



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, June 05, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

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

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. **Review of May 1 Minutes**
 2. **Review of 14 Union and 41 Church Special Meeting Minutes**
3. **Application Reviews**
 1. **25-25: 14 Union St, Lou Cabral**

Discuss and act on demolition of current garage, construction of new garage, exterior features on garage and house, additions to house.
 2. **25-49: 62 Franklin St, 62 FRANKLIN LLC**

Discuss and act on replacement of vinyl double hung window with vinyl casement window.
 3. **25-50: 60 Court Street, Robert McKenna**

Discuss and act on replacement of casement window with clad wood window.
 4. **25-51: 125 Thames St, Bristol Lofts LLC**

Discuss and act on removal of roof for building 2.
 5. **25-54: 5 Milk Street, Mary Ann Pellegrino**

Discuss and act on replacement of windows to match previously approved windows in house.

6. 25-55: 7 Pleasant St, Loretta Tassoni

Discuss and act on replacement of basement windows.

7. 25-58: 146 High St, Mike Fanning

Discuss and act on installation of shed on property.

8. 25-61: 60 Thames St, Bristol Lofts LLC

Discuss and act to remove asbestos siding, repair and replace clapboard in-kind as needed, replace windows.

9. 25-63: 437 Hope St, Jennifer Charleson

Discuss and act on installation of sign for business.

10. 25-64: 221 Hope St, Nila Asciolla

Discuss and act on installation of vent.

11. 25-65: 244 Metacom Ave, Andrew Broten

Discuss and act on installation of pickleball/basketball court, hoop, net, lighting and fencing.

12. 25-48: 276 High St, Timothy Finucane

Discuss and act on replacement of exterior doors, windows, front porch.

13. 25-66: 15 Church St, Deb Appleyard

Discuss and act on installation of sign.

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

9. Adjourn

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, May 1, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

The meeting was called to order at 7:02 PM, and the Pledge of Allegiance was promptly recited afterwards.

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

Absent: Church, Bergenholtz, and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the April 3, 2025 meeting.

Lima: Directing your attention to the minutes from the April meeting. Does anyone have any questions, comments, or corrections?

Allen: I do. On page 5 about halfway down, Frederick said "single thick". I don't think that's correct. I think she meant "single pane".

Maynard: I will correct it.

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

Allen: So moved.

Lima: Is there a second?

Millard: Second.

Motion made by Allen to accept the minutes of the April 3, 2025 meeting as amended; Seconded by Millard.

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

2B. Review of minutes of the March 26, 2025 special meeting at 125 Hope Street

Lima: Does anyone have any comments? Could we have a motion to accept the minutes?

Allen: So moved.

Lima: Is there a second?

Ponder: Second.

Motion made by Allen to accept the minutes of the March 26, 2025 special meeting as presented; Seconded by Ponder.

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

3. Application Reviews

3A. 25-12: 125 Hope Street, 125 Hope Street, LLC Discuss and Act on demolition of 125 Hope Street.

Toth: Applicant is going to be doing a significant amount of additional review and probably won't be back to us for a few months, so I don't know how you want to handle that for a continuance.

Lima: How about if we continue it until the applicant files an application? Is that okay, Andy?

Teitz: Not really. Things can get lost that way. Unless you want to start carrying them over like the Newport Historic Commission does. Newport has a long list of ones that they are waiting for them to come back. I would say to just pick a date or have the applicant withdraw and refile without prejudice. I think given the complexity of this one, I would say push it off.

Lima: Until August?

Teitz: Or July. They might want to come back by July.
Nick, what do you think?

Toth: I'm not sure.

Teitz: Why don't we continue it to July, and they can request a further continuance. That way we can keep it on the tab without losing anything.

Lima: Okay. Would someone like to make a motion to continue this application?

Page: So moved.

Lima: Is there a second?

Allen: Second.

Motion made by Page to continue the application to the July 10th meeting; Seconded by Allen.

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

3B. 25-24: 41R State St, Bonnie Pacheco Discuss and act on installation of signs.

Toth: I wasn't sure if the applicant was going to be able to make it. Is there anybody here for this application?

Motion made by Ponder to continue the application to the June 5th meeting; Seconded by Allen.

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

3C. 25-25: 14 Union St, Lou Cabral Discuss and Act on Demolition of old and Construction of new detached 3 car garage.

Toth: Lou has requested that this be continued to June.

Allen: Didn't we already do that at the site visit?

Toth: He came in for the windows. He has some other things that he needs to have approved with his garage so he's working with that is going to come back.

Lima: So, the whole thing?

Allen: So we need to do a motion?

Teitz: The rest of the stuff wasn't on the agenda at the site visit so you need to make this motion.

Allen: Okay.

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

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

3D. 25-30: 446-448 Thames St, Richard Corrente Discuss and act on addition of deck.

Toth: The applicants are going to be doing something else. They talked with the Building Official it was counted as a patio and they're going to be withdrawing their application for this and change what they're doing.

Lima: So, do we need to continue it or take it off?

Toth: Just take it off.

Lima: So do we need to do anything?

Teitz: No, you don't need to do anything. It's all set.

3E. 25-35: 70 Griswold Ave, Constance LeFlamme Discuss and Act on installation of solar panels to buildings on property.

Spencer McComb, architect, present on behalf of Constance LeFlamme.

McComb: We were here before you a year or so ago for a pretty major renovation of the home. As the owner were going through the renovation process, they inquired about solar panels. They had a company come out and the homeowner talked about the historical significance of

building and the distance from road as it is an odd geometry to the road. The company and owner figured out best panel locations were. The majority of the panels will be in the back yard in the courtyard area and on the garage. The panels are thin, and they will be about an inch off of the shingles of the building. We are here just to get your thoughts on it and report back to the owner who couldn't make it tonight. We just want to get your thoughts on this. I have presented before many other historic boards regarding solar panels and have received mixed reviews.

Allen: I know the orientation of this house and it is different from most houses on that street. Spencer, could you tell us based on this photo what direction what direction are we facing and where is the actual road?

McComb: Sure. (Approaches the Commission to review photo.) So, the road is essentially 45 degrees to left of that picture. So, the side facing street is at a bit of a diagonal.

Lima: If we take front of house and kind of indicate, is there going to be any solar panels on the front of the house?

McComb: There will be. The front door does not face the street on this property. So, above the front door is the most left portion of roof in the picture you're looking at.

Lima: It would have been helpful if you had put the road in the picture.

Allen: Spencer, is this the road this grey shading on this? (Shows plan image to McComb.)

McComb: Yes, basically. It's not quite at that point, but it's at the top.

Ponder: That's the water and that's Griswold.

Allen: Okay. Again, Spencer, this is the front the house? If we're looking here, this is the main house and that's where the entry door is that we see in the photo?

Toth: I'm just pulling it up on Google maps and if you're facing it the way it's looking, that outbuilding garage,

that's basically perpendicular to the road. So, the front door is kind of a 90 degree angle from the road. The house is basically rotated about 90 degrees from where a house would usually sit on a road.

Allen: Okay.

McComb: There's Griswold and there's the garage. The front door is 90 degrees.

Ponder: So basically, you won't see much from the road.

Lima: Where would the solar panels be?

McComb: (Pointing to the image) So, they would be here and here.

Lima: So, you would not see them from Griswold.

McComb: They are facing south.

Teitz: We need to have this on record so please make sure everyone is talking in the microphones.

Lima: I was just describing that if you were to be standing on Griswold Avenue looking at the garage, you would not see the solar panels, and according to Mr. McComb you would not see the solar panels on the house from Griswold. Correct?

McComb: That's correct. I suppose if you go further down on Griswold you can see back to them because they're perpendicular to the road. It's a fairly wooded area.

Allen: Just out of curiosity, why so many panels?

McComb: I didn't make that decision. I don't know.

Allen: I think National Grid and now RI energy won't allow you to put more panels than is needed. It just seems like a lot.

McComb: I'm not sure where they came up with the amount.

Allen: I don't care. I just thought that it was kind of interesting that there were so many.

McComb: We had told the company about keep the panels away from public view as much as possible.

Allen: You did an excellent job with that.

Lima: Does this need to be approved by RI Energy?

McComb: The consultant from the company will do that.

Lima: Should we ask that it be run past RI Energy?

Teitz: No. Your concern is with the impact on the historic elements of the property. For example, if it had an authentic cedar shake roof or a slate roof, then it would be a concern and viability from the road. It's quite possible that they may be visible from a distance especially in the wintertime, and they are reversible. The Town zoning is similar to what RI Energy's policy is, although the Town does allow you to have as many panels for forecasted use. The idea in the end is that you have approximately enough panels to generate what you are going to use.

Lima: Nick, should I put something on here to date this?

Toth: Just write Exhibit 1 and today's date.

Teitz: I want to bring up one thing which is where the meter and shutoff equipment will be located. I don't think they indicated that here.

McComb: Because of the renovations on the interior, we have not. Does it have to go on the outside or can it be located on the inside?

Teitz: Everything is on the outside. I would just make a condition that the equipment be located on the southeast sides of the garage and of the building so that they are away from the street.

Page: Generally, you would have to have them mounted where the electric meter is located.

Teitz: As indicated, during the renovations, they can move the meter wherever they want, and they could just put it over on that side of the building.

Page: If RI Energy allows it.

McComb: I don't know where the electrical meter is.

Teitz: Generally, they'll tell you.

Lima: Andy, could we vote on this? We have as much information as needed.

Teitz: I think you're ready to vote. I just suggested that one condition in your approval of the panels.

Lima: Is that okay, Spencer, so you don't have to come back?

McComb: That sounds very reasonable, yes.

Lima: Anyone have any questions?

Allen: Spencer, just for your knowledge we usually don't allow people to put on roof especially on the street front, but this qualifies.

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

Motion made by Page to accept the application as presented for the installation of solar panels with the condition that the shutoff switches and meters be maintained either in the current location of the electrical meter or in a new location away from the street; Seconded by Allen.

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

Secretary of Interior Standards: #2, 9

Project Monitor: John Allen

Lima: Nick will let you know when the certificate is available.

Toth: Just before it issues, just submit where the meters and shutoffs will be located.

McComb: I will do that.

Lima: Also, it would be a good idea if you would have a photograph taken so we can put it in the record regarding where the meters are now and if they go somewhere else.

McComb: Okay. Thank you.

3F. 25-37: 259-267 Thames St, TSL, LLC Discuss and Act on Reauthorization of expired approval 23-112 for addition of new third floor.

Spencer McComb present.

McComb: As stated, this project was before you in late 2023. It has been a bit of work to get everything sorted out and under way. Essentially, it is for adding 8 hotel rooms which we did get zoning approval for after we were in front of you and that condition still remains because they have a longer build time. Because we passed the one-year mark with you, we are back to look for the same approval that you gave us at that point. Just to refresh everyone's memory this is a 2001-2002 portion of the building. This was all built around that time. Essentially, it's raising or adding a floor between the brick building on Thames Street and the larger warehouse building which is housing most of the hotel rooms that is closer to the water and that center connector piece was a series of shed and gable dormers housing 8 rooms. Those rooms will remain and there is a hallway from the upper level which will now serve as the additional 8 rooms. The Board in late 2023 that this was an appropriate addition. We do intend on building, and we have worked on construction drawing for a year and we're ready to move forward, but the time did lapse.

Allen: Andy, do we have to make a new motion to reapprove?

Teitz: Yes you do, but you can incorporate your standards and findings of fact from the last one by reference if you want. The only new finding you would want to make is there are no circumstances that changed between then and now.

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

Rachel Hamilton: I am an attorney and I am here on behalf of the abutters which consists of the owners of the Stone Harbor Condominium Association located at 341 and 345 Thames Street. They formally wish to oppose this application. As you can see from the application, there have been significant alterations to major architectural features which include the height, the massing, the wall covering, the trim, windows, porches, the second and third floors being reconstructed, and the rear portions being added. So, asking for this extension to add another third floor even more so takes away from the building's historical significance. It is not recommended by the Secretary of Interior Standard of constructing new addition that is as large or larger than the historic building which visually overwhelms it meaning a loss of historic value and that is the portion of the Secretary of Interior Standard the new exterior additions to historic buildings and related new construction section. The plans that are in front of you as well as the photographs, if you look at the plan A2.1, you can see that the majority of the building appears to be new work, and the rear building has two floors that are new work and then the center of the building which is their proposal. The view from State Street you can only see the new work based on that viewpoint, so it is creating the majority of the building appears to be new work rather than the historical basis of that building. Also, there are proposed double windows that stray from uniformity which is also not recommended in the Secretary of Interior Standards of changing the number, location, size, or raising pattern of the windows on primary or highly visible elevations which will alter the historical character of the building. These again are highly visible elevations. When viewed individually it might not seem like a big ask, but it also contributes to the building as a whole. Also, there has been some inconsistency with applicant's reasoning for these changes. If you recall, if you were part of the Board from 2023, part of that reasoning was that they stated that they needed more rooms due to pressure of being the only hotel, as well as being filled up by the school, but, however, this is in direct contravention of another application that they have before the CRMC which is requesting a berthing facility and marina expansion, and what they describe as a proposed pool boat in which that they stated the need for the pool boat amenity was to attract guests. There are two sides of the coin which are doing two different things which, in addition, will

be an eyesore historically from that perspective diminishing the value. It sets the tone for more pool boat amenities to come. That is all I have for you today. Thank you.

Lima: Thank you.

Teitz: First of all, the pool boat is not before you and it is not a structure under your regulation as it is removable as defined by the Harbor Master, so you have nothing to do with it, nor does it actually have the reasons why people want to do what they do. Otherwise, I doubt you would approve almost any of the things that people come and buy houses then they want to improve it, so that's not your jurisdiction. I would like to address the question of whether this is a historic building. When was this building built?

McComb: It was built in 2001. The front section, the brick building at the front, was rebuilt from photographs. It was a one-story building pre-2001, but the entire back of the building plus the larger wharf building is 2001 building. The building also sits in middle of property, so DeWolf Tavern is on one side and harbor is on the other side with what we call the bike building on that other side and where you drive through into it is also on the south side. This building is flanked with its own massing before literally anyone can see it and one of the things we talked about at the first approval was this additional mass that we're creating in center of complex is really hard to see from most vantage points. So, just like a year and a half ago I still think it is historically appropriate. I think the windows from the 2001 building are still appropriate and I still think it is an appropriate option.

Lima: Are there any more questions or comments?

Ponder: I'm trying to remember the actual plan from a year and a half ago and I think I remember the additional height of this increased. How much higher is it going to be after the addition?

McComb: It is 2ft higher.

Ponder: Yeah, I don't remember it being that much.

McComb: Sorry, it's 3ft. The mass of the roof is higher. We are adding a level, however, the existing ridge line is fairly close to where ridge line going to be this time.

Ponder: That answered my question.

Allen: I don't recall Stone Harbor being at the meeting in 2023.

Teitz: I don't think they were. That's not really relevant. This is a reinstatement, so they have the right to come here and make whatever arguments. It would appear to me that the arguments on the standards were based on if this was an addition to a historic building and this is clearly a 2001 building and this is neither a historic nor contributing building.

Allen: Okay. Should that be part of the finding?

Teitz: Yes.

Lima: Any other questions? Anyone else in the audience? Can we have a motion.

Motion made by Allen to approve the application as presented as it is an extension of the previously approval application #23-112 which was approved September of 2023. Finding of fact is that the building this located in was built in 2001 and is not historic as other parts of the building are. It is compatible with the existing structures, and it is located in the center of the complex and will not be significantly visible from the street or neighboring historic properties. This construction will only have a height increase of 3ft and will not have a significant impact on the surrounding historic properties; Seconded by Ponder.

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

Secretary of Interior Standards: #10

Project Monitor: John Allen

3G. 25-38: 21 High St, John and Nancy Breen Discuss and Act on replacement of 2 windows, bulkhead, and other features.

John Breen and Nancy Breen present.

Breen: My wife and I recently purchases this home. We are here before you to ask your permission to get it back to the vision that Carol and Randall Stone had when they came before you in the 1990s. We are not asking to make the house bigger in any way. Primarily, we want to change the front of house by adding a fiberglass gutter where there is currently none. Our contractor was chosen with the promise to try to restore the door and use the door that is currently there although our application has an equivalent door in it just in case they cannot save it. The Damon Company from Newport who is well versed in historical properties, is our construction company. They have already applied for the building permits. We have worked hard to get the yard back. The house has been grossly neglected for more than a decade. We're working diligently to bring it back. We have two severely rotted windows on the portion of the house that was built in 1961. It is the connector from the house, which is 1870ish I believe, and the garage and breezeway which are 1961ish. We are asking to replace those two windows with a more modern window with the same look. We would like to go with Marvin Elevated which is a fiberglass coated window, but it would still be 2 over 2 with a grid panel. The bulkhead was severely rusted and has been removed. You cannot see the bulkhead because it is under the deck. We wish to replace the bulkhead at some point with an equivalent to what was there. Again, not making any significant changes there. We would also like to replace the gutters in the back. Many of them were clogged with leaves for a long time. They are copper lined wood gutters and they're in tough shape, and we would like to replace them. Those are primarily on the west side of house and you don't see them from the street at all and we would like to replace them with fiberglass gutters.

Toth: Those can be considered administratively approved.

Breen: Nick has been very kind. He has already given us permission to replace the roof and to fix the hole on the side of the house where the squirrels go in and out. We are very glad we have gotten that permission. We're before you primarily to ask permission to put that gutter

in the front and to put more modern, more durable windows on the side of the house that really takes a beating from the weather which is the west facing side of the house. There are other things there that will be replaced, but they will be direct replacements of the doors that are already there as we have found another set of doors in the house. We are very anxious to get this going. We're hoping the tenant of sufferance leaves quickly. We've been waiting for him to move for six weeks, but we're optimistic.

Allen: Do we have a cut sheet on doors or windows?

Breen: I sent Nick a very large package about the windows.

Toth: There's a chunk but I couldn't find the specific window pattern. Are you going with 2 over 2 like what is there?

Breen: Yes.

Toth: I didn't include everything, but there is a cut sheet of Marvin windows in the back showing the set up.

Allen: It has details, but it doesn't have anything about the cladding.

Breen: It's a fiberglass over wood window.

Toth: My mistake on that, I apologize.

Allen: What about the other doors other than the front door.

Breen: There are a lot of Andersen doors, one on the breezeway which will stay.

Allen: Is it a wood door?

Breen: No, it is not. It is a 1990s door which is fiberglass over wood. There are two sets of sliding doors which are in terrible shape, but we've already located replacement doors that came in under warranty. They were in the garage, but Mr. Stone didn't do much. They're just sitting in the garage just waiting to go in. They're exact replacements and we're going to use them.

Toth: That's administrative. These are not on street frontage?

Breen: No, this is not on street frontage. This is all in the back on the deck.

Lima: Any other questions?

Ponder: This is the bulkhead door you want that's in here?

Breen: Yes, just replacing metal with metal. The trap doors of the deck are supported by the bulkhead so we have to get exactly the right size.

Allen: That makes it wonderful because you can't see it from the street.

Breen: There is a lot of clearing out that needs to be done there. Mr. Stone was a sign person so there's a lot of paint in the basement. We're very happy to be living in Bristol and look forward to being here.

Allen: Glad you are going to take care of it.

Breen: We will.

Teitz: I just want to note something. There is street frontage there because of Wally Street. It is not currently visible because of all of the overgrowth, but there is street frontage, and it will be more visible when it is cleaned out. So, I think your findings need to deal with the date of addition and the materials rather than not so much the visibility thing, and that it is a later addition to the house and modern materials.

Allen: Is this a later addition to the house?

Breen: Yes, this was all done in the 1990s. The records that Nick has are very extensive. All of the Andersen doors were put in the late 1990s, maybe in 1997.

Allen: Often times when people come in to replace windows, we ask for photos to show that they can't be repaired. These are great photos, and I wish everyone was like that.

Teitz: Can I also ask about the windows and the front door. You are replacing glass side lights on either side of the door?

Breen: No. We are hoping to save all of the front door, but if we have to then yes, we will replace the door and the sides. It will look similar.

Teitz: I would also like to point out that the drawing of your door has a curved top which is clearly not in keeping with all of the other square corners on that door. It is up to the Commission, but you are approving replacements.

Allen: Is it possible to get a door that has a straight line?

Breen: We have looked at one company that was recommended to us.

Nancy Breen: We can make it square. That door was installed in the late 1990s as well.

Ponder: The gutter that you want to put on the front of the house, I am assuming that's because it doesn't have a gutter there currently?

Breen: Correct. There is a lot of water damage on the front of the house, and we want one there to stop that.

Ponder: And that's going to be fiberglass?

Breen: Absolutely, we read the rules.

Allen: So, in the rear there were gutters there and they were wood?

Breen: Yes.

Allen: Is profile of the fiberglass gutters going to be similar or exactly the same as the wood ones?

Breen: I can't answer that question.

Allen: Okay. Is that something that we could request that you get something that is as close as possible and to do the same on the front as well?

Breen: Yes.

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

Motion made by Ponder to approve application as presented to repair the front door with the design amendment to application that it will be a squared off design verses the current applied for curved to match the current door and replace and repair the surrounding trim work. To replace the existing windows on south facing breezeway which is on the Wally Street side with similar windows with a finding of fact that portion of the house was built in 1961 and redone in the 1990s. Also, to replace the basement bulkhead with a Bilko metal bulkhead that's in the application, and to add a fiberglass gutter and metal downspout on the front of the house where none exists currently, and to replace the wood gutters in back with fiberglass gutters and metal downspouts which will have the same profile as the existing gutters that are currently there. With regard to the front door, if it is to be replaced, and for the gutters, they are subject to further review by the Project Monitor, but if there will be any significant change, then it will have to come back before the Commission; Seconded by Allen.

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

Secretary of Interior Standards: #6

Project Monitor: John Allen

Lima: Nick will provide you with the proper permits. Please put a copy of it in the front window so that people can see that you have permission to begin.

Breen: Thank you.

3H. 25-40: 366 Hope St, Tom Bergenholtz Discuss and act on removal of rear chimney.

Thomas Bergenholtz present.

Bergenholtz: I'm here tonight for the removal of a rear chimney that is structurally unsafe and really causes a lot of concern for safety.

Toth: There is a failed inspection report from the Building Official in the packet.

Bergenholtz: As you know we are doing the third floor and we are taking down to the studs and when you get to certain points of construction like that you find some very interesting things. So, when we got to this point, we went up into the attic and as you can see by the photos, the photo that shows the shows the attic with the chimney. It is resting on 2x6s and that span that it is resting on, that's really the bottom of the chimney and the boards are bending. You can also see some water damage into the mortar and the mortar is starting to break away. If you look at the next photo, you can see a pipe sticking down from the ceiling. That used to be a gas furnace which is now gone. You can see where they supported the four boards that are still standing, the vertical board, there are some 2x4s that are actually holding up some of those 2x6s. Basically, it's a real safety hazard. If you look at a couple of other pictures, it is not significantly visible from either Hope or Church Street. I really need to get it down. (Approaches the Commission to show photograph.) There is a deck that is right below the roof line and there are three door. There is a door to one of the units, there is a deck, there's a door to the second egress for other units in the building and there's a third door. So, if that chimney goes it could hurt or kill someone. It's really in rough shape and I really need to get it down. I also had a structural engineer, Steve Otten, from Northeast Engineering, take a look at it and he said it is really bad shape.

Millard: Did this chimney go down to first floor?

Bergenholtz: Yes.

Millard: So, they took it away and then supported on the top.

Bergenholtz: Yes. There are four other chimneys which are the major focus of the house that have been repaired. We don't use them, but they are structurally sound.

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

Motion made by Ponder to approve the application as presented to remove the rear chimney that is structurally unsafe and repairing that particular section of the roof. Finding of fact that there is a failed inspection report from the Structural Building Inspector, Steve Greenleaf. It has been altered from its original state; Seconded by Allen.

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

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

Lima: When you get the certificate, please put it in the front of the house where visible.

3I. 25-43: 8 Constitution St, John Marshall Discuss and Act on addition of second story and associated materials.

John Marshall and Cordelia Dawson present.

Marshall: My wife and I are excited to come to Bristol. We met with the neighbors, Elaine and Bob, to discuss the house and showed them the new rendering. We tried to incorporate a lot of the changes that you had suggested along with the materials that you suggested. Cordelia Dawson can present the material list and answer any questions.

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

Dawson: Would you us to address any of the concerns?

Lima: Present what you came to present first.

Dawson: The property was built in 1904. It is a modest footprint of under 900sqft of living space. John and Vivienne would like to add a second-floor addition to make it more appropriate for modern living standards and to fit their needs. They proposed an addition and we understand we want to preserve the massing of original

home which I believe was determined to be originally a doctor's office. There's also existing single pane, single hung wood windows with a diamond pattern which are on most of the windows, but not all. They're proposing that we save the best and those that are in disrepair and need reglazing and other improvements, but to save the best ones and we will keep them at the front of the house. The second-floor addition will contain new double hung windows, Andersen E series, aluminum clad with true divided light. The owners are open to carrying the diamond pattern on the second floor, but in an effort to distinguish between what was original and what is new, they're currently showing them without any pattern.

Allen: I think that's was we discussed last time.

Dawson: Additionally in order to distinguish what was original verses what was new, they're looking to preserve shingle siding on the first floor and switch to clapboards above. We are proposing LT smart side engineered wood siding which is a siding that is available in both shingles and clapboards, and it is a wood base that has additives and coating which allows it to last much longer. Also available in trim products. It cuts and appears as wood. Additionally, there are details on the existing home which are exposed decorative rafter tails. They would like to preserve them and make new ones out of wood to match on the addition. Additionally, they would like to rebuild the front porch as some of it is in rough shape. They want to go across the front of the house in keeping more with the neighbor's house, they want to add a hipped roof as it currently has a flat roof. This will help to give the first floor a larger presence. It extends the mass and helps the second floor be slightly smaller overall. They also plan to add balcony off rear of the property. The railing materials proposed would be glass for the new addition. Composite decking is proposed for the rear and cedar for the front porch. We also propose new fiberglass doors for the front and side entry and also replacing the existing garage door with a custom-made wood door. The driveway improvement would be to take the existing pavers and reset them into a new crushed stone bed. We have included a photo of what is there currently, but we would try to match that if there wasn't enough. We will lay it out in a more organized manner that will be easier to maintain. I was going to comment on Catherine's letter, but I will wait for your

questions. I will clarify that in the last round there was a room that was marked as a closet, but that was a typo on the plan. It was always intended to be a bedroom at the front of the addition on the second floor.

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

Marshall: No. It has been rented for years. The house is in such disrepair. The bathroom sink had a huge hole in it and the water was pouring on the floor. I spoke with my neighbor, Bob, and he said that the chimney is in such disrepair that bricks were falling off onto the sidewalk almost hitting people. Many of the windows don't work. We're excited to hopefully make it look great and make Bristol proud.

Lima: Thank you.

Dawson: I just wanted to clarify that they intend to demolish the existing chimney, move it, and rebuild it on the west elevation. It would be a new brick chimney.

Allen: I am not in favor of fiberglass door as the entry door on the existing house. So, I'm wondering if we could revisit that at some point. Secondly, I have to agree with what was said at the meeting with Catherine Zipf, that it really is changing this house. It's really taking away from what was a cottage. I have been on this board since 2006 and I can only think of one house that we allowed to build a second story and it's one that fits very nicely. It was an old service station on the northern part of High Street. It's not a big footprint on the second floor. Here, you're taking and adding a pretty large second floor and it's really changing what I think is the historic characteristics of the house. I thought about this for a month, and I am against this. If it could be a smaller addition set back. This is much too large for this particular house.

Marshall: I visited the house you suggested. I can show you the pictures. It doesn't fit with any of the houses next to it at all. It's a completely different style.

Allen: It matched with the house that was previously there which was a stucco house. It was only one story so they went up.

Marshall: The house today was a two bedroom with no door so one of the bedrooms looks directly into the kitchen. For my wife and I that would be a problem. It's only 800sqft.

Allen: just my opinion.

Ponder: When we saw this two months ago, I walked the street and looked at it. I think this plan does change the house, but I think the house is diminutive on that street. So, I'm in favor of doing this. I think looking at this plan for the first time, the extension up is bigger than what I was expecting. I like plan. I like the changes you did to the plan. It makes it more of a livable space on that street. The only comment I would have is that it is a very obvious second floor instead of an adaptive second floor.

Millard: I wasn't here for the last meeting. I can't criticize the plan, but is there some way you could make the second floor a little setback? It would be nicer. It is important to make it livable. I like the diminutive feel. The second floor doesn't fit the character of it. I would like to see the second floor stepped back a little bit.

Marshall: By adding a hipped roof which would be on the front that's what we tried to do. One of things you guys wanted to do was make sure that the second floor didn't look at all like the first floor. I personally love the diamond shape on the windows, and I wanted to do that on the second floor along with the rafters so it would all look gorgeous, but I took your recommendation to make sure the second didn't look at all like the first floor. I think it would great with the diamond windows and the roof rafters. I am more than willing to do that. If we need to change the front door to something else, I am willing to do that as well. It's just my wife and I living in the house, but the house is unlivable currently and we would love to have a second floor. We did do the hipped roof around the entire house to do that.

Page: I'm a yes.

Lima: I agree with Mary that there should be a little more distinction between the second floor and the first floor. There should be a little bit more of a setback differentiating between the two. I think it is okay.

Dawson: I heard you say that stepping it back would make it desirable. Is there any chance of changing roof pitch. There's room there to bring it down and make it less imposing. The ceiling height is 8ft which is not acceptable. It's fairly modest by today's design standards. Given that we need a fair amount of height for inflation with modern energy codes, our buildings are getting bigger. Is there space to alter the roof which is hipped at this point to bring it back. If we were to bring that down to a less steep roof, it would overall diminish the entire height of the addition.

Lima: That wasn't the issue for me. Height is not the issue. I would like to see the separation between what the cottage is and the new addition. Maybe it would if the roof was pitched differently, but if there is a way to step the second floor back a bit.

Ponder: The front of the second floor addition is directly over the first floor. If it was stepped back a foot so it would look a little better.

Dawson: Okay. Setting back one foot is more reasonable than 1/3.

Ponder: Just a small step back. There's a house on Burton that did an extension, and we asked him to step it in just to make sure there was more of a delineation from the new. That's what we're asking for here.

Dawson. Okay. So, setting the front elevation back a foot from the existing and revising door to a wood door.

Ponder: So, the diamond pattern on the windows upstairs I like, but you don't have to.

Marshall: I would love to do diamond windows and the roof rafter.

Page: I actually thought that losing the roof rafters would be unfortunate.

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? And just for the record, Catherine Zipf's letter has been passed out.

Bob Hope: He showed me the rendering. Mary wasn't here the last time I was here. Yes, it was my great-grandfather's first doctor's office in Bristol. It holds historical value to my family. The biggest problem I have is it is close to my property. We had it surveyed, and I'm worried about water runoff, snow, and it has a dirt foundation. I heard that if he stays the same distance on the property it doesn't have to go to zoning. Is that true?

Lima: I don't know.

Hope: The problem I have is that it is a bungalow. He bought a bungalow for him and his wife. He came into our Town and bought a bungalow. Nice little place. I don't agree with the second floor. The structure he showed me is all square. The neighborhood is changing. Whatever you decide, I'll support it and try to be a good neighbor.

Lima: Thank you.

John McClosky: The house was built in 1902 not 1904. I July of 1971, Lombard Posey did a survey on the house and the historic value listed by Lombard's survey was a 1A. A 1A, I believe, refers to architectural significance to a particular geography at the time. So, there is no question that this house is historic and has extreme historic value to Bristol and to the integrity of the Historic District Commission. I'm sorry 2A is the architectural value and 1A is the historical value. I would urge the HDC to study this and make sure that we're not ruining the fabric of our Town by making these big increases to these homes. It is really unfortunate that people can come in, do their due diligence, buy a 500sqft or 600sqft cottage knowing what they're getting and then decide that they can't live there because it's too small. Thank you very much.

Lima: Thank you. Anyone else? Is there a motion?

Motion made by Ponder to approve the application as presented to add the second story with the modification from the application of having a step back of one foot from the current design, to amend the front door applied for to wood, to change the second floor Constitution Street side windows to a diamond pattern as presented in the original concept review, and the addition of rafter tails on the second floor. All other details in application besides the ones that have been specified are approved as applied for; Seconded by Page.

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

Lima: When you get your certificate, please put it in the front window where visible.

Marshall: Thank you.

3J. 25-44: 132 High St, Dean & Susan Morris Discuss and act on addition on rear elevation, change to windows, repair to siding, windows, and chimney.

Dave Rizzolo and David Andreozzi, architects, present.

Andreozzi: Our clients bought this property, and they want to restore the house and part of that is to modernize inside, but a key part of that is to preserve most of the historic architecture. On the first floor the most important thing is to make a logical, modern kitchen and family room which really can't be done without removing fireplaces and chimneys and things like that. In going through the sketches, we propose a small addition 11'8"x13'10" at the back of the house that cannot be seen from the front. This would give them just enough room to relocate the kitchen and add a small sitting area with a small table and basically modernize the house. We're doing some minor configurations, but the inside of the house is basically being preserved.

The key concept is that we are stepping this addition back the length of the craning on both elevations and we're doing that to keep it, in our opinion, in alignment with Secretary of Interior Standards to make it clear that it was an addition, and it was never part of the original house. I'm not sure whether the original house was actually just the center and the parts to the left were an addition as well, but that's a whole different issue. The point is that it is not matching the main house or the addition to the north which is really the historic fabric which makes it so beautiful. We are using clapboard which is used on the north addition, and we are not reusing coining, we are using clapboards to again differentiate the architectural style on the outside fabric of the house. So, it would be clear to everyone looking at it that it was not original and that it was done in phases. The plans are to relocate two existing windows that are in the house now and relocate them to the north elevation, and we're going to restore them. Our goal is to hopefully restore all of the windows. We will have an expert come in and restore anything that is rotted. Anything that would be replaced, we would come to you, but that's not our goal. Our goal is to restore it. We are replacing both roofs. We've had a mason look at the chimneys. They're going to try and repair them, but I think we would like to get an application to replace them in kind just from the roof up because they are in such bad condition. So, that would be the goal is to just take them down to the roof and then replace them back totally in kind. Finally, we would like to replace the storm windows.

Lima: I think that's a sign off.

Andreozzi: That's a sign off?

Toth: The flat roof is exempt and the roof is a sign off as well.

Andreozzi: That's basically what we are coming before you for. There is going to be an elevated patio in back which we will be working with a landscape architect, but it's not in your preview as it is not designed yet. The last issue is there is a shed on the back of the garage. That shed is a new shed. I believe there are pictures in there that shows the inside. It's new framing and a new foundation and we just want to remove that and repair it and bring it back to the original elevation.

Ponder: Your intent on the chimneys are to take them out down to the roof and replace.

Andreozzi: If they can be repointed then that's what we're going to do. The mason looked at it and he said that they may have to be replaced.

Ponder: 1200 Hope Street basically took a brick and shaved it in half and then put it back on. It took the weight down a lot.

Lima: Kyle Ritchie did that.

Ponder: It's just an option for you.

Lima: If you have questions, you can ask him.

Andreozzi: They're very complicated chimneys. One chimney has 4 flues going up. Thank you for recommendations.

Lima: Should I mark this Exhibit 1.

Toth: Yes.

Rizzolo: That picture is of the shed from the inside. If you look, you can see that it is sitting on a contemporary concrete foundation and all of the framing looks like it was probably from the 1980s or 1990s.

Lima: Any questions? Is there anyone in the audience that would like to speak for or against this application? Can we have a motion?

Motion made by Allen to accept the application for the work that has been proposed and the addition at the back of the property, and maintenance work to repair the siding and trim, windows, and chimneys; Seconded by Ponder.

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

Secretary of Interior Standards: #5, 6 and 9

Project Monitor: Chris Ponder

3K. 25-45: 417 Hope St, Jacob Milne Discuss and act on change to front entrance from wood to brownstone appearance.

Robert Page recused.

Jacob Milne present.

Milne: So, the front steps have been in disrepair for quite some time. Currently we're working on a plan to try to do what we believe is most accurate to what the steps would have been. Based on some of our exploration we've noted that there is modern PT supporting that 2by material that's being used as decking right now. What I'm proposing is basically rebuilding the brick that was behind the Portland cement that we originally had there that has been broken back and parging it to match the brownstone with Lithomex which is the product we are using on the headers across the street as well.

Allen: It looks wonderful.

Milne: Thank you. Basically, the idea is now to do the face and the sides with Lithomex. After having a conversation with my mason, we have some concerns about originally my intent was to basically continue that look over the top where that 2by material is, but we have some concerns about how exactly we can do that without potentially causing larger issues down the line as we are putting brick back and there's basically a fieldstone foundation underneath that. The concern is that if we pour on top of it, it could damage that brick, moisture could get in there and pop the brick and create cracks and other issues over time. So, basically what I would like to do is some type of wood material as the topper. My initial thought was something like maybe mahogany. I'm open to suggestions. I have been digging through whatever I can find to try to find old photos that showed what potentially was there before because that would be my goal. As of right now, since there's only wood there that's where my head is at. The other alternative I did have, and I don't know if you noticed, but we had to repair one of the walls by basically taking it all the way down and unfortunately, we found out that the foundation was compromised so we had to pour a foundation to then build that wall back up. In doing so, we removed quite a bit of fieldstone from that foundation and one other thought was to potentially find a way to mortar

that fieldstone on top of those two areas. Those were the two ideas that I had since we looked at it a little more. I'm certainly open to your thoughts or if anyone has any information or other photos that might help.

Allen: Have you been to the Historic Preservation Society?

Milne: I have. Unfortunately, I haven't been able to find anything that shows that portion of the building. I even dug through the national archives. I've tried Google searches and anything I could think of. There's not much out there.

Millard: Have you ever thought about the size of the portico being reduced? The original portico might have been just the same width as the steps and that it was never a full porch like that?

Milne: It is certainly possible. I wondered if that portico was even originally there just based off of the trim that you see at the head of the door. If you walk into the portico and you look at the head of the door, there is actually some ornamental trim right at the head that I wouldn't imagine they would have put there if there had already been a portico.

Millard: It might have been structured differently. There are not that many brick houses from this time period in Town. They all have conflicting messages with their porticos, porches, and pediments. Things have changed over two centuries. You have done a lot of work supporting this already.

Milne: Right now we have just broken it away and getting it ready to basically do what we have to build it back up and replace the wood that is starting to decay in there that was used as nailers. I would certainly be open to that. I have to look a little bit more closely at what exactly that would look like. I can't quite picture it right now but obviously bringing it back down to those two pillars right down to that brownstone. I definitely want to look just a little bit closer to see what that would end up looking like.

Millard: Have you determined if those pillars are original or not?

Milne: So, my assumption is that they are original. Whenever that portico was put in and honestly based on what we found after were knocked that Portland cement back a lot of the foundation technique they used is what we saw was carried throughout the house. The brick that was wrapping that was also brick from the same time period which is a very unique brick that was most likely brought here from England. That's what my mason has told me. Because of that, it makes me think that the portico was added on soon after, but I think it was always that size.

