



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025
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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	Assessor's Lot
125 Hope Street	16	51

Applicant	Applicant Phone	Applicant Email
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	Two Stafford Court Cranston, RI 02920

Architect/Engineer	A/E Phone Number	A/E Email
Gregory J Snider, Architect	401 421-3130	gs@sniderarchitects.com

Contractor	Contractor Phone Number	Contractor Email
Butera Builder	401 245-9577	Buterabuilder.com

Work Category: New Structure(s)

Description of proposed work:
We would like to demo the existing house and garage and build something new that meets Flood and Velocity codes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00604
HISTORIC NAME:	Herreshoff, A. Sidney, House
ARCH. STYLE:	Early 20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
[none observed]	

Nancy DiPrete Laurienzo
Applicant's Name – Printed
Date: February 11, 2025

Nancy DiPrete Laurienzo
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 125 HOPE ST ACRES: 0.3108 PARCEL ID: 016-0051-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: 125 HOPE ST, LLC CO - OWNER: MAILING ADDRESS: 2 STAFFORD CT ZONING: R-6 PATRIOT ACCOUNT #: 1052	BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 1/8/2025 BOOK & PAGE: 2270-86 SALE PRICE: 725,000 SALE DESCRIPTION: SELLER: HERRESHOFF, HALSEY C, TRUSTEE	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3784 FINISHED BUILDING AREA: 2402 BASEMENT AREA: 1362 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$687,600 YARD: \$3,000 BUILDING: \$226,600 TOTAL: \$917,200	
SKETCH	PHOTO



www.cai-tech.com

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

125 Hope Street –Executive Summary March 5, 2026

This Executive Summary is provided to support the Commission’s review of the revised concept plans and submission explanation.

Character-Defining Features of the Existing House

The historically informed reconstruction is grounded in a clear identification of the architectural elements that contribute to the existing house’s character within the Historic District, including form, massing, roof geometry, entry condition, window patterns, materials, and the building’s relationship to Hope Street.



Figure 1. Existing house with character-defining features identified.

Historically Informed Reconstruction – Primary Design Options

Using the identified character-defining features as guiding principles, the architect developed multiple historically informed reconstruction options. Options A and B are the primary design alternatives and maintain a single-building reading from Hope Street, consistent with the Commission’s stated preference.

125 HOPE STREET - PROPOSED

OPTION A1

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

ENTRY FOR 'MODEL ROOM' ADDED AT THE EAST SIDE, SETBACK FROM STREET

GROUPED WINDOW UNITS USED WHERE SOLID WALL EXISTED

OPTION A2

SAME, DIFFERENT WINDOW CONFIGURATION

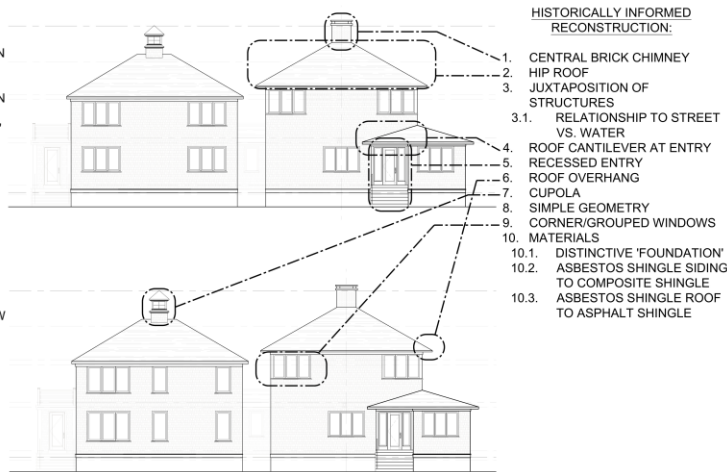


Figure 2. Historically informed reconstruction – Options A1 and A2 (single-building configuration).

Detached Configuration Shown for Comparison

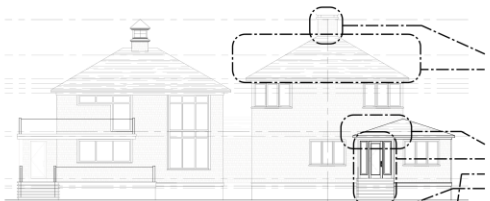
Option C illustrates a detached configuration and is included solely for comparison. While it demonstrates an alternative approach, it does not align as closely with the Commission’s preference for a single primary structure.

