

# BRISTOL HISTORIC DISTRICT COMMISSION

TOWN HALL 10 COURT ST. BRISTOL, RI 02809 401-253-7000

APPLICATION RECEIPT

Tuesday, September 20, 2022

Kyle Ritchie, Express Realty Trust, LLC 22 Lillis Avenue Barrington, RI 02806

App. #22-016-B

Dear Applicant:

This letter is to notify you that the Bristol Historic District Commission has received your application for 1200 Hope Street and has scheduled it for review on 10/6/2022. The meeting will begin at 7:00PM and will be held at Town Hall. We request that you or a representative who can discuss the project attend the meeting. Please call in advance if you are unable to attend the meeting and wish your application to be tabled.

Should you have any questions, concerns or are unable to attend the meeting, please contact me at 401-253-7000 x153, Tuesdays or Thursdays between 9:30 AM and 3:30 PM.

bruttrew Miss It.

Sincerely,

Jonathan Ames BHDC Coordinator 2822 SEP 20 PM 3: 10



# BRISTOL HISTORIC DISTRICT COMMISSION

TOWN HALL 10 COURT ST. BRISTOL, RI 02809 401-253-7000

APPLICATION RECEIPT

Thursday, August 18, 2022

Kyle Ritchie, Express Realty Trust, LLC 22 Lillis Avenue Barrington, RI 02806

App. #22-016-B

Dear Applicant:

This letter is to notify you that the Bristol Historic District Commission has received your application for 1200 Hope Street and has scheduled it for review on 10/6/2022. The meeting will begin at 7:00PM and will be held at Town Hall. We request that you or a representative who can discuss the project attend the meeting. Please call in advance if you are unable to attend the meeting and wish your application to be tabled.

Should you have any questions, concerns or are unable to attend the meeting, please contact me at 401-253-7000 x153, Tuesdays or Thursdays between 9:30 AM and 3:30 PM.

Sincerely,

Jonathan Ames
BHDC Coordinator

# Town of Bristol, Rhode Island **Property Record Card**

# **1200 HOPE STREET**

Parcel ID: 103-2

# Assessment

Card 1 of 1

Total: \$536,700 Building Total: \$363,800 Land: \$172,900 Other: \$0

MainStreet Maps

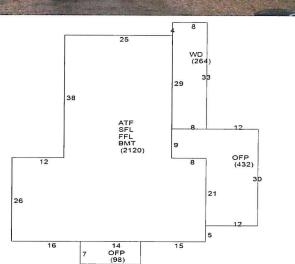
Owner

MI 1200 ST LLC PO BOX 572 WARREN RI 02885 US

# by MainStreetGIS, LLC

# **Recent Sales**

Legal Ref.	<u>Date</u>	Price
2173-176	2022/5/19	\$1
2110-96	2021/5/7	\$800,000
2046-51	2020/7/24	\$400,000



# View Photo

# **Building**

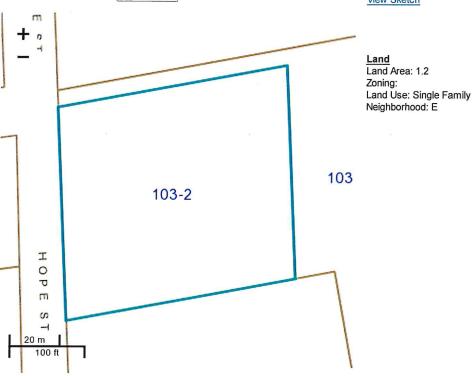
Year Built: 1900 Style: Victorian Rooms: 15 Bedrooms: 5 Full Baths: 2 Half Baths: 0 Gross Area: 8,002

Finished Area: 5,088

Stories: 2 Story Heat Fuel: Gas Heat Type: BB Hot Water Frame: Wood Frame Exterior: Clapboard Roof Structure: Gable Roof Covering: Asphalt Shingle

Kitchens: 1 Fireplaces: 2

## View Sketch



BRISTOL, RI 02809 401-253-7000



# BRISTOL HISTORIC DISTRICT COMMISSION

DECISION LETTER

Thursday, March 10, 2022

Kyle Ritchie, Express Realty Trust, LLC 22 Lillis Avenue Barrington, RI 02806

RE: BHDC Review 1200 Hope Street Plat 103, Lot 2 Application #22-016

Dear Applicant:

At its 3/3/2022, meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application #22-016, to re-approve application #20-009 and Certificate of Appropriateness #20-009 as approved previously in 2020 and according to those plans. This motion is contingent on applicant's agreement to present a status report at the October 2022 meeting.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for Rehabilitation Standards #3, #5, #9 which state:

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commission member Oryann Lima will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", <u>must be signed at your earliest convenience</u>. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you, authorizing you to begin your work.

Sincerely,

Recorded Mar 10,2022 at 11:51AM Helissa Cordeiro Town Clerk

Jonathan Ames BHDC Coordinator



# BRISTOL HISTORIC DISTRICT **COMMISSION**

**TOWN HALL** 10 COURT ST. BRISTOL, RI 02809 401-253-7000

MARCH 3, 2022 MINUTES

Held:

March 3, 2022 via Zoom in Bristol, Rhode Island

Present:

Chairman Oryann Lima, Vice Chairman John Allen, Secretary Mary Millard, Sara

Butler, Victor Cabral

Also Present: Andy Teitz, Esq. Assistant Town Solicitor, Jonathan Ames HDC Coordinator

Absent:

Benjamin Bergenholtz, Christopher Ponder, Alternate Sonney Furtado

Chairman Ory Lima brought the meeting to order at 7:00 pm.

The meeting began with the Pledge of Allegiance. The Commissioners then discussed the previous months' minutes and had some recommendations for necessary changes.

Finding no need to edit the January 18, 2022 minutes, Victor Cabral made the motion to accept the minutes as drafted and Sally Butler seconded. The motion was approved unanimously.

John Allen recommended some changes for the February 3, 2022 minutes. Regarding 45 Constitution, language must be changed from "both sides of the house" to "railings on both sides of the porch." Regarding 36 Burton, language must be changed from "facing the rear of the house" to "towards the rear of the house, not visible from the street." Sally Butler noticed her name was misspelled. John Allen moved to accept minutes as amended, Victor Cabral seconded. The motion was approved unanimously.

# **Applications**

# #21-052: 601 Hope Street

Jonathan Ames explained that the Applicant reached out to him and explained that they finally received word from their manufacturer that they will be receiving the requisite window samples soon.

Motion:

To move application #21-052 to the meeting following their possession of

window samples from their manufacturer.

First:

John Allen

Second:

Victor Cabral

Vote:

5-0 approved

# #22-016: 1200 Hope Street

John Allen read a history of the property. Kyle Ritchie presented. Due to delays, they were unable to begin construction in the time allotted for the original Certificate of Appropriateness, Certificate of Appropriateness 20-009. The applicant wishes to restore the original structure and build new complimentary and junior structures behind the main property.

Victor Cabral asked for confirmation that the project would follow as originally approved in 2020, and that restorations would be made in-kind. Kyle Ritchie confirmed.

Sally Butler asked about a time table for the project, and Kyle Ritchie explained that he intends to start the project as early as possible. Andy Teitz recommended that the applicant agree to present a status report

Motion: To approve application #22-016, to re-approve application #20-009 and

Certificate of Appropriateness #20-009 as approved previously in 2020 and according to those plans. This motion is contingent on applicant's agreement to

present a status report at the October 2022 meeting.

First:

John Allen

Second: Vote:

Sara Butler 5-0 approved

Monitor:

Ory Lima

Standards:

Sec. Int. Standards #3, 5, 9 (by reference from 2-6-2020)

# **Concept Review**

There were none.

# Monitor Reports & Project Updates

Victor Cabral began discussion about the State Street Docks, Andy Teitz explained that the Rhode Island Historic Preservation and Heritage Commission office was going to be involved in reviewing fencing for the project, and that the town is considering hiring a landscape architect for the project as well.

# **HDC Coordinator Approvals**

Jonathan Ames explained that there were four applications that required repairs or replacements in kind. The applications were brought to Oryann Lima's attention and approved by Jonathan Ames and Oryann Lima. The applications' details are as follows:

# #22-013: 48 Union Street

Approval pursuant to Section 2 of the Amendments to Rules of Procedure and Exemption from Review and Administrative Review and Approval Authority, adopted December 3, 2015: the Ordinary Repair of a Single Feature, so as to repair rotten fence posts. Storm windows and paint colors are exempt from review.

Certificate of Appropriateness issued on March 3, 2022.