Millard: Thanks.

Lima: You've done a lot of good work.

Milne: Thank you. I appreciate it. I also appreciate your patience with this as it has not been a quick project.

Lima: In future, I would suggest that you make a wish list and put everything on the list that you would like so you don't have to keep coming back. If you put everything together and ask for it then you don't have to keep putting in new applications.

Milne: Definitely. It's something that has crossed my mind. Thank you.

Lima: This is a new project to you and every time you turn a corner there's something new that happens. We do appreciate your diligence. Anybody have any questions?

Allen: You're asking for our opinion, right?

Milne: Yes. My original plan isn't going to work quite how I hoped it would. My goal is to just restore it to what it should have been, especially the front entrance. It is a prominent house where it is and I want to do what's right for the house.

Allen: I've walked by this house for 24+ years and never new there was wood planks there until I saw your photos.

Milne: They blended pretty well. I'm not opposed to doing some sort of wood planking again. The only thing I probably would want to do is picture frame it as opposed to having just the raw end of the wood facing the street.

Lima: I also think that you wanting to use some of the fieldstone is interesting.

Milne: I don't really have a use for it right now so I thought it would be a good way to incorporate it.

Millard: It wouldn't really show.

Lima: I agree with Mary that it wouldn't really show.

Milne: Yeah, you really wouldn't know it was there until you got close to it. It's one of those hidden details.

Allen: Could you use a brownstone slab?

Milne: I haven't quite explored that yet. My only concern with brownstone is over time it does start to decay, and you can kind of see that on those steps. Luckily they are in good enough shape that we haven't had to touch them. That is my only concern with the brownstone.

Lima: Maybe somewhere else on the property you can make a patio or sitting area with the fieldstone.

Milne: We're holding onto all of it right now and my goal is to try to find some way like your suggestion to incorporate it and keep it with the building.

Teitz: I share your intriguing interest about the portico. My first thought was that it was narrower or extended at some point. On the other hand, it looks like it matches the pediment at the top so maybe the physical evidence that has been introduced is that it is very close in time period to the original. My thought it is that either it is original or it has acquired historical significance and without any evidence to the contrary, it seems it should be kept pretty much the same and you should focus on the request before you for the side treatment of what would be going around there under the wood and if other evidence comes up we can always come back. It seems dangerous to deal with it without any evidence to the contrary. We are conjecturing.

Ponder: Do we want to approve you replacing it with wood and are we okay with you picture framing it instead of

just having planks or using the fieldstone that you found if you feel that's a better option.

Milne: I think both of those are viable options. That's where I kind of like to ask to make sure.

Ponder: I don't have a preference between the two to be honest with you.

Allen: I don't either. We're open to it. Is this something that we could leave it to the Project Monitor to discuss with him? You have some ideas of what you want to do.

Milne: Yes.

Allen: I can only speak for myself, but I have no problem with anything that you proposed. I don't know if everyone else feels that way.

Ponder: I feel the same. I was just looking in my phone to try to find some old pictures, but there aren't any.

Milne: I was surprised about that.

Teitz: To answer your question, John, I think it could be left to the Project Monitor. Basically, you're going to leave wood as the surface of the porch on either side, but the details of how the wood is framed and the facing of the foundation underneath the wood could be left to the Project Monitor.

Allen: Are you okay with that?

Milne: Yes, that would be fine.

Millard: I invite you to see my porch. It's an entry with a pediment not portico and my mother had the option of putting the portico back and they decided not to due to the expense at the time. Lombard Posey designed a pediment for it. The brownstone is deteriorating as we had put railing on it, but it shows symmetrically the proportions of front of house and it's much higher than the level that this house. Maybe you could come see it.

Milne: I would be curious to see it. Thank you.

Millard: The columns that were there were similar.

Milne: Thank you. I would be very intrigued.

Millard: 620 Hope Street.

Milne: Thank you. I will take a look.

Millard: It might help you decide because I don't get the wood on the extension. It makes me think that it was a porch going out and that some had just gotten an extra column.

Milne: I would be very curious to see. It is a little weird to me that they would have done wood and brownstone.

Millard: It seems like in that time period everybody was pretty tidy.

Lima: Is this the only folder we have on this property. I was wondering if there was some other historical stuff.

Toth: I can take a look.

Milne: I brought in one photo at the last meeting that I had found that was from somewhere between 1910 and 1920.

Lima: I'm just wondering if we had any record of previous owners coming before us with photos that could help you.

Milne: That would be awesome.

Lima: So, what do we want to do then?

Ponder: I guess approve this application with the binder that John could help make the determination of the final design.

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

Linda Arruda: It just so happens, thankfully Mary spoke up, I've been fascinated with this house as I do business across the street at 418 Hope Street. You need to know that St. Michaels Church in 1861 was built on the corner of Hope and Church Street and the Minturn family that had a farm up where the animal shelter is donated the money for the brownstone of that church and I have been

fascinated about it. There were some discarded things on St. Michaels Church property and those two scrolls were offered by the Church to Ben Bergholtz and they're on Church Street on his side apartment. I can also tell you that most brownstone comes from a watery source and is very porous. I think that you can still consult Portland CT and maybe the Portland Brownstone Company, I believe they preserved it. You can go there. I like that brownstone on your building. It is proportionate to what is there. At Mary's house they put in railings, don't do it as it will do a job on the brownstone. I offer this in support of what you are doing. I applaud it and I think you're doing a great job. I will be hot on the trail to find out more about the brownstone.

Milne: Thank you.

Arruda: The columns are fascinating.

Lima: Any other questions? Would someone like to make a motion?

Motion made by Ponder to approve the application with the amendment to the original application that applicant is going to replace the wood at this point with wood and the final design will be approved by the Project Monitor, and to do the face and sides with brick to be parged over with Lithomex which will match the brownstone. Finding of fact that the original design of the front door, portico, or porch is unknown and the Project Monitor along with the applicant can make the final determination; Seconded by Millard.

Voting Yea: Ponder, Allen, Lima, and Millard

Secretary of Interior Standards: #9

Project Monitor: John Allen

4. Concept Review

4A. CR-25-2: 125 Hope St, 125 Hope Street ,LLC Concept Review for potential replacement buildings.

Toth: The applicant has requested a continuance.

Lima: Okay, so that's off.

Teitz: They can put it back on easily. Just continue it to July.

Lima: Okay. Does someone want to make a motion?

Ponder: Sure.

Motion made by Ponder to continue the concept review to the July 10th meeting; Seconded by Allen.

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

4B. CRHD-25-3: 583 Hope St. HBSBRI, LLC Concept review for additional floor on building.

Dan and Diane Shusman, homeowners, and Chris Cote, Architect, are present.

Toth: It's supposed to be 583 Hope not 538 Hope. My mistake.

Lima: How was it advertised?

Toth: 538 Hope.

Teitz: You can go ahead and hear this as it is only conceptual.

Dan Shusman: My father passed in 2023 and the estate settled in 2024 and I acquired this building in October of 2024 along with a Bradford Street parking lot. We are hoping to move from our current home in Sudbury, MA to Bristol and make this our retirement home by adding a residential portion while maintaining retail in the front. I am really hopeful that we can collaborate on these designs and that they're acceptable to you. It's a romantic aspiration of mine to return to Bristol. I would like to introduce Chris Cote and let him go through the concept with you.

Chris Cote: (Hands out packet to the Commission.)

Lima: do I need to put anything on this?

Toth: I got it.

Cote: In this packet there are a few existing photographs to get you oriented. The 4th sheet is a rendering of basic concept for our discussion here and then there are floor plans after that to get a sense of what the plan is. The project is in the single-story piece that's in the building next to the bank where there are 2 retail units currently in the building. This is obviously an incredibly prominent location. It's important to myself and to the Shusmans that we do something really appropriate here. We have not gotten too much into our architectural design process as we really wanted to get this in front of you, open a discussion, and get your early thoughts on this before we go too much further. It's a really visible spot and a big development for the downtown area and we're here to listen and have a good collaboration on this project.

Ponder: Is your intension to demolish the current structure and build a new one or are you just adding on to this structure?

Cote: If we can keep anything, we certainly would like to do so. It's a sizable building. From cost standpoint, we'll see what we can do.

Ponder: What year was building built?

Shusman: Sometime in the 1930s.

Cote: It doesn't seem to have any major historic value. I haven't seen any pictures of what it was before.

Lima: In terms of parking, I don't know if you have sat there and watched what goes on.

Cote: On the Bradford Street side.

Lima: When school gets out, there's no parking. Parents even go into the bank parking lot. I would strongly recommend that you have some dedicated parking. I know that you have it around the corner on Bradford Street, but just be aware of the fact that some people have no regard for businesses, etc.

Cote: The fact that they do own that parking lot and the plan is, from a zoning standpoint, to merge it into a single lot. That's a great benefit to a building in the downtown location to have parking. There will be a plan

for a garage and to keep a couple of spots for the retail tenants.

Lima: I did see that. I just wanted to let you know that it's not the easiest spot.

Ponder: I'm looking at this proposed view from northeast and it goes back. Since that parking lot is part of the property and you're merging it, are you going to build onto that?

Cote: If you go to the next sheet you'll see the first-floor site plan, it's mainly a garage there and even since this drawing we're talking about pushing it even closer to that existing Hope Street lot in order to reduce the footprint and to help out with the parking situation. The thought there is with that single story piece we just want to be understanding of the area. We do not want to do a 2-story building there so the neighbors still have views from their buildings. So, we're probably going to a low, flat roofed single story garage.

Ponder: The reason I'm asking is remember the Belvedere second phase looked like the building was encroaching on all of the other buildings. If you do that if you can keep it lower so it doesn't look like a monstrosity it would look more appropriate.

Cote: The goal here is to create a simple elegant building that is appropriate from a scale standpoint where it's of similar size of the retail portion of the building right next to it and maintaining that lower height. Fortunately, from a massing standpoint, the yellow building is a big three-story building with an attic. It's a big building and this is a two-story building with an attic and from a scale standpoint it feels appropriate and sympathetic to the surroundings and it's a similar scale to the bank building, so it feels like it makes sense from a massing standpoint.

Ponder: I like the setback of the second floor. The balcony is the only thing that makes me think that's not going to fit.

Cote: I've gone all over town looking at different conditions and there are different conditions here and there. There is an intentionality in how narrow it is.

It's 4½ft of usable space there. It's not a space where you can go out and have a bunch of furniture and things like that. It's really important to do that setback. I think it is so critical here to relate to the surroundings. We talked a lot about not making a big place there where you could have a whole bunch of furniture and stuff. It doesn't really want to feel like a balcony and that's where having that kind of raised parapet instead of open railings so you're not seeing that kind of thing. I absolutely understand that concern.

Lima: I think you could make it user friendly by having what you have on the roof deck on the west side, so the front still maintains the street scape over the retail area but then your personal space to enjoy the view is on the west side.

Cote: Yes. Part of the desire for the little balcony is that it is a great place to watch the parade. Again, there is no intention for it to be always a bunch of people up there and a bunch of furniture as it would detract from the landscape. It just wants to always be a very quiet thing. You would never really know it was a balcony unless, like on the 4th, there's a couple of people up there watching the parade.

Ponder: I agree. I don't know that current building is significant enough to really want to save it. I personally support the building. I think if I were to vote on something right now, I would say that I would like the balcony to be even smaller than this and make it more of like an observing balcony.

Cote: That's something we'll definitely take into consideration. I think if it was critical that it had a smaller footprint, I still think from an architectural standpoint it would want to look the same as it does now. That's certainly something we can talk about.

Ponder: Even if it had the exact same design, just set the railing back a little from the storefront. That's my opinion.

Cote: Thank you.

Allen: The building right now has no character, and I think this would add something to that area. I like it.

Lima: I like it. I think extension past where the bank is may be a little too big. You have a separation at the end of the second floor.

Cote: So that's really at the attic level. That's in order to provide that roof deck on the west side. So, the gable stops and then it ends up being kind of a flat roof.

Lima: Just looking at it on paper, it looks different.

Cote: Next time around when we come to you for full review, I will have more of these types of views from different places.

Millard: I like it very much.

Page: Back to the Ory's point, if you end that first roof line and you go to the second roof line, I don't mind the mass because you're next to the bank, but it seems awkward that you ended what is the house structure with no delineation on the side.

Cote: We can certainly study if there's some delineation there.

Allen: It gives it more mass than what I think is there. And you're saying that there is a deck on top of the back portion?

Cote: Yes. It would be significantly set back from edges so you're not going to see much. There will be a railing, but it would be something a lot lighter. There's a building on State Street next to the Bristol House of Pizza where there is a roof deck, and it has a cable rail which is very light and transparent. I think that might be the type of thing even though it is going to be set back 6ft from that edge, it's something that is light and as transparent as can be so it's not too visible.

Ponder: We've approved the cable railing.

Teitz: You haven't done any drawings of the garage yet?

Cote: Not this type of drawing, no.

Teitz: I think that will be very important even though Hope Street is the main front, Bradford Street is a considerable street too. There's just a parking lot there so putting a garage there might be fine, but I think it will be very important as to what the garage looks like. It should not look like a suburban garage, and it has some sort of other character to it.

Cote: Right.

Teitz: I don't know about how the other Commission members feel, but I almost feel like it should come farther to Bradford Street side and not be so far back. Just looking at the schematic it might be better to actually bring it closer to the street.

Cote: There's a complication there in that there is a curb cut which is only so much there. If that garage comes too far out, we will end up take out parking spots on Bradford which I would imagine is a no-no. So, there's some vehicular circulation challenges with that location.

Lima: Any other questions?

Dan Shusman: I very much appreciate that when you're driving south on Hope Street and pass that bank, you've left the residential feeling and enter into the commercial feeling, and this building has to help with that transition. And going down Bradford Street you have to feel in scale. So, as Chris was describing, our vision for this garage is a very low profile. We want to be good neighbors to all of the abutters to not block their views, to not cause snow problems for anyone, all of the things that I wouldn't want happening to me I don't want happening to them. I think that the idea of having retail on the bottom is a nice transition point also where you're entering that space it jives with the yellow building that has retail on the bottom and residential top. My closing remark to you is that our intention is that this building really does enhance the character of Bristol and replaces what is a saltbox kind of building with something that makes Bristol look that much more modern but at the same time keeps its historic character by this kind of quiet elegance to the exterior. The windows which we haven't discussed of course, they all have to be in character and, of course, that's a requirement of your Commission, but at the same time it's our require as well. Thank you.

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

Toth: There is nothing major to report. I am still plugging away with the standards guy.

Teitz: I just wanted to let you know that I saw something about the Historic District Commission in Providence has prepared a draft policy on window replacement. I was going to print it out and give it to you but it runs 33 pages. I emailed it to Nick and he will forward it to you so you can see it. It is something to think about. I haven't read it. I don't have any opinion on it. I just wanted you to be aware of it.

7. HDC Coordinator Approvals

8. Other Business

Allen: We've brought up several violations and concerns over the last few months. I haven't seen anything changed on any of those things that I brought to your attention. Can I send you a list rather than do it here and you can give us an update.

Toth: Sure.

Teitz: I will tell you on some of them a policy decision has been made not to enforce them, and others are awaiting time and so forth. Send us your list and we'll go through it and respond.

Lima: I must say that when I do call Nick with a concern, 99% of the time he's right on top of it.

9. Adjourned at 9:40 PM

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes for Special Meeting Friday, April 25, 2025 14 Union Street and 41 Church Street

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

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

Meeting Brought to Order at 8:46 AM at 14 Union Street

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Lou Cabral, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

Members reviewed proposed changes to 14 Union Street windows as previously presented at the regular April Meeting and viewed proposed location of the applicant's desired garage - however this was not considered for a vote.

Members reviewed the current condition of windows in the existing home, which the applicant wished to replace. Upon review, most members of the commission determined that the windows were in good condition and did not warrant replacement in the original section of the house, but were open to replacement in newer sections. Member Page dissented on this, stating he would be in favor of full replacement, due to trends in energy efficiency requirements potentially requiring replacement in the future in his experience.

Motion:

Made By Member Church, Seconded by Allen

To approve application 25-25 to Repair windows in original house on first and second floor, windows on east and west elevation (including bay windows), windows on south side not included.

Standards #4

Yea: Church, Allen, Lima, O'Laughlin, Millard

Nay: Page

Meeting moves to 41 Church Street at 9:38 AM

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Tom Bergenholtz, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

The Applicant requested replacement of windows in the building. However, the commission was not able to gain entry to the building to conduct an inspection and determined not enough information was available.

Motion by Church, Seconded by Allen

Deny application 25-21 without prejudice based on lack of supporting evidence for condition of current windows or evidence of prior windows.

Vote is Unanimous in Favor

Member Page moves to Adjourn meeting at 9:48 AM.



Bristol Historic District Commission

Item 1.

Application for Review of Proposed Work - Printable Application

HDC-25-25	Contributing	March 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
14 Union Street	15	52

Applicant	Applicant Phone	Applicant Email
Louis and Joan Cabral	774-578-5878	lcabral@cabralgrp.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	304 Church Pond Drive, Tiverton RI 02878

Architect/Engineer	A/E Phone Number	A/E Email
Michael Potocki	508-679-2500	mike@cornerstonedesignbuild.com

Contractor	Contractor Phone Number	Contractor Email
FT Construction	401-749-0999	

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

Description of proposed work:
A. Reintroduce and construct a porch in the front of the house
B. Construct a second floor addition on the back side where currently only one floor exists.
C. Reconstruct existing 3 bay garage on the southeast corner of the lot with a second floor addition for storage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00491
HISTORIC NAME:	Congdon House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1835 ca; 1

Louis and Joan Cabral
Applicant’s Name – Printed

Date: March 11, 2025

Lou Cabral
Applicant’s Digital Signature







200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

Subject Property:

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

Abutters:

Parcel Number: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA
221 HOPE ST, UNIT 1
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-002
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH
MCCANN CO-TRUST
221 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-003
Property Address: 221 HOPE ST

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.
TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-004
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST
KATHLEEN LUBECK LIV TRST AGMT
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-005
Property Address: 221 HOPE ST

Mailing Address: KENNEDY, HOLLY P TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

Parcel Number: 11-15
CAMA Number: 11-15-006
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-007
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-008
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-009
Property Address: 221 HOPE ST

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

Parcel Number: 11-15
CAMA Number: 11-15-010
Property Address: 221 HOPE ST

Mailing Address: HARRIS, ERIN J. & TERESHKO, DANIEL
N. TE
221 HOPE ST, UNIT 10
BRISTOL, RI 02809



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3/27/2025

Page 1 of 5



200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: PARKER, PAULA TRUSTEE OF THE MARY L. DWYER IRREVOCABLE TRUST 221 HOPE ST, UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W. TE 221 HOPE ST, UNIT 16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE C. TE 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



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3/27/2025

Page 2 of 5



200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

Parcel Number: 11-16 CAMA Number: 11-16-006 Property Address: 217 HOPE ST	Mailing Address: LAGOR, JEREMY & SOUZA, LISA JT 217 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-007 Property Address: 217 HOPE ST	Mailing Address: TUMBER, WILLIAM R. & GLENDA DEE TE 955 WEST SHORE RD, UNIT 6B ALEXANDRIA, NH 03222
Parcel Number: 11-16 CAMA Number: 11-16-008 Property Address: 217 HOPE ST	Mailing Address: HURLEY, JAMES T. 217 HOPE ST, Unit 8 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-009 Property Address: 217 HOPE ST	Mailing Address: BISBANO, RICHARD 688 7TH AVENUE NORTH NAPLES, FL 34102
Parcel Number: 11-16 CAMA Number: 11-16-010 Property Address: 217 HOPE ST	Mailing Address: BURSTEIN, ALEX S TRUSTEE 1304 MAINSAIL Circle Jupiter, FL 33477
Parcel Number: 11-17 CAMA Number: 11-17 Property Address: 209 HOPE ST	Mailing Address: RODRIGUES, JOYCE C 209 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-31 CAMA Number: 15-31 Property Address: 41 UNION ST	Mailing Address: MICHAELS, ANDGELA ANDRES, TRUSTEE ANGELA ANDREA MICHAELS TRUST 41 UNION ST BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, IRENE K. 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: LEONETTI, GREGORY M. & JULIA C. TE 4480 POST RD EAST GREENWICH, RI 02818



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3/27/2025

Page 3 of 5



200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

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: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN, GUSTAVUS J. IV TE & CATHERINE M. 23 SUMMER ST BRISTOL, RI 02809
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: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. 220 HOPE ST BRISTOL, RI 02809
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



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3/27/2025

Page 4 of 5



200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

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: 15-64 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: 15-94 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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3/27/2025

Page 5 of 5



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 14 UNION ST ACRES: 0.298 PARCEL ID: 015-0052-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: CABRAL, LOUIS A & CO - OWNER: GREENWELL, JOAN F TE MAILING ADDRESS: 14 UNION ST ZONING: R-6 PATRIOT ACCOUNT #: 961	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1846 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/17/2020 BOOK & PAGE: 2030-21 SALE PRICE: 705,000 SALE DESCRIPTION: SELLER: WESTON, EDWIN J & BETTY A LE	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3456 FINISHED BUILDING AREA: 1941 BASEMENT AREA: 1186 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$258,500 YARD: \$15,700 BUILDING: \$402,700 TOTAL: \$676,900	
SKETCH	PHOTO



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

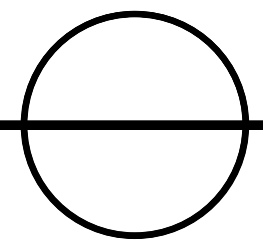
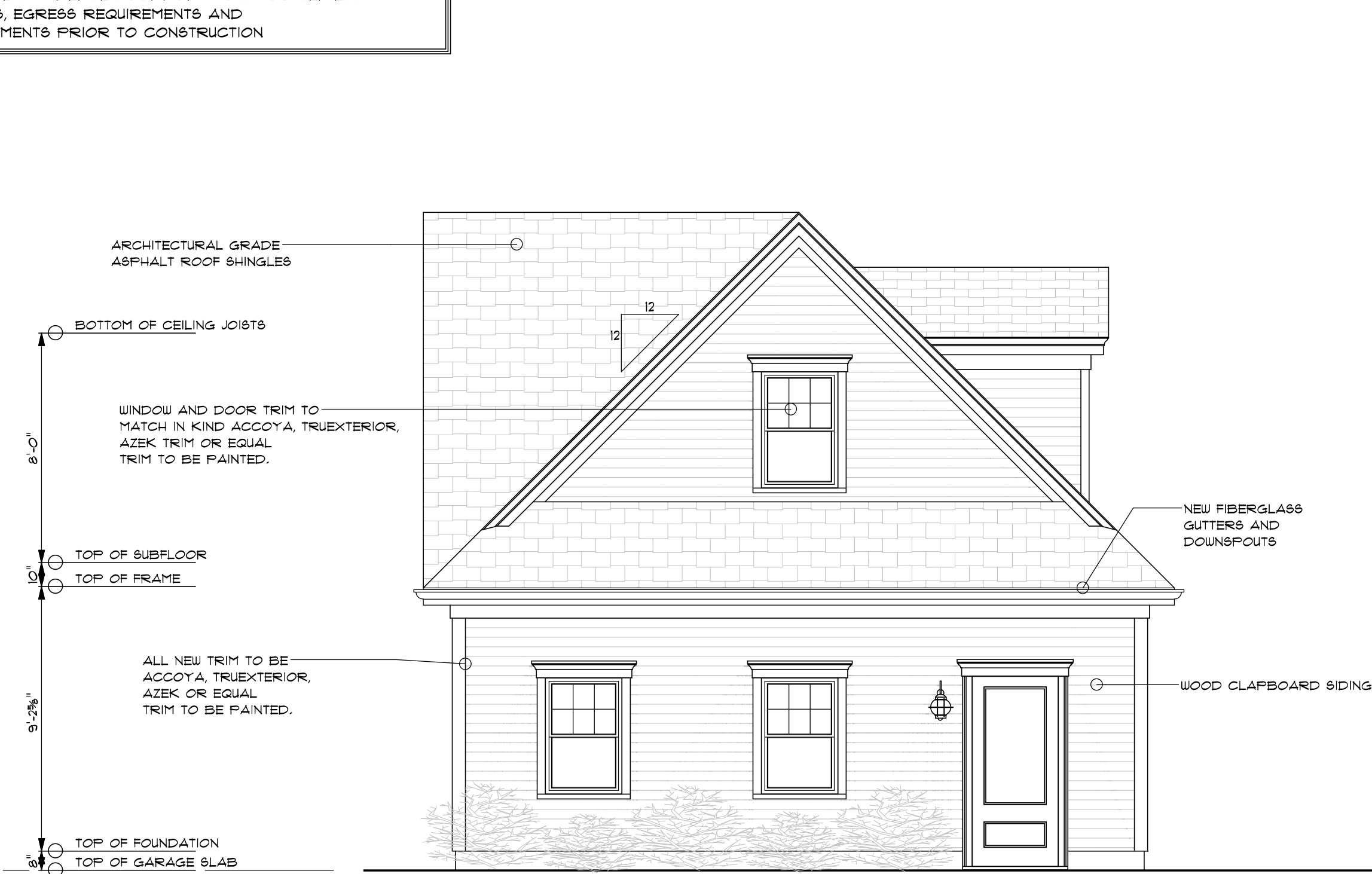
3/27/2025

Property Info 56 n - Bristol, RI

Page 1 of 1

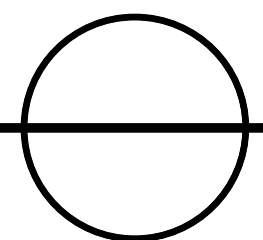
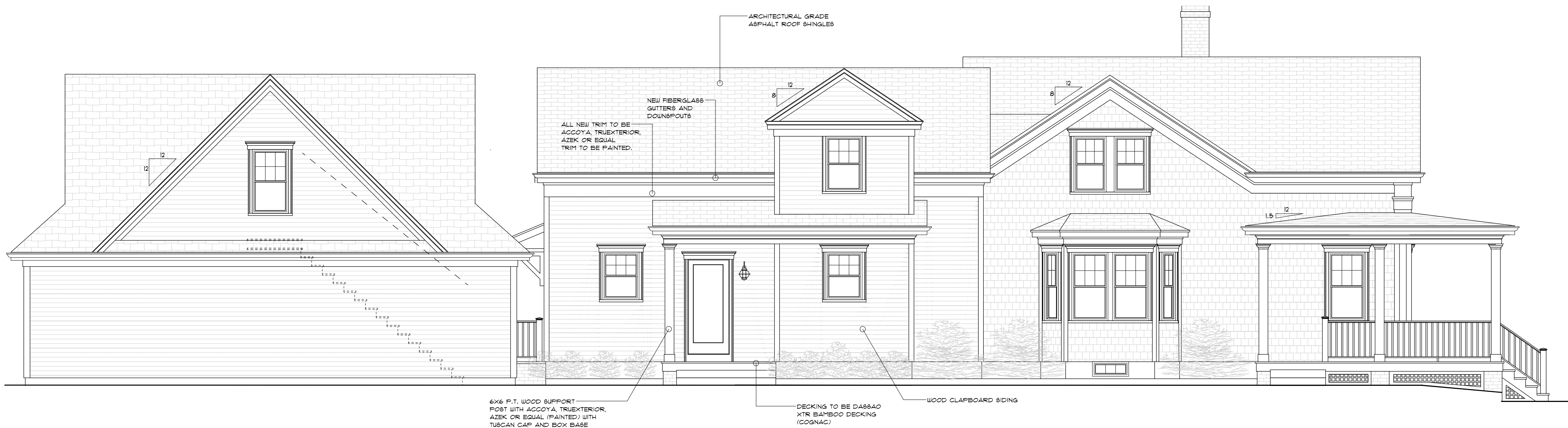
NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER.
ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES).
VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND
TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



NORTH ELEVATION
UNION STREET

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

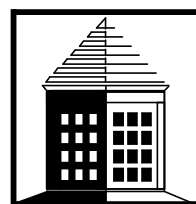
AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

536 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02711
TEL - (508)-679-2500
FAX - (508)-679-2600

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

DATE: 11 MAR 25

SCALE: AS NOTED

DRAWING NO.

A-1

SHEET 1 OF -

NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS
PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (JOISTS,
ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER.
ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES)
VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND
TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:



CORNERSTONE
DESIGN/BUILD SERVICES, INC.

530 WILBUR AVENUE
QUANSEA, MASSACHUSETTS 02711
TEL - (508)-679-2500
FAX - (508)-679-2600

SHEET TITLE:

EXTERIOR
ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

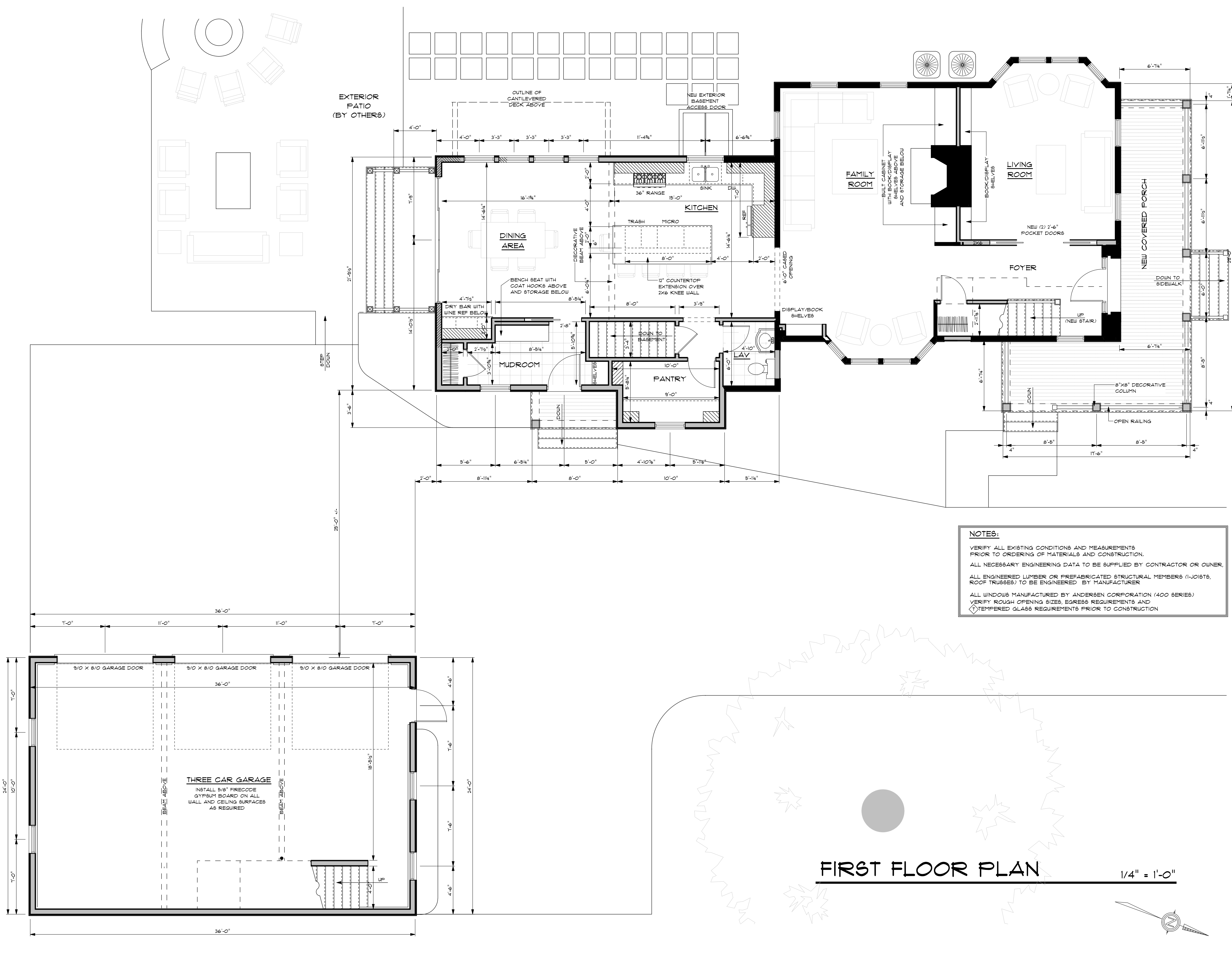
DATE: 11 MAR 25

SCALE: AS NOTED

DRAWING NO.

A-2

SHEET 2 OF -



NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

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FIRST FLOOR PLAN

1/4" = 1'-0"

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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION / RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02111
TEL - (508)-678-2500
FAX - (508)-678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

FIRST FLOOR PLAN

DRAWN BY: M.POTOCKI
REVIEWED BY: _____

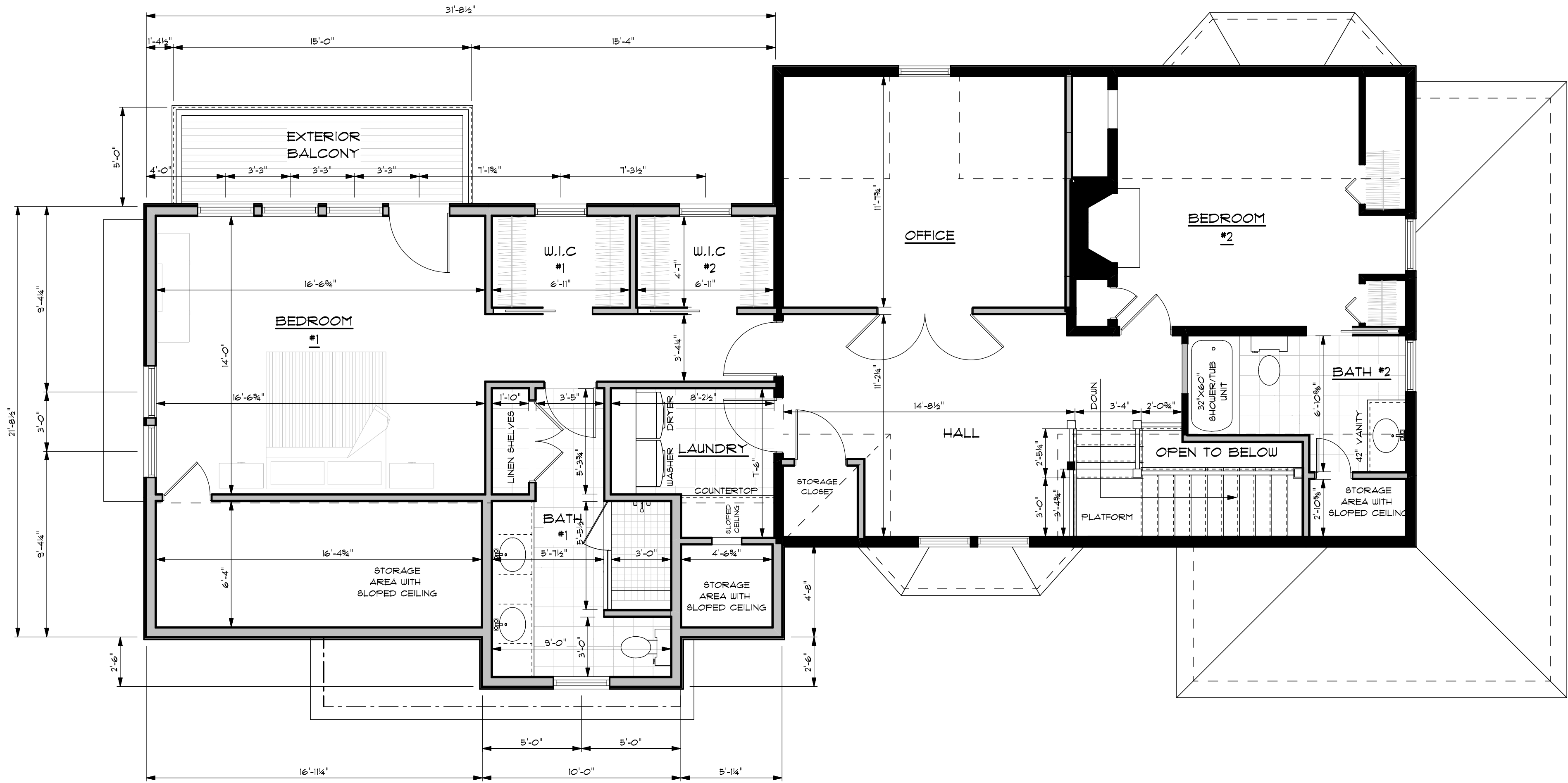
CSTONE PROJECT #: 21503
DATE: 11 MAR 25
SCALE: AS NOTED

