



## Bristol Historic District Commission

### Application for Review of Proposed Work - Printable Application

|           |               |
|-----------|---------------|
| HDC-26-81 | June 11, 2026 |
|-----------|---------------|

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

|                                   |                     |
|-----------------------------------|---------------------|
| Project Address                   | Assessor's Plat/Lot |
| 1200 HOPE ST , BRISTOL, RI, 02809 | 103-0002-000        |

|              |                    |                           |
|--------------|--------------------|---------------------------|
| Applicant    | Architect/Engineer | Contractor                |
| Kyle Ritchie |                    | Build with Confidence LLC |

|                                              |                                                           |
|----------------------------------------------|-----------------------------------------------------------|
| Property Owner (If Different from Applicant) | Owner Mailing Address (If different than Project Address) |
| Infinity 1217 LLC                            |                                                           |

|                |                          |
|----------------|--------------------------|
| Work Category: | Addition to Structure(s) |
|----------------|--------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Description of proposed work:</p> <p>To ensure proper ongoing maintenance and management of the site, we propose replacing the original exterior well house (which has been demolished and was in a pile on sitew when we took it over and I have included a picture as it once existed and gave us the parameters of what we are looking to build ). The new well house will be located in the front yard behind the privet hedge, as indicated on the plan, directly over the existing shallow well. This well, which dates back to the original structure, provides a reliable flow of over 10 gallons per minute (GPM) of continuous water.</p> <p>This replacement will support the long-term care and longevity of the site.</p> <p>We also respectfully request administrative approval for all hardscaping and landscaping improvements on the property, including walkways, the bocce court, putting greens, and any and all associated landscaping enhancements.</p> |
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|                  |
|------------------|
| Property History |
|------------------|

|                                                                                                |  |
|------------------------------------------------------------------------------------------------|--|
| Building Survey Data                                                                           |  |
| RIHPHC ID #:                                                                                   |  |
| HISTORIC NAME:                                                                                 |  |
| ARCH. STYLE:                                                                                   |  |
| ORIGINAL CONSTRUCTION DATE (est.):                                                             |  |
| ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches) |  |

**Kyle V Ritchie**

Applicant's Digital Signature

Date: June 11, 2026



# CAI Property Card

Town of Bristol, RI

| GENERAL PROPERTY INFORMATION                                                                                                                                                                                                                                                                                     | BUILDING EXTERIOR                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b> 1200 HOPE ST<br><b>ACRES:</b> 1.7609<br><b>PARCEL ID:</b> 103-0002-000<br><b>LAND USE CODE:</b> 02<br><b>CONDO COMPLEX:</b><br><b>OWNER:</b> INFINITY 1217, LLC<br><b>CO - OWNER:</b><br><b>MAILING ADDRESS:</b> 545 CAMP DIXIE RD<br><br><b>ZONING:</b> R-10<br><b>PATRIOT ACCOUNT #:</b> 5652 | <b>BUILDING STYLE:</b> 2 Family<br><b>UNITS:</b> 1<br><b>YEAR BUILT:</b> 1900<br><b>FRAME:</b> Wood Frame<br><b>EXTERIOR WALL COVER:</b> Clapboard<br><b>ROOF STYLE:</b> Gable<br><b>ROOF COVER:</b> Asphalt Shin                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                  | BUILDING INTERIOR                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SALE INFORMATION</b><br><br><b>SALE DATE:</b> 11/15/2024<br><b>BOOK &amp; PAGE:</b> 2264-175<br><b>SALE PRICE:</b> 2,572,700<br><b>SALE DESCRIPTION:</b> Building in<br><b>SELLER:</b> MI 1200 HOPE ST LLC                                                                                                    | <b>INTERIOR WALL:</b> Plaster<br><b>FLOOR COVER:</b> Hardwood<br><b>HEAT TYPE:</b> BB Hot Water<br><b>FUEL TYPE:</b> Gas<br><b>PERCENT A/C:</b> True<br><b># OF ROOMS:</b> 9<br><b># OF BEDROOMS:</b> 4<br><b># OF FULL BATHS:</b> 4<br><b># OF HALF BATHS:</b> 2<br><b># OF ADDITIONAL FIXTURES:</b> 2<br><b># OF KITCHENS:</b> 2<br><b># OF FIREPLACES:</b> 2<br><b># OF METAL FIREPLACES:</b> 0<br><b># OF BASEMENT GARAGES:</b> 0 |
| PRINCIPAL BUILDING AREAS                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>GROSS BUILDING AREA:</b> 9412<br><b>FINISHED BUILDING AREA:</b> 5235<br><b>BASEMENT AREA:</b> 2120<br><b># OF PRINCIPAL BUILDINGS:</b> 1                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ASSESSED VALUES                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>LAND:</b> \$191,200<br><b>YARD:</b> \$0<br><b>BUILDING:</b> \$572,700<br><b>TOTAL:</b> \$763,900                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SKETCH                                                                                                                                                                                                                                                                                                           | PHOTO                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |



www.cai-tech.com

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

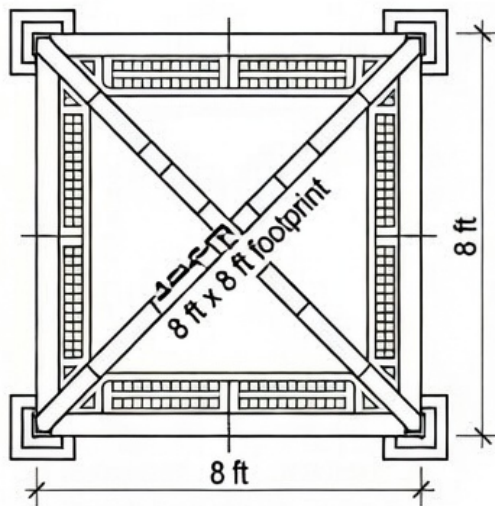
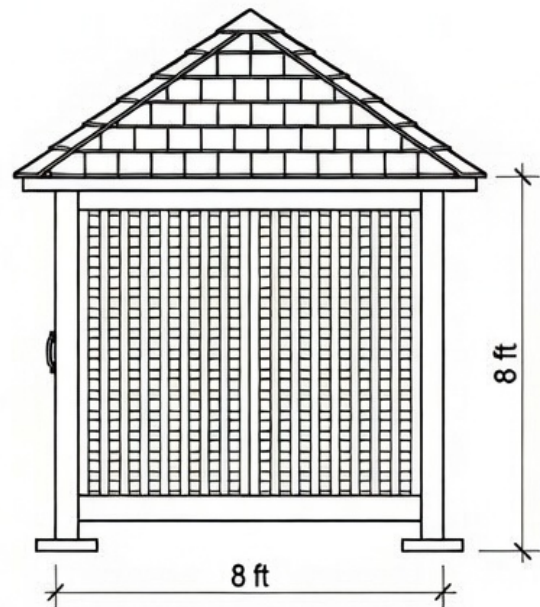
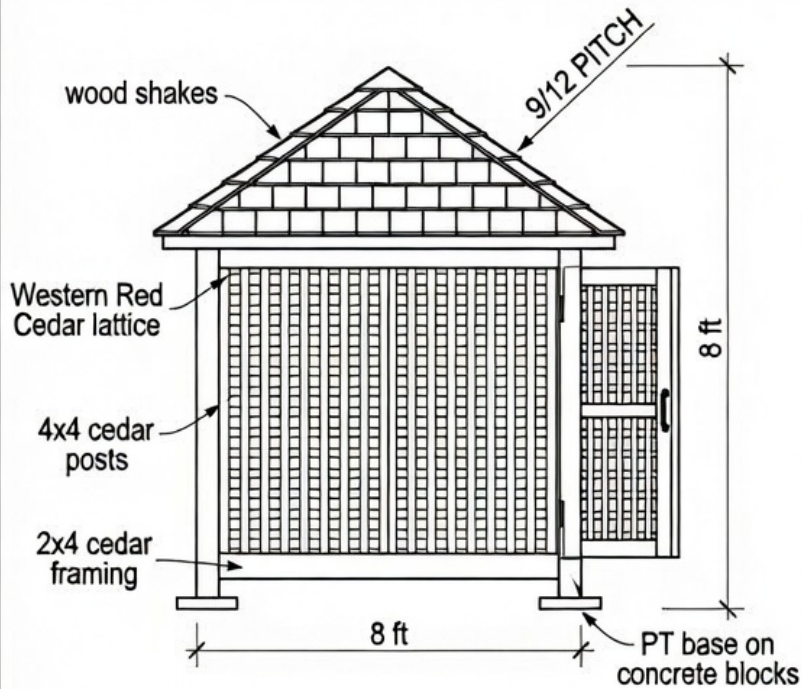
6/23/2026

