



pd. ck 105
\$100.00

23-038

BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 98 State Street, Bristol RI 02809

2. Plat # 14 Lot # 14 Contributing X Non-Contributing _____

3. a. Applicant: John Gifford & Lucy Clerkin

Mailing Address: 98 State Street, Bristol RI 02809

Phone: Day 401-408-1969 Evening _____

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

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Pacific-Visions Studio LLC

Address: 495 Hope Street Suite 2B, Bristol RI 02809

Phone: Day 401-203-3191 Evening _____

b. Contractor: TBD

Address: _____

Phone: Day _____ Evening _____

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

_____ New Structure(s) X Partial Demolition of Structure(s)

X Addition to Structure(s) _____ Total Demolition of Structure(s)

X Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Removal of existing storefront, extension of existing porch,
restoration of North facade windows, replace windows on South, East & West Facades,
reconfiguration of select windows/doors, removal of bulk head door, addition of rear deck &

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

2023 MAR 14 AM 11:00

COMMUNITY DEV.

(Continued): covered roof, & replace any rotted wood trim & clapboard in kind as necessary.

See attached scope of work report showing full scope of work.

_____ ☒ ☒ Check here if
continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

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

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

John Gifford & Lucy Clerkin

Applicant's Name – Printed



Applicant's Signature

Date: March 14, 2023

Contact Person if other than Applicant:

Name (Printed): Lucy Clerkin / JOHN E GIFFORD

Phone: Day 857-272-0274 Evening 401-527-3638

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

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

Bristol, RI

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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 14 14
 Account 812
 State Code 04 - Combo
 Card 1/1
 User Account

Assessment

Land \$142,300
 Building \$275,600
 Card Total \$417,900
 Parcel Total \$417,900

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$146,700	\$267,800	\$10,400	\$424,900
2020	\$146,700	\$267,800	\$10,400	\$424,900
2019	\$146,700	\$267,800	\$10,400	\$424,900
2018	\$132,800	\$230,800	\$9,100	\$372,700

Location and Owner

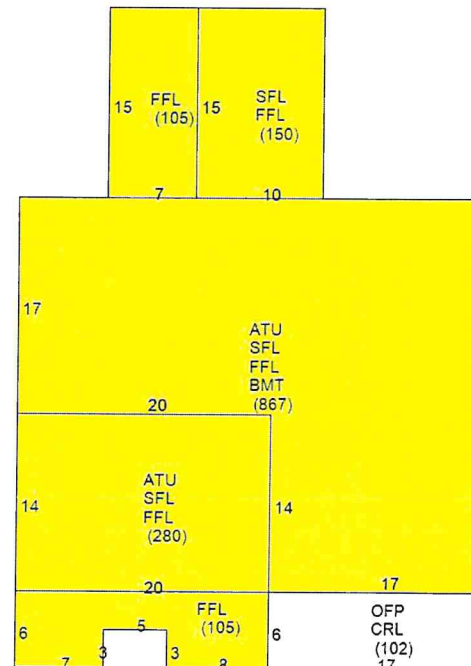
Location 98 STATE ST
 Owner GIFFORD, JOHN & CLERKIN, LUCY
 Owner2
 Owner3
 Address 98 STATE ST
 Address2
 Address3 BRISTOL RI 02809

Building Information

Design Mixed Use
 Year Built 1802
 Heat BB Hot Water
 Fireplaces 0
 Rooms 8
 Bedrooms 4
 Bathrooms 3 Full Bath\ 1 Half Bath
 Above Grade Living Area 2,804 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
03/26/2021	\$630,000	2100-192	Warranty
04/06/1995	\$0	541-299	Quit Claim
09/20/1985	\$0	266-259	
03/18/1982	\$0	239-143	
01/01/1924	\$0	88-249	
01/01/1923	\$0	87-415	
01/01/1911	\$0	10-94	
01/01/1836	\$0	16-99	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,507 SF
2nd FLOOR	1,297 SF
BASEMENT	867 SF
CRAWL SPACE	102 SF
OPEN PORCH	102 SF
UNFINISHED ATTIC	458.8 SF

Land Information

Land Area 0.231 AC
 Zoning R-6

View	-
Neighborhood	CI3

Yard Item(s)

Description	Quantity	Size	Year
Garage	1	400	1802



[Click To Open AxisGIS Maps](#)



495 Hope Street, Suite 2B, Bristol, Rhode Island 02809

Phone: (401) 203-3191

98 State Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

98 State Street is a two and a half story single family residence that was originally constructed in 1802. The applicant is looking to remove the existing storefront which is not original to the building. The applicant is looking to extend the existing front porch along the entire front facade of the building in order to create a sense of symmetry to the front of the home. The proposed renovation is intended to make better use of the interior space and exterior space, along with updating some of the existing fenestration.

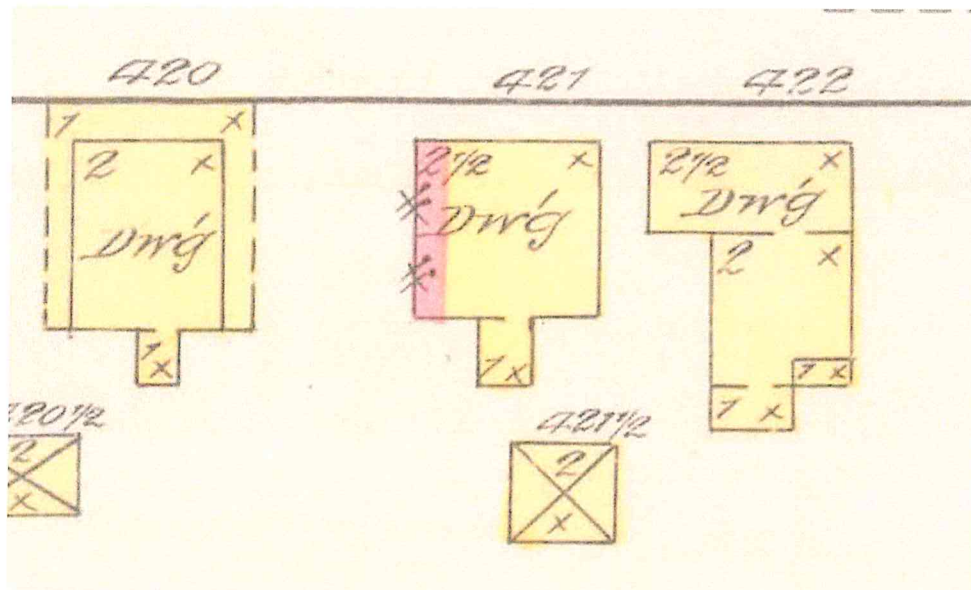
The property at 98 State Street is a federal style home most likely designed by Russell Warren similar to many of the buildings in the surrounding State Street neighborhood. The main body of the home, which is a simple gable structure, is positioned with the front entrance on the non gable side of the building, and has a symmetrical front facade typical of Federal architectural style. The existing front door appears to have been moved off center at one point to accommodate the store front addition. Inside the main entrance, there is a central foyer with a main stairway typical of Federal style homes.

The rear of the home has a two story addition which contains a kitchen which was most likely constructed at some point in the late 19th century based on historical Sanborn map data. It appears that the addition is not original to the home based on the two over two window configuration which does not appear typical of an early 19th century home. The main body of the home has six over six windows around all sides which would have been typical of a home built in 1804. The Sanborn map dated 1884 labels it as a single story addition and it is not until the 1911 map which shows it as a two story addition with an exterior stair. The 1920 edition map shows the exterior stair removed, assuming that is when the interior stair was constructed which currently still exists in the home.

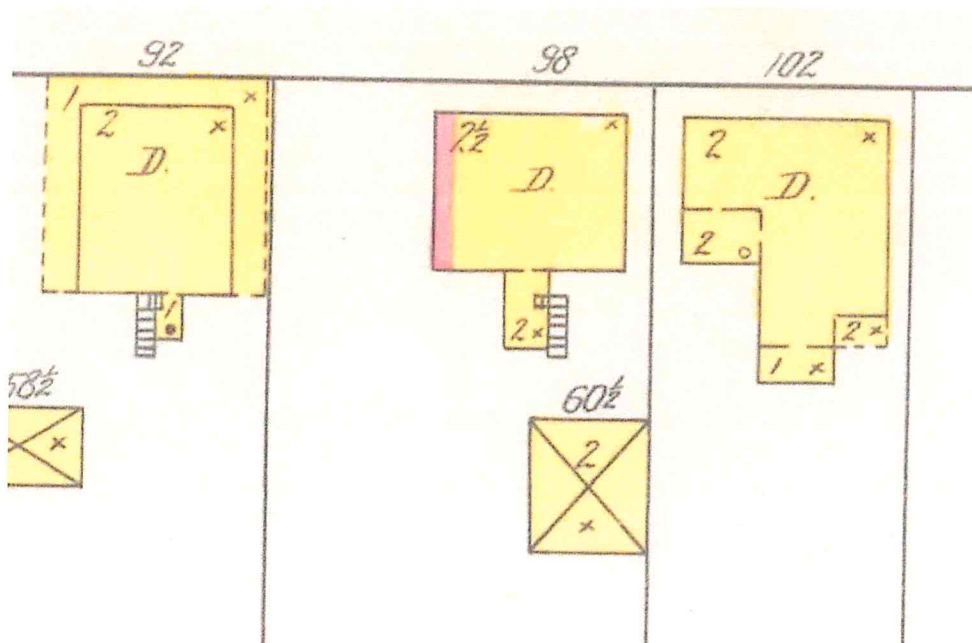
It is assumed that the storefront was not constructed until the early 20th century based on the 1947 map revision which is the first map showing any additions to

the front of the home. At some point between 1920 and 1947 a single story addition appears to have been added onto the front of the building in the location of the current storefront. The 1947 map appears to be the last Sanborn map published so it is not clear when the porch addition was added onto the home.

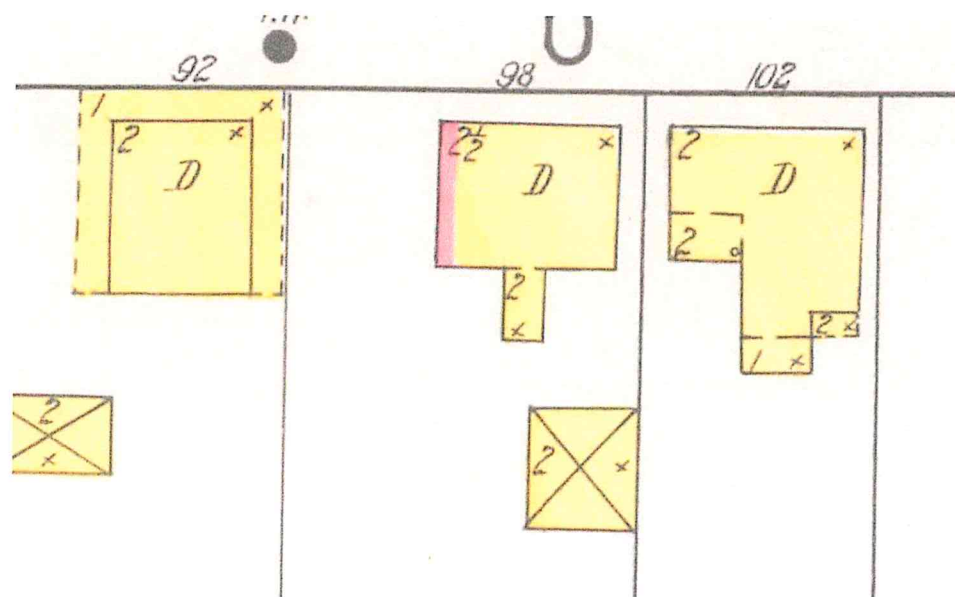
Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Aug 1884 (Building in center of frame is 98 State Street)



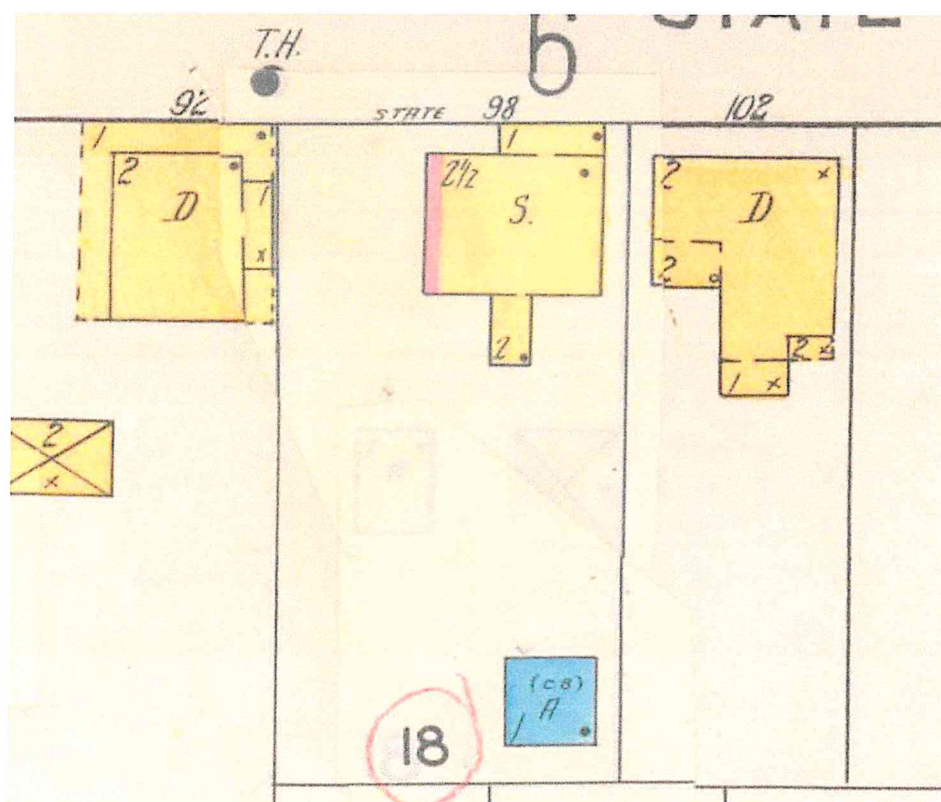
Map 2 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Apr 1911 (Building in center of frame is 98 State Street)



Map 3 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 (Building in center of frame is 98 State Street)



Map 4 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 - Dec 1947 (Building in center of frame is 98 State Street)



RENOVATING AND EXPANDING THE RESIDENCE.

