



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, March 06, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. **Review of February Minutes**
 2. **Review of Minutes for February 13 Special Meeting**
3. **Application Reviews**
 1. **25-13: Hope Street, Rhode Island Department of Transportation**

Discuss and Act on improvements by RIDOT to Hope Street.
 2. **25-10: 260 High Street, Town of Bristol:**

Discuss and act on installation of electrical box on street frontage, installation of electric pole.
 3. **25-06: 195 High Street, Peggy Frederick:**

Discuss and act on addition of fence and garage to property
 4. **25-09: 205 High Street, CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA**

Discuss and act on replacement of sign with new materials.

5. 25-12: 125 Hope Street, Nancy DiPrete Laurienzo

Discuss and act for proposed demolition of current structures on 125 Hope Street.

6. 25-14: 23 Summer Street, Catherine Esselen

Discuss and Act on replacement of porch in kind, replacement of windows, removal of 2 windows.

7. 25-15: 532 Wood Street, East Bay Food Pantry & Thrift Store

Discuss and act on constructing a new egress stair from existing lower level up to grade, Replace existing brick infilled masonry openings with new windows in kind with existing windows.

8. 25-16: 435 Hope Street, Nicki Tyska:

Discuss and Act on installation of new sign for business.

9. 25-11: 125 Thames Street, Bristol Lofts LLC:

Discuss and act on approval for mill conversion to apartments, including external features.

4. Concept Review

1. CR-25-1: 8 Constitution Street, John J Marshall:

Concept Review for addition of second story

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourn

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HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, February 6, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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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: Church, Allen, Lima, Ponder, Bergenholtz, O'Loughlin, Page, Teitz, and Toth

Absent: Millard

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the January 6, 2025, meeting.

Lima: Are there any comments or changes to the minutes of the January meeting?

Allen: On page 9, 4th paragraph, the applicant's name is "Mello", not "Melo". Also, on page 10 where it is discussing the plywood falling apart, it's on the exterior not interior, and the name is "Thai", not "Tai".

Lima: Anything else? Can we have a motion?

Church: Sure.

Motion made by Church to accept the minutes of the January meeting as amended; Seconded by Bergenholtz

Voting Yea: Allen, Ponder, Church, Lima, O'Loughlin, Bergenholtz, and Page

Lima: I want to welcome our new member, Robert Page.
Thank you for coming aboard.

3. Application Reviews

3A. 24-174: 35 Central St, Donna Brown: Discuss and act on replacement of wood clad replacement windows with wood clad replacement windows in kind, replacement of door, not on street frontage.

Andrew Brereton present on behalf of Donna Brown.

Brereton: I am here to speak on behalf of my friend, Donna Brown.

Toth: We have permission from her.

Brereton: I saw the project and met Scott Harkin who is the General Contractor. He showed me around the job site. I will answer any questions. My understanding is that you have the packet with the information on the products and the work done. I used to be a carpenter.

Teitz: Can you identify which windows and doors and provide the specs on the door?

Toth: Pages 45 and 46 do that.

Brereton: I believe there is information on that. It is a fiberglass door, Thermopane with mullion grills installed.

Lima: It's in the back of the house?

Brereton: Correct. The addition is not part of the original house.

Allen: And the door is already installed?

Brereton: Correct.

Allen: And the windows are installed?

Brereton: Correct.

Allen: Were the original windows wood?

Toth: We pulled from file from last 15 years. The windows are clad wood windows, and they are putting in clad wood windows as a replacement, so it is a replacement in kind.

Allen: We didn't know that from last time.

Toth: Correct.

Ponder: Did you get a description of the old door verses the new door?

Toth: There are photos in packet as well as the specifications for the new door.

Brereton: I apologize, Donna texted me the packet and I have been looking at it on my phone.

Teitz: Pages 56 and 57 are the old ones, and page 58 is the new one.

Brereton: Yes.

Teitz: Page 48 is the new door where it says existing.

Ponder: Yes.

Lima: I'm looking at the old record to see if there is anything about the door.

Allen: Was a fee assessed?

Toth: Yes, for the application and the work without a permit. I brought it to the attention of building official.

Lima: Are there any questions or comments? Is there anyone in the audience who would like to speak for or against this? Can we have a motion?

Ponder: I will.

Motion made by Ponder to the accept application as presented; Seconded by Page.

Voting Yea: Ponder, Allen, Page, Lima, Bergenholtz, and O'Loughlin

Secretary of Interior Standards: #9

3B. 25-01: 553 Hope St, MaKenzie Marshall: Discuss and Act on replacement of door on street frontage.

MaKenzie Marshall present.

Marshall: I am here seeking approval to exchange the front door from aluminum to wood and glass which would align more with the other buildings and storefronts in the area.

Church: You found it in the basement?

Marshall: Yes.

Church: It is probably original to the building.

Marshall: It would fit perfectly as there were no modifications and was maintained.

Lima: What are you going to put there?

Marshall: Not sure. We're just cleaning up and bringing it back to life.

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

Amanda Marshall: I am for it. I know what the door looks like and it is great to have.

Lima: Can we have a motion?

Allen: Sure.

Motion made by Allen to approve the application as presented with a finding of fact that the door was found in the basement of the building and it might be original to the building. Seconded by Church.

Voting Yea: Ponder, Page, Allen, Lima, Church, O'Loughlin, and Bergeholtz

Teitz: Think also Standard #5 as it is basically distinct materials to be preserved.

Secretary of Interior Standards: #5, #9

Project Monitor: Ory Lima

Lima: If there is anything you need, just contact Nick.

Toth: The green sheet will be available online. You don't need a building permit, just drop the door in and you are good to go.

Lima: When the certificate is ready, just put it in the front window or somewhere in the front of the building where it is visible.

Marshall: Absolutely. Thank you.

Lima: Thank you.

3C. 25-04: 9 Church St, Dean Nadalin: Discuss and Act on installation of metal railings on front stairway.

Toth: I did speak to Dean and thought he was aware of the date. He was intending to come, and he may be running late.

The application was put off later in the meeting and came back around to it.)

Dean Nadalin present.

Nadalin: My wife said a railing needs to go up. My wife says that her parents are getting old, and it is needed for safety so people can get into the house. Mary has fallen before. So, I am here to get approval for the railing. I went around Town and took photos of others. What is unique about this railing is that the spindles are set at a 45° angle.

Bergenholtz: Are you going to use a brass ball or the lamb's tongue?

Nadalin: Lamb's tongue.

Ponder: That's the one you would go with?

Nadalin: Yes.

Church: It is attached to the stairs and not the building.

Nadalin: Correct.

Teitz: One on each side?

Nadalin: Yes.

Bergenholtz: Is the door surround carved stone?

Nadalin: Yes. It is the only one in Bristol. The railing does not connect to the house.

Bergenholtz: Always thought it was dangerous at night especially.

Nadalin: It goes into Town property. We added the blue stone steps and one thing we noticed is that skateboarders like to use it and the railings would prevent that as well.

Lima: Are there any more questions or comments? Is there anyone in the audience who would like to speak for or against this? Can we have a motion?

Allen: I'll do it.

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

Voting Yea: Page, Lima, Allen, Ponder, Bergenholtz, O'Loughlin, and Church

Secretary of Interior Standards: #9

Project Monitor: Chris Ponder

Lima: Just put the certificate on the front of the building where visible.

Nadalin: Thank you.

3D. 24-161: 366 Hope St, Thomas M. Bergenholtz: Discuss and Act on replacement of 11 Windows.

Thomas M. Bergenholtz present.

Bergenholtz recused.

Bergenholtz: What we are doing is getting new windows for the 3rd floor of the property which is not part of the original building, and it was added later. The tenant was there for 54 years. Her whole family lived there at one time. She couldn't go up/down the stairs anymore and it became a safety issue for her, so she moved to an assisted living place which is much better for her. We couldn't do anything on the 3rd floor with her there. We have been there for 10 years. Moving forward, we need to get it done. We need windows put in and we will redo the place on the inside. We have obtained quotes for windows from many companies. Windows are expensive. Going with Marvin.

Allen: What is the clad on the outside?

Bergenholtz: It is in the spec sheet. Windows will be black outside and inside.

Teitz: What is the material?

Bergenholtz: Extruded aluminum. I don't think it is a wood product.

Allen: It says it is clad but doesn't say the material.

Lima: Says ebony clad exterior.

Bergenholtz: Ebony is the color. I know it is not cedar.

Church: Could be vinyl or aluminum.

Allen: Doesn't show it in the specs.

Bergenholtz: It is the same as windows on Thames Street.

Lima: Ok we did approve it.

Allen: Now all wood?

Bergenholtz: Yes.

Allen: Typically, we need some proof they are failing and can't be repaired.

Bergenholtz: They are in really tough shape.

Allen: Usually, people take photos close up.

Bergenholtz: You are welcome to come and see them.

Allen: We may have to do a sight visit.

Bergenholtz: If I could salvage them, I would.

Allen: We need to schedule a site visit.

Church: In the meantime, you can find out what the cladding is. Are they 4 over 4?

Bergenholtz: Yes.

Church: True divided light?

Bergenholtz: Yes.

Allen: I think it is simulated.

Church: Yes, simulated with space bar.

Lima: It looks like 2 over 1.

Bergenholtz: You mean the existing, yes.

Lima: Yes, 3 in the front have 2 over 1.

Toth: Do you know when the addition was built?

Bergenholtz: There is some indication that it was in the 1930s. I don't have anything going back far.

Toth: Just so we know it's not a recent addition.

Church: The roof line was changed.

Bergenholtz: Yes. It used to be like Holstrum's house with railing and everything else. Then they put dormers there.

Church: I can see some here.

Bergenholtz: One section is a little flat roof. There used to be a tower that blew off during a hurricane.

Ponder: Are all of the windows up there?

Bergenholtz: Yes.

Ponder: I don't have a problem with 4 over 4 but just need to do a site visit.

Bergenholtz: Just let me know.

Lima: Some windows are 2 over 2 and some are 2 over 1.

Bergenholtz: There's a lot of different windows there. Each one is worse than other.

Lima: This was 1993.

Church: Could we make a motion to have the site visit with possible vote at site?

Lima: It depends on if we can get a quorum.

Teitz: If you have a quorum. Do the vote outside of the house, not inside, just in public.

Church: It will keep you from having to come back. You just need to coordinate with Nick.

Bergenholtz: Sure.

Ponder: I vote to continue.

Motion made by Ponder to continue the application for a site visit and possible vote at the site; Seconded by Allen.

Voting Yea: Lima, Ponder, Allen, Church, Page, and O'Loughlin

Bergenholtz: Any idea when?

Toth: It depends on the availability. I just have to post it 48 hours in advance.

Bergenholtz: I just want to get going. The sooner the better.

Church: Are you available anytime?

Bergenholtz: For you, absolutely.

Lima: Good luck and thank you for what you are doing.

Bergenholtz: Thank you.

3E. 25-05: 19 Byfield St, Heath Robbins & Elena Bao:

Discuss and act on proposed addition to house and restoration and remodeling of carriage house, landscaping, and other features.

Heath Robbins and Elena Bao, John Lusk, and Daniel Cusmano present.

Bergenholtz recused.

Lusk: We are here for a concept review. We did away with the garage and reduced the size of the project to make everything a better fit. There are updated drawings and perspectives. I also included cut sheets and product materials. The materials for the windows, roofing, cupola are compatible with the historic house. The details of the millwork are there. We do have some calculations about the original addition coverage which was more than the addition we want to put in now. It shows everything from the original house to the addition to what we have now.

Church: The numbers are acceptable. I have never heard of an Acoya tree.

Lusk: It is pine which has been treated. It looks like wood, and it is insect resistant. It was used on Pivotal Brewing. It is like Azek but wood.

Church: Is there a change to the barn?

Lusk: It has been downsized from what was shown before, no living space, mostly storage.

Church: So, workshop/office?

Lusk: Somewhat. It is not intended as a residence. Basically, an accessory building, bringing it back to more original.

Church: I like that original house walls are still visible, and the addition isn't overpowering. We wanted something that was subservient to original house.

Allen: That's great.

Lusk: Another thing, along the street we are continuing the low stone wall which will be similar to what goes between the properties. It is very respectful to neighborhood.

Lima: Are there any questions or comments?

Church: Metal roof?

Lusk: Canopy on the carriage house, but nowhere else.

Ponder: What is the material for the bulkhead, metal?

Cusmano: Yes, metal.

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

Bill Chittick: I understand what Lusk said regarding the revised plans, but the ones I have here are from a week or so ago.

Lusk: These are the old ones. You can see the new plan right here and again when you look at the site itself. Basically, no garage, no pergola, and the addition is brought a little closer. Worked details to make it fit better. Fewer windows there.

Chittick: So, there are two questions. One relates directly to this and other is I was wondering if the HDC was aware that a few months ago a 190yr old chimney was removed.

Toth: The issue was that the chimney was becoming structurally unsound.

Chittick: So, the only solution was to tear it down? Something couldn't be done to preserve it?

Allen: The homeowners tried but couldn't come up with a solution, so we did approve the demolition.

Chittick: They couldn't cap it at roof ridge?

Allen: No.

Chittick: My view of this is southwest. The images on here I personally don't like from a design standpoint. What I don't like about the addition is that it has a 4 equal hipped roof design with a cupola on top. It looks like a Florida lanai and not New England at all. I think a 4 equal hip roof sets a bad precedence for the district. Hipped roofs in the area are more federal. Occasional Ls of buildings might have a hipped roof, but to have 4 is too Gulf Coast Florida. I just want to express that. A-1.01 shows it from what I see from my house. That is my view. A-1.01 drawing and A1.06 is the photo of that same looking southwest towards the property from my house. It is just a bank of windows. Eight banks of 6 over 6, a million panes too many. You don't see that on any other house. It just doesn't fit in Bristol. Not on Byfield street especially. Unadulterated 19th century view. It was there until 1960, not sure what happened to it.

Chittick: Regardless of when the addition was done 1860 to 1880 or could be later, by 1960 or so it was removed. No matter where I look in any direction it's perfect 19th century. I would be disappointed if it changed. I think it could be better. The HDC shouldn't stoop to that level.

Elena Bao: You said that you had a photo of the view you have?

Chittick: Yes.

Teitz: You can't introduce into evidence.

Bao: I just wanted to see it personally.

Teitz: Just walk around and show the members of the Commission and then email it to Nick.

Chittick: Here it is. (Shows picture on his phone to the Commission.)

Marianne Pellegrino: Our properties are one against the other. It seems like an awful lot of building for a small space. I agree that it doesn't fit neighborhood.

It is not historical and just looks like a lot of building in a small space. It just doesn't fit. Thank you.

Tamara Barnie: I think it looks fabulous. I looked at the printed proposal. It also seems that it is going to be behind everything and not visible from the yard. I think it looks great and makes sense to me.

Lima: I would like to indicate that we received a comment from Jonathan Feinstein on 1/28/25. Reads letter into the record.

Tom Bergenholtz: I was at the Zoning Board meeting and had a question. When at Zoning for this, there was something that they were seeking a hardship for because of variances. Does that hardship still exist?

Lima: Andy?

Teitz: The HDC does not look at the hardship point of view, just appropriateness. Zoning could say yes and the HDC could say no that it is not appropriate or vice versa.

Bergenholtz: Question to John. Is there still a hardship involved with the new plans to go to Zoning? I assume that it is going to Zoning. I think the historic part is not only in the building itself but also with the land. To put all of these buildings on a lot that it seems to be crowded. I understand Jonathan's comment, but people who live in the back and on the sides, there is a historic part of this that has to do with land use.

Lusk: Historically, the land use was much greater. It had over 300sqft more than what is there now. A hipped roof carriage house was originally there. The gabled roof that is there now is not original. Right now, we did do away with garage. Less lot coverage. The house itself and the addition are less than 30%. We were scheduled to have meeting with Zoning, but it got changed, and we will be going back. Also, we considered a pergola. The lot coverage is less than 35% total. One image we have here from 1903 shows an addition on top of the original addition.

Cusmano: The hipped roof was a design solution to maintain similar roof slopes to keep below existing roof. The new addition is much smaller to the existing home.

Lusk: The way to bring a new addition is to be a little different from the original, but to blend it in to work with the main house without overshadowing it.

Sally Butler: I just wanted to say it is beautifully done and is very sensitive to what was there and what is there now. I support this project. Definitely worthy.

Deborah Blair: I also strongly support the project. It has got plenty of room for it. I think people should do what they need to do on their property.

Lima: Is there anyone else who would like to speak for or against this project?

Bao: This email was sent by Rosemarie Sirois at 34 Byfield. Reads letter from Rosemarie into record. We have a few other neighbors that couldn't be here, and I spoke to at least 10 neighbors who are very supportive and have received great feedback. I believe it keeps with the character with the Town and the street. I did research about the density of lot coverage of homes on Byfield, Church, and Milk. My findings were that over 56% of the homes exceed 30% coverage that would meet Zoning. Currently, the density of this area is quite dense. Currently, my lot has 22% coverage which is extremely sparse for the area. It is A-typical of the area. 86% of the homes in the area have greater lot coverage than mine. It is a large lot and a substantial amount of open space is still available. It maintains an open feel from the street. I feel comfortable that it does not overpower lot. With all due respect to Mr. Chittick, I think he is overstating view from his home.

Teitz: Finish your testimony.

Bao: The view from behind is not a clear view anyway. There are obstructions like trees, hedges, etc. I feel comfortable. The additions are part of the character of the neighborhood. I feel what we've done enhances and is in keeping with the character.

Lima: Thank you. Everyone set?

Dean Nadalin: The State of Rhode Island in the last 2 years has allowed ADUs across the State. He's presenting an ADU. I just looked at the plans and I think it looks great. With that law, there is no question whether it is appropriate.

Lima: Thank you.

Lusk: Thank you for everyone taking the time to share opinions on this. We all care about the historic environment. If you look at the encroachment, I really do think this proposal is the best fit. We don't want to be a part of something that would take away the character of district. I do feel it fits the house and the neighborhood. Picks up on the historic character and does not overpower the house.

Lima: Thank you.

O'Loughlin: I think it looks great. My concern is the windows on the addition. Those do look more modern than the rest. I'm just curious about the 3 by 3 design choice.

Lusk: The windows are a little different to separate the addition from the house. What we did it on that particular facade from the street. We didn't want something to give a false sense of history.

Church: I would like to make a motion.

Lima: Okay.

Motion made by Church to approve the application as presented; Seconded by Ponder

Voting Yea: Church, Lima, Page, Ponder, Allen, and O'Loughlin

3, 10,

Secretary of Interior Standards: #3, #9, and #10

Project Monitor: John Allen

Lima: Please put the certificate in the front where it is visible for everyone to see. Good luck and thank you.

Lusk: Thank you.

4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**

Church: Let's report on questions we had at last meeting.

Toth: Pick and Pay pulled a permit late last year to fix the fence, but it hasn't done so yet.

Lima: They have a year?

Toth: Yes.

Lima: Okay, plenty of time.

Church: Okay.

Toth: They are to put a fence back in kind.

O'Loughlin: There is a temporary cardboard sign advertising cigarettes do we have any say?

Teitz: Code enforcement does.

Lima: We'll have Ray Falco check it out.

Toth: I will put you in contact with him.

O'Loughlin: Okay.

Toth: Regarding the Thames Street fence, we need to do more research to see what was approved as well as the Tong Fon vestibule. Due to things going on with other projects taking longer, it was put on the back burner for a bit. I did speak with Andy and we are doing research. I did some research on the fence on Hope Street, and no permit was pulled. I forwarded it to the Code Enforcement Officer. I did discuss the lattice work with Mary.

Allen: Can I make a motion to talk about Bradford Street?

Teitz: Let's finish other things first. Nick and I spoke about the fence on Thames. The approval goes back some time in the early 2000s, might be earlier. Might be when the warehouse was removed. I thought it was after Jim bought it from bankruptcy.

Church: After a living fence was on the parking garage.

Teitz: The original fence is much earlier than that. Not an easy thing to research.

Lima: You may want to talk to David Andriozzi. He may remember it.

Allen: I was on the Board when we made that temporary yearly.

Teitz: I thought it was for the parking structure. We'll find out.

Allen: Okay.

Church: What about the gutter issue?

Toth: I reached out to them, and they said that they will do it in the spring and it will be a fiberglass product. A fiberglass gutter that matches the original profile would be administratively approved. Also, I reached out to 37 Burton, and I haven't heard back. They didn't finish pulling the permit. Also, just so everyone is aware Robert Ruggerio will be returning next month. It should be a hefty one. There is new ownership and just so you are aware, they have approval from the State and federal government. The State has released its RFP for the 2025 grant, due in March. With the closure of the school, Diane has requested to bring up having the Guiteras School designated as a historic site on the National Historical Registry.

Teitz: Make a motion for that one.

Motion made by Lima to discuss the Terrace School;
Seconded by Allen

Voting Yea: Church, Lima, Page, Ponder, Allen,
O'Loughlin, and Bergenholtz

Bergenholtz: It was a survey we received which was pretty clear that it was a key component. My understanding was that the school was sinking. I would rather concentrate on Wood Street than the school.

Church: It's sinking?

Bergenholtz: Isn't it?

Teitz: It's not sinking. The water level is rising.

Toth: The idea is we're trying to get the National Register.

Lima: I would say that we should not push the Guiteras School off of the list. We should be looking at New Goree and Wood street, Guiteras School abandonment, and possible uses should be done from the historic district point of view. It should come from the Town and the state historical preservation.

Bergenholtz: What is Diane suggesting?

Toth: The National Register for historic tax credits for future use whether it be a new Town building or sold off. Basically to get it done so it is ready to go. She just wanted to get everyone's opinion.

Teitz: I began doing research for the Town on this school. The legal question is if it can be sold. I do think it is historically significant as it sits on a gateway in the Town. I think it is worth preserving. The building was designed from a home on Poppasquash which burned down. I think it is important historically as indicated by Nick. It would help provide additional avenues for funding for rehabilitation.

Catherine Zipf: A student wrote a draft for the National Registry. That draft was for academic purposes for a National Registry nomination. It was very sharp. The National Registry nomination has been approved to move forward. The question is if we are using CLG money for this, what is needed to get it up to snuff. There is no need for a consultant. Can we edit what was already done instead of using monies? I can volunteer to get it there.

Lima: Thank you.

Toth: That's it.

Bergenholtz: A hefty meeting does it imply many changes.

Toth: No, just a lot of stuff to go through. The applicant needs to bring edited versions of State and federal approvals. It is hefty paperwork. It was already approved by State and federal government. Park services already looked at it. It is a lot of stuff that has been previously seen. It is a large packet.

Church: Was it a concept review?

Toth: They were going to come back with details.

Lima: Have them supply the packets so you don't have to. Have them submit one to you to review and then have them make enough for everyone else.

Toth: I will do that.

Lima: Are they going to do it when they first come before us? Are they going to have us go through it?

Toth: I don't know. It is a new ownership team. They have been meeting with us and the Town with every department in Town. The new team is ready to go, just doing interior clean up.

Church: It was pretty basic. There were not that many areas that we were going to be making approvals.

Toth: They understand.

Lima: Hopefully they will be able to give a tour to see the interior so we can understand and how it's going to be reflected in the finished product. What they did with American Tourister, and if they do something similar, I think that would be something that would work in their best interest. I thought it was very interesting.

Ponder: I did the American Tourister tour.

Church: Parts were coming off in the wind.

Toth: They will bring in everything next month. I will send out instructions on viewing the application online.

Ponder: It was a very general approval to get started.

Teitz: It was more than a concept because it was exterior stuff and the windows was a big thing.

Allen: According to Nick, it was not approved.

Toth: No. It was pretty general.

Teitz: Demo was limited to a concrete block building.

Ponder: It was just to get started and then they were going to come back with more details.

Teitz: The water tower is gone.

Lima: Yes.

Motion made by Allen to discuss Bradford Street; Seconded by Ponder

Voting Yea: Ponder, Lima, Allen, Page, Church, Bergenholtz, and O'Loughlin

Allen: About 4-5 months ago, we approved a porch on a duplex. The owner claimed he was a craftsman. The approved lattice at the bottom is the cheapest looking plastic. Mary said she would go back and look. Mary okayed it, but I don't think that's in the purview of a Project Monitor to approve and I would like to reopen that.

Bergenholtz: Has someone approached the homeowner and asked?

Allen: Mary said she approved it.

Teitz: Did she approve it as plastic or approve it not realizing it was plastic.

Allen: Originally didn't realize it was plastic. I think she went out there and said it was okay. I really think this is setting a bad precedence.

Lima: We had others try to put it in and we have been clear to have it wood.

Bergenholtz: It needs to be corrected.

Church: Can we do anything?

Teitz: John, you said it was wood lattice work?

Ponder: I believe it said that it needed to be wood.

Allen: Mary said since it was a small area that he couldn't find something that would look good.

Bergenholtz: And we approved the diagonal slats? I'm surprised.

Allen: I don't think we did.

Lima: We need to figure out if it was approved.

9. Adjourned at 8:41 PM



Town of Bristol, Rhode Island

Historic District Commission

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

Meeting Minutes for 366 Hope Street Special Meeting February 13, 2025

Attending: Ory Lima, Chair; Robert Page, Alternate Member; Christopher Ponder, Member;
John Allen, Member

Also Present: Nicholas Toth, HDC Coordinator; Andy Teitz, Town Solicitor

Meeting Called to Order at 2:03 PM, February 13, 2025, at 366 Hope Street

A quorum of commissioners met on site at 366 Hope Street to review application 24-161, submitted by property owner Tom Bergenholtz, to replace 11 windows on the third floor of the property.

Commissioners were brought into the third-floor unit, which is currently going interior renovations, to inspect the windows. The current windows were found to be in poor condition, but not excessively so. The present commissioners discussed the issue before them, with Members Ponder and Page bringing up issues with the windows and the difficulty of seeing the third-floor windows from the street. Member Allen was opposed, saying the windows were not in pristine condition but were able to be repaired. Member Allen also stated that he did not want to set the precedent of allowing the owner to remove the third floor windows and have the owner use that to replace all windows. The property owner stated that they had explored repair, but doing so would be extremely cost prohibitive. Member Lima suggested that the front windows could be retained or replaced with better windows from the rear, but the sizes did not match.

Member Ponder made the motion to Approve application 24-161 to replace 11 windows on the third floor as presented, with the Findings of Fact that the windows were in poor condition and were on the third floor, and not easily visible from the street.

Motion Seconded by Member Page.

Votes in Favor: Lima, Page, Ponder

Votes in Opposition: Allen

Motion to Adjourn made by Allen, Seconded by Page. Meeting Adjourned at 2:28 PM.



Bristol Historic District Commission

Item 1.

Application for Review of Proposed Work - Printable Application

HDC-25-13		February 13, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
Varies - see attached plans	o	o

Applicant	Applicant Phone	Applicant Email
RIDOT	4015634136	jan.bak@dot.ri.gov

Property Owner (If Different from Applicant)	Owner Mailing Address
	2 Capitol Hill

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:

On Hope Street from Constitution St. to Walley St. - sidewalk rehabilitation; mill and overlay roadway; and rehabilitate portion / reconstruct portion of Collins Cove Seawall with full depth roadway reconstruction.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

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

RIDOT

Applicant's Name – Printed

Jan J. Bak, Jr.

Applicant's Digital Signature

Date: February 13, 2025



HOPE STREET / FERRY ROAD IMPROVEMENTS, BRISTOL RI

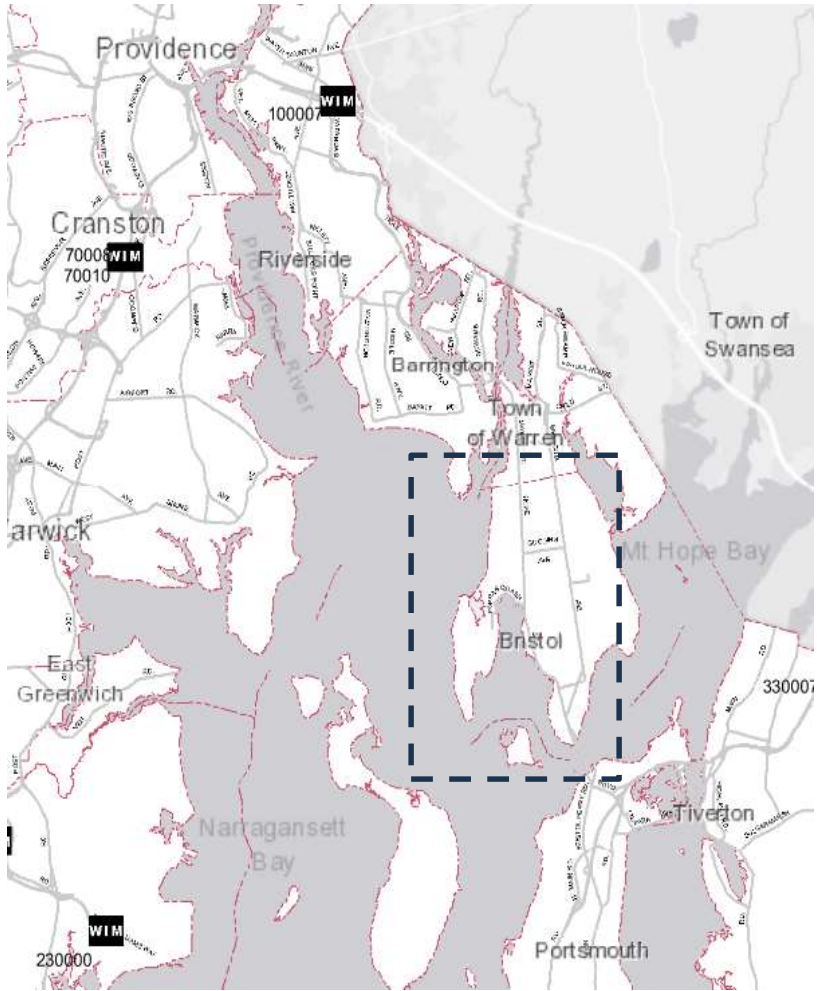
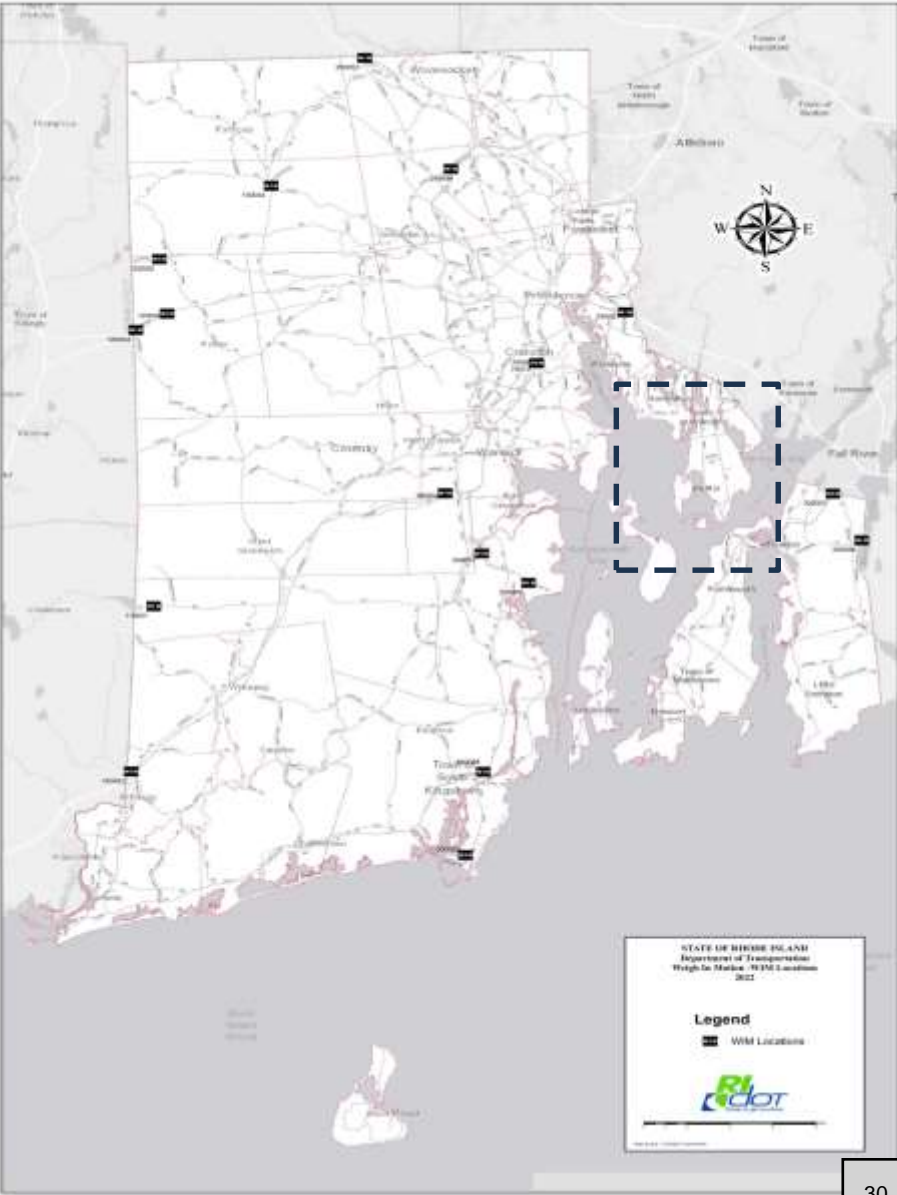
Bristol Historic District Commission
March 6, 2025



- **RIDOT Statewide Transportation Improvement Planning Project 1299**
- **Funding – FHWA, RIDOT, Town of Bristol, Scenic Byway Grant**
- **The project increases the access to many points of interest including Colt State Park; historic downtown business district; Herreshoff Marine Museum; Blithewold Museum; Roger Williams University; the Bristol Fourth of July parade; and its scenic waterfront.**

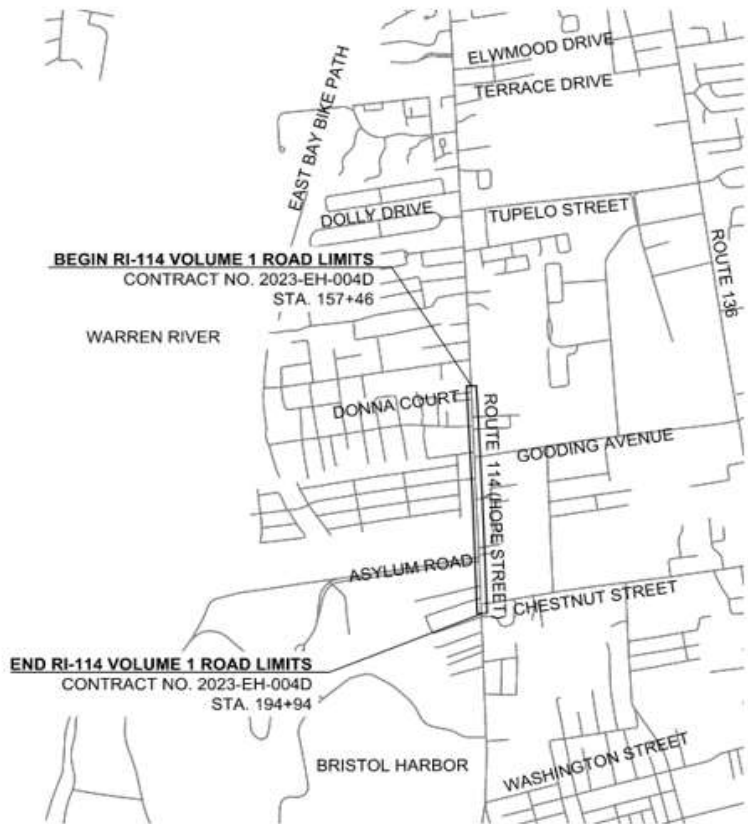


- Project spans approximately 4 miles to increase pedestrian safety, connectivity, and accessibility to the Bristol waterfront.
- Includes traffic and pedestrian signal upgrades in the northernmost section and proceeds into limited sidewalk and wheelchair ramp replacement in a historic designated area including restoration of stone path sidewalk.
- Adds new sidewalk in the southernmost section including repairing a seawall that includes restoration of a scenic overlook; and mill / pave the traffic lanes within the southern 2-mile stretch.
- Adds dedicated bicycle lanes throughout.
- Project includes minor drainage improvements; and a new pedestrian crossing beacon at Roger Williams University.
- Sidewalks ADA Compliance - Pedestrian improvements and accessibility to all features along the 4-mile stretch is understood as a priority for RIDOT and local officials.

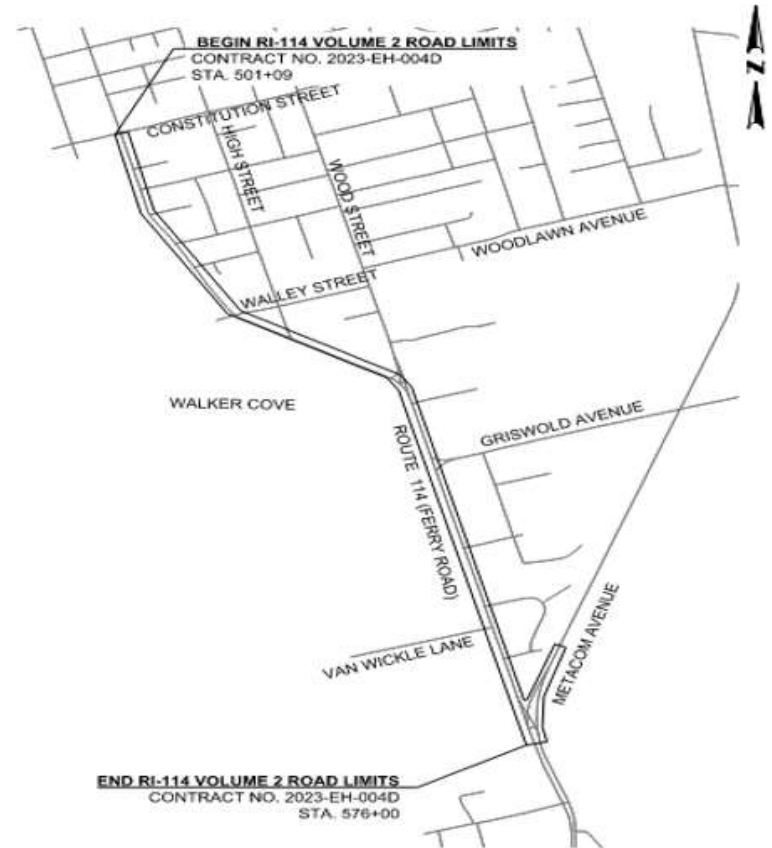


PTSID 0076L – Hope Street Improvements:

Volume I – Signal Improvements

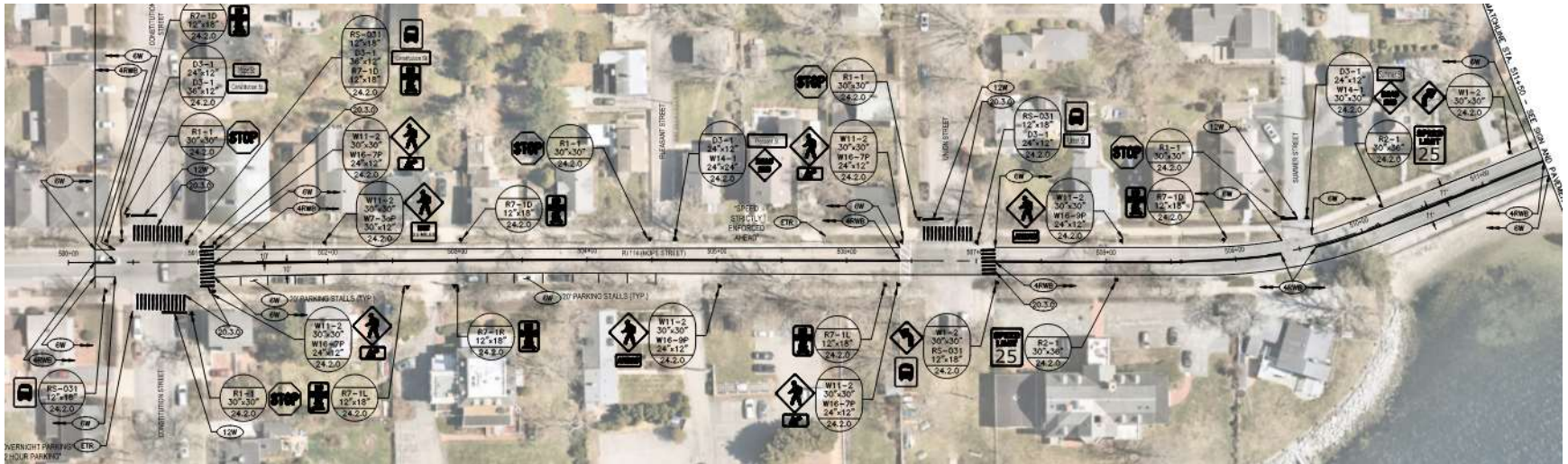


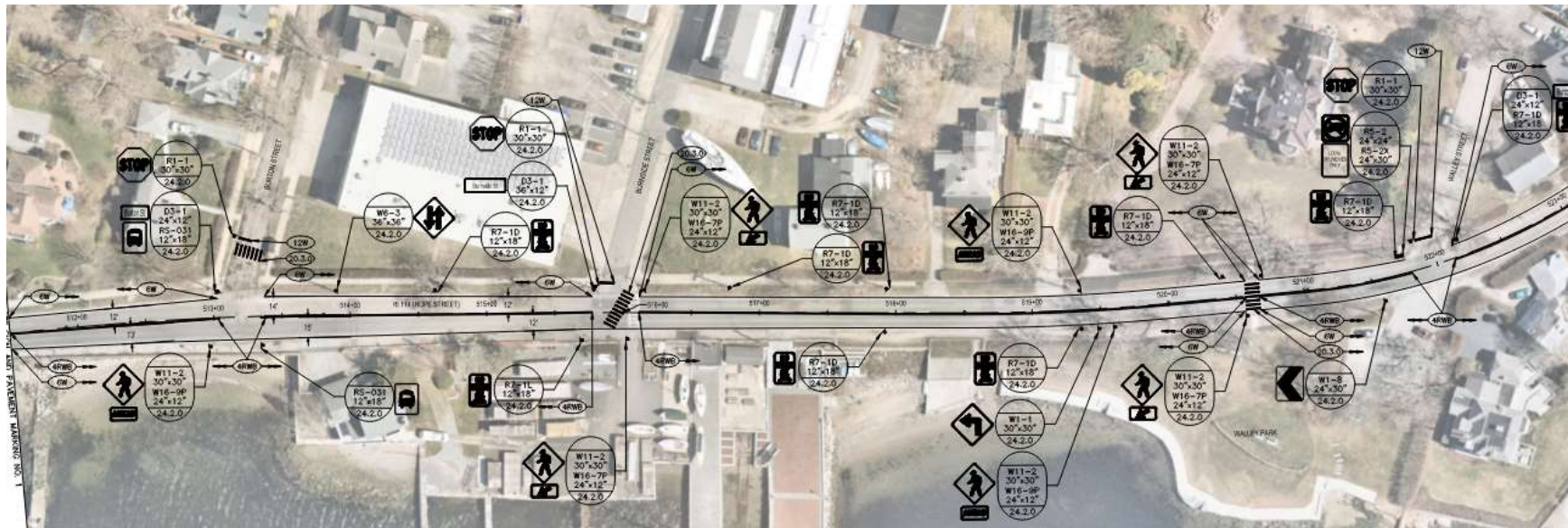
Volume II – Roadway Improvements



Volume II: Historic Area Plan Sheets 1 and 2













Post 1938 Hurricane



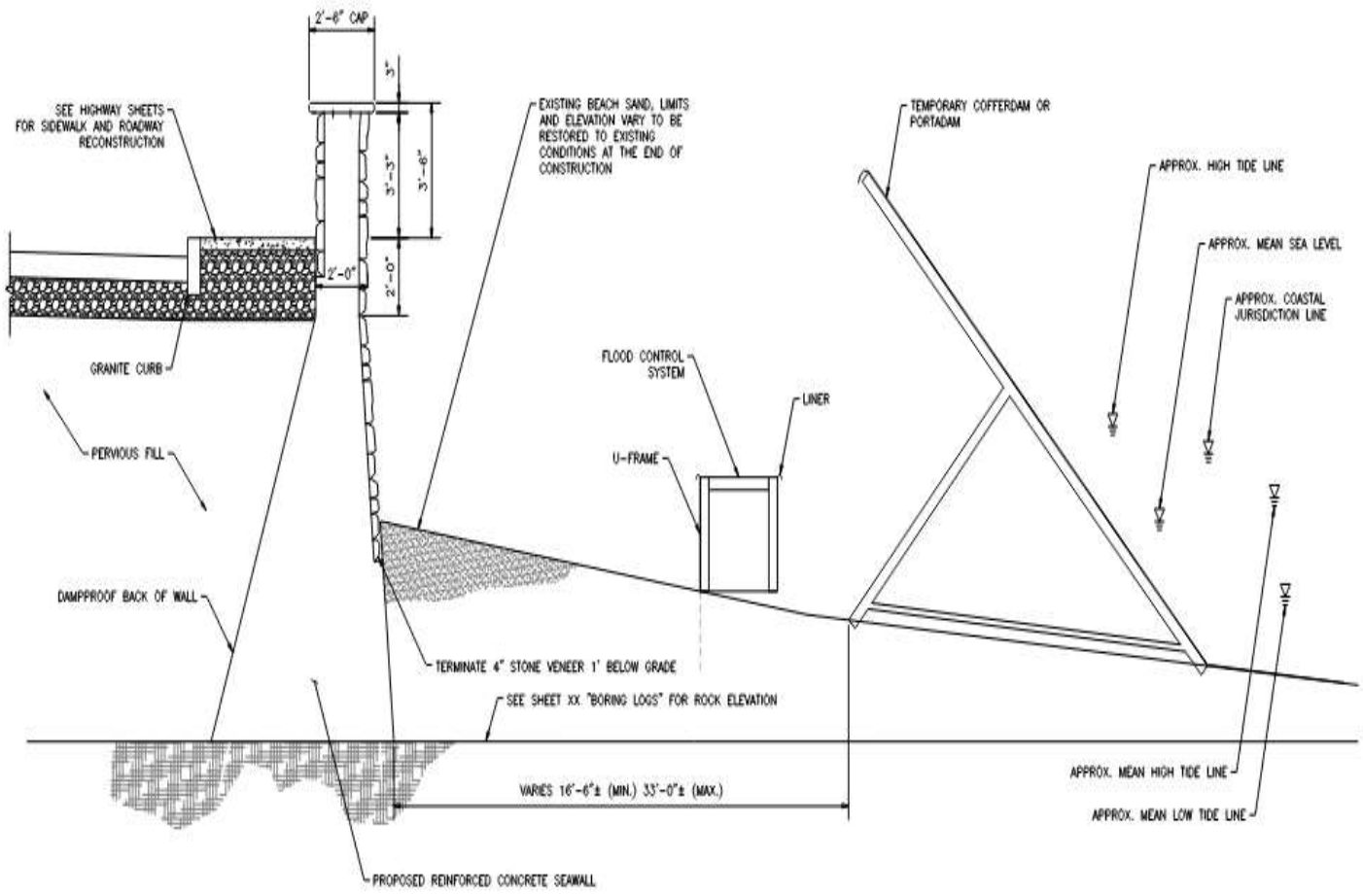
1945 Reconstruction



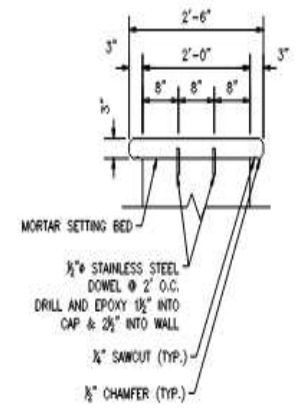




DRW. NO.	PROJECT NO.	YEAR
00 R1	XXXX-XXXX(00X)	202



FULL REPLACEMENT TYPICAL SECTION
SCALE: 1/8" = 1'-0"



SEAWALL CAP DETAIL
SCALE: 1" = 1'-0"

- Trees within the Historical District: (1) removal / replacement; (18) pruning / no action

ASSET #	ID #	Common Name	Genus, Species (sp - denotes undeterminable species)	dbh (in)	Removal (Y or N)	Health Rating	Location Description	Notes
21		Honey Locust	<i>Gleditsia triacanthos</i>	14"	Y	2 // 5	east side - 136 Hope Street - Seven Oaks	Note excessive lean. Removal recommended.
22		Horse Chestnut	<i>Aesculus hippocastanum</i>	30"	N	4 // 5	east side - 136 Hope Street - Seven Oaks	Deadwood pruning recommended.
23		Horse Chestnut	<i>Aesculus hippocastanum</i>	22"	N	3 // 5	east side - 136 Hope Street - Seven Oaks	Powerline clearance needed.
24		Horse Chestnut	<i>Aesculus hippocastanum</i>	23"	N	3 // 5	east side - 136 Hope Street - Seven Oaks	Deadwood pruning recommended.
25		Japanese zelkova	<i>Zelkova serrata</i>	16"	N	4 // 5	east side - 142 Hope Street / Richond - Herreshoff House	Needs major pruning. Shave roots.
26		Japanese zelkova	<i>Zelkova serrata</i>	21"	N	4 // 5	east side - 142 Hope Street / Richond - Herreshoff House	Powerline clearance needed.
27		Linden	<i>Tilia</i>	25"	N	4 // 5	east side - Herreshoff Museum	Powerline clearance needed.
28		Linden	<i>Tilia</i>	30"	N	4 // 5	east side - Herreshoff Museum	Powerline clearance needed.
29		Sycamore Maple	<i>Acer pseudoplatanus</i>	1.5" caliper	N	5 // 5	east side - utility pole #53	Small newer planting.
30		Japanese Flowering Cherry	<i>Prunus serrulata</i>	2.5"	N	5 // 5	east side - 212 Hope Street	Note stakes and wires should be removed.
31		Sycamore Maple	<i>Acer pseudoplatanus</i>	1.5" caliper	N	5 // 5	east side - 212 Hope Street	Note remove stakes.
32		Norway Maple	<i>Acer platanoides</i>	24"	N	4 // 5	east side - 218 Hope Street	Minor deadwood pruning recommended. Powerline clearance needed. Note invasive species.
33		Elm	<i>Ulmus</i>	16"	N	4 // 5	east side - 232 Hope Street	Deadwood pruning recommended.
35		Horse Chestnut	<i>Aesculus hippocastanum</i>	29"	N	3 // 5	east side - 234 Hope Street	Deadwood and structural pruning recommended.
34		Elm	<i>Ulmus</i>	22"	N	3 // 5	east side - 234 Hope Street	Needs to be pruned off of house. Note mirror attached to tree.
36		Norway Maple	<i>Acer platanoides</i>	26"	N	3 // 5	east side - 248 Hope Street	Reduction pruning recommended.
37		Tulip Poplar	<i>Liriodendron tulipifera</i>	18"	N	4 // 5	east side - 256 Hope Street	Deadwood pruning recommended.
38		Tulip Poplar	<i>Liriodendron tulipifera</i>	18"	N	4 // 5	east side - 256 Hope Street	Powerline clearance and deadwood pruning needed.
39		Norway Maple	<i>Acer platanoides</i>	23"	N	4 // 5	east side - 260 Hope Street	Powerline clearance and deadwood pruning needed.

- Thank you for your attention. Any questions?
- Elizabeth Correia - Principal Historic Preservation Specialist
- Jan J. Bak, Jr. - Project Manager 1



Bristol Historic District Commission

Item 2.

Application for Review of Proposed Work - Printable Application

HDC-25-10	Contributing	February 10, 2025
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Project Address	Assessor's Plat	Assessor's Lot
260 High Street	51	220

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

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

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:

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

Property History

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

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

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

Town of Bristol

Applicant's Name – Printed

Christine Shea

Applicant's Digital Signature

Date: February 10, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 220 HIGH ST ACRES: 7.08 PARCEL ID: 018-0051-000 LAND USE CODE: 78 CONDO COMPLEX: OWNER: TOWN OF BRISTOL CO - OWNER: MAILING ADDRESS: 10 COURT ST ZONING: R-6 PATRIOT ACCOUNT #: 1257	BUILDING STYLE: Schools UNITS: 1 YEAR BUILT: 1896 FRAME: Masonry EXTERIOR WALL COVER: Brick ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: BOOK & PAGE: SALE PRICE: 0 SALE DESCRIPTION: SELLER:	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Steam w/Boil FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 51183 FINISHED BUILDING AREA: 36515 BASEMENT AREA: 10614 # OF PRINCIPAL BUILDINGS: 3	
ASSESSED VALUES	
LAND: \$405,300 YARD: \$168,800 BUILDING: \$4,545,500 TOTAL: \$5,119,600	
SKETCH	PHOTO



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 19-1 CAMA Number: 19-1 Property Address: 289 WOOD ST	Mailing Address: DECOSTA, JOSEPH ET UX 289 WOOD ST. BRISTOL, RI 02809
Parcel Number: 19-10 CAMA Number: 19-10 Property Address: 94 CHURCH ST	Mailing Address: BAGGOT, JONATHAN R. & MARCELA S. TE 94 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-11 CAMA Number: 19-11 Property Address: 90 CHURCH ST	Mailing Address: JAMES, LEWIS P & LISA M, TRUSTEES LEWIS P & LISA M JAMES FAMILY TRUST 90 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-12 CAMA Number: 19-12 Property Address: 88 CHURCH ST	Mailing Address: CAVALCONTE, CHARLES C. CHERYL D. 88 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 19-13 CAMA Number: 19-13 Property Address: 82 CHURCH ST	Mailing Address: HASLEHURST, ERICH E & SWEENEY TIMOTHY E TE 82 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-18 CAMA Number: 19-18 Property Address: 283 WOOD ST	Mailing Address: WEST, JAYNE S & BOUCHIE, GLENN C TE 283 WOOD ST BRISTOL, RI 02809
Parcel Number: 19-2 CAMA Number: 19-2 Property Address: 124 CHURCH ST	Mailing Address: CALOURO, MOSES J. PORTIA K. PO BOX 612 ORLEANS, MA 02653
Parcel Number: 19-21 CAMA Number: 19-21 Property Address: 36 PEARSE AVE	Mailing Address: ALARIE, PETER BRESLIN, AMY 36 PEARSE AVENUE BRISTOL, RI 02809
Parcel Number: 19-3 CAMA Number: 19-3 Property Address: 122 CHURCH ST	Mailing Address: BOYCE, NORMAN W. CELESTE B. LIFE ESTATE 2 SUSANS PLACE EAST BRIDGWATER, MA 02333
Parcel Number: 19-4 CAMA Number: 19-4 Property Address: 118 CHURCH ST	Mailing Address: BRUM, EDWARD L BERTHA M TRUSTEES 29 JANE LN BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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

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

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

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

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

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

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

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



www.cai-tech.com

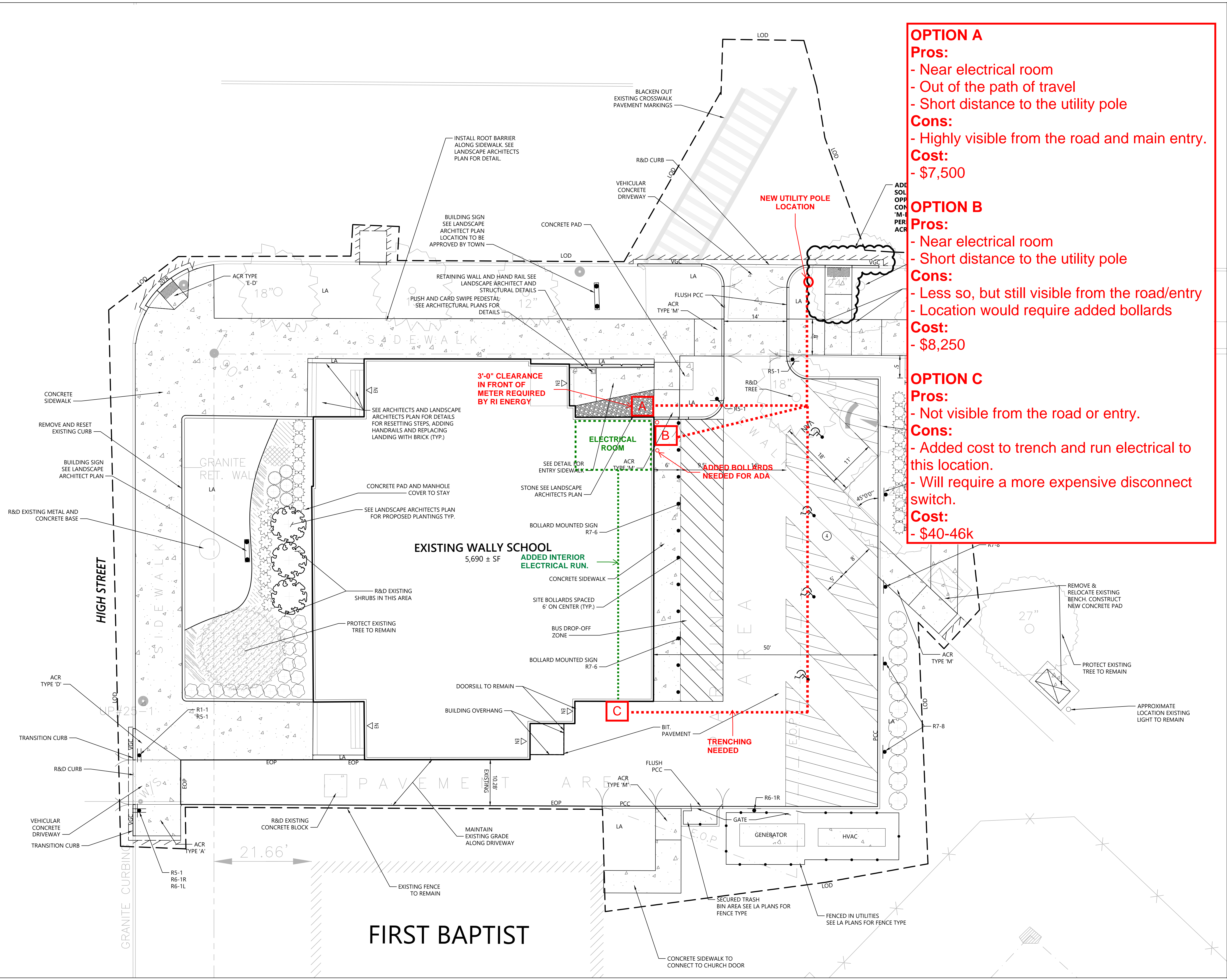
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Sign Summary

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



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

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

**BREWSTER
 THORNTON
 GROUP
 ARCHITECTS**
LLP

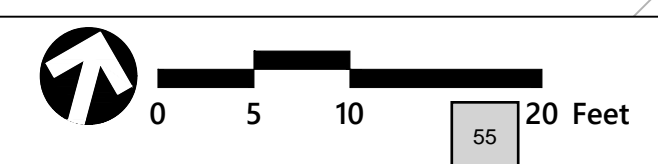
317 Iron Horse Way,
 Suite 202
 Providence, RI 02908
 401.861.1600
 brewsterthornton.com

vhb
1 Cedar Street
 Suite 400
 Providence, RI 02903
 401.272.8100

JOB NO. #2211	DATE 2.24.2023	
ISSUE: BID DOCUMENTS		
NO.	REVISION DESCRIPTION	DATE

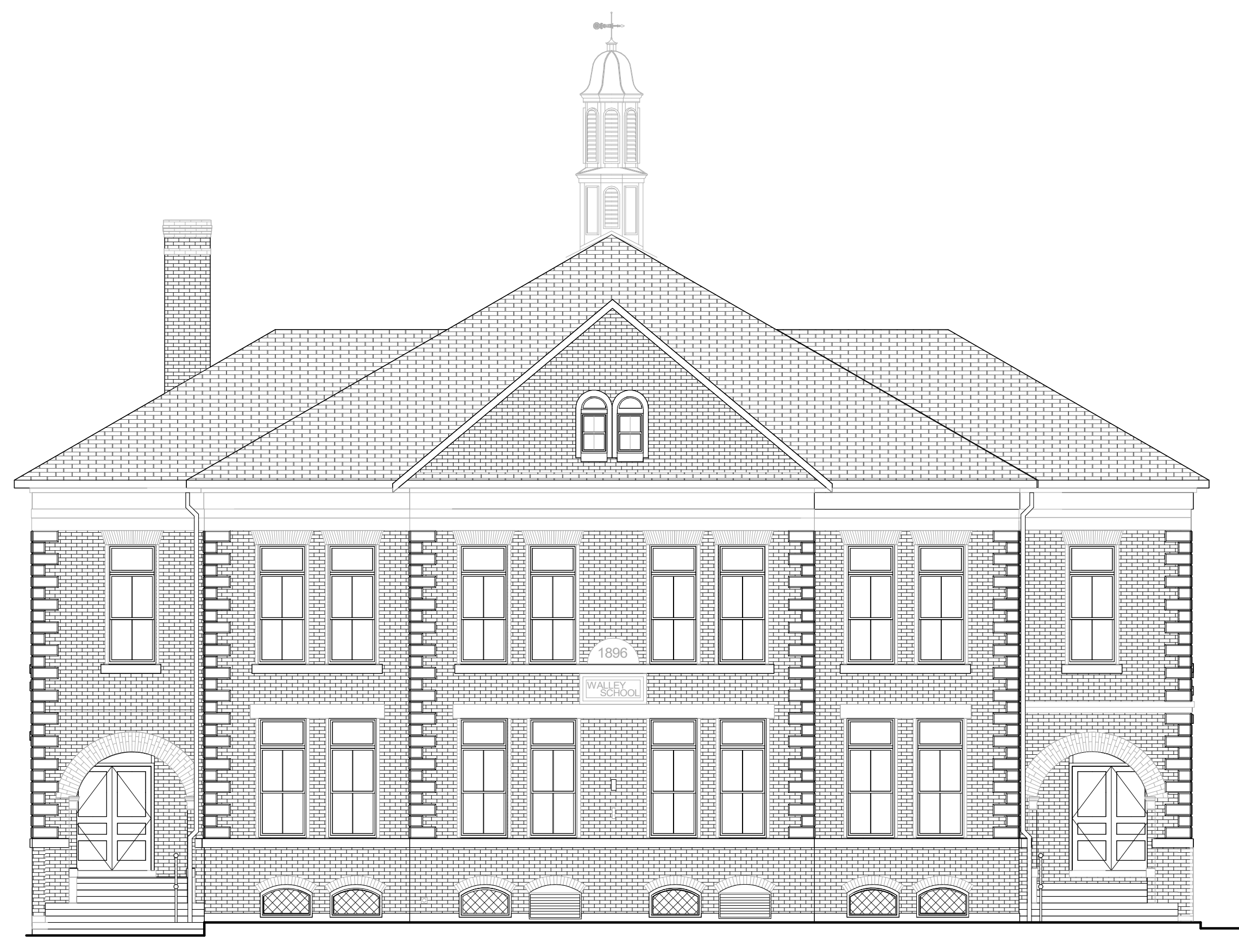
SHEET TITLE
**Layout and
 Materials
 Plan**

SHEET
C2.0





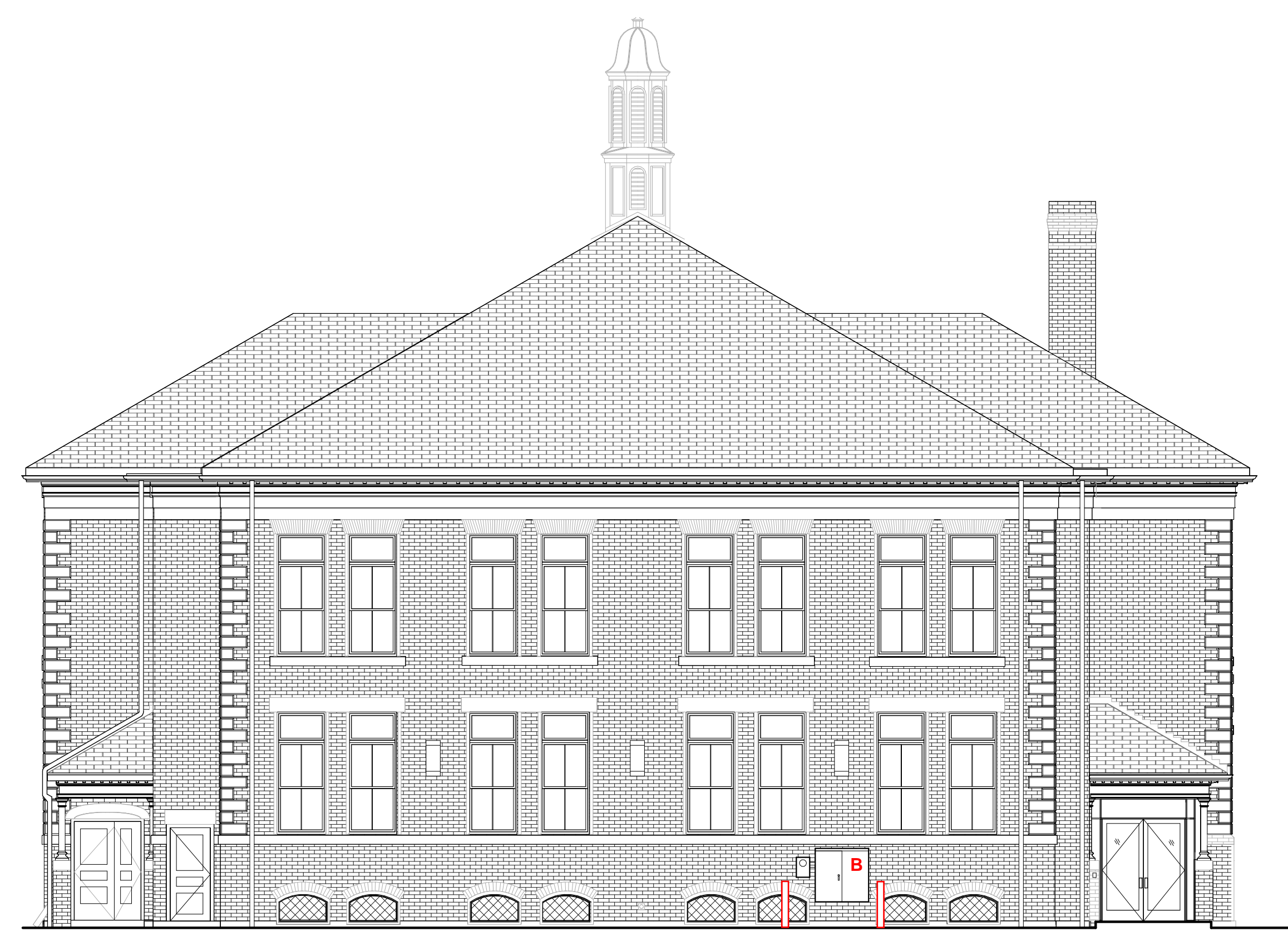
1 NORTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



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



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



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

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

**BREWSTER
THORNTON
GROUP
ARCHITECTS**
LLP

317 Iron Horse Way,
Suite 202
Providence, RI 02908

401.861.1600
brewsterthornton.com

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

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET
A2.1

**METER WILL BE
INSTALLED TO THE
SIDE**





Bristol Historic District Commission

Item 3.

Application for Review of Proposed Work - Printable Application

HDC-25-6	Contributing	February 3, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
195 High Street	14	72

Applicant	Applicant Phone	Applicant Email
Peggy Frederick	508-308-3069	pegfred4@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	31 Bradford Street

Architect/Engineer	A/E Phone Number	A/E Email
Melissa Hutchinson	401.559.1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
James Tavares	4012285339	jptavaresconst@yahoo.com

Work Category:	New Structure(s)
----------------	------------------

Description of proposed work:

Addition of a garage and fence to the property

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00170
HISTORIC NAME:	
ARCH. STYLE:	Colonial
ORIGINAL CONSTRUCTION DATE (est.):	1800 ca

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

Peggy Frederick

Applicant's Name – Printed

Peggy Frederick

Applicant's Digital Signature

Date: February 3, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 195 HIGH ST ACRES: 0.1485 PARCEL ID: 014-0073-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: FREDERICK, PEGGY CO - OWNER: MAILING ADDRESS: 31 BRADFORD ST ZONING: R-6 PATRIOT ACCOUNT #: 869	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1830 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 5/17/2024 BOOK & PAGE: 2244-153 SALE PRICE: 0 SALE DESCRIPTION: SELLER: BLACK VULTURE LLC	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3488 FINISHED BUILDING AREA: 1768 BASEMENT AREA: 884 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$220,600 YARD: \$0 BUILDING: \$137,400 TOTAL: \$358,000	
SKETCH	PHOTO



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

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

Mailing Address: FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

Abutters:

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

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

Parcel Number: 14-109
CAMA Number: 14-109
Property Address: MILK ST

Mailing Address: BARNEY, TAMARA ANN & HARRALL,
TIMOTHY ROBERT TE
23 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-113
CAMA Number: 14-113
Property Address: 67 CONSTITUTION ST

Mailing Address: LOVETT, BRIAN
48 CONSTITUTION ST
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 14-54
CAMA Number: 14-54
Property Address: 203 HIGH ST

Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE
REVOC LIVING TRUST 12-9-2014
203 HGH ST
BRISTOL, RI 02809

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

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

Parcel Number: 14-56
CAMA Number: 14-56
Property Address: 43 BYFIELD ST

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

Parcel Number: 14-57
CAMA Number: 14-57
Property Address: 64 CHURCH ST

Mailing Address: DEL NERO, PAUL A. ETUX TE DEL
NERO, CATHY ROBERTSON
PO BOX 742
BRISTOL, RI 02809

Parcel Number: 14-58
CAMA Number: 14-58
Property Address: 39 BYFIELD ST

Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A
JT
39 BYFIELD ST
BRISTOL, RI 02809





200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 14-60 CAMA Number: 14-60 Property Address: 33 BYFIELD ST	Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID JT 33 BYFIELD ST BRISTOL, RI 02809
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: 14-74 CAMA Number: 14-74 Property Address: 46 BYFIELD ST	Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX FLOYD, TERESA L TE 46 BYFIELD STREET BRISTOL, RI 02809
Parcel Number: 14-75 CAMA Number: 14-75 Property Address: 42 BYFIELD ST	Mailing Address: GAETZ, TRACEY FRANCES & FISCHER, STEPHEN C. JR TE 42 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-76 CAMA Number: 14-76 Property Address: 38 BYFIELD ST	Mailing Address: SILVA, MICHAEL 141 HILLSIDE AVE SOMERSET, MA 02726
Parcel Number: 14-77 CAMA Number: 14-77 Property Address: 34 BYFIELD ST	Mailing Address: SIROIS, ROSEMARIE G. 34 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-78 CAMA Number: 14-78 Property Address: 11 MILK ST	Mailing Address: CARREIRO, MARY M TRUSTEE MARY M CARREIRO FAMILY TRUST 4 OVERLOOK DR BRISTOL, RI 02809
Parcel Number: 14-79 CAMA Number: 14-79 Property Address: 15 MILK ST	Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF 15 MILK ST BRISTOL, RI 02809
Parcel Number: 14-80 CAMA Number: 14-80 Property Address: 17 MILK ST	Mailing Address: CANARIO, DOROTHY LE REM-AREL, PATRICIA etal TC 17 MILK ST BRISTOL, RI 02809
Parcel Number: 14-81 CAMA Number: 14-81 Property Address: 21 MILK ST	Mailing Address: ENOS, RICHARD & PATRICIA TE PO BOX 605 BRISTOL, RI 02809
Parcel Number: 14-82 CAMA Number: 14-82 Property Address: 23 MILK ST	Mailing Address: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE 23 MILK 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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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: 14-95 CAMA Number: 14-95 Property Address: 65 CONSTITUTION ST	Mailing Address: 65 CONSTITUTION, LLC AGOSTINI, JOSHUA & BELL, JOSHUA C/O 65 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-96 CAMA Number: 14-96 Property Address: 61 CONSTITUTION ST	Mailing Address: CARROLL, MARY T. 61 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-97 CAMA Number: 14-97 Property Address: 55 CONSTITUTION ST	Mailing Address: 221 HOPE LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-116 CAMA Number: 19-116 Property Address: HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-16 CAMA Number: 19-16 Property Address: 202 HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-17 CAMA Number: 19-17 Property Address: 198 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809



www.cai-tech.com

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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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: 19-48
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: 19-50
CAMA Number: 19-50
Property Address: 180 HIGH ST

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

Parcel Number: 19-51
CAMA Number: 19-51
Property Address: 178 HIGH ST

Mailing Address: UNITED BROTHERS LODGE 13 C/O
STELLA MOITZO
64 SALISBURY STREET
REHOBOTH, MA 02769-1326



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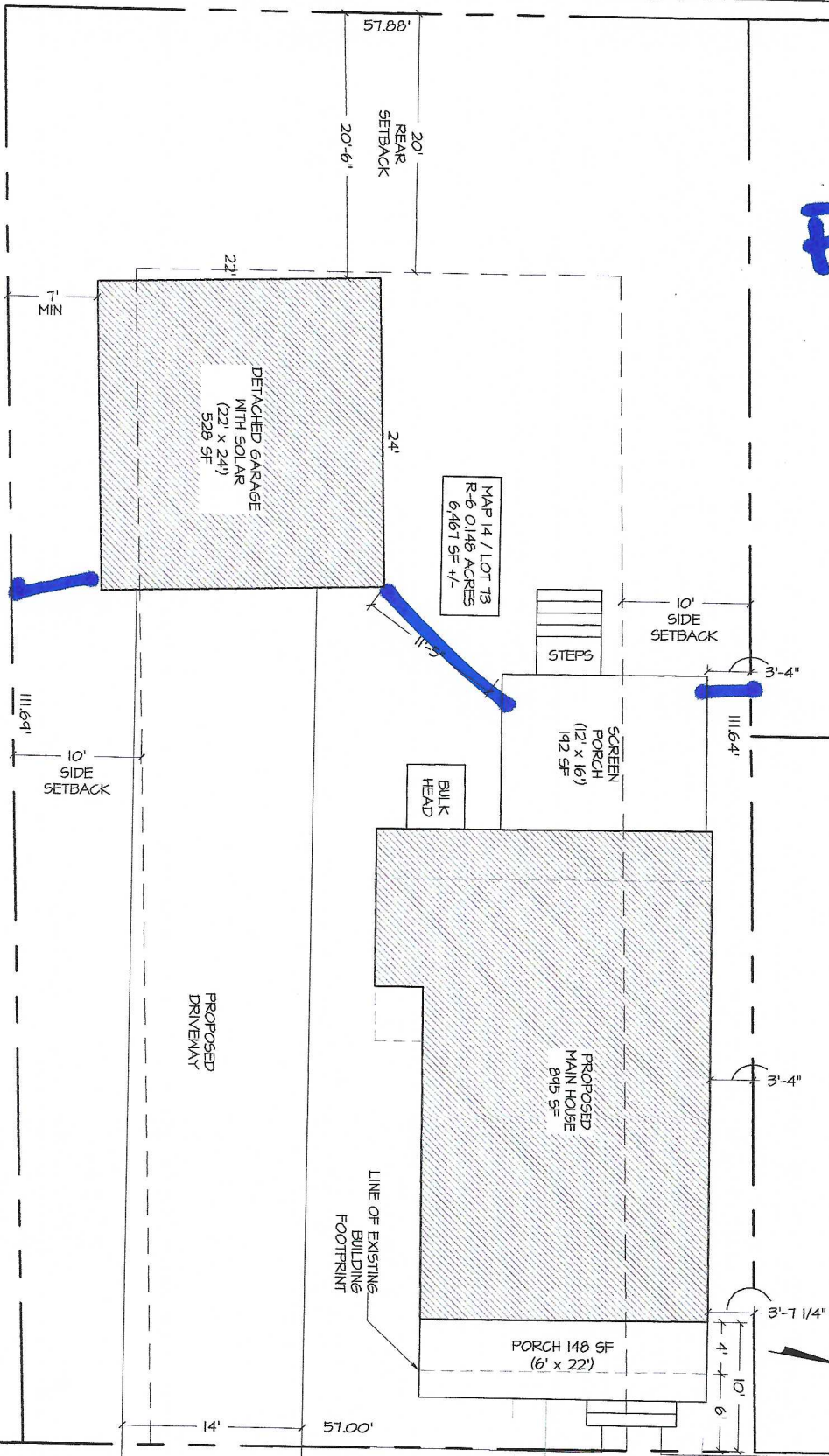
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Force = 1

LOT CALCULATIONS (R-6 ZONE)
 LOT SIZE = 1.01 ACRES = 6,460 SF
 FRONT SETBACK = 10' (STREET AVERAGED)
 SIDE SETBACK = 10'
 REAR SETBACK = 20'
 ALLOWABLE LOT COVERAGE = 30%
 ALLOWABLE FOOTPRINT = 1,938 SF
 PROPOSED LOT COVERAGE = 1,952 SF
 MAX USED LOT COVERAGE = 28,688
 MAX HEIGHT (ACCESSORY) = 20'

NOTE:
 SEE CIVIL SURVEY DRAWINGS FOR PROPERTY LINES,
 DRAINAGE SWIRL DESIGN, TOPOGRAPHY, DRAINAGE,
 GRADING AND UTILITIES. THE MAIN ELEMENT PROPOSED SITE
 PLAN DEPICTED BASED ON THE SURVEY PROVIDED BY
 REGISTERED LAND SURVEYOR, JOHN BARBER.