125 HOPE STREET - PROPOSED

OPTION B

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

'MODEL ROOM' IS RE-ENVISIONED TO DISTINGUISH THE ORIGINAL DESIGN FROM THE MODIFIED 'ADDITION'



HISTORICALLY INFORMED RECONSTRUCTION:

- 1. CENTRAL BRICK CHIMNEY
- 2. HIP ROOF
- 3. JUXTAPOSITION OF STRUCTURES
- 3.1. RELATIONSHIP TO STREET VS. WATER
- 4. ROOF CANTILEVER AT ENTRY
- 5. RECESSED ENTRY
- 6. ROOF OVERHANG
- 7. CUPOLA
- 8. SIMPLE GEOMETRY
- 9. CORNER/GROUPED WINDOWS
- 10. MATERIALS
- 10.1. DISTINCTIVE 'FOUNDATION'
- 10.2. ASBESTOS SHINGLE SIDING TO COMPOSITE SHINGLE
- 10.3. ASBESTOS SHINGLE ROOF TO ASPHALT SHINGLE

OPTION C

DETACHED CONFIGURATION SHOWN FOR COMPARISON

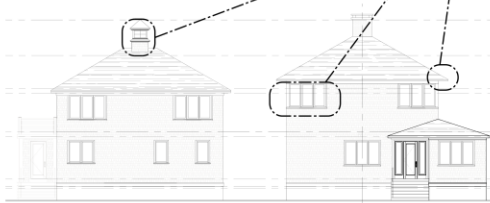


Figure 3. Option C – detached configuration shown for comparison.

Perspective Rendering – Hope Street View

The following perspective rendering illustrates how the historically informed reconstruction would be perceived from Hope Street, demonstrating how the roof form, entry condition, and overall scale are carried forward in a single, unified building.

125 HOPE STREET - PROPOSED



Figure 4. Street-level perspective of the historically informed reconstruction.

Site Context and Siting

A schematic site plan is included to demonstrate that the historically informed reconstruction maintains a similar footprint, orientation, and relationship to Hope Street and the shoreline, reinforcing the historic siting of the existing house within the district.



Figure 5. Schematic site plan showing existing house and proposed historically informed reconstruction.



February 11, 2026

Bristol Historic District Commission

c/o Town of Bristol – Department of Community Development
235 High Street
Bristol, Rhode Island

Re: 125 Hope Street – Revised Submission (Historically Informed Reconstruction)

Dear Members of the Bristol Historic District Commission,

This letter is submitted as a continuation of the Commission’s review of the property at 125 Hope Street and accompanies the enclosed revised architectural drawings and schematic site plan. The project team appreciates the Commission’s sustained engagement over the past year, including the March 6, 2025 Historic District Commission meeting, the March 26, 2025 site walk with Commission members and staff, the September 29, 2025 HDC meeting, and the January 6, 2026 meeting at which the Commission provided direction on the next phase of the project.

Through this extended review process, the existing house has been carefully evaluated by structural engineers, architects, and floodplain professionals, and the findings have been discussed with the Commission on multiple occasions. As part of that process, the Rhode Island Historical Preservation & Heritage Commission (RIHPHC) issued a written opinion dated September 25, 2025 stating that *“Given these factors, it is the RIHPHC’s opinion that there are no prudent and feasible alternatives to the demolition.”* That opinion, together with the Commission’s deliberations and prior findings, has allowed the project team to move forward from questions of feasibility to a focused discussion on architectural design, historic character, and compatibility within the Historic District.

At the January 6, 2026 meeting in particular, the Commission indicated that while the need for demolition was understood by a majority of the Commission, there remained a strong interest in ensuring that any new construction on the site meaningfully reflects the historic character and perceived uniqueness of the existing house. The Commission further expressed a preference for a single primary structure and encouraged the project team to clearly identify which architectural qualities of the existing house contribute to the Historic District and to demonstrate how those qualities could be incorporated into a new design.

The revised submission has been prepared in direct response to that guidance.

