



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, June 06, 2024 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. **Review of May Meeting Minutes**
3. **Application Reviews**
 1. **24-070: 180 High St, Spa 182**

Discuss and Act on installation of hung sign on exterior of building.
 2. **24-076: 24 Burton St, Alan Wroblewski**

Discuss and act on installation of shed on property.
 3. **24-077: 301 Hope St, Folklore Provisions**

Discuss and act on installation of hanging sign and painted sign in window.
 4. **24-088: 70 Griswold Ave, Constance Laflamme**

Discuss and act on raising roof at ell and garage to meet eaves of main house, add new windows on all elevations, add 2 new and relocate 1 old doors, add porch to south elevation, add solar panels.
4. **Concept Review**

5. Monitor Reports & Project Updates
6. HDC Coordinator Reports & Project Updates
7. HDC Coordinator Approvals
8. Other Business
1. Election of Commission Officers
9. Adjourned

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, May 2, 2024
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:

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1. Pledge of Allegiance

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

In attendance are: Lima, Butler, Millard, Ponder, Allen, and O'Loughlin, Toth, and Teitz

Absent are: Church and Bergenholtz

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the April 4, 2024 meeting.

Lima: Let's start with the review of the minutes of the April 4, 2024 meeting. Does anyone have any additions or corrections?

Allen: Yes, on page 4, it should read "historical" not "history". On page 10 under 3c, we were trying to decide which of the signs she was intending to submit. Lastly, on page 22 Mr. Ritchie's name is misspelled.

Maynard: I will fix it. Thank you.

Lima: Ok. Anything else? Would anyone like to make a motion?

Ponder: I will.

Motion made by Ponder to accept the minutes of the April 4, 2024 meeting as amended; Seconded by Allen.

Voting Yea: Butler, Lima, Ponder, Allen, Millard, and O'Loughlin.

3. **Application Reviews**

3A. 23-149: Town of Bristol, State Street Dock: Discuss and Act on proposed landscape shielding for State Street Dock Fuel Tank.

Gregg Marsili, Harbormaster, is present.

Marsili: we reviewed the plan via zoom calls with local and state officials regarding decent plantings and varieties to cover the tank without obscuring the views for the condo owners.

Lima: I was at the meeting with Ms. Williamson and others. We talked about the suggested plantings and the suggestions that John made earlier, suggestions from the Landscape Architect, and things suggested by members. The Architect was acceptable. Thank you, Gregg, and to the others for working hard to make it look acceptable. The issue with trailer parking was resolved. This was very well put together and you did a great job given all the suggestions you had.

Allen: The trees originally submitted were going to get too big, but the new submission for the Chinese Junipers is going to be very nice. They only grow 10 to 12ft tall and do not the block views.

Marsili: We will keep an eye on them and keep them presentable.

Lima: Does anyone have any questions or comments? Is there anyone in the audience that would like to speak for or against this project? No. Anyone care to make a motion?

Allen: I will.

Motion made by Allen to accept the application for the landscaping as presented; Seconded by Butler.

Voting Yea: Ponder, Allen, Butler, O'Loughlin, Millard, and Lima

Secretary of Standards: #9

Project Monitor: Allen

Lima: Check with Nick if you have any questions.

Marsili: Thank you.

3B. 24-035: Ellen O'Connell, 44 Bradford Street: Discuss and Act on replacement of windows.

Ellen O'Connell present.

O'Connell: I was here last month about the windows. Nick came out and saw what I was talking about. I want to replace the windows but keep the frames.

Toth: Sally was there as well. She is more knowledgeable and can fill the Commission in.

Butler: I anticipated when I volunteered to go that I thought they would be repairable. I was surprised by their condition. The trim was rotting after 3 years, and they had been restored twice. The windows don't open even though they were also included in the reconstruction. The wood frames are heavily damaged and don't open, and they are not original to house. I was surprised by that.

Teitz: Based on your examination, what period time are those windows from? Not 1805?

Butler: Some had wavy glass, and some didn't which is to be expected.

Teitz: Why don't you think they are original to house?

Butler: The thing I was thinking about is that some glass is one way and other glass is different, and finding the trim was disintegrating.

O'Connell: There are no window stops upstairs, whereas downstairs did. There is no hardware or locks. I looked into the restoration of the windows. I contacted 2 vendors who start at \$1,500 or \$2,000 just to come out and look at them. The windows are taken out and put in their shops so plywood would go up as a temporary replacement. The neighbors have storm windows, but I am trying to avoid that. If I did that, I would have to take shutters down. The shutters are original and if I go to storm windows, they would have to come down. I don't want to do that.

Allen: Nick, tell us your analysis.

Toth: I could put my finger through the wood. Jason was unable to get the windows open. There may have been a rebuild in the last 15 to 20 years. There are extensive water issues, rot, some of the glazing was coming off. They are in very rough shape.

O'Connell: I want to keep the windows and the integrity of home. The windows will look the same but be more energy efficient. It would look very much like house diagonally across the street.

Allen: I understand that you are asking to replace 15 windows.

O'Connell: Yes, all on the front and side of the building.

Allen: Is it possible that you take the best ones from the back and put them on the front?

O'Connell: Nick, did you see any salvageable windows? It is not cost conducive as they don't last.

Toth: I did not.

Butler: Lombard Pozzi previously owned this house and had started work on it before his death. He contacted me and wanted to do this, but that never happened. That might explain why some things in the house are less finished than we thought they were.

O'Connell: He had not done a lot of work in the unit yet. This was really down to the studs.

Ponder: What did he want to do when he contacted you?

Butler: He wanted to show me the project and discuss it.

Ponder: Nick and Sally both think these windows are too far gone for repair.

Toth: Yes. The downstairs windows are in rough shape. The upstairs windows are inoperable. They would need a full rebuild to make sure they can open as they are fused shut.

Ponder: Thanks.

Lima: There was a request in 2011 for doors that had been rotted, and then in 2019 which was to replace the third-floor windows.

O'Connell: I think that is a different unit.

Lima: Yes, but the same building.

O'Connell: Correct.

Lima: The building has a history with us. The windows were replaced back at some point.

Ponder: You want to keep the frames and replace the sashes? Are the cut sheets in here?

O'Connell: Yes, just the sash panels.

Allen: They are not wood, just fiberglass. Typically, we like to do wood from wood instead of a synthetic material.

O'Connell: Are the ones on the blue house wood?

Allen: I don't know.

Toth: The Commission saw 100 applications last year, so we would have to check the file.

Allen: That was a different situation because it was a complete rebuild. You are just exchanging windows. That was a whole house rebuild.

O'Connell: Everyone would do wood, but there are exceptions.

Lima: The house across the street was a new construction because more than 10% wasn't saved. New construction is not a rebuild.

O'Connell: It is just frustrating.

Lima: We understand.

O'Connell: I know I have options. I just don't want to remove the shutters because that would break my heart.

Lima: Check with window manufacturers and find some that would fit into your openings because you are not the first who has done that.

Toth: I don't know what the Commission's position is on this.

Allen: Fibrex from Anderson is what we have approved.

O'Connell: Are there any guidelines for what you have approved so I can check it?

Toth: I will check back on last few to confirm materials and let you know.

O'Connell: If I am able to do it, I will.

Lima: You would have to come back again, and we would put you on June schedule.

O'Connell: I may be traveling, and I am trying to get this done.

Lima: Storm windows are an administrative review and you won't have to come back.

Toth: A finding of fact that the Project Monitor can approve the final materials can't be on proposed material.

Lima: We haven't done that. Andy?

Teitz: It is up to you. You could approve replacements with all wood window, if the

Commission does not want to have some other clad on it, then it would have to come back to the Commission. I do think that the removal of the shutters would require approval.

O'Connell: My fear is that the storm windows would bang them. Ben removed his shutters from his house, I thought, because of the windows.

Teitz: They might not be usable, but you would have to come back if you were going to remove them.

Ponder: You don't want storm windows.

O'Connell: Correct. Clad or fiberglass.

Lima: Fibrex.

O'Connell: Wood is not used anymore.

Ponder: We all seem to be allowing the replacement of windows, we could vote if we wanted. We would all want wood windows with fiberglass cladding, if you don't want it do that, then you would have to come back.

O'Connell: When is the next meeting?

Allen: The contractor could come for you.

Toth: June 6th.

O'Connell: Fibrex?

Allen: That's just one window brand.

O'Connell: Could I send you the window or specs?

Lima: Yes, we need specs, etc., for the number of windows available.

O'Connell: Do you have the names of the window manufacturers?

Toth: The Town cannot suggest that. I can show you the files of other applicants so you can get the names from them.

O'Connell: Okay.

Toth: I will go through the last few agendas with you.

Teitz: There will be a meeting on July 11th.

O'Connell: So, anyone can come for me with a note?

Lima: Yes, in writing that you give your permission for them to be here for you.

O'Connell: A wood option or an acceptable alternative would be approved?

Lima: Correct, and also to retain the shutters, etc.

O'Connell: I do not want storm windows.

Ponder: Those of us that are here lean to approve of this.

O'Connell: Anything else?

Teitz: You need to state whether you are granting anything tonight.

Lima: We will continue this to the June 6th meeting.

Ponder: If not, tell Nick and we will continue to July.

O'Connell: Thank you.

Lima: Thank you. Anyone care to make a motion?

Ponder: I will.

Motion by Ponder to continue application to the June meeting; Seconded by Allen.

Voting Yea: Allen, Butler, Millard, Lima, Ponder, and O'Loughlin

3C. 24-067: Kyle Ritchie, 1200 Hope Street: Discuss and act on installation of 2 spires on deck over sunroom on south side of building. Adding 2 columns on entrance and exit installing cobblestone on entry off Hope Street for driveway entrance.

Kyle Ritchie present.

Ritchie: I am here to discuss the two spires that we used as our design. We didn't have details on them, so we went ahead and copied the spires that were on the front. We needed an anchor point on the side deck. That wasn't in the file from the past. I spoke with Steve, and it was questionable so we did it to be safe. The deck is over the sunroom. The sunroom was a complete addition to the house which wasn't there prior. There was a door on the second floor but no sunroom. They turned the first floor into the sunroom and we went ahead and copied the railings and made them uniform thinking that would add more finesse. Those spires were made with reclaimed 1849 wood. I am sorry that I didn't bring it back here first. I wanted to do the best job possible. Regarding the columns on Hope Street, I brought it through here a couple of times, and I had a video of what the four buildings would look like. Time has passed on this, and I anticipated having a stone wall completed on the front of the house and wanted to hide the signage from the wall. I didn't think that would need to be brought here. In my final stages of getting details on the carriage houses, I will be putting a punch list for everything else for a conceptual review together for everyone to weigh in on it. I had a meeting with Diane and Ed. I am definitely not opposed to ideas. I am going to have a small turn around which was an ingenious idea. Sorry I didn't come for the spires. I hope everyone can appreciate what I am trying to do.

Allen: The railing that is up on the second story level is supported by the spires?

Ritchie: Correct. The spires on the front were there prior and we incorporated them to be what held the railing structure together. Ultimately, I think it is a detriment without the spires. It brings continuity to the whole house.

Allen: The house is spectacular. One thing I thought was that there were too many spires on the house since there were not that many to begin with. I think it gives it a false sense of history. That's just my opinion. I think it overwhelms the house.

Lima: Question, I know that the spires on the front are similar, but the ones on the side south porch, the ones in the picture, look shorter than the ones on front.

Ritchie: They are all identical based on the height of the railing. Both decks are identical, we crafted all four and took down the old ones and remade them from the one taken down.

Lima: So, the two in front were the ones that you used for the others and reproduced them same size?

Ritchie: Yes, all identical.

Lima: In this picture, they look very tall on south side. I understand that it is necessary to keep them a certain height for the railing, but could they be shorter? When driving up looks like they are gigantic. It may not look like that to other people though.

Ritchie: It might be because of the elevation. They are identical in size.

Lima: I went onto the site. It is a beautiful building. You have taken a lot of materials that were there and reused them in a very appropriate manner. A lot of time and meticulousness on the building has been done. It is kind of a miracle. Does anyone have any questions?

Millard: Driving by it, you don't see that side and once everything is finished, it will be fine.

You spent a lot of time creating them and I think you are entitled to it. It is an architectural expression. That's just my opinion.

Lima: Anything else?

Ponder: I think it might give a false sense of history, but since it is sort of a new build, design aesthetic, I wouldn't vote to have them taken down since they do match the existing spires on the front. If you had put them randomly, it would be too much, but I think they're fine.

Butler: The building gorgeous and I very much appreciate it.

Lima: Is there anyone in the audience that would like to speak for or against this? No.

Ponder: We need to talk about the wall and columns. I think they are beautiful and I am in favor of it.

Lima: It's only on here because it wasn't on the other application. It will enhance everything, and the stone is much more appropriate.

Butler: Cobblestone?

Ritchie: Yes.

Allen: Let's split the two items out.

Lima: Anyone want to make a motion?

Allen: I will.

Motion made by Allen to approve the cobblestone entry and columns for this specific portion of the application; Seconded by Ponder.

Voting Yea: Butler, Allen, Lima, Millard, Ponder, and O'Loughlin.

Lima: Okay now the second part regarding the spires.

Motion made by Ponder to approve the installation of the spires on the south deck over the existing sunroom; Seconded by Millard.

Teitz: Everyone needs to speak up. Just to make it unanimous.

Voting Yea: Lima, Ponder, Millard, Butler, and O'Loughlin.

Opposed: Allen.

Lima: The vote is 5 to 1. Approved.

Secretary of Standards: #9

Project Monitor: Ory Lima

3D. 24-71: Lucy Clerkin, 98 State Street: Discuss and act on substitute previously approved back door with a double 15-light stationary/active French door at rear addition (#1), eliminate installation of small 6-light west-facing window at rear addition (#2), substitute replacement of 6 over 6 light south-facing window at rear of house with 6 light window (#3), substitute replacement of 6 over 6 light south-facing window at rear of house with single 15 light French door (#4), substitute porch at rear of house with wood pergola and patio (#5). Permanently remove existing skylight in preparation of roof replacement (#6).

Lucy Clerkin & John Gifford present.

Clerkin: I have several things. First, rather than have a single French door on the south facing side, we want to have it a double French door. It is listed as #1 from the original plan.

Lima: It is probably in the record.

Ponder: It is on page 77 of the application.

Clerkin: We have original plans. We're talking about the south facing back door.

Ponder: #1 is a single door and you want to change it to a double door.

Clerkin: Correct.

Allen: We already approved a fiberglass door on original application.

Clerkin: The second thing is that we no longer want a small west facing window. We have had changes to the interior design, and it is no longer needed. We just want to eliminate that. The third thing is a south facing 12-light window. We would like to replace that window with a 6-light window. The interior design requires a cabinet, and we just want to make room for it.

Ponder: So, a 6 over 6 replaced with a 3 over 3 and a wall?

Clerkin: Correct. The fourth item is the substitution of a 6 over 6 south facing window with a 15-light French door. The reason for that is because of the interior design calling for egress on that side. The interior is being reconfigured and we would like a means of egress.

Ponder: So, a new double French door and to right a single door and that is in two different rooms.

Clerkin: The back addition pops out and a single French door was part of the original part of the house. It sets it apart. The next item is we originally had in the plans to have a porch on the back, and we decided that we no longer want it. We would like a pergola instead. This idea is an ode to the original owners who used to make wine and originally had a pergola. We just felt it was a better idea and design.

Ponder: Is the pergola attached to the house?

Clerkin: It will be free standing.

Lima: What are the materials?

Clerkin: All wood.

Lima: Please include it when you have the design.

Allen: And the patio will be pavers?

Clerkin: Bluestone patio with the pergola.

Allen: Please put that on the list.

Clerkin: Okay. The final item is to remove the existing skylight. We are going to have the roof redone and we just want to remove it. It is small and close to the peak of the roof and not necessary.

Allen: We've never had anyone wanting to remove a skylight. It has always been to add one.

Clerkin: That's the end of our list.

Lima: Anyone have any questions or comments? Anyone in the audience want to speak for or against this? No. Okay, anyone care to make a motion?

Ponder: I will.

Motion made by Ponder to approve the application to replace the already approved single French door with a double French door, to eliminate the previously approved installation of small 6-light window west facing, to replace the existing 6 over 6 on south side with a 3 over 3 window as applied for shrinking the size of the window opening, to remove an existing 6 over 6 on south side window and change it to a single French 15-light door, substitute the already approved porch at rear with an applied for wood pergola and bluestone patio, and to approve the removal of an existing skylight in preparation for a roof replacement which has not been applied for, and with a finding of fact that all of these items are located at the back of the house; Seconded by Allen.

Voting Yea: Millard, Ponder, Lima, Allen, Butler, and O'Loughlin

Secretary of Standards: #9

Project Monitor: Mary Millard

Toth: The roof would be administrative, and you would have to come back.

Clerkin: Thank you, Mary, for your help and guidance.

3E. 24-072: Jake Milne, 417 Hope Street: Discuss and act on removal of basement windows at street level.

Jack Milne present.

Allen: Reads history of the house into the record.

Milne: I am looking to remove 8 windows at the basement level. I have concerns and am having issues with moisture, pooling of water in basement, and decaying masonry. Additionally, these windows were not original and replaced over time. The way they were installed does not match the other ones on the building. We have had issues with vandalism. Issues with being broken/kicked in. I want to bring the mason, Keith Boyd, up here.

Boyd: Good evening. I am a mason restorer. The house is wonderful and is a great example of an 1800s house. The windows are not original. It was probably done around 1970 which did more harm than good.

Allen: When you say that they are not original to the building, you mean that they were never there.

Boyd: Correct. There is no reason for them to be there. There is no obvious reason for them to be built. You can tell by the construction of the window that it is a modern material. We want to use reclaimed brick to run courses and to make it a solid brick foundation. There are 12 windows that were original to the house. There are 2 at the bottom that were probably put in for access to the oil supply. We are doing what we can to restore it back to the original look around the building. Once the windows are out, it will look just like it was.