# Town of Bristol, Rhode Island BRISTOL HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL Green Sheet

Town Hall 10 Court Street Bristol, RI 02809-2208 401-253-7000

Property Address: 1200 Hope Street Plat # 103 Lot # 2 Owner/s (referred to as Applicant): Kyle Ritchie, Express Realty Trust, LLC Owner Contact (if different than above): Mailing Address (if different than above): 22 Lillis Avenue, Barrington, RI 02806 Owner/s Tel. #: 401-999-0869 Architect/Draftsman: John H. Lusk, JHL Tecture AE, PC Contractor: Work Category (Check ALL that apply to the project): Description of Work: Historic District Commission Decision: Approved as Submitted (Reasons below) Approved as Noted (Conditions and reasons below) Approved-Not Applicable to Commission review (Reasons below) \_ Denied (Reasons below) MOTIONS: To approve application #22-016, to re-approve application #20-009 and Certificate of Appropriateness #20-009 as approved previously in 2020 and according to those plans. This motion is contingent on applicant's agreement to present a status report at the October 2022 meeting. Check here to indicate a continuation on attached sheets. For reasons regarding the above noted motion(s), refer to the meeting minutes dated 3/3/2022. Date completed application received by Historic District Commission: 2/15/2022 Date of hearing: 3/3/2022 Date Building Inspector notified: Chair/Vice Chair, Historic District Commission

(OVER)

Second Member of the Historic District Commission

Date

CERTIFICATE OF APPROPRIATNESS APPROVAL (Not Valid Without Bristol Historic District Commission "APPROVE" Stamp)

ADDE GOODS

DATE: 3/5//2202 [.A.	
Assigned BHDC Project Monitor Oryann Lima Date 3/32/	2023
I have received a copy of this Certificate of Acceptability, read and understand all the condition (if any) and understand that any deviations from the submitted plans and the terms of this Certificate (if any) are a violation of the Building Permit for this Project.	
It shall be the duty of the Building Official to enforce provisions of the Article governing Historic District. If the Building Official is informed by the Commission or otherwise finds provision of this Article is being violated, the Building Official shall notify, in writing, the responsible for such violation, indicating the nature of the violation and order action necessary to it. Immediately upon authorization from the Town Council respecting any such violation, the Solicitor shall institute appropriate action to prevent, enjoin, abate or remove such violation. Any who continues to violate any provision of this Article after receiving notice of such violation guilty of a misdemeanor subject to a fine of one hundred dollars \$100 for each offense. Each day violation is continued is a separate offense. If any alteration or destruction of the his architectural fabric of a building or site covered by Section 3 of this Article occurs without Comapproval, the Commission may require that such fabric be restored or duplicated by the owner property. (Bristol Ordinance #1987-02)	that any person correct the Town y person shall be y such a toric or mission of such
for the Bristol Historic District Commission's required FINAL APPROVAL.  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 long as is necessary to finish the job (in other words, longer than a year).	e as
Applicant's Signature  Date 3/15/22	
Contractor's Signature Date	
FINAL APPROVAL  (Signed ONLY after work is complete in full accordance with this application.  Not valid without Bristol Historic District Commission "FINAL APPROVAL" Stamp)	1 (m) (m)
Project Monitor's Signature Date	



# BRISTOL HISTORIC DISTRICT COMMISSION

TOWN HALL 10 COURT ST. BRISTOL, RI 02809 401-253-7000

APPLICATION RECEIPT

Thursday, February 17, 2022

Kyle Ritchie, Express Realty Trust, LLC 22 Lillis Avenue Barrington, RI 02806

App. #22-016

Dear Applicant:

This letter is to notify you that the Bristol Historic District Commission has received your application for 1200 Hope Street and has scheduled it for review on 3/3/2022. The meeting will begin at 7:00PM and will be held at Town Hall. We request that you or a representative who can discuss the project attend the meeting. Please call in advance if you are unable to attend the meeting and wish your application to be tabled.

Should you have any questions, concerns or are unable to attend the meeting, please contact me at 401-253-7000 x153, Tuesdays or Thursdays between 9:30 AM and 3:30 PM.

Sincerely,

Jonathan Ames
BHDC Coordinator

# Town of Bristol, Rhode Island Property Record Card Card 1 of 1

# 1200 HOPE STREET

Parcel ID: 103-2

Assessment Total: \$536,700 Building Total: \$363,800 Land: \$172,900 Other: \$0

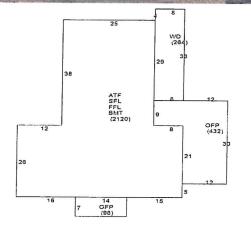


Owner EXPRESS REALTY TRUST, LLC 25 LILLIS AVE BARRINGTON RI 02806 US

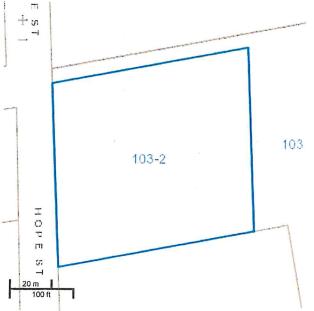
Recent Sales			
Grantor	Legal Ref.	Date	Price
	2110-96	2021/5/7	\$800,000
	2046-51	2020/7/24	\$400,000
DIMAGGIO, DEBRA	1661-344	2012/8/3	\$0
TUCKER, ETHAN & DIMAGGIO	O, DEBIRA61257	2012/4/24	\$552,000

### View Photo

Building	Stories: 2 Story
Year Built: 1900	Heat Fuel: Gas
Style: Victorian	Heat Type: BB Hot Water
Rooms: 15	Frame: Wood Frame
Bedrooms: 5	Exterior: Clapboard
Full Baths: 2	Roof Structure: Gable
Half Baths: 0	Roof Covering: Asphalt Shingle
Gross Area: 8,002	Kitchens: 1
Finished Area: 5,088	Fireplaces: 2



# View Sketch



Land Land Area: 1.2 Zoning: Land Use: Single Family Neighborhood: E

# HOPE STREET (continued)

MIDDLE DISTRICT SCHOOL/TAFT SCHOOL (1841): In 1802 a small brick school (formerly near Gooding Avenue) was built to serve families on Bristol Neck. It was replaced by this larger 2-story, Greek Revival school with a flank-gable roof and a square, bracketed, hip-roof belfry. Originally sited across Hope Street on part of the town asylum, the school house was moved by Samuel Colt in 1913 to permit construction of the Colt Farm Bull Gates. It was renamed Taft School in honor of Putnam W. Taft, a former schoolmaster (1853-63 and 1885-95) and remained in use until 1959. The building is now headquarters for Italian-American organizations.

DEFIANCE HOSE COMPANY NO. 2 (1928, 1977): Organized in 1905 to protect the North District, this company originally was housed in Defiance Hall on the first floor of the Taft School, north of the entrance to Colt State Park. In 1913 the Defiance Hose Company was incorporated and in 1926 acquired its first mechanized apparatus, a pumper known as "Ol' Puff." The present 2-story, flat-roofed brick building with a paneled parapet, built in 1928, has a large addition on the north side built in 1977.

\*1200

LONGFIELD/ABBY DEWOLF AND CHARLES DANA GIBSON HOUSE (1848-50): Longfield was built between 1848 and 1850 for Charles Dana Gibson, grandfather of the artist of the same name who created the Gibson girl. Its name derives from the 60-acre meadow, part of the 300acre Henry DeWolf farm, given to Abby DeWolf when she married Charles Gibson. The design of the house is attributed to Russell Warren. A symmetrical, 2-1/2-story, 3-bay house with a steep gabled roof, Longfield is an example of the Gothic Revival style, popular for suburban cottages like this. Exterior detailing includes the two Gothic casement windows above the front entrance, label moldings over all doors and windows, and pinnacles at the gable peaks. The interior, which exhibits a mix of stylistic detail including Greek Revival, Gothic, and early Italianate designs, has a traditional 4-room, rectangular floor plan with a long center hall. Changes to Longfield have been minor: about 1907, the front porch was rebuilt, and the side porch was enlarged. The original color scheme was a bright red with darker red trim. Josephine Gibson Knowlton recorded the history of the house and its era in two books, Longfield (1956) and Butterballs and Finger Bowls (1960). The acreage is now diminished and outbuildings moved, altered, or destroyed. Dependencies of Longfield are at 1195 and 1222 Hope Street.

- 1222
- GIBSON COTTAGE (c. 1850, moved 1881): This 2-story, 3-bay cottage was built as a modest gable-roof building with board-and-batten wall cover for the caretaker of Longfield. In 1882 Henry Maitland Gibson moved it to this site. The double front and rear gables, clapboards and strapwork were probably added at this time. A former milk house from Longfield was also moved and joined to the cottage as a kitchen ell.
- 1223
- WILLIAM CHESHIRE HOUSE (1928): This 2-story, hip-roof house was ordered from a Sears, Roebuck & Company catalogue and the prefabricated parts arrived by railroad. It is the "Americus" model of the Honorbilt Modern Homes Company. Originally designed in 1920, this California bungalow-inspired dwelling was painted yellow with dark-brown trim. This house was one of the first in Bristol to use gypsum board instead of traditional lath and plaster for interior walls.



2 FEB 17 AM 8: 01

App. # 22-016
recod = 115-102
L.A./part #1234

2/15/2022

Re: 1200 Hope St, Longfield Historic Application Submittal

To whom it may concern.

Please accept our application for 1200 Hope St property. We have attached the prior approved application package as initially submitted without any changes and are looking for current approval so we can proceed. We are excited to get started on this project and seeing this beautiful home restored.

Kyle Ritchie

Project Manager

Agent of Express Realty Trust LLC

401-999-0869







# BRISTOL HISTORIC DISTRICT COMMISSION

Bristol Town Hall 10 Court Street Bristol, RI 02809

January 23, 2020

Preferred Reality 3 Kennedy Dr. Bristol, RI 02809

# Dear Applicant:

This letter is to notify you that the Bristol Historic District Commission has received your application for 1200 Hope St. and has scheduled it for review on Thursday, February 6, 2020. The meeting will begin at 7:00PM and will be held at Town Hall. We request that you or a representative who can discuss the project attend the meeting. Please call in advance if you are unable to attend the meeting and wish your application to be tabled.

I will be taking photographs of the project prior to the meeting, weather permitting. It is not necessary for someone to be there for me to do this. However, if you or a representative would like to be present and this time is not convenient for you, please feel free to contact me.

Should you have any questions, concerns or are unable to attend the meeting, please contact me at 253-7000, extension 153, Tuesdays or Thursdays between 9:30 AM and 3:30 PM.

Sincerély.

Susan C. Church

Staff Assistant, B.H.D.C.

Encl. Agenda

cc John Lusk 190 High St. Bristol, RI 02809



# BRISTOL HISTORIC DISTRICT COMMISSION LETTER OF DECISION

TOWN HALL 10 COURT ST. BRISTOL, RI 02809 401.253.7000 x153 401.396-5466 Fax

February 13, 2020

Preferred Reality 3 Kennedy Dr. Bristol, RI 02809

RE: BHDC Review
1200 Hope St.
Application # 20-009, Plat 103, Lot 2

Document Mumber 00004280 BOOK 2021 PAGE 315

Proposed work: 1. rehabilitation/restoration of existing house (Longfield); 2. construction of three new residential structures

To Whom It May Concern:

At its Thursday, 2/6/2020, meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above, the motion on your application was as follows:

A motion was made to approve Application 20-009 as presented and illustrated in exhibits for restoration of the existing house using in kind wood materials to match existing with the stipulation that <u>no aluminum gutters</u> be installed on the existing house.