DRAWING NO. **A-3**

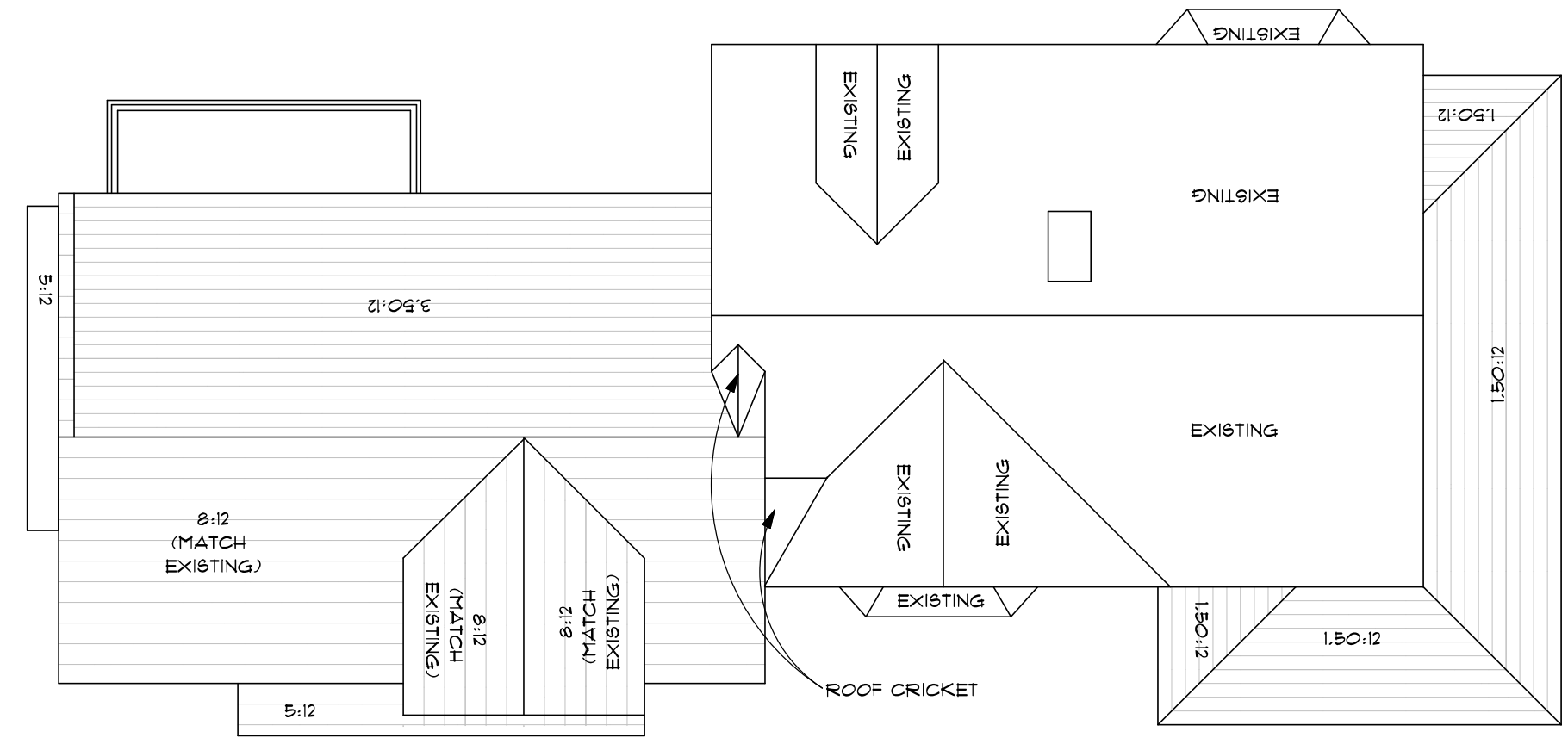
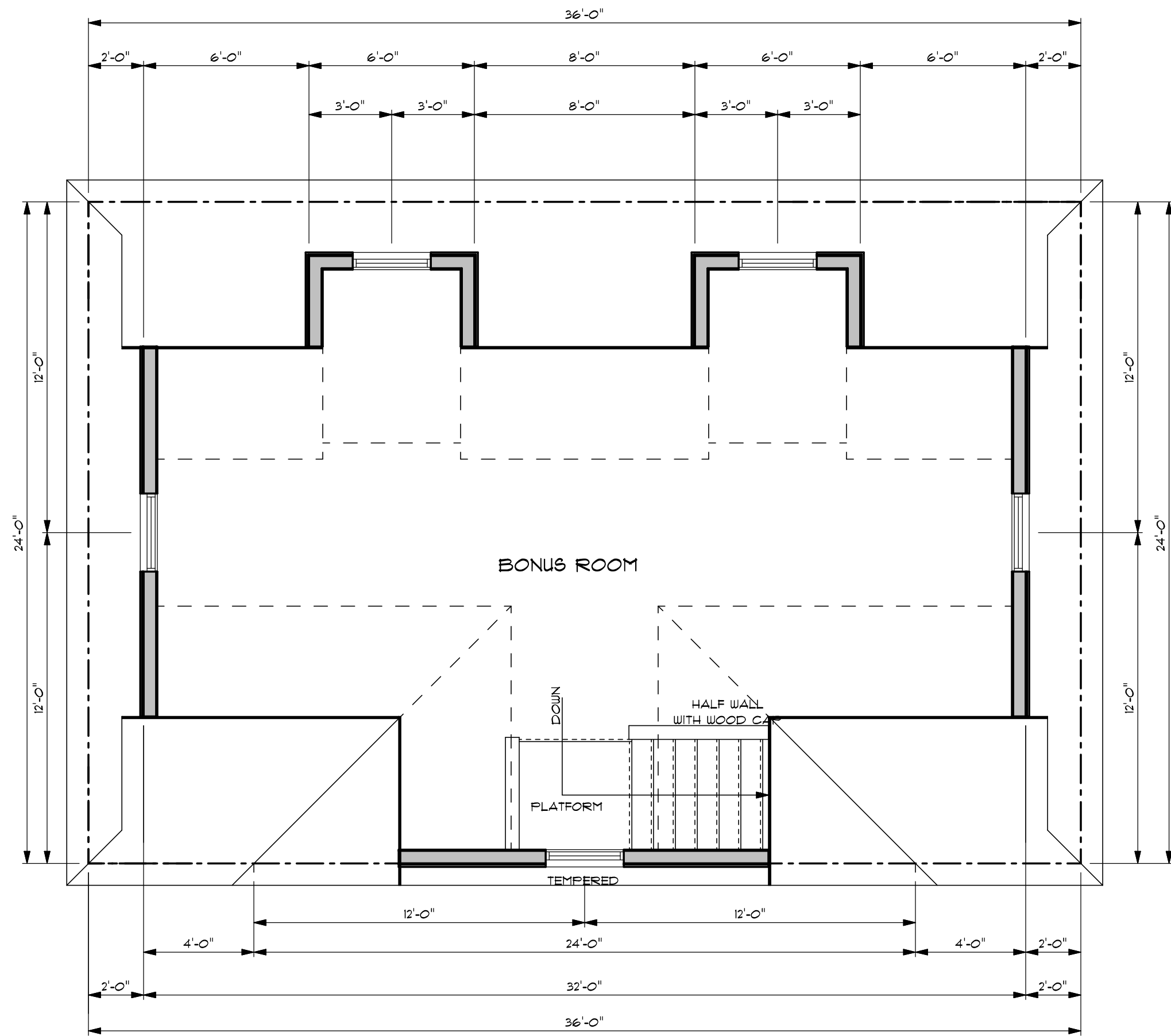
SHEET 3 OF 3

NOTES:

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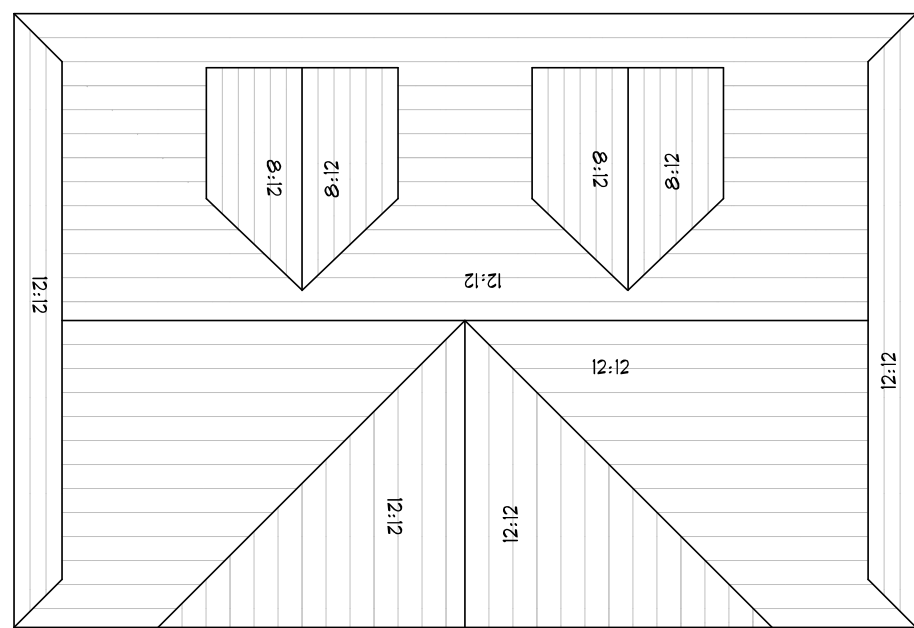


SECOND FLOOR PLAN 1/4" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

(M.E.) = MATCH EXISTING

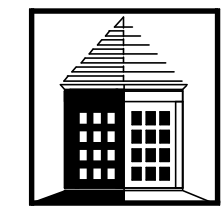


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REVISIONS			
NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
PROJECT LOCATION:
14 UNION STREET
BRISTOL, RHODE ISLAND

PROJECT:



538 WILBUR AVENUE
SUANSEA, MASSACHUSETTS 02771
TEL - (508)-679-2800
FAX - (508)-679-2800

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY: M.POTOCKI
REVIEWED BY: _____

CSTONE PROJECT #: 21503
DATE: 11 MAR 25
SCALE: AS NOTED

DRAWING NO.
A-4
SHEET 4 OF -

NOTES:

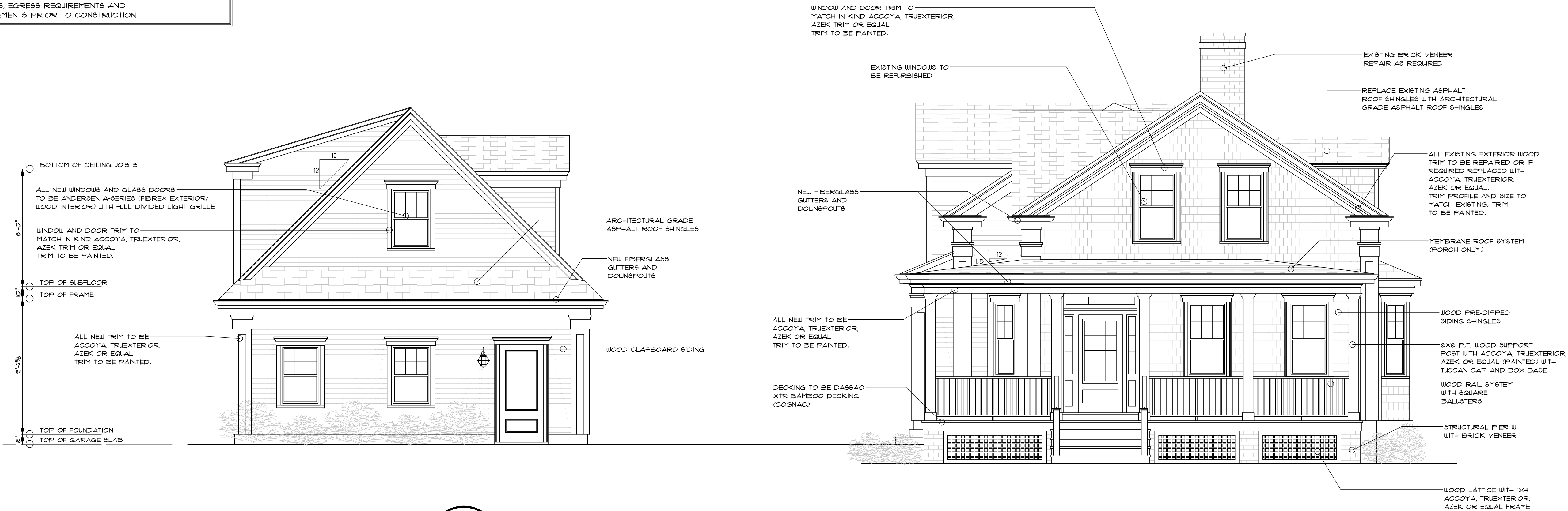
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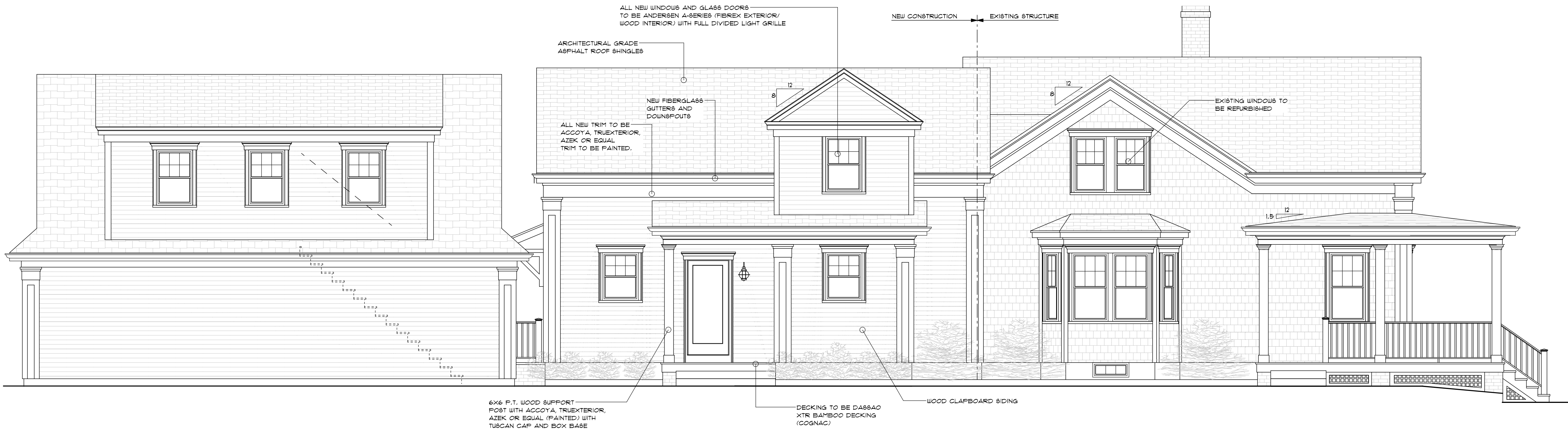
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ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES)

VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



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



EAST ELEVATION
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AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

**14 UNION STREET
BRISTOL, RHODE ISLAND**

538 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02711
TEL - (508)-678-2500
FAX - (508)-678-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

DRAWN BY: M.POTOCKI
REVIEWED BY: _____

C&S PROJECT #: 21503
DATE: 08 MAY 25
SCALE: AS NOTED

DRAWING NO.

A-1

SHEET 1 OF -

NOTES:

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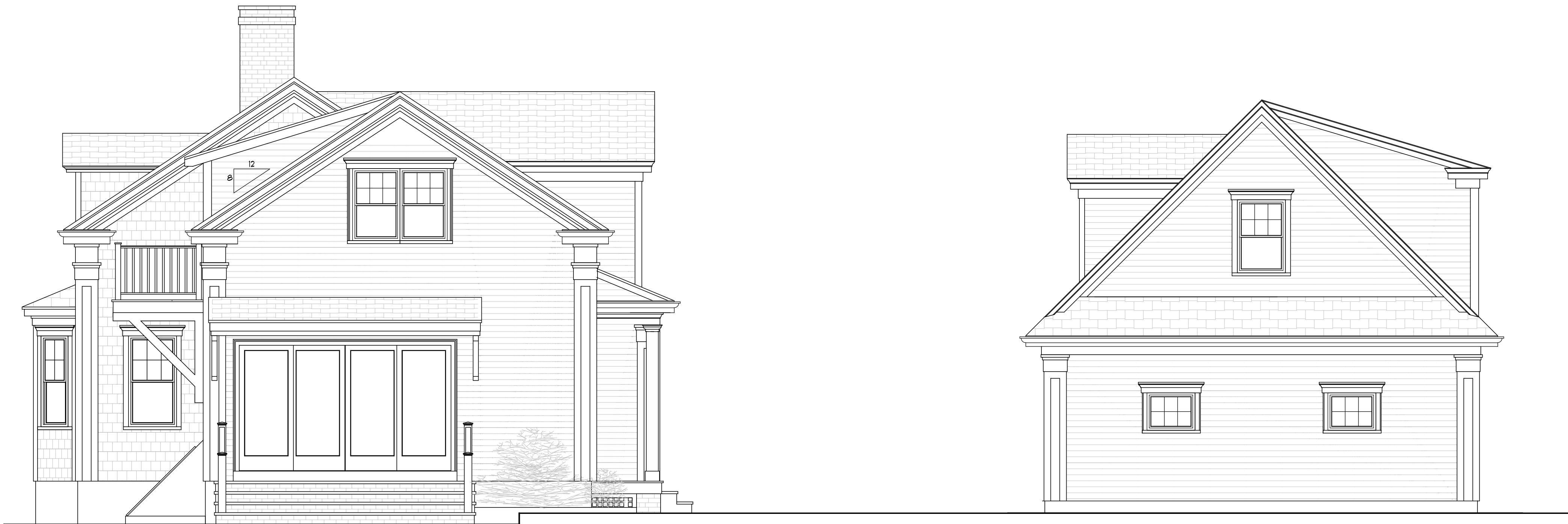
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PROJECT:



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SUWANSEA, MASSACHUSETTS 02111
TEL - (508)-678-2500
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CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 21503

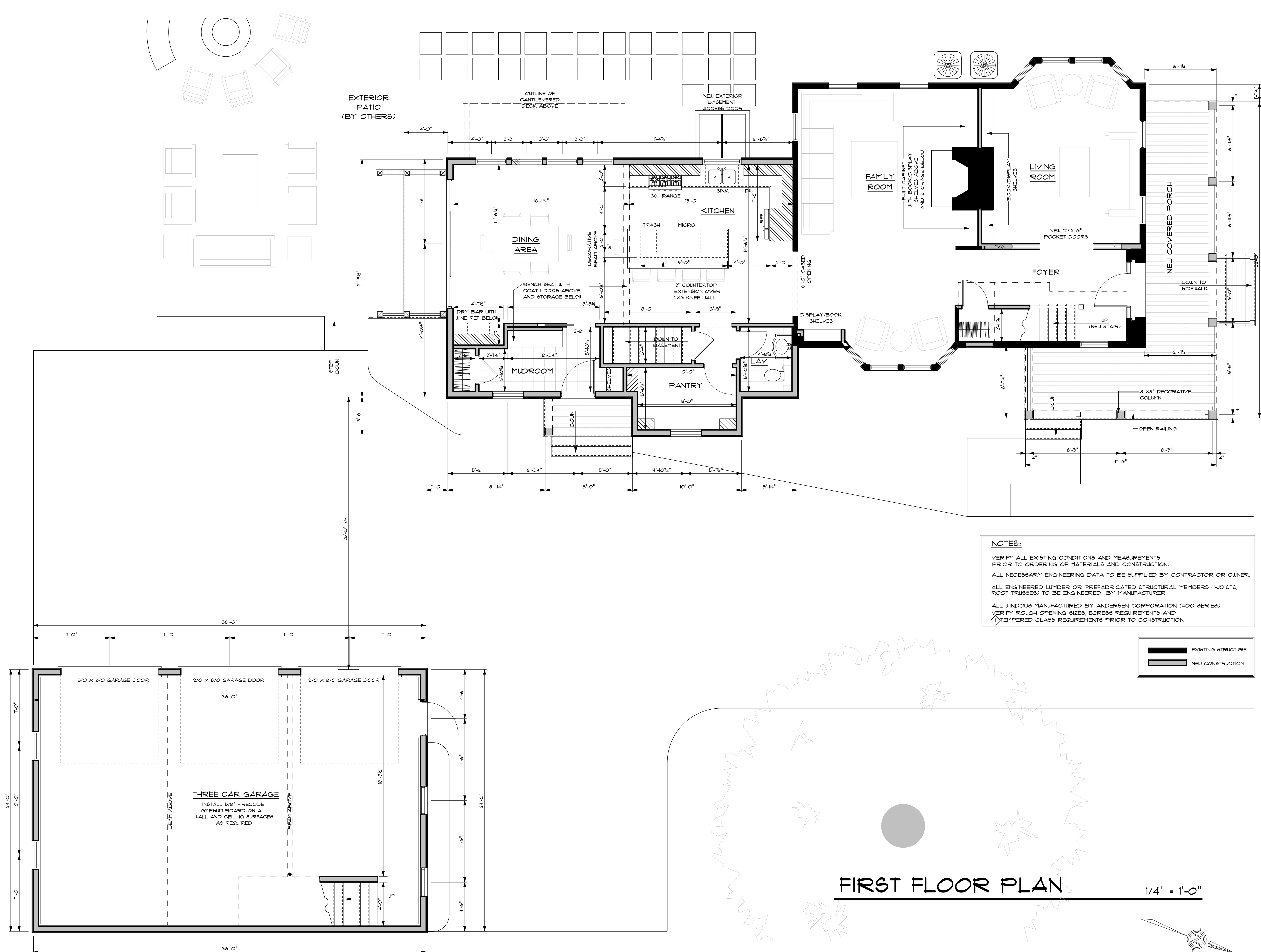
DATE: 08 MAY 25

SCALE: AS NOTED

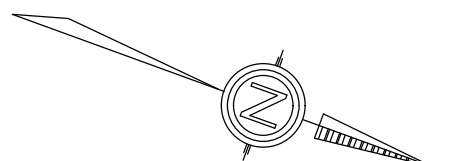
DRAWING NO.

A-2

SHEET 2 OF



FIRST FLOOR PLAN



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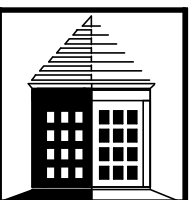
[illegible]

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

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BRISTOL, RHODE ISLAND



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SWANSEA, MASSACHUSETTS 02111
TEL - (508)-679-2500
FAX - (508)-679-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

FIRST FLOOR PLAN

DRAWN BY: M.POTOCK

REVIEWED BY:

CSTONE PROJECT #: 21503

DATE: 08 MAY 25

SCALE: AS NOTED

DRAWING NO

A-3

SHEET 3 OF -

NOTES:

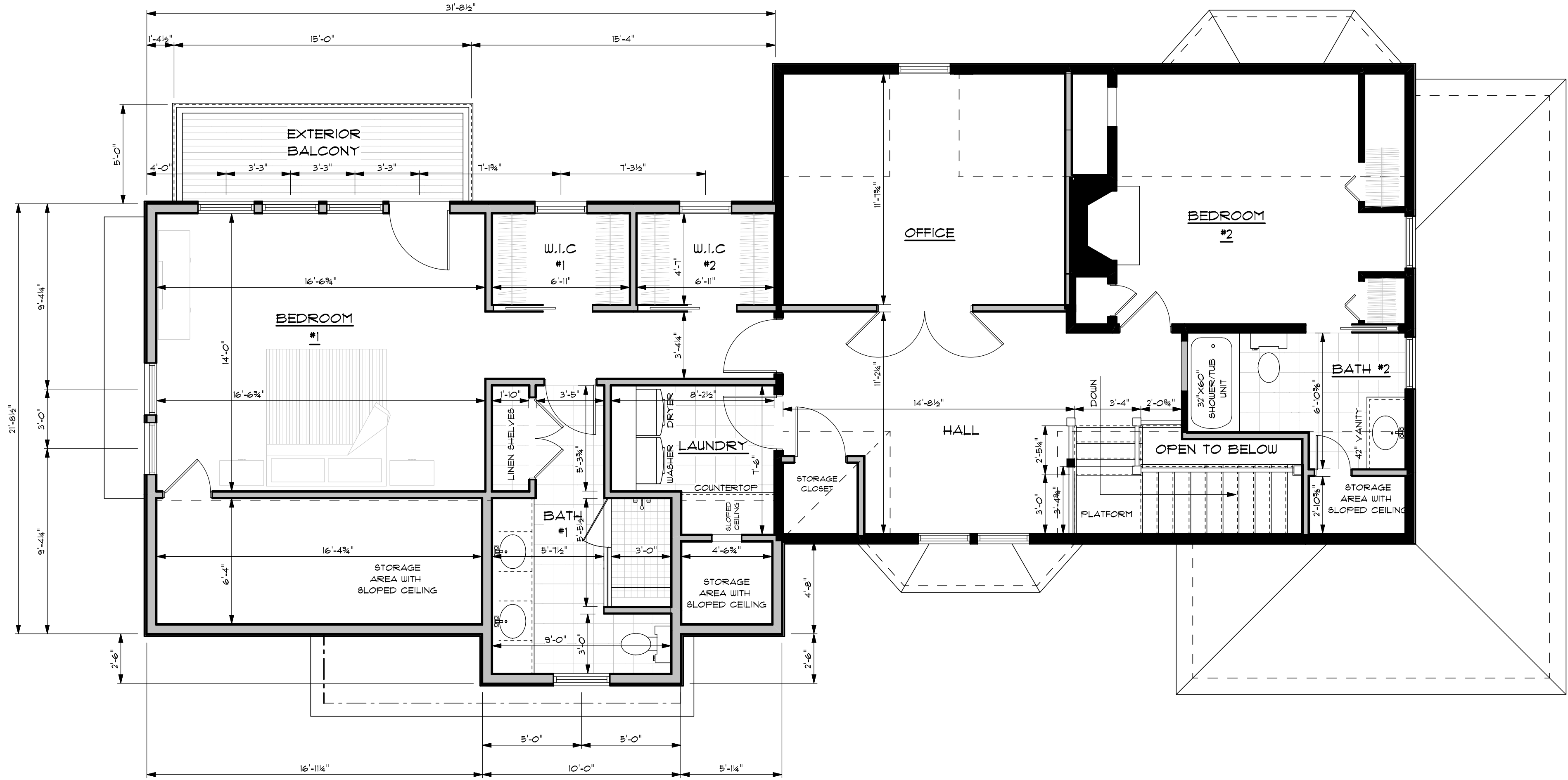
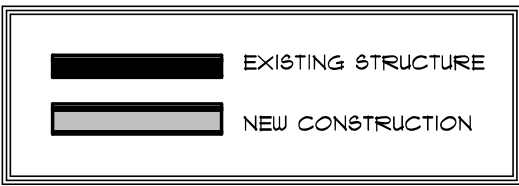
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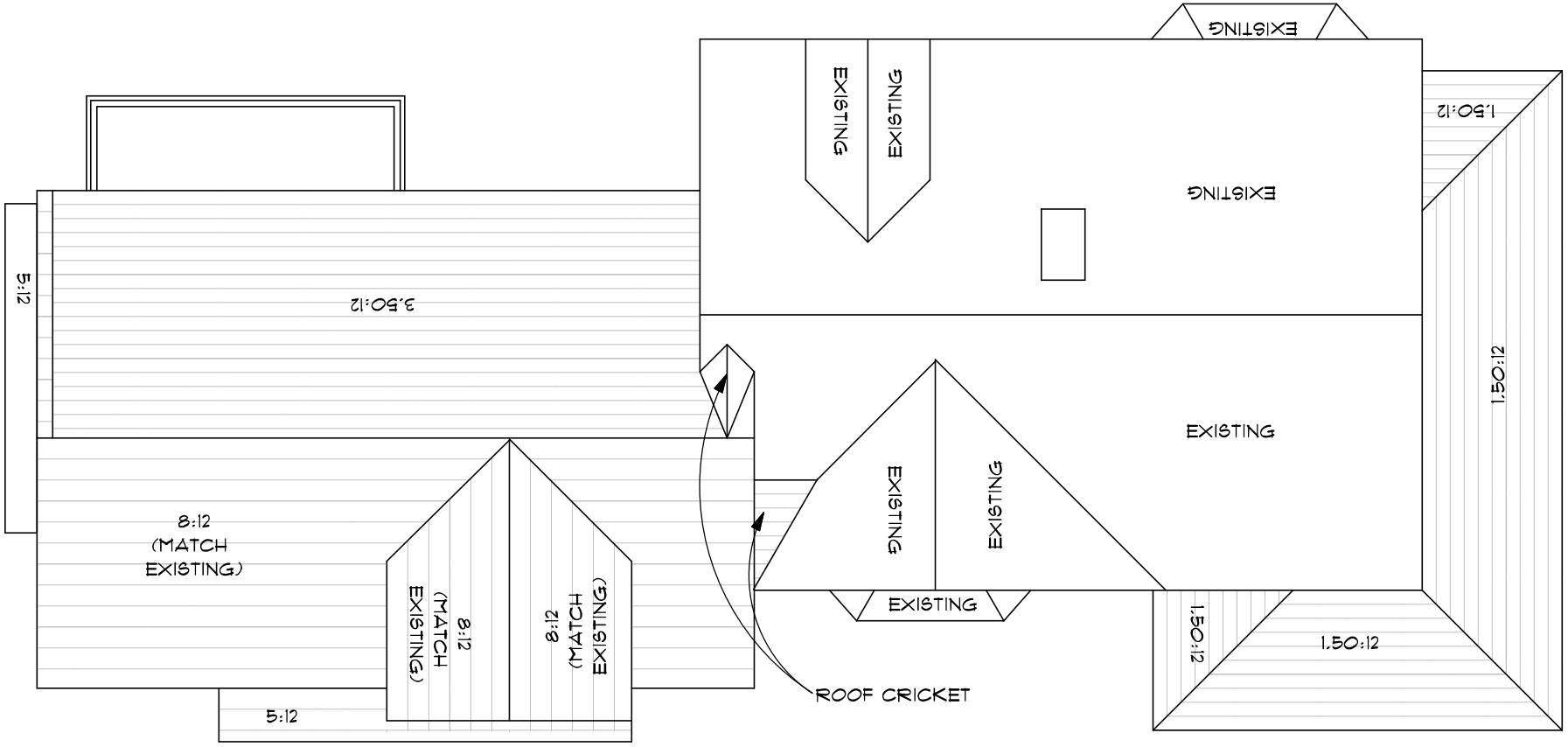
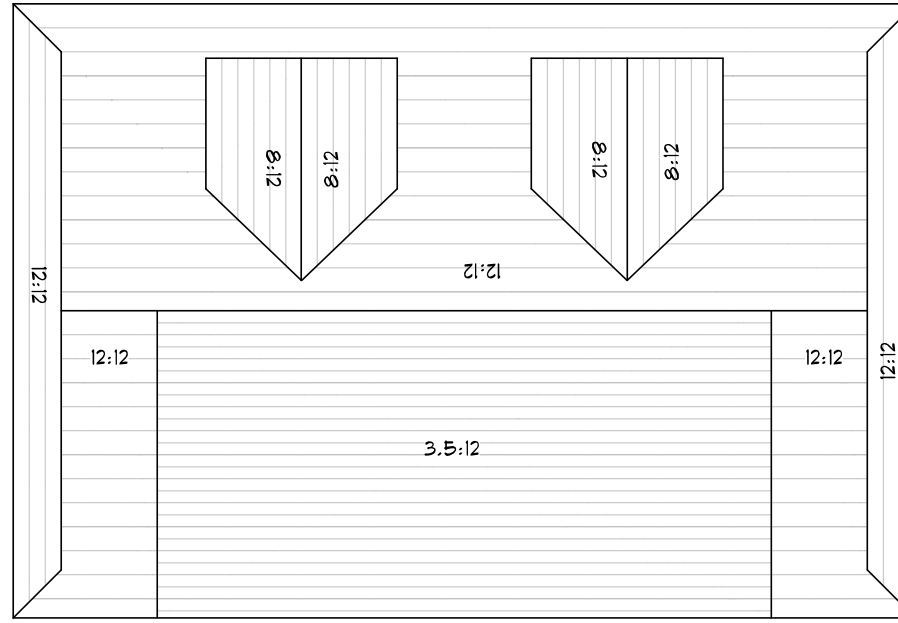
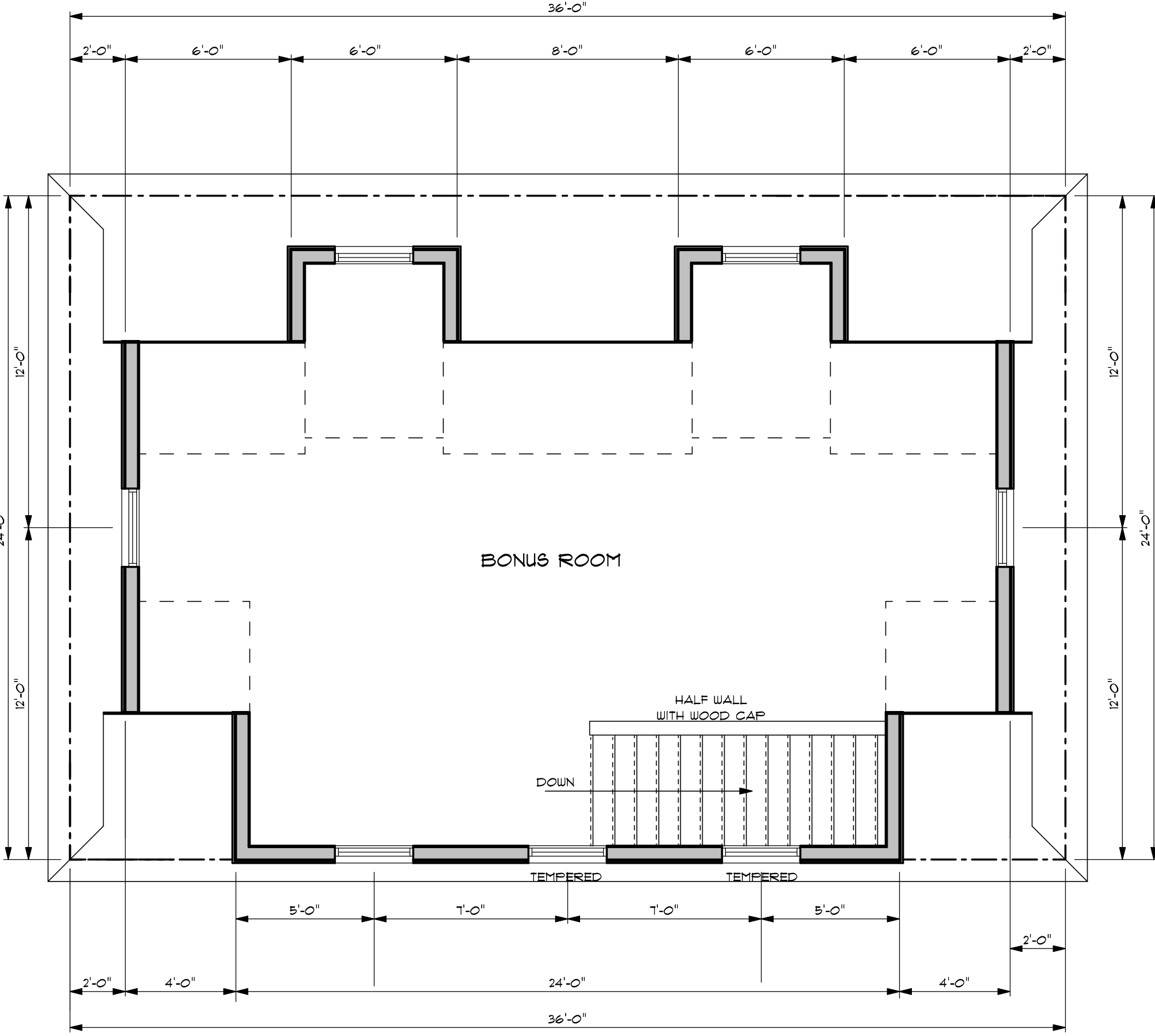
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REVISIONS			
NO.	DATE	BY	CHANGE

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PROJECT LOCATION:

**14 UNION STREET
BRISTOL, RHODE ISLAND**

538 WILBUR AVENUE
SUANSEA, MASSACHUSETTS 02111
TEL - (508)-679-2800
FAX - (508)-679-2800

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

SECOND FLOOR PLAN

DRAWN BY: M.POTOCKI

REVIEWED BY: _____

CSTONE PROJECT #: 21503

DATE: 08 MAY 25

SCALE: AS NOTED

DRAWING NO. **A-4**

SHEET 4 OF -



Bristol Historic District Commission

Item 2.

Application for Review of Proposed Work - Printable Application

HDC-25-49	Contributing	April 16, 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
62 Franklin St	13	10

Applicant	Applicant Phone	Applicant Email
David Belmonte	401 600 1841	davidbelmonte0522@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
United Home Experts	4017862376	nharnick@unitedhomeexperts.com

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

Description of proposed work:
Replacing vinyl replacement window with new vinyl replacement window, casement instead of double hung window with grid simulating style of double hung

Property History

Building Survey Data	
RIHPHC ID #:	BRISoo325
HISTORIC NAME:	Hatch House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca, 1900
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Some vinyl 6/6 replacement windows.	

David Belmonte
Applicant's Name – Printed
Date: April 16, 2025

Norm Harnick
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 2.

Subject Property:

Parcel Number: 13-10
CAMA Number: 13-10
Property Address: 62 FRANKLIN ST

Mailing Address: 62 FRANKLIN LLC
67 CONSTITUTION ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 12-72
CAMA Number: 12-72
Property Address: 363 HIGH ST

Mailing Address: LIMA, GEORGE C. JR
363 HIGH ST
BRISTOL, RI 02809

Parcel Number: 12-73
CAMA Number: 12-73
Property Address: 73 FRANKLIN ST

Mailing Address: OLIVEIRA, DAVID TRUSTEE RAYMOND
CORDEIRO & ORY ANN LIMA
73 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 12-74
CAMA Number: 12-74
Property Address: 69 FRANKLIN ST

Mailing Address: CALOURO, MOSES J. JR. PORTIA ETUX
PO BOX 612
ORLEANS, MA 02653

Parcel Number: 12-75
CAMA Number: 12-75
Property Address: 65 FRANKLIN ST

Mailing Address: REGO, LYNDIA J TRUSTEE REGO 65
FRANKLIN TRUST
65 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 12-76
CAMA Number: 12-76
Property Address: 57 FRANKLIN ST

Mailing Address: MCCLOY, CHRISTOPHER LANE &
VIRGINIA TE
4 MILLS RD, PMB 92
NEWCASTLE, ME 04553

Parcel Number: 12-77
CAMA Number: 12-77
Property Address: 55 FRANKLIN ST

Mailing Address: STEINBACH, MEREDITH L. TRUSTEE
MEREDITH L. STEINBACK LIVING
55 FRANKLIN ST.
BRISTOL, RI 02809

Parcel Number: 12-82
CAMA Number: 12-82
Property Address: 47 FRANKLIN ST

Mailing Address: RIGBY, GEORGE T JR
47 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 12-83
CAMA Number: 12-83
Property Address: 41 FRANKLIN ST

Mailing Address: FARIA, KEVIN & SAMANTHA L TE
41 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 13-1
CAMA Number: 13-1
Property Address: 349 HIGH ST

Mailing Address: 349 HIGH STREET, LLC
PO BOX 247
LYME, NH 03768

Parcel Number: 13-11
CAMA Number: 13-11
Property Address: 56 FRANKLIN ST

Mailing Address: RICCIO, JAMES F & ELIZABETH S. LE
GERRIOR IAN, ENGLISH AMY, CHRIST
NICHOLE, RICCIO J
56 FRANKLIN ST
BRISTOL, RI 02809



www.cai-tech.com

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5/28/2025

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 2.

Parcel Number: 13-12 CAMA Number: 13-12 Property Address: 50 FRANKLIN ST	Mailing Address: YOCK, DOUGLAS F. ET UX KRISTEN YOCK TE 50 FRANKLIN ST. BRISTOL, RI 02809
Parcel Number: 13-13 CAMA Number: 13-13 Property Address: 46 FRANKLIN ST	Mailing Address: CONTI, ANGELO J LIFE ESTATE CONTI, DIANE M. & MICHAEL A.TC 46 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 13-14 CAMA Number: 13-14 Property Address: 42 FRANKLIN ST	Mailing Address: OBRIEN, JONATHAN R. SUZANNE R. TE 42 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 13-19 CAMA Number: 13-19 Property Address: 652 HOPE ST	Mailing Address: REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-2 CAMA Number: 13-2 Property Address: 70 FRANKLIN ST	Mailing Address: HUDAK, STEVEN M. MELISSA A. TE 70 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 13-20 CAMA Number: 13-20 Property Address: 620 HOPE ST	Mailing Address: MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-21 CAMA Number: 13-21 Property Address: 325 HIGH ST	Mailing Address: WHITFIELD, AMY & CROWELL, JONATHAN JT 325 HIGH ST BRISTOL, RI 02809
Parcel Number: 13-22 CAMA Number: 13-22 Property Address: 34 CENTRAL ST	Mailing Address: FONSECA, RICHARD A TRUSTEE SILVIA, CAROL E TRUSTEE 16 SHEFFIELD AVE BRISTOL, RI 02809
Parcel Number: 13-23 CAMA Number: 13-23 Property Address: 35 CENTRAL ST	Mailing Address: BROWN DONNA L TRUSTEE 35 CENTRAL ST Bristol, RI 02809
Parcel Number: 13-24 CAMA Number: 13-24 Property Address: 33 CENTRAL ST	Mailing Address: BURNHAM, H BENNETT III 33 CENTRAL STREET BRISTOL, RI 02809
Parcel Number: 13-26 CAMA Number: 13-26 Property Address: 321 HIGH ST	Mailing Address: COLE, WILLIAM H & CYNTHIA J 321 HIGH ST BRISTOL, RI 02809
Parcel Number: 13-27 CAMA Number: 13-27 Property Address: 32 CENTRAL ST	Mailing Address: SOUSA, ELIZABETH 32 CENTRAL ST BRISTOL, RI 02809



www.cai-tech.com

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5/28/2025

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 2.

