



# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION MEETING**

**Historic District Commission Meeting Agenda  
Thursday, August 01, 2024 at 7:00 PM  
Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

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

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to [ntoth@bristolri.gov](mailto:ntoth@bristolri.gov)

Application packets can be found online at  
[www.bristolri.gov/government/commissions/historic-district-commission/](http://www.bristolri.gov/government/commissions/historic-district-commission/)

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
  1. **Review of July 10 and July 11 Meeting Minutes**
3. **Application Reviews**
  1. **24-105: 124 Hope St, Christian Brown:**

Discuss and act on addition of second floor dormer, replacement of garage door addition of window to garage, replacement of windows.
  2. **24-110 - 221 Hope St, Patricia Mack**

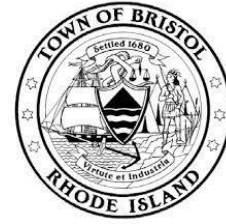
Discuss and act on replacement of trim, fascia boards, column covers, railings and balusters on rear porch with AZEK material.
  3. **24-114: 617 Hope St, Amelia & Peter Sansone:**

Discuss and act on removal of fence on front of property.
4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**

7.      **HDC Coordinator Approvals**
8.      **Other Business**
9.      **Adjourned**

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



**Historic District Commission Meeting Minutes  
Thursday, July 11, 2024  
at 7:00 PM  
Town Hall - 10 Court Street, Bristol Rhode Island**

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### **1. Pledge of Allegiance**

The meeting was called to order at 7:01 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Allen, Lima, Bergenholtz, Church, Butler, and O'Loughlin, Toth, and Teitz

Absent: Millard and Ponder

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

#### **2A. Review of minutes of the June 6, 2024 meeting.**

Lima: Okay, let's review the previous month's meeting. Does anyone have any corrections or additions?

Allen: No.

Butler: No.

O'Loughlin: No.

Church: No.

Bergenholtz: No.

Lima: Okay, would anyone care to make a motion to accept the minutes?

Church: So moved.

Allen: Seconded.

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

Lima: The minutes of the June 6<sup>th</sup> meeting are accepted.  
Thank you.

### 3. **Application Reviews**

**3A. 24-035: 44 Bradford St, Ellen O'Connell:** Discuss and  
act on replacement of windows.

Ellen O'Connell present.

O'Connell: Jason spoke to you about the windows?

Toth: Ory, you looked at the sample and Sally got a  
chance to look at the window as well.

Allen: Unfortunately, I wasn't able to look at the  
window. How about the people that did see it?

Lima: Sally?

Butler: The window we saw is not really anything that  
would mimic the window that was in the building.

Allen: In regards to being a wood window or just the way  
it appears?

Butler: It is not a wood window.

Toth: It was a wood window, just the back is painted.

Lima: How many are you replacing? All of them?

O'Connell: All of the windows if I get approved.

Lima: Are any salvageable?

O'Connell: No. It is a safety issue. I went through this  
previously.

Allen: We determined we would allow replacement if they  
needed it. On what I have here it says that they are  
fiberglass is that not the case?



O'Connell: They are wood windows with a fiberglass wrap. Nick, you can explain better.

Toth: Fibrex is basically a brand name for fiberglass clad window. Basically, it is the same thing under Marvin which the contractor first used under Anderson. Effectively the same product.

O'Connell: Fiberglass clad window.

Allen: It was advertised as a fiberglass window.

O'Connell: It may be described incorrectly.

Toth: What was advertised in paper doesn't say fiberglass.

Allen: Okay.

O'Connell: You saw it Sue.

Church: I have other issues. I wasn't here for your first two visits. Those windows were installed in 1999. The sashes are custom made and are mahogany. They are not rotted are they? There is rot on the sash around the windows.

Toth: One window was so rotted that I could put my finger through it.

Church: Those windows were approved in 1999 and were 6 over 6 and 6 over 9 and I thought that the window you proposed were not appropriate for replacement in that building.

Bergenholtz: I wasn't able to make it to see the sample.

Toth: I wasn't able to get someone to bring it in to the meeting.

Bergenholtz: It is a superior product over Anderson but that was with careful consideration when you first came here and presented it. Lumbar spent so much time on that house.

O'Connell: I love that home. Those windows were put in upside down and they don't work. It is cost prohibitive at this point, but I will respect your decision.

Bergenholtz: That's demolition by neglect.

O'Connell: I don't have the money to fix the windows every couple of years. I redid everything I could. I have fully respected that home, but these windows don't open, and I am going to spend a lot of money and I will be back in two years. I don't have the money to do it the way you want it. It is a lack of funds.

Bergenholtz: I am familiar with the house. I owned the other half at one point.

O'Connell: There are storm windows, which are another option.

Bergenholtz: Sue, the windows were all replaced by Lumbar with the wavy glass.

Church: Yes, he replaced them and used wavy glass. He had photographs from 1874.

Butler: The windows that are there were done in 1999.

Church: They were custom made with mahogany and the wavy glass.

Allen: You appeared three or four times, and we agreed that you could replace the windows. In fairness, we need to find a compromise to allow you to move forward.

Church: 6 over 9?

O'Connell: It will look like it does now and painted.

Church: Can we have it say wavy glass?

O'Connell: Not all of the windows are wavy glass.

Toth: I know in past it has said to retain the sashes. Just save the windows in the basement for future preservation projects.

Butler: We regularly say that an applicant needs to replace with wood to match existing. Is it just our understanding that we can't find wood windows anymore?

O'Connell: They don't last. They are not being used as much because they don't last as long. Other products are better.

Toth: Some contractors are having a difficult time getting someone to warranty full wood windows near the water.

Butler: We will ultimately wipe out the old windows.

Church: I agree. It is losing the historic fabric of the area.

Teitz: Windows are defining features and one thing we always try to determine is the age of the windows. To determine if they are original or a period of significance, particularly if they are on a visible area of the house. These are not original and are replacements that may have used the original glass. That makes it different. Is it just this particular window. There are a lot of different grades, Marvin, Anderson, true divided. Are these true divided lights?

O'Connell: I am not sure what you mean.

Teitz: If you are going to allow the replacement, what it will look like and visibility from street is important.

Lima: If the widows were replaced in 1999 and there have been other homes that have put in replacement and they didn't last very long, my feeling is that the glass in some of windows should be retained and if someone in the future wants to revert back and have windows custom made then more power to them. We're talking 1999, not 1950 or such, as long as it has the same profile and thing can be salvaged, okay.

Allen: I agree. As long as it is 6 over 6 and 6 over 9 as long as you maintain that configuration, I approve it.

Church: The muntin profile is very thick which is different from the others. The windows that are there now seem to be much thinner.

O'Connell: They are so drafty.

Church: You can have storm windows on the inside or out.

Toth: Muntins are the wood pieces that divide the glass. You can discuss it with your contractor.

Butler: You can say you need to retain the glass.

Lima: We'll state that the windows will be taken off and stored somewhere on the property that way it would be retained.

Butler: The house is very important to the area.

Lima: The windows were there since 1999. What he did was take wavy glass and put it in the windows in 1999 and the wood was not that much better than the old wood.

Bergenholtz: He matched the profile of what there. The narrowness is key.

Church: I imaging they are double paned windows.

Allen: I don't think they're true divided. I think they're simulated. I think you're right that the muntins are much larger than what you have on the other side.

Lima: That refers to the width of the wood that holds the glass.

O'Connell: Okay.

Allen: Whomever your Project Monitor is would approve it if you can find something with a narrow profile.

Church: It is this part that divides the windows.

Lima: The windows are badly deteriorated.

O'Connell: What are the next steps?

Lima: We will make a motion and work with the Project Monitor.

Allen: So you won't have to come back here again.

Bergenholtz: On page 26, it looks like we're going to a 6 over 6 instead of 6 over 9 which would really be a big change.

Teitz: Those are the first floor windows. That has to be a custom window. You won't get a non-custom window.

Bergenholtz: Is the window pane size the same?

O'Connell: Sorry I don't have the information in front of me.

Allen: Seven of the windows are 6 over 9. The rest are 6 over 6. The 6 over 9 are the concern.

Lima: The 6 over 6 are on the second floor.

O'Connell: Okay. I will see if they have it. If they don't, can I just replace the top floor?

Lima: We can put it in the motion.

O'Connell: So storm windows are an option if this doesn't work?

Toth: If you find it, then you can fill out the application and be all set.

O'Connell: I will see if they have 6 over 9.

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

Catherine Zipf: A couple of things. The reality is that the windows would have been maintained carefully before. While you have agreed to allow her to replace windows and I fully support keeping windows with the property, the Mahogany is very nice and I don't want to see those in a landfill. I live with replacement windows and they are starting to go. I can't get in there to fix them. This is to say maintenance is important. Storm windows are a really good idea. Let's all be mindful that wood will only last for about 2 years.

Allen: Vinyl windows clad, not all vinyl windows?

Zipf: Just to say that when the warranty runs out on vinyl, they are harder to repair. Looking at replacement already. People have come in before to do so.

Bergenholtz: The notion of these windows staying on site and being stored in the basement, I think you are relying on an honor system and that they won't be tossed. It is ridiculous to consider this to make us feel more comfortable.

Church: Replacing will change things.

O'Loughlin: Didn't we already vote to allow this and we just wanted to talk about the materials?

Toth: There was no motion making it binding.

O'Loughlin: Oh, okay.

Lima: I think it is time for us to have a motion. Ben, what you said is appropriate and it is the reality of where we are at.

O'Connell: I would keep them. I get what you are saying.

Bergenholtz: I would vote yes if the profile is the same.

Lima: When the motion is made, put it in there. I think that it should be put in. Do we have any idea what it would like?

Bergenholtz: Like what is there now.

Lima: Okay. Would anyone like to make a motion?

Allen: I will.

Motion made by Allen to approve the application as presented; however, it would be only for the replacement with Marvin Integrity fiberglass cladded windows, with the wood matching existing windows. We would insist that applicant keep the same glass configuration of 6 over 9 or 6 over 6, and also leave it up to Project Monitor to work with the applicant to make sure the muntin profile is the same size as what is there now which is not necessarily what was shown. That the applicant will keep the current windows with wavy glass and store them on site. Finding of fact, windows currently were rebuilt and installed in 1999 or 2000 and are not historic. Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Allen, Lima, Butler, and O'Loughlin

Opposed: Church

Lima: Vote is 5 to 1

Secretary of Standards: #9

Project Monitor: John Allen

Lima: John's information will be available when your Certificate of Appropriateness is ready. Please put it in the front of the house on the door. Just display it in front so people know.

O'Connell: So the next steps, do I bring the new window to you?

Toth: Once the Certificate is issued, get the building permit and put Jason in contact with John and you can move forward from there.

O'Connell: Thank you.

**3B. 24-70: 180 High St, Spa 182:** Discuss and Act on installation of sign.

Karly & Dan Kleitz present.

Mr. Kleitz: We are just looking to get the sign approved. We opened a year ago.

Allen: There was a concern about the height?

Toth: They are trying to get it higher than 6ft.

Mr. Kleitz: We talked to Ed who was very helpful. If we can get it approved here, then we can come to a happy medium.

Allen: Is the height agreeable?

Mr. Kleitz: We can get it 4 inches up from there so it would be 6ft 4 inches and with a modification to a bracket it will be 7 feet. There is a bench under it as well.

Allen: Are there specific requirement?

Toth: Zoning is 10ft. Ed discussed it further and approval from this Commission would give Zoning the ability to compromise for the height.

Allen: You are holding the sign up in this photo and it can go up 4 inches higher?

Mr. Kleitz: Yes, it's probably about that height.

Allen: I can't see the bracket.

Mr. Kleitz: It is not in that picture.

Allen: Okay I see what you are saying.

Mr. Kleitz: We might make some modification or change the bracket.

Allen: If you can get it up higher I would be okay with it.

Lima: Me too. As long as it complies. It would have to go through Zoning.

Allen: You are a little challenged by it.

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

Allen: For the record, do you have any information about the sign materials?

Mr. Kleitz: It is a composite material which is painted.

Toth: I have seen the sign and it is very well done.

Allen: I'll make a motion.

Motion made by Allen to approve the application as presented and the sign materials which are composite materials. The sign is to be placed as high as possible. Seconded by Bergholtz.

Voting Yea: Bergholtz, O'Loughlin, Church, Allen, Lima, and Butler

Secretary of Standards: #9

Project Monitor: Ory Lima

Lima: Again, when you receive your Certificate of Appropriateness, please put it in the window so people know.

Allen: Thank you for taking down the illuminated sign.

**3C. 24-095: 41 High St, Nancy Moger:** Discuss and Act on replacement of Bulkhead and replacement of outdoor deck.

Nancy & Bruce Moger present.

Allen: history read into record.

Mrs. Moger: We would like to replace the bulkhead which is currently wood. It is in a very shady part of the back yard. It is rotted. We would like to replace with Azek. It is very damp and shady and things get very



green. Not only is the bulkhead rotted, but we also have a lot of rot on the upper deck. The upper deck is not original to the house. It is on an L that was built in the 1930s and has the same issues with trees and dampness. We would like to replace the deck with Azek as well. I think you have some pictures of the railings that we would be using. It is similar to what exists. The decking is currently fir and will be replaced with Azek with a greyish brown tone. Railings would be white Azek.

Church: So you are using Azek for the whole replacement?

Mrs. Moger: Yes, due to the dampness back there.

Allen: What about the grid panels?

Mrs. Moger: As far as the grid panels/lattice work, we would like to see the lattice go back. Bruce suggested vertical boards instead of lattice, because the lattice rots quickly.

Allen: Can either be seen from street?

Mrs. Moger: Not at all.

Church: What about the bulkhead?

Mrs. Moger: You cannot see the bulkhead from the street. It will be Azek but the same configuration.

Church: What about fiberglass?

Mrs. Moger: No, we want something that looks like wood. We don't like fiberglass or metal. Since that material has been used along High Street on other homes. We think it is appropriate. Looks like wood.

Allen: It helps that it is not visible from the street. A lot of them are not historically contributing as yours is. I have no issue with it since it can't be seen from the street.

Lima: Agree.

Bergenholtz: Agree.

Butler: The deck is to be replaced as well?

Mrs. Moger: Yes. It is warped.

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

Butler: I will.

Motion made by Butler to approve the application as presented to replace a bulkhead, upper deck, and railings. The materials are to be Azek. Finding of fact that it is located at the back of the house and not visible from the street. Seconded by Bergenholtz.

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

Secretary of Standards: #9

Project Monitor: Ory Lima

Allen: May I suggest one more. Since we don't have a description or drawing with lattice work, could you provide that to Nick?

Lima: We need the description of the lattice work to put in the record.

Mrs. Moger: I will do that. Thank you.

Lima: When the Certificate of Appropriateness is ready, please put it in the front so it is visible.

**3D. 24-097: 446 Thames St, Richard Corrent/Portsider:**

Discuss and act on installation of window where one was previously bricked over.

Barry Lindsey, Contractor, appears on behalf of the owner. He has permission.

Lindsey: I am the Contractor for the Portsider. There are three replacement windows on the left side that are blocked in with breeze blocks. They want to replace them.

Teitz: I want to note that the agenda states one window. Legally the most they can do is one window tonight because of the advertisement. Focus on that one tonight, and then you will have to come back for other two. It has to be noticed.

Lindsey: They want to relocate the dumpster. I made an amendment.

Lima: People do pay attention to that, and we don't want to be put in a situation. We will review the one window before us tonight. Which side is it?

Lindsey: It is in the parking lot on the left-hand side. It was a warehouse, and they are turning it into a new bar. The wood they wanted to use came from Aiden's.

Lima: Is the window on the parking lot side?

Lindsey: Correct.

Lima: Where are the other two, just for information.

Lindsey: Beside each other. They want to open windows for the water view.

Allen: Which window?

Church: Does the window look at the patio?

Lindsey: No, further back.

Church: Where exactly?

Lindsey: (Shows Sue on the rendering.)

Teitz: It faces the street.

Lindsey: Yes. It was originally two but changing plan.

Allen: Is the one window that you want approved on here?

Lindsey: Yes. (Shows Commission on drawing.)

Allen: Everyone understand?

Teitz: There is no information on the application of the window materials.

Lindsey: It is in there. Sash window with wood on inside with vinyl clad on outside 6 over 6 Anderson.

Lima: If we approve this, please get the profile of that window to Nick before we issue the Certificate of Appropriateness, so we have it. Since you will have to do another application, we will have the information.

Lindsey: I had the architect send him the profile. Not sure where it is now.

Toth: If it attached to the application should have been included in the package. Always attach everything. Was it attached or emailed afterwards?

Lindsey: Emailed after.

Toth: That might have gotten buried in an email. I will check my emails.

Teitz: You can delegate it to Nick to review.

Toth: I do remember getting them and thought I attached them. I will check.

Teitz: What is the material that is black on outside?

Lindsey: Vinyl.

Teitz: Vinyl is generally not approved.

Lindsey: We want to keep the exact look. I can do wood outside to.

Lima: When were you planning to do work?

Lindsey: We are in the middle of it right now.

Lima: You need approval for the other two windows.

Lindsey: They can be done later.

Lima: It wouldn't be until August.

Lindsey: The windows are blocked at the moment. We want to bring them back to the original state. We are trying to reproduce and reuse materials. The bathrooms were originally in that corner, but windows are better there.

Lima: Provide that information to Nick as soon as possible so we can approve one window and based on whatever condition will be in the motion and then be under the understanding that the other two will be the same. Then in August, you are ready to go. Any conditions in terms of the windows?

Bergenholtz: I would vote yes on the extra two with no problem. Can you leave it to the Project Monitor to approve it?

Lima: Andy, can we?

Teitz: You can. They are affectively new windows. They are visible from the street, but not very visible.

Bergenholtz: It is a huge improvement. Just to save everyone time.

Teitz: Delegate the window decision to the Project Monitor and Nick and allow for administrative approval for the other two windows. I just want to know that they are not all same size openings right now.

Lindsey: They will be.

Lima: Comments?

O'Loughlin: Are we approving vinyl?

Allen: Wood with vinyl.

O'Loughlin: Okay.

Teitz: Generally, vinyl is never approved unless it is in replacement of an existing vinyl window.

Lima: Would you be able to find windows that would be able to comply with the recommendations here so they can be clad but not with vinyl?

Lindsey: Aluminum draws moisture. Just wood with PVC clad or vinyl is my recommendation.

Allen: With a commercial building it is a little different.

Lima: The windows were all blocked in for many years. Is there anyone in the audience who would like to speak for or against? Can we have a motion.

Bergenholtz: I will.

Motion made by Bergenholtz to approve the application for the installation of one window as discussed with two additional windows to be approved by the Project Monitor and Nick. Seconded by Butler.

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

Secretary of Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Nick and Ben will work with you on that. When the Certificate of Appropriateness is ready, please put it in the front where it is visible.

Lindsey: Thank you.

**3E. 24-096: 37 Burton St, Timothy Meandro:** Discuss and act on installation of wood fence/gate along street frontage.

Tim Meandro present.

Meandro: I am here to replace a fence.

Toth: Just want to note that there was a discussion with the Zoning Officer who proposed the location of the gate be moved back about 20ft.

Teitz: To the end of driveway?

Toth: Correct.

Meandro: 20ft from the driveway to almost the back of the house.

Allen: Is all of the fencing like the gate?

Meandro: Yes. Originally there was a fence in the spot where we wanted to put it at the sidewalk but we were told we couldn't do that.

Teitz: It was originally a low picket fence.

Meandro: We're going 20ft back.

Allen: Just portions of fence?

Meandro: We did some already.

Toth: It was off street frontage so it was administrative.

Lima: I don't have that in the packet. I'll look at John's. All set. Anything else? Is there anyone in the

audience who wants to speak for or against? Can we have a motion.

Allen: Sure.

Motion made by Allen to accept the application for a gate installation as presented with a setback of 20ft from the sidewalk. Gate is to be 6ft tall and 10ft wide. Seconded by Butler.

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

Secretary of Standard: #9

Project Monitor: Sally Butler

Lima: If you have any questions, please contact Nick. When the Certificate of Appropriateness is ready, please put it in the front where it is visible.

**3F. 24-103: 248 Hope St, James Mambro:** Discuss and act on replacement of cedar roof shingles on section of house with asphalt shingles to match remainder of house.

James Mambro present.

Mambro: There are two different materials on the roof. There is asphalt on a portion of the 1794 side. I had it replaced two years ago. I am here to change the material on the modern addition that was added in 1970 or 1980 from cedar to asphalt. The same as what was approved two years ago on the main home. The rear portion in the back yard is deteriorating. The trees have grown and covered the roof. There is a small leak in the master bedroom ceiling. I want to go from cedar to asphalt and match the color, so it is all one color and material.

Lima: Is this in the front or back?

Mambro: Rear. I have estimates to replace the cedar and it is four times as much and lasts four times as less.

Lima: Anyone have any questions?

Allen: If it was in the front I would have had a problem, but since it is not very visible, I'm okay with it.

Lima: Anyone else? Anyone in the audience? Anyone want to make a motion?

Church: I will.

Motion made by Church to approve the application for replacement of existing cedar shingle roof with asphalt on the modern addition which is not part of the historic building. Seconded by Allen

Secretary of Standards: #9

Project Monitor: Sue Church

Lima: Please put the Certificate of Appropriateness in the front of the building.

**3G. 24-105: 124 Hope St, Christian Brown:** Discuss and Act on removal of rear gable dormer and windows, installation of rear shed dormer and addition of attic windows.

Vincent Pacifico, Designer, and Christian Brown present.

Allen: I met with the architect; do I have to recuse myself?

Teitz: I think you do since it is ex parte communication.

Allen recused.

Brown: I brought Vincent who is the Designer of the project.

