





**Town of Bristol, Rhode Island**  
**Department of Community Development**  
**Zoning Board of Review**

TOWN OF BRISTOL  
 COMMUNITY DEV.

2024 FEB 23 PM 1:10

**APPLICATION**

File No: 2024-10  
 Accepted by ZEO: MT 2/23/24

|                        |                                    |                                  |                   |
|------------------------|------------------------------------|----------------------------------|-------------------|
| <b>APPLICANT:</b>      | Name: <u>Peggy Fredenck</u>        |                                  |                   |
|                        | Address: <u>195 High Street</u>    |                                  |                   |
|                        | City: <u>Bristol</u>               | State: <u>RI</u>                 | Zip: <u>02809</u> |
|                        | Phone #: <u>508-308-3069</u>       | Email: <u>pegfred4@gmail.com</u> |                   |
| <b>PROPERTY OWNER:</b> | Name: <u>Peggy Fredenck</u>        |                                  |                   |
|                        | Address: <u>31 Bradford Street</u> |                                  |                   |
|                        | City: <u>Bristol</u>               | State: <u>RI</u>                 | Zip: <u>02809</u> |
|                        | Phone #: <u>508-308-3069</u>       | Email: <u>pegfred4@gmail.com</u> |                   |

1. Location of subject property: 195 High Street  
 Assessor's Plat(s) #: 14 Lot(s) #: 73
2. Zoning district in which property is located: R-6
3. Zoning Approval(s) required (check all that apply):  
 Dimensional Variance(s)       Special Use Permit       Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?  
 Dimensional Variance Section(s): Article IV) Section 28-11  
 Special Use Permit Section(s): \_\_\_\_\_  
 Use Variance Section(s): \_\_\_\_\_
5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property? Purchased December 2023
7. Present use of property: 2 family dwelling
8. Is there a building on the property at present? yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):  
22x38' house, 1800 square feet 28' feet height
10. Proposed use of property: single family residence with screened porch and carriage house

11. Give extent of proposed alterations: Add detached carriage house (20' x 26'), add East covered front porch (6' x 22'), add west screen porch (12' x 18'), relocate chimney (convert from wood burning to gas), new foundation with full basement moved 4'-0" west (away from street) Windows returned to 6-over 6  
 12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
Covered porch = 132 sf. Screen Porch = 216 sf, Carriage house = 520 sf  
Total additions = 868 sf

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

|                      |                              |                                 |
|----------------------|------------------------------|---------------------------------|
| Front lot line(s):   | Required Setback: <u>8'</u>  | Proposed Setback: <u>10'</u>    |
| Left side lot line:  | Required Setback: <u>10'</u> | Proposed Setback: <u>28'-2"</u> |
| Right side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>3'-4"</u>  |
| Rear lot line:       | Required Setback: <u>20'</u> | Proposed Setback: <u>44'6"</u>  |
| Building height:     | Required: <u>35'</u>         | Proposed: <u>28'</u>            |

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):

Required: 30% Proposed: 27%

13. Number of families before/after proposed alterations: 2 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? Not yet  
 If yes, has he refused a permit? \_\_\_\_\_  
 If refused, on what grounds? \_\_\_\_\_

15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: BCWA Sewer: BCWA

17. Is the property located in the Bristol Historic District or is it an individually listed property? yes

18. Is the property located in a flood zone? NO If yes, which one?: \_\_\_\_\_

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Peggy Frederick Date: 2/20/24

Print Name: Peggy Frederick

Property Owner's Signature: Peggy Frederick Date: 2/20/24

Print Name: Peggy Frederick

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Re: 195 High Street

I'm removing the request to get a variance on the carriage house as I am trying to work within the regulations as much as possible.

I met with HDC in March and obtained approval to move the house back 4 feet. The approval letter is attached. They also discussed the front porch and those notes are below from the draft of the minutes that will be approved at the next meeting.

Hutchins: There is no vapor barrier and it rotted everything. We need to raise the house and we thought of moving it back a little to add a covered porch. We would come back with details for that part. The way the house sits now is there is only 6ft between the front of house and the sidewalk.

Lima: Is this whole application an application and a concept review?

Toth: Part real application and part concept review.

Lima: Can we deal with the real part first then do concept after.

Fredrick: We need to dig out the old foundation and lay a new one. Since we have to move the house off of the foundation to do so, I would like to move the foundation back 4ft and add a covered porch to the front. The foundation needs a lot of proper drainage. We would like the approval to move it back 4ft and we are planning to meet with the Zoning Board on April 1st.

Lima: If this is going to Zoning for the moving of the house, then where are we in that?

Teitz: You are first. The key thing for Zoning is for the moving of the house. You are still keeping the 3-4ft side yard, correct.

Hutchins: It is already recognized as non-conforming by Zoning.

Teitz: Why are they moving it back? Is it for the possibility of adding a front porch?

2021 MAR 26 AM 9:41

COMMUNITY REVIEW

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**Bristol Historic District Commission**  
Decision Letter

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

March 21, 2024

Peggy Frederick/

31 Bradford Street, Bristol, RI 02809

RE: BHDC Review

195 High Street

Plat #14, Lot #72

Application 24-025

Dear Applicant:

At its March 7, 2024 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 24-025 as noted:

1. Replace foundation and move house 4 feet from street. Finding of Fact: poor foundation in need of replacement,
2. Remove center chimney. Finding of Fact applicant will be replacing with a faux chimney.
3. Replace windows with new Marvin ultimate double hung 6 over 6 windows.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member John M. Allen 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", is part of your permit and will be issued on approval. 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 via the online permitting software, authorizing you to begin your work.

Sincerely,



Nicholas Toth

Planner/HDC Clerk

Town of Bristol Department of Community Development



# CERTIFICATE OF APPROPRIATENESS AND FINAL APPROVAL

Bristol Historic District Commission

"Green Sheet"

Issued to: Peggy Frederick

Location: 195 High Street 14-72

Project: 24-025

**THIS DOCUMENT EXPIRES ONE YEAR FROM ISSUANCE. WORK MUST COMMENCE BY March 21, 2025**

**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BEFORE WORK CAN BEGIN.**

**Owner Contact (if different than above):**

**Mailing Address (if different than above):** 31 Bradford Street, Bristol, RI 02809

**Owner/s Tel. #:** 508-308-3069

**Architect/Draftsman:** Melissa Hutchinson

**Contractor:** tbd

**Work Category (Check ALL that apply to the project):** Remodeling of Structure(s)

**Description of Work:** Review the high level project plan with the committee and obtain approval to remove the center chimney and replace the foundation and purchase new windows.

**Historic District Commission Decision:**

Approved as Noted (Conditions and reasons below)

**MOTIONS:**

To approve application 24-025 as noted:

1. Replace foundation and move house 4 feet from street. Finding of Fact: poor foundation in need of replacement,
2. Remove center chimney. Finding of Fact applicant will be replacing with a faux chimney.
3. Replace windows with new Marvin ultimate double hung 6 over 6 windows.

**Chair/Vice Chair, Historic District Commission:**

**Date:** March 21, 2024

**For reasons regarding the above noted motion(s), refer to the meeting minutes dated March 7, 2024.**

**Date completed application received by Historic District Commission: February 16, 2024**



**Bristol Historic District Commission**

Application for review of proposed Work

1. Property Address (Street & No.) 195 High Street

2. Plat # 14 Lot # 72

3. a. Applicant: Peggy Frederick

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

**Mailing Address: 31 Bradford Street, Bristol, RI 02809**

Phone: 508-308-3069

Email: pegfred4@gmail.com

4. a. Architect/Draftsman: Melissa Hutchinson

Phone: 401.559.1957

Email: mhutchinson@g.rwu.edu

b. Contractor: tbd

Phone:

Email:

5. Work Category:

Remodeling of Structure(s)

6. Description of proposed work:

Review the high level project plan with the committee and obtain approval to remove the center chimney and replace the foundation and purchase new windows.

