 77.2% of the 1st floor, in lieu of second story massing limit of 66.66% as set forth in the Board's special use standards, together with relief from the 0.30 Floor Area Ration (FAR) to 0.36 , and any related relief needed for construction of the HDC approved dwelling on this parcel. Relief is sought under R.I. Gen. Laws § 45-24-41 and Bristol Zoning Ordinance § 28-150(eee).

A. Description of the Property

The subject property is a single residential lot of record located within the R-6 zoning district, having a lot area of approximately 0.311 acre (approximately 13,547 square feet) and frontage of 140 feet on Hope Street. The parcel is a waterfront lot fronting on Bristol Harbor and lies within a FEMA-designated V-Zone coastal high-hazard area. Municipal water and sewer serve the property, and there are no easements of record. The applicant acquired the property in January 2025.

The lot is presently improved with a single-family dwelling containing approximately 4,426 square feet (1,562 square feet on the first floor, 957 square feet on the second floor, a 1,362-square-foot finished walk-out lower level, and a 20-square-foot porch, together with a detached 525-square-foot shed/garage. The Bristol Historic District Commission has approved demolition of the existing dwelling and shed/garage and construction of the proposed replacement dwelling. The existing dwelling and shed/garage are to be removed.

A-1. Extensive Historic Review and Design Development

The proposed dwelling is the product of an unusually extensive historic-preservation review. The completed application was received on February 11, 2025. The Commission's written decision references designs and design iterations presented at ten meetings dated March 6, March 26, April 3, May 1, July 17, August 7, and September 29, 2025, and January 6, March 5, and June 5, 2026. The process also included the Commission's examination of the property and site visit, multiple expert testimony concerning the condition of the buildings and their location in the VE Flood Zone, and the advisory opinion of the Rhode Island Historical Preservation and Heritage Commission. After consideration of the final design at its June 29, 2026 meeting, the projects 11th public meeting, the Commission unanimously approved the application. The formal Decision Letter and Certificate of Appropriateness were issued on July 15, 2026.

Since acquiring the property, the applicant made four major design revisions, together with multiple additional minor revisions responding to comments from the Commission and other reviewing authorities. The design progressed through four materially different approaches:

- renovation and adaptation of the existing dwelling;
- replacement of the existing dwelling with two smaller detached homes (note, the Property meets all zoning requirements so as to be 2 separate buildable lots);
- replacement with one - two-unit residential building; and
- the ultimately approved replacement with one single-family home.

This progression demonstrates that the final proposal was not selected at the outset or designed merely to maximize development. Rather, it emerged from a sustained, iterative process in which the Commission and the applicant's architect worked to identify the most appropriate response to this singular waterfront property.

The approved design is historically informed and captures important elements of the existing International Style dwelling while satisfying the practical and regulatory requirements applicable to new construction on this site, including FEMA flood requirements, the Rhode Island State Building Code, Rhode Island Coastal Resources Management Council requirements, and the needs of the future residents. The result is a one-of-a-kind design prepared for a one-of-a-kind lot after substantial review by local and state officials.

The Commission expressly found that the approved new house and garage are in keeping with the scale and massing of the previous structures and neighboring Historic District structures, although taller than the previous structures because of flood-zone requirements. This finding directly supports the requested zoning relief: the additional height is not an arbitrary design preference, but a consequence of constructing a compliant replacement dwelling on this VE Flood Zone property.

The Commission also recognized the historical importance of the existing connected buildings, including the rare Bristol example of a residential International Style building associated with its owner and architect, A. Sidney Herreshoff, and the smaller attached building associated with Nathaniel G. Herreshoff. Nevertheless, the Commission reluctantly found that the existing buildings cannot reasonably be rehabilitated or restored. That finding was based on the Commission's examination and site visit, multiple expert testimony concerning the buildings' condition and VE Flood Zone location, and the advisory opinion of the Rhode Island Historical Preservation and Heritage Commission.

The Commission further found that its decision conforms to Standards 3, 9, and 10 of the Secretary of the Interior's Standards, including the principles that new work be differentiated from the old while remaining compatible with historic materials, features, size, scale, proportion, and massing. These formal findings confirm that the approved replacement design was carefully evaluated for compatibility with the property and the surrounding Historic District.

B. The Proposed Project

The applicant proposes to construct a new single-family, historically informed replacement structure consisting of four bedrooms, plus architectural roof features, together with two levels of exterior decks/balconies. Because the parcel lies within a V-Zone, the lowest habitable floor must be elevated at or above the Base Flood Elevation on an open foundation. All mechanical, electrical, and plumbing systems will be located above the Base Flood Elevation.

The area beneath the elevated first habitable floor is designed to remain free of obstruction to the passage of floodwaters and wave action. Any enclosure will be limited to open wood lattice, insect screening, or non-supporting breakaway walls engineered to collapse under wind and water loads without transferring load to, or otherwise jeopardizing, the dwelling or its pile foundation. The space will contain no fill or structural support below the Base Flood Elevation.

Because the structure must be elevated to satisfy V-Zone flood-construction requirements while still providing habitable ceiling heights on two stories, code-compliant roof construction, and HDC required shapes and massing the proposed building height measures thirty-three (33) feet, which is 2' lower than the height requirement in the R6 district. However, it is more than 25' above grade and, solely because it is located in the FEMA V-Zone, triggers a Special Use Permit under Section 28-150 (eee).

The zoning relief requested is therefore narrowly focused on allowing the Historic District Commission-approved design to be constructed in a manner that is safe, code-compliant, and faithful to the architectural resolution reached through the historic review process. The application does not seek to reopen or evade that HDC process. Rather, the applicant is before you seeking the limited zoning relief necessary to implement its result.

C. Justification for Dimensional Relief

Under R.I. Gen. Laws § 45-24-41, the Board may grant dimensional relief where the hardship arises from the unique characteristics of the land, is not the result of the applicant's prior action, will not alter the general character of the area or impair the purpose of the ordinance, and the relief sought is the least relief necessary for the reasonable enjoyment of the permitted use. Each element is satisfied here.

1. Hardship Due to Unique Characteristics of the Land.

The hardship arises from a characteristic unique to this parcel: its location within a FEMA V-Zone on Bristol Harbor. Federal and local flood-construction standards require that the lowest habitable floor be elevated on an open foundation at or above the Base Flood Elevation. That mandatory elevation, combined with ceiling heights,

and HDC requirements for shape and massing causes the overall building height to exceed the twenty-five (25) foot height above grade and trigger the Special Use Permit requirement . The proposed dwelling conforms to every applicable setback and to the district's minimum lot area. The Gross Floor Area (GFA) (0.30 required / 0.36 proposed) and proportion of second floor to the first floor are the only dimensions for which relief is required along with the issuance of the Special Use Permit.

The parcel is also unique in that it combines the presence of an existing International Style dwelling, the severe coastal flood constraints, and is located in the Bristol Historic District. The HDC approved final building form reflects the need to reconcile those overlapping site, architectural, flood-resilience, code, and historic-preservation considerations on this particular property.

2. Not the Result of the Applicant's Prior Action.

The flood-zone designation and the parcel's coastal elevation predate and are independent of the applicant's acquisition of the property in January 2025. The hardship is not self-created, and the requested relief is not sought merely to realize greater financial gain.

The dimensional characteristics now before the Board also reflect the outcome of the extended historic review process. Four major redesigns and multiple minor revisions narrowed the proposal to the single-family design unanimously approved by the Historic District Commission. The requested relief should therefore be evaluated as relief necessary to implement a carefully vetted public-review outcome, not as a self-created preference fora more intensive project.

3. Consistency with the Comprehensive Plan and Neighborhood Character.

The proposed dwelling is compatible in scale and appearance with the surrounding waterfront neighborhood and has received Bristol Historic District Commission approval for demolition and reconstruction. The design preserves existing view corridors and minimizes shadowing of adjacent properties. Granting the requested relief will not alter the general character of the area, impair surrounding property values, or contravene the intent of the Bristol Zoning Ordinance or the Town's Comprehensive Community Plan, which encourages infill and redevelopment on existing lots of record.

The Historic District Commission's unanimous approval is particularly relevant to neighborhood character. It followed ten referenced design-review meetings beginning March 6, 2025, consideration of the final design on Jüne 29, 2026, a site visit, multiple expert testimony, state preservation consultation, and repeated architectural revisions. The Commission then expressly found that the approved structures are in keeping with the scale and massing of the prior structures and neighboring Historic District structures, notwithstanding the relief requested.

4. Minimum Relief.

The requested relief is the minimum necessary to construct a structurally sound, code-compliant, and proportionate dwelling on an elevated V-Zone foundation. Without the Special Use Permit and relief the applicant would be unable to build the house designed as a result of more than a year of input from the HDC, and denying reasonable enjoyment of the permitted residential use. There is no reasonable alternative that permits the applicant to enjoy the legally permitted use without the Special Use Permit and relief requested..

The relief is also the minimum necessary because the applicant explored and presented materially different alternatives over the course of the historic review, including renovation, two detached homes, and a two-unit building. The final single-family proposal represents the most refined and least intensive solution to emerge from that process, while still meeting site, flood, building-code, coastal, and residential needs.