Property Information - Bristol, RI

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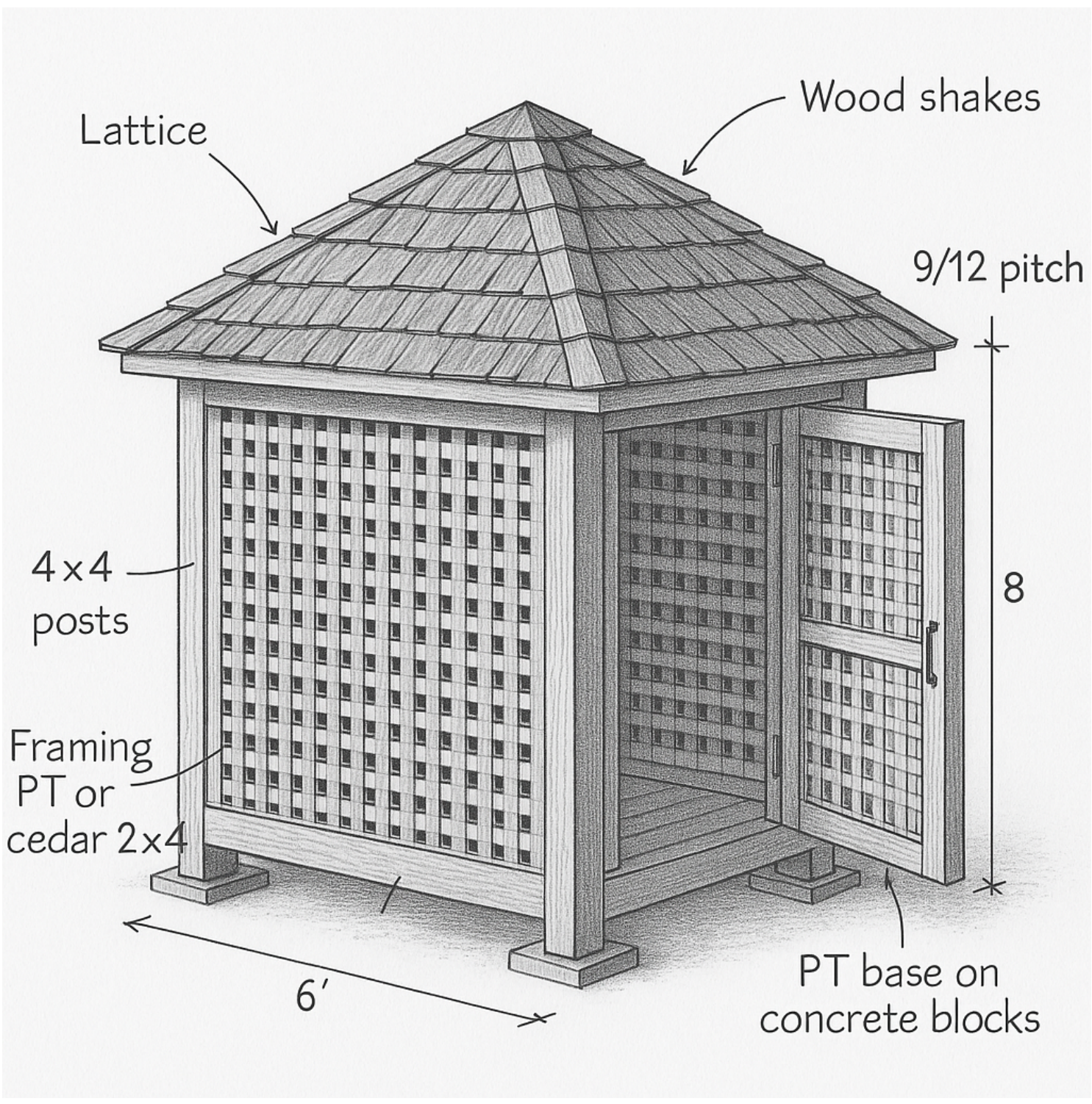


## Well House - 8x8x8 Cedar Structure

Scale: 1/2" = 1'-0"