Pacifico: This sits on the southern part of Hope Street near the Lobster Pot with frontage on Hope Street. It is a single gable home with a shed dormer on the front which is not original to the house. It was probably added on in the 1900s and is not original to the main house. The scope is all happening in the rear which includes the demolition of an existing portion of the roof to add a shed dormer to help pick up the eve space in the house to add a bedroom and to access attic space. It will be similar to the front dormer, not mimicking original piece offset/inset from gable ends of house. It is less important than the prominent main piece of the house. It is less apparent due to the offset from the exterior walls. The windows on the rear dormer of house are similar in kind to the 2 over 2 windows on the main part of the house. The original windows were replaced in



2014. The new windows will be Pella Reserve Series wood interior and exterior only difference is the muntins. We are proposing to remove the window on the front. It is not visible from Hope Street. On the north side of the home, the gable side, we are proposing an attic window that would add light, ventilation, and egress for the third floor in an attic that is already there. We would like to add a small portal window on the dormer. The only piece on the Hope Street side that is proposed is above the shed dormer, would like to add three small skylights for the views of the water from the attic space. It is not extremely visible from the Hope Street side and it is extremely close to the shed dormer. Photo 1 on Page 4 shows it. Portals will be above the shed dormer on the front. The materials for the windows are all wood and painted. The porthole skylights are to be in kind to what is on the house currently. Clapboards are all wood and painted to match the rest of the house.

Brown: I have been in Bristol all of my life. This is our dream home. I would hate to leave the home. Vincent works with properties in this area. Just asking for consideration on this project.

Lima: Most of this is in the rear of house?

Pacifico: Correct.

Bergenholtz: The dormer as proposed is really big and overpowers the original lines of the house. The ridge line needs to be stepped down to mimic the front. The dormer is bigger than the house. It really compromises the original lines of the house. I'm not comfortable with it.

Church: I agree. The massing destroys the spirit of the house. It is overwhelming. Also it faces Wally Street and can be seen when anyone goes on it. It is very visible. Is there some other way to put an addition to create more room? There is plenty of land.

Bergenholtz: I'm not opposed to it, but wish it was more like the front.

Lima: Is there any other possibility without changing the interior for the space needed?

Pacifico: The dormer for the second floor made the stairs difficult to get up to the third floor. Looked at

a number of stairs like spiral, winder, and ship ladder and we were able to get a true staircase in for minimal height. If we step it down, the stairs wouldn't work and we're back to square one. The only way to make the third floor accessible is to do a dormer. The underside of the ridge beam is 7'4" only way to get it to work.

Lima: I just wish there was a way to get a rendering to see it from Wally Street for perspective.

Pacifico: The rendering is not from Wally Street. It is from the garage.

Bergenholtz: I don't like the ridge line. It needs to be stepped down.

Church: It doesn't look like a Cape from the back. You stepped it in from side, but it is still too tall.

Pacifico: We are just looking for feedback.

Bergenholtz: I would totally vote yes if you mimicked the front of the house.

Pacifico: Okay. I know the only thing about the front is the windows don't line up with the windows on the first floor. Is that something that you would be in favor of?

Church: I think it is better off side.

Bergenholtz: I see what you are saying.

Church: I can't vote for this. Can we do it as a concept review? That way you can rethink maybe what you would like to do.

Pacifico: Can we extend the application to the next time?

Lima: We can give input now.

Teitz: Continue this. It is simple to give them a chance to make changes.

Lima: Let's check with everyone that way you can get the information.

Butler: I do agree with the conversation about making this dormer smaller.

O'Loughlin: I agree.

Lima: I thought what you did was okay but again take this information and maybe you could find a way to work it with what you have heard here tonight. If that is okay with you.

Brown: Yes, I want feedback. I am concerned that if the dormer mimics the front it will not allow for the attic space which is what I need.

Lima: Is there any way you can reconfigure something?

Pacifico: We looked at multiple versions and we would need to take the center chimney down. If we don't dormer it, it can't be habitable by code. It would be a crawl space which makes no sense. If we were to do a second story dormer and not on the third, it is not accessible. Revisiting it can be done with feedback so when we come back we will have something else. The three portal skylights, what is your thoughts on that? It is not a big piece but it played into a floor plan. Is that something acceptable?

Lima: Where is that?

Pacifico: A12.01

Bergenholtz: I'm not crazy about it. We want to be careful about setting a precedence for other properties. It looks very contemporary.

Pacifico: Can we come to a compromise of that idea to get something like that but more appropriate? Reason is to have a water view. Thought it was a way to make that feasible.

Bergenholtz: Sue had an interesting comment. Any thought just to expand it in the back to give you the needed space?

Pacifico: It would be more apparent from the street side. You would be coming through bathroom window and a living room window. There is some room on the back but would be losing yard space. It is a long yard, but not a wide one. The dormer didn't play into a zoning issue. We didn't think the addition was a feasible option.

Church: I also oppose the porthole windows.

Bergenholtz: They have approved in past but they were not visible from the street. No way to be seen from any vantage point.

Brown: There may have been some on Constitution Street. I can see it from the side of the house. That's where I got the idea.

Bergenholtz: It was a finding of fact.

Lima: You could see them from the side street.

Pacifico: Would it be more acceptable if they were where the dormer meets the roof, be smaller in size, and can't be seen from the street?

Bergenholtz: If you can't see them, then yeah.

Pacifico: Appreciate the feedback.

Lima: If you could come up with options trying different configurations, would be great. I don't think this is overwhelming, but I can't see what they see. If you could come with choices, that may be better.

Pacifico: We had an informal meeting with John Allen to get his take on it. Also, we don't want to come multiple times. I feel like that can get costly.

Lima: In the future, come with options to a concept review to get feedback to get a feel and then consult with Nick. He's not a member and doesn't vote but has a feel for what is going on. A concept review might make the whole process easier to get feedback and change things. I appreciate the work and I don't have a problem with it, but some do.

Church: Keep in mind the original size of the building and any addition should be scaled to fit it.

Pacifico: If there is a vote tonight.

Lima: We can continue it.

Pacifico: If you vote against it, then we can't come back for a year, correct?

Lima: Correct. We don't want to do that.

O'Loughlin: I don't have an issue with the portholes but the size on the back is an issue.

Lima: Just get a feel for what people think. Can we have a motion to move it to August?

Pacifico: When?

Toth: August 1<sup>st</sup>.

Lima: or September?

Toth: Keep in mind in order to get on the agenda it needs to be in the paper next week for the August meeting as it is coming up quick.

Lima: The ad would be the same. That's just if you have the time to prepare.

Brown: Can we get on it and then maybe push to September if necessary?

Lima: Yes, ask Nick before the meeting.

Toth: You would have plenty of time with the Commission.

Bergenholtz: The application is really well done, very thorough. Thank you.

Lima: Nick show this in future. It is very specific and detailed. Thank you.

Pacifico: Thank you

Lima: Motion?

Church: Sure.

Motion made by Church to continue the application to the August meeting. Seconded by Bergenholtz

Voting Yea: Lima, Butler, Bergenholtz, O'Loughlin, and Church

**3H. 24-108: 417 Hope St, Jake Milne:** Discuss and Act on replacement of stone headers on windows to match original brownstone appearance.

Jake Milne present.

Allen: Reads history into record.

Milne: I am the manger and general contractor on the project. The photo found shows that headers were originally brownstone material. Headers were redone with cement. This photo confirms that. To best of my knowledge, this is part of the Harold Mason photo collection. 1900 and 1920 is the date range. Not a ton of information on it. This was the best I could find. Looking to return the headers back to brownstone color using limestone mix to emulate the look.

Allen: There was a problem with the Portland cement.

Milne: Yes, correct. The other issue was it was pulling off the building and would crash to sidewalk. It has a lot to do with water getting behind it and forcing it out.

O'Loughlin: Where did you get the information.

Milne: I tried everything to get information considering repointing on John Street. It was basically a façade and it was replaced with plywood that was painted white. It gave me a hunch that something different was going on. Basically stumbled upon it.

Bergenholtz: Interesting.

Milne: In order to do repointing we had to remove window jams and there was brown paint behind one.

Lima: Great job.

Allen: Looks great.

Milne: Wanted to have it right.

Lima: Anyone have any questions or comments? Is there anyone in the audience who wants to speak for or against this? Let's have a motion.

Allen: Okay.

Motion made by Allen to accept the application as presented to have the headers match existing brownstone. Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: John Allen

**4. Concept Review**

**5. Monitor Reports & Project Updates**

Bergenholtz: The property on Constitution Street.

Allen: They received three.

Bergenholtz: Are they doing it piece by piece?

Allen: They said that they got three.

Toth: They have one year to start it.

Teitz: Basically the building permit lasts for twelve months, and they can get another six months if they ask for it.

Toth: I can check the building permit. I don't know if they keep doing work that it would remain open or if it is a twelve month with a six month extension.

Bergenholtz: 22 Bradford Street. I know that the homeowner spoke to Nick and they are not doing asphalt, just pavers.

Toth: Yes.

Church: For what?

Toth: Parking.

Bergenholtz: They're not doing asphalt, just pavers.

Church: Parking on both sides?

Toth: Both sides was asphalt but they decided on pavers.

Lima: Good.

Church: Do the owners still live there?

Toth: I don't know.

Bergenholtz: He lives there. His daughter is there, and his brother is moving there.

Lima: Anything else?

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

7. **HDC Coordinator Approvals**

8. **Other Business**

**1. Election of Commission Officers**

Lima: Any nominations for Chair?

Allen: I nominate Ory.

Butler: Second

Lima: Others?

Voting Yea: Allen, Church, Bergenholtz, Lima, Butler, and O'Loughlin.

Lima: Okay, Vice Chair?

Church: I nominate John Allen as Vice-Chair.

Lima: Second.

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

Lima: Next, Secretary. I nominate Mary Millard as Secretary.

Church: Second.

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

Lima: Great. Is there anything else?

Toth: Other than going around next week to give out nasty grams to all with lit signs and speak with various businesses in the District, I know the convenience store came under new management on Hope Street. I will speak to them and Roberto's Café, Mount Hope Liquors, and the nail salon on Hope Street.

Lima: Also, something we had discussed with Planning and Zoning, we agreed that we are not going to approve that stuff. May be new to some owners, but business that have been here for a while should know and not be new to them.

Toth: There was some pushback.



Lima: Can we have Steve help? That's part of his purview and part of his stuff.

Toth: I just wanted to make the Commission aware of it.

Lima: Okay, thank you Nick. Anything else?

Allen: I move to adjourn the meeting.

Motion made by Allen to adjourn.

**9. Adjourned at 9:05 PM**

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



### **Historic District Commission Meeting Minutes**

**Wednesday, July 10, 2024**

**10 Court St, 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](mailto:ntoth@bristolri.gov)

Present: Chistopher Ponder, Susan Church, Benjamin Bergenholtz, John Allen

Staff Present: Nicholas Toth

Meeting Called to order at 10 Court St, Bristol RI at 7:02 PM.

Kathryn J. Cavanaugh and Brent Runyon, Historic Preservation Consultants, presented findings of the re-survey of the Bristol Downtown National Register District, detailing methodologies, major findings, detailed descriptions of the deliverables, and recommendations for future expansion and study for the district. Items of note included a discussion on the need to further study the former New Goree neighborhood and the effects of the US Rubber plant's construction on it, areas of potential expansion for the National Register of Historic Places district to the North and South, and the potential of adopting the recommendations for contributing and non-contributing structures, of which an updated list was proposed from the 1978 survey. Per the consultants, The current National Register of Historic Places District has not been updated since the 1970s, and this survey represents a first step to updating the district should the Town Council be inclined to do so. No votes or actions were taken by the Commission, as this was purely a presentation of findings, however, it was determined that the Commission wished to discuss updating the district with the Director of Community Development at a future meeting.

Meeting adjourned 8:17PM

HDC Chair Signature: \_\_\_\_\_

HDC-24-105

C/NC:

**Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street &amp; No.) 124 Hope St

2. Plat # 16 Lot # 34

3. a. Applicant: Christian Brown

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

Phone: 401-954-8907

Email: kelc1446@gmail.com

4. a. Architect/Draftsman: Vincent Pacifico

Phone: 401-203-3191

Email: vincentpacifico@pacific-visions.com

b. Contractor: TBD

Phone:

Email:

5. Work Category:

Addition to Structure(s)

6. Description of proposed work:

The removal of a rear gable dormer and two windows on the north side of the home. The addition of a rear shed dormer on the north side of the home. The addition of attic windows on both the east and west facades. Refer to Scope of Work Report for full project description. Replacement of garage door addition of window to garage, replacement of windows.

7. Property History

8. Building Survey Data

RIHPHC ID #:  
HISTORIC NAME:  
ARCH. STYLE:  
DATE (est.):  
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Christian Brown

*Christian Brown*

**Applicant’s Name – Printed**


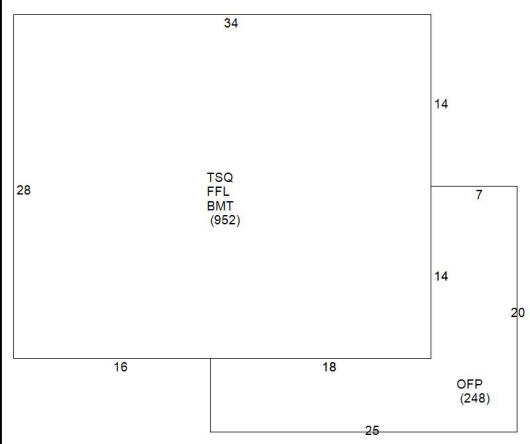
**Applicant’s Signature**

Date: July 23, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 124 HOPE ST <b>ACRES:</b> 0.1651 <b>PARCEL ID:</b> 016-0034-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BROWN, CHRISTIAN & <b>CO - OWNER:</b> KELCIE A TE <b>MAILING ADDRESS:</b> 124 HOPE ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 1035	<b>BUILDING STYLE:</b> Cape <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1820 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Clapboard <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b>  <b>SALE DATE:</b> 7/14/2017 <b>BOOK &amp; PAGE:</b> 1900-160 <b>SALE PRICE:</b> 537,500 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> HOLLAND, MATTHEW R	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 1 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 1 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 3104 <b>FINISHED BUILDING AREA:</b> 1666 <b>BASEMENT AREA:</b> 952 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$337,900 <b>YARD:</b> \$7,500 <b>BUILDING:</b> \$303,200 <b>TOTAL:</b> \$648,600	
SKETCH	PHOTO
	



www.cai-tech.com

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

7/23/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
July 23, 2024

Item 1.

## Subject Property:

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

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

## Abutters:

Parcel Number: 16-23  
CAMA Number: 16-23  
Property Address: 25 HIGH ST

Mailing Address: CIRILLO, LOUIS P TRUSTEE LOUIS J.  
CIRILLO IRREVOCABLE T  
28 CENTRAL ST  
BRISTOL, RI 02809-1929

Parcel Number: 16-24  
CAMA Number: 16-24  
Property Address: 21 HIGH ST

Mailing Address: STONE, RANDALL B. ET UX KAREN M.  
STONE TE  
21 HIGH ST.  
BRISTOL, RI 02809

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

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

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

Mailing Address: STOLYAR, MARK G. ETUX TE &  
LEVERTOV, YELENA  
120 HOPE ST  
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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



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7/23/2024

Page 1 of 2



# 200 feet Abutters List Report

Bristol, RI  
July 23, 2024

Item 1.

Parcel Number: 16-35 CAMA Number: 16-35 Property Address: 30 WALLEY ST	Mailing Address: BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
Parcel Number: 16-40 CAMA Number: 16-40 Property Address: 131 HOPE ST	Mailing Address: EDDLESTON, STEVEN R & GLORIA B TRUSTEES 131 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-49 CAMA Number: 16-49 Property Address: 39 HIGH ST	Mailing Address: RAIOLA, LISA J. 39 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-50 CAMA Number: 16-50 Property Address: 132 HOPE ST	Mailing Address: BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST 132 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-51 CAMA Number: 16-51 Property Address: 125 HOPE ST	Mailing Address: HERRESHOFF, HALSEY C, TRUSTEE HALSEY C HERRESHOFF REVOCABLE TRUST 125 HOPE ST BRISTOL, RI 02809
Parcel Number: 20-84 CAMA Number: 20-84 Property Address: 20 HIGH ST	Mailing Address: KILVERT, ELIZABETH TRUSTEE ELIZABETH KILVERT TRUST 20 HIGH ST BRISTOL, RI 02809
Parcel Number: 21-21 CAMA Number: 21-21 Property Address: 18 HIGH ST	Mailing Address: RI PROPERTY WIRE, LLC (66.67%) & ALPHA HOLDINGS, LLC (33.33%) 15 CIRCLE ST RUMFORD, RI 02916
Parcel Number: 21-22 CAMA Number: 21-22 Property Address: 10 HIGH ST	Mailing Address: MIRICK ROBERT A & MIRICK PAMELA A TE 10 HIGH ST BRISTOL, RI 02809
Parcel Number: 21-24 CAMA Number: 21-24 Property Address: 2 HIGH ST	Mailing Address: ROCKLEDGE, LLC PO BOX 27 BRISTOL, RI 02809



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7/23/2024

Page 2 of 2



**495 Hope Street, Suite 5, Bristol, Rhode Island 02809**

Phone: (401) 203-3191

**124 Hope Street, Bristol RI**  
**SCOPE OF WORK FOR**  
**BRISTOL HISTORIC DISTRICT COMMISSION**

124 Hope Street is a two story single family residence that was originally constructed around 1880. The applicant is looking to remove the existing rear gable and build a shed dormer along the rear roof of the building in order to create more usable space on the inside of the home. The proposed renovation is intended to make better use of the interior space for a growing family in the 21st century.

The cape style home was first constructed down the road where Captain James Lawless bought multiple properties between 1843 and 1883 to create an estate along Hope Street spanning from modern day Summer Street to Burton Street. In 1923, after Captain Lawless' death, the property began to be sold off, and parts of the house would be moved to different locations across Bristol. One being the kitchen of the estate, which was moved between 1923 and 1945 to become 124 Hope Street.

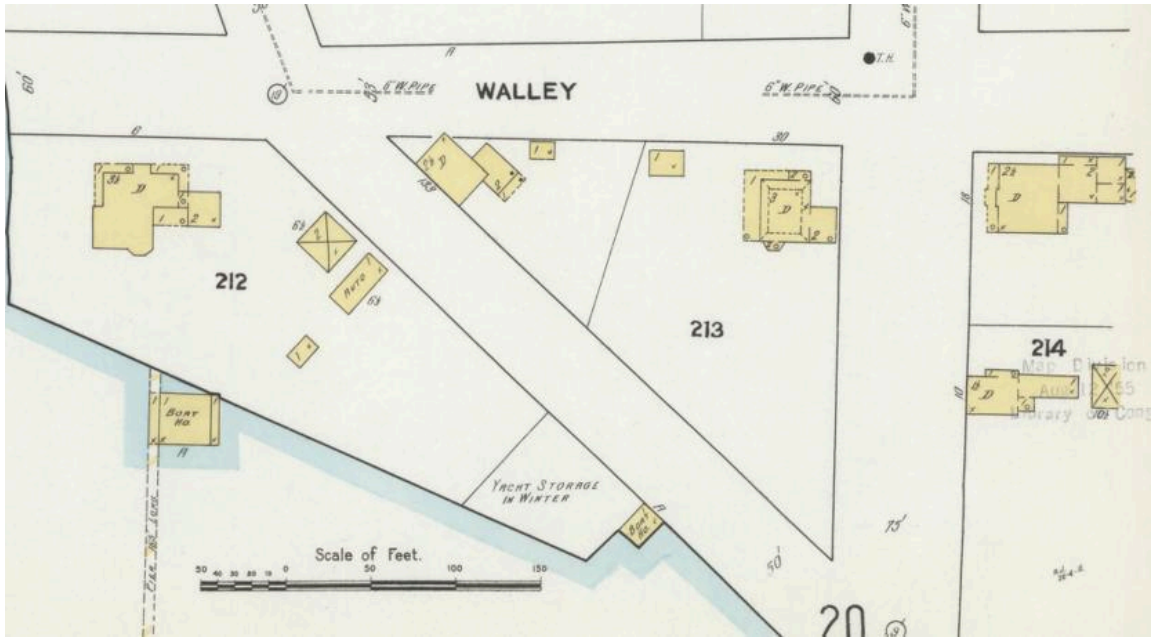
The main body of the home, which is a simple gable structure, is positioned with the front entrance on the non gable side of the building. The existing roof has a large, four bay shed dormer on the front which was most likely added sometime after it was moved to 124 Hope Street. The rear of the home has a gable breaking the main gable which was most likely added sometime after it was moved to 124 Hope Street.

The home has two over two windows around all sides except for the window in the rear gable that is four over one. The four over one windows are the remaining windows of the original house, as the other windows were replaced in 2014. These windows are from Pella's Architect Series and have an ogee profile, which is not true to historical accuracy. In 2016, work was done to the home in the form of re-roofing with brown architectural shingles.