1 SITE PLAN
 SCALE 1/4" = 1'-0"



FREDERICK RESIDENCE
 195 HIGH ST
 BRISTOL, RI 02809

MH Architect, LLC
 203 Hooper Street
 Thurston, RI 02878
 401.589.1987
 mharchitect.com

No.	Date	Revisions
1	2/22/22	MOVED GARAGE NEXT BY 7'-0" WSW

DATE FOR CONSTRUCTION
 ISSUED 2/14/2024
 DRAWING TITLE
 PROPOSED SITE PLAN
 DRAWING NUMBER
 A0.0

A0.0



YUKON N Series

Half-Cell N-Type Bifacial Module

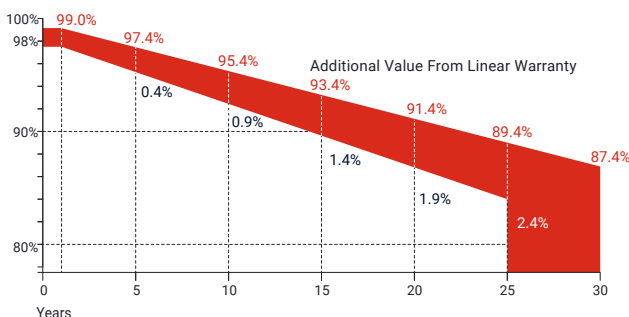
420-435Wp | **22.28%**
Module Power Output | Max Efficiency



Key Features

- High module conversion efficiency
- Better temperature coefficient
- Super multi busbar technology
- Low attenuation long warranty
- Superior load capacity
- Higher bifacially
- USA based liability insurance
- Houston, Texas based company

Warranty



30 Years Guarantee on product material and workmanship

30 Years Linear power output warranty

Product Certification

IEC61215:2016; IEC 61730:2016; UL61215; UL61730					
IEC62804	PID				
IEC61701	Salt Mist				
IEC62716	Ammonia Resistance				
IEC60068	Dust and Sand				
IEC61215	Hailstone				
Fire Type (UL61730): Type 29					
ISO14001:2015; ISO9001:2015; ISO45001:2018					

About SEG Solar

Founded in 2016, SEG is a leading vertically integrated PV manufacturer headquartered in Houston, Texas, U.S., and is dedicated to delivering reliable and cost-effective solar modules to the utility, commercial and residential markets. By the end of 2024, SEG has shipped over 5 GW of solar modules worldwide. The company is expected to exceed a production capacity of 5.5 GW by the end of 2024.



Electrical Characteristics

Module Type	SEG-420-BTD-BG			SEG-425-BTD-BG			SEG-430-BTD-BG			SEG-435-BTD-BG		
	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC	Front STC	Front NOCT	Back STC
Maximum Power -Pmp(Wp)*	420	316	336	425	320	340	430	324	344	435	328	348
Open Circuit Voltage -Voc(V)	38.50	36.58	38.48	38.70	36.77	38.68	38.90	36.96	38.88	39.10	37.19	39.08
Short Circuit Current -Isc(A)	13.83	11.06	11.06	13.91	11.13	11.13	13.99	11.19	11.19	14.07	11.26	11.26
Maximum Power Voltage -Vmp(V)	31.90	29.99	31.88	32.10	30.21	32.08	32.30	30.41	32.28	32.50	30.63	32.48
Maximum Power Current -Imp(A)	13.17	10.54	10.54	13.24	10.59	10.60	13.32	10.66	10.66	13.39	10.71	10.71
Module Efficiency(%)	21.51			21.76			22.02			22.28		
Power Tolerance(W)							(0, +4.99)					
Maximum System Voltage							1500V DC					
Maximum Series Fuse Rating							30 A					
Bifaciality							80±10%					

STC: Irradiance 1000 W/m² module temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² ambient temperature 20°C module temperature 45°C wind speed: 1m/s

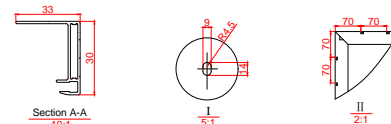
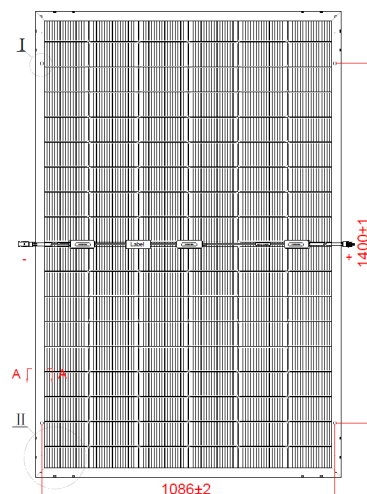
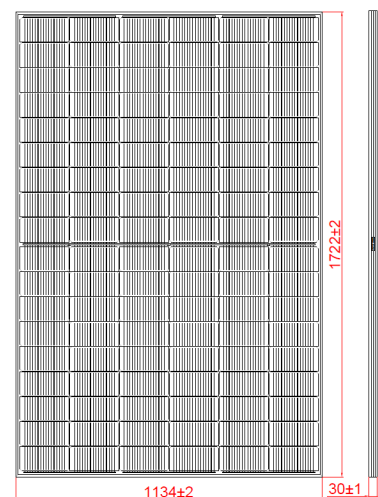
*Measuring tolerance: ±3%

Mechanical Specifications

External Dimension	1722 x 1134 x 30 mm
Weight	24.0 kg
Solar Cells	N-Type 182 x 91 mm(108 pcs)
Front Glass	2.0 mm AR coating semi-tempered glass
Back Glass	2.0 mm Semi-tempered glass
Frame	Black anodized aluminium alloy
Junction Box	IP68 / 3 diodes
Connector Type	MC4
Cable Type	12 AWG PV Wire(UL)
Cable Length	Portrait: 400 mm(+)/ 200 mm(-) Landscape: 1200 mm(+)/ 1200 mm(-) or customized length
Mechanical Load(Front)	5400 Pa / 113 psf*
Mechanical Load(Rear)	2400 Pa / 50 psf*

*Refer to SEG installation manual for details

Technical Drawing



*Refer to SEG installation manual for details

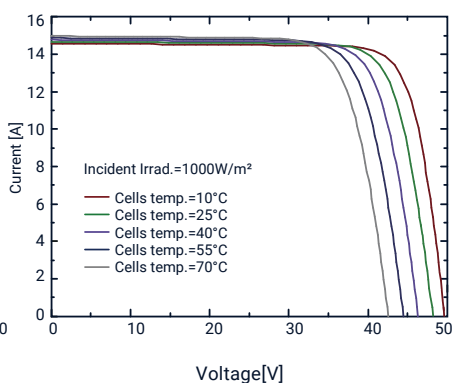
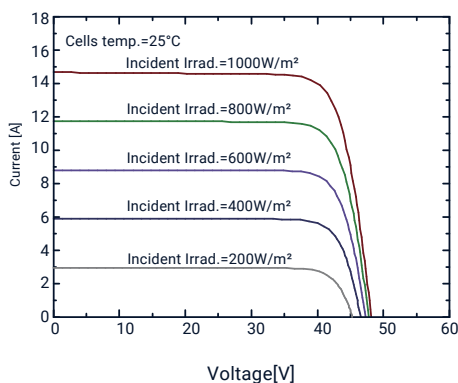
Temperature Characteristics

Pmax Temperature Coefficient	-0.30 %/°C
Voc Temperature Coefficient	-0.25 %/°C
Isc Temperature Coefficient	+0.046 %/°C
Operating Temperature	-40~+85 °C
Nominal Operating Cell Temperature (NOCT)	45±2 °C

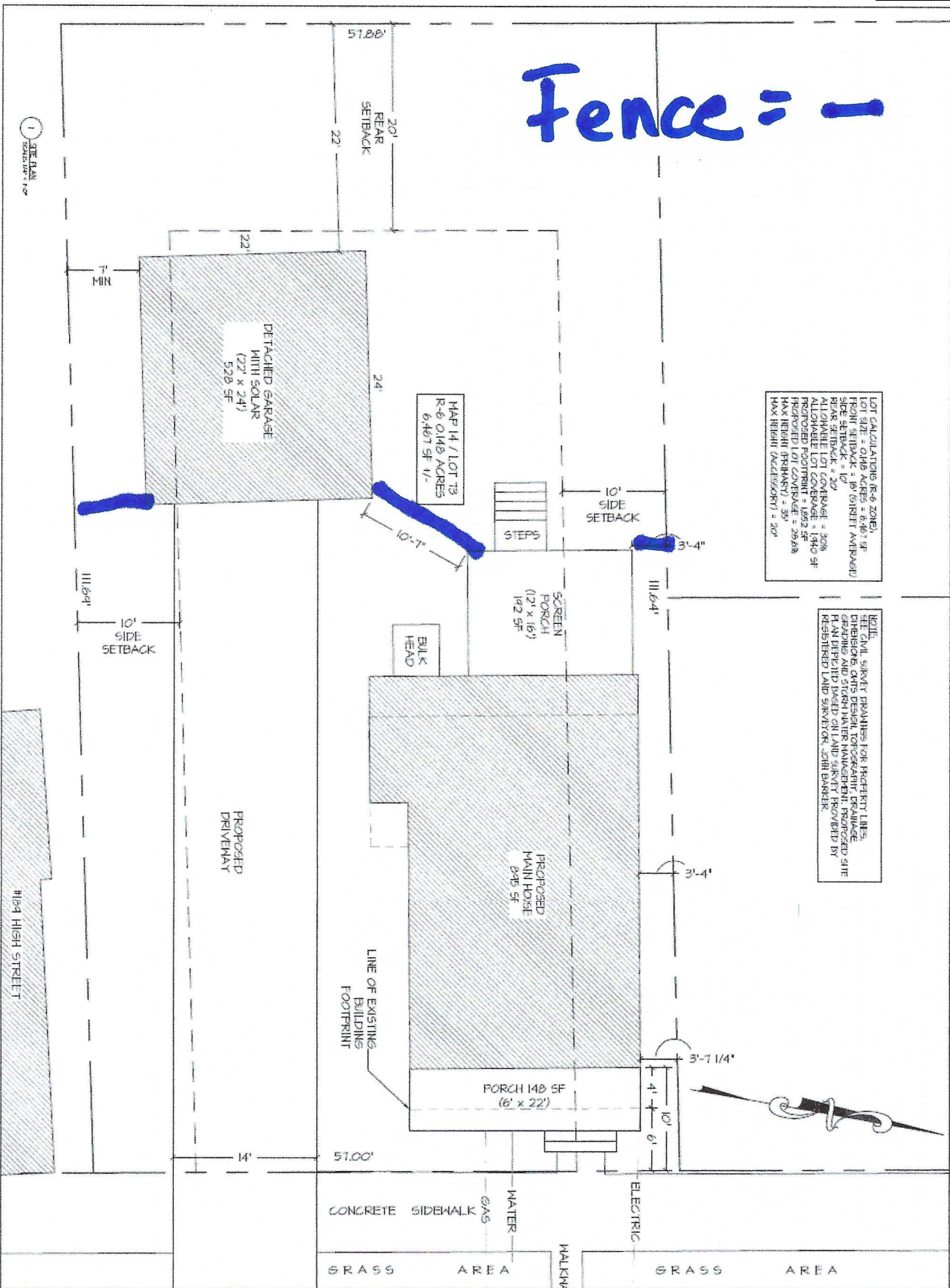
Packing Configuration

Container	20'GP	40'HQ	40'HQ (For USA)
Pieces per Pallet	36	36	36
Pallets per Container	6	24	22
Pieces per Container	216	864	792

I-V Curve



Fence = -



LOT CALCULATIONS (R-6 ZONE)
 LOT SIZE - 0.148 ACRES = 6,467 SF
 FRONT SETBACK = 19' (RIGHT AVERAGE)
 SIDE SETBACK = 10'
 REAR SETBACK = 20'
 ALLOWABLE LOT COVERAGE = 30%
 PROPOSED FOOTPRINT = 1,952 SF
 PROPOSED LOT COVERAGE = 29.98%
 MAX HEIGHT (PRIORITARY) = 35'
 MAX HEIGHT (ACCESSORY) = 20'

NOTE:
 SEE CIVIL SURVEY DRAWINGS FOR PROPERTY LINES,
 DIMENSIONS, CURB DESIGN, TOPOGRAPHY, DRAINAGE,
 AND STORM WATER MANAGEMENT. PROPOSED SITE
 LAYOUT AND DIMENSIONS ARE BASED ON THE
 RESUBDIVIDED LOTS SURVEY, APRIL 2018.

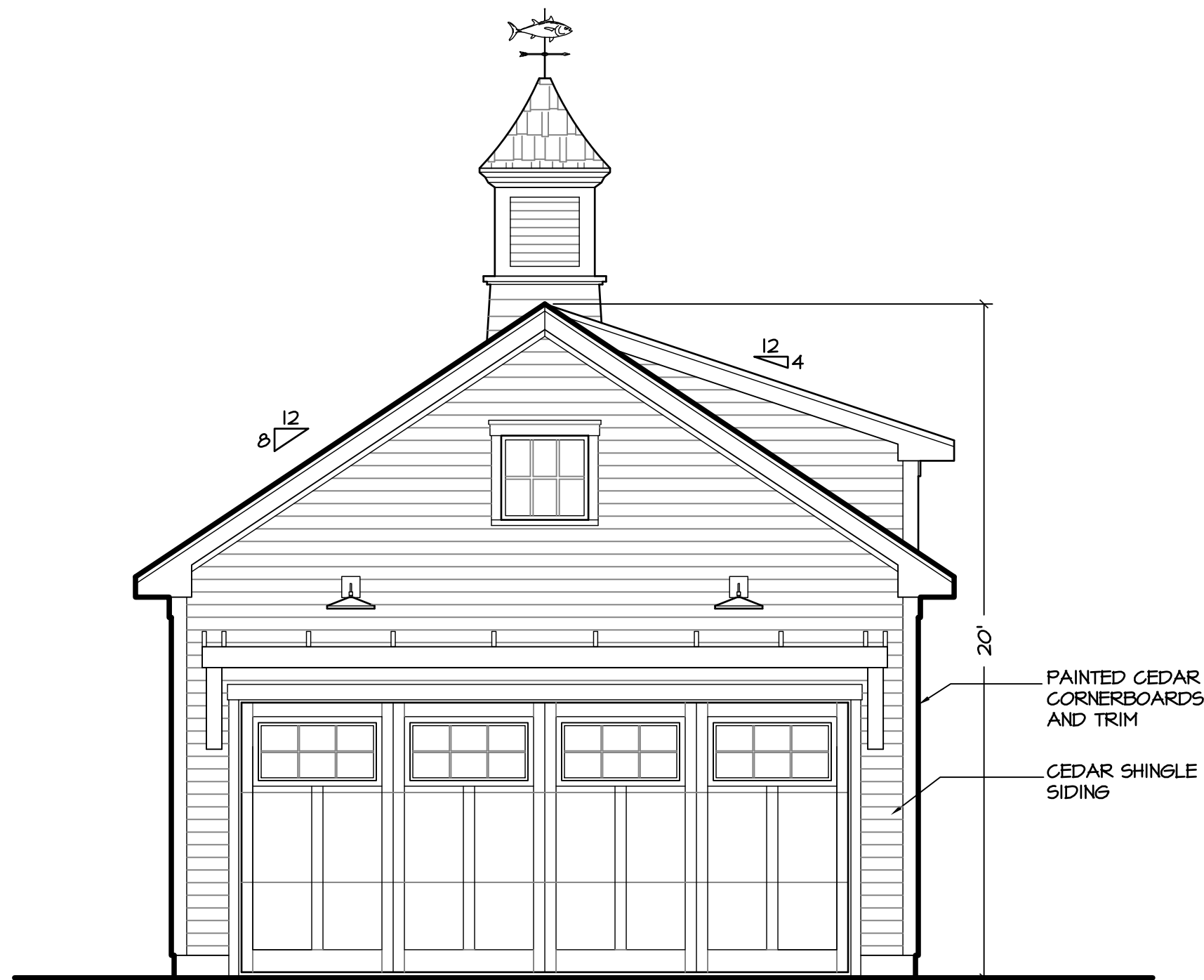
FREDERICK RESIDENCE
 195 HIGH STREET
 B... OL, RI 02809

68

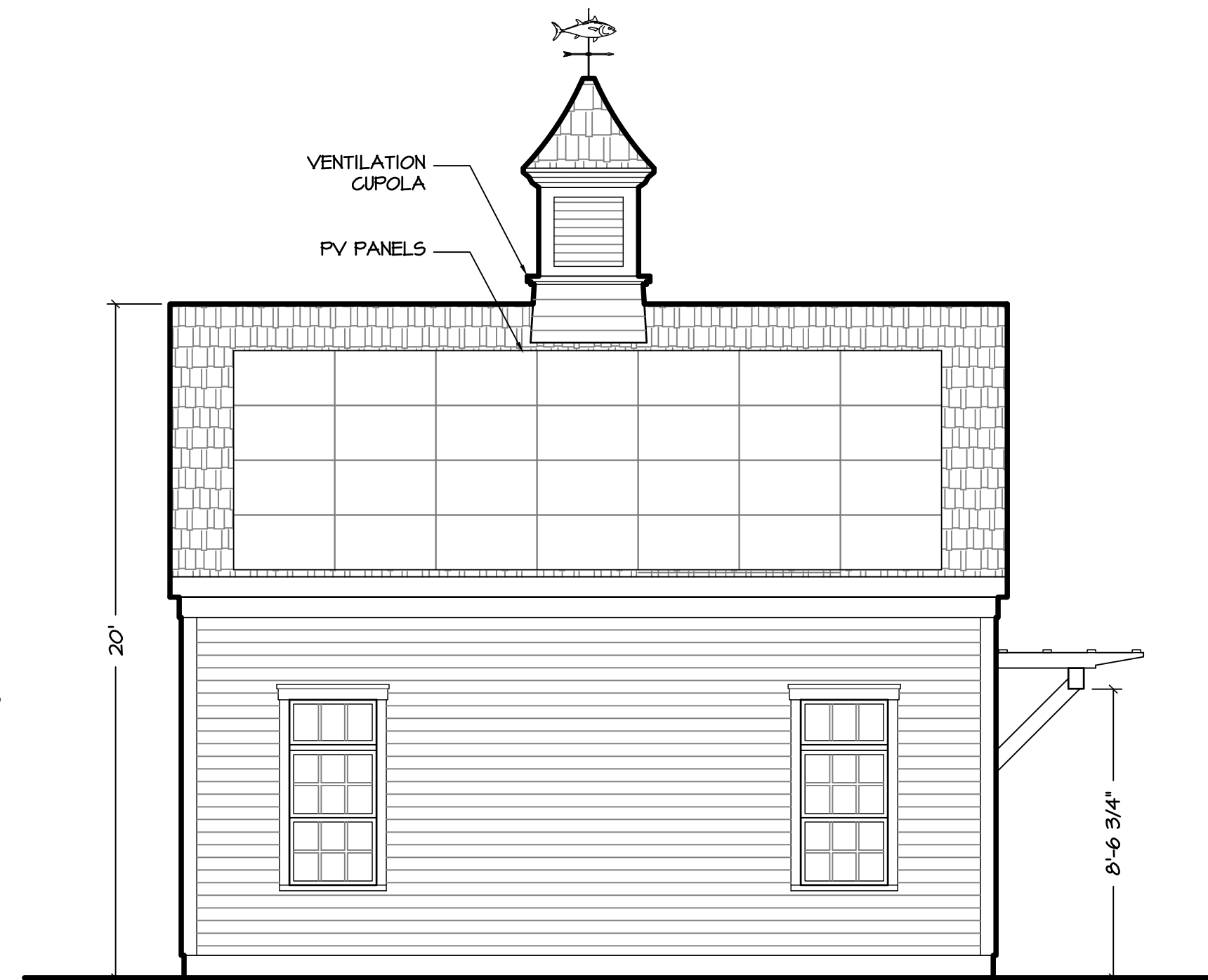
MH Architect, LLC
 203 Hooper Street
 The Hague, RI 02876
 401.550.1957
 mharchitect.com

Drawn: JTB
 Project: 195 HIGH STREET
 Date: 11.2018
 Scale: 1/4" = 1'-0"

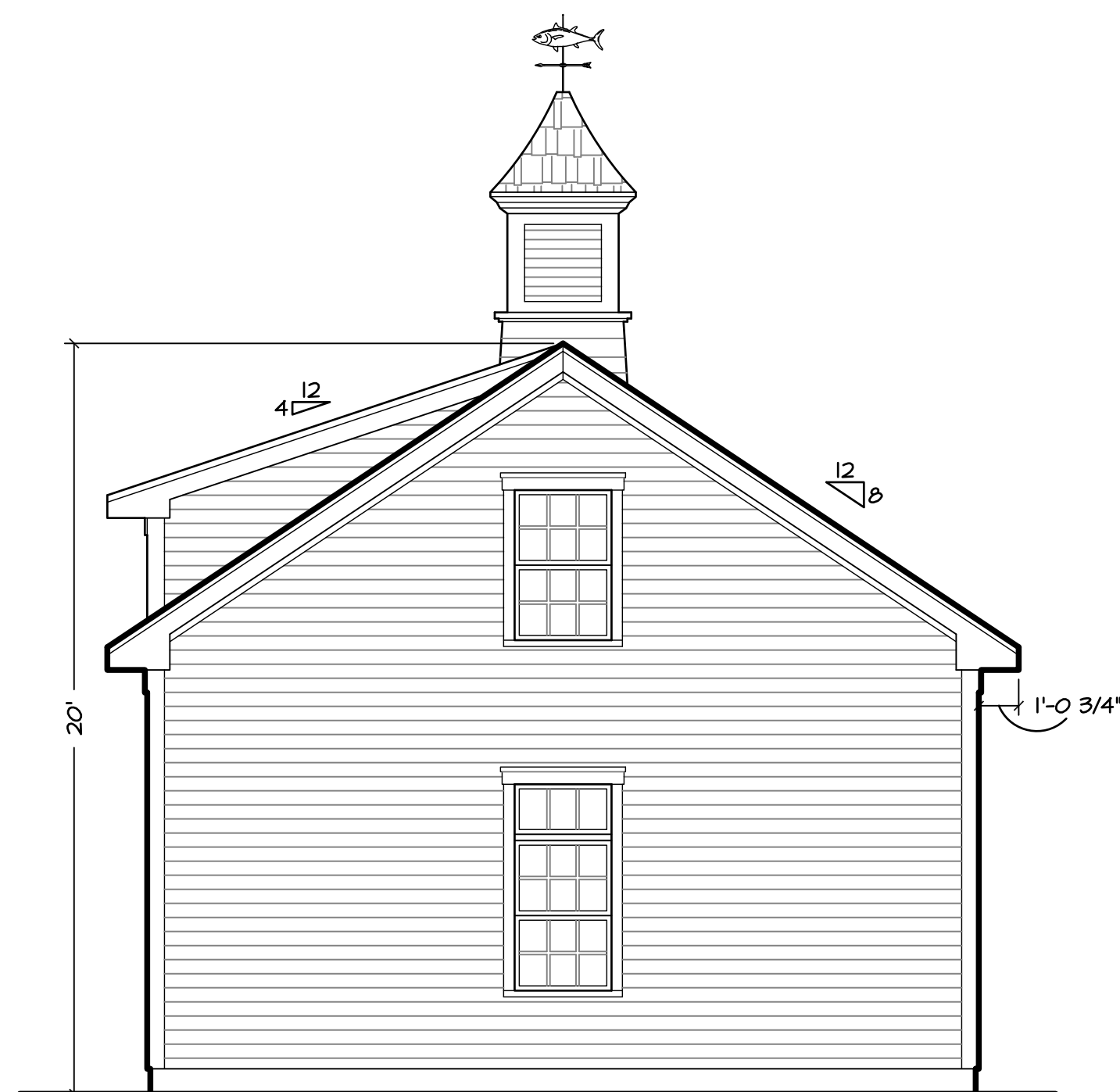
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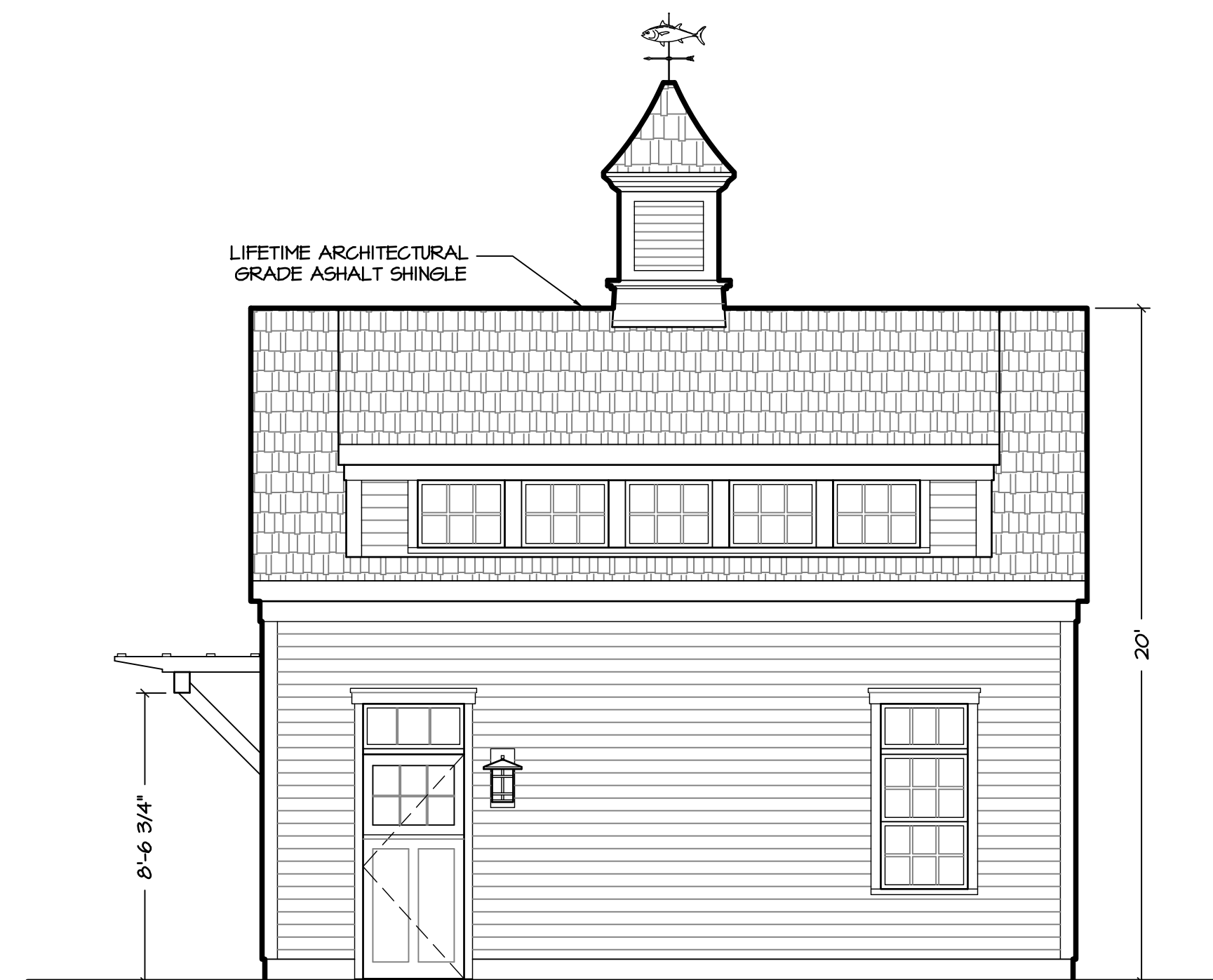
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



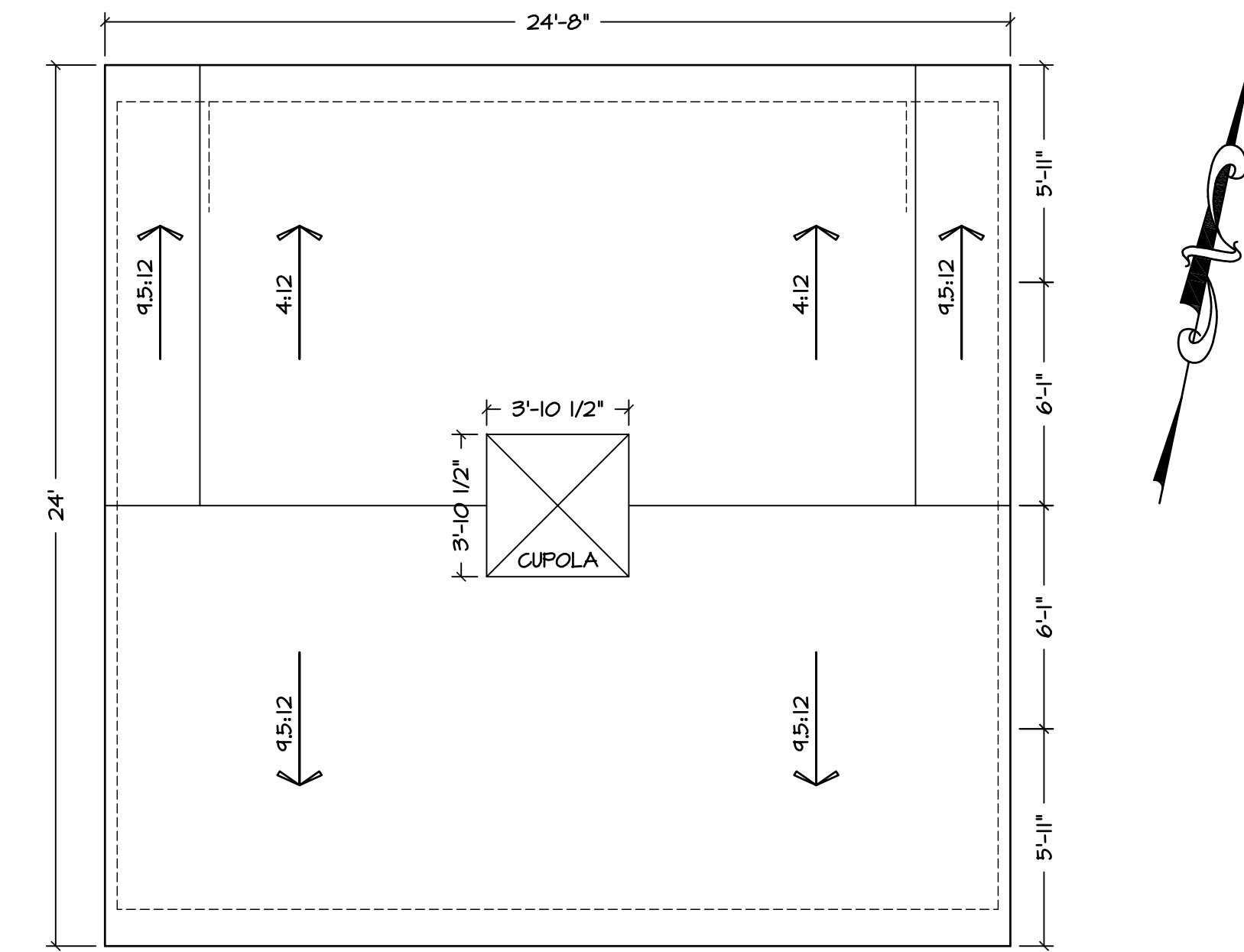
2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



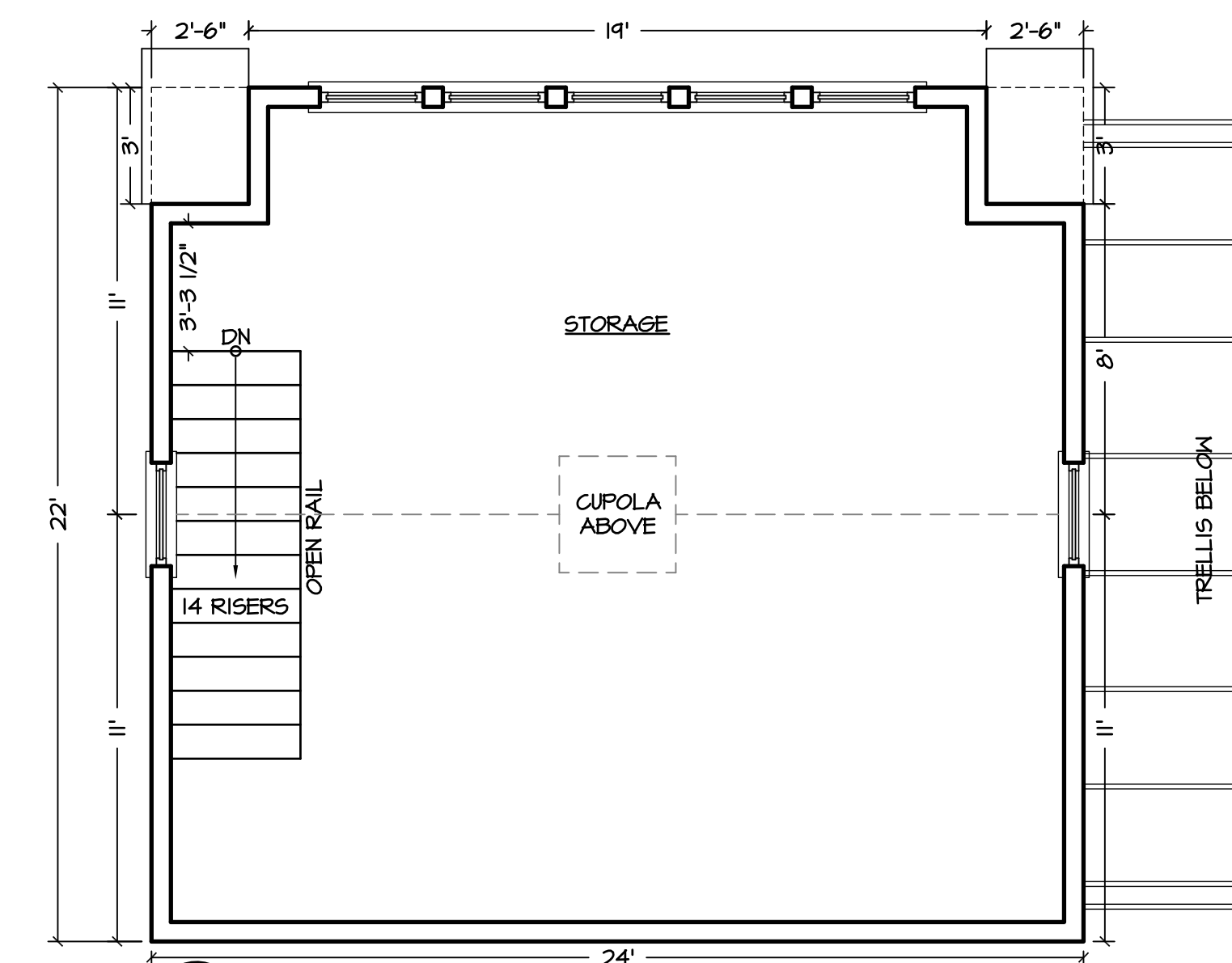
3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



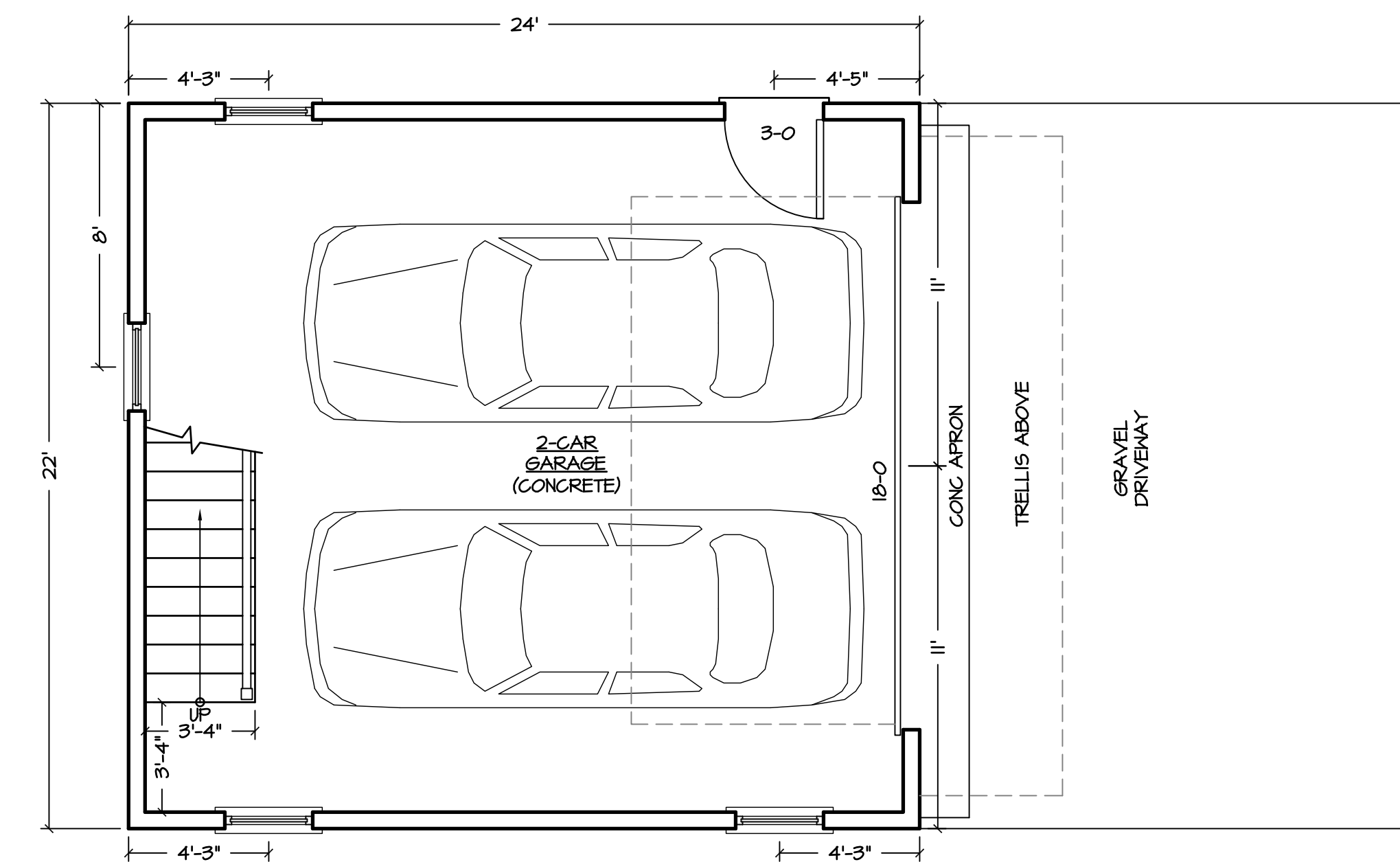
4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



6 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

MH Architect, LLC

 203 Hooper Street
 Tiverton, RI 02878
 401.559.1957
 mharchitect.com

Revisions

No.	Date	Description	Initials

FREDERICK RESIDENCE
195 HIGH STREET
BRISTOL, RI 02809

Drawing status
PROGRESS PRINT
 NOT FOR CONSTRUCTION
 Issued on 9/16/2024

Drawing Title
 PROPOSED FLOOR PLANS AND EXTERIOR ELEVATIONS AT GARAGE

Date
 September 16, 2024

Scale
 1/4" = 1'-0"

Drawing Number
A2.1

MH ARCHITECT, LLC
 © Copyright 2024







Bristol Historic District Commission

Item 4.

Application for Review of Proposed Work - Printable Application

HDC-25-9	Contributing	February 10, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
205 High St.	o	o

Applicant	Applicant Phone	Applicant Email
CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA	617 512 1978	bradlouison@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
c/o Bradford Louison, President	14 Congress Rd. Barrington RI 02806

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Sign(s)/Landscaping
----------------	---------------------

Description of proposed work:

We had discussed our proposal for a new sign for the synagogue at 205 High Street and I engaged Silktone Signs of Warren to propose a new sign to replace the old and dilapidated sign presently there.

Attached is the current sign and the drawing of the proposed new sign. The new sign would be the same size as the original and similarly attached to the building.

The material is ACM or aluminum composite material. It has a polyethylene core laminated between two sheets of aluminum.

The core can be either corrugated or solid, in our case they would like to use the solid at a quarter inch thickness (or 6mm to be exact). The outer surface comes prefinished with enamel paint, though they would likely make the background black by covering with adhesive vinyl. ACM is lightweight but very rigid and stable, and stands up

extremely well to weathering.

Steve at Silktone believes that the Historic Commission might be familiar with this material by now, it's been in common use about 25 years. Most permanent or semi-permanent outdoor signs are made from ACM now, instead of wood, plywood, MDO, etc. He provided me a partial list of signs in Town with the same material;

- Atty. Jane Howlett's office,
- Bristol Art Museum has two small ones
- Papa Joe's Wrap Shack
- Le Central's smaller sign
- Bristol Looms on Bradford, not sure if this one still there
- The Odd Fellows Hall at High & Constitution (this one over 20 years old)
- The smaller non-dimensional sign in the alley at DeWolf Tavern
- Alayne White Spa
- On Gooding Ave, the Sensible Car Rental and also the largest main sign of Safeway Auto
- Across the street from Safeway, all signage at Hilltop Plaza excluding the electric backlits
- All of the signs at the smaller plaza at 87 Gooding where Beehive is.

Property History

UNITED BROTHERS SYNAGOGUE 1916: In 1900 the Congregation Cheura Agudas Achithaka was chartered. Many Jewish people had been attracted to Bristol by the rubber industry and by opportunities in retail trade. Early Jewish religious services were held in private houses, with high holiday services in the Bristol Train of Artillery Hall. In 1908 a house on John Street became the first synagogue. The present synagogue, a simple 2-story, flat-roof hall has a distinctive stained-glass Star of David on the facade. Donations from Bristol included pews from St. Mary's Roman Catholic Church and lecterns from St. Michael's Episcopal Church.

Building Survey Data

RIHPHC ID #:	BRIS00175
HISTORIC NAME:	United Brothers Synagogue/Chevra Agudas Achim
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	1916


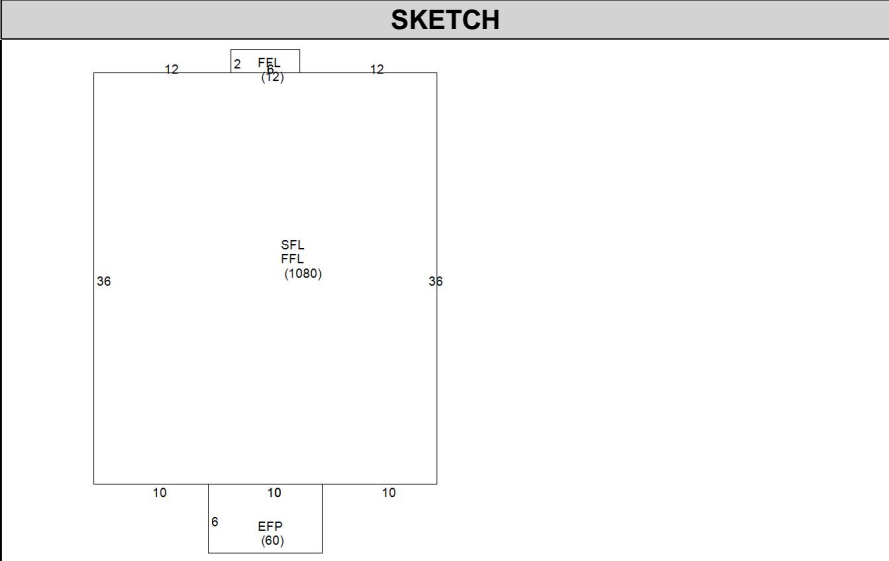
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)

Several windows covered [in wood or plywood?] on N and S side elevs.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR		
<p>LOCATION: 205 HIGH ST ACRES: 0.0493 PARCEL ID: 014-0053-000 LAND USE CODE: 72 CONDO COMPLEX: OWNER: CHEVRA AGUDAS ACHIM AKA CO - OWNER: CONGREGATIONAL CHEVRA MAILING ADDRESS: 205 HIGH STREET</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 850</p>	<p>BUILDING STYLE: Churches UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Flat ROOF COVER: Tar & Gravel</p>		
	BUILDING INTERIOR		
<th data-bbox="82 678 966 720">SALE INFORMATION</th> <td data-bbox="966 556 1526 1318"> <p>INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>	
<th data-bbox="82 919 966 961">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1318 1526 1360"> <th data-bbox="966 1318 1526 1360">PHOTO</th> </td>	PRINCIPAL BUILDING AREAS	<th data-bbox="966 1318 1526 1360">PHOTO</th>	PHOTO
<p>GROSS BUILDING AREA: 2232 FINISHED BUILDING AREA: 2172 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1</p>			
<th data-bbox="82 1119 966 1161">ASSESSED VALUES</th> <td data-bbox="966 1774 1526 1875"></td>	ASSESSED VALUES		
<p>LAND: \$91,000 YARD: \$0 BUILDING: \$342,200 TOTAL: \$433,200</p>	<th data-bbox="966 1875 1526 1917">SKETCH</th>	SKETCH	
	<th data-bbox="966 1917 1526 1959">SKETCH</th>	SKETCH	



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

Parcel Number: 14-32
CAMA Number: 14-32
Property Address: 63 CHURCH ST

Mailing Address: FLYNN, JAMES M & ELIZABETH C
TRUSTEES
63 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-35
CAMA Number: 14-35
Property Address: 61 CHURCH ST

Mailing Address: SALLEY, NEIL B. JR. ENGRACIA
61 CHURCH ST.
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 14-54
CAMA Number: 14-54
Property Address: 203 HIGH ST

Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE
REVOC LIVING TRUST 12-9-2014
203 HGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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

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

Parcel Number: 14-56
CAMA Number: 14-56
Property Address: 43 BYFIELD ST

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

Parcel Number: 14-57
CAMA Number: 14-57
Property Address: 64 CHURCH ST

Mailing Address: DEL NERO, PAUL A. ETUX TE DEL
NERO, CATHY ROBERTSON
PO BOX 742
BRISTOL, RI 02809

Parcel Number: 14-58
CAMA Number: 14-58
Property Address: 39 BYFIELD ST

Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A
JT
39 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-59
CAMA Number: 14-59
Property Address: 60 CHURCH ST

Mailing Address: WHEET, KAREN R
60 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-60
CAMA Number: 14-60
Property Address: 33 BYFIELD ST

Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID
JT
33 BYFIELD ST
BRISTOL, RI 02809

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: FREDERICK, PEGGY
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 14-74
CAMA Number: 14-74
Property Address: 46 BYFIELD ST

Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX
FLOYD, TERESA L TE
46 BYFIELD STREET
BRISTOL, RI 02809

Parcel Number: 14-75
CAMA Number: 14-75
Property Address: 42 BYFIELD ST

Mailing Address: GAETZ, TRACEY FRANCES & FISCHER,
STEPHEN C. JR TE
42 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-76
CAMA Number: 14-76
Property Address: 38 BYFIELD ST

Mailing Address: SILVA, MICHAEL
141 HILLSIDE AVE
SOMERSET, MA 02726

Parcel Number: 14-77
CAMA Number: 14-77
Property Address: 34 BYFIELD ST

Mailing Address: SIROIS, ROSEMARIE G.
34 BYFIELD ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

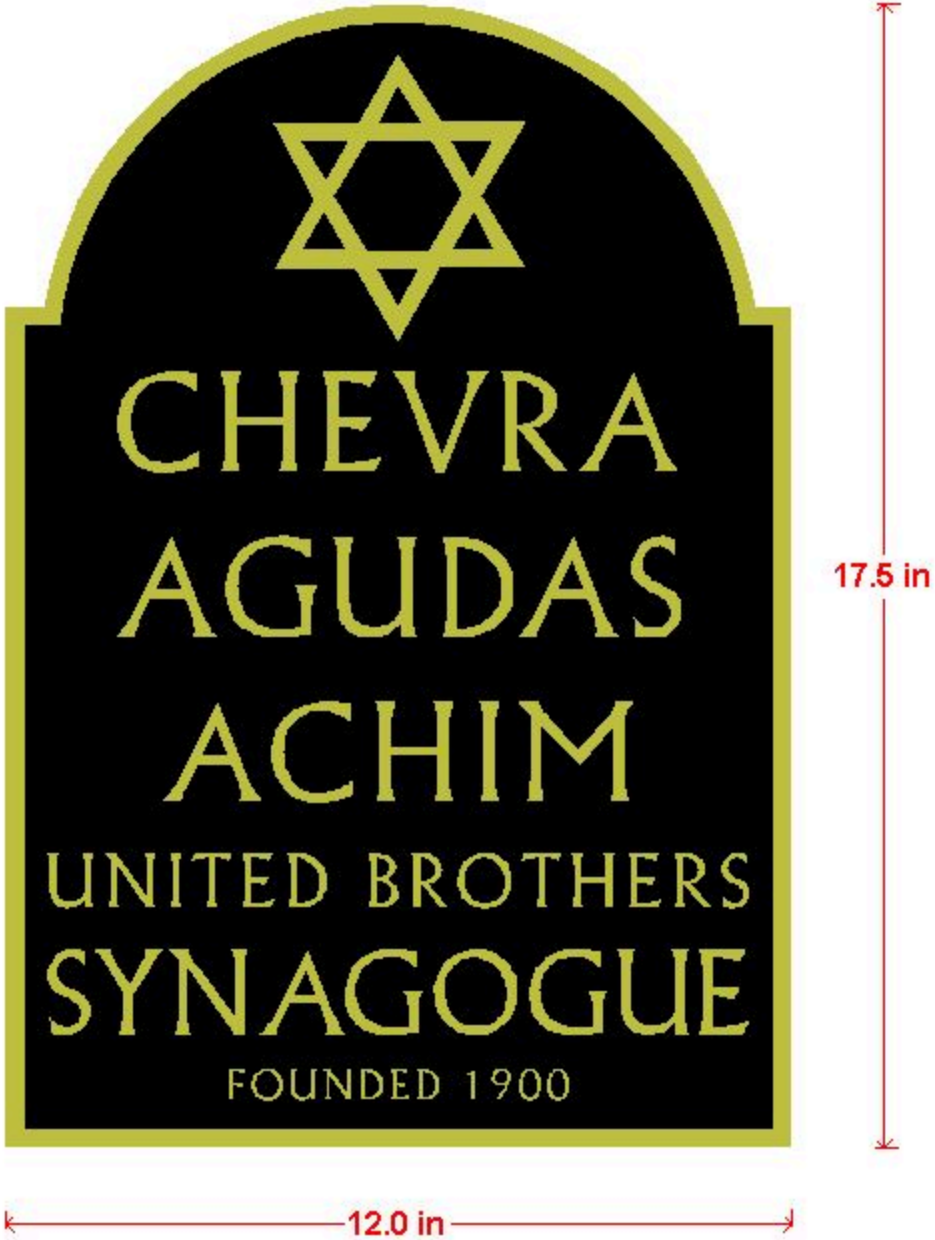
Parcel Number: 18-51 CAMA Number: 18-51 Property Address: 220 HIGH ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 19-11 CAMA Number: 19-11 Property Address: 90 CHURCH ST	Mailing Address: JAMES, LEWIS P & LISA M, TRUSTEES LEWIS P & LISA M JAMES FAMILY TRUST 90 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-116 CAMA Number: 19-116 Property Address: HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
Parcel Number: 19-12 CAMA Number: 19-12 Property Address: 88 CHURCH ST	Mailing Address: CAVALCONTE, CHARLES C. CHERYL D. 88 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 19-13 CAMA Number: 19-13 Property Address: 82 CHURCH ST	Mailing Address: HASLEHURST, ERICH E & SWEENEY TIMOTHY E TE 82 CHURCH ST BRISTOL, RI 02809
Parcel Number: 19-14 CAMA Number: 19-14 Property Address: 210 HIGH ST	Mailing Address: PARE, DAVID G. 14 BOWEN ST BOSTON, MA 01583
Parcel Number: 19-15 CAMA Number: 19-15 Property Address: 208 HIGH ST	Mailing Address: GARCIA, CHARLES F. SHELLEY E. 208 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-16 CAMA Number: 19-16 Property Address: 202 HIGH ST	Mailing Address: WEAVER, BARRY M. ET UX NANCY M. TE 40 SOUTH MEADOW LANE BARRINGTON, RI 02806
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: 19-45 CAMA Number: 19-45 Property Address: 190 HIGH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809



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Sign constructed of quarter inch solid core aluminum composite material (aluminum/polyethylene composite). Background will be black vinyl, and lettering metallic gold cut vinyl.



Bristol Historic District Commission

Item 5.

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

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

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

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

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

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

Work Category:	New Structure(s)
----------------	------------------

Description of proposed work:

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

Property History

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

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

[none observed]

Nancy DiPrete Laurienzo
Applicant's Name – Printed

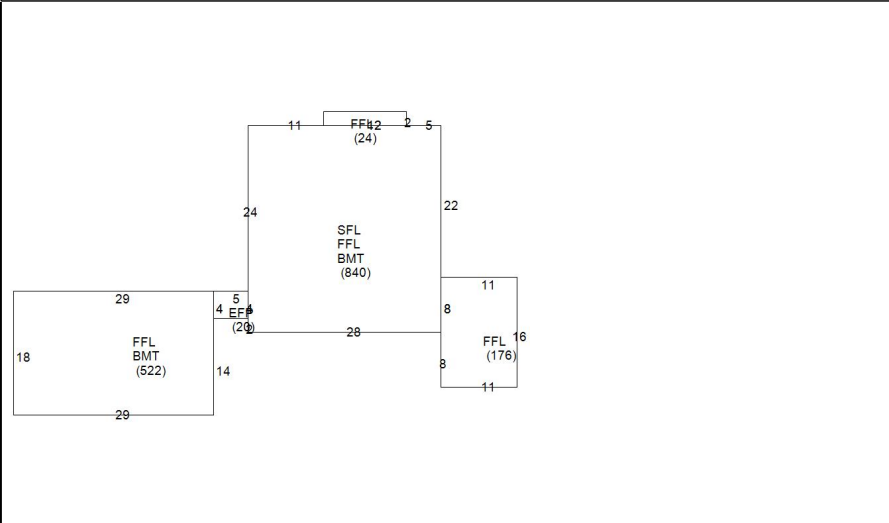
Nancy DiPrete Laurienzo
Applicant's Digital Signature

Date: February 11, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR		
<p>LOCATION: 125 HOPE ST ACRES: 0.3108 PARCEL ID: 016-0051-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: 125 HOPE ST, LLC CO - OWNER: MAILING ADDRESS: 2 STAFFORD CT</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 1052</p>	<p>BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Hip ROOF COVER: Asphalt Shin</p>		
	BUILDING INTERIOR		
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1526 1314"> <p>INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p>	
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1526 1776"> <th data-bbox="966 1314 1526 1356">PHOTO</th> </td>	PRINCIPAL BUILDING AREAS	<th data-bbox="966 1314 1526 1356">PHOTO</th>	PHOTO
<p>GROSS BUILDING AREA: 3784 FINISHED BUILDING AREA: 2402 BASEMENT AREA: 1362 # OF PRINCIPAL BUILDINGS: 1</p>			
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1776 1526 1875"> </td>	ASSESSED VALUES		
<p>LAND: \$687,600 YARD: \$3,000 BUILDING: \$226,600 TOTAL: \$917,200</p>			
SKETCH			
			



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 16-51
CAMA Number: 16-51
Property Address: 125 HOPE ST

Mailing Address: 125 HOPE ST, LLC
2 STAFFORD CT
CRANSTON, RI 02920

Abutters:

Parcel Number: 16-25
CAMA Number: 16-25
Property Address: 136 HOPE ST

Mailing Address: DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-26
CAMA Number: 16-26
Property Address: 120 HOPE ST

Mailing Address: STOLYAR, MARK TRUSTEE &
LEVERTOV, YELENA TRUSTEE
120 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-27
CAMA Number: 16-27
Property Address: 129 HOPE ST

Mailing Address: BRISTOL HOPE, LLC
84 CENTER SQUARE
EAST LONGMEADOW, MA 01028

Parcel Number: 16-28
CAMA Number: 16-28
Property Address: 119 HOPE ST

Mailing Address: LOBSTER POT REALTY INC.
PO BOX 905
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-001
Property Address: 4 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-002
Property Address: 6 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-003
Property Address: 8 WALLEY ST

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

Parcel Number: 16-29
CAMA Number: 16-29-004
Property Address: 10 WALLEY ST

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

Parcel Number: 16-30
CAMA Number: 16-30
Property Address: HOPE ST

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

Parcel Number: 16-34
CAMA Number: 16-34
Property Address: 124 HOPE ST

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 16-35
CAMA Number: 16-35
Property Address: 30 WALLEY ST

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

Parcel Number: 16-40
CAMA Number: 16-40
Property Address: 131 HOPE ST

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

Parcel Number: 16-50
CAMA Number: 16-50
Property Address: 132 HOPE ST

Mailing Address: BURKHARDT, ANN - TRUSTEE THE ANN
BURKHARDT TRUST
132 HOPE ST
BRISTOL, RI 02809



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



Prepared for:

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

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com



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AREAS, AND COMMENTS	6
STRUCTURAL ANALYSIS	30
CONCLUSION	33



EXECUTIVE SUMMARY

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

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

INTRODUCTION

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

STANDARD OF CARE AND USE OF REPORT

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

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

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

DOCUMENTS AVAILABLE

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

KEY PLAN



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

ACTIONS TAKEN

We took the following actions to complete this investigation:

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

EXISTING BUILDINGS DESCRIPTIONS

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

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



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

OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS

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



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



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



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



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



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

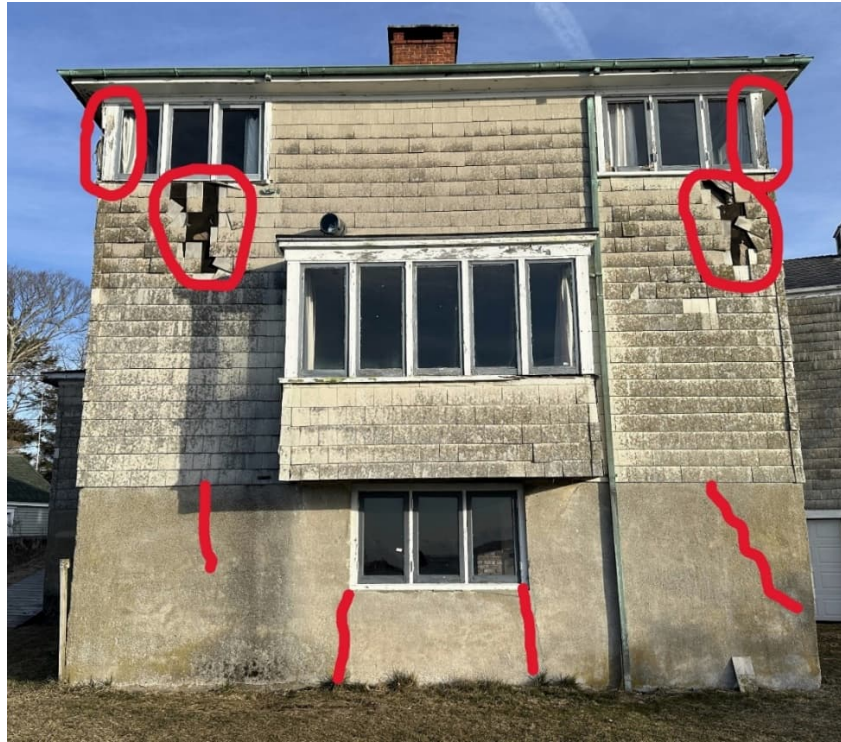


6. Holes in the roof and walls.

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



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



7. Exterior wall deterioration.

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



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



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



10. Spalled foundation wall, exposed rusting reinforcement.

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



11. Deteriorated stairs.

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



12. Peeling paint and efflorescence at interior foundation walls.

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



13. Efflorescence at fireplace in basement.

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



14. Gaps and deterioration at windows.

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



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



16. Interior wall finish buckling.

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



17. Staining on laundry room ceiling.

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



18. Laundry room concrete floor slab and wall cracks.

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



19. Deterioration and vegetation at shed exterior.

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



20. Shed foundation wall cracks.

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



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



22. No sill anchors.

- Comments and recommendations: The shed sill plate does not appear to be anchored to the foundation wall. The purpose of the sill plate anchors is to prevent uplift of the building walls and columns, such as when experiencing lateral loads (wind and/or seismic). This is a structural hazard, and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.

STRUCTURAL ANALYSIS

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

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

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

BUILDING CODE REQUIREMENTS

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

Proposed Alterations:

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

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

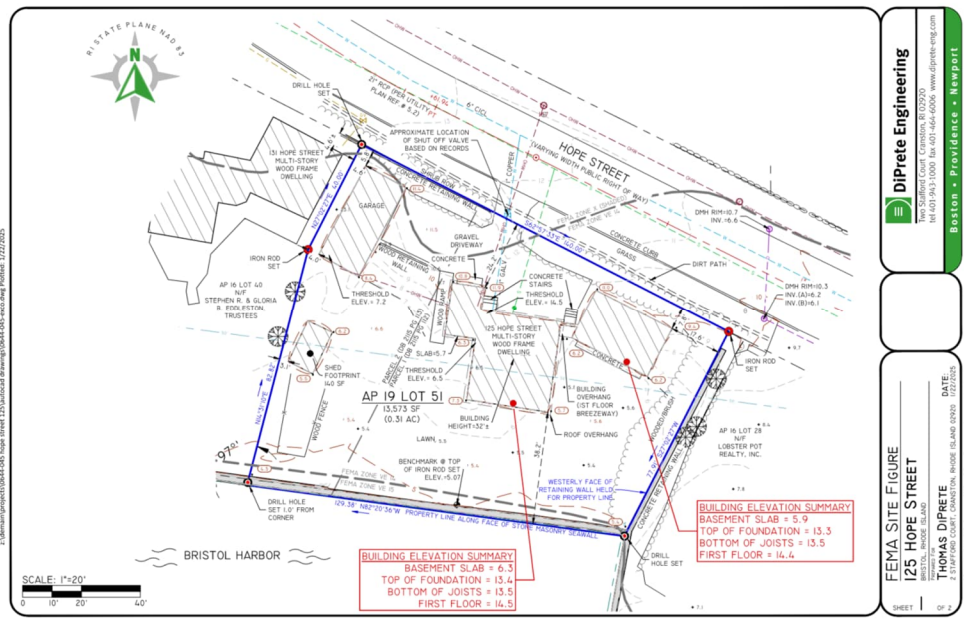
Additionally, the existing floor construction in the east addition appears to be inadequately designed for the minimum floor loads required for a residential occupancy, and would likely require reconstruction or reinforcement to meet this requirement.



Flood Resistant Construction

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

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



DIPRETE Engineering
 125 HOPE STREET
 THOMAS DIPRETE
 DATE: 1/22/2025

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

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

- R322.1.3 Flood Resistant construction – buildings and structures are required to be constructed using methods to minimize flood damage. COMMENT: The condition and type of materials used in the existing structure would require replacement or reconstruction in our opinion to meet this requirement.
- R322.3.2 (1) The bottom of the lowest horizontal members supporting the lowest floor must be elevated to be at or above the base flood elevation plus one foot (or design flood elevation chosen for the project, whichever is higher). COMMENT: According to the survey report referenced above, the bottom of the existing floor joists are located 18” below the required elevation per this provision of the code. Therefore, in order to comply with this provision, the owner would require a variance or physically raise the building by at least 18” to comply. Given the state of the existing structure, it is our professional opinion that raising the building would be difficult and likely impractical given the condition of the structure.
- R322.3.3 Buildings and structures must be supported on pilings or columns and anchored thereto. The space below the elevated building must be either free of obstruction, or enclosed with breakaway walls as per R322.3.5. Shallow foundations (such as footings) must be engineered for adequate protection from scour and erosion. COMMENT: The existing support walls and foundations do not appear to comply with this provision. Complete reconstruction of the support structure below the floors would be required in order to comply with this requirement.
- R322.3.5 Walls and partitions enclosing areas below the design flood elevation must be designed either as breakaway walls, or (as permitted, only for enclosure of egress stairs) engineered for flood loading. COMMENT: The existing support walls are not designed as breakaway walls and would require reconstruction in order to comply with this requirement.
- R322.3.6 Enclosed areas below the design flood elevation may be used solely for parking of vehicles, building access, or storage.

CONCLUSION

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

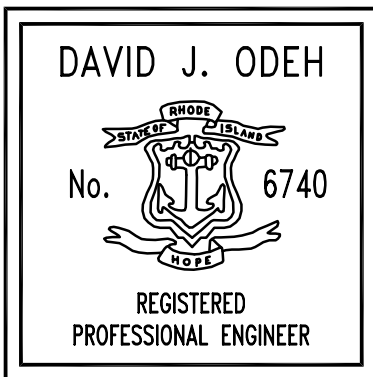
Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the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

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

Sincerely,

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

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



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



FUTURE FINISH FLOOR ELEVATION = 16.25



BASE FLOOD ELEVATION = 14.0

FUTURE FINISH FLOOR CALCULATION

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

= 14.0 + 1.0' + 1.25' = 16.25



FUTURE FINISH FLOOR ELEVATION = 16.25

BASE FLOOD ELEVATION = 14.0



DiPrete Engineering

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

Boston • Providence • Newport

ELEVATION VIEWS

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE

2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

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



February 3, 2025

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

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

Dear Ms. Laurienzo:

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

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

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

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

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

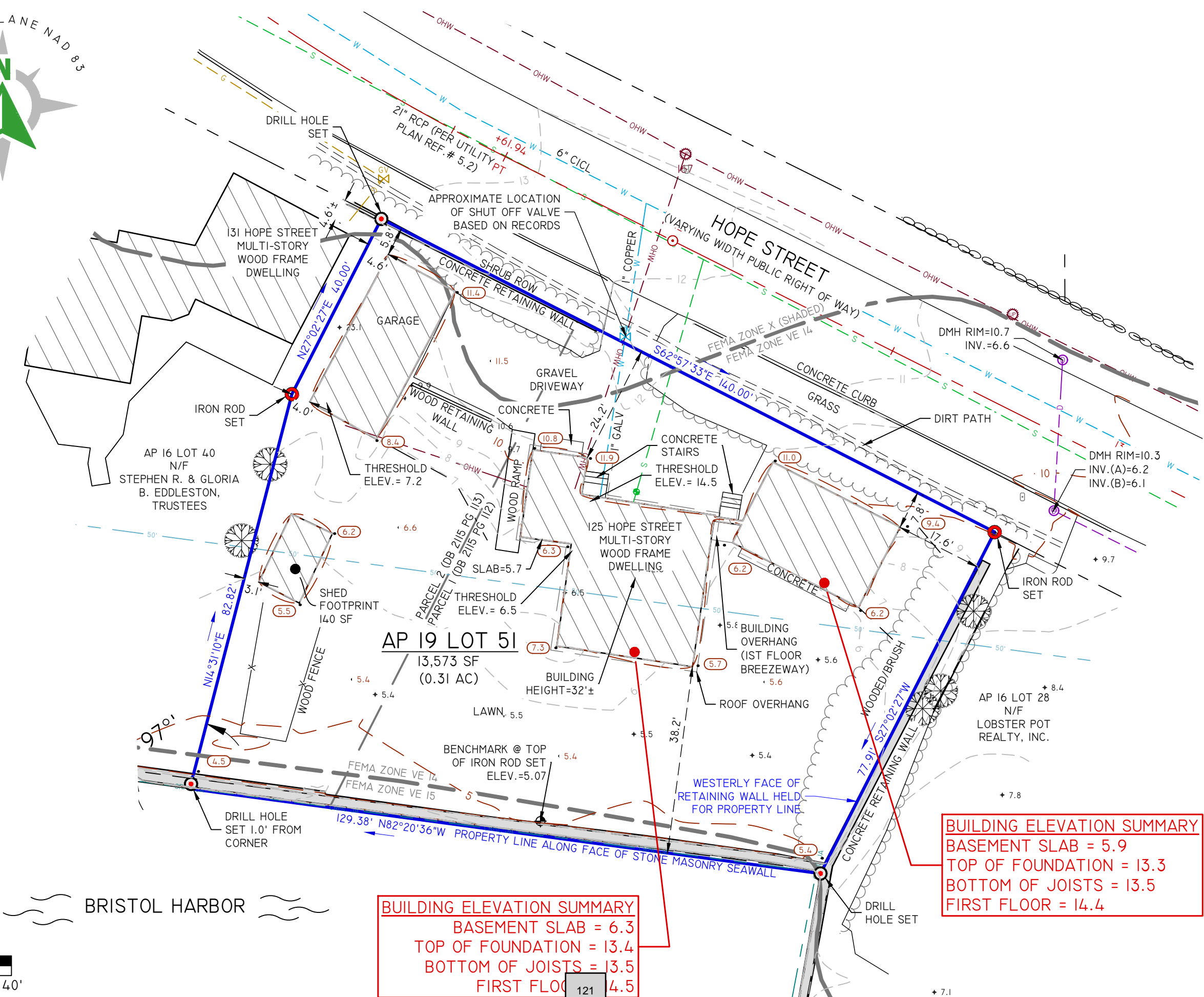
Sincerely,
DiPrete Engineering Associates, Inc.

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

Enclosure: Figures summarizing elevations

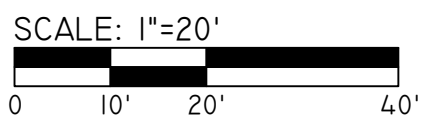


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BUILDING ELEVATION SUMMARY
 BASEMENT SLAB = 6.3
 TOP OF FOUNDATION = 13.4
 BOTTOM OF JOISTS = 13.5
 FIRST FLOOR = 14.5

BUILDING ELEVATION SUMMARY
 BASEMENT SLAB = 5.9
 TOP OF FOUNDATION = 13.3
 BOTTOM OF JOISTS = 13.5
 FIRST FLOOR = 14.4



BRISTOL HARBOR



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

Boston • Providence • Newport

FEMA SITE FIGURE
125 HOPE STREET

BRISTOL, RHODE ISLAND
PREPARED FOR
THOMAS DIPRETE

2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920
DATE: 1/22/2025

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Bristol Historic District Commission

Item 6.

