



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-85	Contributing	June 30, 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
35 Burton St	15	73

Applicant	Applicant Phone	Applicant Email
Kathleen Keating/John Oliver	(401) 464-1733	katydidkeating@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
MH Architect, LLC	(401) 559-1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
Charles E. Millard, Inc.	(401) 254-0111	dean@millardinc.com

Work Category:	New Structure(s)
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Description of proposed work:

Existing 10'-6" x 18', 2-story shed with covered porch on the West side to be demolished and rebuilt to create a code compliant and usable storage shed and second floor ADU. Exploration of the existing foundation shows that there is no foundation wall or footing supporting the structure. The existing second floor area floor framing is not suitable for the load capacity of storage or habitable space, there isn't sufficient head height and there is only a ladder for access. The proposed new structure would be exactly the same footprint size and location with a code compliant foundation and exterior staircase for access to the second floor. The roof ridge would be raised to achieve adequate head height. A dormer to the West would be added to provide natural light and additional head room on the Second Floor. Wall and floor framing would be suitable for the depth required for properly insulating the second floor (to meet 2024 IECC code). New doors and windows will be double-pane with sufficient U-value. The existing porch columns would be salvaged for reuse. The door and window configuration on the South facade (facing Burton St) would match the existing. Exterior materials, clapboard exposure, trim, and architectural detailing would match the existing structure which has been fully measured and documented. With the exception of the higher roof and West dormer, the massing, roof pitch and overall look of the shed will match the existing.

Property History

Building Survey Data

RIHPHC ID #:	BRIS00259
HISTORIC NAME:	Cummins

ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Front porch and stair railings replaced, brackets added to porch posts. 1971 survey form notes original bracketed front porch removed 1970, references "old photo." Current porch looks period appropriate - restored?	

Kathleen Keating/John Oliver

Applicant's Name – Printed

Date: June 30, 2025

Melissa R Hutchinson

Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 35 BURTON ST ACRES: 0.1549 PARCEL ID: 015-0073-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: OLIVER, JOHN S. CO - OWNER: MAILING ADDRESS: 35 BURTON ST ZONING: R-6 PATRIOT ACCOUNT #: 982	BUILDING STYLE: Conventional UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 8/25/2006 BOOK & PAGE: 1318-115 SALE PRICE: 620,000 SALE DESCRIPTION: SELLER: 35 BURTON ST. LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3788 FINISHED BUILDING AREA: 1683 BASEMENT AREA: 1256 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$224,900 YARD: \$3,000 BUILDING: \$272,500 TOTAL: \$500,400	
SKETCH	PHOTO



www.cai-tech.com

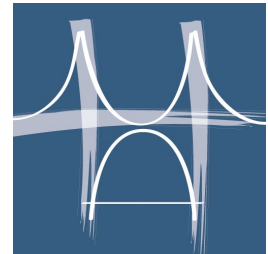
This information is believed to be correct but is subject to change and is not warranted.

7/23/2025

Property Information - Bristol, RI

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Page 1 of 1



MATERIALS LIST

35 Burton St

Pitched Roof

Architectural grade asphalt shingle (gable roof and dormer)

Siding

Painted cedar shingles with exposure to match the existing shed with 1x6 painted cedar corner boards (match existing colors – red body and white trim)

Windows

Double-hung windows, 6-over-6 with authentic divided light, extruded aluminum clad, Marvin Elevate series (ADL) in white exterior, Second Floor South window to be a 12-lite casement window to match the size and configuration of the existing fixed window

Entry Doors

Fiberglass 12-lite French door, TruStile FL1210 “French Lite”, Traditional Collection with clear glass, 3-panels (center door to be operable, two flanking doors to be fixed)

2’-6” x 6’-8” at South façade and 2’-8” x 6’-8” at North façade

New Exterior Stair

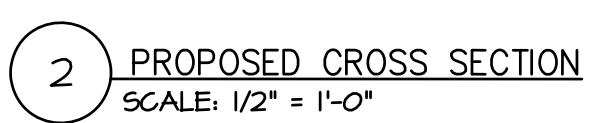
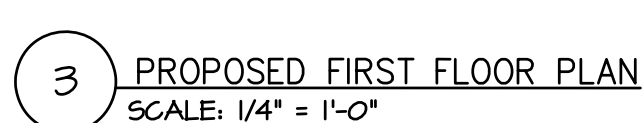
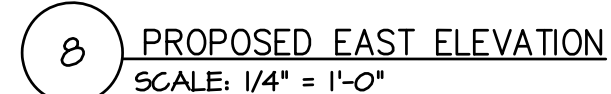
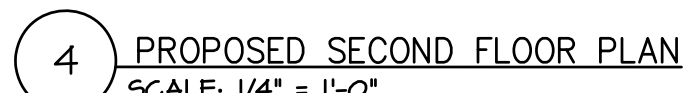
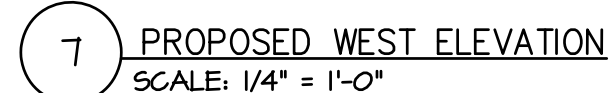
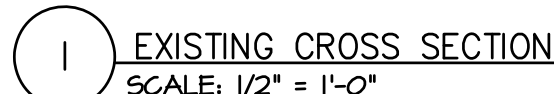
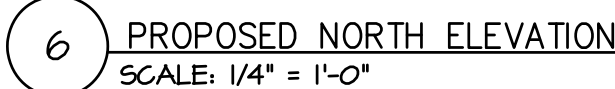
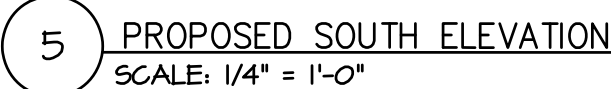
TimberTech Azek PVC composite decking, “Vintage Collection – Mahogany” color, pressure-treated framing