Parcel Number: 13-28
CAMA Number: 13-28
Property Address: 31 CENTRAL ST

Mailing Address: ZIEGLER, MARYANNE T.
31 CENTRAL ST
BRISTOL, RI 02809

Parcel Number: 13-3
CAMA Number: 13-3
Property Address: 341 HIGH ST

Mailing Address: RIBEIRO, ALMERINDA C
341 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-30
CAMA Number: 13-30
Property Address: 117 BRADFORD ST

Mailing Address: SANSONE FAMILY REALTY, LLC
617 HOPE ST
BRISTOL, RI 02809

Parcel Number: 13-31
CAMA Number: 13-31
Property Address: 115 BRADFORD ST

Mailing Address: 115 BRADFORD ST LLC DEBORAH J.
HILL
70 FERNBROOK LN
CENTERVILLE, MA 02632-2908

Parcel Number: 13-32
CAMA Number: 13-32
Property Address: 103 BRADFORD ST

Mailing Address: LAWTON, BARBARA A
103 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-33
CAMA Number: 13-33
Property Address: 28 CENTRAL ST

Mailing Address: CIRILLO, LOUIS P. ET UX SUSAN E.
CIRILLO TE
28 CENTRAL ST.
BRISTOL, RI 02809

Parcel Number: 13-34
CAMA Number: 13-34
Property Address: 97 BRADFORD ST

Mailing Address: WEISS, GUARY & BAILEY, BETTY TE
97 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-35
CAMA Number: 13-35
Property Address: 93 BRADFORD ST

Mailing Address: CAMPAGNA, MICHAEL J.
93 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-38
CAMA Number: 13-38
Property Address: 574 HOPE ST

Mailing Address: ANDREWS SCHOOL C/O BRISTOL
SCHOOL DEPT
151 STATE STREET
BRISTOL, RI 02809

Parcel Number: 13-4
CAMA Number: 13-4
Property Address: 335 HIGH ST

Mailing Address: COTE, CHRISTOPHER ANNA TE
335 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-5
CAMA Number: 13-5
Property Address: 331 HIGH ST

Mailing Address: BRISTOL PROPERTIES
122 WYCKOFF ST, STE 1
BROOKLYN, NY 11201

Parcel Number: 13-59
CAMA Number: 13-59
Property Address: 99 BRADFORD ST

Mailing Address: FERRARA, GERARDO J ET AL PEGGY
FERRARA
2795 MAGNOLIA RD
DELAND, FL 32720



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5/28/2025

Page 3 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 2.

Parcel Number: 13-6
CAMA Number: 13-6
Property Address: 329 HIGH ST

Mailing Address: KOTUBY, CELESTE GRECO LE
KOTUBY, PETER MACKENZIE &
KOTUBY, PAUL MICHAEL G.&
329 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-60
CAMA Number: 13-60
Property Address: 38 CENTRAL ST

Mailing Address: SOOKNAH FAMILY REVOCABLE TRUST
SOOKNAH, RAMDEO & SARA MELLO,
TRUSTEES
38 CENTRAL ST
BRISTOL, RI 02809

Parcel Number: 13-61
CAMA Number: 13-61
Property Address: 113 BRADFORD ST

Mailing Address: VISWANATH, SAI ETAL JT &
KATAFIASZ, MICHELLE ANN
113 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-62
CAMA Number: 13-62
Property Address: HIGH ST

Mailing Address: WHITFIELD, AMY & CROWELL,
JONATHAN JT
34 THAMES ST
BRISTOL, RI 02809

Parcel Number: 13-7
CAMA Number: 13-7
Property Address: 327 HIGH ST

Mailing Address: JNB HIGH PROPERTIES, LLC
9 SETTLERS WAY
SCITUATE, RI 02857

Parcel Number: 13-8
CAMA Number: 13-8
Property Address: 68 FRANKLIN ST

Mailing Address: O'DONNELL, FRANCES
68 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 13-9
CAMA Number: 13-9
Property Address: 66 FRANKLIN ST

Mailing Address: SLOCUM, RICHARD WILLIAM III &
SLOCUM, JILL MORSE TRUSTEES
8312 SE PILOTS COVE TERRACE
HOBE SOUND, FL 33455



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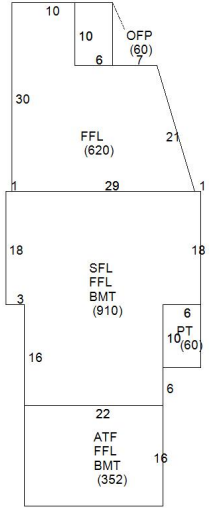
5/28/2025

Page 4 of 4



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 62 FRANKLIN ST ACRES: 0.4171 PARCEL ID: 013-0010-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: 62 FRANKLIN LLC CO - OWNER: MAILING ADDRESS: 67 CONSTITUTION ST ZONING: R-6 PATRIOT ACCOUNT #: 746	BUILDING STYLE: 4 Family UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/8/2022 BOOK & PAGE: 2175-342 SALE PRICE: 650,000 SALE DESCRIPTION: Private Sale SELLER: CARROLL, MARY T & MICHAEL	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 17 # OF BEDROOMS: 6 # OF FULL BATHS: 4 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 4 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4526 FINISHED BUILDING AREA: 2933 BASEMENT AREA: 1262 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$267,700 YARD: \$16,900 BUILDING: \$280,200 TOTAL: \$564,800	
SKETCH	PHOTO
	



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

5/28/2025

Property Information - Bristol, RI

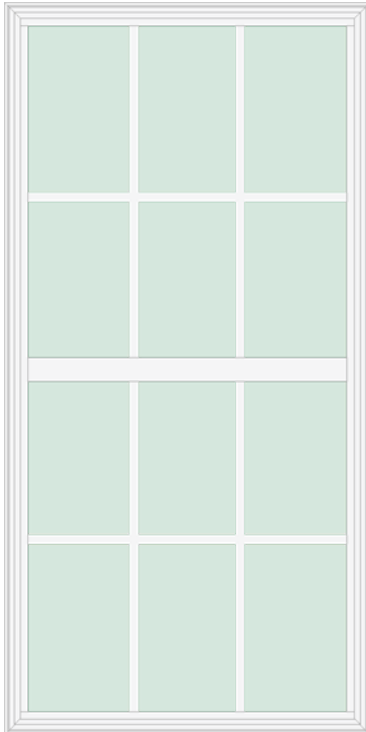
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Page 1 of 1

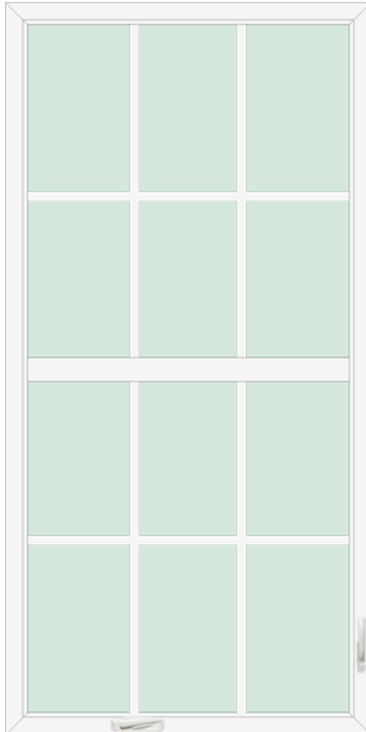


YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 624 - 1-Lite Casement - Hinged Right (OLI)



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 30 3/4" to 31"
Opening Height Range: 61 1/2" to 61 3/4"
Window Size: 30 1/2" x 61 1/4"
United Inches: 93
Egress Size: 18 13/32" x 55 13/16"
Egress Square Foot: 7.1353
Egress Meets Criteria: No
Operable Sash Size: 28 7/8" x 59 5/8"
Operable Glass Size: 26 3/4" x 57 1/2" x 3/4"
Operable Glass Viewable: 25 7/8" x 56 5/8"
Size:
Full Screen: 26 13/16" x 57 9/16"
Casement Screen Notch: 19 15/16"

Structural

Product: Vinyl Casement Window
Cert #: 462-H-009.01
Class: LC-PG50
Max Test Size: 36" x 75"
Test Std: AAMA/WDMA/CSA
101/1.S.2/A440-08/-11/-17



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.26 0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.47 60.00

Air Infiltration (cfm/ft2)

<= 0.02

CPD: PRD-N-103-01936-00002

Item 2.

508-881-8555
60 Pleasant Street
Ashland, MA 01721

QUOTE INFORMATION

Job: Belmonte Casement
Tag: Option 1
PO #BELMONTE CASEMENT
Order #13149664-1
Qty: 1

DETAILS

Endure Window - EN600 Series

624 - 1-Lite Casement - Hinged Right (OLI)

White

Exact Size: 30 1/2" x 61 1/4"

Corner Drive System

ROTO Hardware

White Lock-out Crank Handle

INNERGY Thermal Sash Reinforcement

White Simulated Meeting Rail (Horizontal)

Extruded Full Screen (White) with BetterVue Screen Mesh

Graphite Foam Insulation

Sill Extender (4 Sides) (Exterior)

ComforTech DLA

Double Strength Glass

3/4" IG Thickness

Colonial Contoured Grid - 2V x 3H

White Grids

Sell Price: \$2,030.00





Bristol Historic District Commission

Item 3.

Application for Review of Proposed Work - Printable Application

HDC-25-50	Contributing	April 17, 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
60 Court Street	14	36

Applicant	Applicant Phone	Applicant Email
Robert W. McKenna, Trustee	401-714-4583	rwmlaw@hotmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	62 Kingswood Road, Bristol, RI 02809

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
Replace a damaged, non-functioning casement window on the 1st flr, west side of the residence with an Andersen 400-series with a vinyl clad or aluminum clad casement window.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00312
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1845 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Robert W. McKenna, Trustee
Applicant's Name – Printed
Date: April 17, 2025

Robert W McKenna
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 3.

Subject Property:

Parcel Number: 14-36
CAMA Number: 14-36
Property Address: 60 COURT ST

Mailing Address: MCKENNA, ROBERT W & DONNA M
TRUSTEES
62 KINGSWOOD RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 14-10
CAMA Number: 14-10
Property Address: 106 STATE ST

Mailing Address: MORRELL, MICHAEL F CAROLE M TE
106 STATE ST
BRISTOL, RI 02809

Parcel Number: 14-11
CAMA Number: 14-11
Property Address: 61 COURT ST

Mailing Address: WORDELL, SEBASTIAN J
51 UNION STREET
BRISTOL, RI 02809

Parcel Number: 14-114
CAMA Number: 14-114
Property Address: 24 COURT ST

Mailing Address: CONWAY, GLEN C & KRISTEN M TE
24 COURT ST
BRISTOL, RI 02809-2208

Parcel Number: 14-12
CAMA Number: 14-12
Property Address: 102 STATE ST

Mailing Address: 102 STATE STREET BRISTOL LLC
DEBORAH J. HILL
70 FERNBROOK LANE, Unit 2
CENTERVILLE, MA 02632-2908

Parcel Number: 14-13
CAMA Number: 14-13
Property Address: 59 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC
396 NANAQUAKET RD
TIVERTON, RI 02878

Parcel Number: 14-14
CAMA Number: 14-14
Property Address: 98 STATE ST

Mailing Address: GIFFORD, JOHN & CLERKIN, LUCY
98 STATE ST
BRISTOL, RI 02809

Parcel Number: 14-15
CAMA Number: 14-15
Property Address: 55 COURT ST

Mailing Address: NASSIMS PROPERTIES, LLC
396 NANAQUAKET RD
TIVERTON, RI 02878

Parcel Number: 14-16
CAMA Number: 14-16
Property Address: 92 STATE ST

Mailing Address: NIGZUS, STEVE & TRIANTARIS,
GEORGE E TE
26 MADIGAN LN
HARVARD, MA 01451

Parcel Number: 14-19
CAMA Number: 14-19
Property Address: COURT ST

Mailing Address: CUSTOM HOUSE SQUARE, LLC
99 TUPELO 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



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5/28/2025

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 3.

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

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: 14-33
CAMA Number: 14-33
Property Address: 62 COURT ST

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

Parcel Number: 14-34
CAMA Number: 14-34
Property Address: 7 SCHOOL CT

Mailing Address: NUNES INVESTMENTS, LLC
81 CHESTNUT 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: 14-37
CAMA Number: 14-37
Property Address: 57 CHURCH ST

Mailing Address: VASCONCELOS, ALAN
57 CHURCH STREET
BRISTOL, RI 02809

Parcel Number: 14-38
CAMA Number: 14-38
Property Address: 56 COURT ST

Mailing Address: ZNAMIROWSKI, PAUL A. JR.
56 COURT ST
BRISTOL, RI 02809

Parcel Number: 14-39
CAMA Number: 14-39
Property Address: 51 CHURCH ST

Mailing Address: DAVIDSON, JOSHUA B & KATHERINE N
TE
51 CHURCH 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



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5/28/2025

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 3.

Parcel Number: 14-40
CAMA Number: 14-40
Property Address: COURT ST

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

Parcel Number: 14-41
CAMA Number: 14-41
Property Address: 49 CHURCH ST

Mailing Address: FORTY-NINE CHURCH STREET, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 14-42
CAMA Number: 14-42
Property Address: 48 COURT ST

Mailing Address: BRISTOL HISTORIC AND
PRESERVATION SOCIETY
PO BOX 356
BRISTOL, RI 02809

Parcel Number: 14-43
CAMA Number: 14-43
Property Address: 43 CHURCH ST

Mailing Address: BONNER, KERRY S & MERRILL, DEBRA
A TC
43 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-44
CAMA Number: 14-44
Property Address: 41 CHURCH ST

Mailing Address: BERGENHOLTZ, THOMAS A. MARIANNE
366 HOPE ST UNIT 1
BRISTOL, RI 02809

Parcel Number: 14-45
CAMA Number: 14-45
Property Address: 10 COURT ST

Mailing Address: TOWN OF BRISTOL
10 COURT 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: 14-7
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: 14-9
CAMA Number: 14-9
Property Address: 65 COURT ST

Mailing Address: 65 COURT STREET, LLC
5 PROSPECT ST
BRISTOL, RI 02809



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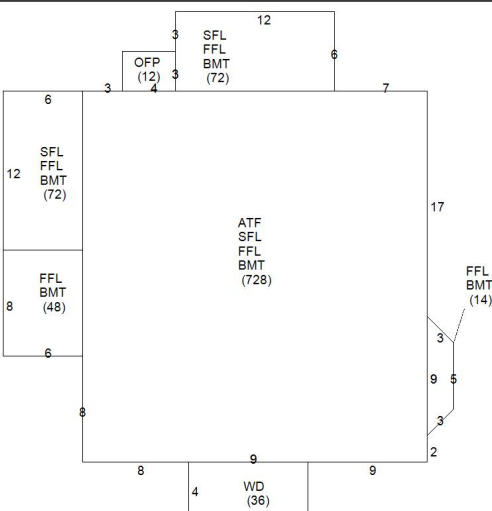
5/28/2025

Page 3 of 3



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 60 COURT ST ACRES: 0.1202 PARCEL ID: 014-0036-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: MCKENNA, ROBERT W & CO - OWNER: DONNA M TRUSTEES MAILING ADDRESS: 62 KINGSWOOD RD ZONING: R-6 PATRIOT ACCOUNT #: 833	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1820 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/21/2019 BOOK & PAGE: 1986-55 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MURPHY, MATTHIAS J. III &	INTERIOR WALL: Plaster FLOOR COVER: Laminate HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 3516 FINISHED BUILDING AREA: 2097 BASEMENT AREA: 934 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$186,600 YARD: \$9,700 BUILDING: \$230,000 TOTAL: \$426,300	
SKETCH	PHOTO
	



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

5/28/2025

Property Information - Bristol, RI

77

Page 1 of 1



The Home Depot Special Order Quote

Item 3.

Customer Agreement #: H2615-264625

Printed Date: 4/27/2025

Customer: BOB MCKENNA

Address: 62 KINGWOOD RD
BRISTOL, RI 02809

Phone: 401-714-4583

Email: RWMLAW@HOTMAIL.CO
M

Store: 2615

Associate: RICH

Address: 95 Highland Ave
Seekonk, MA 02771

Phone: (508)336-2563

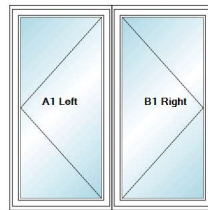
Pre-Savings Total: \$1,230.34

Total Savings: (\$184.57)

Pre-Tax Price: \$1,045.77

Price Valid Through:
5/4/2025

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



RO Size = 41 1/4" x 41 5/16"
Unit Size = 40 3/4" x 40 13/16"

Catalog Version 274

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	400 Series Twin Casement, Left-Right Unit 1: Left, Unit 2: Right, 40.75 x 40.8125, White w/White Sash / Frame:Pine White - Painted, Hinge with Wash Mode		\$1,122.80	\$954.37	1	(\$168.43)	\$954.37
100-2	Hardware: PSC Traditional Folding White PN:1361560 Version:02/24/2025		\$17.46	\$14.84	1	(\$2.62)	\$14.84
100-3	Insect Screen 1: 400 Series Twin Casement, CN135 Full Screen Aluminum White PN:1345038 Version:02/24/2025		\$36.31	\$30.86	1	(\$5.45)	\$30.86
100-4	Hardware: PSC Traditional Folding White PN:1361560 Version:02/24/2025		\$17.46	\$14.84	1	(\$2.62)	\$14.84
100-5	Insect Screen 1: 400 Series Twin Casement, CN135 Full Screen Aluminum White PN:1345038 Version:02/24/2025		\$36.31	\$30.86	1	(\$5.45)	\$30.86
Unit 100 Total:			\$1,230.34	\$1,045.77		(\$184.57)	\$1,045.77

Begin Line 100 Descriptions

---- Line 100-1 ----

400 Series Twin Casement
Overall Rough Opening = 41 1/4" x 41 3/8"
Overall Unit = 40 3/4" x 40 13/16"
Installation Zip Code = 02771
U.S. ENERGY STAR® Climate Zone = Northern
Search by Unit Code = No
Frame Width = 20 3/8
Frame Height = 40 13/16

High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Art Glass Series = None
Glass / Grille Spacer Color = Stainless
None

Extension Jamb Configuration = Complete Unit
Extension Jambs
Extension Jamb Application Location = Factory
Applied
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.28

Unit 1: Combination Operation / Venting = Left-
Right
Unit 1: Venting / Handing = Left
Unit 1: Hinge Style = Hinge with Wash Mode
Unit 1: Trim Stop Profile = Traditional
Unit 2: Combination Operation / Venting = Left-
Right
Unit 2: Venting / Handing = Right
Unit 2: Hinge Style = Hinge with Wash Mode
Unit 2: Trim Stop Profile = Traditional
CN235
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Interior Frame Wood Species = Pine
Interior Frame Finish Color = White - Painted
Glass Construction Type = Dual Pane
Glass Option = Low-E4

DP/PG Upgrade = No
Hardware Style = Traditional Folding
Hardware Color/Finish = White
Corrosion Resistant Hardware = None
Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = Interior Extension Jamb
Extension Jamb Profile = Standard
Overall Jamb Depth Range = 4 9/16" to 9"
Overall Jamb Depth = 4 9/16"
Extension Jamb Species = Pine
Extension Jamb Color = White - Painted

Unit Solar Heat Gain Coefficient (SHGC) = 0
Unit CPD Number = AND-N-1-03555-00001
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 10.798
Clear Opening Height = 35.961
Clear Opening Area = 2.6966
Hardware Part Number = 1361560
Insect Screen 1 Part Number = 1345038
Vertical
Common Frame
0" thick, 40.8125" length
SKU = 289185
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 02/24/2025
SKU Description = S/O AW 400 SERIES WINDOW

Item 3.

---- Lines 100-2 to 100-5 have the same description as line 100-1 ----

End Line 100 Descriptions







Bristol Historic District Commission

Item 4.

Application for Review of Proposed Work - Printable Application

HDC-25-51	Contributing	April 17, 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	

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
Removal of roof on Building 2. Approval of cedar fence for parking lot on Thames Street.

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 the Collins & Aikman Corporation, specialists in high-grade automobile upholstery. In 1940 a large, 4-story, flat-roof mill of brick pier-and-spandrel construction was added on the corner of Thames and Constitution Streets. This sequence of construction has created a solid wall of 4-story mills on the west side of Thames Street from Church to Constitution Streets, now in multiple ownership following their sale by Collins & Aikman Corporation in 1955.

Building Survey Data	
RIHPHC ID #:	BRIS001800

ORIGINAL CONSTRUCTION DATE (est.):	1839, 1911, 1921-27	Item 4.
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)		


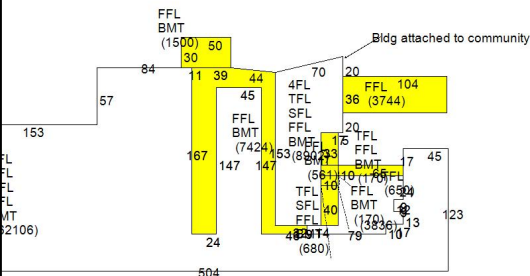
Bristol Lofts LLC
Applicant's Name – Printed
Date: April 17, 2025

Tyler Langlois
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
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: 38 CHURCH ST ZONING: WPUD PATRIOT ACCOUNT #: 579	BUILDING STYLE: Mfg UNITS: 1 YEAR BUILT: 1900 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Gable ROOF COVER: Tar & Gravel
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/27/2024 BOOK & PAGE: 2268-214 SALE PRICE: 4,204,493 SALE DESCRIPTION: Multiple Lot SELLER: THAMES STREET NASHUA, LLC	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
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 381974 FINISHED BUILDING AREA: 300461 BASEMENT AREA: 81513 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$1,602,000 YARD: \$0 BUILDING: \$2,404,500 TOTAL: \$4,006,500	
SKETCH	PHOTO
	



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

5/28/2025

Property Information - Bristol, RI



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 4.

Subject Property:

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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
38 CHURCH ST
PAWTUCKET, RI 02860

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
38 CHURCH ST
PAWTUCKET, RI 02860

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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5/28/2025

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 28, 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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5/28/2025

Page 2 of 3



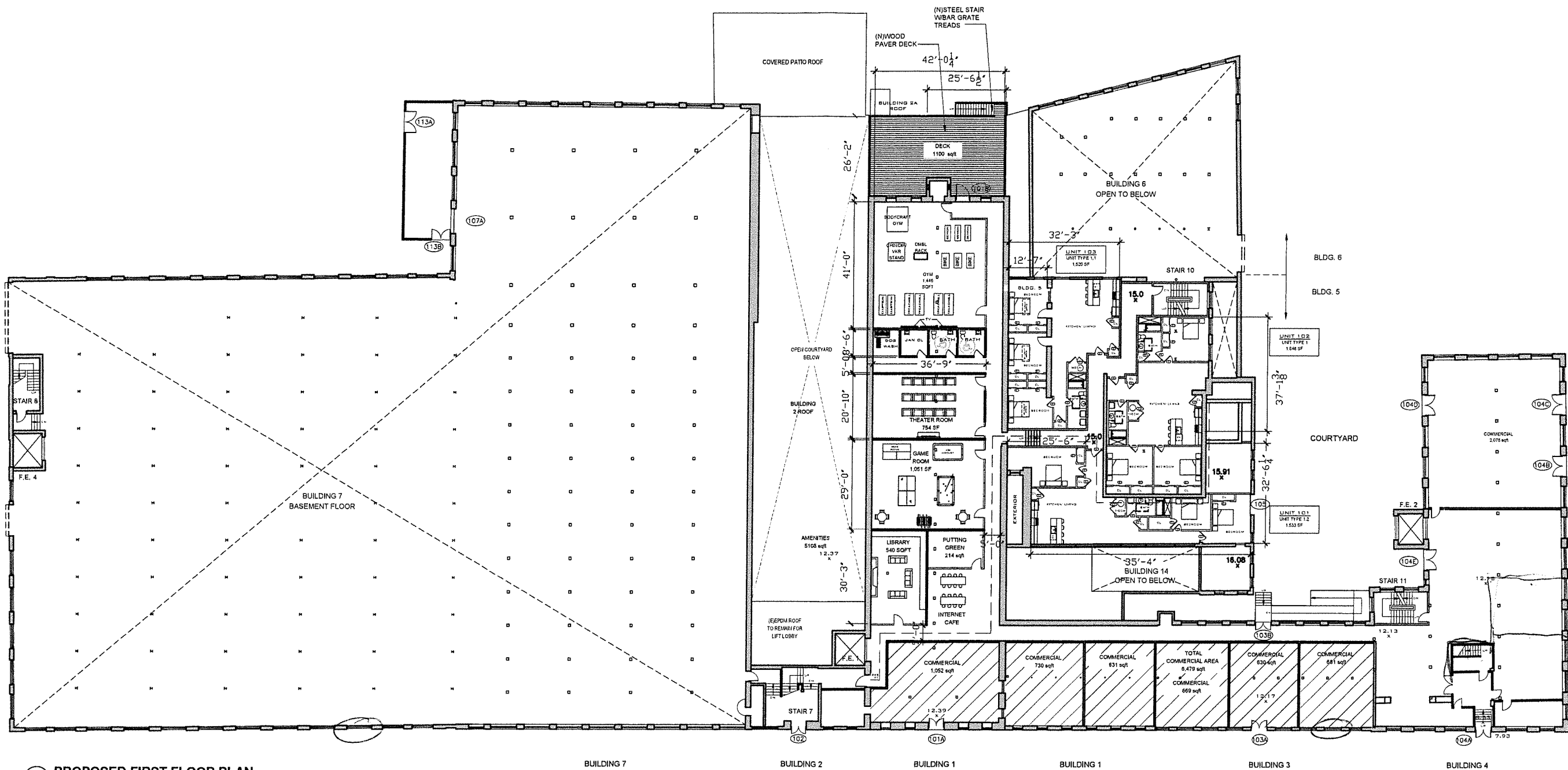
200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	11-23	Mailing Address:	USCG FINANCE CENTER
CAMA Number:	11-23		P.O. BOX 4109
Property Address:	CONSTITUTION ST		CHESAPEAKE, VA 23327
<hr/>			
Parcel Number:	11-7	Mailing Address:	RDH REALTY, LLC
CAMA Number:	11-7		12 CONSTITUTION ST
Property Address:	10 CONSTITUTION ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	11-8	Mailing Address:	KARIAN, ROBIN & ALLISTER,
CAMA Number:	11-8		ALEXANDER T. CO-TRUSTEES
Property Address:	5 THAMES ST		37 FACTORY POND CIRCLE
			GREENVILLE, RI 02828

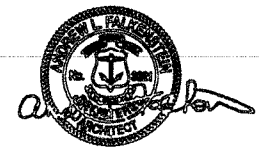


www.cai-tech.com



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

- GENERAL NOTES:
1. ALL WORK AND PROCEDURE SHALL COMPLY WITH APPLICABLE AND CURRENT STATE CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS AS WELL AS LOCAL AUTHORITIES HAVING JURISDICTIONS, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. CONFIRM THE SAME WITH BUILDING INSPECTOR.
 2. THIS DRAWING IS AN OVERVIEW OF THE WORK TO BE DONE AT THIS LEVEL AND TO COORDINATE WITH LIFE SAFETY AND BUILDING CODE REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS AND DIMENSIONS. DO NOT ATTEMPT MATERIAL TAKE-OFFS OR CONSTRUCTION FROM THIS PLAN.
 3. COORDINATE ALL STRUCTURAL WORK WITH STRUCTURAL DRAWINGS.
 4. NOTES ON CODE SHEET SHALL COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
 5. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE OR CENTER LINE OF COLUMN. DO NOT ATTEMPT TO SCALE THE DIMENSIONS. ALL STRUCTURAL WORK MUST COORDINATE WITH ARCHITECTURAL DRAWINGS.
 6. REFER TO MEP DRAWINGS FOR FINAL DESIGN.
 7. REFER TO SHEET A0.2 FOR ACCESSIBILITY STANDARDS.
 8. REFER TO MEP DRAWINGS FOR FIRE CAULKING AT PENETRATIONS.



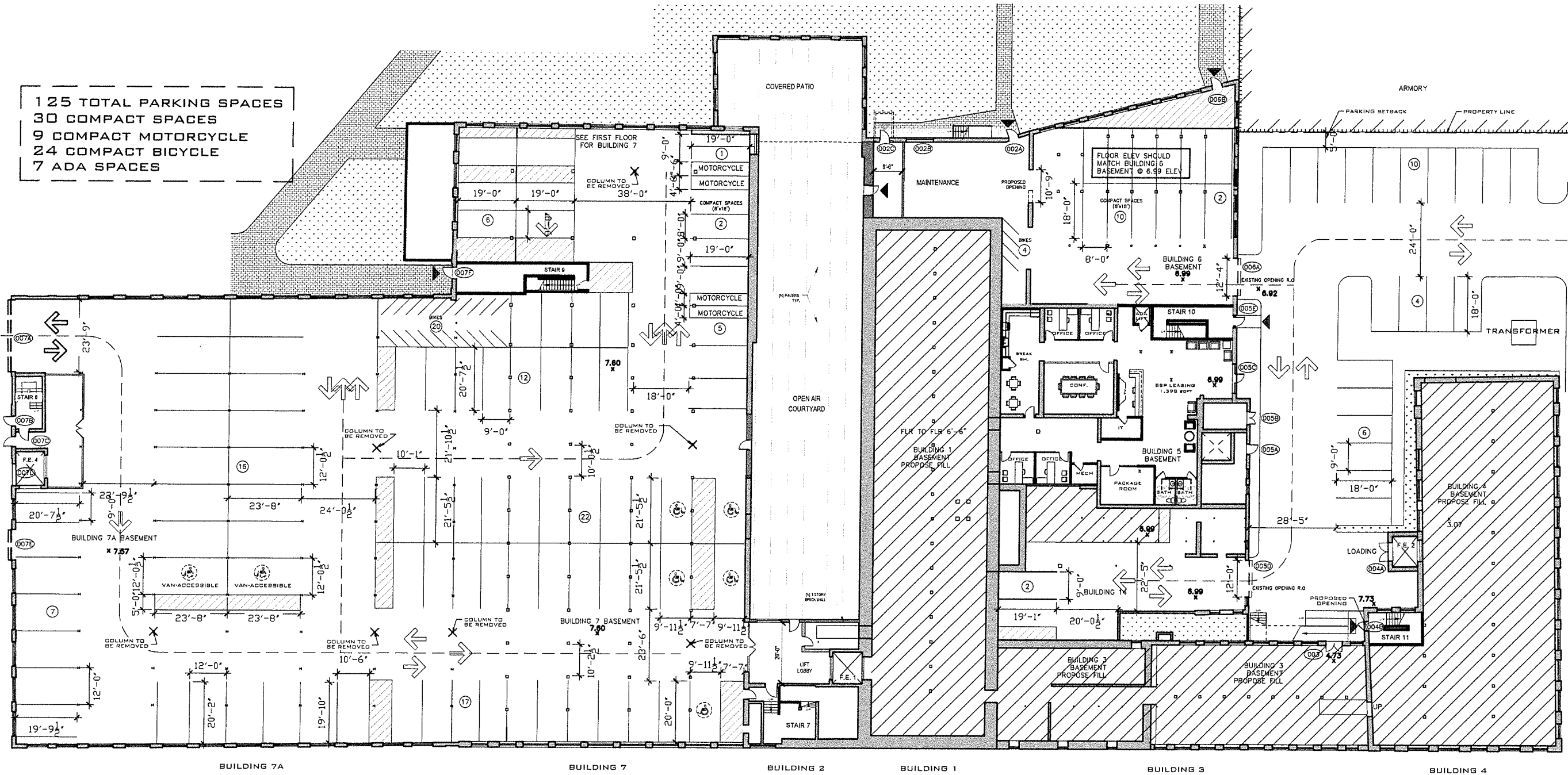
CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

JOB NO. 2403
SCALE: 1/16" = 1'-0"
DATE: 02/24/25
09/23/24
REVISED

BRISTOL LOFTS
125 THAMES ST.
BRISTOL, RI

PROPOSED
1st FLOOR PLAN

A1.1



1 PROPOSED BASEMENT PLAN
Scale: 1/16" = 1'-0"

- GENERAL NOTES:**
1. ALL WORK AND PROCEDURE SHALL COMPLY WITH APPLICABLE AND CURRENT STATE CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS AS WELL AS LOCAL AUTHORITIES HAVING JURISDICTIONS, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. CONFIRM THE SAME WITH BUILDING INSPECTOR.
 2. THIS DRAWING IS AN OVERVIEW OF THE WORK TO BE DONE AT THIS LEVEL AND TO COORDINATE WITH LIFE SAFETY AND BUILDING CODE REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS AND DIMENSIONS. DO NOT ATTEMPT MATERIAL TAKE-OFFS OR CONSTRUCTION FROM THIS PLAN.
 3. COORDINATE ALL STRUCTURAL WORK WITH STRUCTURAL DRAWINGS.
 4. NOTES ON CODE SHEET SHALL COORDINATE WITH ALL OTHER DOCUMENTS OF SERVICE.
 5. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE OR CENTER LINE OF COLUMN. DO NOT ATTEMPT TO SCALE THE DIMENSIONS. ALL STRUCTURAL WORK MUST COORDINATE WITH ARCHITECTURAL DRAWINGS.
 6. REFER TO MEP DRAWINGS FOR FINAL DESIGN.
 7. REFER TO SHEET A0.2 FOR ACCESSIBILITY STANDARDS.
 8. REFER TO MEP DRAWINGS FOR FIRE CAULKING AT PENETRATIONS.



CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-285-0872

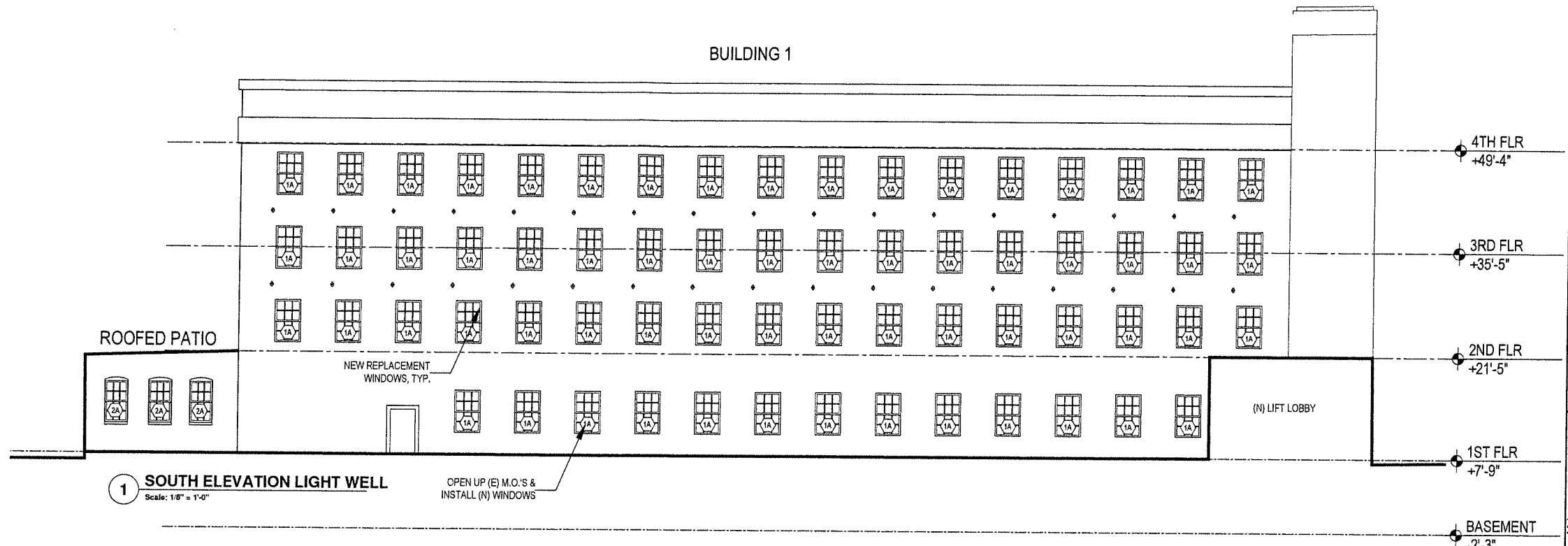


JOB NO. 24033
SCALE: 1/16" = 1'-0"
DATE: 02/24/25
REVISED: 09/23/24

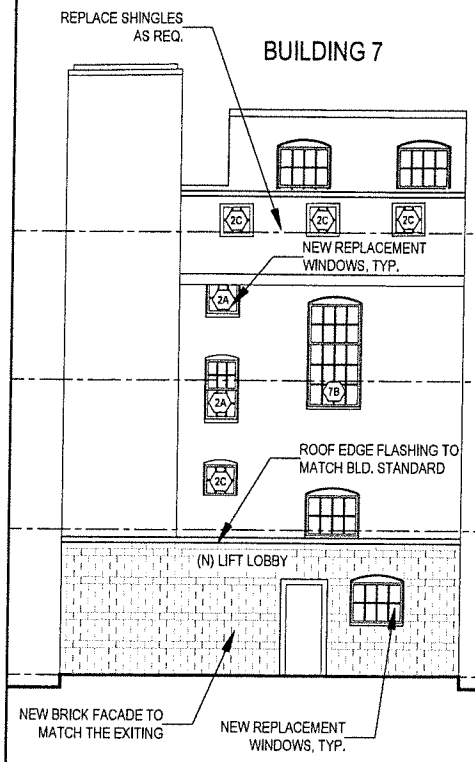
BRISTOL LOFTS
125 THAMES ST.
BRISTOL, NJ

**PROPOSED
BASEMENT PLAN**

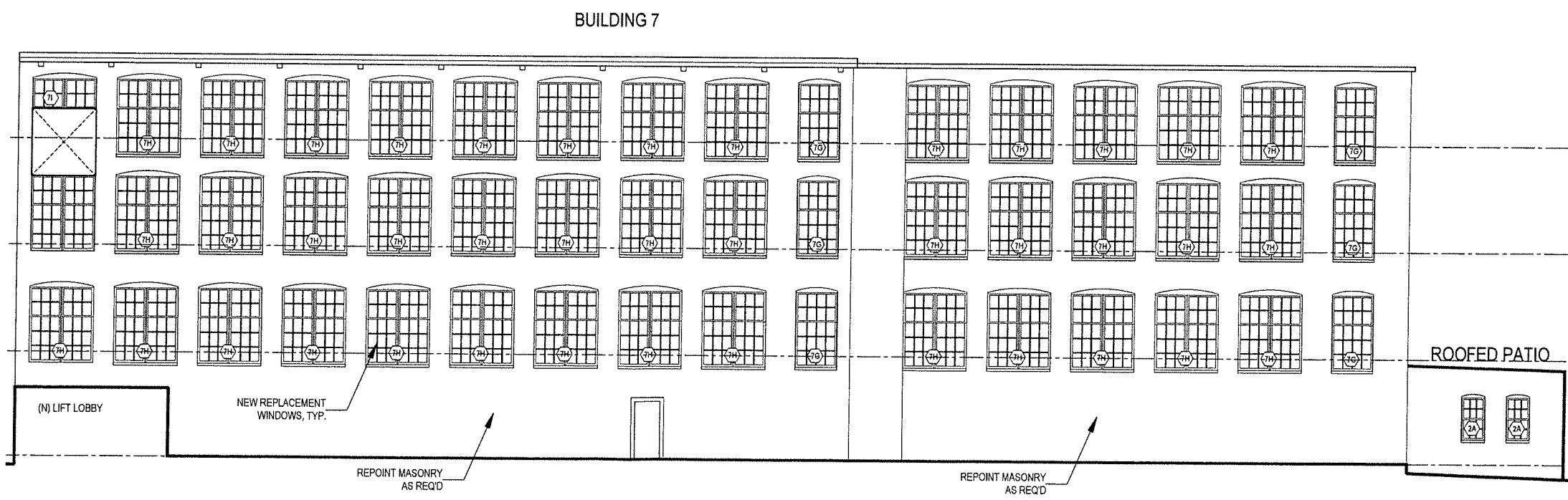
A1.0



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"



CONCISE DESIGN GROUP
7 KENT STREET #4
BROOKLINE, MASS. 02445
TELEPHONE: 617-281-0872



JOB NO: 2403	SCALE: 1/8" = 1'-0"
DATE: 04/14/25	09/23/24
REVISED	03/08/25

BRISTOL LOFTS
125 THAMES ST.
BRISTOL, RI

EXTERIOR ELEVATIONS:
LIGHTWELL

A2.6



Bristol Historic District Commission

Item 5.