Application for Review of Proposed Work - Printable Application

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

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

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

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:

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

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

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

Property History

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

Building Survey Data

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

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

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

Catherine Esselen

Applicant's Name – Printed

John Lusk

Applicant's Digital Signature

Date: February 14, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 23 SUMMER ST ACRES: 0.1253 PARCEL ID: 015-0050-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: ESSELEN, GUSTAVUS J. IV TE CO - OWNER: & CATHERINE M. MAILING ADDRESS: 23 SUMMER ST</p> <p>ZONING: R-6 PATRIOT ACCOUNT #: 959</p>	<p>BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1862 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard 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: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # 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: 3545 FINISHED BUILDING AREA: 2028 BASEMENT AREA: 1065 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
<p>LAND: \$209,300 YARD: \$1,300 BUILDING: \$413,300 TOTAL: \$623,900</p>		
SKETCH	PHOTO	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &
CATHERINE M.
23 SUMMER ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-43
CAMA Number: 15-43
Property Address: 42 UNION ST

Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE
42 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-44
CAMA Number: 15-44
Property Address: 31 NOYES AVE

Mailing Address: STILWELL, CHRISTINE B. (SOLE
OWNER)
31 NOYES AVENUE
BRISTOL, RI 02809

Parcel Number: 15-45
CAMA Number: 15-45
Property Address: 38 UNION ST

Mailing Address: WARDWELL, WILLIAM A JR
38 UNION ST.
BRISTOL, RI 02809

Parcel Number: 15-46
CAMA Number: 15-46
Property Address: 30 UNION ST

Mailing Address: CLAIR, BRADFORD J & KAREN M TE
30 UNION ST
BRISTOL, RI 02809

Parcel Number: 15-47
CAMA Number: 15-47
Property Address: 29 NOYES AVE

Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C.
&
51 BRADFORD ST, Unit 1
BRISTOL, RI 02809

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-51
CAMA Number: 15-51
Property Address: 19 SUMMER ST

Mailing Address: BERG, KEITH N. & AMY V. TRUSTEES
19 SUMMER ST
BRISTOL, RI 02809

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

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

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

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



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: AGUIAR, ALMERINDA 218 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORANINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORRAINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-62 CAMA Number: 15-62 Property Address: 25 NOYES AVE	Mailing Address: GUILD, MITCHELL A & JUDITH TE 25 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-63 CAMA Number: 15-63 Property Address: 23 NOYES AVE	Mailing Address: FERRATO, JAMES D. & FERRATO, PAULA TRUSTEES (1/2) TC 23 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 697 WEST END AVE, APT. 5-D NEW YORK, NY 10025
Parcel Number: 15-65 CAMA Number: 15-65 Property Address: 26 SUMMER ST	Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN MAURER JT 26 SUMMER ST. BRISTOL, RI 02809
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

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

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

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

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

Parcel Number: 15-89
CAMA Number: 15-89
Property Address: NOYES AVE

Mailing Address: FORD, DAVID STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

Parcel Number: 15-94
CAMA Number: 15-94
Property Address: 10 SUMMER ST

Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH
N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809



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



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


<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.396.8930 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.00</p>
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Photo #3: Front East side view, southeast corner of property



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

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 2</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.01</p>
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Photo #5: Front view of existing porch

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



Photo #7: View of southeast corner of front porch

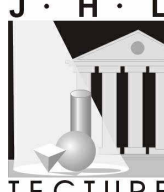
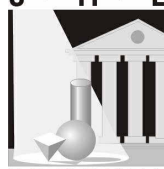
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p>  <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 4</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.03</p>
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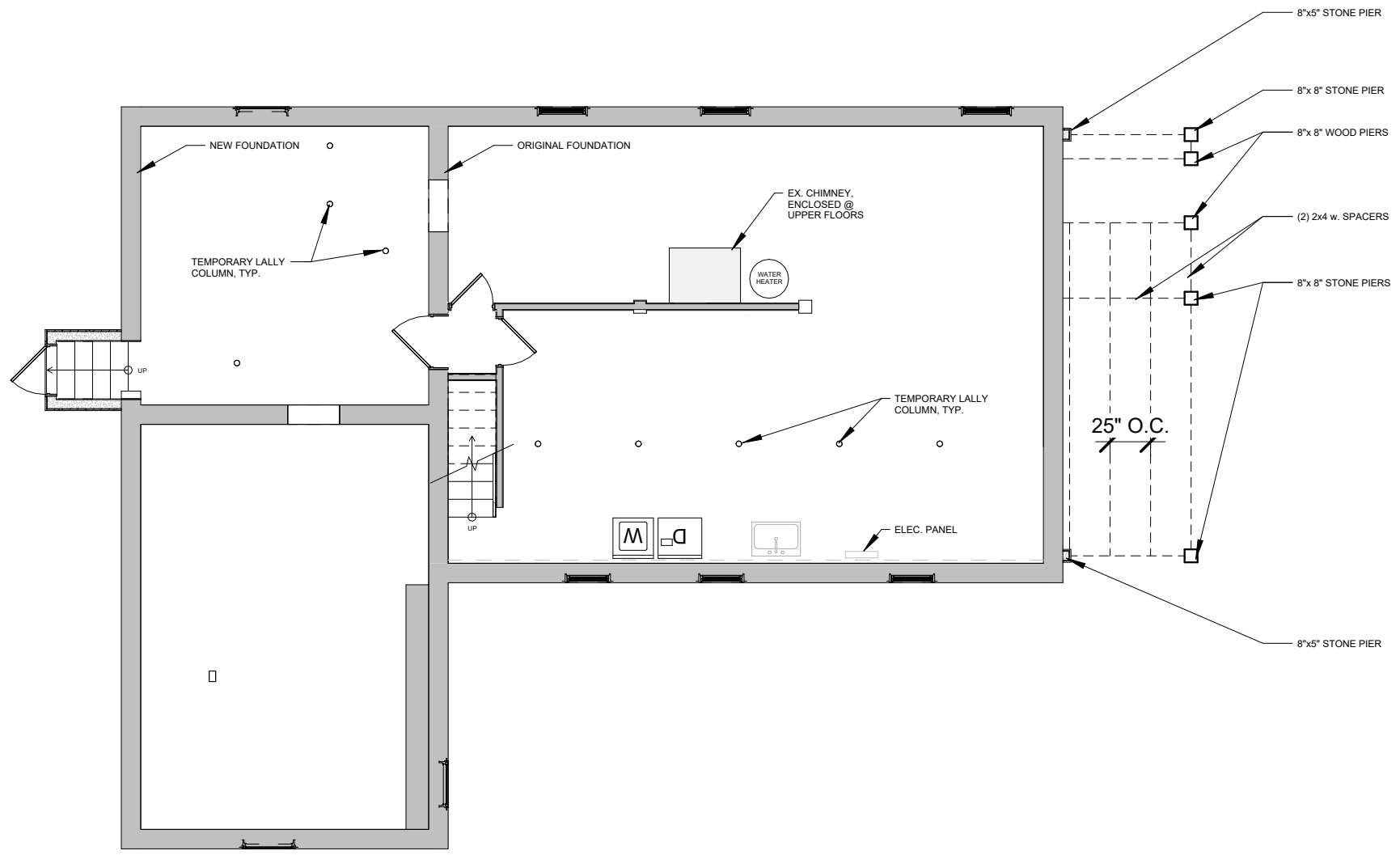


Photo #8: View of existing front porch decking

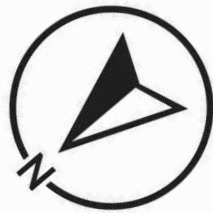


Photo #9: View of existing structure below front porch

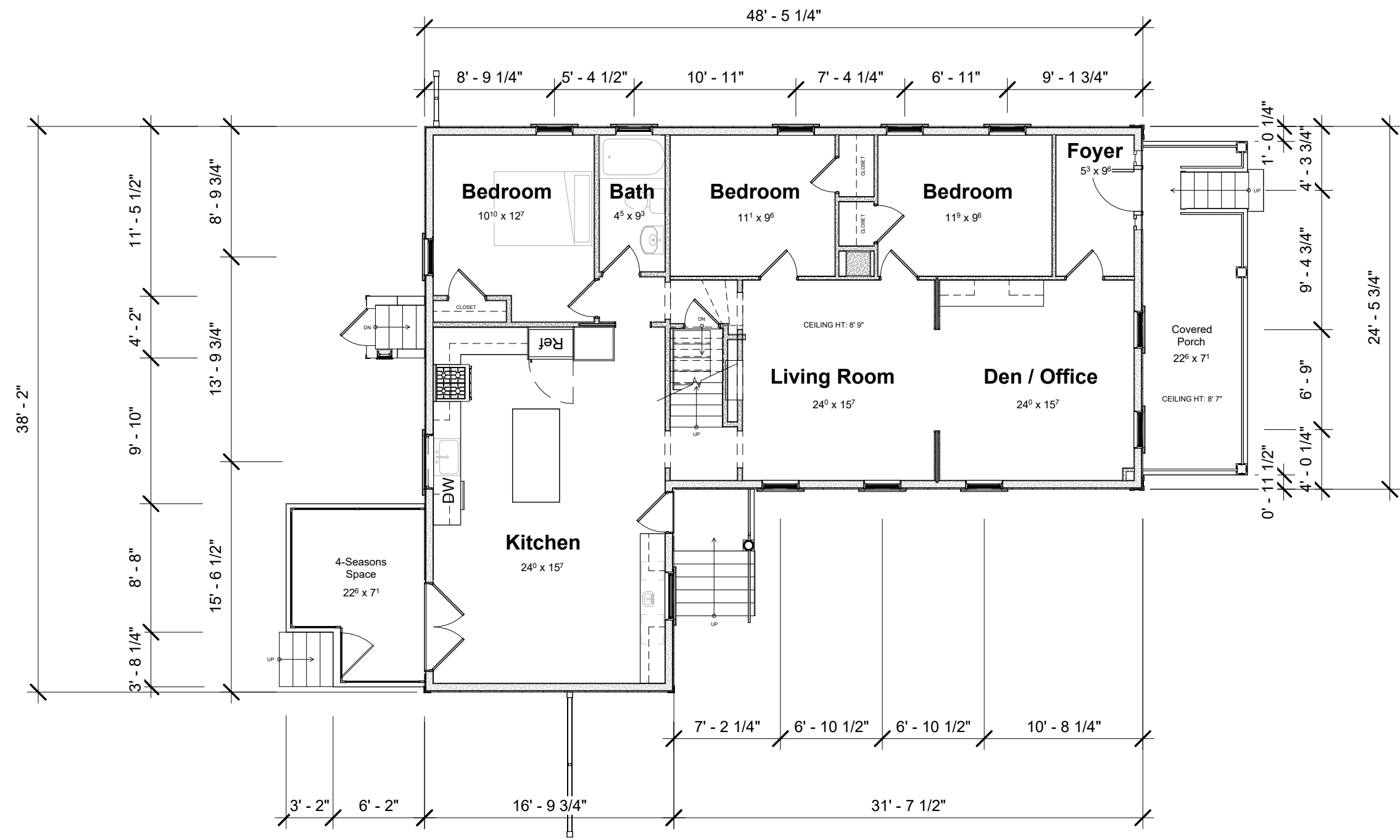
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as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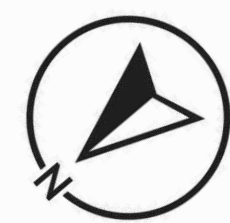
1 Existing Basement
1/8" = 1'-0"



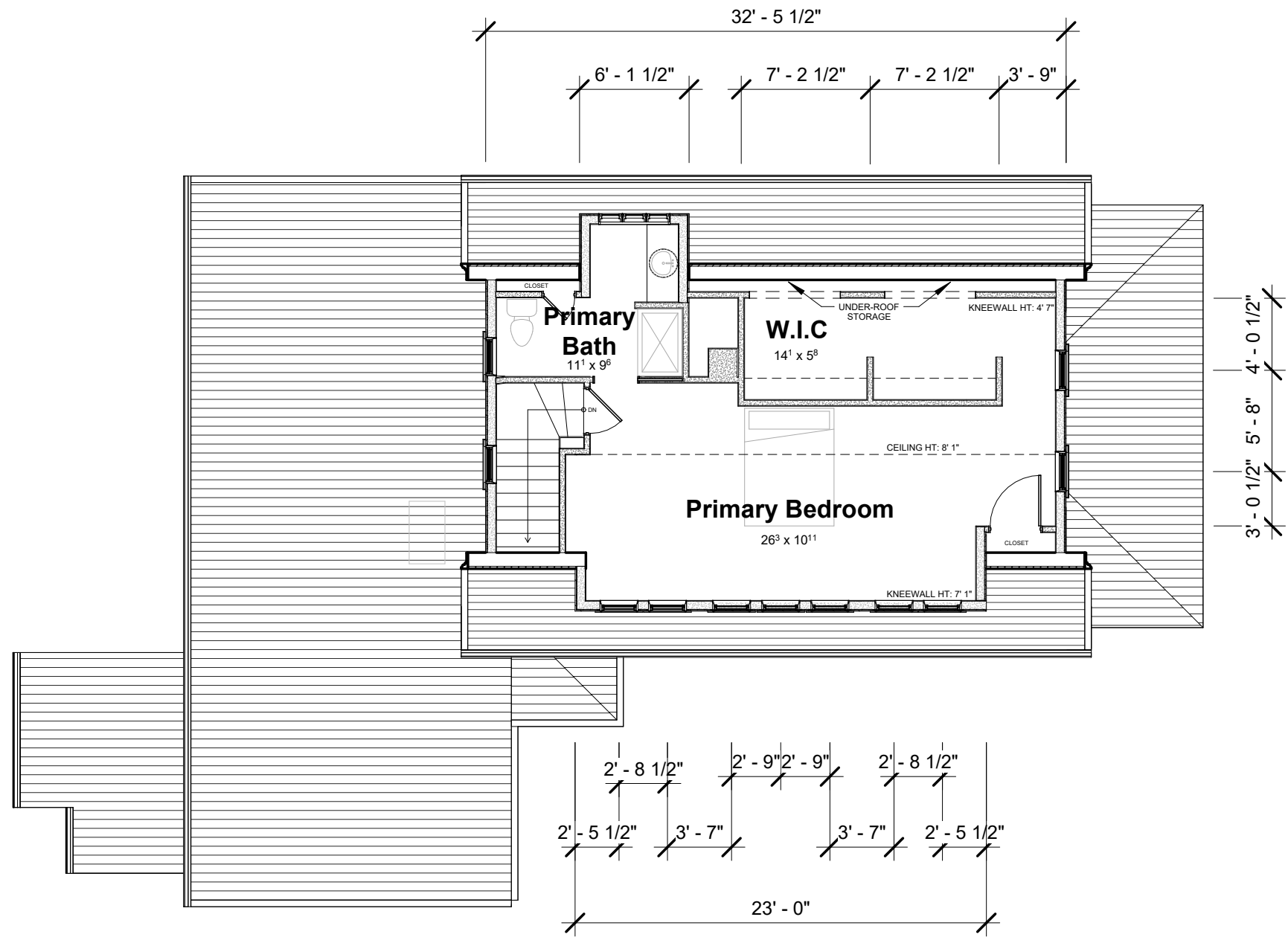
<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as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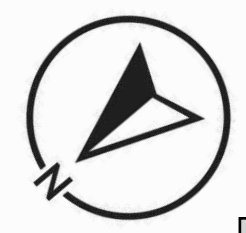
1 Existing First Floor
 1/8" = 1'-0"



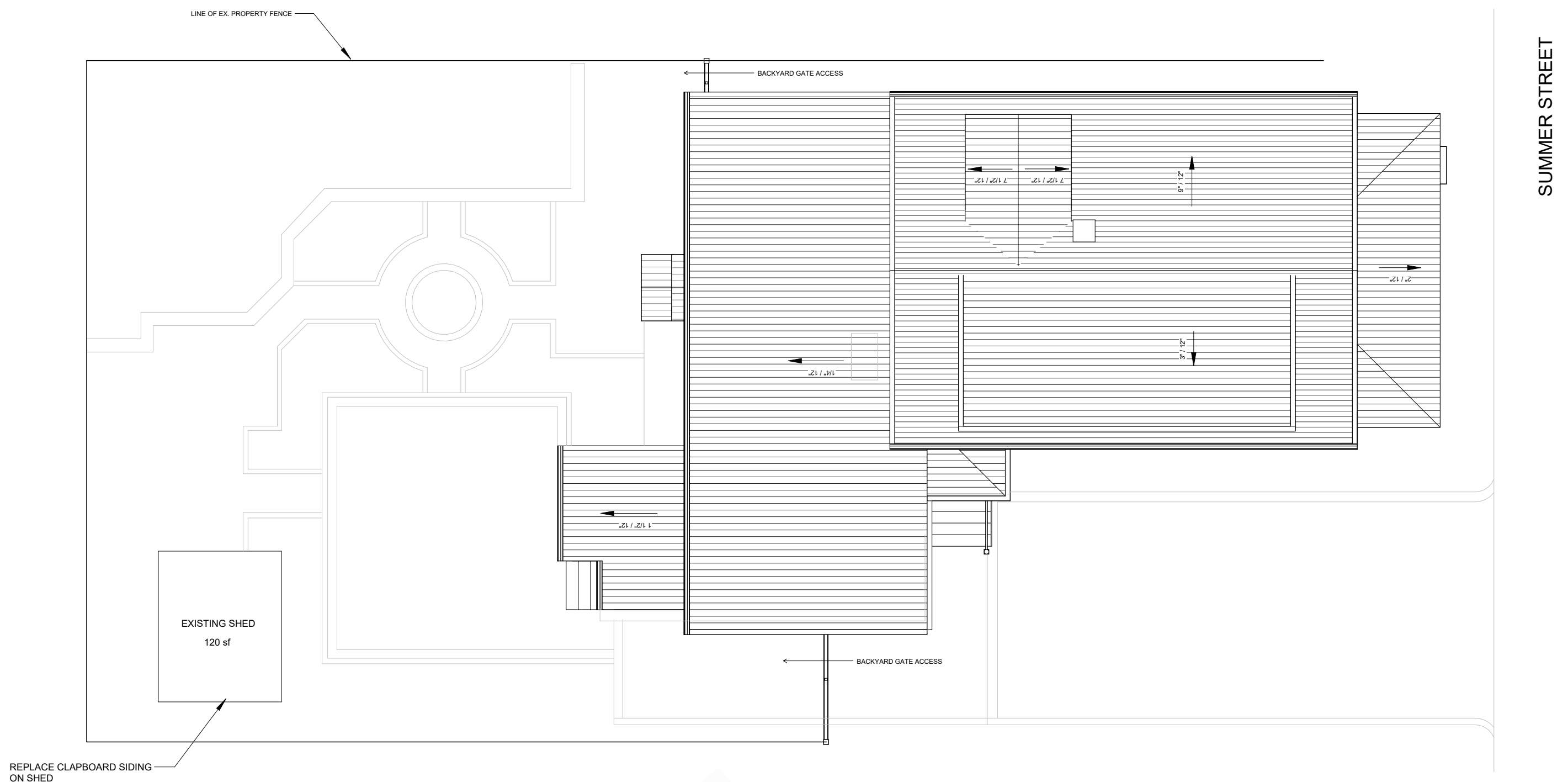
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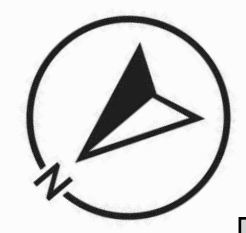
1 Second Floor
1/8" = 1'-0"



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



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



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

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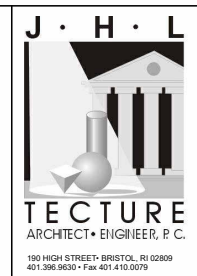
① Existing North Elevation
1/8" = 1'-0"



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

GENERAL NOTES:

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- Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
- Large scale plans of details shall take precedence over smaller scale drawings.
- All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
- All work to be performed and inspected as required by the local governing code enforcement office.
- All work is to be installed in accordance with manufacturer's recommendations and specifications.



ISSUED FOR:
HDC REVIEW

NOT APPROVED

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

PROPOSED NEW BUILDING FOR:

Esselen Residence Renovation

23 Summer Street, Bristol, RI 02809

DRAWING NAME:
EXISTING ELEVATIONS 2

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

PROJECT NUMBER: **7487**

DRAWING NUMBER:
A0.05



190 High Street, Bristol, Rhode Island 02809

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

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

Dear Nicholas Toth & Historic District Commission:

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

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

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

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

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

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

Sincerely,

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

John Lusk
JHL Tecture

PROPOSED WORK FOR:

Esselen Residence Renovation

JHL TECTURE # 7487

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

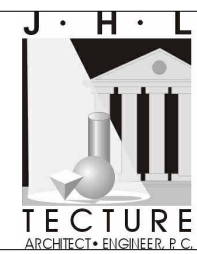


PROJECT DIRECTORY

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

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

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



PROJECT DRAWING LIST

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

LOCUS MAP

PROJECT LOCATION

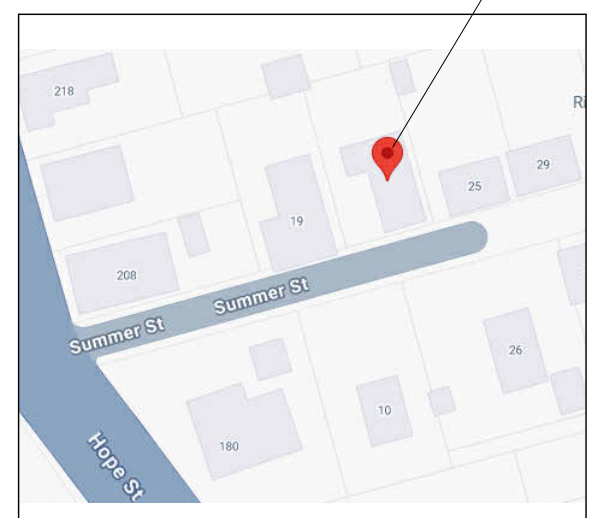




Photo #1: Front West side view, bottom of Summer Street



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

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P. C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.396.8930 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.00</p>
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Photo #3: Front East side view, southeast corner of property



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

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 2</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.01</p>
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Photo #5: Front view of existing porch

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



Photo #7: View of southeast corner of front porch

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p><small>100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0079</small></p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: SITE PHOTOS 4</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: EX1.03</p>
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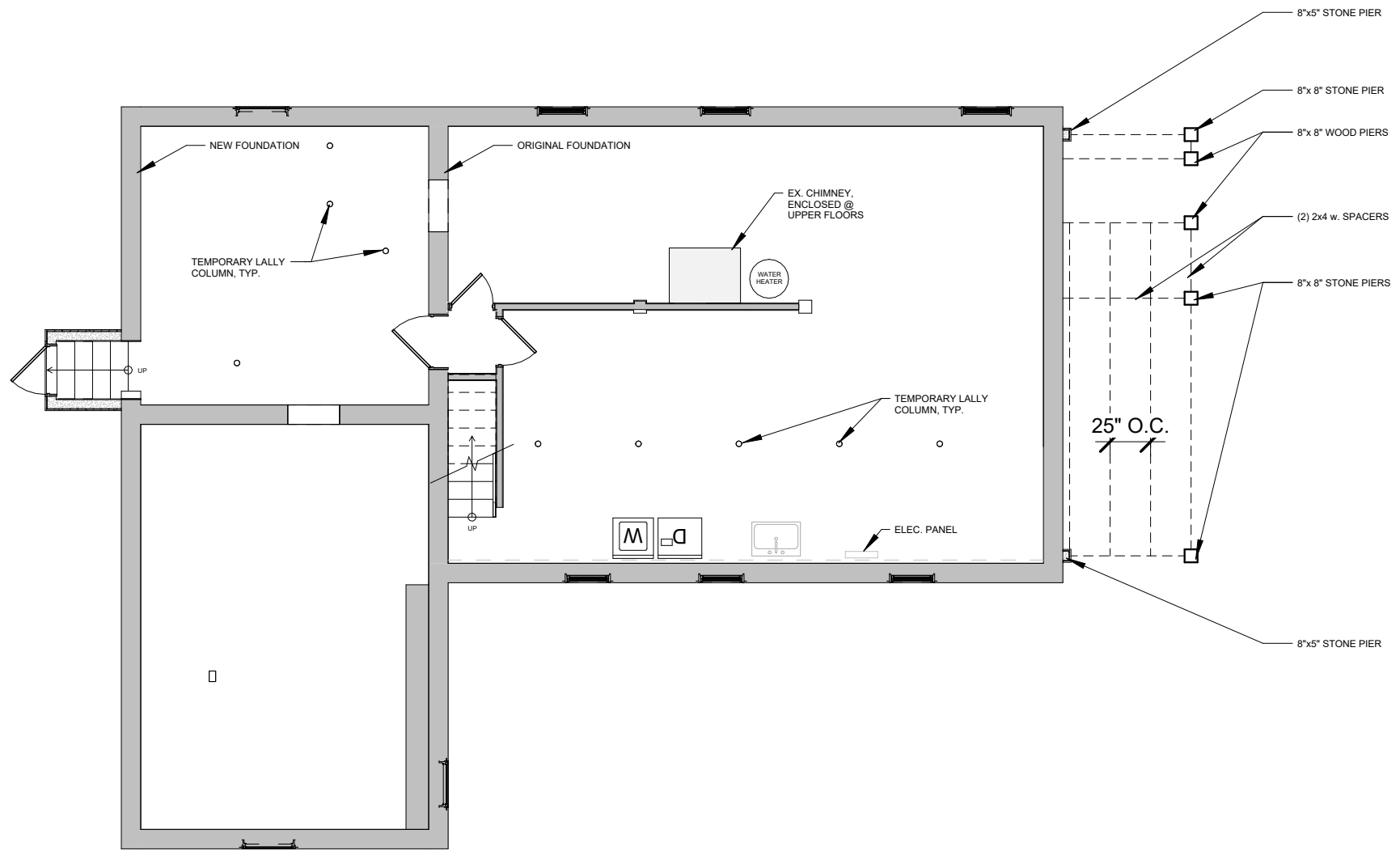


Photo #8: View of existing front porch decking

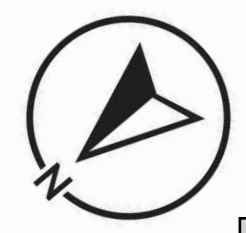


Photo #9: View of existing structure below front porch

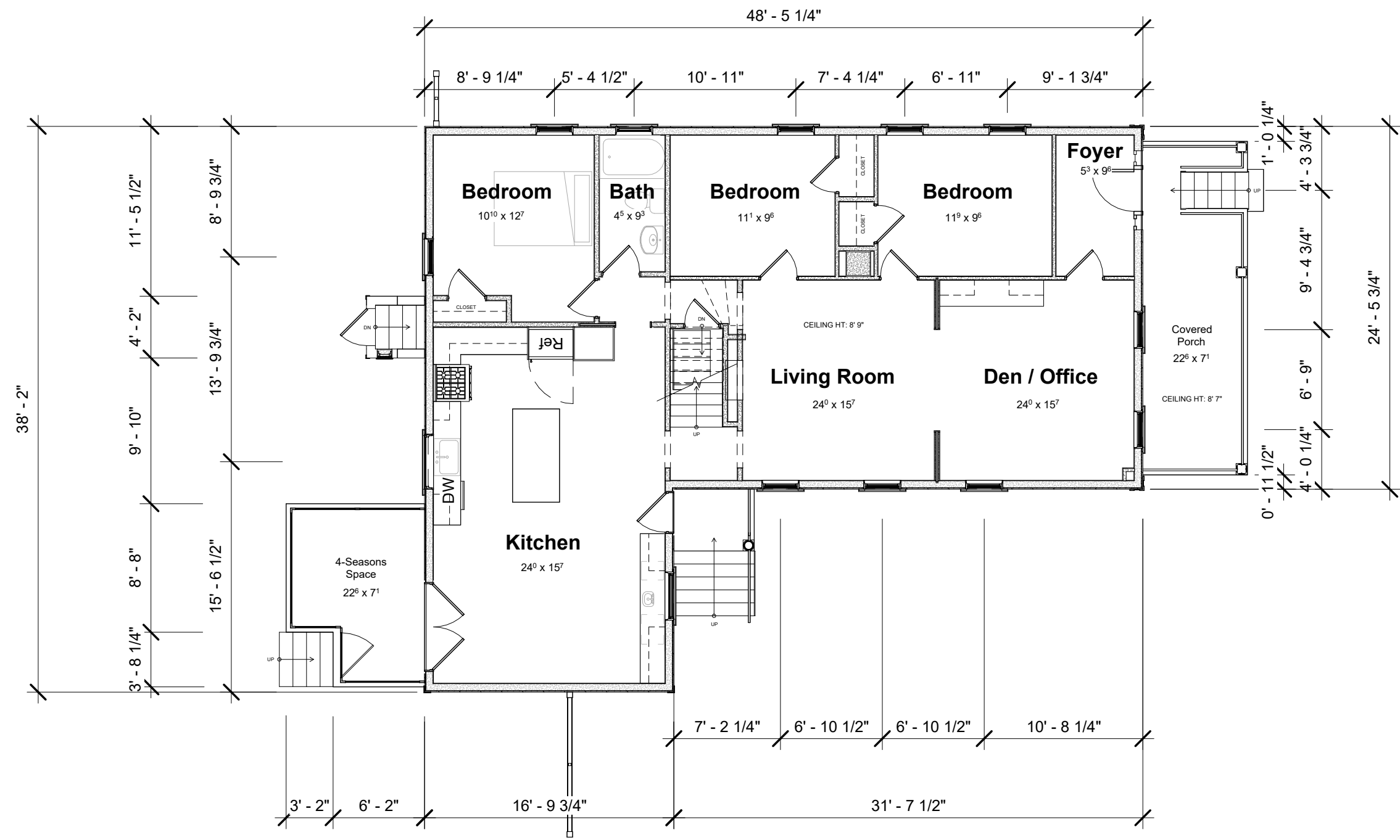
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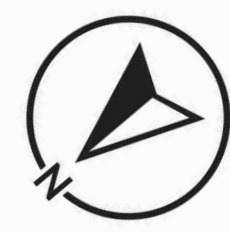
1 Existing Basement
1/8" = 1'-0"



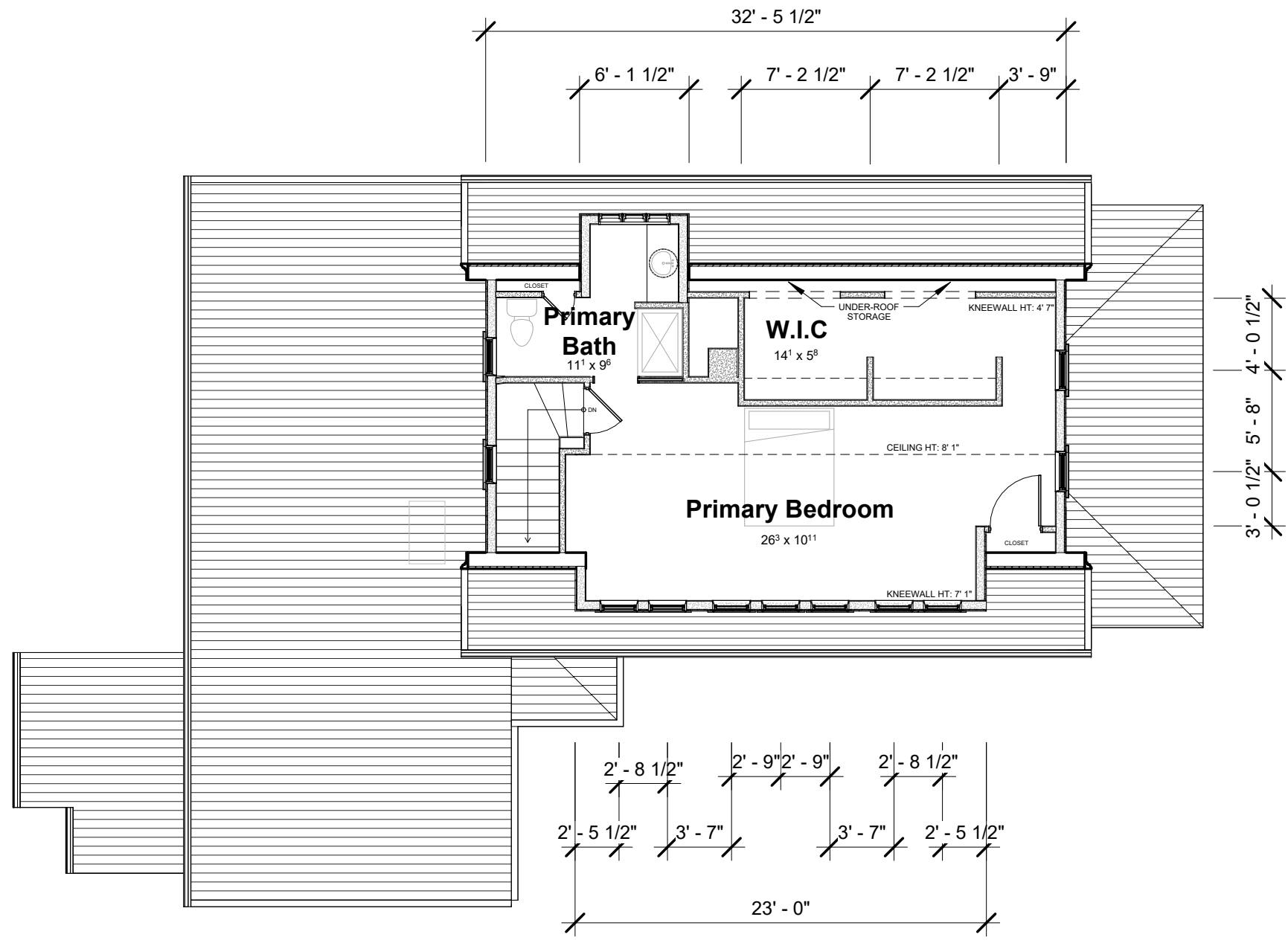
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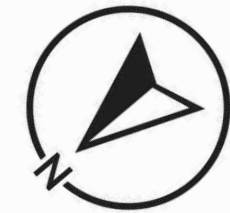
1 Existing First Floor
1/8" = 1'-0"



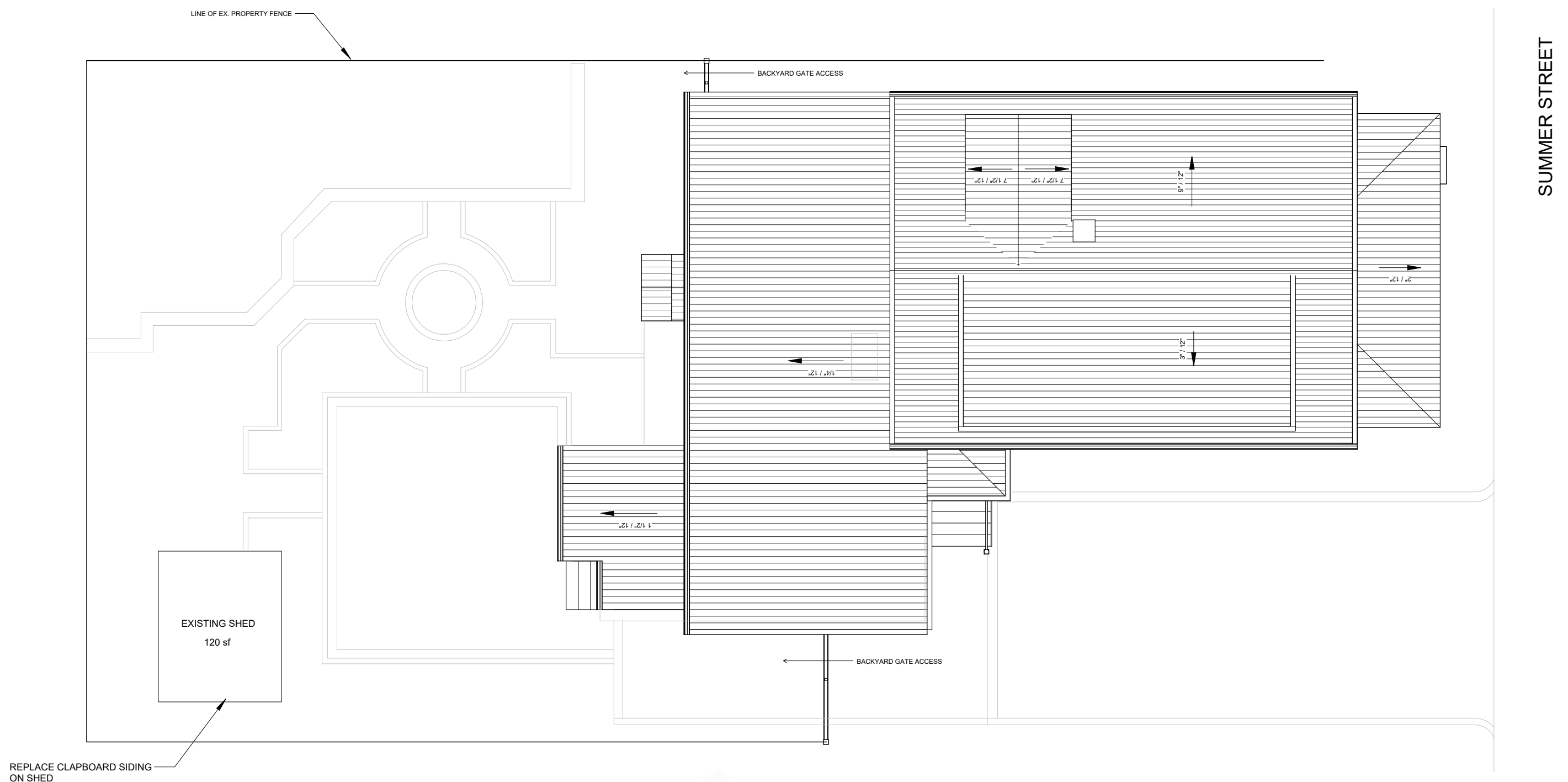
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1 Second Floor
1/8" = 1'-0"

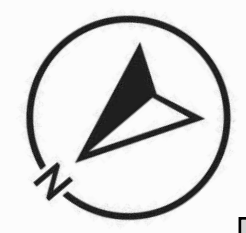


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SUMMER STREET

1 Roof Plan
1/8" = 1'-0"



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



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

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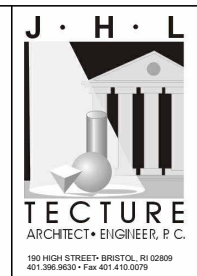
① Existing North Elevation
1/8" = 1'-0"



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

GENERAL NOTES:

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ISSUED FOR:
HDC REVIEW

NOT APPROVED

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PROPOSED NEW BUILDING FOR:

Esselen Residence Renovation

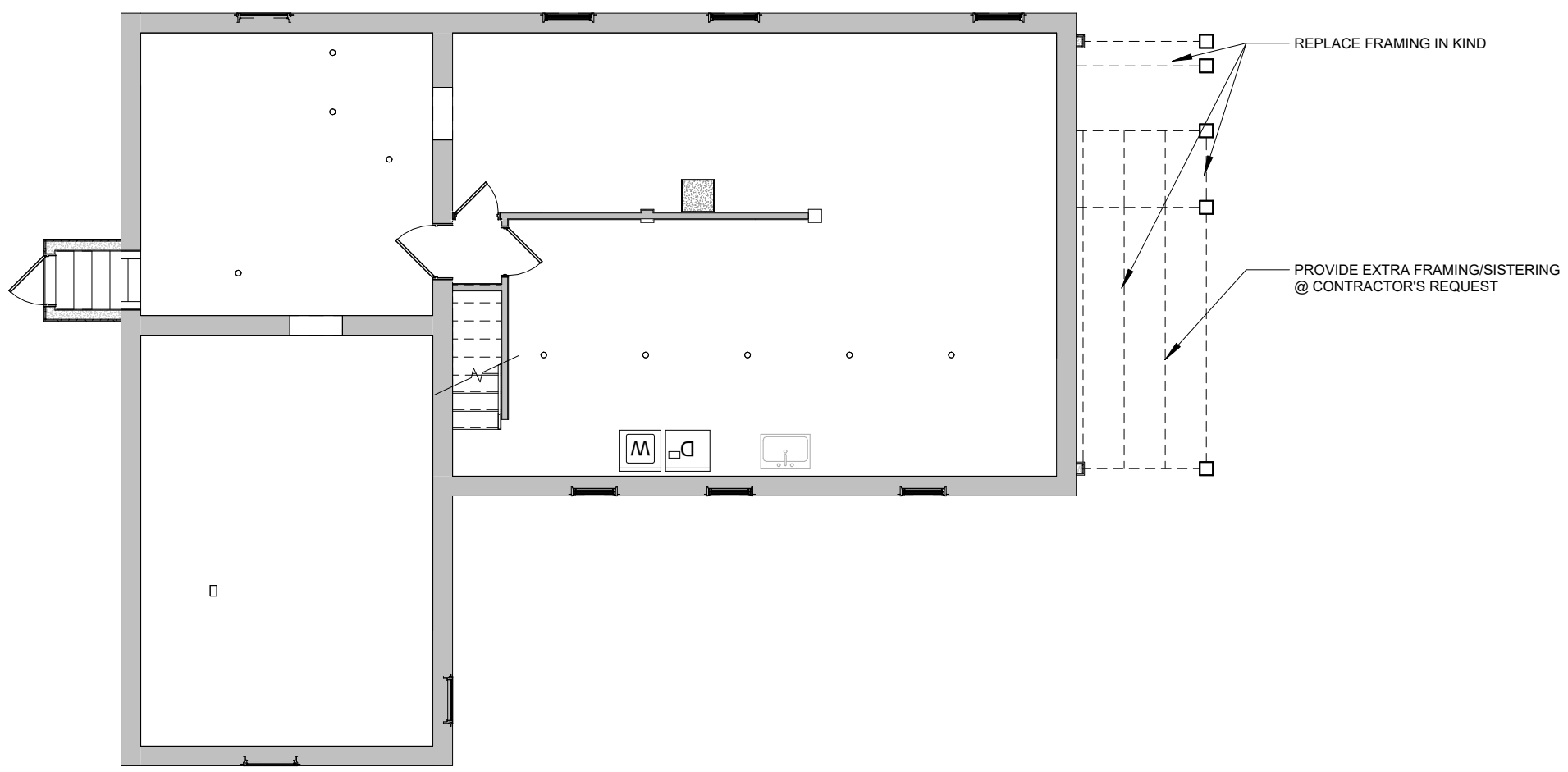
23 Summer Street, Bristol, RI 02809

DRAWING NAME:
EXISTING ELEVATIONS 2

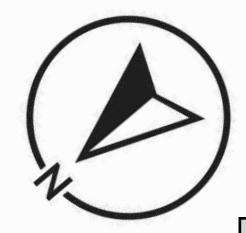
ISSUE DATE: DATE: FEBRUARY 12, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: JHL

PROJECT NUMBER: **7487**

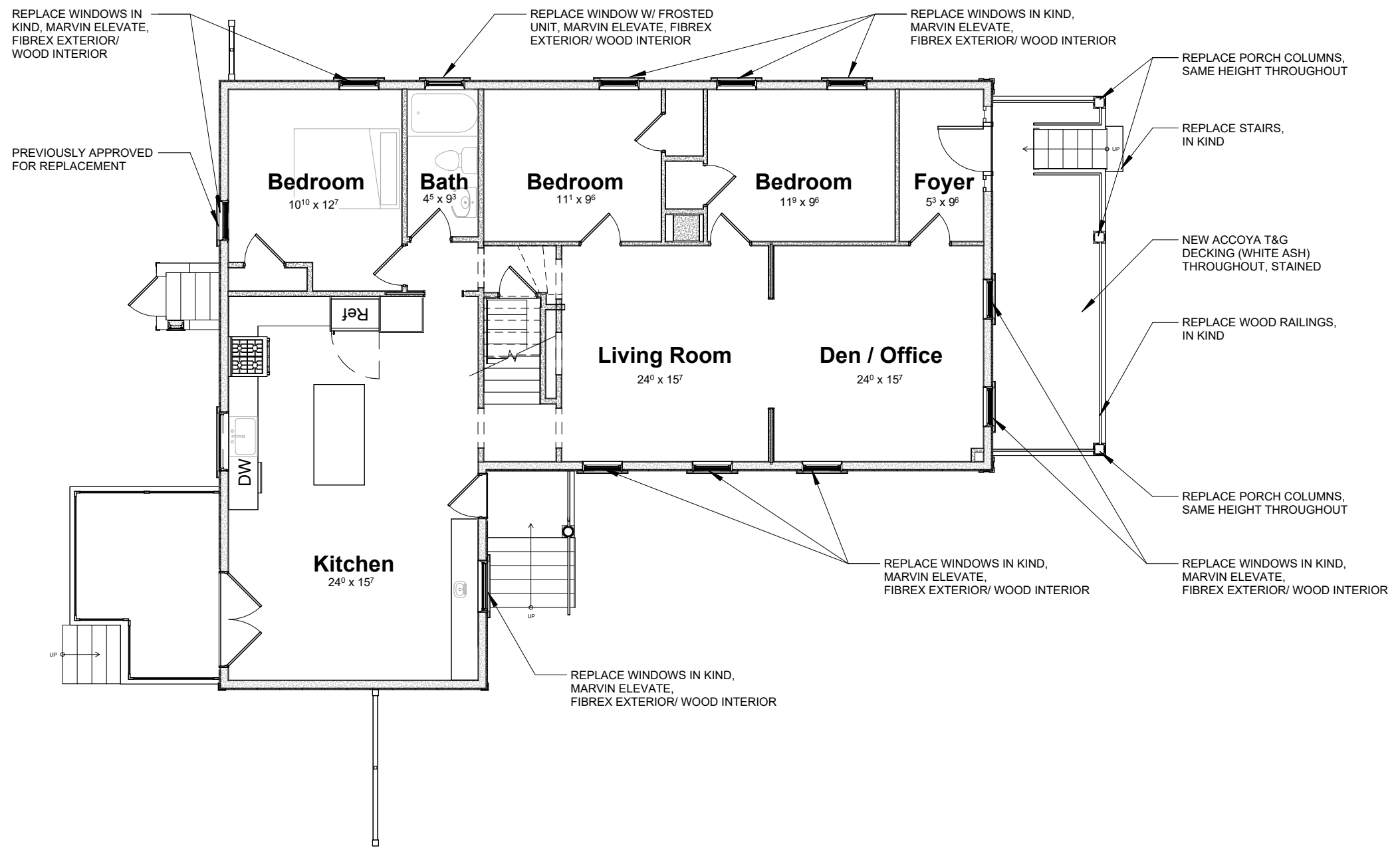
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A0.05



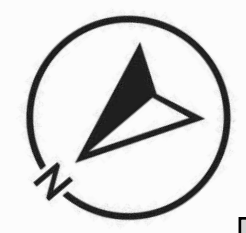
1 Proposed Basement
1/8" = 1'-0"



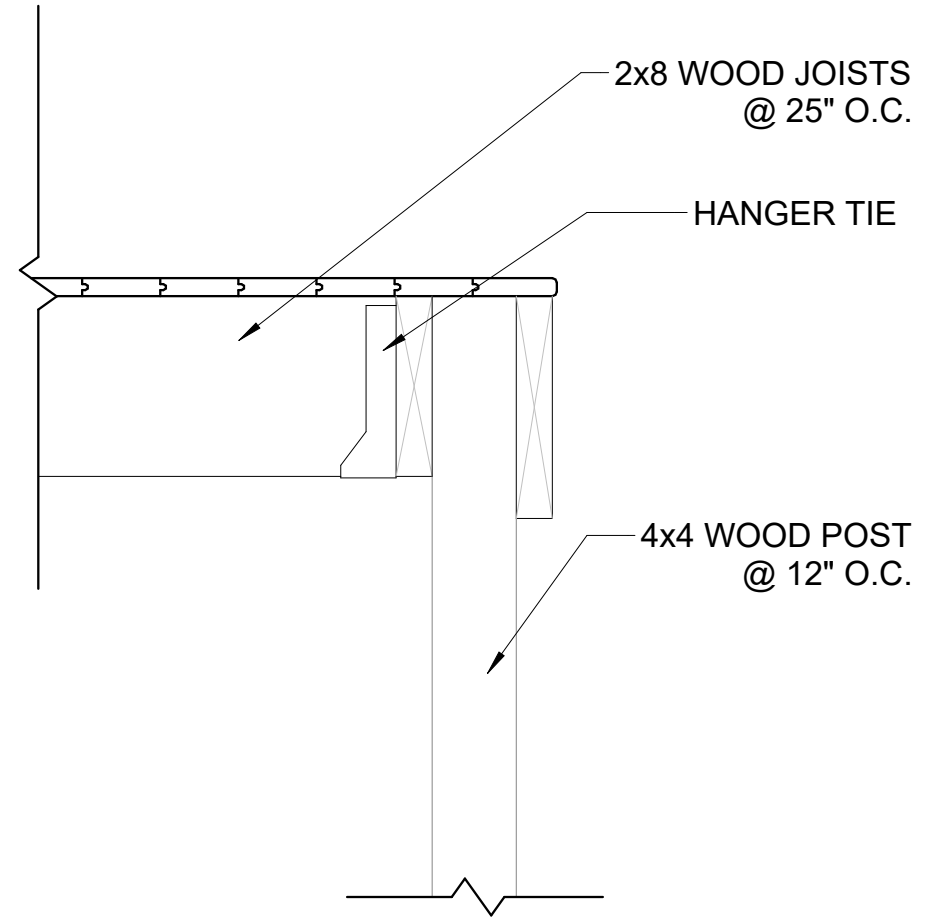
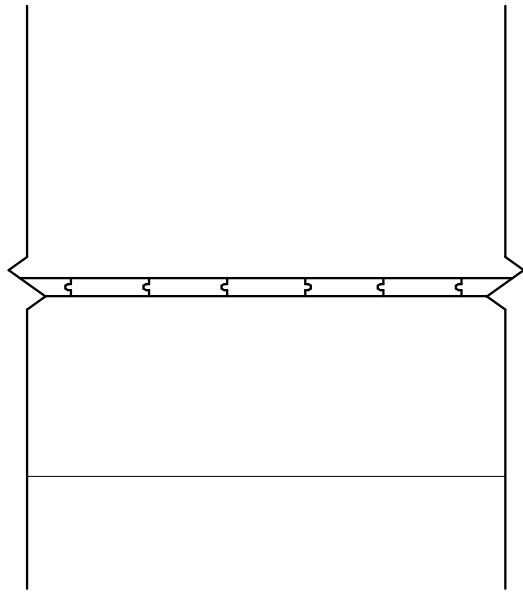
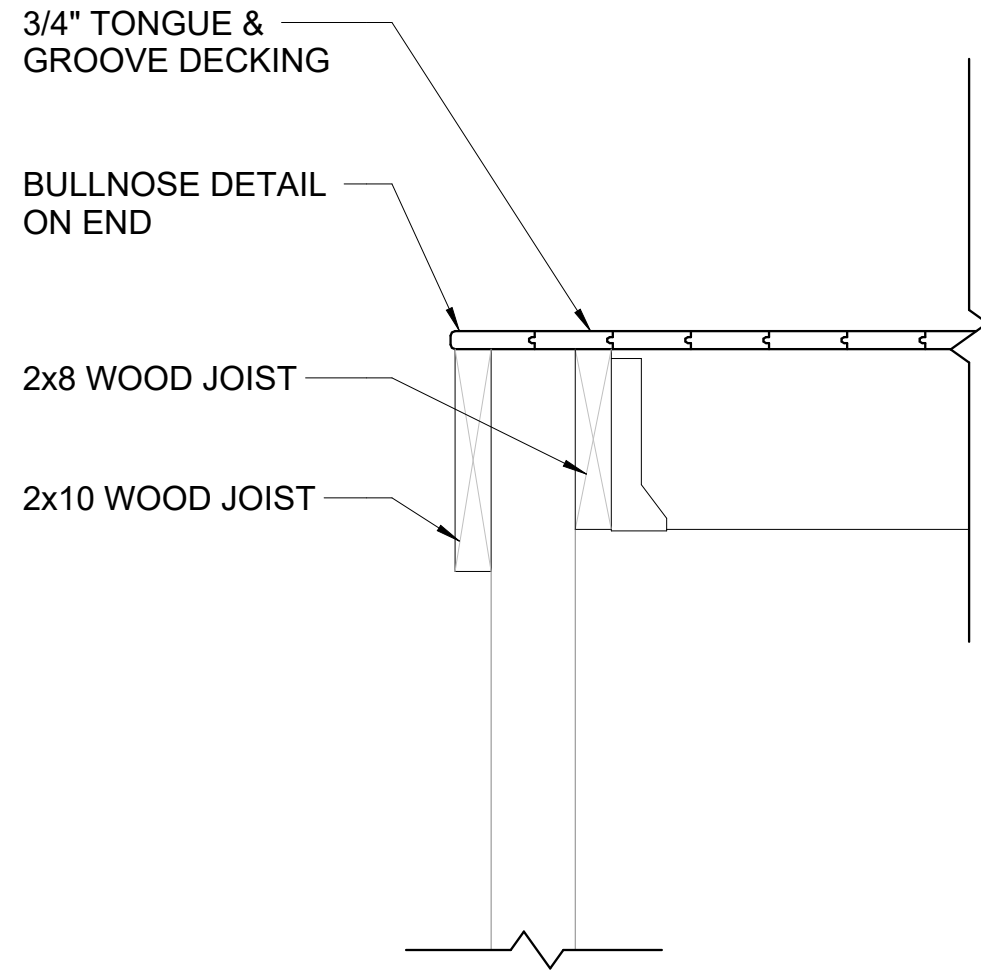
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1 Proposed First Floor
1/8" = 1'-0"



<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT • ENGINEER, P.C.</p> <p>150 HIGH STREET • BRISTOL, RI 02809 401.396.9630 • Fax 401.410.0079</p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED FIRST FLOOR PLAN</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: A1.01</p>
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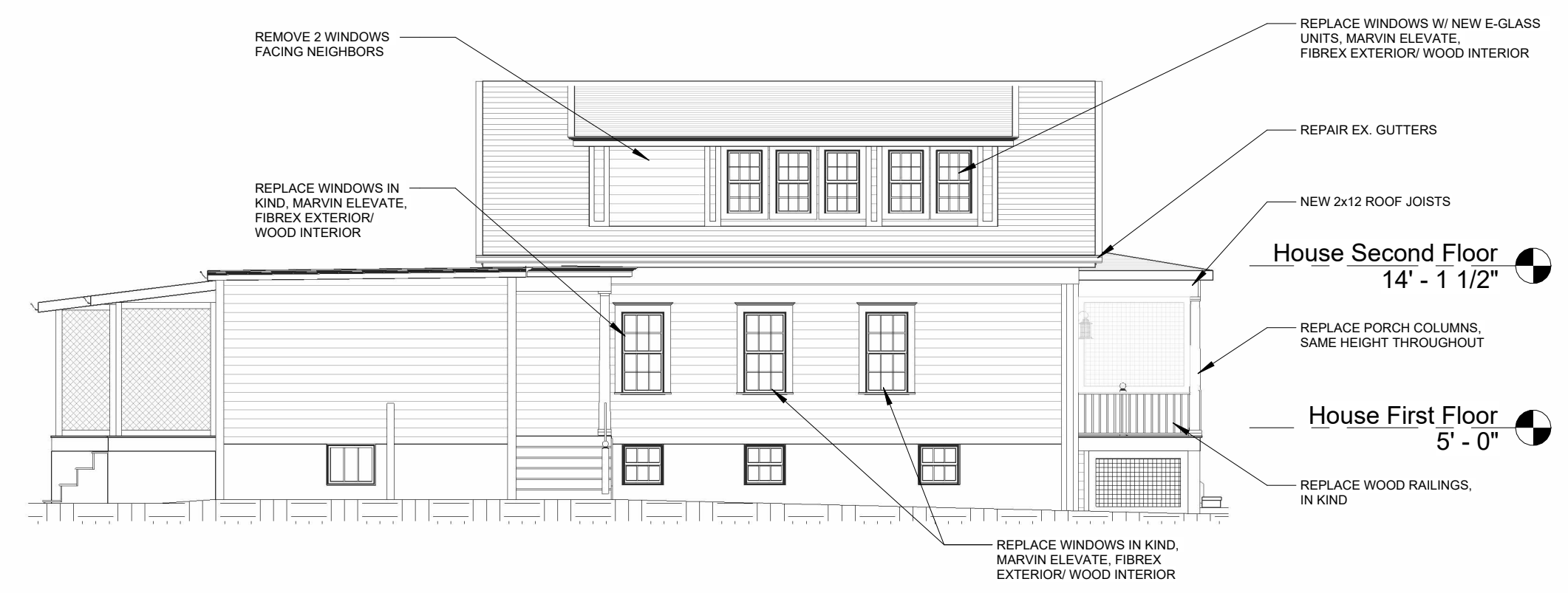


1 Porch Decking Detail
1 1/2" = 1'-0"

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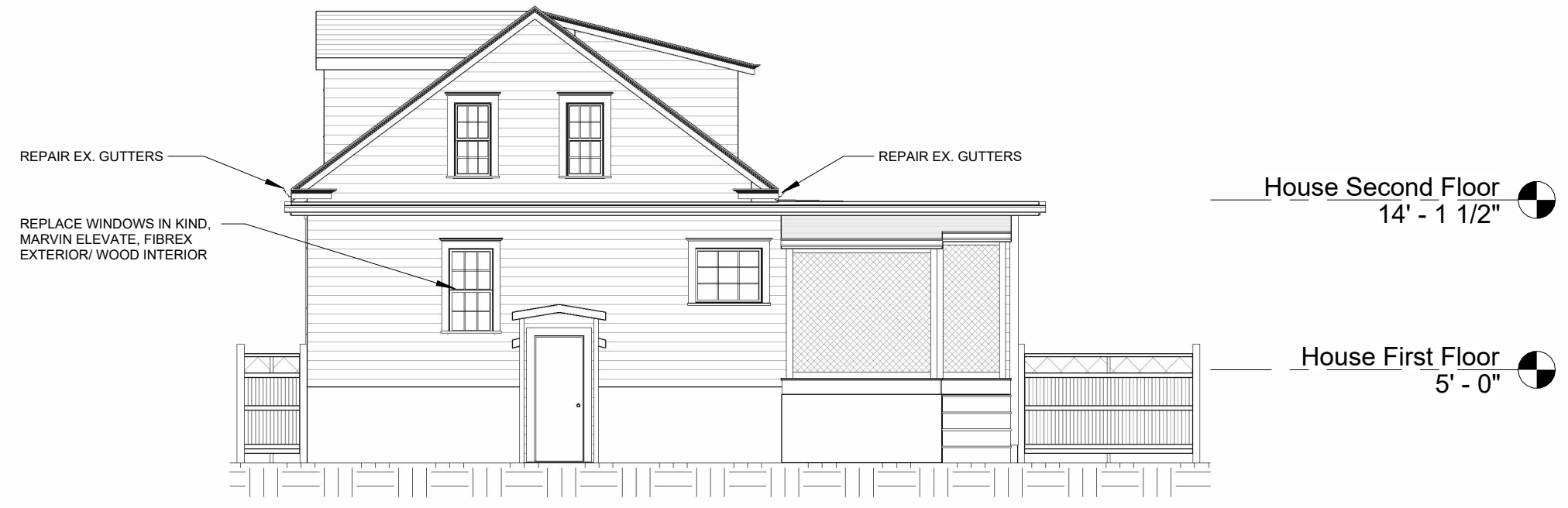


1 Proposed South Elevation
1/8" = 1'-0"

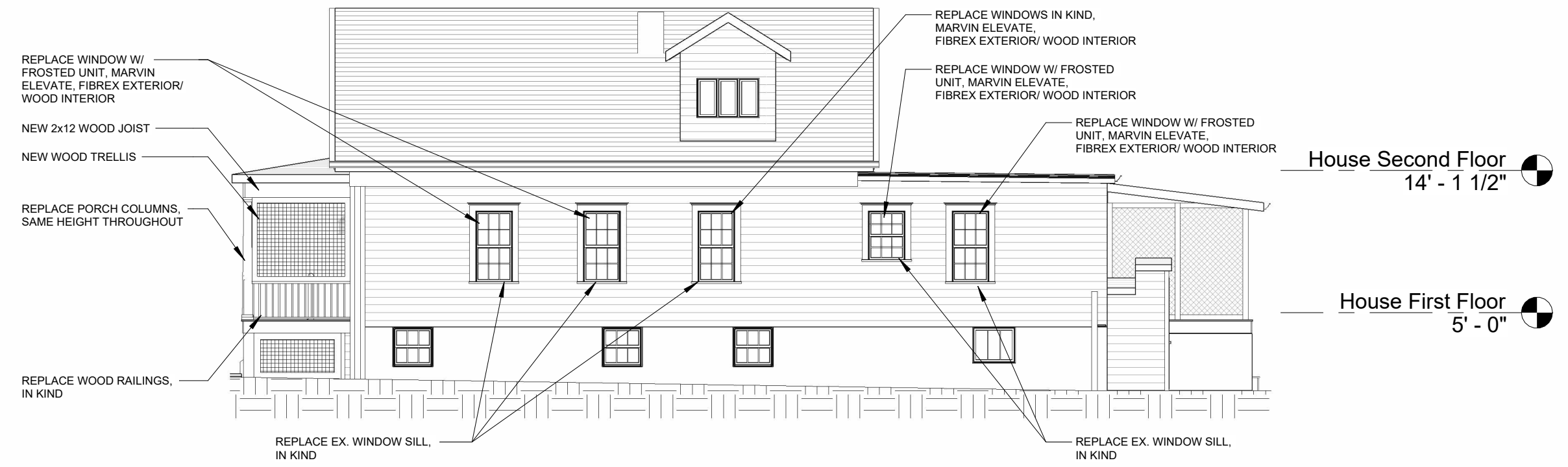


2 Proposed West Elevation
1/8" = 1'-0"

<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies. All work to be performed and inspected as required by the local governing code enforcement office. All work is to be installed in accordance with manufacturer's recommendations and specifications. 	<p>J · H · L</p> <p>TECTURE ARCHITECT ENGINEER, P.C. 100 HIGH STREET • BRISTOL, RI 02809 401.398.8930 • Fax 401.410.0078</p>	<p>ISSUED FOR: HDC REVIEW</p> <p>NOT APPROVED</p> <p>THESE DRAWINGS ARE FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>PROPOSED NEW BUILDING FOR:</p> <p>Esselen Residence Renovation</p> <p>23 Summer Street, Bristol, RI 02809</p>	<p>DRAWING NAME: PROPOSED ELEVATIONS 1</p> <p>ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL</p> <p>PROJECT NUMBER: 7487</p> <p>DRAWING NUMBER: A1.03</p>
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1 Proposed North Elevation
1/8" = 1'-0"



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

GENERAL NOTES:

- 1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
- 2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
- 3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
- 4: Large scale plans of details shall take precedence over smaller scale drawings.
- 5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
- 6: All work to be performed and inspected as required by the local governing code enforcement office.
- 7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

J · H · L

TECTURE
 ARCHITECT + ENGINEER, P.C.
100 HIGH STREET • BRISTOL, RI 02809
 401.398.8930 • Fax 401.410.0078

ISSUED FOR:
HDC REVIEW

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

PROPOSED NEW BUILDING FOR:
Esselen Residence Renovation
23 Summer Street, Bristol, RI 02809

DRAWING NAME: PROPOSED ELEVATIONS 2
ISSUE DATE: DATE: FEBRUARY 12, 2025 SCALE: 1/8" = 1'-0" DRAWN BY: JHL
PROJECT NUMBER: 7487
DRAWING NUMBER: A1.04

23 Summer Street, Product Info & Photos

Windows – Marvin Windows and Doors

Marvin Elevate

Double Hung Windows

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



Unit Features

Elevate Double Hung: ELDH

Elevate Double Hung Picture: ELDH P

Elevate Double Hung Transom: ELDH TR

Elevate Double Hung IZ3: ELDH IZ3

Elevate Double Hung Picture IZ3: ELDH P IZ3

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

Frame and Sash:

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

Frame:

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

Sash:

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

Jamb Extension:

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

Hardware:

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

Installation:

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

Unit Features Continued

Glazing:

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

IZ3 Glazing:

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

Weather Strip:

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

Screen:

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

Interior Jamb Cap:

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

Unit Features Continued

Interior / Exterior Simulated Divided Lites (SDL):

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

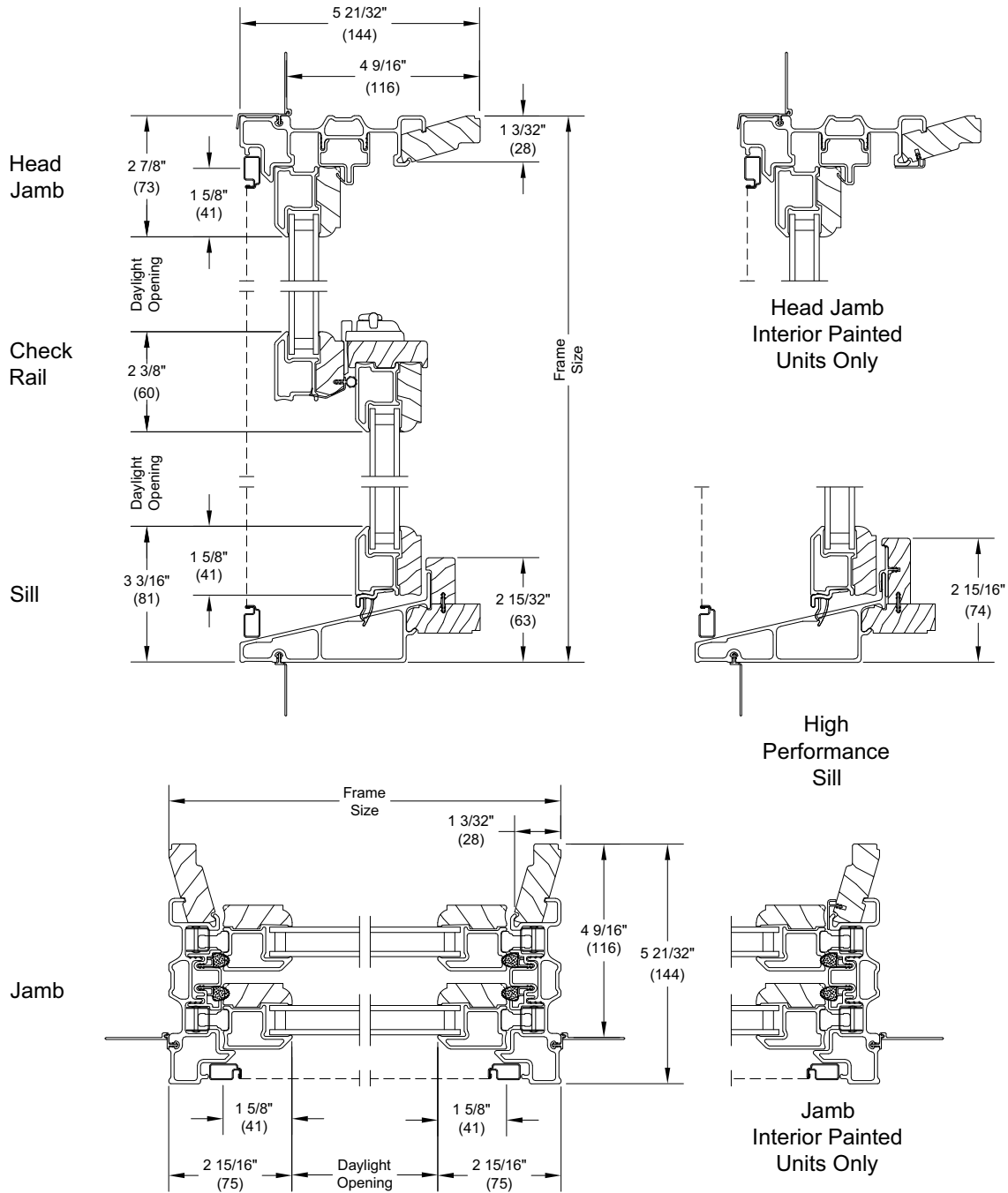
Grilles-Between-The-Glass (GBG):

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

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

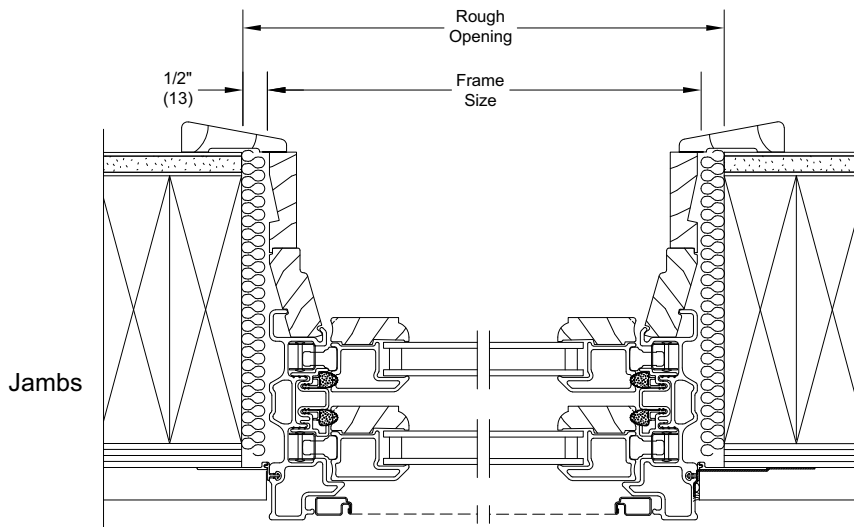
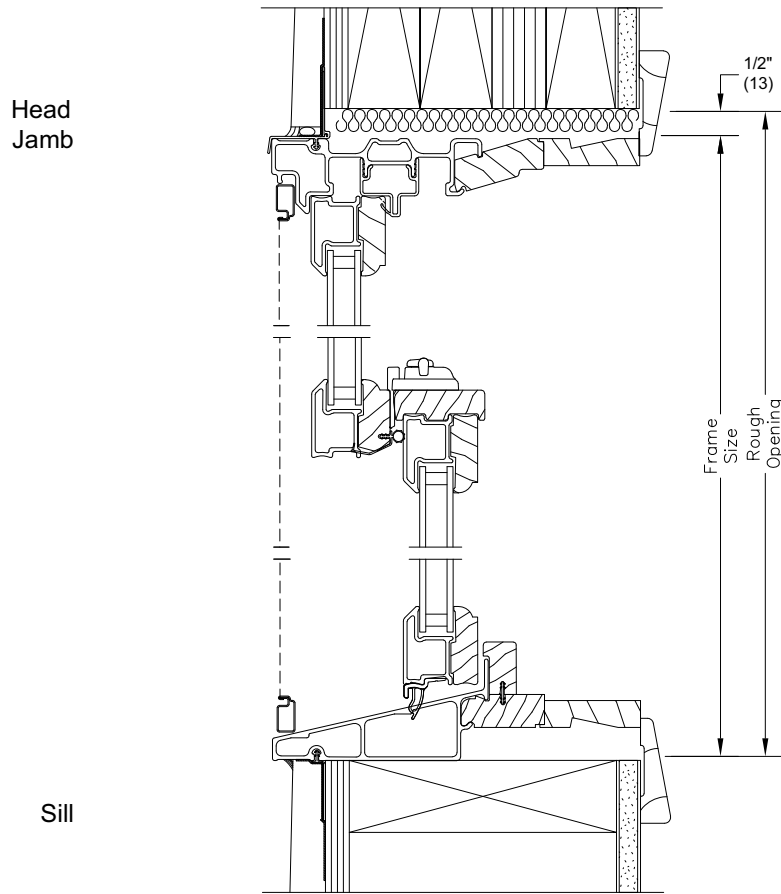
Section Details: Operating - Double Hung (4 9/16" Jamb)

Scale: 3" = 1' 0"



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

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



NOTES:

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

Porch, Trim & Details – Accoya Wood

Pine Wood (Painted White)





Accoya® wood DATA SHEET

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

Key features

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

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

Approved Manufacturer Training Program

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

Standard lengths & grades

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

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

Standard dimensions & grades

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

Material	
100% Solid Accoya wood	
Durability	
AWPA E7 & E10, Average rating > 9. Accoya is an effective barrier against a broad spectrum of wood-destroying organisms. Rigorous testing in the lab as well as in prone settings like the Southeast US, Australia, Japan and New Zealand confirm this.	
Equilibrium Moisture Content	
3–5 % at 65% relative humidity, 68°F	
Density	
Average 32 pcf at 65% RH, 68°F, Range 27 to 37 pcf	
Shrinkage	
WET – 65% RH / 68°F*	WET – Oven Dry*
Radial – 0.4%	Radial – 0.7%
Tangential – 0.8%	Tangential – 1.5%
*Average Values	
Fire Rating	
Class C (ASTM E84). Additional requirements apply to siding on buildings in designated Wild Urban Interface (WUI) zones. Accoya siding wall constructions have been tested and demonstrated to meet WUI requirements. For more details click here.	
Thermal Conductivity	
ASTM C177, $\gamma = 0.102 \text{ W/m-}$	
Bending Strength	
ASTM D143, MOR = 13,144 psi	
Bending Stiffness	
ASTM D143, MOE = 1,297,492 psi	
Janka Hardness	
ASTM D143, Side = 922 LBF, End grain = 1484 LBF.	
Certification & Approval	
Forest Stewardship Council (FSC) Certified	
Cradle-to-Cradle: GOLD Overall; Platinum in Material Health	

Insect barrier

Accoya wood is indigestible to a wide range of pests and an effective barrier to attack. Five year ground contact testing by independent laboratories in Florida USA, the Caribbean and Okinawa, Japan and has shown less termite damage on Accoya than on naturally durable species such as FEQ Burmese Teak.

Salt water contact and immersion

Accoya is not detrimentally affected by salt water contact or immersion. Field testing over 10 years immersion has shown minor attack on Accoya by marine organisms but less than that sustained on other durable woods in test.

Machinability

Processing does not affect the unique properties of Accoya wood, as it is modified to the core. It is relatively easy to process and comparable to a softwood or medium density hardwood such as Yellow Poplar (Tulip Wood). With the right training no special tools are required for cross cutting, ripping, planing, routing and drilling. Further details can be found in the Accoya Wood Information Guide.

Gluing

Both load bearing and non-load bearing applications have been tested using adhesive systems for laminating, finger jointing and frame corner joints. While good results can be achieved with most common adhesives, PU, EPI, epoxy and PRF give the best results. Results using polyvinyl acetate (PVAc) can vary greatly. MUF adhesives should be avoided. Contact your adhesive supplier for more information.

Finishing

A finish or coating does not need to be applied to Accoya to achieve longevity and dimensional stability. Details on natural weathering of uncoated Accoya can be found in the Wood Information Guide. Most commonly used coating systems can be used on Accoya wood. Testing has been performed with a full range of oil-based and water-based coating systems. Leading coating manufacturers have found that their film form coating systems last longer on Accoya. Contact your coating supplier for more information and check the Accoya Essential Coatings Guide.

Fastening

Stainless steel fasteners are highly recommended with Accoya. Grade 304 for inland conditions and grade 316 for coastal conditions. More information on other metals and alloys suitable for use with Accoya can be found in the Accoya Wood Information Guide.



For more information please refer to the Wood Information Guide at www.accoya.com

Exterior Porch Lights – Visual Comfort & Co.

Suffolk Small Scroll Arm Lantern



Suffork Small Scroll Arm Lantern
Item # CHO 2061NC

Designer: Chapman & Myers

Height: 17.75"

Width: 6.75"

Extension: 7.5"

Backplate: 4.5" Square

Finishes: NC

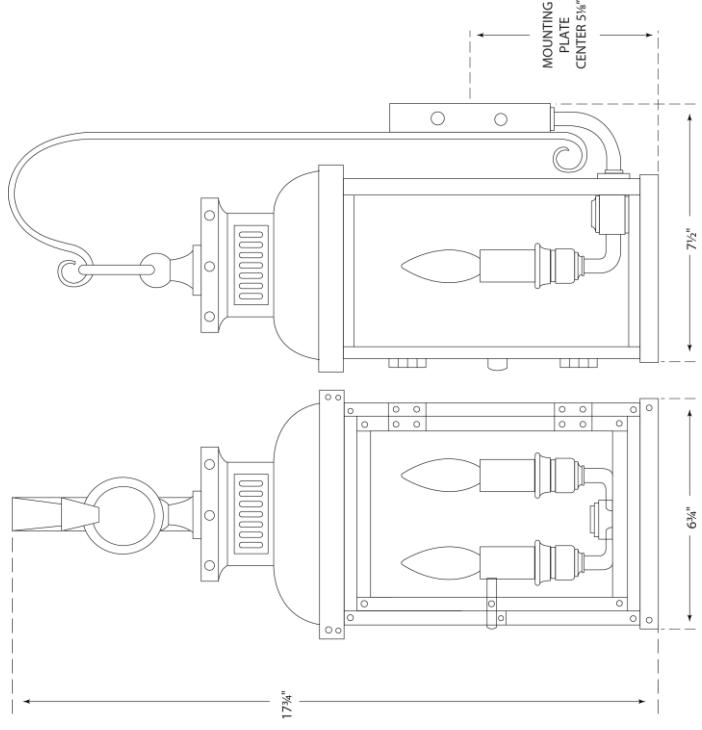
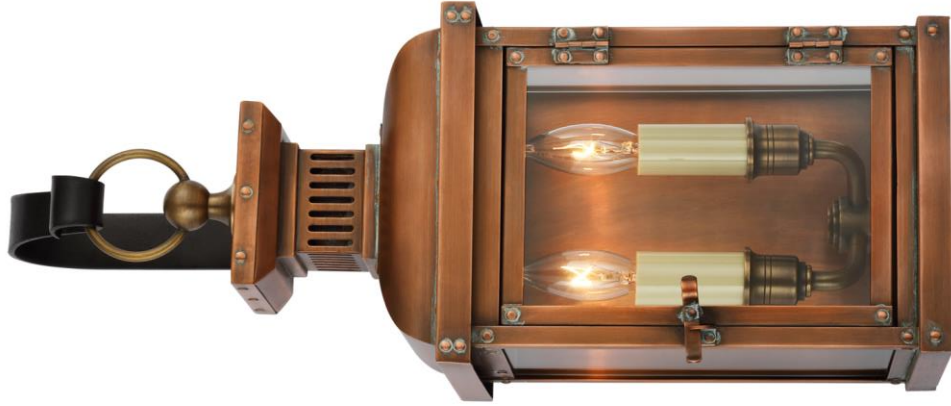
Glass Options: CG

Socket: 2 - E12 Candelabra

Wattage: 2 - 60 C11

Weight: 7 Pounds

©EFC DESIGNS





Bristol Historic District Commission

Item 7.