- **Demolition of Existing Storefront and Porch Addition-** A storefront that was mostly likely added at some point in the early 20th century is proposed to be demolished. The storefront is not part of the original body of the house. The front section of the first floor plate behind the storefront has been lowered to sidewalk grade in order to have a working store of some kind. The scope of work includes raising the floor back to the original level along with extending the porch across the full extent of the front facade. It is unclear when the porch was built - assuming mid 20th century. (see attached photographs 1,2,5,6,7,8 & 10)
- **Move Location of Front Door-** The front door appears to have been moved off center when the storefront was added. A typical federal style home would have the front door centered on the home under the second floor window which would make the current entry and hall function as intended. The door currently swings right in front of the stairs which would not have been typical in a home of this period. The door would have been directly located on the hall and the stair would have been off to the side. (see attached photograph 8)
- **Restore Windows on Front Facade-** The scope includes the restoration of the North facade historic windows. New triple track storm windows are proposed to be installed over these windows to protect them along with preventing heat loss. The windows on the front facade are proposed to be kept to retain the historic nature of the home. The two windows of the first floor left are to be reconstructed using windows removed from another facade in order to recreate what was most likely the original look of the front facade. (see attached photographs 1, 2 & 8)
- **Remove and Replace Historic Windows-** The scope includes removal of historic windows on the South, East & West facades. These windows are proposed to be replaced with Anderson 400 series windows that should match in kind the style of the historic windows. (see attached photographs 1,2,3,4,5,& 8 and window cut sheet)
- **Remove and Replace Dog House Style Bulkhead-** The scope includes the removal of the wooden bulkhead enclosure in the rear of the property. This will be replaced with a metal bulkhead door. (see attached photograph 9)
- **Reconfigure Windows on Existing Facades-** The scope includes the reconfiguration of select windows on the South, East & West facades in order to gain better functionality inside the residence. (See Drawing Set Showing Proposed Design Solutions)
- **Addition of Small Rear Deck and Roof-** A small rear deck and roof will be constructed using real wood products and it will either be stained or painted in kind with the home. (See Drawing Set Showing Proposed Design Solutions)
- **Repair and Replace in Kind-** Any wood trim, clapboard siding, moldings or any other architectural features will be replaced or repaired in kind as needed during the renovation based on rot or damage. (See Drawing Set Showing Proposed Design Solutions)

Exhibit A - Photos (Photographs Taken on April 27, 2022)

Photo 1 - Northwest View of the Existing Residence



Photo 2 - Northeast View of the Existing Residence



Photo 3 - Southwest View of the Existing Residence



Photo 4 - Southeast View of the Existing Residence



Photo 5 - Existing Storefront to be Removed



Photo 6 - Existing Storefront to be Removed (Upper Glazing)

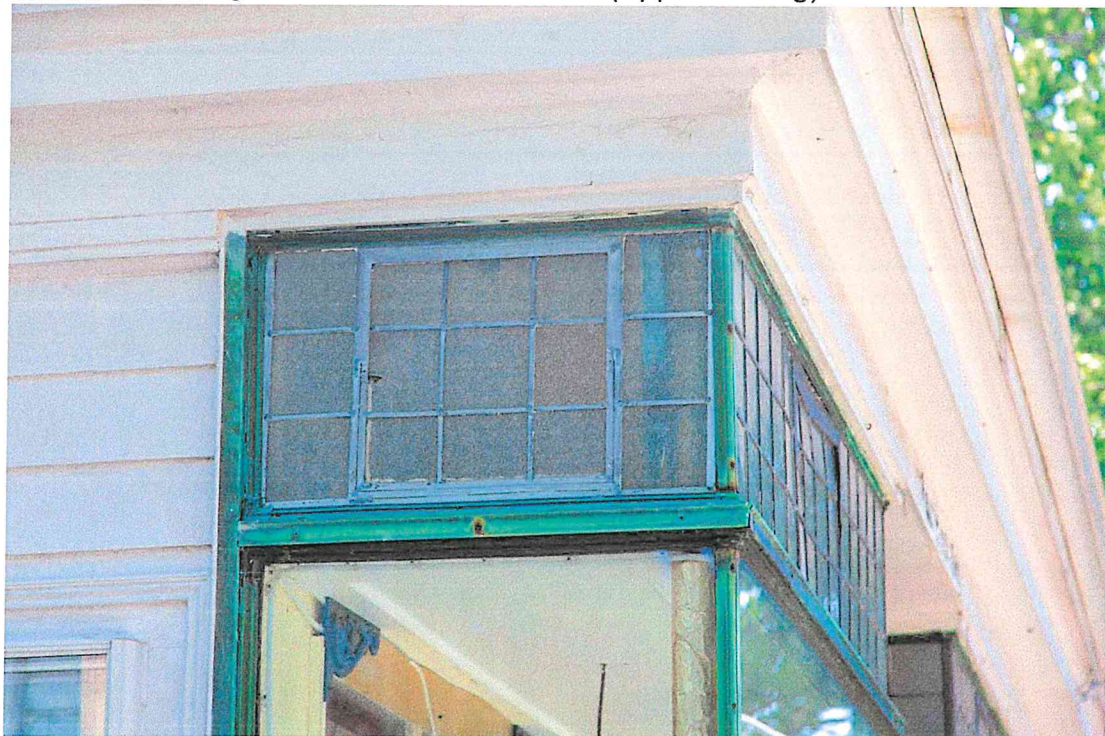


Photo 7 - Existing Storefront to be Removed (Upper Glazing and Door Transoms)

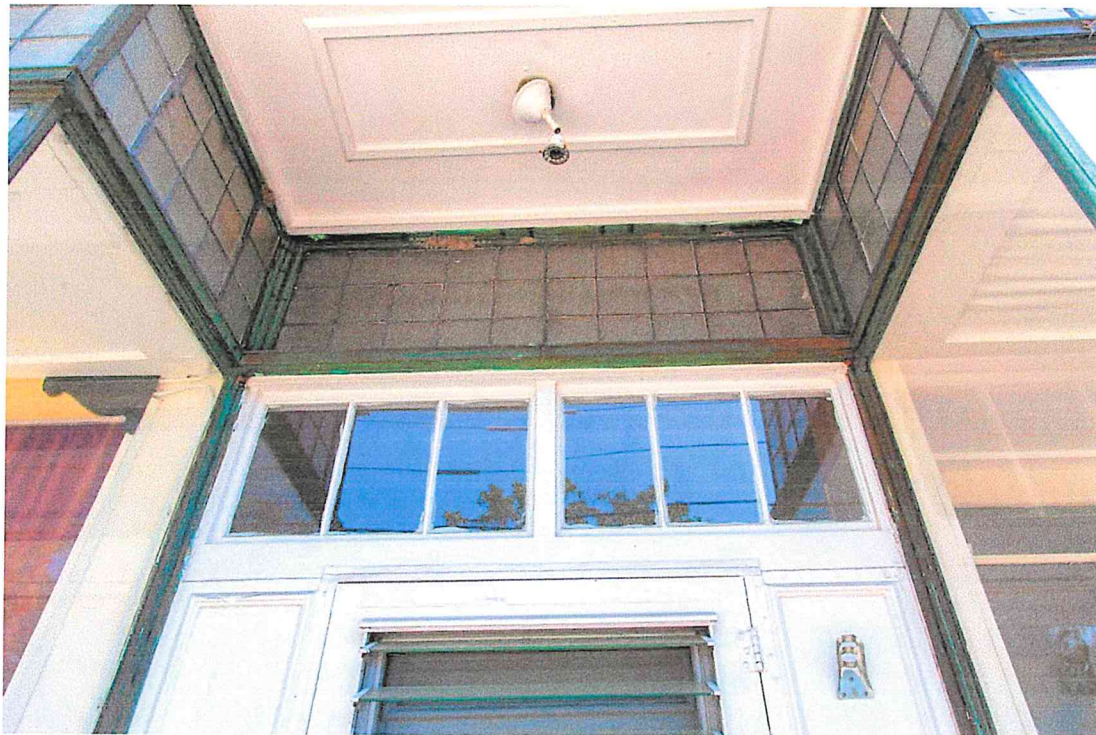


Photo 8 - Existing Porch to be Restored and Extended



Photo 9 - Existing Doghouse Style Bulkhead Enclosure to be Removed and Replaced with Metal Bulkhead.



Photo 10 - The House with Street Context Shown (Google Street View July 2021)

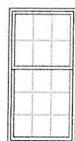
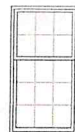
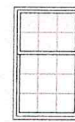
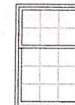
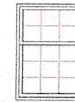


400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Table of Basic Unit Sizes Scale 1/8" = 1'-0" (1:96)

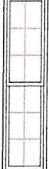








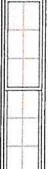
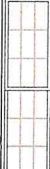
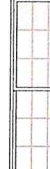


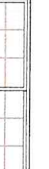



Unit Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
Minimum Rough Opening	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
Unobstructed Glass*	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)
3'-0 7/8"	(937)								
3'-0 7/8"	(937)								
13 15/16"	(354)								
TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210	
3'-4 7/8"	(1038)								
3'-4 7/8"	(1038)								
15 15/16"	(405)								
TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832	
3'-8 7/8"	(1140)								
3'-8 7/8"	(1140)								
17 15/16"	(456)								
TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836	
4'-0 7/8"	(1241)								
4'-0 7/8"	(1241)								
19 15/16"	(506)								
TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310	
4'-4 7/8"	(1343)								
4'-4 7/8"	(1343)								
21 15/16"	(557)								
TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842	
4'-8 7/8"	(1445)								
4'-8 7/8"	(1445)								
23 15/16"	(608)								
TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046 ♦	TW3446 ♦	TW3846 ♦	
5'-0 7/8"	(1546)								
5'-0 7/8"	(1546)								
25 15/16"	(659)								
TW18410	TW20410	TW24410	TW26410	TW28410	TW210410 ♦	TW30410 ♦	TW34410 ♦	TW38410 ♦	
5'-4 7/8"	(1648)								
5'-4 7/8"	(1648)								
27 15/16"	(710)								
TW1852	TW2052	TW2452	TW2652	TW2852 ♦	TW21052 ♦	TW3052 ♦	TW3452 ♦	TW3852 ♦	
5'-8 7/8"	(1749)								
5'-8 7/8"	(1749)								
29 15/16"	(760)								
TW1856	TW2056	TW2456	TW2656 ♦	TW2856 ♦	TW21056 ♦	TW3056 ♦	TW3456 ♦	TW3856 ♦	
6'-0 7/8"	(1851)								
6'-0 7/8"	(1851)								
31 15/16"	(811)								
TW18510	TW20510	TW24510 ♦	TW26510 ♦	TW28510 ♦	TW210510 ♦	TW30510 ♦	TW34510 ♦	TW38510 ♦	
6'-4 7/8"	(1953)								
6'-4 7/8"	(1953)								
33 15/16"	(862)								
TW1862	TW2062	TW2462 ♦	TW2662 ♦	TW2862 ♦	TW21062 ♦	TW3062 ♦	TW3462 ♦	TW3862 ♦	

Cottage Style Units
Available for these heights, in all widths. Contact dealer for lead times.



400 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

Table of Basic Unit Sizes — Continued Scale $\frac{1}{8}" = 1'-0"$ (1:96)

Unit Dimension	1'-9 $\frac{5}{8}"$ (549)	2'-1 $\frac{5}{8}"$ (651)	2'-5 $\frac{5}{8}"$ (752)	2'-7 $\frac{5}{8}"$ (803)	2'-9 $\frac{5}{8}"$ (854)	2'-11 $\frac{5}{8}"$ (905)	3'-1 $\frac{5}{8}"$ (956)	3'-5 $\frac{5}{8}"$ (1057)	3'-9 $\frac{5}{8}"$ (1159)
Minimum Rough Opening	1'-10 $\frac{1}{8}"$ (562)	2'-2 $\frac{1}{8}"$ (664)	2'-6 $\frac{1}{8}"$ (765)	2'-8 $\frac{1}{8}"$ (816)	2'-10 $\frac{1}{8}"$ (867)	3'-0 $\frac{1}{8}"$ (917)	3'-2 $\frac{1}{8}"$ (968)	3'-6 $\frac{1}{8}"$ (1070)	3'-10 $\frac{1}{8}"$ (1172)
Unobstructed Glass*	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)
7'-4 $\frac{7}{8}"$ (2257) 7'-4 $\frac{7}{8}"$ (2257) 39 $\frac{15}{16}"$ (1014)									
	TW1872	TW2072 ♦	TW2472 ♦	TW2672 ♦	TW2872 ♦	TW21072 ♦	TW3072 ♦	TW3472 ♦	TW3872 ♦
7'-8 $\frac{7}{8}"$ (2359) 7'-8 $\frac{7}{8}"$ (2359) 41 $\frac{15}{16}"$ (1065)									
	TW1876	TW2076 ♦	TW2476 ♦	TW2676 ♦	TW2876 ♦	TW21076 ♦	TW3076 ♦	TW3476 ♦	TW3876 ♦

- * Unobstructed glass height is for single sash only.
- ♦ These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24".
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- "Unit Dimension" always refers to outside frame to frame dimension.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.
- 7'-4 $\frac{7}{8}"$ and 7'-8 $\frac{7}{8}"$ height units have interior and exterior brackets. The interior brackets, located on each side of the check rail, must be flipped up for proper product performance.
- 7'-4 $\frac{7}{8}"$ and 7'-8 $\frac{7}{8}"$ height units must be joined vertically with Andersen reinforced joining materials.

NORTH

STATE STREET

CURB LINE

EXISTING SIDEWALK

D.H.(fnd) 90° 54' 00" 73.20'(cal) 89° 05' 23" D.H.(fnd) 50' D.H.(fnd)

PLAT 12
LOT 16

EXISTING HOUSE
#98-100 STATE
STREET

PLAT 14
LOT 14
AREA: 10,052 S.F

PLAT 14
LOT 12

GARAGE

4' STOCKADE FENCE

WOODEN
FENCE POST

SPIKE(fnd)

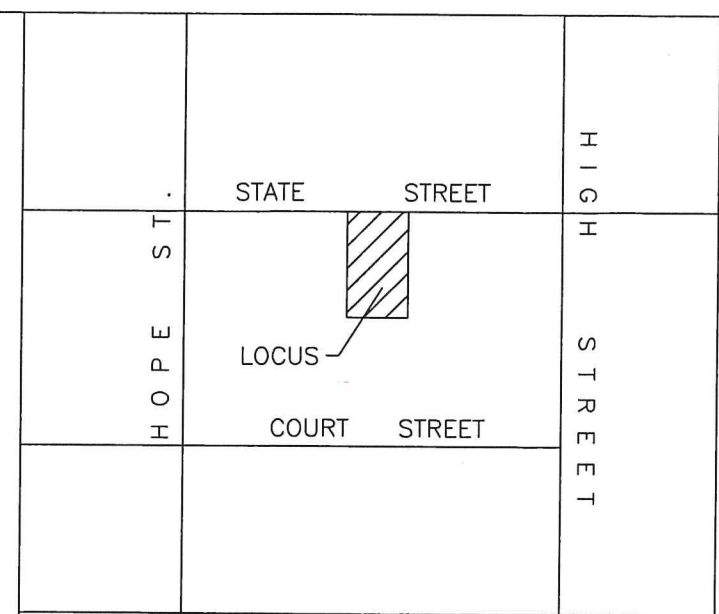
60'

STOCKADE FENCE

PLAT 14
LOT 15

PLAT 14
LOT 13

Y
A
W
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E



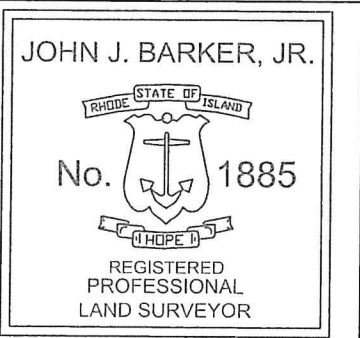
LOCATION MAP

PLAT 14 LOT 14
LAND EVIDENCE BOOK 541 PAGE 299

LEGEND

- I.R. IRON ROD
- D.H. DRILL HOLE
- (cal) CALCULATED DISTANCE

CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON 3/10/2021 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN IS AS FOLLOWS: PERIMETER SURVEY.