Porch Columns

Salvage and reuse existing painted wood columns (post, capital and base)

Gutters and Rain Leaders

Extruded aluminum 6” gutter to match existing gutters and downspouts (match color)



203 Hooper Street
Tiverton, RI 02878
401.559.1957
harchitect.com

[illegible]

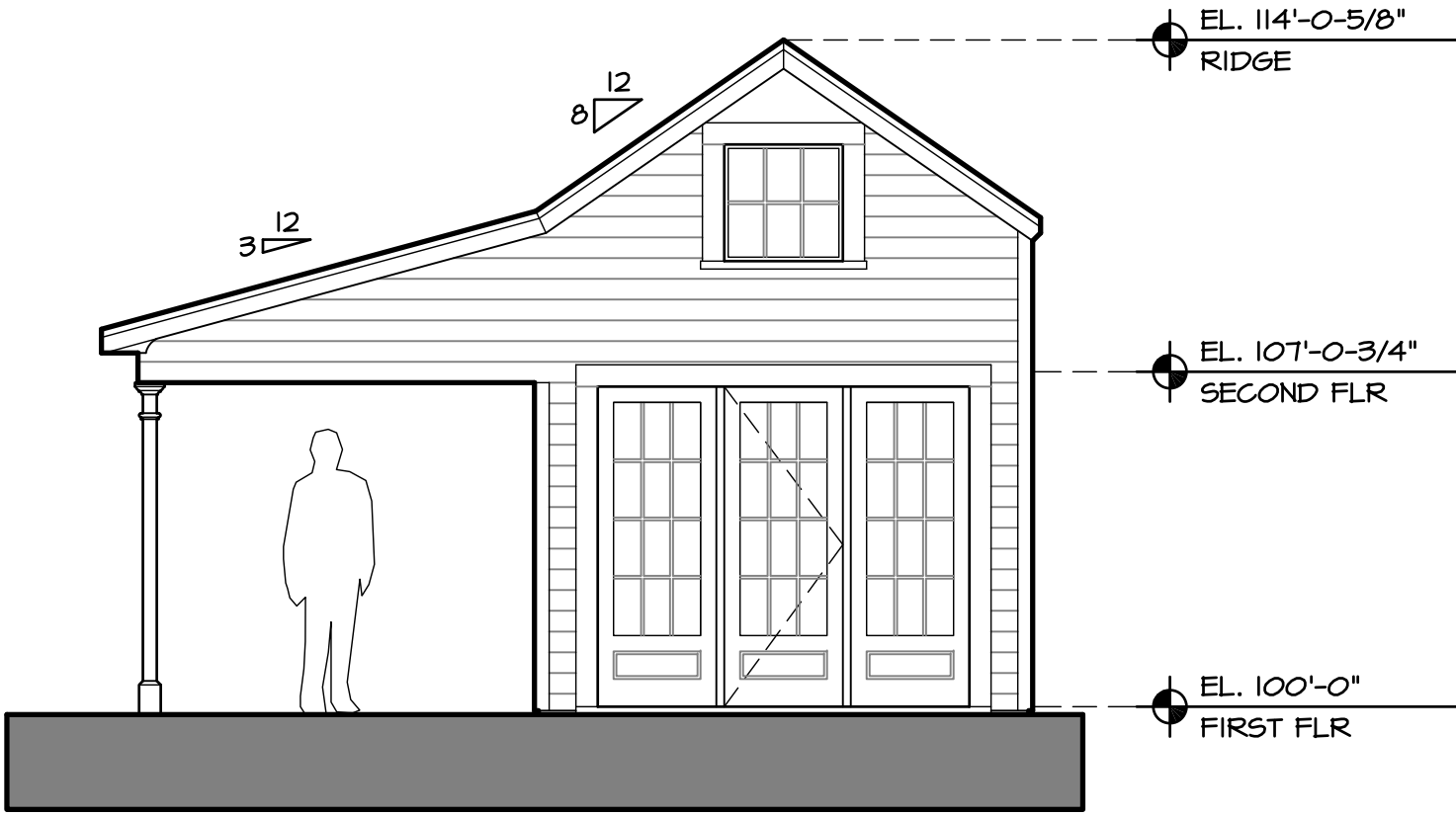
**KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809**