Application for Review of Proposed Work - Printable Application

HDC-25-15		February 14, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
532 Wood Street	29	53

Applicant	Applicant Phone	Applicant Email
East Bay Food Pantry & Thrift Store	4013969490	emily@eastbayfoodpantry.org

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
Spencer McCombe	4016194689	spencer@cordtsendesign.com

Contractor	Contractor Phone Number	Contractor Email
TBD		

Work Category:	Addition to Structure(s)
----------------	--------------------------

Description of proposed work:

Construct a new egress stair from existing lower level up to grade. Replace existing brick infilled masonry openings with new windows in kind with existing windows.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

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

East Bay Food Pantry & Thrift Store

Applicant's Name – Printed

Spencer Cordtsen McCombe

Applicant's Digital Signature

Date: February 14, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 150 FRANKLIN ST ACRES: 1.26 PARCEL ID: 029-0053-000 LAND USE CODE: 06 CONDO COMPLEX: OWNER: ELDER CARE ONE, INC. CO - OWNER: MAILING ADDRESS: 150 FRANKLIN STREET</p> <p>ZONING: M PATRIOT ACCOUNT #: 2331</p>	<p>BUILDING STYLE: Assisted Liv UNITS: 20 YEAR BUILT: 1875 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Gable ROOF COVER: Tar & Gravel</p>	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> <p>INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Pkg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 60 # OF BEDROOMS: 20 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 205 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Pkg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 60 # OF BEDROOMS: 20 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 205 # OF KITCHENS: 0 # 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: 57580 FINISHED BUILDING AREA: 43185 BASEMENT AREA: 14395 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
<p>LAND: \$189,300 YARD: \$61,900 BUILDING: \$2,778,600 TOTAL: \$3,029,800</p>		
SKETCH	PHOTO	



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 29-53
CAMA Number: 29-53
Property Address: 150 FRANKLIN ST

Mailing Address: ELDER CARE ONE, INC.
150 FRANKLIN STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 17-100
CAMA Number: 17-100
Property Address: 477 WOOD ST

Mailing Address: PANSA, ANDREW S
149 HIGH ST
BRISTOL, RI 02809

Parcel Number: 17-101
CAMA Number: 17-101
Property Address: 471 WOOD ST

Mailing Address: PANSA, ANDREW S
149 HIGH ST
BRISTOL, RI 02809

Parcel Number: 17-147
CAMA Number: 17-147
Property Address: 571 WOOD ST

Mailing Address: HUFFMAN, NATALIE R & LESLIE A TE
180 BAYVIEW AVE
PORTSMOUTH, RI 02871

Parcel Number: 17-154
CAMA Number: 17-154
Property Address: 513 WOOD ST

Mailing Address: MATOOK, MICHAEL ALAN & CINDY
LYNN TRUSTEES
769 HIGHLAND ST
STOUGHTON, MA 02072

Parcel Number: 17-18
CAMA Number: 17-18
Property Address: 125-127 FRANKLIN ST

Mailing Address: V & J PROPERTIES, LLC
26 OAK ST
PORTSMOUTH, RI 02871

Parcel Number: 17-19
CAMA Number: 17-19
Property Address: 121 FRANKLIN ST

Mailing Address: BARBOZA, AARON
121 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 17-73
CAMA Number: 17-73
Property Address: 529 WOOD ST

Mailing Address: ALMEIDA, MARY N.
546 WOOD ST
BRISTOL, RI 02809-19

Parcel Number: 17-74
CAMA Number: 17-74
Property Address: 527 WOOD ST

Mailing Address: PACHECO, CARLOS A & LUCIA D TE
527 WOOD ST
BRISTOL, RI 02809

Parcel Number: 17-75
CAMA Number: 17-75
Property Address: 513.5 WOOD ST

Mailing Address: MJM, LLC
7 GOULART AVE
BRISTOL, RI 02809

Parcel Number: 17-76
CAMA Number: 17-76
Property Address: 120 FRANKLIN ST

Mailing Address: BANDA FILARMONICA ST. ISABEL ST.
ELIZABETH CHURCH
P. O. BOX 983
BRISTOL, RI 02809



www.cai-tech.com

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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 17-77 CAMA Number: 17-77 Property Address: BOURNE ST	Mailing Address: BANDA FILARMONICA ST. ISABEL ST. ELIZABETH CHURCH P. O. BOX 983 BRISTOL, RI 02809
Parcel Number: 17-78 CAMA Number: 17-78 Property Address: 118 FRANKLIN ST	Mailing Address: RAPOSA, PETER J. TRUSTEE P.O. BOX 898 PORTSMOUTH, RI 02871
Parcel Number: 17-79 CAMA Number: 17-79 Property Address: 45 BOURNE ST	Mailing Address: DEFELICE, FRANK ETUX MARCELLE TE 45 BOURNE ST BRISTOL, RI 02809
Parcel Number: 17-96 CAMA Number: 17-96 Property Address: 501-503 WOOD ST	Mailing Address: JNB WOOD PROPERTIES LLC 9 SETTLERS WAY SCITUATE, RI 02857
Parcel Number: 17-97 CAMA Number: 17-97 Property Address: 495 WOOD ST	Mailing Address: CORRIVEAU, JOSHUA M 495 WOOD ST BRISTOL, RI 02809
Parcel Number: 17-98 CAMA Number: 17-98 Property Address: 46 BOURNE ST	Mailing Address: 302 MARKET STREET LLC 490 RIVERSIDE DR TIVERTON, RI 02878
Parcel Number: 17-99 CAMA Number: 17-99 Property Address: 485 WOOD ST	Mailing Address: PANSA, ANDREW S 149 HIGH ST BRISTOL, RI 02809
Parcel Number: 23-208 CAMA Number: 23-208 Property Address: 562 WOOD ST	Mailing Address: ARAUJO, JULIA DACOSTA LE ARAUJO, RUI J 562 WOOD ST BRISTOL, RI 02809
Parcel Number: 23-209 CAMA Number: 23-209 Property Address: 568 .5 WOOD ST	Mailing Address: SILVA, MARIA D. LIFE EST SILVA, DACIANO, SILVA, JOHN E 568.5 WOOD ST BRISTOL, RI 02809
Parcel Number: 23-210 CAMA Number: 23-210 Property Address: 564 WOOD ST	Mailing Address: MEDINA, MARIO D & MARIA JESUS 564 WOOD ST BRISTOL, RI 02809
Parcel Number: 23-69 CAMA Number: 23-69 Property Address: 165 FRANKLIN ST	Mailing Address: FERRO, KEVIN J. 165 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 23-75 CAMA Number: 23-75 Property Address: 163 FRANKLIN ST	Mailing Address: MEDEIROS, ANDREW J. 163 FRANKLIN STREET BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 23-77
CAMA Number: 23-77
Property Address: 161 FRANKLIN ST

Mailing Address: MONIZ, NELSON J.
2 BORGES ST
BRISTOL, RI 02809

Parcel Number: 23-78
CAMA Number: 23-78-007
Property Address: 159 FRANKLIN ST

Mailing Address: RODRIGUES, JOYCE C.
209 HOPE ST
BRISTOL, RI 02809

Parcel Number: 23-78
CAMA Number: 23-78-008
Property Address: 159 FRANKLIN ST

Mailing Address: FILIPE, JOAO A. MARIA F.
159 FRANKLIN ST UNIT 8C
BRISTOL, RI 02809

Parcel Number: 23-79
CAMA Number: 23-79
Property Address: 32 ST ELIZABETH ST

Mailing Address: CABRAL, LAUDALINA A & FERNANDO M-
TRUSTEES (1/3); GERMANO, MARIA
FILOMENA A (1/3);
32 ST. ELIZABETH STREET
BRISTOL, RI 02809

Parcel Number: 23-80
CAMA Number: 23-80-001
Property Address: 155 FRANKLIN ST

Mailing Address: HOLTER, DUNCAN
155 FRANKLIN ST, UNIT 1F
BRISTOL, RI 02809

Parcel Number: 23-80
CAMA Number: 23-80-002
Property Address: 155 FRANKLIN ST

Mailing Address: SULLIVAN, RYAN V. & ZWERGEL,
ZACHARY A. & APRILE, LUKE R. TC
1808 MAIN RD
TIVERTON, RI 02878

Parcel Number: 23-80
CAMA Number: 23-80-003
Property Address: 155 FRANKLIN ST

Mailing Address: RODRIGUES, JOYCE C.
209 HOPE ST
BRISTOL, RI 02809

Parcel Number: 23-80
CAMA Number: 23-80-004
Property Address: 155 FRANKLIN ST

Mailing Address: GARCIA, GILBERT
155 FRANKLIN ST, UNIT 4R
BRISTOL, RI 02809

Parcel Number: 23-80
CAMA Number: 23-80-005
Property Address: 155 FRANKLIN ST

Mailing Address: SULLIVAN, RYAN V. & ZWERGEL,
ZACHARY A. & APRILE, LUKE R. TC
1808 MAIN RD
TIVERTON, RI 02878

Parcel Number: 23-80
CAMA Number: 23-80-006
Property Address: 155 FRANKLIN ST

Mailing Address: SULLIVAN, RYAN V. & ZWERGEL,
ZACHARY A. & APRILE, LUKE R. TC
155 FRANKLIN ST, UNIT 6R
BRISTOL, RI 02809

Parcel Number: 23-81
CAMA Number: 23-81
Property Address: 26 ST ELIZABETH ST

Mailing Address: SHIYU BRISTOL, LLC
111 HORIZON DR
TIVERTON, RI 02878

Parcel Number: 23-82
CAMA Number: 23-82
Property Address: 147 FRANKLIN ST

Mailing Address: WEBER, BRIAN P. ROBIN L ETUX TE
147 FRANKLIN ST #1
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 23-83 CAMA Number: 23-83 Property Address: 145 FRANKLIN ST	Mailing Address: LABAO, SOPHIA LE REM-MARY LU etal 145 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 23-84 CAMA Number: 23-84 Property Address: ST ELIZABETH ST	Mailing Address: SOARES, JOSEPH H & MARY J CO-TRUSTEES, SOARES FAMILY TRUST 9 ROMA ST BRISTOL, RI 02809
Parcel Number: 23-87 CAMA Number: 23-87 Property Address: 141 FRANKLIN ST	Mailing Address: MARQUES, ALCIDIA COSTA LE MEDEIROS, HELIA & JOSE TE 996 LOCUST ST FALL RIVER, MA 02720
Parcel Number: 23-88 CAMA Number: 23-88 Property Address: 139 FRANKLIN ST	Mailing Address: TIMBERLINE PROPERTY GROUP, INC. 1A SPACEWAY LN HOPEDALE, MA 01747
Parcel Number: 23-89 CAMA Number: 23-89 Property Address: 546 WOOD ST	Mailing Address: ALMEIDA, MARIA OLGA LIFE EST ETAL MARY&JOHN 546 WOOD ST. BRISTOL, RI 02809
Parcel Number: 23-90 CAMA Number: 23-90 Property Address: 568 WOOD ST	Mailing Address: CABRAL, MARY LOU, LIFE ESTATE CABRAL, ANN MARIE ETAL 568 WOOD ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-010 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-020 Property Address: 500 WOOD ST	Mailing Address: BRISTOL PROPERTIES ASSOC LLC 411 FIFTH AVE 4TH FLOOR NEW YORK, NY 10019
Parcel Number: 29-1 CAMA Number: 29-1-021 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-030 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-045 Property Address: 500 WOOD ST	Mailing Address: 23-33 BROADCOMMON LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-55 CAMA Number: 29-55 Property Address: 160 FRANKLIN ST	Mailing Address: ELDER CARE TWO, INC. 160 FRANKLIN ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 29-56
CAMA Number: 29-56
Property Address: WOOD ST

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

Parcel Number: 29-59
CAMA Number: 29-59
Property Address: 530 WOOD ST

Mailing Address: WSA PROPERTY, INC.
150 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 29-60
CAMA Number: 29-60
Property Address: 160 FRANKLIN ST

Mailing Address: BRISTOL ASSISTED LIVING, LP C/O
FRANKLIN COURT ASSIST LIV
180 FRANKLIN ST
BRISTOL, RI 02809



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EAST BAY FOOD PANTRY & THRIFT SHOP 532 WOOD STREET, BRISTOL, RI.



DRAWING LIST

- A0.1 SITE PLAN
- X1.0 EXISTING FLOOR PLAN
- A1.0 PROPOSED FLOOR PLAN
- X2.0 EXISTING PHOTOGRAPHS
- X2.1 EXISTING PHOTOGRAPHS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 ELEVATIONS & DETAILS

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ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



HDC SUBMISSION 2-12-25



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401.619.4689

**HDC
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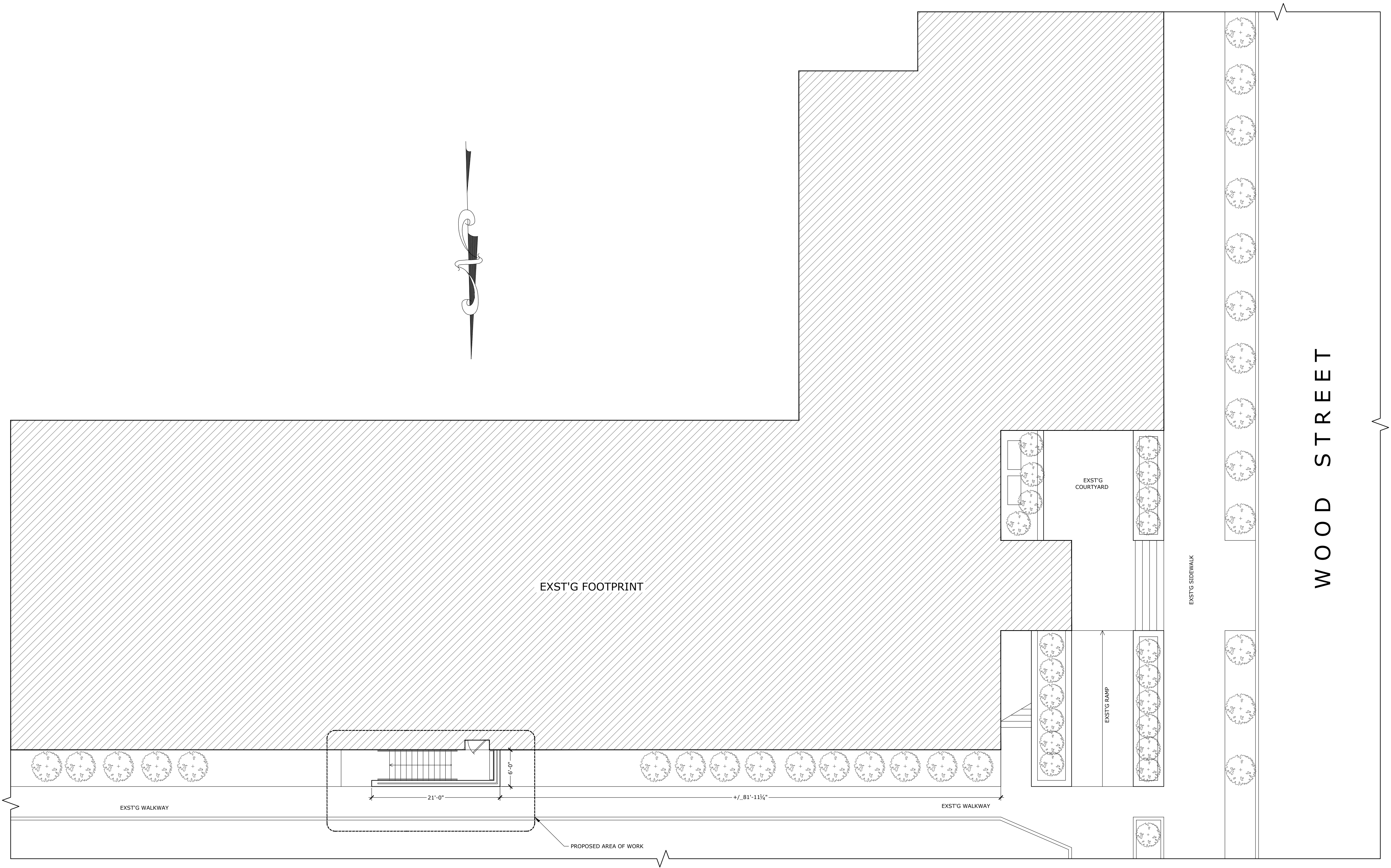
REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION:
**ARCHITECTURAL
 SITE PLAN**
 SCALE: AS NOTED
 DATE: FEBRUARY 12, 2025

**EAST BAY PANTRY & THRIFT
 532 WOOD STREET**
 BRISTOL, RHODE ISLAND

A0.1

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1 ARCHITECTURAL SITE PLAN
 Scale: 1/8" = 1'-0"



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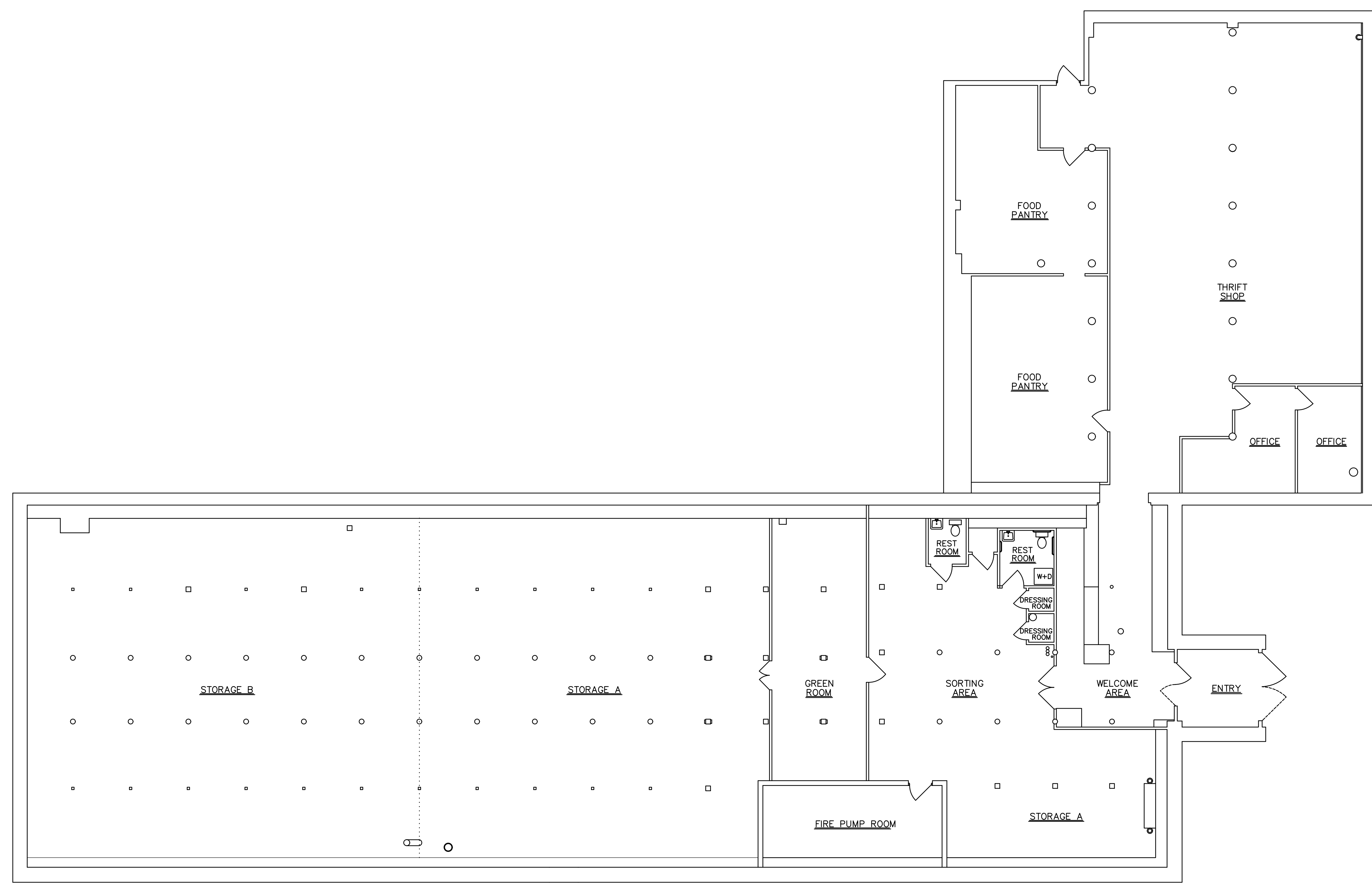
HDC
SUBMISSION

REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION:
EXISTING FLOOR PLANS
SCALE: 1/4" = 1'-0"
DATE: FEBRUARY 12, 2025

EAST BAY PANTRY & THRIFT
532 WOOD STREET
BRISTOL, RHODE ISLAND

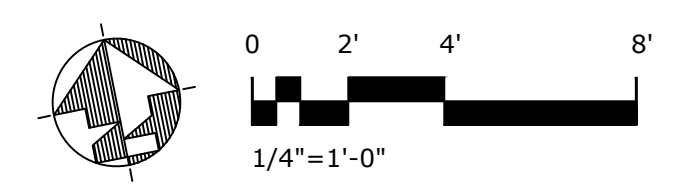
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WOOD STREET

FRANKLIN STREET

1 EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



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1 NORTH ELEVATION PHOTOGRAPH



2 NORTHEAST ELEVATION PHOTOGRAPH



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EAST BAY PANTRY & THRIFT
532 WOOD STREET
BRISTOL, RHODE ISLAND

X2.0



① NORTHWEST ELEVATION PHOTOGRAPH



② EXISTING STAIR AND RAILING



③ EXISTING RAILING EXAMPLE



④ WEST ELEVATION PHOTOGRAPH



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REV. #	REV. DATE

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EAST BAY PANTRY & THRIFT
532 WOOD STREET
BRISTOL, RHODE ISLAND

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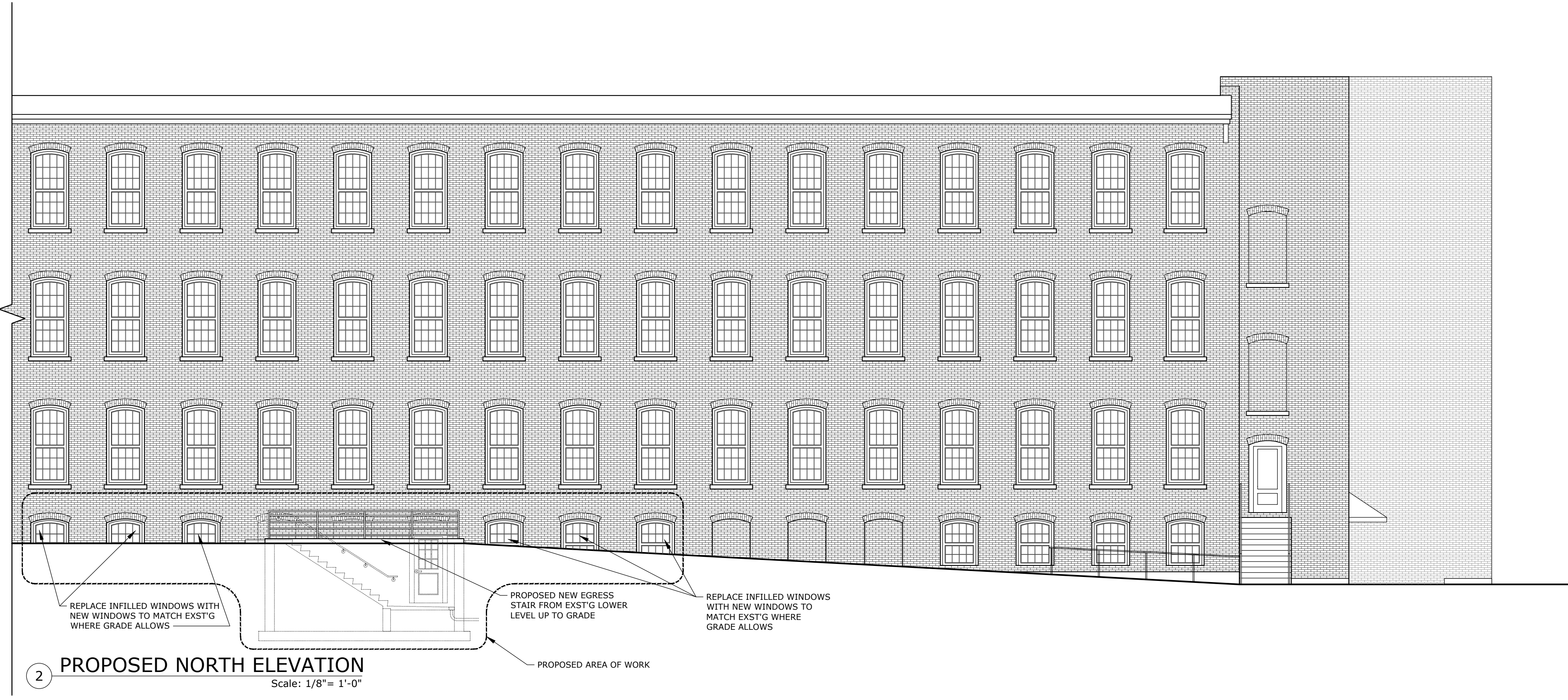
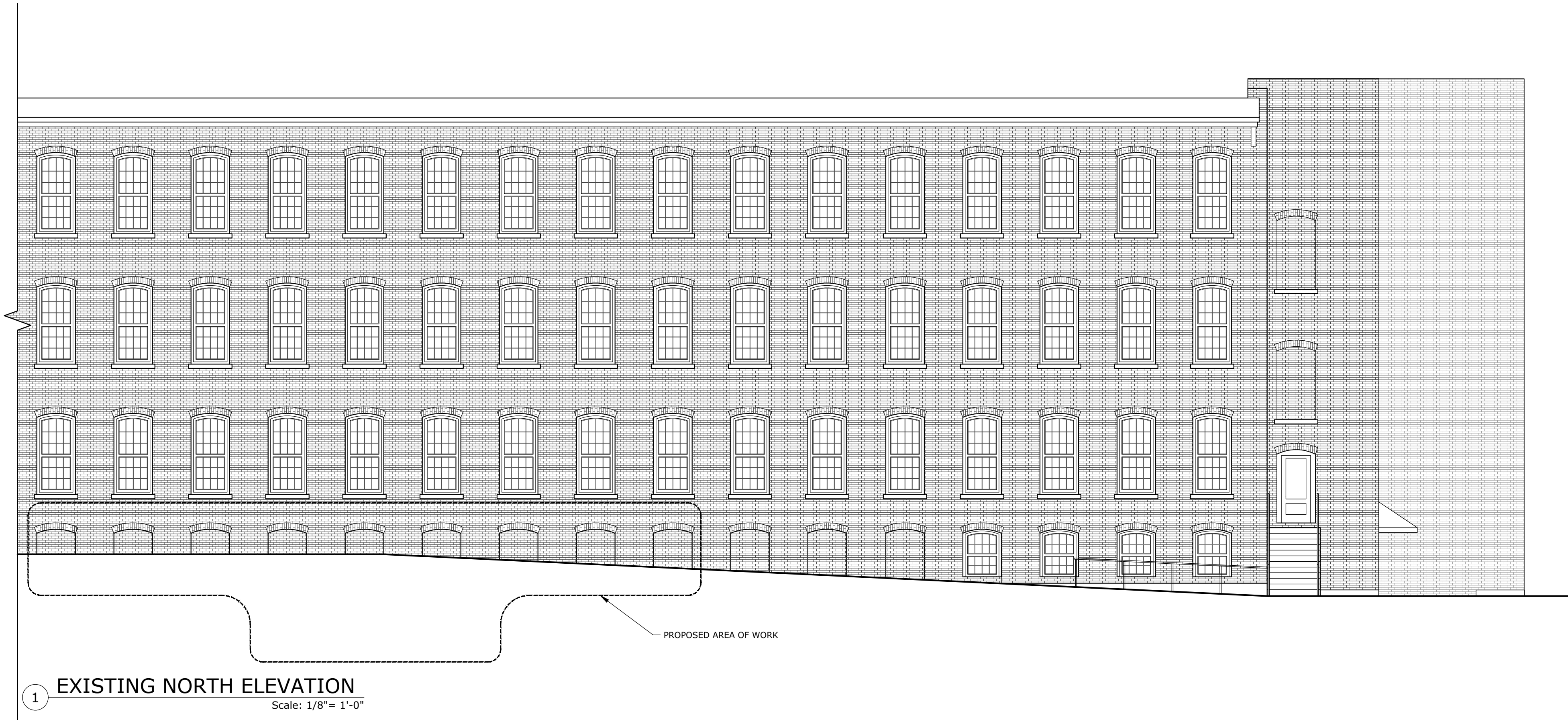
REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION:
EXTERIOR ELEVATIONS
SCALE: AS NOTED
DATE: FEBRUARY 12, 2025

EAST BAY PANTRY & THRIFT
532 WOOD STREET
BRISTOL, RHODE ISLAND

A2.0

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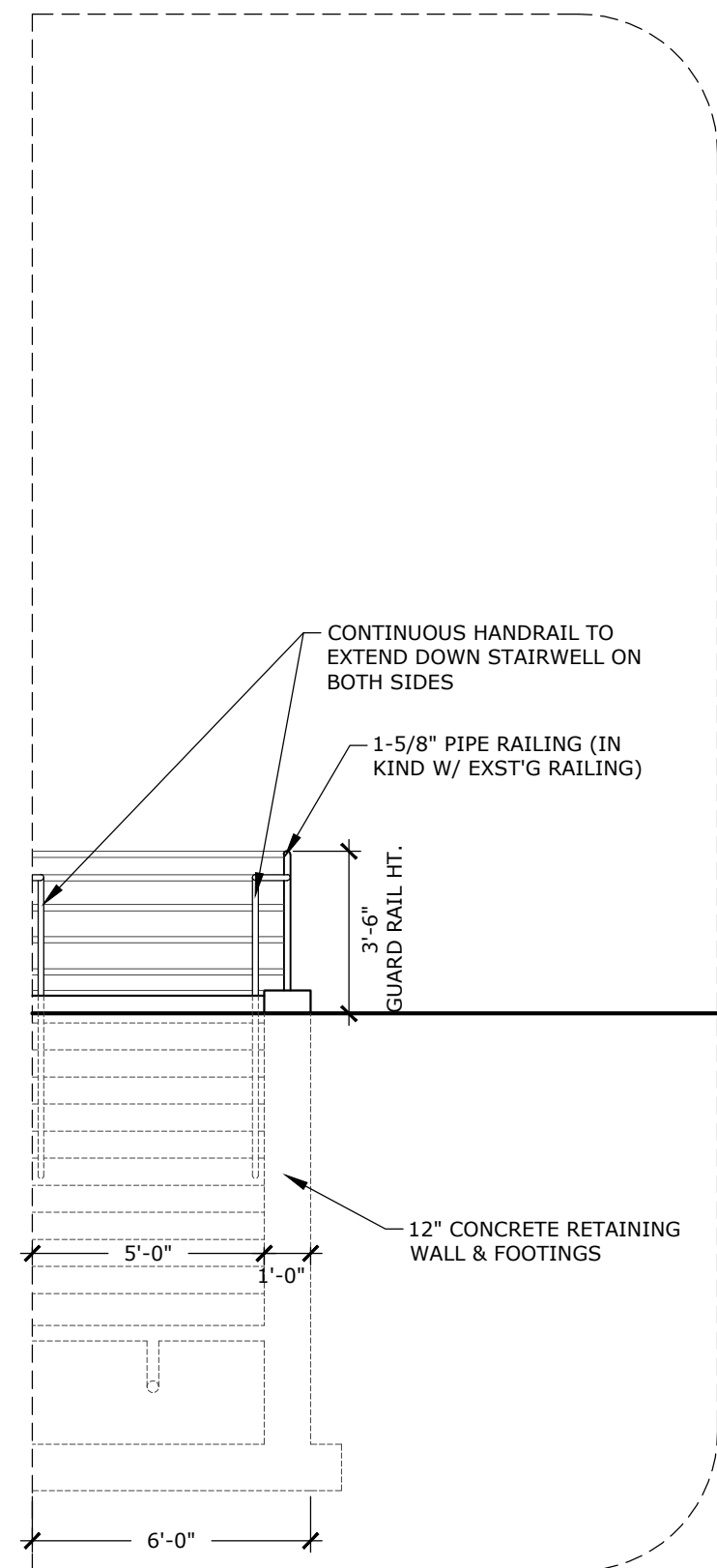
**HDC
SUBMISSION**

REVISION SCHEDULE	
REV. #	REV. DATE

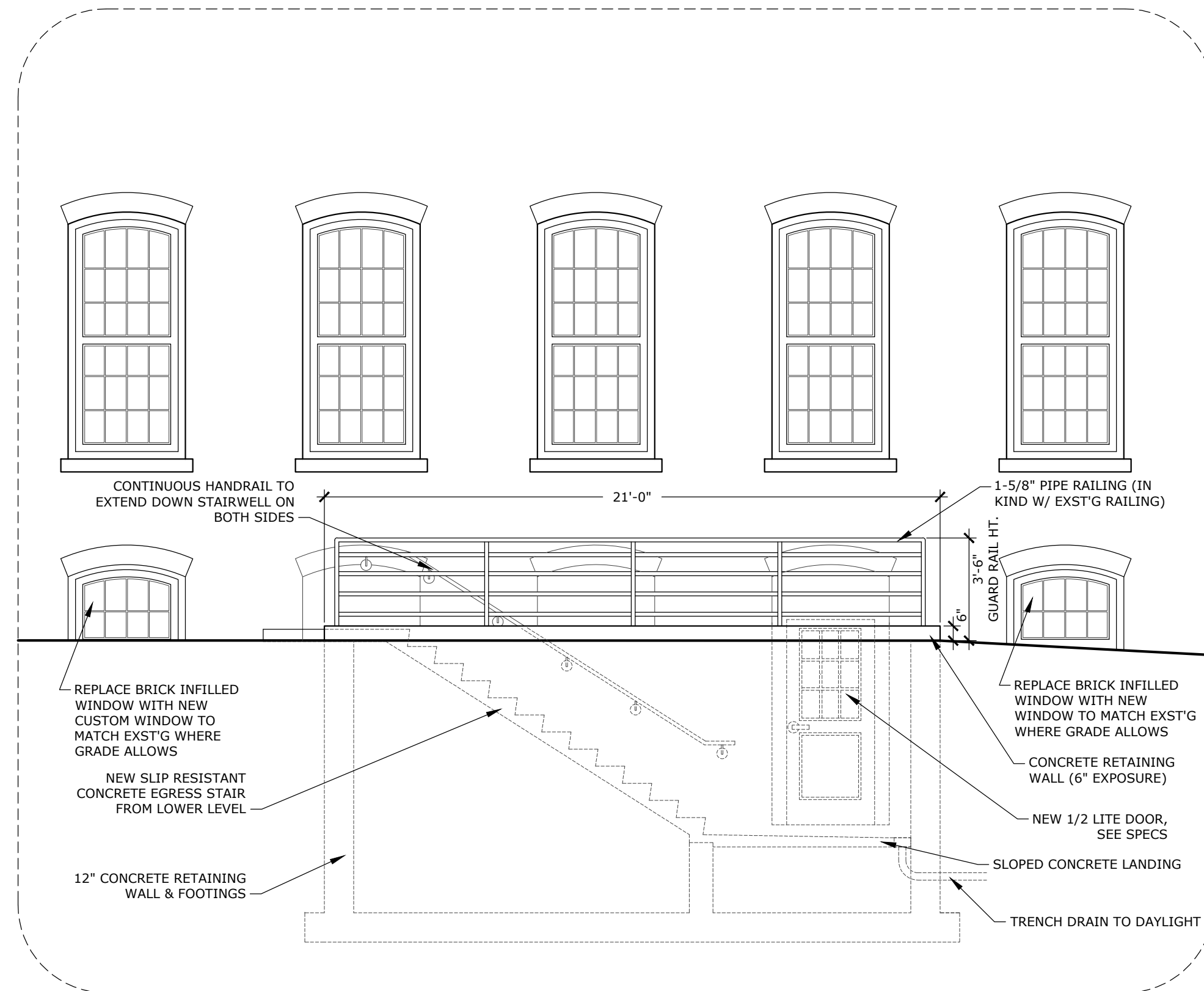
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SCALE: AS NOTED
DATE: FEBRUARY 12, 2025

EAST BAY PANTRY & THRIFT
532 WOOD STREET
BRISTOL, RHODE ISLAND

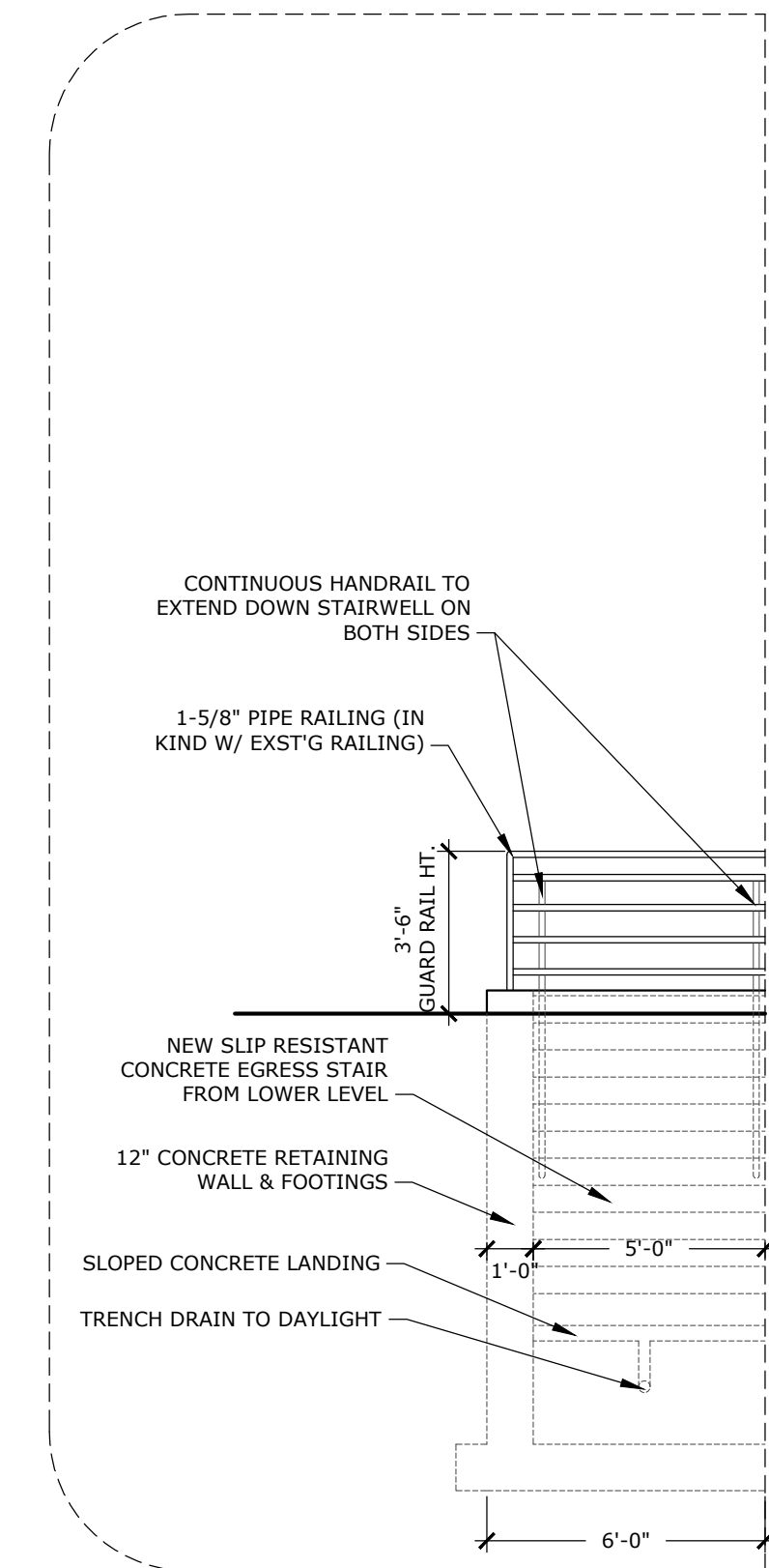
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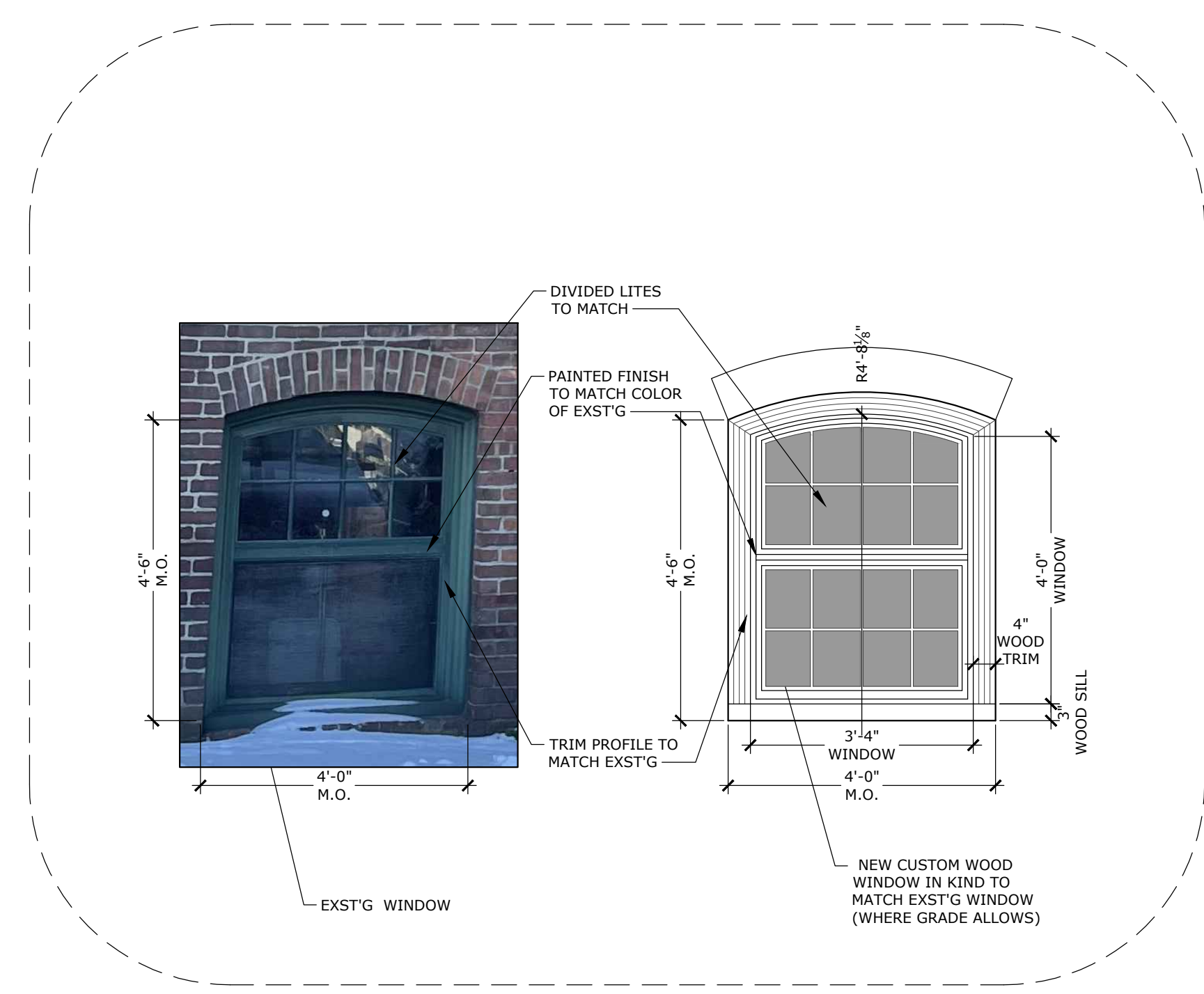
1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 EAST ELEVATION
Scale: 1/4" = 1'-0"



4 NEW WINDOW EXAMPLE
Scale: 1/2" = 1'-0"

THERMA TRU[®]

DOORS

Date

2/12/2025

Style Option = S6022-SDLLE

Fiberglass Single

Impact Rating : None
 Call Width : 3'0"
 Call Height : 7'0"
 Door Collection : Smooth-Star®
 Line : Smooth-Star®
 Glass Shape : 1/2 Lite
 Style Shape : Half Lite 1 Panel
 Glass Type : Clear Glass with Grilles
 Glass Design : Grille
 Grille Pattern : Colonial 9 Lite 3Wx3H
 Grille Style : SDL (Simulated Divided Lites)
 Low-E? : Yes
 Caming : None
 Frame Profile : Scroll Profile
 Door Prefinish : Paint 1 Color
 Door Paint Color : Estuary
 Jamb Prefinish : Paint 1 Color
 Jamb Paint Color : Estuary
 Hardware : No Hardware





Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 435 Hope Street

2. Plat # 10 Lot # 73

3. a. Applicant: Nicki Tyska

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

Mailing Address:

Phone: 401-465-8033

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Brian Lovett

Phone: 401-600-1841

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

Installing a new business sign

Nicki Tyska

Nicki Ann Tyska

Applicant's Name – Printed

Applicant's Sig

186



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 439 HOPE ST ACRES: 0.1862 PARCEL ID: 010-0079-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: THOMAS, ANTHONY G. TRUSTEE CO - OWNER: ANTHONY G. THOMAS TRUST AGMT MAILING ADDRESS: 254 GREAT ROAD</p> <p>ZONING: D PATRIOT ACCOUNT #: 595</p>	<p>BUILDING STYLE: Mixed Use UNITS: 3 YEAR BUILT: 1935 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard 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: Panel FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Panel FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # 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: 7929 FINISHED BUILDING AREA: 4994 BASEMENT AREA: 2835 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
<p>LAND: \$252,500 YARD: \$14,400 BUILDING: \$252,200 TOTAL: \$519,100</p>		
SKETCH	PHOTO	



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 10-79
CAMA Number: 10-79
Property Address: 439 HOPE ST

Mailing Address: THOMAS, ANTHONY G. TRUSTEE
ANTHONY G. THOMAS TRUST AGMT
254 GREAT ROAD
NORTH SMITHFIELD, RI 02896

Abutters:

Parcel Number: 10-1
CAMA Number: 10-1
Property Address: 443 HOPE ST

Mailing Address: REGO, JOHN J. (1/2) & REGO, LYNDA J. (1/2)
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-16
CAMA Number: 10-16
Property Address: 417 HOPE ST

Mailing Address: 417 HOPE, LLC
35 BOURNE LN
BARRINGTON, RI 02806

Parcel Number: 10-17
CAMA Number: 10-17
Property Address: 11 JOHN ST

Mailing Address: 11 JOHN STREET, LLC
11 JOHN ST
BRISTOL, RI 02809

Parcel Number: 10-18
CAMA Number: 10-18
Property Address: 198 THAMES ST

Mailing Address: AZJ THAMES STREET, LLC
198 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-19
CAMA Number: 10-19
Property Address: 5 JOHN ST

Mailing Address: AZJ JOHN STREET, LLC
5 JOHN ST
BRISTOL, RI 02809

Parcel Number: 10-2
CAMA Number: 10-2
Property Address: 44 STATE ST

Mailing Address: 1719 PROJECT LLC
167 TOUISSET RD
WARREN, RI 02809

Parcel Number: 10-23
CAMA Number: 10-23
Property Address: 409 HOPE ST

Mailing Address: REDMAN, SARAH M
407-409 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-24
CAMA Number: 10-24
Property Address: 16 JOHN ST

Mailing Address: WHEET, KAREN R
16 JOHN ST
BRISTOL, RI 02809

Parcel Number: 10-25
CAMA Number: 10-25
Property Address: 14 JOHN ST

Mailing Address: REGO, DAVID E. ETAL JT & FERNANDA P REGO IRREV LIV F
652 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-26
CAMA Number: 10-26
Property Address: JOHN ST

Mailing Address: TSL, LLC
240 GANO ST
PROVIDENCE, RI 02906



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST	Mailing Address: MCKAY, SUSAN ANDON, TRUSTEE SUSAN ANDON MCKAY LIVING TRUST 186 OAKLAND ST WELLESLEY, MA 02481
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST	Mailing Address: BISSONNETTE, JENNIFER NEVES 423 HOPE ST, UNIT 3C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST	Mailing Address: SMITH, DEBORAH ROSE TRUSTEE 423 HOPE ST, UNIT 4D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST	Mailing Address: WARNER, GARY W & MURRAY, CATHERINE I JT PO BOX 808 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST	Mailing Address: BURNETT, JAY N. 25 SCHOOL ST REHOBOTH, MA 02769
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090
Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, Unit K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, Unit UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST	Mailing Address: BOWMAN, GREGORY W. TRUSTEE (1/2) & HAMILTON, ELIZABETH A. TRUSTEE (1/2) TRUSTEES 423 HOPE ST, UNIT 16P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: JOHN ST	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: JOHN ST	Mailing Address: HULITZKY, DEREK E. & VIERA, KELLI L. TE 91 MAIN ST, APT 366 WARREN, RI 02885
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST	Mailing Address: MATTEI, IRMA S. & CRUZ, JUAN C. 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC 12650MACHIAVELLI WAY PALM BEACH GARDENS, FL 33418
Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST	Mailing Address: SCOROBOGATY, EILEEN MARIE 18-20 STATE ST, UNIT 3 BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 10-5
CAMA Number: 10-5-004
Property Address: 18 20 STATE ST

Mailing Address: EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

Parcel Number: 10-5
CAMA Number: 10-5-005
Property Address: 18 20 STATE ST

Mailing Address: EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

Parcel Number: 10-5
CAMA Number: 10-5-006
Property Address: 18 20 STATE ST

Mailing Address: EIGHTEEN TWENTY, LLC
52 TALCOTT ST
BARRINGTON, RI 02806

Parcel Number: 10-64
CAMA Number: 10-64
Property Address: JOHN ST

Mailing Address: 417 HOPE, LLC
35 BOURNE LN
BARRINGTON, RI 02809

Parcel Number: 10-77
CAMA Number: 10-77
Property Address: 54 STATE ST

Mailing Address: REGO, JOHN J. (1/2) & REGO, LYNDA J.
(1/2)
1199 HOPE ST
BRISTOL, RI 02809

Parcel Number: 13-57
CAMA Number: 13-57
Property Address: 474 HOPE ST

Mailing Address: TRAVERS, BRIAN J & KERRY R TE
474 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-108
CAMA Number: 14-108
Property Address: 418 HOPE ST

Mailing Address: CUSTOM HOUSE SQUARE, LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 14-20
CAMA Number: 14-20
Property Address: 78 STATE ST

Mailing Address: ZENTZ, JARED M & KELLIE J TE
1602 DORR DR
ENID, OK 73703

Parcel Number: 14-21
CAMA Number: 14-21
Property Address: 76 STATE ST

Mailing Address: PINHEIRO, JOSEPH C. & PINHEIRO,
LEONILDE TRUSTEES
46 MICHAEL DR
BRISTOL, RI 02809

Parcel Number: 14-22
CAMA Number: 14-22
Property Address: 464 HOPE ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 14-23
CAMA Number: 14-23
Property Address: 458 HOPE ST

Mailing Address: 458 HOPE STREET, LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 14-24
CAMA Number: 14-24
Property Address: 448 HOPE ST

Mailing Address: CUSTOM HOUSE SQUARE, LLC
99 TUPELO ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 14-26 CAMA Number: 14-26 Property Address: 9 COURT ST	Mailing Address: CARDINAL NORTHSTAR HOLDINGS, LLC 1 JACOBS POINT WARREN, RI 02885
Parcel Number: 14-47 CAMA Number: 14-47 Property Address: 400 HOPE ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-54 CAMA Number: 9-54 Property Address: 467 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF R.I., INC. P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-55 CAMA Number: 9-55 Property Address: 55 STATE ST	Mailing Address: GATOS, ARISTOTLE G & GREGORY G - TRUSTEES GEORGE & DEMETRULA GATOS TRUST 55 STATE ST BRISTOL, RI 02809
Parcel Number: 9-56 CAMA Number: 9-56 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-57 CAMA Number: 9-57 Property Address: STATE ST	Mailing Address: GATOS, GEORGE A. ET UX DEMETRULA GATOS TE 55 STATE ST. BRISTOL, RI 02809
Parcel Number: 9-58 CAMA Number: 9-58 Property Address: STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI P.O. BOX 27 BRISTOL, RI 02809
Parcel Number: 9-59 CAMA Number: 9-59 Property Address: 39 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI, INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-60 CAMA Number: 9-60 Property Address: 29-31 STATE ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-61 CAMA Number: 9-61 Property Address: 17 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC. PO BOX 27 BRISTOL, RI 02809

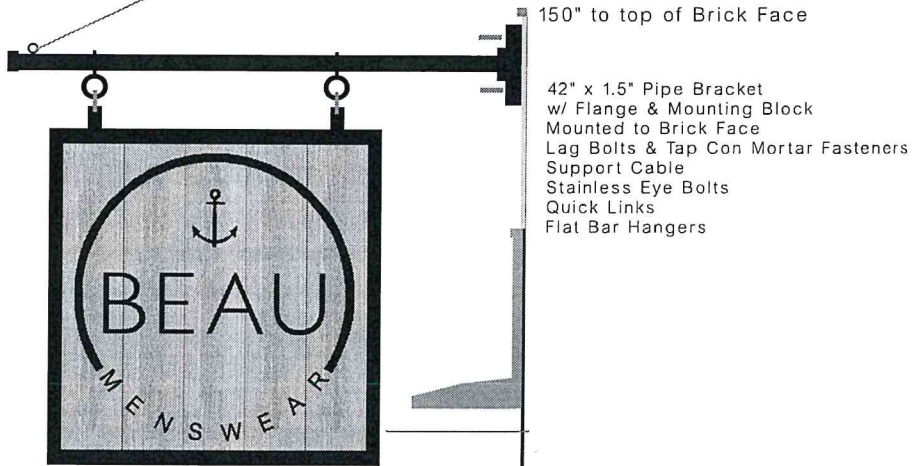


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Proposed 2 Sided Hanging Sign

- 30" x 30" x 2" HDU Sign Board
- Carved Painted Lettering
- Carved Painted Wood Grain Background
- Raised Painted Border



112" Ht
To Ground

12" distance from Building



Proposed 2 Sided Hanging Sign Item 8.

30" x 30" x 2" HDU Sign Board

Carved Painted Lettering

Carved Painted Wood Grain Background

Raised Painted Border



12" distance
from Building

112" Ht
To Ground

42" x 1.5" Pipe Bracket
w/ Flange & Mounting Block
Mounted to Brick Face
Lag Bolts & Tap Con Mortar Fasteners
Support Cable
Stainless Eye Bolts
Quick Links
Flat Bar Hangers

Designed & Made by
Tony Depoto
Hand Made Signs
100 Elm Street
Warren, RI
401-525-0893

handmadesignart@gmail.com



Bristol Historic District Commission

Item 9.

Application for Review of Proposed Work - Printable Application

HDC-25-11	Contributing	February 11, 2025
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
125 Thames Street	10	41

Applicant	Applicant Phone	Applicant Email
Bristol Lofts LLC	6178212324	tlangois@caraghdevelopment.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	38 Church Street

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:

Renovation of historic Briston Yarn Mill (Pokanoket Mill) into 127 apartments.

Property History

POKANOKET MILLS 1839 et seq.: This is a large complex of six mill buildings. In 1839 the Pokanoket Steam Mill, a 4-story, 5-bay, end-gableroof, brick cotton factory with freight doors at each level, was built here. Bristol's second cotton factory, it burned in 1856, was rebuilt and expanded by addition of a 4-story, 6-by-3-bay, flank-gable-roof wing on the north side. The Reynolds Manufacturing Company produced sheetings and yarn here in the late 19th century. In 1891 Charles B. Rockwell, founder of the Cranston Worsted Mills established 1886, purchased the property, which had been idle for ten years. Rockwell closed his Cranston plant, moved his machinery to Bristol and began a period of major expansion. The Pokanoket Mill was used for drawing, spinning and twisting, with ancillary buildings for dyeing, drawing, spooling, washing, counting and shipping. By 1911 new units included a 4-story, 9-bay, brick addition with larger segmental-arch windows on the north and a 4-story, 11-bay addition on the south, built between 1911 and 1927. The near-flat roofs permitted more light on the top floors. In 1921 a large, 4-story, 6-bay by 12-bay mill was added on the corner of Thames and Church Streets. This new mill had large windows with handsome granite sills and a stringcourse at the cornice. In 1927 Cranston Mills merged with Collins & Aikman Corporation, specialists in high-grade automobile upholstery. In 1940 a large, 4-story, flat-roof mill with pier-and-spandrel construction was added on the corner of Thames and Constitution Streets. This sequence of construction has created a solid wail of 4-story mills on the west side of Thames

Street from Church to Constitution Streets, now in multiple ownership following their sale by Collins & Aikman Corporation in 1955.

Item 9.

Building Survey Data	
RIHPHC ID #:	BRIS00188-92
HISTORIC NAME:	Bristol Yarn Corp.
ARCH. STYLE:	Vernacular, Greek Revival, Modern
ORIGINAL CONSTRUCTION DATE (est.):	1839, 1911, 1921-27
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

Bristol Lofts LLC

Applicant's Name – Printed

Tyler Langlois

Applicant's Digital Signature

Date: February 11, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>LOCATION: 125 THAMES ST ACRES: 1.1851 PARCEL ID: 010-0060-000 LAND USE CODE: 07 CONDO COMPLEX: OWNER: BRISTOL LOFTS LLC CO - OWNER: MAILING ADDRESS: 649 ALDEN ST, SUITE 1</p> <p>ZONING: WPUD PATRIOT ACCOUNT #: 579</p>	<p>BUILDING STYLE: Mfg UNITS: 1 YEAR BUILT: 1900 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Gable ROOF COVER: Tar & Gravel</p>	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1523 1314"> <p>INTERIOR WALL: Unfin FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</p> </td>	SALE INFORMATION	<p>INTERIOR WALL: Unfin FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0</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: 381974 FINISHED BUILDING AREA: 300461 BASEMENT AREA: 81513 # OF PRINCIPAL BUILDINGS: 1</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1523 1440"></td>	ASSESSED VALUES	
<p>LAND: \$1,602,000 YARD: \$0 BUILDING: \$2,404,500 TOTAL: \$4,006,500</p>		
SKETCH	PHOTO	



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Abutters:

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

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-42
CAMA Number: 10-42
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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

Mailing Address: DOHERTY, WILLIAM MAXWELL &
FONSECA, ALEXANDRA ALMEIDA JT
82 THAMES 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: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-62
CAMA Number: 10-62
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-63
CAMA Number: 10-63
Property Address: 1 CONSTITUTION ST

Mailing Address: BRISTOL CNTY LODGE 1860
BENEVOLENT & PROTECTIVE
P. O. BOX 226
BRISTOL, RI 02809

Parcel Number: 10-68
CAMA Number: 10-68
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-70
CAMA Number: 10-70
Property Address: 127 THAMES ST

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

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 11-10
CAMA Number: 11-10
Property Address: 4 CONSTITUTION ST

Mailing Address: KARIAN, ROBIN & ALLISTER,
ALEXANDER T. CO-TRUSTEES
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

Parcel Number: 11-11
CAMA Number: 11-11
Property Address: THAMES ST

Mailing Address: USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW
EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Parcel Number: 11-22
CAMA Number: 11-22
Property Address: CONSTITUTION ST

Mailing Address: USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 11-23
CAMA Number: 11-23
Property Address: CONSTITUTION ST

Mailing Address: USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

Parcel Number: 11-7
CAMA Number: 11-7
Property Address: 10 CONSTITUTION ST

Mailing Address: RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-8
CAMA Number: 11-8
Property Address: 5 THAMES ST

Mailing Address: KARIAN, ROBIN & ALLISTER,
ALEXANDER T. CO-TRUSTEES
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

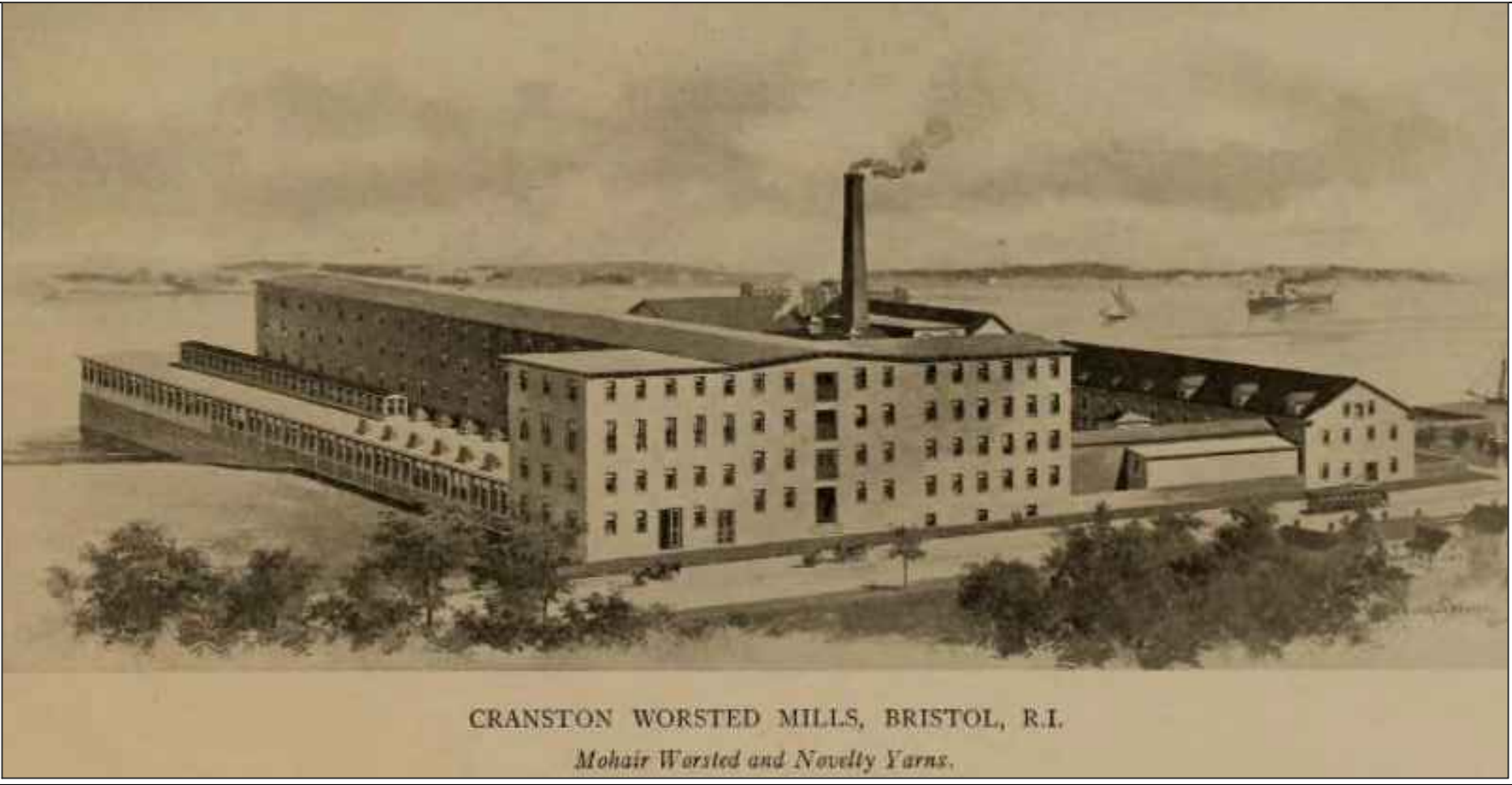


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Pokanoket Mills Window Replacement

125 Thames St. Bristol, RI

General Notes	PRODUCTS USED	GLASS TYPES		DRAWING INDEX
<p>1. Shop drawing to be used for historical NPS submittal only. Full site survey to be completed. Field measure all openings prior to any fabrication.</p> <p>2. Final window qty / window tags subject to change after full site survey / architectural plans are completed.</p> <p>3. Window details are per site visit 2/12/2024 along with data taken from original blueprints found on property dated 1923 drafted by Jenks & Ballou Consulting Engineers 10 Weybosst St Providence, RI.</p>	<p>1. Stergis 700 Series Steel Sash Replica System Color TBD.</p> <p>2. Stergis 700 Series Historical Hung Window Color TBD</p> <p>3. Trimline DHW350 Wood Double Hung Color TBD.</p>	GL-1	1 1/8" OA IG Unit- 5mm Guardain Climaguard 7138 LoE, 19.2mm air space w 5/8" Flat Grid, 5mm Clear VLT= 70%, VLR=11%, SHGC =.38	<p>0.01 TITLE SHEET</p> <p>1.01-1.02 Bld 1 Elevations</p> <p>1.03-1.04 Bld 4 Elevations</p> <p>1.05-1.08 Bld 7A Elevations</p> <p>1.09-1.10 Bld 7 Elevations</p> <p>1.11-1.12 Bld 3 Elevations</p> <p>2.01-2.10 Vertical Details</p> <p>3.01-3.08 Horizontal Details</p>
		GL-2	5/8" OA IG Unit- DBS Guardain Climaguard 7138 LoE, 9.5mm air space w 5/8" Flat Grid, DBS Clear VLT= 70%, VLR=11%, SHGC =.38	
		GL-2	3/4" OA IG Unit- DBS Guardain Climaguard 7138 LoE, 12.7mm air space w 5/8" Flat Grid, DBS Clear VLT= 70%, VLR=11%, SHGC =.38	
	<p style="text-align: center;">Property History Notes</p> <p>The Pokanoket Mill is a brick building, four stories in height, its gable presenting a tier of freight doors to the street. Following a fire in 1856 it was rebuilt with an addition to the north. It was then expanded repeatedly after it was acquired by Charles B. Rockwell's Cranston Mills in 1891. The Cranston Mills additions included a nine-bay extension to the north (c. 1911), a twelve-bay extension facing Church Street (1921), and a modern, flat-roofed brick wing along Constitution Street (1940). The result is a continuous line of mills, identical in height but depicting a full century of changing mill-building technology.</p>			
	 <p style="text-align: center;">CRANSTON WORSTED MILLS, BRISTOL, R.I. <i>Mohair Worsted and Novelty Yarns.</i></p>			

DATE	REVISIONS	#

STERGIS
WINDOWS · DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

ARCHITECT

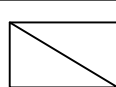
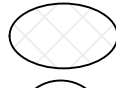



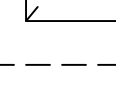

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI


WYNISIS #:

DATE:
2/27/2024

DRAWING #
0.01

Graphic Symbols

-  DENOTES BLOCKING OR SHIM NOT NECESSARILY ONE PIECE
-  DENOTES BACKER ROD
-  DETAIL#
SHEET#
-  ANCHOR LOCATION
-  GL-X GLASS TYPE TAG
-  DENOTES VENT
-  DENOTES WATERPROOFING MEMBRANE

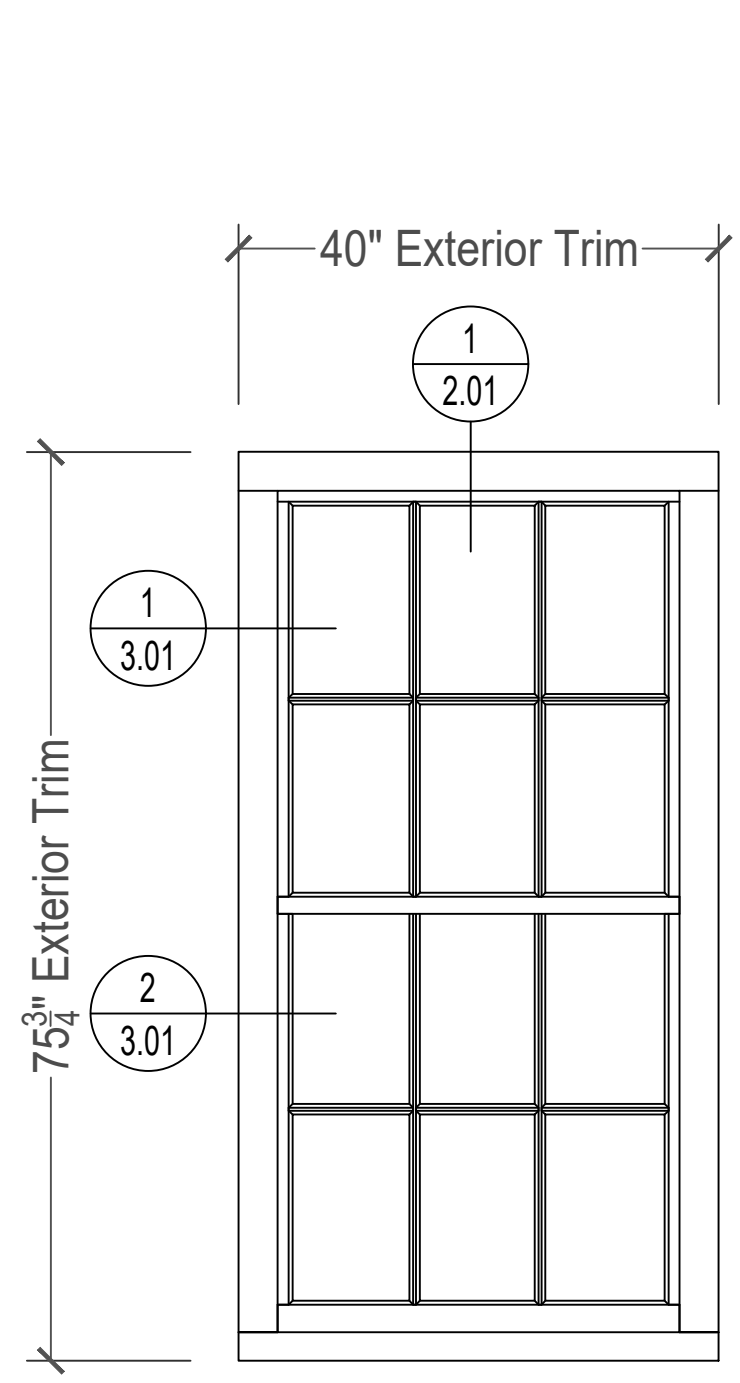


EXCLUSIONS
THE FOLLOWING ITEMS ARE NOT SUPPLIED BY STERGIS WINDOWS (UNLESS OTHERWISE INDICATED)

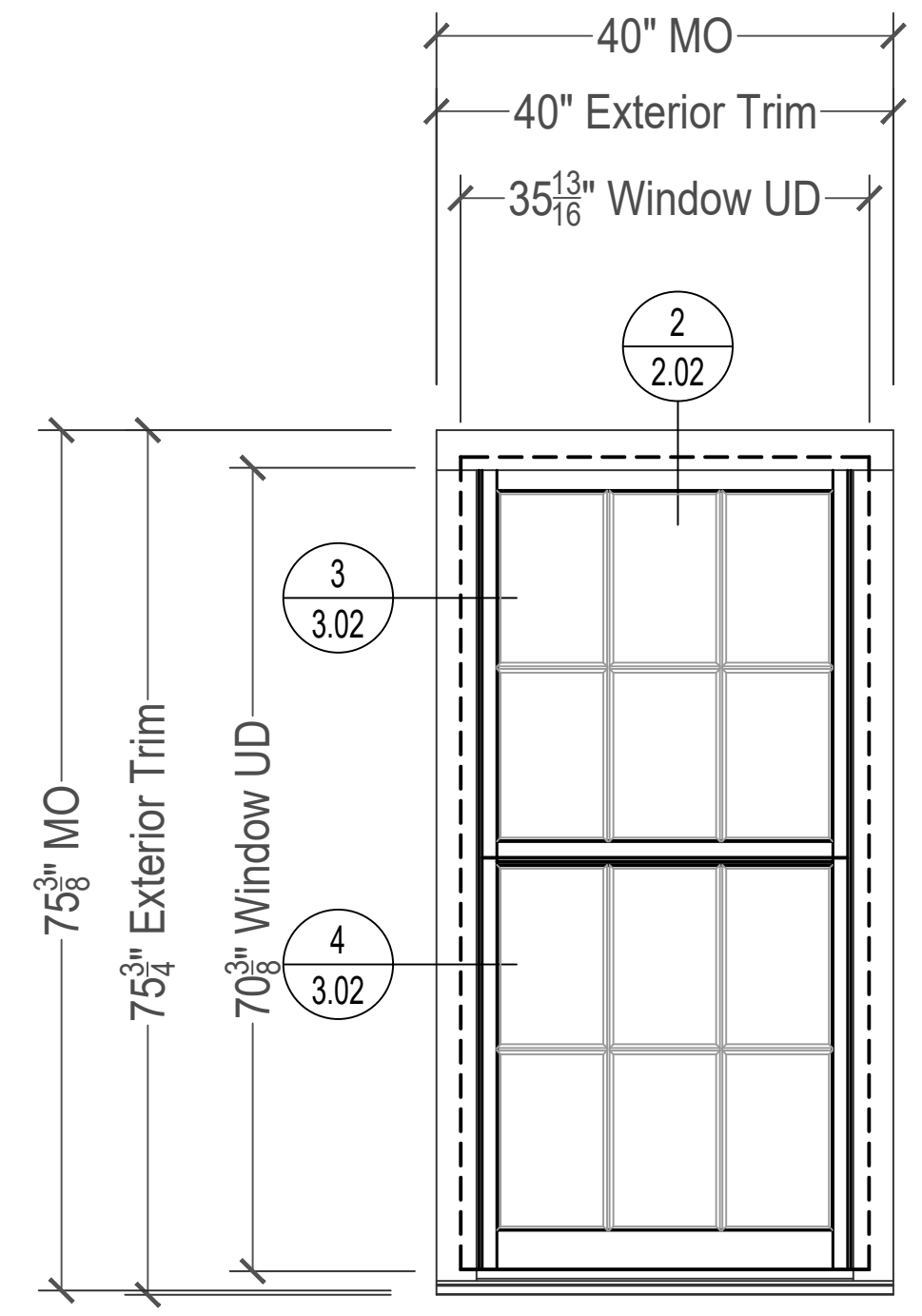
- A. EXTERIOR MASONRY WALL COMPONENTS
- B. STRUCTURAL STEEL COMPONENTS
- C. METAL STUD WALL COMPONENTS
- D. DENSE GLASS
- E. GYPSUM WALL BOARD
- F. BATT INSULATION
- G. WOOD BLOCKING
- H. AIR/VAPOR BARRIER
- I. METAL FLASHING
- J. BREAK METAL PANNING
- K. AZEK & VINYL TRIM

ABBREVIATIONS

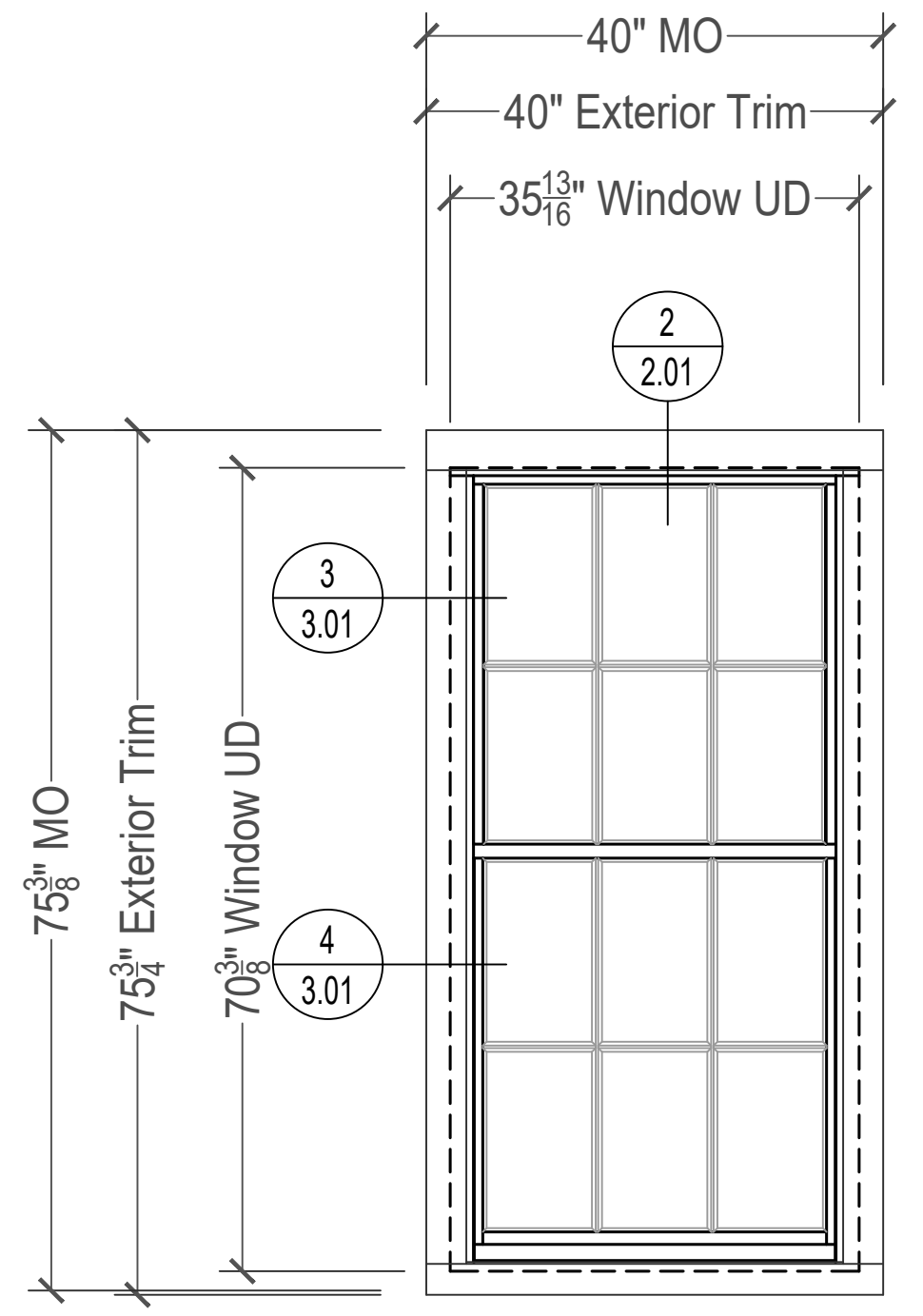
AB - As Built	DET - Detail	MED - Medium	SF - Square Foot
AFF - Above Finished Floor	DH - Double Hung	MEMB - Membrane	SIM - Similar
ALT - Alternate	DIM - Dimension	MFG - Manufacturing	SPEC - Specification
ALUM - Aluminum	DLO - Daylight Opening	MFR - Manufacturer	SS - Stainless Steel
APPROX - Approximately	DR - Door	MID - Middle	STD - Standard
ARCH - Architectural	DWG - Drawing	MO - Masonry Opening	STL - Steel
ASSY - Assembly		No. - Number	SYS - System
	EA - Each	NTS - Not To Scale	TBD - To be Determined
BLDG - Building	EJ - Expansion Joint	OA - Overall	TO - Top Of
BLK'G - Blocking	EXP.B - Expansion Bolt	OPP - Opposite	TOC - Top Of Concrete
B/M - Brake Metal	EXT - Exterior, Extension, Extra	OPN'G - Opening	TOS - Top Of Steel
BOTT - Bottom		PO - Precast Opening	TR - Transom
B.O.- BY OTHERS	FAB - Fabricate	PP - Pressure Plate	TYP - Typical
	FH - Flat Head	QTY - Quantity	UON - Unless Otherwise Noted
CJ - Control Joint	FHMS - Flat Head Machine Screw	REF - Reference	VERT. - Vertical
CL - Center Line	FHWS - Flat Head Wood Screw	REINF - Reinforced	VIF - Verify In Field
CLR - Clearance	FS - Frame Size	REQ'D - Required	W/ - With
CONST - Construction	FT - Foot, or Feet	REV - Revision	WDW - Window
CONT - Continuous	GC - General Contractor	RM - Room	W/O - Without
CW - Curtain Wall	GL - Glass, Glazing	RO - Rough Opening	
	GWB - Gypsum Wall Board		
	GS - GLASS SIZE		
	HORIZ. -Horizontal		



Building 1 Original Wooden Window



Building 1 Proposed TL DHW350 Wood
Double Hung Window
Front Thames St Elevation



Building 1 Proposed Stergis 700 Series
Aluminum Hung Window
Back / Side Elevations

#	REVISIONS	DATE

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508-455-0661

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Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

ARCHITECT

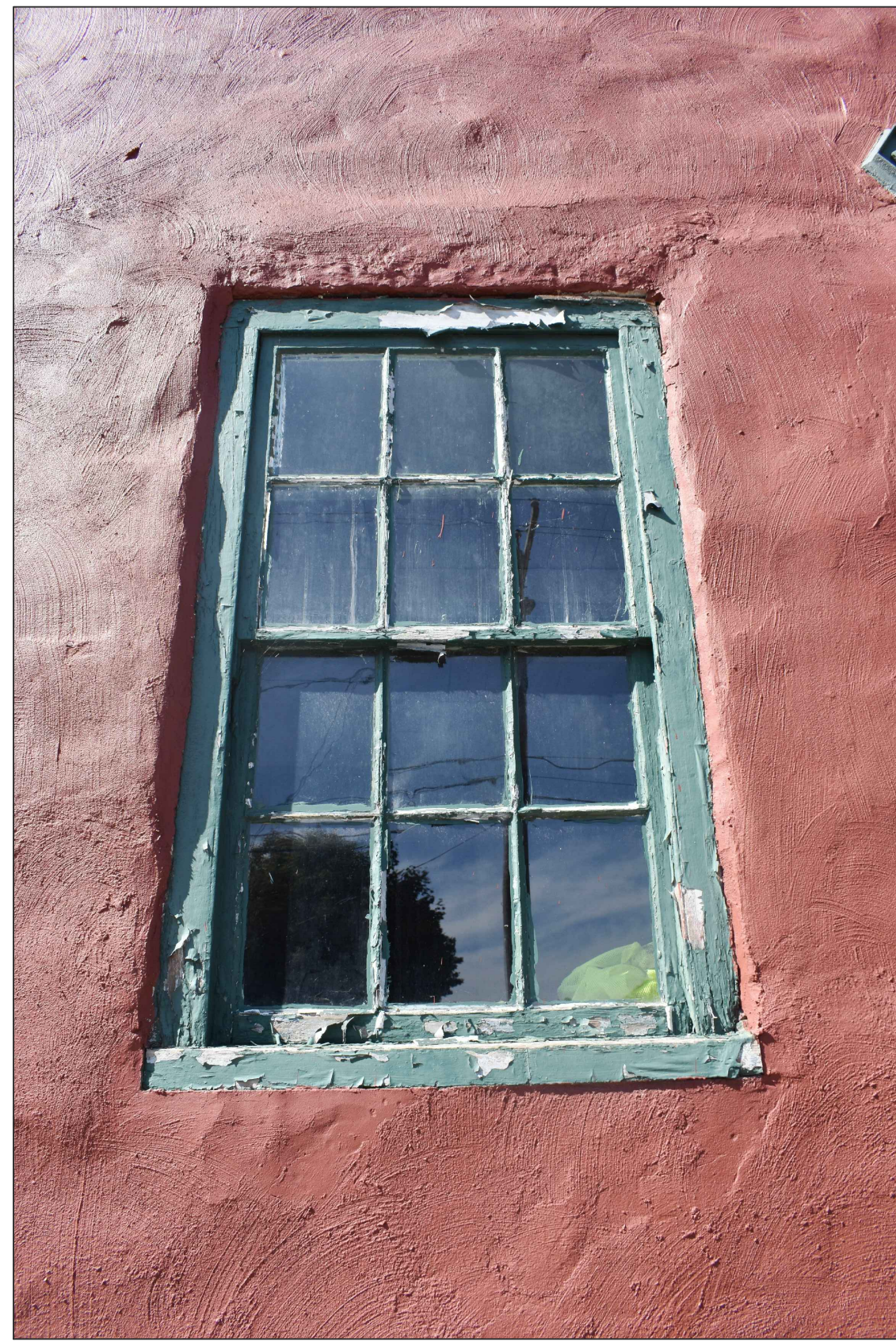
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