JOHN J. BARKER, JR PLS #1885
C.O.A # LS-A302

S I T E P L A N

for

John E. Gifford

98-100 STATE STREET BRISTOL R.I. 02809 PLAT 14 LOT 14

SCALE 1"=50' DATE 3/10/2021 DWN BY: JJB DWG # 210303-861

**HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
HISTORIC DISTRICT COMMISSION SET
NOT FOR CONSTRUCTION
13 MARCH 2023**

DRAWING LIST	
Sheet Number	Sheet Name
01 - GENERAL	
G0 00	COVER
G0 01	PROJECT INFORMATION
G1 00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
EX1 00	EXISTING BASEMENT FLOOR PLAN
EX1 01	EXISTING FIRST FLOOR PLAN
EX1 02	EXISTING SECOND FLOOR PLAN
EX1 03	EXISTING THIRD FLOOR PLAN
EX1 04	EXISTING ROOF PLAN
EX3 01	EXISTING EXTERIOR ELEVATIONS
EX3 02	EXISTING EXTERIOR ELEVATIONS
EX12 01	EXISTING 3D VIEWS
04 - PROPOSED	
A1 00	BASEMENT FLOOR PLAN
A1 01	FIRST FLOOR PLAN
A1 02	SECOND FLOOR PLAN
A1 03	THIRD FLOOR PLAN
A1 04	ROOF PLAN
A3 01	NORTH ELEVATION
A3 02	WEST ELEVATION
A3 03	SOUTH ELEVATION
A3 04	EAST ELEVATION
A9 10	DOOR & WINDOW TYPES & SCHEDULES
A12 01	EXTERIOR 3D VIEWS
A12 03	EXTERIOR RENDERING



MECHANICAL,
ELECTRICAL,
AND PLUMBING

TO BE
PERMITTED
DESIGN BUILD



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING

495 Hope Street STE 2B
Bristol, RI

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2022 Pacific-Visions Studio LLC

PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
98 STATE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR: CLIENT REVIEW

NOT FOR CONSTRUCTION

3 MARCH 2023

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]

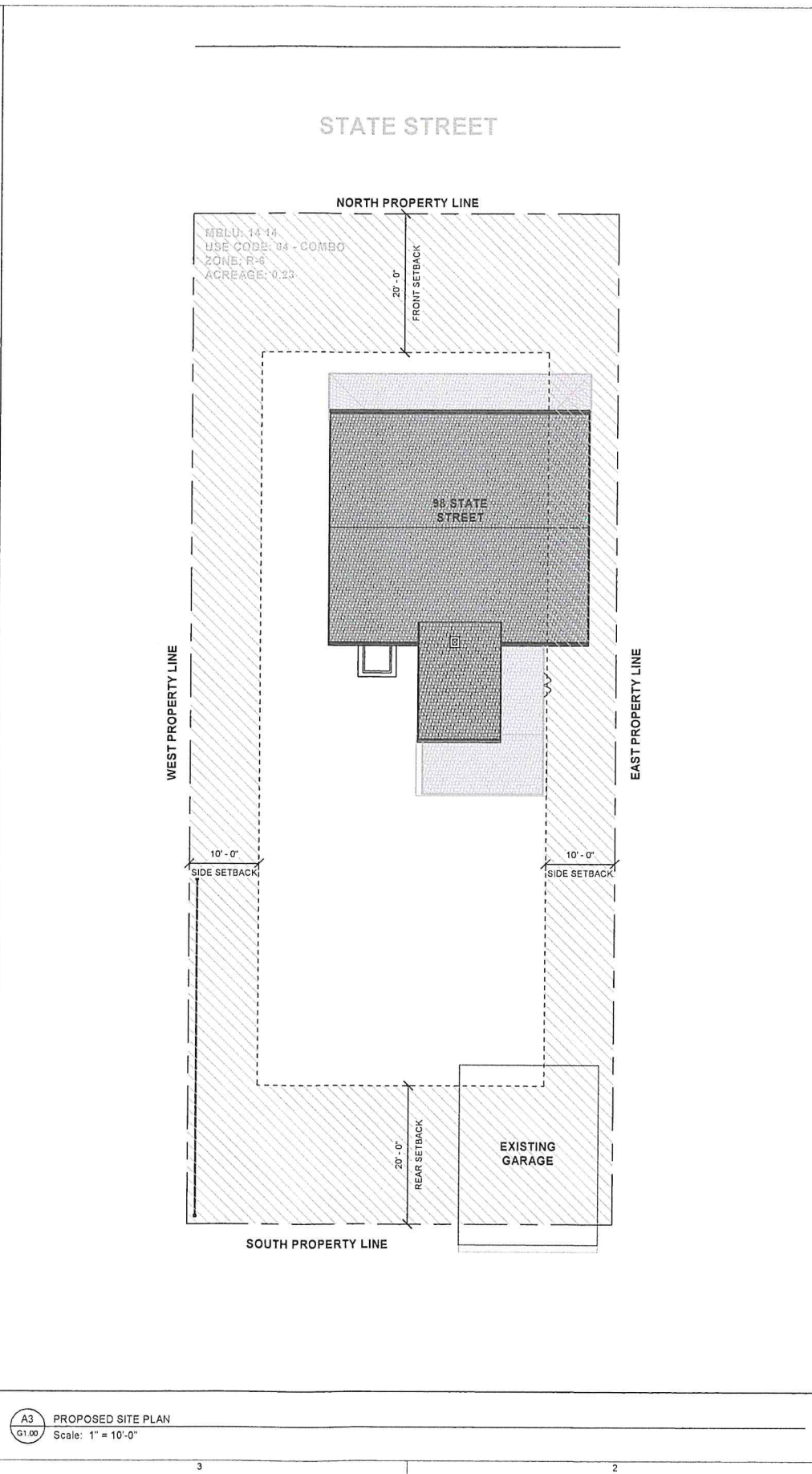
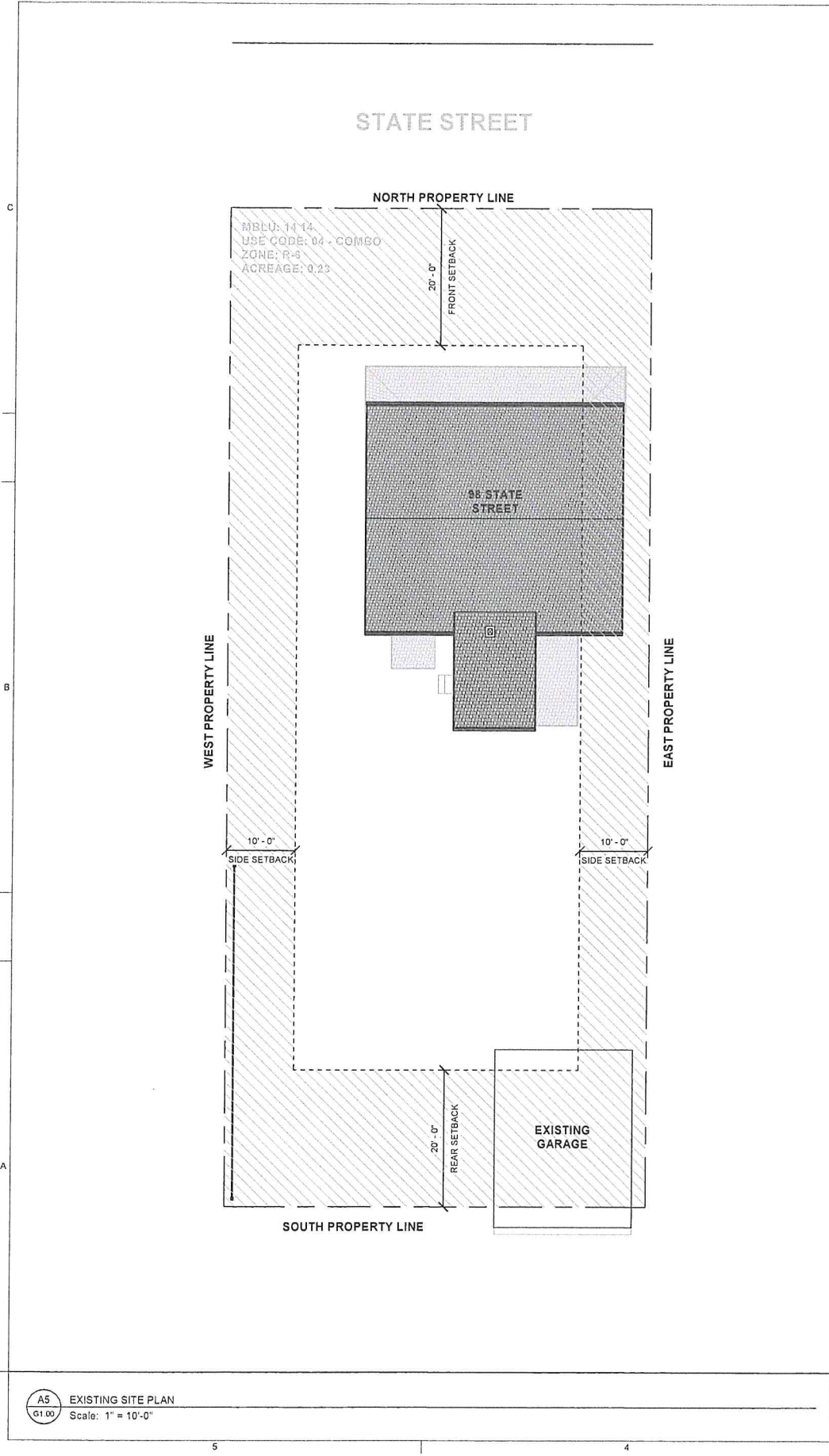
OVER

RAWN BY: TM

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

G0.00

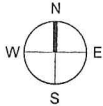


ZONING SUMMARY

MBLU	14 14		
USE CODE	04 - COMBO		
DESIGNATED ZONE	R-6		
DISTRICT	RESIDENTIAL		
NEIGHBORHOOD	C13		
FLOATING OVERLAY	N/A		
USE	COMBINATION		
ACREAGE	0.23		
YEAR BUILT	1802		
BUILDING STYLE	MIXED USE		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (FT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	16	20
BUILDING HEIGHT (FT.)	35	29	29
BUILDING STORIES	3	2.5	2.5
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	50	84	60
PARKING	2	2	2
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	20	10	20

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

NORTH ARROW



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PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
BRISTOL, RHODE ISLAND, 02803

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
13 MARCH 2023

HISTORIC DISTRICT COMMISSION SET

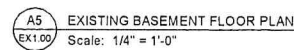
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REVISIONS

ZONING PLANS & SUMMARY

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

G1.00



 EXISTING
 DEMOLISHED
 NEW CONSTRUCTION

EX1.00

- 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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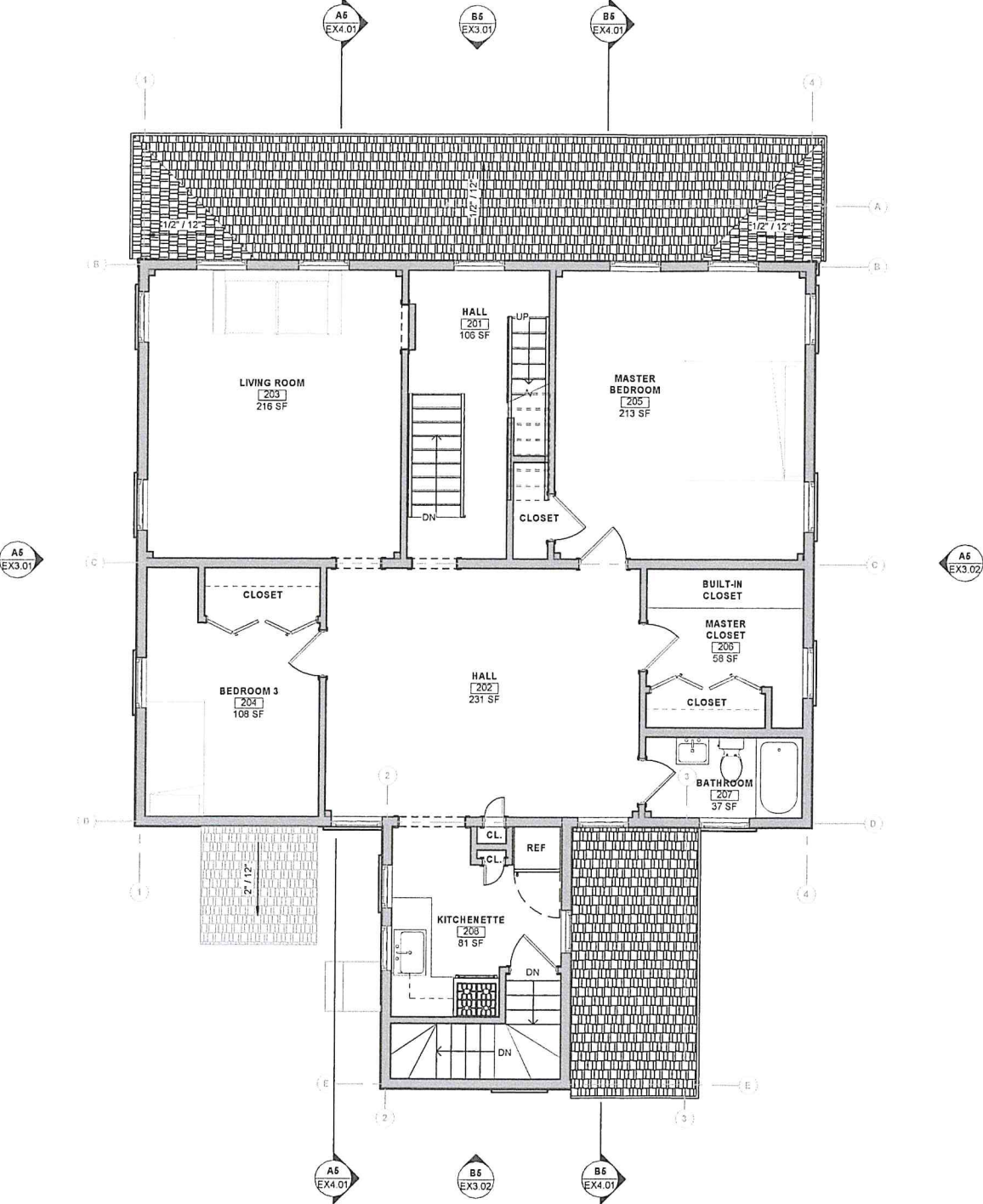
HISTORIC DISTRICT COMMISSION SET
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REVISIONS	