D. Special Use Permit Criteria

The applicant seeks a special use permit authorizing a 2nd story of 77.2% of the 1st floor, in lieu of the second story massing limit of 66.66% as set forth in the Board's special use standards. The proposed second story contains approximately 2,022 square feet over a first floor of approximately 2,616 square feet. This equates to a 2nd story dimensional modification of 278 square feet.

- The proposed dwelling conforms to every dimensional requirement of the R-6 district except building height, upper-story massing, and lot coverage, each separately justified above.

- Comparable first- and second-floor areas are necessary to achieve a structurally sound and architecturally proportionate elevated design consistent with the Bristol Historic District Commission's approval, and represent the minimum departure needed to accomplish that result.
- The structure will not create adverse impacts upon neighboring properties, will not impair traffic circulation, and will be served by existing municipal water and sewer.
- The proposed use, a single-family dwelling, is a permitted residential use consistent with the goals of Bristol's Comprehensive Community Plan encouraging infill development and productive reuse of existing lots of record. In fact the Bristol Zoning Ordinance permits 2 single family lots or a 2 unit dwelling on this property.
- The requested upper-story form is not an isolated design choice. It is a central component of the final single-family design produced through ten referenced Historic District Commission design-review meetings, a site visit, state preservation consultation, expert testimony, and extensive architectural revision. Altering the second-story form now would materially disturb the proportions and composition approved unanimously by the Commission and found compatible with the scale and massing of the surrounding Historic District.

E. Relief Requested

The applicant respectfully requests that the Bristol Zoning Board of Review:

1. Grant dimensional variances under R.I. Gen. Laws § 45-24-41 authorizing the proposed second-story massing and a Floor area Ratio (FAR) of 0.36 where 0.30 is otherwise required; and

2. Because the HDC approved home's height exceeds 25 feet above grade, grant a Special Use Permit authorizing construction of the single-family dwelling on the described lot of record.

3. To include any and all relief to construct the home approved by the Bristol Historic District Commission on June 29, 2026 and as detailed in their July 15, 2026 decision.

In considering this request, the applicant respectfully asks the Board to give substantial weight to the extraordinary level of local and state review already devoted to this property and design. The requested zoning relief will allow implementation of the unanimously approved single-family design without undoing the careful balance reached among historic character, flood resilience, building-code compliance, coastal regulation, neighborhood context, and the reasonable residential use of the property.

F. Supporting Materials

- Certified plot plan showing the proposed dwelling and building elevations.
- Architectural drawings showing front and side elevations with height dimensions referenced to the Base Flood Elevation.
- Copy of the recorded deed confirming the parcel's status as a lot of record.
- The Bristol Historic District Commission Decision Letter and Certificate of Appropriateness issued July 15, 2026, together with a concise chronology of the proceedings, the referenced meeting dates, the site visit, state preservation consultation, principal design alternatives, and the final plans unanimously approved at the June 29, 2026 meeting.

Respectfully submitted,

125 HOPE STREET, LLC

By: _____

Its Attorney / Authorized Representative

Dated: 10-7-2026

EXHIBIT A

TABLE OF DIMENSIONAL AND USE STANDARDS

125 Hope Street, LLC — 125 Hope Street, Bristol, Rhode Island (Plat 16, Lot 51; Zone R-6)

The following table compares each dimensional and use standard against the applicant's proposed condition for the single-family dwelling described in the foregoing application. Figures are drawn from the applicant's specifications; where the ordinance states a standard in different units, the proposed figure is converted only for comparison (e.g., 0.311 acre ≈ 13,547 square feet against the 6,000-square-foot minimum). The lot-area, frontage, yard, building-height, and lot-coverage standards are governed by the Bristol Zoning Ordinance Dimensional Table (Table B), § 28-211; the second-story massing standard arises under § 28-150(4)(a)(eee) (special use permit standards, Item 4a).

Dimensional / Use Standard	Required by Ordinance	Proposed Condition	Variance Requested
Lot area	6,000 sq ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	0.311 AC	N/A — conforms (±13,547 sq ft > 6,000 sq ft)
Frontage	100 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	140 ft	N/A — conforms
Front setback	30 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	15.2 ft	N/A — conforms
Left side yard	15 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	21.3 ft	N/A — conforms
Right side yard	15 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	15 ft	N/A — conforms
Rear yard (waterside)	30 ft Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	33 ft	N/A — conforms
Building height	25 ft limit Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	33 ft	8 ft — special use requested
Lot coverage	30% max. Bristol Zoning Ord. § 28-211 (Table B, Dimensional Table)	17.4 %	N/A — conforms
Second-story floor area (special use, Item 4a)	≤ ⅔ of first-floor area (≈ 1,743.3 sq ft) Bristol Zoning Ord. § 28-150(eee) (special use permit standards, Item 4a)	2,022 sq ft (first floor: 2,616 sq ft)	≈ 278 sq ft over ⅔ limit — special use permit requested
Maximum Gross Floor Area	4,071.9 sq ft Section 28-150(eee)	4,910 sq ft	838.1 sq ft over 4,071.9 limit - Special Use Permit Request

125 Hope St, Bristol, RI

Map/Lot: 16-51

1 inch = 30 Feet

0 30 60 90

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

BRISTOL TOWN CODE, PART III - SPECIAL ACTS, CHAPTER 28 - ZONING, ARTICLE V - SUPPLEMENTARY REGULATIONS, SEC. 28-150 SPECIAL USE PERMIT STANDARDS FOR VARIOUS USES:

(EEE) SPECIAL USE PERMIT STANDARDS FOR STRUCTURES IN RESIDENTIAL ZONES IN THE FLOOD ZONE GREATER THAN 25 FEET ABOVE GRADE.

(1) AT A MINIMUM, EVERY SPECIAL USE PERMIT GRANTED PURSUANT TO THIS SECTION SHALL BE CONDITIONED ON THE CONSTRUCTION CONFORMING TO THE STATE BUILDING CODE REQUIREMENTS OF THE FLOOD ZONE (SEE ALSO SECTION 28-301 TO 28-310).

(2) THE PITCH OF ALL ROOF AREAS SHALL BE NO LESS THAN 6/12. ROOF PITCHES OF LESS THAN 6/12 SHALL ONLY BE ALLOWED DIRECTLY BELOW THE FOOTPRINT OF A DECK.

(3) FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET.

(4) THE MAXIMUM LOT COVERAGE BY STRUCTURES PERCENTAGE AS DEFINED BY ARTICLE IV IS NOT APPLICABLE. INSTEAD BUILDING SIZE SHALL BE DETERMINED AS FOLLOWS

A. FOR STRUCTURES WITH TWO FLOORS OF LIVING SPACE (LIVING SPACE DOES NOT INCLUDE THE FIRST FLOOR CAR PARK AND STORAGE AREA). A FLOOR AREA RATIO (FAR) 0.30 SHALL BE USED TO CALCULATE THE MAXIMUM ALLOWABLE GROSS FLOOR AREA (GFA) FOR THE PARCEL. THE GFA IS CALCULATED BY MULTIPLYING THE PARCEL SIZE BY 0.30. THE FOOTPRINT OF THE FIRST FLOOR SHALL BE NO GREATER THAN 60 PERCENT OF THE GFA AND THE FOOTPRINT OF THE SECOND FLOOR, IF ANY, SHALL BE NO GREATER THAN 40 PERCENT OF THE GFA. IN NO CASE SHALL THE AREA OF THE 2ND FLOOR FOOTPRINT EXCEED TWO-THIRDS OF THE FIRST FLOOR FOOTPRINT.

