



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

| | | |
|------------|--------------|--------------------|
| HDC-25-139 | Contributing | September 24, 2025 |
|------------|--------------|--------------------|

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 |
| 79 CONSTITUTION ST , BRISTOL, RI, 02809 | 014-0092-000 |

| | | |
|------------------|-----------------|------------------|
| Applicant | Applicant Phone | Applicant Email |
| Ralph M DeFelice | 401-477-9328 | nuketi@yahoo.com |

| | |
|--|-----------------------|
| Property Owner (If Different from Applicant) | Owner Mailing Address |
| | 79 Constitution |

| | | |
|--------------------|------------------|-------------------------------------|
| Architect/Engineer | A/E Phone Number | A/E Email |
| Vincent Pacifico | 401-203-3191 | vincentpacifico@pacific-visions.com |

| | | |
|------------|-------------------------|------------------|
| Contractor | Contractor Phone Number | Contractor Email |
| | | |

| | |
|----------------|----------------------------|
| Work Category: | Remodeling of Structure(s) |
|----------------|----------------------------|

Description of proposed work:

Removal of architectural elements on front porch and side porch, removal of door on front facade and installation of window, removal of existing bulkhead and installation of new bulkhead, removal of bay window and installation of window, changes to existing exterior addition, removal of exterior fire escape, changes to garage door and window, replace and repair of damaged trim board/clapboards in kind, replace and repair roof in kind. Renovations to the garage including new garage doors, siding and window.

| |
|------------------|
| Property History |
| |

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|--|----------------------|
| Building Survey Data | |
| RIHPHC ID #: | BRIS00447 |
| HISTORIC NAME: | Dixon, Ezra, House |
| ARCH. STYLE: | Greek Rev./Late Vic. |
| ORIGINAL CONSTRUCTION DATE (est.): | c. 1852-c.1880 |
| ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches) | |
| [none observed] | |


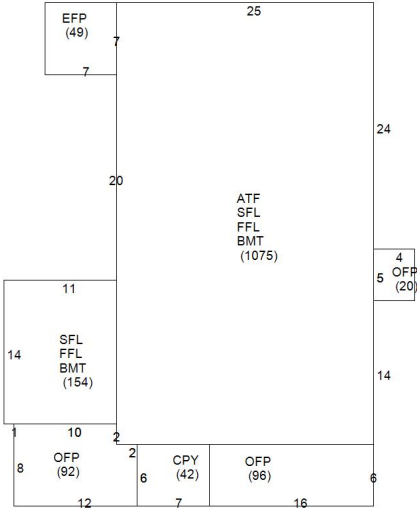
Ralph M DeFelice
Applicant's Name – Printed
Date: September 24, 2025

Ralph Michael DeFelice
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

| GENERAL PROPERTY INFORMATION | BUILDING EXTERIOR |
|--|---|
| LOCATION: 79 CONSTITUTION ST ACRES: 0.076 PARCEL ID: 014-0092-000 LAND USE CODE: 28 CONDO COMPLEX: OWNER: DEFELICE, RALPH M. TRUSTEE CO - OWNER: THE RALPH G. DEFELICE IRREV MAILING ADDRESS: 79 CONSTITUTION ST ZONING: R-6 PATRIOT ACCOUNT #: 887 | BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1813 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin |
| | BUILDING INTERIOR |
| SALE INFORMATION SALE DATE: 5/9/2018 BOOK & PAGE: 1939-95 SALE PRICE: 0 SALE DESCRIPTION: Family Sale SELLER: DEFELICE, RALPH G. TRUSTEE | INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 16 # OF BEDROOMS: 8 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0 |
| PRINCIPAL BUILDING AREAS |  |
| GROSS BUILDING AREA: 5061 FINISHED BUILDING AREA: 2888 BASEMENT AREA: 1229 # OF PRINCIPAL BUILDINGS: 1 | |
| ASSESSED VALUES | |
| LAND: \$199,900 YARD: \$8,600 BUILDING: \$301,700 TOTAL: \$510,200 | |
| SKETCH | PHOTO |
|  | |



www.cai-tech.com

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

10/27/2025

Property Information - Bristol, RI

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79 Constitution Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