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
issued on 6/19/2025

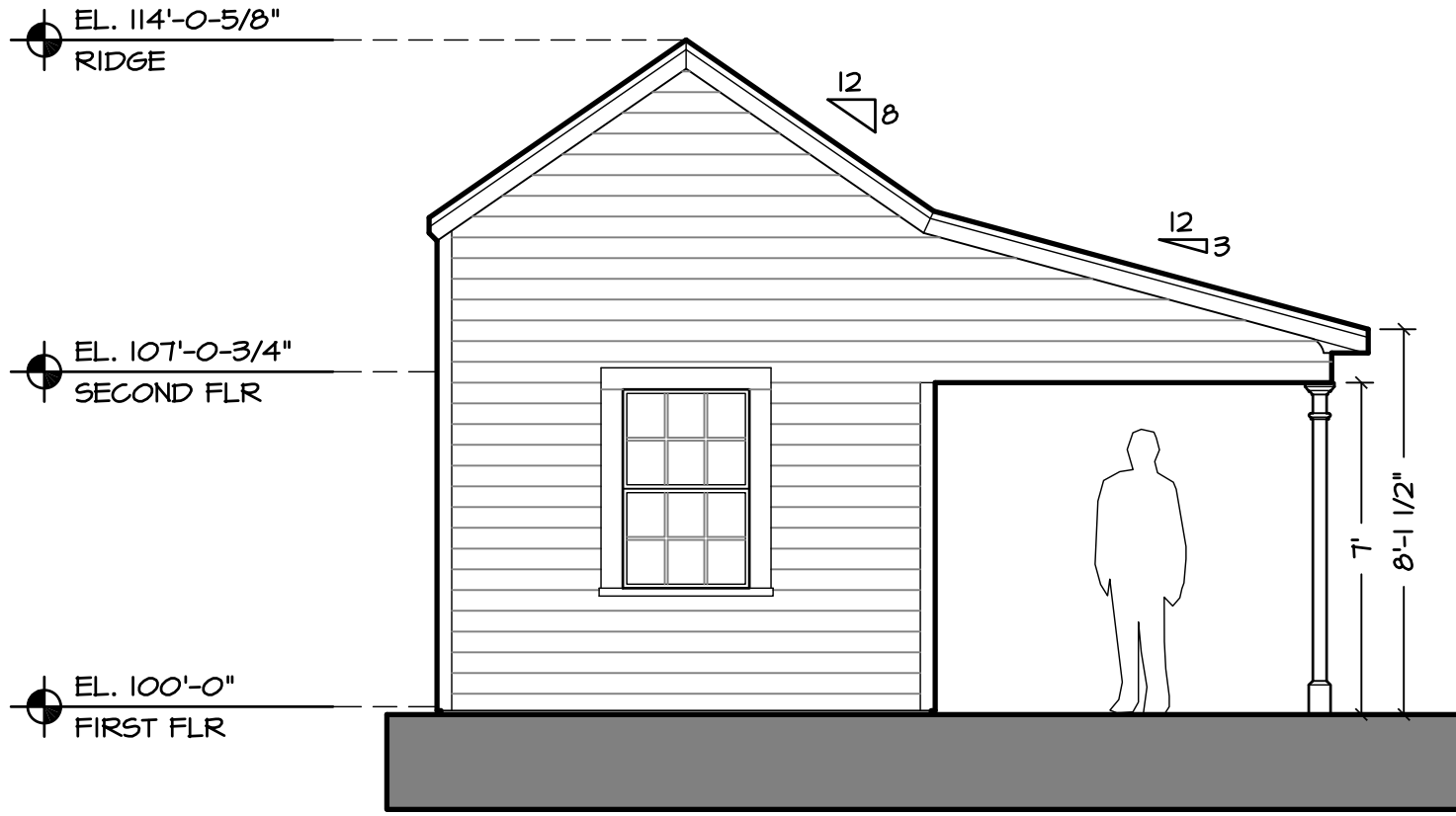
EXISTING AND PROPOSED CROSS SECTIONS,
PROPOSED EXTERIOR ELEVATIONS AND FLOOR
PLANS