DATE:
2/27/2024

DRAWING #
1.01





Building 1 Original
Wooden Window
Exterior



Building 1 Original
Wooden Window
Interior

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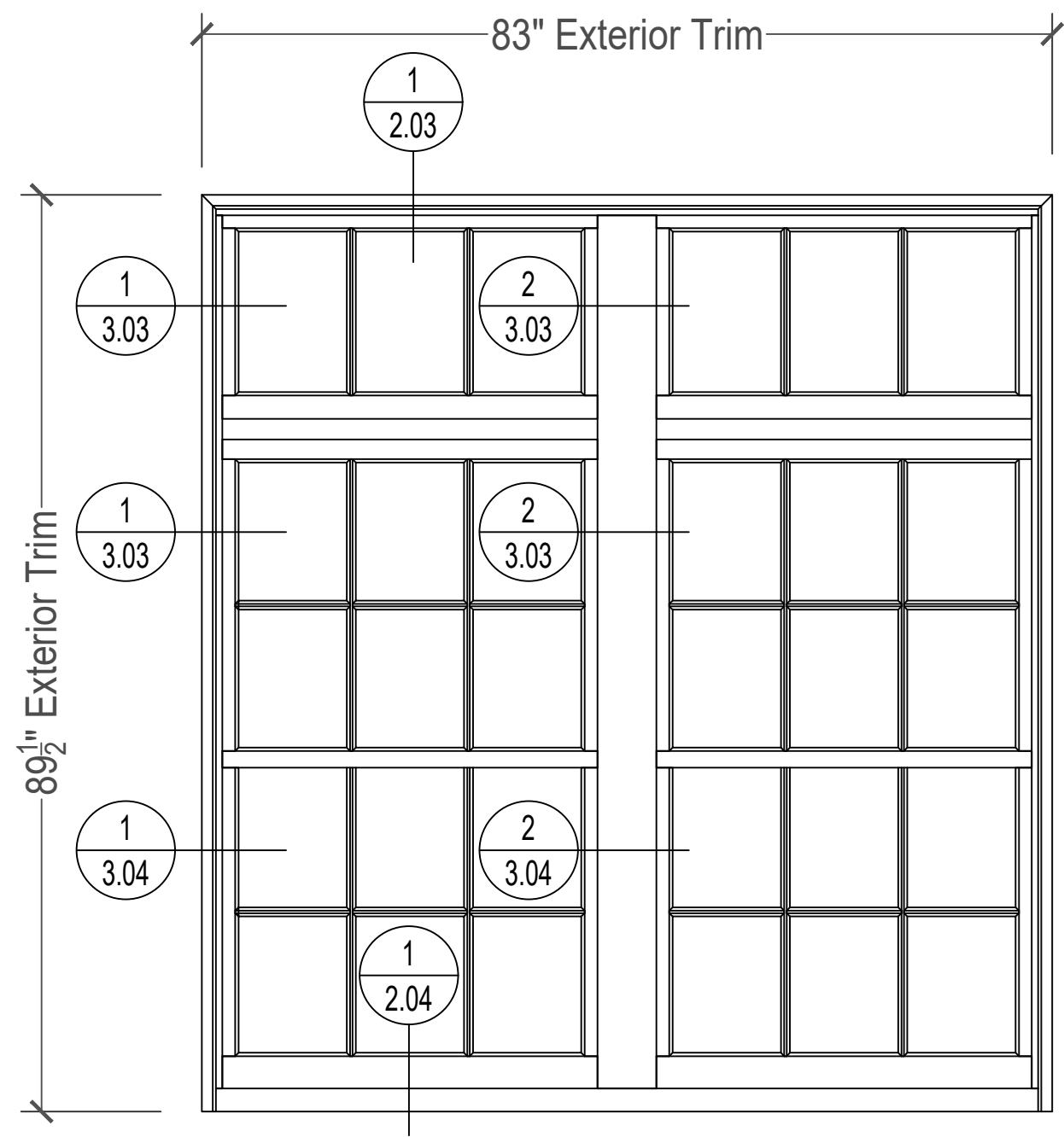
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNISIS #:

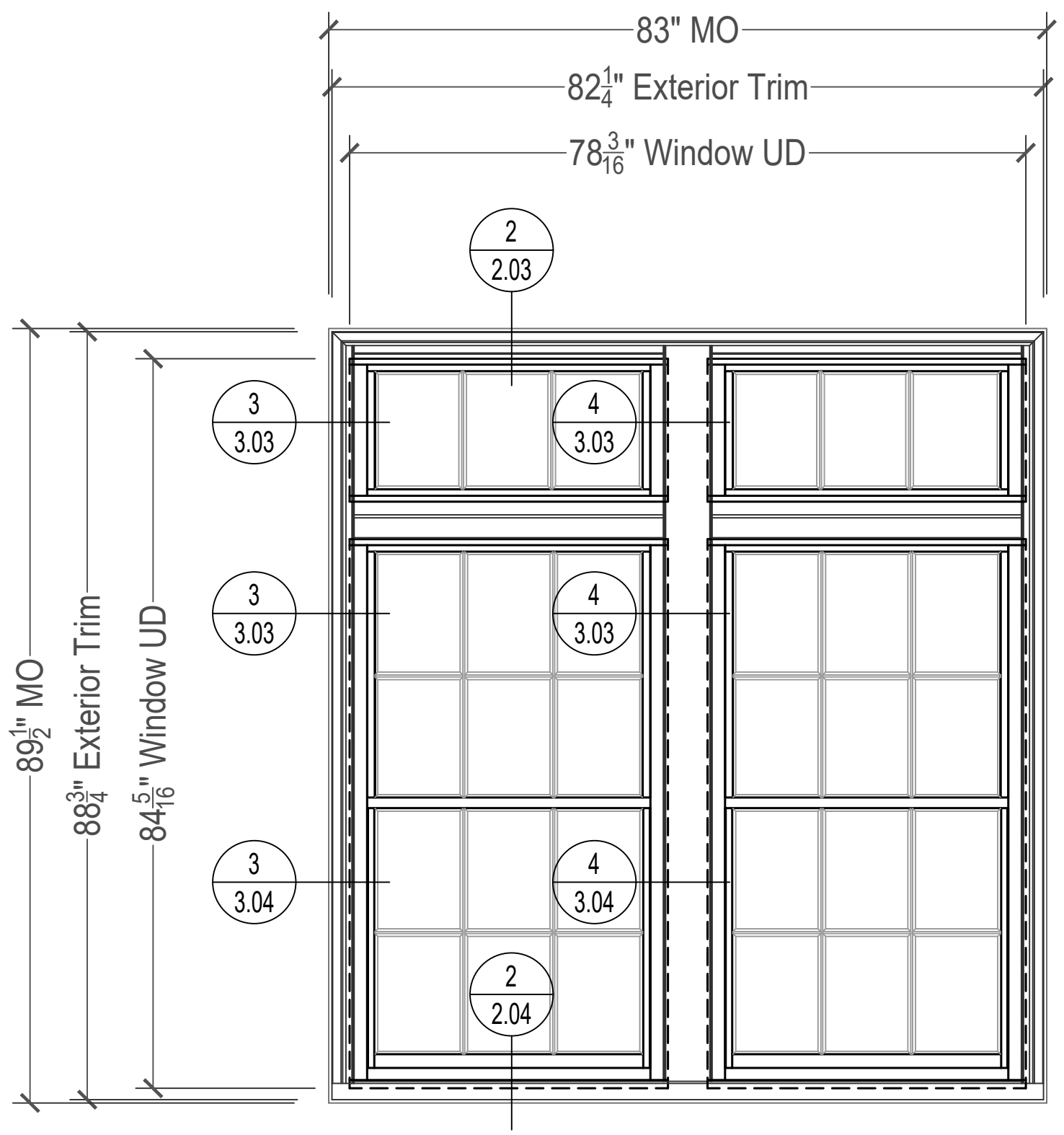
DATE:
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DRAWING #
1.02





Building 4 Original Wooden Box Window



Building 4 Proposed Stergis 700 Series Aluminum Hung Window

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PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

DATE:
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DRAWING #
1.03





Building 4 Original
Wooden Window
Exterior



Building 4 Original
Wooden Window
Interior

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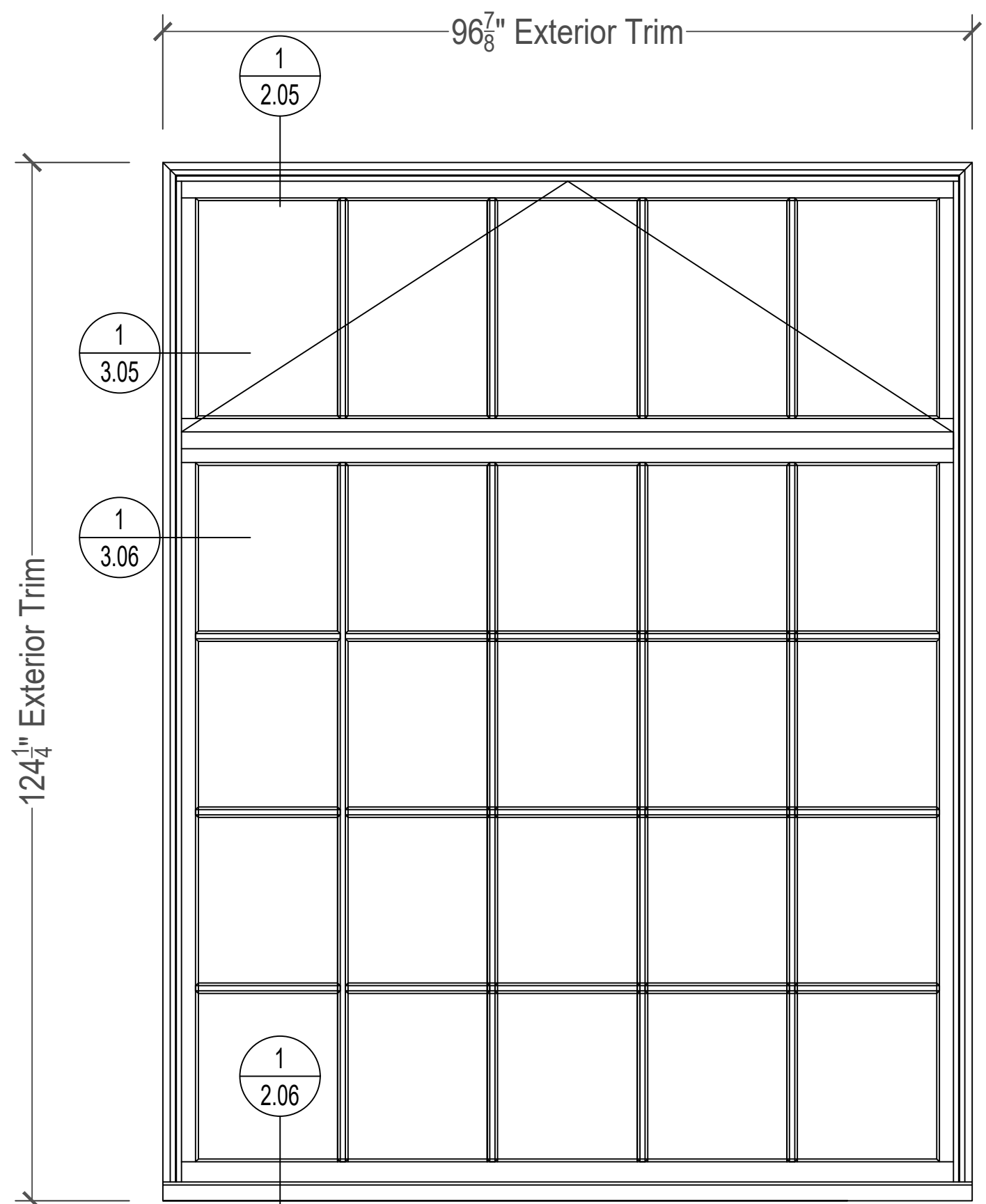
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

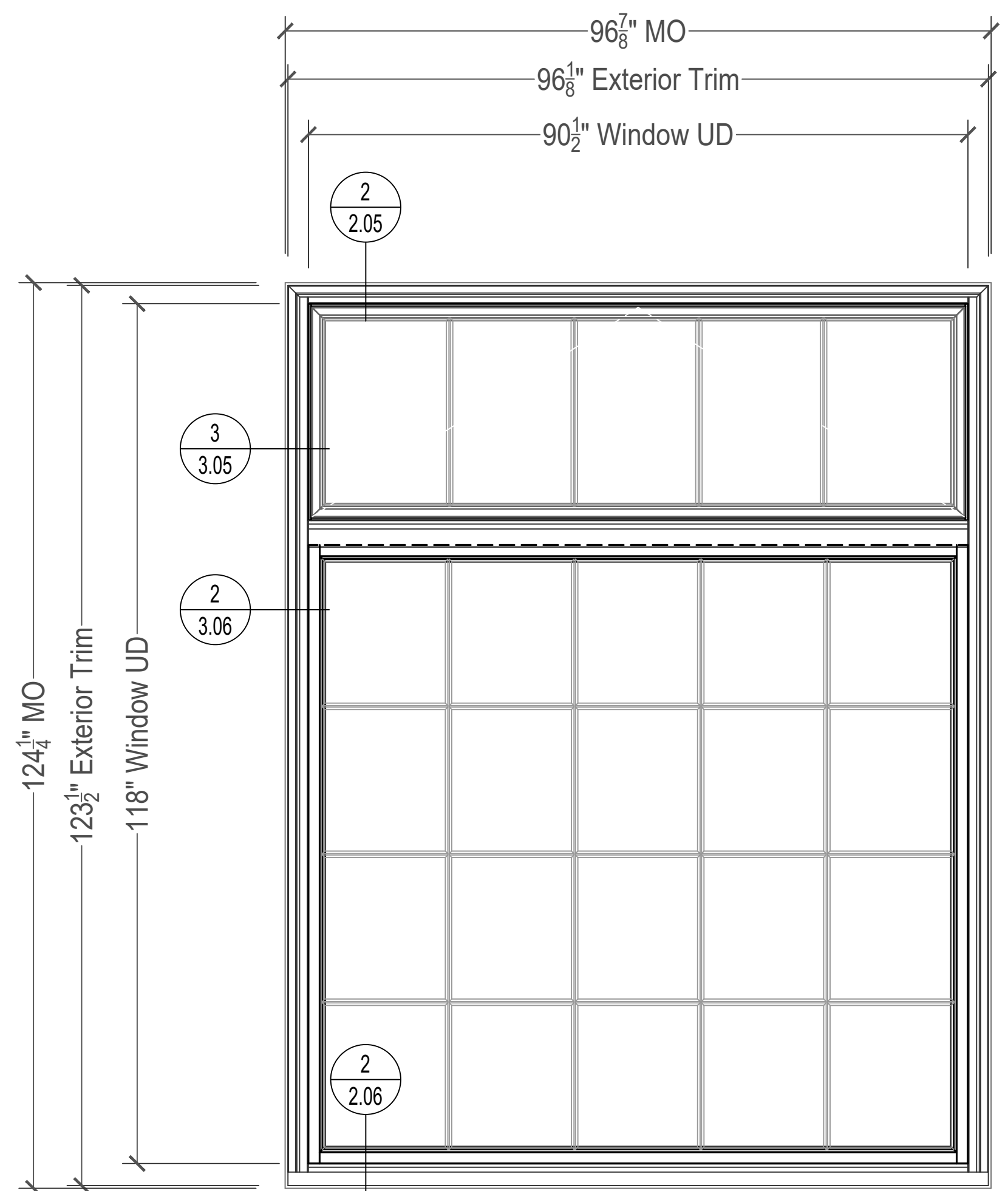
DATE:
2/27/2024

DRAWING #
1.04





Building 7A Original Wooden Plank Window
Single Sash Transom



Building 7A Proposed Stergis 700 Series
Aluminum Projected / Fixed Window
Single Sash Transom



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Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

DATE:
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1.05



Building 7A Original
Wooden Window
Exterior



Building 7A Original
Wooden Window
Interior



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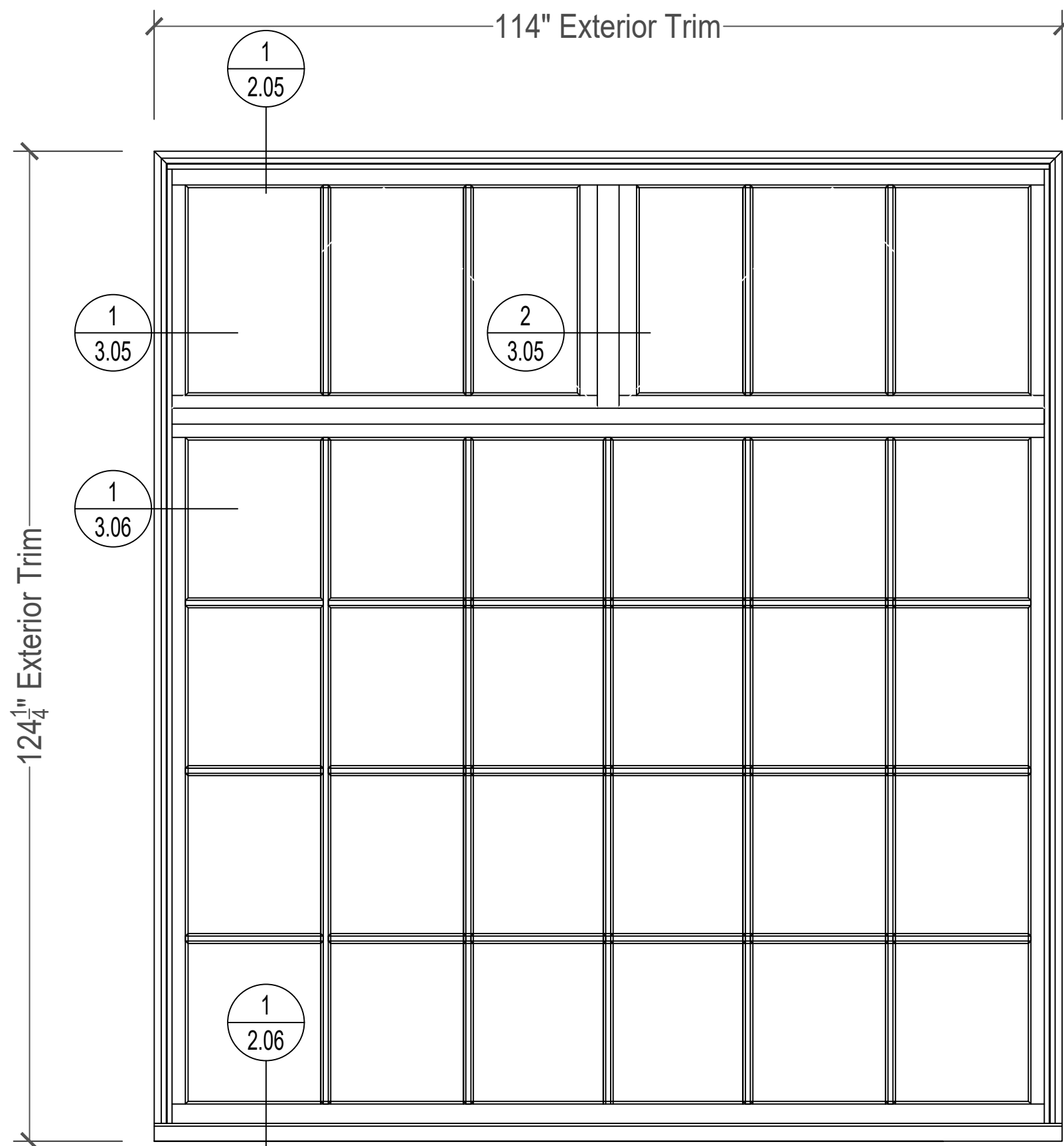
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

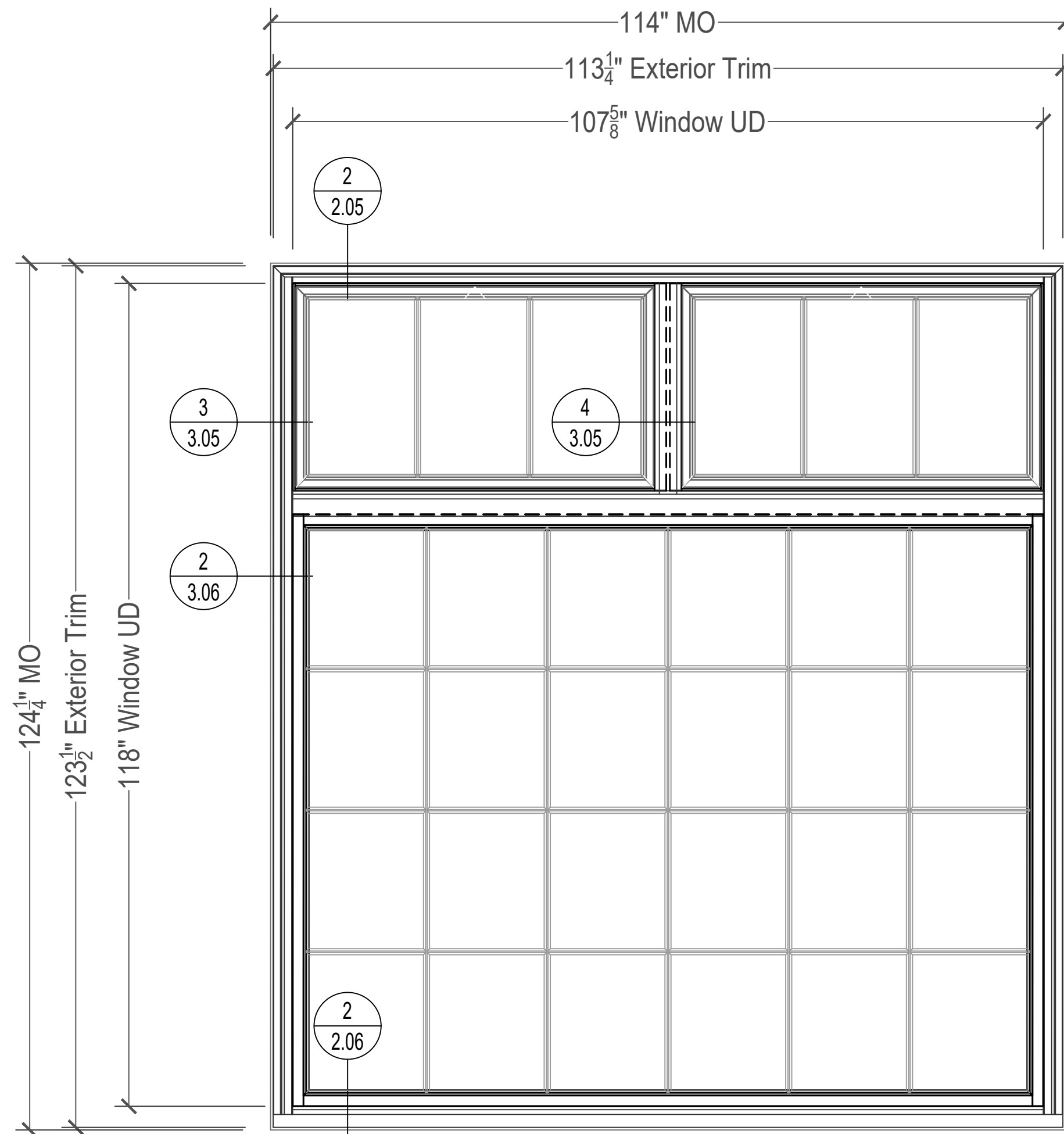
WYNISIS #:

DATE:
2/27/2024

DRAWING #
1.06



Building 7A Original Wooden Plank Window
Twin Sash Transom



Building 7A Proposed Stergis 700 Series
Aluminum Projected / Fixed Window
Twin Sash Transom

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Pokanoket Mills "Bristol Yarn Mill"
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125 Thames St
Bristol, RI

WYNSIS #:

DATE:
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DRAWING #
1.07





Building 7A Original
Wooden Window
Exterior



Building 7A Original
Wooden Window
Interior

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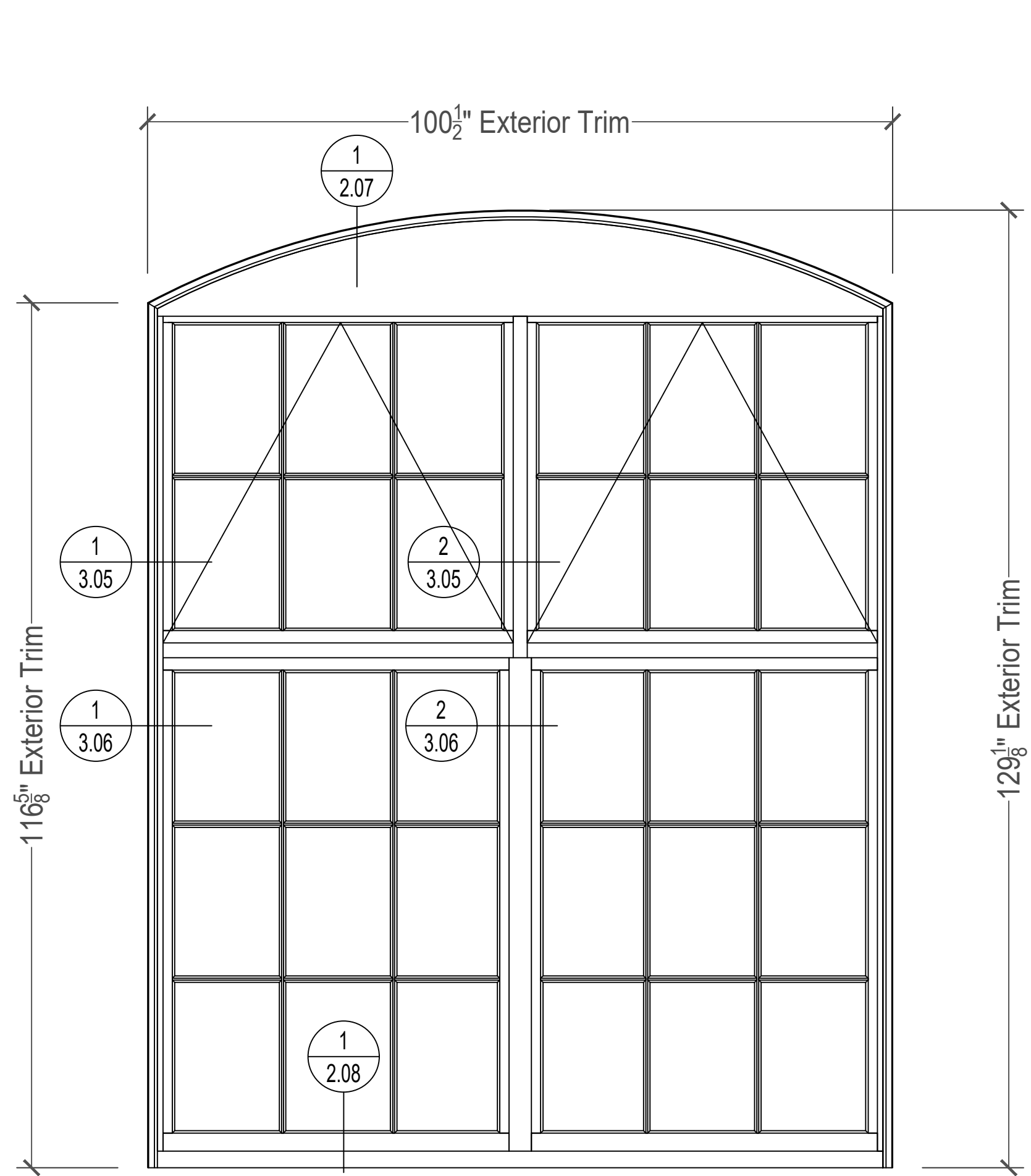
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNISIS #:

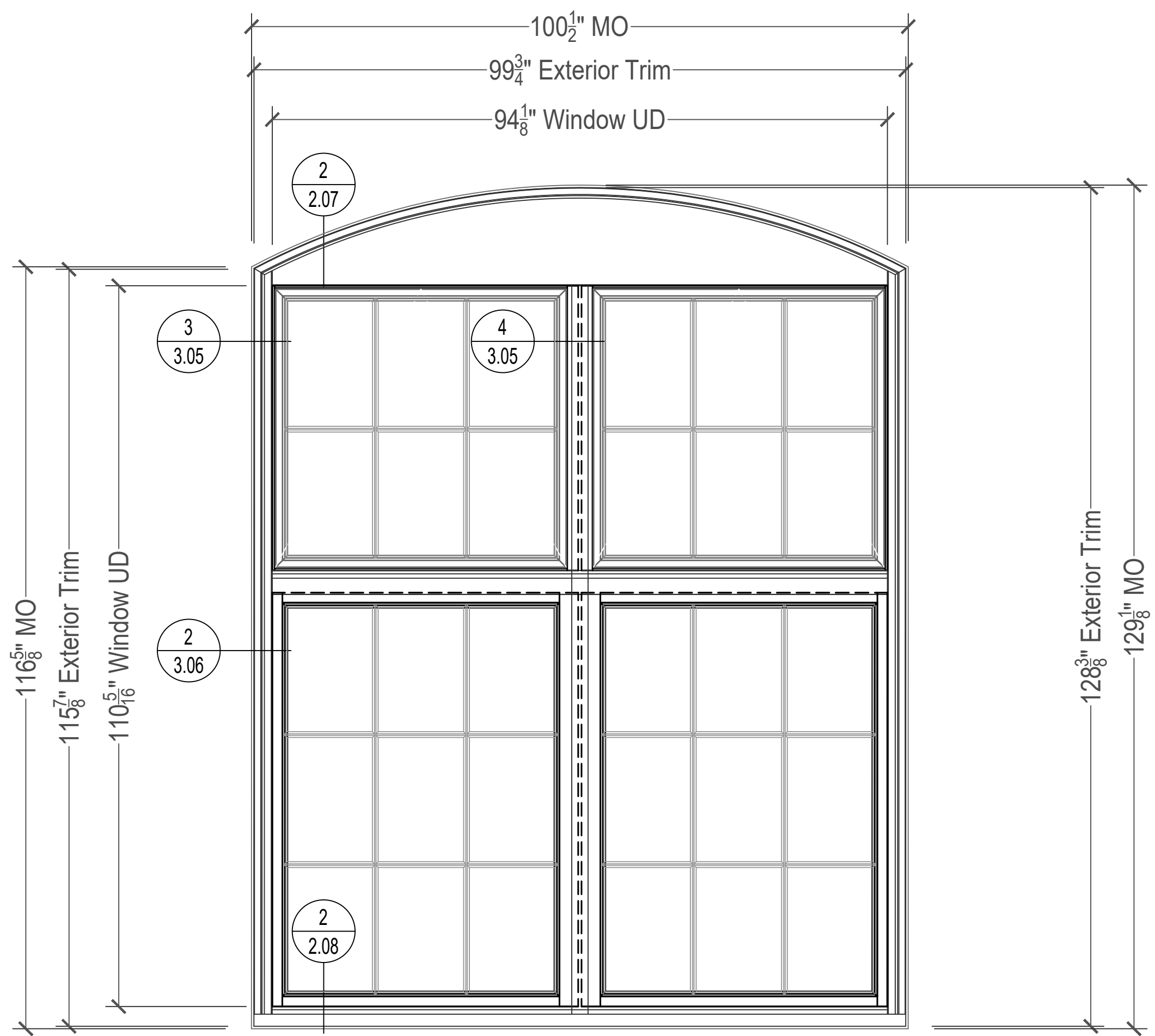
DATE:
2/27/2024

DRAWING #
1.08





Building 7 Original Wooden Arched Plank Window Twin Sash



Building 7 Proposed Stergis 700 Series Aluminum Projected / Fixed Window Twin Sash

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PROJECT
 Pokanoket Mills "Bristol Yarn Mill"
 Historical Window Replacement
 125 Thames St
 Bristol, RI

WYNISIS #:

DATE:
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DRAWING #
 1.09





Building 7 Original
Wooden Window
Exterior



Building 7 Original
Wooden Window
Interior

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ARCHITECT

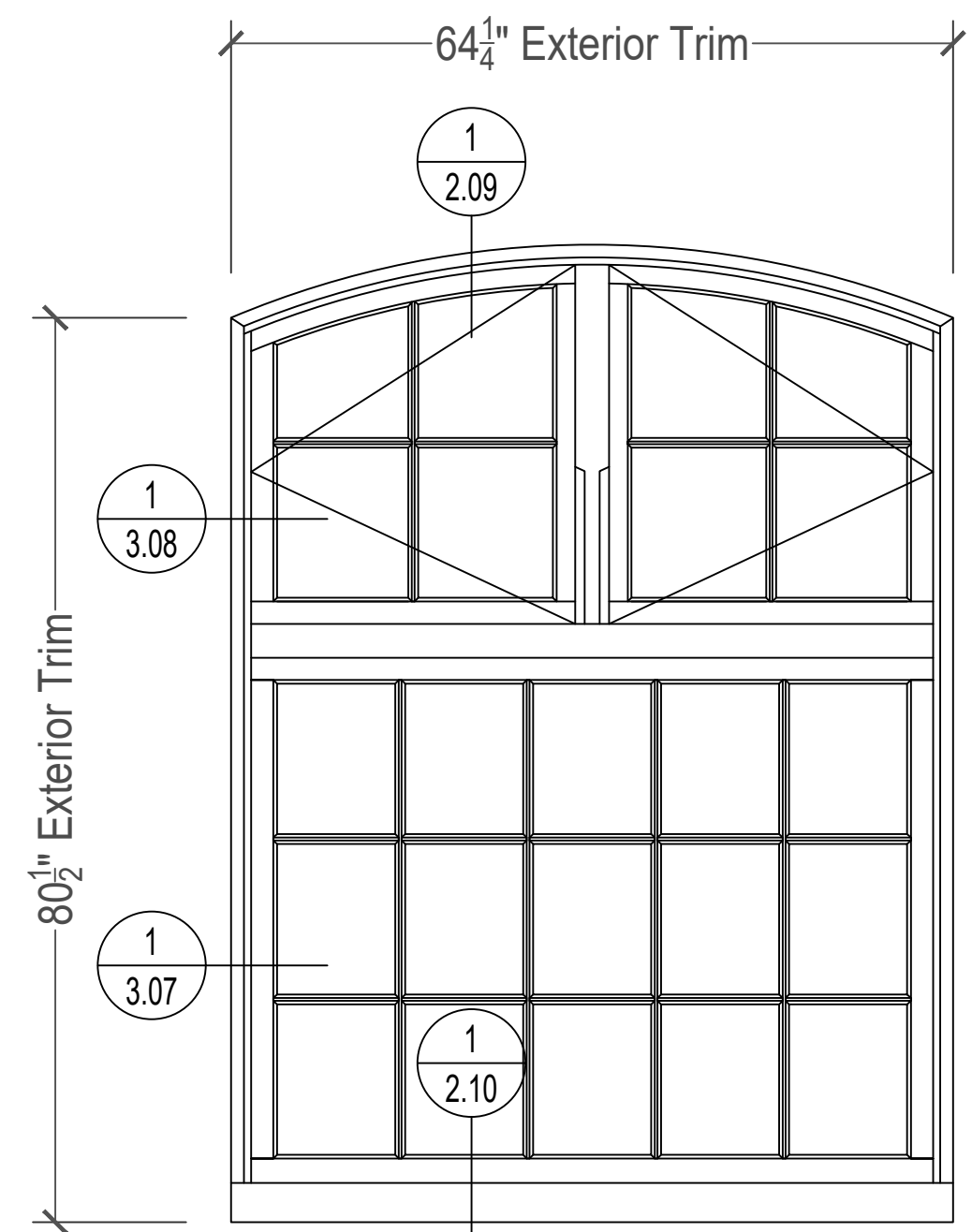
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
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WYNSIS #:

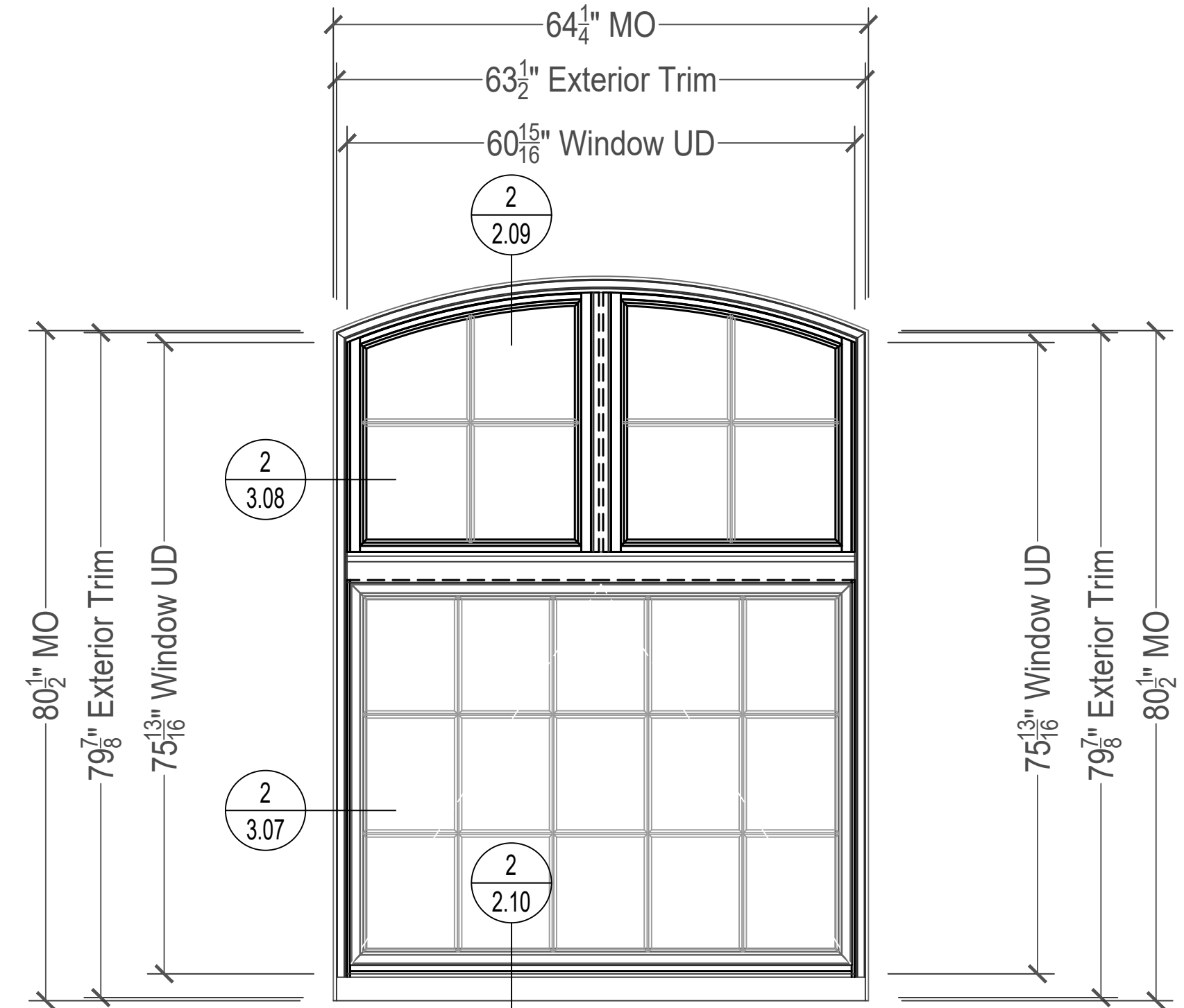
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DRAWING #
1.10





Building 3 Original Wooden Arched Plank Window Twin Sash



Building 3 Proposed Stergis 700 Series Aluminum Projected / Fixed Window



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ARCHITECT

PROJECT
Pookanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

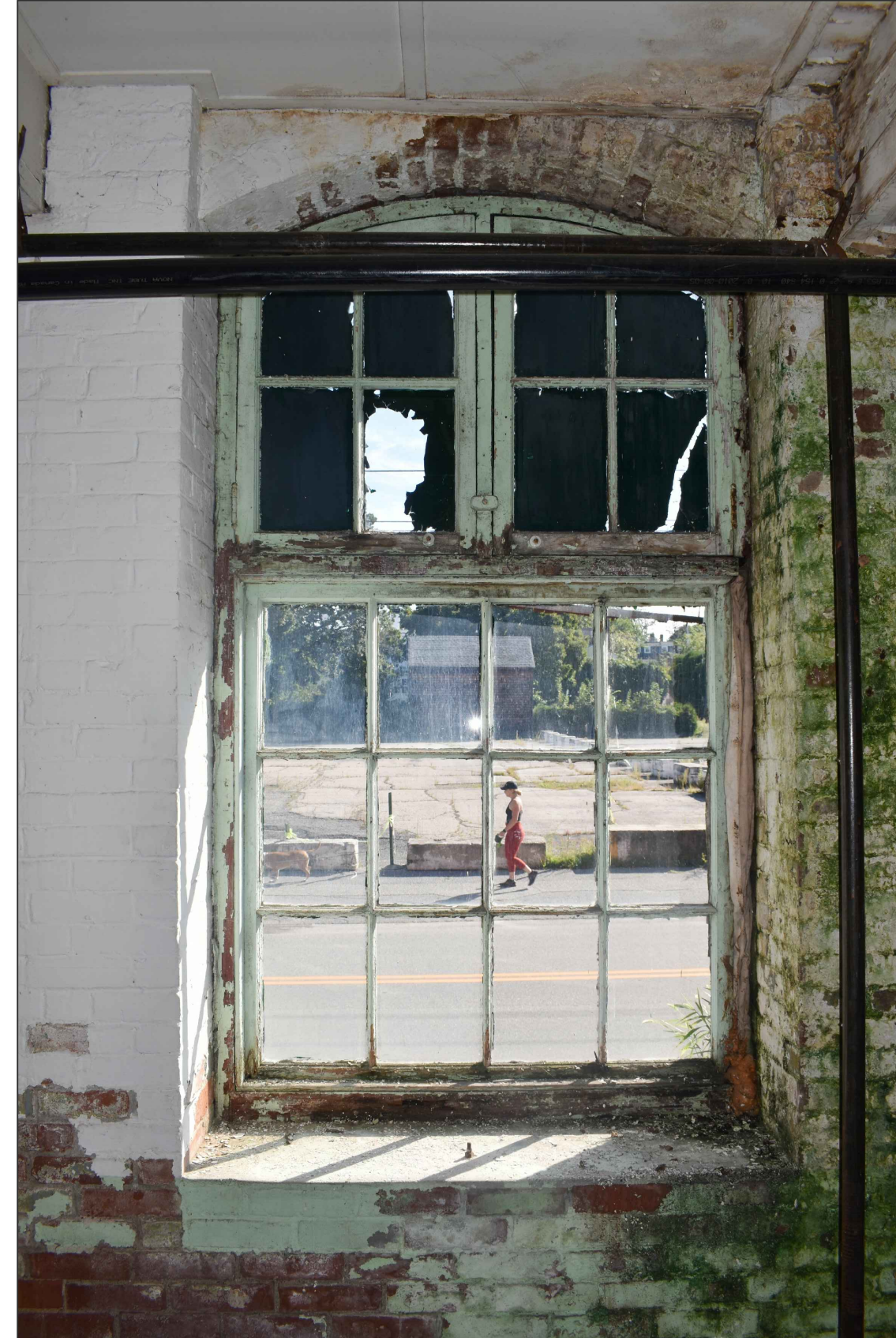
WYNISIS #:

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2/27/2024

DRAWING #
1.11



Building 3 Original
Wooden Window
Exterior



Building 3 Original
Wooden Window
Interior



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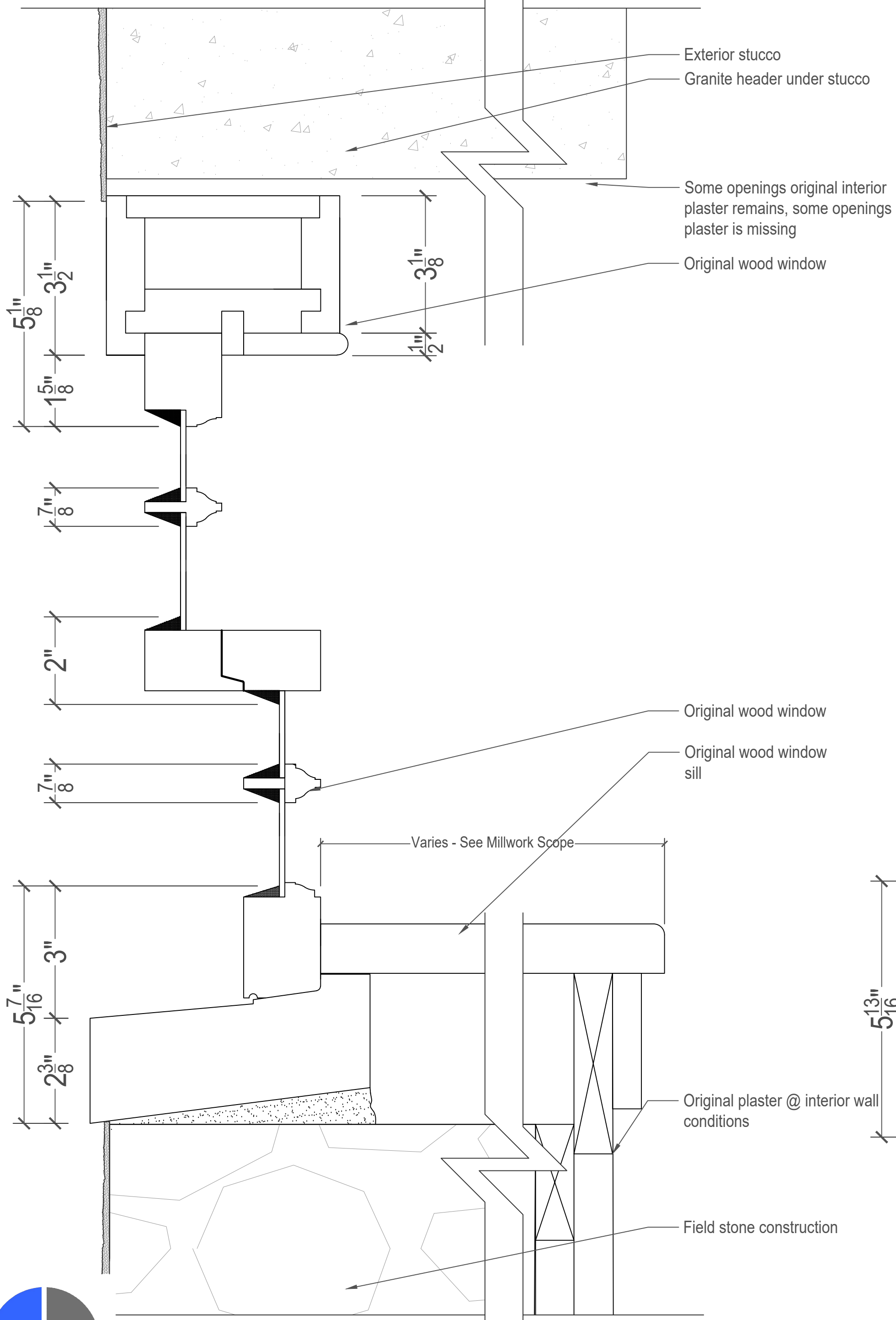
ARCHITECT

PROJECT
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Historical Window Replacement
125 Thames St
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DATE:
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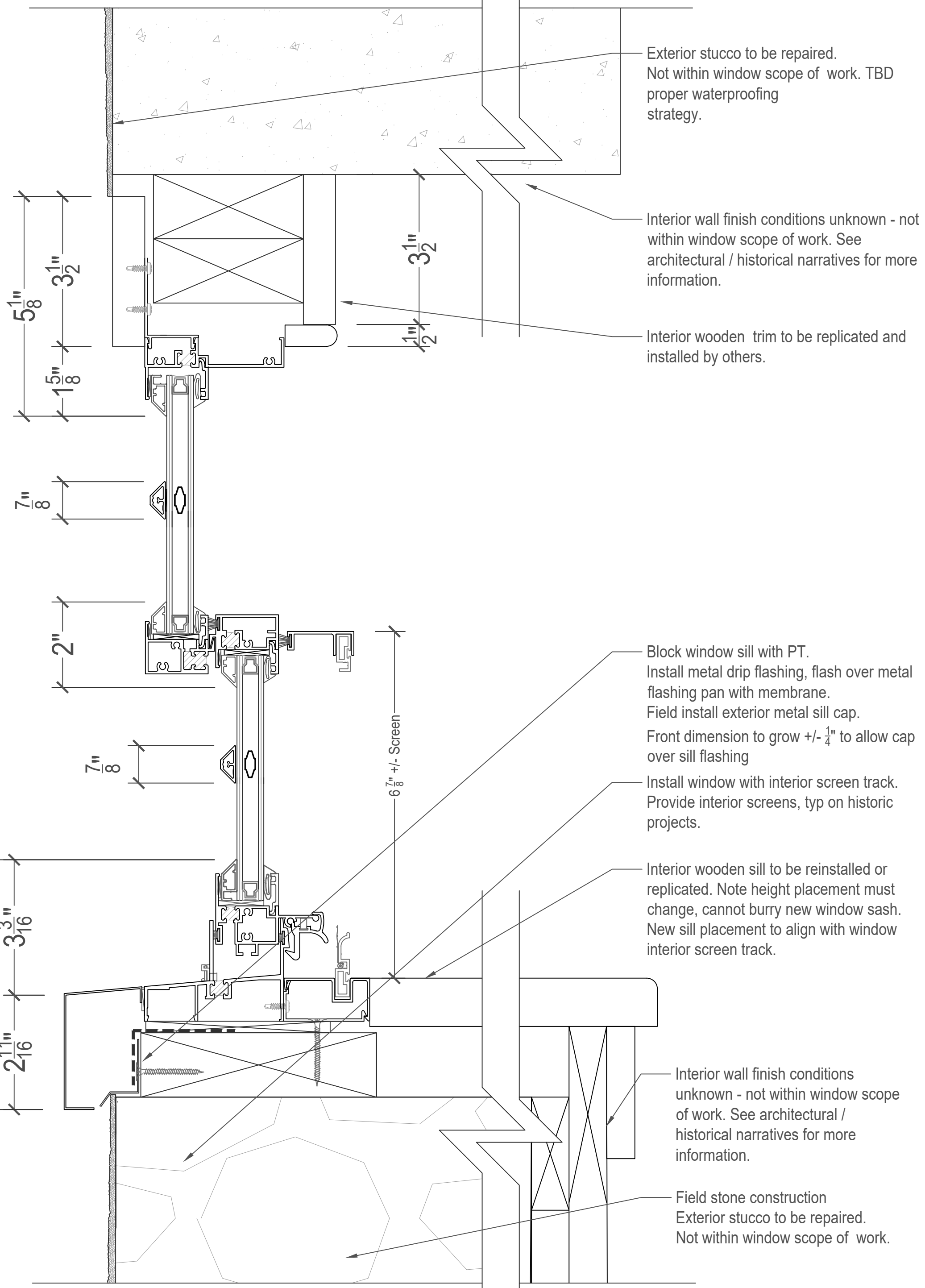
DRAWING #
1.12



Original Wooden Window
Vertical Section Stucco Building 1

1
2.01

SCALE: 6" = 1'-0"



Proposed 700 Series Aluminum
Vertical Section Stucco Building 1

2
2.01

SCALE: 6" = 1'-0"

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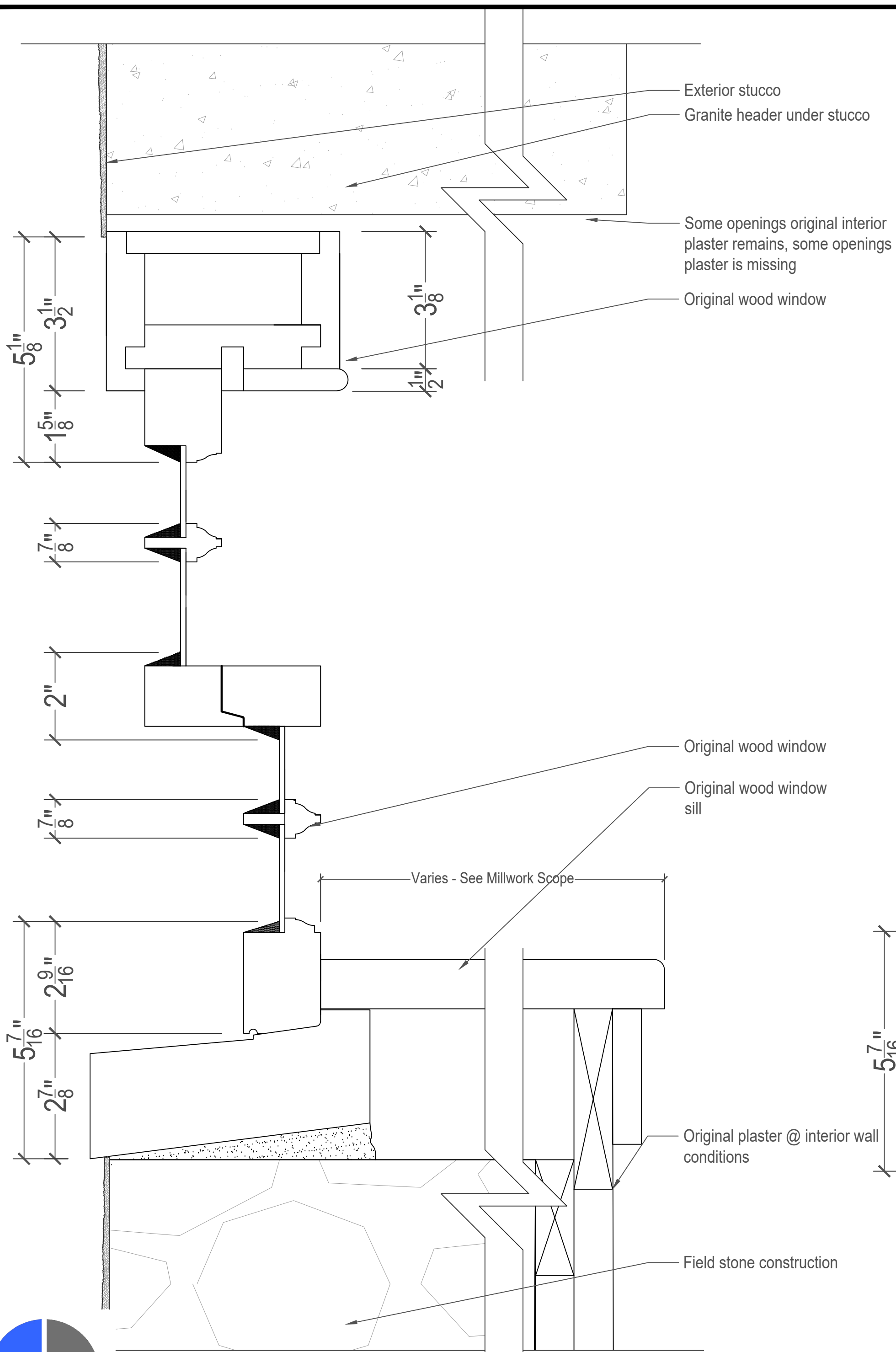
PROJECT
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Historical Window Replacement
125 Thames St
Bristol, RI

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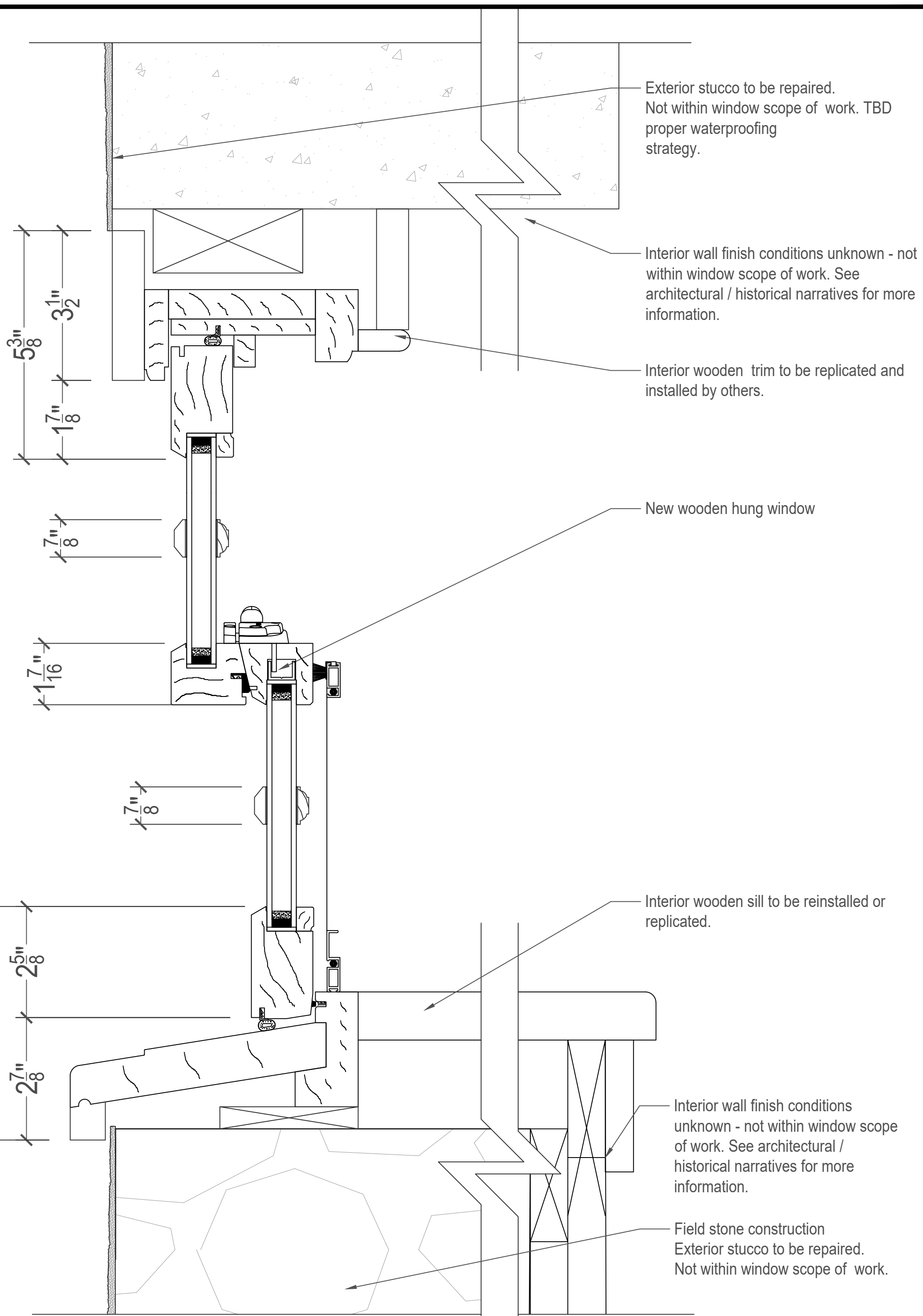
DATE:
2/27/2024

DRAWING #
2.01





1
2.02 Original Wooden Window
Vertical Section Stucco Building 1
SCALE: 6" = 1'-0"



2
2.02 Proposed TL DHW350 Wood Double Hung
Vertical Section Stucco Building 1
SCALE: 6" = 1'-0"

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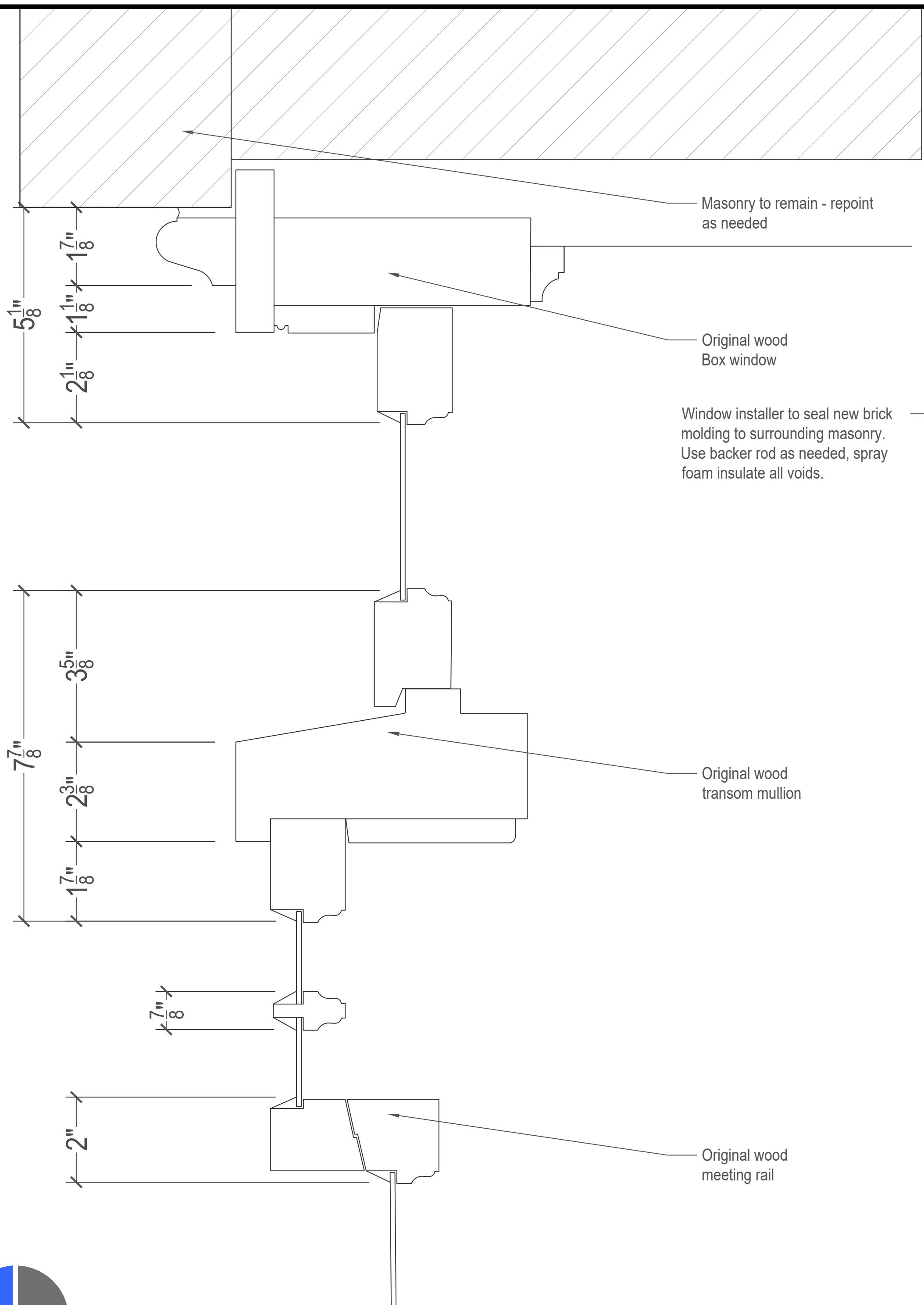
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

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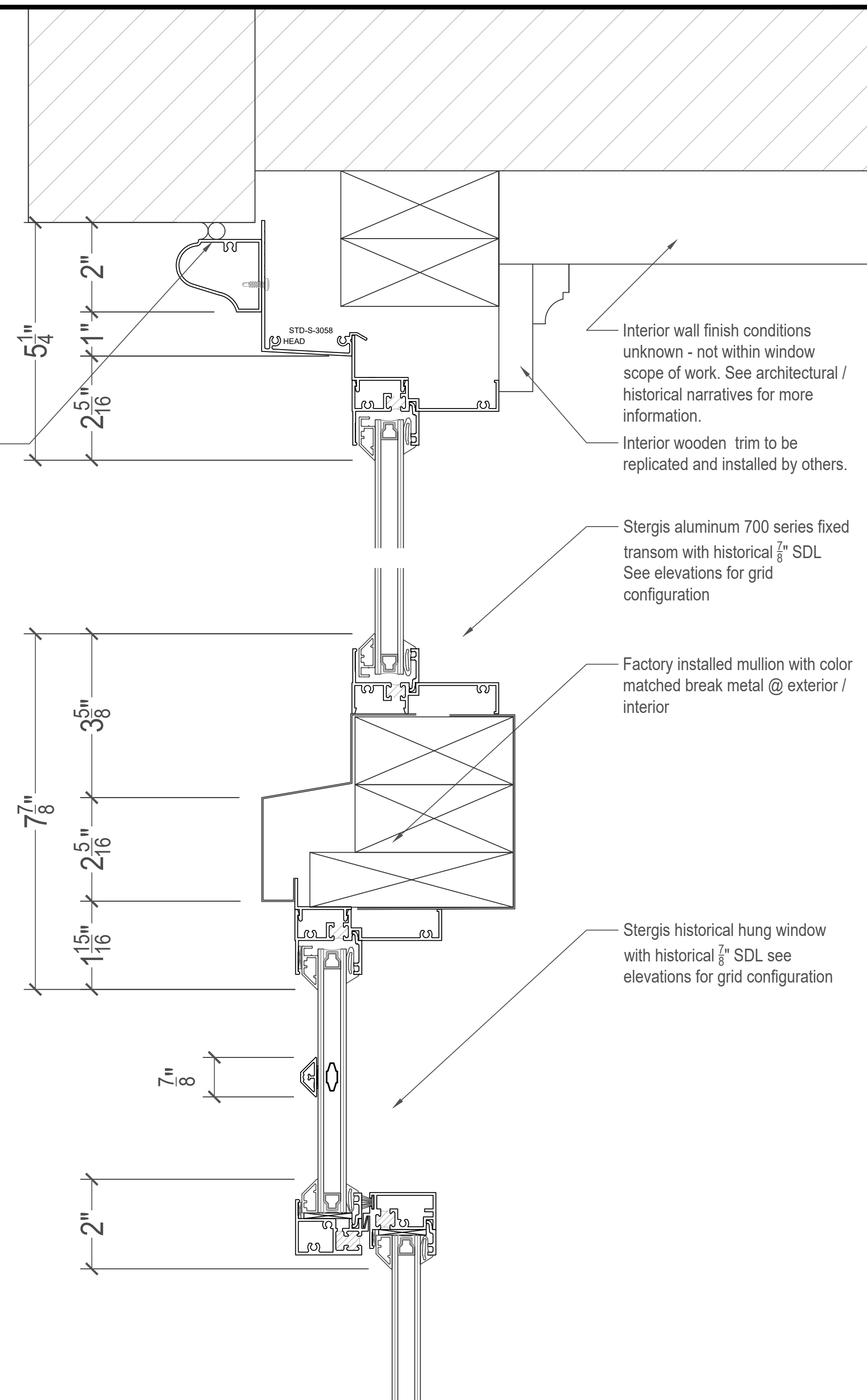
DATE:
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DRAWING #
2.02





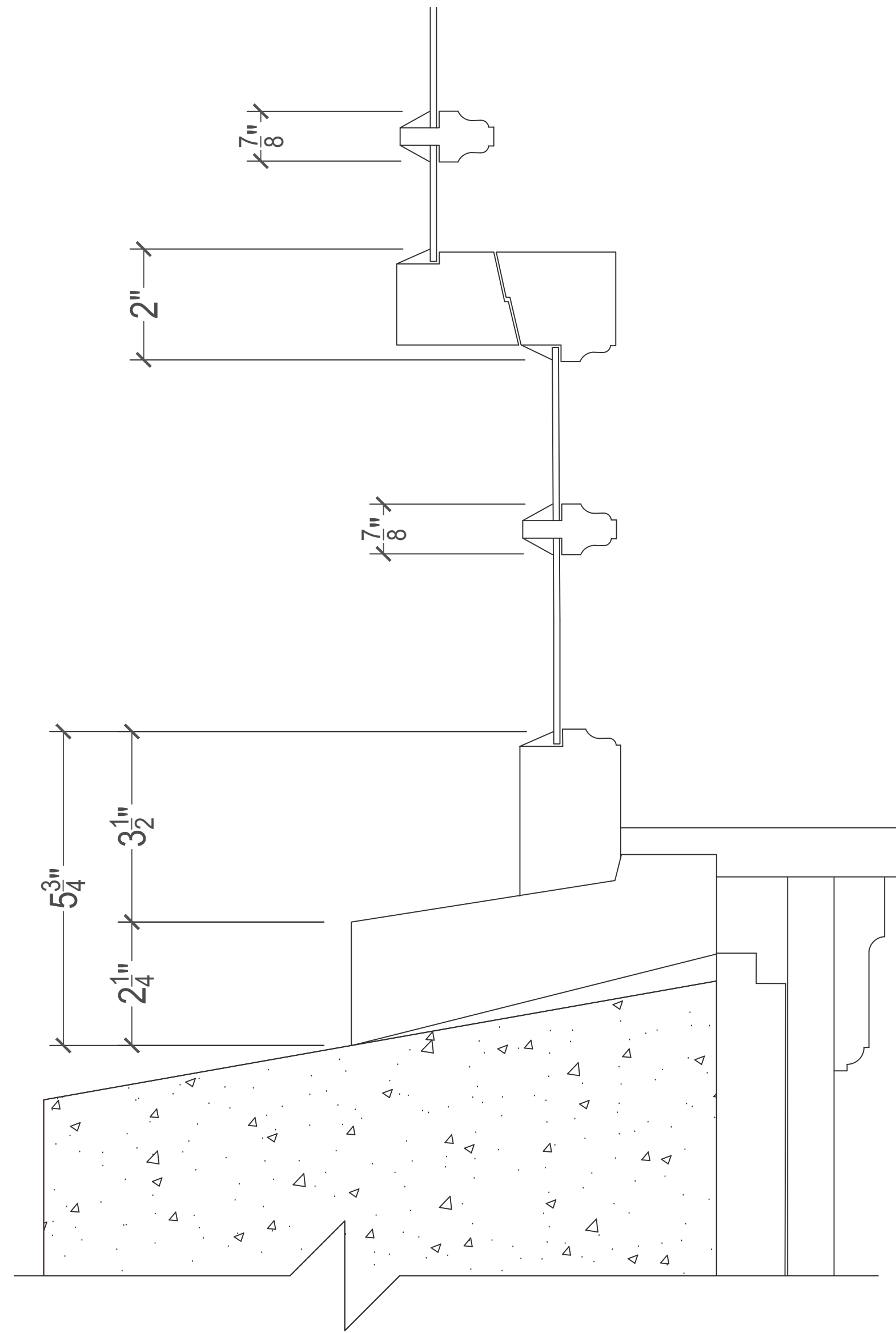
1
2.03 Original Wooden Box Window
Vertical Section Building 4
SCALE: 6" = 1'-0"



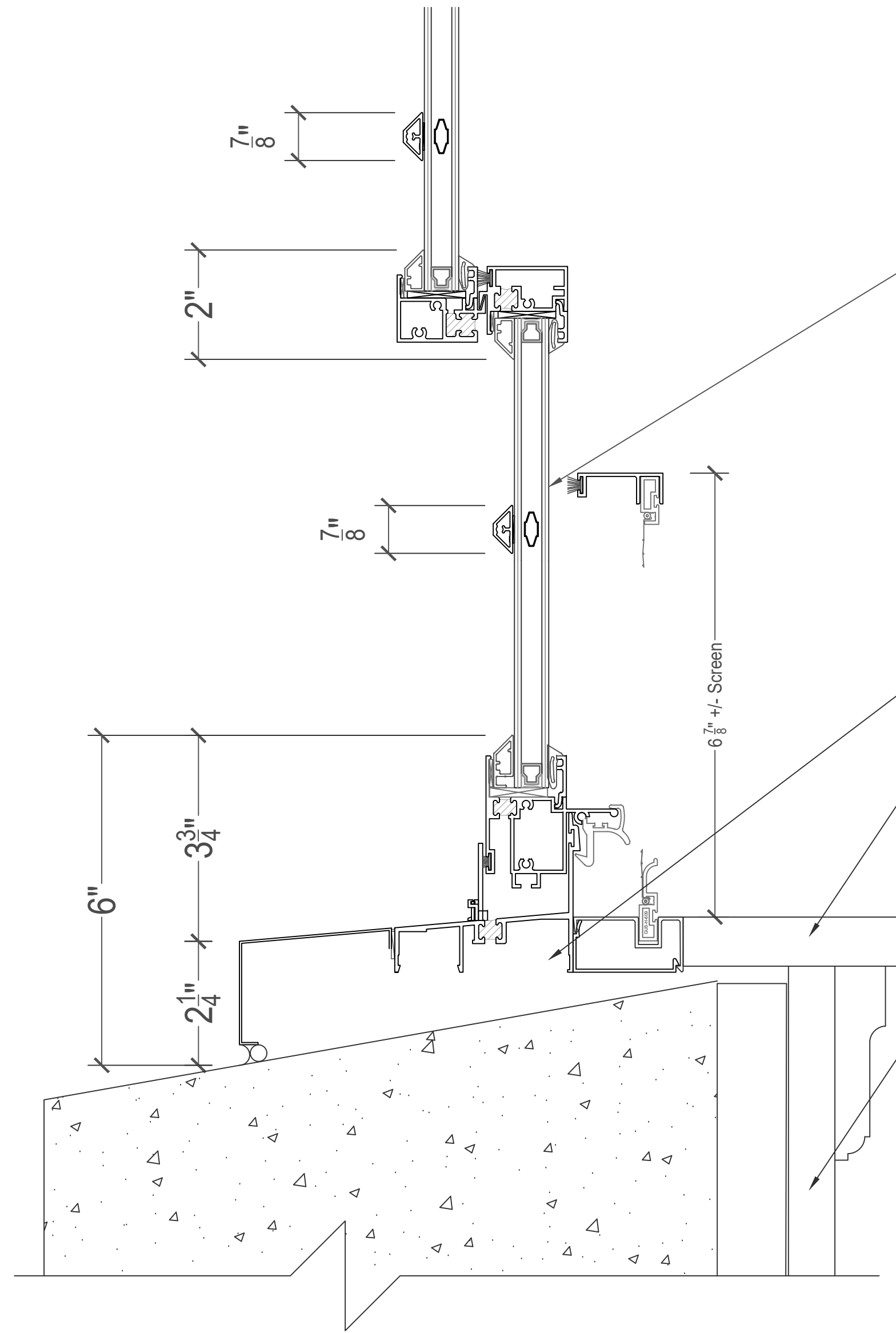
2
2.03 Proposed Stergis 700 Series Aluminum
Vertical Section Building 4
SCALE: 6" = 1'-0"

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<p>STERGIS WINDOWS - DOORS 79 Walton St. ATTLEBORO MA 888-783-7447 508-455-0661</p>		
<p>Customer Caragh Development 99 Water Street, Suite 4 Warren, RI 02885</p>		
<p>ARCHITECT</p>		
<p>PROJECT Pokanoket Mills "Bristol Yarn Mill" Historical Window Replacement 125 Thames St Bristol, RI</p>		
<p>WYNSIS #:</p>		
<p>DATE: 2/27/2024</p>		
<p>DRAWING # 2.03</p>		





1
2.04 Original Wooden Box Window
Vertical Section Building 4
SCALE: 6" = 1'-0"



2
2.04 Proposed Stergis 700 Series Aluminum
Vertical Section Building 4
SCALE: 6" = 1'-0"

Stergis historical hung window with historical 7/8" SDL see elevations for grid configuration

Demo needed to confirm hidden sill construction / masonry details for new window blocking / fastening methods.

Interior wooden trim to be replicated and installed by others.