“EZRA DIXON HOUSE c. 1855, c. 1890: The 2-1/2-story, 3-bay, endgable roof, Greek Revival house, begun by Ezra Dixon c. 1855, was considerably enlarged in the 1890s. Turned wood posts with a large diamond design, balustrades, and screens are found on the wraparound front porch and portico on High Street. Ezra Dixon left the Namquit Mill in 1876 to found the Dixon Lubricating Saddle Company, manufacturers of an improved textile spinning frame. In 1912 the Dixon Company consolidated its Providence and Bristol operations and by 1953 purchased all the former Herreshoff Manufacturing Company’s buildings on the north side of Burnside Street. This house is now used for apartments.” (*Historic and Architectural Resources of Bristol, Rhode Island. Rhode Island Historical Preservation Commission, published in 1990*)

Located on the northwest corner of High and Constitution Streets, this two and a half story structure appears to have started as a single family home when it was built. Over the years the home was broken up into different units. A doctor’s office supposedly was once located on the ground floor of this building. As it currently stands, the building is broken up into a three family home. The end goal of this project is to turn it back into a single family home as it once were while making some minor exterior modifications.

MAIN HOUSE SCOPE OF WORK.

- **Removal of Ornate Architectural Elements on Porch and Portico-** The scope includes removal of the ornate spindle features on the upper portions of the south facing porch and the east facing portico. Removal of elements is per owner's request. The footprint of the porch first appears on the 1896 Sanborn Map. The footprint of the Portico never appears on any Sanborn Maps. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)
- **Removal of Wood Door and Storm Door on South Façade -** The scope includes removing a wood door and storm door on the right side of the south façade of the home. Based on this building style and originally being a single family home, it would have not been appropriate for this door to have been in this location. It most likely would have been a 2 over 1 style window. The door was most likely added for a separate entrance to a unit as the building evolved. The scope includes changing this to a 2 over 1 style window. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.
- **Removal of Fire Escape-** The scope includes the removal of a metal fire escape from the west side of the home. Being that this house will be turned back into a single-family home, this fire escape will not be necessary for egress. This fire escape most likely would not have been an original element on the home during its period of significance.
- **Removal of Bay Window –** The scope includes the removal of a wooden bay window on the west side of the home. This window most likely would not have been original to the period of significance. A 2 over 1 window is being proposed in its location which would have been more appropriate to see in this location on the house. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.
- **Removal of Bulkhead Enclosure –** The scope includes the removal of the wooden doghouse style bulkhead enclosure. This enclosure does not appear original to the home. A new low profile wooden double pull up door bulkhead enclosure is proposed to be built for access to the basement. The enclosure is proposed to be built of solid wood and painted.
- **Reconfiguration of West Bump Out-** The scope includes a reconfiguration of the window and door on this bump out. The west side of the bump out has a 2 over 2 window which is proposed to swap locations with the south facing door. The original window is proposed to be restored and located on the south side of the bump out. A small set of stairs with a landing is proposed to be built in front of the door on the west

side of the bump out. Based on Sanborn map research, this bump out appears to have been sometime after 1947. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)

- **Repair/Replace Wood Trim and Clapboard As Needed** - The scope includes repairing select areas of rotted wood trim and clapboard in kind with solid wood. Areas of exterior trim/molding and clapboard that are found to be rotten are proposed to be repaired, or if not possible, replaced in kind with the same profiles and exposures that where originally there.
- **Replace Roofing As Needed** - The scope includes replacing the roofing as needed. If it is found that all of the shingles need to be replaced, the same architectural asphalt shingles will be used in kind as a replacement.

GARAGE SCOPE OF WORK.

- **Replacement of Garage Door-** The scope of work includes the replacement of the garage door facing east. There is currently an opaque roll up style single garage door on the building. A double garage door with upper lights is being proposed to be installed. Based on the fact that the garage first appears on the 1920 Sanborn Map, it was most likely built somewhere between 1911 and 1920. Craftsman style garage doors that are solid wood and roll up are being proposed to better match the era of the building.
- **Replacement of East Facing Window-** The scope of work includes the replacement of the east facing octagonal window. This window appears to be a replacement window that is not original to the building. A fixed, 4 light, solid wood Brosco authentic divided light sash is proposed to be used in its place to better match the era of the garage.
- **Installation of Clapboard Siding-** The scope of work includes the installation of wood clapboard siding around the entire garage which will match better with the clapboard siding of the house. Wood corner boards are proposed to be installed.