Scale
AS NOTE

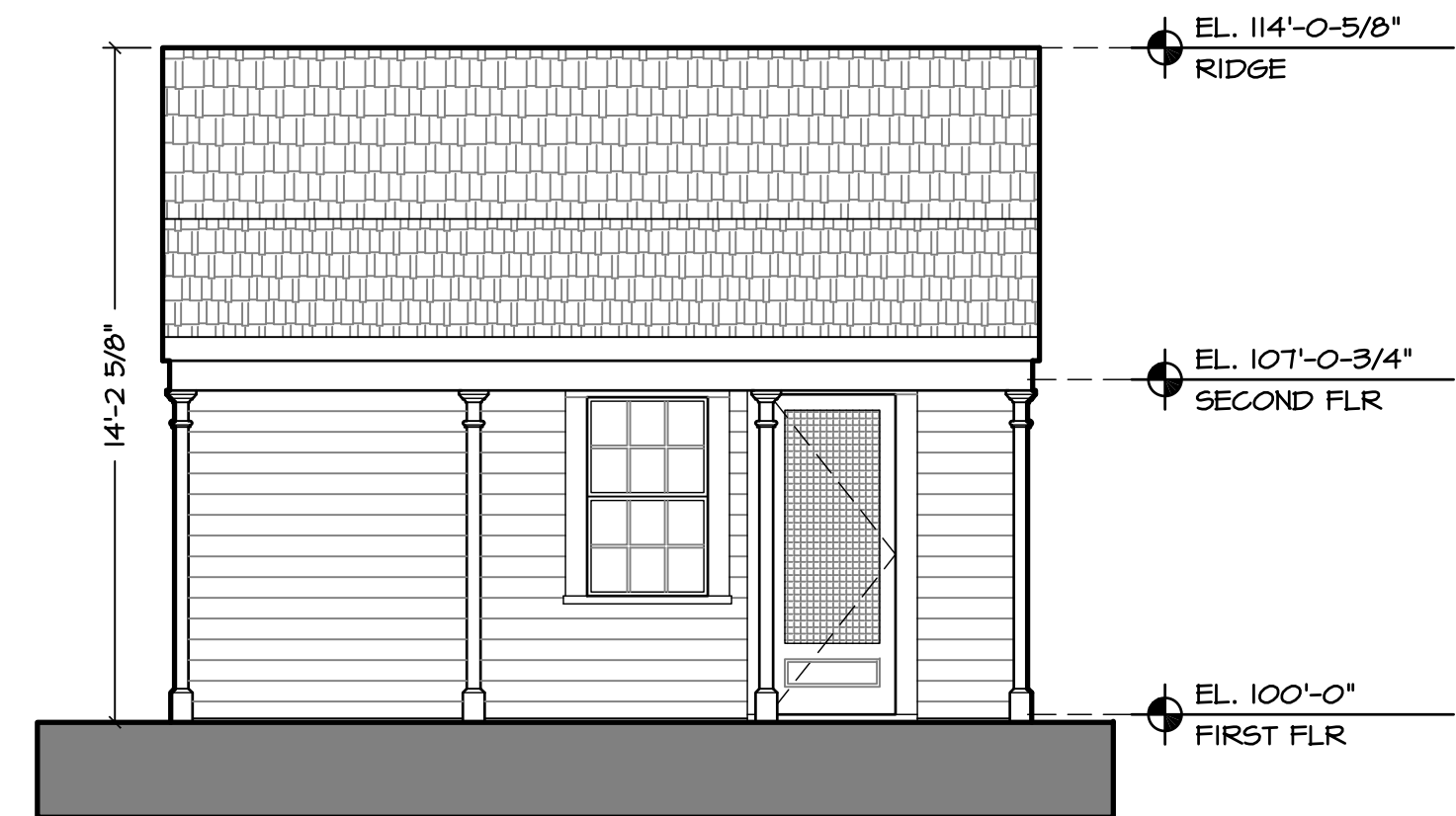
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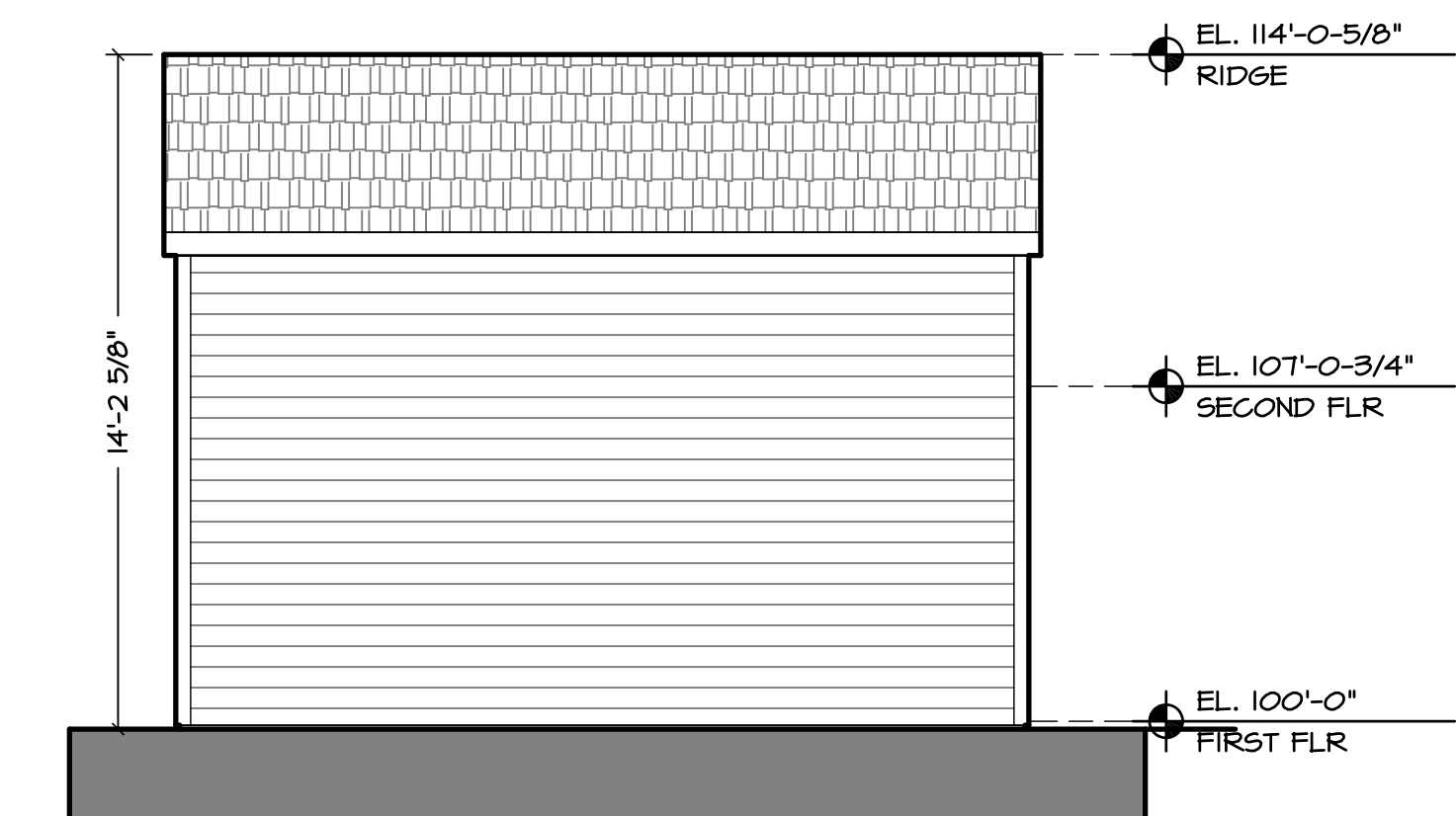
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