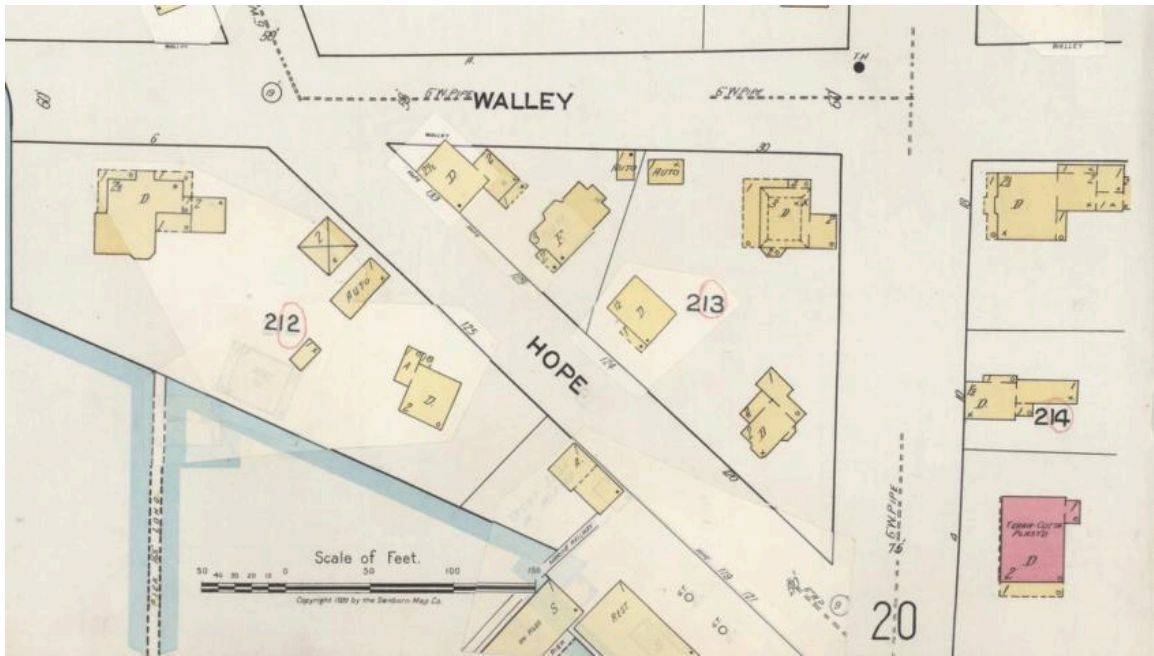
Information based on a report researched by Ray Battcher III for the Bristol Historical & Preservation Society from September 2017 to March 2018.



Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island.Sanborn Map Company, Jan 1920 (Before building was moved)



Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island.Sanborn Map Company, Jan 1920 - Dec 1947 (Building in center of triangle is 124 Hope Street)



## RENOVATING AND EXPANDING THE RESIDENCE.

- **Demolition of Existing Rear Gable-** The rear gable that breaks the main gable is proposed to be demolished. The scope of work includes preserving the last original windows of the home, and keeping them stored within the house for any potential uses in the future. (see attached photographs 3, 5, & 6)
- **Addition of Shed Dormer on Rear Roof-** The rear side of the house has restricted head height on the second floor with the gable roof taking up a lot of space. This has led to undesirable dead space and issues creating space for a growing family. The scope includes the construction of a shed dormer along the rear of the house to alleviate these issues. This renovation would provide the family with sufficient space on the second floor. The shed dormer will mimic the front dormer, matching the height and roof pitch seen on the front of the home. The dormer will be inset from the sides of the house and will match the profile and clapboard siding of the existing house. (see attached photographs 2 and 3)
- **Installation of New Windows-** The scope includes installing windows on the proposed rear dormer to match the existing house. As Pella no longer offers the Architect Series windows, which were used to replace the original windows in 2014, new Reserve Series windows will be installed. These new windows will have wood interior and wood exterior trim to match the trim of the existing window while using putty profile sashes which is what is now offered in all wood interior and exterior of the Reserve Series windows. The windows are to be in-line vertically with the existing windows on the first floor. Another smaller window will be installed on the northwest side of the home under the ridge of the main gable, and will match the trim of existing profiles. (see attached photographs 3 and 7)
- **Installation of Porthole Skylights-** The scope includes installing three small porthole skylights on the front roof above the existing shed dormer. The location of porthole skylights allow for light within the attic as well as a view of the water. The porthole style also calls back to the nautical theme of the original owner of the house, Captain Lawless. (see attached photograph 2 and 8)
- **Replacement of Garage Windows and Doors** - Windows, similar to that of the new ones installed on the rear shed dormer, are to be installed on the garage to replace the current windows to now match the current windows on the garage. A porthole window will be installed on the garage and will match the trim of existing profiles. A new wood door will be installed to replace the existing wood door. This door will update the front of the garage to look more appealing with window lites, which maximizes light gain in the garage. Existing historic trim to remain. The garage will not be visible from Hope Street. (see attached photograph 9, 10, & 12)



**Exhibit A - Photos (Photographs Taken on March 15, 2024)****Photo 1** - South View of the Existing Residence**Photo 2** - West View of the Existing Residence



Photo 3 - North View of the Existing Residence



Photo 4 - Southeast View of the Existing Residence





Photo 5 - Existing Gable to be Removed. Window to be Removed and Stored



Photo 6 - Existing Portions Roof to be Removed for Dormer





Photo 7 - Existing Wall to have New Window Installed Under Roof Ridge



Photo 8 - Existing Roof Above Existing Dormer to Have New Porthole Windows





Photo 9 - North View of Existing Garage



Photo 10 - East View of Existing Garage





Photo 11 - The House with Street Context Shown Looking North (Google Street View July 2023)



Photo 12 - The House with Street Context Shown Looking East (Google Street View July 2023)







PACIFIC-VISIONS STUDIO LLC  
RESIDENTIAL DESIGN & CONSULTING  
495 Hope Street STE 5  
Bristol, RI  
401.203.3191  
info@pacific-visions.com  
Pacific-Visions.com  
©2024 Pacific-Visions Studio LLC

PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**  
124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

HISTORIC DISTRICT COMMISSION SET  
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS	

COVER

DRAWN BY: TM  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

G0.00

RENOVATION AND ADDITION FOR:

124 HOPE STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

22 JULY 2024

DRAWING LIST	
Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G1.00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING EXTERIOR ELEVATIONS
EX3.03	EXISTING SHED EXTERIOR ELEVATIONS
EX12.01	EXISTING EXTERIOR 3D VIEWS
04 - PROPOSED	
A3.01	SOUTH ELEVATION
A3.02	EAST ELEVATION
A3.03	NORTH ELEVATION
A3.04	WEST ELEVATION
A3.05	SHED EXTERIOR ELEVATIONS
A3.06	SHED EXTERIOR ELEVATIONS
A9.10	DOOR TYPES & SCHEDULE
A9.20	WINDOW TYPES & SCHEDULE
A12.01	EXTERIOR 3D VIEWS

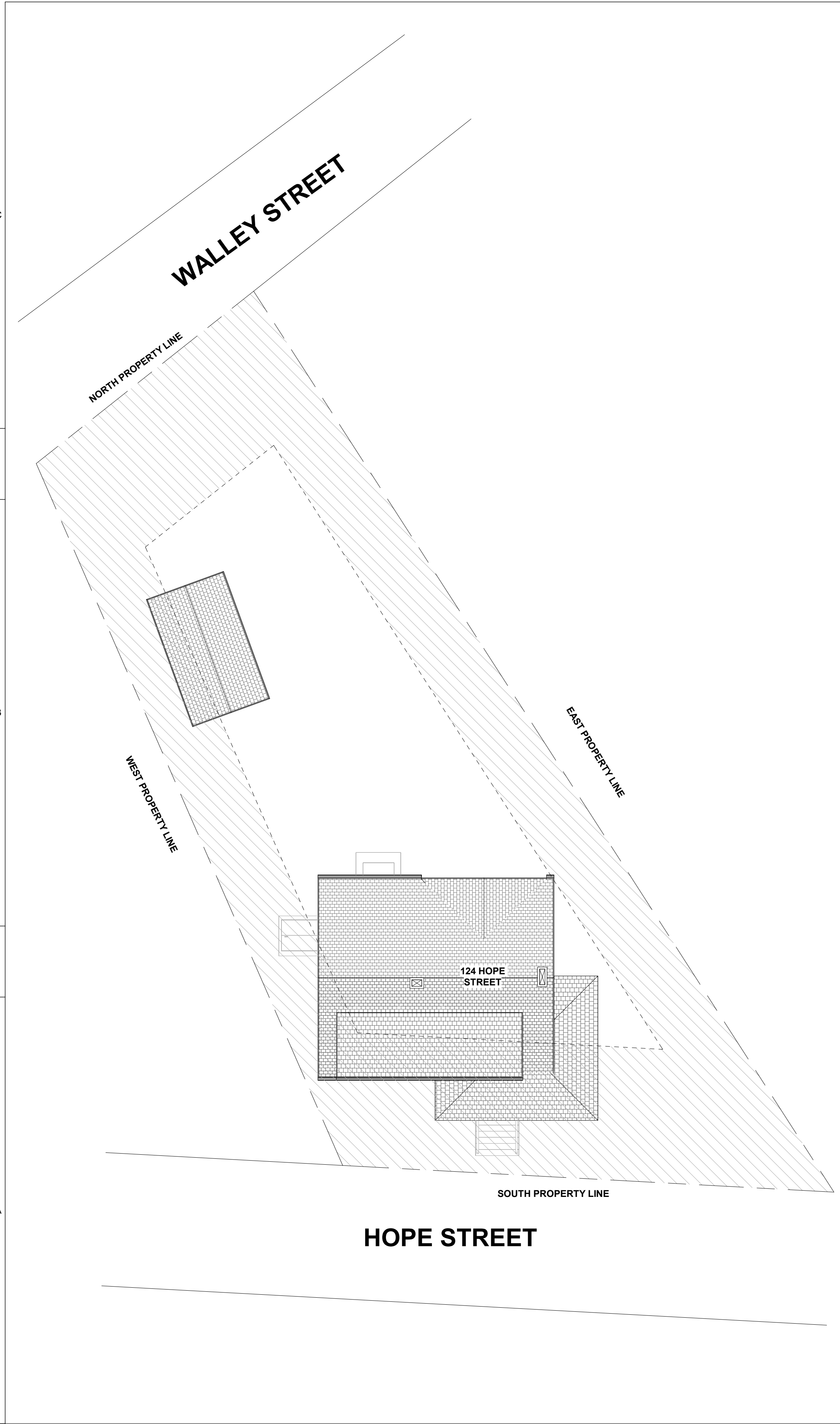


MECHANICAL,  
ELECTRICAL,  
AND PLUMBING

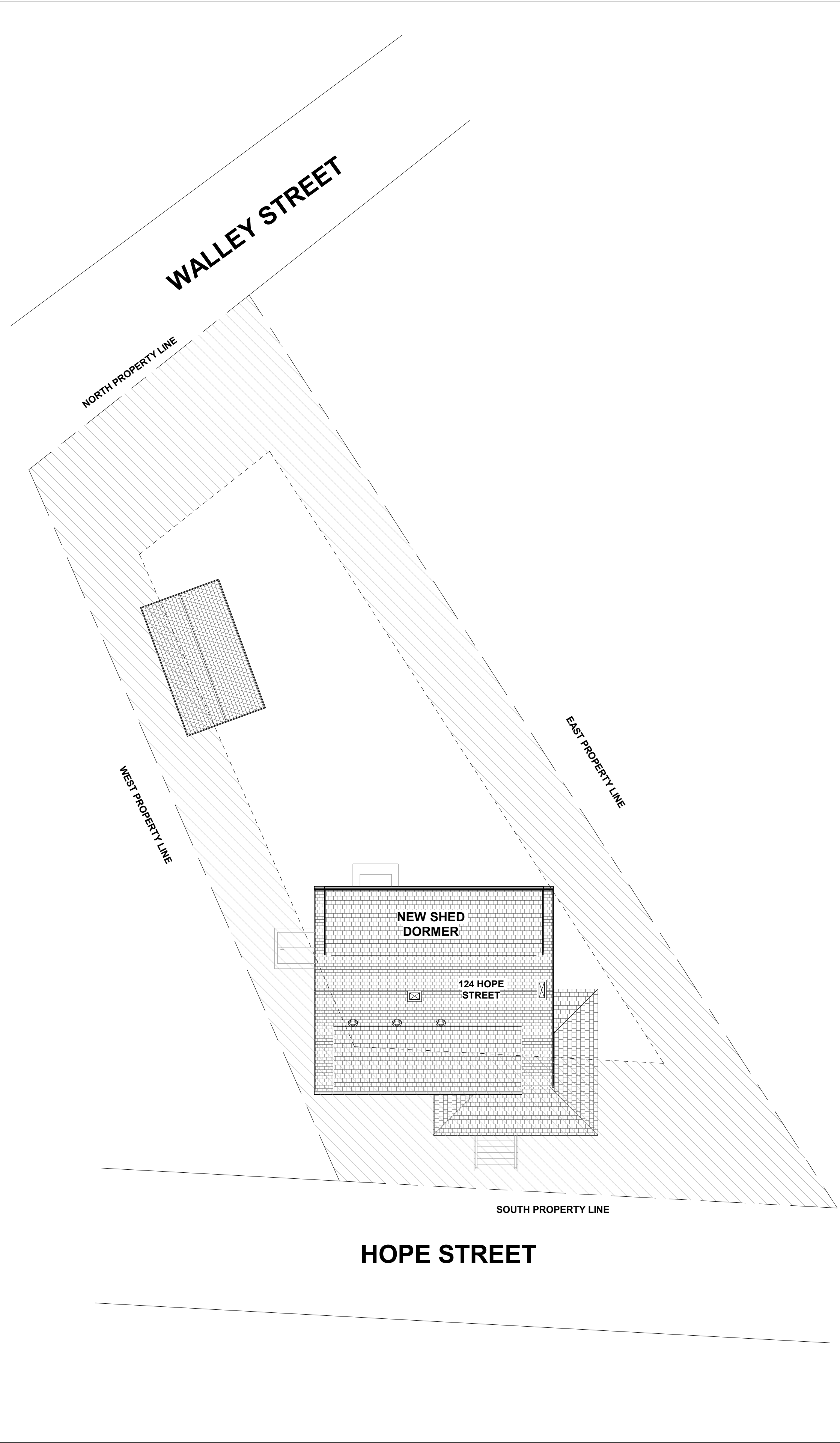
TO BE  
PERMITTED  
DESIGN BUILD







A5  
G1.00  
EXISTING SITE PLAN  
Scale: 3/32" = 1'-0"



A3  
G1.00  
PROPOSED SITE PLAN  
Scale: 3/32" = 1'-0"

ZONING SUMMARY			
MBLU	16 34		
USE CODE	01 - SINGLE FAM		
DESIGNATED ZONE	R-6		
DISTRICT	RESIDENTIAL		
NEIGHBORHOOD	I		
FLOATING OVERLAY	N/A		
USE	SINGLE FAMILY		
ACREAGE	0.165		
YEAR BUILT	1820		
BUILDING STYLE	CAPE		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (SQFT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	20	20
BUILDING HEIGHT (FT.)	35	29	29
BUILDING STORIES	N/A	2.5	2.5
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	50	80	80
PARKING	2	2	2
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	20*	10	20

NOTE- SITE PLAN AND ZONING SUMMARY BASED ON INFORMATION PROVIDED ON TOWN GIS, VISION APPRAISAL AND FIELD VERIFICATION.



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

HISTORIC DISTRICT COMMISSION SET  
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS	

ZONING PLANS & SUMMARY

DRAWN BY: TM / VF  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

**G1.00**



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**1224 HOPE STREET**

124 HOPE STREET  
DISTRICT: ELDERIDGE AND 02200

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**  
**22 JULY 2024**

## HISTORIC DISTRICT COMMISSION SET

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## REVISIONS

[illegible]

## EXISTING EXTERIOR ELEVATIONS

DRAWN BY: TM

CHECKED BY: **VP**

**SHEET SIZE: ARCH D 24" X 36"**

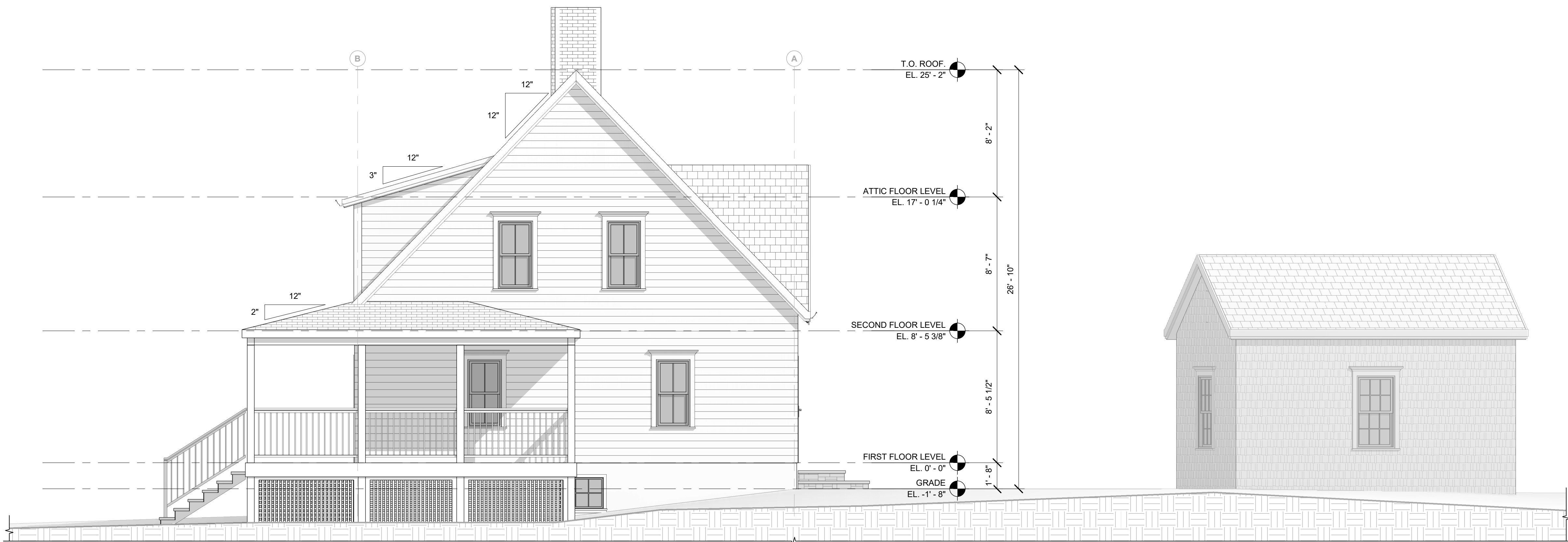
## EX3.01

## GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 EXISTING SOUTH EXTERIOR ELEVATION  
EX3.01 Scale: 1/4" = 1'-0"



A5 EXISTING EAST EXTERIOR ELEVATION  
EX3.01 Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

1124 HOPE STREET  
BRISTOL RHODE ISLAND 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**

22 JULY 2024

---

## HISTORIC DISTRICT COMMISSION SET

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## REVISIONS

[illegible]