Application for Review of Proposed Work - Printable Application

HDC-25-54	Contributing	April 22, 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
5 MILK ST	14	106

Applicant	Applicant Phone	Applicant Email
MARY ANN PELLEGRINO	401-339-7610	mapellegrino@carlacorp.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
REPLACE WINDOWS-2ND FLOOR

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00339
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival with significant Queen Anne details
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Some vinyl 1/1 replacement windows.	

MARY ANN PELLEGRINO
Applicant's Name – Printed
Date: April 22, 2025

MARY ANN PELLEGRINO
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 5.

Subject Property:

Parcel Number: 14-106
CAMA Number: 14-106
Property Address: 5 MILK ST

Mailing Address: PELLEGRINO, MARY ANN
25 BYFIELD 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: 14-107
CAMA Number: 14-107
Property Address: 38 CHURCH ST

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

Parcel Number: 14-112
CAMA Number: 14-112
Property Address: 4 MILK ST

Mailing Address: CHRISTINA, DANIEL & JULIE TE
4 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-118
CAMA Number: 14-118
Property Address: 12 BYFIELD ST

Mailing Address: GARDNER, MATTHEW R (1/3);
GARDNER, STEVEN D & ANN
TRUSTEES-GARDNER TRUST (2/3)
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-32
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: 14-37
CAMA Number: 14-37
Property Address: 57 CHURCH ST

Mailing Address: VASCONCELOS, ALAN
57 CHURCH STREET
BRISTOL, RI 02809

Parcel Number: 14-39
CAMA Number: 14-39
Property Address: 51 CHURCH ST

Mailing Address: DAVIDSON, JOSHUA B & KATHERINE N
TE
51 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 14-41
CAMA Number: 14-41
Property Address: 49 CHURCH ST

Mailing Address: FORTY-NINE CHURCH STREET, LLC
26 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 14-43
CAMA Number: 14-43
Property Address: 43 CHURCH ST

Mailing Address: BONNER, KERRY S & MERRILL, DEBRA
A TC
43 CHURCH ST
BRISTOL, RI 02809



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5/28/2025

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 5.

Parcel Number: 14-44 CAMA Number: 14-44 Property Address: 41 CHURCH ST	Mailing Address: BERGENHOLTZ, THOMAS A. MARIANNE 366 HOPE ST UNIT 1 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
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: SQUILLANTE-SEYEZ, DAVID & SEYEZ, DORAN TE 33 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-61 CAMA Number: 14-61 Property Address: 56 CHURCH ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-62 CAMA Number: 14-62 Property Address: 27 BYFIELD ST	Mailing Address: KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-63 CAMA Number: 14-63 Property Address: 48 CHURCH ST	Mailing Address: CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-64 CAMA Number: 14-64 Property Address: 25 BYFIELD ST	Mailing Address: PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-65 CAMA Number: 14-65 Property Address: 44 CHURCH ST	Mailing Address: ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809



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5/28/2025

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 5.

Parcel Number: 14-66
CAMA Number: 14-66
Property Address: 40 CHURCH ST

Mailing Address: JGR, LLC
443 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-67
CAMA Number: 14-67
Property Address: 19 BYFIELD ST

Mailing Address: BAO, ELENA M - TRUSTEE ELENA M
BAO REVOCABLE TRUST
19 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-69
CAMA Number: 14-69
Property Address: 11 BYFIELD ST

Mailing Address: MONAHAN-BELL LIVING TRUST
11 BYFIELD 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

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: 14-83
CAMA Number: 14-83
Property Address: 10 MILK ST

Mailing Address: SIMAS, ANTONIO J & ROSA M LE TE
DIGIACOMO, MICHELLE &
10 MILK ST
BRISTOL, RI 02809

Parcel Number: 14-84
CAMA Number: 14-84
Property Address: 22 BYFIELD ST

Mailing Address: FEINSTEIN, JONATHAN L. CAROL M. TE
22 BYFIELD ST
BRISTOL, RI 02809



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5/28/2025

Page 3 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 5.

Parcel Number: 14-85
CAMA Number: 14-85
Property Address: 18 BYFIELD ST

Mailing Address: MOREIRA, ELIZABETH H LIFE EST
MOREIRA, MARK S. ETAL TC
47 COTTAGE ST
BRISTOL, RI 02809



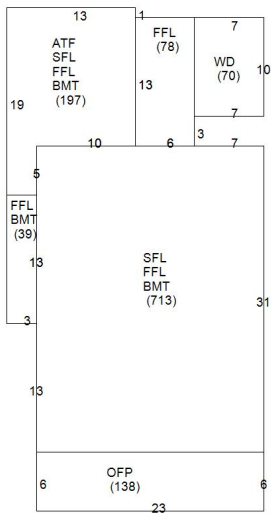
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5/28/2025

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Page 4 of 4

Town of Bristol, RI





Bristol Historic District Commission

Item 6.

Application for Review of Proposed Work - Printable Application

HDC-25-55	Contributing	April 29, 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
7 Pleasant St	15	24

Applicant	Applicant Phone	Applicant Email
LORETTA tASSONI	401-601-5721	

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
Venture Window	401-273-3600	

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

Description of proposed work:
Replace 2 basemwnt windows.

Property History
WALDRON, LISCOMB, WALDRON, AND ANTHONY COTFAGES 1816: On the north side of Pleasant Street four nearly identical, 5-bay, gambrel-roofed cottages were constructed on a plat laid out by Samuel Gladding's heirs. Of the four houses, the Samuel Liscomb Cottage at number 7 is least altered. Its flat-head entrance with a 5-pane transom light, flanked by tapered pilasters, is not obscured by facade alterations as on number 11, the Billings WaldronCottage, and number 15, the Joseph Anthony Cottage.

Building Survey Data	
RIHPHC ID #:	BRISoo363
HISTORIC NAME:	Liscomb, Samuel, Cottage
ARCH. STYLE:	Colonial
ORIGINAL CONSTRUCTION DATE (est.):	1816
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl siding/trim (wood surround at front door survives). Vinyl 1/1 replacement windows (1/1 configuration existed in 1988). Metal posts/railings on rear porch in place by 1988.	

LORETTA tASSONI
Applicant's Name – Printed
Date: April 29, 2025

Loretta Tassoni
97 plicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 6.

Subject Property:

Parcel Number: 15-25
CAMA Number: 15-25
Property Address: 7 PLEASANT ST

Mailing Address: TASSONI, LORETTA TRUSTEE
7 PLEASANT ST
BRISTOL, RI 02809

Abutters:

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

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: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA
221 HOPE ST, UNIT 1
BRISTOL, RI 02809



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5/28/2025

Page 1 of 5



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 6.

Parcel Number: 11-15 CAMA Number: 11-15-002 Property Address: 221 HOPE ST	Mailing Address: BURNETT, ROBIN D & BURNETT, BETH MCCANN CO-TRUST 221 HOPE ST UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-003 Property Address: 221 HOPE ST	Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F. TE 221 HOPE ST, Unit 3 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-004 Property Address: 221 HOPE ST	Mailing Address: LUBECK, KATHLEEN R. CO-TRST KATHLEEN LUBECK LIV TRST AGMT 221 HOPE STREET UNIT 4A BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-005 Property Address: 221 HOPE ST	Mailing Address: KENNEDY, HOLLY P TRUSTEE 233 CLUB SUGARBUSH SOUTH WARREN, VT 05674-4468
Parcel Number: 11-15 CAMA Number: 11-15-006 Property Address: 221 HOPE ST	Mailing Address: CURRY, MAUREEN C. EDWARD W. TE 221 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-007 Property Address: 221 HOPE ST	Mailing Address: ASCIOLLA, NILA A 221 HOPE ST UNIT 7 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-008 Property Address: 221 HOPE ST	Mailing Address: JOHNSON, SUSAN E 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-009 Property Address: 221 HOPE ST	Mailing Address: PASQUAL, THOMAS A & JO-ANN TRUSTEES 221 HOPE ST UNIT # 9 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-010 Property Address: 221 HOPE ST	Mailing Address: HARRIS, ERIN J. & TERESHKO, DANIEL N. TE 221 HOPE ST, UNIT 10 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: PARKER, PAULA TRUSTEE OF THE MARY L. DWYER IRREVOCABLE TRUST 221 HOPE ST, UNIT 13 BRISTOL, RI 02809



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5/28/2025

Page 2 of 5



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W. TE 221 HOPE ST, UNIT 16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
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: 15-10 CAMA Number: 15-10 Property Address: 52 CONSTITUTION ST	Mailing Address: DALY, MICHAEL 52 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST	Mailing Address: 48 CONSTITUTION LLC 67 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST	Mailing Address: O'HARE, ALEXA RIANNE & MATTHEW R. TE 46 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-13 CAMA Number: 15-13 Property Address: 44 CONSTITUTION ST	Mailing Address: CORREIA, MANUEL A. JR FILOMENA 6 CEDARWOOD DR RIVERSIDE, RI 02915
Parcel Number: 15-14 CAMA Number: 15-14 Property Address: 40 CONSTITUTION ST	Mailing Address: BAER, BANKARD F. ET UX RAYNE GILL BAER 40 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-15 CAMA Number: 15-15 Property Address: 36 CONSTITUTION ST	Mailing Address: PARENT, CHERYL A LE CROWELL, LISA ANN 36 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-17 CAMA Number: 15-17 Property Address: 256 HOPE ST	Mailing Address: ELMER, PHILIP W - TRUSTEE ELMER INVESTMENT TRUST 256 HOPE ST BRISTOL, RI 02809



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5/28/2025

Page 3 of 5



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number: 15-18 CAMA Number: 15-18 Property Address: 254 HOPE ST	Mailing Address: ALESSANDRO, CANDACE H. 254 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-19 CAMA Number: 15-19 Property Address: 248 HOPE ST	Mailing Address: ROGERS, DEREK & ELAINE L. TE 248 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-22 CAMA Number: 15-22 Property Address: 19 PLEASANT ST	Mailing Address: SOUSA, AUGUSTINE P. LE COCHRAN, LORI J. 19 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-23 CAMA Number: 15-23 Property Address: 15 PLEASANT ST	Mailing Address: BOWERS, BRENDEN T 15 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-24 CAMA Number: 15-24 Property Address: 11 PLEASANT ST	Mailing Address: SPENCE, GERARD BRIAN CARTER & PEARCE-SPENCE, EMILY TRUSTEES- SPENCE & PEARCE-SPENCE TRUST 11 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-26 CAMA Number: 15-26 Property Address: 240 HOPE ST	Mailing Address: ANTHONY, STEPHEN B. ANNE M. 240 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, IRENE K. 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-35 CAMA Number: 15-35 Property Address: 234 HOPE ST	Mailing Address: SOUSA, LOUIS A & CATHERINE Q TE 234 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: LEONETTI, GREGORY M. & JULIA C. TE 4480 POST RD EAST GREENWICH, RI 02818



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5/28/2025

Page 4 of 5



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	15-84	Mailing Address:	FOLGER, JEREMY
CAMA Number:	15-84		260 HOPE ST
Property Address:	260 HOPE ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	15-97	Mailing Address:	ANDERSON, KIM R KAHLA
CAMA Number:	15-97		244 HOPE ST
Property Address:	244 HOPE ST		BRISTOL, RI 02809
<hr/>			

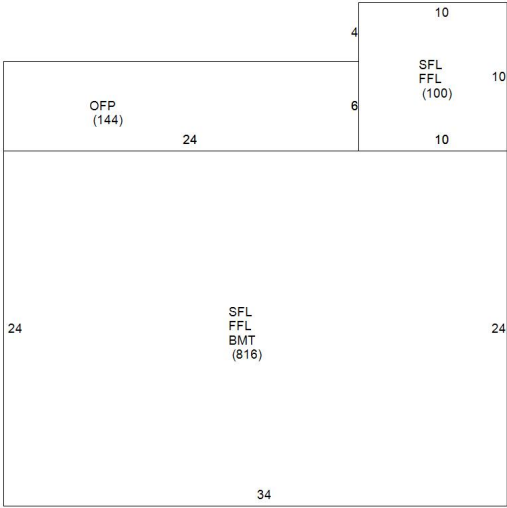



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
LOCATION: 7 PLEASANT ST ACRES: 0.0771 PARCEL ID: 015-0025-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: TASSONI, LORETTA TRUSTEE CO - OWNER: MAILING ADDRESS: 7 PLEASANT ST ZONING: R-6 PATRIOT ACCOUNT #: 934		BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1817 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin	
SALE INFORMATION		BUILDING INTERIOR	
SALE DATE: 12/5/2016 BOOK & PAGE: 1874-68 SALE PRICE: 0 SALE DESCRIPTION: Family Sale SELLER: TASSONI, LORETTA		INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0	
PRINCIPAL BUILDING AREAS			
GROSS BUILDING AREA: 2792 FINISHED BUILDING AREA: 1832 BASEMENT AREA: 816 # OF PRINCIPAL BUILDINGS: 1			
ASSESSED VALUES			
LAND: \$190,800 YARD: \$8,600 BUILDING: \$363,100 TOTAL: \$562,500			
SKETCH		PHOTO	
			



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

5/28/2025

Property Information - Bristol, RI

104

Page 1 of 1









Harmony 100 Series Window Features and Benefits

- **Fusion Welded Frame and Sash:**

Provides an impenetrable barrier to air and water penetration and the utmost in strength and integrity.

- **Deeply Pocketed Head:** With weather stripping to resist air infiltration. For increased strength and stability.

- **Unique Cove Mold Look:** Offers a more traditional wood window exterior appearance.

- **3/4" Insulating Glass system:**

For maximum regional thermal efficiency. Optional Low-E coating or Low-E with Argon for additional energy savings.

- **Warm Edge Technology:**

Non-Conductive spacer provides barrier to heat transfer in insulating glass unit.

- **Recessed-in Tilt Latches:** Color matched low profile latches for a neat appearance.

- **Constant Force Balance System:**

Provides smooth and maintenance free operation of sash.

- **New soft curved sash design:**

Looks more like traditional wood window sash.

- **Attractive Integral Lift rail:**

Provides easy sash operation.

- **Dual Tilt In Sashes:** Both sashes tilt in for easy cleaning.

- **5° Positive Sloped Sill:** Provides water runoff, even in driving rain.

- **Interlocking Meeting Rail:**

Integral interlock provides additional security and has passed AAMA Forced Entry Resistance Test*.

- **Die Cast Cam Lock and Keeper:**

Cam action actually draws sash closer together for positive lock.

- **Double Night Vent Latches:** Allow for ventilation with security. Have passed AAMA Forced Entry Resistance Testing*.

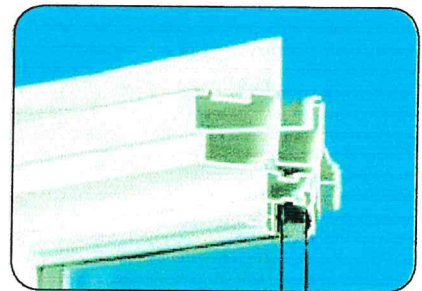
- **Two Layers of Weather Stripping:**

With double mylar fins for resistance to air and water infiltration.

- **Non-Corrosive Hardware:** Years of trouble free performance, no matter what the environment.

- **Available in a variety of window configurations and styles:** Including Single Hung, Double Hung, Picture Window and Slider

- **Optional Extruded 1^{3/4}" Nailing Fin for New Construction Applications:** Provides easier and more error proof installation



- **Limited Lifetime Warranty**

- **Half screen is standard**

- **Optional Full Screen Flexscreen Technology**



Slocomb Harmony 100	
Price	\$
Frame/Sash material	PVC Vinyl
Description	Advanced vinyl window - sleek design
Structural Rating	DP 40
Warranty	Lifetime-Non Prorated-Transferrable
Exterior Colors	White - beige
Interior Finishes	White - beige
Energy efficiency U Values(s)	U.28 to U.24
Key features	Multi-chamber - hollow frame High performance glass spacer



Bristol Historic District Commission

Item 7.

Application for Review of Proposed Work - Printable Application

HDC-25-58	Contributing	May 5, 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
146 high street	19	105

Applicant	Applicant Phone	Applicant Email
Mike Fanning	5004005120	mike@atiincorporated.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	146 high street

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

Contractor	Contractor Phone Number	Contractor Email
N/A	N/A	N/A

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

Description of proposed work:
8 x 10 Garden Shed in rear of property

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00150
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Post-1988: wood shingle siding replaced with clapboards. One-story hip-roofed wood-frame open porch (enclosed at rear/E end) added to S side elev.	

Mike Fanning
Applicant's Name – Printed
Date: May 5, 2025

Mike Fanning
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 7.

Subject Property:

Parcel Number: 19-105
CAMA Number: 19-105
Property Address: 146 HIGH ST

Mailing Address: FANNING, MICHAEL G. & FANNING,
CYNTHIA A. (50%) TC
146 HIGH ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 15-20
CAMA Number: 15-20
Property Address: 149 HIGH ST

Mailing Address: PANSA, LEONARD F NANCY E TE ET AL
149 HIGH ST
BRISTOL, RI 02809

Parcel Number: 15-21
CAMA Number: 15-21
Property Address: 145 HIGH ST

Mailing Address: SOUSA, LOUIS A. SOLE OWNER
30 Alexander Avenue
East Providence, RI 02914

Parcel Number: 15-27
CAMA Number: 15-27
Property Address: HIGH ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,
BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

Parcel Number: 15-28
CAMA Number: 15-28
Property Address: 139 HIGH ST

Mailing Address: STUBER, EDYTH JANE TRUSTEE C/O
PARSONS CAPITAL MANAGEMENT
40 WESTMINSTER ST., SUITE 400
PROVIDENCE, RI 02903

Parcel Number: 15-29
CAMA Number: 15-29
Property Address: 51 UNION ST

Mailing Address: WORDELL, SEBASTIAN J. WORDELL,
BARBARA J. TE
51 UNION STREET
BRISTOL, RI 02809

Parcel Number: 15-6
CAMA Number: 15-6
Property Address: 159 HIGH ST

Mailing Address: BJERREGAARD, CHRIS E. & JUNE M. TE
159 HIGH ST
BRISTOL, RI 02809

Parcel Number: 19-101
CAMA Number: 19-101
Property Address: 7 COOKE ST

Mailing Address: SILVIA, MICHELE
7 COOKE ST.
BRISTOL, RI 02809

Parcel Number: 19-102
CAMA Number: 19-102
Property Address: 97 UNION ST

Mailing Address: FRANKS, ELIZABETH
97 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-103
CAMA Number: 19-103
Property Address: 85 UNION ST

Mailing Address: NUNES PROPERTY MANAGEMENT, LLC
21 CLIFTON RD
BRISTOL, RI 02809

Parcel Number: 19-104
CAMA Number: 19-104
Property Address: 148 HIGH ST

Mailing Address: FURTADO, MANUEL JR TRUSTEE
148 HIGH ST
BRISTOL, RI 02809



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5/28/2025

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 7.

Parcel Number: 19-106 CAMA Number: 19-106 Property Address: 142 HIGH ST	Mailing Address: MURPHY, CORNELIA TRUSTEE OF CORNELIA M. MURPHY TRUST 142 HIGH STREET BRISTOL, RI 02809
Parcel Number: 19-107 CAMA Number: 19-107 Property Address: 136 HIGH ST	Mailing Address: DAPONTE, MICHAEL ET UX SUSAN DAPONTE TE 136 HIGH ST. BRISTOL, RI 02809
Parcel Number: 19-108 CAMA Number: 19-108 Property Address: 77-79 UNION ST	Mailing Address: HUGHES, GREGORY A & DEBORAH L TE 19 CLIFTON RD BRISTOL, RI 02809
Parcel Number: 19-109 CAMA Number: 19-109 Property Address: 73 UNION ST	Mailing Address: GREEN, LINDSAY 73 UNION ST BRISTOL, RI 02809
Parcel Number: 19-110 CAMA Number: 19-110 Property Address: 132 HIGH ST	Mailing Address: MORRIS, DEAN WALKER & SUSAN WALTERS TE 3251 COCHISE DR SE ATLANTA, GA 30339
Parcel Number: 19-111 CAMA Number: 19-111 Property Address: 98 1/2 CONSTITUTION ST	Mailing Address: GALLISON, DIANE H & RAYMOND LE TIMOTHY P & NATHAN M TC 50 King Phillip Avenue BRISTOL, RI 02809
Parcel Number: 19-112 CAMA Number: 19-112-001 Property Address: 3 WILLIAM ST	Mailing Address: MILLER, ELIZABETH A. 3 WILLIAMS ST UNIT 1 BRISTOL, RI 02809
Parcel Number: 19-112 CAMA Number: 19-112-002 Property Address: 3 WILLIAM ST	Mailing Address: TABAIE, HOSSEIN DAVID ETAL JT NORMANDIE, CYNTHIA A. 585 CHANDLER ST WORCESTER, MA 01602
Parcel Number: 19-112 CAMA Number: 19-112-003 Property Address: 3 WILLIAM ST	Mailing Address: MAHONY, ANN G. TRUSTEE 4543 EVERETT ST KENSINGTON, MD 20895
Parcel Number: 19-119 CAMA Number: 19-119 Property Address: 25 COOKE ST	Mailing Address: GAGLIO, MARGUERITE M 25 COOKE ST BRISTOL, RI 02809
Parcel Number: 19-65 CAMA Number: 19-65 Property Address: WILLIAM ST	Mailing Address: PATCHIN, DONALD L 21 WILLIAM ST BRISTOL, RI 02809
Parcel Number: 19-67 CAMA Number: 19-67 Property Address: 21 WILLIAM ST	Mailing Address: PATCHIN, DONALD L 21 WILLIAM ST BRISTOL, RI 02809



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5/28/2025

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 7.

Parcel Number: 19-68 CAMA Number: 19-68 Property Address: 102 CONSTITUTION ST	Mailing Address: ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-69 CAMA Number: 19-69 Property Address: 19 WILLIAM ST	Mailing Address: BROWNE, ROBERT J. KRISTIN L. ETUX 19 WILLIAM ST BRISTOL, RI 02809
Parcel Number: 19-71 CAMA Number: 19-71 Property Address: 96 CONSTITUTION ST	Mailing Address: LOPES, RITA & SALLEY, ENGRACIA TRUSTEES OF THE FERNANDA ROTH LIVING TRUST 96 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-72 CAMA Number: 19-72 Property Address: 9 WILLIAM ST	Mailing Address: SOUSA, NANCY A. LE FOSTER, BETHANY & PERRY, ANALEE JT 9 WILLIAM ST BRISTOL, RI 02809
Parcel Number: 19-73 CAMA Number: 19-73 Property Address: 92 CONSTITUTION ST	Mailing Address: BARBOZA, DAVID E. 92 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-75 CAMA Number: 19-75 Property Address: 168 HIGH ST	Mailing Address: BARKER, JOHN J JR & GAIL ANN LE REM-BARKER, ALISON etal JT 168 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-76 CAMA Number: 19-76 Property Address: 160 HIGH ST	Mailing Address: SALES, MARIA L LE MULDOON, MARIA etal 160 HIGH ST BRISTOL, RI 02809
Parcel Number: 19-82 CAMA Number: 19-82 Property Address: 27 COOKE ST	Mailing Address: DALLAIRE, ROBERT J. DALLAIRE, VIRGINIA A. TE 27 COOK ST BRISTOL, RI 02809
Parcel Number: 19-83 CAMA Number: 19-83 Property Address: 24 WILLIAM ST	Mailing Address: GAGLIO, BONITA ET AL NICHOLAS GAGLIO JT 24 WILLIAM ST BRISTOL, RI 02809
Parcel Number: 19-84 CAMA Number: 19-84 Property Address: 16 WILLIAM ST	Mailing Address: FURTADO, JOHN E. MELO, ADELIA TE 16 WILLIAM ST BRISTOL, RI 02809
Parcel Number: 19-85 CAMA Number: 19-85 Property Address: 12 WILLIAM ST	Mailing Address: ALLEN, RICHARD R PO BOX 448 BRISTOL, RI 02809
Parcel Number: 19-86 CAMA Number: 19-86 Property Address: 154 HIGH ST	Mailing Address: WGI, LLC 154 HIGH ST BRISTOL, RI 02809



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5/28/2025

Page 3 of 4



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-91	Mailing Address:	21 COOKE LLC
CAMA Number:	19-91		21 COOKE ST
Property Address:	21 COOKE ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	19-92	Mailing Address:	DA PONTE, JOSE CECELIA LIFE EST.
CAMA Number:	19-92		19 COOKE ST
Property Address:	19 COOKE ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	19-95	Mailing Address:	15 COOKE STREET, LLC
CAMA Number:	19-95		443 HOPE ST
Property Address:	15 COOKE ST		BRISTOL, RI 02809
<hr/>			


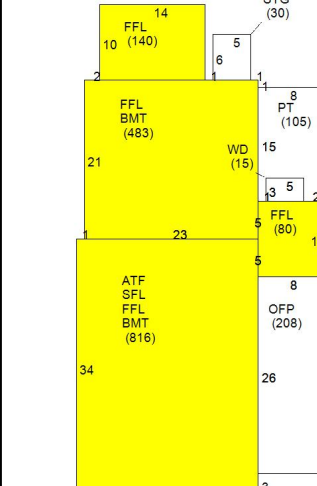


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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 146 HIGH ST ACRES: 0.2683 PARCEL ID: 019-0105-000 LAND USE CODE: 28 CONDO COMPLEX: OWNER: FANNING, MICHAEL G. & CO - OWNER: FANNING, CYNTHIA A. (50%) TC MAILING ADDRESS: 146 HIGH ST ZONING: R-6 PATRIOT ACCOUNT #: 1366	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1850 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/6/2023 BOOK & PAGE: 2207-95 SALE PRICE: 1,330,000 SALE DESCRIPTION: SELLER: HUMPHREY, JOHN B &	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: FWA w/AC FUEL TYPE: Gas PERCENT A/C: True # OF ROOMS: 10 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5036 FINISHED BUILDING AREA: 2661 BASEMENT AREA: 1299 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$152,000 YARD: \$20,000 BUILDING: \$514,000 TOTAL: \$686,000	
SKETCH	PHOTO
	



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

5/28/2025

Property Information - Bristol, RI

116

Page 1 of 1











Bristol Historic District Commission

Item 8.

Application for Review of Proposed Work - Printable Application

HDC-25-61	Contributing	May 12, 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
60 Thames Street	10	49

Applicant	Applicant Phone	Applicant Email
Bristol Loft LLC	6178212324	

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
Remove asbestos siding, repair and replace claboard in-kind as needed, replace windows.

Property History
SECOND FRANCIS BOURN HOUSE c. 1840: This is a simple, 2 1/2-story, 3-bay, end-gable-roof Greek Revival house. Corner pilasters are covered by composition siding. The narrow lot was set off from the lot at 70 Thames Street. Bourn was a housewright. The house was sold to John B. Pearce, a harness maker, in 1891.

Building Survey Data	
RIHPHC ID #:	BRIS00183
HISTORIC NAME:	Bowen, Francis, House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Asbestos siding added by 1988 survey. There is a current mix of 2/2 sash wood windows and 1/1 sash, unknown material.	


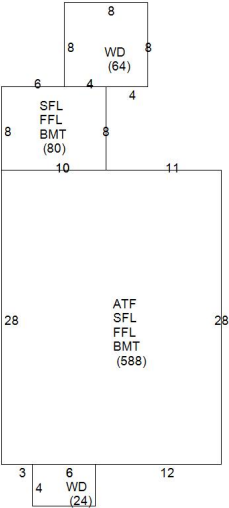
Bristol Loft LLC
Applicant's Name – Printed
Date: May 12, 2025

Tyler Langlois
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 60 THAMES ST ACRES: 0.058 PARCEL ID: 010-0050-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BRISTOL LOFTS LLC CO - OWNER: MAILING ADDRESS: 38 CHURCH ST ZONING: W PATRIOT ACCOUNT #: 569	BUILDING STYLE: Conventional UNITS: 1 YEAR BUILT: 1800 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/27/2024 BOOK & PAGE: 2268-218 SALE PRICE: 1,065,175 SALE DESCRIPTION: N/A SELLER: THAMES STREET NASHUA, LLC	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2680 FINISHED BUILDING AREA: 1571 BASEMENT AREA: 668 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$178,200 YARD: \$0 BUILDING: \$160,500 TOTAL: \$338,700	
SKETCH	PHOTO
	



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

5/28/2025

Property Information - Bristol, RI

122

Page 1 of 1



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Item 8.

Subject Property:

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

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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

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

Parcel Number: 10-48
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: 10-53
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



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5/28/2025

Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 28, 2025

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
38 CHURCH ST
PAWTUCKET, RI 02860

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: 10-68
CAMA Number: 10-68
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

Parcel Number: 10-74
CAMA Number: 10-74
Property Address: HOPE ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-75
CAMA Number: 10-75
Property Address: 315 HOPE ST

Mailing Address: BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809



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5/28/2025

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number: 10-76
CAMA Number: 10-76
Property Address: HOPE ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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

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



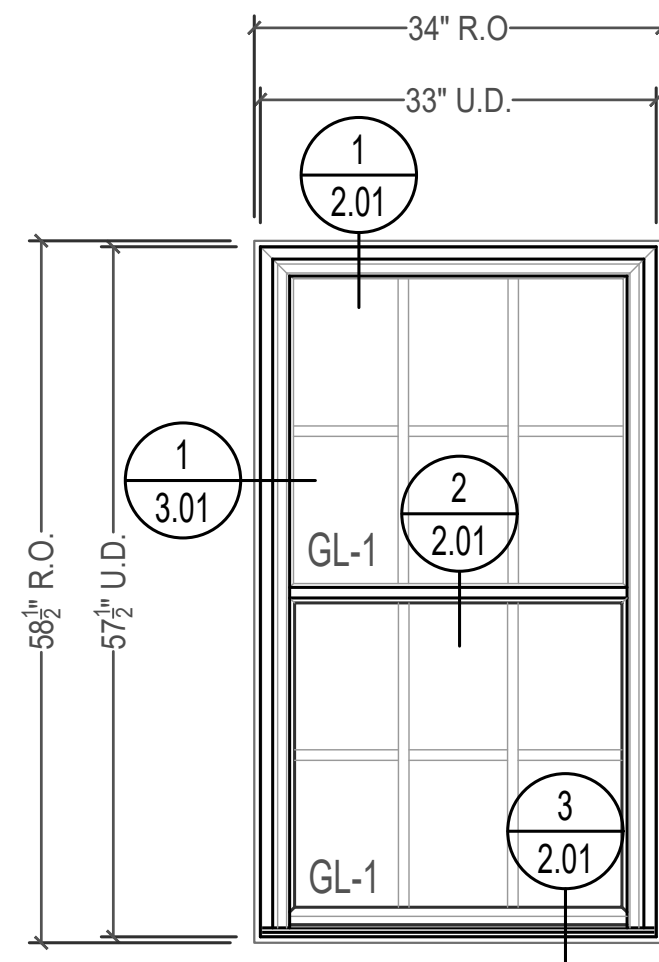
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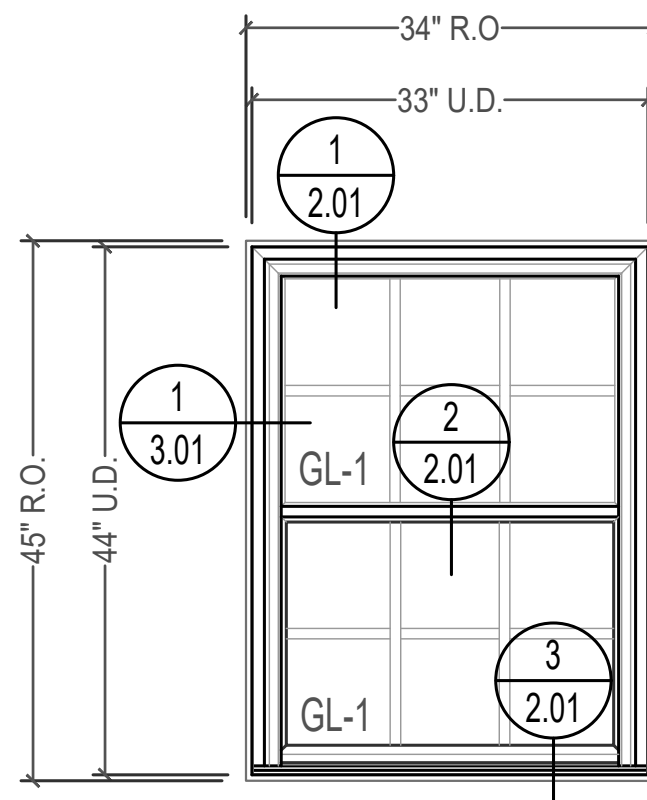




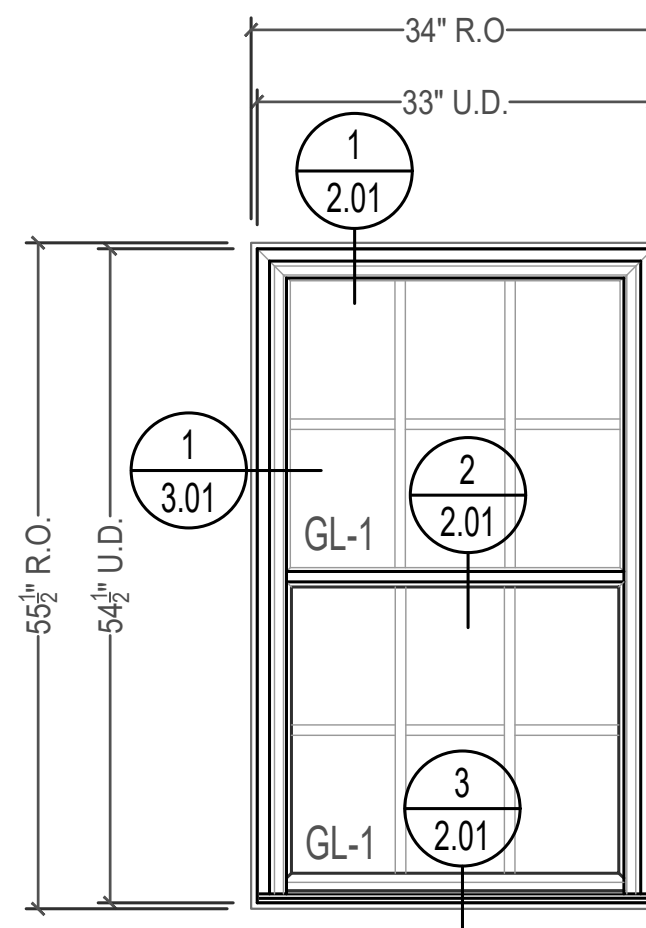




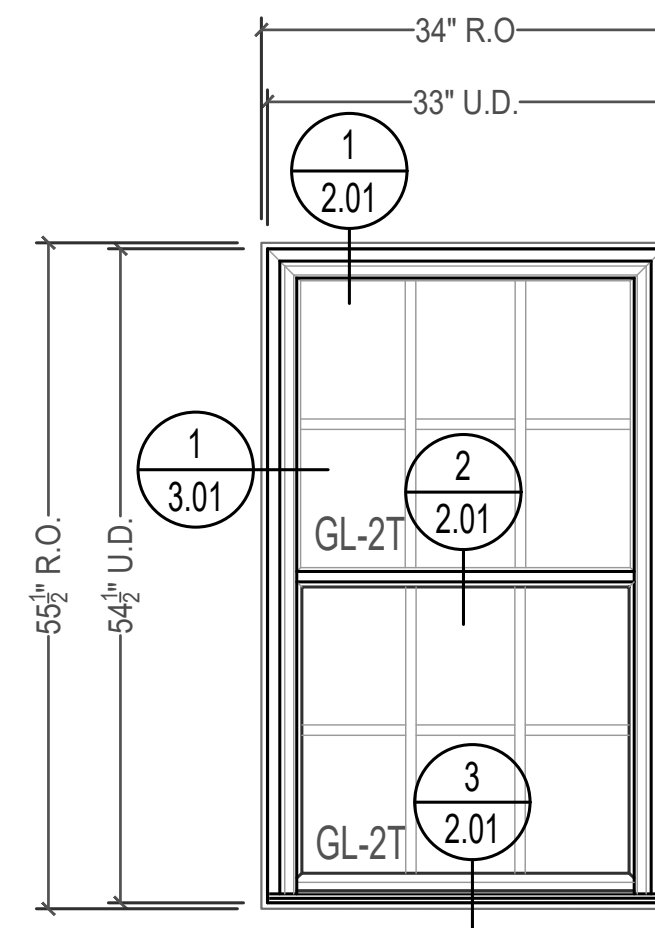
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Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior
1st Floor 5 Thus Req'd