Terminology and Design Intent

For clarity, the project team describes the proposed work as a historically informed reconstruction. Due to floodplain and structural constraints, the existing structure cannot be retained or restored. The intent of the historically informed reconstruction is to preserve and carry forward the scale, massing, form, and character-defining architectural features of the existing house, while accommodating current building code, floodplain, and life-safety requirements. The goal is not to create a literal copy, but rather a new, code-compliant structure that is firmly grounded in the historic character and context of the district.

Identification of Character-Defining Features

As part of this effort, the architect prepared a photographic and analytical study of the existing house identifying architectural elements considered noteworthy and contributing to the Historic District. These elements are illustrated and labeled in the attached drawings and include the central brick chimney, hip roof form, recessed entry condition, roof overhangs, simple geometry, cupola, grouped window patterns, and traditional material expression.

Revised Design Approach

The revised proposal consists of a historically informed reconstruction that maintains the historic scale, massing, and architectural language of the existing house while accommodating a duplex program within a single, unified building. While the use differs from the existing single-family configuration, the exterior expression is intentionally designed to read as one structure, consistent with the Commission's stated preference.

Design Options

The architectural drawings include three conceptual options. Options A and B maintain a unified building form and align most closely with the Commission's preference for a single structure. Option C is included for comparison purposes only.

Site Plan and Context

A schematic site plan is included showing the existing house and the proposed historically informed reconstruction, maintaining the historic siting and relationship to Hope Street and the shoreline.

Conclusion

This revised submission represents a good-faith effort to respond directly to the Commission's guidance by proposing a historically informed reconstruction that preserves the historic character of the existing house while providing a safe, code-compliant, and long-term viable structure.

**Enclosures:**

- Architectural Concept Drawings – Historically Informed Reconstruction (Options A, B, and C)
- Character-Defining Features Analysis (Existing House Photograph with Annotated Features)
- Schematic Site Plan – Existing House and Proposed Historically Informed Reconstruction

Respectfully submitted,

A handwritten signature in black ink that reads "Dennis DiPrete". The signature is stylized with a long horizontal stroke extending from the end of the name.

Dennis DiPrete

Principal

DiPrete Engineering Associates, Inc.

125 HOPE STREET

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125 HOPE STREET - PROPOSED

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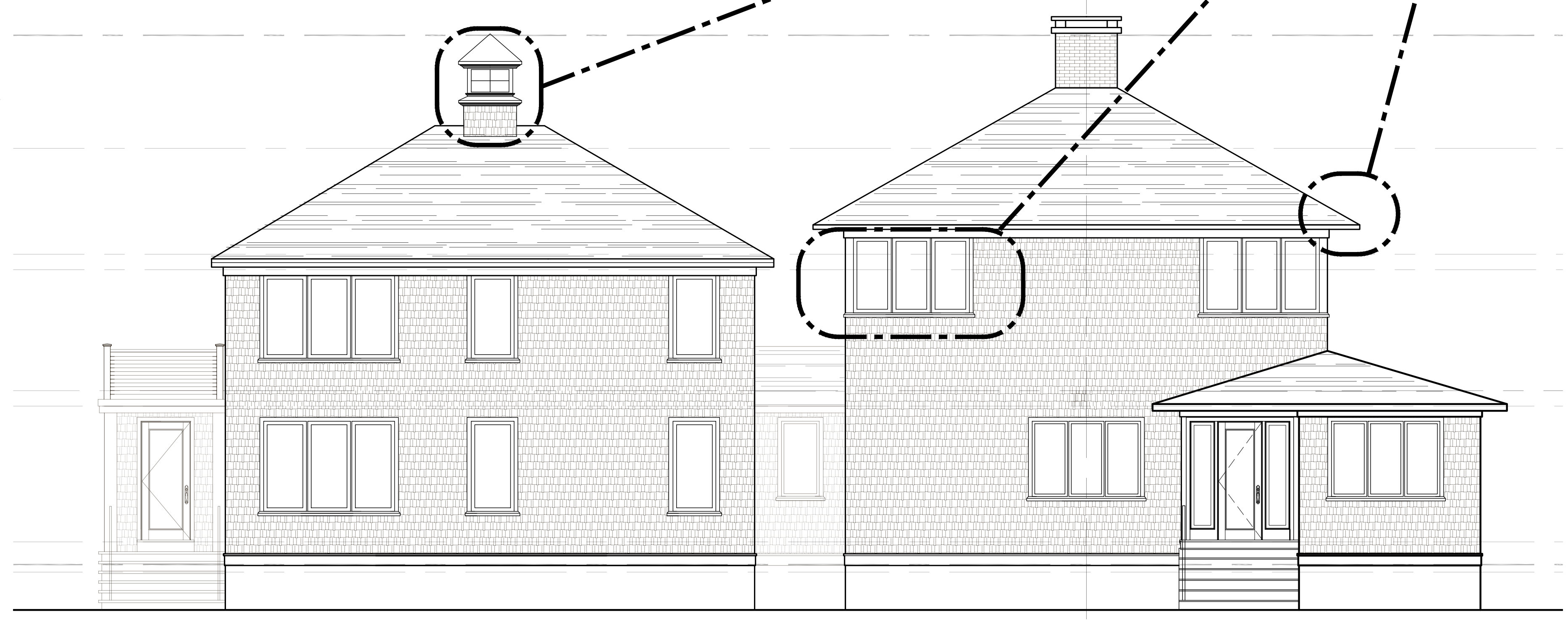