Interior wall finish conditions unknown - not within window scope of work. See architectural / historical narratives for more information.

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ARCHITECT

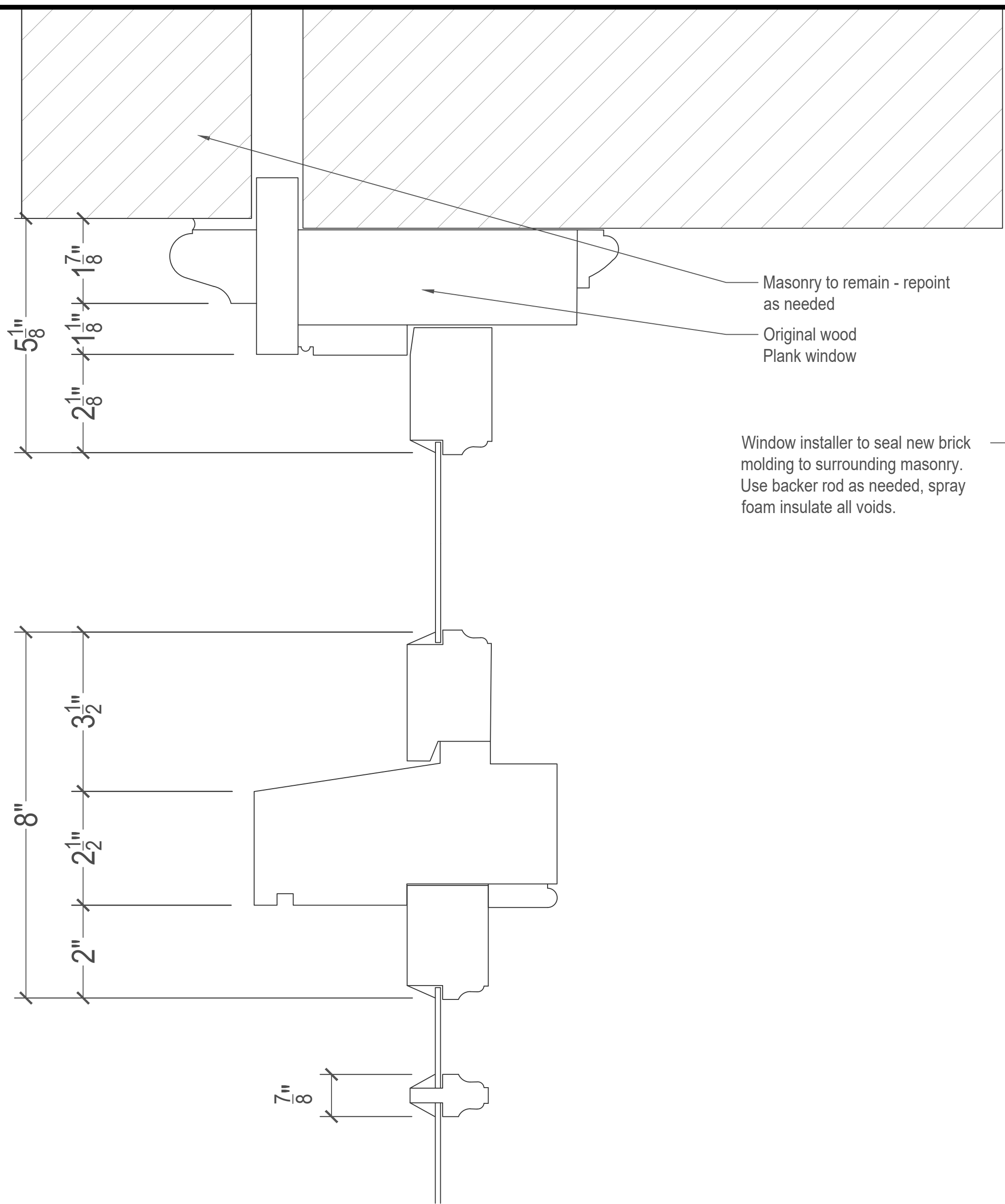
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

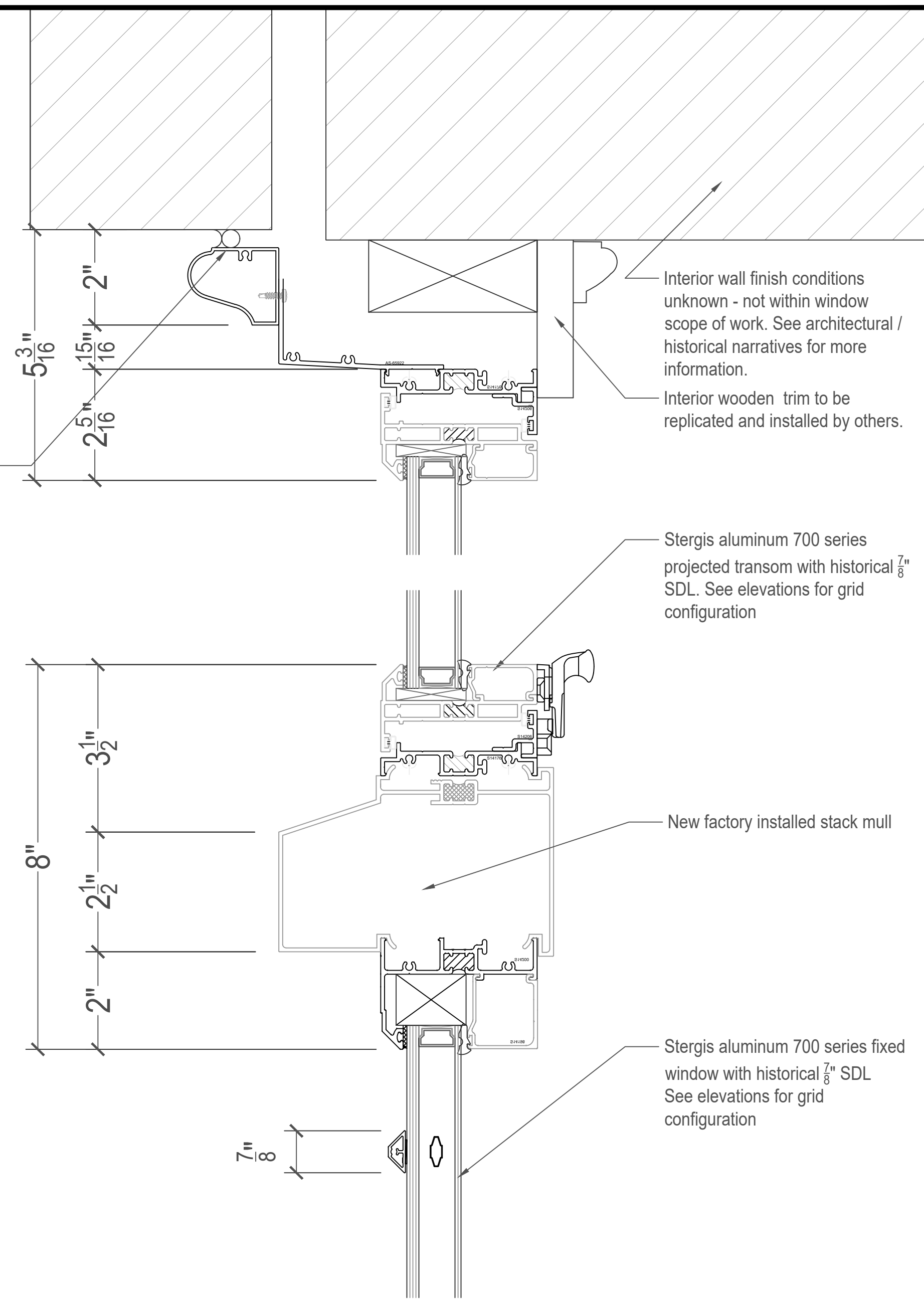
DATE:
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DRAWING #
2.04





1
2.05 Original Wooden Plank Window
Vertical Section Building 7A
SCALE: 6" = 1'-0"



2
2.05 Proposed Stergis 700 Series Aluminum
Vertical Section Building 7A
SCALE: 6" = 1'-0"

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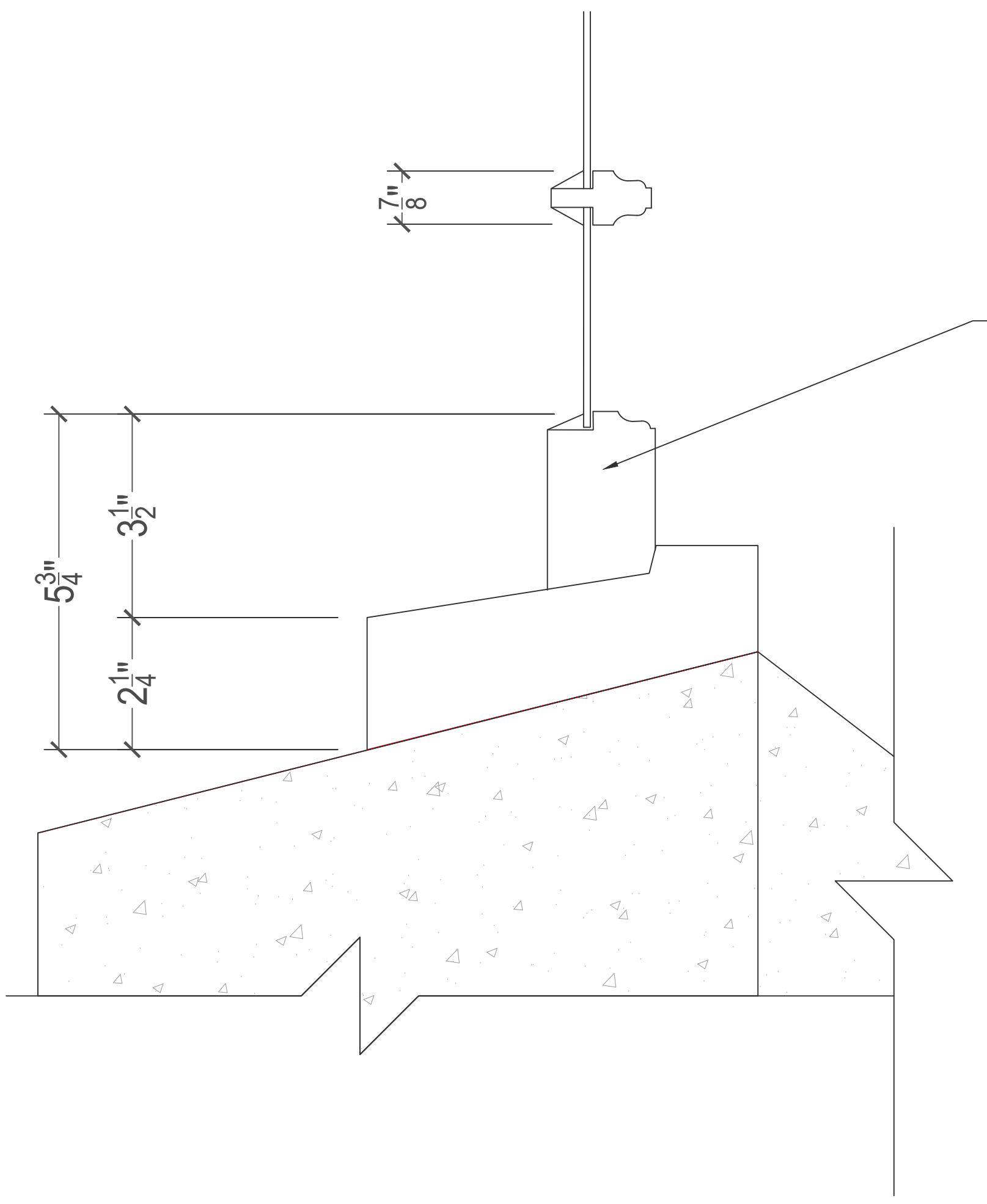
PROJECT
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Historical Window Replacement
125 Thames St
Bristol, RI

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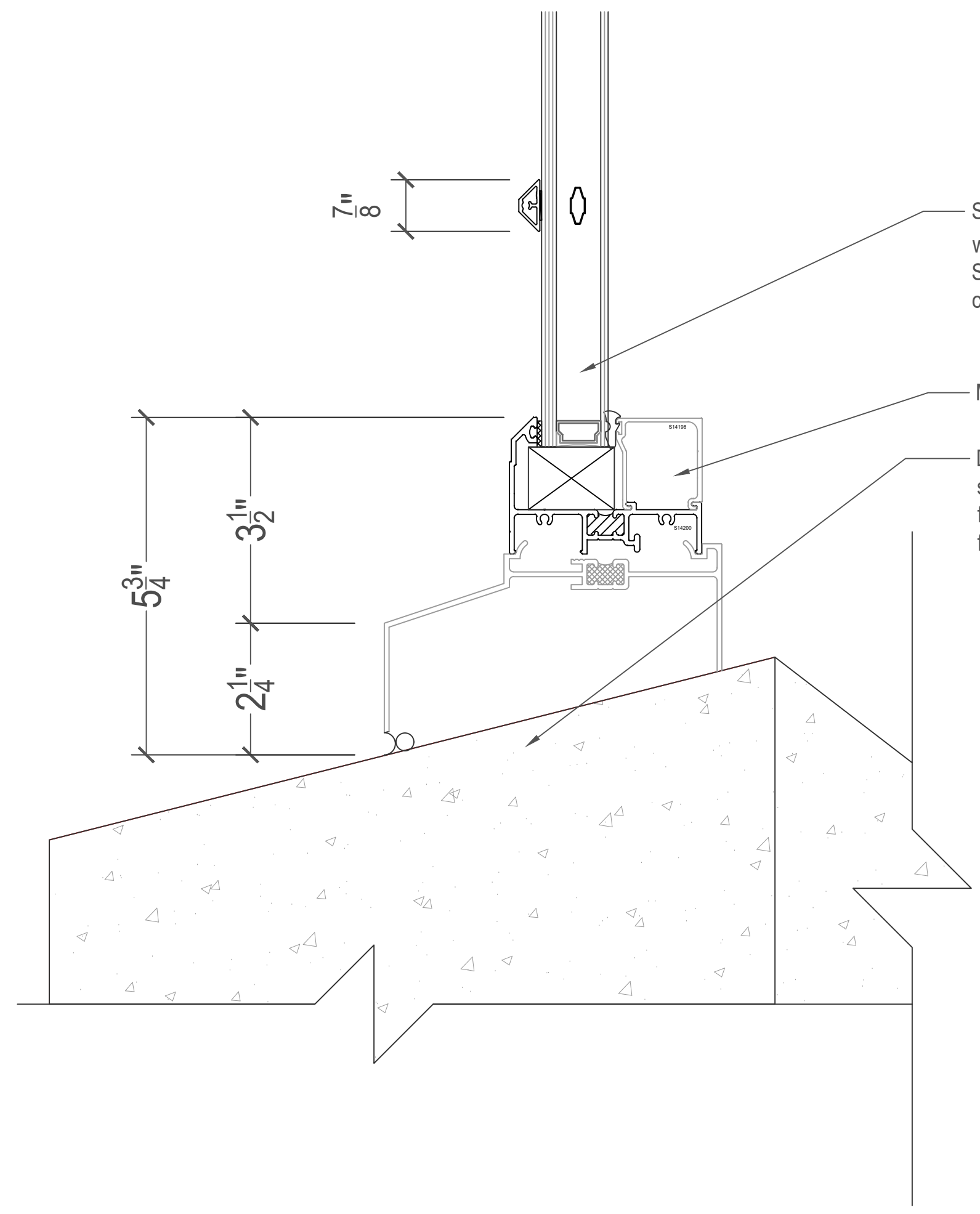
DATE:
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DRAWING #
2.05





1
2.06
Original Wooden Plank Window
Vertical Section Building 7A
SCALE: 6" = 1'-0"



2
2.06
Proposed Stergis 700 Series Aluminum
Vertical Section Building 7A
SCALE: 6" = 1'-0"

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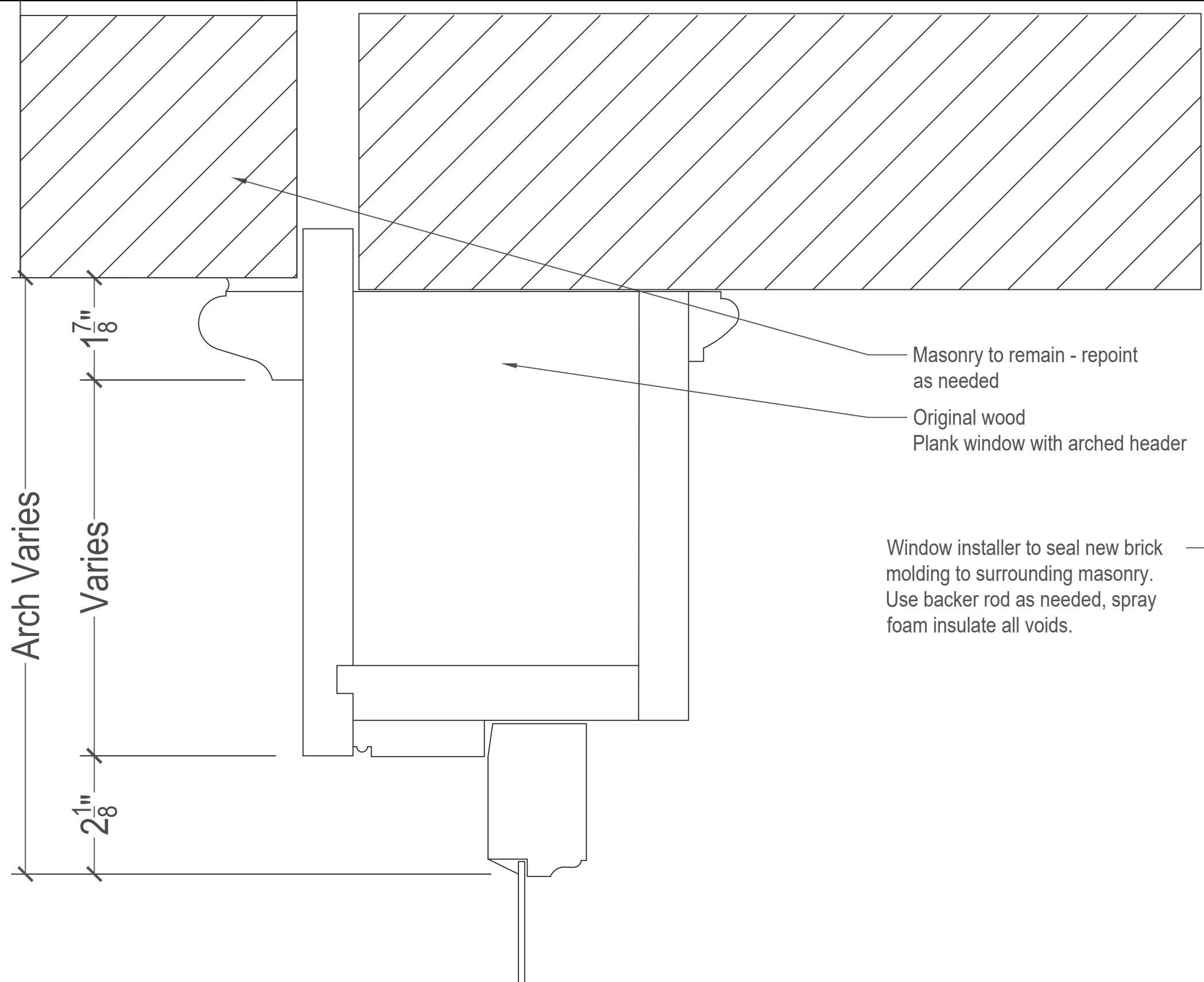
PROJECT
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Historical Window Replacement
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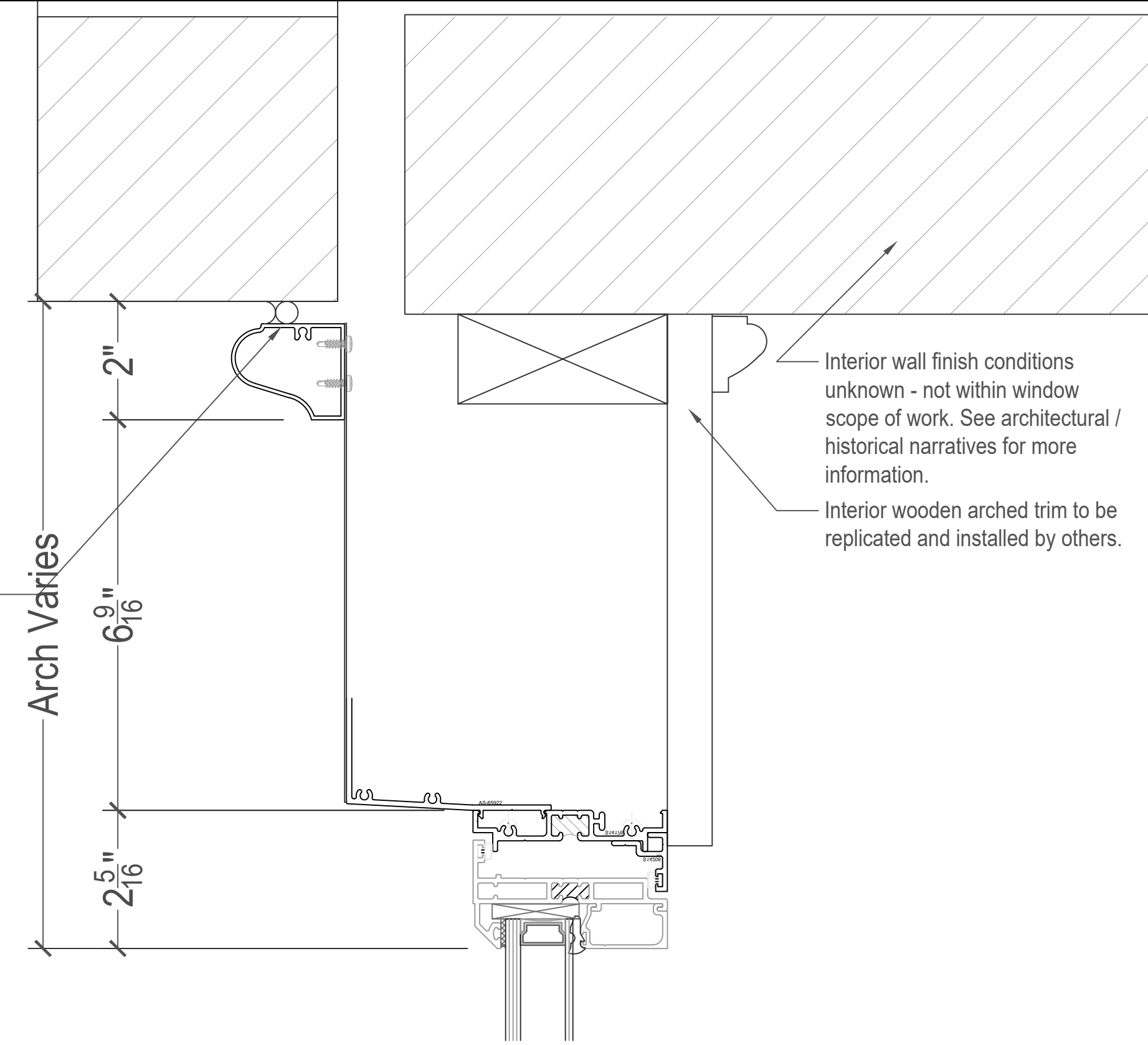
DATE:
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2.06

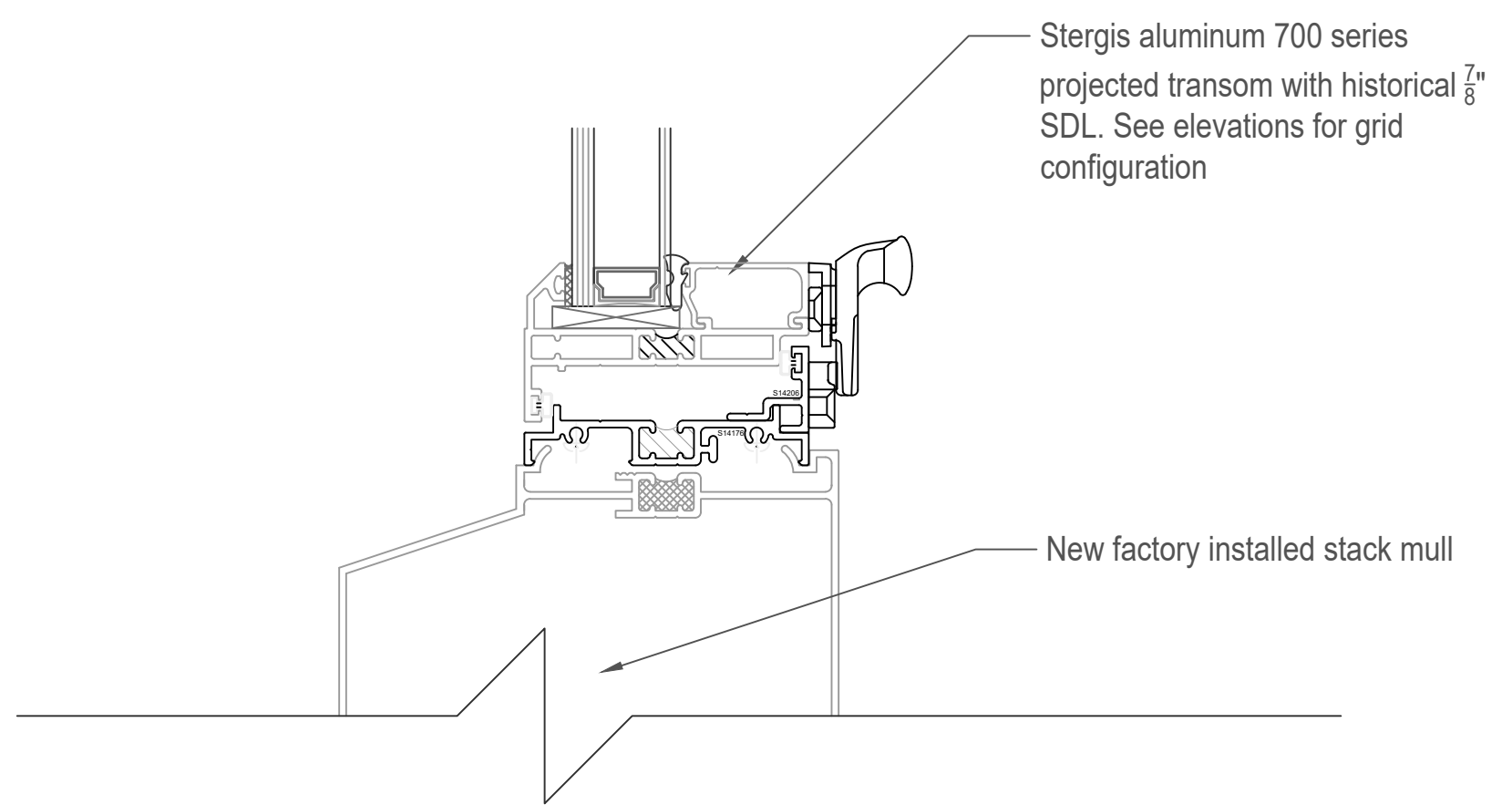




1
2.07 Original Wooden Plank Arched Window
Vertical Section Building 7
SCALE: 6" = 1'-0"



2
2.07 Proposed Stergis 700 Series Aluminum
Vertical Section Building 7
SCALE: 6" = 1'-0"



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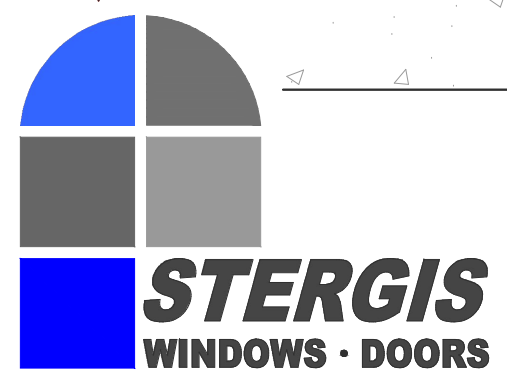
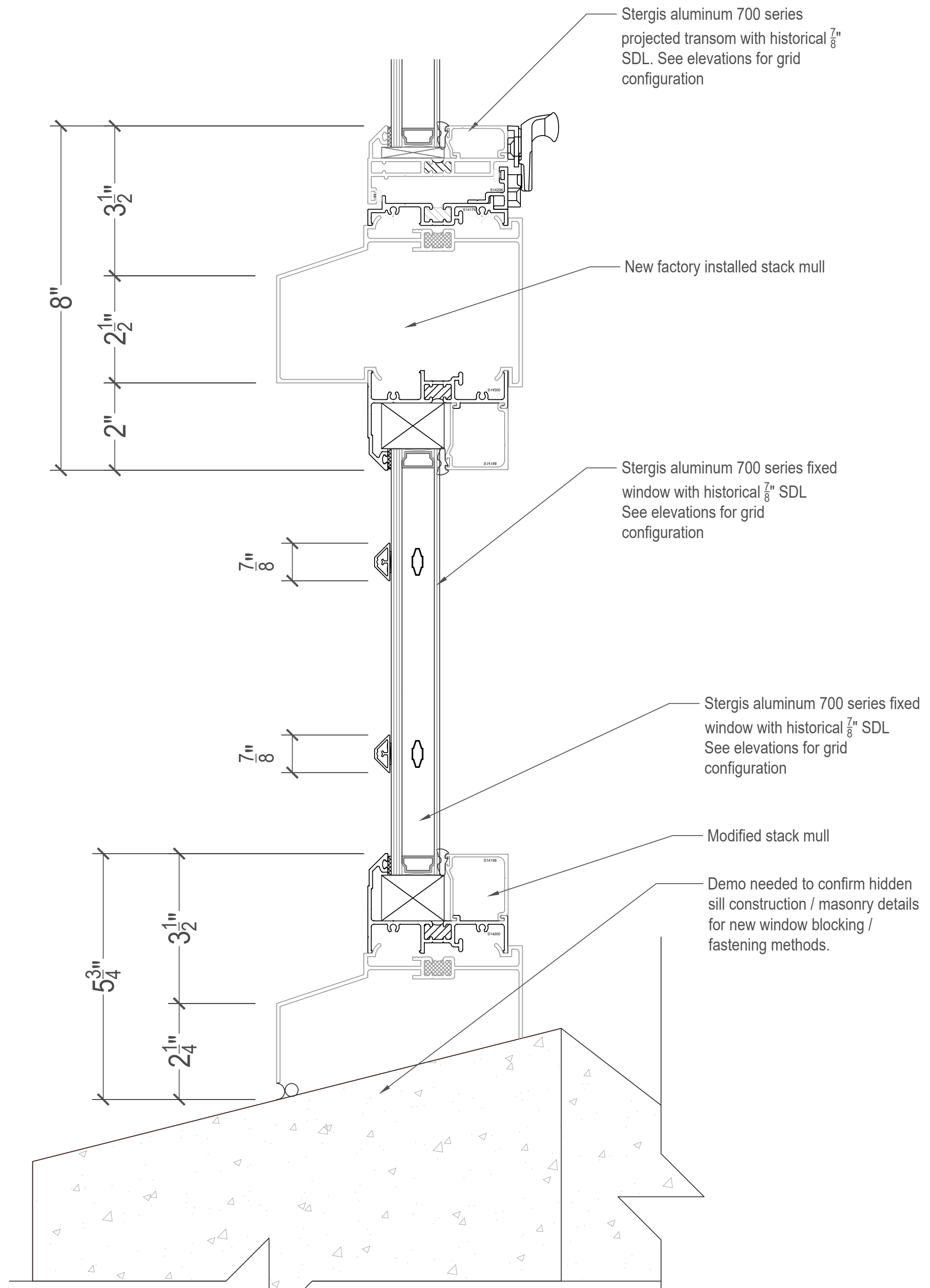
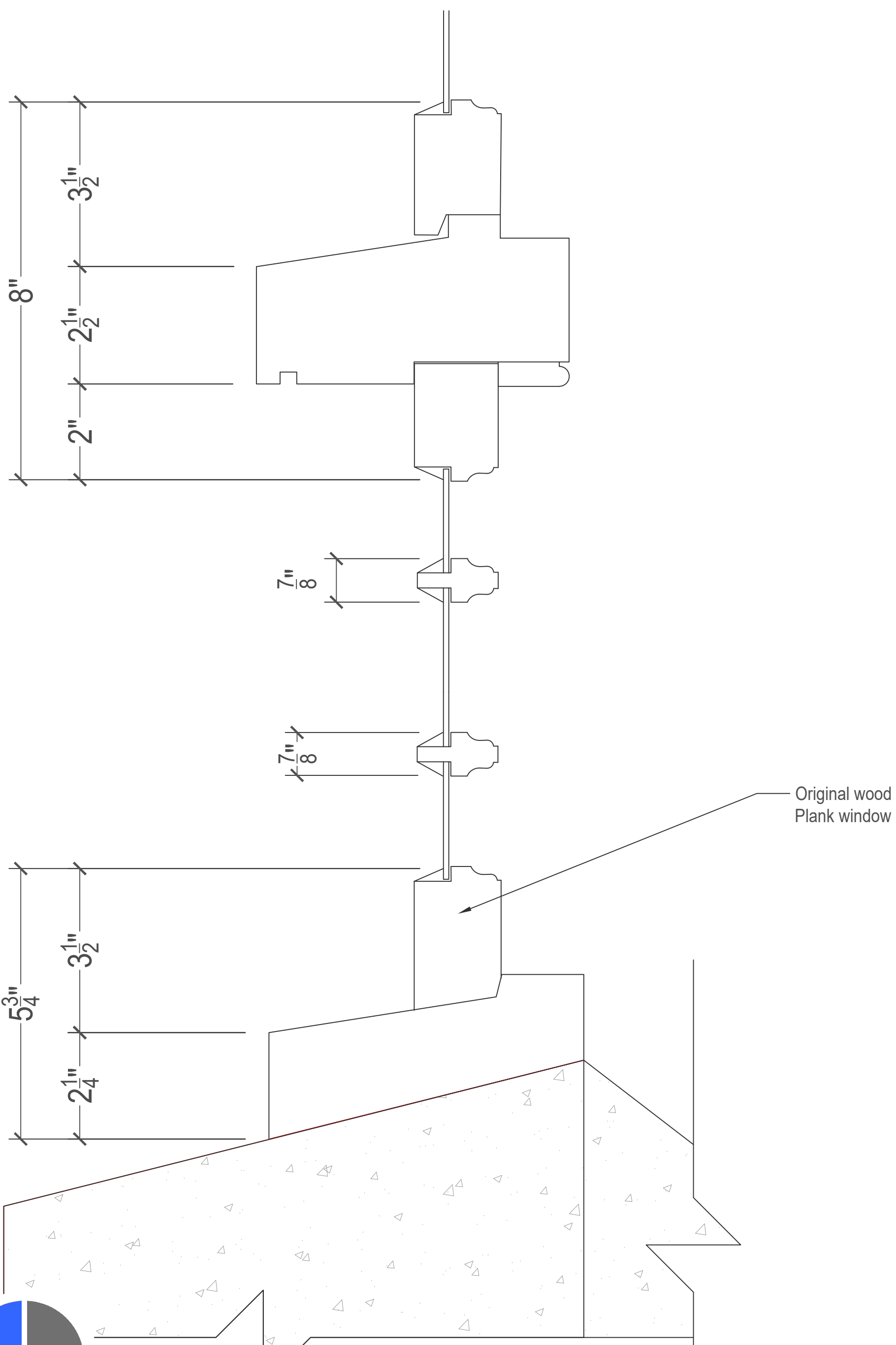
PROJECT
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Historical Window Replacement
125 Thames St
Bristol, RI

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DRAWING #
2.07





1
2.08
Original Wooden Plank Window
Vertical Section Building 7
SCALE: 6" = 1'-0"

2
2.08
Proposaed Stergis 700 Series Aluminum
Vertical Section Building 7
SCALE: 6" = 1'-0"

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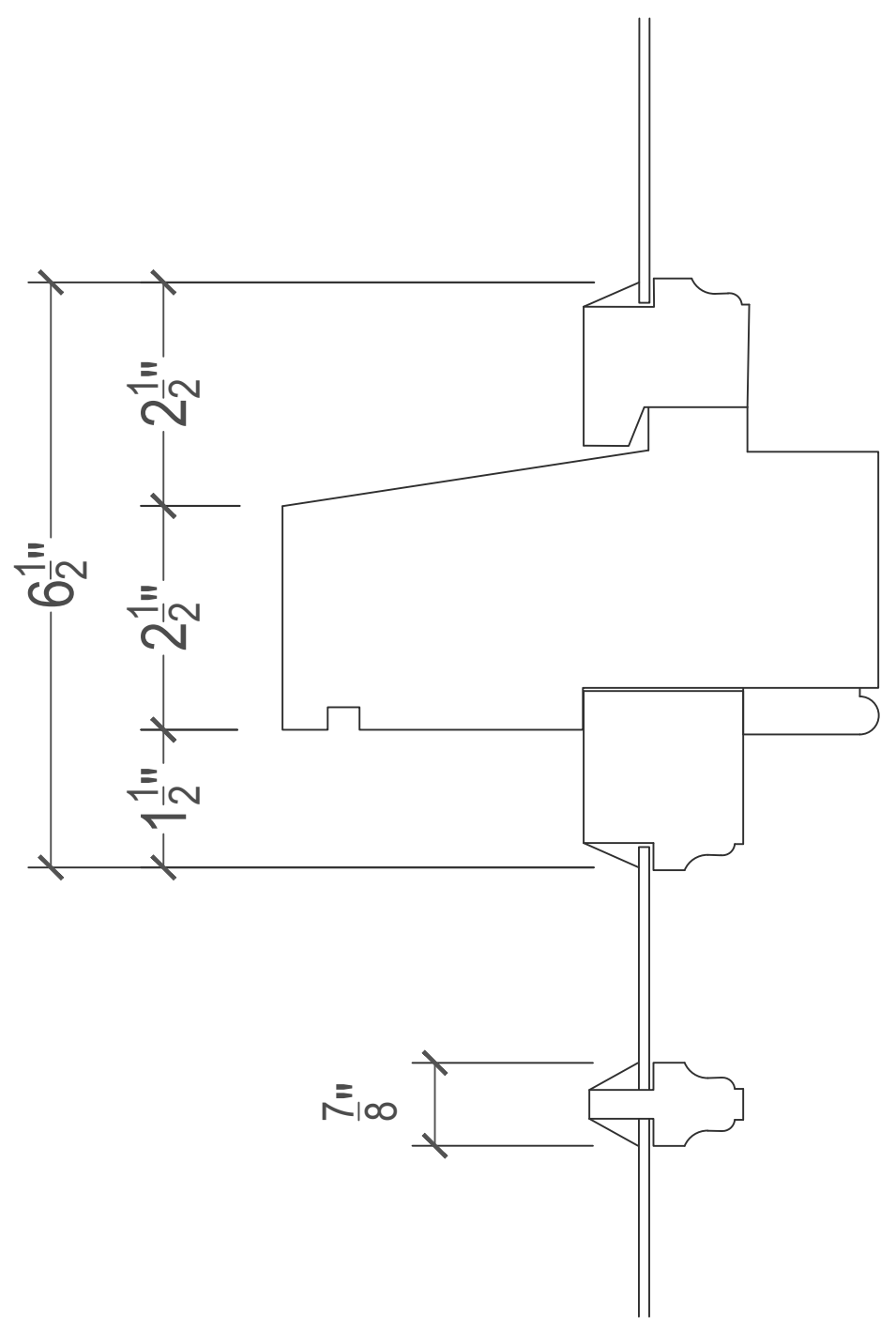
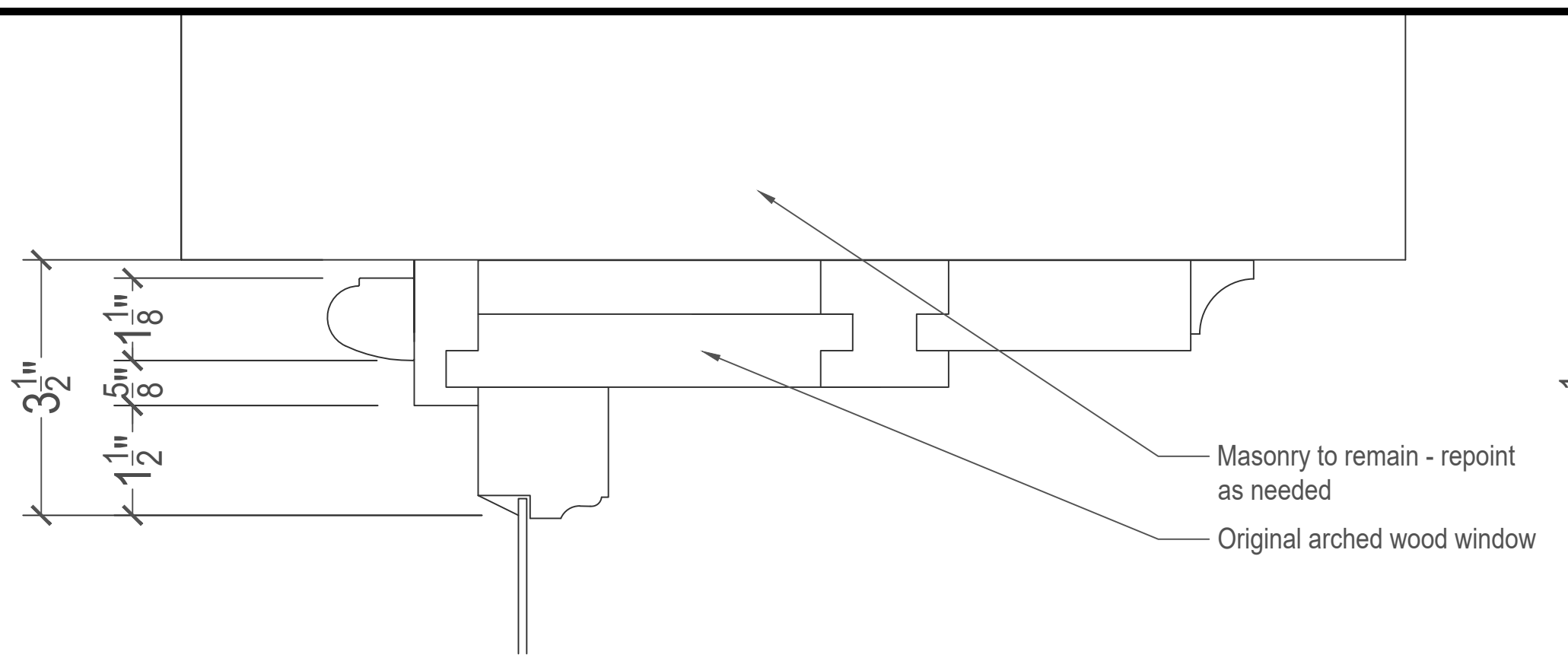
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
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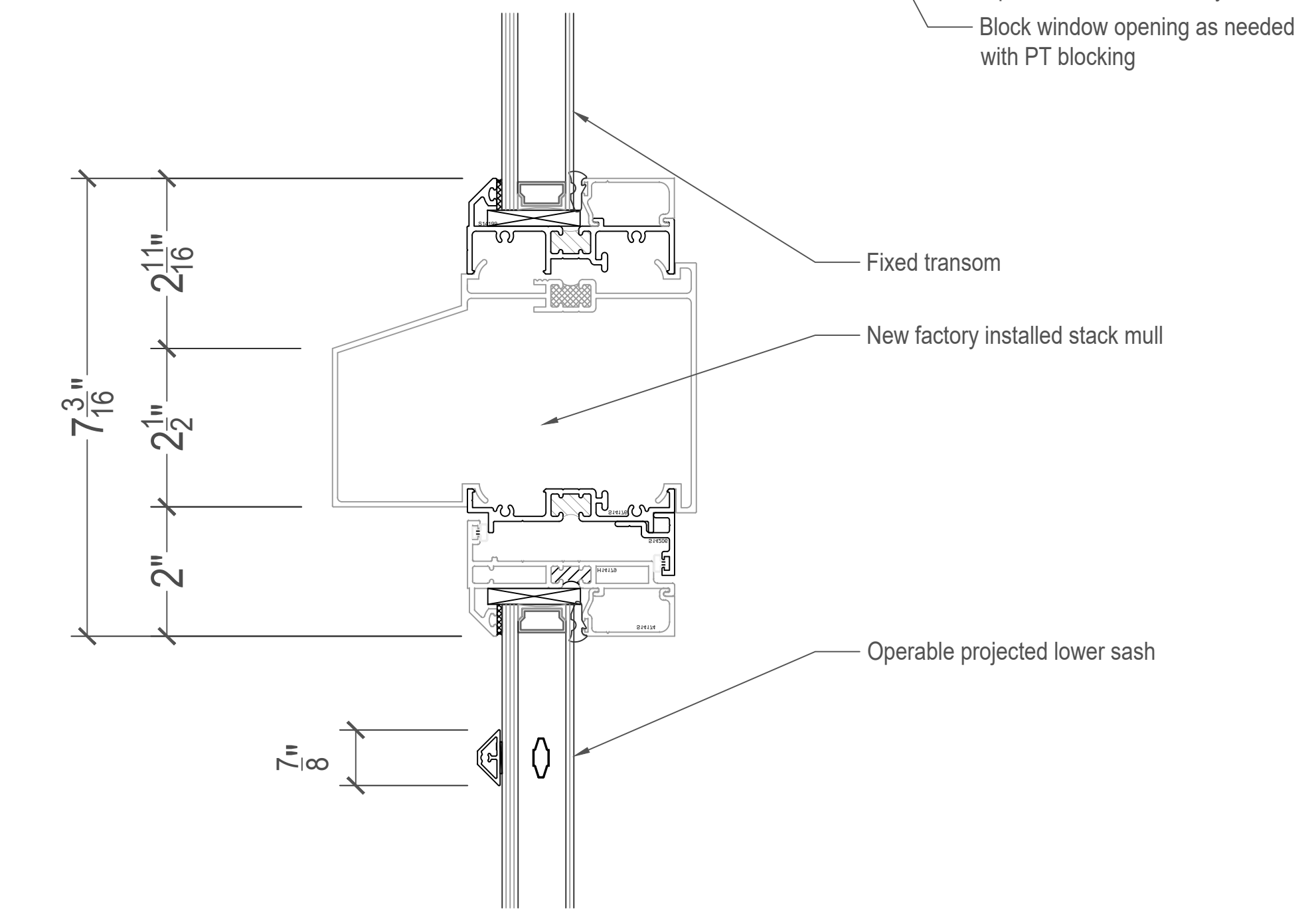
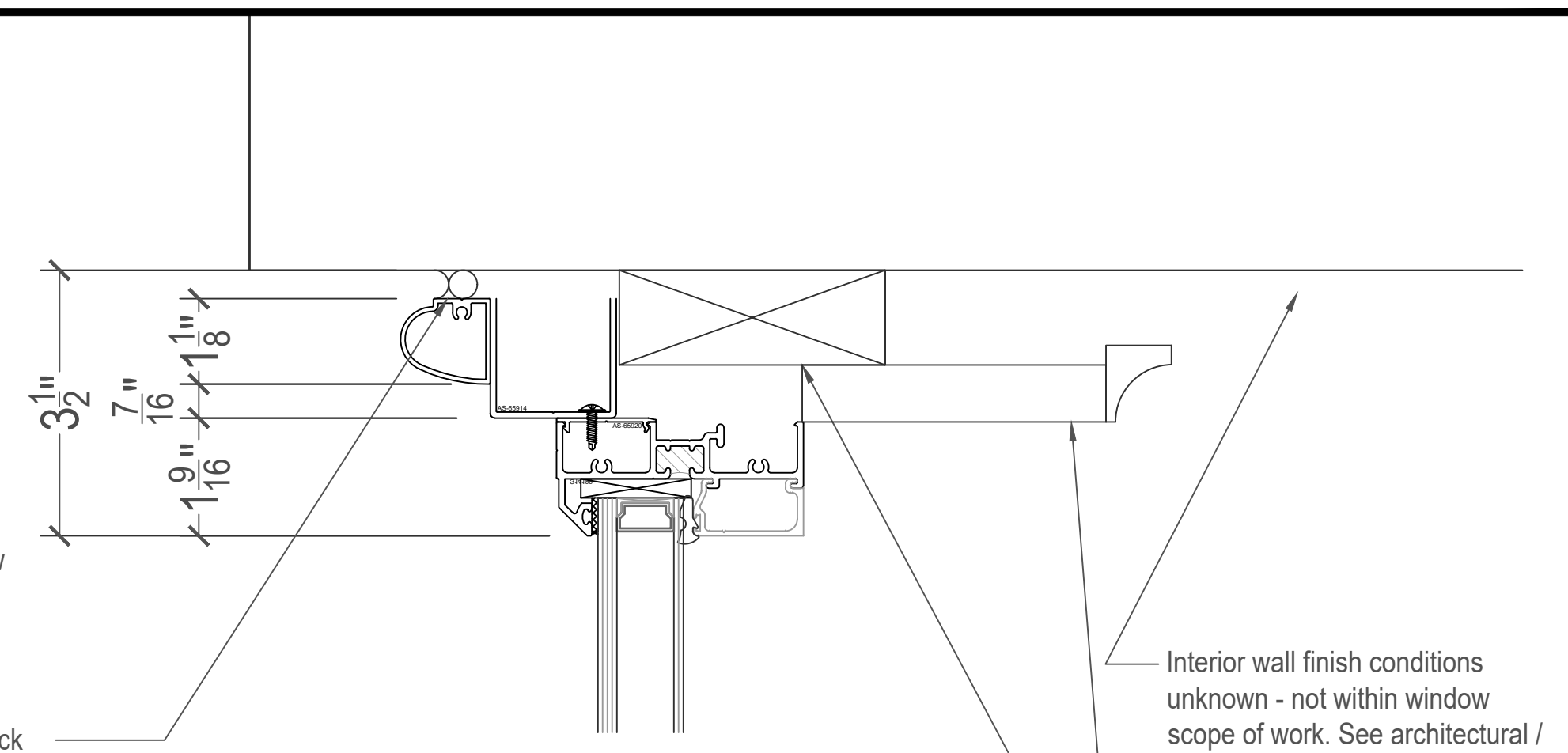
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DATE:
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2.08



1
2.09 Original Wooden Arched Plank Window
Vertical Section Building 3
SCALE: 6" = 1'-0"



2
2.09 Proposaed Stergis 700 Series Aluminum
Vertical Section Building 3
SCALE: 6" = 1'-0"

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ARCHITECT

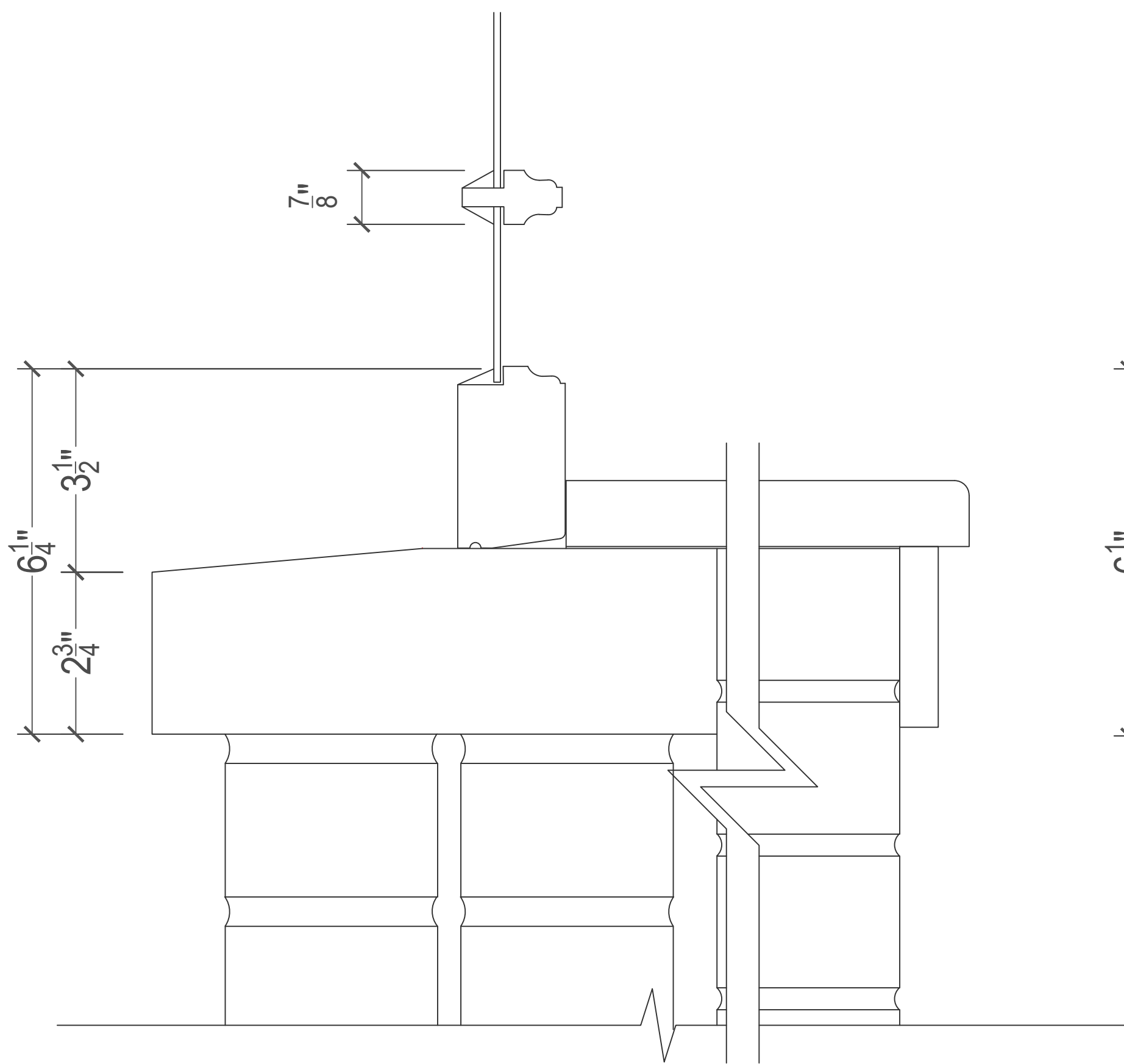
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
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Bristol, RI

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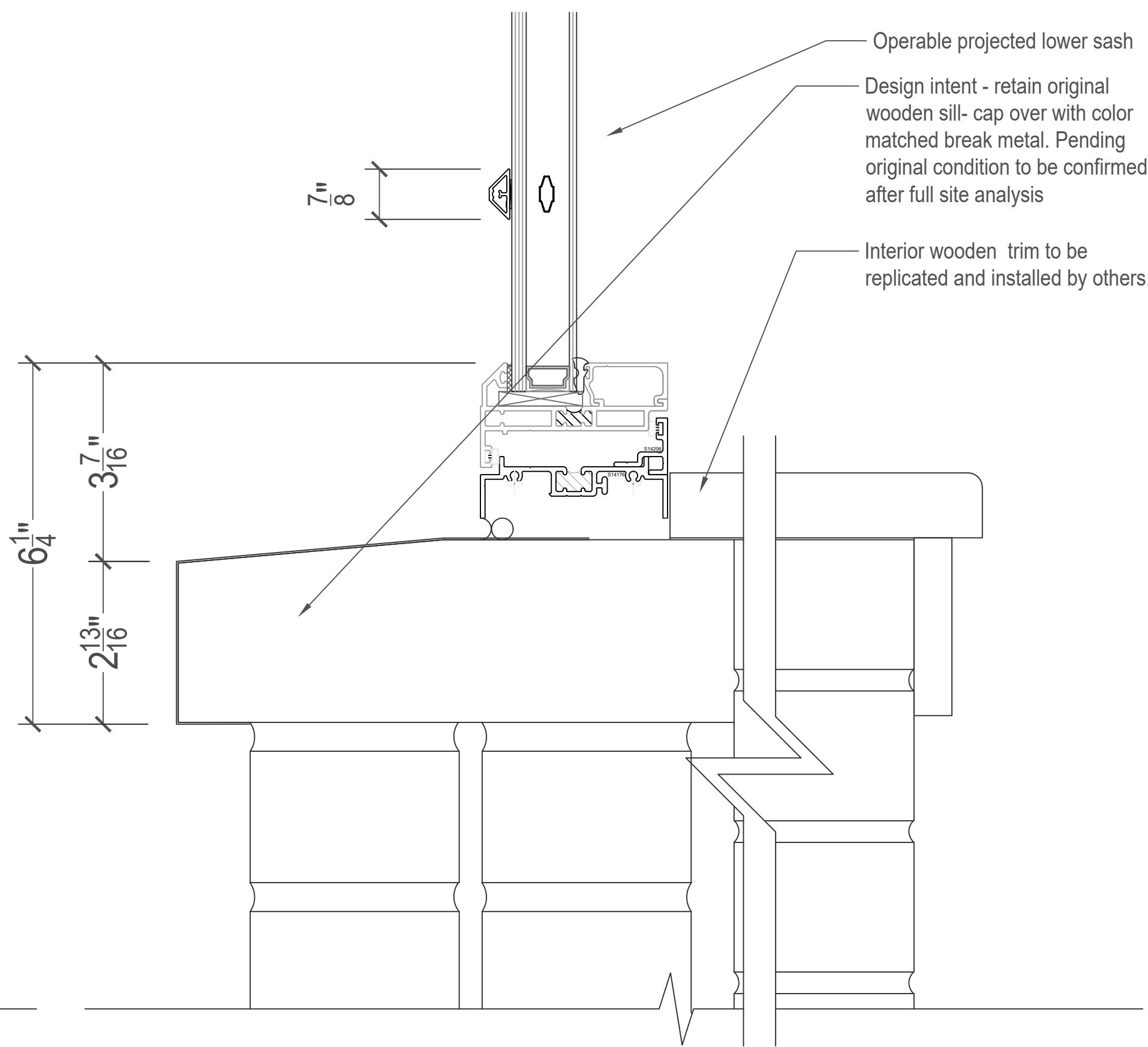
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2.09





1
2.10 Original Wooden Arched Plank Window
Vertical Section Building 3
SCALE: 6" = 1'-0"



2
2.10 Proposed Stergis 700 Series Aluminum
Vertical Section Building 3
SCALE: 6" = 1'-0"

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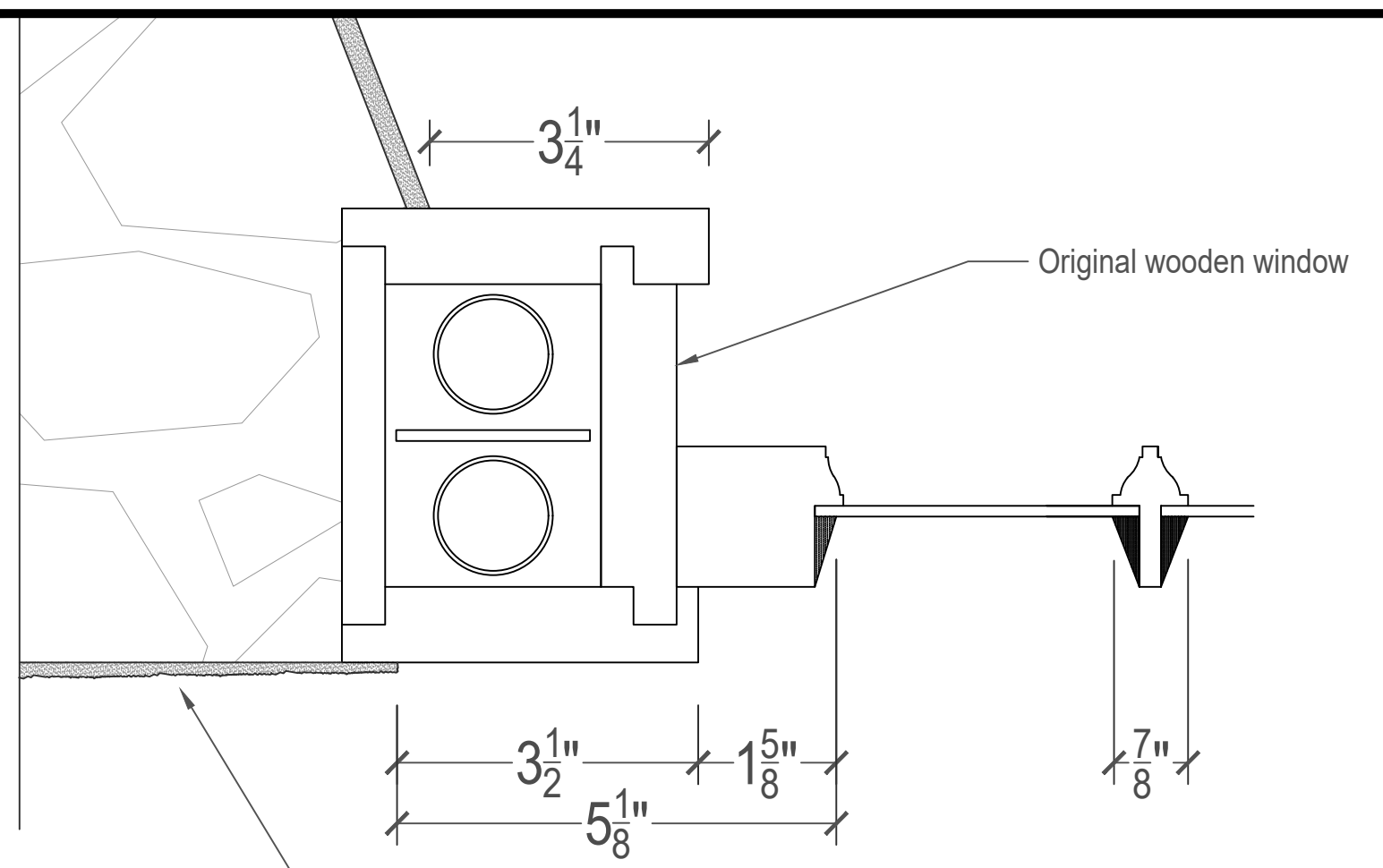
PROJECT
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Historical Window Replacement
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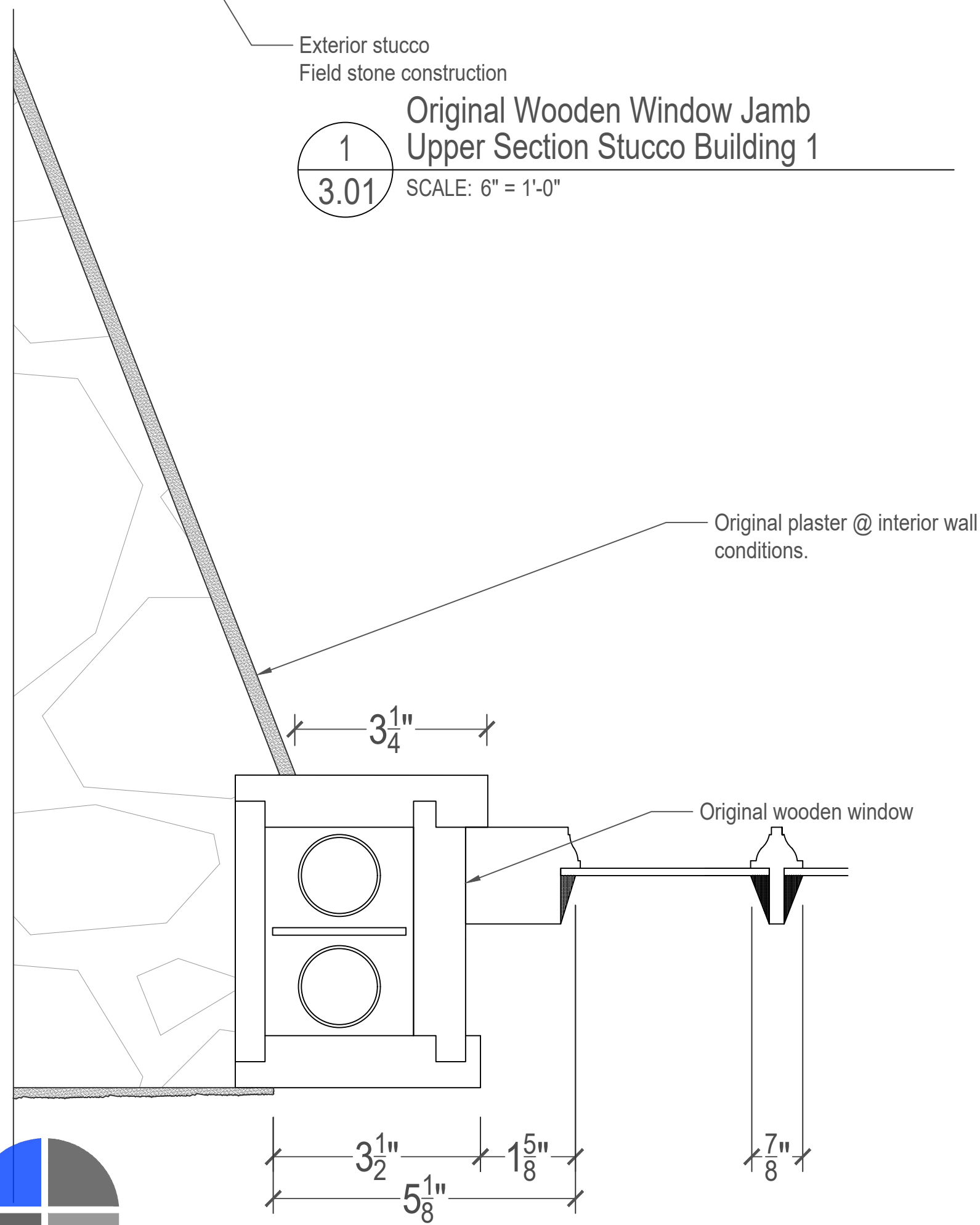
DATE:
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2.10

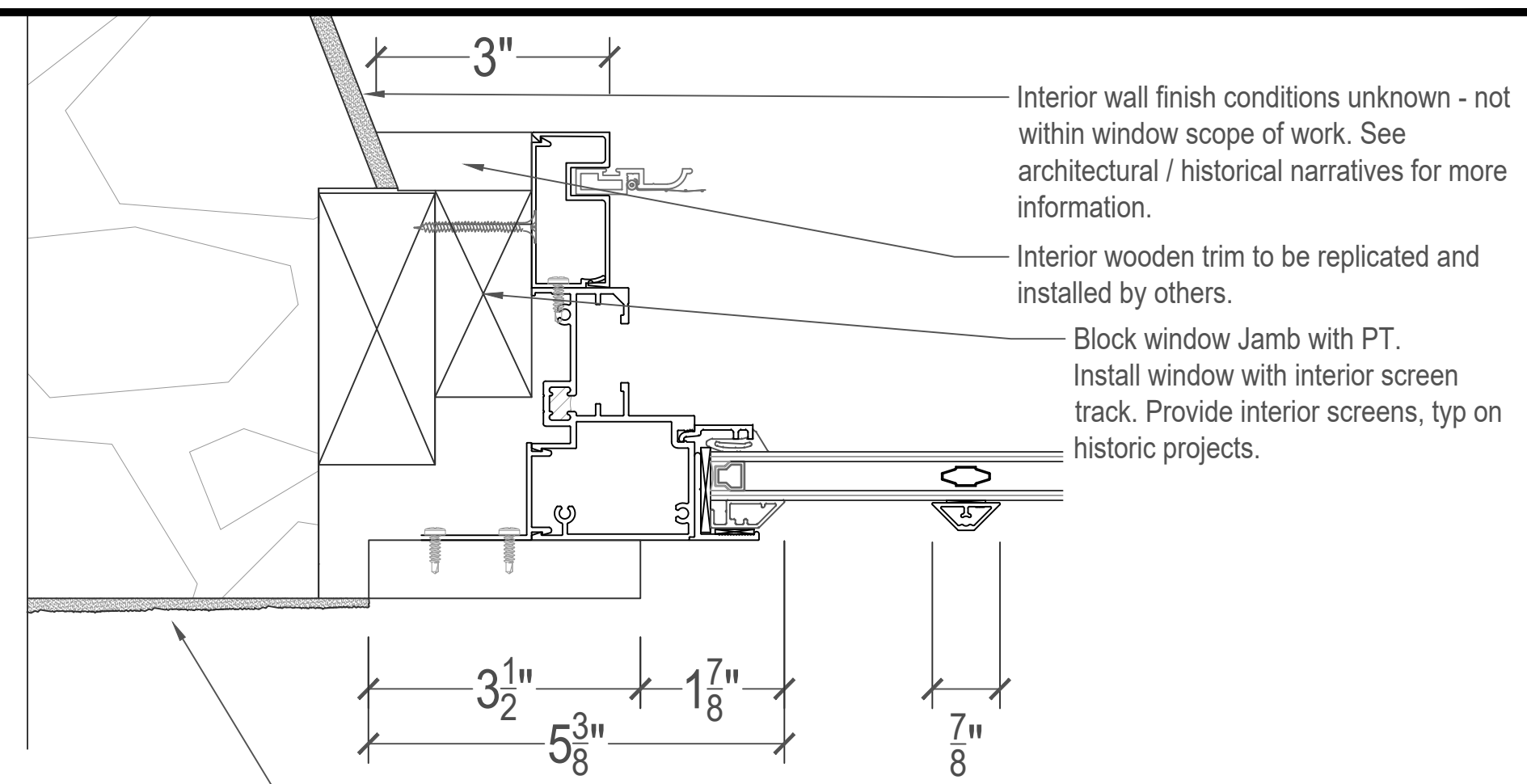




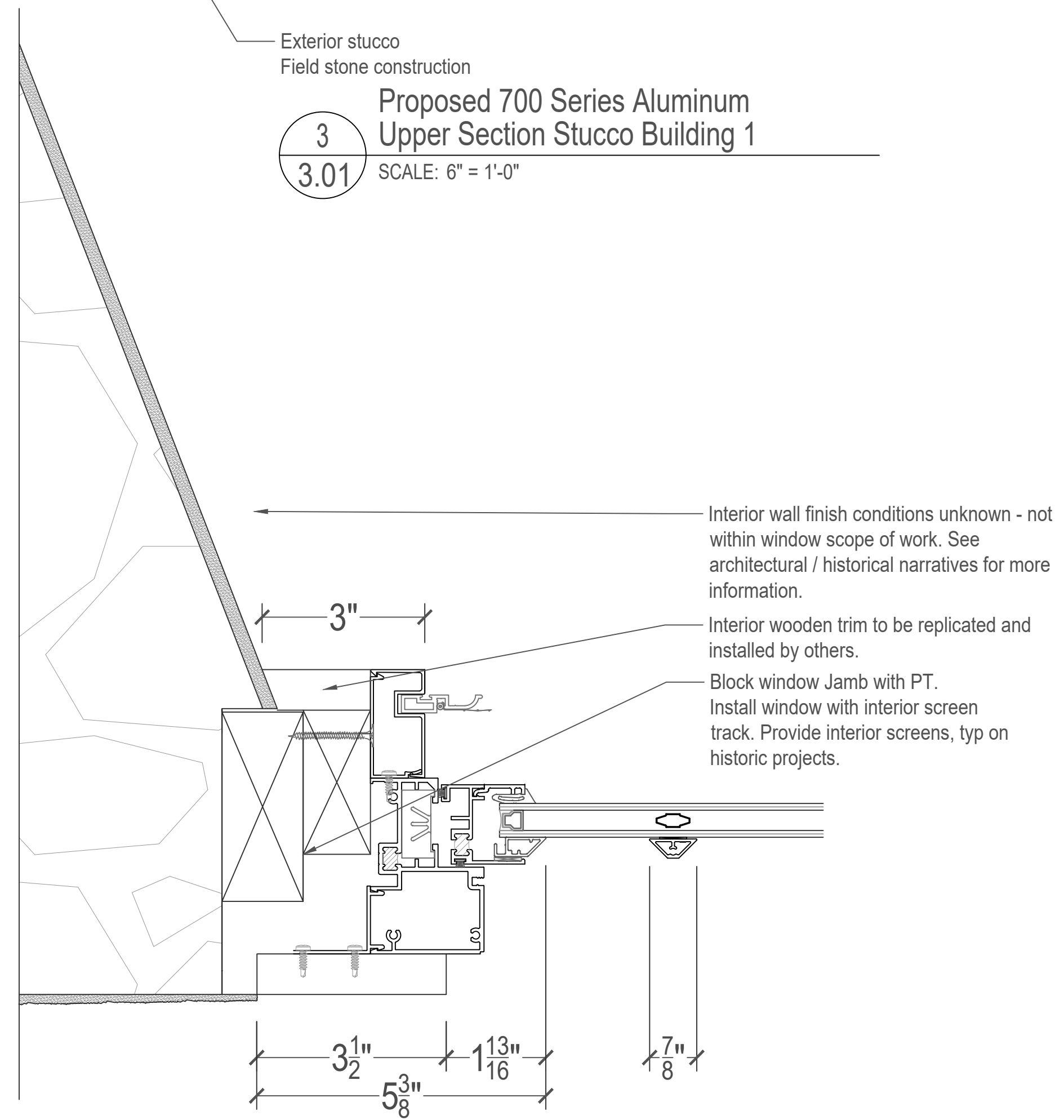
1
3.01
Original Wooden Window Jamb
Upper Section Stucco Building 1
SCALE: 6" = 1'-0"



2
3.01
Original Wooden Window Jamb
Lower Section Stucco Building 1
SCALE: 6" = 1'-0"



3
3.01
Proposed 700 Series Aluminum
Upper Section Stucco Building 1
SCALE: 6" = 1'-0"



4
3.01
Proposed 700 Series Aluminum
Lower Section Stucco Building 1
SCALE: 6" = 1'-0"



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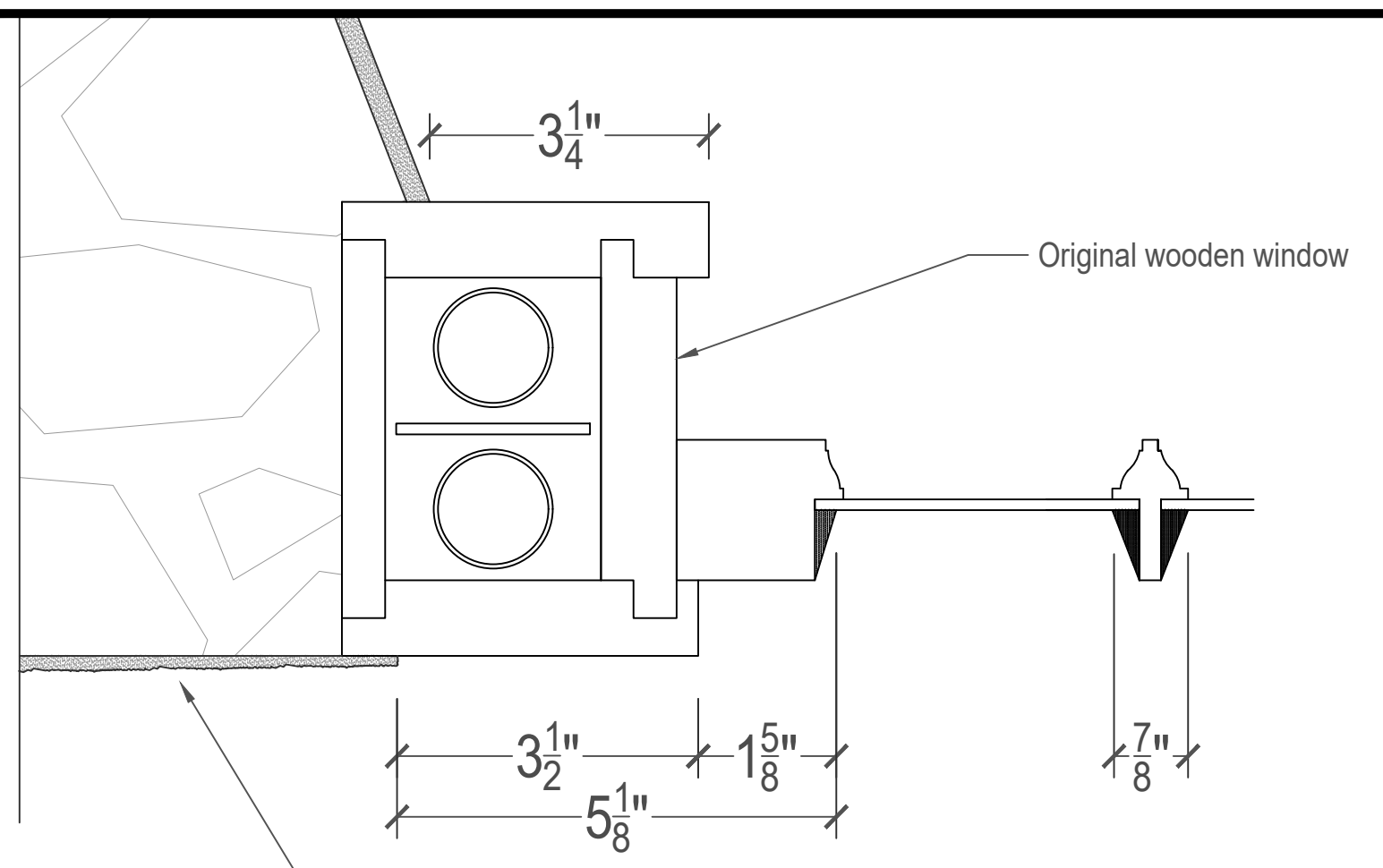
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