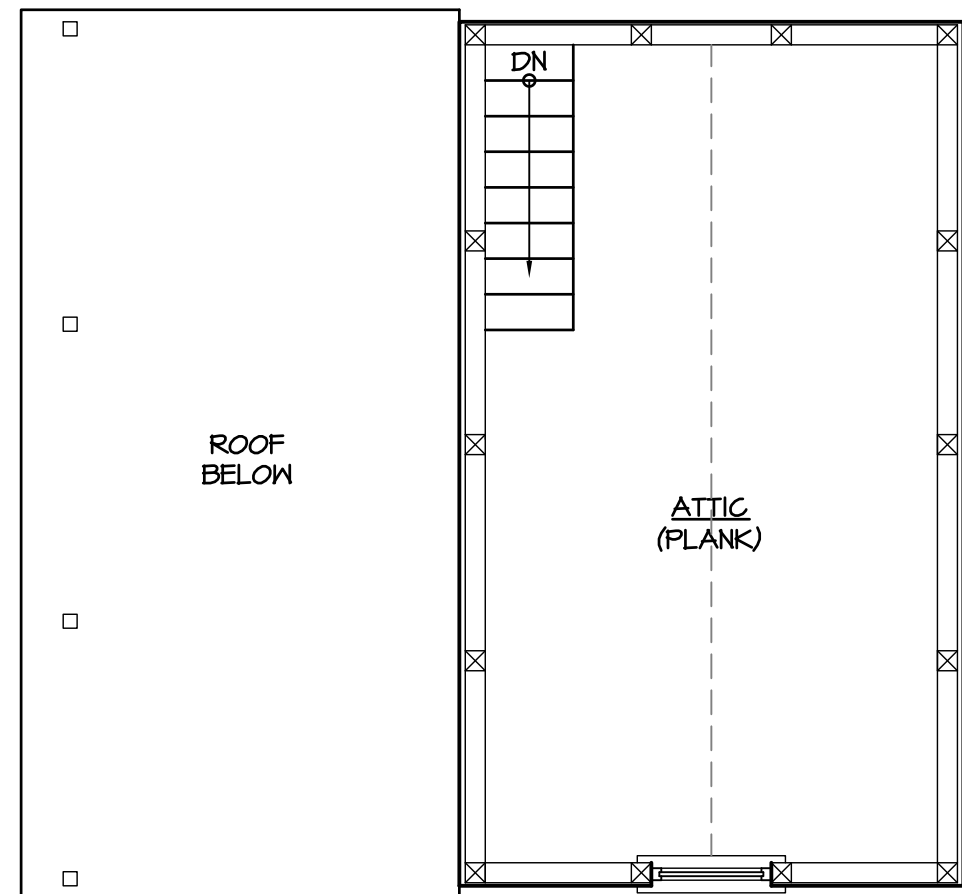
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



