

HDC-24-139

C/NC: Contributing**Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street & No.) 1 Bradford Street

2. Plat # 9 Lot # 23

3. a. Applicant: Matthew Hayes

b. Owner (*if different from applicant written authorization of owner required*): One Bradford LLC**Mailing Address: PO Box 90, Bristol, RI 02809**

Phone: 401-424-9140

Email: mhayes@eastbaymediagroup.com

4. a. Architect/Draftsman: Pella Window

Phone: 508-336-6766

Email: bmilot@GOPELLA.COM

b. Contractor: Same

Phone: Same

Email: Same

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Replace four (4) storefront windows with new Pella windows matching existing storefront windows with new windows that are same style/color as the recently replaced double hung windows on the same side of the building.

7. Property History

J. HOWARD MANCHESTER'S STORE/BRISTOL PHOENIX BUILDING c. 1854, 1894, 1940s, 1970s: Nathaniel Reynolds constructed the first house on this site, c. 1680. About 1854 his house was demolished and J. Howard Manchester built this 2.1/2-story, end-gable-roof, Greek Revival store. Manchester was a contractor and did tin roofing, plumbing, and general job work; in 1879 he was listed as a dealer in parlor, office and cooking stoves. Today, the building house

the Bristol Phoenix, established in 1835 and originally located on the upper floor of the Old Bank of Bristol on DeWolfs Wharf. The Phoenix has occupied this building intermittently since 1894 and continuously since 1928; major renovations were completed in the 1940s and 1970s.

8. Building Survey Data

RIHPHC ID #: BRISoo262

HISTORIC NAME: Manchester, J. Howard, Store/Bristol Phoenix

ARCH. STYLE: Vernacular

DATE (est.): 1854

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

Replacement windows: now 4/4 instead of 12/12, 2/1, 2/2. 3 of 4 gabled dormers are now shed dormers.

Matthew Hayes

Matthew D Hayes

Applicant's Name – Printed


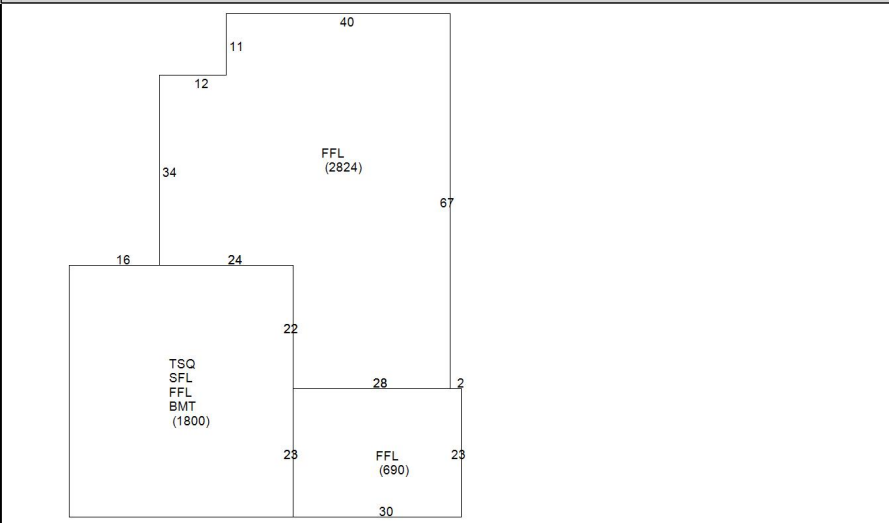
Applicant's Signature

Date: August 27, 2024



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 1 BRADFORD ST ACRES: 0.1538 PARCEL ID: 009-0023-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: ONE BRADFORD, LLC CO - OWNER: MAILING ADDRESS: 1 BRADFORD ST ZONING: W PATRIOT ACCOUNT #: 326	BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1854 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 7/1/2019 BOOK & PAGE: 1987-283 SALE PRICE: 700,000 SALE DESCRIPTION: SELLER: BOSWORTH, ROSWELL S JR.,TRSTEE	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Pkg A/C FUEL TYPE: Gas PERCENT A/C: True # OF ROOMS: 4 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 10714 FINISHED BUILDING AREA: 8464 BASEMENT AREA: 1800 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$239,500 YARD: \$0 BUILDING: \$449,500 TOTAL: \$689,000	
SKETCH	PHOTO
	



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

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Property Information - Bristol, RI



200 feet Abutters List Report

Bristol, RI
September 24, 2024

Item 6.