Approve construction of three new buildings as shown in exhibits with the option of use of cement board trim and if possible using gothic style windows in accordance with Secretary of the Interior Standards #3, 5, 9 (Walsh/Bergenholtz 7-0).

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for Rehabilitation Standards 3, 5, 9 which state:

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterizes a historic property shall be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Commission member Oryann Lima will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", must be signed at your earliest convenience. Work cannot begin nor a building permit obtained without your signing this document.

Sincerely,

Recorded Feb 13,2020 at 12:56P. Louis P. Cirillo Town Clerk

Susan Church BHDC Staff Assistant



# Town of Bristol, Rhode Island BRISTOL HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL Green Sheet

Town Hall 10 Court Street Bristol, RI 02809-2208 401-253-7000

# CERTIFICATE OF APPROPRIATNESS APPROVAL

(Not Valid Without Bristol Historic District Commission "APPROVE" Stamp)



Assigned BHDC Project Monitor

I have received a copy of this Certificate of A (if any) and understand that any deviations fr Acceptability (if any) are a violation of the But	Acceptability, read and understand all the conditions not som the submitted plans and the terms of this Certificate ilding Pennit for this Project.
Provision of this Article is being violated, to responsible for such violation, indicating the rit. Immediately upon authorization from the Solicitor shall institute appropriate action to p who continues to violate any provision of the guilty of a misdemeanor subject to a fine of or violation is continued is a separate offens architectural fabric of a building or site covered.	I to enforce provisions of the Article governing Bristo informed by the Commission or otherwise finds that are the Building Official shall notify, in writing, the personature of the violation and order action necessary to correct Town Council respecting any such violation, the Town revent, enjoin, abate or remove such violation. Any person is Article after receiving notice of such violation shall be the hundred dollars \$100 for each offense. Each day such the end of the historic of the details and the hundred dollars are the province of the historic of the by Section 3 of this Article occurs without Commission uch fabric be restored or duplicated by the owner of such as the province of the pro
The Applicant understands that the Project M for the Bristol Historic District Commission's	conitor assigned to this project will have to sign this shee required FINAL APPROVAL.
A Certificate of Appropriateness (Green Sheet)	is valid for one year from the date of iccurance
Note: If work on a project has started long as is necessary to finish the job (in	within twelve months of its approval date, you have as
Note: If work on a project has started long as is necessary to finish the job (in	within twelve months of its approval date, you have as a other words, longer than a year).
Note: If work on a project has started	within twelve months of its approval date, you have as a other words, longer than a year).
Applicant's Signature  Contractor's Signature  (Signed ONLY after work is comp	within twelve months of its approval date, you have as a other words, longer than a year).  Date Date 2/13/2020



Application #:	20-009
Fee Paid	\$500 ac
	Pd Ca#1226

# BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 1200 HOPE STREET	01510110 AL
2. Plat # 103 Lot # Z. Contributing W Non-Contributing	
3. a. Applicant: PREFERRED REALITY	
Mailing Address: 3 KENNEDY DR. BRISTOL, RI 02809	-
Phone: Day <u>617-719 - 6789</u> Evening	
b. Owner (if different from applicant written authorization of owner required):	
Mailing Address:	
Phone: Day Evening	
4. a. Architect/Draftsman: JOHN H. LUSK, JHL TECTURE AS, PC	
Address: 190 HIGH STREET	
Phone: Day 401-396-9630 Evening 607-769- 5807	
b. Contractor:	-
Address:	
Phone: Day Evening	
5. Work Category: Replacing in-kind* authorization required	
New Structure(s) Partial Demolition of Structure(s)	
Addition to Structure(s) Total Demolition of Structure(s)	
Remodeling of Structure Sign(s) / Landscaping Features	
6. Description of proposed work: WORK INCLUDES THE REHABILITATION	/RESTORATION
OF THE EXISTING HOUSE (IN-KIND), AND THE CONSTRUCTION	N OF
THREE (3) NEW RESIDENTIAL STRUCTURES ON THE PROP	EPTY TWO(2)
*All changes must match the existing in materials, design and configuration.	

Application	#:
	20-009

(Continued): RESIDENTIAL UNIT IN THE EXISTING HOUSE AND EIGHT (8)
NEW RESIDENTIAL UNITS IN THE THREE (3) NEW BUILDINGS
continued on additional sheets.
7. Included with the application (check those applicable):
•
PHOTOGRAPHS: Please label all photographs submitted.
Overall view of property from street(s) Verall views of building
Existing details to be altered by work
Other (Identify)
Drawings: Maximum size accepted: 11" x 17"
Site Plan(s) (drawn to scale) Floor plan(s) (drawn to scale)
Exterior Elevations Details
OTHER: RenderingsCatalogue CutsSpecifications
Other (Identify)
Applicant's Name - Printed  Applicant's Signature  Applicant's Signature
Date:/20
Contact Person if other than Applicant::
Name (Printed):
Phone: Day Evening
A Certificate of Appropriateness (Green Sheet) is valid for any year from the Land

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).

# 1200 Hope Street Bristol, Rhode Island

# Historic Longfield The Abby DeWolf and Charles Dana Gibson House



Early photograph of Longfield

Longfield was built for Charles Dana Gibson, the grandfather of the famous artist of the same name, in 1848. The house was designed by Architect Russell Warren and is an outstanding example of the American wooden Gothic Revival Style.

The house is a symmetrical, 2 ½ story, 3-bay design, with a steep gabled roof. Exterior detailing includes the two Gothic casement windows above the front entrance, label moldings over all doors and windows, and pinnacles at the gable peaks. The house and property have been neglected for many years. The site has not been well maintained and is overgrown.



Photograph No. 1: Photograph taken on March 24, 2018, Photographer facing Northeast Overview of Historic Longfield and site as viewed from Hope Street entrance.



**Photograph No. 2:** Photograph taken on March 24, 2018, Photographer facing South View of property along Hope Street, note remains of early stone wall.



**Photograph No. 3:** Photograph taken on March 24, 2018, Photographer facing East The porches and much of the exterior is in very poor condition and planned for restoration/reconstruction.



**Photograph No. 4:** Photograph taken on March 24, 2018, Photographer facing Northwest The house has a new roof, part of a failed restoration. The interior of the house was gutted to the studs as part of that restoration effort.



**Photograph No. 5:** Photograph taken on March 24, 2018, Photographer facing South The south and west property boundaries are primarily forested providing privacy for the new units and a buffer between the neighboring properties.



**Photograph No. 6:** Photograph taken on March 24, 2018, Photographer facing West The north edge of the property is bordered by an access road to the neighboring property to the north, and residence to the east.



Photograph No. 7:

Photograph taken on March 24, 2018, Photographer facing East

The property to the east will be screened with a landscaped buffer that ties into the wooded area to the south of the eastern boundary separating the new from the existing.

# Longfield – Abby DeWolf and Charles Dana Gibson House (1848-1850)

1200 Hope Street - Bristol, Rhode Island

**BRISTOL HISTORIC** 

Description of the Work and Product and Materials Submission

**Bristol Historic District Commission** 

### Overview:

1200 Hope Street, known as Longfield, the name derived from the 60-acre meadow, part of the 300 acre Henry DeWolf farm given to Abby DeWolf when she married Charles Dana Gibson. The symmetrical, 2 ½ story, 3-bay house with a steep gabled roof is an example of the Gothic Revival style. The house is wood framed, clad in wood clapboard siding, label moldings over the doors and windows. Exterior detailing includes the two gothic casement windows above the front entrance and pinnacles at the gable peaks. The 3-bay front porch with gothic style columns and details is a character defining feature. The original hexagonal bay south porch was demolished and replaced with a larger porch in 1907. The foundation is stone, with stucco parging.

Edward Redmond and Preferred Reality plan to rehabilitate and restore the existing house, all materials and finishes in-kind, keeping with the fabric and character of the historic house, including the restoration/reconstruction of the 3-bay front porch, and reconstructing (based on historic photos) the hexagonal bay porch at the south elevation. In addition to the restoration/rehabilitation of the existing house, three (3) new residential structures, to house eight (8) new residential units, are planned for the site. The new units have been designed to be contextual with the historic house, without replication, and on the scale and style of auxiliary buildings such as a carriage house or caretakers residences typical of the time. The layout of the site has been developed to assure that the historic house remains the centerpiece and focus of the property. The early stone wall at Hope Street is to be reconstructed, and complimentary landscaping of the property is to be provided.

# Description of work and related attachments - Restoration of the existing house:

- 1. Division 6 Finish Carpentry: All new finish carpentry will be wood, species premium quality Douglass Fir, detailing to matching the existing house. Refer to Drawing A2.00 to A2.03.
- 2. Division 7 Moisture Protection: GAF Timberline High Definition fiberglass reinforced asphalt roof shingles (product/cut sheet attached) provided in accordance with manufacturers standards and specifications. Low slope roofs (at porches) are to have fully adhered EPDM roofing. New half round metal (prefinished aluminum) gutters and rain water leaders (product/cut sheet attached). New clapboard wood siding to match the existing in material (species) and spacing (4 ½" lap). Porch decking and treads to be T&G mahogany all other wood components, including columns and railings to be painted. Refer to Drawing A2.00 to A2.03.
- 3. Division 8 Doors & Windows: All the original windows and doors are to be rehabilitated and restored. Repairs are to be using in-kind materials, epoxy filler, and painted. New windows



- and doors are to be custom made, Spanish cedar matching the units they replace. See attached exterior elevations A2.00 to A2.03.
- 4. Division 16 Electrical: Exterior lighting fixtures, for the entrance/porch doors, Charlton Home SKU: CHRH1591 Pursell 3-Light Outdoor Wall Lantern, Black Coral finish. (product/cut sheet attached).

