

23-028



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 1200 Hope St. Bristol RI
2. Plat # 103 Lot # 2 + 14 Contributing Significant Non-Contributing _____
3. a. Applicant: MI 1200 Hope St LLC
Mailing Address: 120 Tallman Ave, Portsmouth RI 02781
Phone: 401-999-0869 Email: kyle@expressrealtytrustllc.com
- b. Owner (if different from applicant written authorization of owner required): _____
Mailing Address: _____
Phone: _____ Email: _____
4. a. Architect/Draftsman: Mark Fontaine
Address: 304 Thames St
Phone: 401-965-4886 Email: markcfontaine@aol.com
- b. Contractor: RCSRI LLC
Address: 513 Broadway, Newport RI
Phone: 401-999-0869 Email: kyle@rcsri.com
5. Work Category: X Replacing in-kind* authorization required _____
X New Structure(s) _____ Partial Demolition of Structure(s)
_____ Addition to Structure(s) _____ Total Demolition of Structure(s)
X Remodeling of Structure _____ Sign(s) / Landscaping Features
6. Description of proposed work: Insignificant Windows location change, relocation of bulkhead,
minor change of rear deck to extend to edge of home, deletion of 1 window on SE side facing
back yard of home, Addition of 2- in kind wood garage door for under structure to reduce
automobile visibility on site, location of exterior ac condensers, modification of accepted
duplex unit to have garage and layout to accomodate due to land area being expanded
*All changes must match the existing in materials, design and configuration.

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TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): _____

☒ Check here if continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

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

Drawings: Maximum size accepted: 11" x 17"

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

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

Kyle Ritchie, Manager

Applicant's Name - Printed

Applicant's Signature

Date: 2/11/23

Contact Person if other than Applicant:

Name (Printed): _____

Phone: _____ Email: _____

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

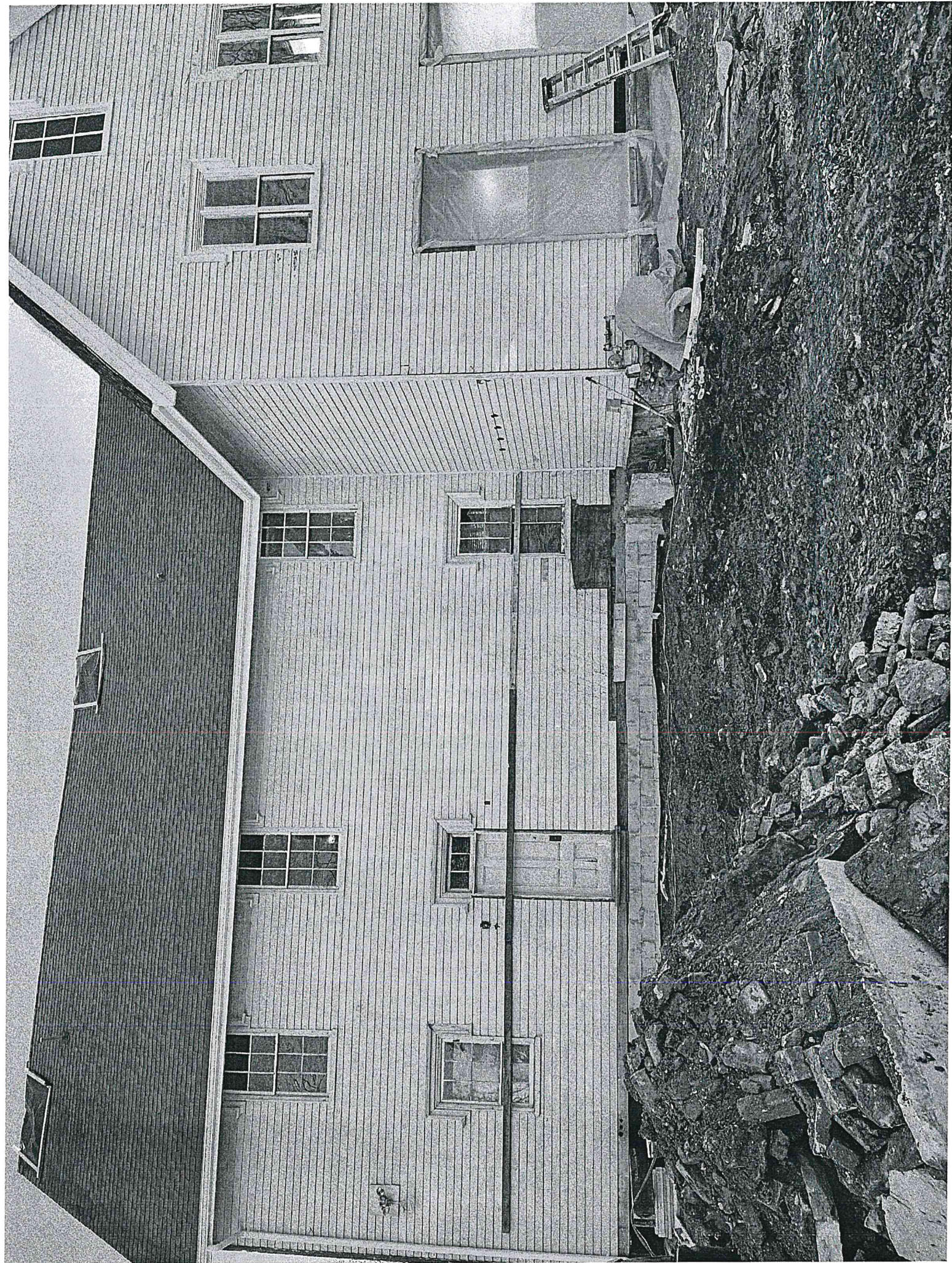
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