EXISTING SECOND FLOOR PLAN

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

EX1.02



NORTH ARROW

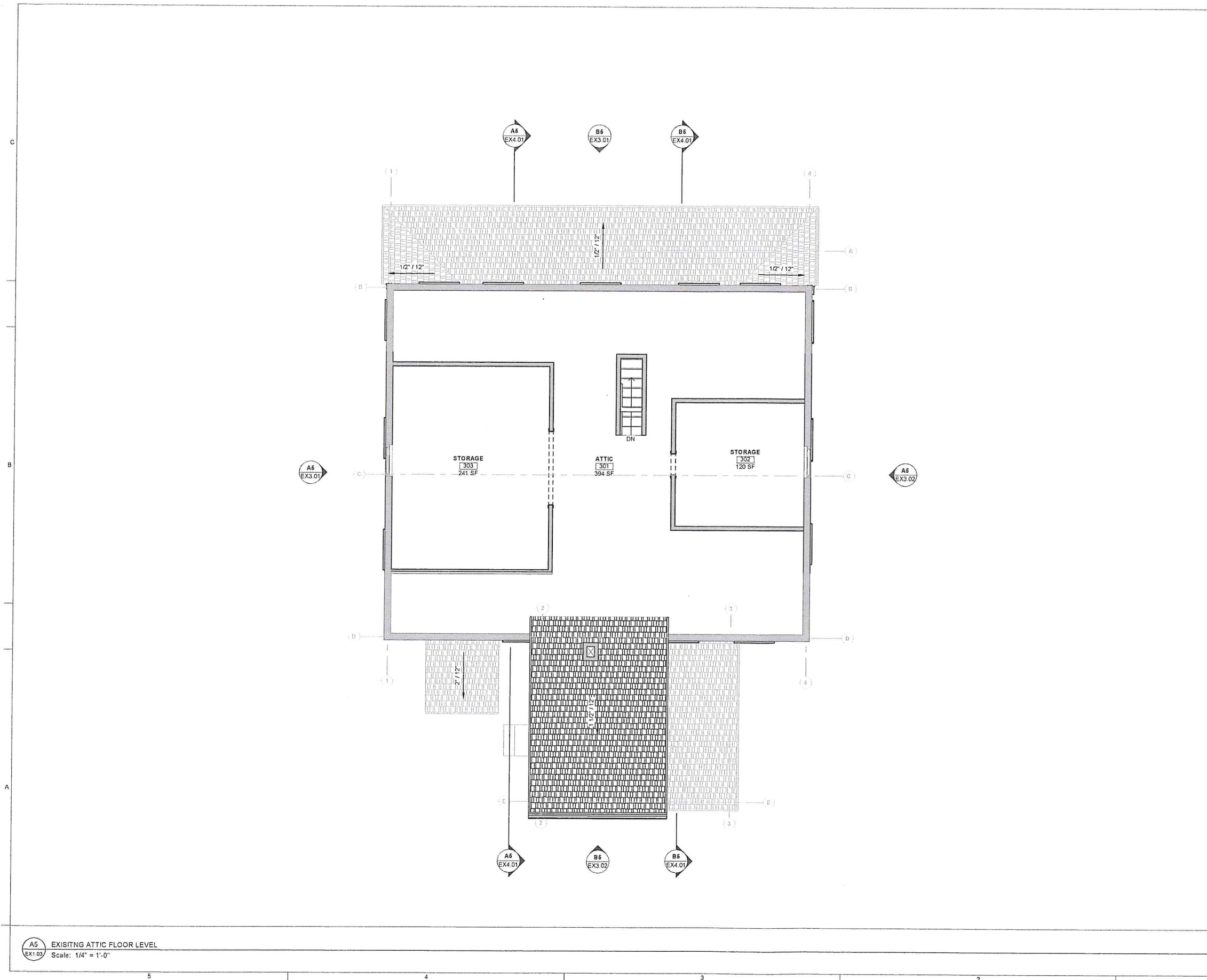
WALL TYPE LEGEND

EXISTING

DEMOLISHED

NEW CONSTRUCTION

A5/EX1.02 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



- GENERAL NOTES
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NORTH ARROW

WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION

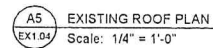
REVISIONS	

EXISTING THIRD FLOOR PLAN

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

EX1.03

A5 EX1.03 EXISTING ATTIC FLOOR LEVEL
Scale: 1/4" = 1'-0"



- EX1.04

HISTORIC RESTORATION AND RENOVATION OF:
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98 STATE STREET
BRISTOL, RHODE ISLAND, 02803

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structural members to be
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structural engineer.

[illegible]

EXISTING EXTERIOR ELEVATIONS

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

EX3.01



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



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



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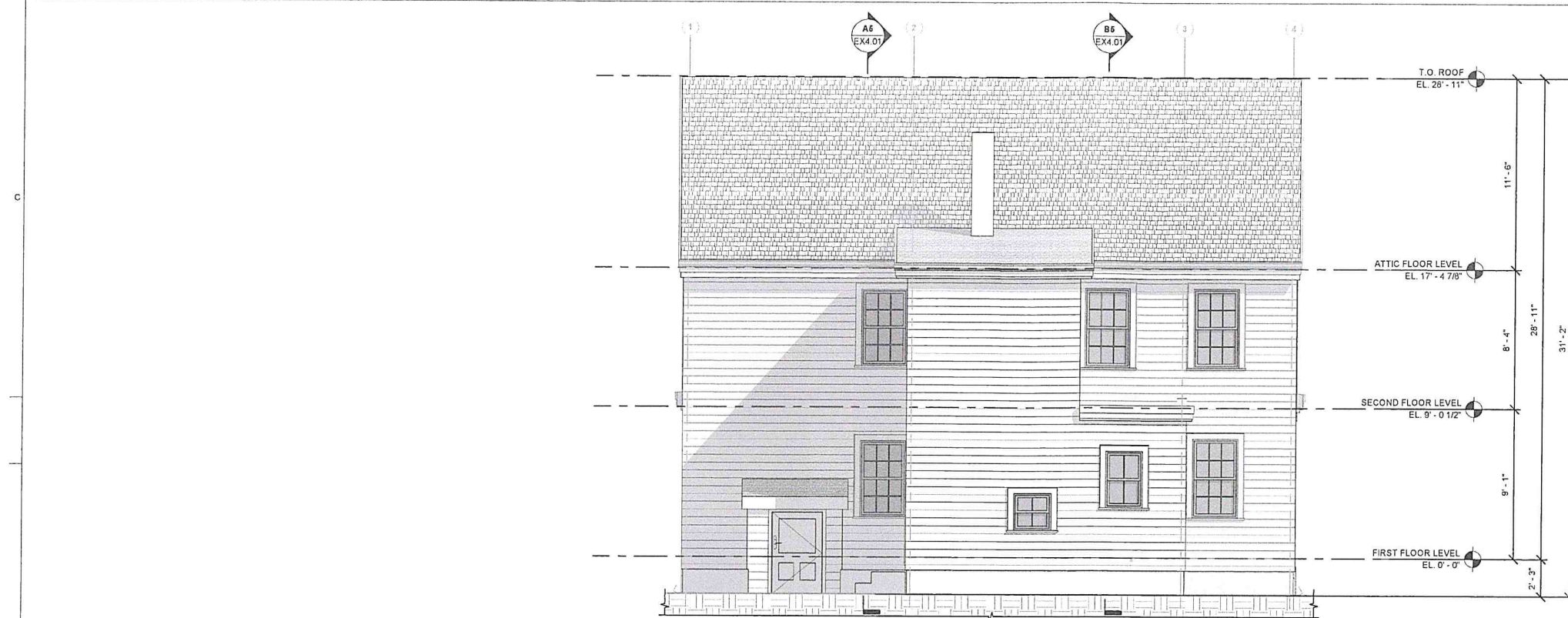
REVISIONS

NO.	DESCRIPTION	DATE

EXISTING EXTERIOR ELEVATIONS

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EX3.02



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



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

PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
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BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
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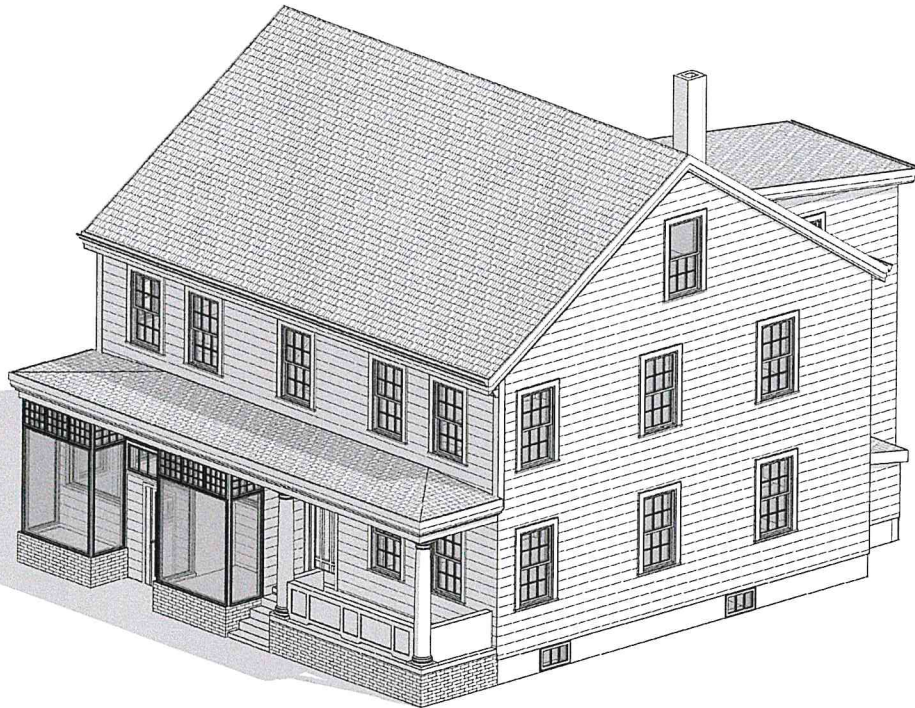
REVISIONS

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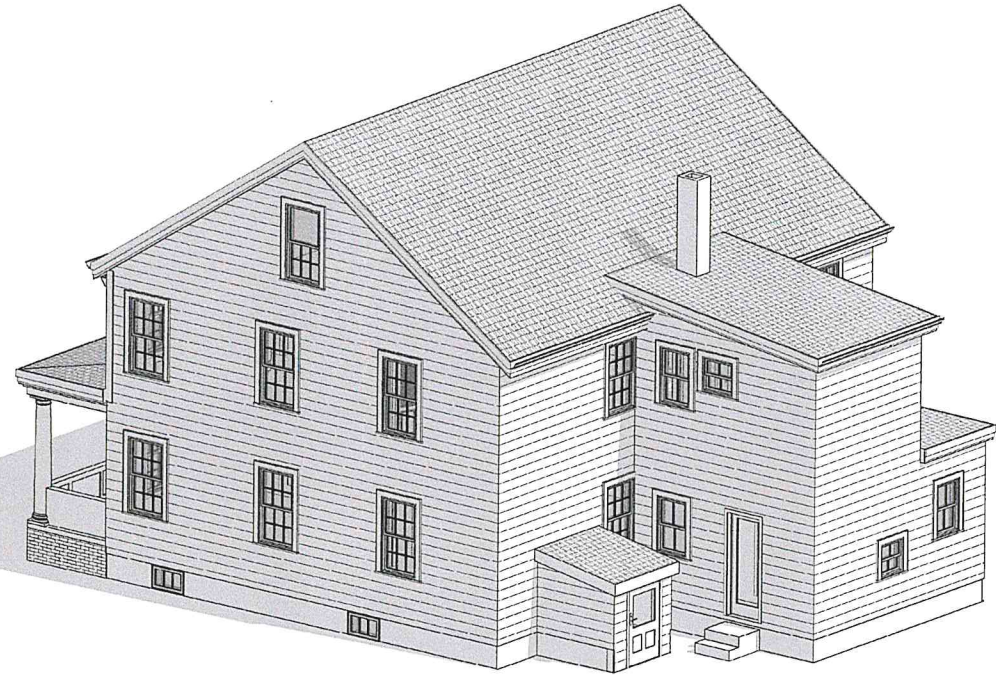
EXISTING 3D VIEWS

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

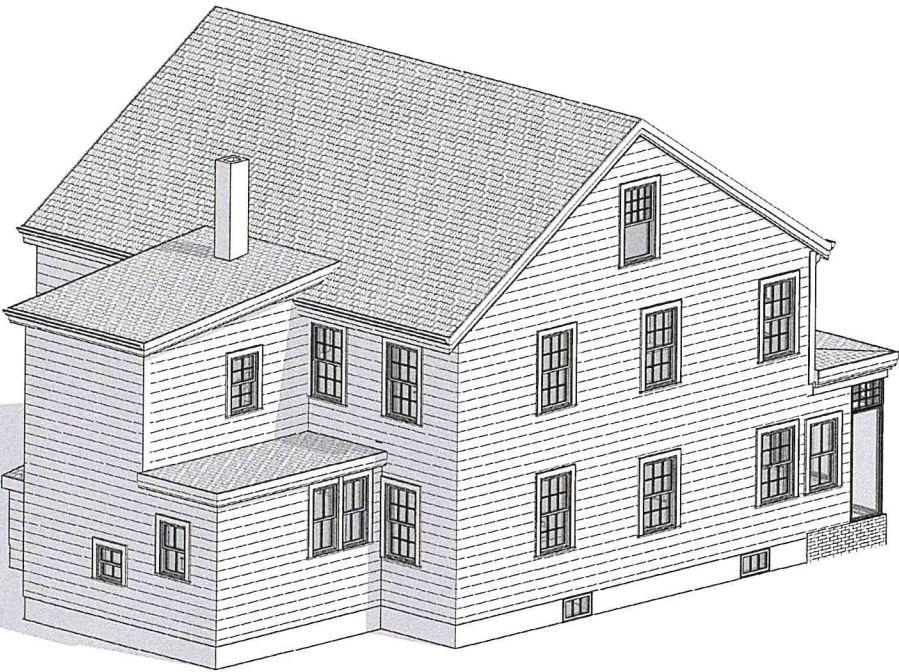
EX12.01



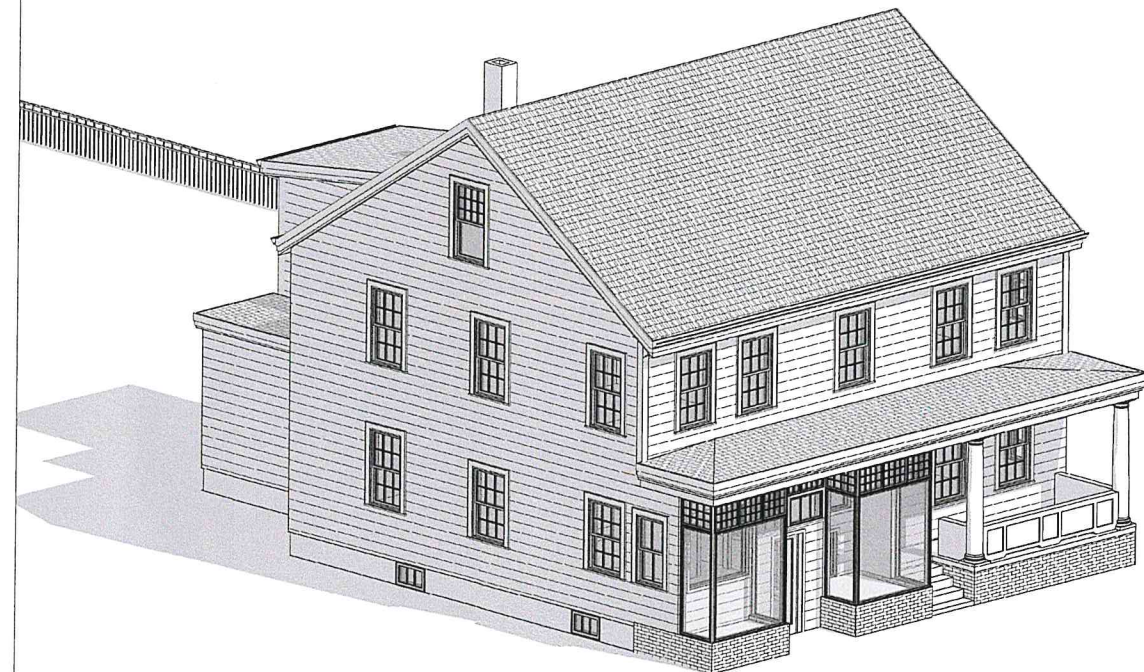
B5 EXISTING 3D VIEW 1
EX12.01 Scale:



B3 EXISTING 3D VIEW 2
EX12.01 Scale:



A5 EXISTING 3D VIEW 3
EX12.01 Scale:



A3 EXISTING 3D VIEW
EX12.01 Scale:

- GENERAL NOTES
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 - CONTRACTOR TO VERIFY ALL DIMENSIONS

- GENERAL SYMBOLS
- | | |
|--|--------------------------------------|
| PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| LIGHT SWITCH | ELECTRIC METER |
| DIMMER LIGHT SWITCH | GAS METER |
| THREE WAY LIGHT SWITCH | CABLE JACK |



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HISTORIC RESTORATION AND RENOVATION OF:
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98 STATE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
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13 MARCH 2023

HISTORIC DISTRICT COMMISSION SET

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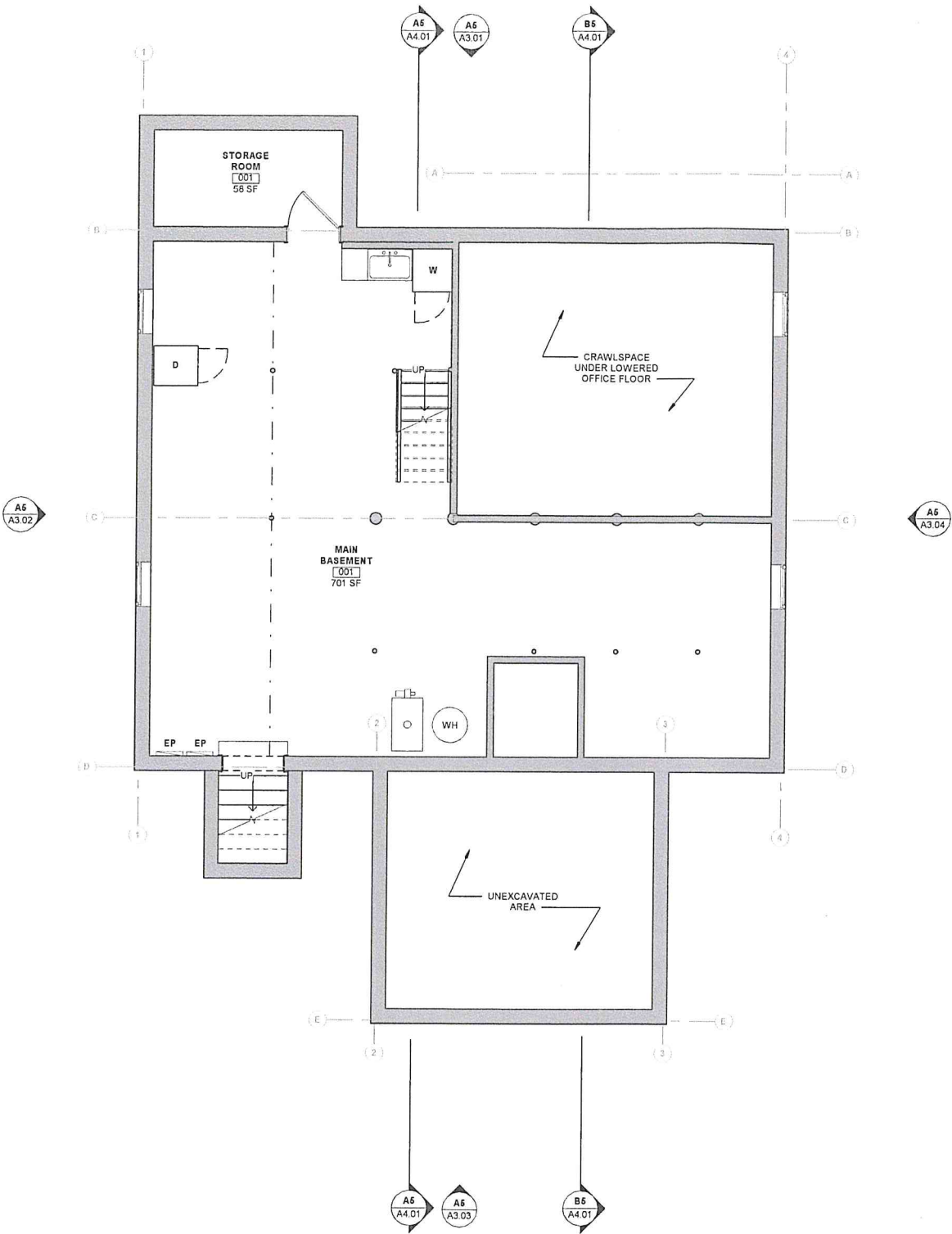
REVISIONS

NO.	DESCRIPTION	DATE

BASEMENT FLOOR PLAN

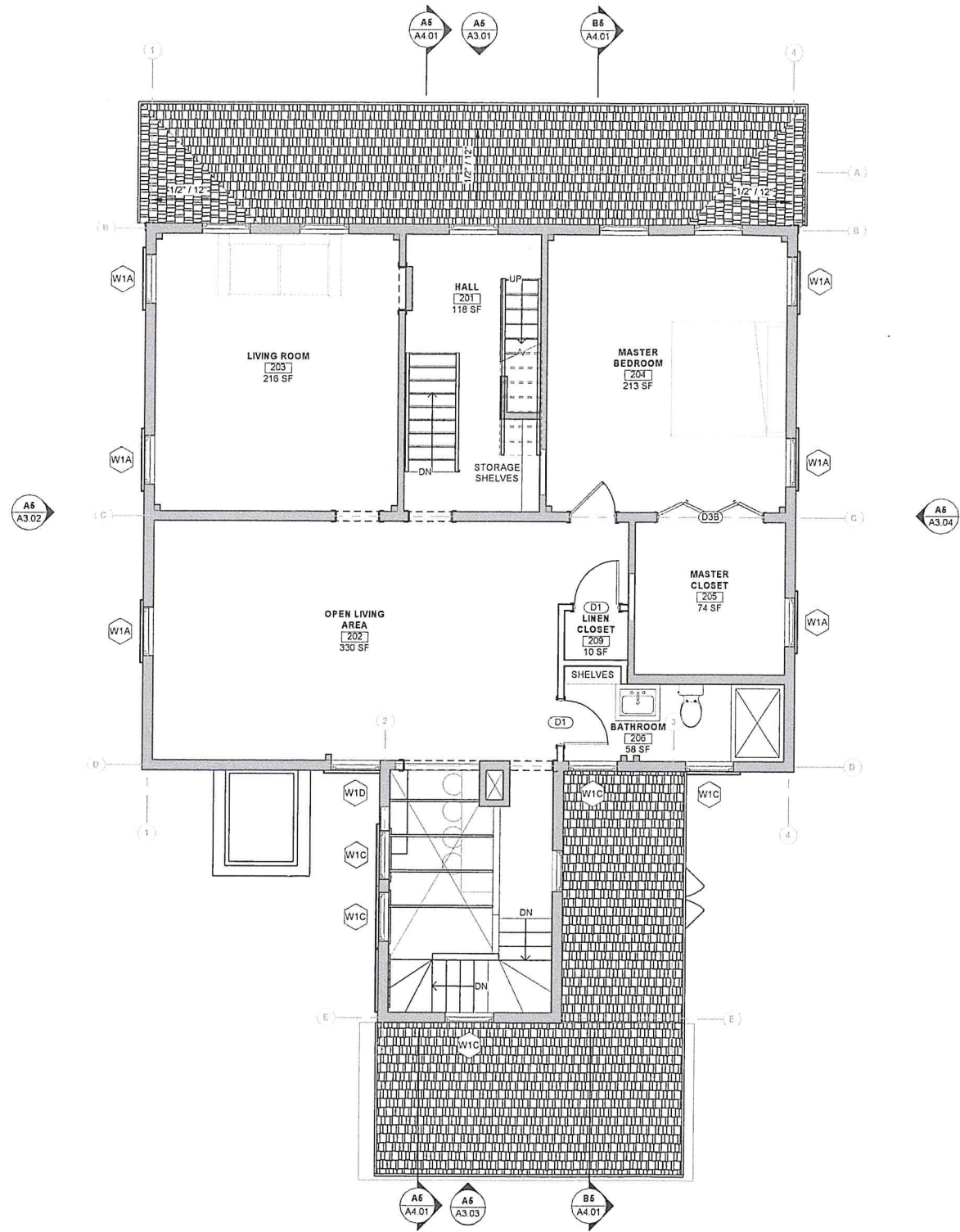
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CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A1.00



- NORTH ARROW
-
- WALL TYPE LEGEND
- | | |
|--|------------------|
| | EXISTING |
| | DEMOLISHED |
| | NEW CONSTRUCTION |

A5
A1.00
PROPOSED BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



A5
A1.02
PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

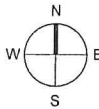
GENERAL NOTES

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- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

- | | |
|---|--------------------------------------|
| PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| LIGHT SWITCH | ELECTRIC METER |
| DIMMER LIGHT SWITCH | GAS METER |
| THREE WAY LIGHT SWITCH | CABLE JACK |

NORTH ARROW



WALL TYPE LEGEND

- | | |
|------------------|------------------|
| [Solid Grey Box] | EXISTING |
| [Hatched Box] | DEMOLISHED |
| [White Box] | NEW CONSTRUCTION |



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HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET

98 STATE STREET
BRISTOL, RHODE ISLAND, 02803

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR: CLIENT REVIEW

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13 MARCH 2023

HISTORIC DISTRICT COMMISSION SET

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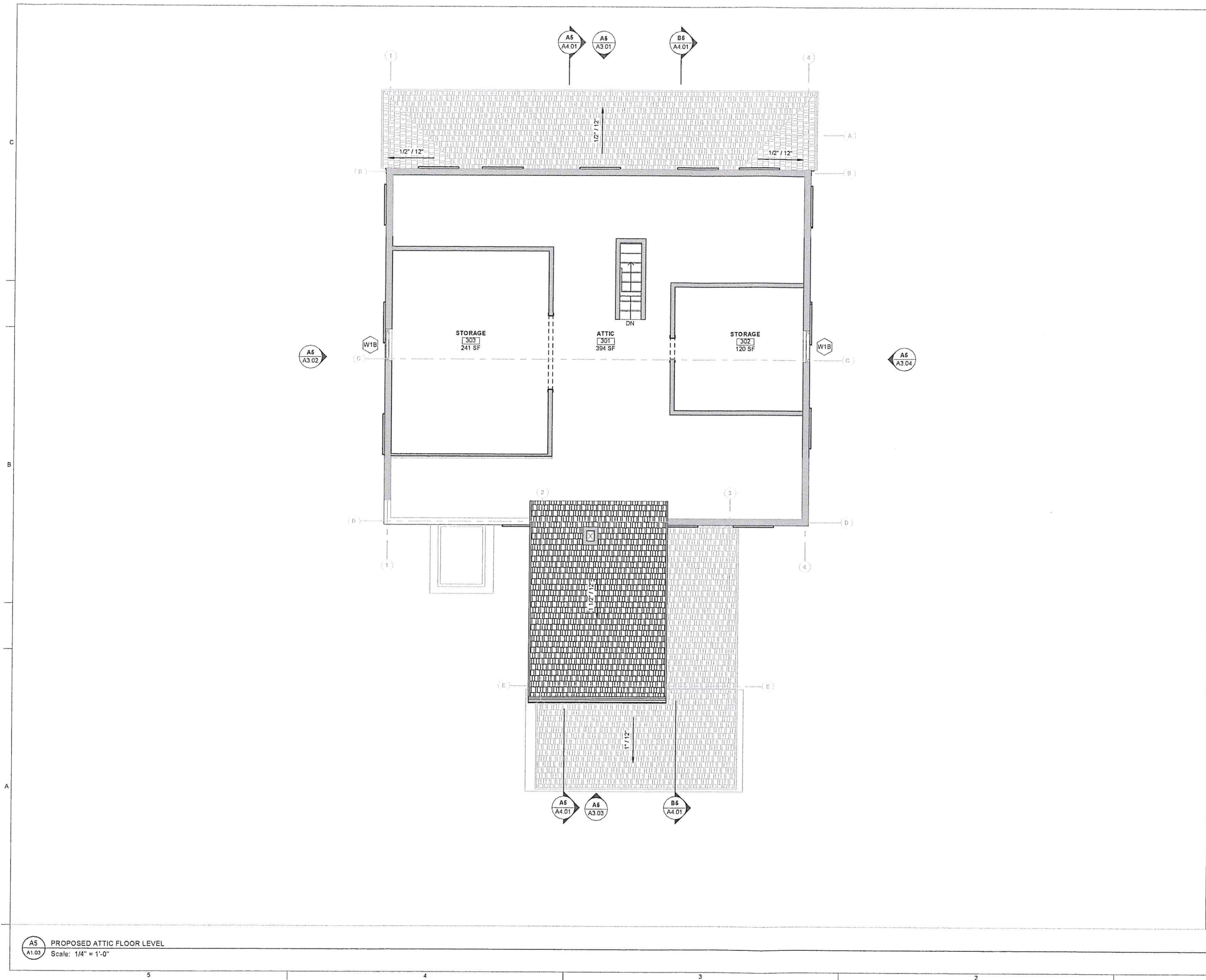
REVISIONS

NO.	DESCRIPTION	DATE

SECOND FLOOR PLAN

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

A1.02



- GENERAL NOTES**
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 - CONTRACTOR TO VERIFY ALL DIMENSIONS

- GENERAL SYMBOLS**
- | | |
|---|--------------------------------------|
| PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FANLIGHT COMBO VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| LIGHT SWITCH | ELECTRIC METER |
| DIMMER LIGHT SWITCH | GAS METER |
| THREE WAY LIGHT SWITCH | CABLE JACK |

NORTH ARROW

WALL TYPE LEGEND

	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION

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HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
98 STATE STREET
BRISTOL, RHODE ISLAND, 02803

HISTORIC DISTRICT COMMISSION SET
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13 MARCH 2023

HISTORIC DISTRICT COMMISSION SET

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REVISIONS

THIRD FLOOR PLAN

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

A1.03

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
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- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

PENDANT LIGHT FIXTURE	RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR	WATERPROOF DUPLEX RECEPTACLE
BATHROOM SCONCE LIGHT FIXTURE	GFI DUPLEX RECEPTACLE
EXTERIOR SCONCE LIGHT FIXTURE	COUNTER HEIGHT GFI DUPLEX RECEPTACLE
LIGHT SWITCH	ELECTRIC METER
DIMMER LIGHT SWITCH	GAS METER
THREE WAY LIGHT SWITCH	CABLE JACK

NORTH ARROW

WALL TYPE LEGEND

	EXISTING
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HISTORIC RESTORATION AND RENOVATION OF:

98 STATE STREET

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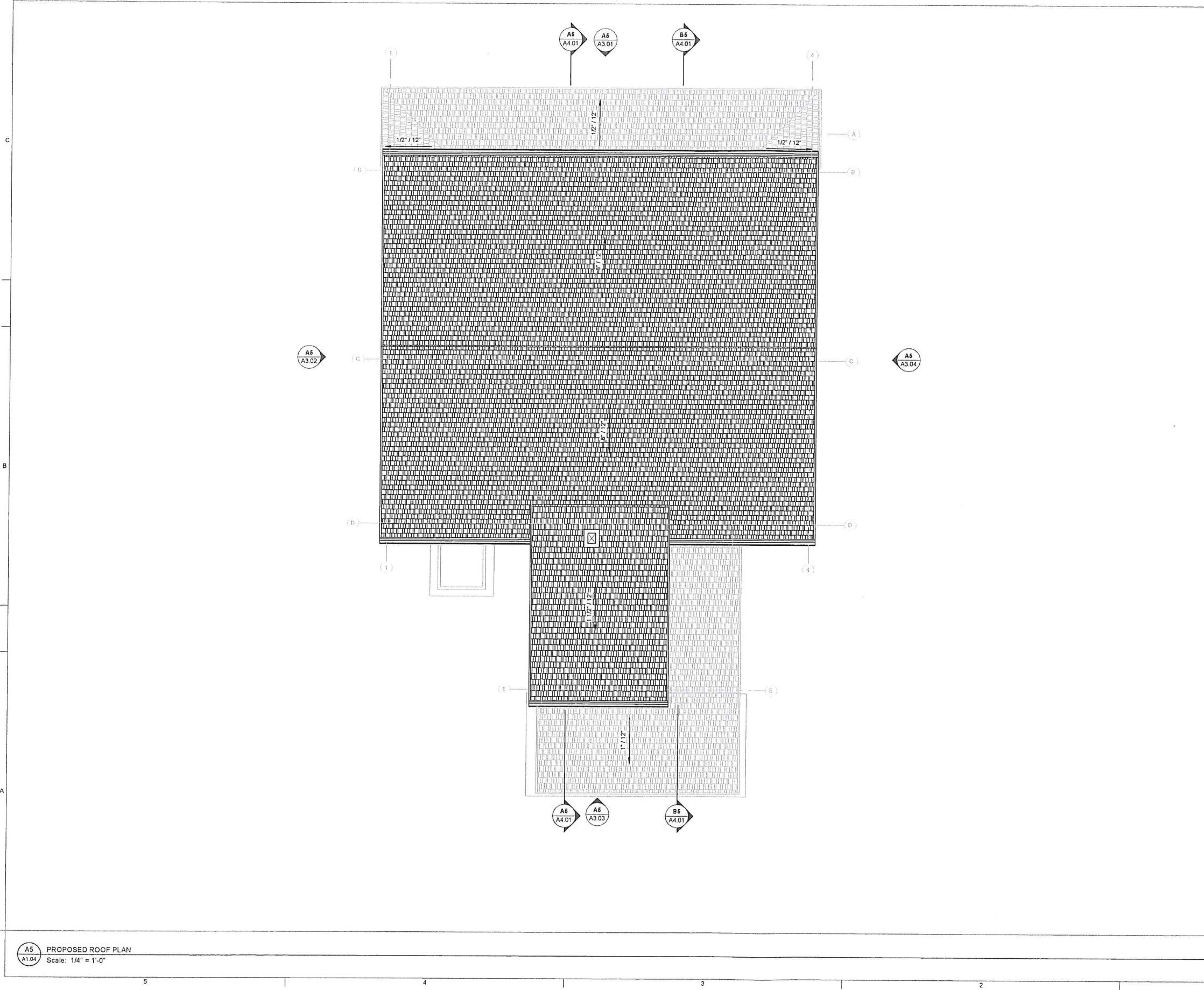
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REVISIONS	

ROOF PLAN

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CHECKED BY: VP
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A1.04



A5
A1.04
PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

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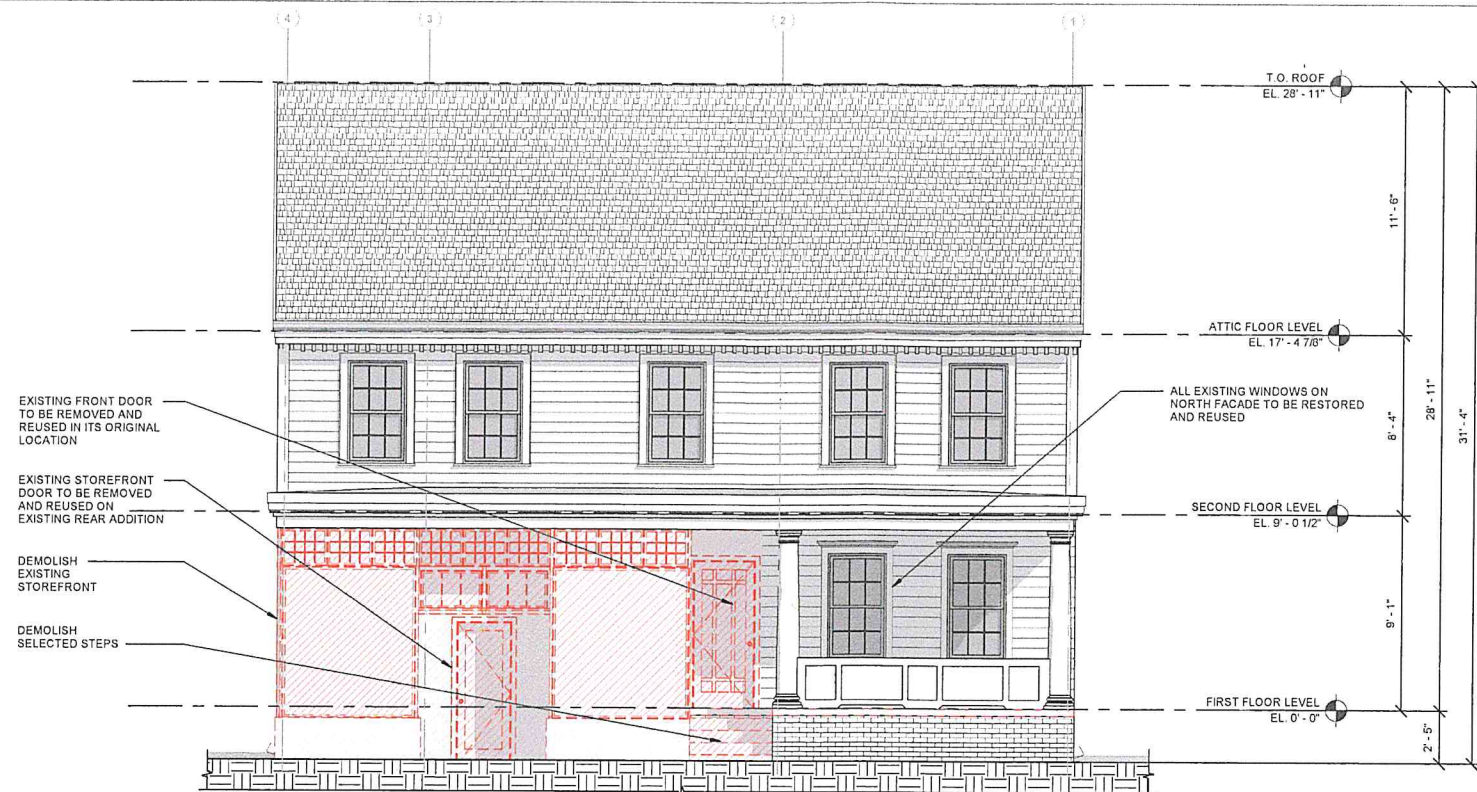
REVISIONS

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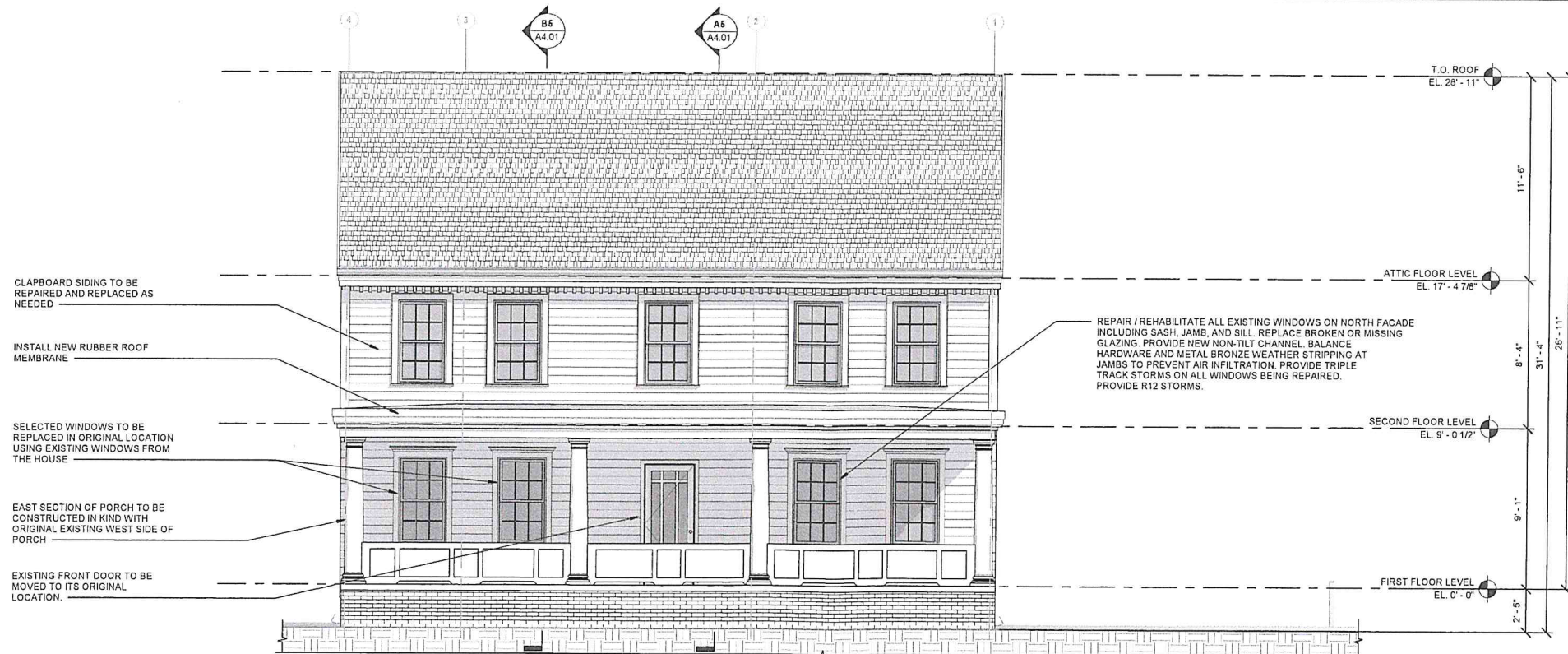
NORTH ELEVATION

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

A3.01



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



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



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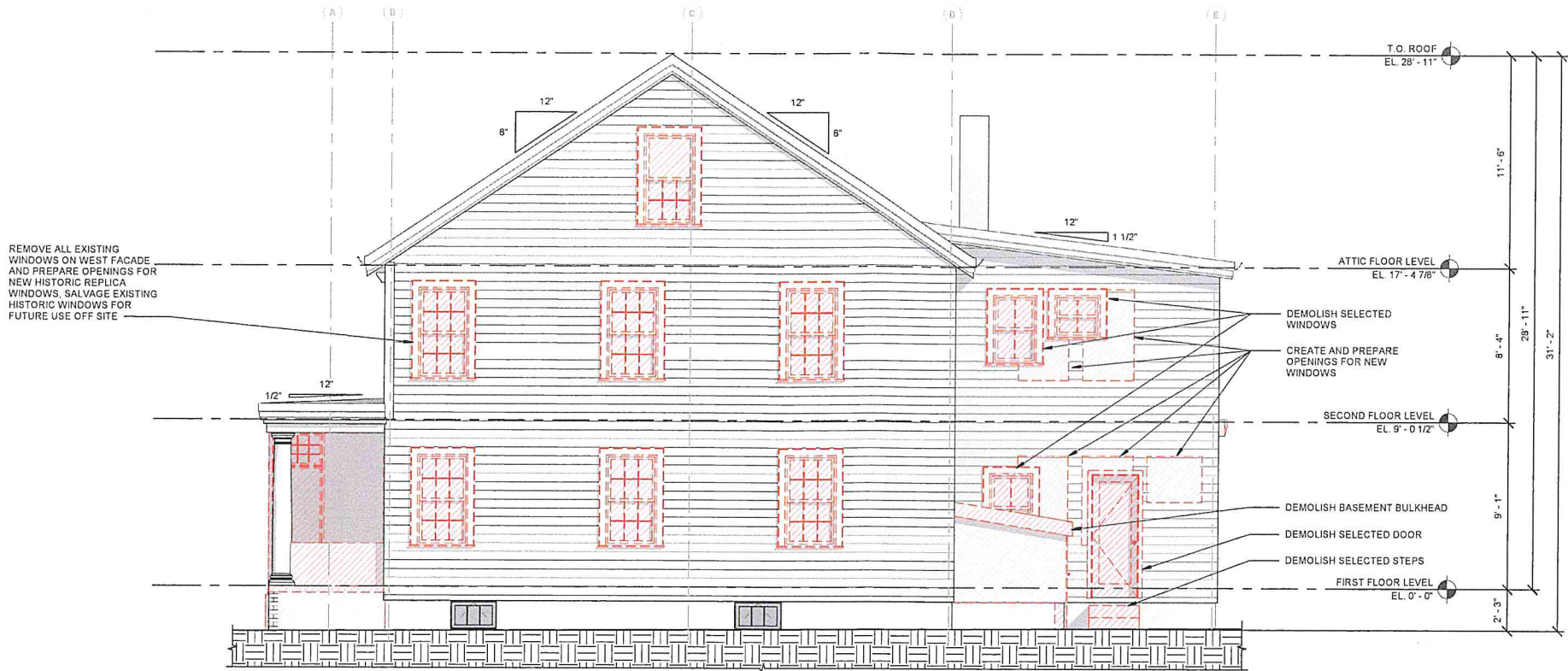
WEST ELEVATION

DRAWN BY: TM

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

A3.02



B5 HDC - DEMOLITION WEST EXTERIOR ELEVATION

A3.02 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED WEST EXTERIOR ELEVATION

A3.02 Scale: 1/4" = 1'-0"

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HISTORIC RESTORATION AND RENOVATION OF:
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HISTORIC DISTRICT COMMISSION SET