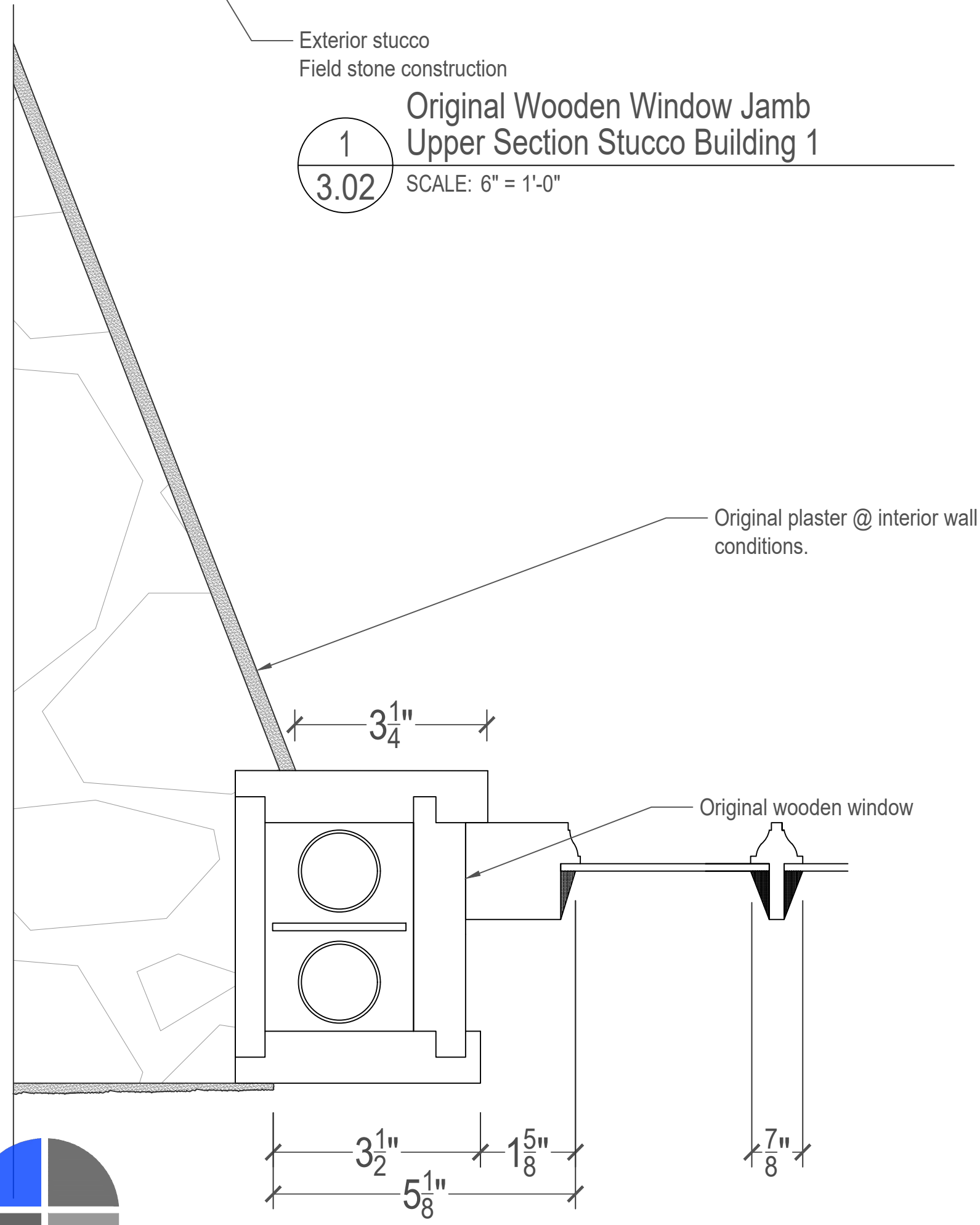
WYNISIS #:

DATE:
2/27/2024

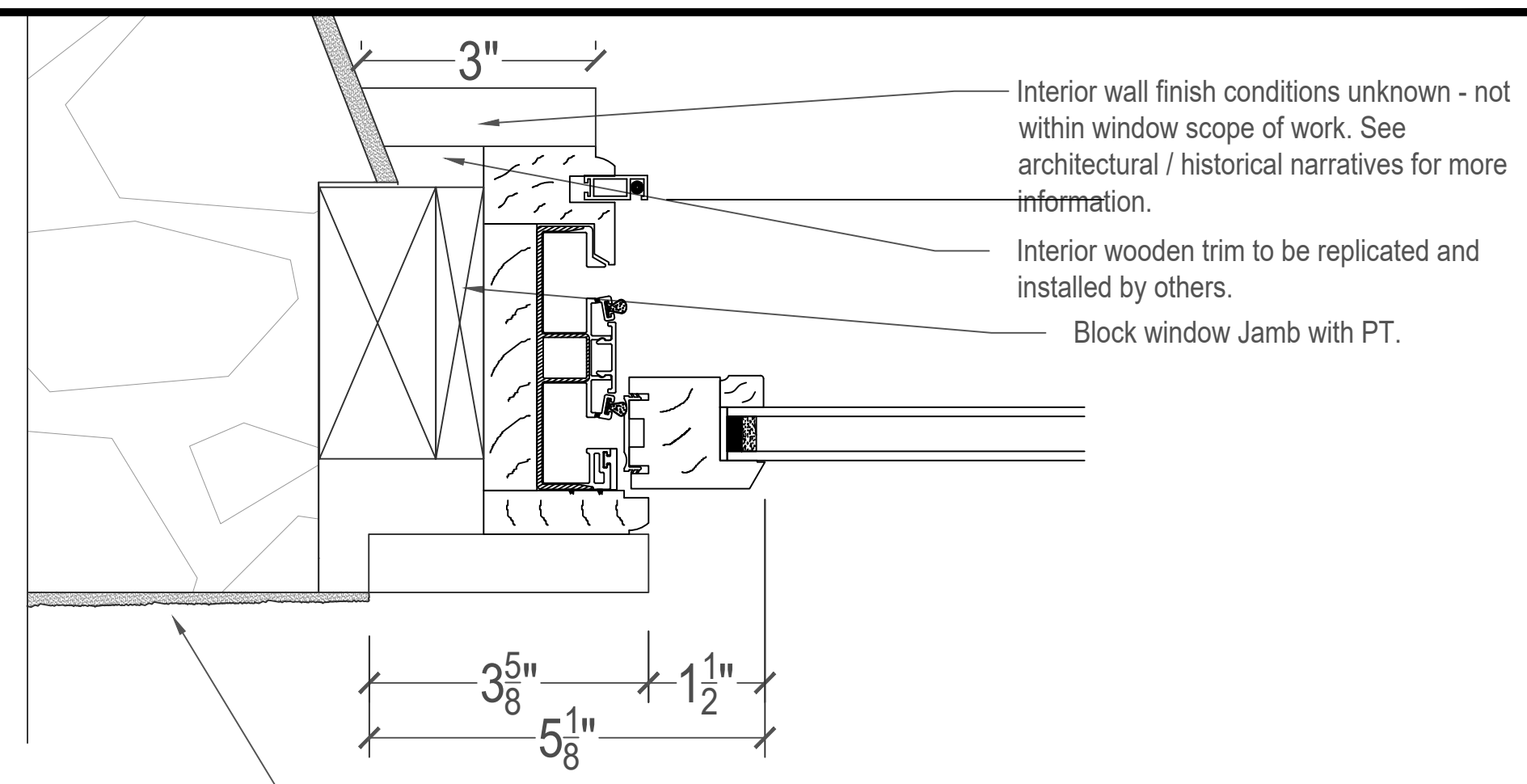
DRAWING #
3.01



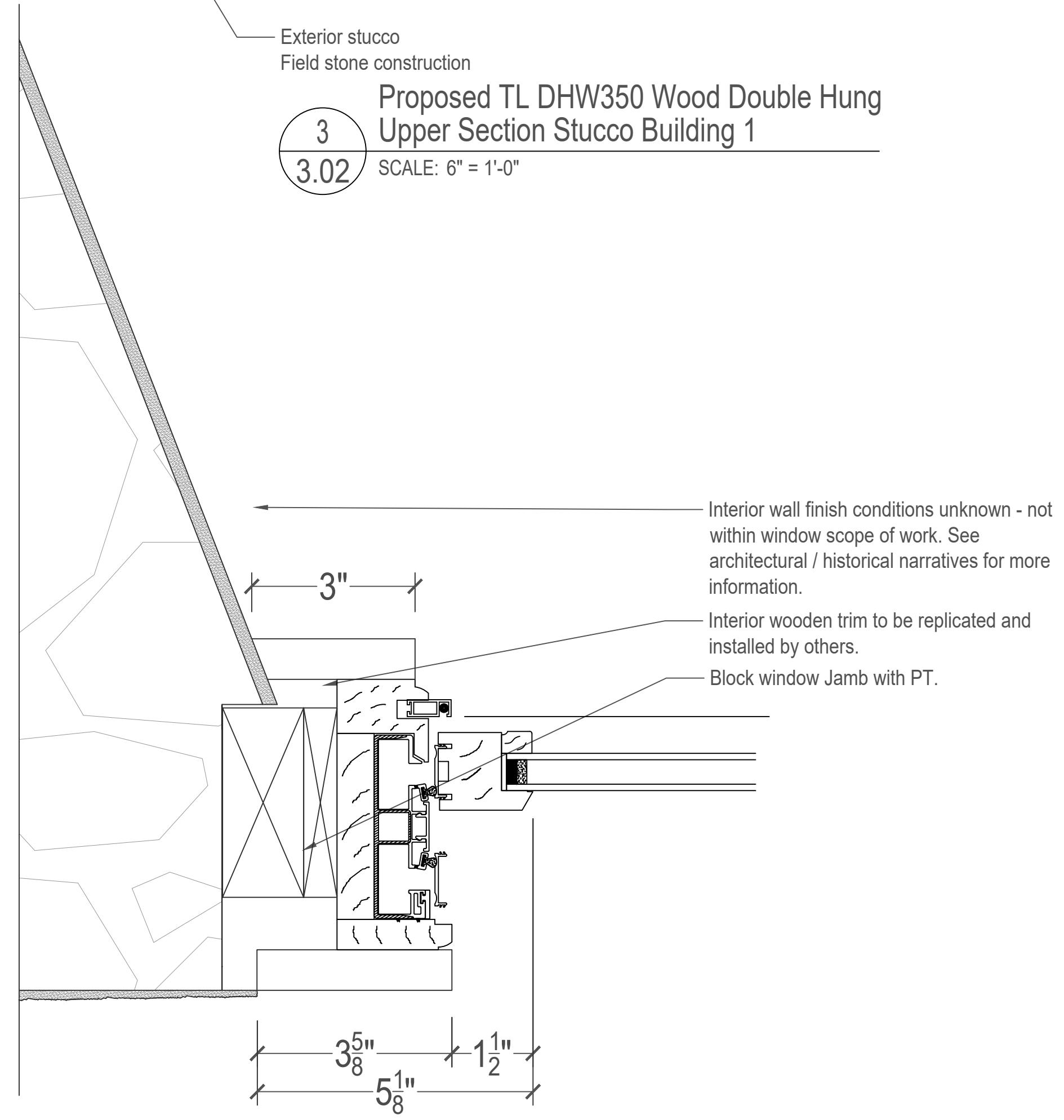
Original wooden window
Upper Section Stucco Building 1
1
3.02 SCALE: 6" = 1'-0"



Original wooden window
Lower Section Stucco Building 1
2
3.02 SCALE: 6" = 1'-0"



Proposed TL DHW350 Wood Double Hung
Upper Section Stucco Building 1
3
3.02 SCALE: 6" = 1'-0"



Proposed TL DHW350 Wood Double Hung
Lower Section Stucco Building 1
4
3.02 SCALE: 6" = 1'-0"

DATE	REVISIONS	#

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

ARCHITECT

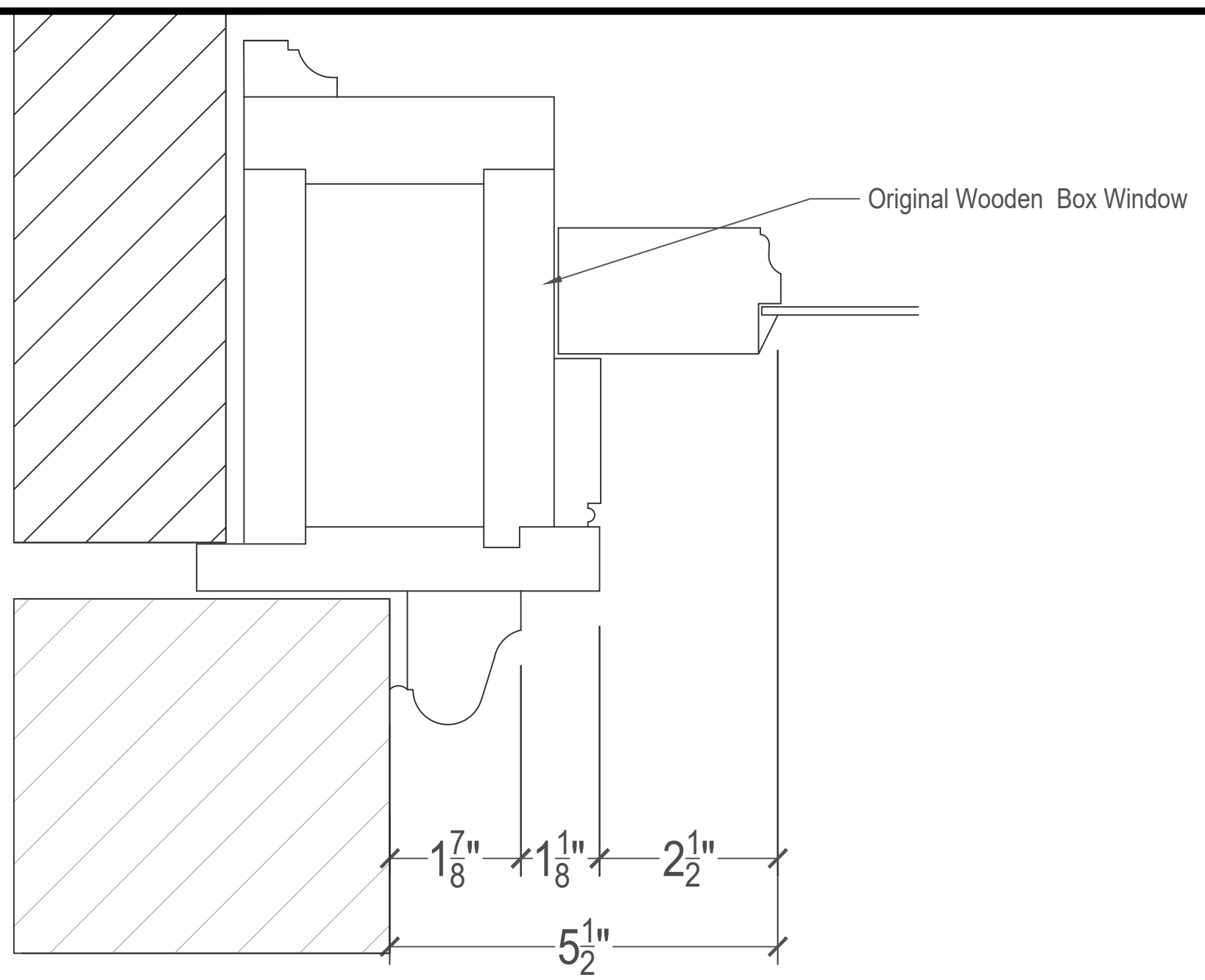
PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

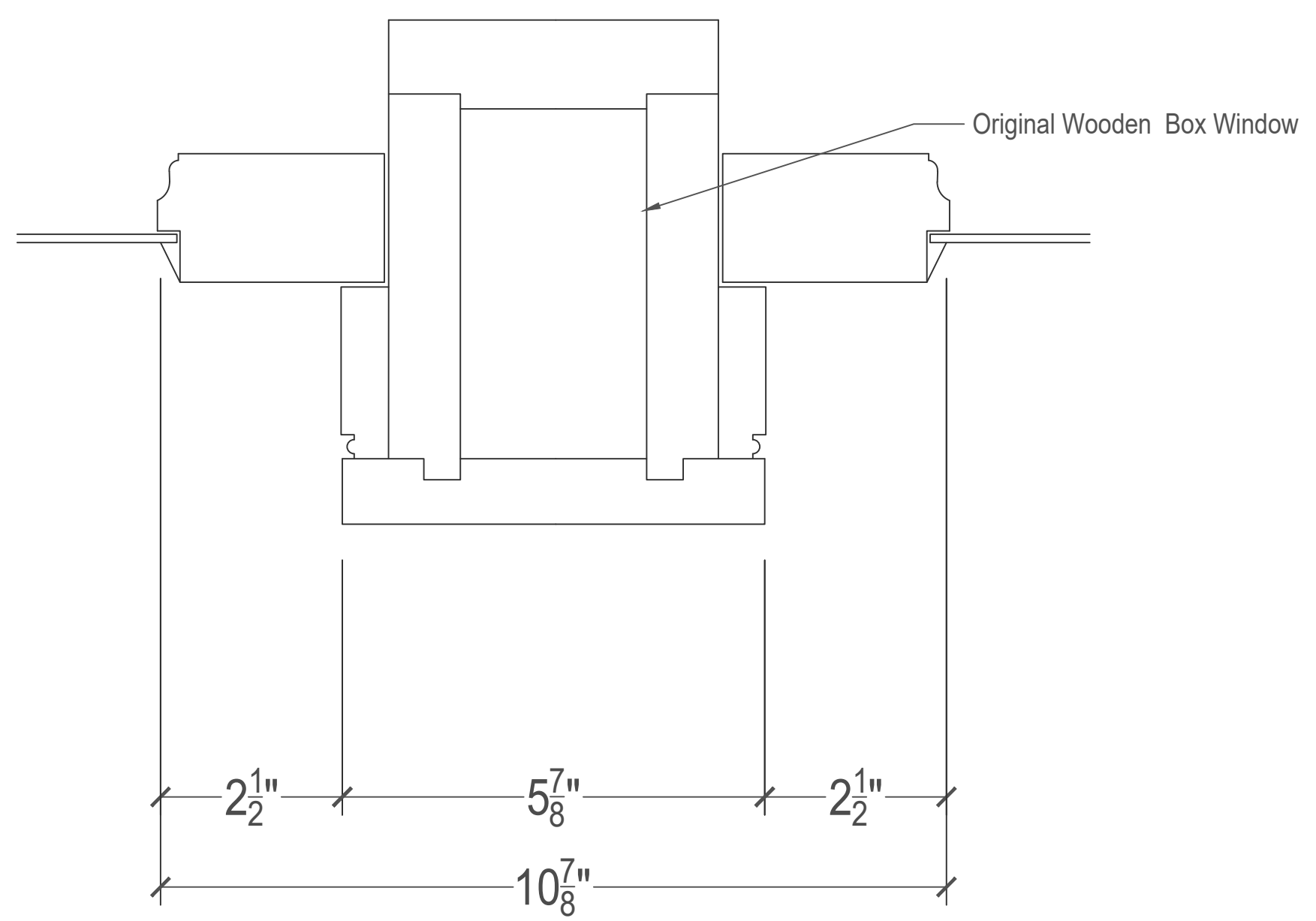
DATE:
2/27/2024

DRAWING #
3.02

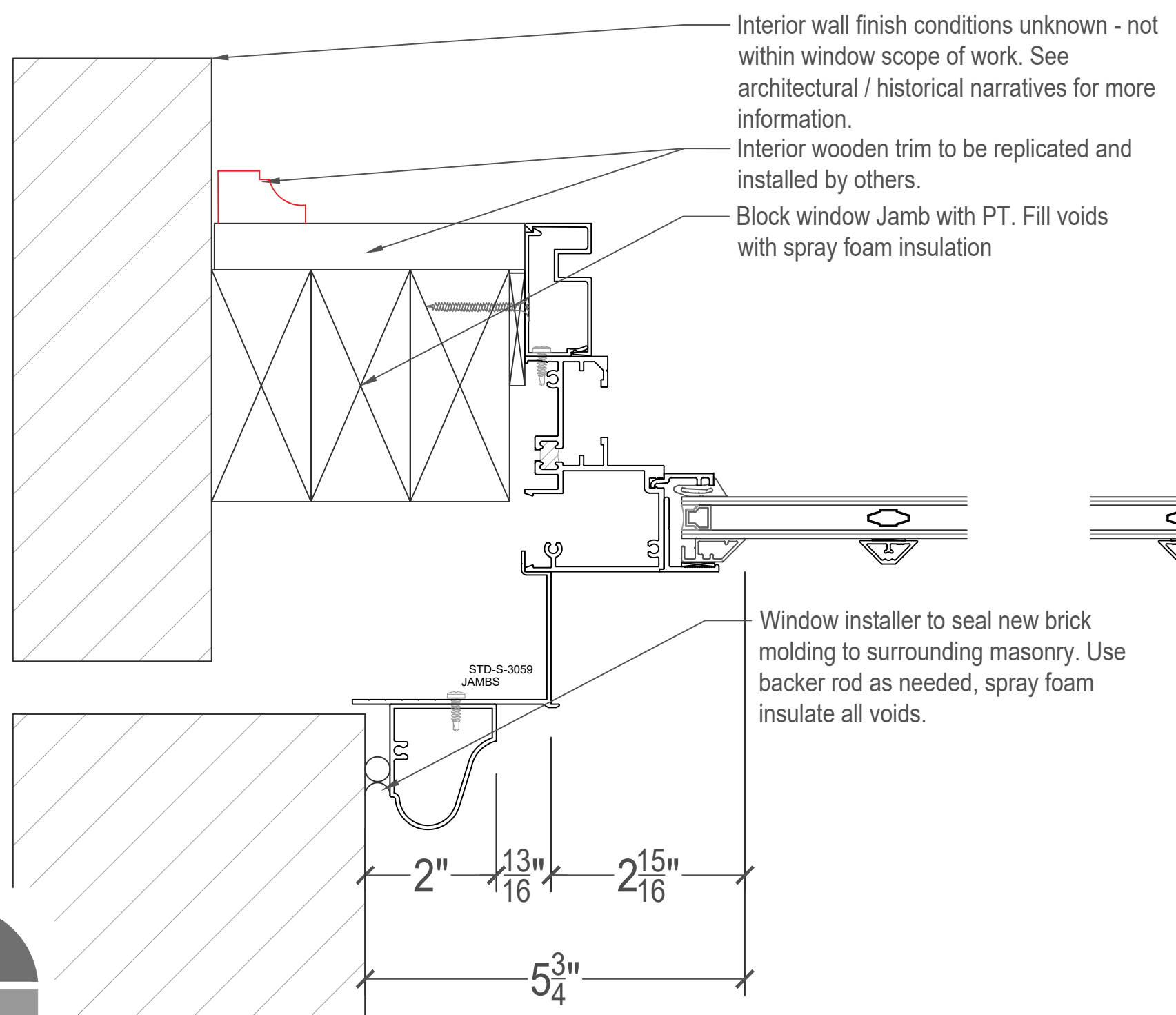




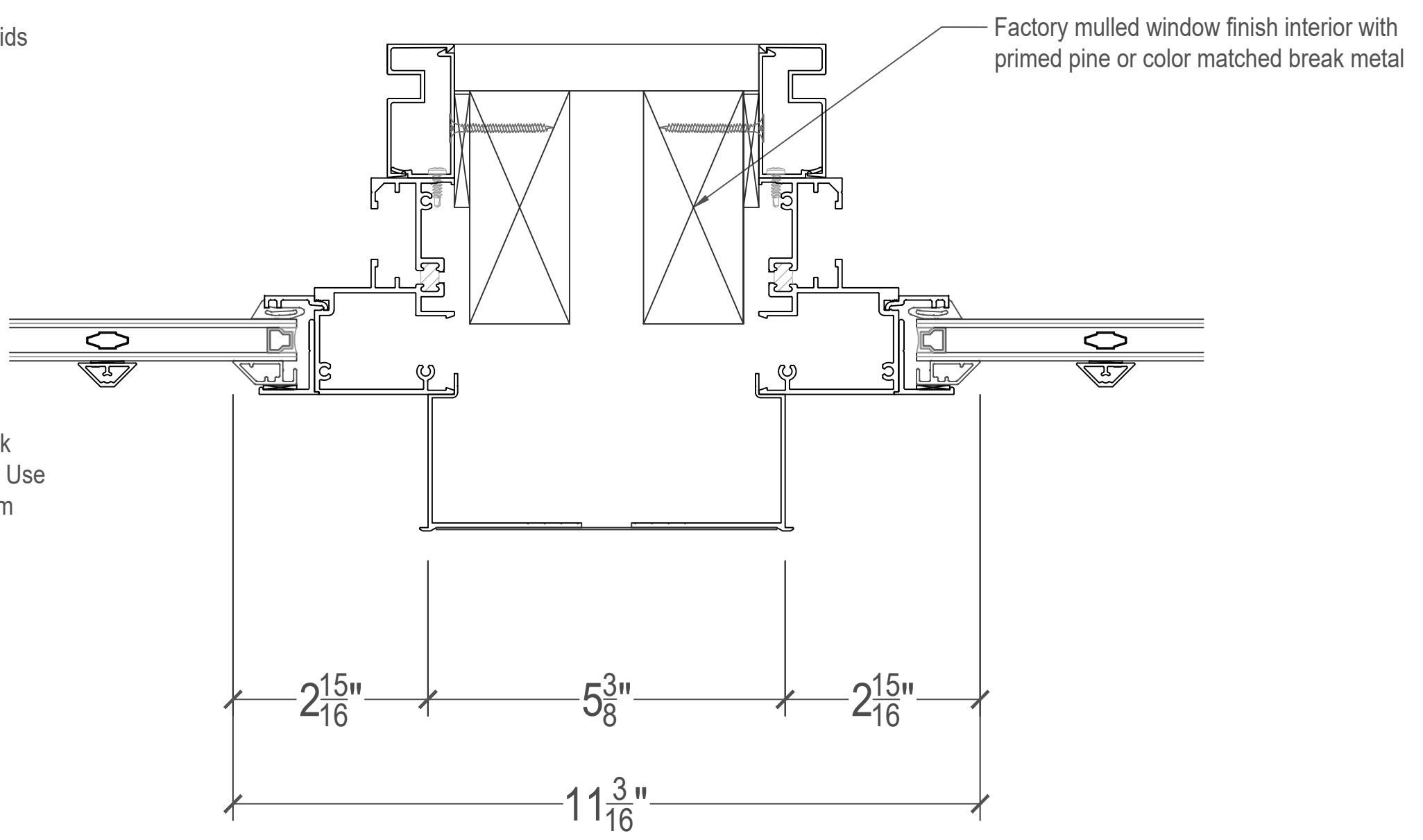
1
3.03 Original Wooden Box Window Jamb
Upper Section Building 4
SCALE: 6" = 1'-0"



2
3.03 Original Wooden Bow Window Mullion
Upper Section Building 4
SCALE: 6" = 1'-0"



3
3.03 Proposaed Stergis 700 Series Aluminum
Upper Section Building 4
SCALE: 6" = 1'-0"



4
3.03 Proposaed Stergis 700 Series Aluminum
Upper Section Building 4 Mullion
SCALE: 6" = 1'-0"



REVISIONS	DATE
#	

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

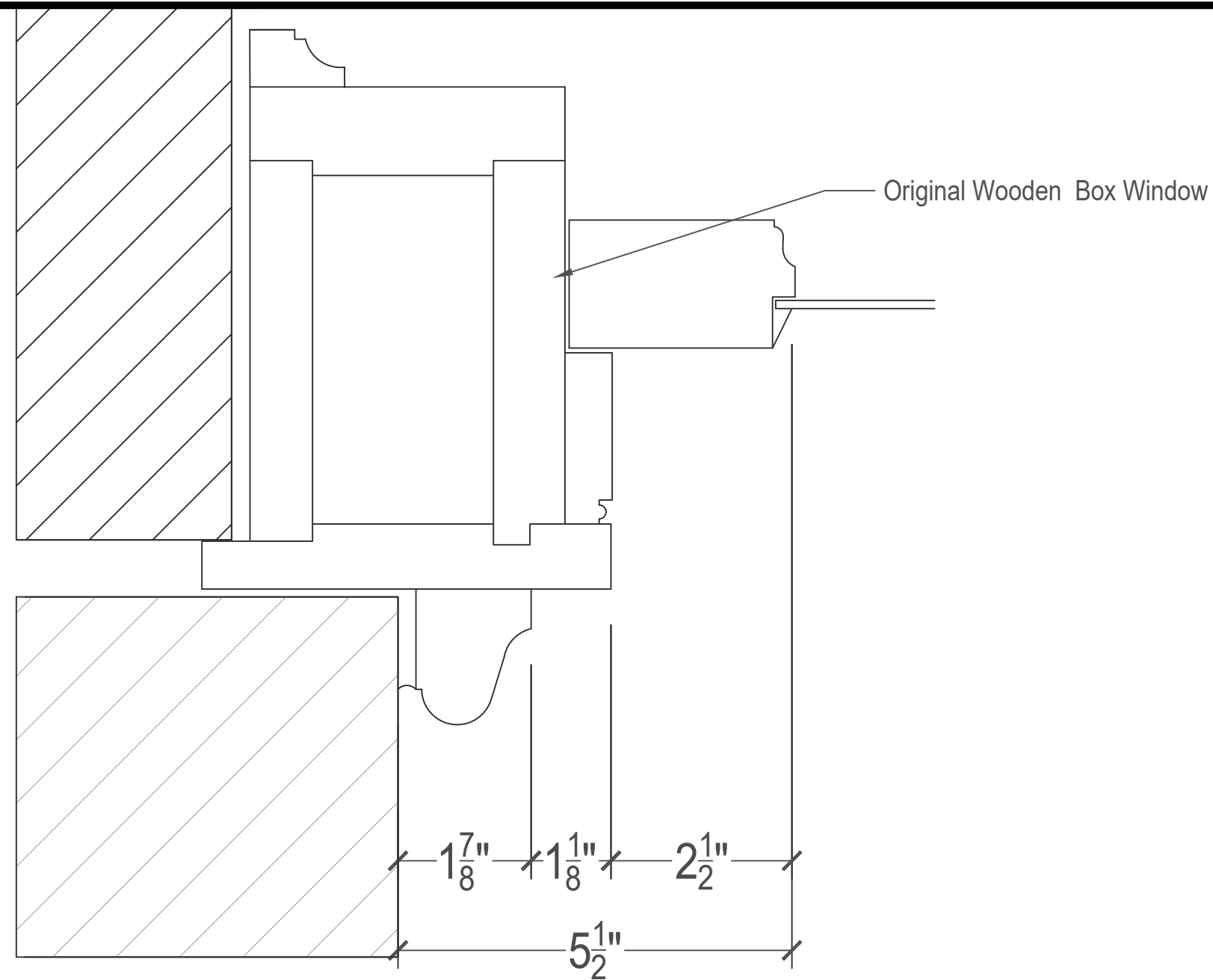
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

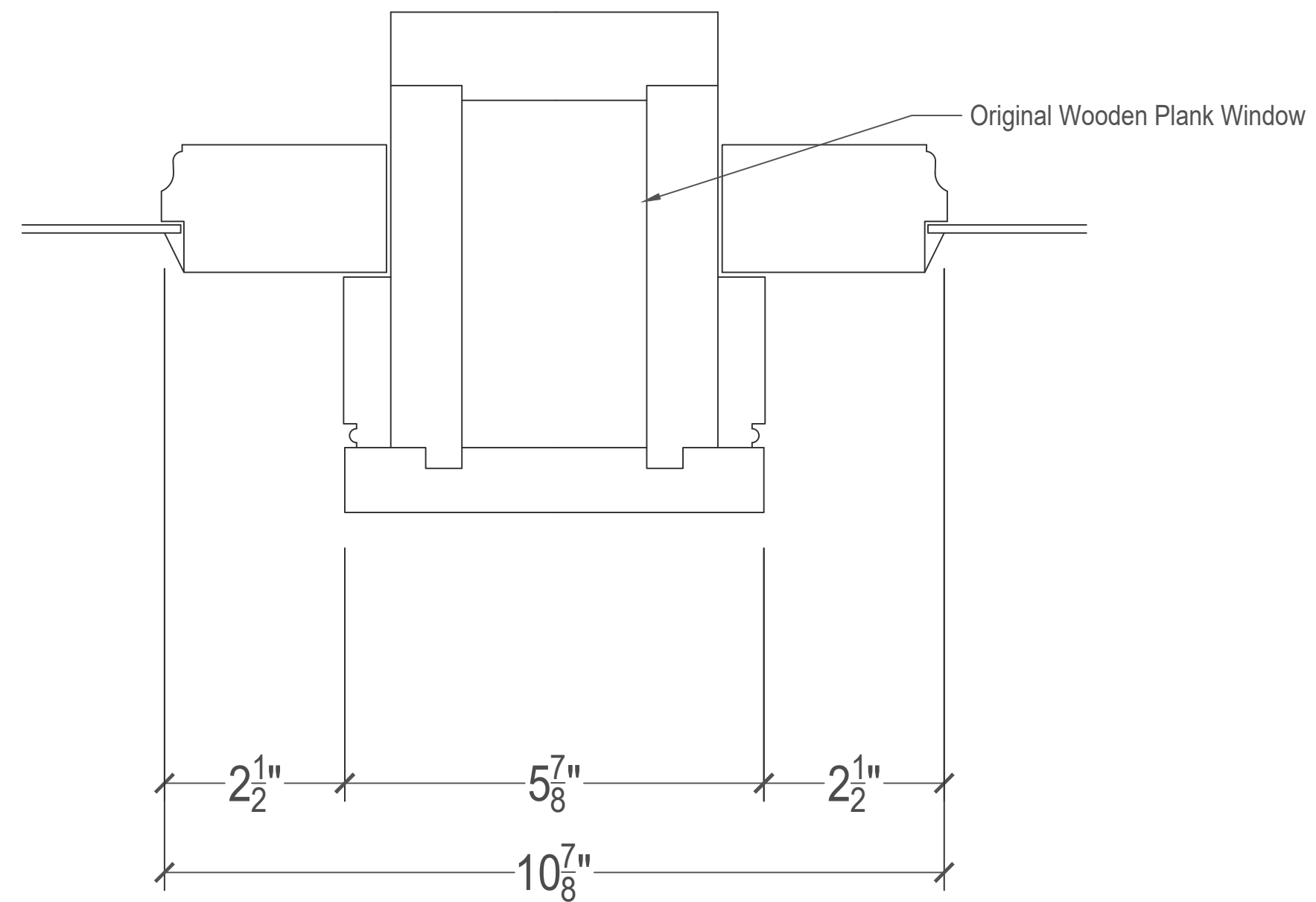
WYNSIS #:

DATE:
2/27/2024

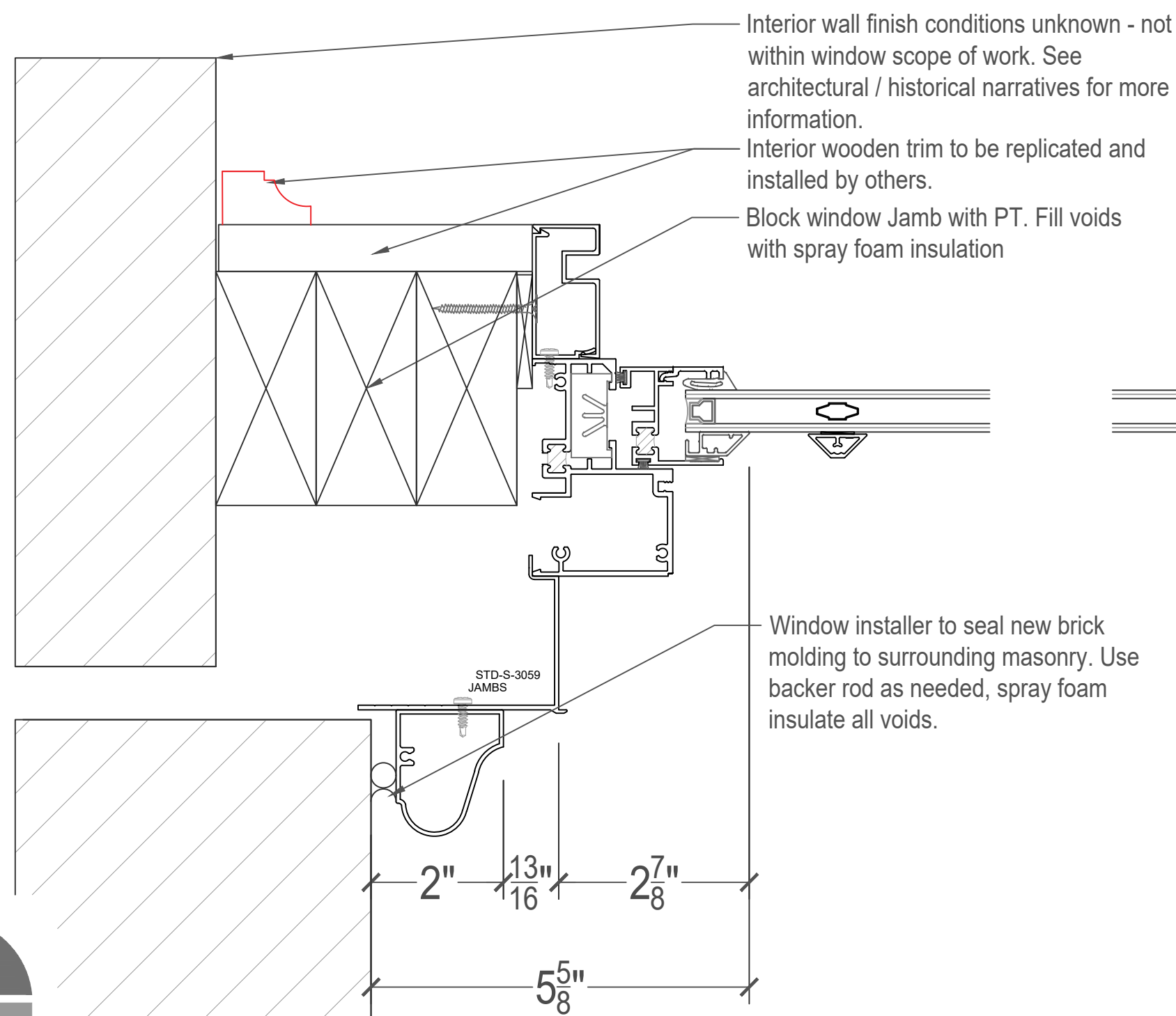
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3.03



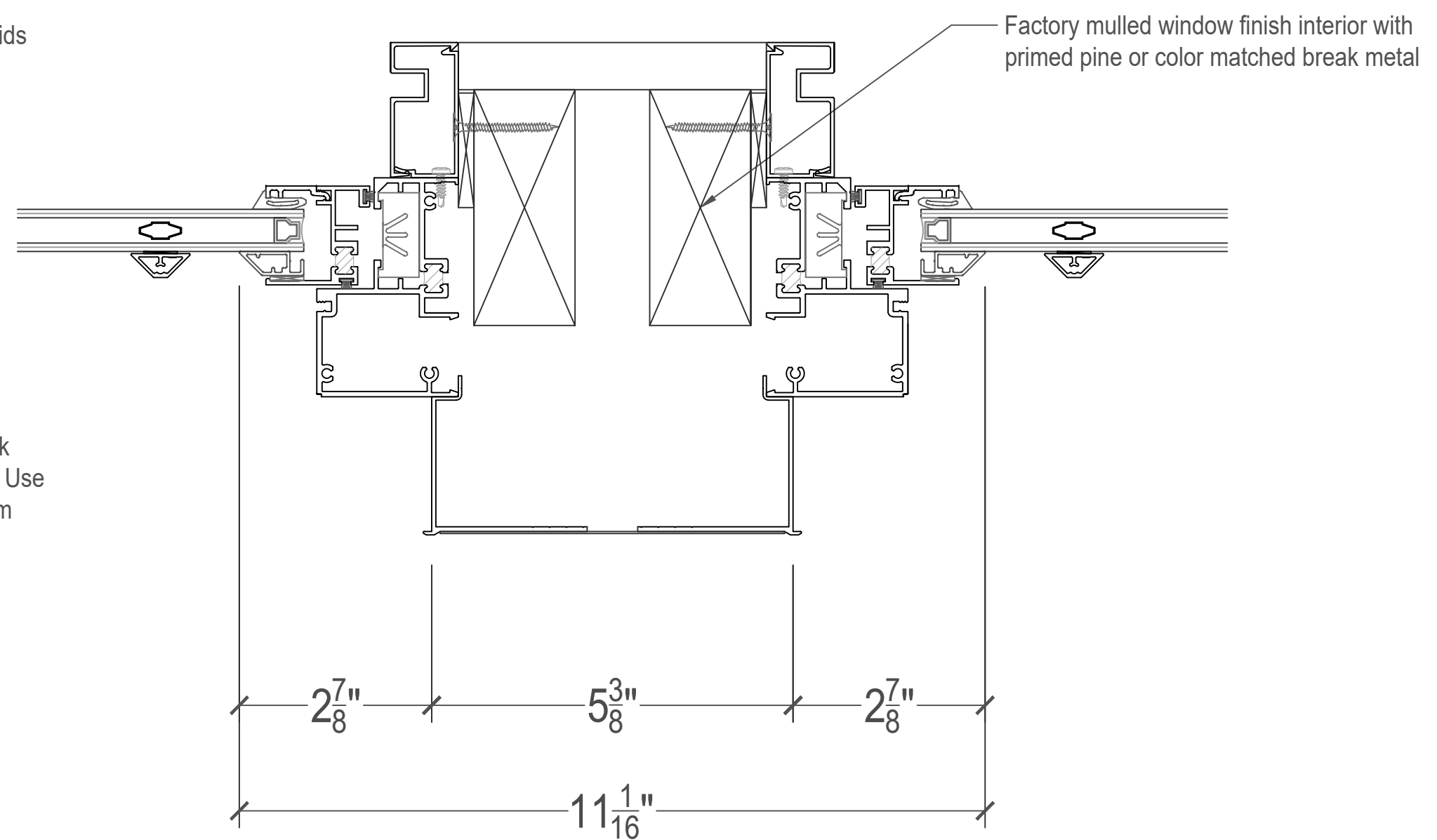
1
3.04 Original Wooden Box Window Jamb Lower Section Building 4
SCALE: 6" = 1'-0"



2
3.04 Original Wooden Box Window Mullion Lower Section Building 4
SCALE: 6" = 1'-0"



3
3.04 Proposed Stergis 700 Series Aluminum Lower Section Building 4
SCALE: 6" = 1'-0"



4
3.04 Proposed Stergis 700 Series Aluminum Lower Section Building 4 Mullion
SCALE: 6" = 1'-0"



#	REVISIONS	DATE

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

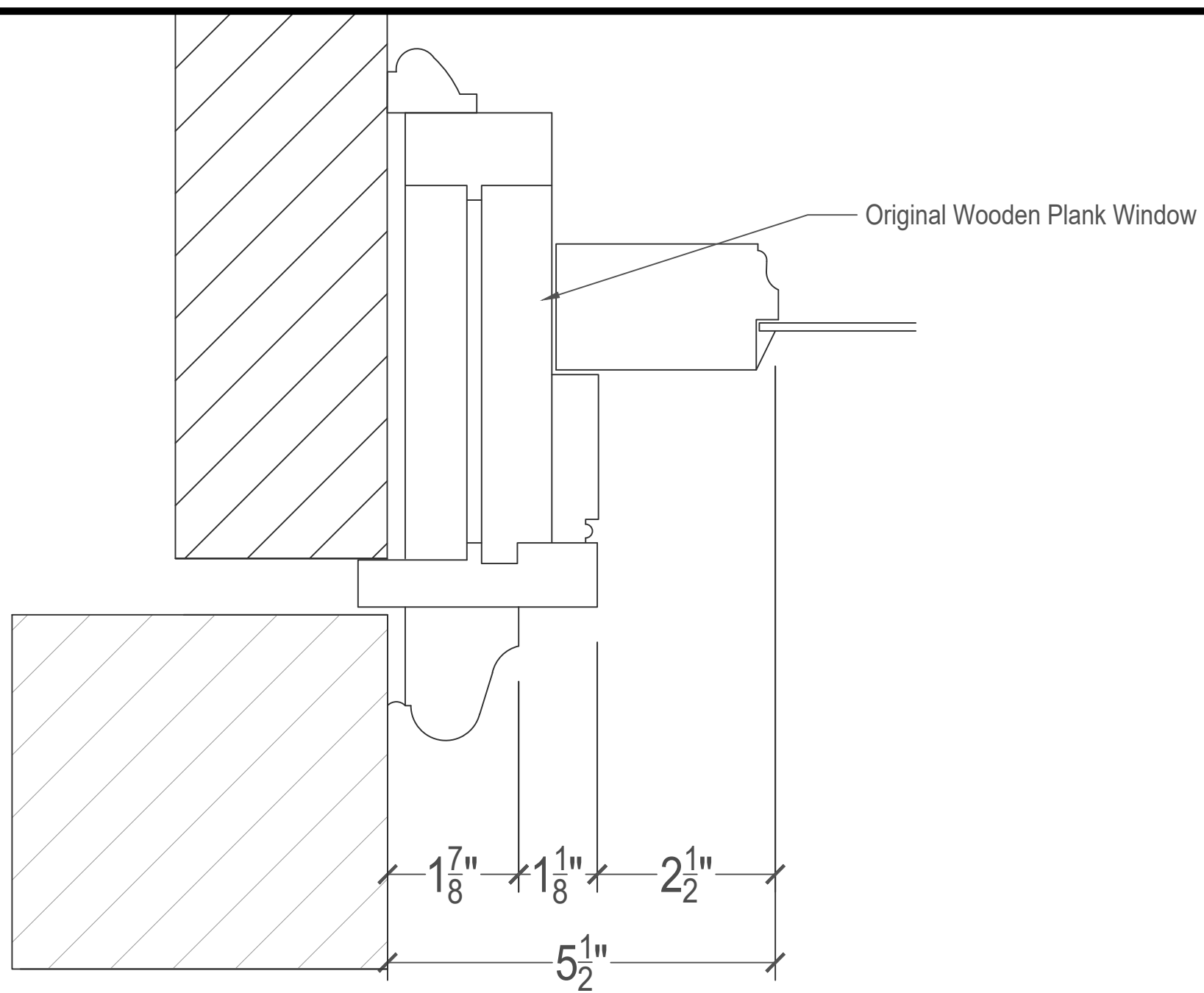
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

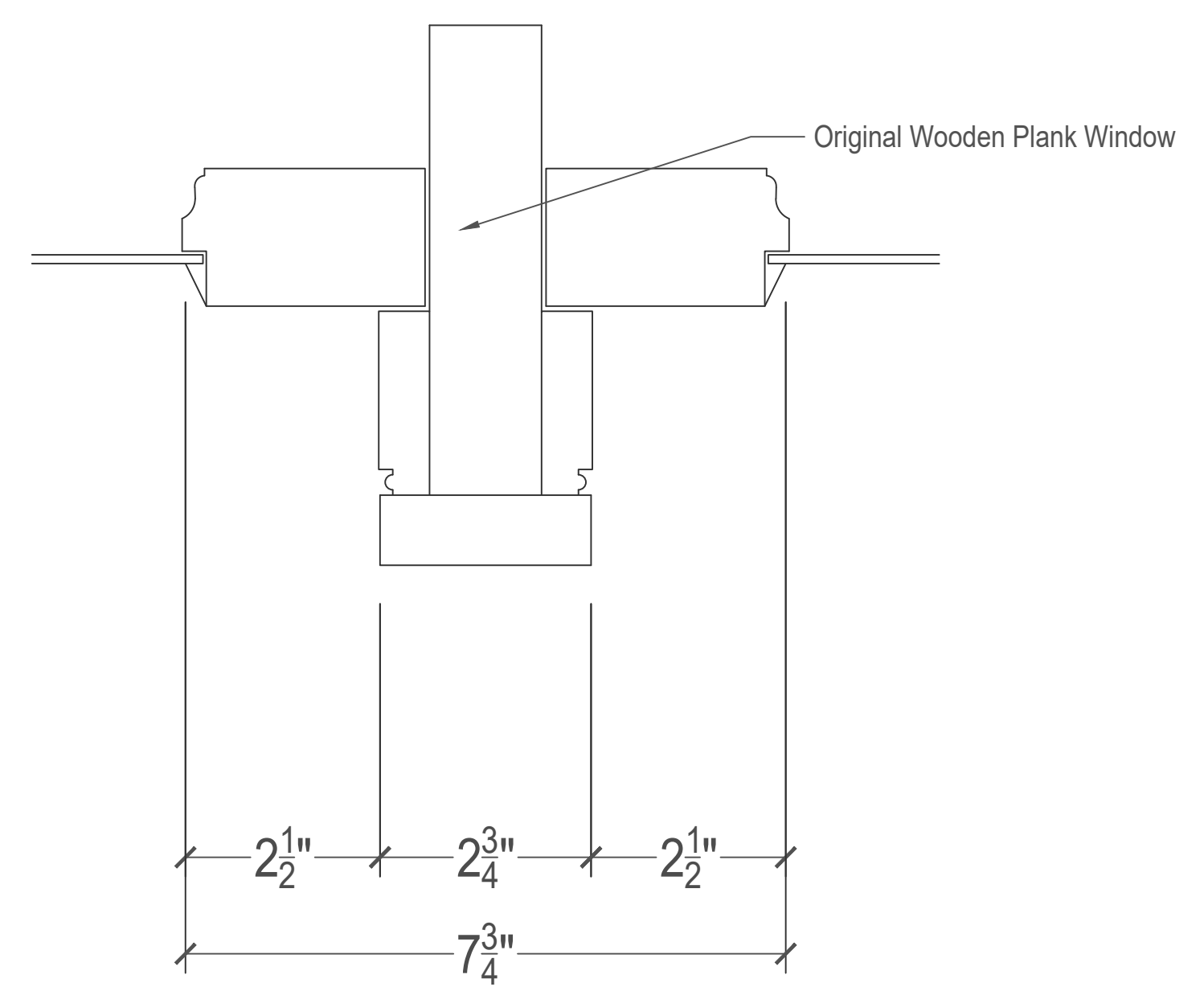
WYNISIS #:

DATE:
2/27/2024

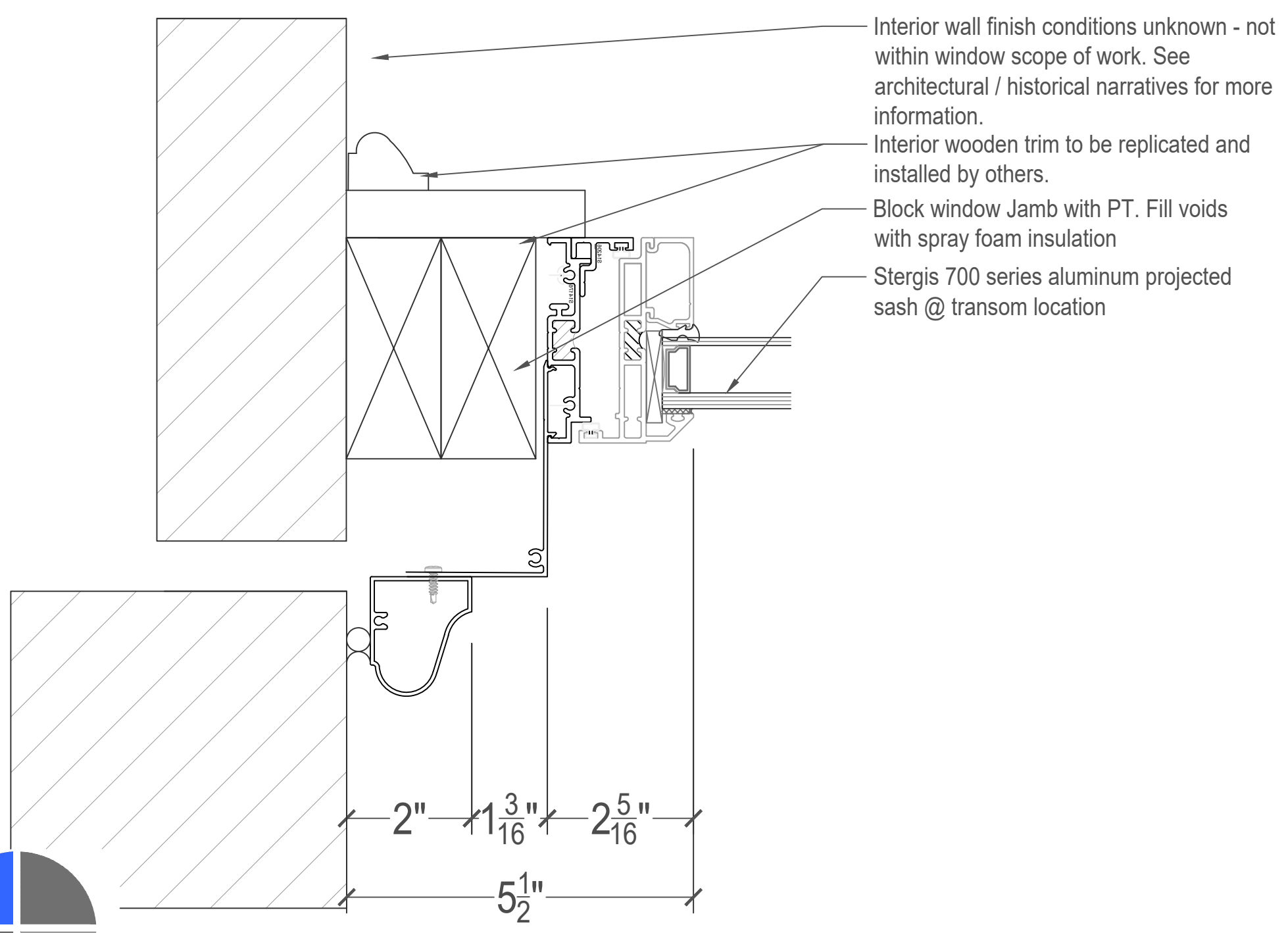
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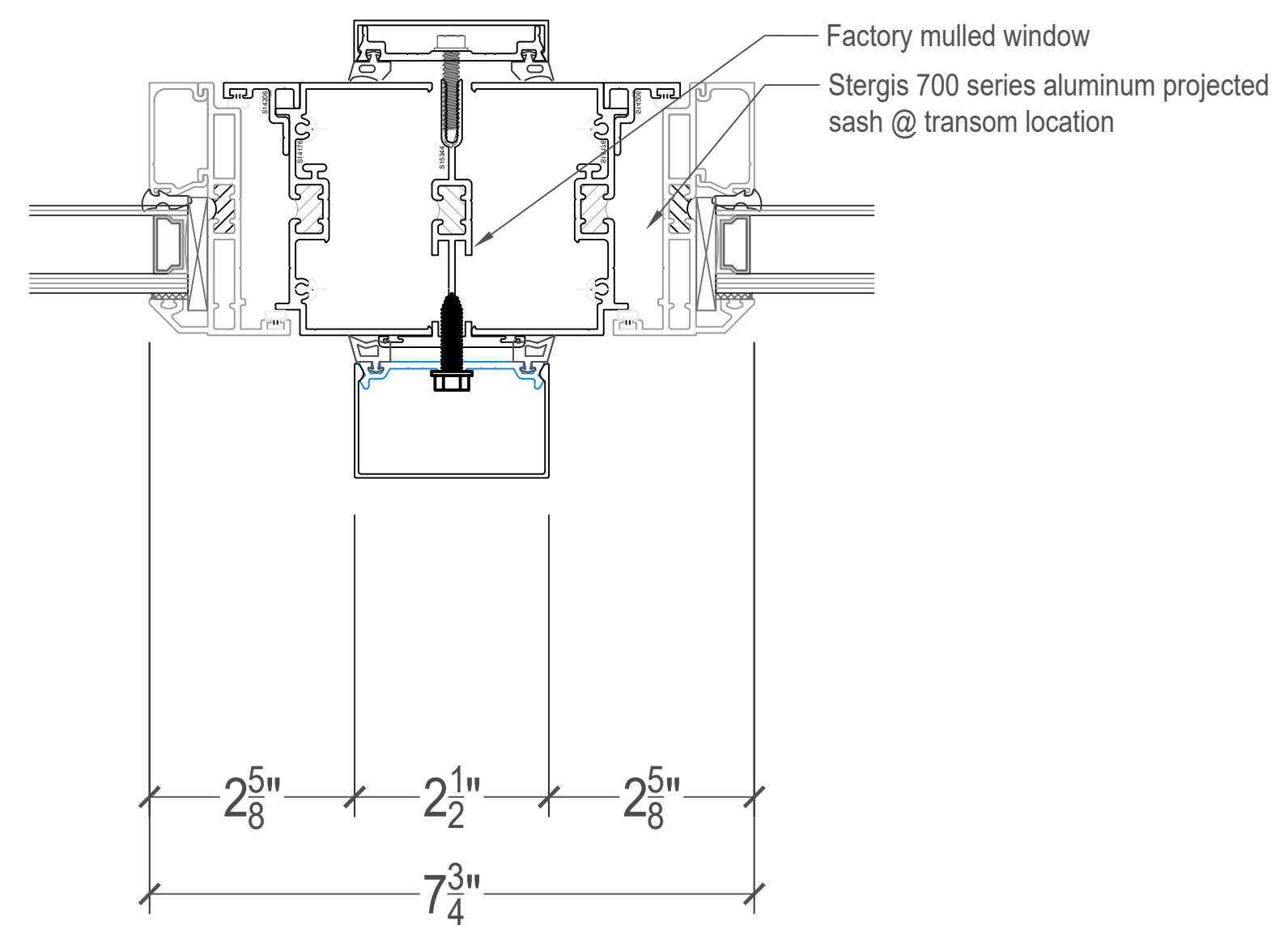
1
3.05 Original Wooden Plank Window Jamb
Upper Section Building 7A & 7
SCALE: 6" = 1'-0"



2
3.05 Original Wooden Plank Window Mullion
Upper Section Building 7A & 7
SCALE: 6" = 1'-0"



3
3.05 Proposaed Stergis 700 Series Aluminum
Upper Section Building 7A & 7
SCALE: 6" = 1'-0"



4
3.05 Proposaed Stergis 700 Series Aluminum
Upper Section Building 7A & 7 Mullion
SCALE: 6" = 1'-0"



#	REVISIONS	DATE

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

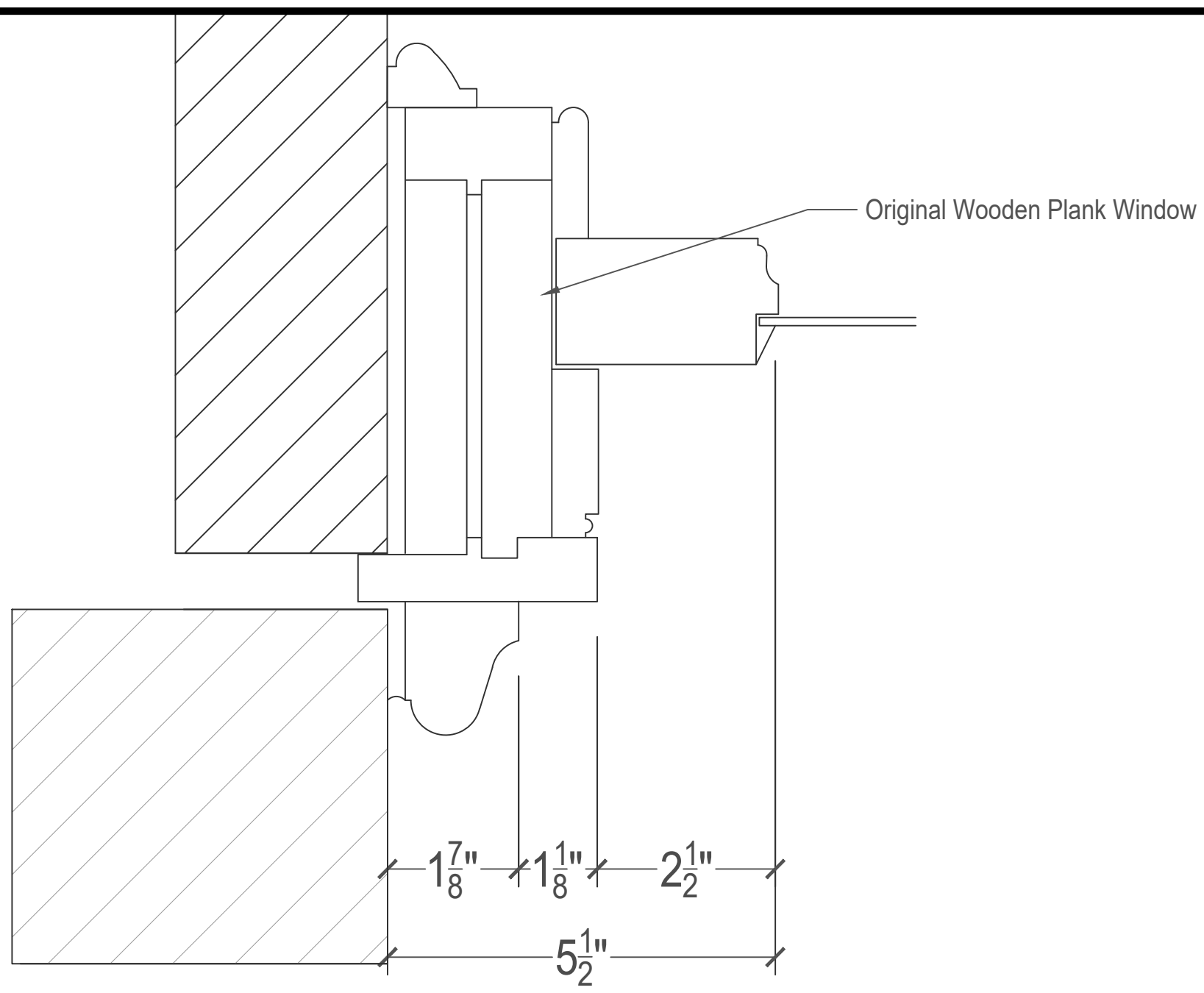
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

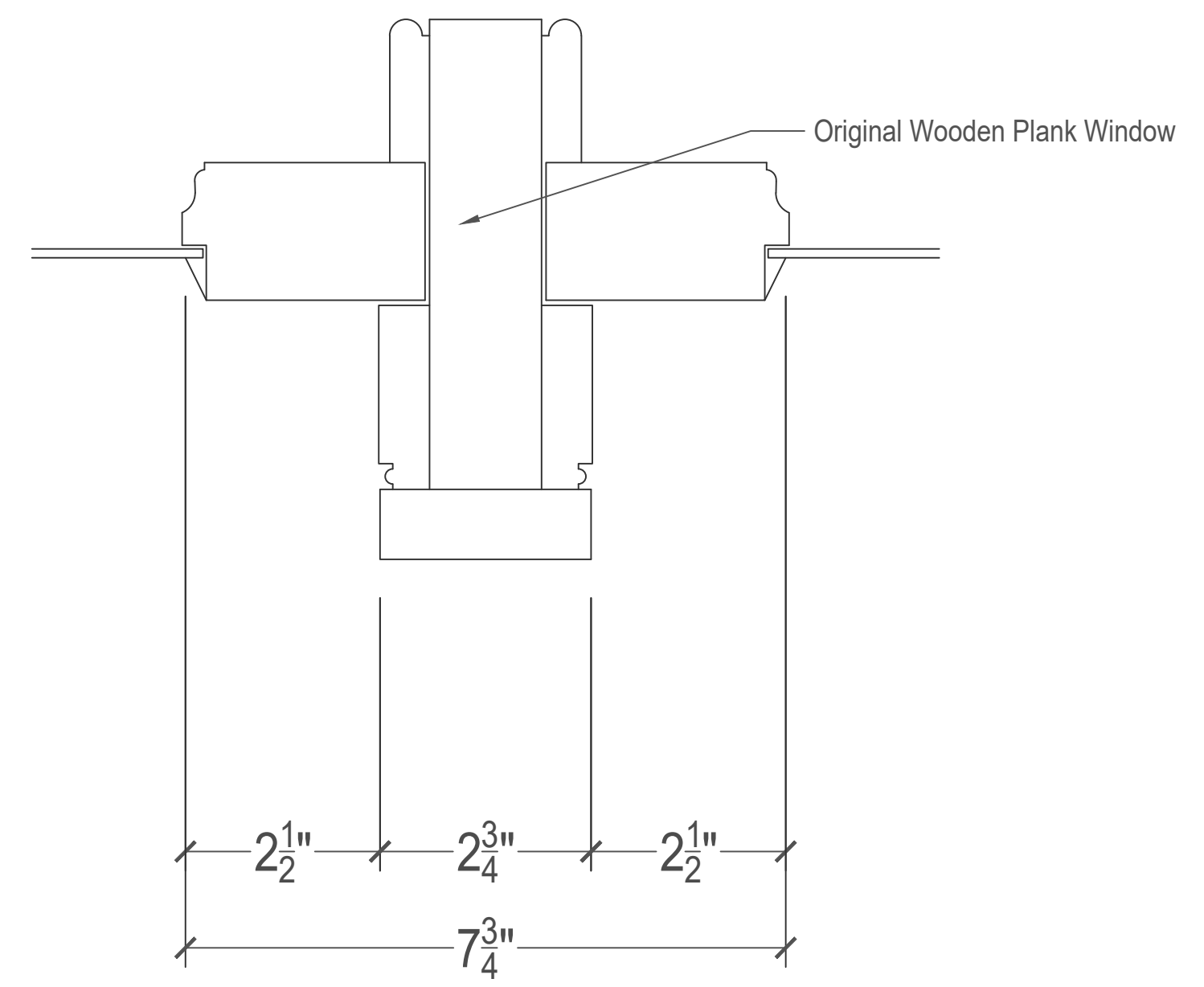
WYNISIS #:

DATE:
2/27/2024

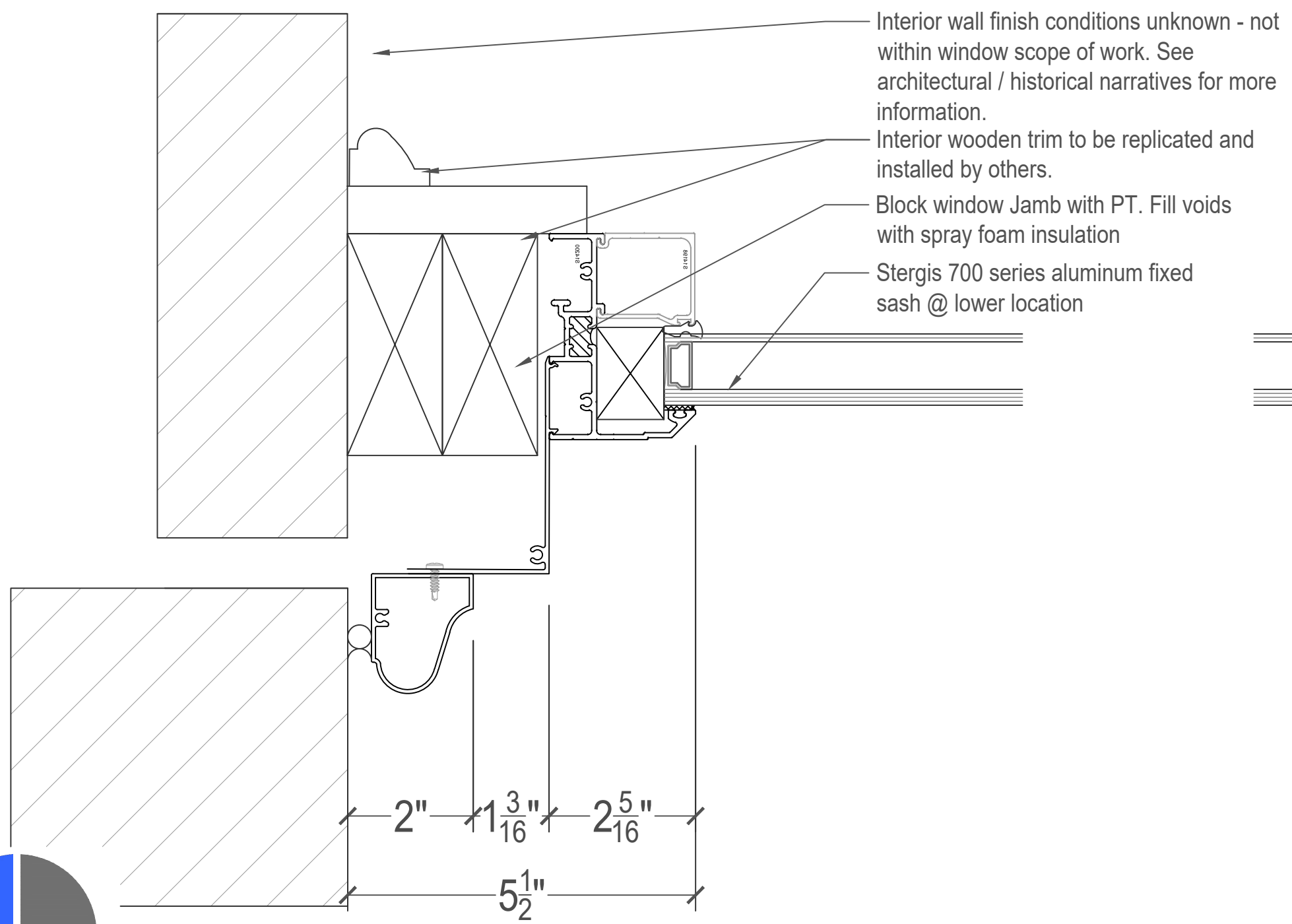
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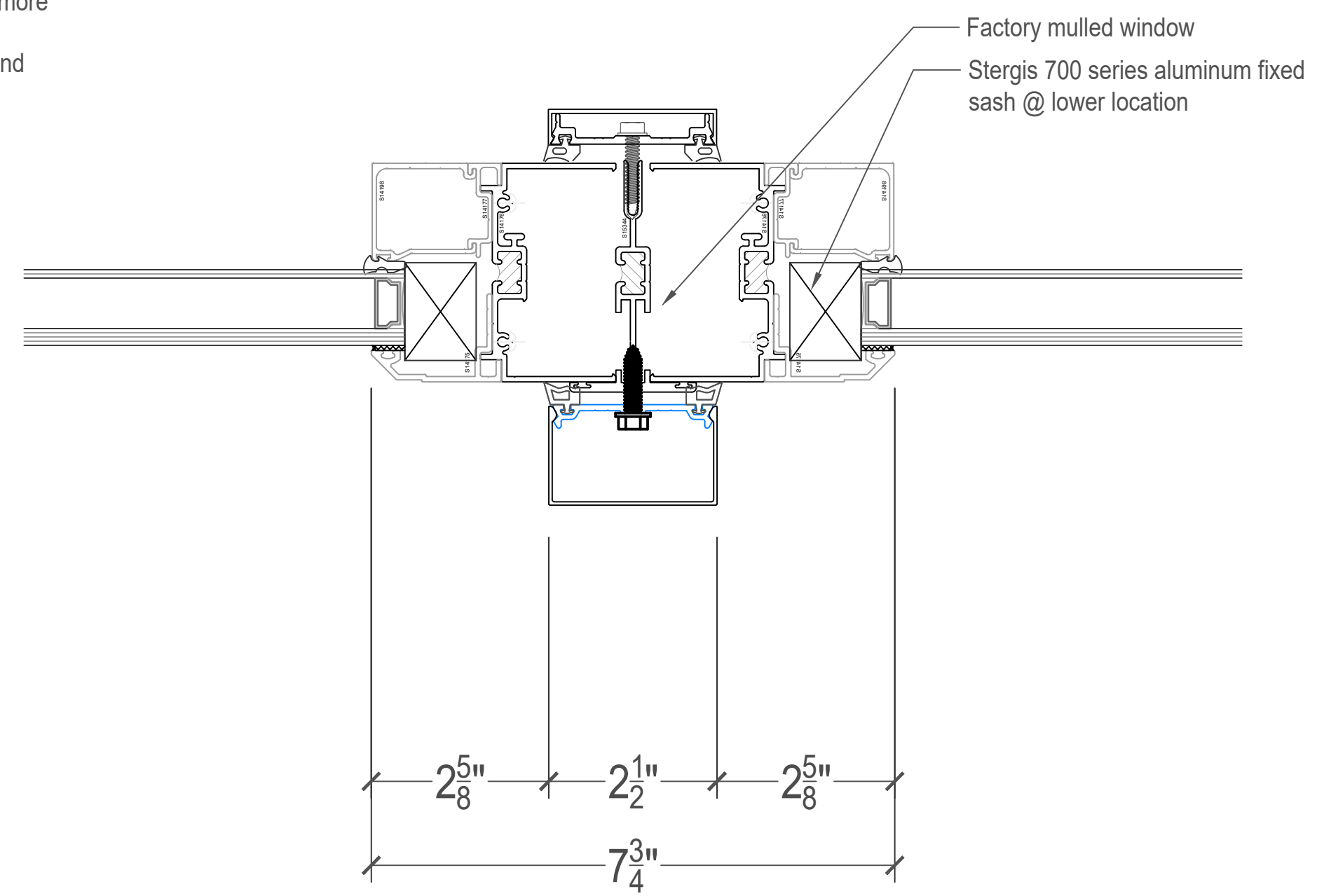
1
3.06 Original Wooden Plank Window Jamb Lower Section Building 7A & 7
SCALE: 6" = 1'-0"



2
3.06 Original Wooden Plank Window Mullion Lower Section Building 7
SCALE: 6" = 1'-0"



2
3.06 Proposaed Stergis 700 Series Aluminum Lower Section Building 7A & 7
SCALE: 6" = 1'-0"



4
3.06 Proposaed Stergis 700 Series Aluminum Lower Section Building 7 Mullion
SCALE: 6" = 1'-0"



#	REVISIONS	DATE

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

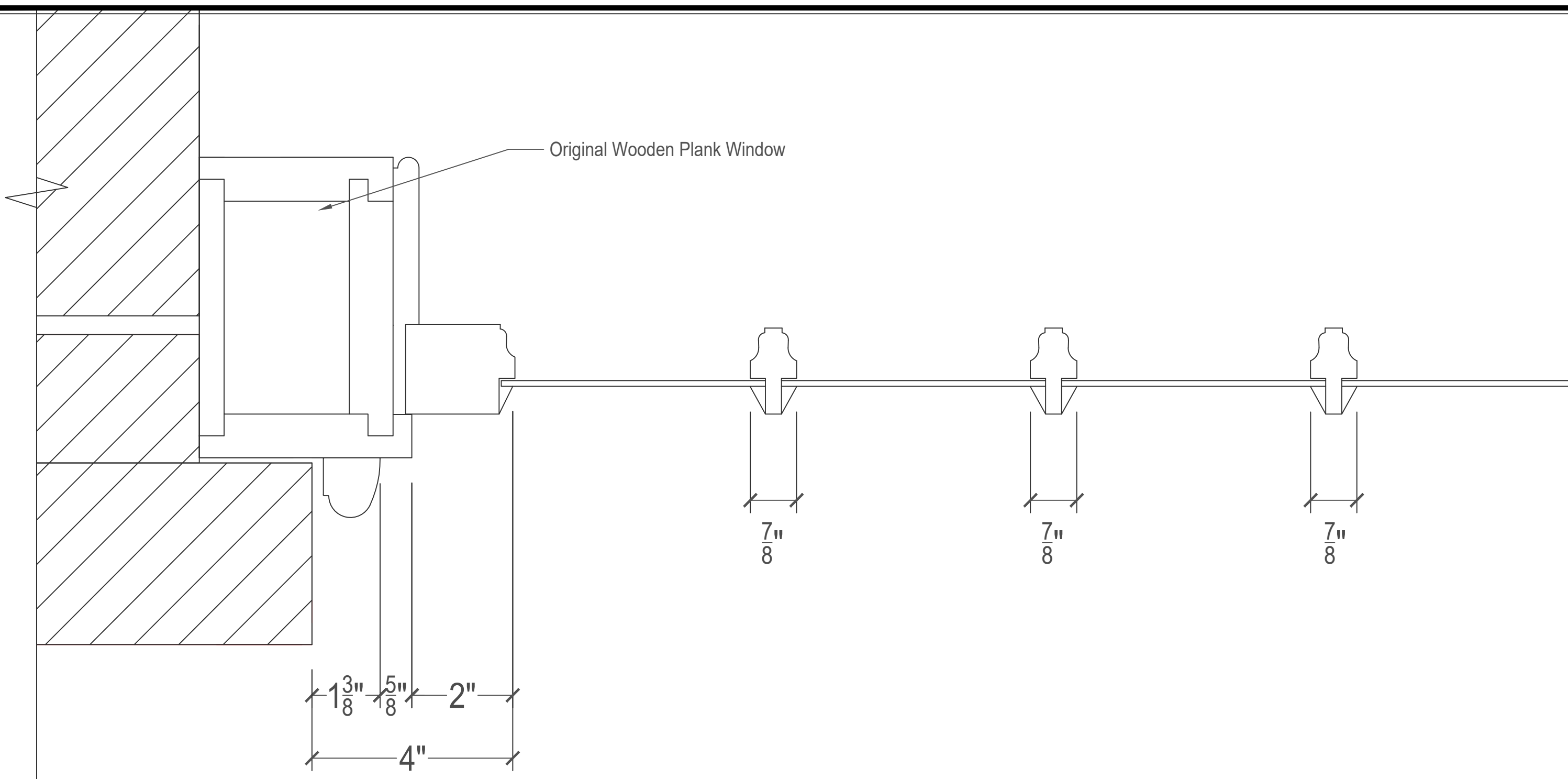
Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