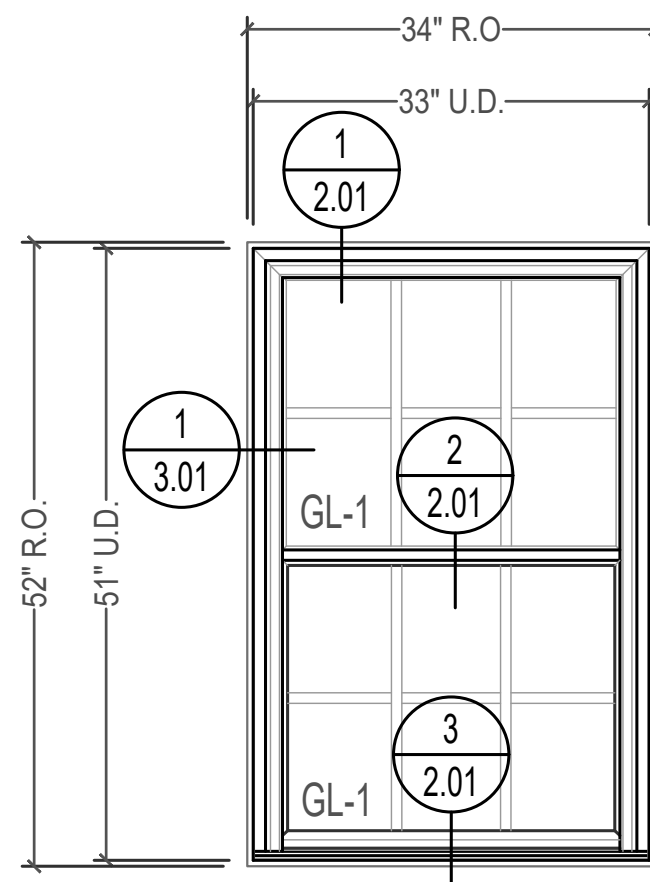
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1.01 Windgate Double Hung Window
Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior
Kitchen 1 Thus Req'd



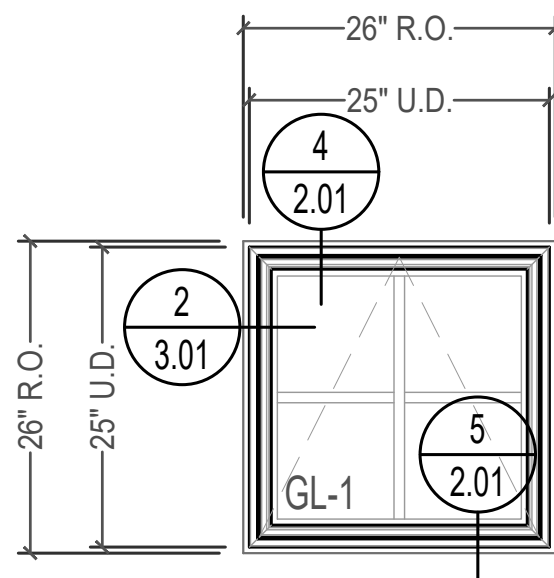
C
1.01 Windgate Double Hung Window
Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior
2nd Floor 6 Thus Req'd



C-T
1.01 Windgate Double Hung Window
Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior
2nd Floor - Tempered 1 Thus Req'd



D
1.01 Windgate Double Hung Window
Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior
Attic 1 Thus Req'd



E
1.01 Windgate Awning Window
Single Window
SCALE: 3/4" = 1'-0"
Finish: White Exterior/White Interior 1 Thus Req'd



Date

Revisions

#

STERGIS
WINDOWS • DOORS
79 Walton St.
ATTLEBORO MA
888-783-7447
508-455-0661

Customer
Kerry Contracting
38 Church St
Pawtucket, RI

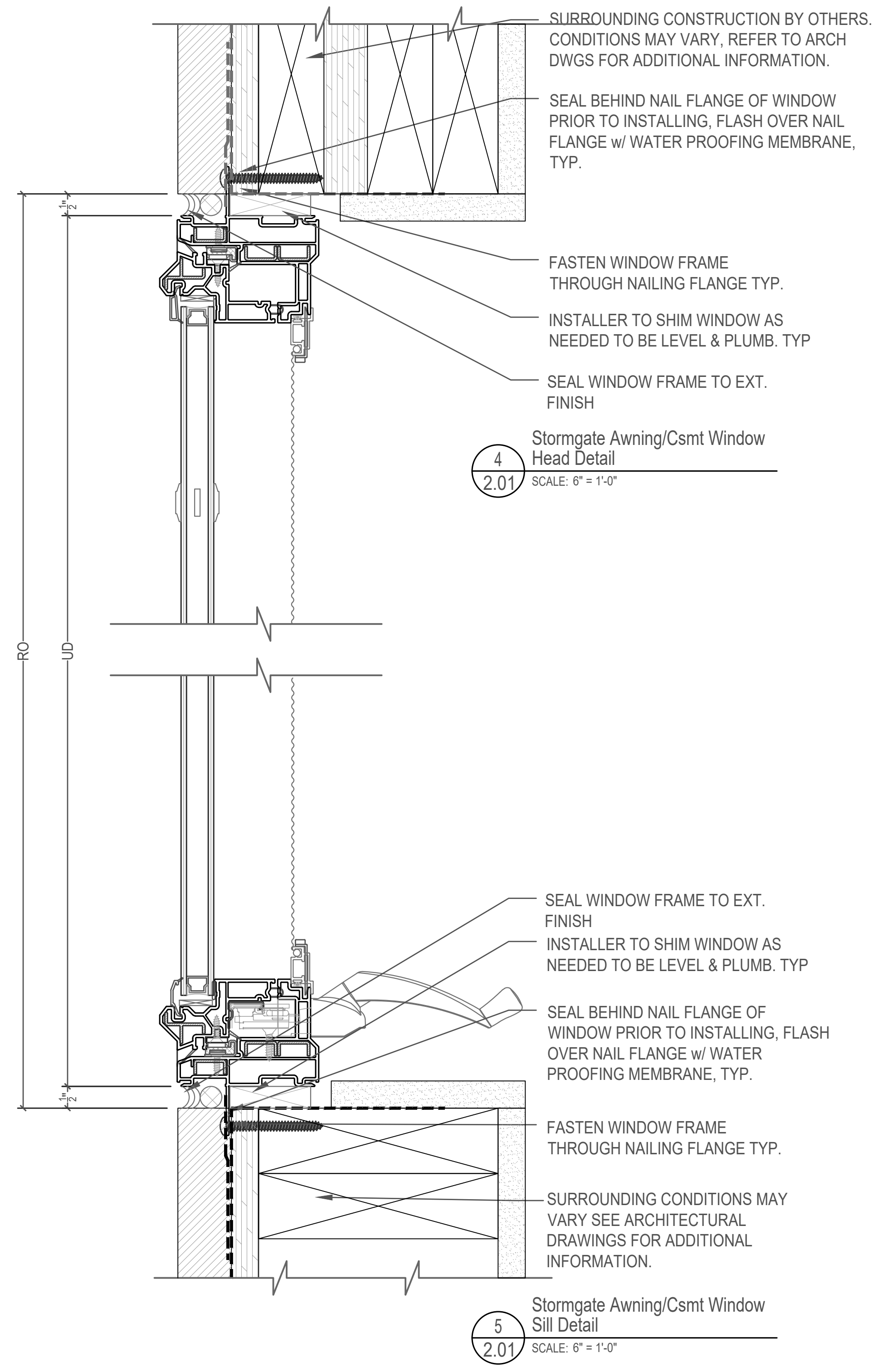
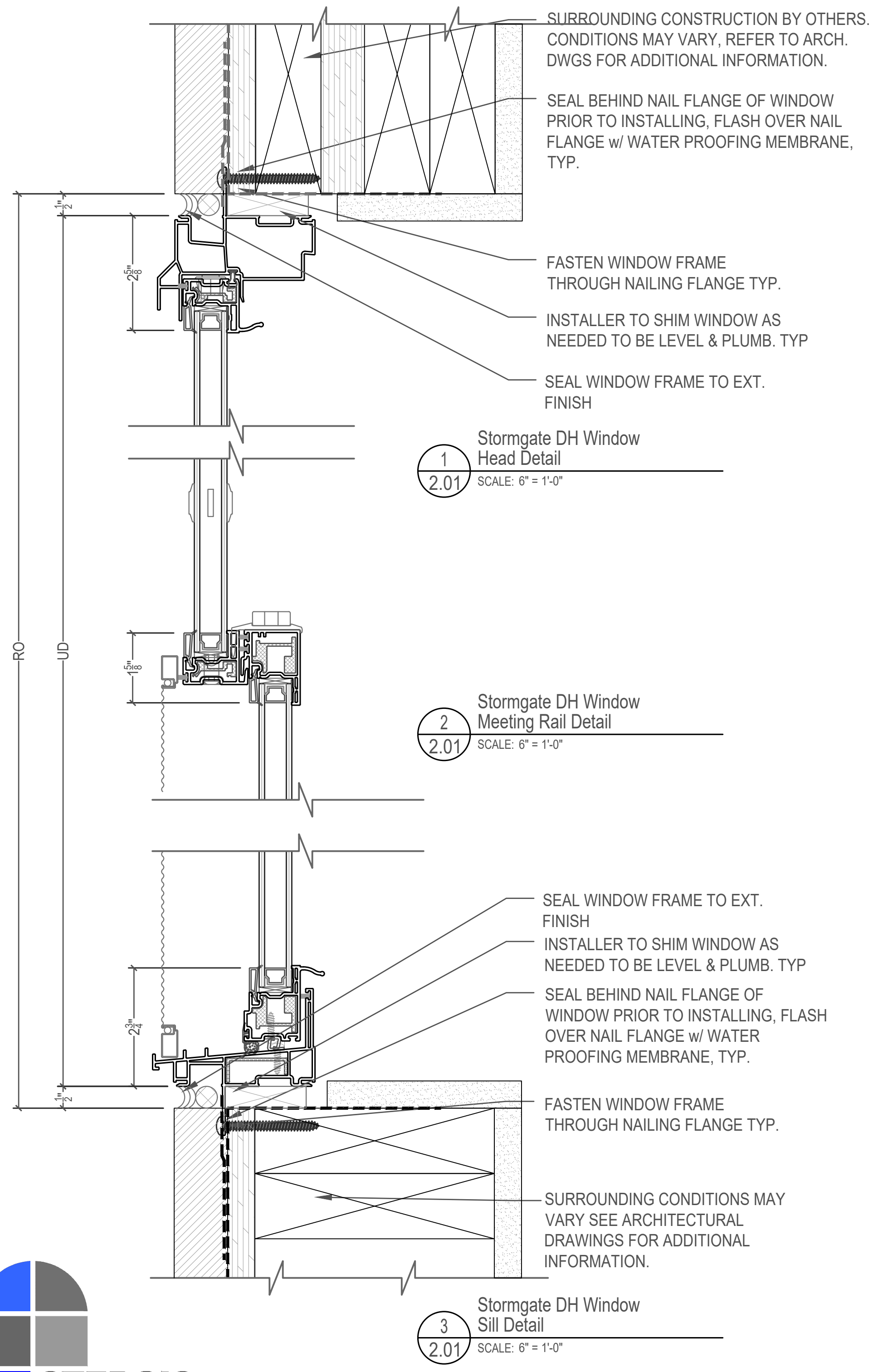
Architect

Project
60 Thames Street
Bristol RI

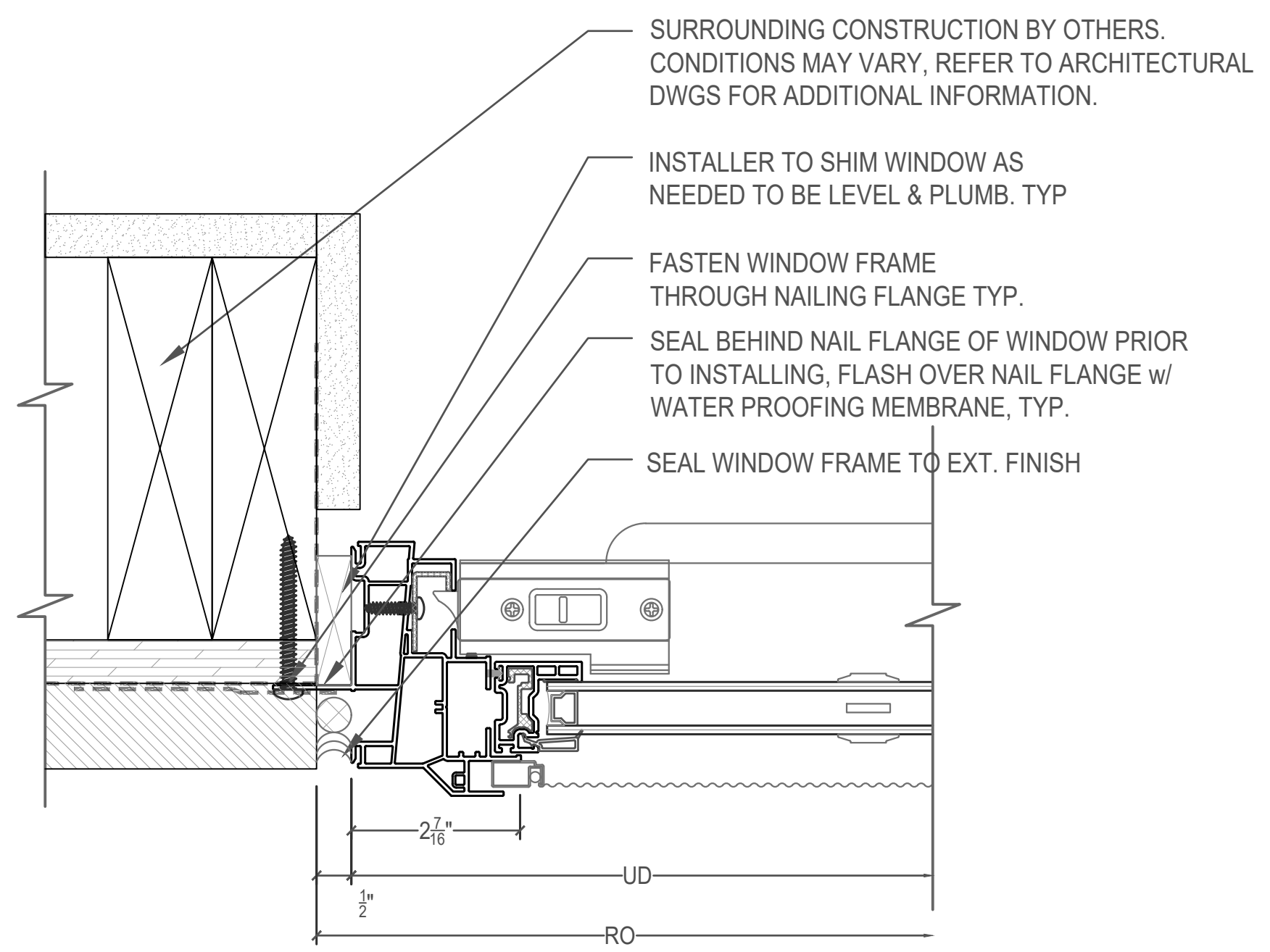
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DATE:
5/27/2025

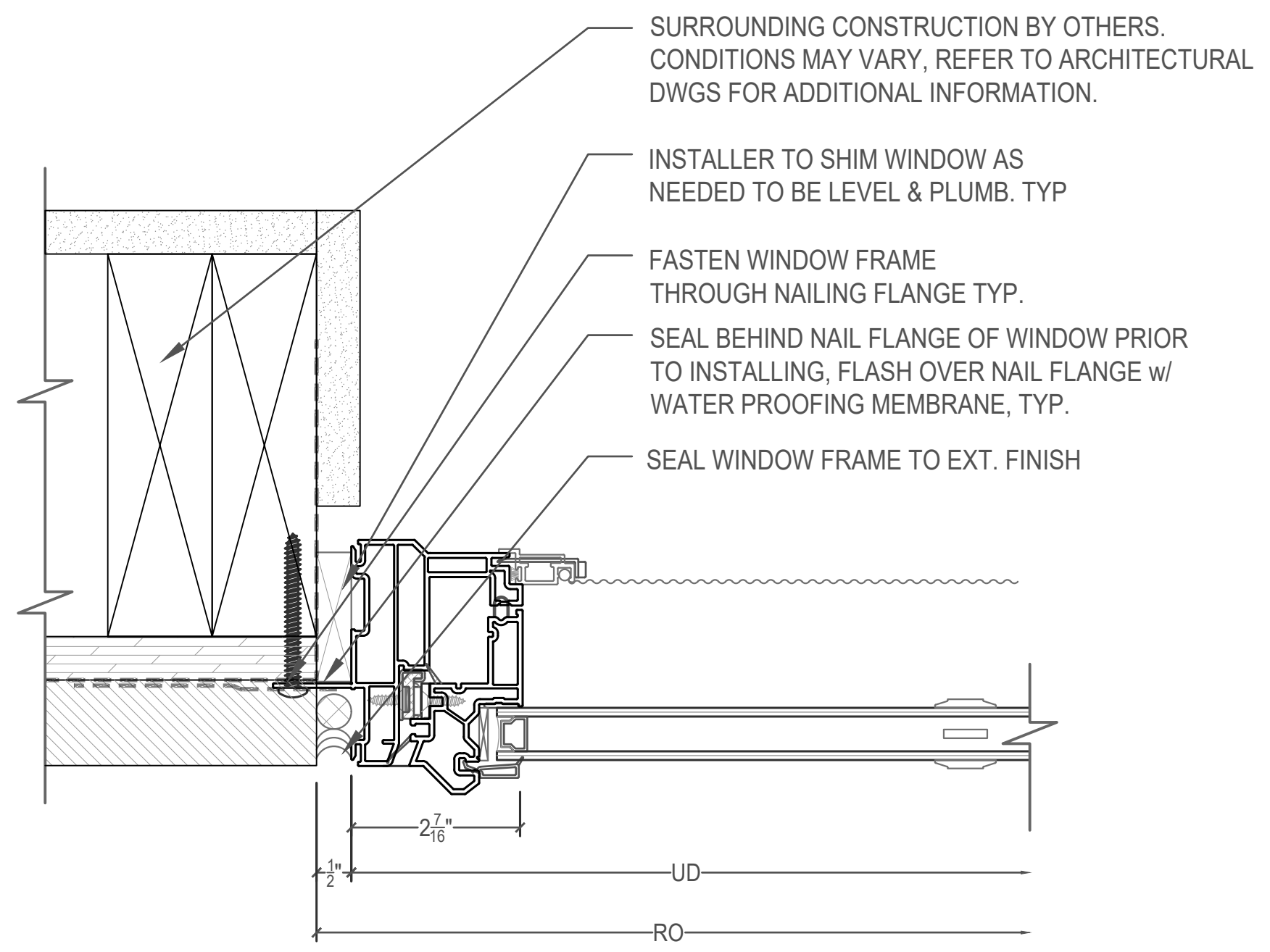
DRAWING #
1.01



Revisions		Date
#		
STERGIS WINDOWS • DOORS 79 Walton St. ATTLEBORO MA 888-783-7447 508-455-0661		
Customer Kerry Contracting 38 Church St Pawtucket, RI		
Architect		
Project 60 Thames Street Bristol RI		
Order #:		
DATE: 5/27/2025		
DRAWING # 2.01		



1
3.01 Windgate Double Hung Window Jamb Detail
SCALE: 6" = 1'-0"



2
3.01 Windgate Awning Window Jamb Detail
SCALE: 6" = 1'-0"



Revisions		Date	
#			
STERGIS WINDOWS • DOORS 79 Walton St. ATTLEBORO MA 888-783-7447 508-455-0661			
Customer		Kerry Contracting 38 Church St Pawtucket, RI	
Architect		Project 60 Thames Street Bristol RI	
Order #:		DATE: 5/27/2025	
DRAWING #		3.01	



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 437 Hope Street

2. Plat # 10 Lot # 79

3. a. Applicant: Jennifer Charleson, business owner

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

Mailing Address:

Phone: 401-465-8033

Email:

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

Overhead projecting sign, 10" x 57" x 3" on corner of building

Jennifer Charleson, business owner

Jennifer Lynn Charleson

Applicant's Name – Printed

Applicant's Signature

Date: May 13, 2025



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 9.

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, LYNDIA 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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5/29/2025

Page 1 of 5



200 feet Abutters List Report

Bristol, RI
May 29, 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: KELLY, RICHARD R. & AKERSON, CAROL A. TE 423 HOPE ST, UNIT 5E 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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5/29/2025

Page 2 of 5



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 9.

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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5/29/2025

Page 3 of 5



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 9.

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, LYNDIA 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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5/29/2025

Page 4 of 5



200 feet Abutters List Report

Bristol, RI
May 29, 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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5/29/2025

Page 5 of 5



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
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 ZONING: D PATRIOT ACCOUNT #: 595	BUILDING STYLE: Mixed Use UNITS: 3 YEAR BUILT: 1935 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/19/2010 BOOK & PAGE: 1563-44 SALE PRICE: 0 SALE DESCRIPTION: Family Sale SELLER: THOMAS, ANTHONY G.	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
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7929 FINISHED BUILDING AREA: 4994 BASEMENT AREA: 2835 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$252,500 YARD: \$14,400 BUILDING: \$252,200 TOTAL: \$519,100	
SKETCH	PHOTO



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

5/29/2025

Property Information - Bristol, RI

139

Page 1 of 1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD)

05/16/2025

Item 9.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER John Andrade Insurance Agency, Inc. 559 Hope Street Bristol RI 02809		CONTACT NAME: Monica Vieira PHONE (A/C, No, Ext): (401) 253-6542 FAX (A/C, No): (401) 253-5070 E-MAIL ADDRESS: mvieira@johnandradeinsurance.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Selective Insurance	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** CL254333705**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		S 2672133-00	04/03/2025	04/03/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 3,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 3,000,000
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Town of Bristol is an additional insured with respects to General Liability, when required by written contract.

Re: Sign Permit #61237

CERTIFICATE HOLDER**CANCELLATION**

Town of Bristol 10 Court Street Bristol RI 02809	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE mAndrade
--	---

From: AGRT41@aol.com
Subject: Re: Permission to mount sign for Plumb Gallery
Date: May 15, 2025 at 5:40:17 PM
To: Jen Charleson jennifercharleson@gmail.com

Hi:

I have reviewed the proposed sign for the Plumb Gallery and certainly approve the signage and location. Please accept this note as my consent to hang said sign.

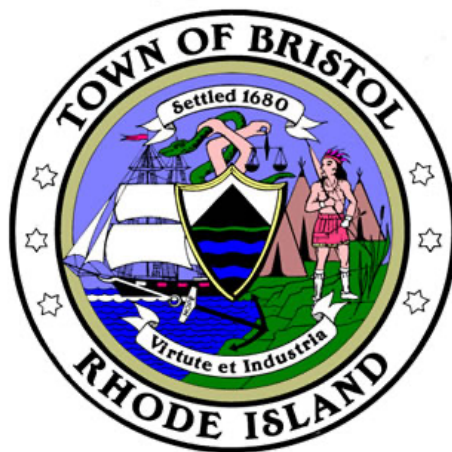
Anthony G. Thomas
254 Great Road
North Smithfield, Rhode Island 02896

On Thursday, May 15, 2025 at 02:45:37 PM EDT, Jen Charleson
<jennifercharleson@gmail.com> wrote:

Hi Mr. Thomas,

Things are going well over here at 437 Hope Street. We've applied for a permit to mount a sign, and worked with the same designer/installer that created the sign next door for Nikki at Beau. The size & location is approved by the town, but they asked me to provide written consent from you before they can proceed with the permit. Any chance you could reply to this email with written permission? The photo mock up of what we are planning is attached.

Thank you!
Jen Charleson



Town of Bristol, RI

Nick Toth commented on HDC Completeness Review:

"

Good Morning -

Message:

Please attach written permission from the building owner to make alterations.

"

Where: 439 HOPE ST

Type: Sign Permit

Number: 61237





Tap to Download
Organization Logo.jpeg
55 KB



Tap to Download
image0.jpeg
1.9 MB

DAVE - INSTALLATION
 Belmonte
 401-600-1841

Bristol
 Home
 Improvement

PROPOSE SIGN PLUM GALLERY
 437 Hope Street

10' x 57' x 3" 2-Sided Projecting Sign
 HDU Sign Board
 Carved Raised Painted Lettering - 4.25" Ht
 Raised Painted Border
 Black Smolt Background
 Carved Raised Plum Icon
 Painted Copper

1" Welded Square Sock Steel w/ Mounting Plate Hangers

4.25"
 Lettering Ht

57" Ht

Designed & Built by
 Tony Depoto
 Hand Made Signs
 Warren, RI
 401-525-0893
 handmadesignart@gmail.com



10" Wdth

6"
 to Bldg



PROPOSE SIGN PLUM GALLERY
437 Hope Street

Distance From Building - 6'
16' Projection

Ht to top of Sign - 160'

57' Sign Ht.

Ht from Ground - 103'





Bristol Historic District Commission

Item 10.

Application for Review of Proposed Work - Printable Application

HDC-25-64	Contributing	May 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
221 hope Street	11	15

Applicant	Applicant Phone	Applicant Email
Nila Asciolla	401 4875164	nilaaann@mac.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	221 Hope Street Unit 7

Architect/Engineer	A/E Phone Number	A/E Email
Greg Spiess AIA	401 263-3887	gspiess@jhltexture.com

Contractor	Contractor Phone Number	Contractor Email
Elite Construction and Design	774 991-3149	josh@elitebuildingteam.com

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

Description of proposed work:
install two exhaust vents on front fascia shingle area above brick and watermark mouldig.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00492
HISTORIC NAME:	Barnes House / Wyndstowe
ARCH. STYLE:	Greek Rev./Early Vic.
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Nila Asciolla
Applicant's Name – Printed
Date: May 14, 2025

Gregory Spiess AIA
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 10.

Subject Properties:

Parcel Number: 11-15
CAMA Number: 11-15-001
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA
221 HOPE ST, UNIT 1
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-002
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH
MCCANN CO-TRUST
221 HOPE ST UNIT 2
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-003
Property Address: 221 HOPE ST

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.
TE
221 HOPE ST, Unit 3
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-004
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST
KATHLEEN LUBECK LIV TRST AGMT
221 HOPE STREET UNIT 4A
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-005
Property Address: 221 HOPE ST

Mailing Address: KENNEDY, HOLLY P TRUSTEE
233 CLUB SUGARBUSH SOUTH
WARREN, VT 05674-4468

Parcel Number: 11-15
CAMA Number: 11-15-006
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE
221 HOPE ST UNIT 6
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-007
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA A
221 HOPE ST UNIT 7
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-008
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-009
Property Address: 221 HOPE ST

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

Parcel Number: 11-15
CAMA Number: 11-15-010
Property Address: 221 HOPE ST

Mailing Address: HARRIS, ERIN J. & TERESHKO, DANIEL
N. TE
221 HOPE ST, UNIT 10
BRISTOL, RI 02809



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5/29/2025

Page 1 of 6



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 10.

Parcel Number: 11-15
CAMA Number: 11-15-011
Property Address: 221 HOPE ST

Mailing Address: BUTLER, WILLIAM E.
221 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-012
Property Address: 221 HOPE ST

Mailing Address: MACK, JOHN C & PATRICIA M
TRUSTEES JOHN C MACK & PATRICIA M
MACK REVOCABLE LIVING TRU
97 PEARL ST
ENGLEWOOD, FL 34223

Parcel Number: 11-15
CAMA Number: 11-15-013
Property Address: 221 HOPE ST

Mailing Address: PARKER, PAULA TRUSTEE OF THE
MARY L. DWYER IRREVOCABLE TRUST
221 HOPE ST, UNIT 13
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-014
Property Address: 221 HOPE ST

Mailing Address: BUTCHER, STEPHEN W & LISA B
221 HOPE ST UNIT 14
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-015
Property Address: 221 HOPE ST

Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE
221 HOPE ST UNIT 15
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-016
Property Address: 221 HOPE ST

Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W.
TE
221 HOPE ST, UNIT 16
BRISTOL, RI 02809

Parcel Number: 11-15
CAMA Number: 11-15-017
Property Address: 221 HOPE ST

Mailing Address: TIRPAECK, SARA JANE TRUSTEE
TIRPAECK RESIDENCE TRUST
221 HOPE ST UNIT #17
BRISTOL, RI 02809

Abutters:

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



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5/29/2025

Page 2 of 6



200 feet Abutters List Report

Bristol, RI
May 29, 2025

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
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: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: RODRIGUES, RONALD J. ET UX JOYCE C. TE 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



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5/29/2025

Page 3 of 6



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 10.

Parcel Number: 11-16 CAMA Number: 11-16-006 Property Address: 217 HOPE ST	Mailing Address: REALE, VANESSA N. & ROGER CHARLES TE 217 HOPE ST, UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-007 Property Address: 217 HOPE ST	Mailing Address: TUMBER, WILLIAM R. & GLENDA DEE TE 955 WEST SHORE RD, UNIT 6B ALEXANDRIA, NH 03222
Parcel Number: 11-16 CAMA Number: 11-16-008 Property Address: 217 HOPE ST	Mailing Address: HURLEY, JAMES T. 217 HOPE ST, Unit 8 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-009 Property Address: 217 HOPE ST	Mailing Address: BISBANO, RICHARD 688 7TH AVENUE NORTH NAPLES, FL 34102
Parcel Number: 11-16 CAMA Number: 11-16-010 Property Address: 217 HOPE ST	Mailing Address: BURSTEIN, ALEX S TRUSTEE 1304 MAINSAIL Circle Jupiter, FL 33477
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: 11-3 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 WINGARD, MONICA TE 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: 11-9 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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5/29/2025

Page 4 of 6



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 10.

Parcel Number: 15-17 CAMA Number: 15-17 Property Address: 256 HOPE ST	Mailing Address: ELMER, PHILIP W - TRUSTEE ELMER INVESTMENT TRUST 256 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-18 CAMA Number: 15-18 Property Address: 254 HOPE ST	Mailing Address: ALESSANDRO, CANDACE H. 254 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-19 CAMA Number: 15-19 Property Address: 248 HOPE ST	Mailing Address: ROGERS, DEREK & ELAINE L. TE 248 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-24 CAMA Number: 15-24 Property Address: 11 PLEASANT ST	Mailing Address: SPENCE, GERARD BRIAN CARTER & PEARCE-SPENCE, EMILY TRUSTEES- SPENCE & PEARCE-SPENCE TRUST 11 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-25 CAMA Number: 15-25 Property Address: 7 PLEASANT ST	Mailing Address: TASSONI, LORETTA TRUSTEE 7 PLEASANT ST BRISTOL, RI 02809
Parcel Number: 15-26 CAMA Number: 15-26 Property Address: 240 HOPE ST	Mailing Address: ANTHONY, STEPHEN B. ANNE M. 240 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-35 CAMA Number: 15-35 Property Address: 234 HOPE ST	Mailing Address: SOUSA, LOUIS A & CATHERINE Q TE 234 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: LEONETTI, GREGORY M. & JULIA C. TE 4480 POST RD EAST GREENWICH, RI 02818
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



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5/29/2025

Page 5 of 6



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number:	15-53	Mailing Address:	TANSEY, CHARLES D.
CAMA Number:	15-53		220 HOPE ST
Property Address:	220 HOPE ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	15-54	Mailing Address:	AGUIAR, ALMERINDA
CAMA Number:	15-54		218 HOPE ST
Property Address:	218 HOPE ST		BRISTOL, RI 02809
<hr/>			
Parcel Number:	15-55	Mailing Address:	CORTELLESSA, JOSEPH M. &
CAMA Number:	15-55		CORTELLESSA, LORANINE A. &
Property Address:	212 HOPE ST		208 HOPE ST
			BRISTOL, RI 02809
<hr/>			
Parcel Number:	15-97	Mailing Address:	ANDERSON, KIM R KAHLA
CAMA Number:	15-97		244 HOPE ST
Property Address:	244 HOPE ST		BRISTOL, RI 02809
<hr/>			



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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 221 HOPE ST ACRES: 0 PARCEL ID: 011-0015-001 LAND USE CODE: 35 CONDO COMPLEX: OWNER: ASCIOLLA, NILA CO - OWNER: MAILING ADDRESS: 221 HOPE ST, UNIT 1	BUILDING STYLE: Rnch Condo UNITS: 1 YEAR BUILT: 2001 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Hip ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 620	BUILDING INTERIOR INTERIOR WALL: Drywall FLOOR COVER: Carpet HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 1 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
SALE INFORMATION	
SALE DATE: 1/27/2025 BOOK & PAGE: 2271-277 SALE PRICE: 361,000 SALE DESCRIPTION: SELLER: KENNEY, LAUREL B. EXECUTRIX UNDER THE LAST WILL	
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 779 FINISHED BUILDING AREA: 779 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$281,200 TOTAL: \$281,200	
SKETCH	PHOTO
<p>UnSketched Subareas: FFL (779)</p>	



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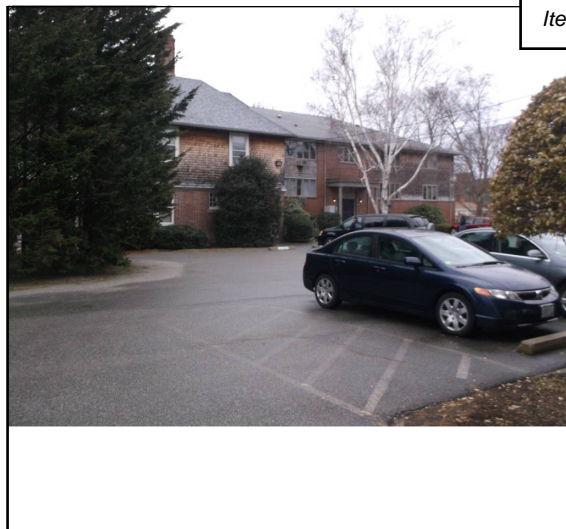
This information is believed to be correct but is subject to change and is not warranted.

5/29/2025

Property Information - Bristol, RI

155

Page 1 of 2



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

5/29/2025

Property Information - Bristol, RI

Edgewater Condominium Association
221 Hope Street
Bristol, RI 02809

May 11, 2025

Bristol Historic District
Town of Bristol
10 Court Street
Bristol, RI 02809

To the Bristol Historic District Commission,

The Edgewater Condominium Association Board of Directors held a meeting on May 8, 2025 during which they voted to approve Nila Asciolla's request to install two vents in the front of the building located at 221 Hope Street.

Respectfully,

A handwritten signature in dark ink, appearing to read "Patricia Mack". The signature is fluid and cursive, with the first name "Patricia" written in a more stylized, connected manner to the last name "Mack".

Patricia Mack

President of the Edgewater Board of Directors



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 221 HOPE ST. BRISTOL UNIT 1

2. Plat # 011 Lot # 0015-0017 Contributing ☒ Non-Contributing ☐

3. a. Applicant: NILA ASCIOLA / EDGEWATER CONDO ASSN

Mailing Address: 221 HOPE STREET UNIT 1

Phone: Day 401 487-5164 Evening SAME

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

Mailing Address: 221 HOPE STREET UNIT 1

Phone: Day 401 487 5164 Evening SAME

4. a. Architect/Draftsman: GREG SPIESS AIA

Address: STRUCTURE 1050 HIGH STREET

Phone: Day 401 263 3897 Evening SAME

b. Contractor: ELITE CONSTRUCTION, JOSH BELL

Address: 243 NARRAGANSETT PARK DR

RUMFORD, EAST PROVIDENCE
Phone: Day 774 991-3149 Evening SAME

5. Work Category: ☐ Replacing in-kind* *authorization required* ☐

☐ New Structure(s) ☐ Partial Demolition of Structure(s)

☐ Addition to Structure(s) ☐ Total Demolition of Structure(s)

☒ Remodeling of Structure ☒ Sign(s) / Landscaping Features EXTERIOR VENTS

6. Description of proposed work: THE ADDITION OF (2) EXHAUST VENTS (10" x 10")
TO BE INSTALLED ON THE EAST FACADE FACING A WALL
ALONG HOPE STREET. VENTS WILL BE PAINTED TO MATCH OTHERS.

*All changes must match the existing in materials, design and configuration.

(Continued): VENTS WILL BE INSTALLED IN THE CEDAR SHINGLE WALL AREA ABOVE THE FLAIED WATERMARK CROWN MOULDING ABOVE THE EXISTING BRICK. ☐ ☐ Check here if

continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building
☒ Existing details to be altered by work
 _____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

☒ Site Plan(s) (drawn to scale) ☒ Floor plan(s) (drawn to scale)
☒ Exterior Elevations ☒ Details

OTHER: ☒ Renderings ☒ Catalogue Cuts _____ Specifications
 _____ Other (Identify) _____

CAREY SPIESS HIA [Signature]
 Applicant's Name – Printed Applicant's Signature

Date: 5/13/2025

Contact Person if other than Applicant:

Name (Printed): NIVA ASCIOUA

Phone: Day 9014825164 Evening 8MUC

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

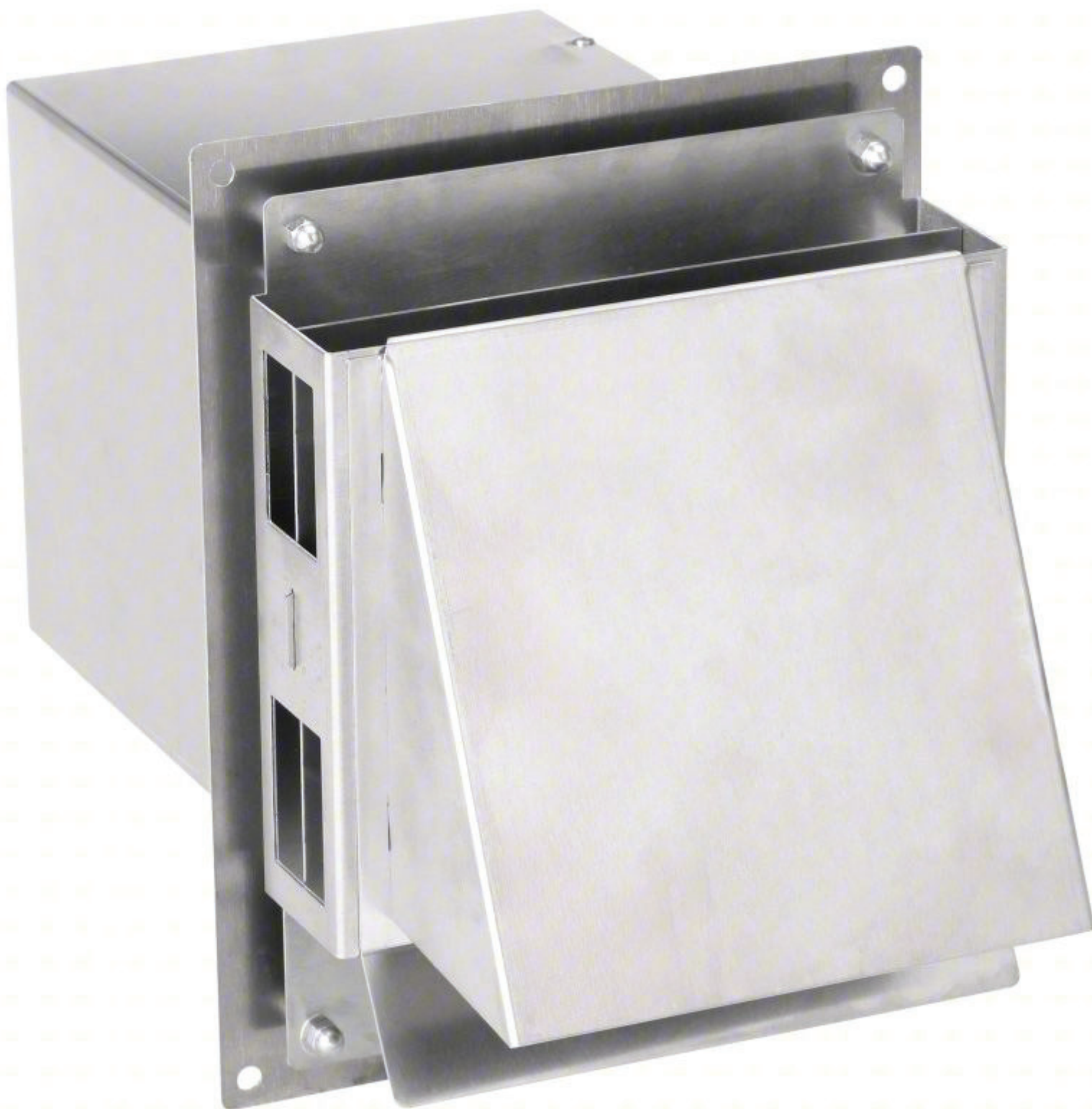




"WYANDOTT"
Built for
ISOLINE & HATTIE
BARNES
ARCHITECTS CO. 1910 1899

BOTH
EXHAUST
ON EAST SIDE

4/23/2008
GSP/SS







CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL

Item 10.