## EXISTING EXTERIOR ELEVATIONS

DRAWN BY: TM

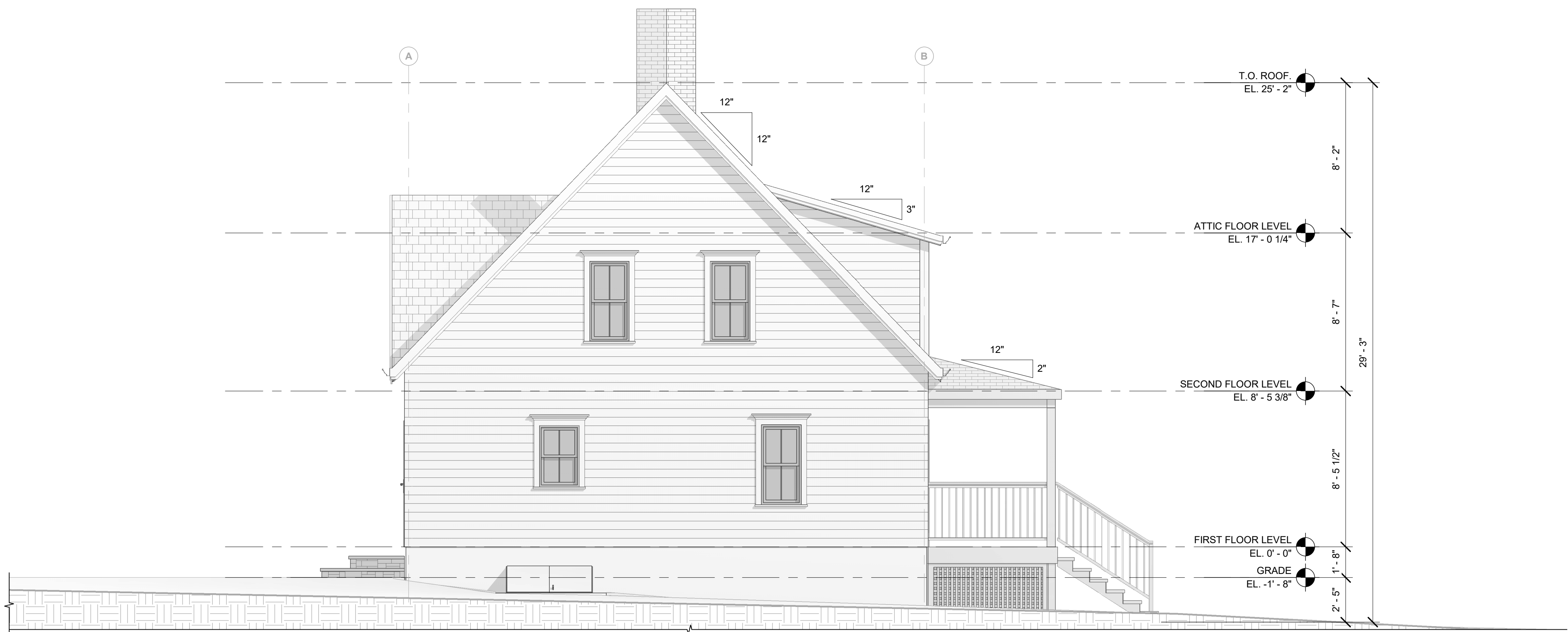
CHECKED BY: VP

**SHEET SIZE: ARCH D 24" X 36"**

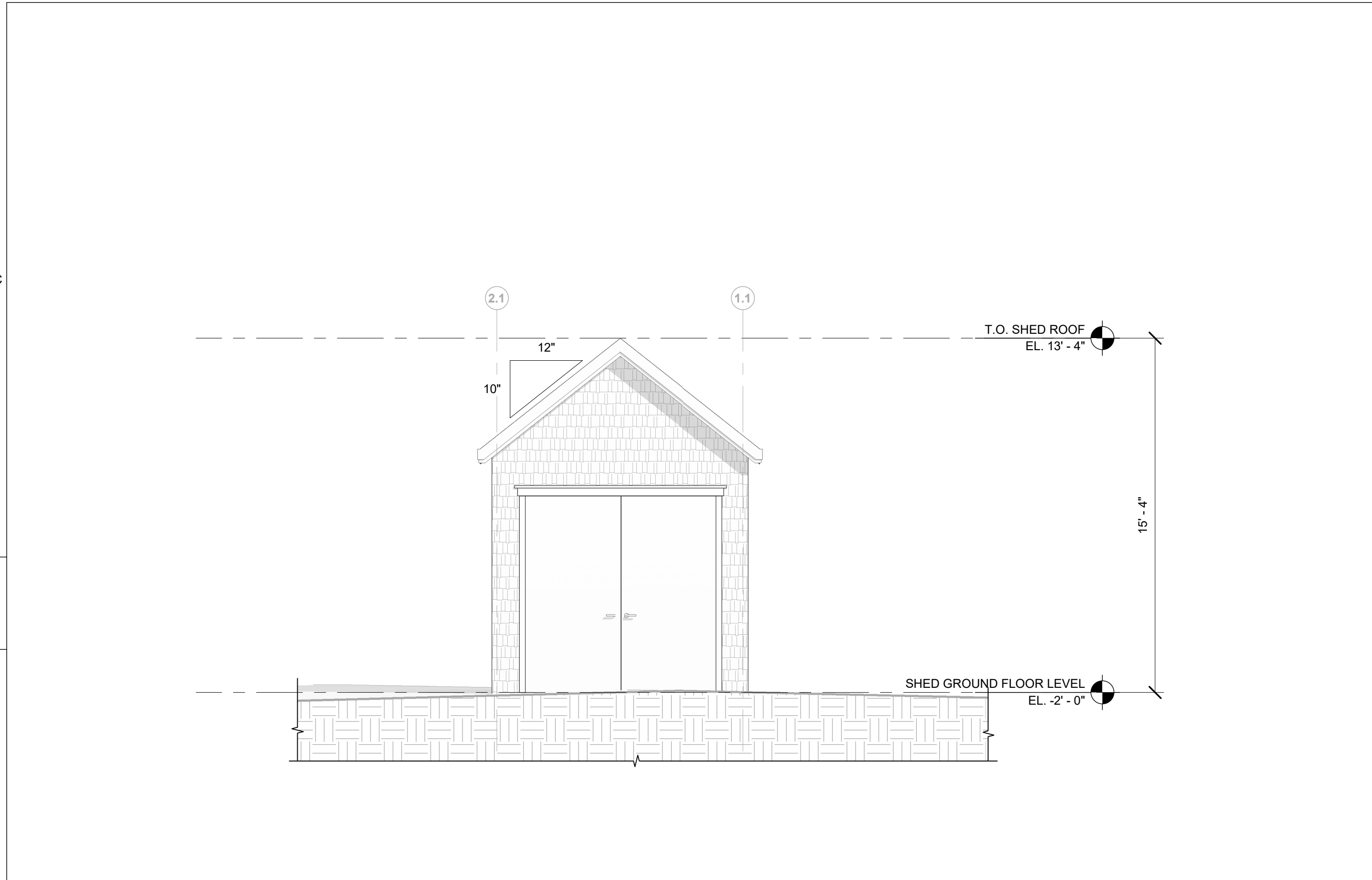
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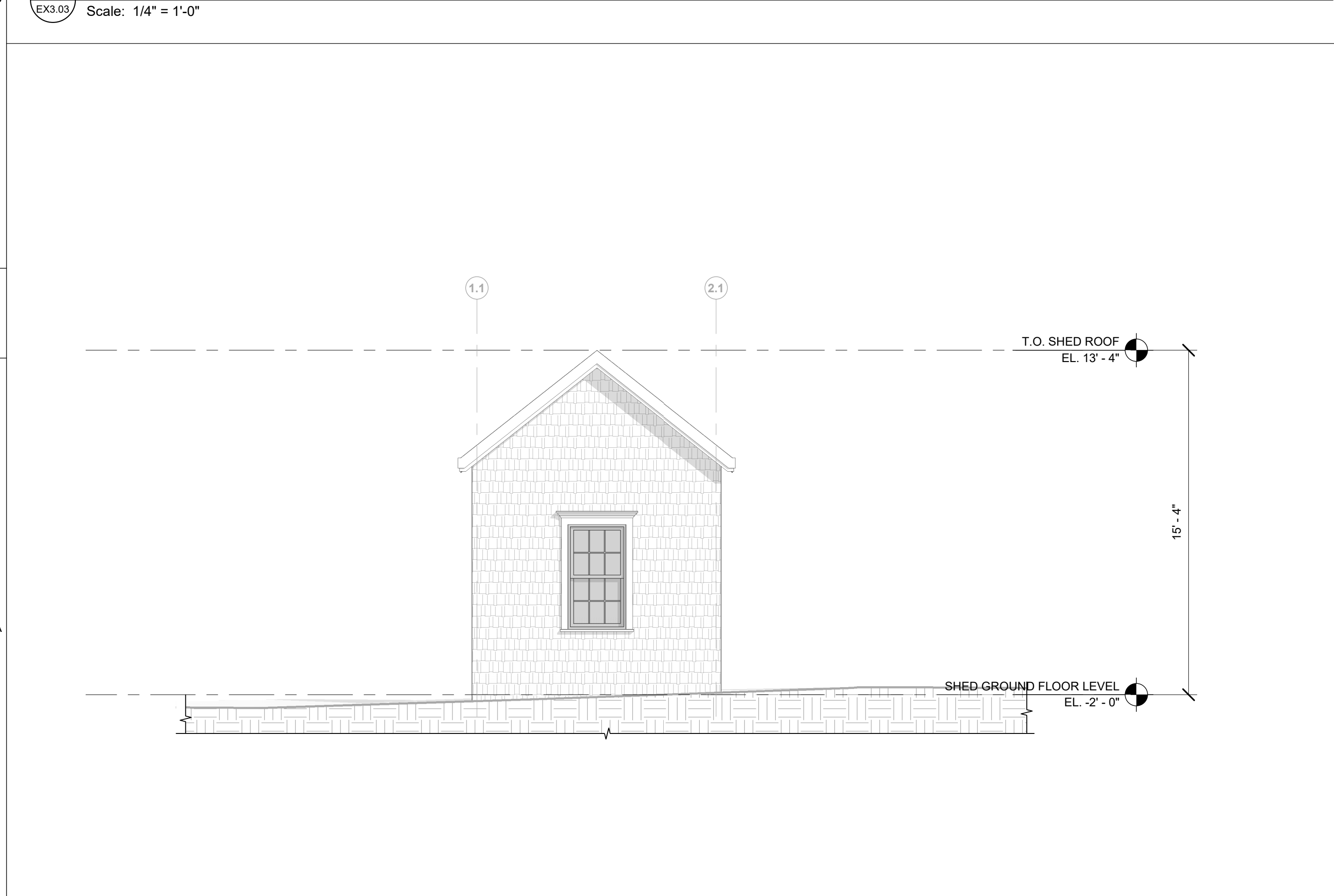
B5 EXISTING NORTH EXTERIOR ELEVATION  
EX3.02 Scale: 1/4" = 1'-0"



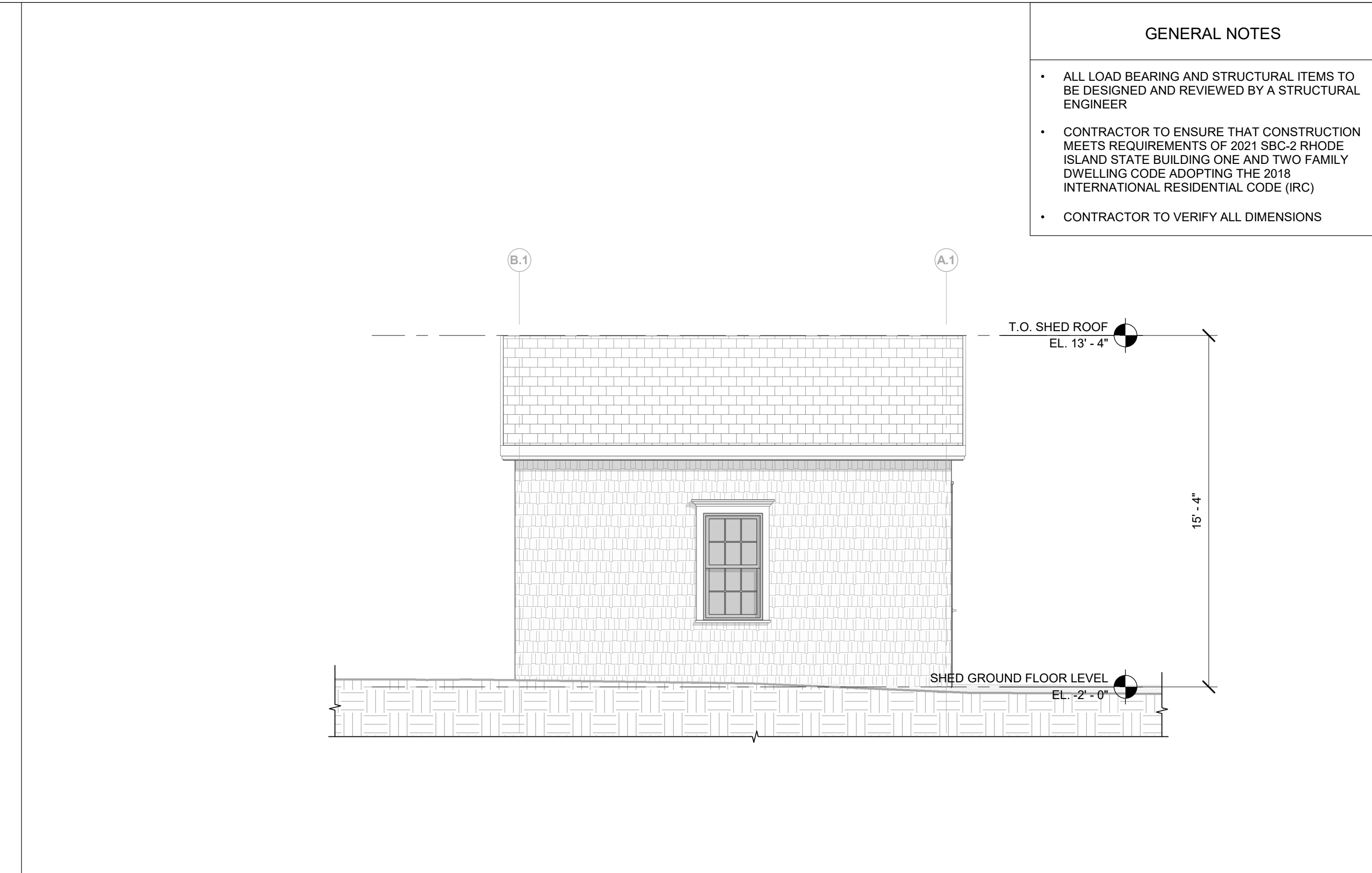
A5 EXISTING WEST EXTERIOR ELEVATION  
EX3.02 Scale: 1/4" = 1'-0"



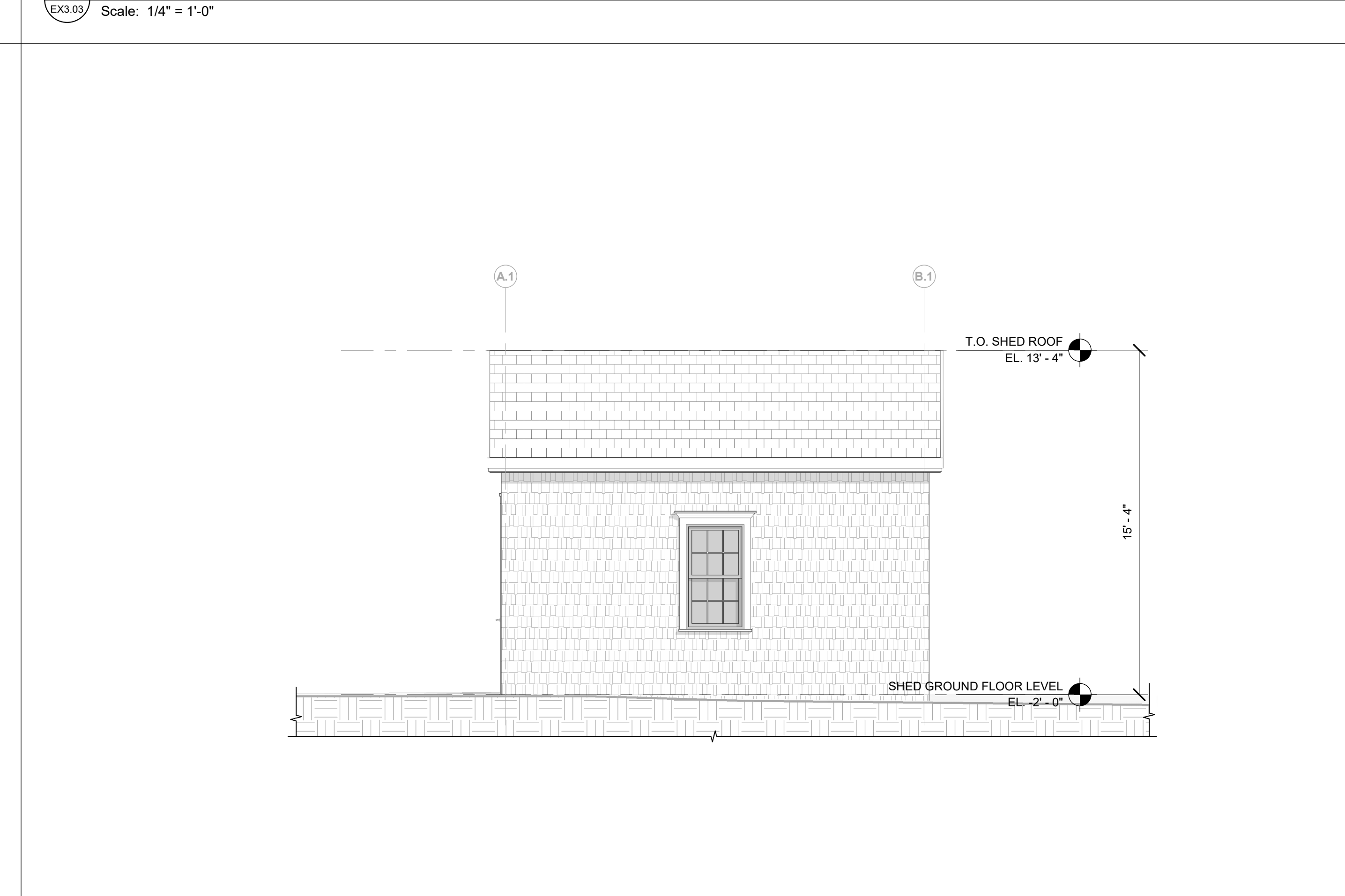
**B5** EXISTING NORTH SHED EXTERIOR ELEVATION  
EX3.03 Scale: 1/4" = 1'-0"



**A5** EXISTING SOUTH SHED EXTERIOR ELEVATION  
EX3.03 Scale: 1/4" = 1'-0"



**B3** EXISTING EAST SHED EXTERIOR ELEVATION  
EX3.03 Scale: 1/4" = 1'-0"



**A3** EXISTING WEST SHED EXTERIOR ELEVATION  
EX3.03 Scale: 1/4" = 1'-0"

- GENERAL NOTES
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  - CONTRACTOR TO VERIFY ALL DIMENSIONS



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PROJECT NUMBER: **240312**

RENOVATION AND ADDITION FOR:

**124 HOPE STREET**

124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

**HISTORIC DISTRICT COMMISSION SET**  
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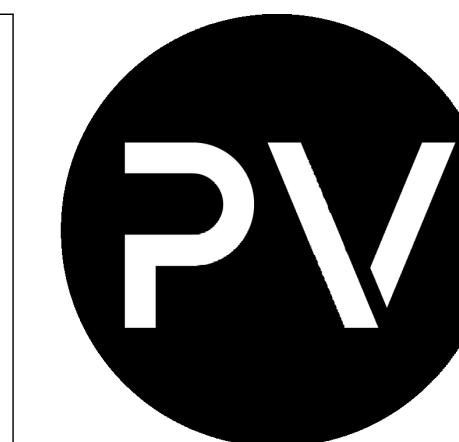
REVISIONS	

EXISTING SHED EXTERIOR ELEVATIONS

DRAWN BY: TM  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

**EX3.03**





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PROJECT NUMBER: 240312

# REPRODUCTION AND INNOVATION

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

124 HOPE STREET

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**

22 JULY 2024

## HISTORIC DISTRICT COMMISSION SET

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## REVISIONS

[illegible]