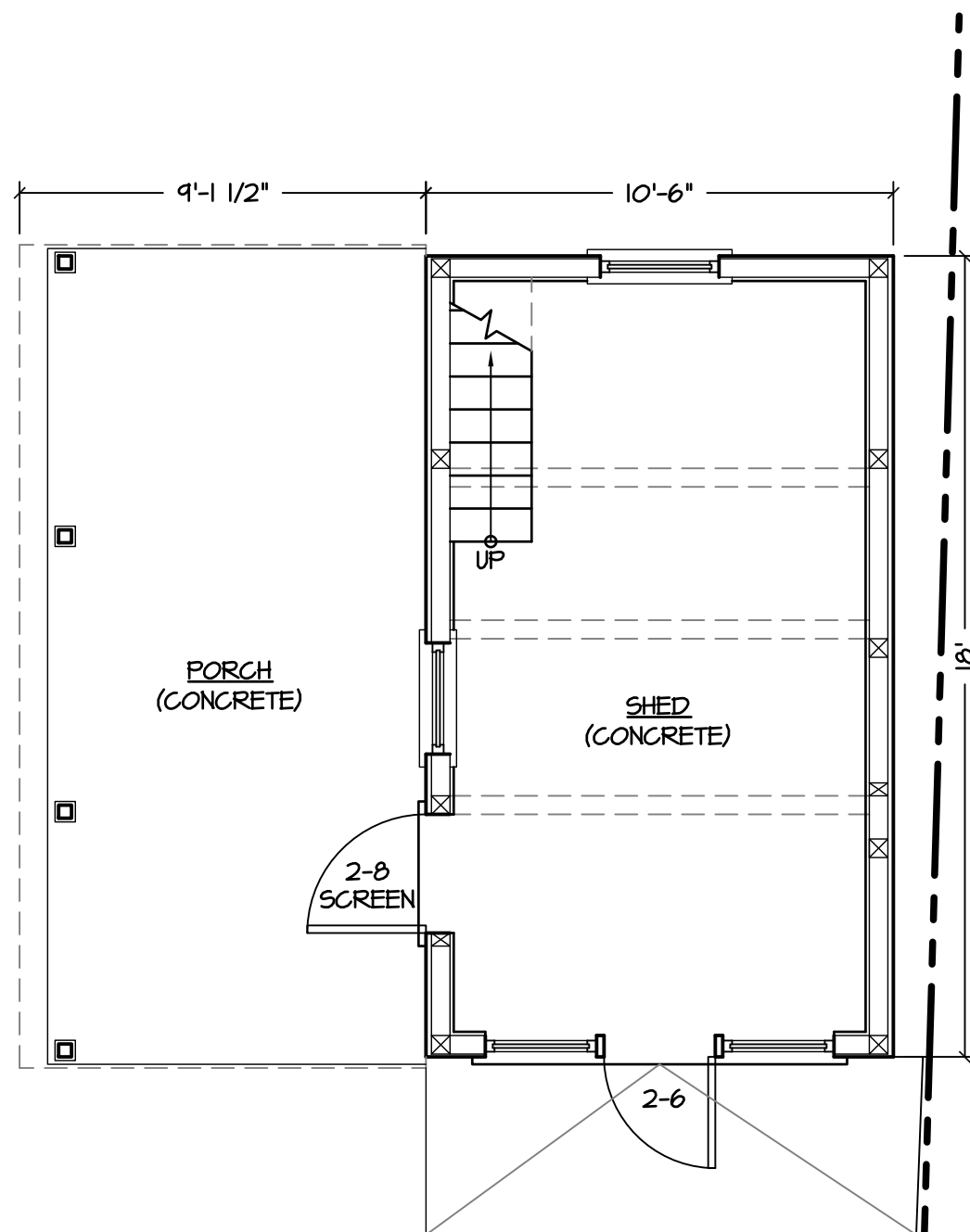
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