Bristol Historic District Commission

"Green Sheet"

Issued to: Nila Asciolla

Location: 221 Hope St, Unit 1 11-15

Project: 25-47

THIS DOCUMENT EXPIRES ONE YEAR FROM ISSUANCE. WORK MUST COMMENCE BY April 16, 2026

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

Owner Contact (if different than above):

Mailing Address (if different than above):

Owner/s Tel. #: [401-487-5164](tel:401-487-5164)

Architect/Draftsman:

Contractor:

Work Category (Check ALL that apply to the project): Remodeling of Structure(s)

Description of Work: install vent for gas stove on rear elevation

Historic District Commission Decision:

Approved-Not Applicable to Commission review (Reasons below)

MOTIONS:

To approve application 25-47 for installation of vent not visible from street frontage.

Chair/Vice Chair, Historic District Commission: Nicholas Toth, HDC Coordinator

Date: April 16, 2025

For reasons regarding the above noted motion(s), refer to the meeting minutes dated .

Date completed application received by Historic District Commission: April 16, 2025

Date of hearing:

Date Building Inspector notified: April 16, 2025

Assigned BHDC Project Monitor:

I have received a copy of this Certificate of Acceptability, read and understand all the conditions noted (if any) and understand that any deviations from the submitted plans and the terms of this Certificate of Acceptability (if any) are a violation of the Building Permit for this Project.



Bristol Historic District Commission

Item 11.

Application for Review of Proposed Work - Printable Application

HDC-25-65

May 15, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
244 Metacom Avenue	160	17

Applicant	Applicant Phone	Applicant Email
Andrew Broten	3134046348	abroten@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
Installation of a basketball/pickleball court on property near home, including concrete base, basketball hoop, pickleball net, and some fencing and lighting.

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)	

Andrew Broten
Applicant's Name – Printed
Date: May 15, 2025

Andrew James Broten
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 11.

Subject Property:

Parcel Number: 160-17
CAMA Number: 160-17
Property Address: 244 METACOM AVE

Mailing Address: BROTEN, ANDREW JAMES & NICOLE,
ANNIE ELIZABETH TE
244 METACOM AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 137-3
CAMA Number: 137-3
Property Address: METACOM AVE

Mailing Address: MOUNT HOPE TRUST IN BRISTOL
P. O. BOX 66
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-001
Property Address: 2 SEAL ISLAND RD

Mailing Address: MCGRATH, VICKY, TRUSTEE VICKY
MCGRATH 2021 TRUST
2 SEAL ISLAND RD
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-002
Property Address: 4 SEAL ISLAND RD

Mailing Address: ULRICH, MARK A. & MARYBETH P. TE
4 SEAL ISLAND RD
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-003
Property Address: 6 SEAL ISLAND RD

Mailing Address: FELDMAN, JAN C DIANE FELDMAN
TRUSTEES & JA
6 SEAL ISLAND RD UNIT 23
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-004
Property Address: 7 SEAL ISLAND RD

Mailing Address: AMENDOLARA, ROBERT A & COLETTE
TE
7 SEAL ISLAND RD
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-005
Property Address: 9 SEAL ISLAND RD

Mailing Address: WILKENS, WILLIAM E & KAREN R TE
9 Seal Island Rd
Bristol, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-006
Property Address: 11 SEAL ISLAND RD

Mailing Address: TOKARZ, ANTHONY P & JOAN M,
TRUSTEES
11 SEAL ISLAND RD
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-007
Property Address: 8 SEAL ISLAND RD

Mailing Address: CAMERON, DAVID L. & MARKHAM, JANE
TE
8 SEAL ISLAND RD UNIT 24
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-008
Property Address: 10 SEAL ISLAND RD

Mailing Address: SCARANO, VINCENT A TRUSTEE
VINCENT A SCARANO LIVING TRUST
10 SEAL ISLAND RD
BRISTOL, RI 02809

Parcel Number: 160-1
CAMA Number: 160-1-009
Property Address: 12 SEAL ISLAND RD

Mailing Address: WOLF, MEREDITH N. TRUSTEE
12 SEAL ISLAND RD
BRISTOL, RI 02809



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5/29/2025

Page 1 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 11.

Parcel Number: 160-1 CAMA Number: 160-1-010 Property Address: 14 SEAL ISLAND RD	Mailing Address: GAISER, ROBERT J & WINSTANLEY, MARY D TRUSTEES 14 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-011 Property Address: 16 SEAL ISLAND RD	Mailing Address: O'CONNOR, JAMES J. JR TRUSTEE 16 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-012 Property Address: 18 SEAL ISLAND RD	Mailing Address: PIETRO, JAY & SUSAN J TE 18 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-013 Property Address: 20 SEAL ISLAND RD	Mailing Address: DEANDRADE, CARLOS L SR & MARIA L TRUSTEES 20 SEAL ISLAND ROAD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-014 Property Address: 22 SEAL ISLAND RD	Mailing Address: SIBSON, JOHN B & RENEE K CO-TRUSTEES 56 FAWN GULLY LANE Ponte Vedra, FL 32081
Parcel Number: 160-1 CAMA Number: 160-1-015 Property Address: 24 SEAL ISLAND RD	Mailing Address: MARION, GEOFFREY LORETTA ETUX TE 24 SEAL ISLAND ROAD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-016 Property Address: 26 SEAL ISLAND RD	Mailing Address: FORMICA, MARK J. & BRUNINI, LINDA TE 26 SEAL ISLAND RD, UNIT 33 BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-017 Property Address: 28 SEAL ISLAND RD	Mailing Address: COLEMAN, DWIGHT F & TRUDY C TE 28 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-018 Property Address: 30 SEAL ISLAND RD	Mailing Address: O'NEIL, JUDITH S & WILLIAM J TE 30 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-019 Property Address: 32 SEAL ISLAND RD	Mailing Address: TUCKER, LAURA R TRUSTEE 32 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-020 Property Address: 34 SEAL ISLAND RD	Mailing Address: CONNOLLY, JULIE COBUZZI, ANTONIO JT 34 SEAL ISLAND BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-021 Property Address: 36 SEAL ISLAND RD	Mailing Address: PERREAULT, STEPHEN A & NADIA M TRUSTEES 9130 CHERRY HILL CT FT MYERS, FL 33908



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5/29/2025

Page 2 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number: 160-1 CAMA Number: 160-1-022 Property Address: 38 SEAL ISLAND RD	Mailing Address: BARKER, LESLIE A 38 SEAL ISLAND RD BRISTOL,, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-023 Property Address: 40 SEAL ISLAND RD	Mailing Address: BODELL, FRANCES PO BOX 396 MILBRIDGE, ME 04658
Parcel Number: 160-1 CAMA Number: 160-1-024 Property Address: 42 SEAL ISLAND RD	Mailing Address: HASENJAEGER, JOHN T DARREN TRUSTEES 42 SEAL ISLAND BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-025 Property Address: 44 SEAL ISLAND RD	Mailing Address: ROMANO, ALBERT R. RACHELLE TE 44 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-026 Property Address: 46 SEAL ISLAND RD	Mailing Address: FELDMAN, DANIEL C. TRUSTEE 46 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-027 Property Address: 48 SEAL ISLAND RD	Mailing Address: WHITEHEAD, DUNCAN & MARGARET TE 48 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-028 Property Address: 50 SEAL ISLAND RD	Mailing Address: REYNOLDS, VALERI A. 80 TEETER RD ITHACA, NY 14850
Parcel Number: 160-1 CAMA Number: 160-1-029 Property Address: 31 SEAL ISLAND RD	Mailing Address: MALEK, NABIL A TRUSTEE NABIL A MALEK TRUST 31 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-030 Property Address: 33 SEAL ISLAND RD	Mailing Address: YOST, WILLIAM H JR & ELLEN L TE 33 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-031 Property Address: 35 SEAL ISLAND RD	Mailing Address: KNIGHT, DANIEL J & PATRICIA TRUSTEES DANIEL & PATRICIA KNIGHT LIV TRUST 35 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-032 Property Address: 45 SEAL ISLAND RD	Mailing Address: BERRY, WILLIAM S & MARSHA T TRUSTEES 45 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-033 Property Address: 47 SEAL ISLAND RD	Mailing Address: MCCARTHY, THOMAS A. 47 SEAL ISLAND RD BRISTOL, RI 02809



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5/29/2025

Page 3 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number: 160-1 CAMA Number: 160-1-034 Property Address: 52 SEAL ISLAND RD	Mailing Address: AMYLON, KENNETH L & DEBORAH CIGOLLE TRUSTEES 52 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-035 Property Address: 54 SEAL ISLAND RD	Mailing Address: MORLEY, THOMAS MARK & CLAIRE M TE 54 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-036 Property Address: 56 SEAL ISLAND RD	Mailing Address: STERN, M. CHERYL & STERN, LESLIE & TREECE, MACK JT 56 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-037 Property Address: 57 SEAL ISLAND RD	Mailing Address: MEDEIROS, PAUL S & LISA O TE 57 SEAL ISLAND RD BRISTOL,, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-038 Property Address: 59 SEAL ISLAND RD	Mailing Address: HULSEY, BENJAMIN H & EILEEN TE 59 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-039 Property Address: 61 SEAL ISLAND RD	Mailing Address: PLAMONDON, CATHERINE E. TRSTEE CATHERINE E. PLAMONDON LIVING 61 SEAL ISALND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-040 Property Address: 63 SEAL ISLAND RD	Mailing Address: HOFMANN, CHRISTY W. TRUSTEE 63 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-041 Property Address: 65 SEAL ISLAND RD	Mailing Address: MASSA, LOIS J, TRUSTEE LOIS J MASSA REVOCABLE LIVING TRUST 65 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-1 CAMA Number: 160-1-042 Property Address: 67 SEAL ISLAND RD	Mailing Address: BARRON, STEVEN A & NANCY J TE 67 SEAL ISLAND RD BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-001 Property Address: 1 WEETAMOE FARM DR	Mailing Address: LEWIS-GILROY, JANET & LEWIS, PHILIP T-TRUSTEES JANET GILROY-LEWIS TRUST (50%) & PHILIP T LEWIS TR 1 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-002 Property Address: 2 WEETAMOE FARM DR	Mailing Address: MARCHIONTE HOLDINGS, LLC 1 CUSTOM HOUSE STREET SUITE 4 PROVIDENCE, RI 02903
Parcel Number: 160-2 CAMA Number: 160-2-003 Property Address: 3 WEETAMOE FARM DR	Mailing Address: MACINNIS, RONALD TRUSTEE 3 WEETAMOE FARM RD, UNIT 3 BRISTOL, RI 02809



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5/29/2025

Page 4 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 11.

Parcel Number: 160-2 CAMA Number: 160-2-004 Property Address: 4 WEETAMOE FARM DR	Mailing Address: MEADOWS, MARION TRUSTEE REVOC TRUST 4 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-005 Property Address: 5 WEETAMOE FARM DR	Mailing Address: ZIELINSKI, ROBERT T & CHERYL L TE 14 SEAVIEW DR BARRINGTON, RI 02806
Parcel Number: 160-2 CAMA Number: 160-2-006 Property Address: 6 WEETAMOE FARM DR	Mailing Address: MCCUE, PATRICIA C. TRUSTEE 6 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-007 Property Address: 7 WEETAMOE FARM DR	Mailing Address: RACZ, IRENE TRUSTEE 7 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-008 Property Address: 8 WEETAMOE FARM DR	Mailing Address: WENGE, MARIAN J. 8 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-009 Property Address: 9 WEETAMOE FARM DR	Mailing Address: HUNTER, WILLIAM RICHARD & MARA TE 356 EQUITY ST FAIRHOPE, AL 36532
Parcel Number: 160-2 CAMA Number: 160-2-010 Property Address: 10 WEETAMOE FARM DR	Mailing Address: WHITE, MATTHEW H. SUSAN J. TE 10 WEETAMOE FARM RD BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-011 Property Address: 11 WEETAMOE FARM DR	Mailing Address: HAGAN, SUSAN M. & HAGAN, THOMAS M. CO-TRUSTEES 11 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-012 Property Address: 12 WEETAMOE FARM DR	Mailing Address: POISSON, WILLIAM P. JENNIFER TE 12 WEETAMOE FARM DR UNIT #12 BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-013 Property Address: 13 WEETAMOE FARM DR	Mailing Address: ST VINCENT, WILLIAM JR 13 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-014 Property Address: 14 WEETAMOE FARM DR	Mailing Address: DACOSTA, SUSAN J - TRUSTEE SUSAN J DACOSTA TRUST 14 WEETAMOE FARM DR BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-015 Property Address: 15 WEETAMOE FARM DR	Mailing Address: WHITNEY, JEFFREY LEE 15 WEETAMOE FARM DR BRISTOL, RI 02809



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5/29/2025

Page 5 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 11.

Parcel Number: 160-2 CAMA Number: 160-2-016 Property Address: 16 WEETAMOE FARM DR	Mailing Address: WHITE, JULIA T & MARC R TE 16 WEETAMOE FARM DRIVE, Unit 16 BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-021 Property Address: 1 LEYLAND CT	Mailing Address: FEDERICO, RICHARD H. & FEDERICO, MARY ANN TRUSTEES 1 LEYLAND CT, Unit 8 BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-022 Property Address: 2 LEYLAND CT	Mailing Address: OSBORNE PHILIP G & TRACEY M TE 2 LEYLAND CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-023 Property Address: 3 LEYLAND CT	Mailing Address: HALL, ERIC R D & DAGMAR TE 3 LEYLAND CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-024 Property Address: 4 LEYLAND CT	Mailing Address: CAMPANELLA, ROBERT J RITA S TRUSTEES 4 LEYLAND CRT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-025 Property Address: 5 LEYLAND CT	Mailing Address: FOWLER, DEBORAH PERRY E. 5 LEYLAND CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-026 Property Address: 6 LEYLAND CT	Mailing Address: HOCHBERG, ANDREA S. 6 LEYLAND COURT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-027 Property Address: 7 LEYLAND CT	Mailing Address: THOMAS, JOHN E SR & KATHLEEN M - TRUSTEES JOHN & KATHLEEN REVOCABLE TRUST 1200 GULF BOULEVARD, APT 904 CLEARWATER, FL 33767
Parcel Number: 160-2 CAMA Number: 160-2-028 Property Address: 8 LEYLAND CT	Mailing Address: ATWOOD, PETER NORTH & ATWOOD, ADELAIDE CONNELLY TE 8 LEYLAND CT, UNIT 1 BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-031 Property Address: 1 AVENIR CT	Mailing Address: HAWK, DAVID Q. & HAWK, JANET L. TRUSTEES 331 JACK NICKLAUS DR LAKEWAY, TX 78738
Parcel Number: 160-2 CAMA Number: 160-2-032 Property Address: 2 AVENIR CT	Mailing Address: PHILLIPS, EARLE G JANICE S 331 2 AVENIR CT DR BRISTOL, RI 02809-1714
Parcel Number: 160-2 CAMA Number: 160-2-033 Property Address: 3 AVENIR CT	Mailing Address: MCBRIDE, JOHN W. MARJORIE ETUX TE 3 AVENIR CT BRISTOL, RI 02809



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5/29/2025

Page 6 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 11.

Parcel Number: 160-2 CAMA Number: 160-2-034 Property Address: 4 AVENIR CT	Mailing Address: EDLER, RAYMOND J MARY M LE REM & PUKEL, LEIGH 4 AVENIR CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-035 Property Address: 5 AVENIR CT	Mailing Address: ALVES, CYNTHIA 5 AVENIR CRT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-036 Property Address: 6 AVENIR CT	Mailing Address: PETERSON, TORRE A PETERSON, PATRICIA M 6 AVENIR CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-037 Property Address: 7 AVENIR CT	Mailing Address: ZALZAL, ANDRE H. TRUSTEE & MAYCOCK, ELLEN J TRUSTEE 7 AVENIR CT, UNIT 13 BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-038 Property Address: 8 AVENIR CT	Mailing Address: DIAS, RAYMOND & CAROL J TE 8 AVENIR CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-041 Property Address: 1 SEQUOIA COURT	Mailing Address: HERBST, HOWARD PAUL (60%) BARBARA EVAN (40%) -TRUS HOWARD HERBST TRUST & BARBARA HERBST TRUST 1 SEQUOIA CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-042 Property Address: 3 SEQUOIA COURT	Mailing Address: BUTLER GARY M & SUSAN J TRUSTEES REVOC 3 SEQUOIA CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-043 Property Address: 5 SEQUOIA COURT	Mailing Address: SCOTT, PATRICK J. & ANNE-MARIE TE 5 SEQUOIA CT BRISTOL, RI 02809
Parcel Number: 160-2 CAMA Number: 160-2-044 Property Address: 7 SEQUOIA COURT	Mailing Address: RUSSELL, GLENN W. JR CAROL ANN TE 7 SEQUOIA CT BRISTOL, RI 02809
Parcel Number: 161-10 CAMA Number: 161-10 Property Address: 233 METACOM AVE	Mailing Address: COSTA, MANUEL RODRIGUES TRUSTE MANUEL RODRIGUES COSTA LIV TRS 233 METACOM AVE BRISTOL, RI 02809
Parcel Number: 41-147 CAMA Number: 41-147 Property Address: 109 WOODLAWN AVE	Mailing Address: DEFUSCO, SHANNON 109 WOODLAWN AVE BRISTOL, RI 02809
Parcel Number: 41-148 CAMA Number: 41-148 Property Address: 111 WOODLAWN AVE	Mailing Address: PIRES, ARTHUR ET UX TE MC LAREN- PIRES, HELEN P. 111 WOODLAWN AVE BRISTOL, RI 02809



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5/29/2025

Page 7 of 8



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Parcel Number:	41-149	Mailing Address:	WILLIAMS, ROBERT J & MONTE, CLAIRE
CAMA Number:	41-149		TE
Property Address:	8 BURKE RD		8 BURKE RD
			BRISTOL, RI 02809
Parcel Number:	41-153	Mailing Address:	BRUCKERHOFF, BENJAMIN S
CAMA Number:	41-153		9 BURKE RD
Property Address:	9 BURKE RD		BRISTOL, RI 02809
Parcel Number:	41-156	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	41-156		10 COURT ST
Property Address:	BURKE RD		BRISTOL, RI 02809
Parcel Number:	41-40	Mailing Address:	MOUNT HOPE TRUST IN BRISTOL
CAMA Number:	41-40		P. O. BOX 66
Property Address:	MT HOPE AVE		BRISTOL, RI 02809


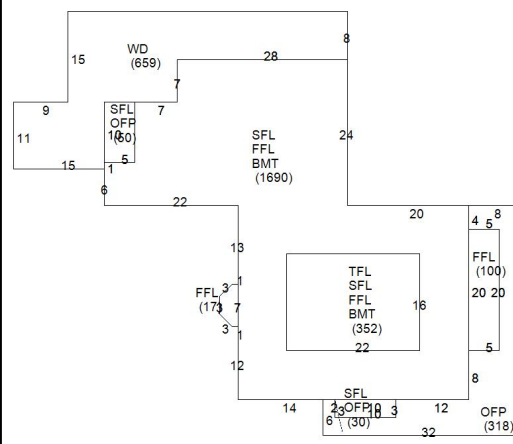


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CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 244 METACOM AVE ACRES: 4.111 PARCEL ID: 160-0017-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: BROTEN, ANDREW JAMES & CO - OWNER: NICOLE, ANNIE ELIZABETH TE MAILING ADDRESS: 244 METACOM AVE ZONING: PUD PATRIOT ACCOUNT #: 9097	BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1811 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 11/24/2021 BOOK & PAGE: 2146-70 SALE PRICE: 1,485,000 SALE DESCRIPTION: SELLER: BYRNES, MICHAEL T.	INTERIOR WALL: Plaster FLOOR COVER: Wood Joist HEAT TYPE: Reg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 11 # OF BEDROOMS: 5 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 3 # OF KITCHENS: 1 # OF FIREPLACES: 5 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 9676 FINISHED BUILDING AREA: 6091 BASEMENT AREA: 2042 # OF PRINCIPAL BUILDINGS: 2	
ASSESSED VALUES	
LAND: \$233,400 YARD: \$23,100 BUILDING: \$1,068,200 TOTAL: \$1,324,700	
SKETCH	PHOTO
	



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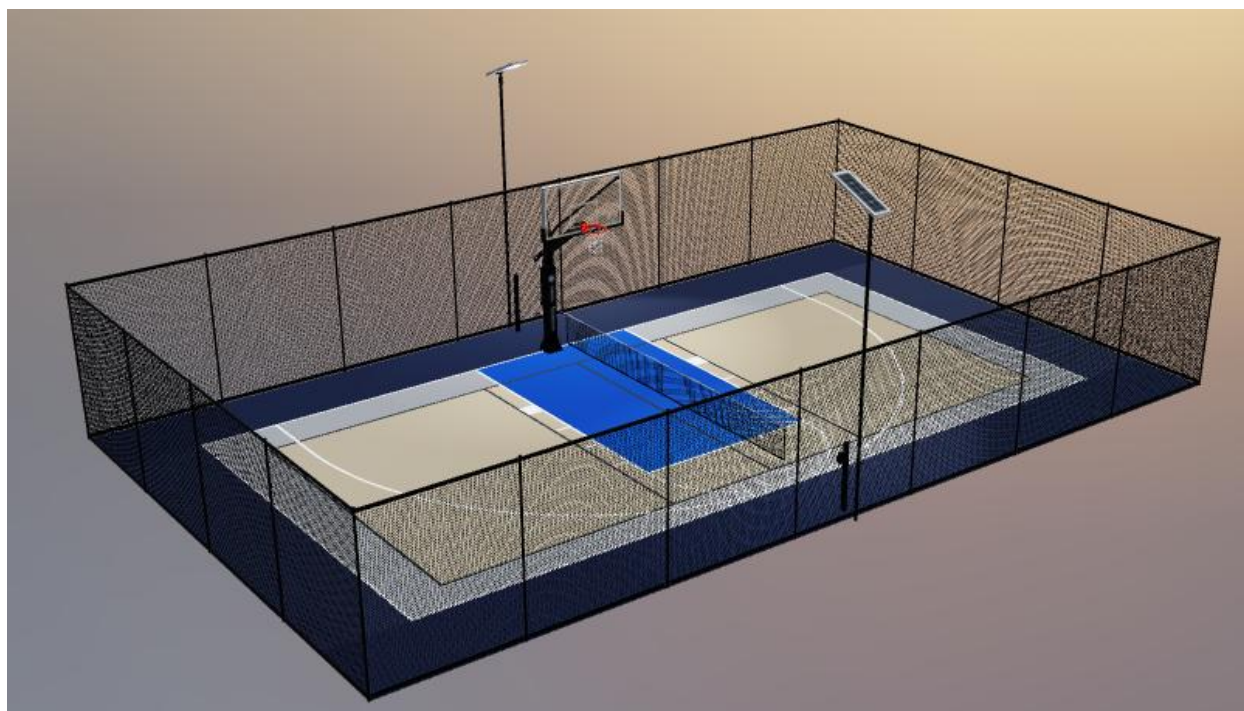
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5/29/2025

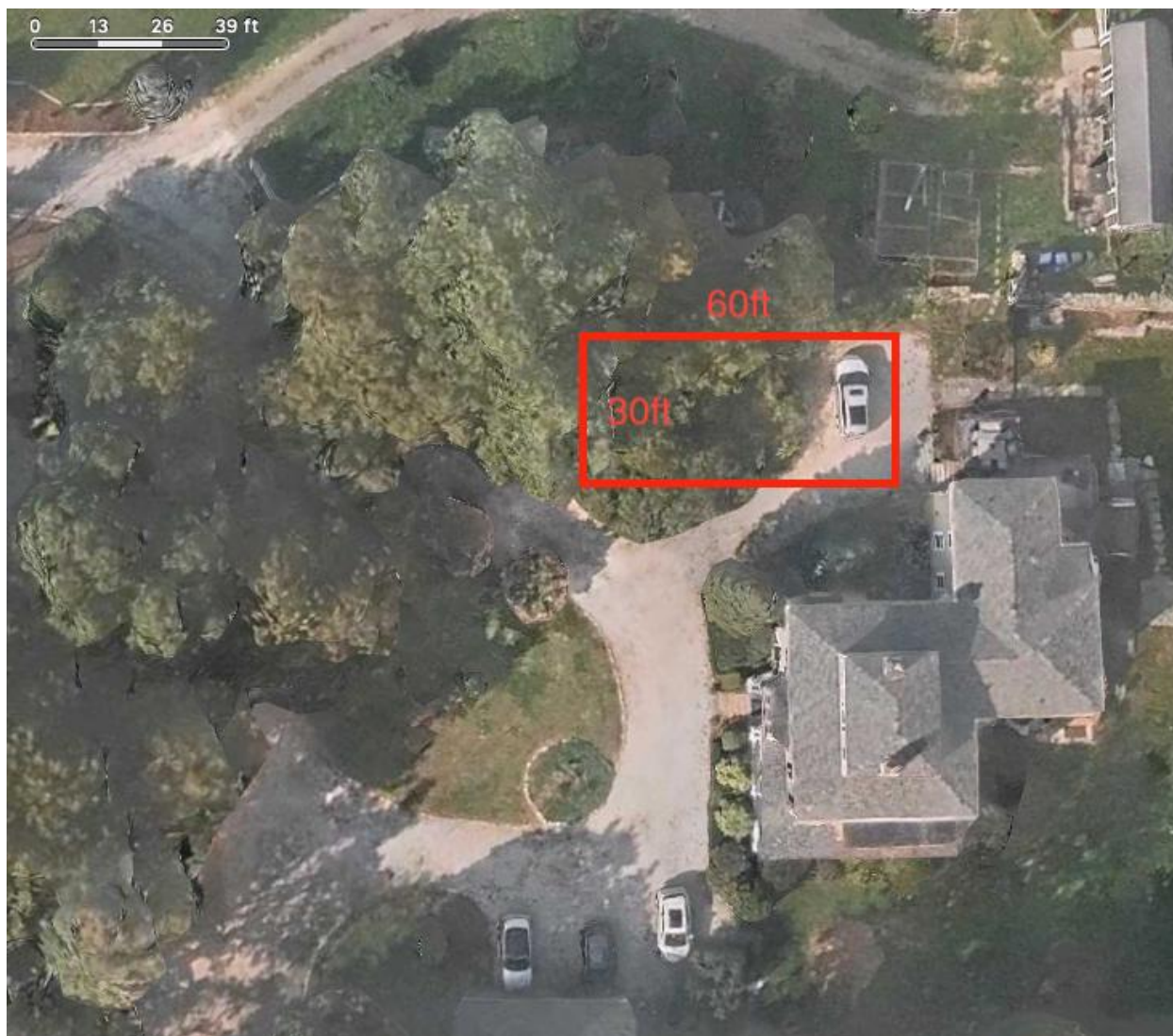
Property Information - Bristol, RI

174

Page 1 of 1









Bristol Historic District Commission

Item 12.

Application for Review of Proposed Work - Printable Application

HDC-25-48	Contributing	April 16, 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
276 High St.	18	36

Applicant	Applicant Phone	Applicant Email
Timothy Finucane	617-968-8255	vfinucane17@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
Mason Phillips	401-952-9947	

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

Description of proposed work:
Replace Exterior Doors and Storm Doors
Replace Single Pane Windows and Aluminum Storm Windows with Double Pane Wood Windows
Replace Front Porch with in kind materials

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00536
HISTORIC NAME:	Smith, S., House
ARCH. STYLE:	Greek Revival; Colonial Revival front porch
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca; 1920 ca ell w/storefront
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Possibly? Hip-roofed dormer added to N roof slope (not seen in prev. survey photos).	

Timothy Finucane
Applicant's Name – Printed
Date: April 16, 2025

Timothy J Finucane

178

Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 12.

Subject Property:

Parcel Number: 18-36
CAMA Number: 18-36
Property Address: 276 HIGH ST

Mailing Address: FINUCANE, TIMOTHY J. & VICTORIA L.
TE
276 HIGH ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 13-39
CAMA Number: 13-39
Property Address: 118 BRADFORD ST

Mailing Address: MCCARTHY, AGNES E. LIFE EST
MCCARTHY, BRIAN F. & KLORER, L
C/O 118 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-46
CAMA Number: 13-46
Property Address: 291 HIGH ST

Mailing Address: SNYDER, KENNETH
291 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-50
CAMA Number: 13-50
Property Address: HIGH ST

Mailing Address: FIRST CONGREGATIONAL CHURCH
281 HIGH ST
BRISTOL, RI 02809

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: 13-52
CAMA Number: 13-52
Property Address: 105 STATE ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 18-21
CAMA Number: 18-21
Property Address: 19 CONGREGATIONAL ST

Mailing Address: MILLER, GERALDINE - TRUSTEE
GERALDINE MILLER LIVING TRUST
19 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-22
CAMA Number: 18-22
Property Address: 17 CONGREGATIONAL ST

Mailing Address: AMARAL, JOSE & DEOLINDA LE
BOYLAN, JENNIFER LYNN & AMARAL,
BRIAN B
44 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 18-23
CAMA Number: 18-23
Property Address: 284 HIGH ST

Mailing Address: FIRST CONGREGATIONAL CHURCH
281 HIGH ST
BRISTOL, RI 02809

Parcel Number: 18-32
CAMA Number: 18-32
Property Address: 24 CONGREGATIONAL ST

Mailing Address: OBRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-33
CAMA Number: 18-33
Property Address: STATE ST

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



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5/29/2025

Page 1 of 2



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 12.

Parcel Number: 18-34 CAMA Number: 18-34 Property Address: CONGREGATIONAL ST	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
Parcel Number: 18-35 CAMA Number: 18-35 Property Address: 282 HIGH ST	Mailing Address: GALLO PROPERTIES, LLC 282 HIGH ST BRISTOL, RI 02809
Parcel Number: 18-37 CAMA Number: 18-37 Property Address: 274 HIGH ST	Mailing Address: DIPIETRO, DOMINIC 274 HIGH 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



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5/29/2025

Page 2 of 2



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 276 HIGH ST ACRES: 0.0691 PARCEL ID: 018-0036-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: FINUCANE, TIMOTHY J. & VICTORIA L. TE CO - OWNER: MAILING ADDRESS: 276 HIGH ST ZONING: R-6 PATRIOT ACCOUNT #: 1243	BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1920 FRAME: EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 3/7/2025 BOOK & PAGE: 2276-16 SALE PRICE: 258,625 SALE DESCRIPTION: SELLER: GERMANO, MARIA C. & GERMANO, MELINDA C. &	INTERIOR WALL: FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 2 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3224 FINISHED BUILDING AREA: 1587 BASEMENT AREA: 939 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$127,700 YARD: \$0 BUILDING: \$167,800 TOTAL: \$295,500	
SKETCH	PHOTO



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

5/29/2025

Property Information - Bristol, RI

182

Page 1 of 2



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

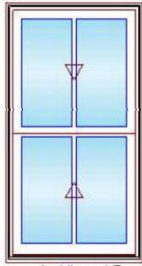
5/29/2025

Property Information - Bristol, RI

183

Page 2 of 2



MARVIN 

As Viewed From The Exterior

Entered As: IO
 FS 30 5/8" X 57 3/8"
 IO 31" X 57"

Stone White Exterior
 White Interior
 Elevate Double Hung Insert
 Inside Opening 31" X 57"
 8 Degree Frame Bevel
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 1 White Sash Lock
 Exterior Aluminum Screen
 Stone White Surround
 Bright View Mesh
 3 1/4" Jamb
 Thru Jamb Installation
 Existing Sill Angle 8
 1" Frame Expander
 ***Frame Expander Ship Loose
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 Note: ~~Unit Availability and Price is subject to change~~

Masonite 30-in x 80-in x
4-9/16-in Steel Half lite
Right-hand inswing Primed
Prehung Front Door with Brick...

★★★★☆ 296



485

Masonite 30-in x 80-in x
4-9/16-in Steel Half lite
Right-hand inswing Primed
Prehung Front Door with Brick...

★★★★☆ 296



485

LARSON 20+ Midview 36-in x
81-in White Wood core
Reversible Hinge Storm Door
Mid-view with Self-storing Scre...