Subject Property:

Parcel Number: 9-23
CAMA Number: 9-23
Property Address: 1 BRADFORD ST

Mailing Address: ONE BRADFORD, LLC
1 BRADFORD ST
BRISTOL, RI 02809

Abutters:

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

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

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

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

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

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

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

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

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

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

Parcel Number: 9-18
CAMA Number: 9-18
Property Address: BRADFORD ST

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

Parcel Number: 9-19
CAMA Number: 9-19
Property Address: 49 BRADFORD ST

Mailing Address: 49 BRADFORD ST, LLC
5 KYALIN AVE
WARREN, RI 02885

Parcel Number: 9-20
CAMA Number: 9-20
Property Address: BRADFORD ST

Mailing Address: 49 BRADFORD ST, LLC
5 KYALIN AVE
WARREN, RI 02885

Parcel Number: 9-21
CAMA Number: 9-21
Property Address: 31 BRADFORD ST

Mailing Address: MILL PND BLDG AND DESIGN, INC
31 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 9-22
CAMA Number: 9-22
Property Address: 21 BRADFORD ST

Mailing Address: LEDGEHILL PROPERTIES, LLC
86 PEEPTOAD ROAD
SCITUATE, RI 02857



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Parcel Number: 9-24
CAMA Number: 9-24-001
Property Address: 345 THAMES ST 101N

Mailing Address: JOHNSON, PETER T. & ANDREA R. TE
345 THAMES ST, UNIT 101
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-002
Property Address: 345 THAMES ST 102N

Mailing Address: SAUL, DEBRA A
345 THAMES ST # 102
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-003
Property Address: 345 THAMES ST 103N

Mailing Address: SB2, LLC
345 THAMES ST, UNIT N-110
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-004
Property Address: 345 THAMES ST 104N

Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA
G. TE
345 THAMES ST UNIT N104
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-005
Property Address: 345 THAMES ST 105N

Mailing Address: WAYLAND WILLIAM F & LORNA E
TRUSTEES REVOC
345 THAMES ST UNT 105 N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-006
Property Address: 345 THAMES ST 106N

Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M.
TE
345 THAMES ST UNIT 106N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-008
Property Address: 345 THAMES ST 108N

Mailing Address: CHRISTOPHER, JANET E TRUSTEE
CHRISTOPHER FAMILY TRUST
345 THAMES ST #108
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-009
Property Address: 345 THAMES ST 109N

Mailing Address: HURST, JAMES WILLIAM & RANDELLE
LEE, TRUSTEES HURST FAMILY 2012
TRUST
345 THAMES ST, Unit N109
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-010
Property Address: 345 THAMES ST 110N

Mailing Address: HOLLAND, JOYCE A.
345 THAMES ST UNIT 110N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-011
Property Address: 345 THAMES ST 201N

Mailing Address: BUNN, JAMES BENNING SR & BUNN,
JACQUELINE BRYAN TE
141A Main St
Tuckahoe, NY 10707

Parcel Number: 9-24
CAMA Number: 9-24-012
Property Address: 345 THAMES ST 202N

Mailing Address: KUFFNER, TAMARA
9 WALNUT RD
BARRINGTON, RI 02806

Parcel Number: 9-24
CAMA Number: 9-24-013
Property Address: 345 THAMES ST 203N

Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY
B. TE
746 SPINNAKER BEACHHOUSE VILLA
SEABROOK ISLAND, SC 29456



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Parcel Number: 9-24
CAMA Number: 9-24-014
Property Address: 345 THAMES ST 204N