# Description of work and related attachments - new buildings:

- 5. Division 3 Concrete: Cast in place reinforced concrete footing and foundation wall with 2" (R10) rigid insulation. The slab on grade first floor is 4" reinforced cast in place concrete over a 4 mil. vapor barrier, and compacted crushed stone. Slab insulation to be provided in accordance with current energy code standards
- 6. Division 6 Rough Carpentry: Framing to be 2 x 6 standard wood construction with LVL floor joists and engineered wood roof trusses and decking. Finish Carpentry: All new finish carpentry, such as window casings and sills will be wood, species premium quality Douglass Fir, with the option of cement fiber trim reserved. Wood clapboard siding with 4 ½ inch lap is planned with the option of cement fiber clapboard siding reserved. Refer to exterior elevations A4-D & A4-Q.
- 7. Division 7 Moisture Protection: GAF Timberline High Definition fiberglass reinforced asphalt roof shingles (product/cut sheet attached) provided in accordance with manufacturers standards and specifications. New half round metal (prefinished aluminum) gutters and rain water leaders (product/cut sheet attached). Insulation is to be providing in accordance with the standards as established by the current energy codes. Porch decking to be T&G mahogany at the second-floor cantilevered porches and balconies. Refer to exterior elevations A4-D & A4-Q.
- 8. Division 8 Doors & Windows: Doors and Windows are to be Marvin Ultimate wood double hung windows (product/cut sheets attached). All doors and window to have paint finish. Refer to elevations A4-D & A4-Q.
- 9. Division 16 Electrical: Exterior lighting fixtures, for the entrance doors, Warburton 13" high black LED outdoor wall light (product/cut sheet attached).
- 10. Photographs: Seven photographs, attached.
- 11. Site Plan: See attached site survey prepared by LDEC (Land Development Engineering & Consulting, LLC), and landscape plan by Verde Design.
- 12. Exterior Elevations: The exterior elevations, drawings A2.00 to A2.03 (existing house) and drawings A4-D &A4-Q.

# nsto eace Of Mina

GAF

getting all the benefits that only a genuine Timberline roof can provide! popular Timberline HD® Shingles, you'll be Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-



# Install To Protect.

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection®** Shingle lechnology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses fimberline" on:

- Wind uplift resistance
   Flexibility Toughness



Shingle comes with a GAF transferable Lifetime IId. warranty\* — for your peace of mind! — plus the backing of the Good Housekeeping Seal.\*\* that's why every Timberline® High Definition®





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# Install To Invest.

Your roof can represent up to 40% of your home's "curb appeal." Timberline" High Definition"
Shingles not only protect your most valuable asset but also beautify your home for years to come — and add to its resale value.

shingles they preferred based on appearance. The result: more homeowners preferred the look of Timberline\* High Definition\* Shingles to the other leading brands. An independent research firm surveyed U.S. homeowners about the brand of architectural

In fact, according to a survey conducted by the National Association of REALTORS\*, you can increase the value of your home by an average of 5% with a new Timberline® roof!

So why settle for anything less than a genuine Timberline® roof?

"2011 Necessia Aucoson d'ERLICOS" unes commissad by Gul d'ERLICOP Appareira par Northechine in le 12 per peut per la billion de Approbat de hav led produced opportere beny de religi a branch l'installer d'impàs e le file peut peut de opportere beny de religi a branch de l'explair d'impàs e le file peut produit più non de la file, cub produit en stranch de la resona de a l'explair de la limitable d'includi un compared les files cub de la limitable de l'explair de la limitable de l'explair de la la compared les formats de la lactification de l'explair de la limitable de l'explair de Based on a 2014 survey of U.S. hamaswines commissioned by GAV companing the appositives of two popular limbarland "Tigl. Delin Lut" Shingle colors to the comparable colors of other leading bands.

NOTE: It is difficult to reproduce the color classly and social color blends of these products. Before selecting your color, pilease ask to see several folisize shingles.



# DATE:

# Install To Impress.

a sophisticated, computer controlled "feathering technique. When combined with our randomly any others, thanks to our proprietary shadow striking look unmatched by any other brand. bands. Each shadow band is applied using exceptional depth and dimension — and a blended top layer, it results in a shingle with Timberline® High Definition® Shingles are unlike

to see why fiey'll look sharper and more beautiful on your roof — while enhancing the resale value of your home. But don't just take our word for it. See for yourself When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy

Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.

Here's What Female Homeowners Have To Say.

GAF recontly received the Volumen's Choice Award for being the brand that is a "gold standard when it comes to meeting high standards of quality and service," as rated by a temple homeowners in the U.S.



# See the difference...

Weathered Wood





your roof maximum dimensionality and depth Shingles are sharp and well defined — to give Color shown: Hickory The color blends on Timberline® High Definition®



GUTTERS

**CONTRACTORS** 

BLOG

PRESS

**ABOUT US** 

FAQS

Available in over 21 pre-finished colors,

available make it one of the easiest rain gutter

systems to install. Get these seamless half

aluminum gutters are relatively low maintenance and the amount of accessories

round gutters for your home.

CONTACT

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VIEW CART

### SHOP BY MATERIAL

Muminum

Gutters **Aluminum Downspouts** 

Aluminum Elbows

Aluminum Miters

Aluminum End Caps

Aluminum Gutter Leaf Guards

Aluminum Conductor Heads

Aluminum Rain Chains

Aluminum Hangers

Aluminum Shanks Aluminum Outlets

Aluminum Downspout

Brackets

Aluminum Fasteners

Aluminum Offsets

Aluminum Drives/Rack & Key

Aluminum Coil

Aluminum Soffit & Trim

Aluminum Flashing/Baby Tins

Aluminum Gutter Wedges

Funnels/Diverters

Paint/Sealant/Solder/Polish

Splash Blocks Tile Adapters

Flex-A-Spouts/Flex Elbows/Gusher Guards

4ill Finish Aluminum Copper Copper Penny Aluminum Furo Copper Salvalume Salvanized Steel Designer Copper Aluminum reedom Gray Copper Paint Grip Steel reweathered Zinc /inyl Gutter Systems

# PRODUCTS ON SALE

**Sutter Machines** 

tain Chains

15% Off

## SHOP BY MATERIAL LIST

Quick Shop



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Shopping Cart





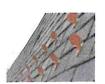
Color Chart

May We Also Recommend:



**Gutter Guards** 

Gutter Guards , Gutter Screens...



**Snow Guards** 

Snow Guards - Snow and Ice Protection ...



# Downspouts

Downspouts are vertical pipes that are used to divert rain...



### **Gutter Accessories**

Gutter Accessories Gutter accessories may be used for...



# Paint/Sealant/Solder/Polish

Paint/Sealant/Solder/Polish Fix a leak, put a new...



Tools (Gutter Tools)



Half Round Aluminum Rain Gutters

Image 1 Image 2

Click for a Larger View

Seamless Half Round Single Bead Rain Gutter, Half Round Gutters, Half Round

Sub-Categories:

**Additional Information** 



Reverse Half Round Single Bead Aluminum Gutter

Capture the craftsmanship of more..



Half Round Single Bead **Aluminum Gutter** 

Gutters from more traditional times!!...



- \* Half Round Gutter
- \* Miters
- \* #6 Shank
- \* Half Round Rival Hangers
- \* #30 Shank
- \* #10 Combo Shank
- \* End Caps
- \* Outlets
- \* Elbows
- \* Downspouts

# ULTIMATE WOOD DOUBLE HUNG

Previously known as Wood Ultimate Double Hung











The all-wood Marvin Signature<sup>™</sup> Ultimate Wood Double
Hung window is a classic style ideal for historic projects
where a wood exterior is needed to match original
architectural details. Flexible design options like wood
species and stains coupled with single hung or stationary
sash configurations assist with historical accuracy, while
modern options like wash mode for easy cleaning and
built in Lock Status Sensor options bring
modern convenience.

BRISTOL HISTORIC
DISTORTION
DATE 2/2/2020



INTERIOR

**EXTERIOR** 

# Features of the Ultimate Wood Double Hung Window

- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass from indoors

# ULTIMATE SLIDING FRENCH DOOR













wood surrounds with nearly double, triple or quad panels. The space-saving sliding design. elegance and upscale look of a door offers beautiful, substantial traditional French door with a Sliding French Door offers the strong connection to the outdoors openings approaching 7 feet for a spaces. If the view is the focal point, between interior and exterior living smooth transition threshold sill for weather protection even in effortless operation and a durable in varied configurations as single, enjoy sizes up to 16 feet wide with profile, performance-rated sill for a important, choose an optional lowperformance, this door is available Engineered for both quality and The Marvin Signature'" Ultimate harsh climates. If accessibility is



# INTERIOR

EXTERIOR

# Features of the Ultimate Sliding French Door

- Available in heights up to 9 feet or widths up to 16 feet
- Traditional panel design with substantial side stiles and bottom rails
- Superior engineering for nearly effortless operation
- Multi-point locking system ensures a tight seal and security from top to bottom
- Optional Raised of Flat Panels offer an authentic traditional appearance
- Available in two-, three- or four-panel operating configurations for design versatility
- Handle styles ranging from traditional to contemporary
- Optional top-hung screen glides smoothly
- Durable sill is engineered for years of energy-efficient and weathertight performance
- Optional Low Profile Sill offers standard door weatherability with a more seamless Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Available with IZ3 coastal/hurricane certification