Allen: You are doing this job very meticulously.

Boyd: When we leave, you won't know we've been there. I think he is doing a great job.

Lima: You are doing a wonderful job.

Milne: Thank you.

Teitz: What about the 2 windows on Hope Street. Are they original?

Boyd: No, they cut out the stone. They are hidden behind the bushes in the front.

Teitz: You made a good record of the windows. I think these are not original.

Boyd: No, the original owner would not have allowed water to come into the building he just made. There is no point having windows there.

Teitz: My professional opinion is that they are not original.

Allen: What about egress? If you take the windows, is there a bulkhead on the back?

Boyd: Yes, there is a bulkhead in the back. There is a way out in the basement if required.

Lima: Anyone have questions? Is there anyone in the audience that would like to speak for or against this? No. Some want to make a motion?

Allen: I will.

Motion made by Allen to accept the application for the removal of basement windows as presented; Seconded by Ponder.

Voting Yea: Millard, Allen, Ponder, Lima, O'Loughlin, and Butler

Secretary of Standards: #4 and #9

Project Monitor: John Allen

3F. 24-073: Robert Jacobus, 35 Church Street: Discuss and act on replacement of shutters on 17 windows with PVC/AZEK shutters.

Robert Jacobus present.

Jacobus: I am here to discuss the removal of shutters which are falling apart, rotted, and the wood is splitting. It is a sad thing to see. I wanted to reuse them, but it didn't make a lot of sense. I went through the process to replace the shutters with like designed shutters, but with a modern material for a better lifespan. The slats are coming out of the frames. The wood is splitting. The shutters were patched/piece worked. They are not identical shutters and they don't all have the same louvered design. Some are movable, some are not. They were patched by the previous owners. I am asking the Commission's opinion regarding replacing the shutters with PVC shutters. I have the model here from Riverside Lumber. It is quite indistinguishable from the wood. It is a heavy material and well made. (Shows the sample shutter to the Commission.) This is just a model. Mine will have a center rail here. The shutter will not have a tilt rod, it will be fixed. Also, I am planning on replacing the hardware. The ones we took off did not have S hooks. These are called Connecticut style hinges. (Shows the hardware to the Commission.) I am replacing the hardware with the same style. The metal is stainless steel, and it will hold up better. All of the metal will be new. The old shutters were screwed onto the wall without S hooks. I am putting in new S hooks and am planning to mount the hardware so they can move, but not to shut tight. I am going for the look, not for storm purposes. I don't plan to go to the extent of making them tight. I consider this to be a very good construction.

Ponder: The ones you have now are or not workable?

Jacobus: Right, they are all screwed into the wall. They are not all from this house.

Ponder: Was there any hardware or was it just decorative?

Jacobus: No, they were workable, but there were no S hooks. These are new and I will not be closing them.

Ponder: Will the slats be that size?

Jacobus: This is not the right size shutter I will be using; this is just to show you the materials, etc.

Allen: Is it painted?

Jacobus: It is coated, not paint. It is a two-part epoxy. Some of the shutters had fixed louvers and others had movable louvers. Mine will be fixed.

Ponder: I've seen many around town that are rotted, and this is a good solution.

Jacobus: I have walked around town and have seen a lot of things that don't look right. I don't plan to close them, but I want them to look right.

Millard: You wouldn't be able to shut them anyway because of the storm windows.

Jacobus: I don't need to put the hardware on the outside. I want to keep the look appropriate.

Allen: Usually we approve wood shutters, but seeing this, it is a good choice. I wouldn't be opposed to it.

Butler: The corners are a little sharp and don't look like wood. They look more like metal. I would be concerned about that.

Jacobus: The treatment of the edges on a wood shutter would possibly look the same. None of my shutters look sharp because of their age and the joints are breaking. The function of the wood is not holding up. These would last a lot longer.

Lima: Is there anyone in the audience that would like to speak for or against this? No. Someone want to make a motion?

Ponder: I will.

Motion made by Ponder to approve the application to replace all of the wood shutters with the PVC material shutters and to also to install the applied for hardware; Seconded by Allen.

Voting Yea: Millard, O'Loughlin, Ponder, Lima, and Allen.

Opposed: Butler

Lima: Voting 5 to 1, passed.

Secretary of Standards: #9

Project Monitor: Chris Ponder

Lima: Please place the Certificate in the window.

Toth: If you have any questions, I can get you in touch with the Project Monitor. The Certificate will be on the portal.

Jacobus: Thank you.

3G. 24-074: Paul Silva, 676 Hope Street: Discuss and act on replacement of windows.

Millard: Recused.

Darren Losek is present for the homeowner.

Paul Silva, homeowner, present.

Lima: Please note that there is a notation from the owner indicating that Mr. Lose has his permission to present on his behalf.

Teitz: Note that Mr. Losek is here as a representative of RI Home Improvement.

Losek: We're offering a Fibrex product which is 60% vinyl and 40% wood. The exterior has a Perma stock shield. The project here is to replace windows on the home. The two-story home on

Hope Street was raised and a storefront was built underneath it. It is sitting on a metal beam which was done more recently and not in the 1800s. Some vinyl windows have been replaced. There are aluminum gutters and some vinyl windows facing Hope Street. The second story porch was basically enclosed with custom made glass and panels which are now falling out. They are not typical windows. They were homemade. The windows open in and run from 30 inches to the full length of the ceiling. They are a safety issue. There is a 30-inch knee wall, and we are proposing composite windows. The homes immediately adjacent to this one have double-hung and this will make it more in kind. The product proposed is more historically accurate for a double hung window. It has mortis and tendon joints with a clean rail system. The lower sash is larger than the upper sash. It is consistent with historic windows. It is an acrylic material. The interior can be real wood. There are options of grids and grills between the glass. The homeowner is looking to replace 9 windows. I have materials to show the Commission.

Allen: Are there wood windows on the house now?

Losek: It is a mixture of windows. The storefront is modern and we want to bring it back.

Ponder: The windows are on the second floor on Hope Street have 9 panels.

Losek: Correct. There are 9 double hung.

Ponder: What about the side?

Losek: We are going to replace it with one window.

Lima: On the first floor in business part, when were those changed? Paul, we have no record of them being replaced.

Silva: My windows were never replaced. A contractor came to get a permit to do that.

Toth: The old paper record is around. I will try to find them.

Teitz: Are there separate street numbers?

Silva: The law office is 674 Hope and the others are 676 Hope Street.

Losek: May I show the Commission the product?

Lima: Sure.

Losek: (Shows the window casing, etc., to the Commission.) This is the window we proposed to utilize and it comes with different grid options.

Allen: The configuration is 2 over 2?

Losek: There was a discrepancy with the contract. What was mentioned was 4 over 4, but what is there now is 2 over 2. The question is what would be more historically accurate.

Lima: Is this the third floor?

Silva: No, this was a porch which was on the ground and had no windows before. When the building was raised for the storefront, it was enclosed with glass panes which are falling out.

Lima: Just on the front?

Silva: Just the porch area and the south side of the building to the front.

Losek: The solid acrylic window has mortis and tendon joints like historic windows.

Ponder: Are you proposing to reduce the size of windows or are they the same height?

Losek: Same. That was the plan.

Lima: Anyone have any other questions? Is there anyone in the audience that would like to speak for or against this? No. Okay, would someone like to make a motion?

Butler: I will.

Motion made by Butler to approve the application as presented to replace windows at 676 Hope Street with 2 over 2 windows with a finding of fact that there is a concern of glass falling out of the windows; Seconded by Ponder.

Voting Yea: Ponder, Allen, Millard, O'Loughlin, Butler, and Lima

Secretary of Standards: #9

Project Monitor: Sally Butler

Lima: Please put the Certificate in the front of the building. Paul, put it on your window on front.

Toth: It will be on portal.

4. Concept Review

5. Monitor Reports & Project Updates

Lima: The Lobster Pot is having difficulty trying to find the appropriate materials to enclose the dumpster. He is still working on it and doing the best he can and I keep bugging him about it. I will keep on it.

Toth: We are going to be holding the HDC consulting report meeting on Wednesday, July 10th. I have reached out to the chairs of the Zoning and Planning Board and the Town Council President and will be submitting memos to Boards.

Lima: Thank you, Nick.

Allen: Any update on the illuminated signs?

Toth: I will go back and look at that next week.

Ponder: can I ask permission to add 301 Hope Street to agenda.

Teitz: Make a motion.

Motion made by Ponder to add 301 Hope Street to the agenda; Seconded by Allen.

Voting Yea: Ponder, Allen, Millard, Lima, Butler, and O'Loughlin

Ponder: There was a sign there.

Toth: I talked to him. He hung that up to take pictures. He is going to come in June.

Ponder: A couple of people asked me about it.

Lima: Is there an interior sign? He has a sign on the window that looks like it is painted on.

Toth: I am not aware of that one. I will look into it. He applied for a hanging sign. I will talk to him about the painted sign.

Lima: He has stuff on the window, but it's still a sign.

Toth: I agree that it is a sign that needs to be addressed and that he be educated on the procedures.

Lima: That's fine as long as it is done before he opens.

Teitz: I have a note on my calendar that on July 11th Roberto's Restaurant's Certificate of Appropriateness expires. You may want to reach out to him about it.

Toth: I will take a look at that.

Teitz: It is regarding the fabric vestibule which was for people waiting and to keep the wind from blowing into restaurant.

Lima: He used to be at another spot.

Ponder: I don't remember why we approved it temporarily and not permanently.

Allen: I think it was for a year.

Teitz: I saw in my notes that it was reversable. It might make sense to make it permanent.

Ponder: So, it was up permanently temporarily.

Toth: Next month we should start considering what meeting we want to have chair and vice chair elections.

Lima: Next month? Nick, put it in your calendar when it is supposed to be.

Toth: I have it noted.

Allen: Procedural question. When does Michael get to participate?

Teitz: Anytime when you have less than 7 members. Michael, you need to, within 2 years, take a 3-hour training session. It is available through zoom. Call me if you have any questions. You have the right to speak up on deliberations even if you are not voting.

O'Loughlin: Thank you.

- 6. **HDC Coordinator Reports & Project Updates**
- 7. **HDC Coordinator Approvals**
- 8. **Other Business**
- 9. **Adjourned at 8:48pm**



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 180 High street

2. Plat # 19 Lot # 50

3. a. Applicant: Karly Kleitz

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

Mailing Address: 24 Shawmut Ave Swnasea, Ma 02777

Phone: 774-487-2796

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Hanging business sign

Karly Kleitz

Karly Kleitz

Applicant's Name – Printed

Applicant's Signature

Date: April 4, 2024



200 feet Abutters List Report

Bristol, RI
May 22, 2024

Subject Property:

Parcel Number: 19-50
CAMA Number: 19-50
Property Address: 180 HIGH ST

Mailing Address: OLLERHEAD, JASON & OLLERHEAD,
ANUPAMA TRUSTEES
24 SHAWMUT AVE
SWANSEA, MA 02777

Abutters:

Parcel Number: 14-72
CAMA Number: 14-72
Property Address: 201 HIGH ST

Mailing Address: MARKS, JOHN H & KELLY A TE
24 HIGHLAND RD
TIVERTON, RI 02878

Parcel Number: 14-73
CAMA Number: 14-73
Property Address: 195 HIGH ST

Mailing Address: BLACK VULTURE LLC
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 14-89
CAMA Number: 14-89
Property Address: 189 HIGH ST

Mailing Address: DAMASKOS, JAMES C & PATTERSON,
SUSAN P TE
189 HIGH ST
BRISTOL, RI 02809

Parcel Number: 14-91
CAMA Number: 14-91
Property Address: 183 HIGH ST

Mailing Address: JAMES, JOSEPH & JAREST, JESSALYN
TE
183 HIGH STREET
BRISTOL, RI 02809

Parcel Number: 14-92
CAMA Number: 14-92
Property Address: 79 CONSTITUTION ST

Mailing Address: DEFELICE, RALPH M. TRUSTEE THE
RALPH G. DEFELICE IRREV
79 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 14-93
CAMA Number: 14-93
Property Address: 75 CONSTITUTION ST

Mailing Address: DEFELICE, REV. JONATHAN P
75 CONSTITUTION
BRISTOL, RI 02809

Parcel Number: 14-94
CAMA Number: 14-94
Property Address: 73 CONSTITUTION ST

Mailing Address: SEVENTY-THREE CONSTITUTION St
REALTY, INC.
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 15-1
CAMA Number: 15-1
Property Address: 169 HIGH ST

Mailing Address: BOGDANOVIC, JILL & CRAIG TE
11 POCASSET LN
PORTSMOUTH, RI 02871

Parcel Number: 15-2
CAMA Number: 15-2
Property Address: 165 HIGH ST

Mailing Address: MAGEE, WILLIAM KELLY
165 HIGH ST.
BRISTOL, RI 02809

Parcel Number: 15-3
CAMA Number: 15-3
Property Address: 74 CONSTITUTION ST

Mailing Address: BTMLB, LLC
304 CHURCH POND DR
TIVERTON, RI 02878



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 19-117 CAMA Number: 19-117 Property Address: 97 CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-118 CAMA Number: 19-118 Property Address: CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-43 CAMA Number: 19-43 Property Address: 103 CONSTITUTION ST	Mailing Address: MEDEIROS, DEODATA M & NORBERTO J LE PACHECO, LUCIA F etal TC 103 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-44 CAMA Number: 19-44 Property Address: CONSTITUTION ST	Mailing Address: S & S ASSOCIATES, LLC 22 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 19-46 CAMA Number: 19-46 Property Address: 188 HIGH ST	Mailing Address: GLADUE, MARY PAULA DUPONT 188 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-47 CAMA Number: 19-47 Property Address: 93 CONSTITUTION ST	Mailing Address: HUGHES, CHRISTOPHER P & TERRI J TE 5 BANBURY DT WESTFORD, MA 01886
Parcel Number: 19-48 CAMA Number: 19-48 Property Address: 89 CONSTITUTION ST	Mailing Address: OBYRNE, FRANCIS X. JR VICKI A. TE 89 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-49 CAMA Number: 19-49 Property Address: 184 HIGH ST	Mailing Address: ALTMAN, BERN J & JULIE C TE 184 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-51 CAMA Number: 19-51 Property Address: 178 HIGH ST	Mailing Address: UNITED BROTHERS LODGE 13 C/O STELLA MOITZO 64, Unit SALISBURY STREET REHOBOTH, MA 02769-1326
Parcel Number: 19-68 CAMA Number: 19-68 Property Address: 102 CONSTITUTION ST	Mailing Address: ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 19-70
CAMA Number: 19-70
Property Address: 98 CONSTITUTION ST

Mailing Address: AMES, PERCIVAL F.
98 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-71
CAMA Number: 19-71
Property Address: 96 CONSTITUTION ST

Mailing Address: ROTH, FERNANDA RODRIGUES
96 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-73
CAMA Number: 19-73
Property Address: 92 CONSTITUTION ST

Mailing Address: BARBOZA, DAVID E.
92 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 19-74
CAMA Number: 19-74
Property Address: 170 HIGH ST

Mailing Address: 170 HIGH STREET, LLC
16 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 19-75
CAMA Number: 19-75
Property Address: 168 HIGH ST

Mailing Address: BARKER, JOHN J JR & GAIL ANN LE
REM-BARKER, ALISON etal JT
168 HIGH ST
BRISTOL, RI 02809



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 180 HIGH ST ACRES: 0.0605 PARCEL ID: 19 50 LAND USE CODE: 04 CONDO COMPLEX: OWNER: OLLERHEAD, JASON & CO - OWNER: OLLERHEAD, ANUPAMA TRUSTEES MAILING ADDRESS: 24 SHAWMUT AVE</p> <p>ZONING: LB PATRIOT ACCOUNT #: 1311</p>	<p>BUILDING STYLE: Mixed Use UNITS: 8 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin</p>	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> <p>INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 34 # OF BEDROOMS: 16 # 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</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 34 # OF BEDROOMS: 16 # 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</p>
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1523 1356"></td>	PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 5966 FINISHED BUILDING AREA: 4692 BASEMENT AREA: 726 # OF PRINCIPAL BUILDINGS: 2</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
<p>LAND: \$111,700 YARD: \$700 BUILDING: \$453,600 TOTAL: \$566,000</p>		
SKETCH	PHOTO	



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







Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 24 BURTON ST

2. Plat # 16 Lot # 5

3. a. Applicant: LORING WROBLEWSKI REVOCABLE LIVING TRUST

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

Mailing Address:

Phone: 774-262-4154

Email: al@alwroblewski.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

New Structure(s)

6. Description of proposed work:

Erect in our backyard a 6' x 8' wooden shed manufactured and installed by Bill's Sales in Portsmouth RI

7. Property History

WILLIAM H. BUFFINGTON, SR., HOUSE c. 1882 AND FRANK L. BOWEN HOUSE c. 1879: Two 3.bay, end-gable-roof vernacular cottages with typical full-width porches, displaying scrolled brackets and turned balusters. Number twenty-three was built for the proprietor of the Central Drug Store on State Street. Number twenty-four was built for Frank L. Bowen, an employee at the rubber works.

Applicant's Name – Printed

Applicant's Signature

Item 2.