2023 FEB 13 PM 2:20
TOWN OF ELIZABETH
COMMUNITY DEV.













Rays

Dook

Main

Dook

Dook

Delete

K

Delete



ULTIMATE WOOD DOUBLE HUNG

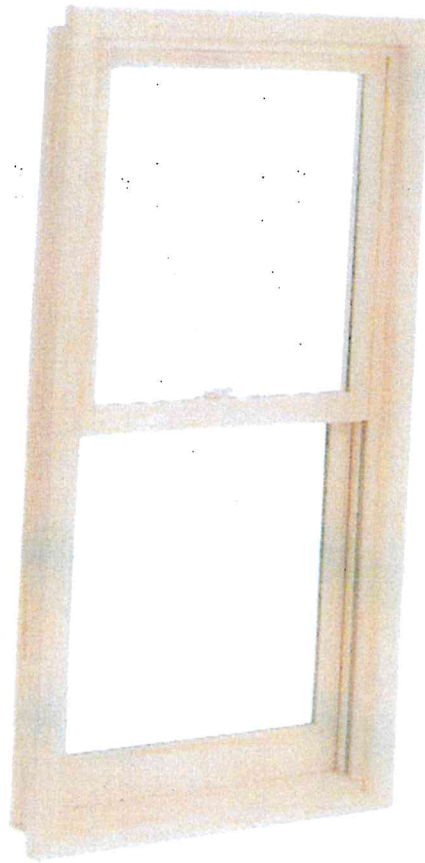
Previously known as Wood Ultimate Double Hung



The all-wood Marvin Signature™ 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
DISTRICT COMMISSION