Mailing Address: BERNARDO, MATTHEW P
345 THAMES ST, UNIT 204N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-015
Property Address: 345 THAMES ST 205N

Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX
TE
345 THAMES ST UNIT 205N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-016
Property Address: 345 THAMES ST 206N

Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE
345 THAMES ST UNIT 206N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-017
Property Address: 345 THAMES ST 207N

Mailing Address: CAPODILUPO, PETER & JENNIFER C
345 Thames St Unit 207
Bristol, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Parcel Number: 9-24
CAMA Number: 9-24-030
Property Address: 345 THAMES ST 310N

Mailing Address: BUSCH, ROBERT S. (1/2) TRUSTEE &
BUSCH, KATHLEEN B. (1/2) TRUSTEE
52 BENTWOOD COURT EAST
ALBANY, NY 12203

Parcel Number: 9-24
CAMA Number: 9-24-031
Property Address: 345 THAMES ST 401N

Mailing Address: LOUISE I. PLACIDO IRREVOCABLE
TRUST KAUFMAN, BRETT A. TRUSTEE
345 THAMES ST, Unit 401N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-032
Property Address: 345 THAMES ST 402N

Mailing Address: PINK, LOIS & ANDREW TRUSTEES
345 THAMES ST UNIT 402N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-033
Property Address: 345 THAMES ST 403N

Mailing Address: BOLTON, ALICE C & FOREST E TE
345 THAMES ST UNIT 403N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-034
Property Address: 345 THAMES ST 404N

Mailing Address: VAN DEVENTER, MARY P. & BRENNAN,
KIMBERLY C. TRUSTEES
345 THAMES ST, UNIT 404N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-035
Property Address: 345 THAMES ST 405N

Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M
FLORIO TRUST
345 THAMES ST UNIT 405N
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-036
Property Address: 345 THAMES ST 406N

Mailing Address: JACKSON, LISA R
345 THAMES ST, UNIT N-406
BRISTOL, RI 02809

Parcel Number: 9-24
CAMA Number: 9-24-037
Property Address: 345 THAMES ST 407N

Mailing Address: RHODE, GRANT F & KATZ, JUDITH
TRUSTEES
345 THAMES ST UNT 407N
BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-038 Property Address: 345 THAMES ST 408N	Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY, SARAH CAMPBELL TRUSTEES 215 COTTONTAIL DRIVE PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-039 Property Address: 345 THAMES ST 409N	Mailing Address: MARTIN, WILLIAM R & JOAN P TRUSTEES 345 THAMES ST UNIT 409N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-040 Property Address: 345 THAMES ST 410N	Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE LAURA J CASTRIOTTA TRUST 345 THAMES ST, UNIT N410 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST 501N	Mailing Address: DAVIDSON, ASIA MARIA 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-042 Property Address: 345 THAMES ST 502N	Mailing Address: DUNN, JOHN G. JR TRUSTEE 345 THAMES ST UNIT N502 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-043 Property Address: 345 THAMES ST 503N	Mailing Address: WANG, YINGFEI 59 CRESTVIEW RD MILTON, MA 02186
Parcel Number: 9-24 CAMA Number: 9-24-044 Property Address: 345 THAMES ST 504N	Mailing Address: SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL 345 THAMES ST UNIT 504N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-045 Property Address: 345 THAMES ST 505N	Mailing Address: CHAMPAGNE, MICHEALA J. 345 THAMES ST UNIT 505N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-046 Property Address: 345 THAMES ST 506N	Mailing Address: LUCINI, GREGORY L & PATRICIA A TE 345 THAMES ST UNIT 506N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-047 Property Address: 343 THAMES ST 101M	Mailing Address: SPANG, HENRY A IV & LINDA TE 343 THAMES ST UNIT M-101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-048 Property Address: 343 THAMES ST 102M	Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES 74 CARNEGIE HEIGHTS DR PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-049 Property Address: 343 THAMES ST 103M	Mailing Address: RATFORD, VINCENT MARGUERITE TE 343 THAMES ST UNIT 103M BRISTOL, RI 02809