7. Property History

Peggy Frederick

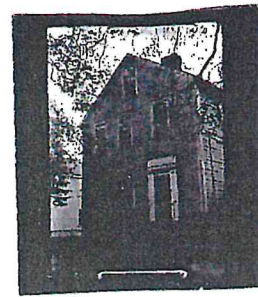
*Peggy Frederick*

**Applicant's Name – Printed**

**Applicant's Signature**



HISTORIC BUILDING DATA SHEET  
 RHODE ISLAND STATEWIDE SURVEY  
 PHASE 1



PLAT 24 LOT 73

VILLAGE Bristol

OWNER Richard E. Ronschausen and Harriet  
Harbert

PRESENT USE residence

LAND USE residential

STYLE 18th. cen. C.

CONDITION poor

REMODELING shed all on SW corner

DESCRIPTION: STORIES 2 1/2

ROOF gable

CHIMNEYS 2: 1-central, old brick;  
1-at rear

FOUNDATION 1 1/2 ft. stone  
3 1/4 ft. stone

WALL COVER wood clapboard, shingle

ENTRANCE Flat head, entablature cut down 3 pane  
glass transom, paneled wood

pillasters.

WINDOWS D.H. 2/2, 6/6, 3/1

OTHER: ? Has door been changed. Pres-  
ent arched Victorian Door C. 1860.

OUTBUILDINGS none

SITE/LANDSCAPE Well fenced play  
yard.

ARCHITECTURAL VALUE 2A

SURVEYOR R.S.M.

KNOWN AS \_\_\_\_\_

PHOTO NO. B-R-15-12

ORIGINAL USE farmhouse

ARCHITECT \_\_\_\_\_

CONSTRUCTION DATE C. 1800

SOURCE OF DATE \_\_\_\_\_

HISTORY: MAPS 1684 - Lot belonging to  
Lewis Langdon (1704)

1851 - W. Lindsay

1862 -

1870 - House on lot

1903 - House on lot

OLD PHOTOS \_\_\_\_\_

SOURCE \_\_\_\_\_

OTHER: 1874 - Rachel Edson from  
Albert M. Sparks.

REFERENCES/BIBLIOGRAPHY \_\_\_\_\_

HISTORIC VALUE 1

DATE OF INSPECTION 7/71

COUNTY Bristol

CITY/TOWN \_\_\_\_\_

Bristol

ROAD \_\_\_\_\_

195 High Street

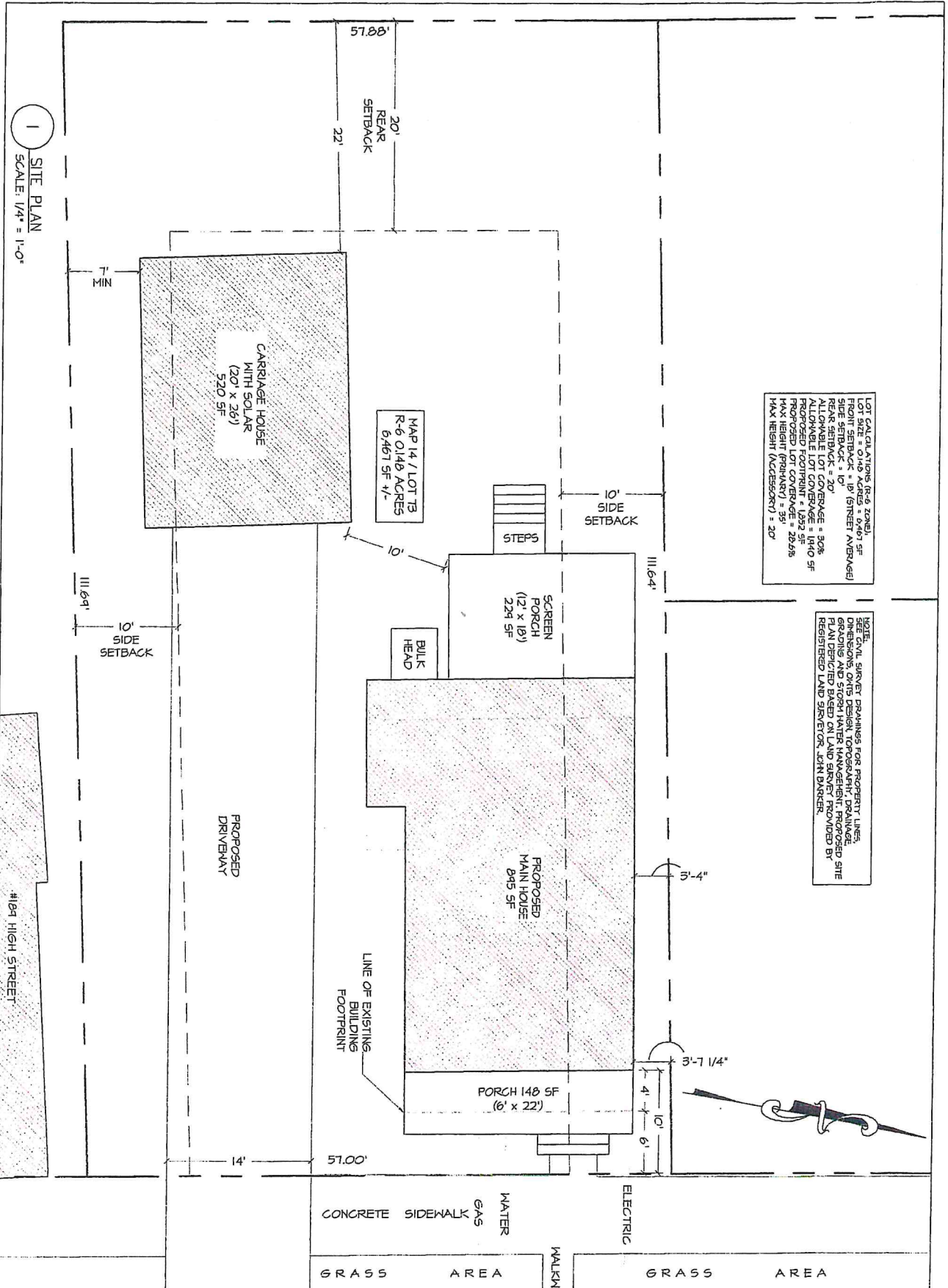
MAP NO. \_\_\_\_\_

PRIORITY \_\_\_\_\_

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

LOT CALCULATIONS (R-6 ZONE)  
 LOT SIZE = 0.148 ACRES = 6,467 SF  
 FUTURE SETBACK = 10' (STREET AVENUE)  
 SIDE SETBACK = 10'  
 REAR SETBACK = 20'  
 ALLOWABLE LOT COVERAGE = 30%  
 ALLOWABLE LOT COVERAGE = 1,940 SF  
 PROPOSED LOT COVERAGE = 1,252 SF  
 PROPOSED LOT COVERAGE = 20.5%  
 MAX HEIGHT (PRIVATE) = 35'  
 MAX HEIGHT (ACCESSORY) = 20'

NOTE:  
 SEE CIVIL SURVEY DRAWINGS FOR PROPERTY LINES,  
 DRIVEWAY, AND STREETS. THIS PROVISIONAL DRAINAGE  
 PLAN DERIVED BASED ON LAND SURVEY PROVIDED BY  
 REGISTERED LAND SURVEYOR JOHN BARBER.