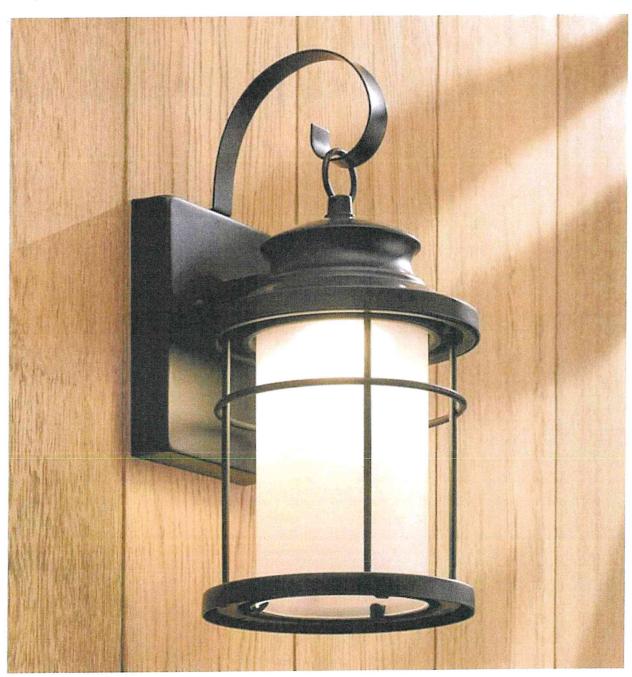
transtion from inside to out

CE certified



Charlton Home SKU CHRH1591
Pursell 3-Light Outdoor Wall Lantern
Black Coral finish

🍙 / Outdoor Lighting / Contemporary / John Timberland / Warburton 13" High Black LED Outdoor Wall Light

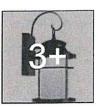






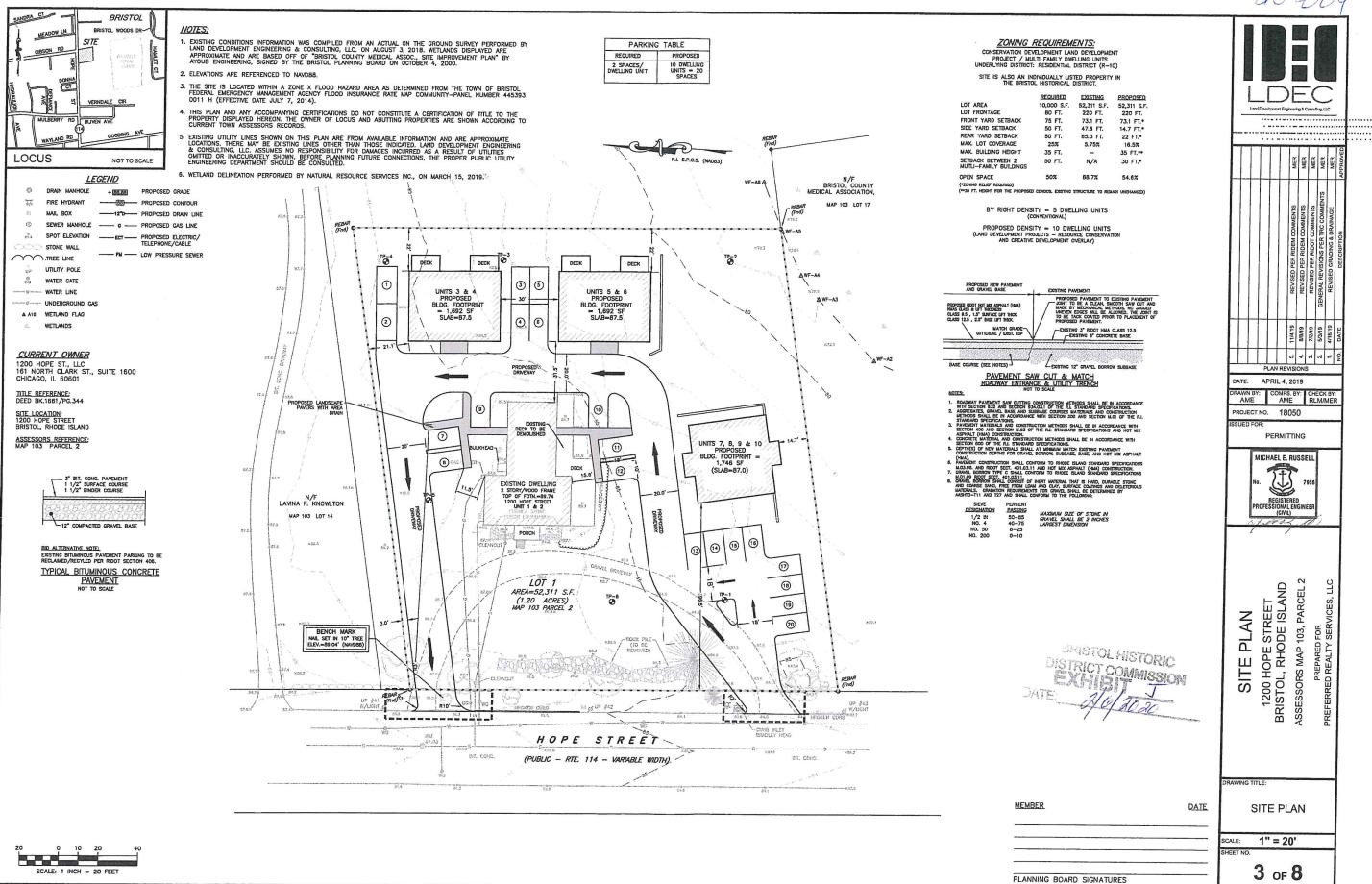






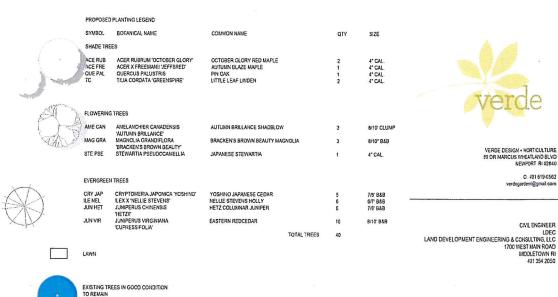
BRISTOL HISTORIC DISTRICT COMMISSION EXHIBIT

20 -009





- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BY NOTIFYING DIG-SAFE AT 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL CONDUCT PRELIMINARY PRIVESTIGATIONS INCLUDING ALL NECESSARY EXCAVATIOL TO DETERMINE IF THE WORK CAN BE DONE AS SHOWN ON THE PLANS. CHANGES HAW BE MADE AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THE DRAWING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE EXACT LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES AND FOR PROTECTING ALL LINES DURING CONSTRUCTION.
- 5 ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.



EXISTING TREES IN FAIR CONDITION TO BE DETERMINED, TREES SHOULD BE VIEWED BY ARBORIST TO DETERMINE HEALTH AND VALUE (VELLOW MARKING TAPE)

par.



VERDE DESIGN + HORTICULTURE

89 DR MARCUS WHEATLAND BLVD NEWPORT RI 02840

CIVIL ENGINEER



PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 3. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION.

EXISTING TREES IN POOR CONDITION TO BE REMOYED (ORANGE AND WHITE STRIPED MARKING TAPE)

- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE LIST WILL TAKE PRECEDENCY.
- 5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF SIX MONTHS
- 6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM TIME OF PROVISIONAL ACCEPTANCE.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE INSTALLATION
- 10. ALL DISTURBED AREAS NOT TO BE PAYED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. SEE SPECIFICATIONS FOR SOIL PREPARATION AND SEED MIX.
- TWO INCH (2') DEEP, FINELY SHREDDED BARK MULCH WILL BE INSTALLED AROUND ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
- 12. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT WILL TAG ALL TREES AT THE INVESERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR TAGGING, INSPECTION, AND ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT SHALL CONFIRM PLANT LIST AND APPROVE SUBSTITUTIONS OF PLANT VARIETIES PRIOR TO ORDERING OF MATERIAL.
- 14. SOIL MIX: 1/3 PEAT MOSS, 1/3 SCREENED LOAM, 1/3 DEHYDRATED MANURE.
- 15. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT SELECTIONS WITH PLANTS OF SIMILAR CHARACTERISTICS IF THE SPECIFIED PLANTS ARE NOT AVAILABLE IN ACCEPTABLE QUANTITIES OR CONDITIONS



BRISTOL HISTORIC DISTRICT COMMISSION EXHIBIT

WEST BUILDING ELEVATION SCALE: 1/4" - 1'-0"

GENERAL NOTES:
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response over smaller scale drawings.
The Federal, State and Local Building
Codes and other governing bodies.

All work to be performed and inspected
as required by the local governing code
enforcement office.

All work is to be installed in accordance
with manufacturer's recommendations and
specifications.

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ARCHITECT . ENGINEER, P. C.

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ISSUED FOR: HDC SUBMISSION (01-21-2020)

NOT APPROVED

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIBING AGENCIES, THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES,

EXISTING CONDITIONS PLANS FOR: LONGFIELD

**ESTATES** EDWARD REDMOND

1200 HOPE STREET BRISTOL, RI 02809

WEST BUILDING **ELEVATION** 

DATE: 01-21-2020 DRAWING NUMBER: SCALE: AS NOTED DRAWN BY: QJC PROJECT NUMBER: A2.00

BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper shall be a complete and be a co

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- NEW PORCH ROOFING TO BE ASPHALT ROOF TO MATCH EXISTING, WITH FULLY ADHERED EPDM AT LOW SLOPE ROOFS.