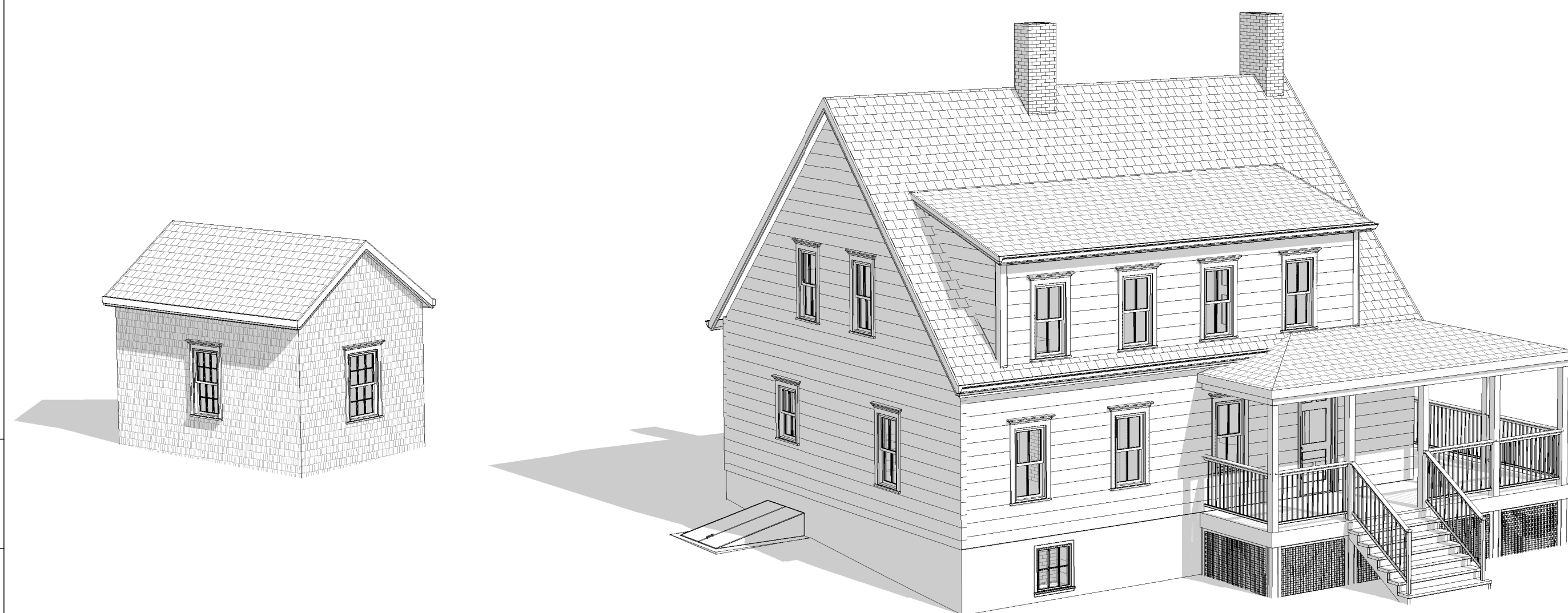
### EXISTING EXTERIOR 3D VIEWS

DRAWN BY: VF

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

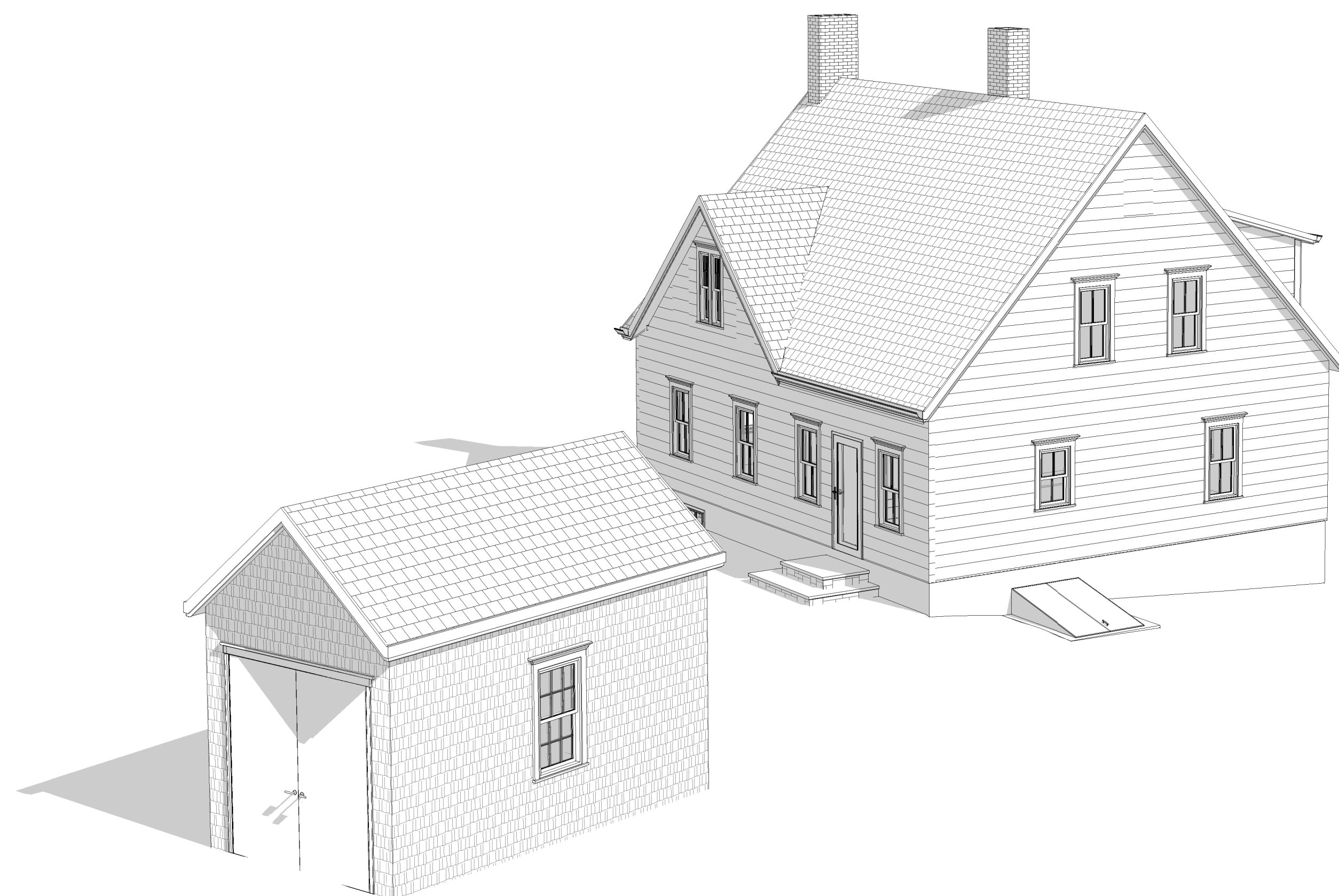
## EX12.01



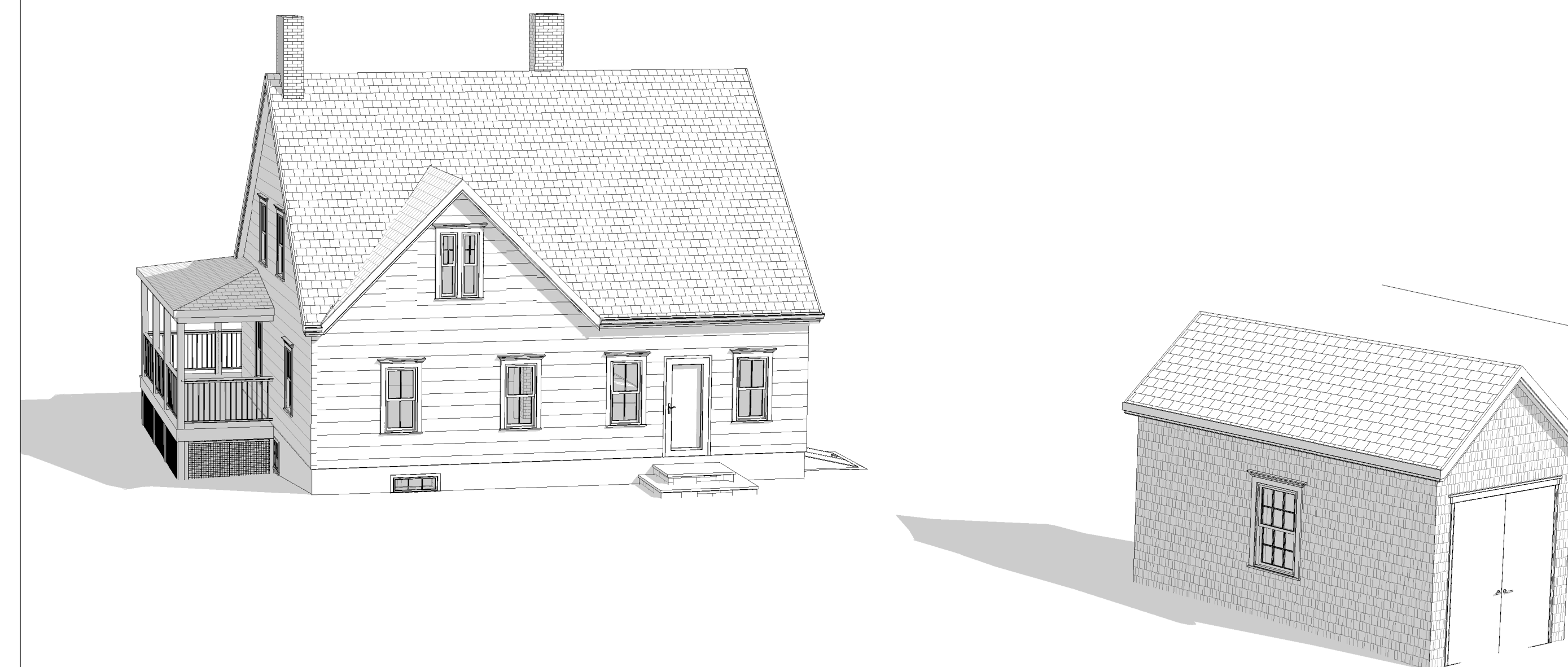
B5 EXISTING 3D VIEW 1  
EX12.01 Scale:



**B3** EXISTING 3D VIEW 2  
EX12.01 Scale:



**A5** EXISTING 3D VIEW 3  
EX12.01 Scale:



**A3** EXISTING 3D VIEW 4  
EX12.01 Scale:





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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**1224 HOPE STREET**

124 HOPE STREET

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**  
**22 JULY 2024**

## HISTORIC DISTRICT COMMISSION SET

This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

## REVISIONS

[illegible]

**SOUTH ELEVATION**

DRAWN BY: VF

CHECKED BY: VP

**SHEET SIZE: ARCH D 24" X 36"**

## A3.01

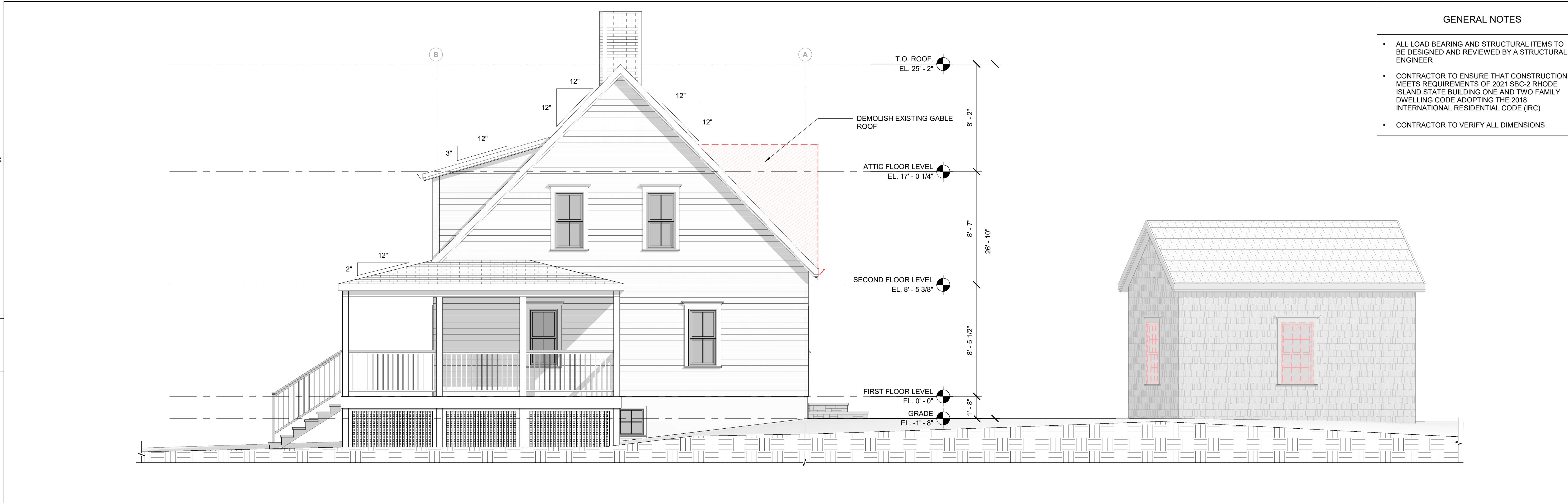


B5 HDC - DEMOLITION SOUTH EXTERIOR ELEVATION  
A3.01 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED SOUTH EXTERIOR ELEVATION  
A3.01 Scale: 1/4" = 1'-0"





- GENERAL NOTES
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
  - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - CONTRACTOR TO VERIFY ALL DIMENSIONS



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PROJECT NUMBER: **240312**

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**  
124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

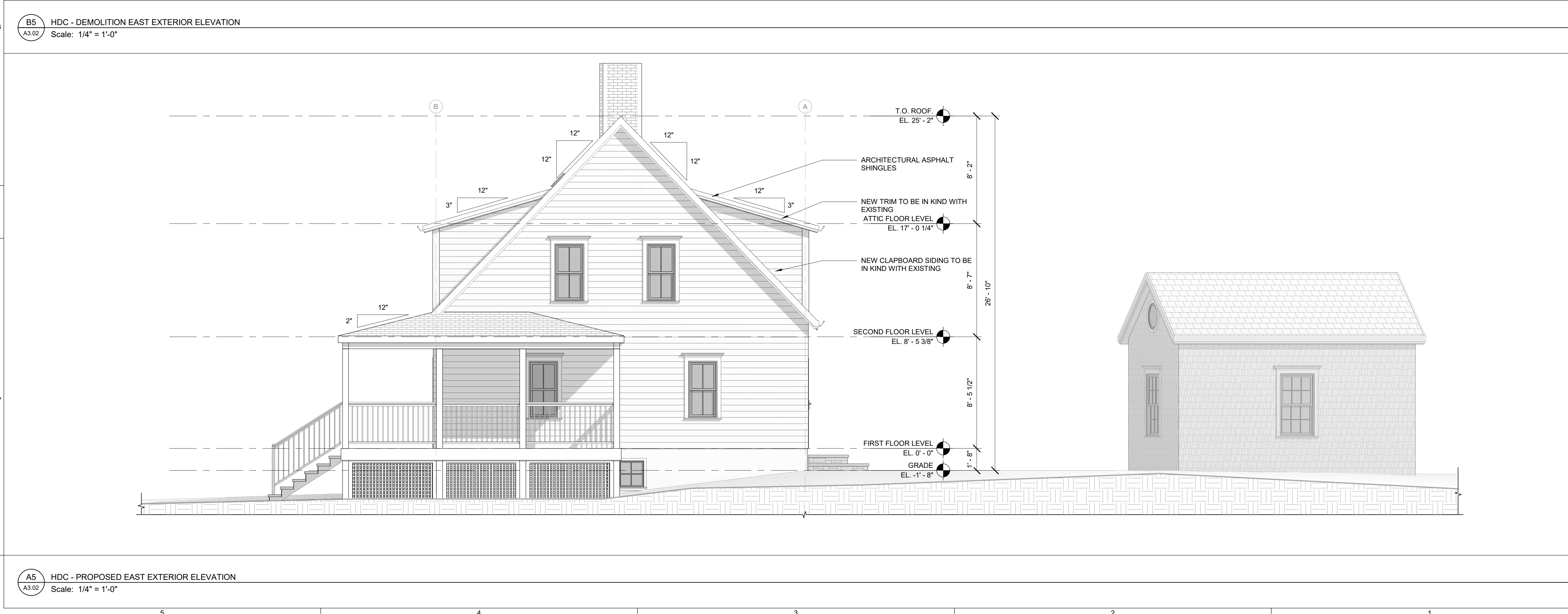
**HISTORIC DISTRICT COMMISSION SET**  
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REVISIONS	

EAST ELEVATION

DRAWN BY: VF  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

**A3.02**



- HDC - DEMOLITION EAST EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"

- HDC - PROPOSED EAST EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

RENOVATION AND ADDITION FOR:

1124 HOPE STREET

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**  
**22 JULY 2024**

## HISTORIC DISTRICT COMMISSION SET

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## REVISIONS

[illegible]

**NORTH ELEVATION**

DRAWN BY: VF

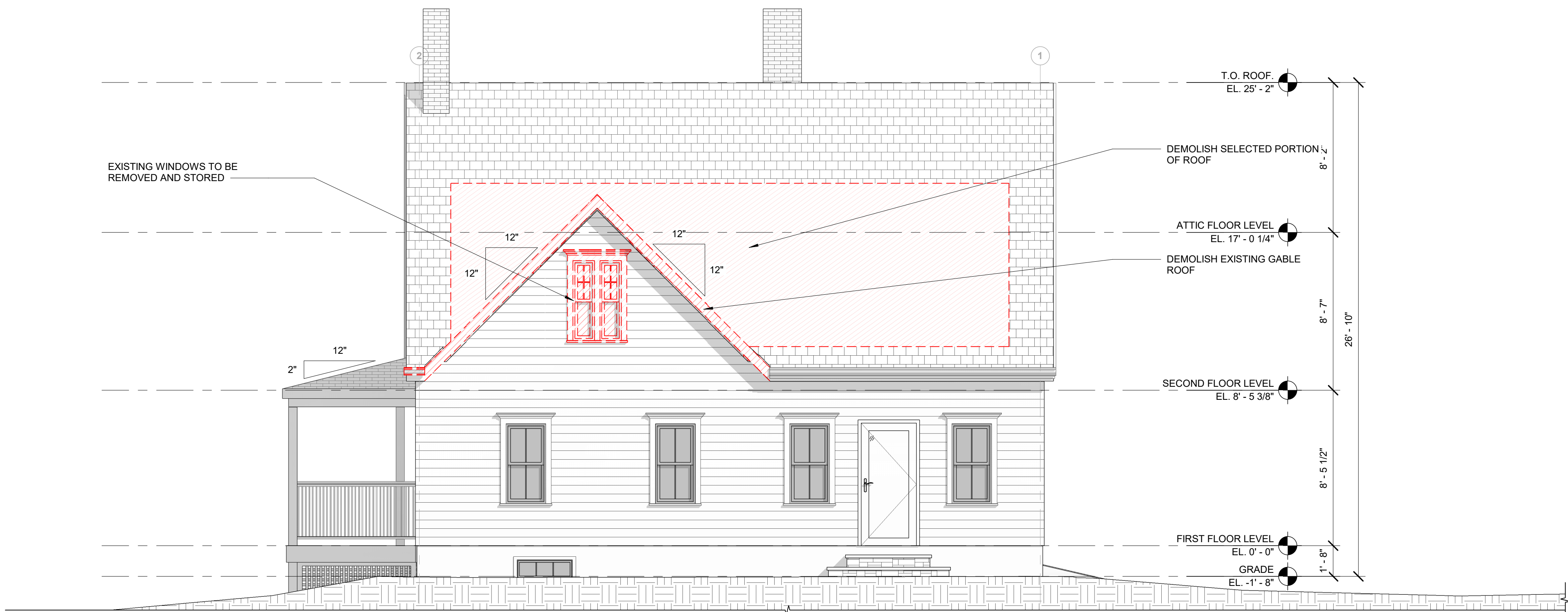
CHECKED BY: VP

**SHEET SIZE: ARCH D 24" X 36"**

## A3.03

## GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
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B5 HDC - DEMOLITION NORTH EXTERIOR ELEVATION  
A3.03 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED NORTH EXTERIOR ELEVATION  
A3.03 Scale: 1/4" = 1'-0"





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RENOVATION AND ADDITION FOR:

124 HOPE STREET

124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

HISTORIC DISTRICT COMMISSION SET

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REVISIONS	

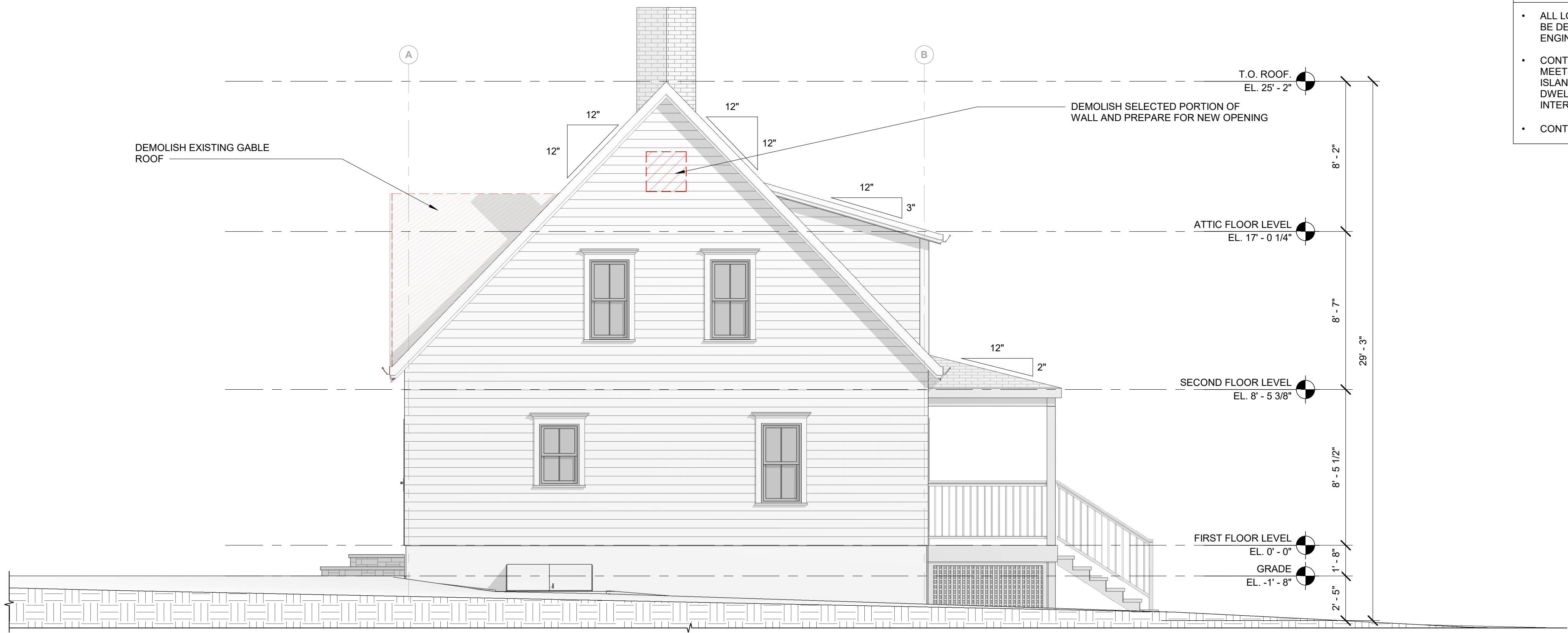
WEST ELEVATION

DRAWN BY: VF  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

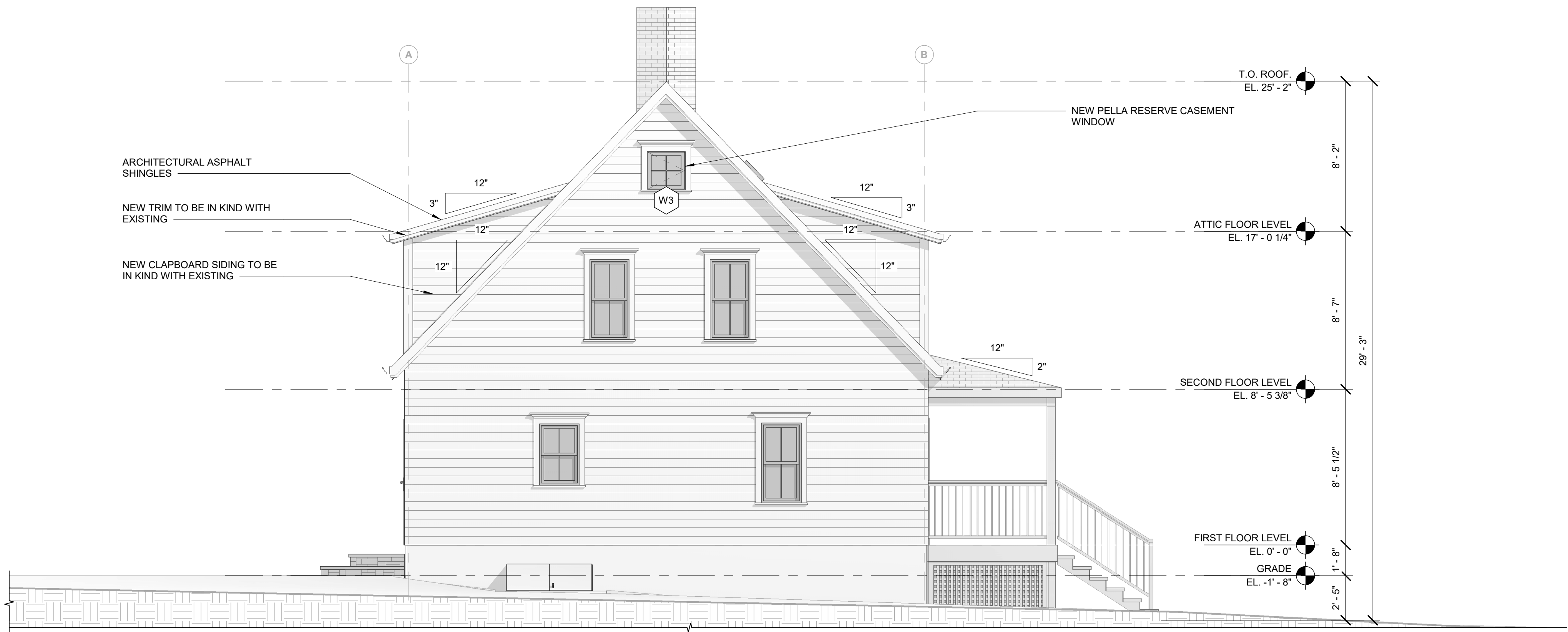
A3.04

GENERAL NOTES

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- CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 HDC - DEMOLITION WEST EXTERIOR ELEVATION  
A3.04 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED WEST EXTERIOR ELEVATION  
A3.04 Scale: 1/4" = 1'-0"



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RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**  
124 HOPE STREET  
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC  
NOT FOR CONSTRUCTION  
22 JULY 2024