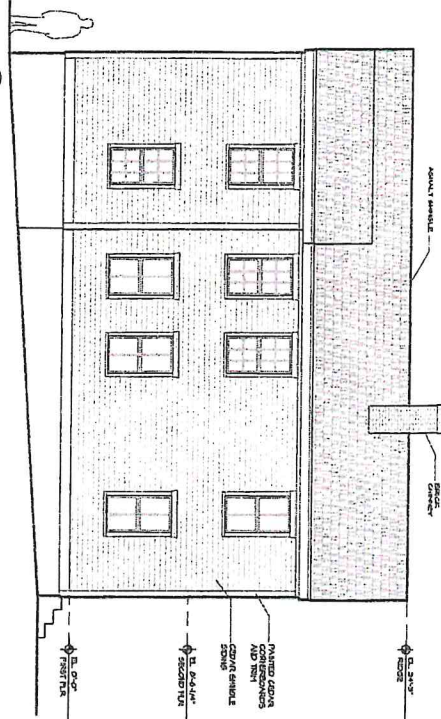
**FREDERICK RESIDENCE**  
 195 HIGH STREET  
 BRISTOL, RI 02809

**NH Architect, LLC**  
 203 Hooper Street  
 Theodora, RI 02878  
 401.358.1157  
 nharchitect.com

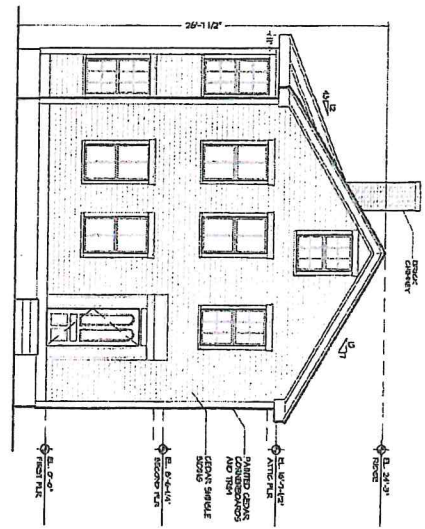
| Revision | Date | By | Checked |
|----------|------|----|---------|
|          |      |    |         |
|          |      |    |         |
|          |      |    |         |

Drawing Title  
 PROPOSED SITE PLAN  
 DATE: 11/11/11  
 SCALE: 1/4" = 1'-0"

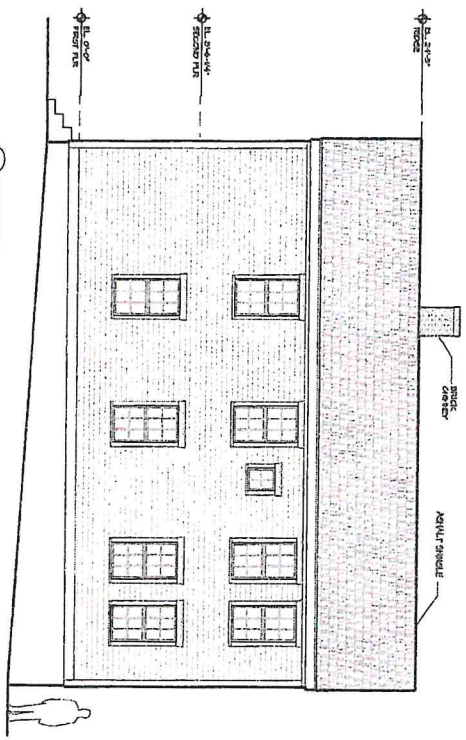
**A0.0**  
 DRAWING NUMBER



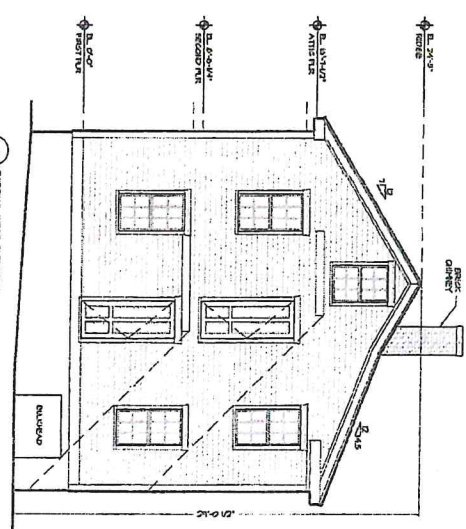
2 EXISTING SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



1 EXISTING EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION  
SCALE 1/4" = 1'-0"



3 EXISTING WEST ELEVATION  
SCALE 1/4" = 1'-0"

**MH Architect, LLC**  
203 Hooper Street  
Providence, RI 02878  
401.589.1957  
mharchitect.com

**FREDERICK RESIDENCE**  
195 HIGH STREET  
BRISTOL, RI 02809

DATE: 08/20/2013  
DRAWING NUMBER: X2.0  
DRAWING TITLE: EXISTING ELEVATIONS  
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: 08/20/2013

**X2.0**

## Proposed New Windows

### MARVIN ULTIMATE DOUBLE HUNG G2 HISTORIC CASING OPTION WITH 6 OVER 6 PATTERN

The historic casing for the Ultimate Double Hung G2 window is made of extruded aluminum, which is about the thickness of a quarter. Aluminum that's extruded allows for more detail and is far more durable than roll-form aluminum. In fact, it can be used in different climates and regions throughout the country.

#### EXTERIOR FEATURES AND PERFORMANCE

##### **DURABLE CLADDING**

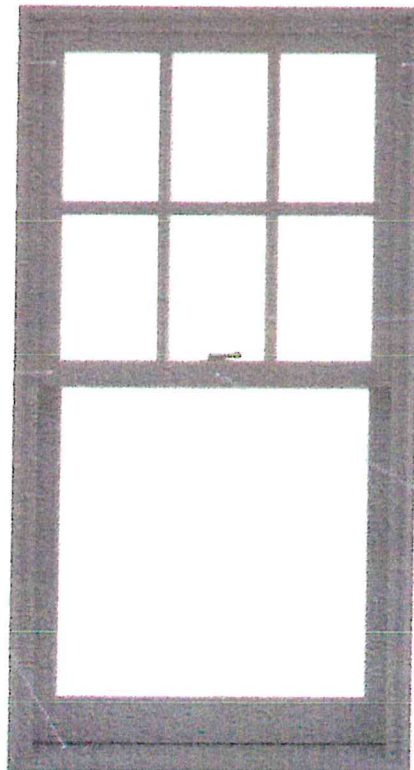
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20 year warranty against chalking and fading.

##### **EXPANSIVE SIZES**

Larger than 5 feet wide by 10 feet high.

##### **TRADITIONAL SILL BEVEL**

The 14 degree bevel provides optimal water management while maintaining a classic look.



##### **SUPERIOR WEATHER PERFORMANCE**

LC PG50 on most sizes.  
Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

##### **DESIGN VERSATILITY**

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

##### **ALUMINUM INTER-LOCK**

Eliminates drafts and improves the window's overall structural integrity.

Question #5.

Moving the house back 4 feet will decrease the non-conformity in the front of the house while leaving the right side just about where it is today. The addition of the front porch is in keeping with the character of the neighborhood.