Date: 11/04/2023

Build with Confidence LLC - Kyle Ritchie



**SITE PLAN**

Address:  
1200 Hope St  
Bristol, RI 02809

Assessor's Parcel Number:  
BRIS M:103 L:2

Parcel Area:  
1.76 Acres

Land Use:  
Residential  
Single Family Residence

Zoning: R-10

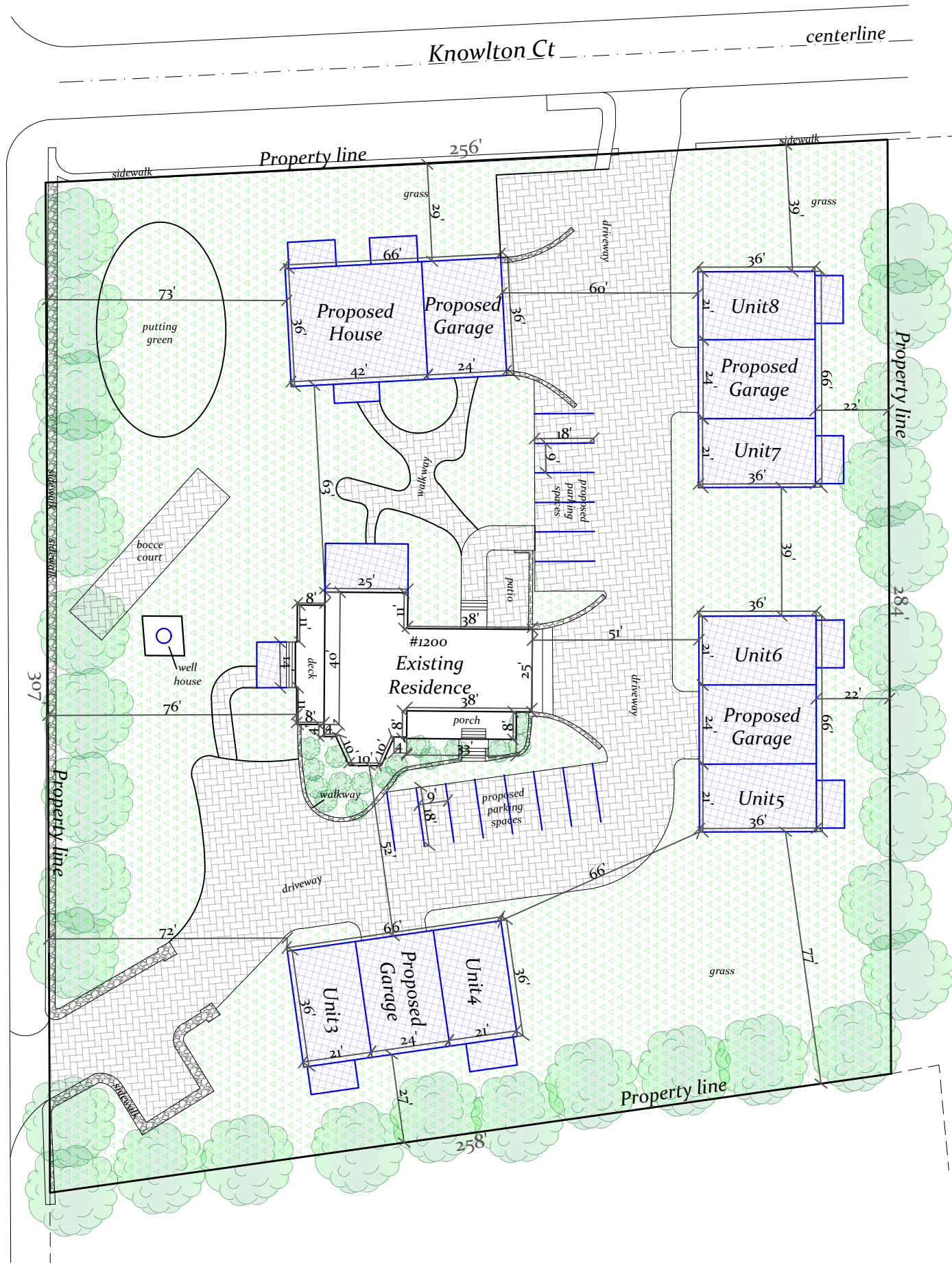
Legal Description: /

Subdivision: /

Owner: INFINITY 1217 LLC

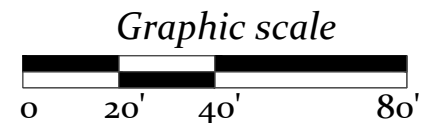
Date: June, 2026

Hope Ct



Scale:  
1"=40'  
Paper size:  
11"x 17"

- Legend**
- Property line
  - Topography line
  - Wall line
  - Roof line
  - Retaining wall
  - Fence
  - Proposed addition



**Disclaimer:** This is not a Legal Survey, nor is it intended to be or replace one. These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.