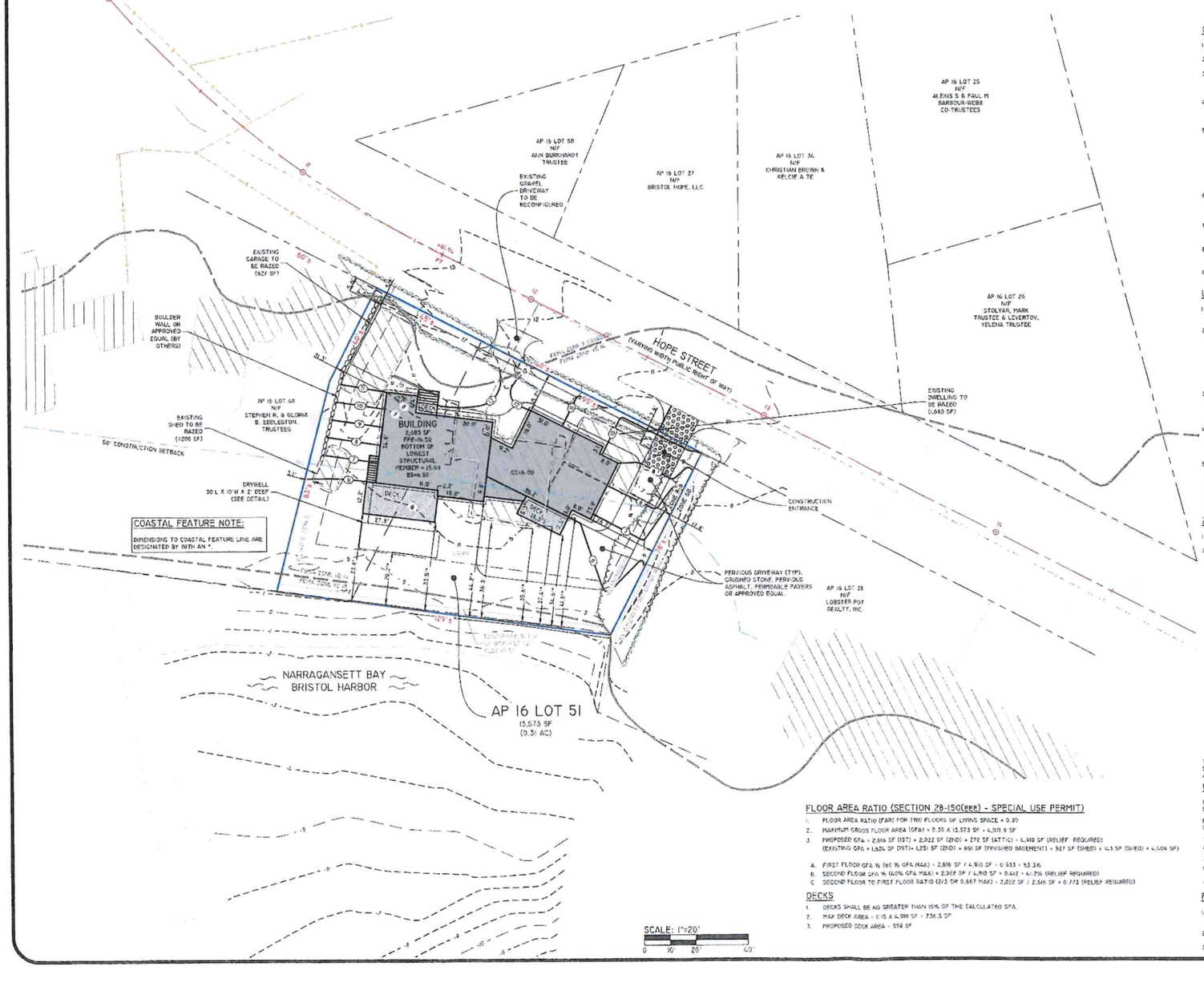
B. FOR STRUCTURES WITH ONE FLOOR OF LIVING SPACE (LIVING SPACE DOES NOT INCLUDE THE FIRST FLOOR CAR PARK AND STORAGE AREA). A FLOOR AREA RATIO OF 0.2 SHALL BE USED TO CALCULATE THE MAXIMUM ALLOWABLE GROSS FLOOR AREA FOR THE PARCEL. THE GFA IS CALCULATED BY MULTIPLYING THE PARCEL SIZE BY 0.20.

C. DECKS SHALL BE NO GREATER IN SIZE THAN 15 PERCENT OF THE CALCULATED GFA. INTEGRATED SECOND STORY DECKS LOCATED DIRECTLY OVER THE FOOTPRINT OF THE FIRST FLOOR OF THE STRUCTURE SHALL NOT BE INCLUDED IN THIS CALCULATION. DECKS LOCATED ABOVE THE HIGHEST FLOOR OF LIVING SPACE SHALL NOT BE PERMITTED.

(5) ARTICULATION SHALL BE REQUIRED FOR STRUCTURAL WALLS THAT FACE A PUBLIC RIGHT-OF-WAY AND EXCEED 24 FEET IN LENGTH. ARTICULATION SHALL BE IN THE FORM OF A STRUCTURAL PROJECTION OF AT LEAST ONE FOOT IN DEPTH AND SIX FEET IN LENGTH AND MUST EXTEND ALONG THE ENTIRE VERTICAL PLANE OF THE WALL. THE REQUIRED PROJECTION MAY BE DIVIDED INTO MORE THAN ONE, PROVIDED THE TOTAL WIDTH OF THESE PROJECTIONS IS AT LEAST 6 FEET IN LENGTH.



LOCUS MAP Not To Scale



GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 16, LOT 51 IN THE TOWN OF BRISTOL, BRISTOL COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 2270, PAGE 86 IS HOPE ST, LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE VE (EL. 14) AND X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0041H, MAP REVISED JULY 7, 2014. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-6 (RESIDENTIAL-6,000 SF) BASED ON THE TOWN OF BRISTOL ZONING MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THE SITE IS WITHIN A
   NATURAL HERITAGE AREAS (RIDEM)
   SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)

   THE SITE IS NOT WITHIN A
   GROUNDWATER PROTECTION AREA (RIDEM)
   SPECIAL AREA MANAGEMENT PLAN (CRMC)
6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
7. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 23,2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
8. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/ASCE STANDARD 38-02 *(STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA)* LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED, ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
   5.1. WATER INFORMATION OBTAINED FROM BRISTOL COUNTY WATER AUTHORITY
   5.2. SEWER INFORMATION OBTAINED FROM 'BRISTOL SEWER COMMISSION, TOWN OF BRISTOL, SEWAGE DISPOSAL, INTERCEPTOR AND FORCE MAINS PLAN AND PROFILE' BY H.K. BARRONS, DATED NOV. 23, 1931
   5.3. GAS INFORMATION OBTAINED FROM RHODE ISLAND ENERGY
   5.4. ELECTRIC AND DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

ZONING NOTES

1. THE PARCEL IS ZONED R-6 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE SECTION 28-111 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

	REQUIRED (SECTION 28-111)	REQUIRED SECTION 28-150(EEE)(3)	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SF	N/A	13,573 SF	13,573 SF
MINIMUM FRONTAGE AND LOT WIDTH	60 FT	N/A	140.0 FT	140.0 FT
MINIMUM FRONT YARD	5.7 FT *	9.2 FT *	5.8 FT	15.2 FT
MINIMUM SIDE YARD	10 FT	N/A	4.6 FT	21.3 FT
MINIMUM REAR YARD	20 FT	N/A	36.3 FT	53.8 FT
MAXIMUM LOT COVERAGE	30% **	N/A	17.4%	23.5%
MAXIMUM GROSS FLOOR AREA	N/A	4,071.9 SF***	4,409 SF**	6,910 SF** (RELIEF REQUIRED)
MAXIMUM HEIGHT	35 FT ***	N/A	32 FT+	35.0 FT **

* PER SECTION 28-111, THE FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR 250 FEET, WHICHEVER IS LESS. AVERAGE SETBACK = 5.8 FT (AP 16 LOT 50)+5.8 FT (AP 16 LOT 51) / 2 = 5.7 FEET. AP 16 LOT 28 IS NOT INCLUDED IN THIS CALCULATION DUE TO THE DIFFERENT ZONE/USE.

** FOR STRUCTURES IN RESIDENTIAL ZONES, IN THE FLOOD ZONE, GREATER THAN 25 FEET ABOVE GRADE, THE MAXIMUM LOT COVERAGE BY STRUCTURES PERCENTAGE AS DEFINED BY ARTICLE IV IS NOT APPLICABLE. SEE FLOOR AREA RATIO AND DECK CALCULATIONS.

*** THE MAXIMUM HEIGHT OF THE PRINCIPAL STRUCTURE IS 35 FEET OR THE AVERAGE OF THE BUILDING HEIGHTS ON THE SAME BLOCK, WHICHEVER IS GREATER.

* PER SECTION 28-150(EEE)(3) FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET. AVERAGE SETBACK = 5.6 FT (AP 16 LOT 40)+5.8 FT (AP 16 LOT 51)+14.5 FT (AP 16 LOT 29) / 3 = 8.9 FEET. AP 16 LOT 28 IS NOT INCLUDED IN THIS CALCULATION DUE TO THE DIFFERENT ZONE/USE.

** THE PROPOSED BUILDING HEIGHT IS MEASURED FROM ELEVATION 15 WHICH IS ABOVE THE BASE FLOOD ELEVATION AND ASSOCIATED FREEBOARD.

THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

FLOOR AREA RATIO (SECTION 28-150(EEE) - SPECIAL USE PERMIT)

1. FLOOR AREA RATIO (FAR) FOR TWO FLOORS OF LIVING SPACE = 0.30
2. MAXIMUM GROSS FLOOR AREA (GFA) = 0.30 X 13,573 SF = 4,071.9 SF
3. PROPOSED GFA = 2,616 SF (1ST) + 2,022 SF (2ND) + 272 SF (ATTIC) = 4,910 SF (RELIEF REQUIRED)
   (EXISTING GFA = 1,624 SF (1ST)+ 1,251 SF (2ND) + 461 SF (FINISHED BASEMENT) + 527 SF (SHED) + 143 SF (SHED) = 4,006 SF)

A. FIRST FLOOR GFA % (60 % GFA MAX) = 2,616 SF / 4,910 SF = 0.533 = 53.3%
B. SECOND FLOOR GFA % (40% GFA MAX) = 2,022 SF / 4,910 SF = 0.412 = 41.2% (RELIEF REQUIRED)
C. SECOND FLOOR TO FIRST FLOOR RATIO (2/3 OR 0.667 MAX) = 2,022 SF / 2,616 SF = 0.773 (RELIEF REQUIRED)

DECKS

1. DECKS SHALL BE NO GREATER THAN 15% OF THE CALCULATED GFA.
2. MAX DECK AREA = 0.15 X 4,910 SF = 736.5 SF
3. PROPOSED DECK AREA = 554 SF

CRMC STRUCTURAL LOT COVERAGE CALCULATIONS

EXISTING SITE STRUCTURAL LOT COVERAGE:
EXISTING DWELLING AND EXISTING GARAGE* = 1,680 SF+527 SF = 2,207 SF+/-

PROPOSED SITE STRUCTURAL LOT COVERAGE:
EXISTING AND PROPOSED STRUCTURES: 1,680 SF+1,260 SF = 2,803 SF

TOTAL ALLOWABLE SQUARE FEET PER CRMC SECTION 150.E.3.C.15 CALCULATED AS FOLLOWS:
2,207 SF + 1,103.5 SF (50% INCREASE) = 3,310.5 SF

THE SITE PROPOSES A TOTAL STRUCTURAL LOT COVERAGE OF 2,803 SF AND IS LESS THAN A 25% INCREASE, THEREFORE NO NEW COASTAL BUFFER ZONE SHALL BE REQUIRED PER CRMC SECTION 150.E.3.C.