Date: April 15, 2024



200 feet Abutters List Report

Bristol, RI
May 22, 2024

Subject Property:

Parcel Number: 16-5
CAMA Number: 16-5
Property Address: 24 BURTON ST

Mailing Address: WROBLEWSKI, ALAN F & LORING,
MARIA L - TRUSTEES LORING
WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-67
CAMA Number: 15-67
Property Address: 101 HIGH ST

Mailing Address: HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-68
CAMA Number: 15-68
Property Address: 22 NOYES AVE

Mailing Address: HANNEY MICHAEL J PEGGY
22 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-69
CAMA Number: 15-69
Property Address: 95 HIGH ST

Mailing Address: BENEVIDES, JOSEPH E.
23 AMBROSE DRIVE
BRISTOL, RI 02809

Parcel Number: 15-70
CAMA Number: 15-70
Property Address: 93 HIGH ST

Mailing Address: CAITO, DOUGLAS A. & ELIZABETH S. TE

93 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-71
CAMA Number: 15-71
Property Address: 87 HIGH ST

Mailing Address: AYERLE, ROBERT A. & CHRISTINE
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

Parcel Number: 15-72
CAMA Number: 15-72
Property Address: 37 BURTON ST

Mailing Address: BROUGHAL, KELLY & MEANDRO,
TIMOTHY TE
37 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

Mailing Address: OLIVER, JOHN S.
35 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-74
CAMA Number: 15-74
Property Address: 8 NOYES AVE

Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE
JT
8 PARK AVE
WAPPINGERS, NY 12590

Parcel Number: 15-75
CAMA Number: 15-75
Property Address: 29 BURTON ST

Mailing Address: HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809
Parcel Number: 16-1 CAMA Number: 16-1 Property Address: 85 HIGH ST	Mailing Address: JACOBS, DAVID LAURA TE 85 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-10 CAMA Number: 16-10 Property Address: 67 HIGH ST	Mailing Address: PACHECO, RICHARD H. 64 WOODLAWN AVE BRISTOL, RI 02809
Parcel Number: 16-11 CAMA Number: 16-11 Property Address: 29 BURNSIDE ST	Mailing Address: TAVARES FAMILY INCOME-ONLY IRREVOCABLE TRUST 29 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-12 CAMA Number: 16-12 Property Address: 25 BURNSIDE ST	Mailing Address: FANTINI, JOANNE 169 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-19 CAMA Number: 16-19 Property Address: 20 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-2 CAMA Number: 16-2 Property Address: 36 BURTON ST	Mailing Address: SANTOLUPO, MICHAEL J. & SANTOLUPO, KAREN R. CO-TRUSTEES 36 BURTON ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 16-20 CAMA Number: 16-20 Property Address: BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: SEGAL, THADDEUS G 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-33 CAMA Number: 16-33 Property Address: 32 BURNSIDE ST	Mailing Address: WRIGHTSTUPH, LLC PO BOX 247 LYME, NH 03768
Parcel Number: 16-39 CAMA Number: 16-39 Property Address: 1 RESOLUTE LANE	Mailing Address: HERRESHOFF, HALSEY C. TRUSTEE (50%) ETAL 125 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-47 CAMA Number: 16-47 Property Address: 31 BURNSIDE ST	Mailing Address: TIHEN, WILLIAM S. CAROL H. 90 HIGH STREET BRISTOL, RI 02809
Parcel Number: 16-48 CAMA Number: 16-48 Property Address: 18 BURNSIDE ST	Mailing Address: HALSEY PROPERTIES, LLC PO BOX 687 BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 16-9
CAMA Number: 16-9
Property Address: 69 HIGH ST

Mailing Address: LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809



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5/22/2024

Page 4 of 4



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 24 BURTON ST ACRES: 0.1106 PARCEL ID: 16 5 LAND USE CODE: 01 CONDO COMPLEX: OWNER: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES CO - OWNER: LORING WROBLEWSKI TRUST MAILING ADDRESS: 24 BURTON ST ZONING: R-6 PATRIOT ACCOUNT #: 1005	BUILDING STYLE: Conventional UNITS: 1 YEAR BUILT: 1860 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
	BUILDING INTERIOR	
<th data-bbox="82 695 966 735">SALE INFORMATION</th> <td data-bbox="966 571 1523 1333"> INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # 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 </td>	SALE INFORMATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # 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
<th data-bbox="82 735 966 934">SALE INFORMATION</th> <td data-bbox="966 1333 1523 1373"></td>	SALE INFORMATION	
SALE DATE: 5/6/2022 BOOK & PAGE: 2171-331 SALE PRICE: 0 SALE DESCRIPTION: SELLER: WROBLEWSKI, ALAN F & LORING, MARIA L TE		
<th data-bbox="82 934 966 1134">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1413 1523 1453"></td>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2994 FINISHED BUILDING AREA: 1606 BASEMENT AREA: 1048 # OF PRINCIPAL BUILDINGS: 1		
<th data-bbox="82 1134 966 1333">ASSESSED VALUES</th> <td data-bbox="966 1493 1523 1533"></td>	ASSESSED VALUES	
LAND: \$203,600 YARD: \$0 BUILDING: \$248,000 TOTAL: \$451,600		
SKETCH	PHOTO	



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



www.cai-tech.com

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





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Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 301 Hope St.

2. Plat # 10 Lot # 78

3. a. Applicant: Eli Dunn

b. Owner *(if different from applicant written authorization of owner required)*: 301 Hope Street, LLC

Mailing Address:

Phone: 401-835-2598

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

We would like to put up a new 27" x 27" sign attached to a pre-existing hanging bracket on the front of the building. We would also like to add hand painted lettering to our window that will read Folklore Provisions.

Eli Dunn

Charles E Dunn

Applicant's Name – Printed

Applicant's Signature

Date: May 10, 2024



200 feet Abutters List Report

Bristol, RI
May 22, 2024

Subject Property:

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

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

Abutters:

Parcel Number: 10-40
CAMA Number: 10-40
Property Address: 341 HOPE ST

Mailing Address: HOLMSTROM, GARRY CATHARINE C.
TRST & GARY & CA
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-41
CAMA Number: 10-41
Property Address: THAMES ST

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

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

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

Parcel Number: 10-44
CAMA Number: 10-44
Property Address: THAMES ST

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

Parcel Number: 10-45
CAMA Number: 10-45
Property Address: 82 THAMES ST

Mailing Address: BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 10-48
CAMA Number: 10-48
Property Address: 72 THAMES ST

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

Parcel Number: 10-49
CAMA Number: 10-49
Property Address: 70 THAMES ST

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

Parcel Number: 10-50
CAMA Number: 10-50
Property Address: 60 THAMES ST

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



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 10-51 CAMA Number: 10-51 Property Address: 295 HOPE ST	Mailing Address: RAMOS, MICHAEL A PAULA 289 HOPE ST #1 BRISTOL, RI 02809-2016
Parcel Number: 10-52 CAMA Number: 10-52 Property Address: 275 HOPE ST	Mailing Address: MUHLBACH, LAURIE A. TRUSTEE 275 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-53 CAMA Number: 10-53 Property Address: 21 CONSTITUTION ST	Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX 21 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 10-54 CAMA Number: 10-54 Property Address: 17 CONSTITUTION ST	Mailing Address: DEMOPULOS, HAROLD W. TRUST AGREEMENT 3601 WISCONSIN AVE NW, Unit 704 WASHINGTON, DC 20016
Parcel Number: 10-55 CAMA Number: 10-55 Property Address: 11 CONSTITUTION ST	Mailing Address: CALM REALTY, LLC 11 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 10-56 CAMA Number: 10-56 Property Address: 9 CONSTITUTION ST	Mailing Address: HARTLEY, JOHN P. ET UX PAULA ARSENAULT HARTLEY 9 CONSTITUTION STREET BRISTOL, RI 02809
Parcel Number: 10-57 CAMA Number: 10-57 Property Address: 50 THAMES ST	Mailing Address: OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT 50 THAMES ST BRISTOL, RI 02809
Parcel Number: 10-68 CAMA Number: 10-68 Property Address: THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST, STE 303 MANCHESTER, NH 03101
Parcel Number: 10-71 CAMA Number: 10-71 Property Address: 325 HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-74 CAMA Number: 10-74 Property Address: HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-75 CAMA Number: 10-75 Property Address: 315 HOPE ST	Mailing Address: BOOTH, PATRICIA J 316 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-76 CAMA Number: 10-76 Property Address: HOPE ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101



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200 feet Abutters List Report

Bristol, RI
May 22, 2024

Parcel Number: 14-101 CAMA Number: 14-101 Property Address: 41 CONSTITUTION ST	Mailing Address: AVESON, STEVEN B & AVESON, KAREN WHITLA TE 42 LINCOLN ST MEDWAY, MA 02053
Parcel Number: 14-102 CAMA Number: 14-102 Property Address: 290 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-103 CAMA Number: 14-103 Property Address: 31 CONSTITUTION ST	Mailing Address: MAGUIRE, BRENDAN 129 WHEELER ST REHOBOTH, MA 02769
Parcel Number: 14-111 CAMA Number: 14-111 Property Address: 35 CONSTITUTION ST	Mailing Address: TAVARES FAMILY TRUST & MORAN, A. & PASQUAL, THOMAS & JOANN TRUSTEES 35 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-116 CAMA Number: 14-116 Property Address: 278 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-118 CAMA Number: 14-118 Property Address: 12 BYFIELD ST	Mailing Address: GARDNER, MATTHEW R (1/3); GARDNER, STEVEN D & ANN TRUSTEES-GARDNER TRUST (2/3) 12 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-71 CAMA Number: 14-71 Property Address: 344 HOPE ST	Mailing Address: JOHNSON, JOAN D TRUSTEE 344 HOPE STREET BRISTOL, RI 02809
Parcel Number: 14-86 CAMA Number: 14-86 Property Address: 328 HOPE ST	Mailing Address: REYNOLDS, MARTIN BURTON & REYNOLDS, LINDA MARIE CO- TRUSTEES 328 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-87 CAMA Number: 14-87 Property Address: 314 HOPE ST	Mailing Address: SAFE WAY REALTY, LLC C/O STEPHEN COELHO PO BOX 210 BRISTOL, RI 02809
Parcel Number: 14-88 CAMA Number: 14-88 Property Address: 300 HOPE ST	Mailing Address: WIRSA, LLC 250 WAMPANOAG TRAIL, STE 102 EAST PROVIDENCE, RI 02915



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 301 HOPE ST ACRES: 0.0777 PARCEL ID: 10 78 LAND USE CODE: 04 CONDO COMPLEX: OWNER: 301 HOPE STREET,LLC CO - OWNER: MAILING ADDRESS: P.O. BOX 903 ZONING: D PATRIOT ACCOUNT #: 594	BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1789 FRAME: Masonry EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/11/2000 BOOK & PAGE: 736-334 SALE PRICE: 0 SALE DESCRIPTION: SELLER: DEMEDEIROS, VICTOR P.	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 4 # 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
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2620 FINISHED BUILDING AREA: 2596 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$196,800 YARD: \$0 BUILDING: \$180,700 TOTAL: \$377,500	
SKETCH	PHOTO



www.cai-tech.com

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









Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 70 Griswold Avenue

2. Plat # 163 Lot # 3

3. a. Applicant: Constance Laflamme

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

Mailing Address: 30 Chattanooga Street, San Francisco, CA 94114

Phone: 1-415-407-0909

Email: claflamme@paradigm-healthcare.com

4. a. Architect/Draftsman: Spencer McCombe

Phone: 401-619-4689

Email: spencer@cordtsendesign.com

b. Contractor:

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

- Raise roof of the Ell and garage so that the eaves meet the main house eave.
- Add new windows on the North, East, West & South Elevations.
- Add 2 new doors and relocate 1 existing door on South Elevation.
- Add Porch on South Elevation
- Replace existing exterior siding & roofing in kind as needed
- Add solar panels to south side of roofs

7. Property History

JOHN DEWOLFHOUSE/THE FARM 1787, 1798, c. 1900: Known simply as The Farm, this 2-story, 5-bay, gable-roof, Federal farm house was built in three sections. After the Revolution, John DeWolf 1760-1841 gradually acquired land on both sides of Griswold Avenue until his farm stretched from Bristol Harbor to Mount Hope Bay. He began this house in 1787 as a summer home; he started work on his winter house at 433 Hope Street in 1789. In 1798 work on The Farm was resumed. A contract with his house wright Simeon Pierce is at the Bristol Historical Society. Fine period detailing survives both inside and outside. After John DeWolf's death, his son John 1786-1862, who represented Bristol in the General Assembly and taught chemistry at Brown University, lived here. Title to The Farm passed to two grandsons. John James DeWolf received the land west of Ferry Road including the sites of Blithewold, St. Columban Monastery and Wind Hill and A. Sidney DeWolf the land east to Mount Hope Bay, with this house. A. Sidney DeWolf's daughter Clara married Nathanael Greene Herreshoff, one of the founders of the Herreshoff Manufacturing Company, in 1885; the Herreshoffs lived here until her death in 1905. Remains of the gardens, laid out by John DeWolf in 1798 and developed by the Herreshoffs, are still evident. Among the specimen plantings is perhaps the largest lemon wood tree in America.

Constance Laflamme

Constance Laflamme

Applicant's Name – Printed

Applicant's Signature

Date: May 17, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 70 GRISWOLD AVE ACRES: 2.8352 PARCEL ID: 163 3 LAND USE CODE: 01 CONDO COMPLEX: OWNER: LAFLAMME, CONSTANCE GAIL & CO - OWNER: LAFLAMME, MICHAEL SCOTT CO-TRUSTEES MAILING ADDRESS: 70 GRISWOLD AVE ZONING: R-15 PATRIOT ACCOUNT #: 9161	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1798 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 9/14/2023 BOOK & PAGE: 2223-110 SALE PRICE: 1,050,000 SALE DESCRIPTION: SELLER: BUTLIN, RODERICK W	INTERIOR WALL: Plaster FLOOR COVER: Pine HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 8 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 6752 FINISHED BUILDING AREA: 3255 BASEMENT AREA: 1140 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$313,100 YARD: \$13,500 BUILDING: \$593,900 TOTAL: \$920,500	

SKETCH	PHOTO



www.cai-tech.com

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



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
May 24, 2024

Subject Property:

Parcel Number: 163-3
CAMA Number: 163-3
Property Address: 70 GRISWOLD AVE

Mailing Address: LAFLAMME, CONSTANCE GAIL &
LAFLAMME, MICHAEL SCOTT CO-
TRUSTEES
70 GRISWOLD AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 162-3
CAMA Number: 162-3
Property Address: GRISWOLD AVE

Mailing Address: FISH HAWK FARM WEST LLC
PO BOX 506
BRISTOL, RI 02809

Parcel Number: 163-1
CAMA Number: 163-1
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-6
CAMA Number: 163-6
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol, RI 02809

Parcel Number: 163-61
CAMA Number: 163-61
Property Address: 28 GRISWOLD AVE

Mailing Address: TAVARES, JOSEPH
28 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-62
CAMA Number: 163-62
Property Address: GRISWOLD AVE

Mailing Address: CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL, RI 02809

Parcel Number: 163-63
CAMA Number: 163-63
Property Address: 72 GRISWOLD AVE

Mailing Address: MALONEY, SUSAN C & EDWARD K II
CO-TRUSTEES, SUSAN C MALONEY
TRUST
72 GRISWOLD AVE
BRISTOL, RI 02809

Parcel Number: 163-64
CAMA Number: 163-64
Property Address: 74 GRISWOLD AVE

Mailing Address: CARROLL, THOMAS B CYNTHIA J TE
PO BOX 1137
BRISTOL, RI 02809

Parcel Number: 163-65
CAMA Number: 163-65
Property Address: 76 GRISWOLD AVE

Mailing Address: MCCORMICK, BRIAN W & PAULA A &
MCCORMICK, SHANE C &
28 THOMAS LN
CRANSTON, RI 02921

Parcel Number: 163-66
CAMA Number: 163-66
Property Address: METACOM AVE

Mailing Address: FISH HAWK FARM SOUTH LLC
PO BOX 506
BRISTOL, RI 02809



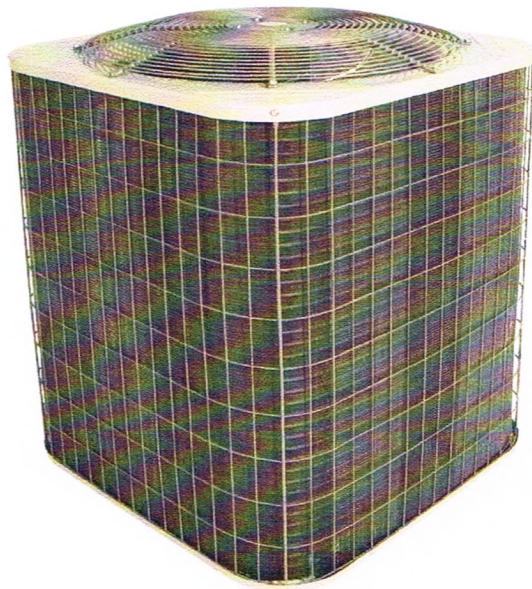
www.cai-tech.com

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**PA13NA
PA13PA**

**13 SEER Split-System Air Conditioner
With R-410A Refrigerant
Single & Three Phase
1-1/2 To 5 Tons**

Product Data



FEATURES AND BENEFITS

AVAILABLE SIZES:

Nominal sizes are available from 018 through 060 to meet the needs of residential and light commercial applications.

CERTIFICATION:

All models are listed with UL, (U.S. and Canada), AHRI, and CEC.

ELECTRICAL RANGE:

Units offered in single phase 208/230v are 018-060, three phase 208/230v in 036, 048 and 060, and three phase 460v in 060.

FAN MOTOR:

The totally enclosed fan motor provides greater reliability under adverse conditions and dependable performance for many years. The permanent split capacitor type motor was designed for optimum efficiency. The motor was then qualified under extreme conditions to help ensure a long, reliable life.

CABINET:

A weather protective cabinet of prepainted steel is protected underneath by a galvanized coating and treated with a layer of zinc phosphate for a finish that will last for many years. All screws on cabinet exterior are coated for a long-lasting, rust-resistant, quality appearance.

UNIT DESIGN:

The copper tube, enhanced sine wave, aluminum fin coil is designed for optimum heat transfer. Vertical air discharge carries sound and hot condenser air up and away from adjacent patio areas and foliage. The base pan is designed for easy removal of water, dirt, and leaves.