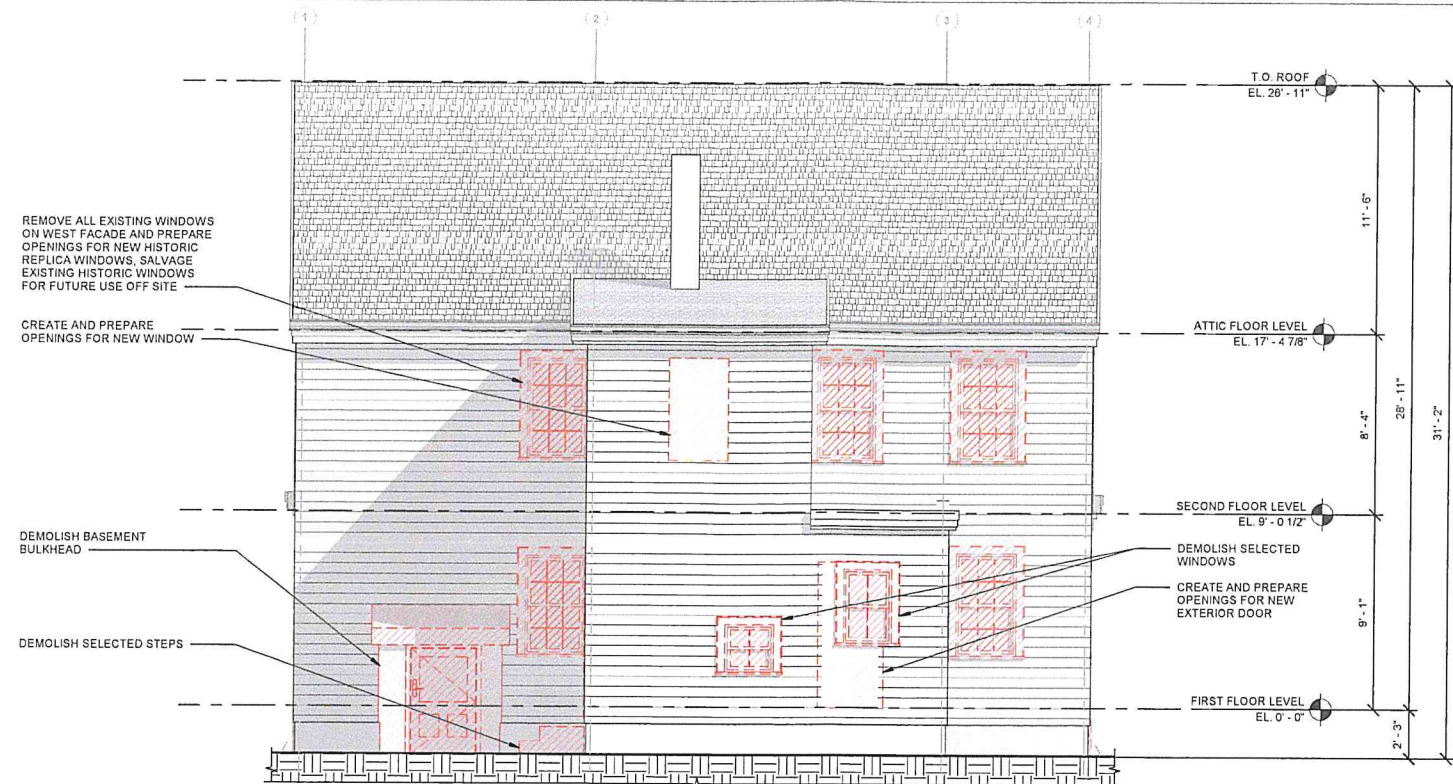
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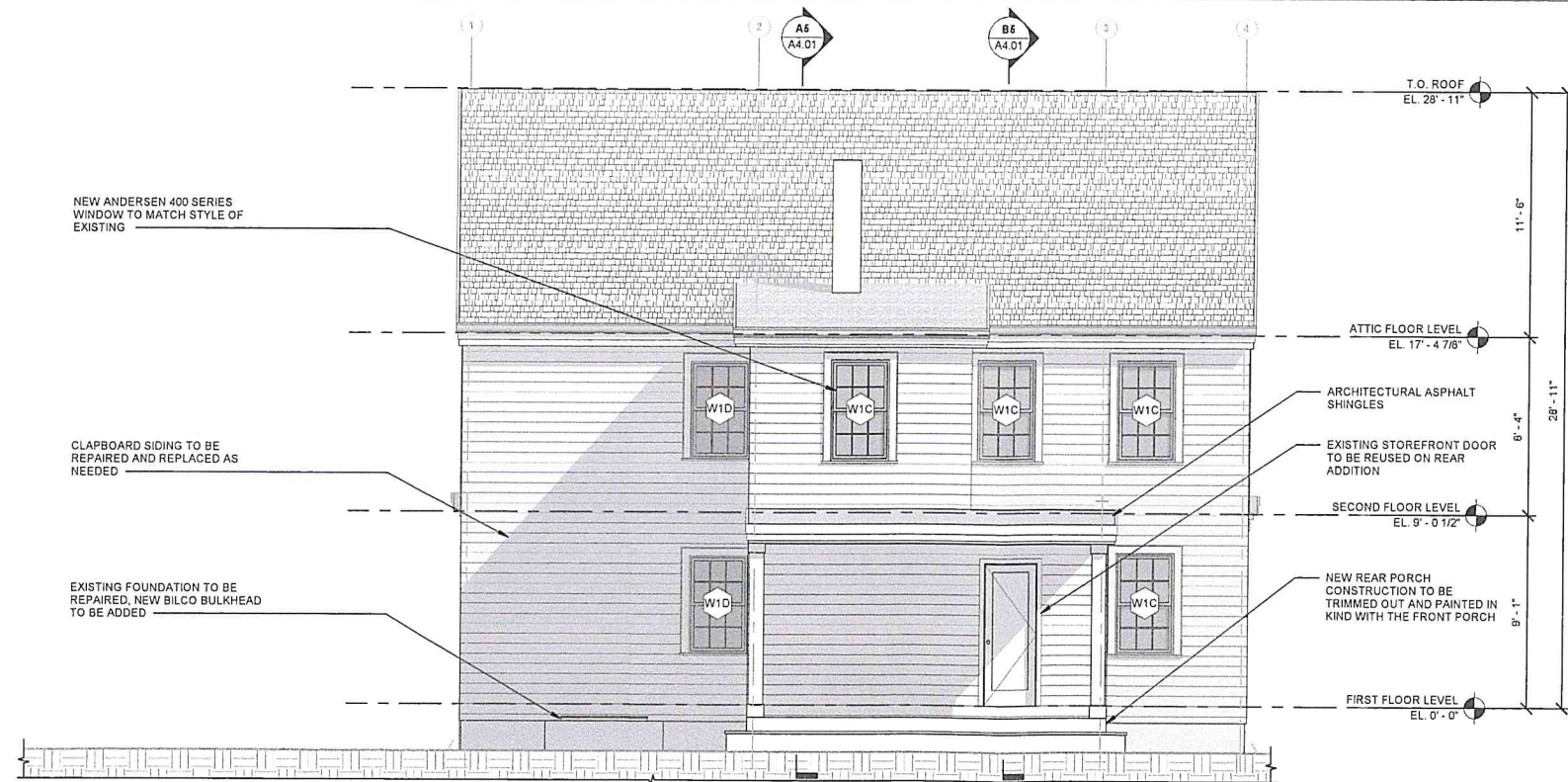
SOUTH ELEVATION

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

A3.03



B5 HDC - DEMOLITION SOUTH EXTERIOR ELEVATION
A3.03 Scale: 1/4" = 1'-0"



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



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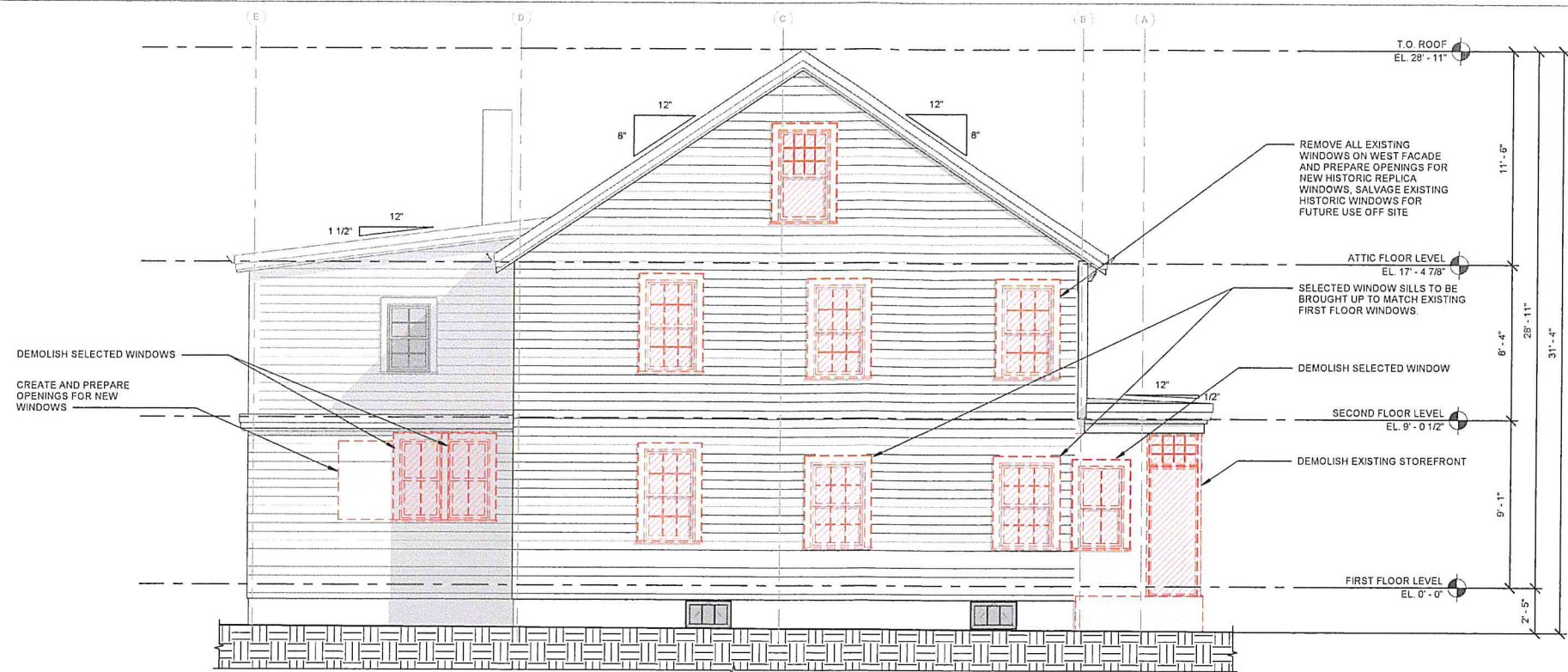
REVISIONS

NO.	DESCRIPTION

EAST ELEVATION

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

A3.04

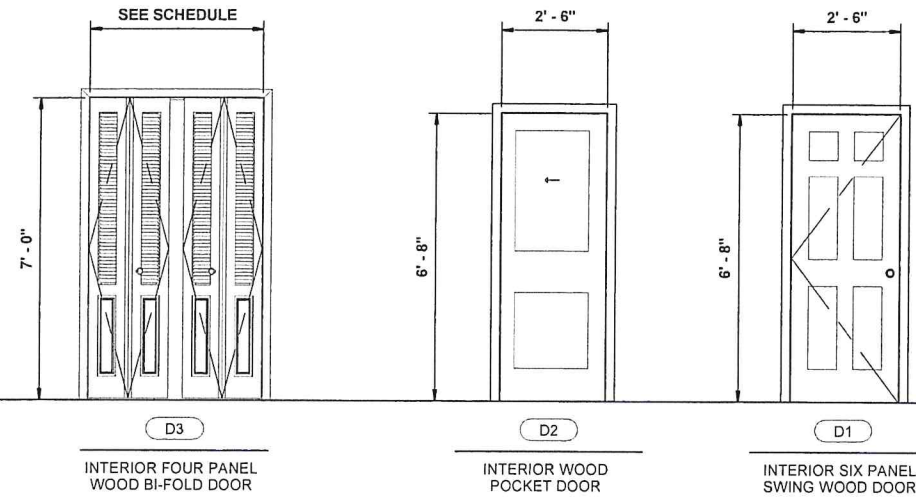


B5 HDC - DEMOLITION EAST EXTERIOR ELEVATION
A3.04 Scale: 1/4" = 1'-0"



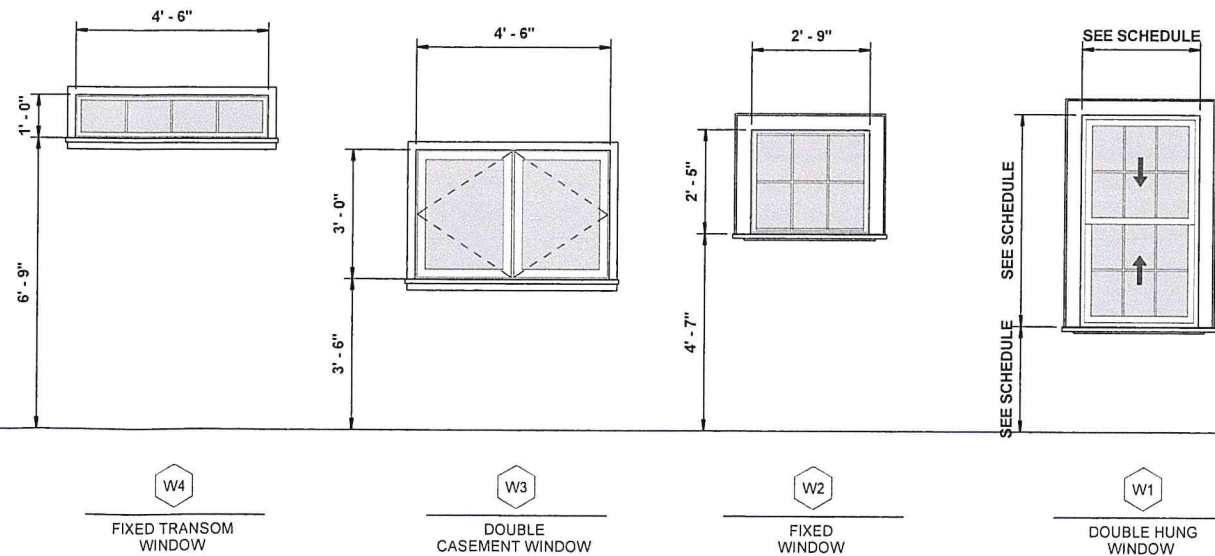
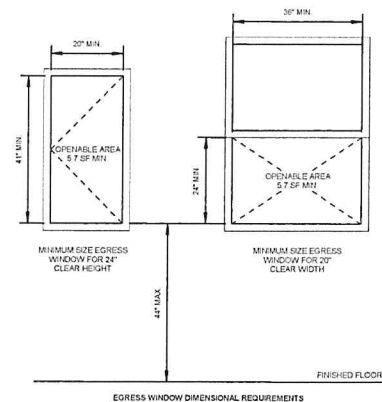
A5 HDC - PROPOSED EAST EXTERIOR ELEVATION
A3.04 Scale: 1/4" = 1'-0"

Proposed Door Schedule						
Level	Type Mark	Width	Height	Count	Rough Width	Rough Height
FIRST FLOOR LEVEL	D1	2' - 6"	6' - 8"	1	2' - 6"	6' - 9"
FIRST FLOOR LEVEL	D2	2' - 6"	6' - 8"	3	5' - 1"	7' - 0 1/2"
FIRST FLOOR LEVEL	D3A	4' - 0"	7' - 0"	1	4' - 1 1/2"	7' - 0 3/4"
SECOND FLOOR LEVEL	D1	2' - 6"	6' - 8"	2	2' - 6"	6' - 9"
SECOND FLOOR LEVEL	D3B	6' - 0"	7' - 0"	1	6' - 1 1/2"	7' - 0 3/4"
Grand total: 8						



PROPOSED DOOR TYPES
Scale: 1/2" = 1'-0"

Proposed Window Schedule									
Level	Type Mark	Type	Width	Height	Rough Width	Rough Height	Count	Sill Height	Head Height
FIRST FLOOR LEVEL	W1A	33" x 59"	2' - 9"	4' - 11"	2' - 9 1/2"	4' - 11 1/2"	6	<varies>	<varies>
FIRST FLOOR LEVEL	W1C	33" x 57"	2' - 9"	4' - 9"	2' - 9 1/2"	4' - 9 1/2"	3	<varies>	<varies>
FIRST FLOOR LEVEL	W2	33" x 29"	2' - 9"	2' - 5"	2' - 9 1/2"	2' - 5 1/2"	1	4' - 7"	7' - 0"
FIRST FLOOR LEVEL	W3	54" x 42"	4' - 6"	3' - 0"	4' - 6 1/2"	3' - 0 1/2"	1	3' - 6"	6' - 6"
FIRST FLOOR LEVEL	W4	54" x 12"	4' - 6"	1' - 0"	4' - 6 1/2"	1' - 0 1/2"	1	6' - 9"	7' - 9"
SECOND FLOOR LEVEL	W1A	33" x 59"	2' - 9"	4' - 11"	2' - 9 1/2"	4' - 11 1/2"	6	<varies>	<varies>
SECOND FLOOR LEVEL	W1C	33" x 57"	2' - 9"	4' - 9"	2' - 9 1/2"	4' - 9 1/2"	5	<varies>	<varies>
SECOND FLOOR LEVEL	W1D	34" x 57"	2' - 9"	4' - 7"	2' - 9 1/2"	4' - 7 1/2"	1	2' - 6"	7' - 1"
ATTIC FLOOR LEVEL	W1B	32" x 48"	2' - 9"	4' - 11"	2' - 9 1/2"	4' - 11 1/2"	2	2' - 3"	7' - 2"
Grand total: 26									



PROPOSED WINDOW TYPES
Scale: 1/2" = 1'-0"



PACIFIC-VISIONS STUDIO LLC
RESIDENTIAL DESIGN & CONSULTING
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PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
98 STATE STREET
BRISTOL, RHODE ISLAND, 02803

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
13 MARCH 2023

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

NO.	DESCRIPTION	DATE

DOOR & WINDOW TYPES & SCHEDULES

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

A9.10



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PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:
98 STATE STREET
98 STATE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR: CLIENT REVIEW
NOT FOR CONSTRUCTION
13 MARCH 2023

HISTORIC DISTRICT
COMMISSION SET

This drawing set is for review,
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structural engineer.