**HISTORIC DISTRICT COMMISSION SET**  
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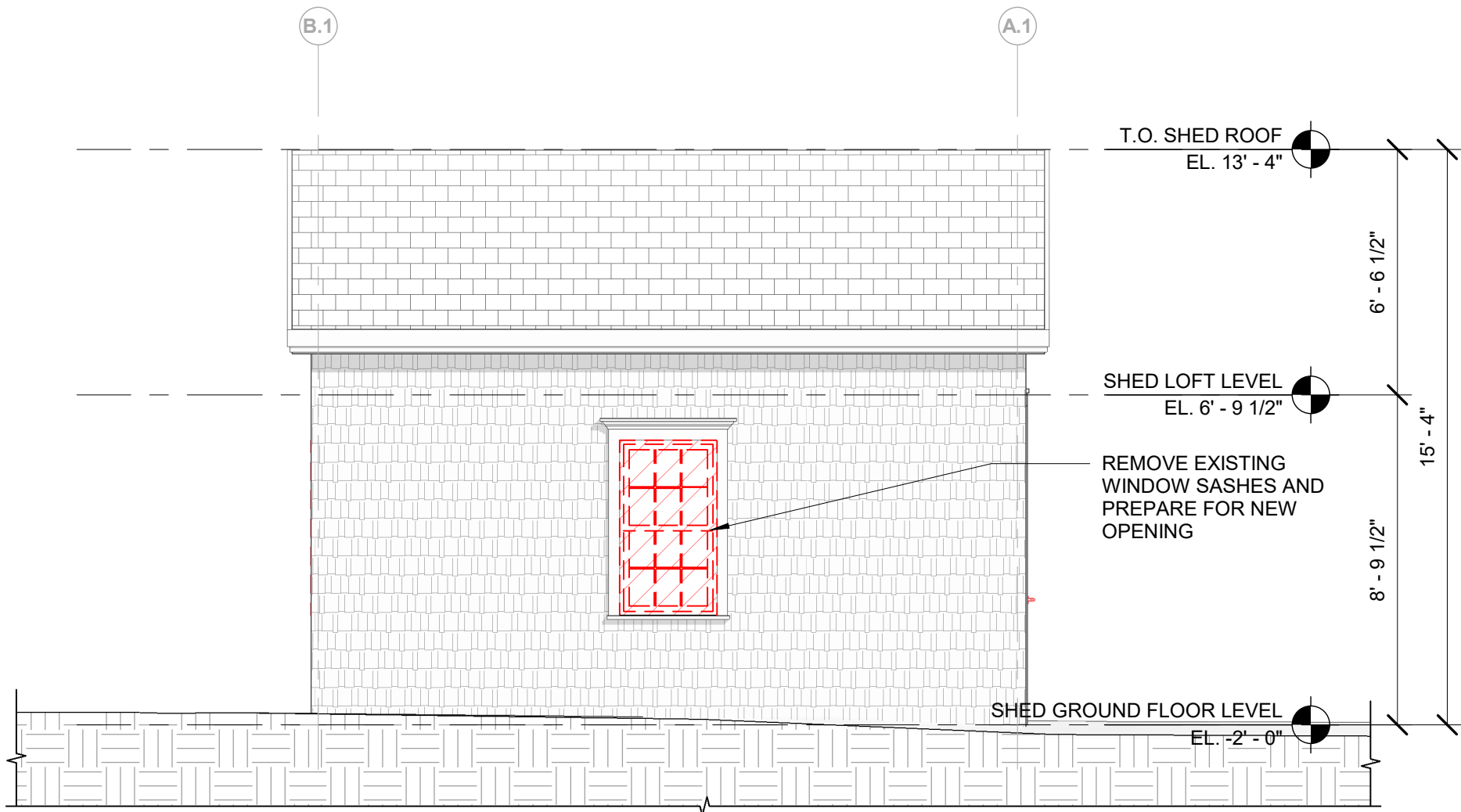
REVISIONS	

SHEDED EXTERIOR ELEVATIONS

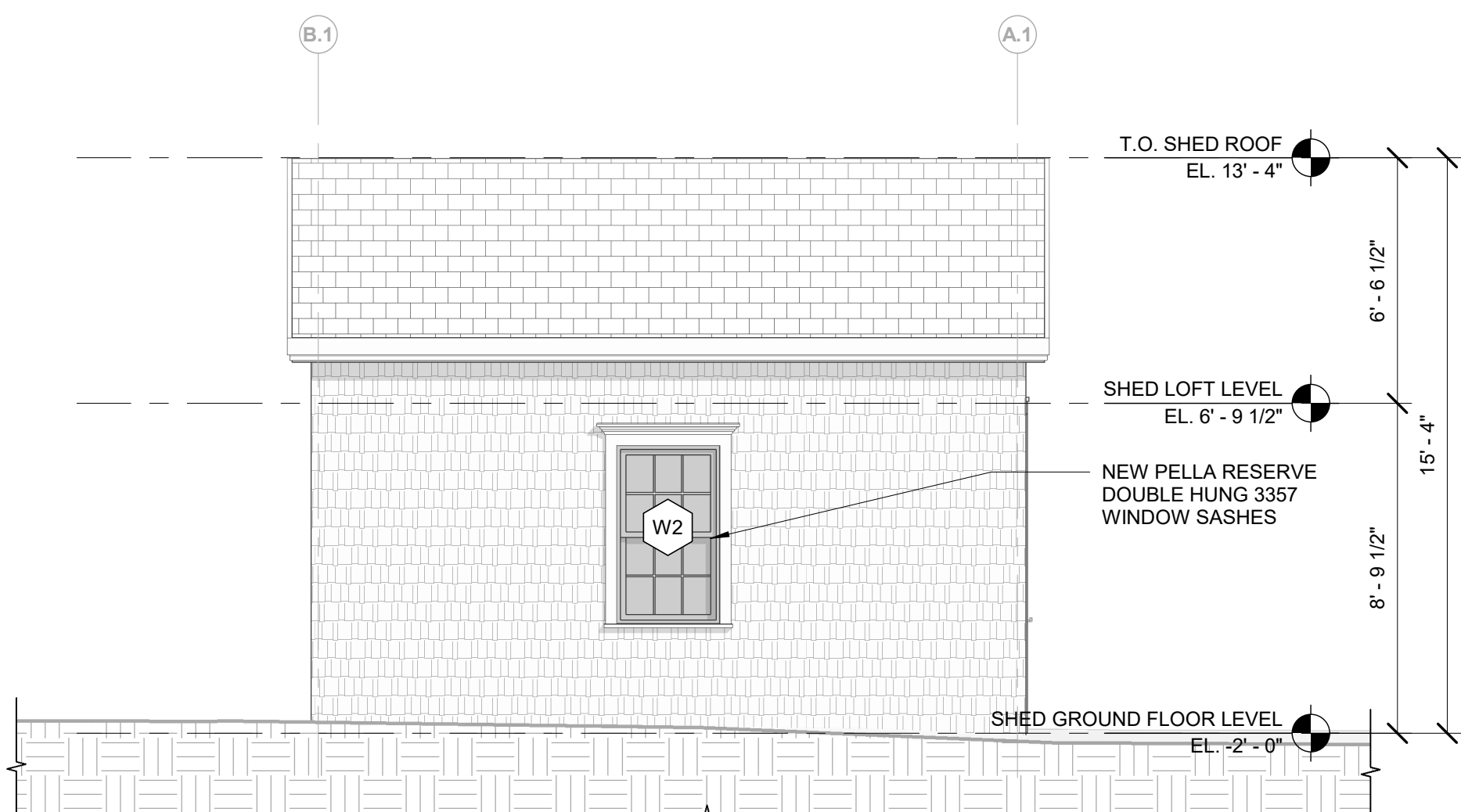
DRAWN BY: VF  
CHECKED BY: VP  
SHEET SIZE: ARCH D 24" X 36"

A3.05

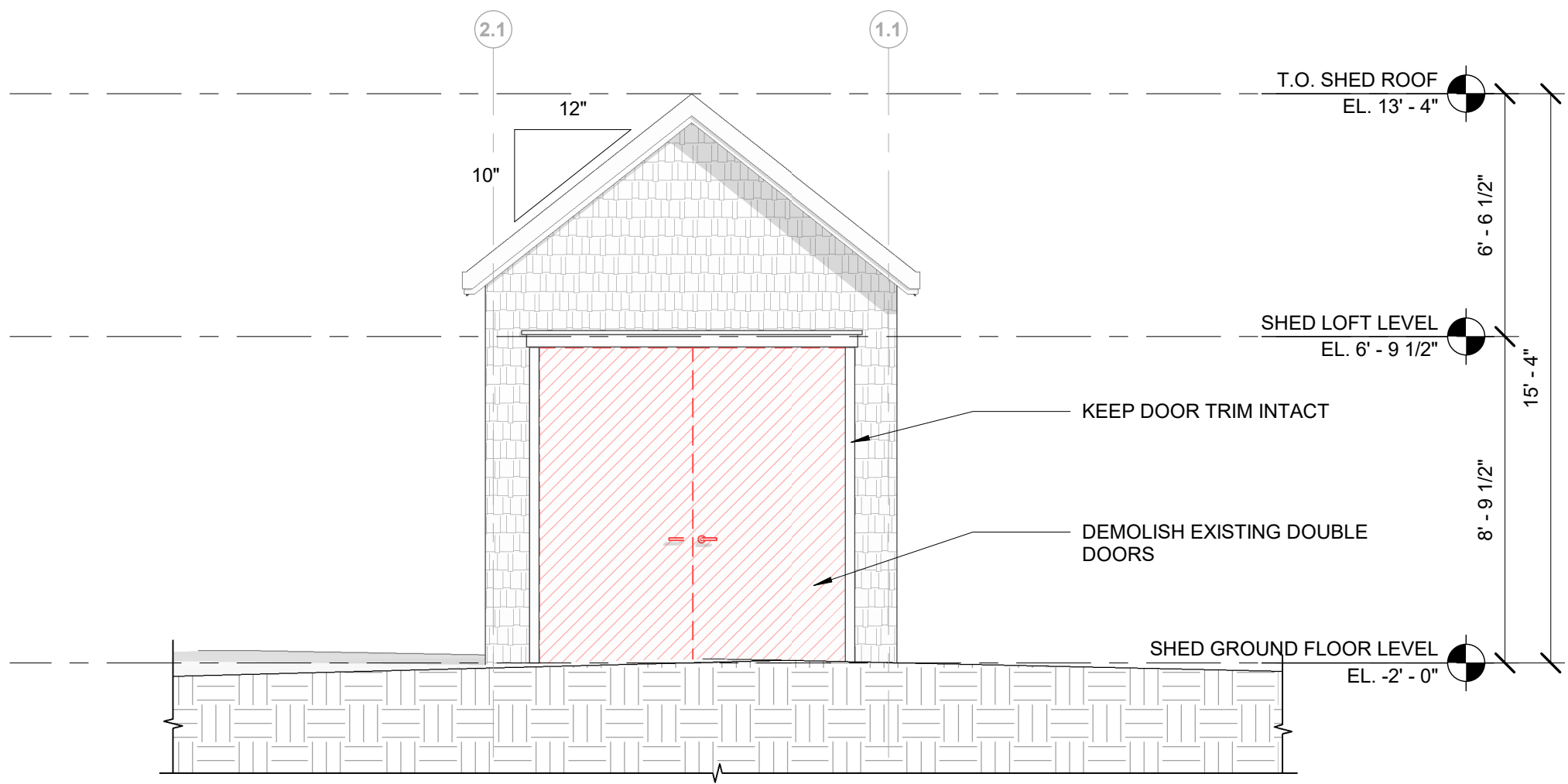
- GENERAL NOTES
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  - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - CONTRACTOR TO VERIFY ALL DIMENSIONS



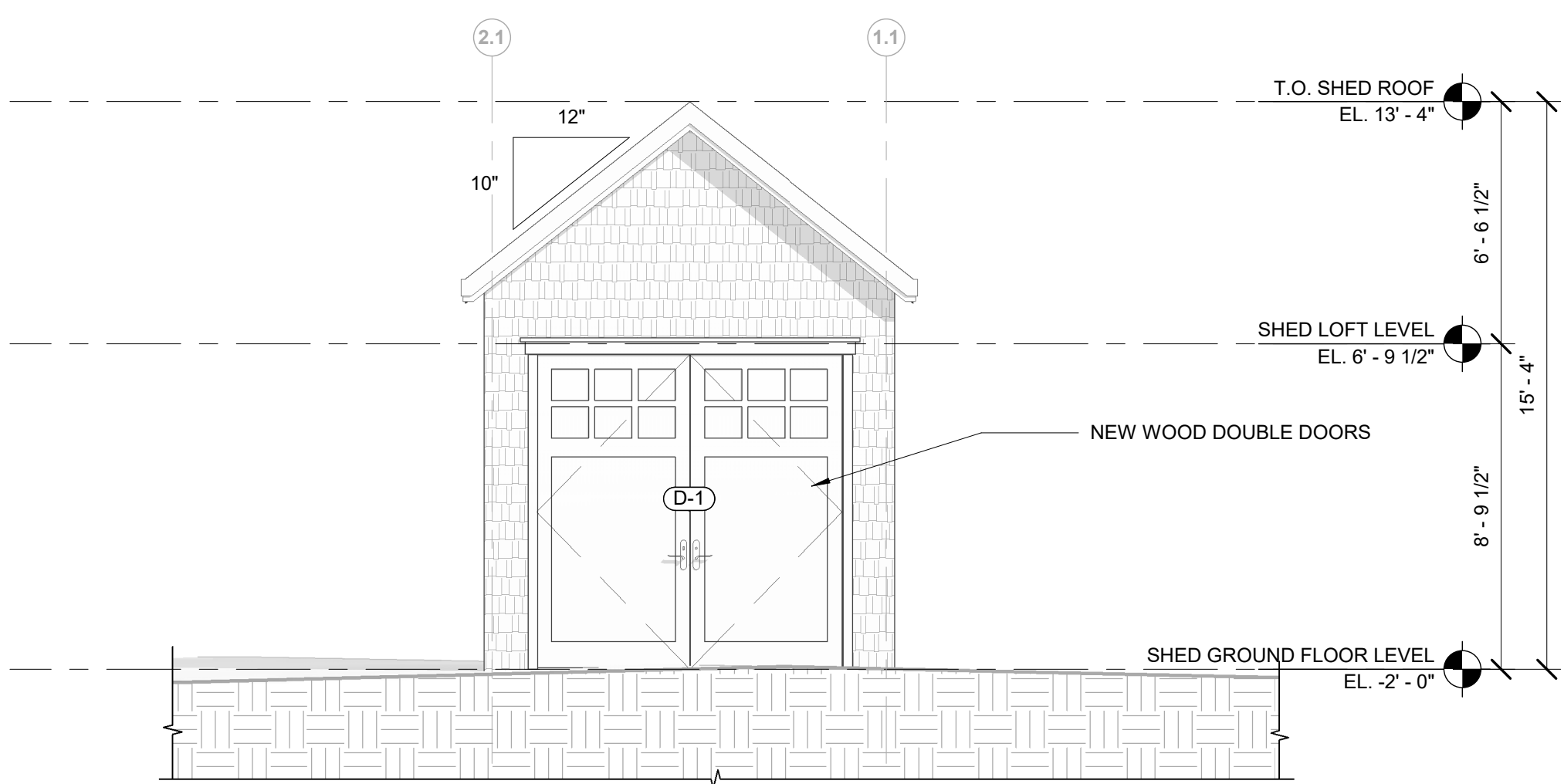
B3 HDC - DEMOLITION EAST SHED EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



A3 HDC - PROPOSED EAST SHED EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



B5 HDC - DEMOLITION NORTH SHED EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED NORTH SHED EXTERIOR ELEVATION  
Scale: 1/4" = 1'-0"

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RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

RENOVATION AND ADDITION FOR:

124 HOPE STREET

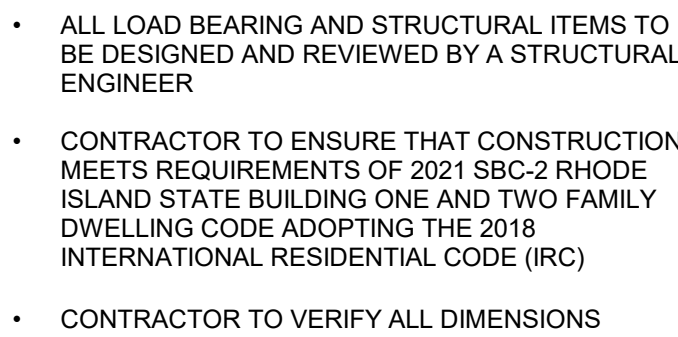
22 JULY 2024

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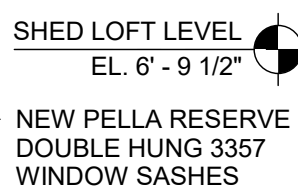
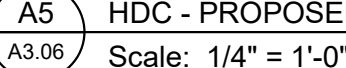
[illegible]

**SHEET SIZE: ARCH D 24" X 36"**

### A3.06



B3 HDC - DEMOLITION  
A3.06 Scale: 1/4" = 1'-0"



A3 HDC - PROPOSED  
A3.06 Scale: 1/4" = 1'-0"





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RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

RENOVATION AND ADDITION FOR:

124 HOPE STREET  
BRISTOL RHODE ISLAND 02809

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**

22 JULY 2024

## HISTORIC DISTRICT COMMISSION SET

This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

## REVISIONS

[illegible]

## DOOR TYPES & SCHEDULE

DRAWN BY: VF

CHECKED BY: VP

**SHEET SIZE: ARCH D 24" X 36"**

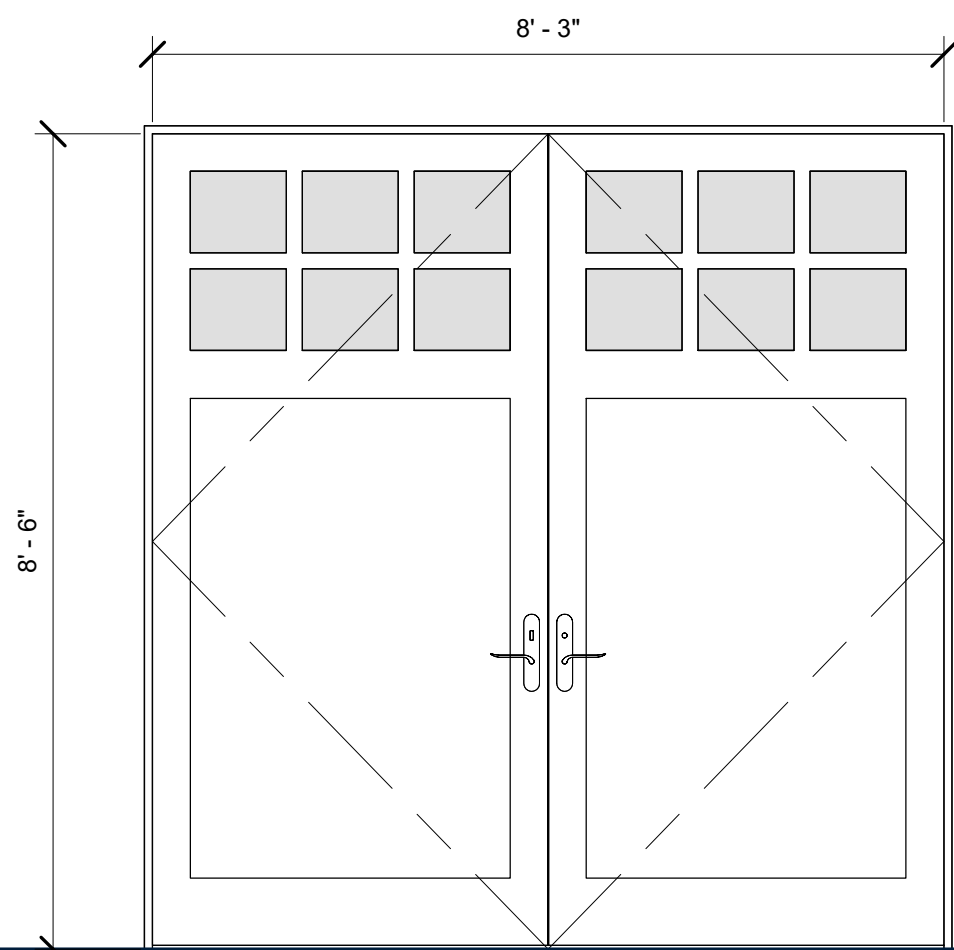
## A9.10

DOOR SIZING TO BE  
FINALIZED AFTER OWNER  
APPROVES SHOP DRAWING  
FROM CONTRACTOR.

DO NOT ORDER DOORS OF SCHEDULE. DOORS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.