Figure 1 Before



Figure 2 After

Extent of proposed alterations:

Add detached Carriage House (20' x 26'), add East covered front porch (6' x 22'), add West screened porch (12' x 18'), relocate chimney (convert from wood-burning to gas), new foundation with full basement moved 4'-0" West (away from street), all windows to be returned to 6-over-6 configuration

Both front porch and screen porch are 1-story additions (screen porch 14' tall, front porch 13' tall)

Covered porch = 132 sf, Screen Porch = 216 sf, Carriage House = 520 sf, TOTAL ADDITIONS = 868 sf

Primary Structure

| <u>Setbacks</u> | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> |
|-----------------|-----------------|-----------------|-----------------|
| Front           | 8' avg          | 6'-0"           | 10'-0"          |
| Right           | 10'             | 3'-4"           | 3'-4"           |
| Left            | 10'             | 28'-2"          | 28'-2"          |
| Rear            | 20'             | 67'-2"          | 44'-6"          |
| Height          | 35'             | 28'-0"          | 28'-0"          |

Accessory Structure

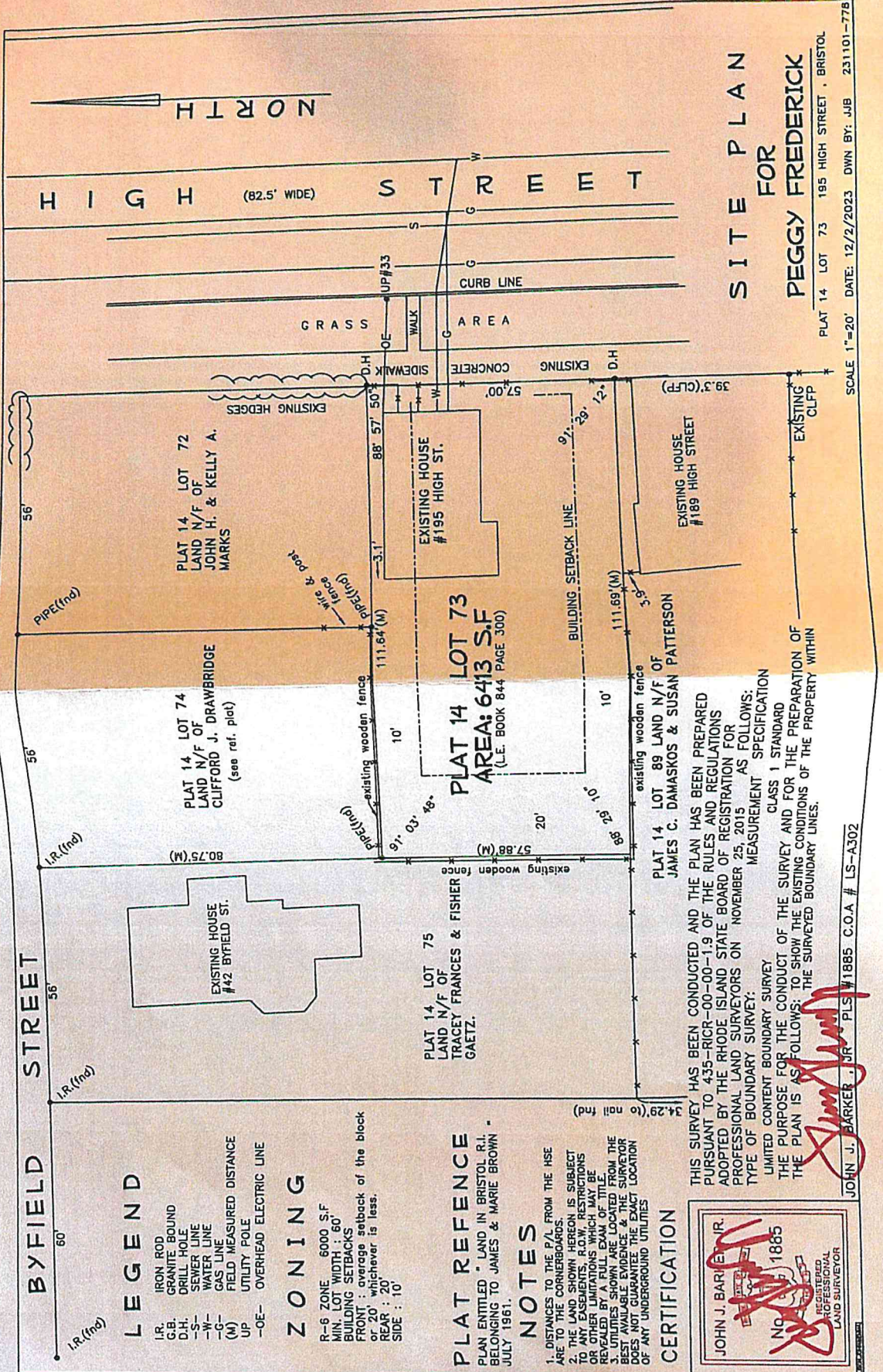
| <u>Setbacks</u> | <u>Required</u> | <u>Proposed</u> |
|-----------------|-----------------|-----------------|
| Front           | 8' avg          | 63'-1"          |
| Right           | 6'              | 32'-7"          |
| Left            | 6'              | 7'              |
| Rear            | 6'              | 22'             |
| Height          | 20'             | 20'             |
| Area            | 22' x 24'       | 20' x 26'       |











**SITE PLAN FOR  
PEGGY FREDERICK**

PLAT 14 LOT 73 185 HIGH STREET - BRISTOL  
SCALE 1"=20' DATE: 12/2/2023 DWN BY: JJB 231101-778

**BYFIELD STREET**  
56'

**HIGH STREET**  
(82.5' WIDE)

**LEGEND**

- I.R. IRON ROD
- G.B. GRANITE BOUND
- D.H. DRILL HOLE
- S- WATER LINE
- G- GAS LINE
- (M) FIELD MEASURED DISTANCE
- UP UTILITY POLE
- OE- OVERHEAD ELECTRIC LINE

**ZONING**

R-6 ZONE 6000 S.F.  
MIN. LOT WIDTH : 60'  
BUILDING SETBACKS  
FRONT : average setback of the block  
or 20' whichever is less.  
REAR : 20'  
SIDE : 10'

**PLAT REFERENCE**

PLAN ENTITLED "LAND IN BRISTOL R.I. BELONGING TO JAMES & MARIE BROWN" JULY 1961.

**NOTES**

1. DISTANCES TO THE P/L FROM THE HSE ARE TO THE CORNERBOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W. RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE RECORDED IN THE PUBLIC RECORDS.
3. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE & THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES.

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:  
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION  
LIMITED CONTENT BOUNDARY SURVEY  
CLASS 1 STANDARD  
THE PURPOSE OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.  
No. 1885  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT 14 LOT 72  
LAND N/F OF  
JOHN H. & KELLY A.  
MARKS

PLAT 14 LOT 74  
LAND N/F OF  
CLIFFORD J. DRAWBRIDGE  
(see ref. plat)

EXISTING HOUSE  
#42 BYFIELD ST.

PLAT 14 LOT 75  
LAND N/F OF  
TRACEY FRANCES & FISHER  
GAETZ.

PLAT 14 LOT 73  
AREA: 6413 S.F.  
(L.E. BOOK 844 PAGE 300)

EXISTING HOUSE  
#195 HIGH ST.