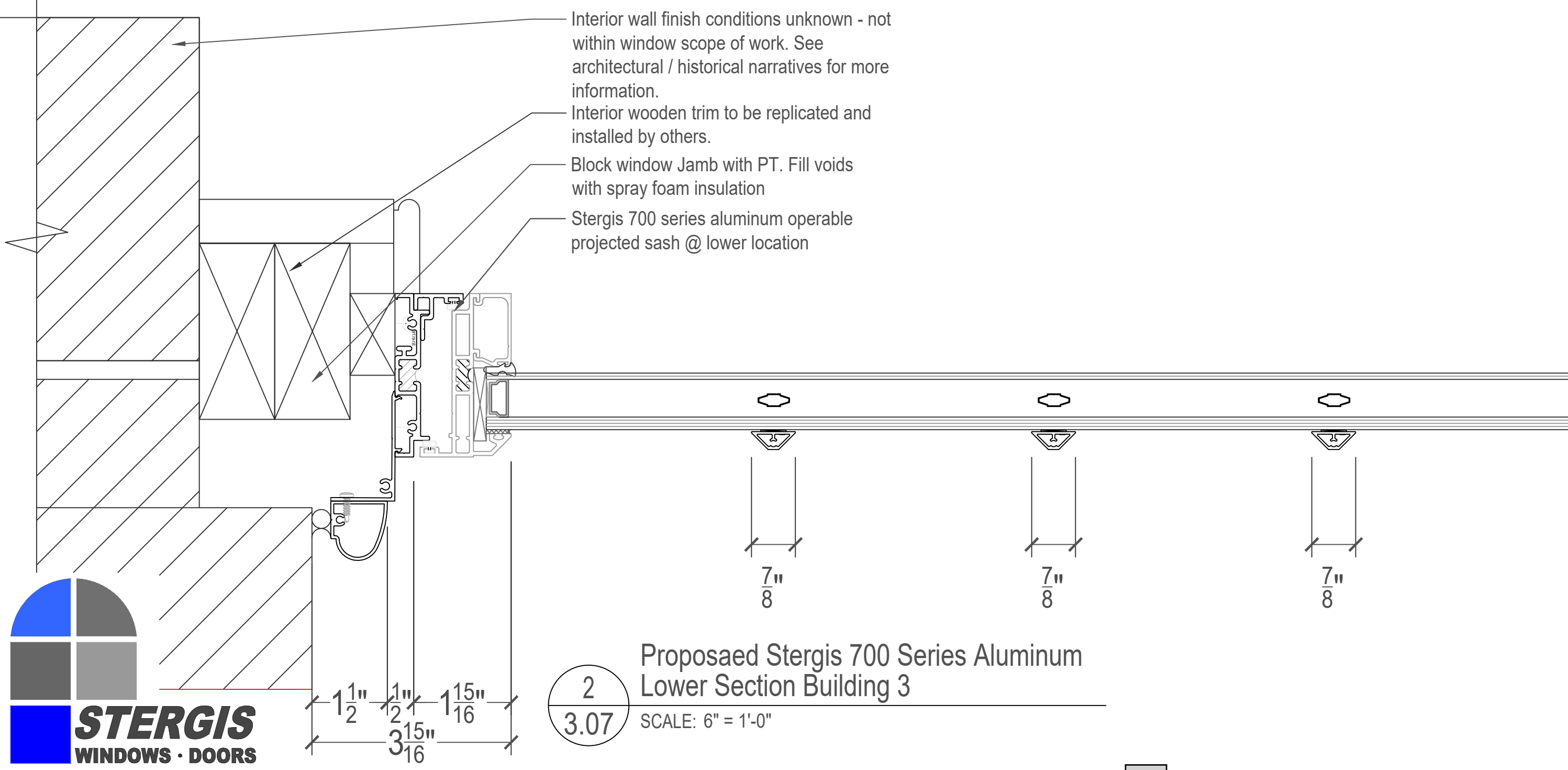
WYNISIS #:

DATE:
2/27/2024

DRAWING #
3.06



1
3.07 Original Wooden Plank Window Jamb
Lower Section Building 3
SCALE: 6" = 1'-0"



2
3.07 Proposed Stergis 700 Series Aluminum
Lower Section Building 3
SCALE: 6" = 1'-0"



#	REVISIONS	DATE

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

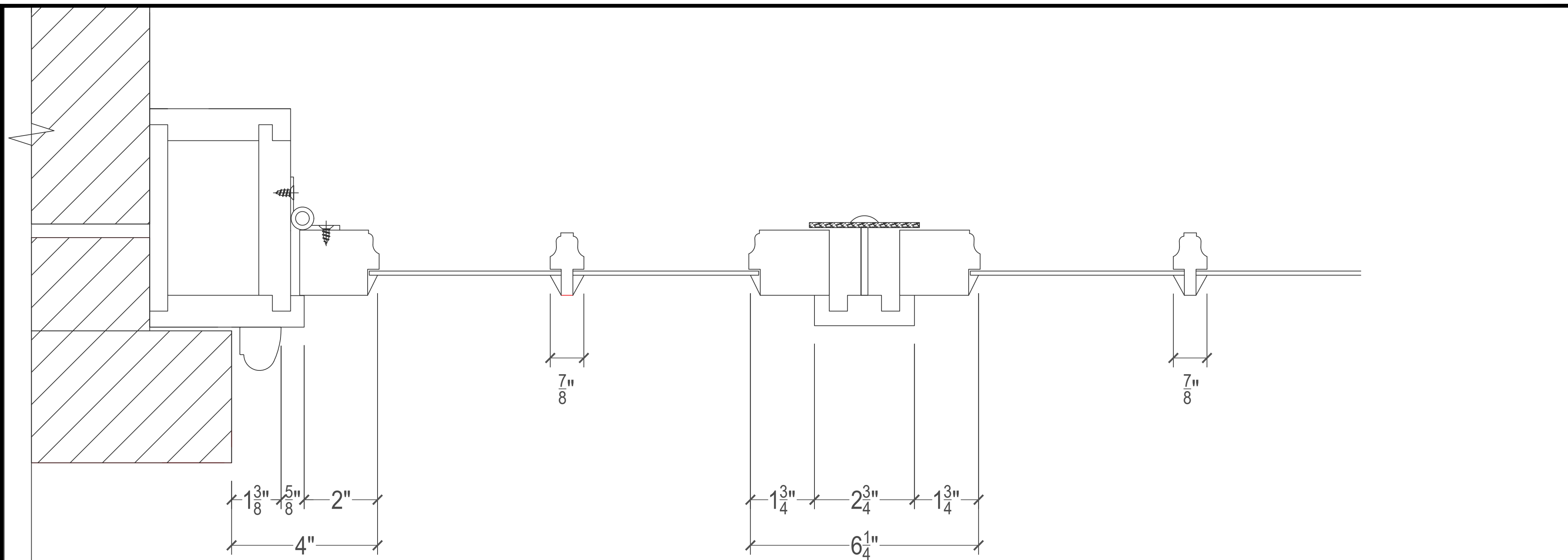
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

WYNSIS #:

DATE:
2/27/2024

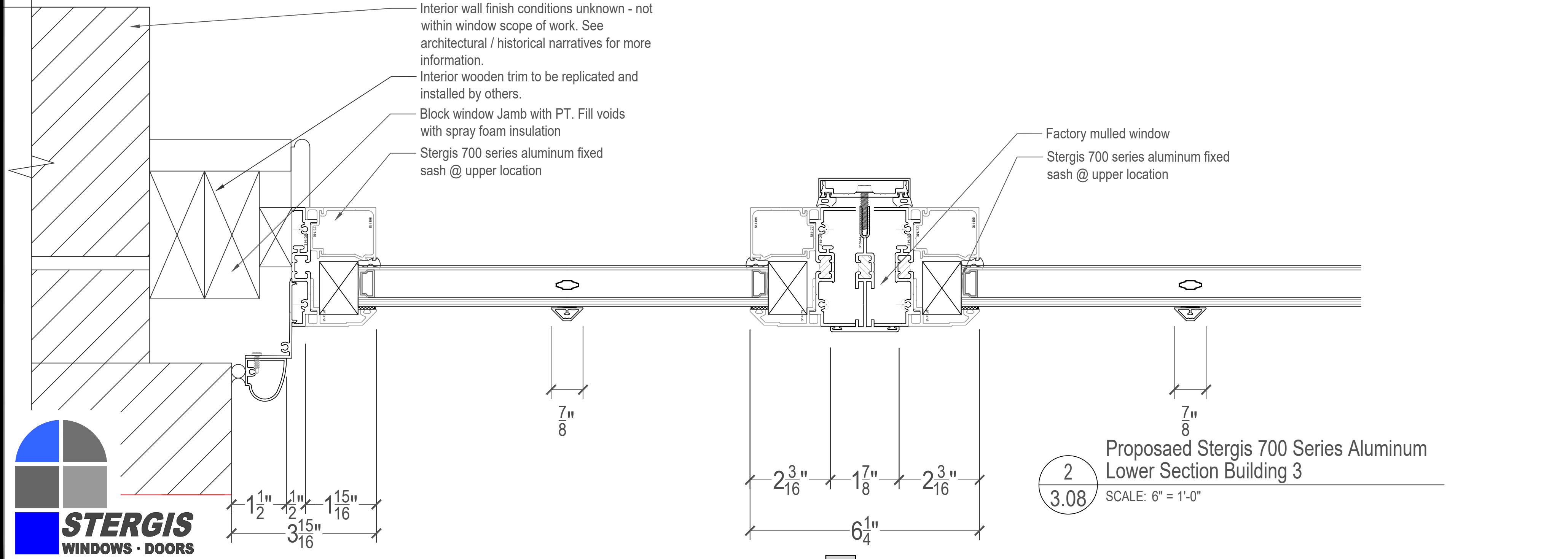
DRAWING #
3.07



1 Original Wooden Plank Window Jamb
Upper Section Building 3

1
3.08

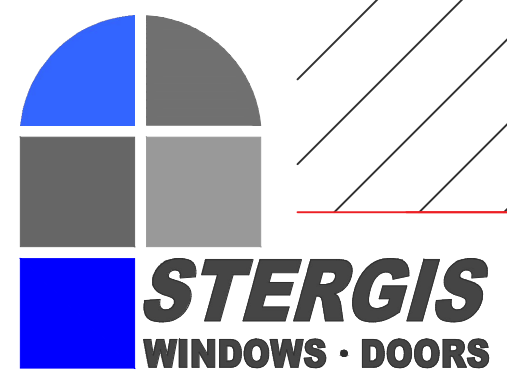
SCALE: 6" = 1'-0"



2 Proposaed Stergis 700 Series Aluminum
Lower Section Building 3

2
3.08

SCALE: 6" = 1'-0"



DATE	REVISIONS	#

STERGIS
WINDOWS - DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Caragh Development
99 Water Street, Suite 4
Warren, RI 02885

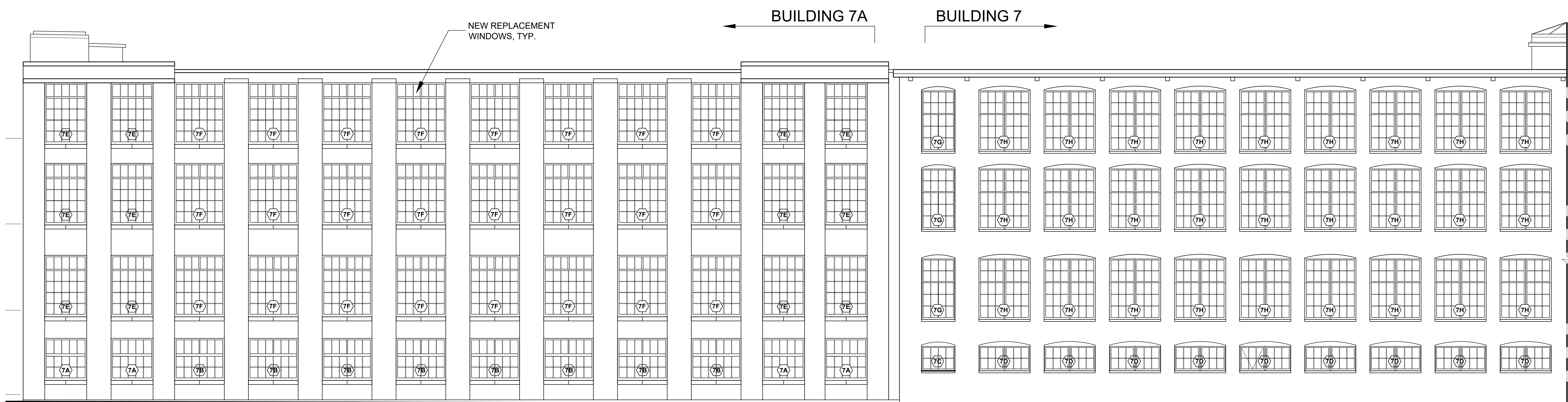
ARCHITECT

PROJECT
Pokanoket Mills "Bristol Yarn Mill"
Historical Window Replacement
125 Thames St
Bristol, RI

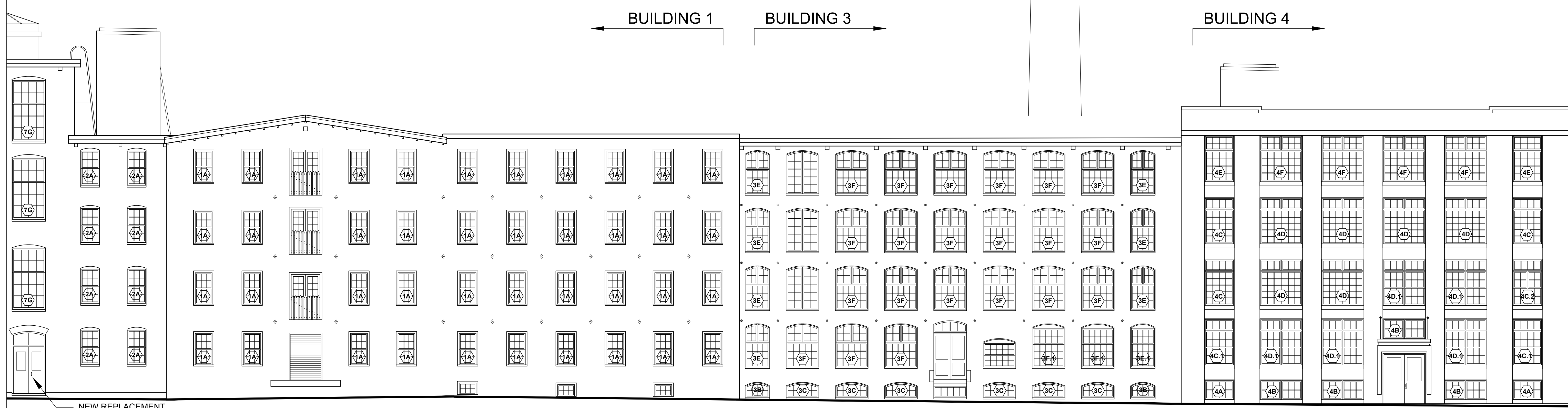
WYNSIS #:

DATE:
2/27/2024

DRAWING #
3.08



2 PARTIAL EAST ELEVATION A
Scale: 1/8" = 1'-0"



3 PARTIAL EAST ELEVATION B
Scale: 1/8" = 1'-0"

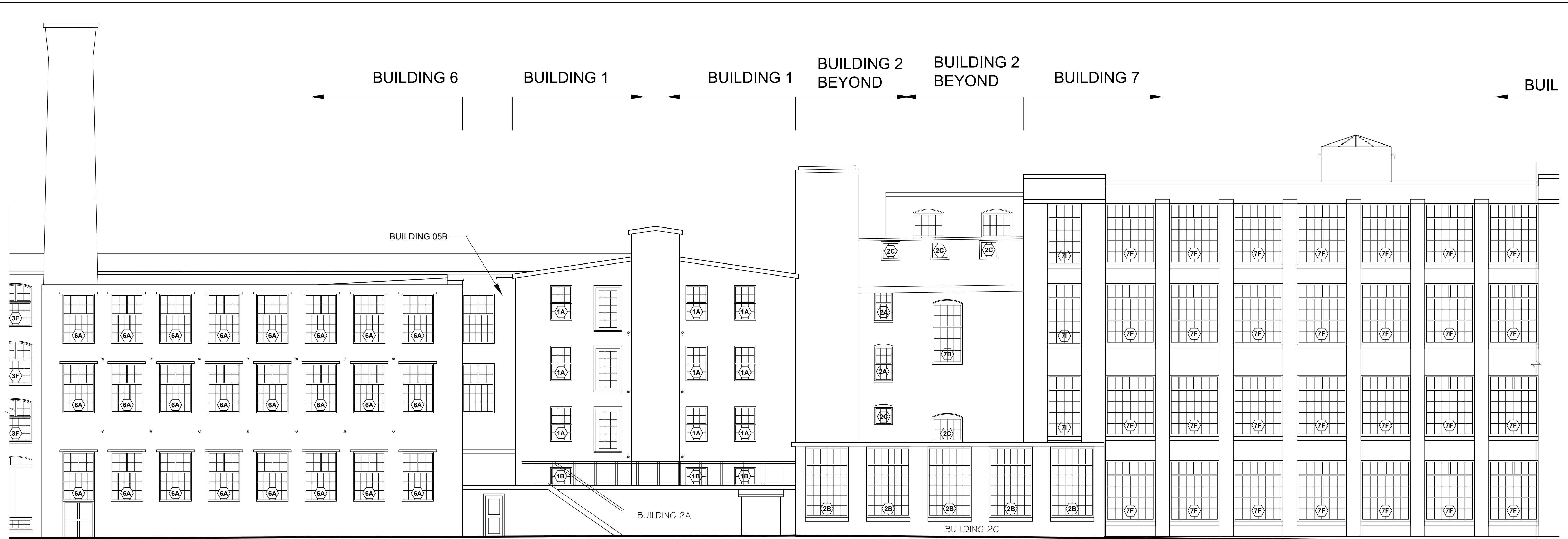
C CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

SCALE: 1/8" = 1'-0"
DATE: 02.13.23
REVISED

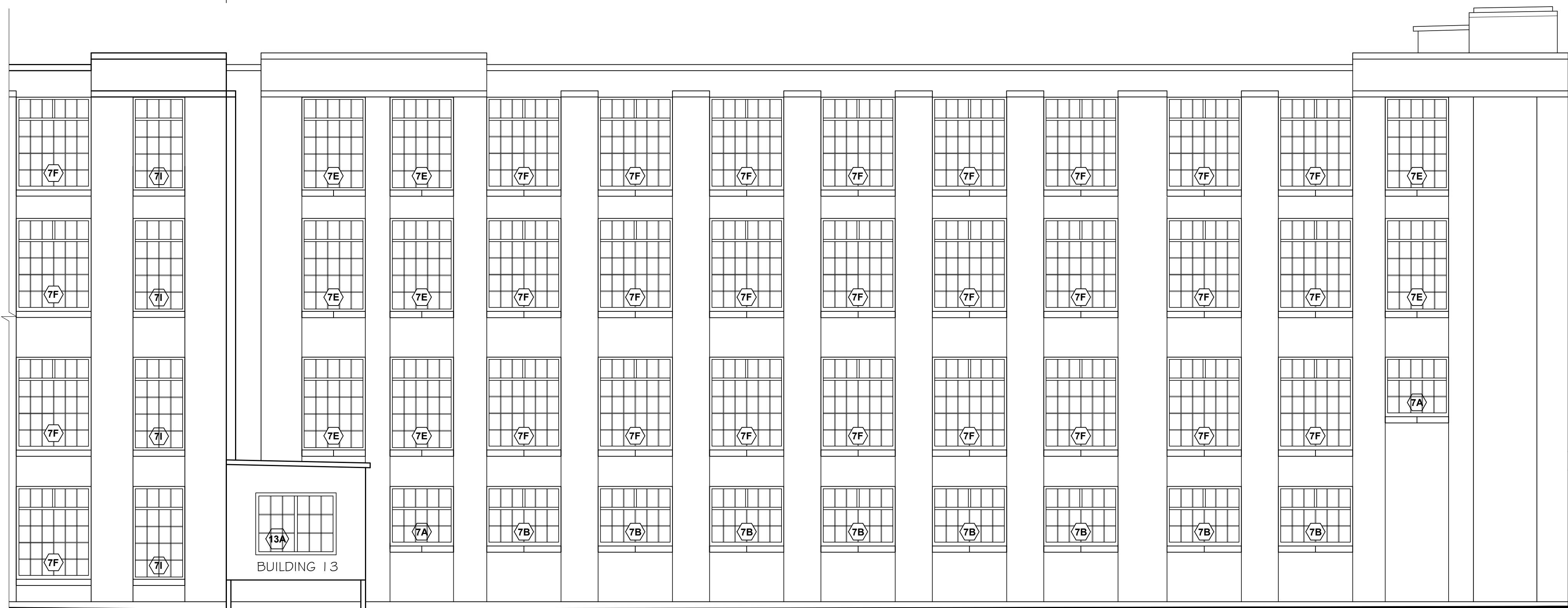
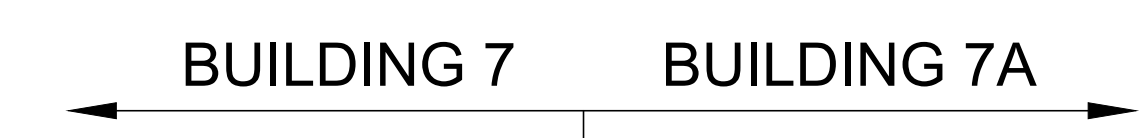
125 THAMES STREET
BRISTOL, RI

PROPOSED EAST ELEVATION

A2.0



1 PARTIAL WEST ELEVATION A
Scale: 1/8" = 1'-0"



4TH FLR
49' - 4 3/16"

3RD FLR
35' - 5 3/8"

2ND FLR
21' - 5 1/16"

BSMT FLR
7' - 8 3/4"

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

C CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

SCALE: 1/16" = 1'-0"
DATE: 02.13.23
REVISED

125 THAMES STREET
BRISTOL, RI

PROPOSED WEST ELEVATION

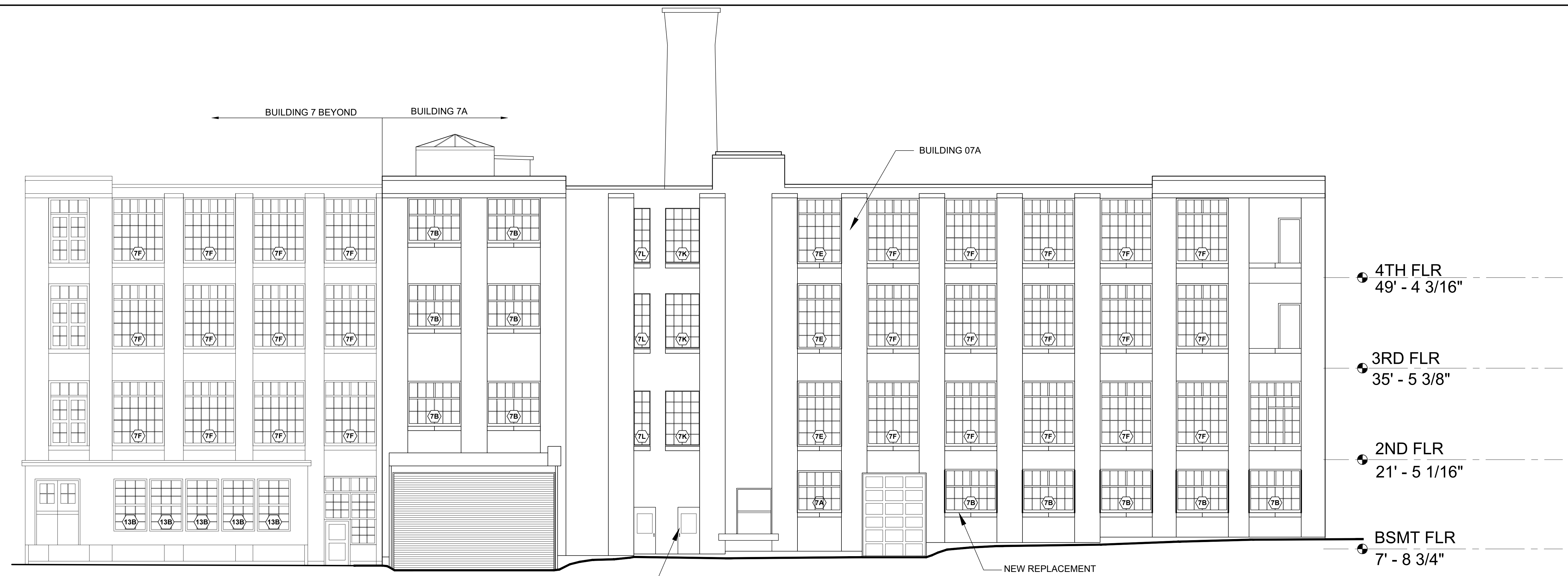
A2.1

SCALE: 1/16" = 1'-0"	DATE: 02.13.23
	REVISED

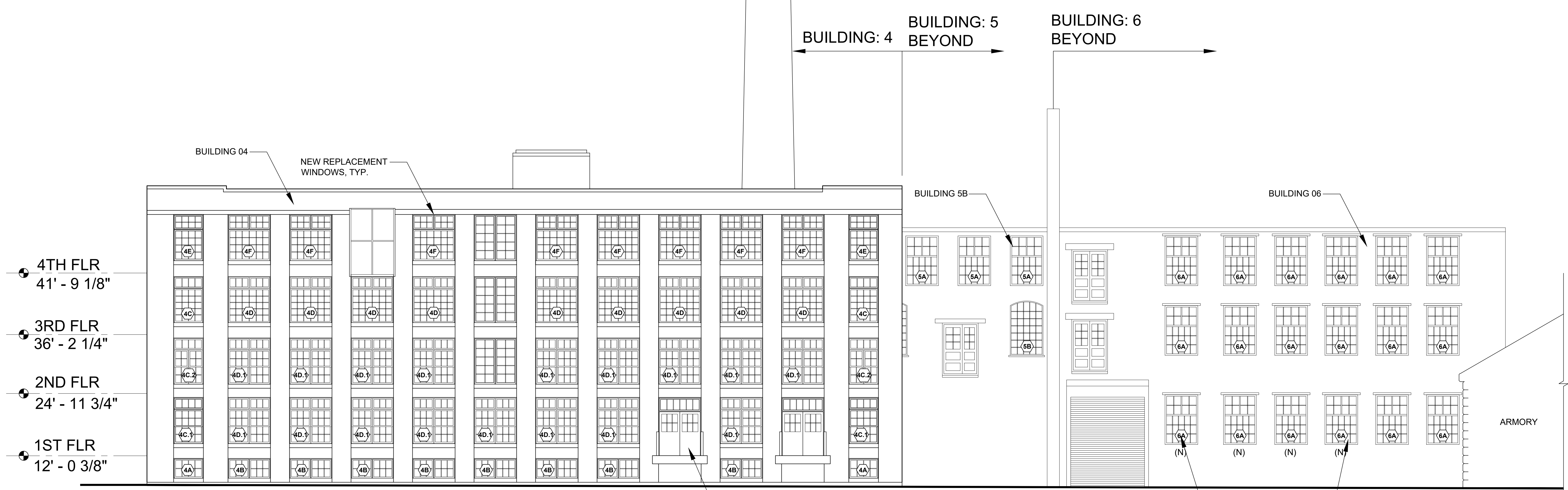
125 THAMES STREET
BRISTOL, RI

PROPOSED NORTH &
SOUTH ELEVATION

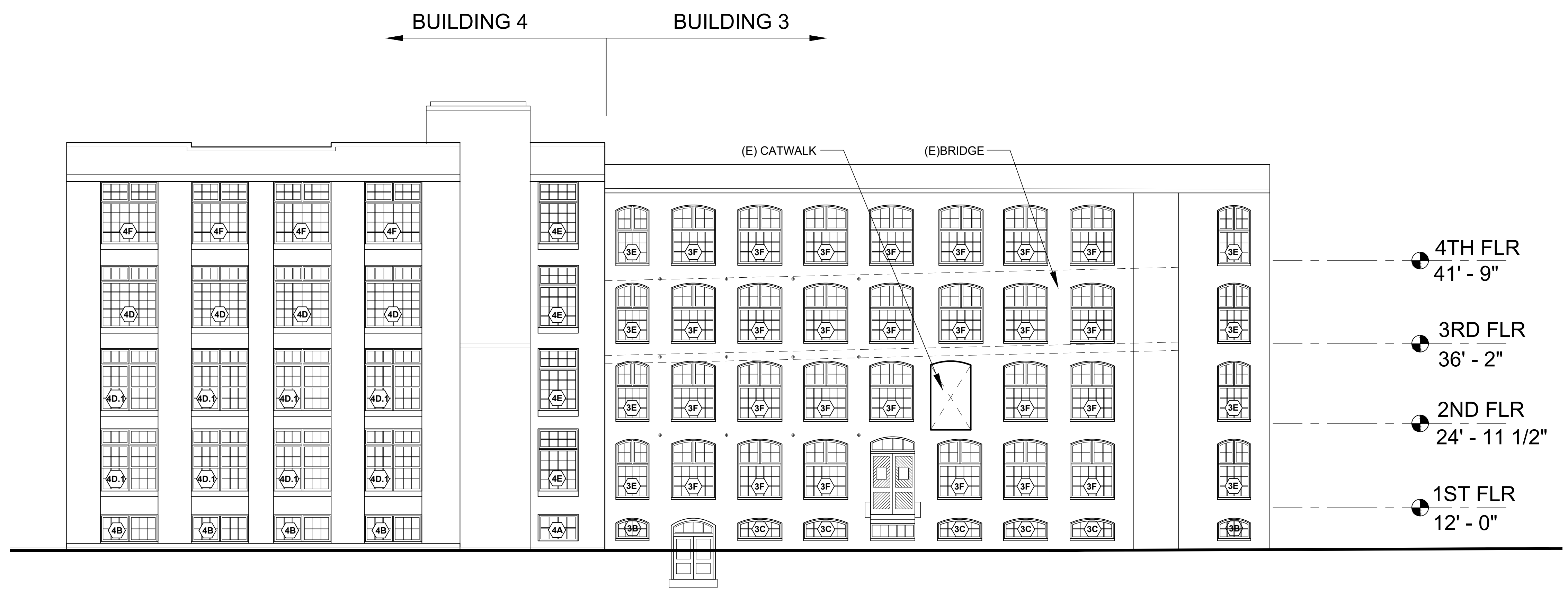
A2.2



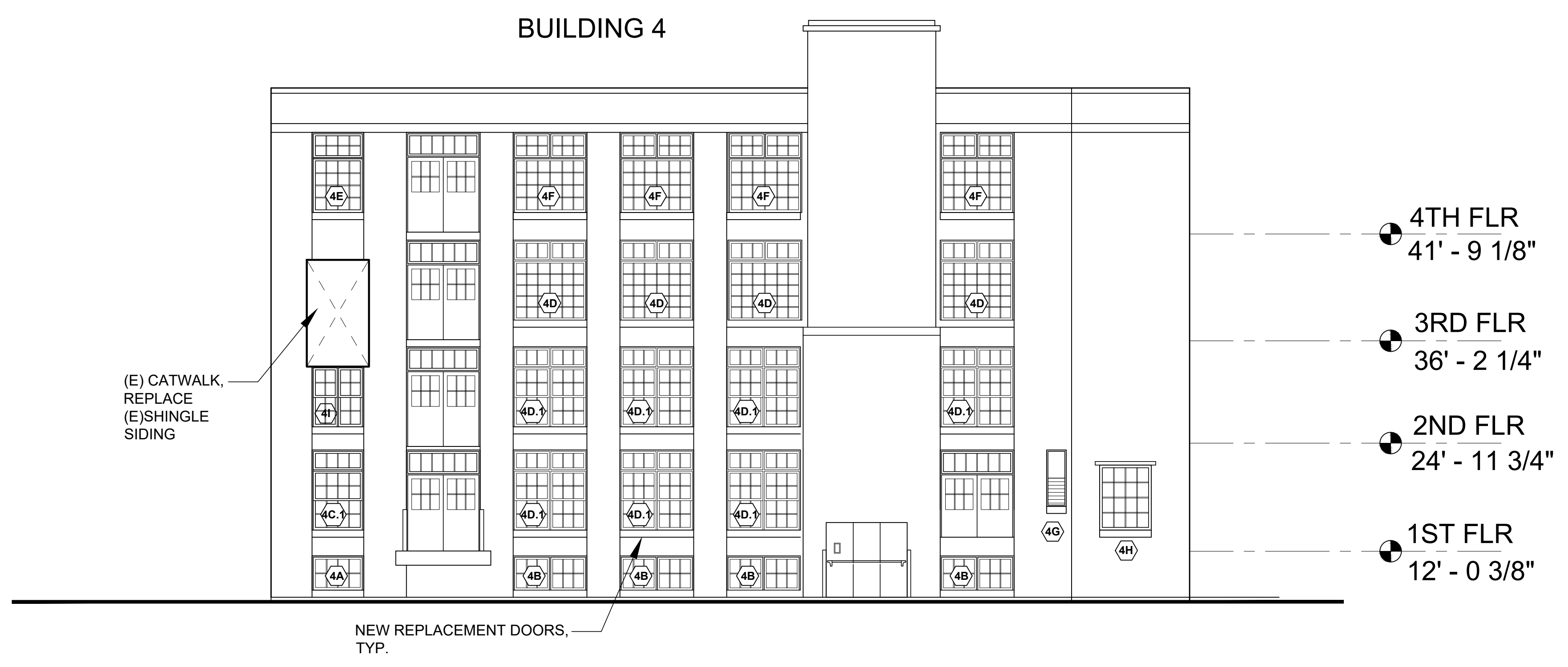
1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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



1 WEST ELEVATION INTERIOR COURTYARD
Scale: 1/8" = 1'-0"



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

C CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

SCALE: 1/16" = 1'-0"	DATE: 02.13.23
	REVISED

125 THAMES STREET
BRISTOL, RI

PROPOSED COURTYARD ELEVATIONS

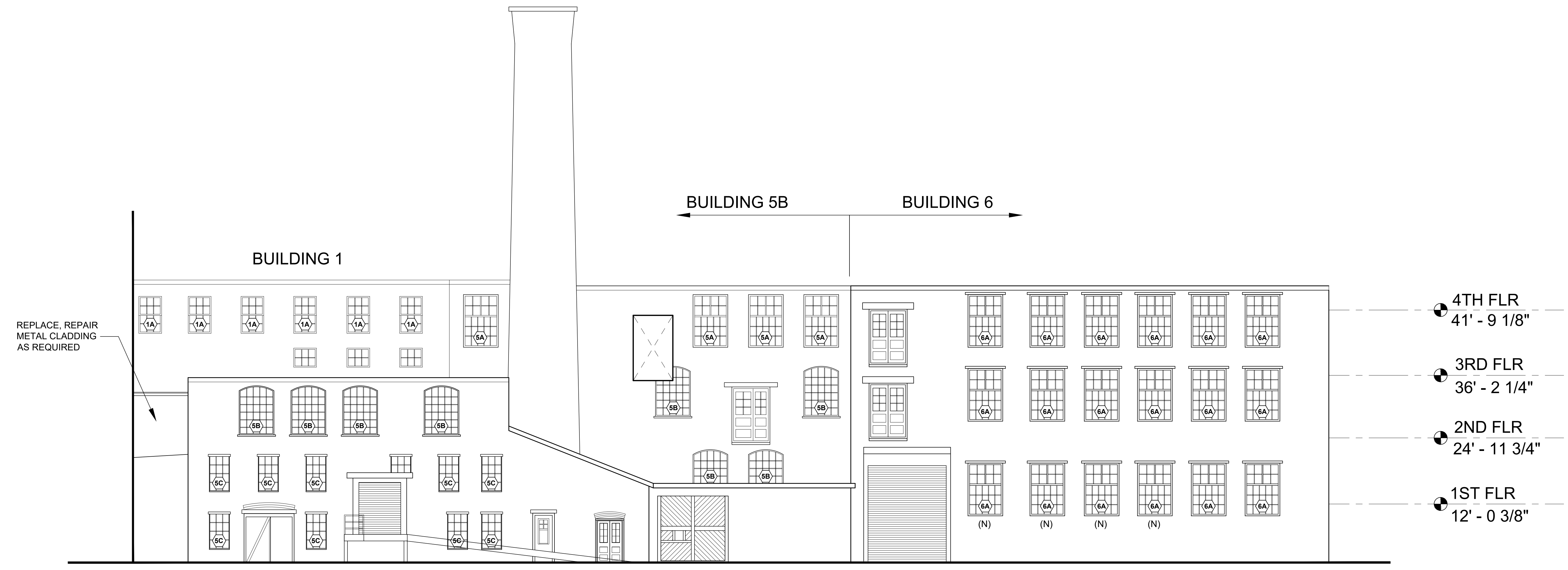
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SCALE: 1/16"=1'-0"
DATE: 02.13.23
REVISED

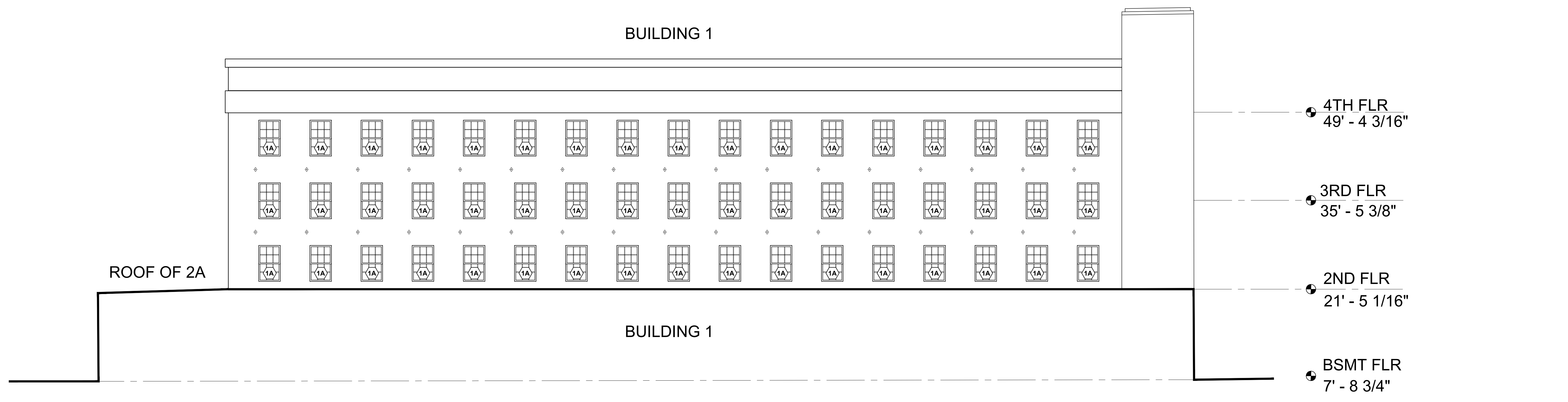
125 THAMES STREET
 BRISTOL, RI

**PROPOSED COURTYARD
 ELEVATIONS**

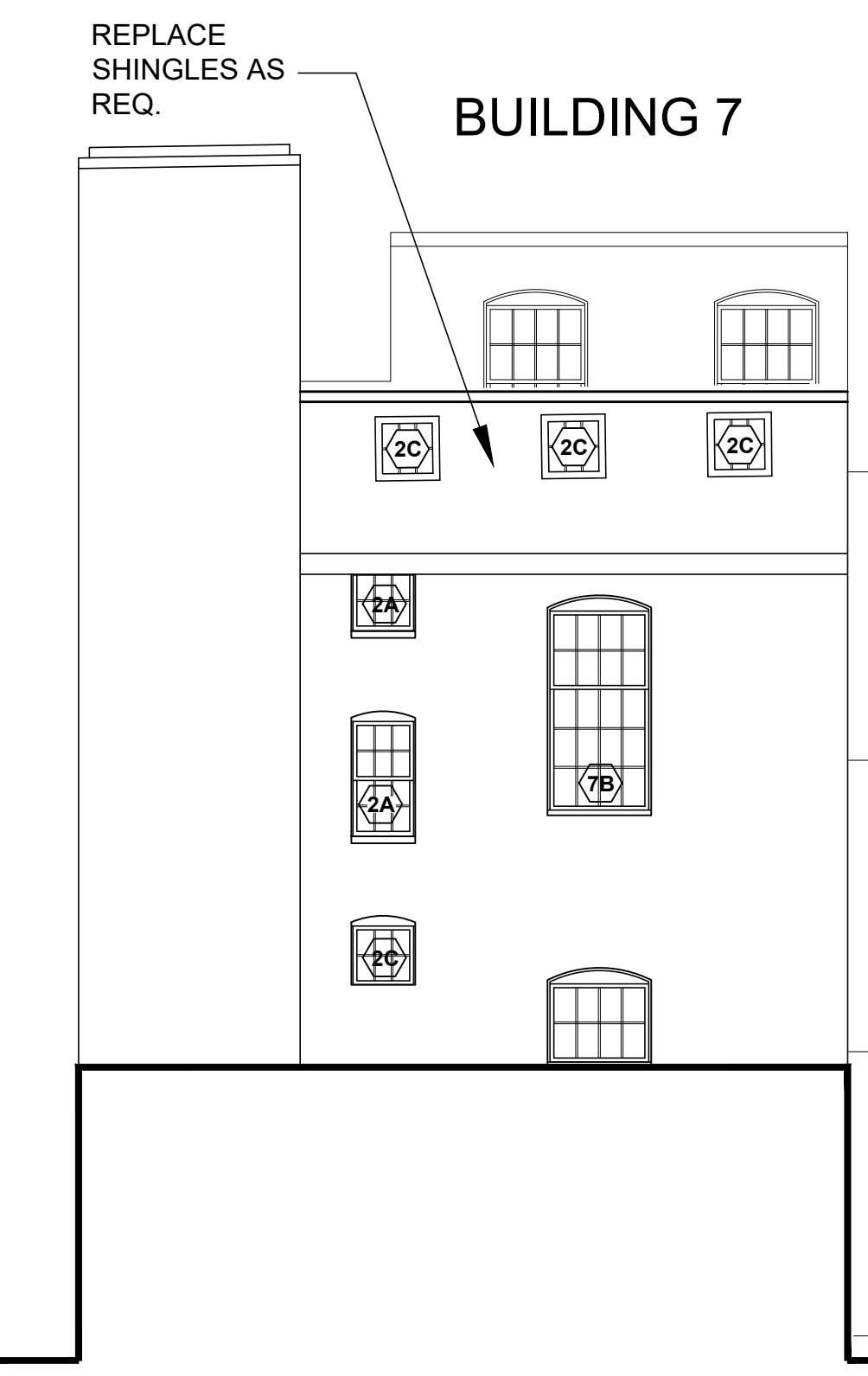
A2.4



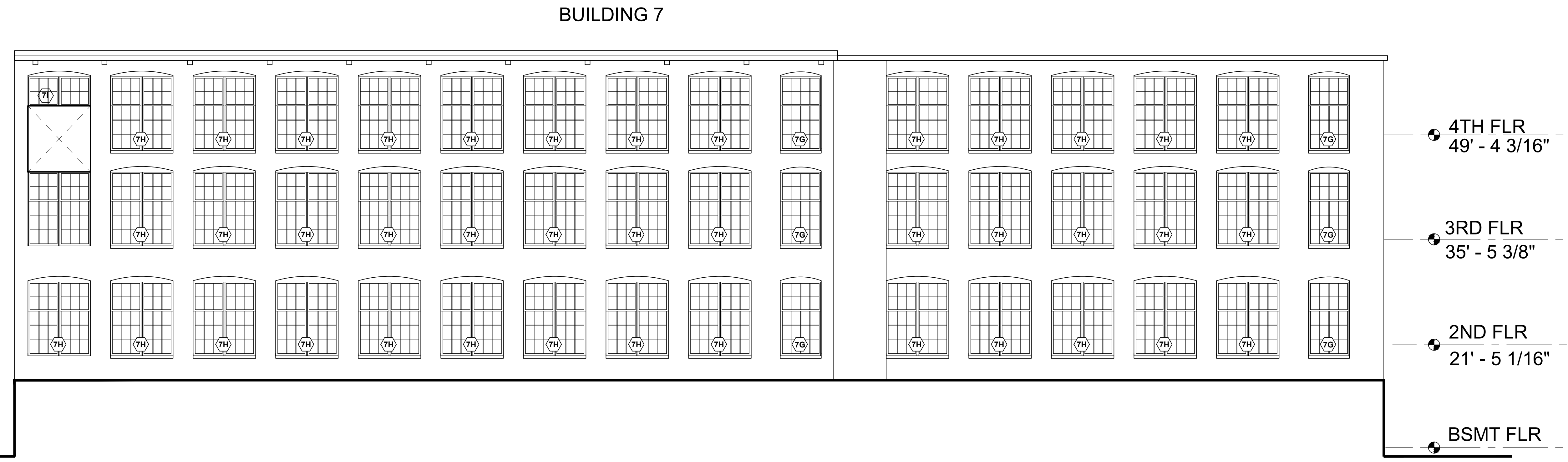
1 NORTH ELEVATION INTERIOR COURTYARD
 Scale: 1/8" = 1'-0"



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



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



3 NORTH ELEVATION LIGHT WELL
Scale: 1/8" = 1'-0"

C CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

SCALE: 1/16" = 1'-0"	DATE: 02.13.23				
					REVISED

125 THAMES STREET
BRISTOL, RI

**PROPOSED LIGHT WELL
ELEVATIONS**

A2.5

NPS Form 10-168a (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

<p>Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.</p>	<p>NPS Project Number 47980</p>
---	---

1. **Historic Property Name** Pokanoket Mill
 Street 125 Thames Street
 City Bristol County Bristol State RI Zip 02809-1815
 Name of Historic District or National Register property Bristol Waterfront Historic District
 Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district _____
 Part 1 – Evaluation of Significance submitted? Date submitted Concurrently Date of certification _____

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)
 Date of building 1839-1940, ca. 1990 Estimated total rehabilitation costs (QRE) \$35,000,000
 Number of buildings in project 1 Floor area before / after rehabilitation 292,746 / 292,746 sq ft
 Start date (estimated) 06/01/2024 Use(s) before / after rehabilitation Industrial / Mixed
 Completion date (estimated) 10/31/2025 Number of housing units before / after rehabilitation 0 / 127
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 13
 Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. **Project Contact** (if different from applicant)
 Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.
 Street 26 Main Street City Pawtucket State RI
 Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. **Applicant**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
 Name Chris Starr Signature [Signature] Date 03/06/2024
 Applicant Entity Bristol Lofts, LLC SSN _____ or TIN 99-1808823
 Street 649 Alden Street, Suite 1 City Fall River State MA
 Zip 02723 Telephone (617) 650-4500 Email Address cstarr@caraghdevelopment.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Amanda R. Apple Digitally signed by Amanda R. Apple
Date: 2024.07.19 14:38:19 -0400

Date _____ National Park Service Authorized Signature _____

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Pokanoket Mill Project Number 47980
Property Address 125 Thames Street, Bristol, RI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

CONDITIONS FOR APPROVAL

Samples of parging repair, joint raking, repointing and cleaning of the brick both interior and exterior are required for review and approval by the SHPO prior to the work beginning. Sandblasting will not be approved. If blasting is used, a sample area must be reviewed and approved by the SHPO before the work is done.

A brick sample to be used to replace existing brick where needed must be reviewed and approved by the SHPO prior to use.

Some differences exist between the existing and proposed dimensions on the shop drawings. Because the windows are large, these differences may be acceptable. A mock-up for each window type must be installed next to an existing window at eye level or as close as possible for review and approval by the SHPO prior to ordering the windows. Minor adjustments may be required at that time. If low-e glass to be used, it must not appear to have a tint. A sample of the glass must be provided for review and approval by the SHPO.

Shop drawings for the exterior doors must be provided for review and approval by the SHPO prior to ordering the doors.

Original interior details such as beaded board wainscoting, sliding doors, etc. must remain. If in some cases some interior details can't remain or must be moved to another location in the building the SHPO must be notified.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

6/4/2024

Date

Roberta Randall

State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Amanda R. Apple Digitally signed by Amanda R. Apple
Date: 2024.07.19 14:38:19 -0400

Date

241

National Park Service Signature



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number 47980
--	--

1. Historic Property Name Pokanoket Mill

Street 125 Thames Street

City Bristol County Bristol State RI Zip 02809-1815

Name of Historic District or National Register property Bristol Waterfront Historic District

National Register district certified state or local district potential district National Register property

2. Nature of Request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district or National Register property.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Chris Starr Signature  Date 03/06/2024

Applicant Entity Bristol Lofts, LLC SSN _____ or TIN 99-1808823

Street 649 Alden Street, Suite 1 City Fall River State MA

Zip 02723 Telephone (617) 650-4500 Email Address cstarr@caraghdevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Amanda R. Apple Digitally signed by Amanda R. Apple
Date: 2024.07.19 14:38:19 -04'00'

Date _____ National Park Service Authorized Signature _____

NPS Comments Attached



Bristol Historic District Commission

Item 1.

Request For Concept Review

Request #: CRHD-25-1 Submitted Date: February 13, 2025

Property Address:	Assessor's Plat:	Assessor's Lot:
8 Constitution	11	20

Property Owner/Applicant:	Property Owner/Applicant Phone:	Property Owner/Applicant Email:
John J Marshall	7604203301	jjmarshall@marshallpropertiesinc.com

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
	950 Warren Ave, suite 401 - East Providence - RI - 02914

Description of Proposed Work
Add second floor

Questions for the Commission



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 8 CONSTITUTION ST ACRES: 0.0615 PARCEL ID: 011-0020-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JM BRISTOL LLC CO - OWNER: C/O DARROW EVERETT LLP MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL ZONING: R-6 PATRIOT ACCOUNT #: 648	BUILDING STYLE: Cottage UNITS: 1 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 7/25/2024 BOOK & PAGE: 2251-227 SALE PRICE: 300,000 SALE DESCRIPTION: Private Sale SELLER: HALSEY PROPERTIES, LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1856 FINISHED BUILDING AREA: 883 BASEMENT AREA: 611 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$231,000 YARD: \$3,000 BUILDING: \$133,400 TOTAL: \$367,400	
SKETCH	PHOTO



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



200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW
EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Abutters:

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, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

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: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 11-1 CAMA Number: 11-1 Property Address: 265 HOPE ST	Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE 265 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-10 CAMA Number: 11-10 Property Address: 4 CONSTITUTION ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-11 CAMA Number: 11-11 Property Address: THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-12 CAMA Number: 11-12 Property Address: 2 THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-13 CAMA Number: 11-13-001 Property Address: 249 HOPE ST	Mailing Address: MURRAY, ROBERT F. TRUSTEE 249 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-002 Property Address: 249 HOPE ST	Mailing Address: MCCLOSKEY, JOHN A. JR. TRUSTEE 249 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-003 Property Address: 249 HOPE ST	Mailing Address: SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST 249 HOPE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-004 Property Address: 249 HOPE ST	Mailing Address: GATES, ANNE M 4165 S. FOURMILE RUN APT 401 ARLINGTON, VA 22204
Parcel Number: 11-13 CAMA Number: 11-13-005 Property Address: 249 HOPE ST	Mailing Address: MURRAY, ROBERT F 249 HOPE ST UNIT 5 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-006 Property Address: 249 HOPE ST	Mailing Address: SOUSA, MICHAEL 249 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-007 Property Address: 249 HOPE ST	Mailing Address: SCHNEIDER, ROBERT J & SCHNEIDER, PAMELA BRITT TE 249 HOPE ST # 7 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-008 Property Address: 249 HOPE ST	Mailing Address: REICHE, SUSAN 249 HOPE ST, UNIT 8 BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number: 11-13 CAMA Number: 11-13-009 Property Address: 249 HOPE ST	Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE 249 HOPE STREET BRISTOL, RI 02809
Parcel Number: 11-21 CAMA Number: 11-21 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-22 CAMA Number: 11-22 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-23 CAMA Number: 11-23 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-5 CAMA Number: 11-5 Property Address: 16 CONSTITUTION ST	Mailing Address: JENSEN, LEIF 16 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-6 CAMA Number: 11-6 Property Address: 12 CONSTITUTION ST	Mailing Address: HOLT, ROBERT C & DIANE M TE 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-7 CAMA Number: 11-7 Property Address: 10 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-8 CAMA Number: 11-8 Property Address: 5 THAMES ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-9 CAMA Number: 11-9 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828



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EXISTING HOUSE



PROPOSED 2ND FLOOR ADDITION

GENERAL NOTES:

- 1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6%(+/-) FOR ALL CONCRETE EXPOSED WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
- 2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS - 3 INCHES
FOUNDATION WALLS - 2 INCHES
- 3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
- 4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
- 5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
- 6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
- 7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
- 8. ALL MORTAR SHALL BE TYPE M OR S.
- 9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
- 10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
- 11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
- 12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

- 13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.
- 14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
- 15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
- 16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
- 17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.
- 18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.
- 19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.
- 20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.
- 21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

- 22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
- 23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
- 24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.
- 25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
- 26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
- 27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00488
Drawn By:	SM
Checked By:	X
Issue Date:	1-7-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations

Revisions No	Date	Description

Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 6

PRELIMINARY DRAFT

SM
 Drafting/Design
 Riverside, R.I.
 Smed54@msn.com

**Proposed
 2nd Floor
 Addition
 For:**

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 00458
 Drawn By: SM
 Checked By: X
 Issue Date: 1-7-25

Drawing Index:
 Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations

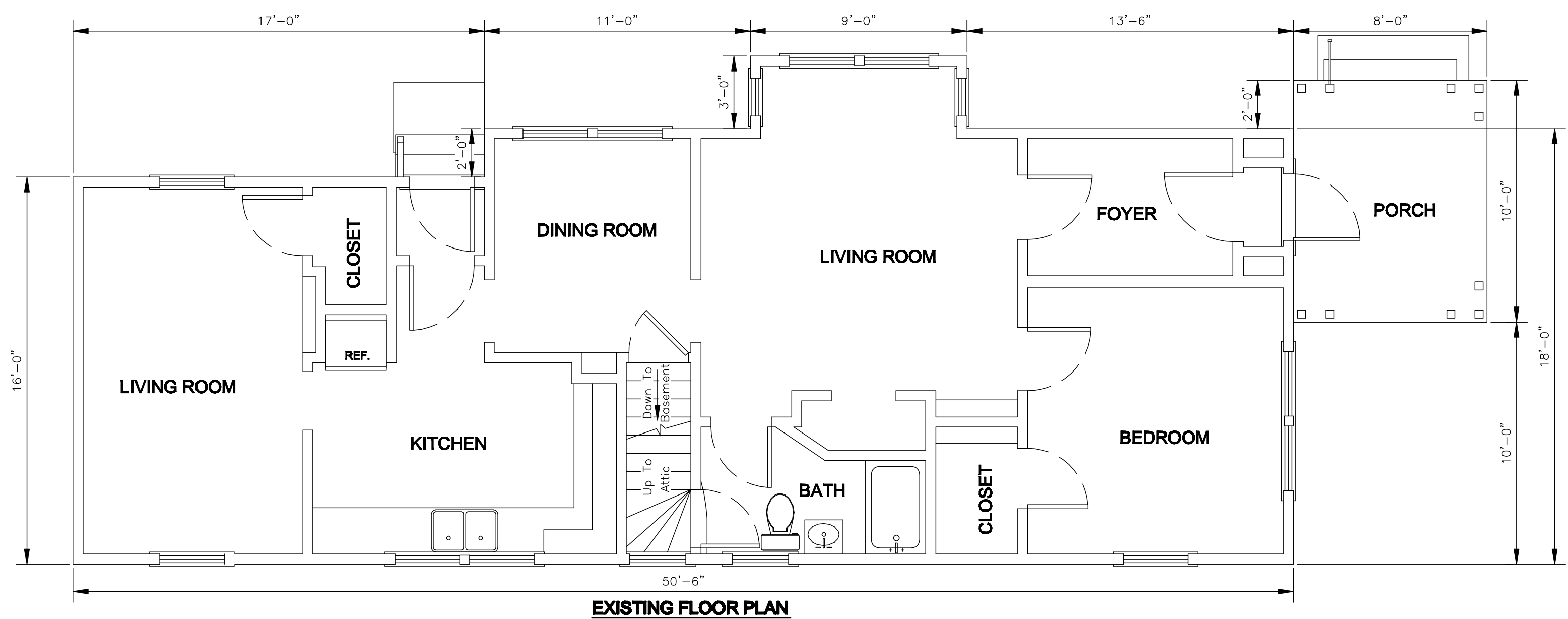
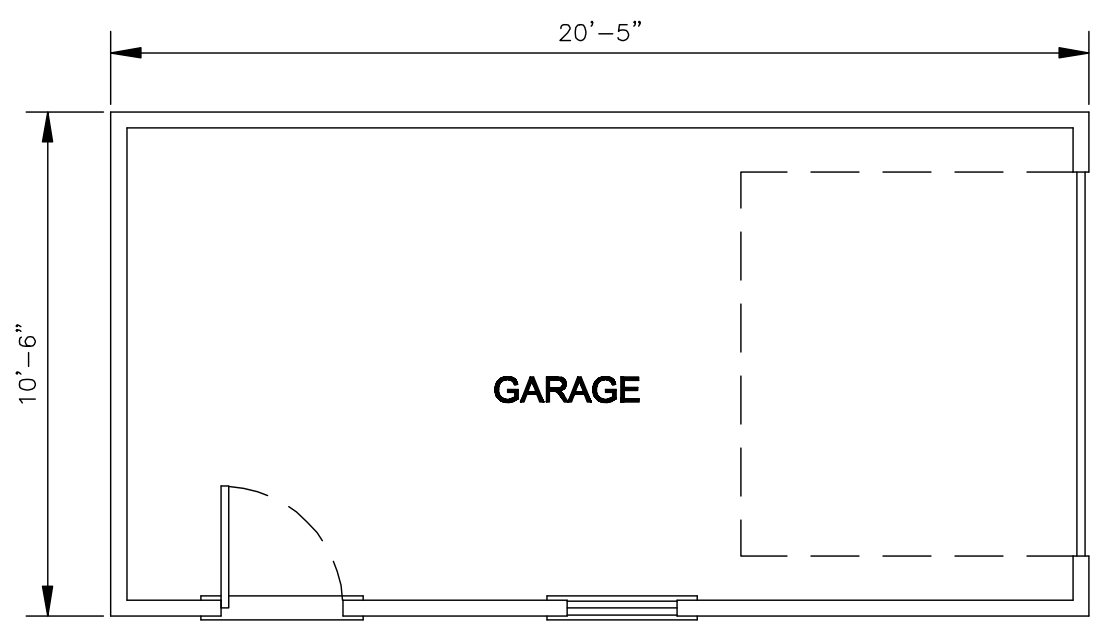
Revisions No	Date	Description

Drawing Title:
Existing Floor Plan

Scale: 1/4" = 1'-0"

Drawing Number

2 of 6

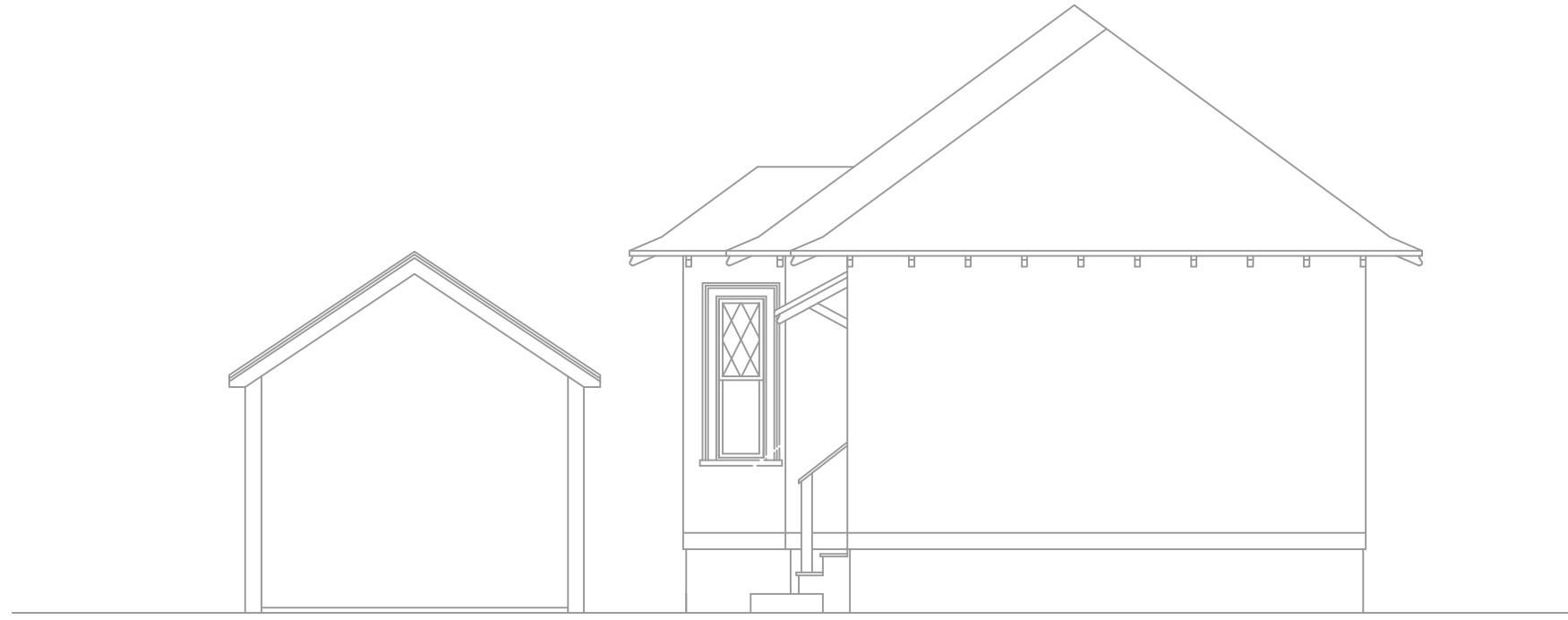


EXISTING FLOOR PLAN

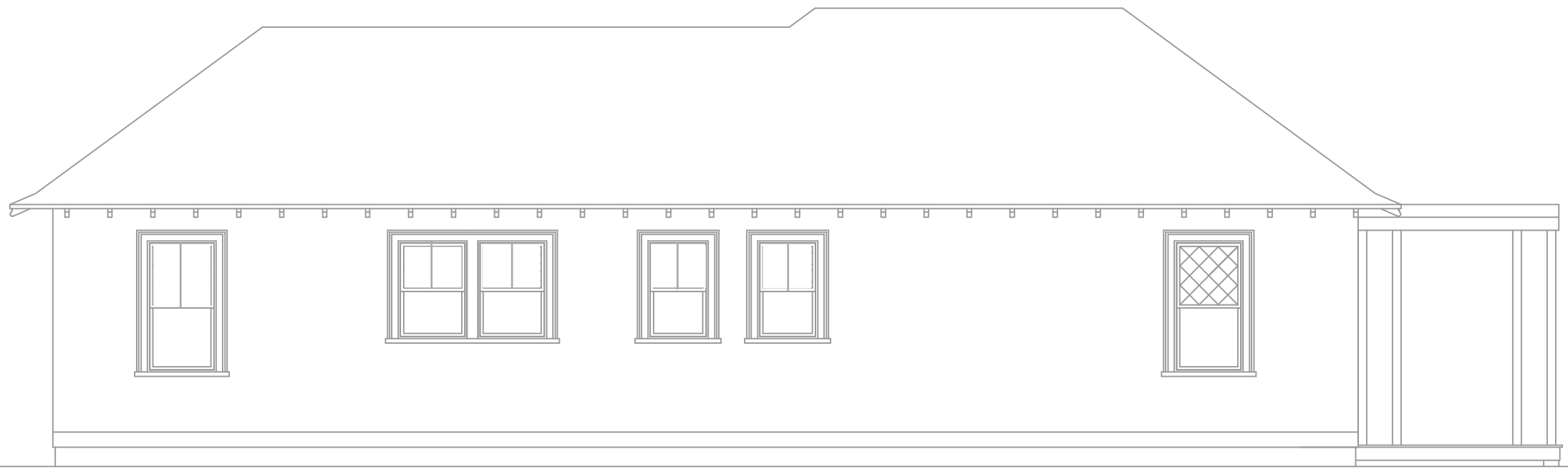
PRELIMINARY DRAFT



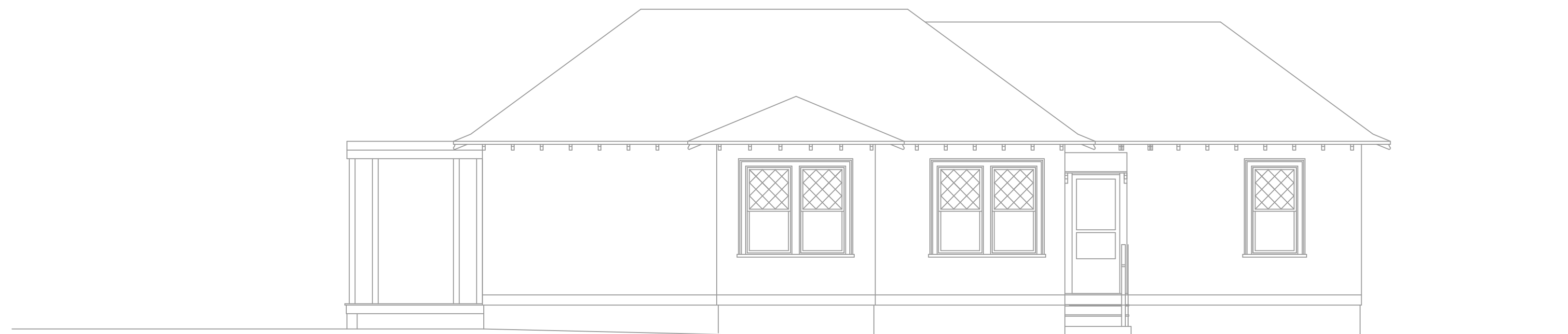
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

SM
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Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 00458
Drawn By: SM
Checked By: X
Issue Date: 1-7-25

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4.	Proposed Floor Plans
5.	Proposed Elevations

Revisions No	Date	Description

Drawing Title:

Existing Elevations

Scale: 3/16" = 1'-0"

Drawing Number

PRELIMINARY DRAFT

3 of 6

PRELIMINARY DRAFT

SM
 Drafting/Design
 Riverside, R.I.
 Smed54@msn.com

**Proposed
 2nd Floor
 Addition
 For:**

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 00458
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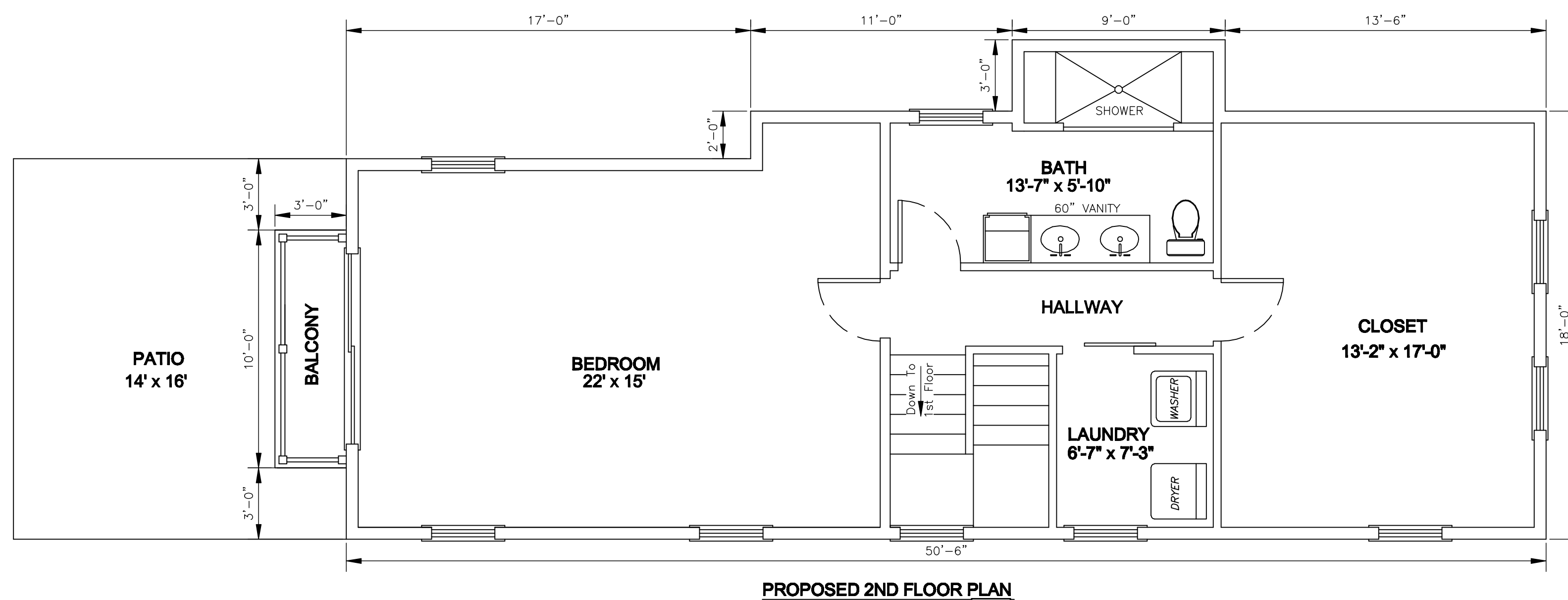
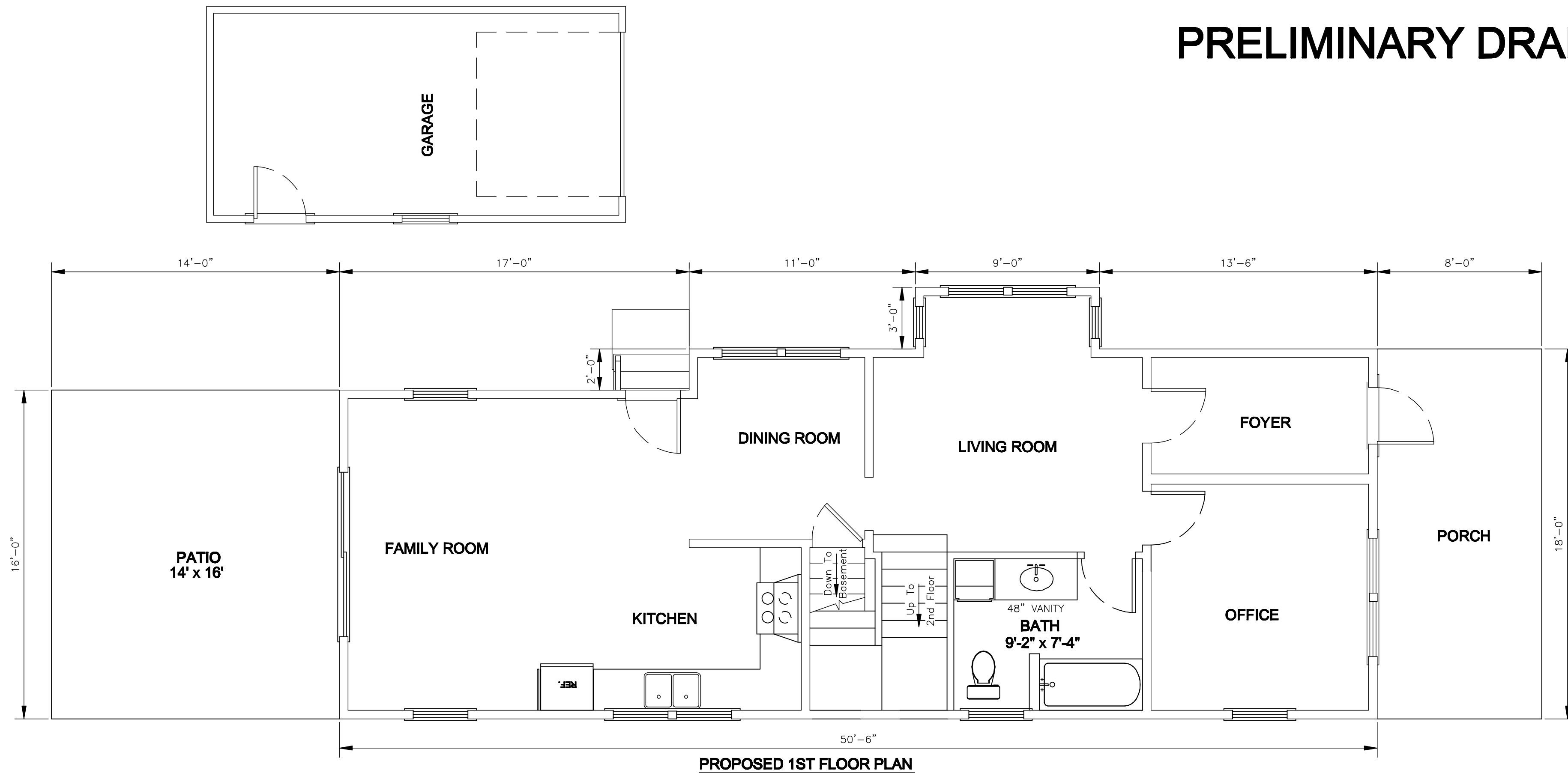
Revisions No	Date	Description

Drawing Title:
**Proposed
 Floor Plans**

Scale: 1/4" = 1'-0"

Drawing Number

4 of 6



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 00458
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Checked By: X
Issue Date: 1-7-25

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5.	Proposed Elevations

Revisions

No	Date	Description

Drawing Title:
Existing Elevations
Scale: 3/16" = 1'-0"

Drawing Number
5 of 6



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

PRELIMINARY DRAFT

EXTERIOR VIEWS



View from the North (across Constitution St.)



View from the Northwest (near intersection of Constitution and Thames)

EXTERIOR VIEWS



View from the Southwest (Thames St.)



View from the South

EXTERIOR VIEWS



West Elevation



Side Door



Box Bay

8 Constitution Street - BHDC Existing Conditions Photos

EXTERIOR DETAILS



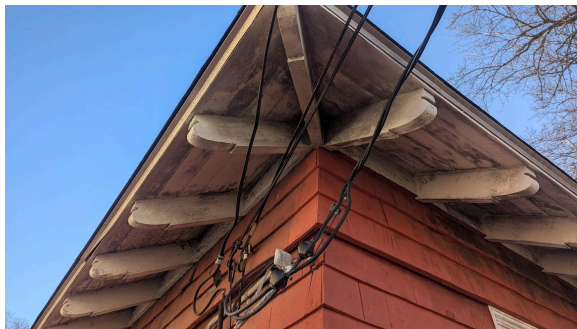
Front Porch



Front Entry



Decking/Columns



Exposed Rafter Tails & Tripled Shingles over window



Garage/Driveway

WINDOWS

- Predominantly single hung, single pane wood windows with diamond light pattern in top sash and aluminum frame storm windows.
- East elevation = 2-over-1 divided light pattern (bathroom, kitchen, stair, living room)
- Many are inoperable due to misalignment in frames and/or broken sash weight cords. Some have broken/chipped muntins; cracked/loose/missing glazing compound; and broken glass.



Missing sash cords



Broken muntin

8 Constitution Street - BHDC Existing Conditions Photos



Cracked/missing glazing compound



2-over-1 window (east elevation)



Exterior trim(split)/Storm Window

8 Constitution Street - Description of Work

We are excited to make Bristol our new home and revitalize 8 Constitution St., a neglected property. We plan to rehabilitate the existing house, add a second floor within the current footprint, and maintain the home's historic character.

On the street side, we plan to respect the house’s original massing and details. In order to distinguish between the original and new Addition, we plan to incorporate a horizontal trim band and/or a change in siding at the height of the existing roof eave. We would like to extend the porch to the entire width of the front of the house, similar to others on the street, and cover it with a new hipped roof that is similar in scale, height and pitch to the existing roof. We plan to incorporate the existing exposed rafter tails into the new porch roof and will use them in the front part of the Addition roof (hipped to match the existing) if there are enough in good condition. Also, we propose keeping the diamond window pattern (to be updated in the drawings), on the front and south elevations in both the existing house and the Addition.

The chimney is in disarray and needs to be removed. We would like to build a new brick chimney on the west side of the house. In the rear of the property, we would like to add glass sliders with a patio at grade and a balcony at the second floor to take advantage of the water views. The garage will also be restored with a new garage door in the front and a sliding door in the back.

We look forward to working with the HDC to bring this old, neglected house back to life and make Bristol our home.