Exhibit A - Photos (Photographs Taken on June 6, 2025)

Photo 1 – Existing South Porch



Photo 2 – Existing East Portico



Photo 3 – Existing Architectural Elements on Porch & Portico

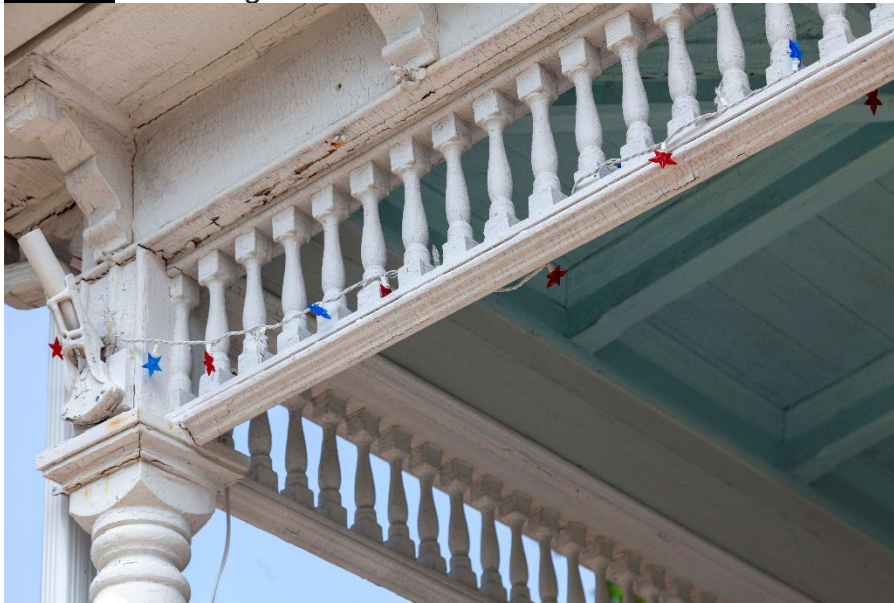


Photo 4 – Existing Door on South Façade



Photo 5 – Existing Bay Window on West Façade



Photo 6 – Existing Bulkhead Enclosure



Photo 7 – Existing Bump Out on West Façade