PLAT 14 LOT 89 LAND N/F OF  
JAMES C. DAMASKOS & SUSAN PATTERSON

EXISTING HOUSE  
#189 HIGH STREET

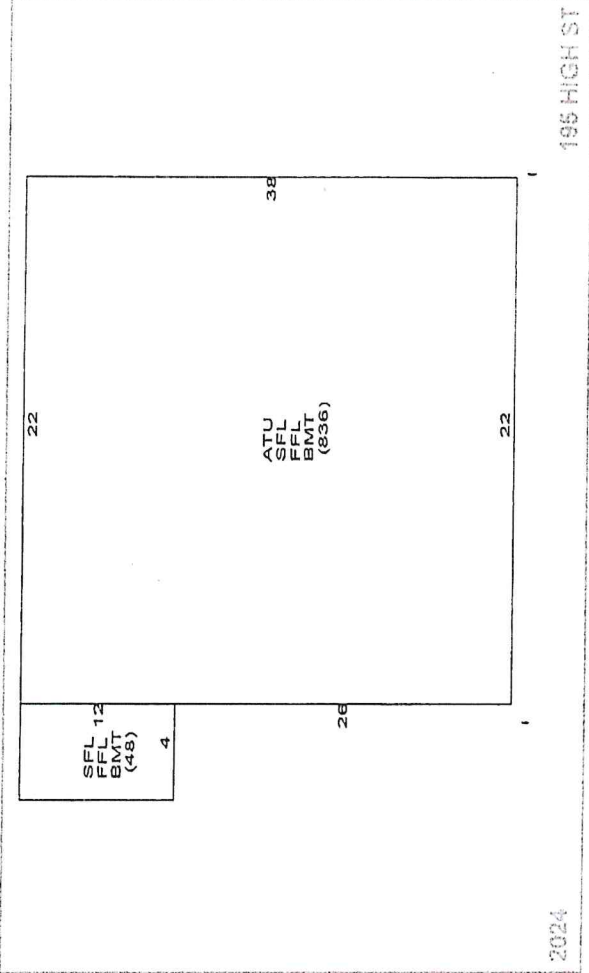
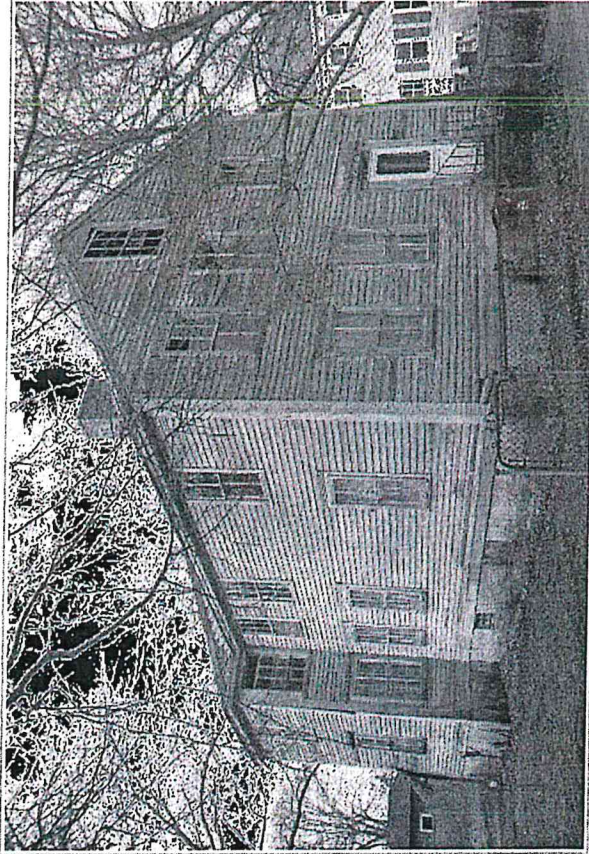
JOHN J. BARKER, JR. PLS #1885 C.O.A # LS-A302



| Owner                                  | Owner Account #:  | % Owned | Deed Type |
|--|-------------------|---------|-----------|
| Owner 1                                | BLACK VULTURE LLC |         | Dee       |
| Owner 2                                |                   |         | Dee       |
| Owner 3                                |                   |         | Q         |
| Address 195 HIGH ST, BRISTOL, RI 02809 |                   |         |           |

| Assessment |            | Previous Assessments |           | Previous Owners & Sales Information |           |                |      |     |          |      |           |            |            |                 |                |
|------------|------------|----------------------|-----------|-------------------------------------|-----------|----------------|------|-----|----------|------|-----------|------------|------------|-----------------|----------------|
| Use Code   | Bldg Value | SFYI Value           | Land Size | Land Value                          | AG Credit | Assessed Value | Year | LUC | Building | SFYI | Land Size | Land Value | AGR Credit | Appraised Value | Assessed Value |
| 02         | 93,600     | 0                    | 0.15      | 220,600                             | 0         | 314,200        | 2023 | 02  | 93,600   | 0    | 0         | 220,600    | 0          | 314,200         | 314,200        |
| TOTAL      | 93,600     | 0                    | 0.15      | 220,600                             | 0         | 314,200        | 2022 | 01  | 137,400  | 0    | 0         | 220,600    | 0          | 358,000         | 358,000        |
|            |            |                      |           |                                     |           |                | 2021 | 01  | 107,600  | 0    | 0         | 212,000    | 0          | 319,600         | 319,600        |
|            |            |                      |           |                                     |           |                | 2020 | 01  | 107,600  | 0    | 0         | 212,000    | 0          | 319,600         | 319,600        |
|            |            |                      |           |                                     |           |                | 2019 | 01  | 107,600  | 0    | 0         | 212,000    | 0          | 319,600         | 319,600        |
|            |            |                      |           |                                     |           |                | 2018 | 01  | 97,900   | 0    | 0         | 170,000    | 0          | 267,900         | 267,900        |

Source > Mkt Adj Cost VAL per SQ Unit/Card > 105.21 VAL per SQ Unit/Parcel > 105.21



| Land Information |   | Neigh |   | Adjusted  |         | Unit Price |           | LT Fact |      | Unit Type |    | Land Type |    | Units   |         | Use Description |            |  |
|------------------|---|-------|---|-----------|---------|------------|-----------|---------|------|-----------|----|-----------|----|---------|---------|-----------------|------------|--|
| 1                | 2 | 1     | 2 | 1,553,652 | 615,672 | 1,535,000  | 1,535,000 | 1.00    | 0.20 | AC        | EX | AC        | EX | 0.13774 | 0.01072 | 2-5 Family      | 2-5 Family |  |
|                  |   |       |   |           |         |            |           |         |      |           |    |           |    |         |         |                 |            |  |
|                  |   |       |   |           |         |            |           |         |      |           |    |           |    |         |         |                 |            |  |



Building Information

| Description  | Description                 |
|--------------|-----------------------------|
| BLDG Type    | 2 Family                    |
| RES Units    | 2                           |
| Foundation   | Concrete                    |
| Frame 1      | Wood                        |
| EXT Wall 1   | Clapboard                   |
| Roof Type 1  | Gable                       |
| Roof Cover 1 | Asphalt Shirn               |
| INT Wall 1   | Drywall                     |
| Floors 1     | Hardwood                    |
| BMT Garages  | Color                       |
| Plumbing     | Electrical                  |
| Insulation   | INT vs EXT                  |
| Heat Fuel    | Oil                         |
| # Heat Sys   | Heat Type Radiant Hot Water |
| % Solar HW   | % Heated 50                 |
| % COM Wall   | % A/C                       |
| Cell HIGHT   | % Vacuum                    |
| Parking Type | Ceiling Type                |
| EXT View     | % Sprinkled                 |

Grade

|            |          |
|------------|----------|
| Grade      | Q4+      |
| Year Built | 1830     |
| Alt LUC    | EFF Year |
| Alt %      | 0.00     |

Other Factors

|                |         |
|----------------|---------|
| Flood Hazard   | LEVEL   |
| Topography     | PAVED   |
| Street Traffic |         |
| Bas \$/SQ      | 123.00  |
| Size Adj       | 1.03    |
| Constr Adj     | 1.01    |
| Adj \$/SQ      | 127.75  |
| Other Featrs   | 39,086  |
| Grade Fac      | 1.09    |
| Neigh Infl     | 1.00    |
| Land Factor    | 1.00    |
| Adj Total      | 311,909 |
| Depreciation   | 218,336 |
| Depr Total     | 93,573  |