DATE 2/2/2020

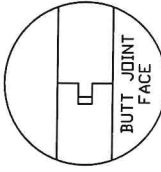


INTERIOR

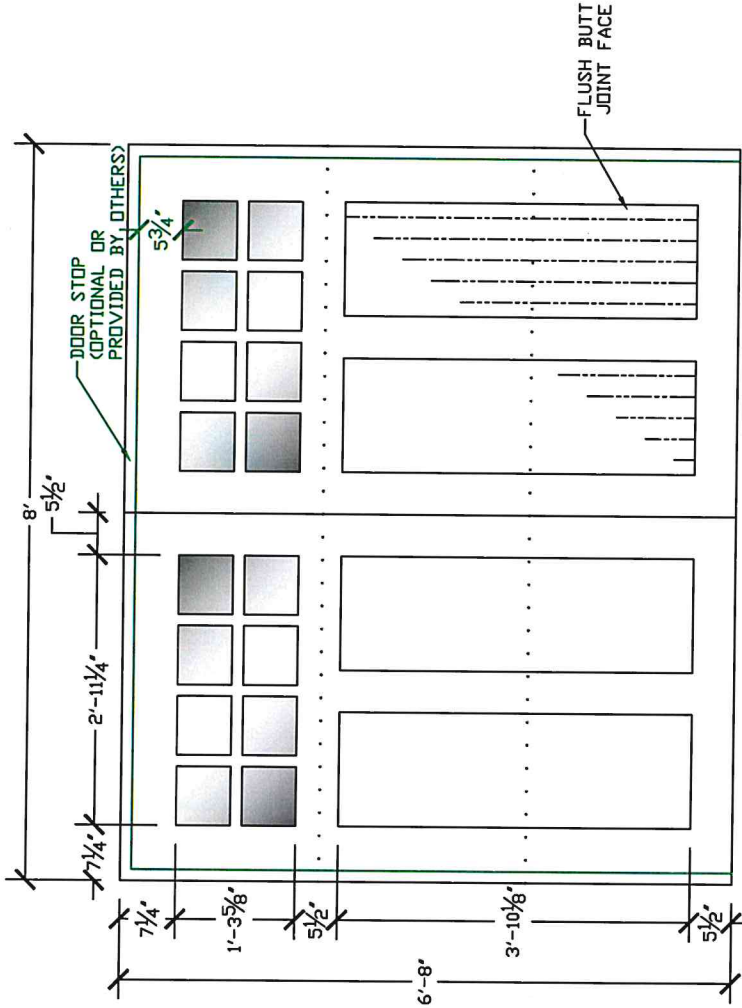
EXTERIOR

Features of the Ultimate Wood Double Hung Window

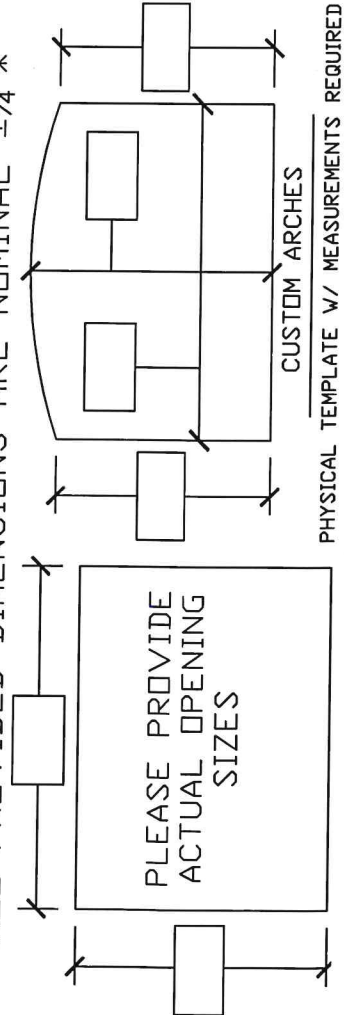
- Available in heights up to 8 feet or widths up to 4 feet
- Multiple design options and woods available to match historical aesthetics and design requirements
- Also available as a round top, single hung, stationary transom or picture window
- Unique wash mode allows cleaning of both sides of glass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



AS SHOWN ON DRAWING
NOT TO SCALE



ALL PROVIDED DIMENSIONS ARE NOMINAL $\pm \frac{1}{4}$ "



PLEASE CHOOSE EDGE DETAIL		COMPANY NAME		NOMINAL TRIM DIMENSIONS $\pm \frac{1}{4}$ "
<input type="checkbox"/> SQUARE EDGE	<input type="checkbox"/> DGE EDGE	GARAGE H.Q.		1X8 7 1/4"
<input type="checkbox"/> EASED EDGE	<input type="checkbox"/> CHAMFER EDGE	JOB NAME: 1200 HOPE ST		1X6 5 3/4"
		DOOR MATERIAL: CWR CEDAR		1X4 3 1/4"
		PROPOSAL # 59285R.2		NOMINAL V-GROOVE DIMENSIONS $\pm \frac{1}{4}$ "
		DOOR SIZE (W X H) 8'X6'8"		1"X4 3 1/4"
		SIGN HERE FOR APPROVAL _____ DATE _____		1"X6 5 1/4"

ALL FINNACLES TO BE REPAIRED/RESTORED OR
REPLACED WHERE MISSING (TYPICAL).