*THE EXISTING STRUCTURAL LOT COVERAGE DOES NOT INCLUDE ANY STRUCTURES LESS THAN 200 SF IN AREA.

FEMA CONSTRUCTION NOTES:

1. BUILDING CONSTRUCTION SHALL MEET FEMA V ZONE (WAVE VELOCITY) CONSTRUCTION REQUIREMENTS INCLUDING BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER BEING ONE FOOT MINIMUM ABOVE THE BASE FLOOD ELEVATION.
2. BASE FLOOD ELEVATION = 14.00
3. BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER ELEVATION REQUIRED = 15.00 MINIMUM

DiPrete Engineering
Boston • Providence • Newport

JASON P. CLOUGH
No. 9710
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DATE	DESCRIPTION	BY
2	10/16/2024	PLANS SUBMITTED	CAW

SITE PLAN
125 HOPE STREET
ASSESSOR'S PLAT 16, LOT 51
BRISTOL, RHODE ISLAND

PREPARED FOR:
125 HOPE STREET, LLC
72 ALPINE STREET
BRISTOL, RHODE ISLAND

SHEET — OF 2

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL, RI 02809

SITE PLAN

A0.0

1 / A0.0 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

MELCHERT ARCHITECTURE

EXISTING PLANS

125 HOPE STREET

BRISTOL, RI 02809

EXIST. PLANS A0.1

1 A0.1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

2 A0.1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

EXISTING PLANS

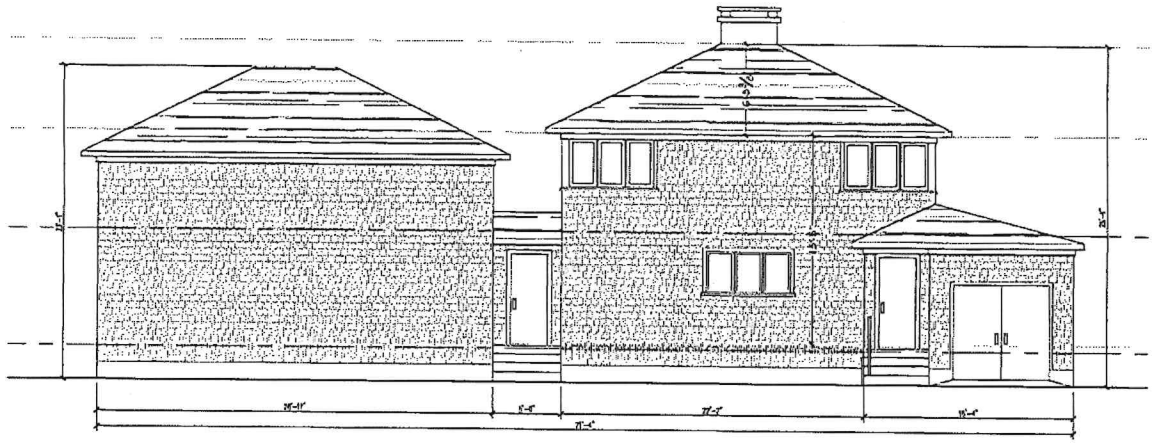
ZONING

EXIST. PLANS
A0.2

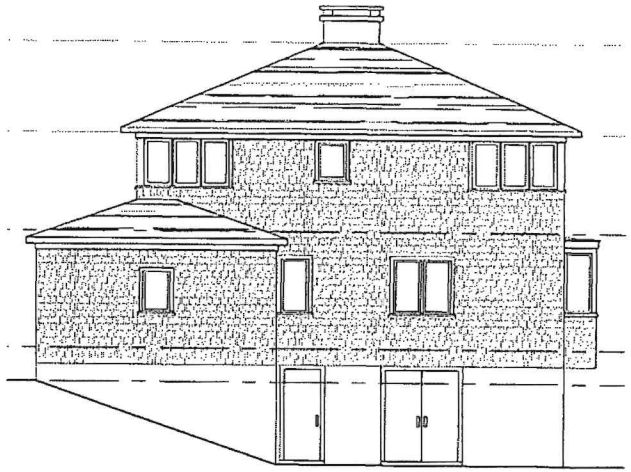
1 EXISTING SECOND FLOOR PLAN
A0.2 SCALE: 1/4" = 1'-0"

2 EXISTING ROOF PLAN
A0.2 SCALE: 1/4" = 1'-0"

7'-3" CEILING HEIGHT



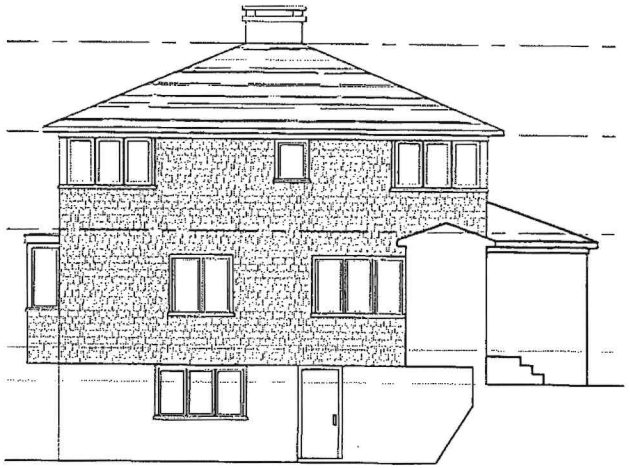
1 A0.3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A0.3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A0.3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A0.3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

EXISTING PLANS

ZONING

EXIST. PLANS
A0.3

Item B1.