COMPRESSOR:

Each compressor is protected with internal temperature- and current-sensitive overloads. An internal pressure relief valve provides high pressure protection to the refrigerant system. For improved serviceability, all models are equipped with a compressor terminal plug.

SERVICE VALVES:

Both service valves are brass, front seating type with sweat connections. Valves are externally located so refrigerant tube connections can be made quickly and easily. Each valve has a service port for ease of checking operating refrigerant pressures.

SERVICEABILITY:

One access panel provides access to electrical controls. Removal of top gives access to fan motor, compressor, and condenser coil.

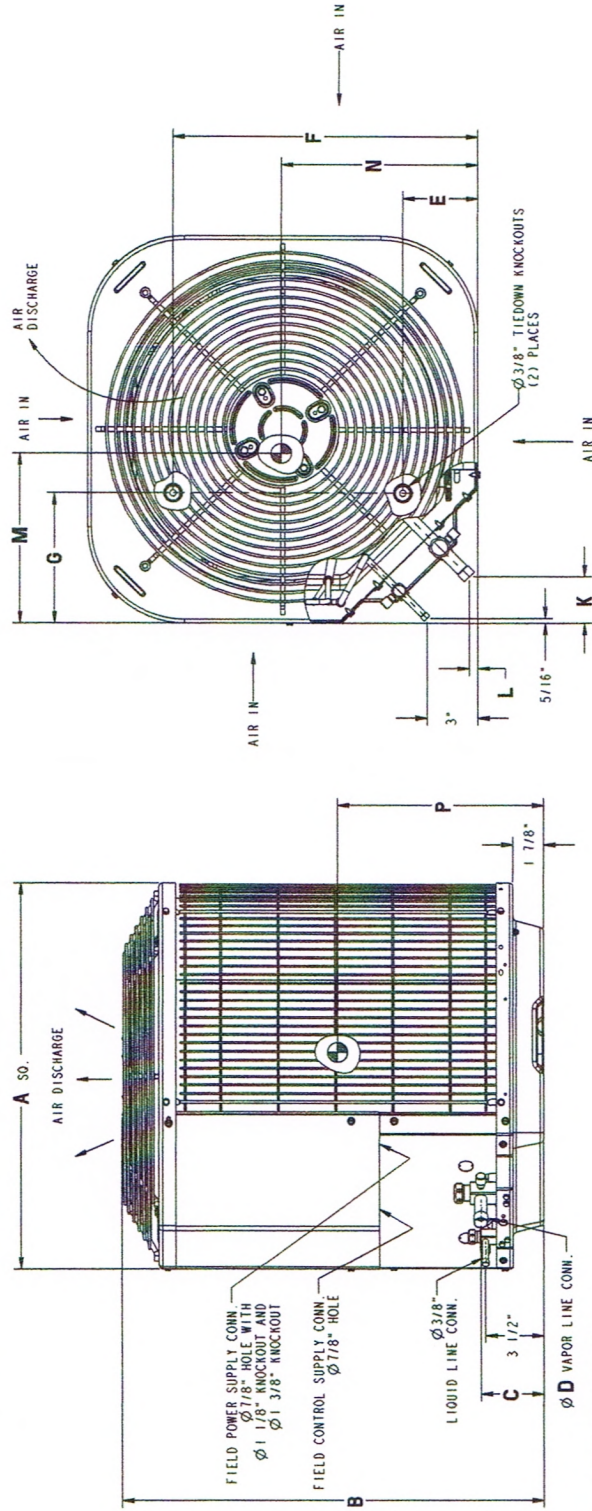
PA13NA / PA13PA

DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (LBS)/WEIGHT (LBS)	SHIPPING DIMENSIONS (L x W x H)
PA13MA018	B	X 0 0	23 1/8"	24 13/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	11 7/8"	108	24 1/8" X 24 1/8" X 21 3/16"
PA13MA024	B	X 0 0	23 1/8"	24 13/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	11 7/8"	111	24 1/8" X 24 1/8" X 21 3/16"
PA13MA030	B	X 0 0	23 1/8"	28 7/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	12 1/2"	114	24 1/8" X 24 1/8" X 30 5/8"
PA13MA036	B	X 0 0	23 1/8"	35 3/16"	3 7/8"	7/8"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	13 3/4"	127	24 1/8" X 24 1/8" X 37 7/16"
PA13MA042	B	X 0 0	31 3/16"	31 13/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	13 3/4"	144	32 3/16" X 32 3/16" X 34"
PA13MA048	D	X 0 0	31 3/16"	35 3/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	15 1/2"	181	32 3/16" X 32 3/16" X 37 7/16"
PA13MA060	B	X 0 0	31 3/16"	28 7/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	12 3/4"	198	32 3/16" X 32 3/16" X 30 5/8"
PA13PR036	B	0 0 X	23 1/8"	35 3/16"	3 7/8"	7/8"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	13 3/4"	144	24 1/8" X 24 1/8" X 37 7/16"
PA13PR048	D	0 0 X	31 3/16"	35 3/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	15 1/2"	181	32 3/16" X 32 3/16" X 37 7/16"
PA13PR060	B	0 0 X	31 3/16"	28 7/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	12 3/4"	198	32 3/16" X 32 3/16" X 30 5/8"

X : YES
O : NO

460-3-60	208/230-3-60	230-1-60	208-230-1-60
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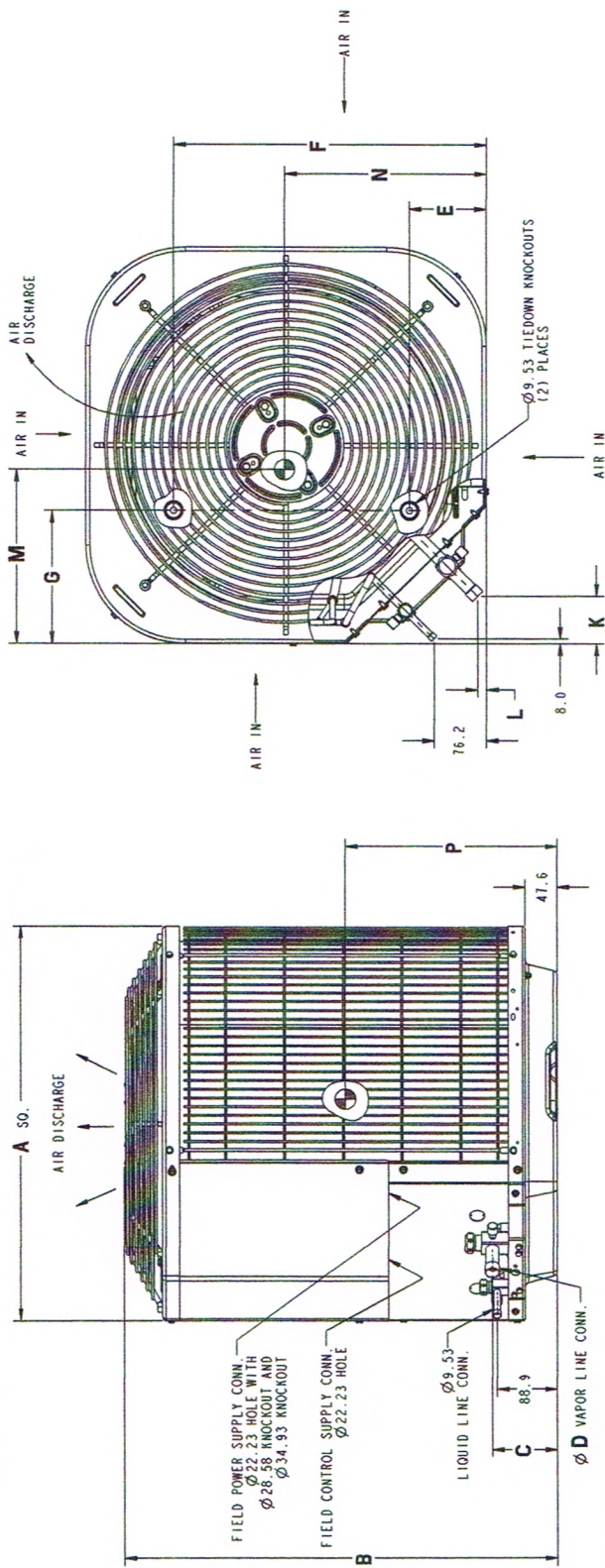
UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18, 24, 30, 36	23 1/2" X 23 1/2"
...	26" X 26"
42, 48, 60	31 1/2" X 31 1/2"
...	35" X 35"

DIMENSIONS - SI

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (Kgs)	SHIPPING WEIGHT (Kgs)	SHIPPING DIMENSIONS (L x W x H)
PA13MA018	B	X 0 0 0	587.4	630.2	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	301.6	49.0	56.2	612.8 X 612.8 X 690.6
PA13MA024	B	X 0 0 0	587.4	630.2	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	301.6	50.3	57.6	612.8 X 612.8 X 690.6
PA13MA030	B	X 0 0 0	587.4	722.3	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	317.5	51.7	59.0	612.8 X 612.8 X 771.9
PA13MA036	B	X 0 0 0	587.4	893.8	98.4	22.2	112.7	458.8	198.4	71.4	12.7	304.8	298.4	349.2	51.6	65.3	612.8 X 612.8 X 950.9
PA13MA042	B	X 0 0 0	792.2	808.0	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	349.2	78.0	88.4	817.6 X 817.6 X 863.6
PA13MA048	D	X 0 0 0	792.2	893.8	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	393.7	82.3	93.6	817.6 X 817.6 X 950.9
PA13MA060	B	X 0 0 0	792.2	722.3	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	323.8	89.8	101.6	817.6 X 817.6 X 771.9
PA13PR036	B	0 0 0 X	587.4	893.8	98.4	22.2	112.7	458.8	198.4	71.4	12.7	304.8	298.4	349.2	51.6	65.3	612.8 X 612.8 X 950.9
PA13PR048	D	0 0 0 X	792.2	893.8	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	393.7	82.3	93.6	817.6 X 817.6 X 950.9
PA13PR060	B	0 0 0 X	792.2	722.3	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	323.8	89.8	101.6	817.6 X 817.6 X 771.9

208-230-160	230-160	208/230-3-60	460-3-60
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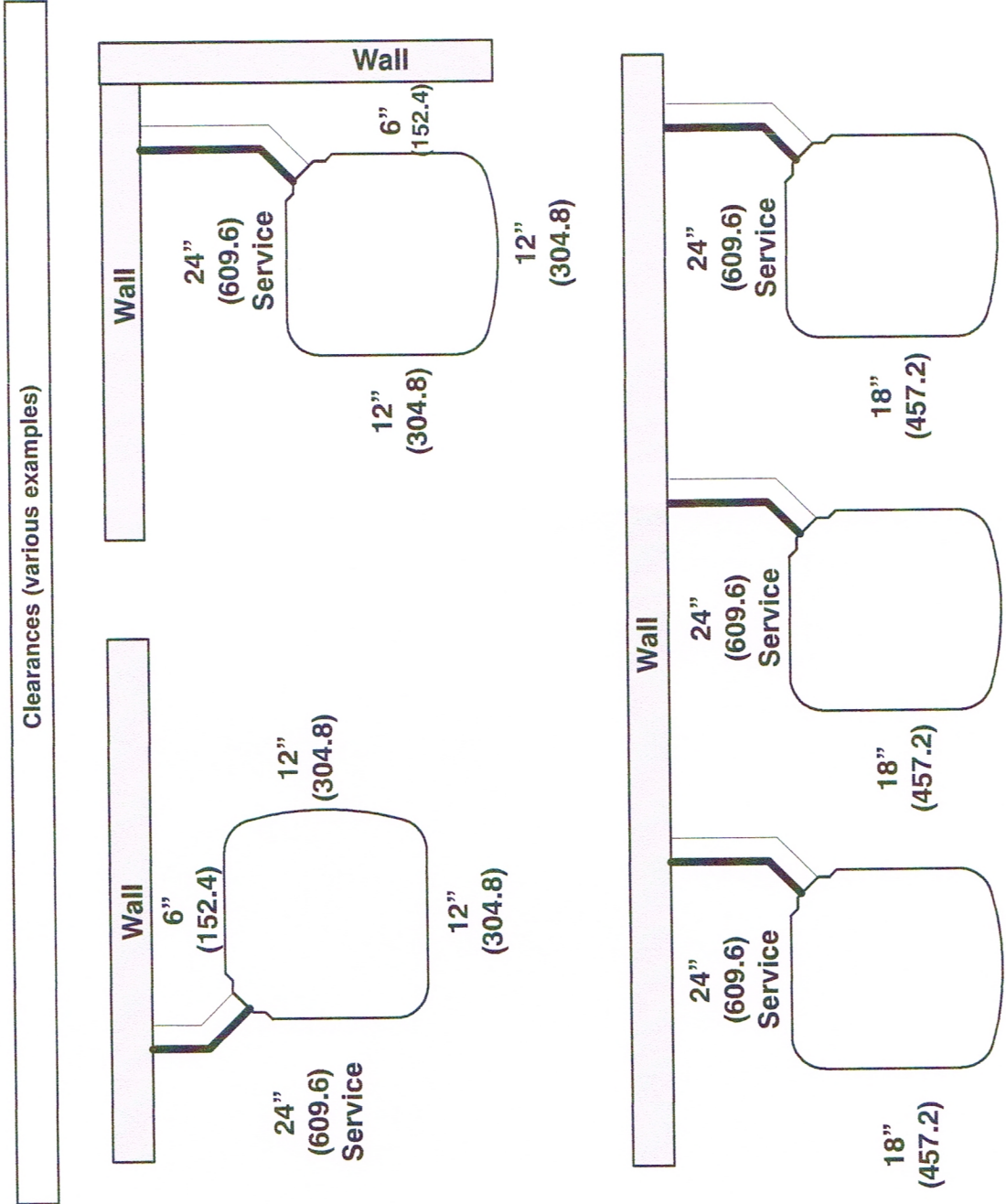
X = YES
0 = NO



UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18, 24, 30, 36	596.9 X 596.9
42, 48, 50	660.4 X 660.4
60, 72, 78, 84	800.1 X 800.1
96, 108, 120	889.0 X 889.0

PA13NA / PA13PA

CLEARANCES



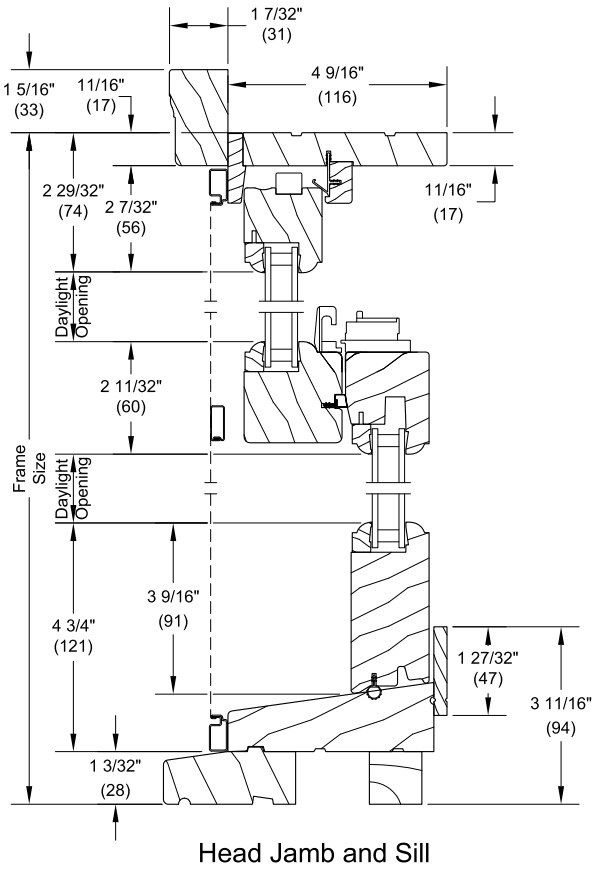
Note: Numbers in () = mm

IMPORTANT: When installing multiple units in an alcove, roof well, or partially enclosed area, ensure there is adequate ventilation to prevent re-circulation of discharge air.