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Parcel Number: 9-24 CAMA Number: 9-24-062 Property Address: 341 THAMES ST 108S	Mailing Address: TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
Parcel Number: 9-24 CAMA Number: 9-24-063 Property Address: 341 THAMES ST 109S	Mailing Address: SAWYER, MICHAEL 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-064 Property Address: 341 THAMES ST 110S	Mailing Address: LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST UNIT S110 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-065 Property Address: 341 THAMES ST 201S	Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES 3756 JUNGLE PLUM DR E NAPLES, FL 34114
Parcel Number: 9-24 CAMA Number: 9-24-066 Property Address: 341 THAMES ST 202S	Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-067 Property Address: 341 THAMES ST 203S	Mailing Address: OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST UNIT S203 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-068 Property Address: 341 THAMES ST 204S	Mailing Address: CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST UNIT 204S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-069 Property Address: 341 THAMES ST 205S	Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-070 Property Address: 341 THAMES ST 206S	Mailing Address: BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
Parcel Number: 9-24 CAMA Number: 9-24-071 Property Address: 341 THAMES ST 207S	Mailing Address: PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
Parcel Number: 9-24 CAMA Number: 9-24-072 Property Address: 341 THAMES ST 208S	Mailing Address: GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-073 Property Address: 341 THAMES ST 209S	Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE 1443 BEACON ST BROOKLINE, MA 02446



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Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST 210S	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST 301S	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 114 EAST 72ND ST APT 19A NEW YORK, NY 10021
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST 302S	Mailing Address: MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST 341 THAMES ST 302 S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-077 Property Address: 341 THAMES ST 303S	Mailing Address: MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
Parcel Number: 9-24 CAMA Number: 9-24-079 Property Address: 341 THAMES ST 305S	Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST UNIT S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-080 Property Address: 341 THAMES ST 306S	Mailing Address: LYNCH, JOHN J TRUSTEE 341 THAMES ST UNIT S306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-081 Property Address: 341 THAMES ST 307S	Mailing Address: DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST S-307 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-082 Property Address: 341 THAMES ST 308S	Mailing Address: WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST UNIT S-308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-083 Property Address: 341 THAMES ST 309S	Mailing Address: KUBLIN, DONNA E & STANLEY B TR 341 THAMES ST UNIT 309S BRISTOL, RI 02809
Parcel Number: 9-28 CAMA Number: 9-28 Property Address: 44 BRADFORD ST	Mailing Address: OCONNELL, ELLEN 30 PARKER ST WATERTOWN, MA 02472-3914
Parcel Number: 9-29 CAMA Number: 9-29 Property Address: 36 BRADFORD ST	Mailing Address: WATSON, JAMES CALVIN & ALLISON ANITA, TRUSTEES JIM & ALLISON WATSON LIVING TRUST 4906 S DEERFIELD DR STILLWATER, OK 74074
Parcel Number: 9-30 CAMA Number: 9-30 Property Address: 30 BRADFORD ST	Mailing Address: SJS ASSOCIATES LLC 93 HIGHLAND RD BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
September 24, 2024

Parcel Number: 9-31
CAMA Number: 9-31
Property Address: 22 BRADFORD ST

Mailing Address: 22 BRADFORD LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 9-32
CAMA Number: 9-32
Property Address: 14 BRADFORD ST

Mailing Address: LACOVARA, ROBERT R & BARBARA
14 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 9-33
CAMA Number: 9-33
Property Address: 326 THAMES ST

Mailing Address: FENSTER, ZACHARY
80 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 9-34
CAMA Number: 9-34
Property Address: 322 THAMES ST