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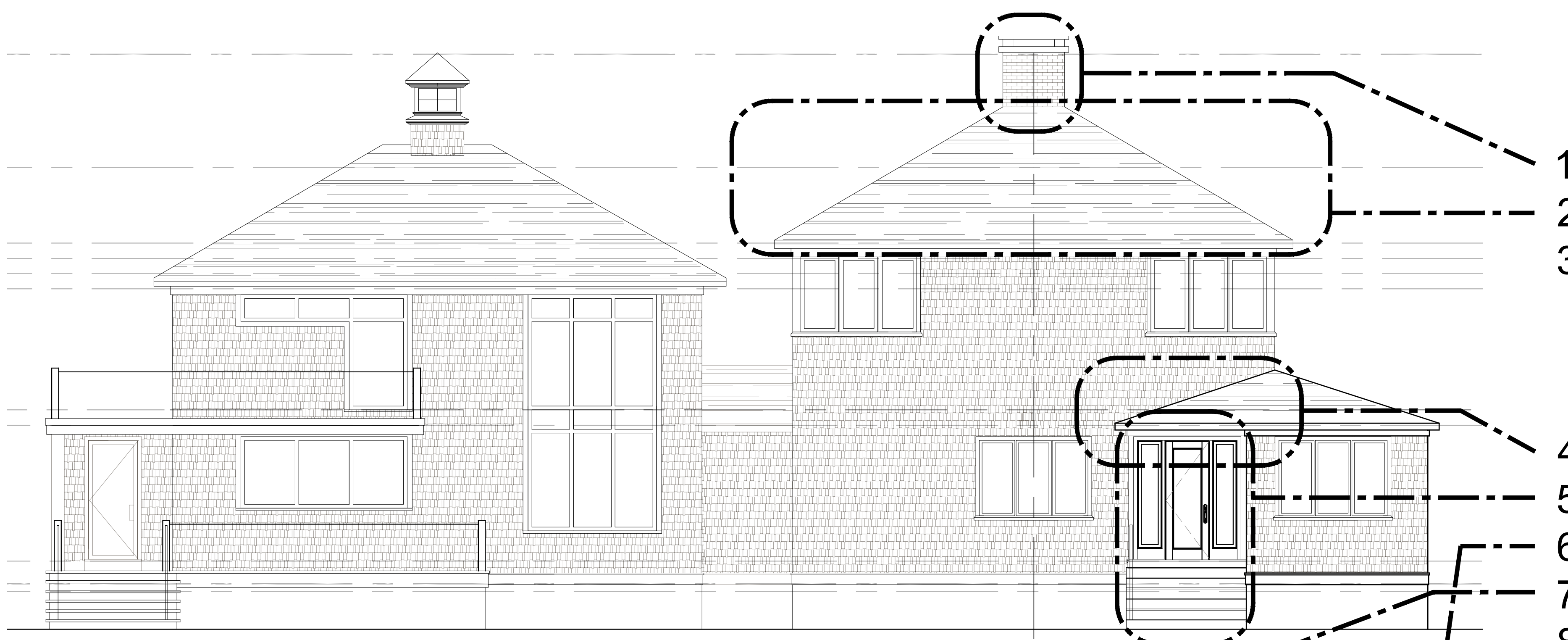