★★★★★ 1,188











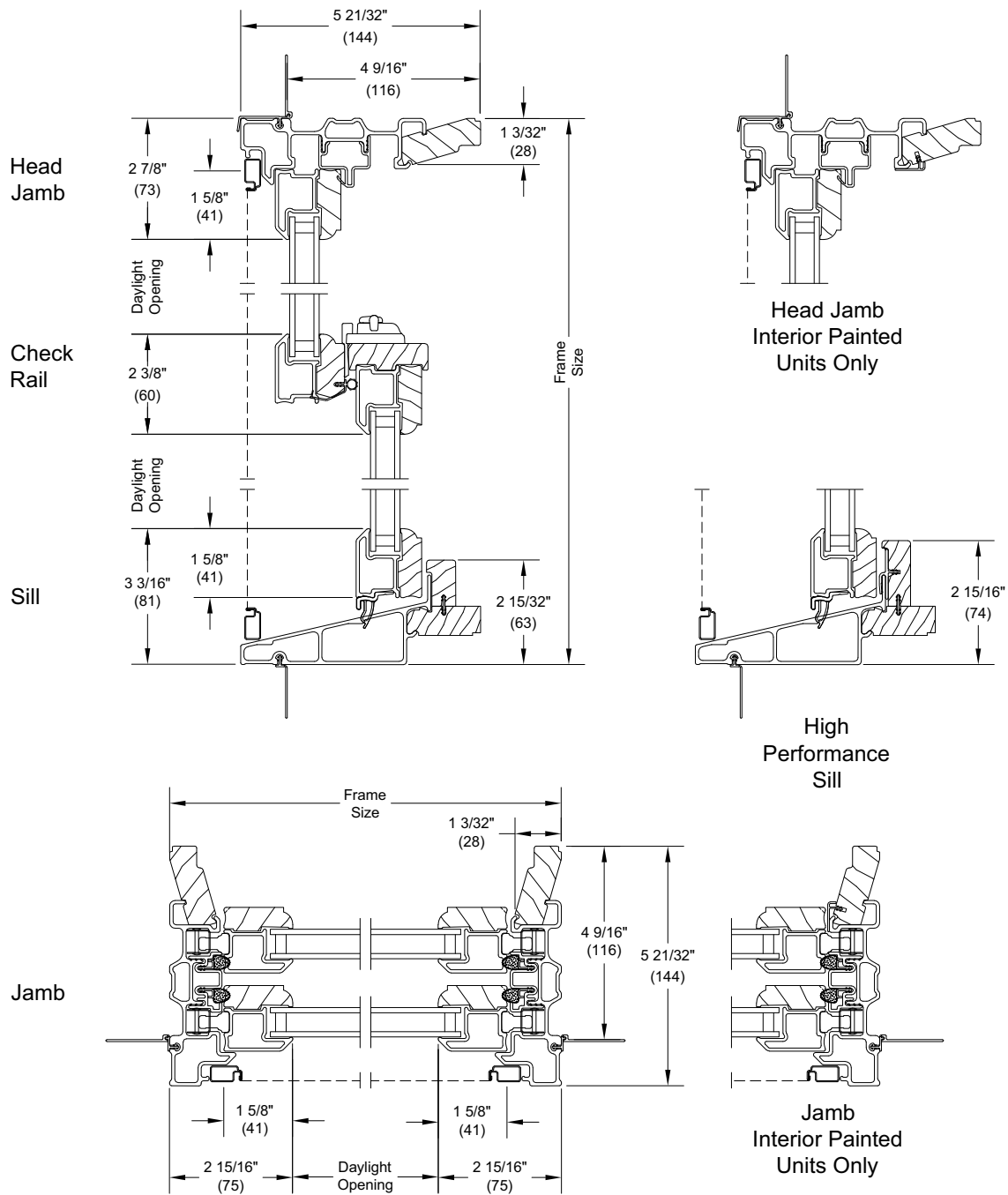






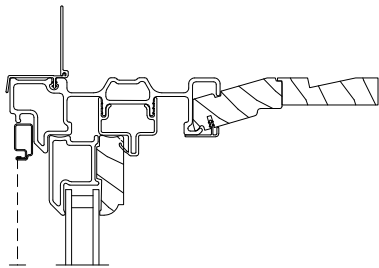
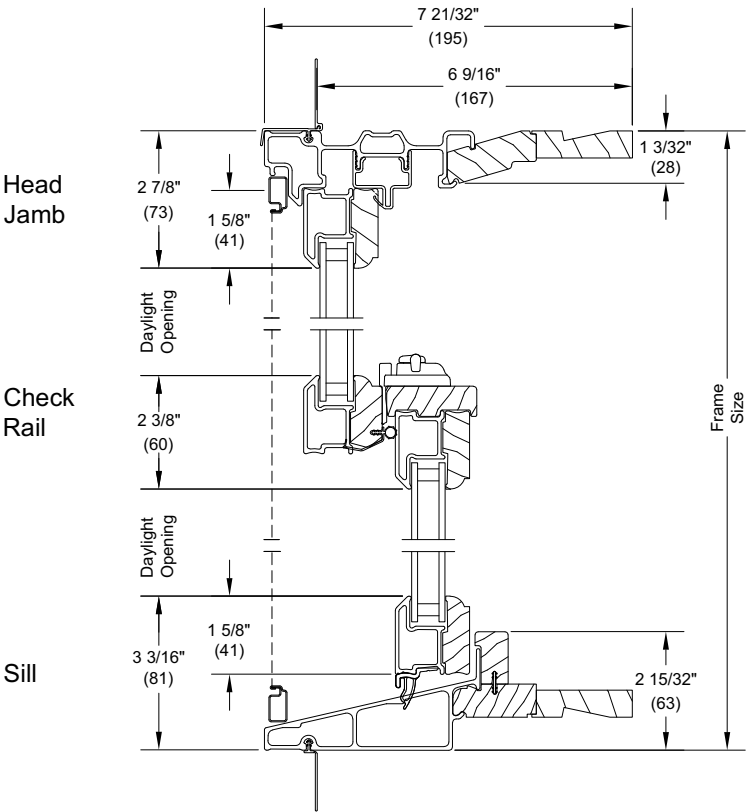
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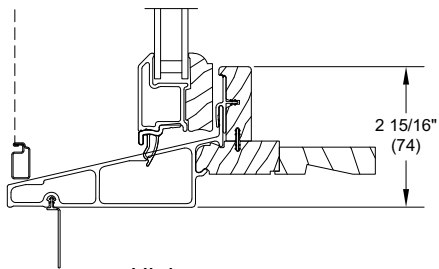


Section Details: Operating - Double Hung (6 9/16" Jamb)

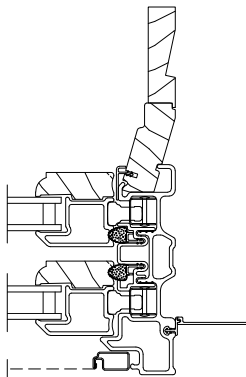
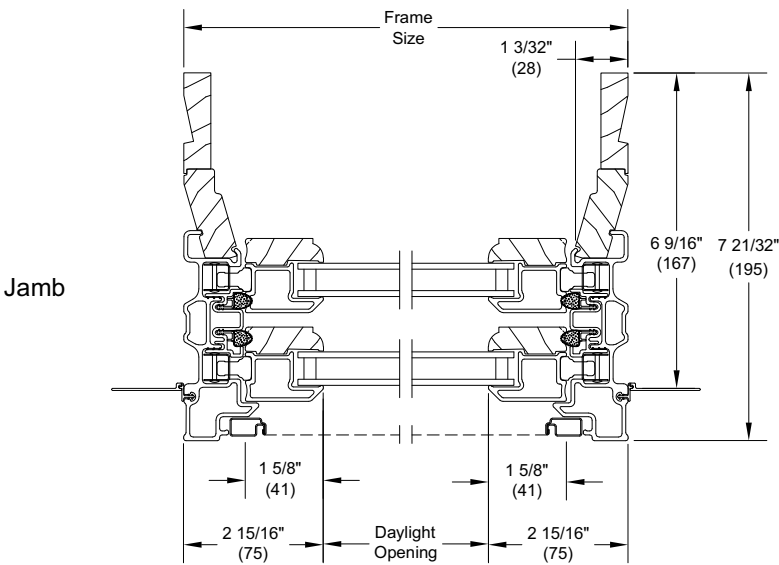
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Head Jamb
Interior Painted
Units Only



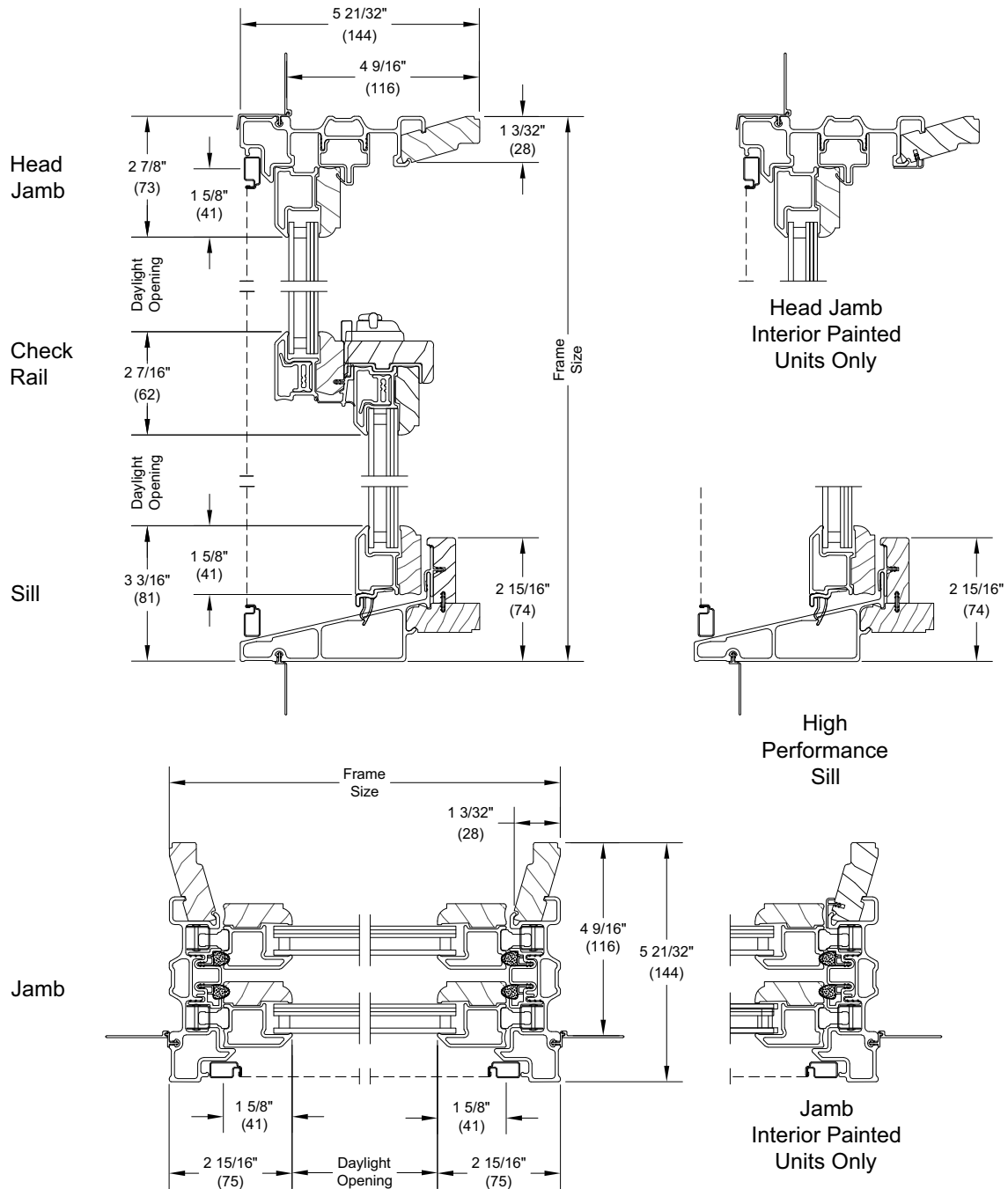
High
Performance
Sill



Jamb
Interior Painted
Units Only

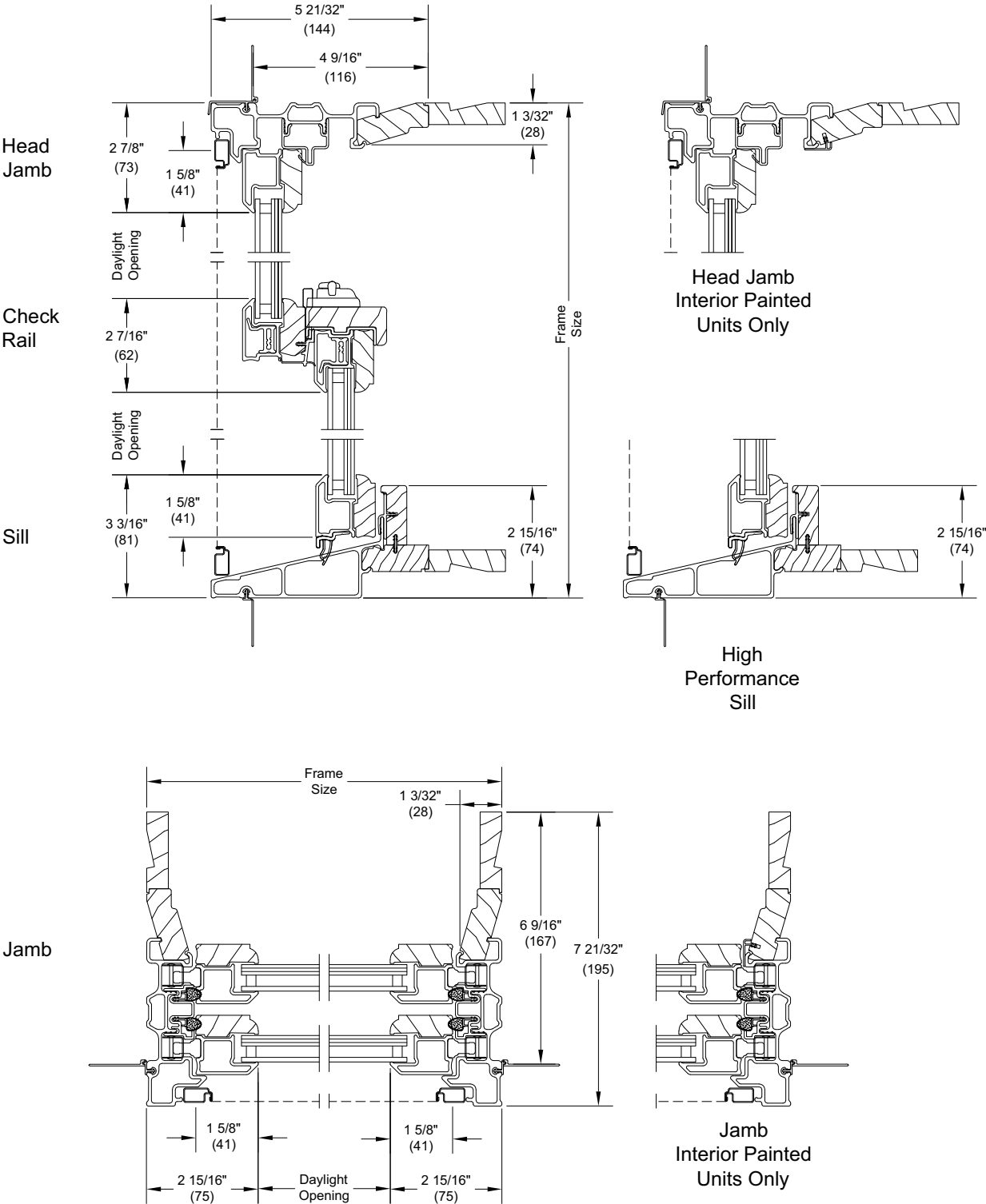
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Scale: 3" = 1' 0"



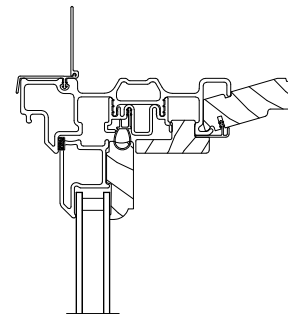
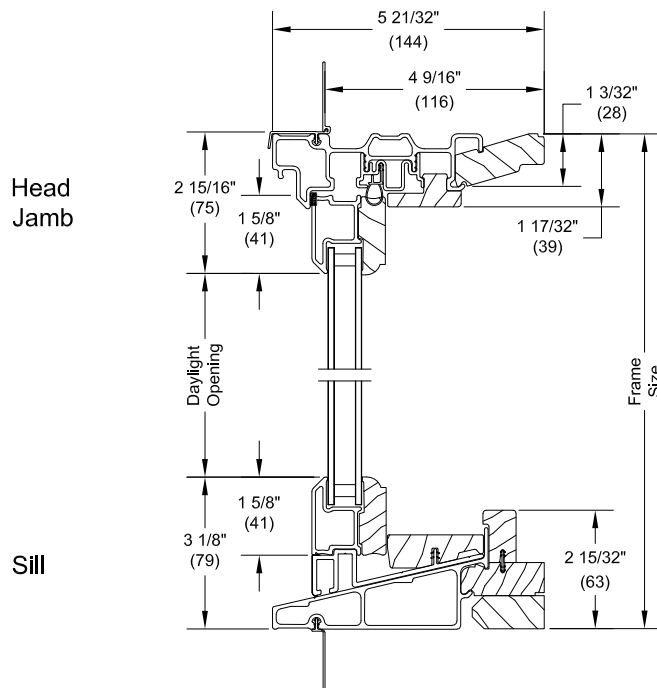
Section Details: Operating - Double Hung (6 9/16" Jambs) - IZ3

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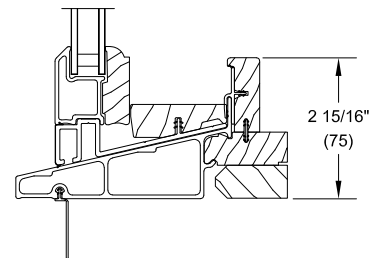


Section Details: Double Hung Picture/Transom (4 9/16" Jamb)

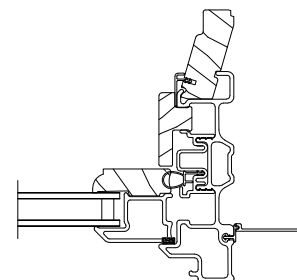
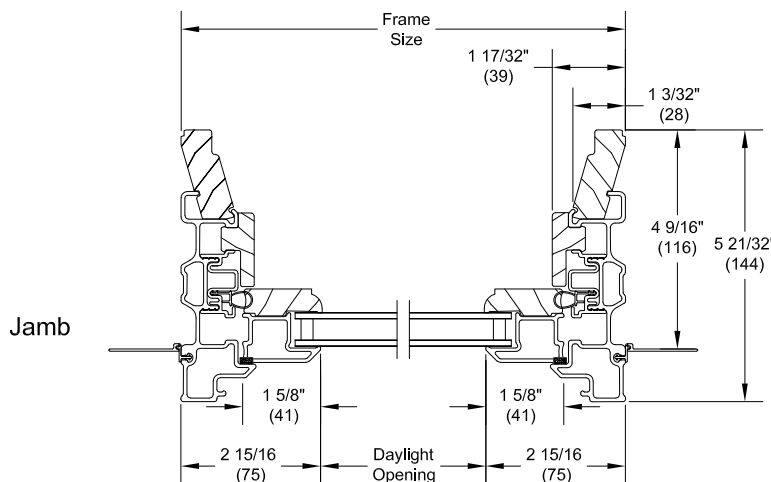
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Head Jamb
Interior Painted
Units Only

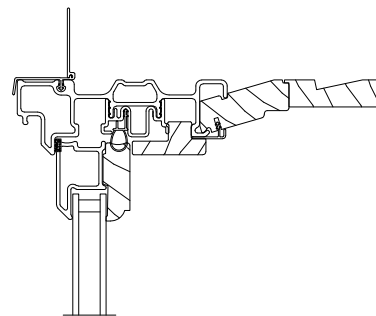


High
Performance
Sill

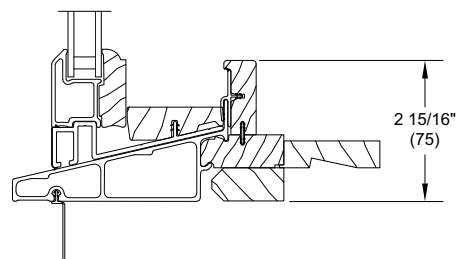


Jamb
Interior Painted
Units Only

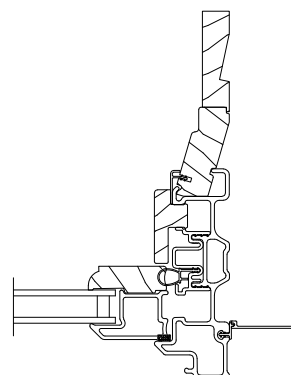
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Head Jamb
Interior Painted
Units Only



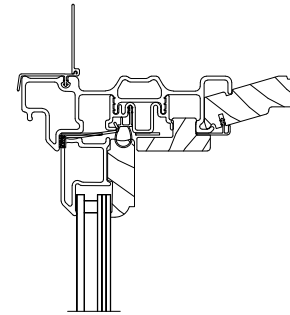
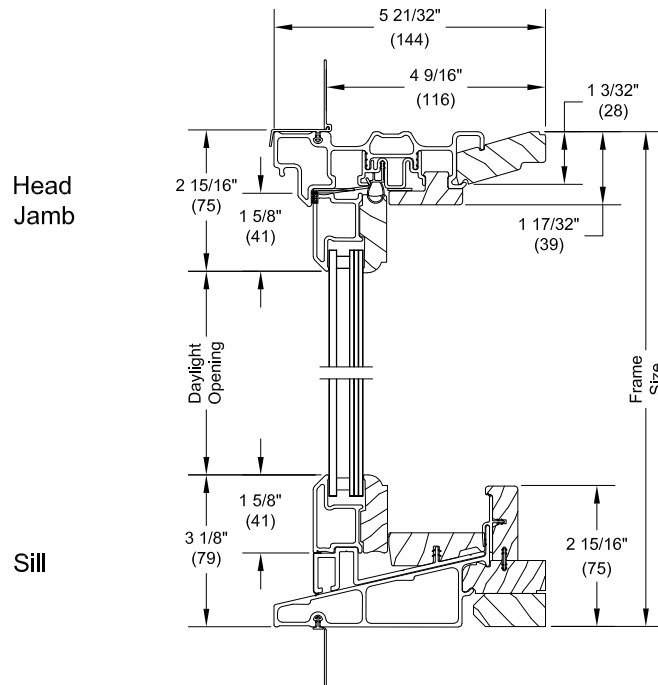
High
Performance
Sill



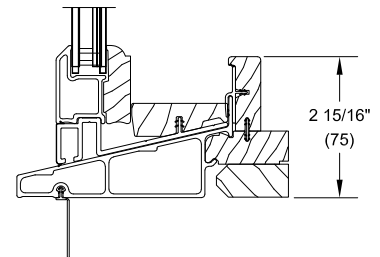
Jamb
Interior Painted
Units Only

Section Details: Double Hung Picture/Transom (4 9/16" Jamb) - IZ3

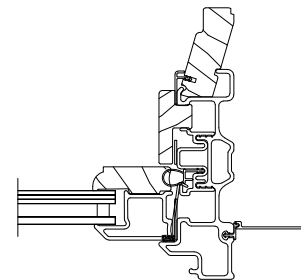
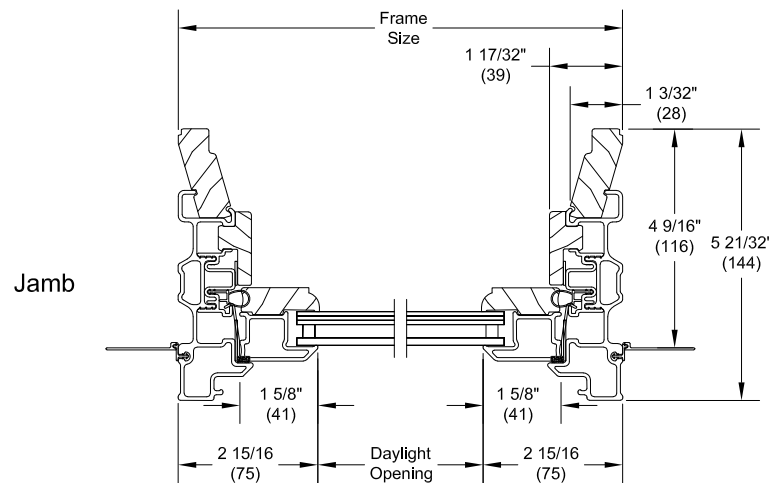
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Head Jamb
Interior Painted
Units Only



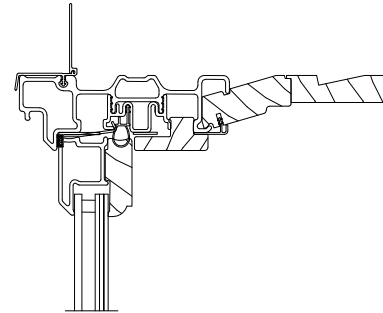
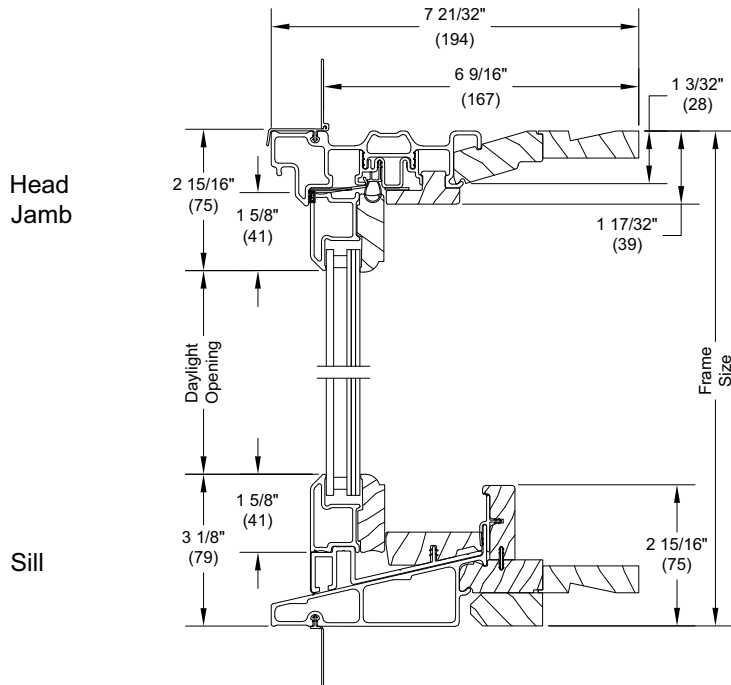
High
Performance
Sill



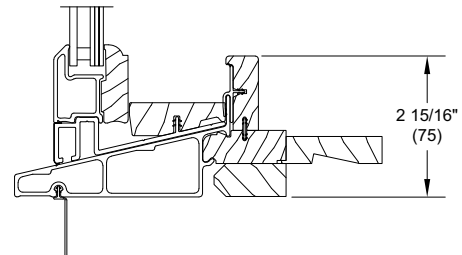
Jamb
Interior Painted
Units Only

Section Details: Double Hung Picture/Transom (6 9/16" Jamb) - IZ3

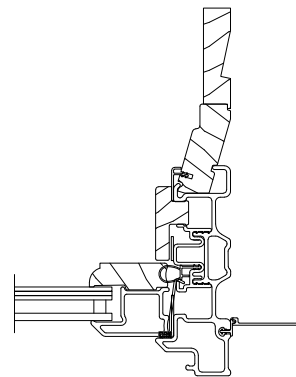
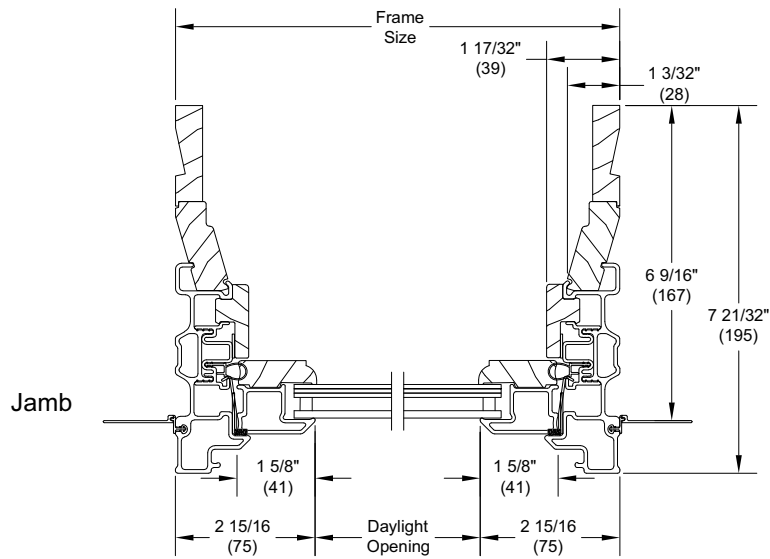
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Head Jamb
Interior Painted
Units Only



High
Performance
Sill

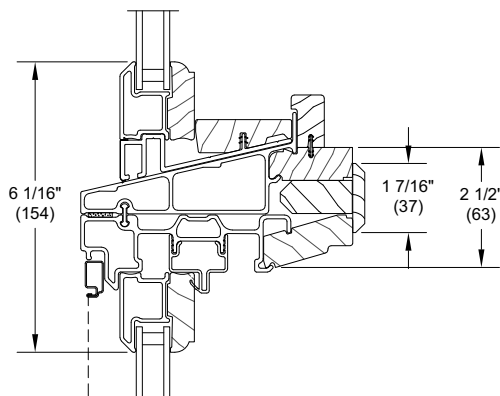


Jamb
Interior Painted
Units Only

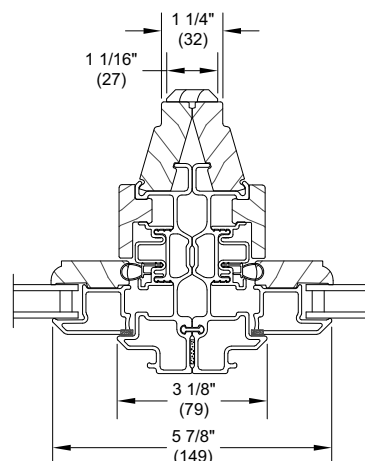
NOTE: Units shown do not have Interior Jamb Caps.

Section Details: Mullions (Frame-to-Frame) - Double Hung

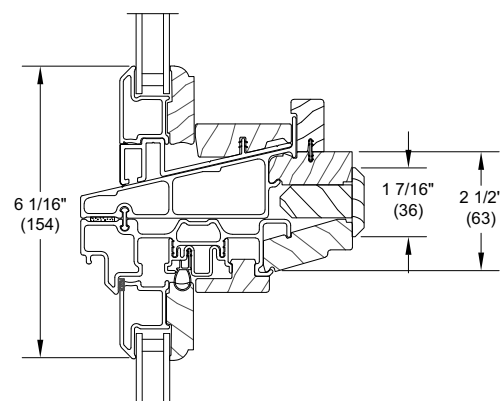
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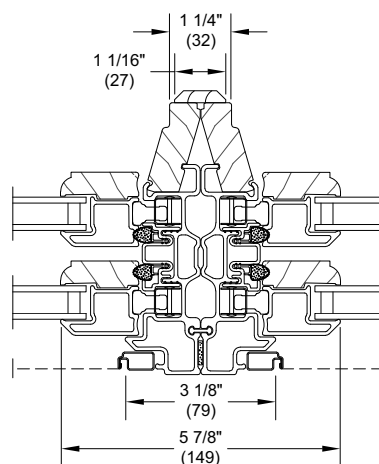
Horizontal Transom
Over Operating Unit



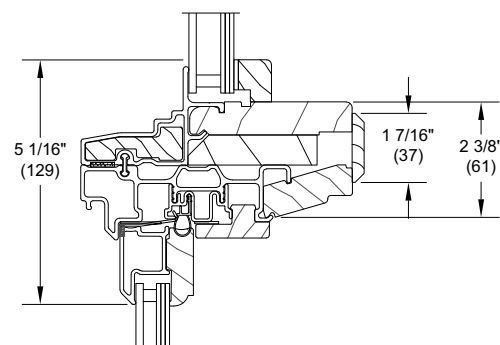
Vertical Picture Unit
2 Wide



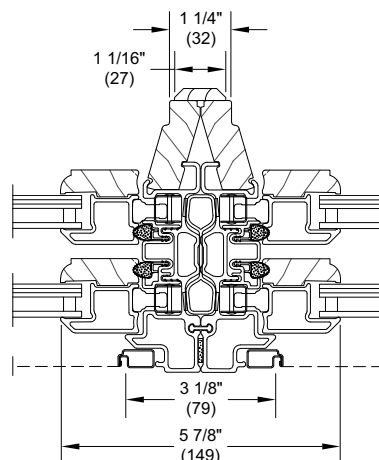
HORIZONTAL TRANSOM
OVER PICTURE UNIT



Vertical Double Hung Units
2 Wide



HORIZONTAL DG TRANSOM
OVER PICTURE UNIT - IMPACT

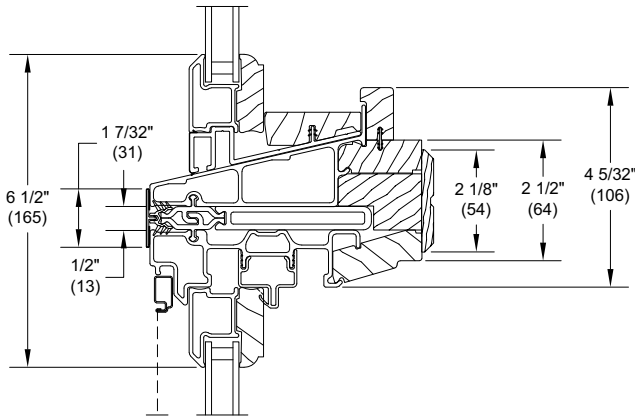


Vertical Double Hung Units
2 Wide - Impact

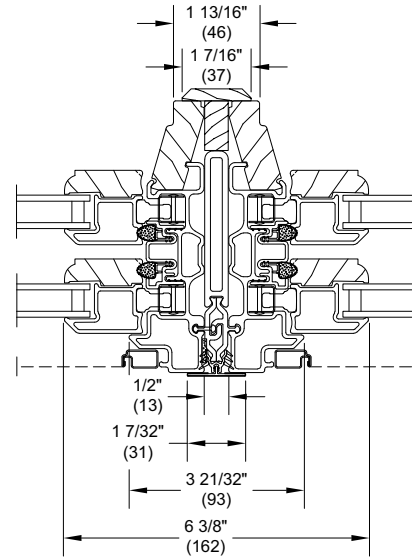
NOTE: IZ3 logo represents units that are certified for IZ3 glazing with a wind zone 3
Units shown do not have Interior Jamb Caps.

Section Details: Mullions (1/2" MRF) - Double Hung

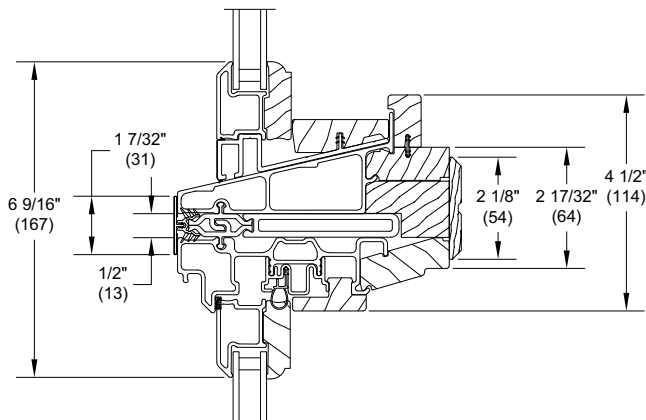
Scale: 3" = 1' 0"



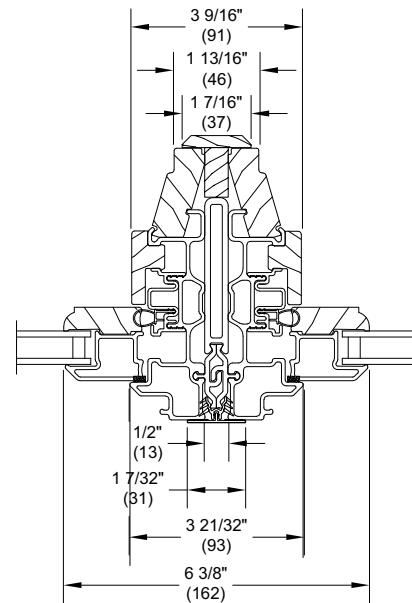
Horizontal Transom
Over Operating Unit



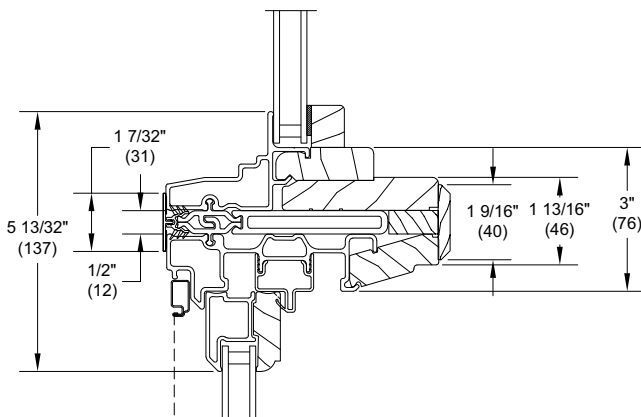
Vertical Double Hung Units 2 Wide



Horizontal Transom
Over Picture Unit



Vertical Picture Unit 2 Wide



Horizontal DG Polygon Transom
Over Operating Unit

NOTE: Units shown do not have Interior Jamb Caps.



Bristol Historic District Commission

Item 13.

Application for Review of Proposed Work - Printable Application

HDC-25-66	Contributing	May 16, 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
15 Church Street	10	29

Applicant	Applicant Phone	Applicant Email
Jennifer Murray	4012156832	

Property Owner (If Different from Applicant)	Owner Mailing Address
Deb Appleyard	

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 would like to hang a 30x30 8lb sign made from PVC for our commercial gift shop Tea + Flowers

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00383
HISTORIC NAME:	Warren-D'Wolf House/St. Michael's Church Rectory
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1807 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Jennifer Murray
Applicant's Name – Printed
Date: May 16, 2025

Jennifer Murray
Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 13.

Subject Property:

Parcel Number: 10-29
CAMA Number: 10-29
Property Address: 15 CHURCH ST

Mailing Address: VAN ALLEN APPELYARD, DEBORAH
15 CHURCH ST
BRISTOL, RI 02809

Abutters:

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

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

Parcel Number: 10-23
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

Parcel Number: 10-27
CAMA Number: 10-27
Property Address: THAMES ST

Mailing Address: TSL, LLC
244 GANO ST
PROVIDENCE, RI 02906

Parcel Number: 10-28
CAMA Number: 10-28
Property Address: 377 HOPE ST

Mailing Address: ST MICHAELS CHURCH P.O. BOX 414
399 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-30
CAMA Number: 10-30
Property Address: 9 CHURCH ST

Mailing Address: NADALIN, DEAN A. ET UX MARY C.
NADALIN
9 CHURCH ST.
BRISTOL, RI 02809



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5/29/2025

Page 1 of 4



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 13.

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: KELLY, RICHARD R. & AKERSON, CAROL A. TE 423 HOPE ST, UNIT 5E 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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5/29/2025

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
May 29, 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: 10-31 CAMA Number: 10-31 Property Address: 162 THAMES ST	Mailing Address: 162 THAMES ST., LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 10-32 CAMA Number: 10-32 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-34 CAMA Number: 10-34 Property Address: 365 HOPE ST	Mailing Address: ST ALBANS ASSOCIATION, LLC. C/O RORY HANMER 125 SUNRISE DR BRISTOL, RI 02809
Parcel Number: 10-35 CAMA Number: 10-35 Property Address: 353 HOPE ST	Mailing Address: REMIERES, MARY LIFE ESTATE DONOVAN, SUSAN A. & DEGALLEY, SALLY A. JT 353 HOPE ST BRISTOL, RI 02809



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5/29/2025

Page 3 of 4



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 13.

Parcel Number: 10-36
CAMA Number: 10-36
Property Address: 18 CHURCH ST

Mailing Address: ENGELL, BETH A. TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-37
CAMA Number: 10-37
Property Address: 12 CHURCH ST

Mailing Address: PYLE, BARBARA L, TRUSTEE-BARBARA
L PYLE LIVING TRU
12 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-38
CAMA Number: 10-38
Property Address: 8 CHURCH ST

Mailing Address: DEVEAU, DEBRA A & BRAMWELL,
STEVEN M JT
8 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-39
CAMA Number: 10-39
Property Address: 126 THAMES ST

Mailing Address: MCQUILKIN, JOHN S. GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

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

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

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

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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: 10-83
CAMA Number: 10-83
Property Address: 9.5 CHURCH ST

Mailing Address: HAMMOND, KURT R & CHANDRA W TE
2335 FORESTVIEW ROAD
EVANSTON, IL 60201

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: 14-49
CAMA Number: 14-49
Property Address: 378 HOPE ST

Mailing Address: ST MICHAELS CHURCH P.O. BOX 414
399 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-50
CAMA Number: 14-50
Property Address: 378 HOPE ST

Mailing Address: ST MICHAELS CHURCH P.O. BOX 414
399 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-70
CAMA Number: 14-70
Property Address: 366 HOPE ST

Mailing Address: LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809



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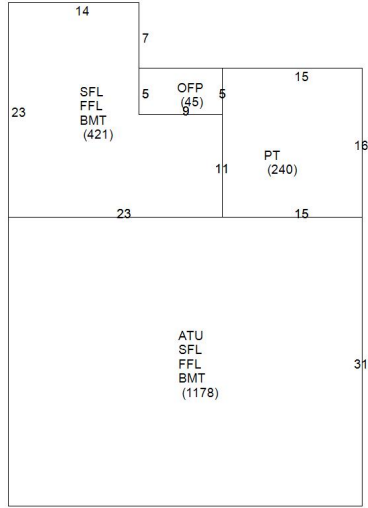
5/29/2025

Page 4 of 4



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 15 CHURCH ST ACRES: 0.1246 PARCEL ID: 010-0029-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: VAN ALLEN APPELYARD, DEBORAH CO - OWNER: MAILING ADDRESS: 15 CHURCH ST ZONING: D PATRIOT ACCOUNT #: 548	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1807 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 4/20/2022 BOOK & PAGE: 2169-64 SALE PRICE: 800,000 SALE DESCRIPTION: SELLER: APPELYARD, BENJAMIN S	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 5 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 6260 FINISHED BUILDING AREA: 3198 BASEMENT AREA: 1599 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$198,500 YARD: \$0 BUILDING: \$564,900 TOTAL: \$763,400	
SKETCH	PHOTO
	



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

5/29/2025

Property Information - Bristol, RI

212

Page 1 of 1

5.16.2025

Historic District Commission:

Application :HDC-25-66

I Deborah Appleyard give permission for my tenant Jennifer Murray of 15 Church Street Bristol, RI 02809 to hand a sign for commercial use named TEA + FLOWERS.

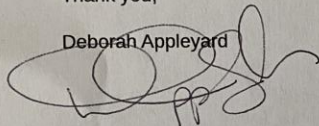
Sign is 30X30 round made from PVC 8LBS on a metal sign bracket on the front of the house at:

15 Church Street

Bristol, RI 02809

Thank you,

Deborah Appleyard

A handwritten signature in black ink, appearing to be 'Deborah Appleyard', written over the printed name.