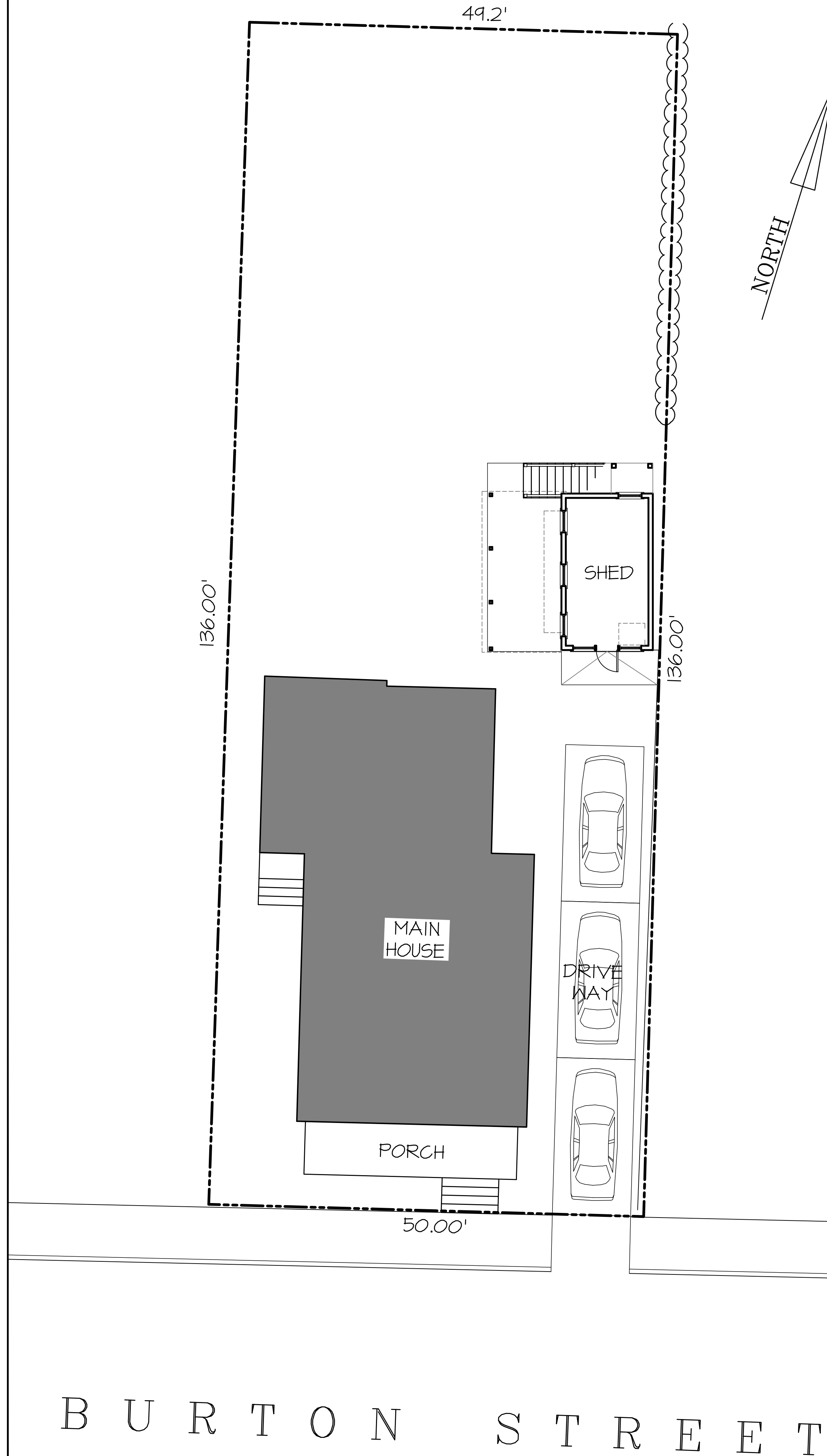
7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