EXISTING ASPHALT ROOFING, FLASHING, AND
GUTTERS TO BE REPAIRED/REPLACED AS REQUIRED.

LABEL MOLDING ABOVE THE WINDOWS AND DOORS
TO BE REPAIRED, MISSING COMPONENTS REPLACED,
ALL WORK AND FINISHES IN-KIND WITH EXISTING.

ALL EXISTING DOORS AND WINDOWS (WITH THE
EXCEPTION OF THOSE MISSING OR BEYOND REPAIR)
TO BE REHABILITATED AND RESTORED USING
IN-KIND MATERIAL AND FINISHES (TYPICAL).

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, BALUSTRADES, ORNAMENTAL
TRIM AND SKIRTING. ALL NEW MATERIALS TO
MATCH IN-KIND HISTORIC ELEMENTS, AND PAINTED
IN KEEPING WITH THE ORIGINAL.

SOUTH HEXAGONAL BAY PORCH TO BE
CONSTRUCTED IN-KIND WITH THE DETAIL IN
REPLACING THE FRONT PORCH AND AS
ILLUSTRATED IN THE HISTORIC PHOTOGRAPH
PORCH IS TO BE ENCLOSED CREATING A NEW
CONSERVATORY WITH IN THE HISTORICALLY
ACCURATE FRAMEWORK OF THE PORCH.

PORCH DECKING TO BE T&G MAHOGANY, WITH
MAHOGANY TREADS AT THE STEPS.

FOUNDATION TO BE REPAIRED AND REFINISHED TO
MATCH THE EXISTING (TYPICAL).

NEW SKIRTING ON ALL
PORCHES (TYPICAL).

FRONT WEST ELEVATION

SCALE: $\frac{1}{2}" = 1'-0"$

ELEV. 126'-4"
ROOF PEAK

ELEV. 111'-3"
ATTIC

ELEV. 101'-10"
SECOND FLOOR

ELEV. 90'-4"
FIRST FLOOR

ELEV. 87'-1"
GRADE



NORTH SIDE ELEVATION

ALL FINNACLES TO BE REPAIRED/RESTORED OR
REPLACED WHERE MISSING (TYPICAL).

EXISTING ASPHALT ROOFING, FLASHING, AND
GUTTERS TO BE REPAIRED/REPLACED AS REQUIRED.

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

NEW WINDOWS AND LABEL MOLDINGS TO MATCH
EXISTING, USING IN-KIND MATERIALS AND FINISH.

NEW PORCHES REPLACING EARLY PORCHES ARE TO
BE PAINTED WOOD WITH MAHOGANY DECKING
AND TREADS. DETAILING TO BE CONTEXTUAL WITH
THE HISTORIC, BUT SIMPLER IN DESIGN (TYPICAL).

FOUNDATION TO BE REPAIRED AND REFINISHED TO
MATCH THE EXISTING (TYPICAL).



REAR EAST ELEVATION
SCALE: 1/4" = 1'-0"

SEE ATTACHED GARAGE DOOR DETAIL PAGE

LABEL MOLDING ABOVE THE WINDOWS AND DOORS
TO BE REPAIRED, MISSING COMPONENTS REPLACED,
ALL WORK AND FINISHES IN-KIND WITH EXISTING.

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

SOUTH HEXAGONAL BAY PORCH TO BE
CONSTRUCTED IN-KIND WITH THE DETAILING
REPLACING THE FRONT PORCH AND AS
ILLUSTRATED IN THE HISTORIC PHOTOGRAPHS. THE
PORCH IS TO BE ENCLOSED CREATING A NEW
CONSERVATORY WITH IN THE HISTORICALLY
ACCURATE FRAMEWORK OF THE PORCH.