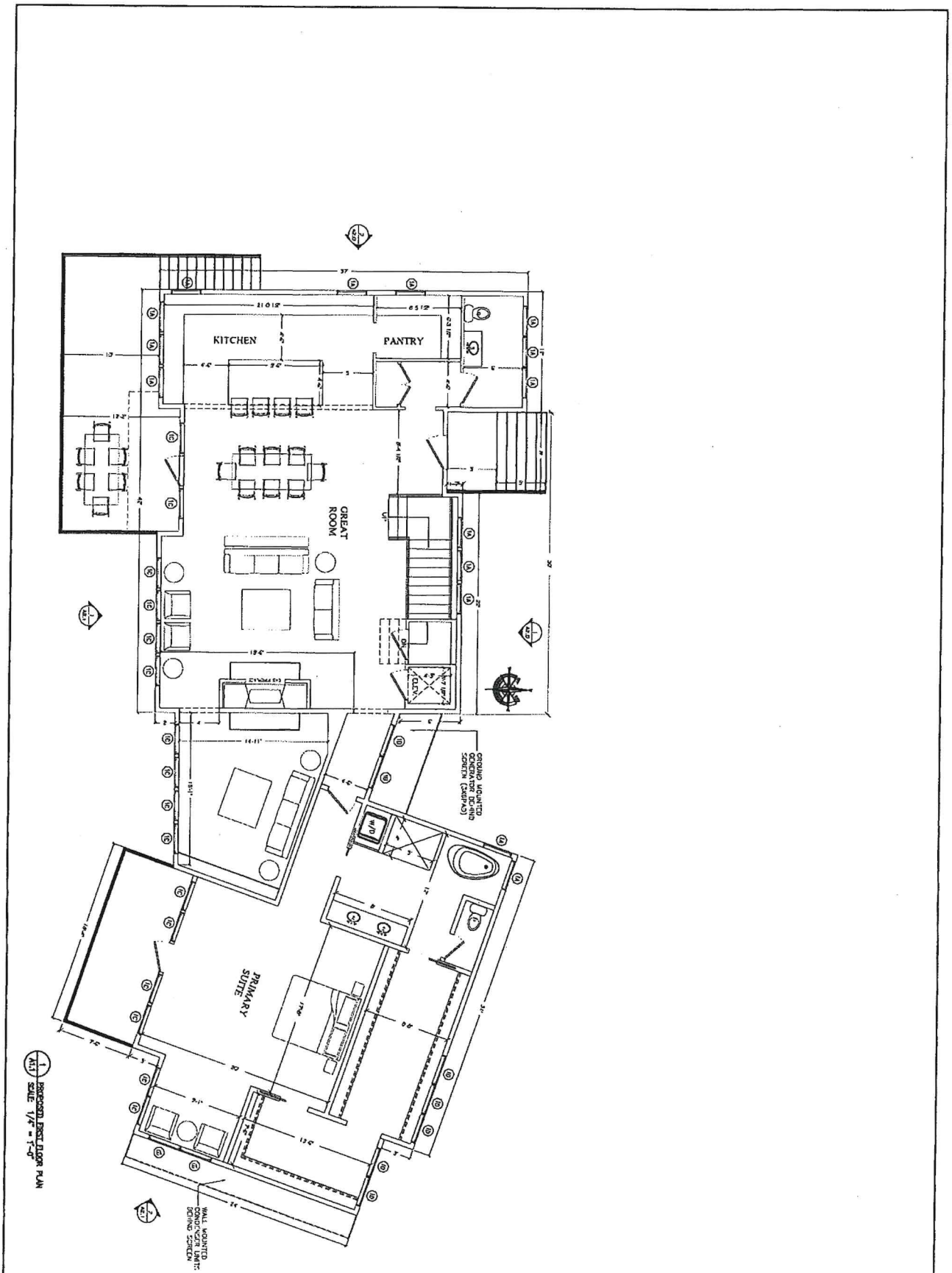
MELCHERT ARCHITECTURE

125 HOPE STREET

PROPOSED PLANS

A1.0

1 A1.0 PROPOSED EXAMINATION PLAN SCALE 1/4" = 1'-0"



A1.1

125 HOPE STREET
BRISTOL, RI 02809

PROPOSED PLANS

MELCHERT ARCHITECTURE

Item B1.

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

PROPOSED PLANS

A1.2

MELCHERT ARCHITECTURE

125 HOPE STREET

BRISTOL, RI 02809

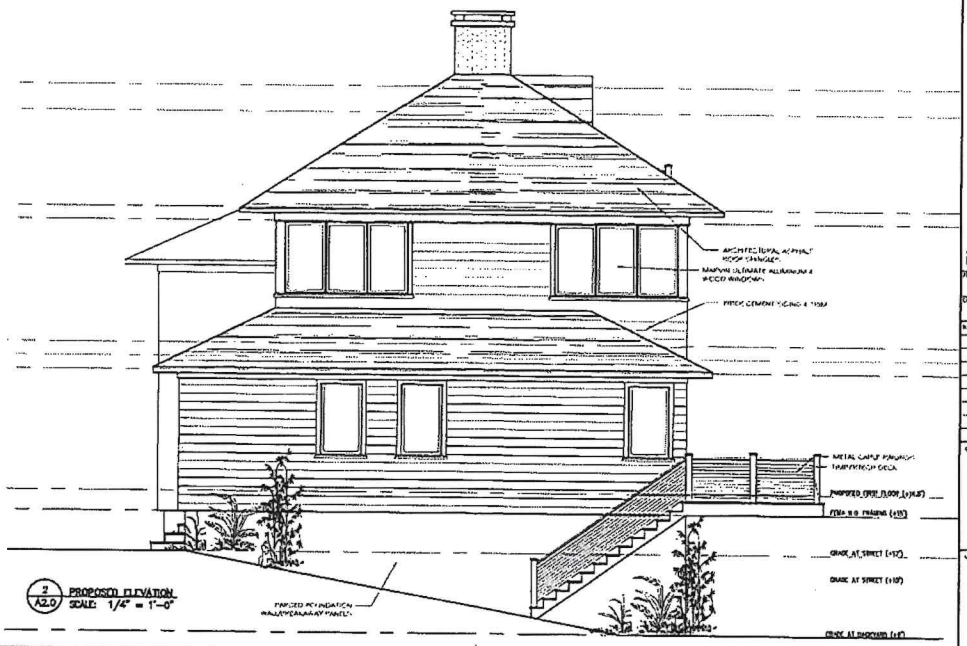
PROPOSED PLANS

A1.3

1 A1.3 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A2.0 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.0 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL RI 02809

PROPOSED ELEVATIONS

ZONING

MM

A2.0

Item B1.



1 A2.1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.1 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE

125 HOPE STREET
BRISTOL, RI 02809

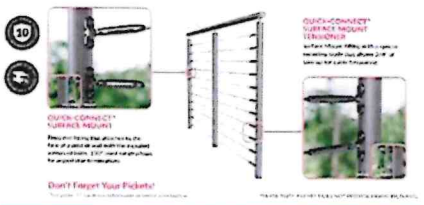
PROPOSED ELEVATIONS

ZONING

A2.1

Item B1.





insite.

FEBRUARY 2024

James Hardie

Hardie® Artisan Siding SUBMITTAL FORM 05

SPECIFICATION SHEET 05

SPECIFICATION SHEET 05 FEBRUARY 2024

Casement Narrow Frame





Corner Narrow Frame





MELCHERT ARCHITECTURE

125 HOPE STREET

BRISTOL RI 02809

PROPOSED MATERIALS

DRAWN: MM

A3.1

Item B1.