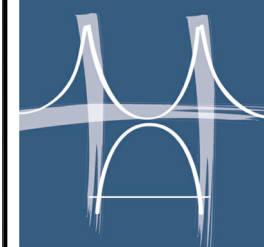


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

Drawing Title

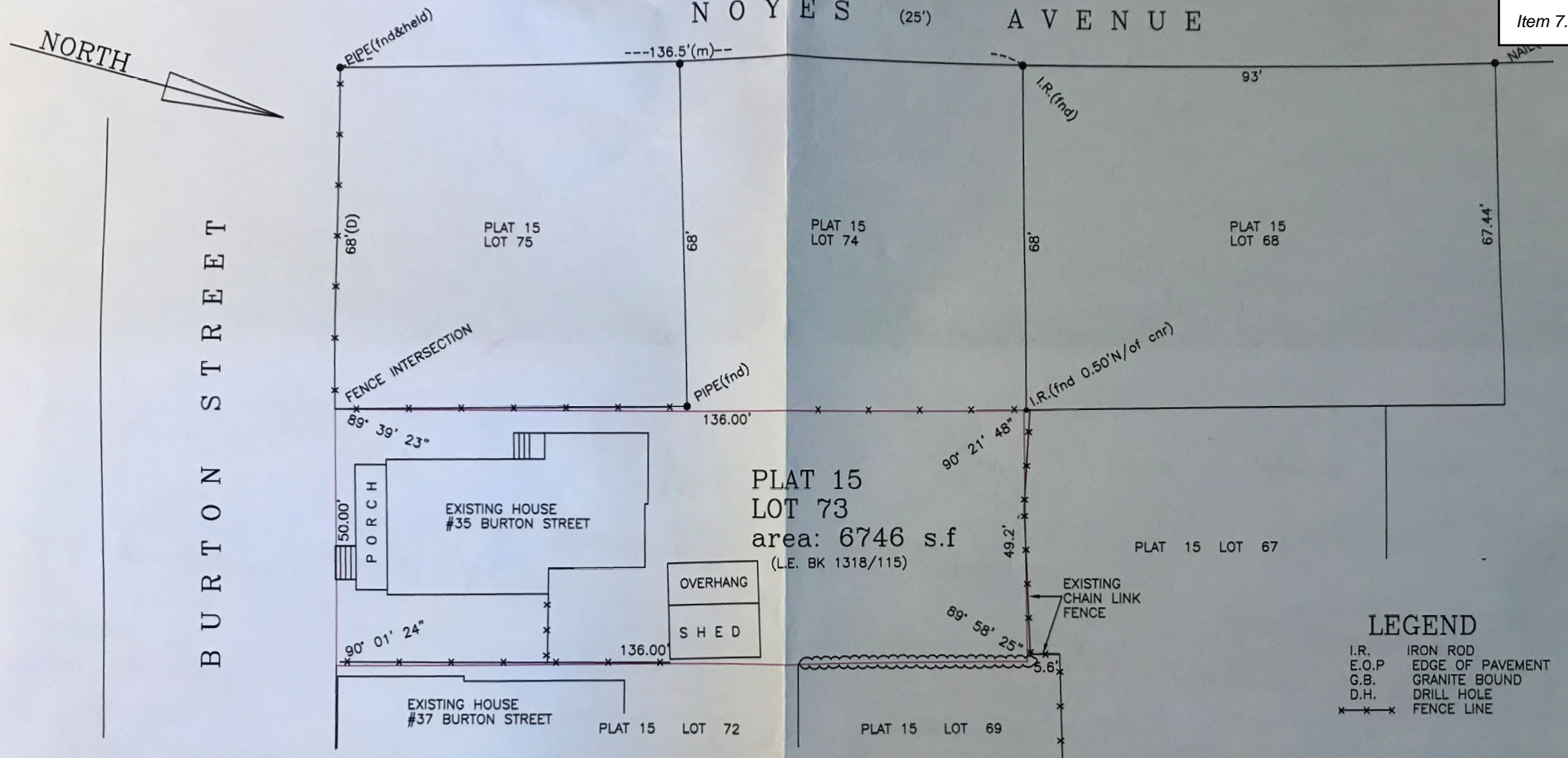
PROPOSED SITE PLAN, EXISTING FLOOR PLANS
AND EXISTING EXTERIOR ELEVATIONS

Date
June 19, 2025

Scale
AS NOTED

Drawing Number

X1.0



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 NOV 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.

No. 1885

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN J. BARKER, JR.

PLS #1885

C.O.A # LS-A302

SITE PLAN
for

John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

SCALE 1"=20'

DATE : 7/10/2022

DWN BY: JJB

DWG # 220503-794

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #1: Street view (South Façade) of 2-story shed with covered porch at West side

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #2: West Façade of covered porch with 4 existing slender columns

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #3: North Façade (with main house shown beyond)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #4: Main door at South Façade (triple set of 12-lite French doors)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #5: Second Floor fixed 12-lite fixed window



Photo #6: Typical porch column



Photo #7: North double-hung 6-over-6 window

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #8: Exterior trim and corner board

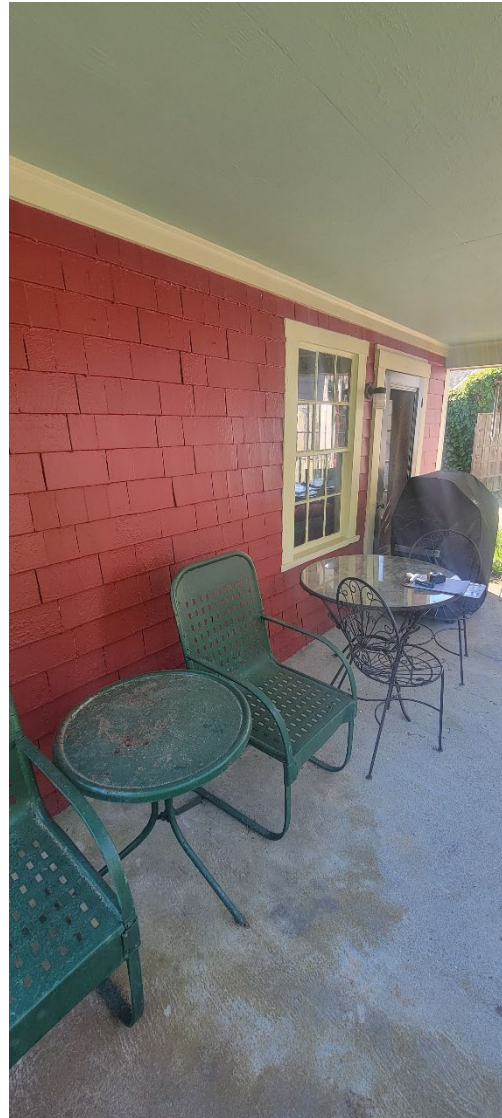


Photo #9: P 453 cedar siding, window and door below covered porch (concrete floor)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #10: Interior First Floor storage



Photo #11: Interior

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #12: Interior Second Floor



Photo #13: Interior Second 455 fixed window