Section Details: Operating

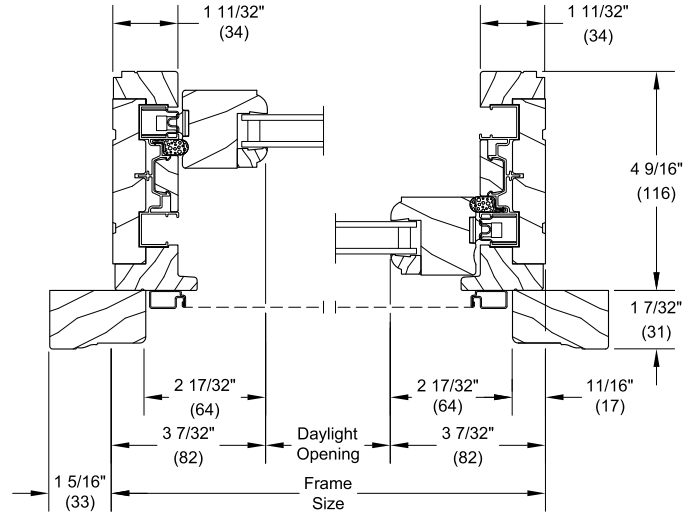
Scale: 3" = 1' 0"

Double Hung

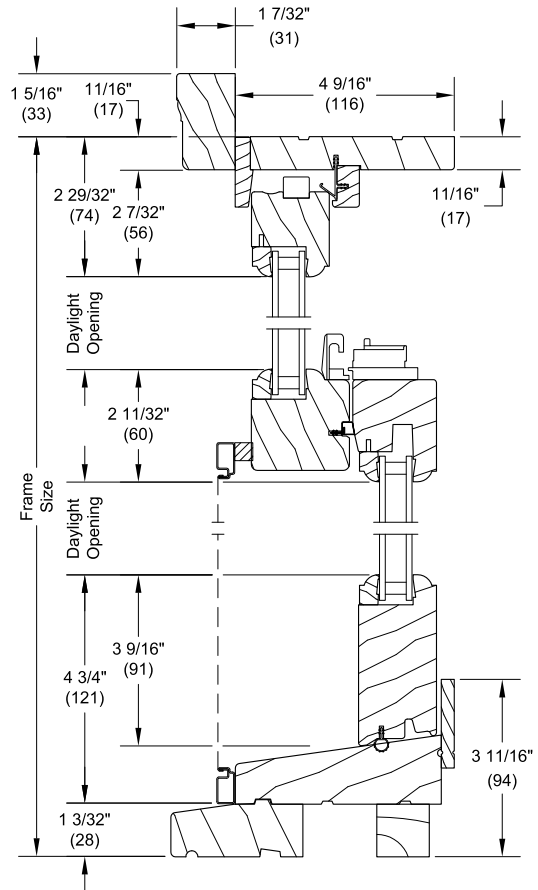


Lower Sash

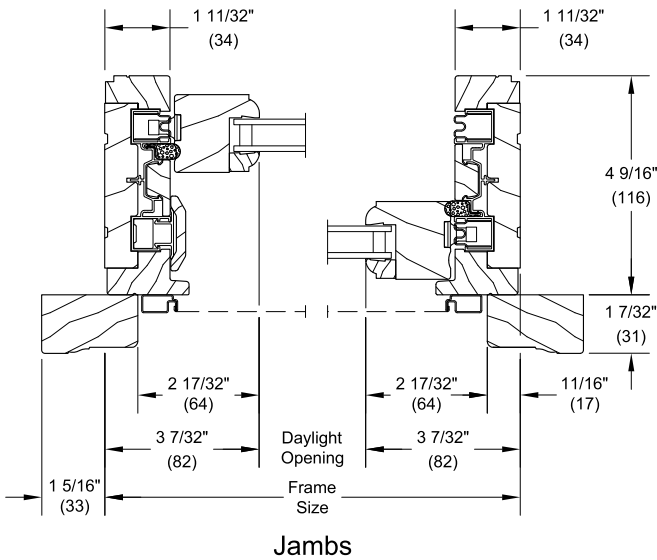
Upper Sash



Jamb

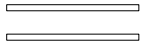


Single Hung

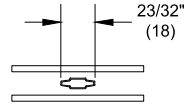


Head Jamb and Sill

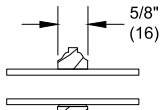
Standard Insulating Glass Divided Lite Options



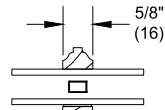
Insulating Glass



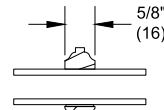
Aluminum 23/32"
Contour GBG



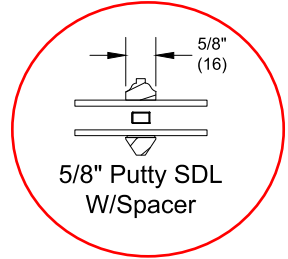
5/8" SDL



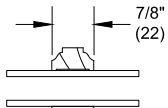
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W/Spacer



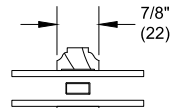
5/8" Putty
SDL



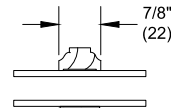
5/8" Putty SDL
W/Spacer



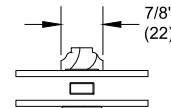
7/8" SDL



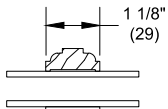
7/8" SDL
W/Spacer Bar



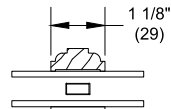
7/8" Putty SDL



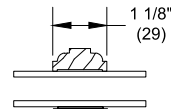
7/8" Putty SDL
W/Spacer Bar



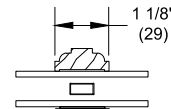
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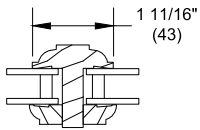
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL

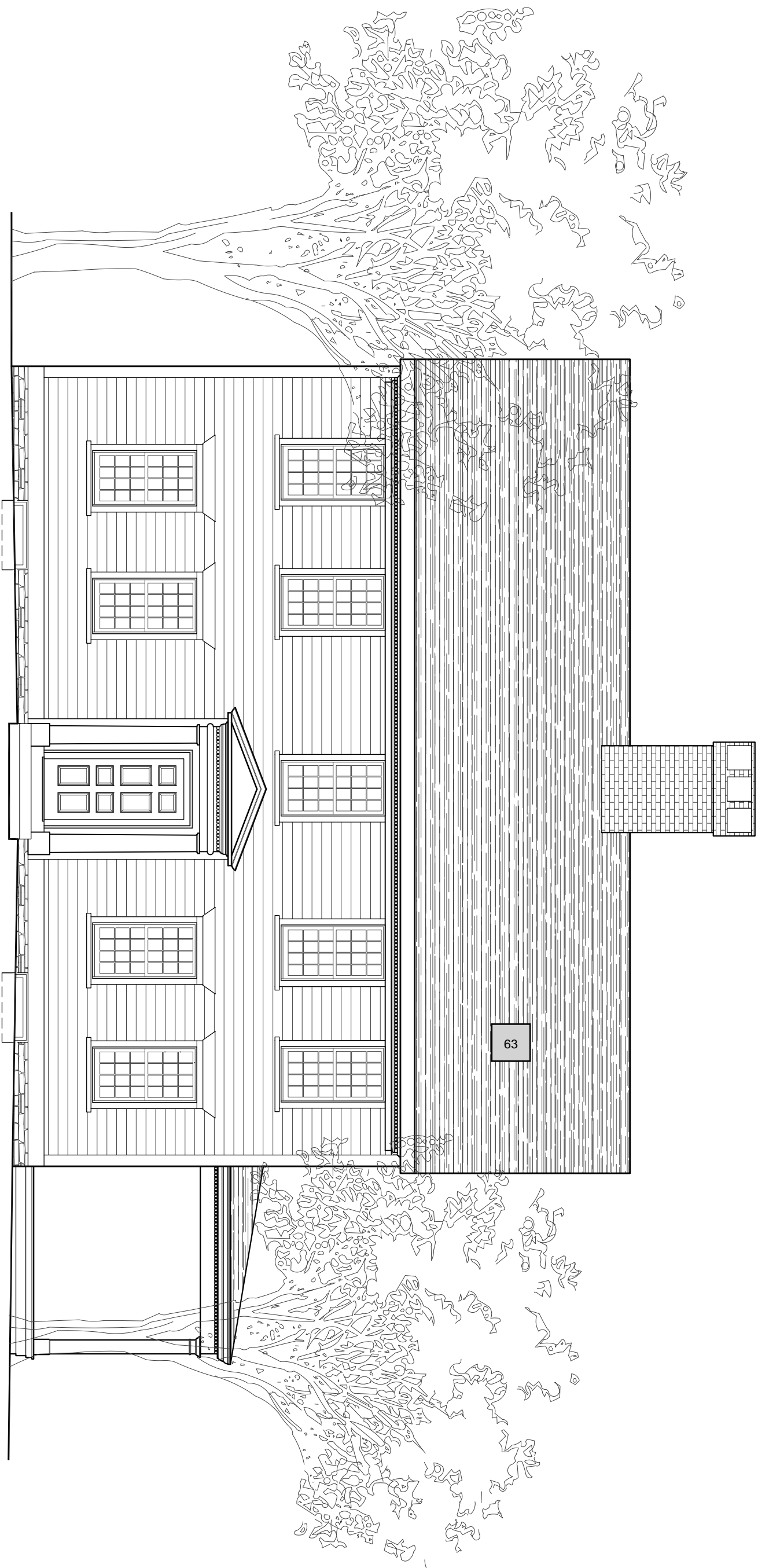


1 1/8" Putty SDL
W/Spacer Bar



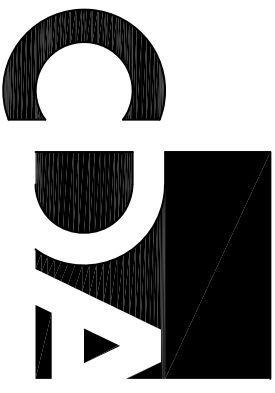
1 11/16" IG ADL

NOTE: ADL is not available with CE Mark.



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LAFLAMME RESIDENCE

70 GRISWOLD AVE

BRISTOL, RI 02809

Historic District Commission Submission:
May 17th, 2024

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A1.0 PROPOSED ROOF PLAN
- A2.0 EXISTING & PROPOSED & PREVIOUSLY PROPOSED NORTH EXT. ELEV.
- A2.1 EXISTING & PROPOSED & PREVIOUSLY PROPOSED EAST EXT. ELEV.
- A2.2 EXISTING & PROPOSED & PREVIOUSLY PROPOSED EAST EXT. ELEV.
- A2.3 EXISTING & PROPOSED & PREVIOUSLY PROPOSED WEST EXT. ELEV.
- A2.4 EXISTING & PROPOSED & PREVIOUSLY PROPOSED SOUTH EXT. ELEV.
- A2.5 EXISTING & PROPOSED & PREVIOUSLY PROPOSED WEST EXT. ELEV.
- A3.0 PROPOSED PORCH SECTION
- A4.0 EXISTING ELEVATION PHOTOS
- A4.1 EXISTING ELEVATION PHOTOS
- A5.0 COMPARABLE HOMES IN BRISTOL
- A5.1 COMPARABLE HOMES IN BRISTOL
- A5.2 COMPARABLE HOMES IN BRISTOL

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LAFLAMME RESIDENCE

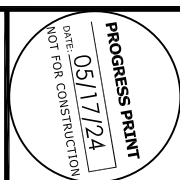
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:

SCALE:

DATE: May 17th, 2024

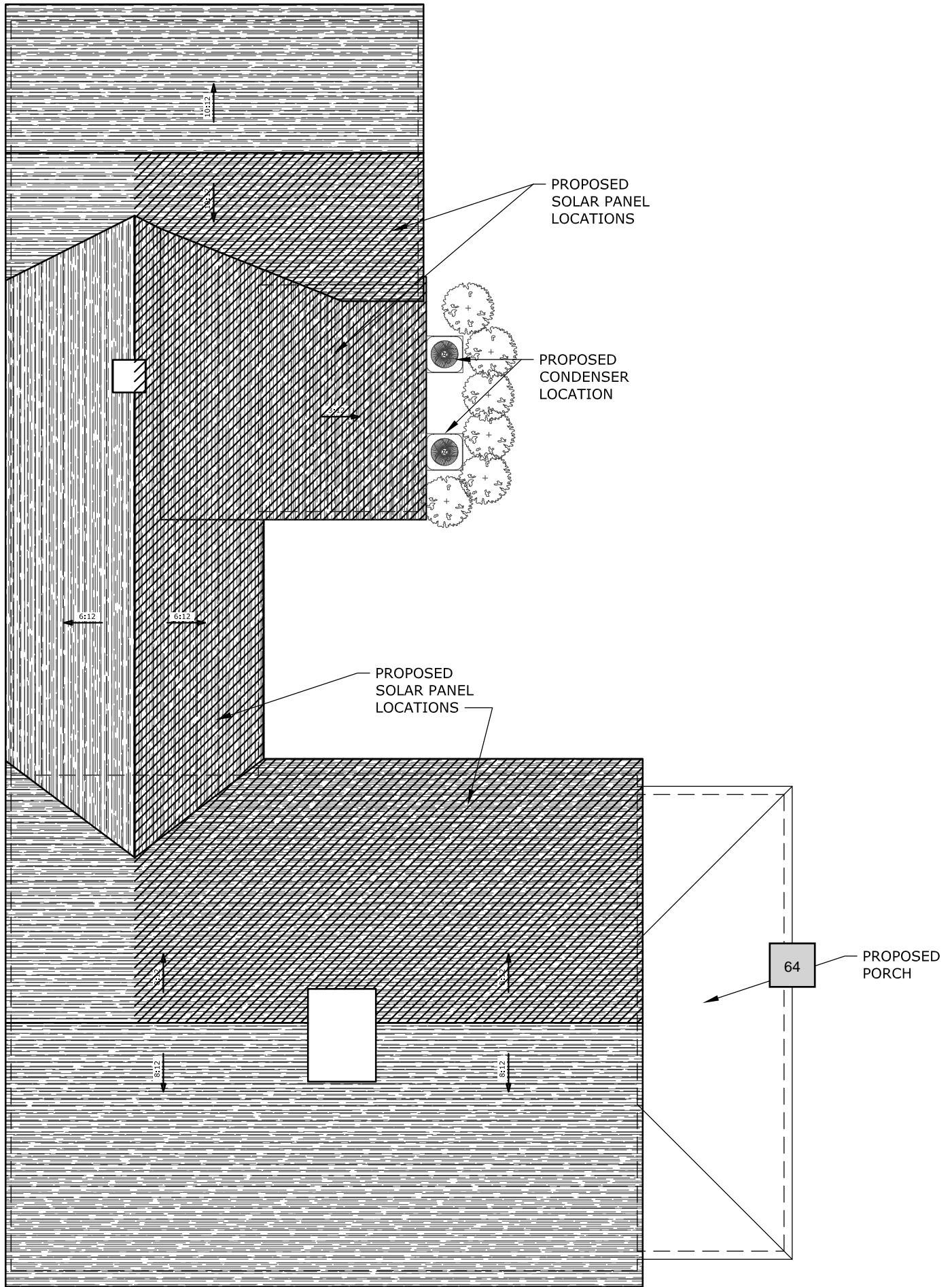
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1 PROPOSED ROOF PLAN
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A1.0

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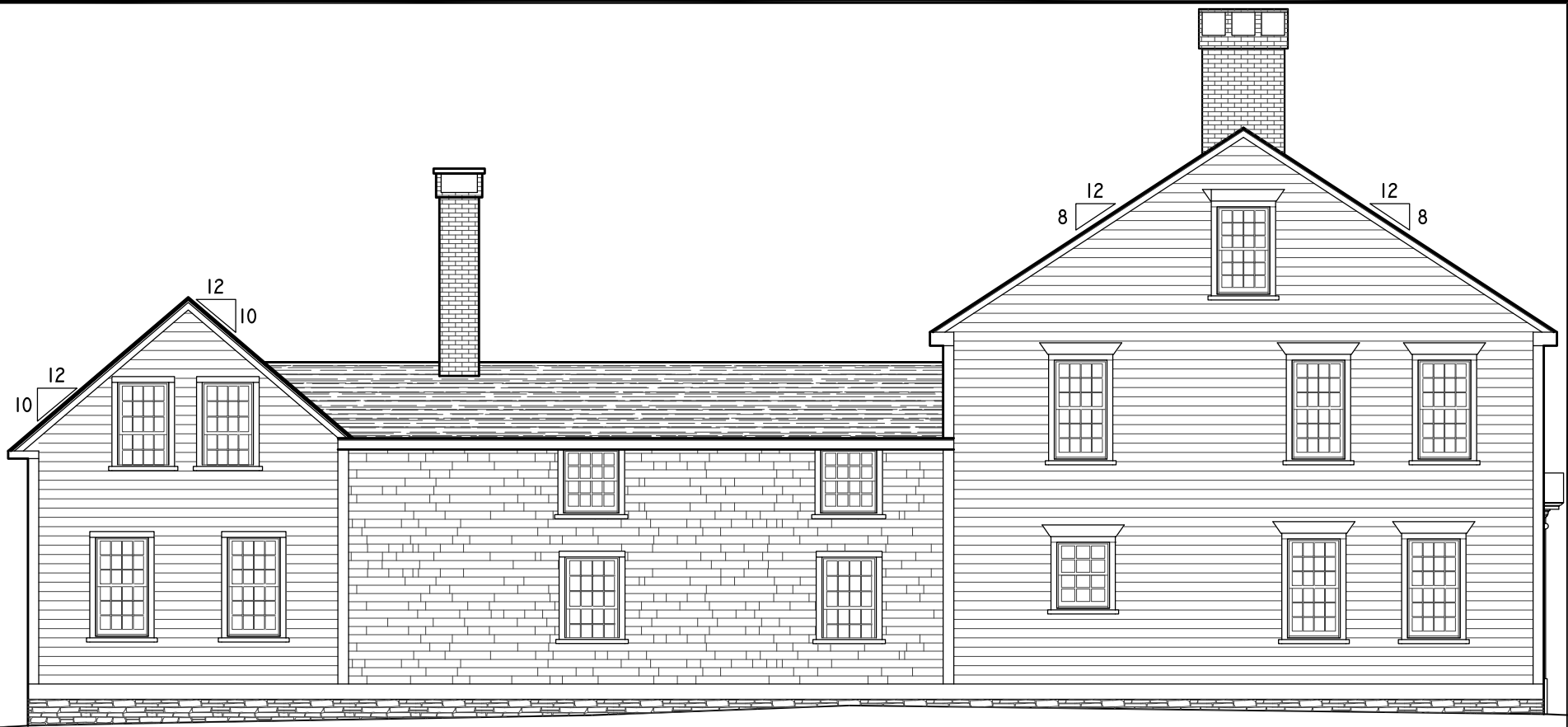
DESCRIPTION: PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"
DATE: May 17th, 2024

REVISIONS:

PROGRESS PRINT
DATE: 05/17/24
NOT FOR CONSTRUCTION

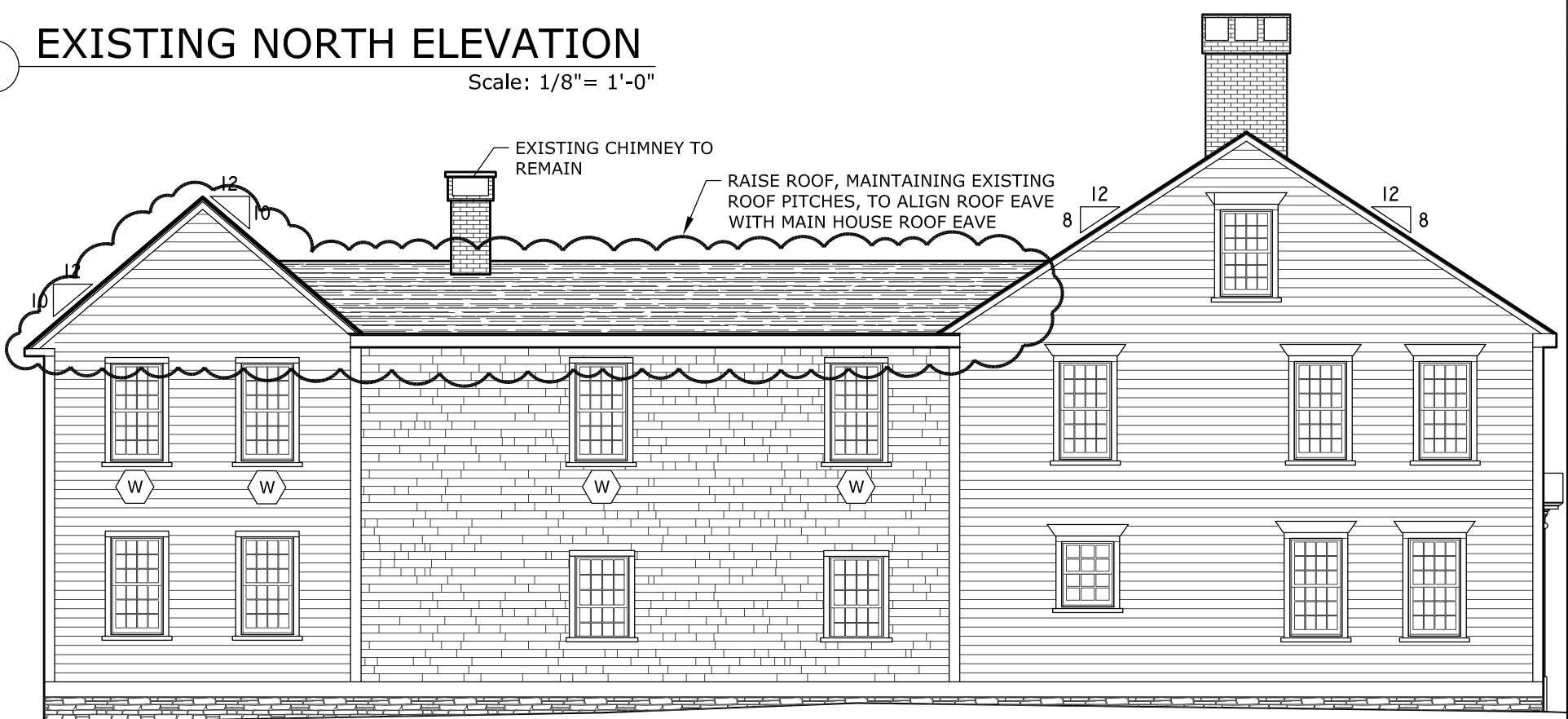
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1 EXISTING NORTH ELEVATION

Scale: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION

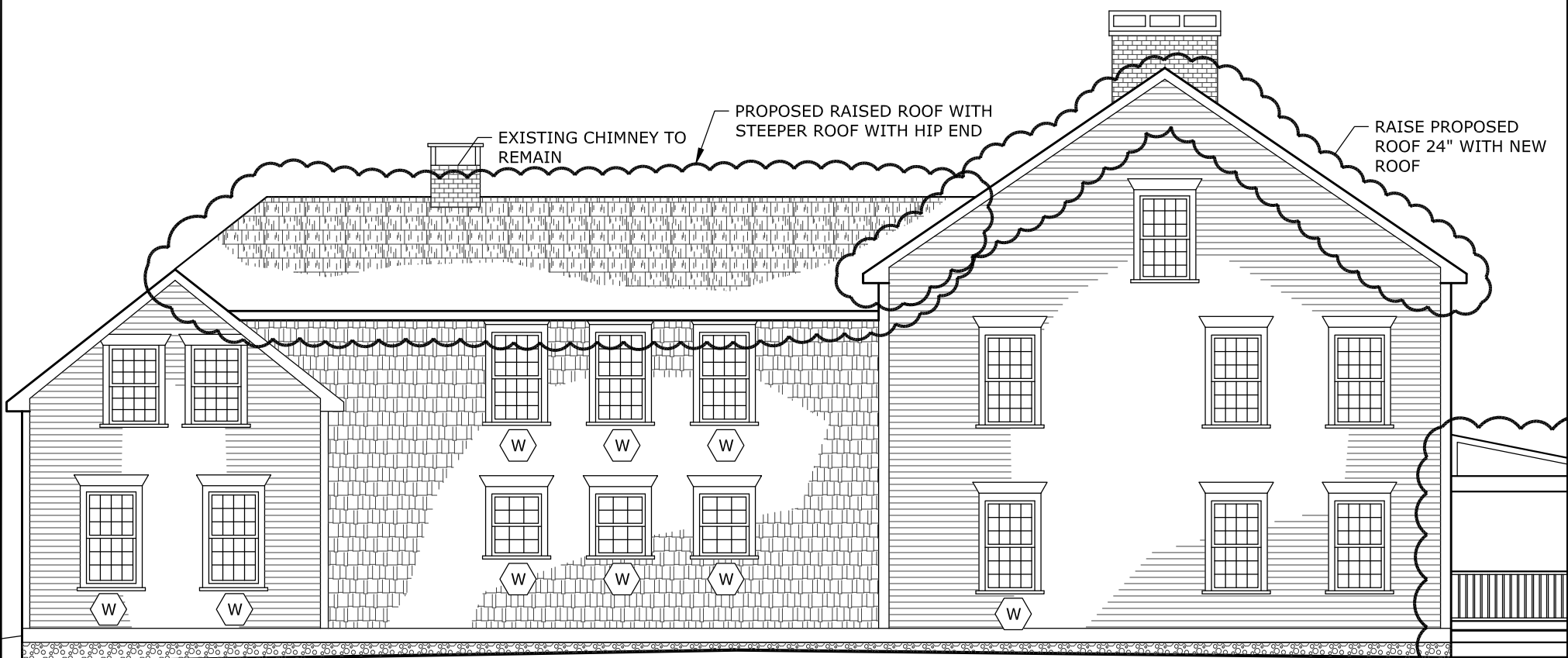
Scale: 1/8" = 1'-0"

GENERAL NOTES:

- REPLACE IN KIND AS NEEDED EXISTING SIDING AND TRIM
- REFURBISH EXISTING WOOD WINDOWS AND DOORS EXCEPT AS NOTED
- PROPOSED NEW ASPHALT SHINGLES TO MATCH EXISTING
- PROPOSED SOLAR PANELS ADDED ON SELECT PARTS OF ROOF

- W PROPOSED WOOD WINDOW (MARVIN ULTIMATE DOUBLE HUNG)
- D PROPOSED CUSTOM WOOD DOOR

65



3 PREVIOUSLY PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"

A2.0

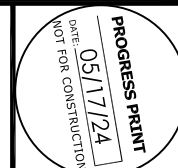
LAFLAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:
EXISTING & PROPOSED
NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: May 17th, 2024

REVISIONS:



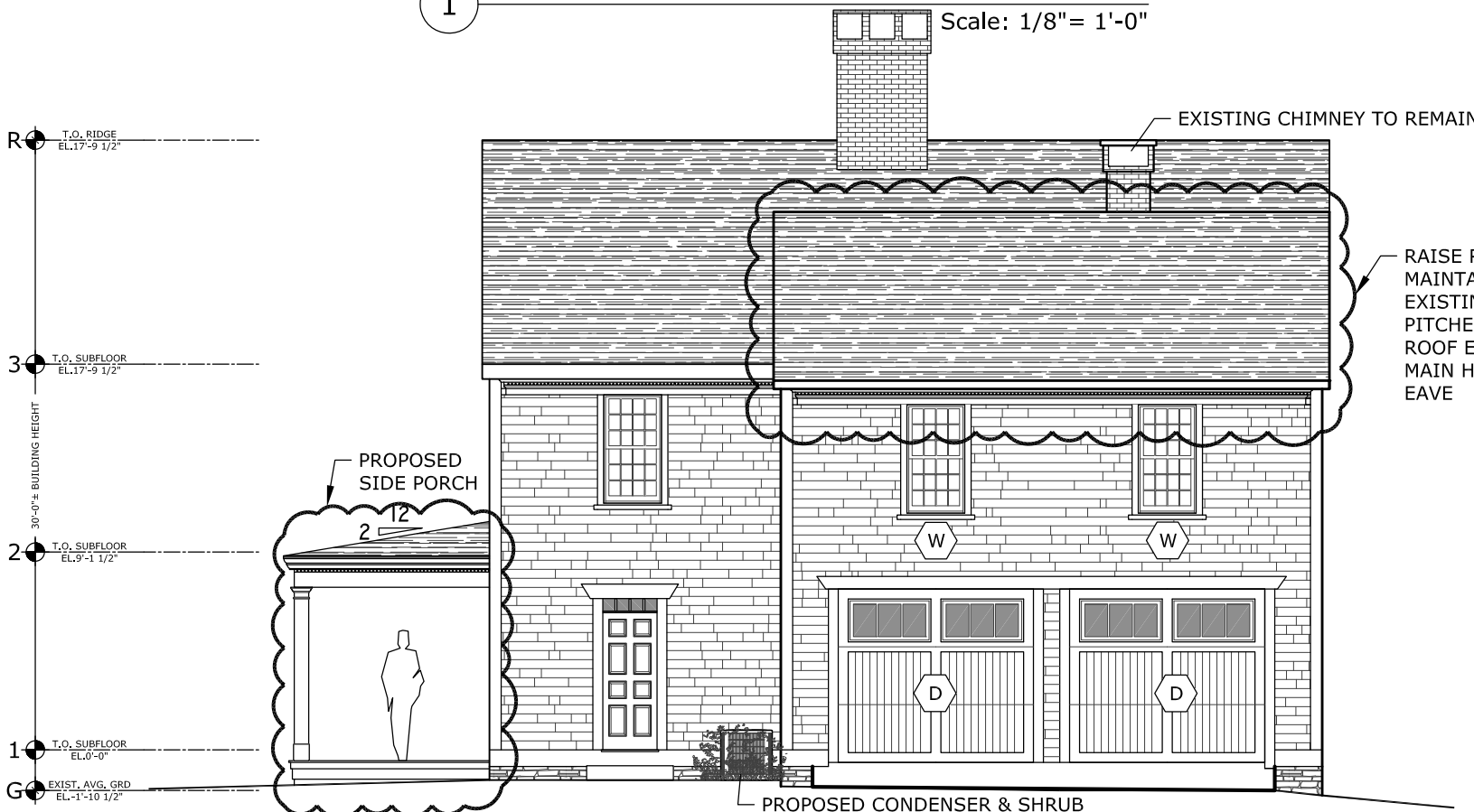
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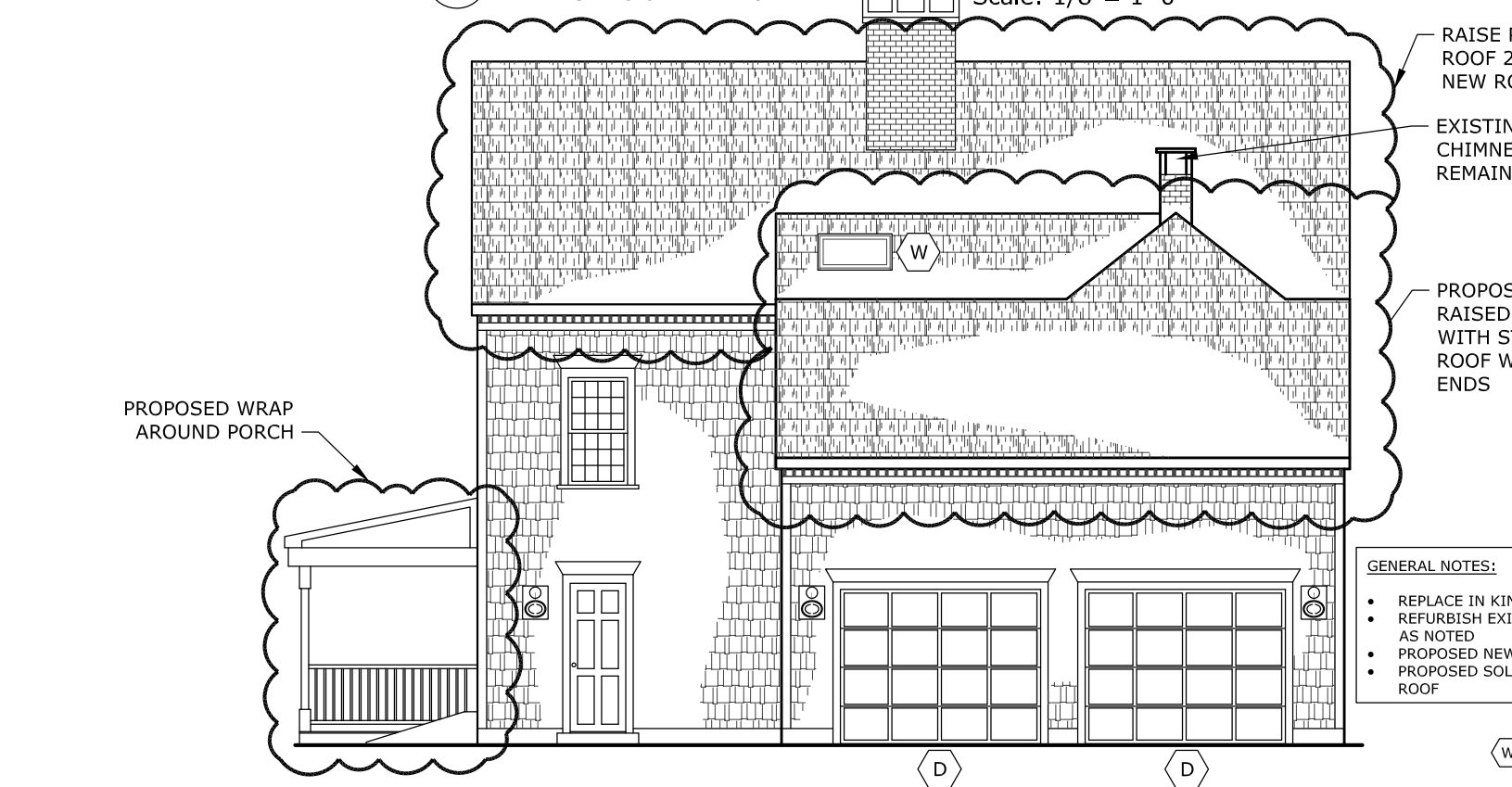
1 EXISTING EAST ELEVATION

Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION

Scale: 1/8" = 1'-0"



3 PREVIOUSLY PROPOSED EAST ELEVATION

Scale: 1/8" = 1'-0"

- GENERAL NOTES:**
- REPLACE IN KIND AS NEEDED EXISTING SIDING AND TRIM
 - REFURBISH EXISTING WOOD WINDOWS AND DOORS EXCEPT AS NOTED
 - PROPOSED NEW ASPHALT SHINGLES TO MATCH EXISTING
 - PROPOSED SOLAR PANELS ADDED ON SELECT PARTS OF ROOF

- W PROPOSED WOOD WINDOW (MARVIN ULTIMATE DOUBLE HUNG)
- D PROPOSED CUSTOM WOOD DOOR

R ● T.O. RIDGE
EL.17'-9 1/2"

3 ● T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0" ± BUILDING HEIGHT

2 ● T.O. SUBFLOOR
EL.9'-1 1/2"

1 ● T.O. SUBFLOOR
EL.0'-0"

G ● EXIST. AVG. GRD
EL.-1'-10 1/2"



1 **EXISTING EAST ELEVATION**
Scale: 1/8" = 1'-0"

R ● T.O. RIDGE
EL.17'-9 1/2"

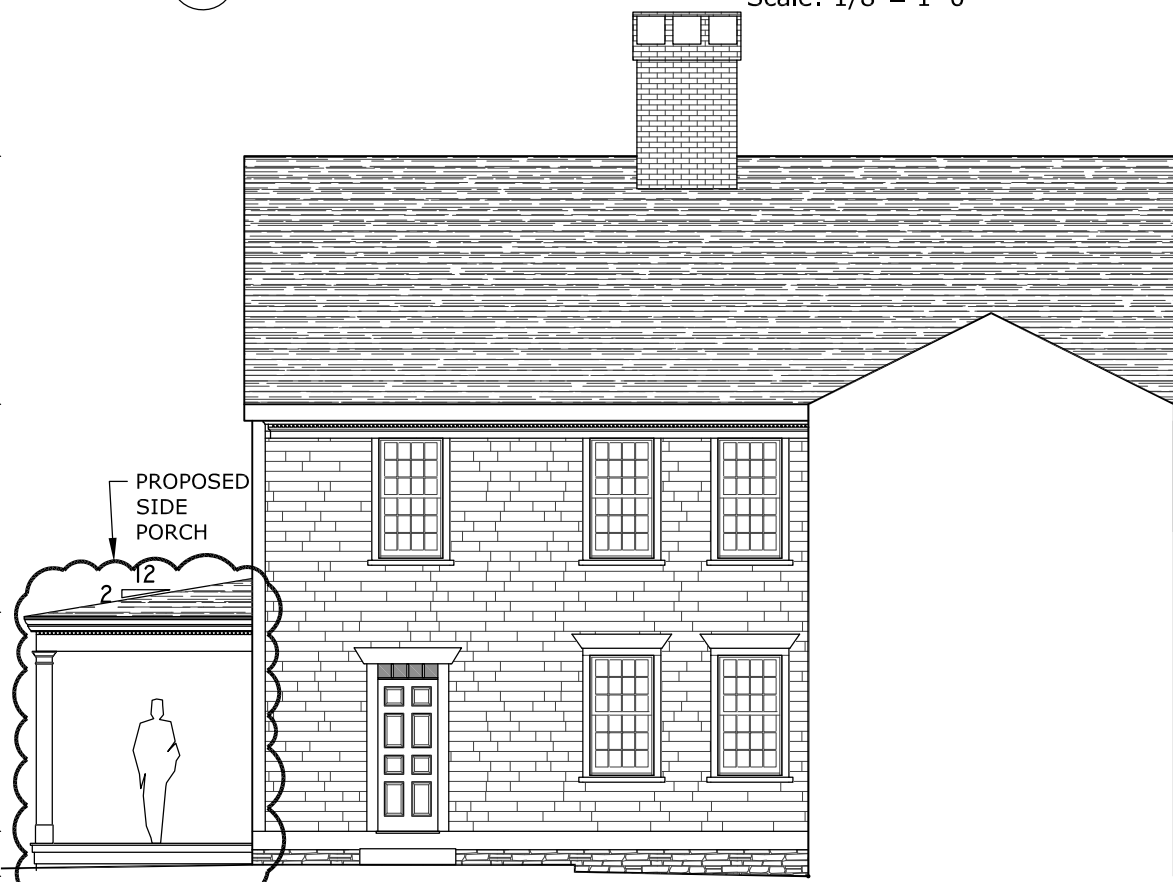
3 ● T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0" ± BUILDING HEIGHT