125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



125 HOPE STREET - EXISTING

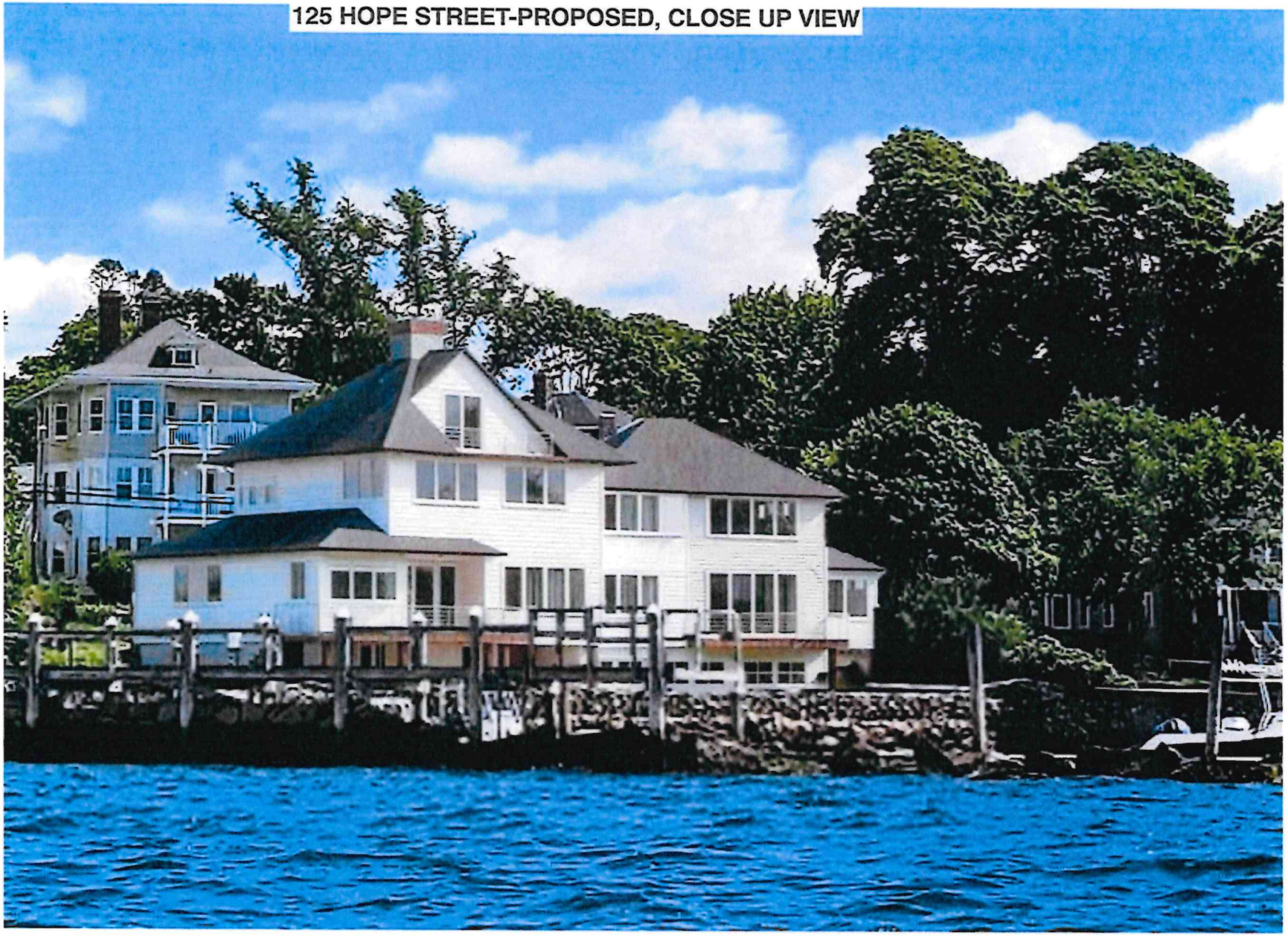




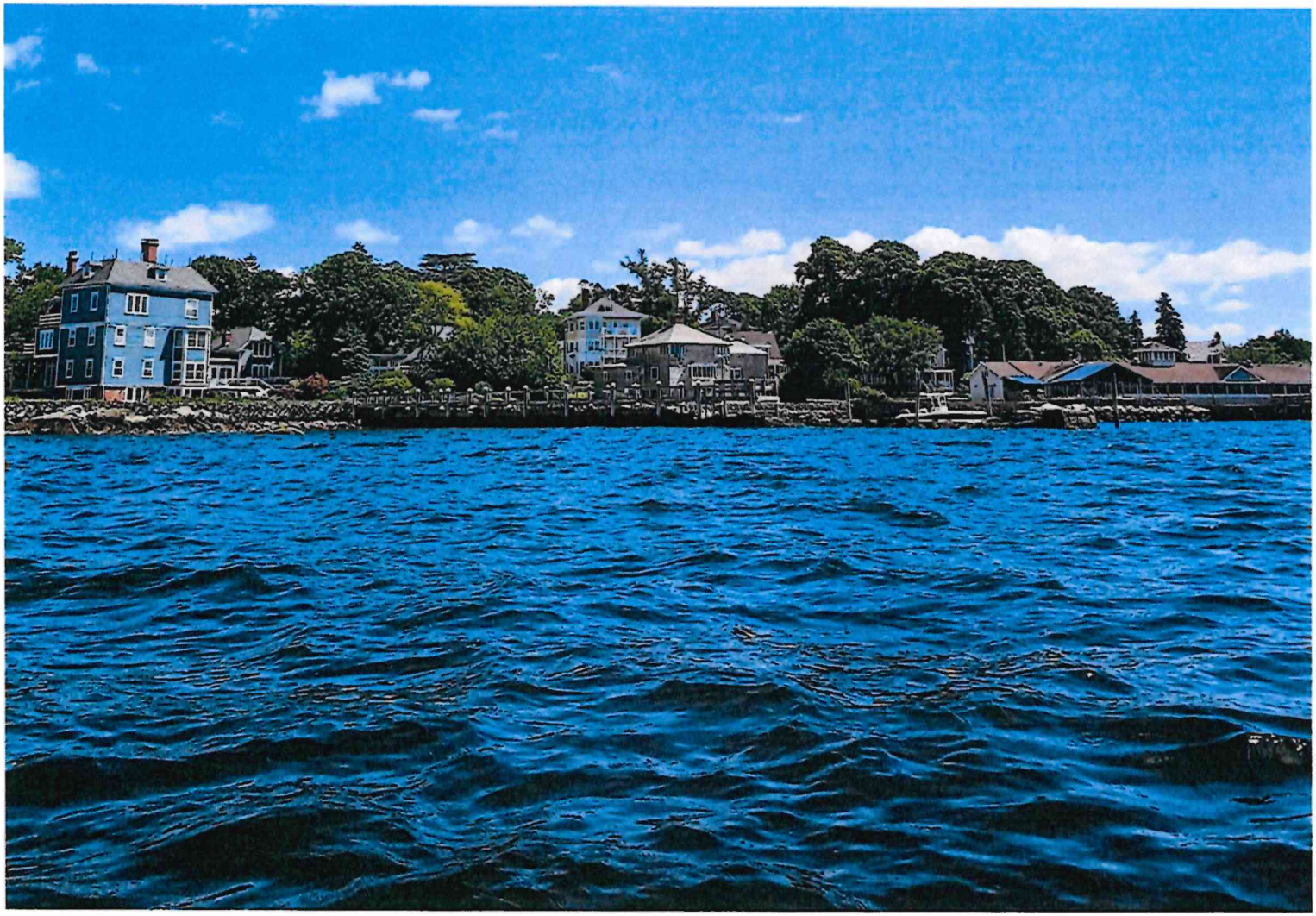




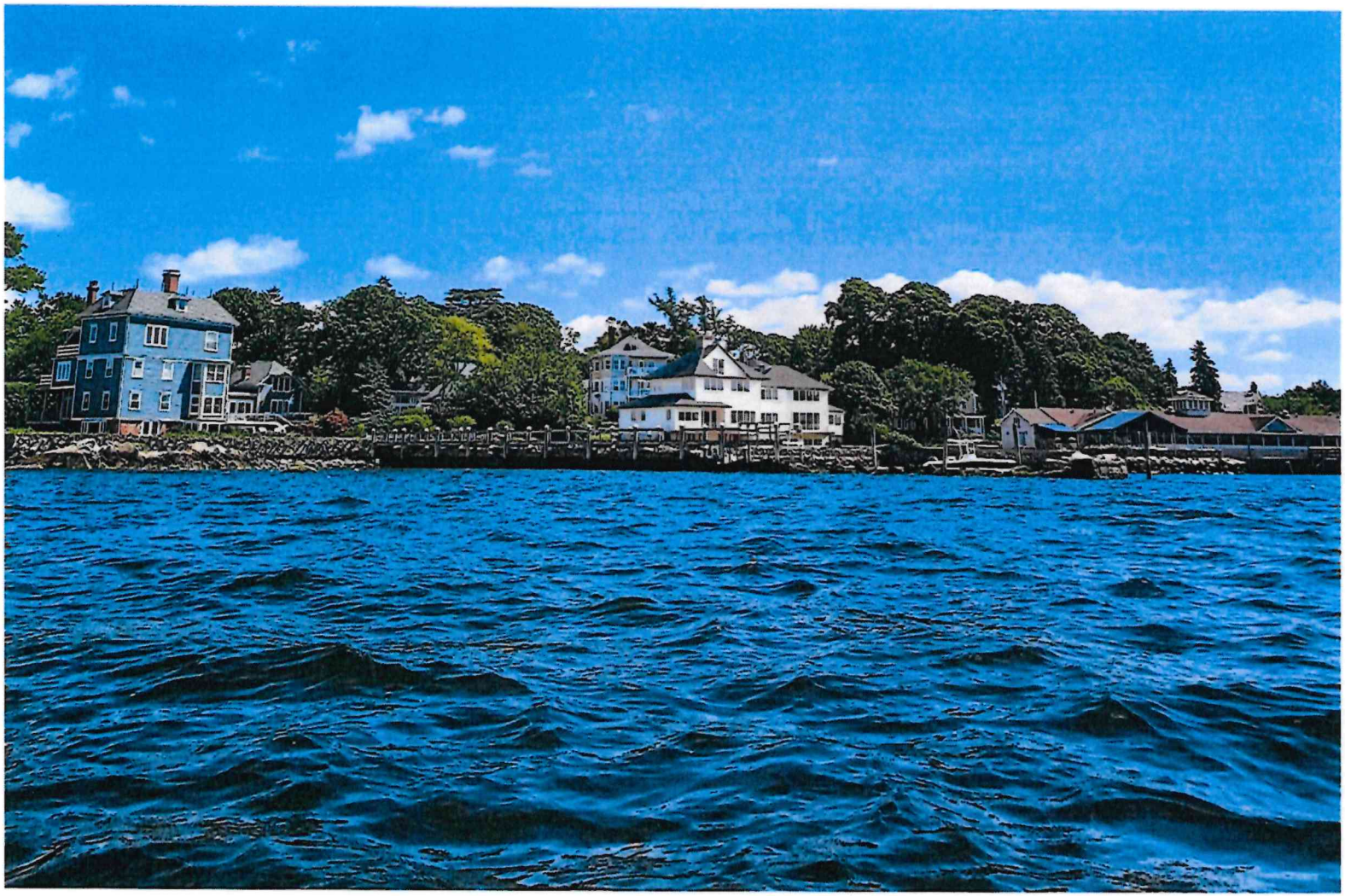
125 HOPE STREET-PROPOSED, CLOSE UP VIEW



125 HOPE STREET - EXISTING



125 HOPE STREET - PROPOSED



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

Bristol Historic District Commission
Decision Letter

July 15, 2026

125 HOPE ST , BRISTOL, RI, 02809 , MBL # 016-0051-000

Application HDC-25-12

Nancy DiPrete Laurienzo/
Two Stafford Court Cranston, RI 02920
RE: BHDC Review

Dear Applicant:

At its June 29, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 25-12 for construction of new house and garage at 125 Hope Street with design presented at June 29, 2026 meeting using presented materials, based on commission's comments on designs and iterations of design presented at previous meetings (minutes referenced 6/5/2026, 3/5/2026, 1/6/2026, 9/29/2025, 8/7/2025, 7/17/2025, 5/1/2025, 4/3/2025, 3/26/2025, 3/6/2025). The Commission finds that the new structures are in keeping with the scale and massing of both the previous structures and with the neighboring Historic District structures, although taller than the previous structures due to flood zone requirements.

To approve application 25-12 for demolition of existing buildings on the property at 125 Hope Street. The existing connected buildings are contributing structures to the Bristol Historic District. They include a rare (in Bristol) example of a residential International Style building which is also valuable due to its association with its owner/architect A. Sidney Herreshoff. The smaller attached building, while less architecturally distinguished, is valuable for its association with the world-famous Nathainel G. Herreshoff (Sidney's father) due to its housing a recreation of the famous model-room from Nathaniel Herreshoff's home.

However, the commission reluctantly makes the finding that the existing buildings on this property cannot reasonably be rehabilitated or restored. This finding is based on the Commission's examination of the property, including its site visit to the property, the multiple expert testimony regarding the buildings' condition and their location in the VE Flood zone. This finding is also based on the advisory opinion of the RI Historic Preservation and Heritage Commission. (minutes referenced 6/5/2026, 3/5/2026, 1/6/2026, 9/29/2025, 8/7/2025, 7/17/2025, 5/1/2025, 4/3/2025, 3/26/2025, 3/6/2025).