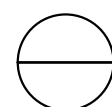
## Proposed Door Schedule

Level	Type Mark	Width	Height	Count	Rough Width	Rough Height
SHED GROUND FLOOR LEVEL	D1	8' - 3"	8' - 6"	1	8' - 5"	8' - 7"
Grand total: 1						



D-1

EXTERIOR DOUBLE  
RAISED PANEL 6-  
LITE WOOD DOOR



## PROPOSED DOOR TYPES

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

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RENOVATION AND ADDITION FOR:  
**1224 HOPE STREET**

124 HOPE STREET

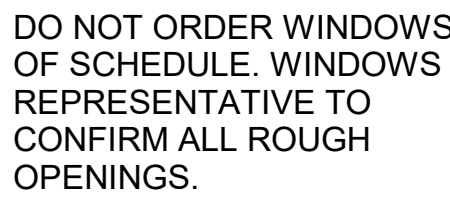
22 JULY 2024

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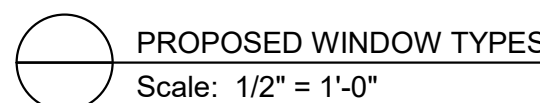
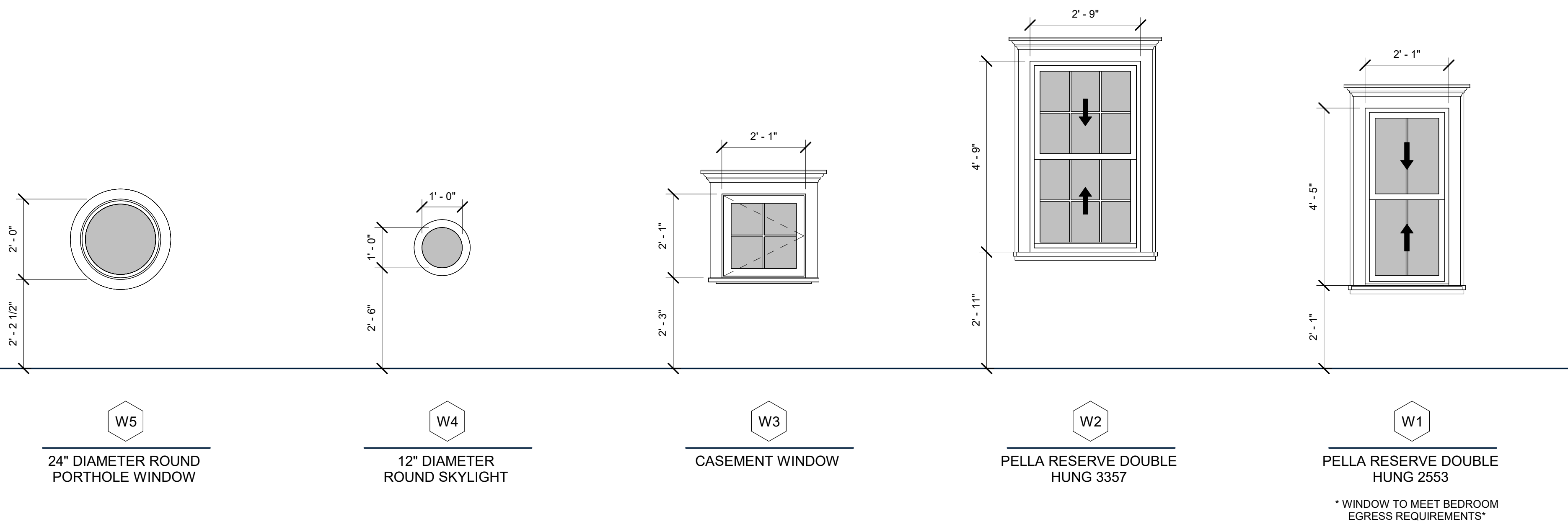
[illegible]

**SHEET SIZE: ARCH D 24" X 36"**

## A9.20



Proposed Window Schedule										
Level	Type Mark	Type	Width	Height	Rough Width	Rough Height	Count	Sill Height	Head Height	
SECOND FLOOR LEVEL	W1	25" x 53"	2' - 1"	4' - 5"	2' - 1 1/2"	4' - 5 1/2"	4	2' - 1 1/2"	6' - 6 1/2"	
SHED GROUND FLOOR LEVEL	W2	33" x 57"	2' - 9"	4' - 9"	2' - 9 1/2"	4' - 9 1/2"	1	2' - 11"	7' - 8"	
ATTIC FLOOR LEVEL	W3	25" x 25"	2' - 1"	2' - 1"	2' - 1 1/2"	2' - 1 1/2"	1	2' - 3"	4' - 4"	
SECOND FLOOR LEVEL	W4	12" Diameter					3			
SHED LOFT LEVEL	W5	24" Diameter	2' - 0"	2' - 0"	2' - 0 1/2"	2' - 0 1/2"	1	2' - 2 1/2"	4' - 2 1/2"	
Grand total: 10										







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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:  
**124 HOPE STREET**

RENOVATION AND ADDITION FOR:

124 HOPE STREET  
DISTRICT: ELIZABETH AND 02202

HISTORIC DISTRICT COMMISSION SET  
ISSUED FOR : HDC

**NOT FOR CONSTRUCTION**

22 JULY 2024

11

## HISTORIC DISTRICT COMMISSION SET

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## REVISIONS

[illegible]

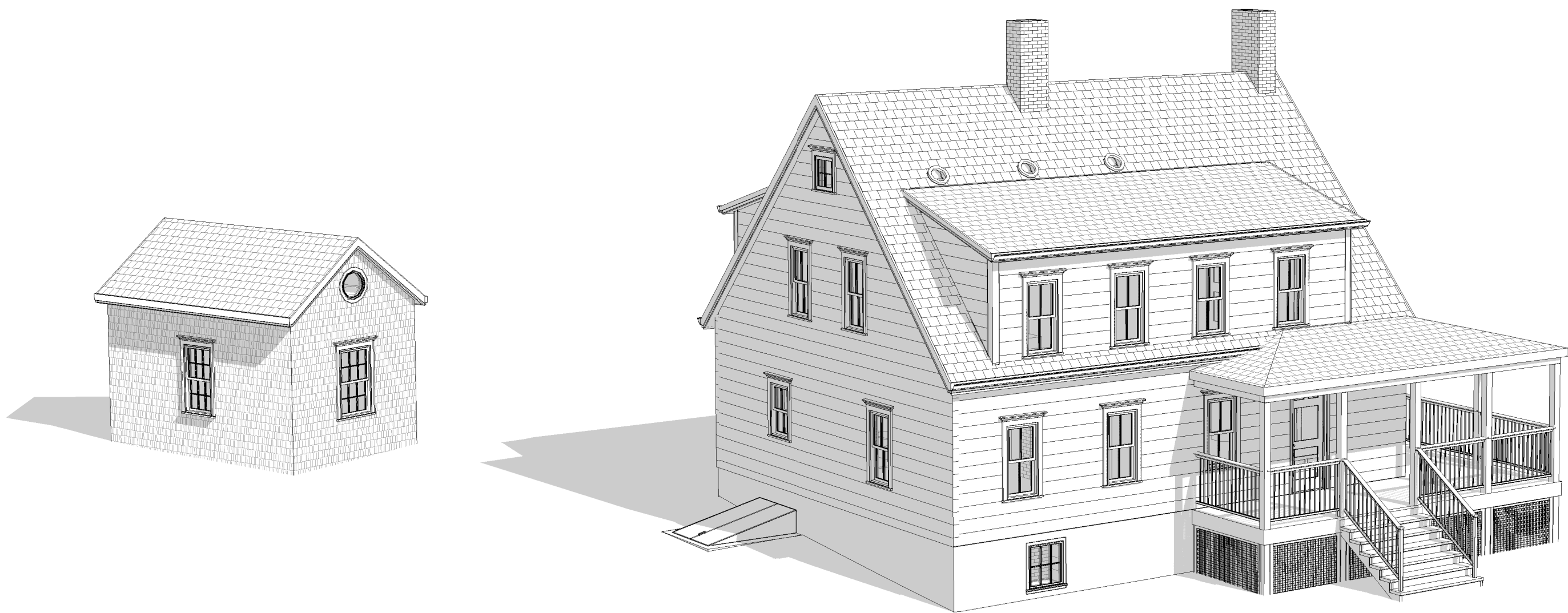
### EXTERIOR 3D VIEWS

DRAWN BY: VF

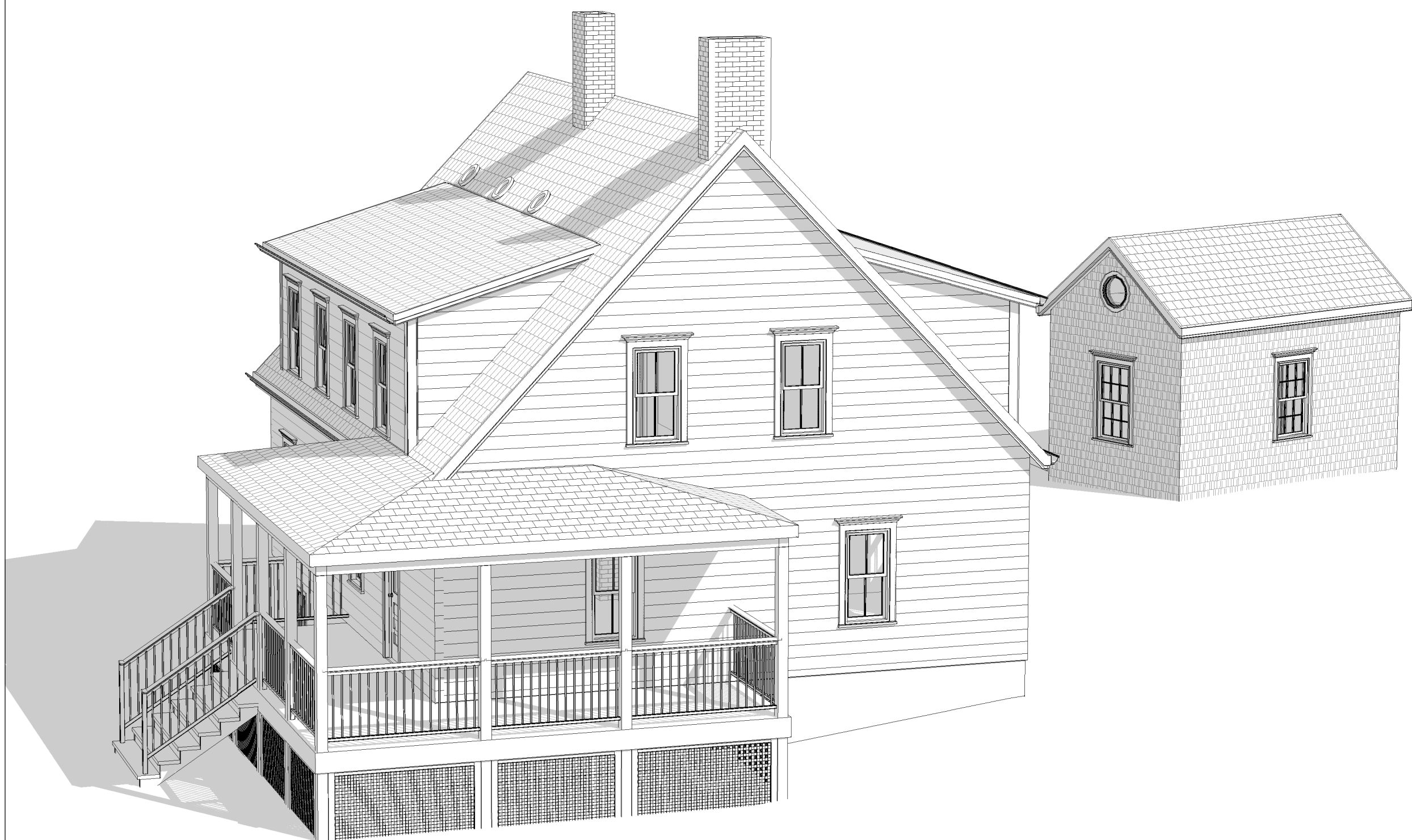
CHECKED BY: VP

**SHEET SIZE: ARCH D 24" X 36"**

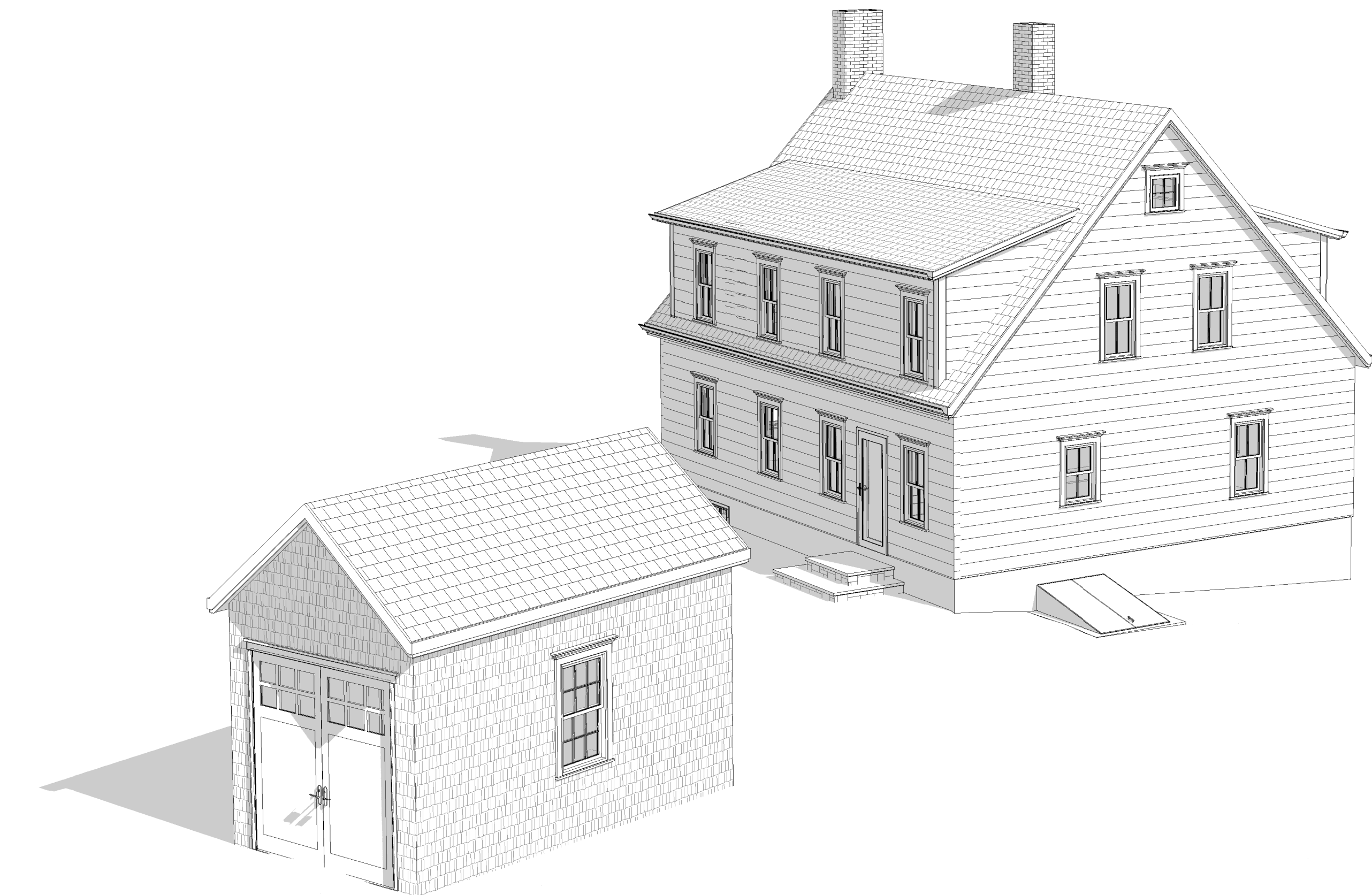
## A12.01



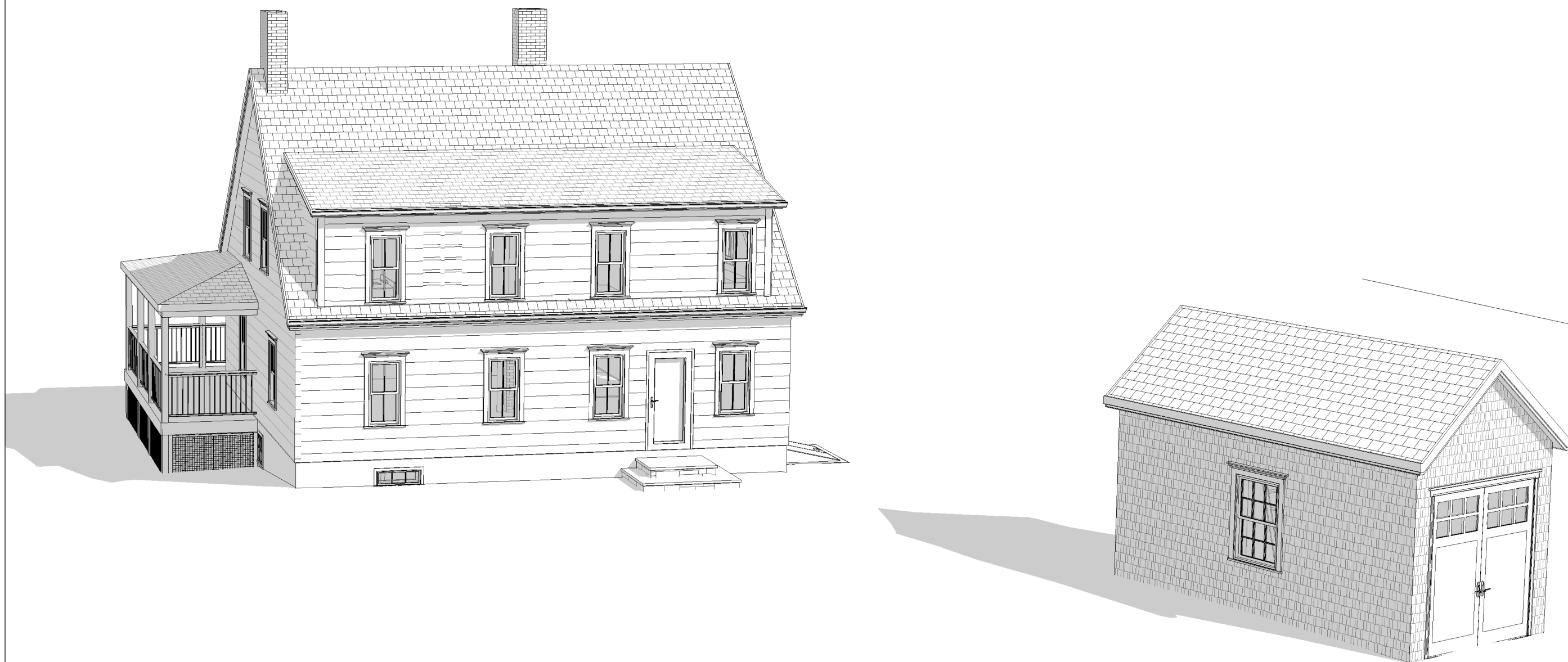
B5 PROPOSED 3D VIEW 1  
A12.01 Scale:



B3 PROPOSED 3D VIEW 2  
A12.01 Scale:



**A5** PROPOSED 3D VIEW 3  
A12.01 Scale:



**A3** PROPOSED 3D VIEW 4  
A12.01 Scale:



HDC-24-110



## Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 221 Hope Street

2. Plat # 11 Lot # 15

3. a. Applicant: Edgewater Condominium Association

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

**Mailing Address:**

Phone: 6037070842

Email: patmack17@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: FT Construction Co Inc.

Phone: 4017490999

Email: ftconstructioninc@hotmail.com

5. Work Category:

Replacing in Kind

6. Description of proposed work:

We wish to remove existing cedar trim boards, fascia boards, column covers, railings and balusters on back porch, due to rot, and replace with maintenance free Azek, maintaining the same look, profiles and dimensions.

7. Property History

**Applicant’s Name – Printed**

**Applicant’s Signature**

Date: June 26, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 221 HOPE ST <b>ACRES:</b> 0 <b>PARCEL ID:</b> 011-0015-001 <b>LAND USE CODE:</b> 23 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BROWN, MURIEL M. <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 221 HOPE ST UNIT# 1	<b>BUILDING STYLE:</b> Rnch Condo <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 2001 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Brick <b>ROOF STYLE:</b> Hip <b>ROOF COVER:</b> Asphalt Shin
<b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 620	<b>BUILDING INTERIOR</b> <b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Carpet <b>HEAT TYPE:</b> Radiant Hot <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 4 <b># OF BEDROOMS:</b> 1 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
SALE INFORMATION	
<b>SALE DATE:</b> 1/28/2003 <b>BOOK &amp; PAGE:</b> 957-284 <b>SALE PRICE:</b> 125,000 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> SKYE HOLDINGS LTD	
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 779 <b>FINISHED BUILDING AREA:</b> 779 <b>BASEMENT AREA:</b> <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$0 <b>YARD:</b> \$0 <b>BUILDING:</b> \$281,200 <b>TOTAL:</b> \$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.

7/18/2024

Property Information - Bristol, RI



# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 2.

## Subject Properties:

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

Mailing Address: BROWN, MURIEL M.  
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 5

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: JORDAN, KEVIN E. LINDA S. ETUX TE  
221 HOPE ST  
BRISTOL, RI 02809



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7/18/2024

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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 2.

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

Mailing Address: BUTLER, WILLIAM E.  
30 PEABODY TERRACE  
CAMBRIDGE, MA 02138

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: DWYER, MARY L, TRUSTEE-MARY L  
DWYER 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.  
LE MCKENNA, CAITLIN I.  
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: SYLVIA, ALAN G. ET UX ANN M.  
13033 PENNINGTON PL UNIT #102  
FORT MEYERS, FL 33913

Parcel Number: 11-13  
CAMA Number: 11-13-002  
Property Address: 249 HOPE ST

Mailing Address: MCCLOSKEY, JOHN A. JR.  
249 HOPE ST UNIT 2  
BRISTOL, RI 02809



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7/18/2024

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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 2.

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: DIPIPPPO, MICHAEL C/O CUSTOM MARINE PLASTICS 281 FRANKLIN ST UNIT 1A 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 4	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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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 2.

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 9	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 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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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 2.