2 ● T.O. SUBFLOOR
EL.9'-1 1/2"

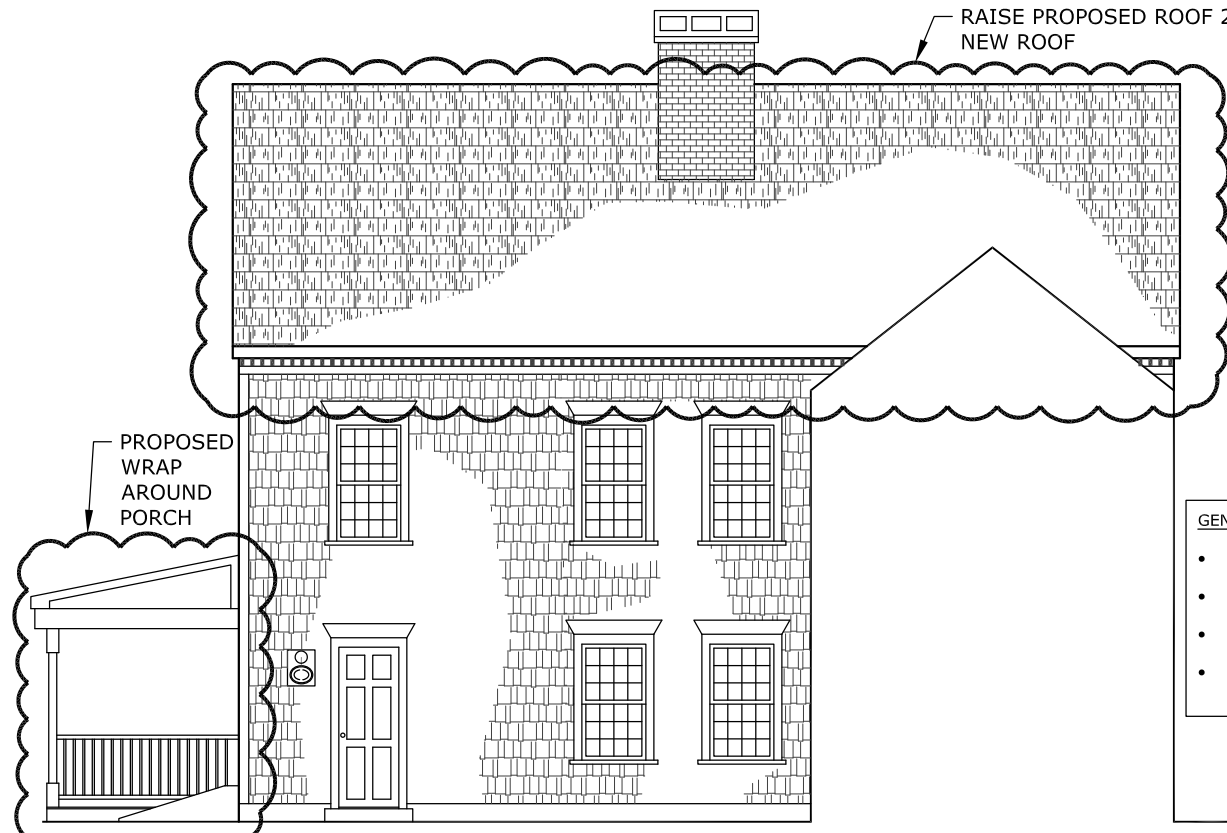
1 ● T.O. SUBFLOOR
EL.0'-0"

G ● EXIST. AVG. GRD
EL.-1'-10 1/2"



3 **PROPOSED EAST ELEVATION**
Scale: 1/8" = 1'-0"

67



5 **PREVIOUSLY PROPOSED EAST ELEV.**
Scale: 1/8" = 1'-0"

- W PROPOSED WOOD WINDOW (MARVIN ULTIMATE DOUBLE HUNG)
- D PROPOSED CUSTOM WOOD DOOR

GENERAL NOTES:

- REPLACE IN KIND AS NEEDED EXISTING SIDING AND TRIM
- REFURBISH EXISTING WOOD WINDOWS AND DOORS EXCEPT AS NOTED
- PROPOSED NEW ASPHALT SHINGLES TO MATCH EXISTING
- PROPOSED SOLAR PANELS ADDED ON SELECT PARTS OF ROOF

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A2.2

LAFHAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:
EXISTING & PROPOSED
EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: May 17th, 2024

REVISIONS:

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R T.O. RIDGE
EL.17'-9 1/2"

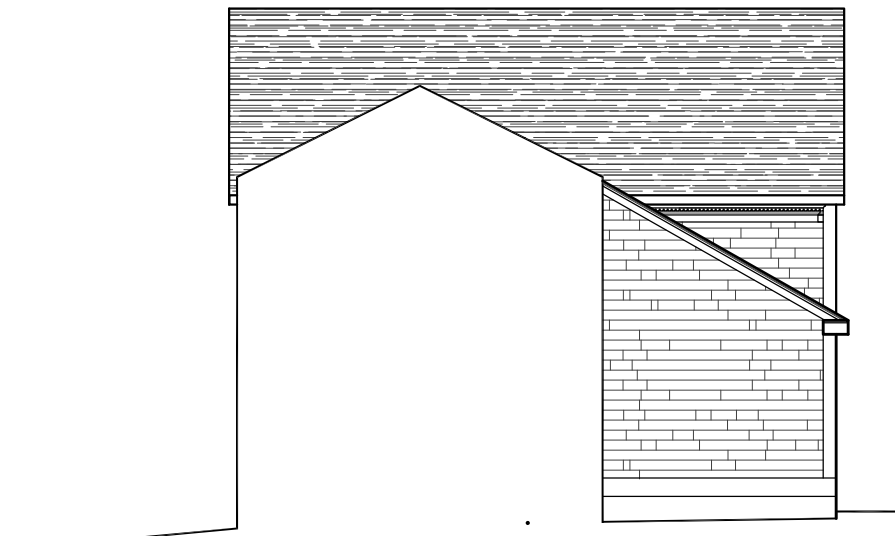
3 T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0"± BUILDING HEIGHT

2 T.O. SUBFLOOR
EL.9'-1 1/2"

1 T.O. SUBFLOOR
EL.0'-0"

G EXIST. AVG. GRD
EL.-1'-10 1/2"



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

R T.O. RIDGE
EL.17'-9 1/2"

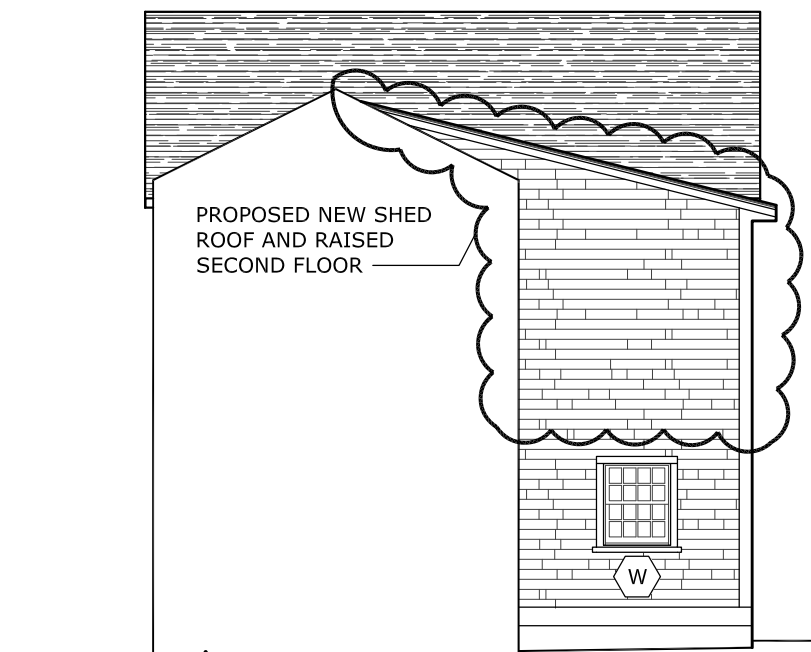
3 T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0"± BUILDING HEIGHT

2 T.O. SUBFLOOR
EL.9'-1 1/2"

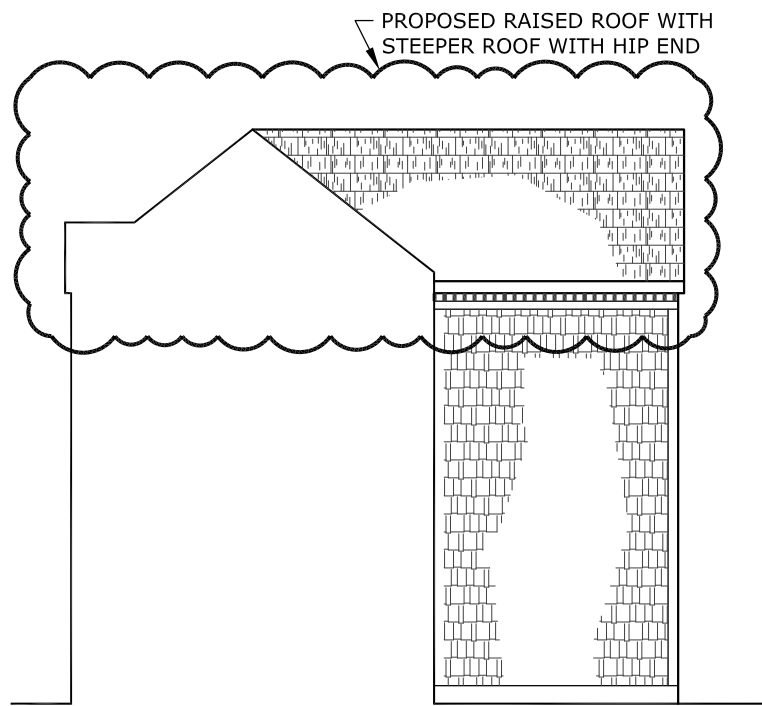
1 T.O. SUBFLOOR
EL.0'-0"

G EXIST. AVG. GRD
EL.-1'-10 1/2"



4 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

68



6 PREVIOUSLY PROP. WEST ELEV.
Scale: 1/8" = 1'-0"

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A2.3

LAFHAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:
EXISTING & PROPOSED
WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: May 17th, 2024

REVISIONS:

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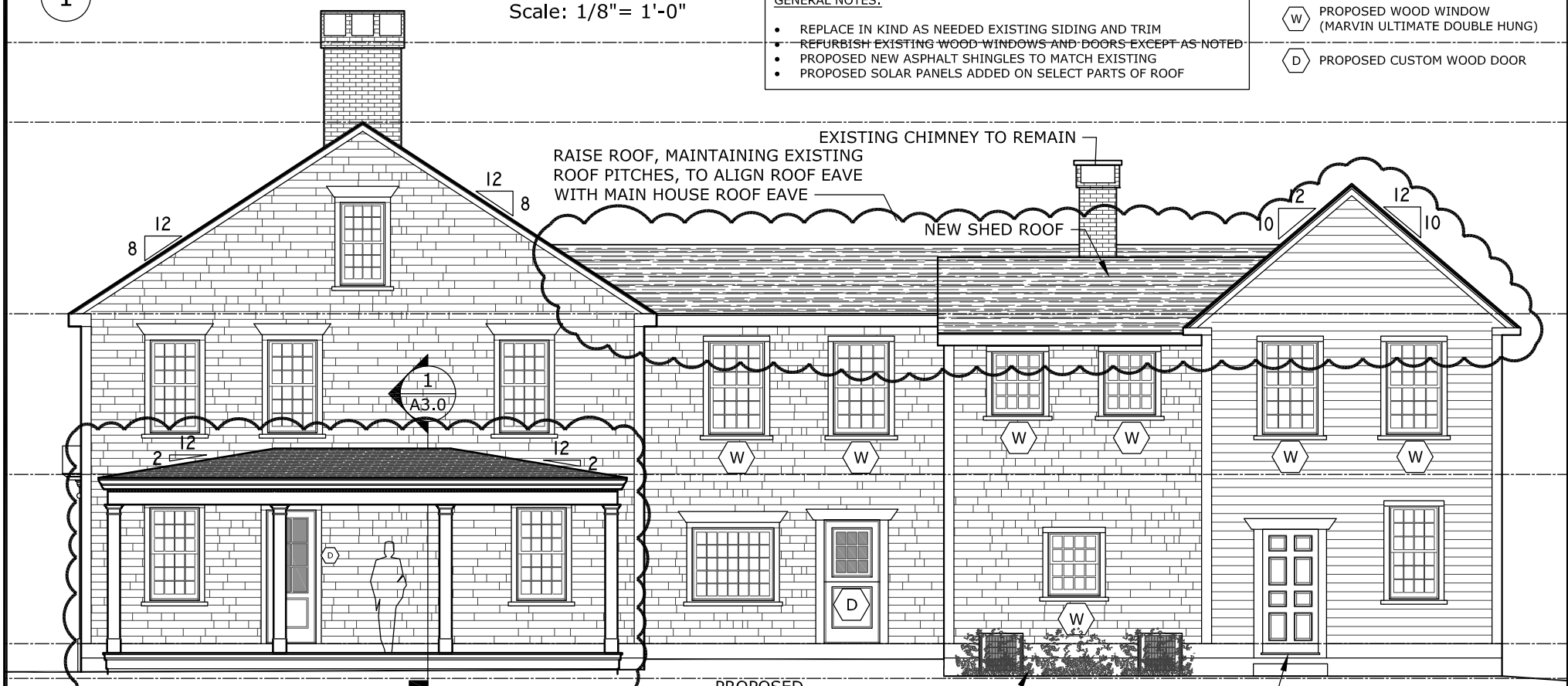


USE EXISTING DOOR AT GARAGE

1 EXISTING SOUTH ELEVATION Scale: 1/8" = 1'-0"

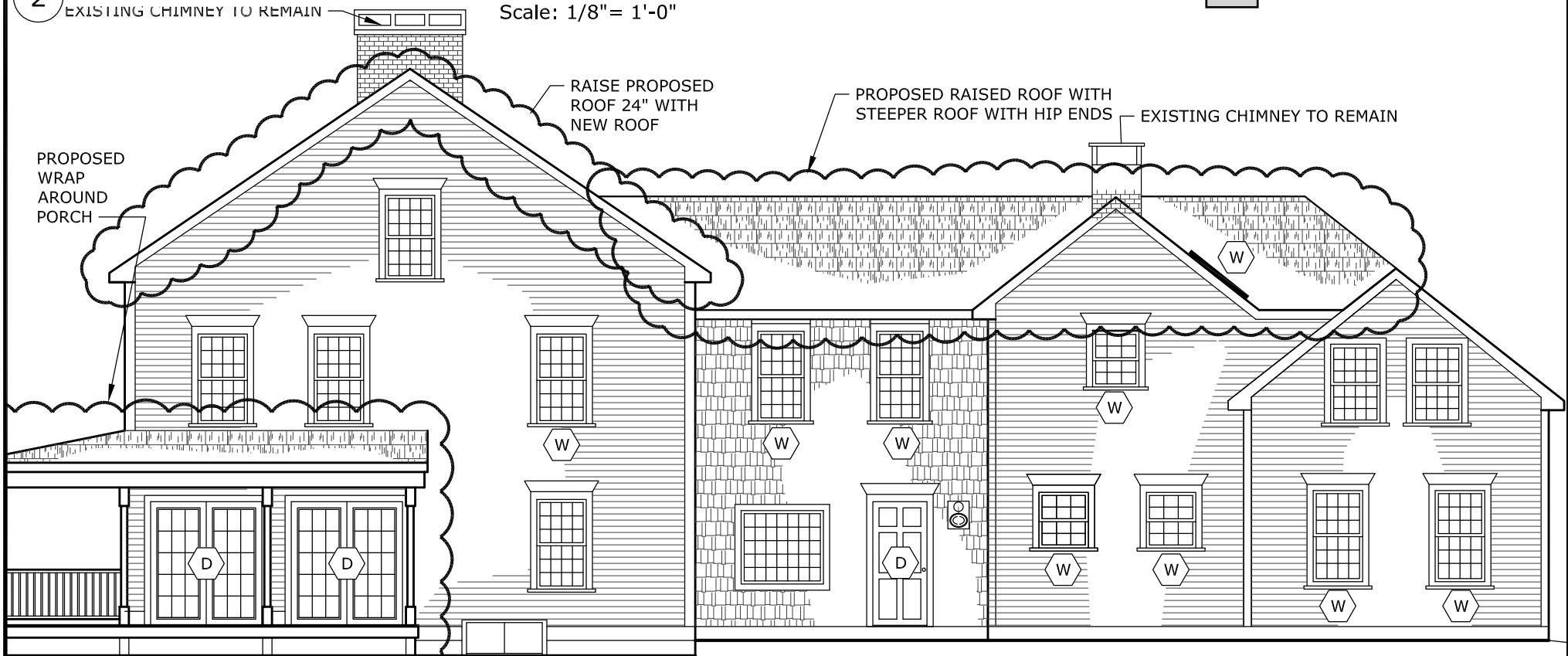
- GENERAL NOTES:
- REPLACE IN KIND AS NEEDED EXISTING SIDING AND TRIM
 - REFURBISH EXISTING WOOD WINDOWS AND DOORS EXCEPT AS NOTED
 - PROPOSED NEW ASPHALT SHINGLES TO MATCH EXISTING
 - PROPOSED SOLAR PANELS ADDED ON SELECT PARTS OF ROOF