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commission member Robert Page will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol Department of Community Development

01/08/2025
02:47:35 PM
4 Pages
TRUSTEES DEED
Bk: 2270 Pg: 86
Instr: 2025-55

21-J-12000

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that I, HALSEY C. HERRESHOFF, in his capacity as Trustee of the "HALSEY C. HERRESHOFF REVOCABLE TRUST", dated September 18, 2020, as amended and restated in its entirety on November 25, 2024, with an address of P.O. Box 687, Bristol, Rhode Island 02809, by the power conferred by said the Trust Agreement and by every other power and authority thereunto enabling, for consideration paid in the amount of $725,000.00, the receipt and suffering of which is hereby acknowledged, grant to 125 HOPE STREET, LLC, a Rhode Island Liability Company, having its principal place of business at 2 Stafford Court, Cranston, Rhode Island 02920, the following described premises:

SEE ATTACHED EXHIBIT A

Being the same premises conveyed to this grantor by deed of HALSEY C. HERRESHOFF, and recorded on June 2, 2021, in the Records of Land Evidence in the Town of Bristol, State of Rhode Island, in Book 2115 at Page 111.

Subject to taxes and assessments assessed as of December 31, 2024.

I, HALSEY C. HERRESHOFF, Trustee of the HALSEY C. HERRESHOFF REVOCABLE TRUST, do hereby covenant that the Settlor and all of the current beneficiaries under said Trust are residents of Rhode Island in compliance with RIGL 44-30-71.3, as evidenced by affidavit. No withholding is required.

The undersigned hereby certifies compliance with the requirements and all other provisions of the smoke detector and carbon monoxide detector laws and regulations of the Rhode Island Fire Safety Code.

12614
Town of Bristol, Rhode Island
Real Estate Conveyance Tax
Tax: $3335.00
Date: 01/08/2025
Clerk: MCH

Unofficial Copy Unofficial C

WITNESS my hand and seal this 16th day of December, 2024.

HALSEY C. HERRESHOFF REVOCABLE TRUST
DATED SEPTEMBER 18, 2020

Haley C. Herreshoff

HALSEY C. HERRESHOFF, Trustee

STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol, on the 16th day of December, 2024, before me personally appeared HALSEY C. HERRESHOFF, Trustee of the HALSEY C. HERRESHOFF REVOCABLE TRUST, dated September 18, 2020, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument as TRUSTEE of said TRUST and acknowledged he executed said instrument with proper authority for the purpose stated therein as his free act and deed as Trustee, and the free act and deed of said Trust.

Notary Public

JOHN G. REGO
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID 12941
COMMISSION EXPIRES 6/16/2025

Unofficial Copy Unofficial C

EXHIBIT A

Those certain parcels of land with all buildings and improvements thereon, situated on the southwesterly side of Hope Street, in the Town of Bristol, County of Bristol, State of Rhode Island, bounded and described as follows:

Parcel No. 1

That certain parcel of land with all buildings and improvements thereon, situated in the southerly part of the Town of Bristol, R.I., on the southerly side of Hope Street, between Walley and High Streets, being a portion of that tract of land delineated on a plat drawn by J. S. Mason, dated May 13, 1869, and on file in the Town Clerk's Office in said Bristol, and is part of lot #5, the whole of lot #6, and a part of lot #7, on said plat, bounded and described as follows: From the intersection of the Southerly sides of Walley and Hope Street go one hundred twenty-seven (127) feet, along Hope Street to the point of beginning; thence Southerly along Hope street to land of the heirs of Charles DeW. Brownell ninety-five (95) feet; thence Southwesterly along said Brownell land seventy-seven (77) feet, more or less, to sea-wall; thence Westerly along sea-wall one hundred (100) feet, more or less; thence Northeasterly one hundred ten (110) feet, more or less, to the point of beginning.

Unofficial Copy Unofficial C

Parcel No. 2

That certain lot or parcel of land with all the buildings and improvements thereon, bounded and described as follows:

Beginning at a point in the southwesterly line of Hope Street at the northerly corner of Parcel No. 1 described above and said point being the easterly corner of land hereby conveyed; thence running northwesterly, bounded northeasterly on said Hope Street forty-five (45) feet to a corner; thence turning a right angle and running southwesterly forty (40) feet to a corner; thence turning and running more southerly to a point on the sea-wall 28'8" westerly along said sea-wall from said Parcel No. 1; thence turning and running at an interior angle with said sea-wall of 85° to Bristol Harbor, the last three (3) courses bounding westerly and northwesterly on other land of said homestead estate; thence turning and running easterly, bounding southerly on said Bristol Harbor 28 2/3 feet, more or less, to Parcel No. 1; thence turning and running northerly and northeasterly, bounded southerly and northeasterly on said land of Parcel No. 1 to Hope Street and the point or place of beginning.

Together with all littoral, and riparian, shore, and other rights in any way belonging to or appurtenant to said Parcel No. 1 and Parcel No. 2.

Or however the same may be bounded and described, meaning and intending to convey Lot 31 on Tax Assessors' Plat 16, for future reference only.

Received for record at Bristol, RI
1/8/2025 02:47:35 PM

PROPERTY ADDRESS:
125 Hope Street
Bristol, RI 02809

Unofficial Copy

Bristol | **125 HOPE ST** | Card 1 of 1

Plat/Lot 016-0051-000 | **Account: 1052** | LUC 01 | Zone R-6 | **Assessment** $1,048,200

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 08-0687-00

		% Owned
Owner 1	125 HOPE ST, LLC	
Owner 2		
Owner 3		
Address	2 STAFFORD CT, CRANSTON, RI 02920	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HERRESHOFF, HALSEY C, TRUSTEE	01/08/2025	725,000	2270-86		T
HERRESHOFF, HALSEY C.	06/02/2021	0	2115-111		Q
HERRESHOFF, REBECCA C.	09/27/1993	0	489-159		
HERRESHOFF, ALGERNON & REBECCA C. & DEWOLF	01/01/1965	0	160-311		Q
HERRESHOFF, ALGERNON & REBECCA C. & DEWOLF	01/01/1953	0	124-579		

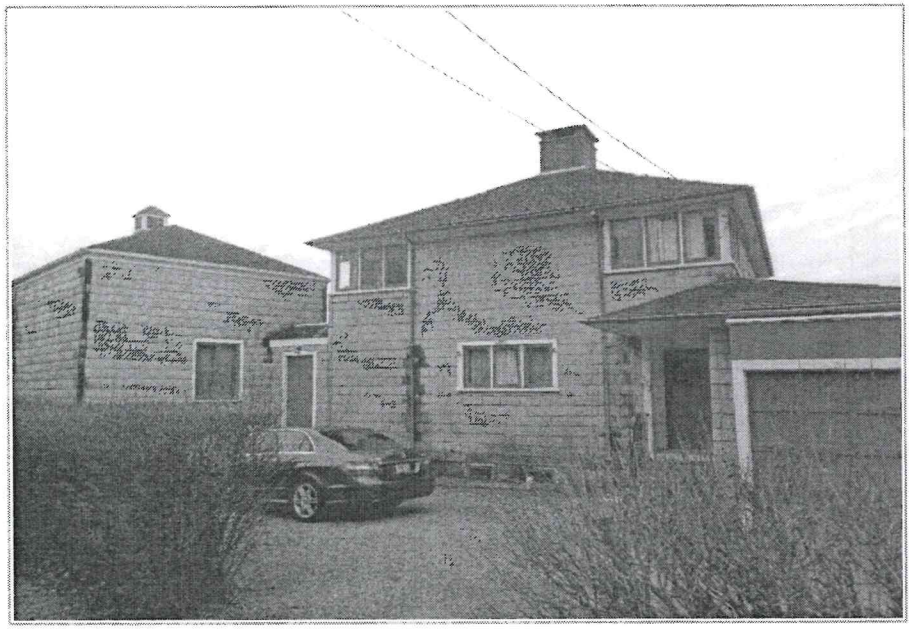
Assessment

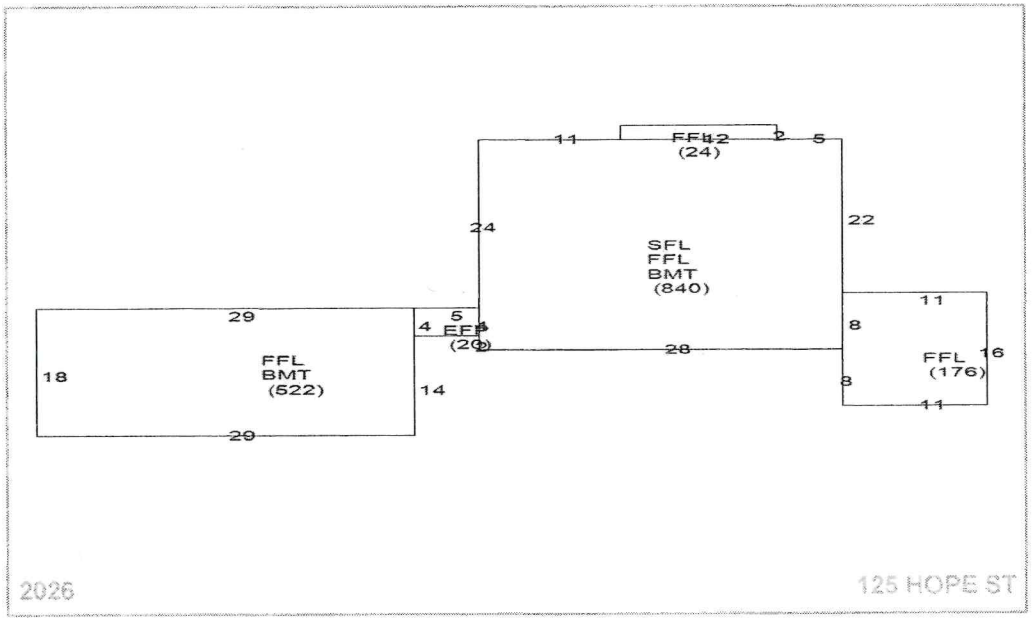
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	220,100	3,000	0.31	825,100	0	1,048,200
TOTAL	220,100	3,000	0.31	825,100	0	1,048,200