FRONT PORCH TO BE RESTORED/RECONSTRUCTED BASED ON SALVAGED ARCHITECTURAL ELEMENTS, COLUMNS, BRACKETS, BAUSTRADES, ORNAMENTAL TRIM AND SKIRTING, ALL NEW MATERIALS TO MATCH IN-KIND HISTORIC ELEMENTS, AND PAINTED IN KEEPING WITH THE ORIGINAL



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**EXISTING CONDITIONS** PLANS FOR:

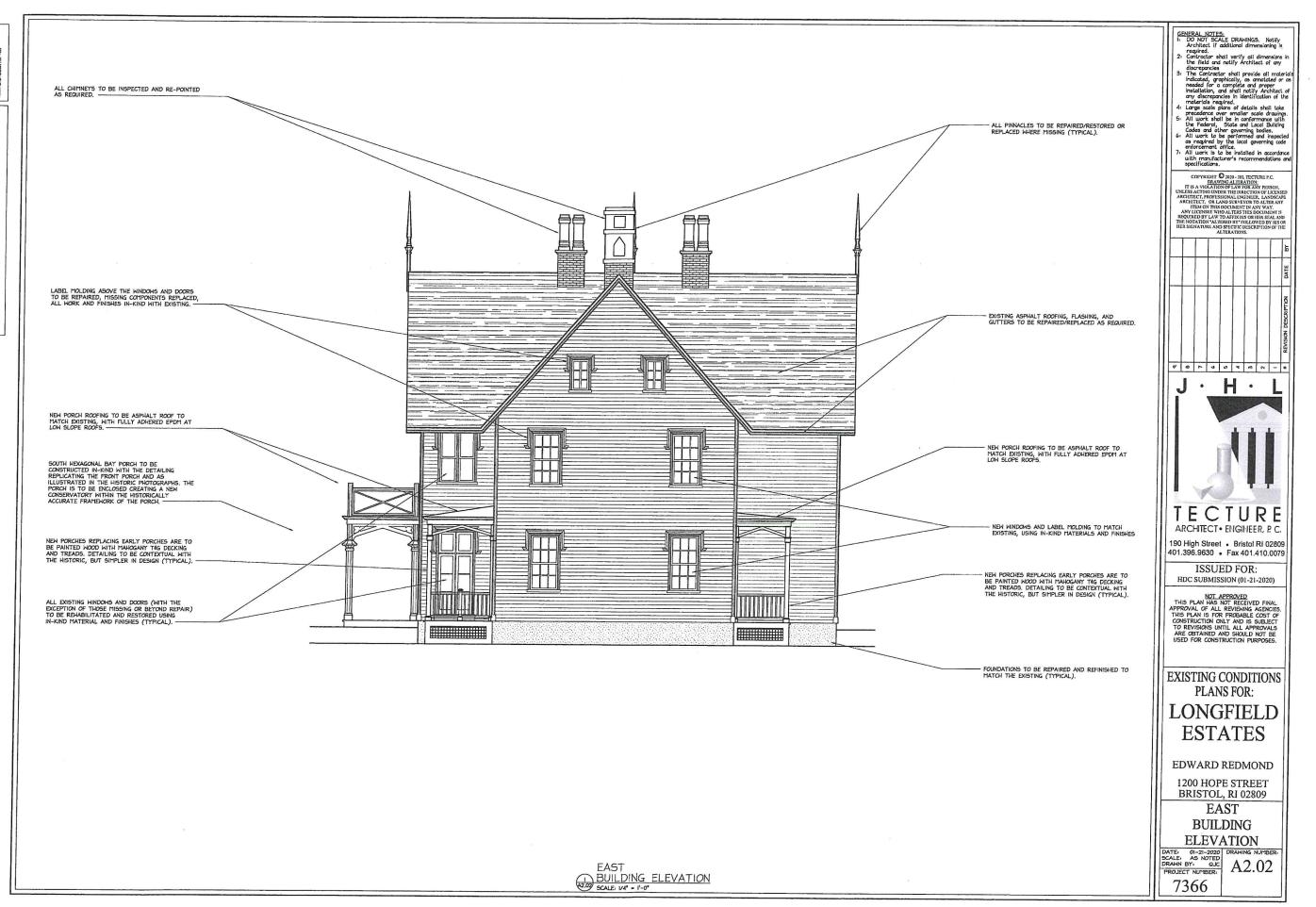
# **LONGFIELD ESTATES**

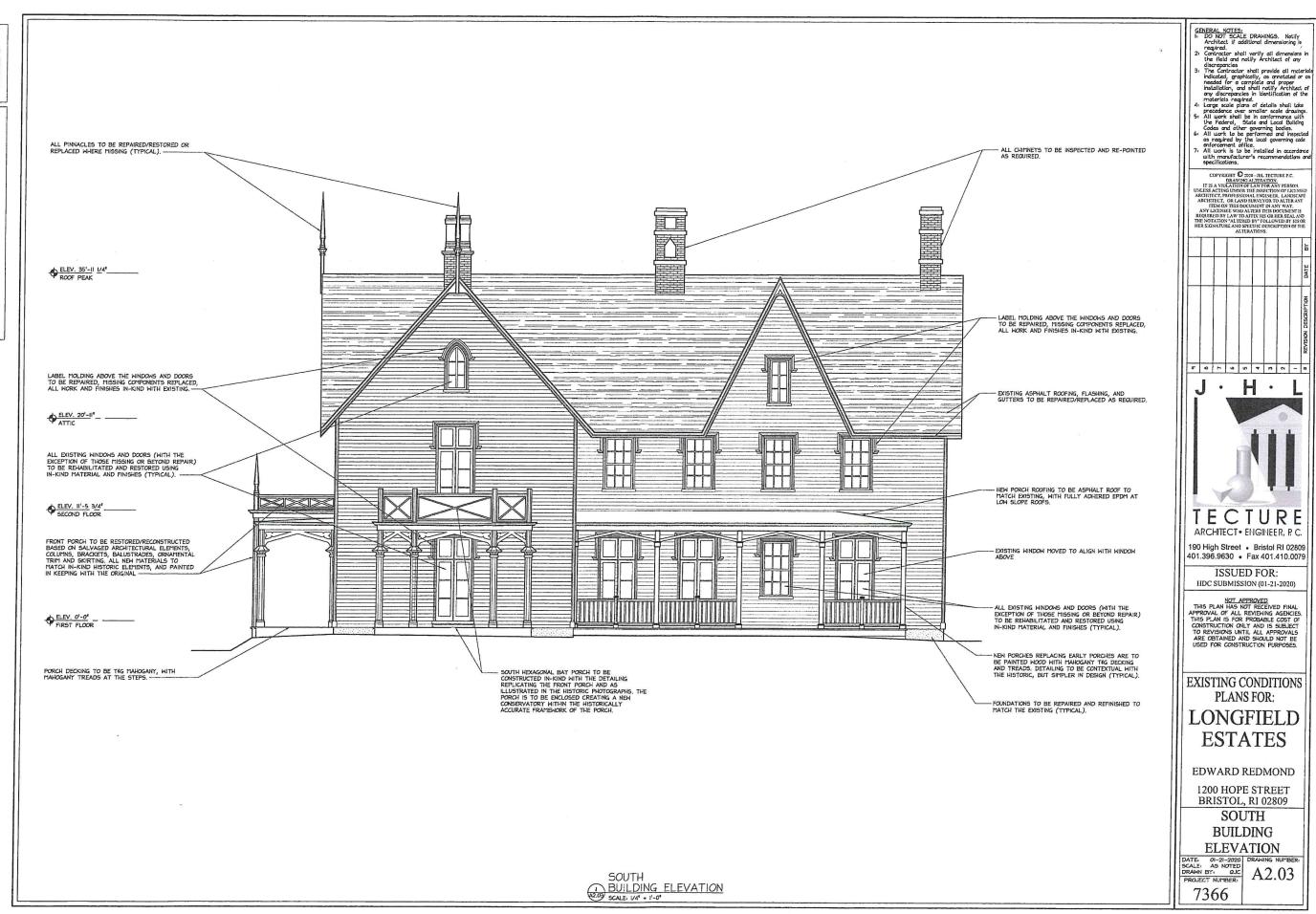
EDWARD REDMOND

1200 HOPE STREET BRISTOL, RI 02809

NORTH BUILDING **ELEVATION** 

DATE: 01-21-2020 DRAWING NUMBER: SCALE: AS NOTED DRAWN BY: QJC PROJECT NUMBER: A2.01







GENERAL NOTES:

In DO NOT SCALE DRAWINGS. Notify American in additional dimensioning is accordanced in additional dimensioning in the field and notify Architect of any disorpancies

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All work is to be installed in accordance with manufacturer's recommendations and specifications.

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CONCEPTUAL PLANS FOR:

# **LONGFIELD ESTATES**

EDWARD REDMOND

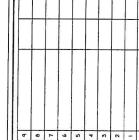
1200 HOPE STREET BRISTOL, RI 02809

PROPOSED **DUPLEX** 

**ELEVATIONS** DATE: 01-13-20 DRAWING NUMBER SCALE: AS NOTED DRAWN BY: JRD PROJECT NUMBER: A4-D

GENERAL NOTES.

In DO NOT SCALE DRAWINGS. Notify respired, respire





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CONCEPTUAL PLANS FOR:

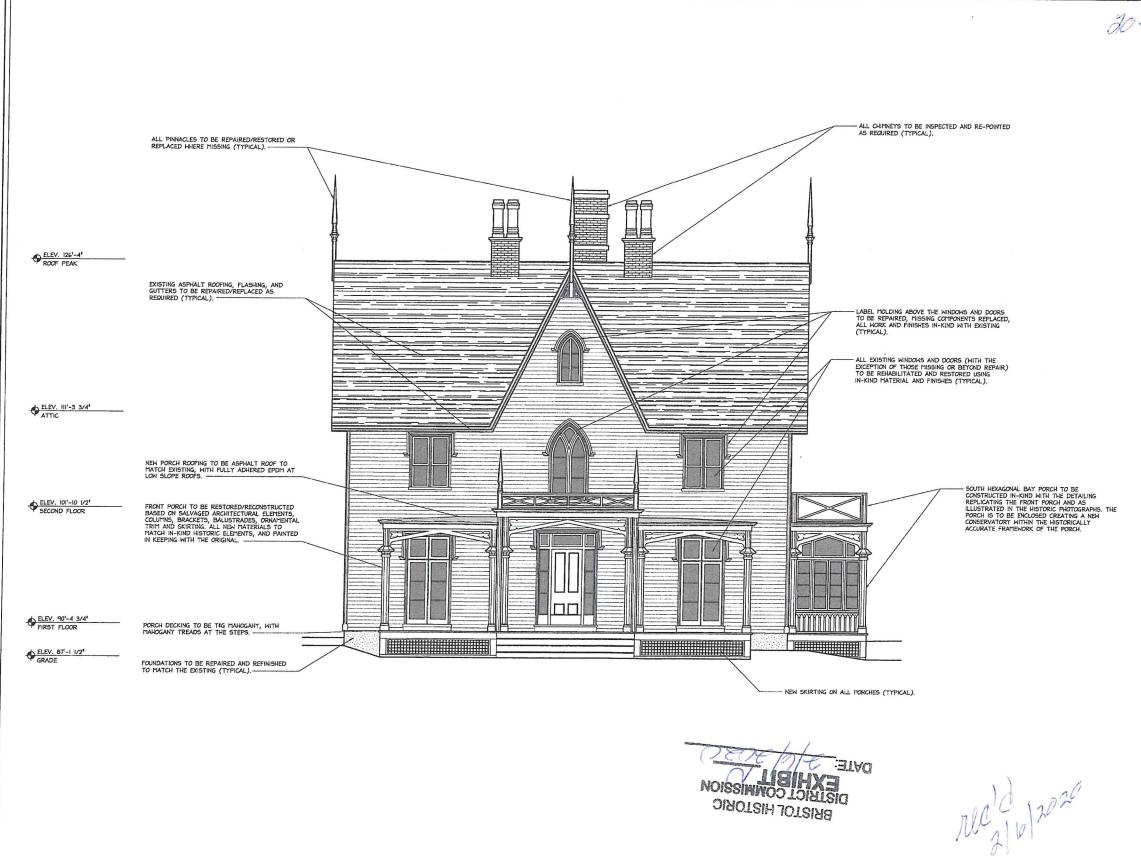
# **LONGFIELD ESTATES**

EDWARD REDMOND

1200 HOPE STREET BRISTOL, RI 02809

PROPOSED QUAD **ELEVATIONS** 

DATE: 01-13-20 DRAWING NUMBER: SCALE: AS NOTED DRAWN BY: JRD PROJECT NUMBER: A4-Q



WEST

BUILDING ELEVATION

SCALE: 1/4" - 1'-0"

GENERAL MOTES.

1 DO NOT SCALE DRAWNINGS. Notity rochitect is additional dimensioning is required.

2 Contractor shall verify all dimensions in the field and notify Architect of any discrepancies

3 The Contractor shall provide all materials indicated, graphically, as arrotated or as installation, and shall notify Architect of any discrepancies in Identification of the materials required.

1 Large scale plans of details shall take proceedence over smaller scale drawings.

5 All work shall be in conformance with the conformance with the conformance with the conformance of the conformance of the conformance with the conformance of the conformance with the performed and inspected as required by the local governing code enforcement office.

7 All work is to be installed in accordance with manufacturer's recommendations and specifications.

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IT IS A VINCE ALTERATION OF LICENSED
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ISSUED FOR: HDC SUBMISSION (02-05-20)

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EXISTING CONDITIONS PLANS FOR:

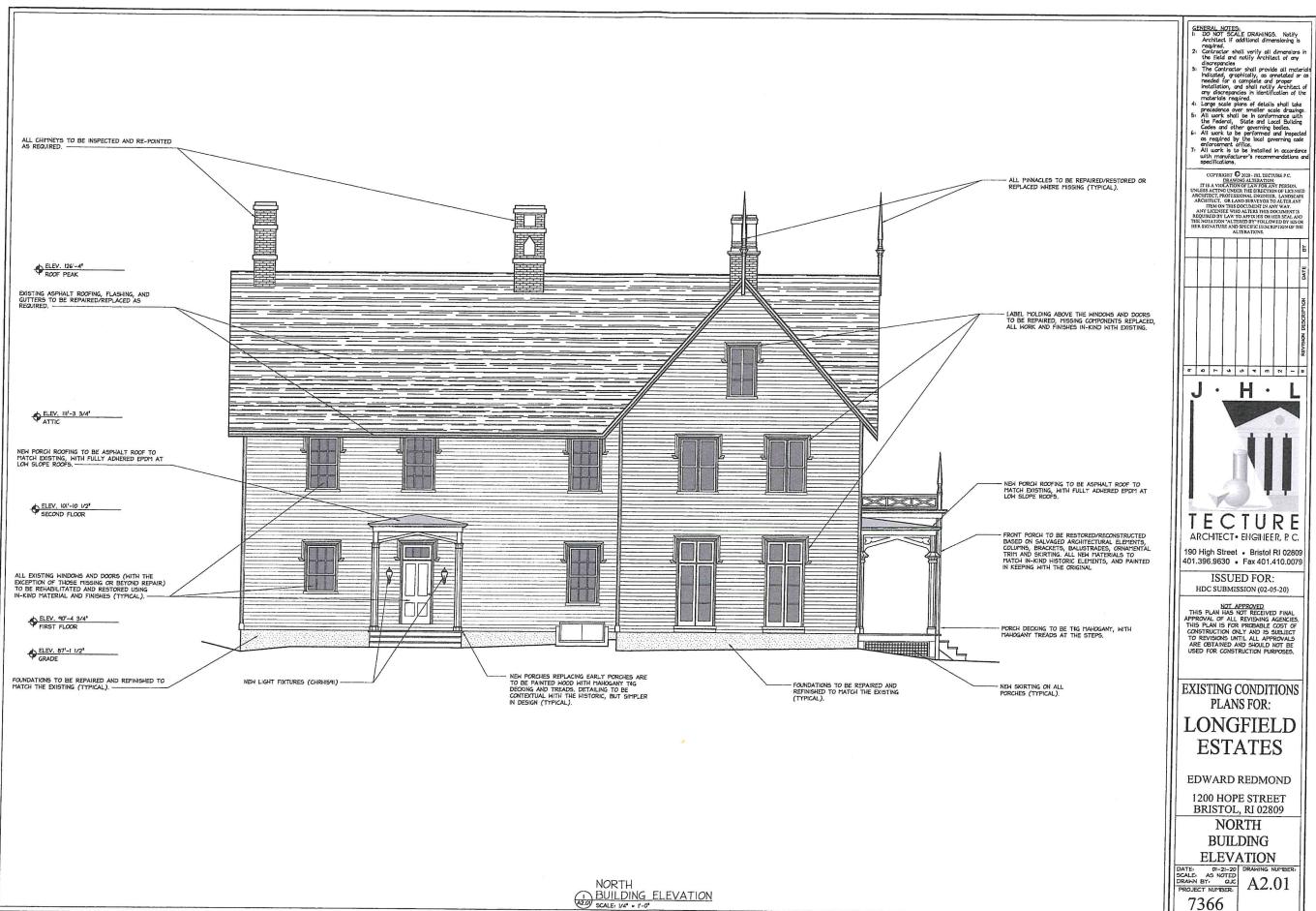
# LONGFIELD **ESTATES**

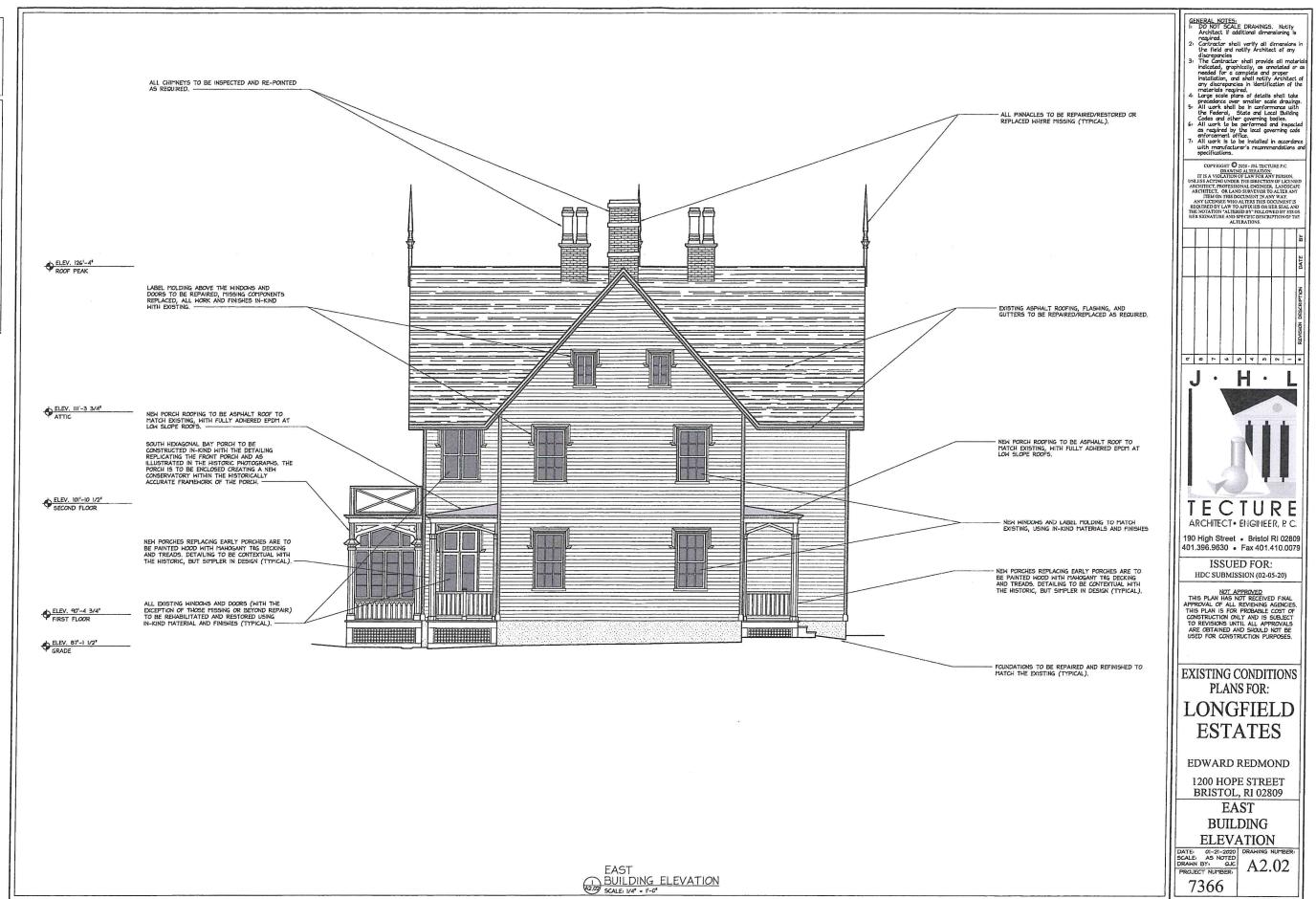
EDWARD REDMOND

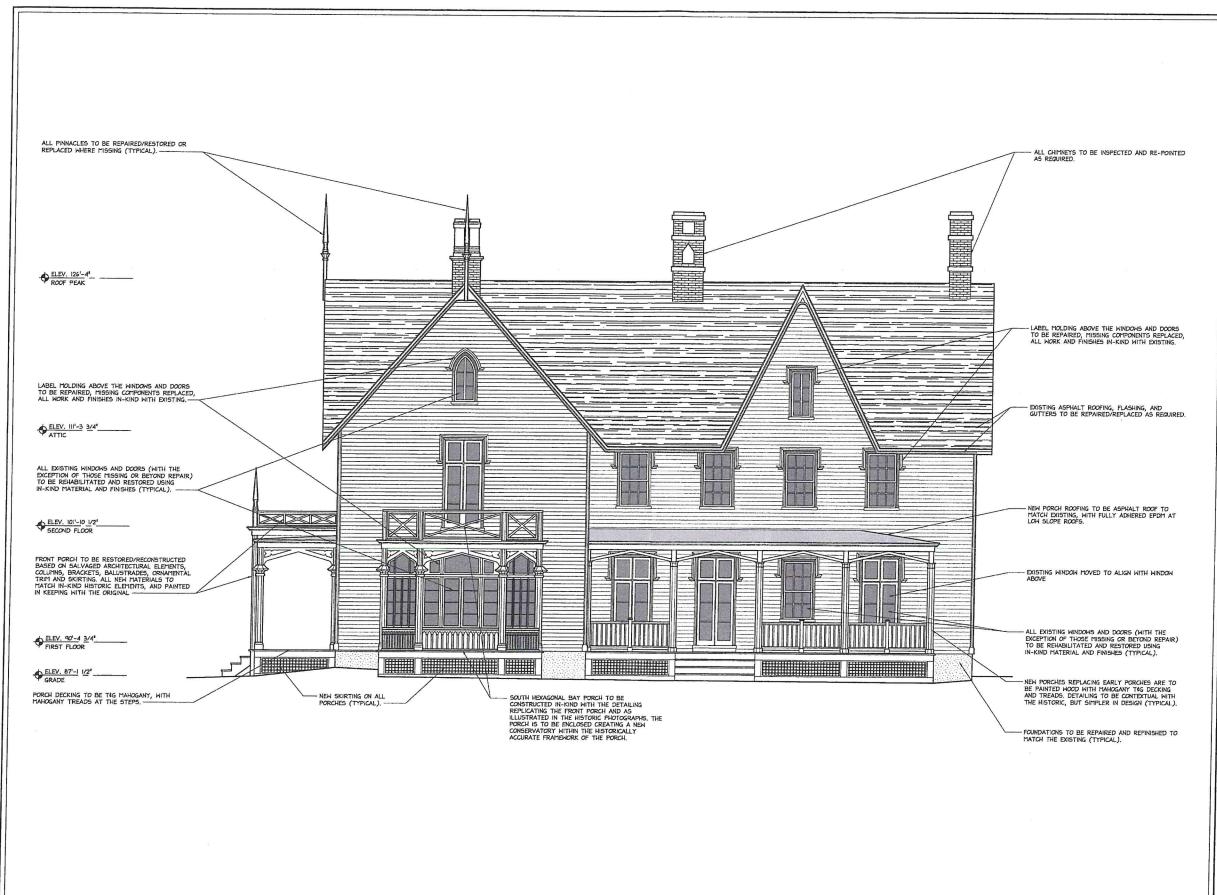
1200 HOPE STREET BRISTOL, RI 02809

WEST BUILDING **ELEVATION** 

DATE: 01-21-2020 DRAWING NUMBER SCALE: AS NOTED DRAWN BY: QJC PROJECT NUMBER: A2.00 7366







SOUTH

BUILDING ELEVATION
SCALE: VA' - 1'-0'

- GENERAL NOTES:

  I: DO NOT SCALE DRAMINGS. Notify Architect if additional dimensioning is required to the field and notify Architect of any discrepancies.

  It has been been been been supported and noted and notify Architect of any discrepancies.

  If he Contractor shall provide all materials indicates, graphically, as amoutated or as needed for a complete and proper installation, and shall notify Architect of materials required. Large scale plans of details shall take precedence over smaller scale drawings. All work shall be in conformance with the Federal, State and Local Building Codes and shall be in Conformance with the Federal, State and Local Building Codes and other governing bodies. Codes and other governing bodies are regained by the local governing code enforcement office.

  7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

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DRAWING ALTIRATION.

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UNLESS ACTING UNDER THE DIRECTION OF ELEVISED
ARCHITECT, PROFESSOORAL ENDINEER, LAWSOCONARCHITECT, PROFESSOORAL ENDINEER, LAWSOCONARCHITECT, PROFESSOORAL ENDINEER, LAWSOCONARCHITECT, PROFESSOORAL ENDINEER, LAWSOCONAND THE SOOR SERVICE AND THE SOOR THE SOOR AND THE SOOR THE SO

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TECTURE ARCHITECT • ENGINEER, P. C.

190 High Street • Bristol RI 02809 401.396.9630 • Fax 401.410.0079

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**EXISTING CONDITIONS** PLANS FOR:

# LONGFIELD **ESTATES**

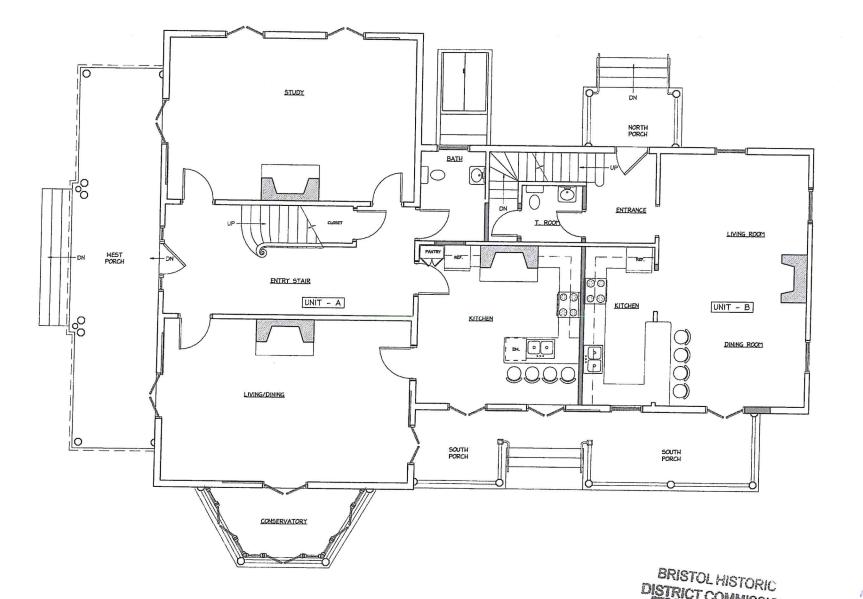
EDWARD REDMOND

1200 HOPE STREET BRISTOL, RI 02809

SOUTH BUILDING **ELEVATION** 

date: 01-21-2020 drawing number scale: As noted drawin by: 2JC project number: A2.03

OR PLAN GENERAL NOTES	FLOOR PLAN SYMBOLS	
PAINT ALL EXTERIOR SIDING AND TRIM. COLORS AS SELECTED BY OWNER.  SINISH MINDOMS, DOORS AND FRAMES. FINISH AS SELECTED BY OWNER.  ALL RECONSTRUCTED MINDOMS, DOORS AND FRAMES TO BE FINISHED AS SCHEDULED.  INISH AS SELECTED BY OWNER.  ALL NEW INTERIOR WALLS TO BE CONSTRUCTED WITH 2X4 WOOD STUDS, GYPSUM WALL  OWNER.  FILL WALLS TO BE CONSTRUCTED WITH 2X WOOD STUDS, GYPSUM WALL BOARD.	SYMBOLS  — ITEM ABOVE OR BELOW  — EXISTING WALL TO  — REMAIN	20-009



FIRST FLOOR PLAN

ALOU SCALE: 1/4" - 1'-0"

DATE:

- GENERAL NOTES:

  1: DO NOT SCALE DRANINGS. Notify Architect if additional dimensioning is required.

  2: Cantroctor shall verify all dimensions in the field and notify Architect of any discrepancies

  3: The Cantroctor shall provide all materials indicated, graphically, as anotated or as needed for a complete and proper involved to the shall notify Architect of the control of the shall notify Architect of the indicated of the indicated of the indicated of the materials required.

  4: Large scale plans of details shall take procedence over smaller scale drawings.

  5: All work shall be in conformate with the Federal, State and Local Building Codes and other governing bodies.

  All work to be performed and inspected as required by the local governing code enforcement office.

  7: All work to be performed and inspected as required by the local governing code enforcement office, be installed in accordance with manufacturer's recommendations and specifications.

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ARCHITECT, OR LAWS SERVEYOR TO ALTER ANY
ARCHITECT, OR LAWS SERVEYOR TO ALTER ANY
ANY LICENSEE WHO ALTERS THE DOCUMENT'S
REQUIRED BY LAW TO APTIX 193 CON HES SEAL AND
THE NOTATION. ALTERED BY P-LOU-SUPP BY ISS OR
HER ASSONATIVE AND SPECIFIC DESIGNATION OF THE
ALTERATIONS.





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**EXISTING CONDITIONS** PLANS FOR:

LONGFIELD **ESTATES** 

EDWARD REDMOND

1200 HOPE STREET BRISTOL, RI 02809

FIRST FLOOR **PLAN** 

DATE: 02-03-20 DRAWING NUMBER: SCALE: A5 NOTED DRAWIN BY: OJC PROJECT NUMBER: A1.01