- W PROPOSED WOOD WINDOW (MARVIN ULTIMATE DOUBLE HUNG)
- D PROPOSED CUSTOM WOOD DOOR



PROPOSED SIDE PORCH CONDENSERS & SHRUB REUSE EXISTING DOOR IN LOCAL 69

2 PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0"



3 PREVIOUSLY PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0"

A2.4

LAFLAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:
EXISTING & PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE: May 17th, 2024

REVISIONS:

PROGRESS PRINT
DATE: 05/17/24
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R ● T.O. RIDGE
EL.17'-9 1/2"

3 ● T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0"± BUILDING HEIGHT

2 ● T.O. SUBFLOOR
EL.9'-1 1/2"

1 ● T.O. SUBFLOOR
EL.0'-0"

G ● EXIST. AVG. GRD
EL.-1'-10 1/2"



1 EXISTING WEST ELEVATION

Scale: 1/8" = 1'-0"

R ● T.O. RIDGE
EL.17'-9 1/2"

3 ● T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0"± BUILDING HEIGHT

2 ● T.O. SUBFLOOR
EL.9'-1 1/2"

1 ● T.O. SUBFLOOR
EL.0'-0"

G ● EXIST. AVG. GRD
EL.-1'-10 1/2"



2 PROPOSED WEST ELEVATION

Scale: 1/8" = 1'-0"

- GENERAL NOTES:**
- REPLACE IN KIND AS NEEDED EXISTING SIDING AND TRIM
 - REFURBISH EXISTING WOOD WINDOWS AND DOORS EXCEPT AS NOTED
 - PROPOSED NEW ASPHALT SHINGLES TO MATCH EXISTING
 - PROPOSED SOLAR PANELS ADDED ON SELECT PARTS OF ROOF

- W PROPOSED WOOD WINDOW (MARVIN ULTIMATE DOUBLE HUNG)
- D PROPOSED CUSTOM WOOD DOOR

PROPOSED SIDE PORCH

12

70

R ● T.O. RIDGE
EL.17'-9 1/2"

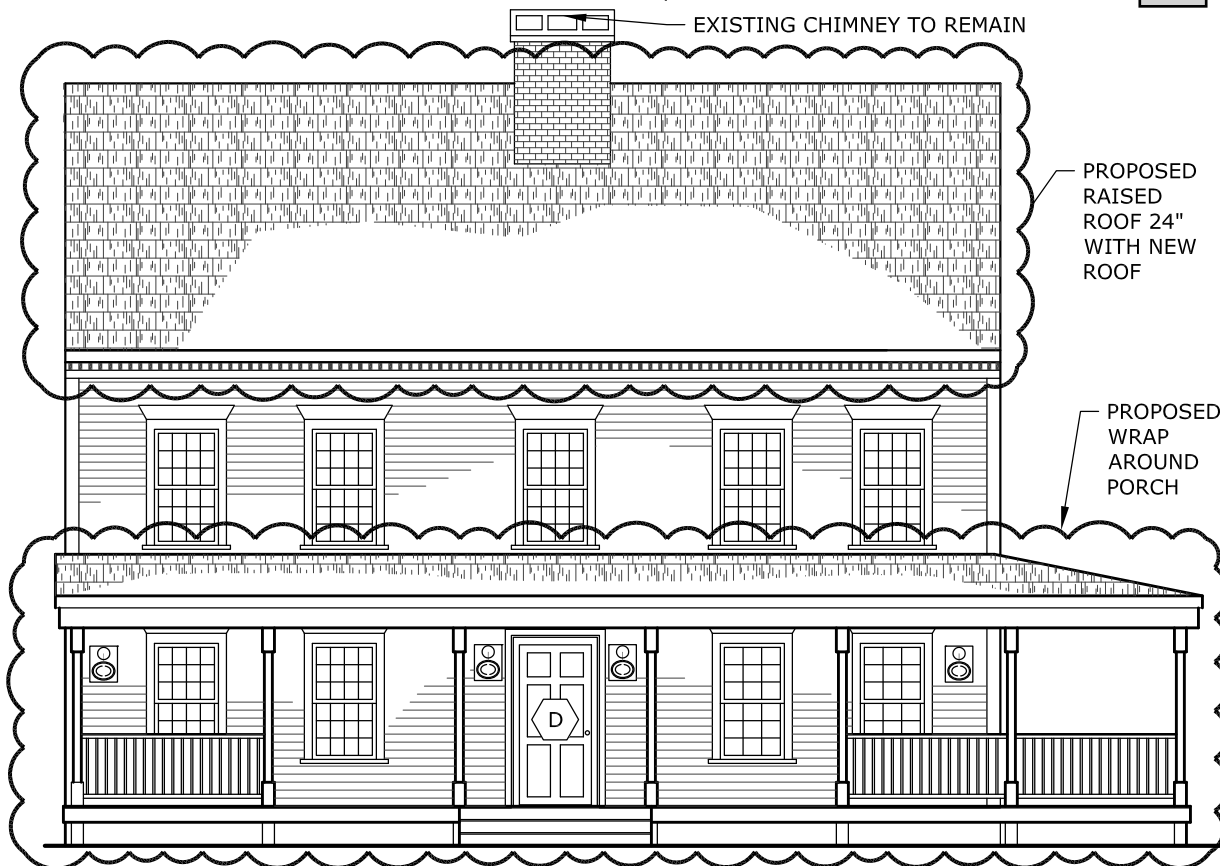
3 ● T.O. SUBFLOOR
EL.17'-9 1/2"

30'-0"± BUILDING HEIGHT

2 ● T.O. SUBFLOOR
EL.9'-1 1/2"

1 ● T.O. SUBFLOOR
EL.0'-0"

G ● EXIST. AVG. GRD
EL.-1'-10 1/2"



3 PREVIOUSLY PROPOSED WEST ELEVATION

Scale: 1/8" = 1'-0"

A2.5

LAFLAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION: EXISTING & PROPOSED WEST ELEVATION	REVISIONS:
SCALE: 1/8" = 1'-0"	
DATE: May 17th, 2024	

REVISIONS:

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3 T.O. SUBFLOOR
EL.17'-9 1/2"

- PORCH ROOF CONSTRUCTION
- ARCHITECTURAL ASPHALT SHINGLES; COLOR TO MATCH EXISTING
 - CERTAINTED WINTERGUARD WATERPROOFING SHINGLE UNDERLAYMENT, OR EQUAL. A SECOND UNDERLAYMENT MEETING ASTM D4869 SHALL BE APPLIED OVER THE WINTERGUARD
 - EXT. PLYWD. SHEATHING
 - WD. ROOF RAFTERS
 - 2x8 CEILING JOISTS @ 16" O.C.
 - 1x3 STRAPPING @ 16" O.C.
 - BEADBOARD FINISH, PAINTED

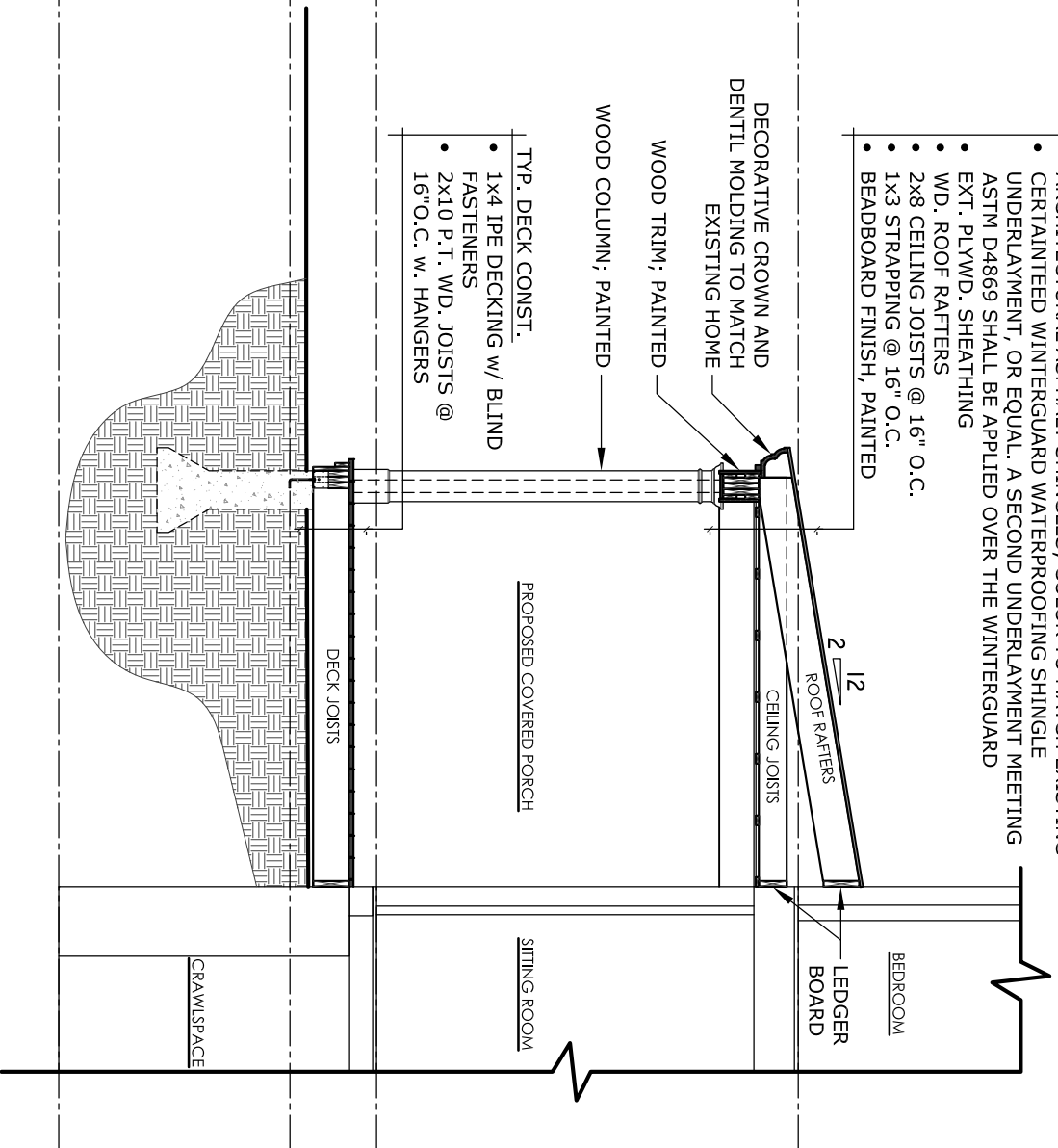
2 T.O. SUBFLOOR
EL.9'-1 1/2"

- DECORATIVE CROWN AND DENTIL MOLDING TO MATCH EXISTING HOME
- WOOD TRIM; PAINTED
- WOOD COLUMN; PAINTED
- TYP. DECK CONST.
- 1x4 IPE DECKING w/ BLIND FASTENERS
- 2x10 P.T. WD. JOISTS @ 16" O.C. w. HANGERS

1 T.O. SUBFLOOR
EL.0'-0"

G EXIST. AVG. GRD
EL.-1'-10 1/2"

EL.-6'-10 1/2"



1 PROPOSED PORCH SECTION
Scale: 1/4" = 1'-0"

71

A3.0

LAFHAMME RESIDENCE
70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:	PORCH SECTION
SCALE:	1/8" = 1'-0"
DATE:	May 17th, 2024

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EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



○ EXISTING EAST ELEVATION



○ EXISTING SOUTH ELEVATION

A4.1

LAFLAMME RESIDENCE

70 Griswold Ave
Bristol, Rhode Island

DESCRIPTION:
EXISTING ELEVATION PHOTOS

SCALE: N/A

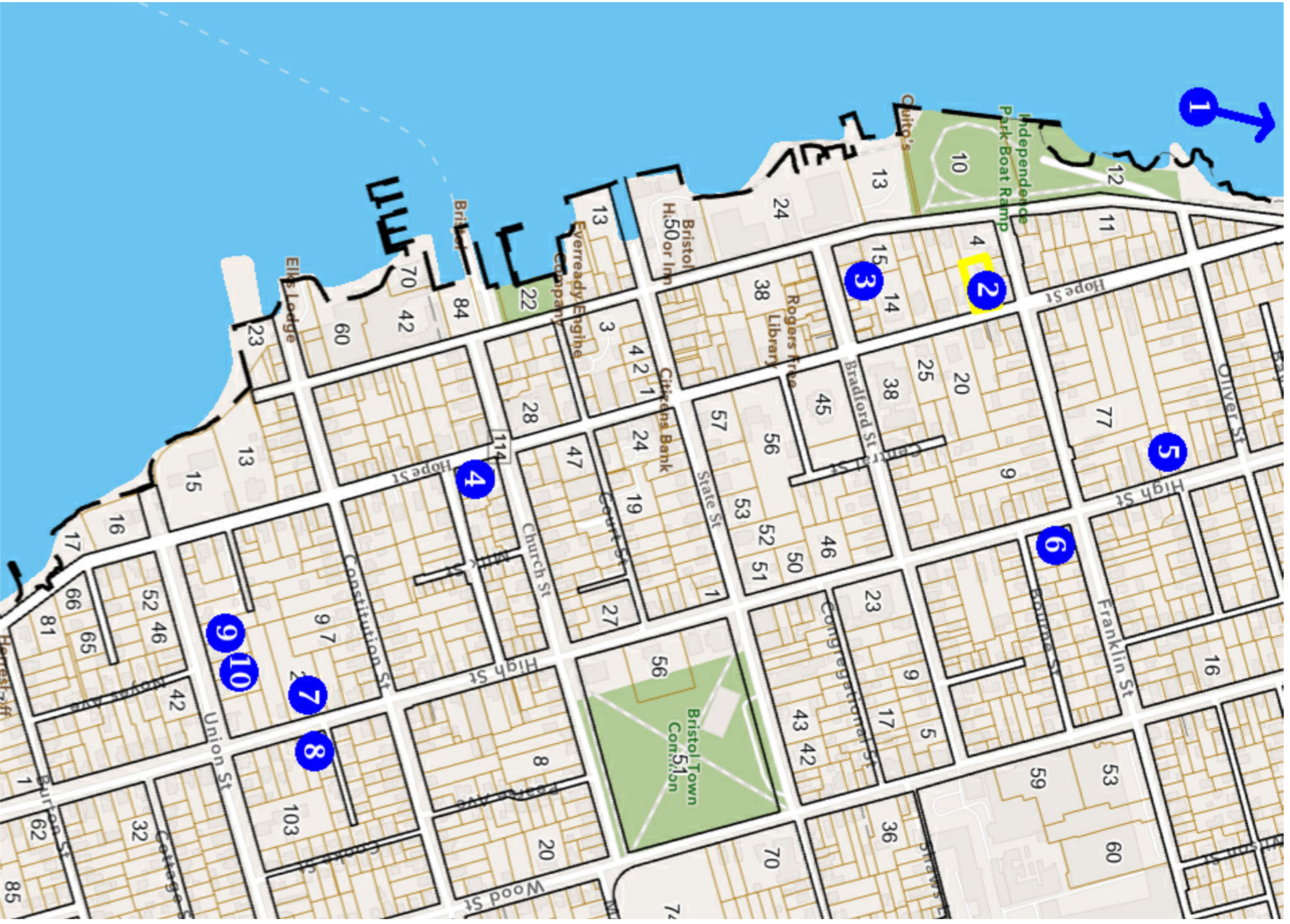
DATE: May 17th, 2024

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BRISTOL PHOTO MAP



1 996 HOPE STREET - 1793 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)



2 649 HOPE STREET - 1784 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)

A5.0

LAFLAMME RESIDENCE
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Bristol, Rhode Island

DESCRIPTION:
COMPARABLE HOMES
IN BRISTOL

SCALE: N/A

DATE: May 17th, 2024

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3 31 BRADFORD STREET - 1700 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)



4 344 HOPE STREET - 1792 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)



5 377 HIGH STREET - 1780 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)



6 342 HIGH STREET - 1804 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)

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A5.1

LAFLAMME RESIDENCE
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Bristol, Rhode Island

DESCRIPTION:
COMPARABLE HOMES
IN BRISTOL

SCALE: N/A

DATE: May 17th, 2024

REVISIONS:

PROGRESS PRINT
DATE: 05/17/24
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7 149 HIGH STREET - 1809 - (SIDE PORCH)



8 154 HIGH STREET - 1808 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)



9 41 UNION STREET - 1811 - (SIDE PORCH)



10 45 UNION STREET - 1812 - (ELL EAVE LINES UP WITH MAIN ROOF EAVE)

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A5.2

LAFHAMME RESIDENCE
 70 Griswold Ave
 Bristol, Rhode Island

DESCRIPTION:
 COMPARABLE HOMES
 IN BRISTOL

SCALE: N/A

DATE: May 17th, 2024

REVISIONS:

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