Sub-Area Detail

| Code  | Description | Area  | Fin. Area | Rate   | Undep V |
|-------|-------------|-------|-----------|--------|---------|
| FFL   | 1st FLOOR   | 884   | 884       | 127.75 | 112,931 |
| SFL   | 2nd FLOOR   | 884   | 884       | 127.75 | 112,931 |
| BMT   | BASEMENT    | 884   | 0         | 19.16  | 16,937  |
| ATU   | UNF ATTIC   | 334   | 0         | 12.77  | 4,270   |
| Total |             | 2,986 | 1,768     |        | 247,069 |

Visit History

| Date       | Result    | By |
|------------|-----------|----|
| 8/16/2021  | REVIEW    | JH |
| 10/5/2018  | REVIEW    | JH |
| 9/27/2018  | MEASURED  | BT |
| 2/4/2008   | LISTED    |    |
| 2/4/2008   | CALL BACK | MP |
| 1/26/2008  | CALL BACK | MP |
| 11/29/2007 | MEASURE   | MP |

Notes

NO HEAT SECOND FLOOR

Depreciation

|                      |    |                |              |
|----------------------|----|----------------|--------------|
| Condition            | DL | DL - Delapitat | 70.0         |
| Functional           | -  | 0.0            | Other Featrs |
| Economic             | -  | 0.0            | Grade Fac    |
| Special              | -  | 0.0            | Neigh Infl   |
| OV                   | -  | -              | Land Factor  |
| Total Depreciation % | >  | 70.0           |              |

Remodeling History

| Additions | Plumbing | Electric | Heating | General |
|-----------|----------|----------|---------|---------|
| Interior  |          |          |         |         |
| Exterior  |          |          |         |         |
| Kitchen   |          |          |         |         |
| Bath(s)   |          |          |         |         |

Condo Data

|           |   |
|-----------|---|
| Complex   |   |
| Location  |   |
| Tot Units |   |
| FL Level  |   |
| # Floors  | 0 |
| Bldg Seq  | 1 |

Building Permits

| Issue Date | Permit # | Closed Date | BP Type | Est. Cost | % Done | Status | Description/Directions                                   |
|------------|----------|-------------|---------|-----------|--------|--------|--|
| 12/29/2023 | B57932   |             | BLDG    | 12,000    | 0      | Open   | Remove and Dispose of Interior plaster down to the studs |

Special Features & Yard Items

| Use | Description | A | Y/S | Cty | Length | Width | SF Size | Quality | Condition | Year | Assessed Value |
|-----|-------------|---|-----|-----|--------|-------|---------|---------|-----------|------|----------------|
| 1   |             |   |     |     |        |       |         |         |           |      |                |
| 2   |             |   |     |     |        |       |         |         |           |      |                |
| 3   |             |   |     |     |        |       |         |         |           |      |                |
| 4   |             |   |     |     |        |       |         |         |           |      |                |
| 5   |             |   |     |     |        |       |         |         |           |      |                |
| 6   |             |   |     |     |        |       |         |         |           |      |                |
| 7   |             |   |     |     |        |       |         |         |           |      |                |
| 8   |             |   |     |     |        |       |         |         |           |      |                |
| 9   |             |   |     |     |        |       |         |         |           |      |                |
| 10  |             |   |     |     |        |       |         |         |           |      |                |

Room Counts by Floor

| Units  | # Rooms | # Bedrooms | Floor Level |
|--------|---------|------------|-------------|
| 1      | 1       | 8          | 4           |
| 2      | 1       | 8          | 4           |
| 3      | 1       | 8          | 4           |
| 4      | 1       | 8          | 4           |
| Totals | 1       | 8          | 4           |

Other Info.

|            |  |
|------------|--|
| AFDU       |  |
| TermRental |  |
| PriorID1c  |  |
| PriorID2a  |  |
| PriorID2b  |  |
| PriorID2c  |  |
| PriorID3a  |  |
| PriorID3b  |  |
| PriorID3c  |  |



# 195 High Street - 200' Radius

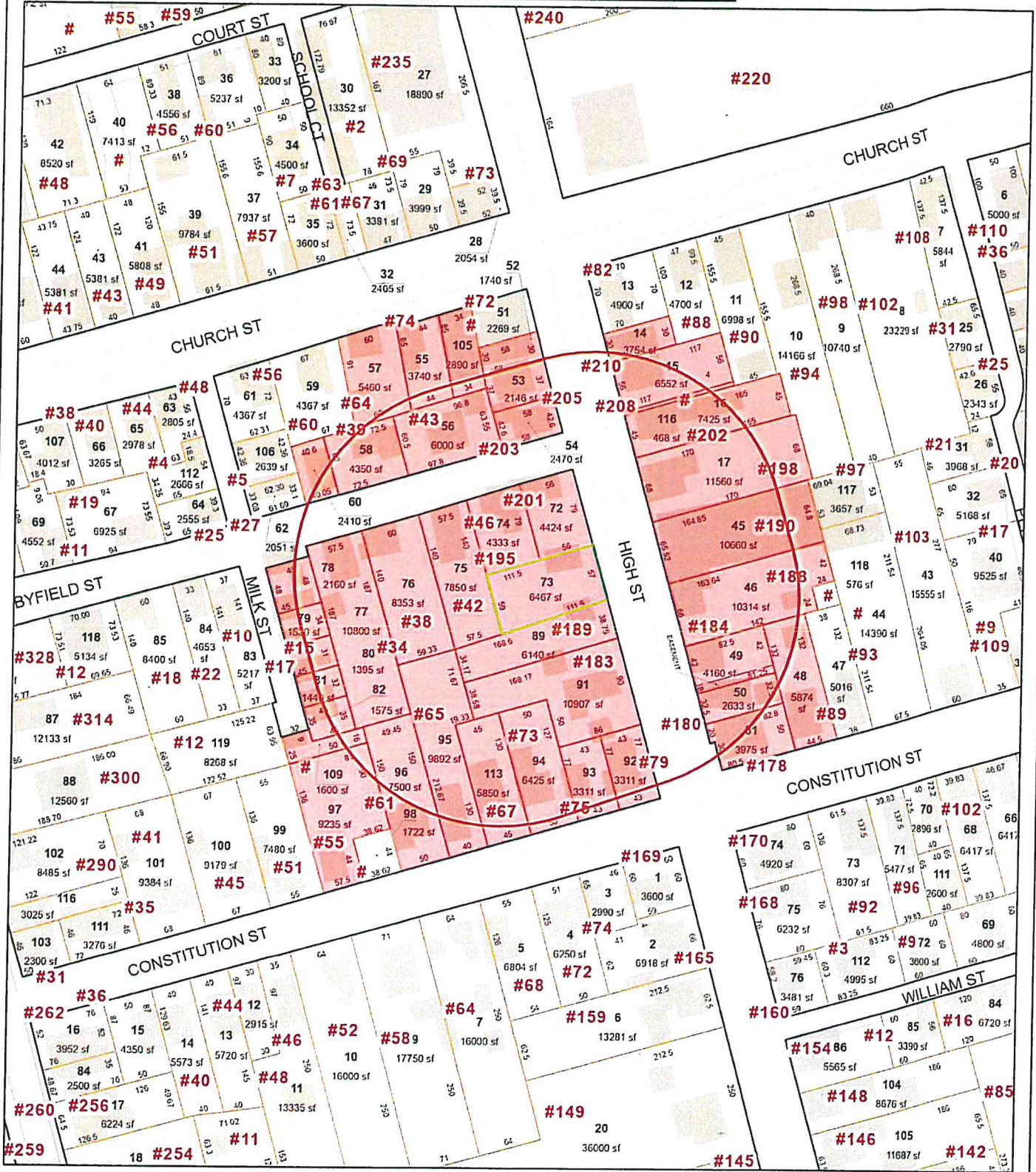
Bristol, RI



1 inch = 141 Feet

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February 23, 2024



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# 200 feet Abutters List Report