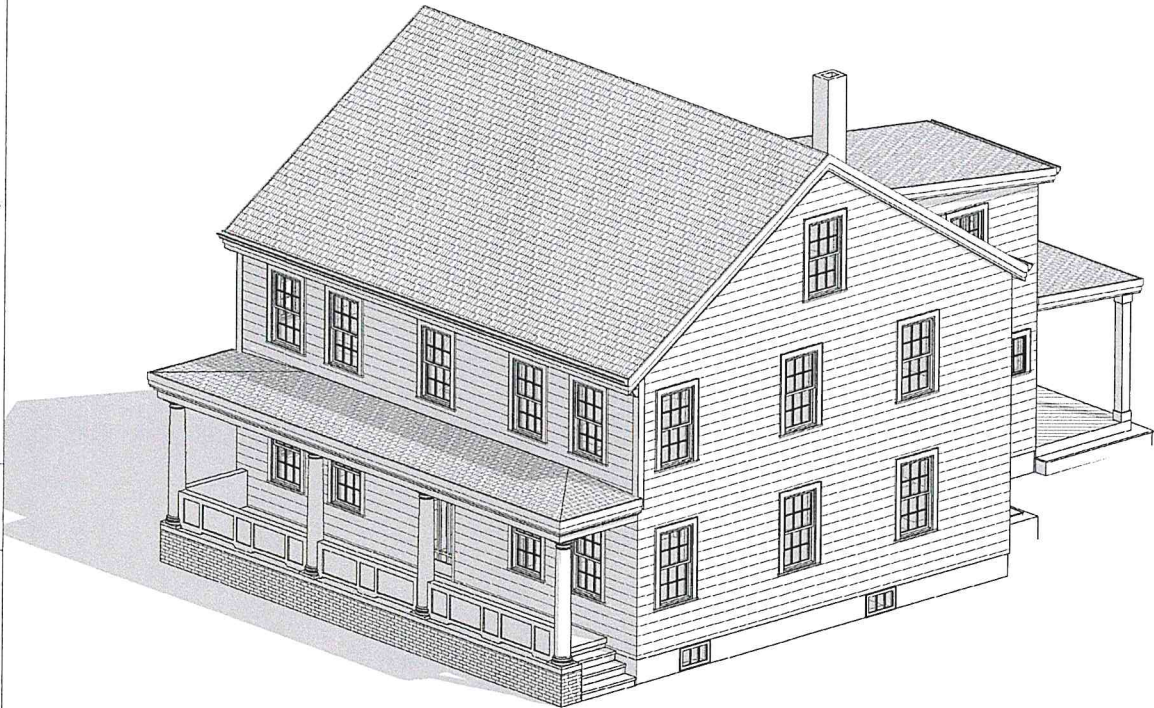
REVISIONS

NO.	DESCRIPTION	DATE

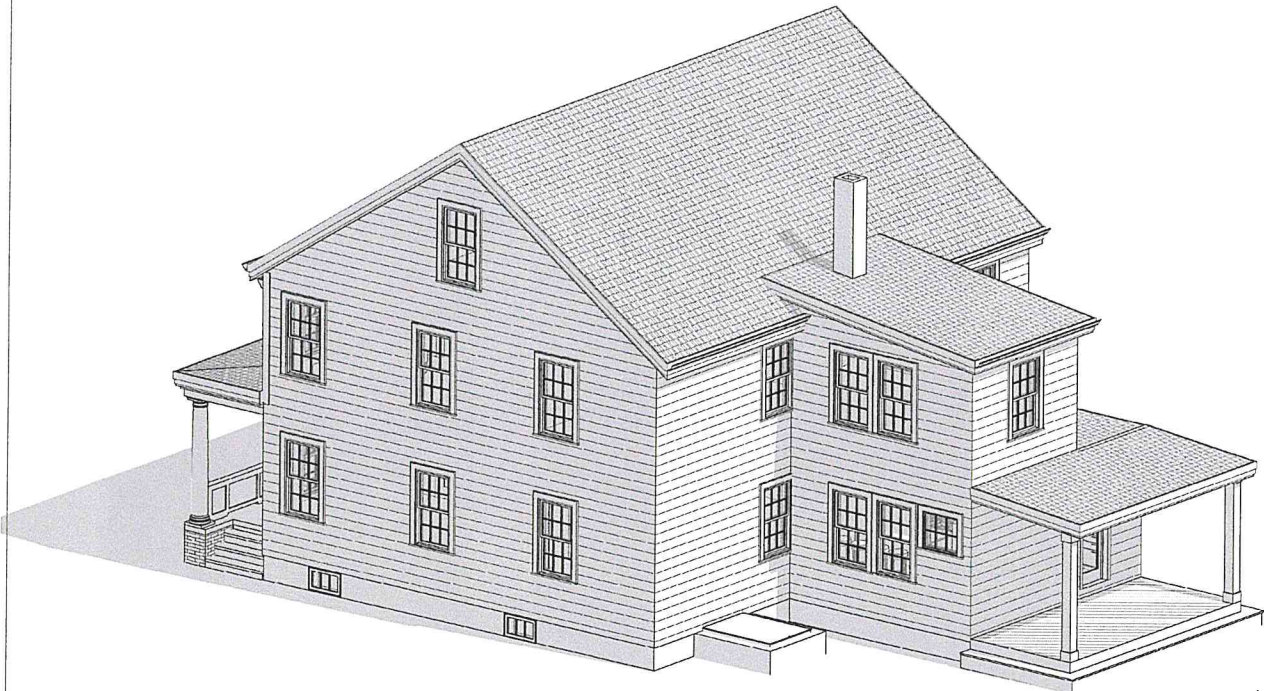
EXTERIOR 3D VIEWS

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

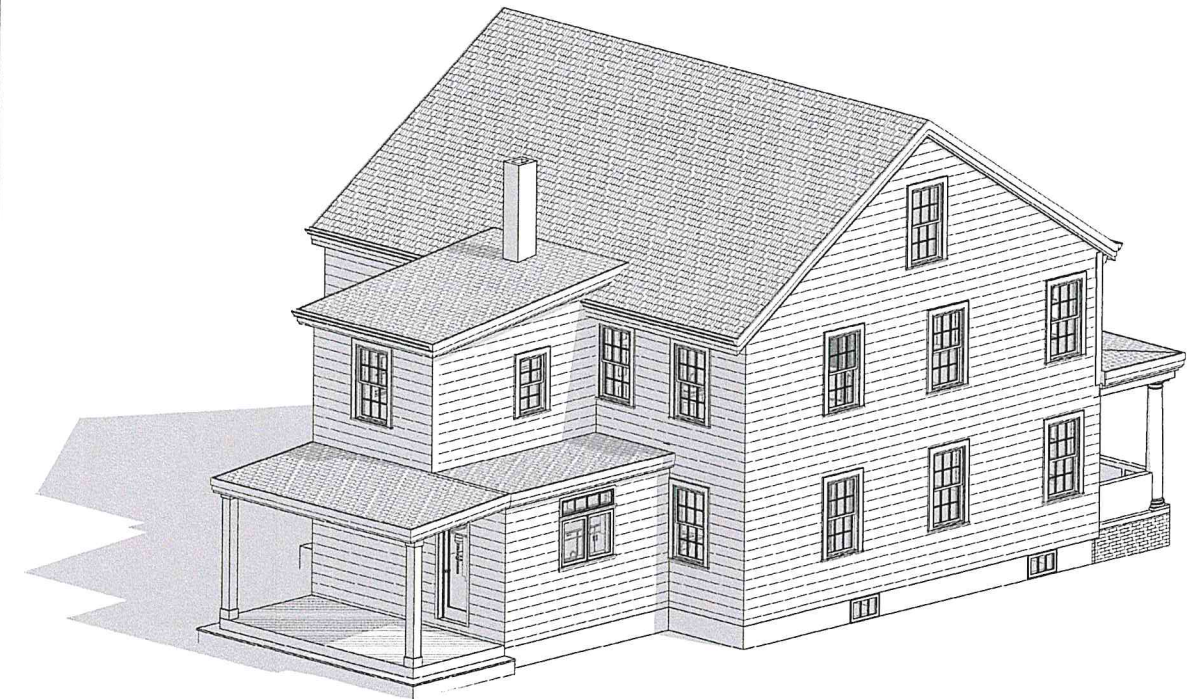
A12.01



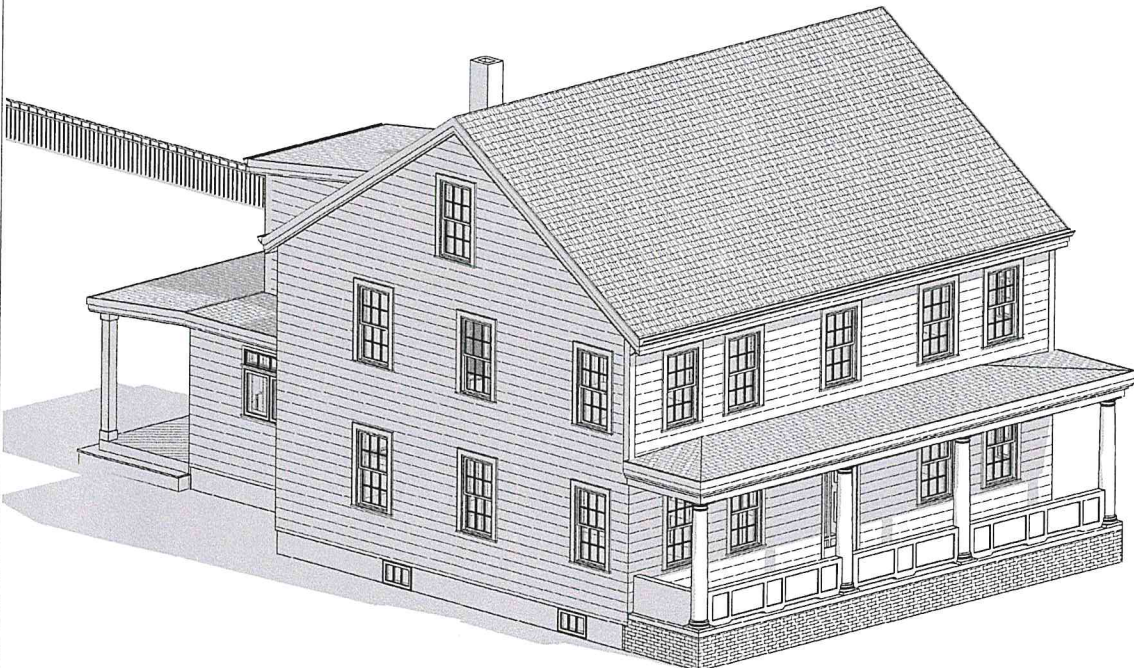
B5
A12.01
PROPOSED 3D VIEW 1
Scale:



B3
A12.01
PROPOSED 3D VIEW 2
Scale:



A5
A12.01
PROPOSED 3D VIEW 3
Scale:



A3
A12.01
PROPOSED 3D VIEW 4
Scale:



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PROJECT NUMBER: 220708

HISTORIC RESTORATION AND RENOVATION OF:

98 STATE STREET

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR: CLIENT REVIEW

NOT FOR CONSTRUCTION

13 MARCH 2023

**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.

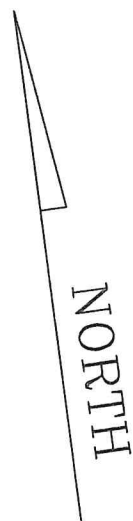
REVISIONS

[illegible]

EXTERIOR RENDERING

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

A12.03



STATE STREET

CURB LINE

EXISTING

SIDEWALK

D.H.(fnd)

90° 54' 00"

73.20'(cal)

89° 05' 23"

D.H.(fnd)

50'

D.H.(fnd)

EXISTING HOUSE
#98-100 STATE
STREET

PLAT 12
LOT 16

137.8'

D I V I D E R

PLAT 14
LOT 14
AREA: 10,052 S.F

136.80'

PLAT 14
LOT 12

GARAGE

4' STOCKADE FENCE

WOODEN
FENCE POST

60'

88° 18' 34"

73.20'(cal)

97° 42' 04"

STOCKADE FENCE

PLAT 14
LOT 15

PLAT 14
LOT 13

SPIKE(fnd)

PLAT 14 LOT 14
LAND EVIDENCE BOOK 541 PAGE 299

LOCATION MAP

STATE

STREET

H I G H
S T R E E T

H O P E
S T

LOCUS

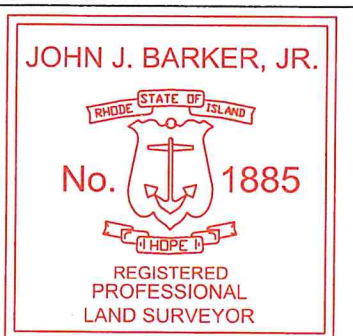
COURT

STREET

LEGEND

I.R. IRON ROD
D.H. DRILL HOLE
(cal) CALCULATED DISTANCE

CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON 3/10/2021 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN IS AS FOLLOWS: PERIMETER SURVEY.

JOHN J. BARKER, JR PLS #1885
C.O.A # LS-A302

S I T E P L A N

for

John E. Gifford

98-100 STATE STREET BRISTOL R.I. 02809 PLAT 14 LOT 14

SCALE 1"=50' DATE 3/10/2021 DWN BY: JJB DWG # 210303-861