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: MAMBRO, JAMES D & CARYN M 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: WHITE, GEORGE H TRUSTEE 224 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Parcel Number:	15-53	Mailing Address:	TANSEY, CHARLES D. ET UX
CAMA Number:	15-53		CHRISTINE D.
Property Address:	220 HOPE ST		220 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	15-54	Mailing Address:	AGUIAR, ALMERINDA
CAMA Number:	15-54		218 HOPE ST
Property Address:	218 HOPE ST		BRISTOL, RI 02809
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
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



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**Customer:** Edgewater Condominiums  
**Address:** 221 Hope St. Bristol, RI 02809  
**Project:** Renovate porch on West side of building



**Date:** 12 - 15 - 2023  
**PROPOSAL**

**F.T. Construction Co. Inc.**

**Project (includes)**

- Set up staging on West side of building surrounding rear porch
- Remove existing gutter
- Remove existing fascia boards and trim covering porch beam
- Remove existing railings and balusters and remove trim on posts
- Install new Azek fascia boards and new Azek trim on existing beam
- Install new Azek column wraps and trim on all columns
- Install new Azek beaded ceiling boards with new Azek bed molding around perimeter of ceiling
- Install new Azek post sleeves, post caps and post skirts on existing posts
- Install new Azek railings and balusters
- Reinstall existing gutter
- Remove staging and clean up all debris

**Labor:** \_\_\_\_\_

**Arnold Lumber**

- Azek column wraps, Azek post sleeves, post caps, post skirts, Azek railings and balusters, Azek beaded ceiling boards, Azek base molding, Azek bed molding, 1x4, 1x6, 1x8, 1x12 Azek, Azek screws and Azek glue etc.

**Materials Allowance:** \_\_\_\_\_

**Permit**

**Allowance:** \_\_\_\_\_

**Dumpster**

**Allowance:** \_\_\_\_\_

**Outhouse Service**

**Allowance:** \_\_\_\_\_

**Total:** \_\_\_\_\_









HDC-24-114

C/NC: Contributing



Bristol Historic District Commission

Application for review of proposed Work

- 1. Property Address (Street & No.) 617 Hope St
- 2. Plat # 9 Lot # 11
- 3. a. Applicant: Peter Sansone
- b. Owner (if different from applicant written authorization of owner required):

Mailing Address:

Phone: N/A Email: ameliasansone@msn.com

- 4. a. Architect/Draftsman:  
  
Phone: Email:
- b. Contractor:  
  
Phone: Email:

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

- 6. Description of proposed work:  
  
Removal of wood fence on street frontage

7. Property History

FRANCIS M. DIMOND HOUSE 1838, c. 1970s: One of Hope Street's two remaining Greek Revival temple-form houses, this one was designed by Russell Warren for Dimond 1796-1858. One of the first Greek Revival houses in the state, it is a 2-story, end-gable-roofed building with a full-height tetrastyle portico fluted Ionic columns. The entrance repeats the Ionic motif. A polygonal Gothic bay with lancet windows and applied quatrefoils projects from the dining room on the southwest corner. Interior Greek detailing, including marble fireplace, the double parlor, is intact. One year after the house's construction, Dimond,

who had served as Vice-Consul at Havana and later Consul at Port-au-Prince, declared bankruptcy. The property was sold to Joseph L. Gardner, merchant and owner of Gardner's Wharf on Thames Street.

8. Building Survey Data

RIHPHC ID #: BRISoo695  
HISTORIC NAME: Diamond-Gardner House  
ARCH. STYLE: Greek Revival  
DATE (est.): 1838 ca  
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)  
[none observed]


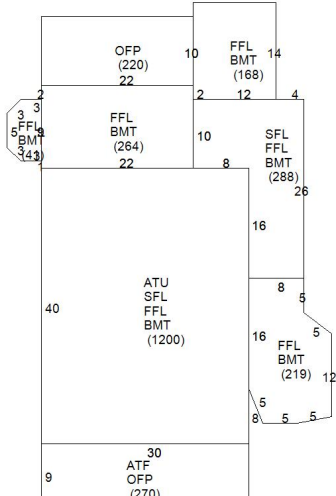
Peter Sansone	<i>Peter Sansone</i>
<b>Applicant's Name – Printed</b>	<b>Applicant's Signature</b>

Date: July 18, 2024



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 617 HOPE ST <b>ACRES:</b> 0.386 <b>PARCEL ID:</b> 009-0011-000 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> SANSONE, AMELIA M. TRUSTEE <b>CO - OWNER:</b> THE ELISA SANSONE TRUST-2013 <b>MAILING ADDRESS:</b> 617 HOPE ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 314	<b>BUILDING STYLE:</b> Restored His <b>UNITS:</b> 4 <b>YEAR BUILT:</b> 1838 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Wood Shngle <b>ROOF STYLE:</b> Gable <b>ROOF COVER:</b> Asphalt Shin
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 6/18/2013 <b>BOOK &amp; PAGE:</b> 1713-327 <b>SALE PRICE:</b> 0 <b>SALE DESCRIPTION:</b> Family Sale <b>SELLER:</b> SANSONE, ELISA	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Pine <b>HEAT TYPE:</b> BB Hot Water <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 26 <b># OF BEDROOMS:</b> 10 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 2 <b># OF ADDITIONAL FIXTURES:</b> 1 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 4 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 9056 <b>FINISHED BUILDING AREA:</b> 4026 <b>BASEMENT AREA:</b> 2180 <b># OF PRINCIPAL BUILDINGS:</b> 2	
ASSESSED VALUES	
<b>LAND:</b> \$276,000 <b>YARD:</b> \$0 <b>BUILDING:</b> \$615,900 <b>TOTAL:</b> \$891,900	
SKETCH	PHOTO
	



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

7/18/2024

Property Information - Bristol, RI

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# 200 feet Abutters List Report

Bristol, RI  
July 18, 2024

Item 3.

## Subject Property:

Parcel Number: 9-11  
CAMA Number: 9-11  
Property Address: 617 HOPE ST

Mailing Address: SANSONE, AMELIA M. TRUSTEE THE  
ELISA SANSONE TRUST-2013  
617 HOPE ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 13-18  
CAMA Number: 13-18  
Property Address: 656 HOPE ST

Mailing Address: LAVELLE, JASON ET UX BETH A.  
LAVALLE TTE  
656 HOPE 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: 13-20  
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: 13-25  
CAMA Number: 13-25  
Property Address: 610 HOPE ST

Mailing Address: RAWSON, DAVID A. BARBARA M. TE  
610 HOPE 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: 9-10  
CAMA Number: 9-10  
Property Address: THAMES ST

Mailing Address: STATE OF RHODE ISLAND  
(INDEPENDENCE PARK)  
235 PROMENADE ST  
PROVIDENCE, RI 02908

Parcel Number: 9-12  
CAMA Number: 9-12  
Property Address: 392 THAMES ST

Mailing Address: CARVARA, CYNTHIA N.  
90 GRELOCK RD  
BRISTOL, RI 02809

Parcel Number: 9-14  
CAMA Number: 9-14  
Property Address: 601 HOPE ST

Mailing Address: BAYCOAST BANK C/O ACCOUNTS  
PAYABLE  
330 SWANSEA MALL DR  
SWANSEA, MA 02777

Parcel Number: 9-15  
CAMA Number: 9-15  
Property Address: 382 THAMES ST

Mailing Address: DEALMEIDA, LOUIS A  
406 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 9-16  
CAMA Number: 9-16  
Property Address: 583 HOPE ST

Mailing Address: SHUSMAN, MAYNARD (TRUSTEE)  
147 BAY SPRING AVE  
BARRINGTON, RI 02806



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Parcel Number: 9-17 CAMA Number: 9-17 Property Address: 573 HOPE ST	Mailing Address: DAVIS, MARIA K. 573 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-18 CAMA Number: 9-18 Property Address: BRADFORD ST	Mailing Address: SHUSMAN, MAYNARD (TRUSTEE) 147 BAY SPRING AVE BARRINGTON, RI 02806
Parcel Number: 9-19 CAMA Number: 9-19 Property Address: 49 BRADFORD ST	Mailing Address: 49 BRADFORD ST, LLC 5 KYALIN AVE WARREN, RI 02885
Parcel Number: 9-2 CAMA Number: 9-2 Property Address: 649 HOPE ST	Mailing Address: CROMWELL, CATHARINE M. 649 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-20 CAMA Number: 9-20 Property Address: BRADFORD ST	Mailing Address: 49 BRADFORD ST, LLC 5 KYALIN AVE WARREN, RI 02885
Parcel Number: 9-21 CAMA Number: 9-21 Property Address: 31 BRADFORD ST	Mailing Address: MILL PND BLDG AND DESIGN, INC 31 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 9-22 CAMA Number: 9-22 Property Address: 21 BRADFORD ST	Mailing Address: LEDGEHILL PROPERTIES, LLC 86 PEEPTOAD ROAD SCITUATE, RI 02857
Parcel Number: 9-23 CAMA Number: 9-23 Property Address: 1 BRADFORD ST	Mailing Address: ONE BRADFORD, LLC 1 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-001 Property Address: 345 THAMES ST 101N	Mailing Address: JOHNSON, PETER T. & ANDREA R. TE 345 THAMES ST, UNIT 101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-002 Property Address: 345 THAMES ST 102N	Mailing Address: SAUL, DEBRA A 345 THAMES ST # 102 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-003 Property Address: 345 THAMES ST 103N	Mailing Address: SB2, LLC 345 THAMES ST, UNIT N-110 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-004 Property Address: 345 THAMES ST 104N	Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA G. TE 345 THAMES ST UNIT N104 BRISTOL, RI 02809



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Item 3.

Parcel Number: 9-24 CAMA Number: 9-24-005 Property Address: 345 THAMES ST 105N	Mailing Address: WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC 345 THAMES ST UNT 105 N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-006 Property Address: 345 THAMES ST 106N	Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M. TE 345 THAMES ST UNIT 106N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-008 Property Address: 345 THAMES ST 108N	Mailing Address: CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST #108 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-009 Property Address: 345 THAMES ST 109N	Mailing Address: HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, Unit N109 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-010 Property Address: 345 THAMES ST 110N	Mailing Address: HOLLAND, JOYCE A. 345 THAMES ST UNIT 110N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-011 Property Address: 345 THAMES ST 201N	Mailing Address: BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 141A Main St Tuckahoe, NY 10707
Parcel Number: 9-24 CAMA Number: 9-24-012 Property Address: 345 THAMES ST 202N	Mailing Address: KUFFNER, TAMARA 9 WALNUT RD BARRINGTON, RI 02806
Parcel Number: 9-24 CAMA Number: 9-24-013 Property Address: 345 THAMES ST 203N	Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE 746 SPINNAKER BEACHHOUSE VILLA SEABROOK ISLAND, SC 29456
Parcel Number: 9-24 CAMA Number: 9-24-014 Property Address: 345 THAMES ST 204N	Mailing Address: BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-015 Property Address: 345 THAMES ST 205N	Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-016 Property Address: 345 THAMES ST 206N	Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST UNIT 206N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-017 Property Address: 345 THAMES ST 207N	Mailing Address: CAPODILUPO, PETER & JENNIFER C 345 Thames St Unit 207 Bristol, RI 02809



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Item 3.

Parcel Number: 9-24  
CAMA Number: 9-24-018  
Property Address: 345 THAMES ST 208N

Mailing Address: FITZPATRICK, CAROL A., TRUSTEE  
CAROL A FITZPATRICK REVOCABLE  
TRUST  
345 THAMES ST, UNIT 208N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-019  
Property Address: 345 THAMES ST 209N

Mailing Address: SARKISIAN, HERBERT A. JANET E. TE  
345 THAMES ST UNIT N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-020  
Property Address: 345 THAMES ST 210N

Mailing Address: FEINS, NEIL R & CHRISTINE TRUSTEES  
19 MARSHAL ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-021  
Property Address: 345 THAMES ST 301N

Mailing Address: ROSS, MICHAEL C & ASTRID L  
TRUSTEES  
363 ADAMS ST  
DENVER, CO 80206

Parcel Number: 9-24  
CAMA Number: 9-24-022  
Property Address: 345 THAMES ST 302N

Mailing Address: ZELINGER, ELIZABETH A & GERALD D  
TE  
345 THAMES ST UNIT N302  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-023  
Property Address: 345 THAMES ST 303N

Mailing Address: SHAMS, NICOLE  
345 THAMES ST., UNIT N-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-024  
Property Address: 345 THAMES ST 304N

Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE  
345 THAMES ST 304N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-025  
Property Address: 345 THAMES ST 305N

Mailing Address: HANKIN, ROBERT B & CHERYL B,  
TRUSTEES ROBERT B & CHERYL B  
HANKIN TRUST TC  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076-2955

Parcel Number: 9-24  
CAMA Number: 9-24-026  
Property Address: 345 THAMES ST 306N

Mailing Address: LI, HSI-CHENG TRUSTEE  
345 THAMES ST UNIT N306  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-027  
Property Address: 345 THAMES ST 307N

Mailing Address: SUTTON, HOWARD G & KIMBERLY G P  
TE  
14685 KELSON CIRCLE  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-028  
Property Address: 345 THAMES ST 308N

Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR  
345 THAMES ST # N308  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-029  
Property Address: 345 THAMES ST 309N

Mailing Address: RIPP, PETER & MARI TRUSTEES  
345 THAMES ST UNIT N309  
BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-030 Property Address: 345 THAMES ST 310N	Mailing Address: BUSCH, ROBERT S. (1/2) TRUSTEE & BUSCH, KATHLEEN B. (1/2) TRUSTEE 52 BENTWOOD COURT EAST ALBANY, NY 12203
Parcel Number: 9-24 CAMA Number: 9-24-031 Property Address: 345 THAMES ST 401N	Mailing Address: LOUISE I. PLACIDO IRREVOCABLE TRUST KAUFMAN, BRETT A. TRUSTEE 345 THAMES ST, Unit 401N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-032 Property Address: 345 THAMES ST 402N	Mailing Address: PINK, LOIS & ANDREW TRUSTEES 345 THAMES ST UNIT402N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-033 Property Address: 345 THAMES ST 403N	Mailing Address: BOLTON, ALICE C & FOREST E TE 345 THAMES ST UNIT 403N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-034 Property Address: 345 THAMES ST 404N	Mailing Address: VAN DEVENTER, MARY P. & BRENNAN, KIMBERLY C. TRUSTEES 345 THAMES ST, UNIT 404N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-035 Property Address: 345 THAMES ST 405N	Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M FLORIO TRUST 345 THAMES ST UNIT 405N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-036 Property Address: 345 THAMES ST 406N	Mailing Address: JACKSON, LISA R 345 THAMES ST, UNIT N-406 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-037 Property Address: 345 THAMES ST 407N	Mailing Address: RHODE, GRANT F & KATZ, JUDITH TRUSTEES 345 THAMES ST UNT 407N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-038 Property Address: 345 THAMES ST 408N	Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-039 Property Address: 345 THAMES ST 409N	Mailing Address: MARTIN, WILLIAM R & JOAN P TRUSTEES 345 THAMES ST UNIT 409N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-040 Property Address: 345 THAMES ST 410N	Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT N410 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST 501N	Mailing Address: DAVIDSON, ASIA MARIA 345 THAMES ST, UNIT 501N BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-042  
Property Address: 345 THAMES ST 502N

Mailing Address: DUNN, JOHN G. JR TRUSTEE  
345 THAMES ST UNIT N502  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-043  
Property Address: 345 THAMES ST 503N

Mailing Address: WANG, YINGFEI  
59 CRESTVIEW RD  
MILTON, MA 02186

Parcel Number: 9-24  
CAMA Number: 9-24-044  
Property Address: 345 THAMES ST 504N

Mailing Address: SUGARMAN, LOUIS TRST ETAL JT  
MARAGHY, PAUL  
345 THAMES ST UNIT 504N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-045  
Property Address: 345 THAMES ST 505N

Mailing Address: CHAMPAGNE, MICHEALA J.  
345 THAMES ST UNIT 505N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-046  
Property Address: 345 THAMES ST 506N

Mailing Address: LUCINI, GREGORY L & PATRICIA A TE  
345 THAMES ST UNIT 506N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-047  
Property Address: 343 THAMES ST 101M

Mailing Address: SPANG, HENRY A IV & LINDA TE  
343 THAMES ST UNIT M-101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-048  
Property Address: 343 THAMES ST 102M

Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O.  
TRUSTEES  
74 CARNEGIE HEIGHTS DR  
PORTSMOUTH, RI 02871

Parcel Number: 9-24  
CAMA Number: 9-24-049  
Property Address: 343 THAMES ST 103M

Mailing Address: RATFORD, VINCENT MARGUERITE TE  
343 THAMES ST UNIT 103M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-050  
Property Address: 343 THAMES ST 104M

Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE  
88 ABBOT ST  
ANDOVER, MA 01810

Parcel Number: 9-24  
CAMA Number: 9-24-051  
Property Address: 343 THAMES ST 301M

Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY,  
KARA E TRUSTEES  
343 THAMES ST # M 301  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-052  
Property Address: 343 THAMES ST 302M

Mailing Address: FETTER, JANET M TRUSTEE JANET M  
FETTER TRUST  
343 THAMES ST 302M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-053  
Property Address: 343 THAMES ST 303M

Mailing Address: GOODNOW, CHRISTOPHER & ANDREA  
TE  
343 THAMES ST, UNIT M-303  
BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-054  
Property Address: 343 THAMES ST 304M

Mailing Address: NASTRO, KIMBERLY & DAVID TE  
29 WEST 85th ST, APT 3  
NEW YORK, NY 10024

Parcel Number: 9-24  
CAMA Number: 9-24-055  
Property Address: 341 THAMES ST 101S

Mailing Address: KITS VAN HEYNINGEN, ROBERT W.  
DEBRA A TE  
18 FESSER AVE  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-056  
Property Address: 341 THAMES ST 102S

Mailing Address: JON JACQUELINE JORDAN RP TRUST  
6924 HICKORY HILL AVE  
MCLEAN, VA 22101

Parcel Number: 9-24  
CAMA Number: 9-24-057  
Property Address: 341 THAMES ST 103S

Mailing Address: JACKSON, DEBRA P  
174 PINE GLEN DR  
EAST GREENWICH, RI 02818

Parcel Number: 9-24  
CAMA Number: 9-24-058  
Property Address: 341 THAMES ST 104S

Mailing Address: LUDLOW, LYNN LEE & LAWRENCE,  
JAMES S ESQ TRUSTEES-ABRAMSON &  
LUDLOW TRUST  
341 THAMES ST, UNIT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-059  
Property Address: 341 THAMES ST 105S

Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE  
341 THAME ST, Unit 105S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-060  
Property Address: 341 THAMES ST 106S

Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE  
341 THAMES ST UNIT 106S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-061  
Property Address: 341 THAMES ST 107S

Mailing Address: BERKELEY, DUNCAN & AMY TE  
67 CENTRAL ST  
GEORGETOWN, MA 01833

Parcel Number: 9-24  
CAMA Number: 9-24-062  
Property Address: 341 THAMES ST 108S

Mailing Address: TETU, NORMAND P GINNY L. TE  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106

Parcel Number: 9-24  
CAMA Number: 9-24-063  
Property Address: 341 THAMES ST 109S

Mailing Address: SAWYER, MICHAEL  
341 THAMES ST, UNIT 109S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-064  
Property Address: 341 THAMES ST 110S

Mailing Address: LEENUTAPHONG, DEBORAH LYNN &  
NARUEKORN TRUSTEES  
341 THAMES ST UNIT S110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-065  
Property Address: 341 THAMES ST 201S

Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE,  
DONNE M. TRUSTEES  
3756 JUNGLE PLUM DR E  
NAPLES, FL 34114



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Parcel Number: 9-24 CAMA Number: 9-24-066 Property Address: 341 THAMES ST 202S	Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-067 Property Address: 341 THAMES ST 203S	Mailing Address: OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST UNIT S203 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-068 Property Address: 341 THAMES ST 204S	Mailing Address: CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST UNIT 204S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-069 Property Address: 341 THAMES ST 205S	Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-070 Property Address: 341 THAMES ST 206S	Mailing Address: BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
Parcel Number: 9-24 CAMA Number: 9-24-071 Property Address: 341 THAMES ST 207S	Mailing Address: PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
Parcel Number: 9-24 CAMA Number: 9-24-072 Property Address: 341 THAMES ST 208S	Mailing Address: GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-073 Property Address: 341 THAMES ST 209S	Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE 1443 BEACON ST BROOKLINE, MA 02446
Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST 210S	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST 301S	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST 302S	Mailing Address: MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST 341 THAMES ST 302 S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-077 Property Address: 341 THAMES ST 303S	Mailing Address: MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231



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Parcel Number: 9-24 CAMA Number: 9-24-079 Property Address: 341 THAMES ST 305S	Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST UNIT S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-080 Property Address: 341 THAMES ST 306S	Mailing Address: LYNCH, JOHN J TRUSTEE 341 THAMES ST UNIT S306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-081 Property Address: 341 THAMES ST 307S	Mailing Address: DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST S-307 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-082 Property Address: 341 THAMES ST 308S	Mailing Address: WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST UNIT S-308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-083 Property Address: 341 THAMES ST 309S	Mailing Address: KUBLIN, DONNA E & STANLEY B TR 341 THAMES ST UNIT 309S BRISTOL, RI 02809
Parcel Number: 9-4 CAMA Number: 9-4-001 Property Address: 446-448 THAMES ST	Mailing Address: JRA REALTY, LLC JONATHAN ARCARI 7 BALLISTER ST WAKEFIELD, MA 01880
Parcel Number: 9-4 CAMA Number: 9-4-002 Property Address: 446 THAMES ST	Mailing Address: ELIZABETH GLORIA, LLC 444 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-6 CAMA Number: 9-6 Property Address: 647 HOPE ST	Mailing Address: BRAZIL, ALFRED 647 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-68 CAMA Number: 9-68 Property Address: 412 THAMES ST	Mailing Address: MELLO, GARY R 565 WARREN AVE SWANSEA, MA 02777
Parcel Number: 9-7 CAMA Number: 9-7 Property Address: 631 HOPE ST	Mailing Address: HEWITT, NOEL T & KLONER, CHRISTINE K TE 631 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-73 CAMA Number: 9-73 Property Address: 411 THAMES ST	Mailing Address: QUITO, ALBERT P. 411 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-8 CAMA Number: 9-8 Property Address: 410 THAMES ST	Mailing Address: EAGLE AND IVY, LLC 37 FACTORY POND CIRCLE SMITHFIELD, RI 02917



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Item 3.

Parcel Number: 9-9  
CAMA Number: 9-9  
Property Address: 406 THAMES ST

Mailing Address: ALMEIDA, WALTER R. TRUSTEE  
282 STATE ST  
BRISTOL, RI 02809

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