NEW PORCHES REPLACING EARLY PORCHES ARE TO
BE PAINTED WOOD WITH MAHOGANY TAG DECKING
AND TREADS. DETAILING TO BE CONTEXTUAL WITH
THE HISTORIC, BUT SIMPLER IN DESIGN (TYPICAL).

ALL EXISTING DOORS AND WINDOWS (WITH THE
EXCEPTION OF THOSE MISSING OR BEYOND REPAIR)
TO BE REHABILITATED AND RESTORED USING
IN-KIND MATERIAL, AND FINISHES (TYPICAL).

ELEV. 126'-4"
ROOF PEAK

ELEV. 111'-3"
ATTIC

ELEV. 101'-10"
SECOND FLOOR

ELEV. 90'-4"
FIRST FLOOR

ELEV. 87'-1 1/2"
GRADE

ALL PINNACLES TO BE REPAIRED/RESTORED OR REPLACED WHERE MISSING (TYPICAL).

ELEV. 126'-4"
ROOF PEAK

LABEL MOLDING ABOVE THE WINDOWS AND DOORS TO BE REPAIRED, MISSING COMPONENTS REPLACED, ALL WORK AND FINISHES IN-KIND WITH EXISTING.

ELEV. 111'-3 1/2"
ATTIC

ALL EXISTING DOORS AND WINDOWS (WITH THE EXCEPTION OF THOSE MISSING OR BEYOND REPAIR) TO BE REHABILITATED AND RESTORED USING IN-KIND MATERIAL AND FINISHES (TYPICAL).

ELEV. 101'-10 1/2"
SECOND FLOOR

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

ELEV. 99'-4 1/2"
FIRST FLOOR

ELEV. 87'-1 1/2"
GRADE

PORCH DECKING TO BE T&G MAHOGANY, WITH MAHOGANY TREADS AT THE STEPS.

NEW SKIRTING ON ALL PORCHES (TYPICAL).

SOUTH HEXAGONAL BAY PORCH TO BE CONSTRUCTED IN-KIND WITH THE DETAILING REPLACING THE FRONT PORCH AND AS ILLUSTRATED IN THE HISTORIC PHOTOGRAPHS. THE PORCH IS TO BE ENCLOSED CREATING A NEW CONSERVATORY WITH IN THE HISTORICALLY ACCURATE FRAMEWORK OF THE PORCH.

LABEL MOLDING ABOVE THE WINDOWS AND DOORS TO BE REPAIRED, MISSING COMPONENTS REPLACED, ALL WORK AND FINISHES IN-KIND WITH EXISTING.

EXISTING ASPHALT ROOFING, FLASHING, AND GUTTERS TO BE REPAIRED/REPLACED AS REQUIRED.

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

EXISTING WINDOW MOVED TO ALIGN WITH WINDOW ABOVE.

ALL EXISTING WINDOWS AND DOORS (WITH THE EXCEPTION OF THOSE MISSING OR BEYOND REPAIR) TO BE REHABILITATED AND RESTORED USING IN-KIND MATERIAL AND FINISHES (TYPICAL).

NEW PORCHES REPLACING EARLY PORCHES ARE TO BE PAINTED WOOD WITH MAHOGANY T&G DECKING AND TREADS. DETAILING TO BE CONTEXTUAL WITH THE HISTORIC, BUT SIMPLER IN DESIGN (TYPICAL).

FOUNDATION TO BE REPAIRED AND REFINISHED TO MATCH THE EXISTING (TYPICAL).

SOUTH SIDE ELEVATION

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



FRONT SOUTH ELEVATION

LONGFIELD ESTATES
CARRIAGE HOUSES
UNITS #1 & #2



WEST SIDE ELEVATION

NOTE: ALL MATERIALS TO CONTEXTUALLY MATCH
MAIN HOUSE.

LONGFIELD ESTATES
CARRIAGE HOUSES
UNITS #1 & #2



EAST SIDE ELEVATION



ALL MATERIALS TO BE MATCHED TO
HISTORIC MATERIALS