Mailing Address: BRAUN, EVELYN R & JOHN L TE
118 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 9-38
CAMA Number: 9-38
Property Address: THAMES ST

Mailing Address: TSL LLC
244 GANO ST
PROVIDENCE, RI 02906

Parcel Number: 9-69
CAMA Number: 9-69
Property Address: 42 BRADFORD ST

Mailing Address: DOYNE, DERMOT & TERESA TE
1058 WASHINGTON ST
BRAINTREE, MA 02184

Parcel Number: 9-78
CAMA Number: 9-78
Property Address: BRADFORD ST

Mailing Address: 22 BRADFORD LLC
48 CONSTITUTION ST
BRISTOL, RI 02809

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

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



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Contract - Detailed

Item 6.

Phone:

Fax:

Sales Rep Name: Milot, Bret

Sales Rep Phone: 508-336-6766

Sales Rep Fax:

Sales Rep E-Mail: bmilot@gopella.com

Customer Information	Project/Delivery Address	Order Information
One Bradford LLC 1 Bradford St BRISTOL, RI 02809-1939 Primary Phone: (401) 4249140 Mobile Phone: Fax Number: E-Mail: mhayes@eastbaymediagroup.com Contact Name: Great Plains #: 1006043723 Customer Number: 1009888948 Customer Account: 1006043723	East Bay News Store Front 1 Bradford St Lot # Bristol, RI 02809-1939 County: Owner Name: Matt Hayes Owner Phone: (401) 4249140	Quote Name: 7-17-24 PRT Order Number: 182 Quote Number: 18427125 Order Type: Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: RI Cust Delivery Date: None Quoted Date: 7/17/2024 Contracted Date: Booked Date: Customer PO #:

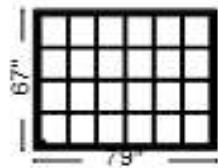
Line #	Location:	Attributes
--------	-----------	------------

10 A

Pella Reserve, Traditional Sash Set, Fixed, 79 X 67, Black

Item Price Qty Ext'd Price

4



PK #
2171

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Fixed Sash Set

Frame Size: 79 X 67

General Information: Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Seacoast Enduraclad, Black

Interior Color / Finish: Linen White Paint Interior

Sash / Panel: Putty Glaze, Ogee, Standard

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude 1"

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.49, CPD PEL-N-1-59497-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50

Grille: ILT, No Custom Grille, 7/8", Traditional (6W4H), Putty Glaze, Ogee

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 292".

Rough Opening: 79 - 3/4" X 67 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15		Installation - removal, disposal, installation, flashed, insulated, exterior and interior trim as necessary (primed and ready for paint)		1	

1000001 - Full Frame 48 - 96 Wide Installation

Qty4

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

This purchase order (PO) may be used by the COMPANY as an offer to sell to the CUSTOMER the materials as set forth herein. These terms and conditions are binding on the COMPANY and the CUSTOMER and govern their relationship to this Agreement. THIS PO IS MADE FOR YOU, THE CUSTOMER, AND NO CHANGES MAY BE MADE AFTER THREE DAYS FOLLOWING THE SIGNING OF THIS PO. This PO becomes a binding contract only upon review and acceptance by an authorized Pella Windows & Doors. All promises of shipment are estimates only, and our best efforts are used in every case to ship within the time promised, but there is no guarantee to do so. COMPANY shall not be liable for any direct, indirect or consequential damage caused by delay in shipment. CUSTOMER represents that the window/door sizes and specifications shown on this order are correct and may not be changed or cancelled. COMPANY's failure to insist upon strict performance of any provision of this PO by the CUSTOMER, or take advantage of its rights hereunder, shall not be construed as a waiver by the COMPANY of any such provision. Specifically, the COMPANY reserves its right to a mechanic's lien claim against the property in which the COMPANY's materials are incorporated, whether owned by the CUSTOMER or a third party. Pursuant to the requirements of Rhode Island Law, this is a notice that COMPANY may file a mechanic's lien upon the property in the event of nonpayment. This contract shall be governed by the state in which both the CUSTOMER and the COMPANY reside. If the CUSTOMER and the COMPANY are located in different states, then the law of the Commonwealth of Massachusetts shall govern. The COMPANY reserves its right to terminate this Agreement with notice to the CUSTOMER if the CUSTOMER fails to perform any obligations or duties required under the terms of this Agreement. The CUSTOMER shall defend, indemnify and hold harmless the COMPANY against any claims or suits brought by any persons or entities alleging that any bodily injuries, death, property damage or economic losses were caused, in whole or in part, by any of the goods and/or services provided under this PO to the CUSTOMER. Any dispute arising out of the Terms and Conditions, or performance or materials which are the subject of this agreement shall be resolved through binding arbitration. The arbitration shall be conducted in the Commonwealth of Massachusetts as the exclusive venue, and brought before a single Arbitrator, whose decision shall be binding and enforceable by a court of competent jurisdiction. The arbitration proceedings shall be governed by Massachusetts Law. See "ARBITRATION AND CLASS ACTION WAIVER" for additional information regarding arbitration.