Bristol, RI  
February 23, 2024

### Subject Property:

Parcel Number: 14-73  
CAMA Number: 14-73  
Property Address: 195 HIGH ST

Mailing Address: BLACK VULTURE LLC  
195 HIGH ST  
BRISTOL, RI 02809

---

### Abutters:

Parcel Number: 14-105  
CAMA Number: 14-105  
Property Address: CHURCH ST

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 14-109  
CAMA Number: 14-109  
Property Address: MILK ST

Mailing Address: BARNEY, TAMARA ANN & HARRALL,  
TIMOTHY ROBERT TE  
23 MILK ST  
BRISTOL, RI 02809

Parcel Number: 14-113  
CAMA Number: 14-113  
Property Address: 67 CONSTITUTION ST

Mailing Address: LOVETT, BRIAN  
48 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 14-52  
CAMA Number: 14-52  
Property Address: 213 HIGH ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE  
TORTORICE LIV TRST 11  
43 BYFIELD ST  
BRISTOL, RI 02809

Parcel Number: 14-53  
CAMA Number: 14-53  
Property Address: 205 HIGH ST

Mailing Address: CHEVRA AGUDAS ACHIM AKA  
CONGREGATIONAL CHEVRA  
205 HIGH STREET  
BRISTOL, RI 02809

Parcel Number: 14-54  
CAMA Number: 14-54  
Property Address: 203 HIGH ST

Mailing Address: ORPHANIDES, CAROL ANN TRUSTEE  
REVOC LIVING TRUST 12-9-2014  
203 HGH ST  
BRISTOL, RI 02809

Parcel Number: 14-55  
CAMA Number: 14-55  
Property Address: 74 CHURCH ST

Mailing Address: NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

Parcel Number: 14-56  
CAMA Number: 14-56  
Property Address: 43 BYFIELD ST

Mailing Address: TORTORICE, ANN MARIE, TRUSTEE  
TORTORICE LIV TRST 11  
43 BYFIELD ST  
BRISTOL, RI 02809

Parcel Number: 14-57  
CAMA Number: 14-57  
Property Address: 64 CHURCH ST

Mailing Address: DEL NERO, PAUL A. ETUX TE DEL  
NERO, CATHY ROBERTSON  
PO BOX 742  
BRISTOL, RI 02809

Parcel Number: 14-58  
CAMA Number: 14-58  
Property Address: 39 BYFIELD ST

Mailing Address: BLAIR, DEBORAH M & BUTLER, SARA A  
JT  
39 BYFIELD ST  
BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
February 23, 2024

|   |   |
|---|---|
| Parcel Number: 14-60<br>CAMA Number: 14-60<br>Property Address: 33 BYFIELD ST | Mailing Address: SMITH, DORAN C & SQUILLANTE, DAVID<br>JT<br>33 BYFIELD ST<br>BRISTOL, RI 02809                 |
| Parcel Number: 14-72<br>CAMA Number: 14-72<br>Property Address: 201 HIGH ST   | Mailing Address: MARKS, JOHN H & KELLY A TE<br>24 HIGHLAND RD<br>TIVERTON, RI 02878                             |
| Parcel Number: 14-73<br>CAMA Number: 14-73<br>Property Address: 195 HIGH ST   | Mailing Address: BLACK VULTURE LLC<br>195 HIGH ST<br>BRISTOL, RI 02809  |
| Parcel Number: 14-74<br>CAMA Number: 14-74<br>Property Address: 46 BYFIELD ST | Mailing Address: DRAWBRIDGE, CLIFFORD J. ET UX<br>FLOYD, TERESA L TE<br>46 BYFIELD STREET<br>BRISTOL, RI 02809  |
| Parcel Number: 14-75<br>CAMA Number: 14-75<br>Property Address: 42 BYFIELD ST | Mailing Address: GAETZ, TRACEY FRANCES & FISCHER,<br>STEPHEN C. JR TE<br>42 BYFIELD ST<br>BRISTOL, RI 02809     |
| Parcel Number: 14-76<br>CAMA Number: 14-76<br>Property Address: 38 BYFIELD ST | Mailing Address: SILVA, MICHAEL<br>141 HILLSIDE AVE<br>SOMERSET, MA 02726                                       |
| Parcel Number: 14-77<br>CAMA Number: 14-77<br>Property Address: 34 BYFIELD ST | Mailing Address: SIROIS, ROSEMARIE G.<br>34 BYFIELD ST<br>BRISTOL, RI 02809                                     |
| Parcel Number: 14-78<br>CAMA Number: 14-78<br>Property Address: 11 MILK ST    | Mailing Address: CARREIRO, MARY M TRUSTEE MARY M<br>CARREIRO FAMILY TRUST<br>4 OVERLOOK DR<br>BRISTOL, RI 02809 |
| Parcel Number: 14-79<br>CAMA Number: 14-79<br>Property Address: 15 MILK ST    | Mailing Address: ROUNDS, ANDREA L. TRUSTEE OF<br>15 MILK ST<br>BRISTOL, RI 02809                                |
| Parcel Number: 14-80<br>CAMA Number: 14-80<br>Property Address: 17 MILK ST    | Mailing Address: SOUSA, BRIAN<br>43 CLIPPER WAY<br>BRISTOL, RI 02809  |
| Parcel Number: 14-81<br>CAMA Number: 14-81<br>Property Address: 21 MILK ST    | Mailing Address: ENOS, RICHARD & PATRICIA TE<br>PO BOX 605<br>BRISTOL, RI 02809                                 |
| Parcel Number: 14-82<br>CAMA Number: 14-82<br>Property Address: 23 MILK ST    | Mailing Address: BARNEY, TAMARA ANN & HARRALL,<br>TIMOTHY ROBERT TE<br>23 MILK ST<br>BRISTOL, RI 02809          |



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# 200 feet Abutters List Report

Bristol, RI  
February 23, 2024

|  |   |
|--|---|
| Parcel Number: 14-89<br>CAMA Number: 14-89<br>Property Address: 189 HIGH ST        | Mailing Address: DAMASKOS, JAMES C & PATTERSON,<br>SUSAN P TE<br>189 HIGH ST<br>BRISTOL, RI 02809                       |
| Parcel Number: 14-91<br>CAMA Number: 14-91<br>Property Address: 183 HIGH ST        | Mailing Address: JAMES, JOSEPH & JAREST, JESSALYN<br>TE<br>183 HIGH STREET<br>BRISTOL, RI 02809                         |
| Parcel Number: 14-92<br>CAMA Number: 14-92<br>Property Address: 79 CONSTITUTION ST | Mailing Address: DEFELICE, RALPH M. TRUSTEE THE<br>RALPH G. DEFELICE IRREV<br>79 CONSTITUTION ST<br>BRISTOL, RI 02809   |
| Parcel Number: 14-93<br>CAMA Number: 14-93<br>Property Address: 75 CONSTITUTION ST | Mailing Address: DEFELICE, REV. JONATHAN P<br>75 CONSTITUTION<br>BRISTOL, RI 02809                                      |
| Parcel Number: 14-94<br>CAMA Number: 14-94<br>Property Address: 73 CONSTITUTION ST | Mailing Address: SEVENTY-THREE CONSTITUTION ST<br>REALTY, INC.<br>35 SUNSET VIEW DR<br>TIVERTON, RI 02878               |
| Parcel Number: 14-95<br>CAMA Number: 14-95<br>Property Address: 65 CONSTITUTION ST | Mailing Address: 65 CONSTITUTION, LLC<br>AGOSTINI, JOSHUA & BELL, JOSHUA C/O<br>65 CONSTITUTION ST<br>BRISTOL, RI 02809 |
| Parcel Number: 14-96<br>CAMA Number: 14-96<br>Property Address: 61 CONSTITUTION ST | Mailing Address: CARROLL, MARY T.<br>61 CONSTITUTION ST<br>BRISTOL, RI 02809  |
| Parcel Number: 14-97<br>CAMA Number: 14-97<br>Property Address: 55 CONSTITUTION ST | Mailing Address: 221 HOPE LLC<br>48 CONSTITUTION ST<br>BRISTOL, RI 02809  |
| Parcel Number: 19-116<br>CAMA Number: 19-116<br>Property Address: HIGH ST          | Mailing Address: WEAVER, BARRY M. ET UX NANCY M.<br>TE<br>40 SOUTH MEADOW LANE<br>BARRINGTON, RI 02806                  |
| Parcel Number: 19-14<br>CAMA Number: 19-14<br>Property Address: 210 HIGH ST        | Mailing Address: PARE, DAVID G.<br>14 BOWEN ST<br>BOSTON, MA 01583  |
| Parcel Number: 19-15<br>CAMA Number: 19-15<br>Property Address: 208 HIGH ST        | Mailing Address: GARCIA, CHARLES F. SHELLEY E.<br>208 HIGH ST<br>BRISTOL, RI 02809                                      |
| Parcel Number: 19-16<br>CAMA Number: 19-16<br>Property Address: 202 HIGH ST        | Mailing Address: WEAVER, BARRY M. ET UX NANCY M.<br>TE<br>40 SOUTH MEADOW LANE<br>BARRINGTON, RI 02806                  |