125 HOPE STREET - PROPOSED

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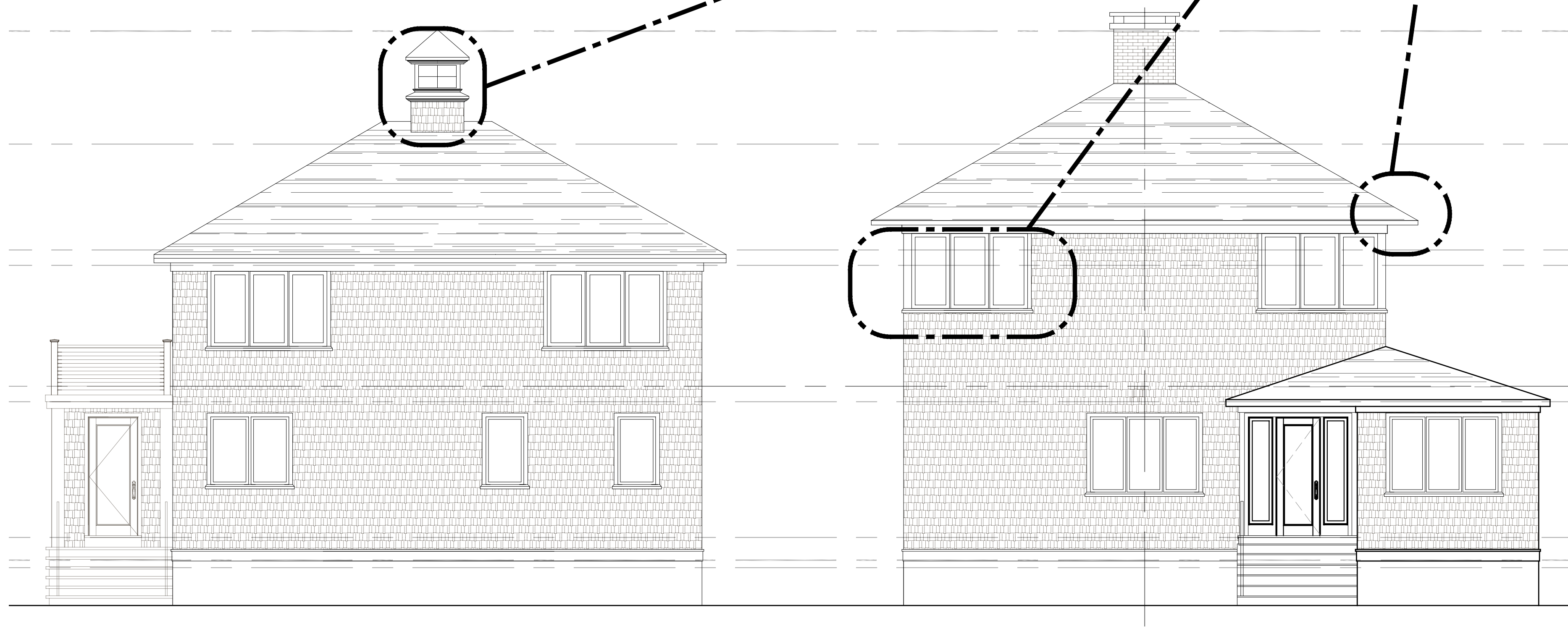


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OPTION C

DETACHED CONFIGURATION SHOWN FOR COMPARISON



125 HOPE STREET - PROPOSED



125 HOPE STREET - PROPOSED

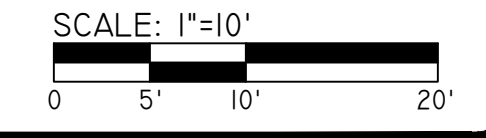




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NO.	DATE	DESCRIPTION	BY:
1	02-02-2024	ISSUE FOR PERMIT SUBMISSION	C.R.H.
2		REVISION	
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HISTORICALLY INFORMED RECONSTRUCTION



CONCEPTUAL SITE PLAN

125 HOPE STREET

ASSESSORS PLAT 16, LOT 51
BRISTOL, RHODE ISLAND

PREPARED FOR
125 HOPE STREET, LLC
125 HOPE STREET
BRISTOL, RHODE ISLAND

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