>> THE SCHEDULING DEPARTMENT WILL CALL YOU WITH YOUR DELIVERY DATE.

>> WE PROVIDE TAILGATE DELIVERY ONLY, PLEASE ARRANGE TO HAVE ASSISTANCE ON SITE AT TIME OF DELIVERY <<

>> FOR REPLACEMENT PART ORDERS PAYMENT IS REQUIRED IN FULL AT TIME OF ORDER <<

>> COD PAYMENT IS REQUIRED AT TIME OF DELIVERY UNLESS ALTERNATIVE TERMS HAVE BEEN PREVIOUSLY ARRANGED <<

>>FAILURE TO PAY IN FULL WITHIN TERMS SHALL VOID THE WARRANTY ON PELLA PRODUCTS SHIPPED PURSUANT TO THIS ORDER.

Installation by Pella includes standard installation using Pella brand sealants and flashing materials. To review our standard installation please click on the following link: <https://www.pella.com/professionals/installation-instructions/>.

To complete an installation, the structure envelope must be complete and roofed, all rough openings must be complete and free of any obstructions such as bracing, staging blocking openings, etc.

Weather Resistive Barrier (WRB): A WRB is to be added to the sidewall, it must be either fully installed prior to installation, or the installation can be completed to bare sidewall and then the WRB installed. When installing a WRB prior to installation a head flap must be provided such that the head nail flange of the product can be installed under the WRB—this includes WRB with an adhesive backing. Drainable WRB's (typically incorporating a system of plastic beads on the material to create an air space behind siding, must be flapped up if applied prior to installation. Flashing tapes cannot be guaranteed to be watertight on a beaded WRB. In the case of Zip Systems or equivalent sheathing with an incorporated WRB surface, all seams must be taped and rolled per manufacturer's instructions.

Substitutions: Any substitutions to standard installation and materials must be identified in advance and approved by Pella of Fall River for suitability to the application.

Examples:

- Any use of Lead, Copper, or other metal or non-metal pre-formed "pan" systems for the sill of the rough opening (window or door) must be provided to us as a spec for our awareness and approval and must be completed and installed by other prior to the installation date(s).

- Substitution of tape-based materials, in lieu of Pella brand flashing tape, for either the rough opening or the unit flashing can be made with advance notice and our agreement. When a substitution is made the contractor is responsible to provide the material by the installation date.
- In all cases of substitution additional charge may apply where the substitution requires additional labor over and above what is included in a typical standard installation.

Alterations to the Pella product and/or installation that cannot conform to standard installation (with agreed substitutions, if any) are not permitted. Any situation of this type will be brought to the attention of the builder's project manager by our lead installer.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals

Taxable Subtotal

Sales Tax @ 7%

Non-taxable Subtotal

Total

Deposit Received \$0.00

Amount Due