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# 200 feet Abutters List Report

Bristol, RI  
February 23, 2024

|  |  |
|--|--|
| Parcel Number: 19-17<br>CAMA Number: 19-17<br>Property Address: 198 HIGH ST        | Mailing Address: NUNES INVESTMENTS, LLC<br>81 CHESTNUT ST<br>BRISTOL, RI 02809   |
| Parcel Number: 19-45<br>CAMA Number: 19-45<br>Property Address: 190 HIGH ST        | Mailing Address: NUNES INVESTMENTS, LLC<br>81 CHESTNUT ST<br>BRISTOL, RI 02809   |
| Parcel Number: 19-46<br>CAMA Number: 19-46<br>Property Address: 188 HIGH ST        | Mailing Address: GLADUE, MARY PAULA DUPONT<br>188 HIGH ST.<br>BRISTOL, RI 02809  |
| Parcel Number: 19-48<br>CAMA Number: 19-48<br>Property Address: 89 CONSTITUTION ST | Mailing Address: OBYRNE, FRANCIS X. JR VICKI A. TE<br>89 CONSTITUTION ST<br>BRISTOL, RI 02809                          |
| Parcel Number: 19-49<br>CAMA Number: 19-49<br>Property Address: 184 HIGH ST        | Mailing Address: ALTMAN, BERN J & JULIE C TE<br>184 HIGH ST<br>BRISTOL, RI 02809                                       |
| Parcel Number: 19-50<br>CAMA Number: 19-50<br>Property Address: 180 HIGH ST        | Mailing Address: OLLERHEAD, JASON & OLLERHEAD,<br>ANUPAMA TRUSTEES<br>24 SHAWMUT AVE<br>SWANSEA, MA 02777              |
| Parcel Number: 19-51<br>CAMA Number: 19-51<br>Property Address: 178 HIGH ST        | Mailing Address: UNITED BROTHERS LODGE 13 C/O<br>STELLA MOITZO<br>64, Unit SALISBURY STREET<br>REHOBOTH, MA 02769-1326 |



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221 HOPE LLC  
48 CONSTITUTION ST  
BRISTOL, RI 02809

DEFELICE, RALPH M. TRUSTE  
THE RALPH G. DEFELICE IRR  
79 CONSTITUTION ST  
BRISTOL, RI 02809

MARKS, JOHN H & KELLY A T  
24 HIGHLAND RD  
TIVERTON, RI 02878

65 CONSTITUTION, LLC  
AGOSTINI, JOSHUA & BELL, JOSHUA  
C/O 65 CONSTITUTION ST  
BRISTOL, RI 02809

DEFELICE, REV. JONATHAN P  
75 CONSTITUTION  
BRISTOL, RI 02809

NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

ALTMAN, BERN J & JULIE C  
184 HIGH ST  
BRISTOL, RI 02809

DEL NERO, PAUL A. ETUX  
DEL NERO, CATHY ROBERTSON  
PO BOX 742  
BRISTOL, RI 02809

OBYRNE, FRANCIS X. JR  
VICKI A. TE  
89 CONSTITUTION ST  
BRISTOL, RI 02809

BARNEY, TAMARA ANN & HARR  
23 MILK ST  
BRISTOL, RI 02809

DRAWBRIDGE, CLIFFORD J. E  
FLOYD, TERESA L TE  
46 BYFIELD STREET  
BRISTOL, RI 02809

OLLERHEAD, JASON &  
OLLERHEAD, ANUPAMA TRUSTE  
24 SHAWMUT AVE  
SWANSEA, MA 02777

BLACK VULTURE LLC  
195 HIGH ST  
BRISTOL, RI 02809

ENOS, RICHARD &  
PATRICIA TE  
PO BOX 605  
BRISTOL, RI 02809

ORPHANIDES, CAROL ANN TRU  
REVOC LIVING TRUST 12-9-2  
203 HGH ST  
BRISTOL, RI 02809

BLAIR, DEBORAH M &  
BUTLER, SARA A JT  
39 BYFIELD ST  
BRISTOL, RI 02809

GAETZ, TRACEY FRANCES &  
FISCHER, STEPHEN C. JR TE  
42 BYFIELD ST  
BRISTOL, RI 02809

PARE, DAVID G.  
14 BOWEN ST  
BOSTON, MA 01583

CARREIRO, MARY M TRUSTEE  
MARY M CARREIRO FAMILY TR  
4 OVERLOOK DR  
BRISTOL, RI 02809

GARCIA, CHARLES F.  
SHELLEY E.  
208 HIGH ST  
BRISTOL, RI 02809

ROUNDS, ANDREA L. TRUSTEE  
15 MILK ST  
BRISTOL, RI 02809

CARROLL, MARY T.  
61 CONSTITUTION ST  
BRISTOL, RI 02809

GLADUE, MARY PAULA DUPONT  
188 HIGH ST.  
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TIVERTON, RI 02878

CHEVRA AGUDAS ACHIM AKA  
CONGREGATIONAL CHEVRA  
205 HIGH STREET  
BRISTOL, RI 02809

JAMES, JOSEPH & JAREST, J  
183 HIGH STREET  
BRISTOL, RI 02809

SILVA, MICHAEL  
141 HILLSIDE AVE  
SOMERSET, MA 02726

DAMASKOS, JAMES C &  
PATTERSON, SUSAN P TE  
189 HIGH ST  
BRISTOL, RI 02809

LOVETT, BRIAN  
48 CONSTITUTION ST  
BRISTOL, RI 02809

SIROIS, ROSEMARIE G.  
34 BYFIELD ST  
BRISTOL, RI 02809

SMITH, DORAN C & SQUILLAN  
33 BYFIELD ST  
BRISTOL, RI 02809

SOUSA, BRIAN  
43 CLIPPER WAY  
BRISTOL, RI 02809

TORTORICE, ANN MARIE, TRU  
TORTORICE LIV TRST 11  
43 BYFIELD ST  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

UNITED BROTHERS LODGE 13  
C/O STELLA MOITZO  
64, Unit SALISBURY STREET  
REHOBOTH, MA 02769-1326

WEAVER, BARRY M. ET UX  
NANCY M. TE  
40 SOUTH MEADOW LANE  
BARRINGTON, RI 02806