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 277.01 | VAL per SQ Unit/Parcel > 277.01

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	220,100	3,000	0	825,100	0	1,048,200	1,048,200
2025	01	220,100	3,000	0	825,100	0	1,048,200	1,048,200
2024	01	226,600	3,000	0	687,600	0	917,200	917,200
2023	01	226,600	3,000	0	687,600	0	917,200	917,200
2022	01	226,600	3,000	0	687,600	0	917,200	917,200
2021	01	182,800	3,000	0	660,700	0	846,500	846,500





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.13774	AC	P	1.00	1,842,000	5,593,873	I	WF	200					770,500			1.00	0
2	01	NR Single I	0.17307	AC	EX	0.20	1,842,000	315,479	I							54,600			1.00	0
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item B1.

Bristol | **125 HOPE ST** | Card 1 of 1 | CATALIS

Plat/Lot 016-0051-000 | **Account: 1052** | LUC 01 | Zone R-6 | **Assessment** $1,048,20

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Asbestos	EXT Wall 2	%
Roof Type 1	Hip	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Linoleum % 5
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	95
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures	1	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	10	4	U
2				
3				
4				
Totals	1	10	4	

Grade

Grade	Q4	Q4	
Year Built	1930	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	ROLLING
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	VP	VP - Very Poo	61.2
Functional		-	0.0
Economic	04	04 - C/I Infl	5.0
Special		-	0.0
OV		-	
Total Depreciation % >			63.1

Bas $/SQ	211.00
Size Adj	1.00
Constr Adj	1.01
Adj $/SQ	212.97
Othr Featrs	41,308
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	597,098
Depreciation	377,008
Depr Total	220,090

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior	2014	Heating	
Kitchen		General	
Bath(s)			

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,562	1,562	212.97	332,659
SFL	2nd FLOOR	840	840	212.97	178,895
BMT	BASEMENT	1,362	0	31.95	43,516
EFP	ENCL PORCH	20	0	36.00	720
Total		3,784	2,402		555,790

Visit History

Date	Result	By
4/1/2025	HEARING CH	KK
1/10/2025	REVIEW	MP
8/16/2021	REVIEW	
11/26/2018	LISTED	
10/19/2018	REVIEW	
10/16/2018	MEASURED	
4/8/2008	LISTED	
4/8/2008	CALL BACK	
12/20/2007	MEASURE	MP

Notes

GARAGE CONVERTED TO LIV AREA

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/20/2014	353-14-B	09/29/2014	BLDG	2,000	100	Closed	REROOF FGR TO CODE
2	06/20/2014	B26257		BLDG	0	100	Closed	APPROVED BY BHDCRESHINGLE ROOF ON GARAGE TO CODE
3	03/18/2004	E1294		ELEC	0	100	Closed	INSTALLATION / UPGRADE OF EXISTING ALARM SYSTEM
4								
5								
6								
7								
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1			525	4	AV	1930	3,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Town of Bristol, RI

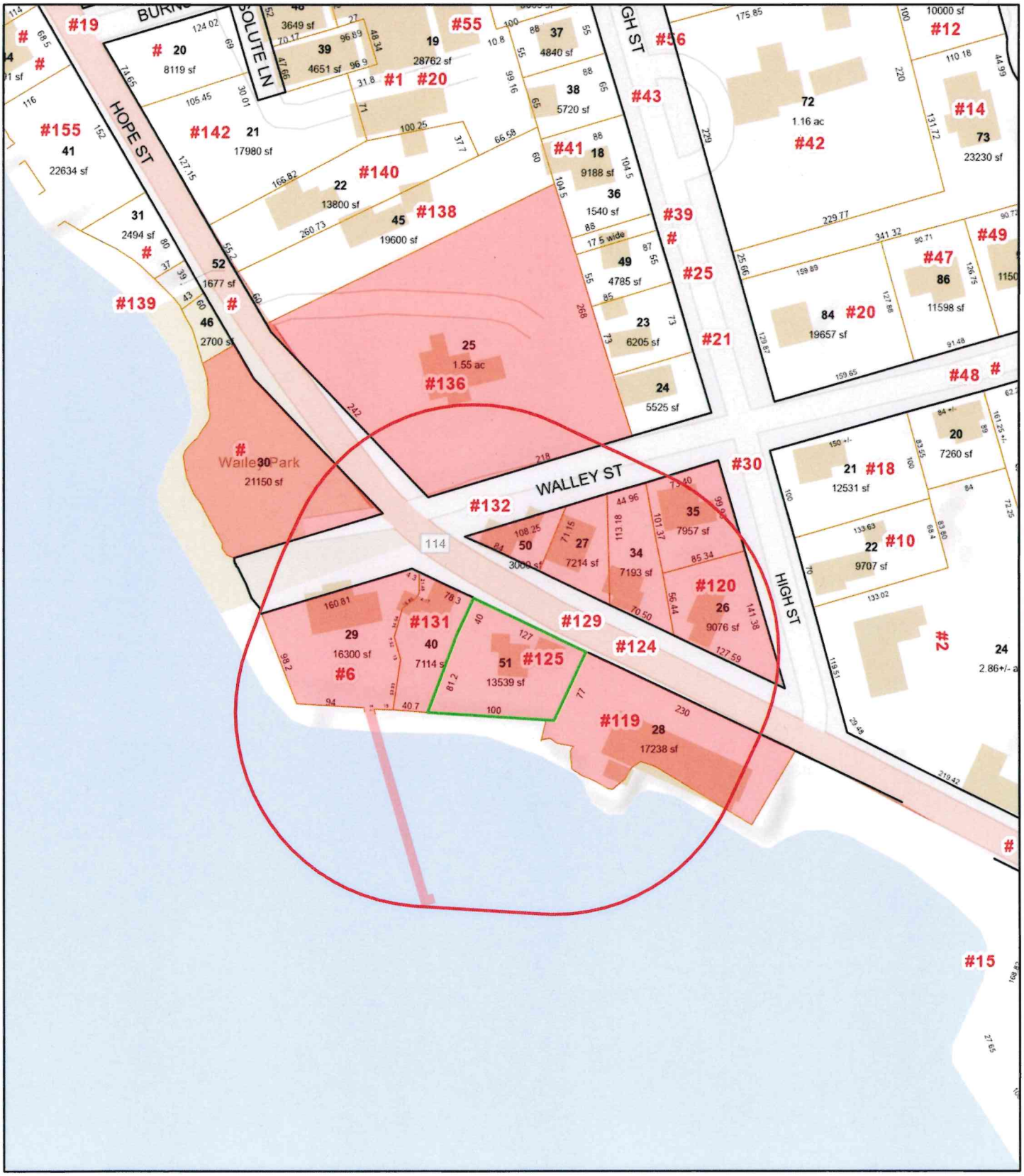
125 Hope Street - 200' Radius

1 inch = 141 Feet

0 141 282 423

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

200 feet Abutters List Report

Bristol, RI
November 13, 2026

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:	6 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:	10 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:	12 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
November 13, 2026

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:	JG HOLDINGS, LLC 4480 POST RD, UNIT 4 EAST GREENWICH, RI 02818
CAMA Number:	16-50		
Property Address:	132 HOPE ST		
Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC 2 STAFFORD CT CRANSTON, RI 02920
CAMA Number:	16-51		
Property Address:	125 HOPE ST		

125 HOPE ST, LLC
2 STAFFORD CT
CRANSTON, RI 02920

ABRAMS, RICHARD I
JOAN
P O BOX 899
BRISTOL, RI 02809

BARBOUR-WEBB, ALEXIS S &
WEBB, PAUL M CO-TRUSTEES
30 WALLEY ST
BRISTOL, RI 02809

BRISTOL HOPE, LLC
84 CENTER SQUARE
EAST LONGMEADOW, MA 01028

BROWN, CHRISTIAN &
KELCIE A TE
124 HOPE ST
BRISTOL, RI 02809

DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

EDDLESTON, STEVEN R &
GLORIA B TRUSTEES
9 MONKEY WRENCH LN
BRISTOL, RI 02809

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