Photo 8 – Existing Fire Escape

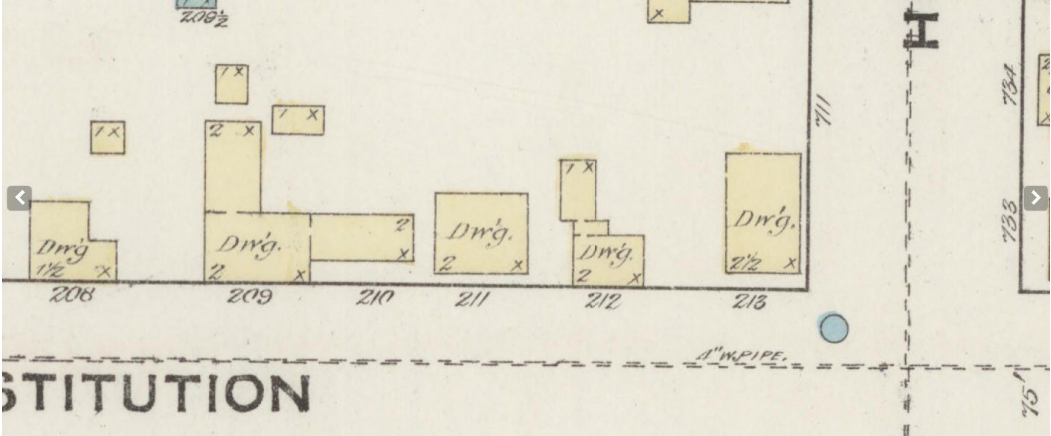


Photo 9 – Existing Garage

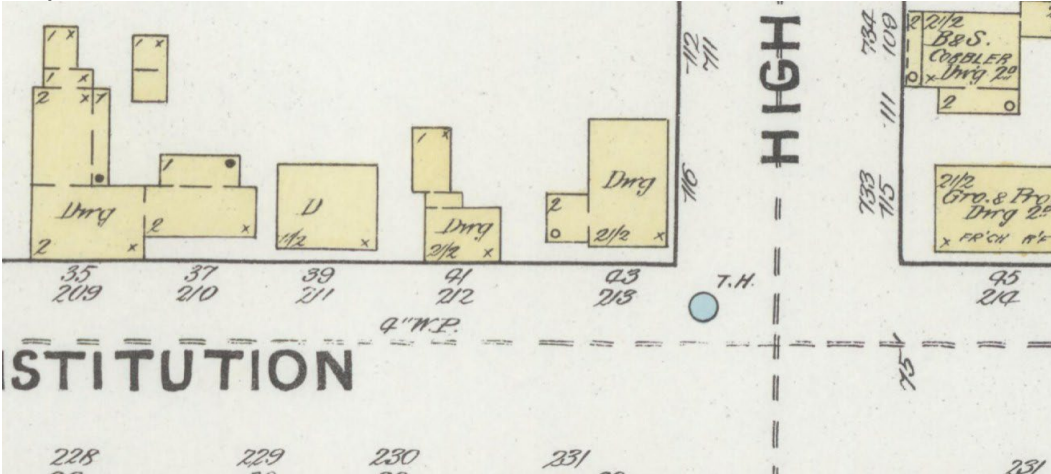


Exhibit B – Sanborn Maps
(Dwelling at corner of Constitution & High)

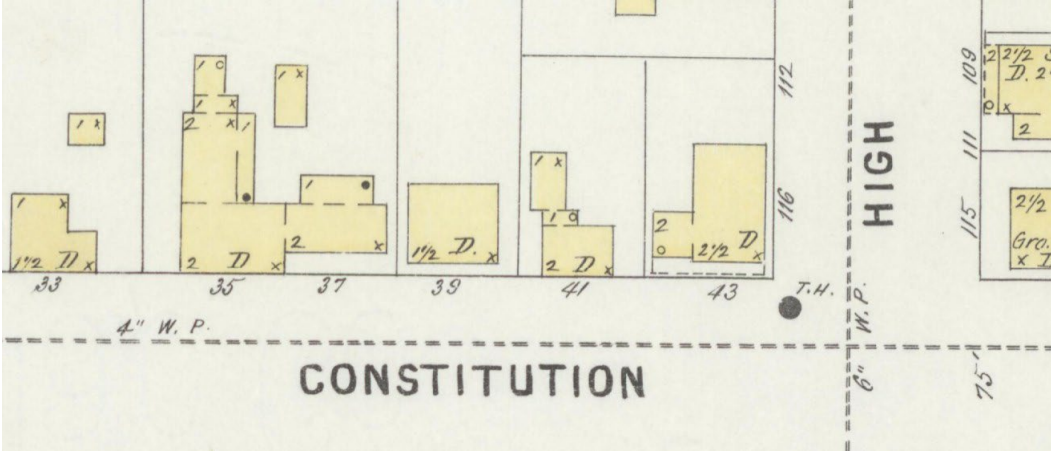
Map 1 – 1884



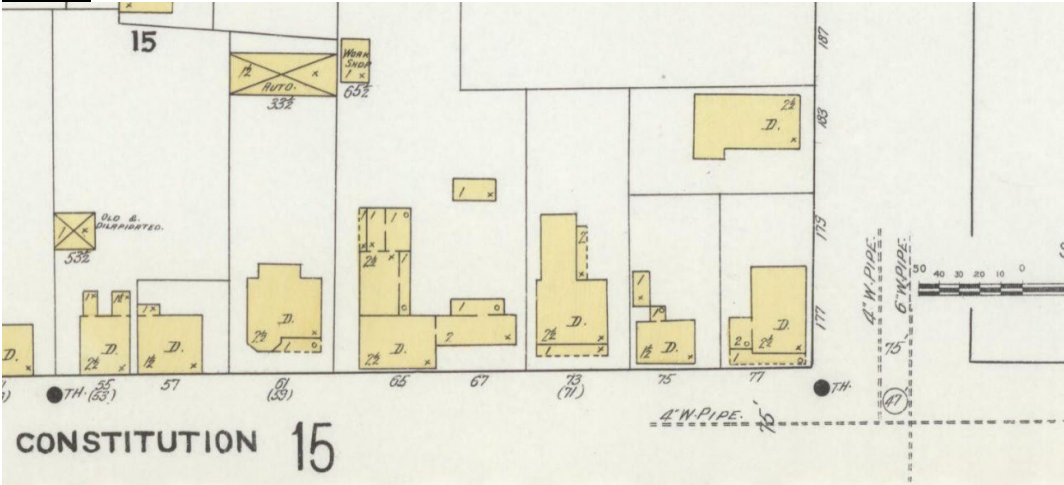
Map 2 – 1891



Map 3 – 1896



Map 1 – 1911



Map 1 – 1920



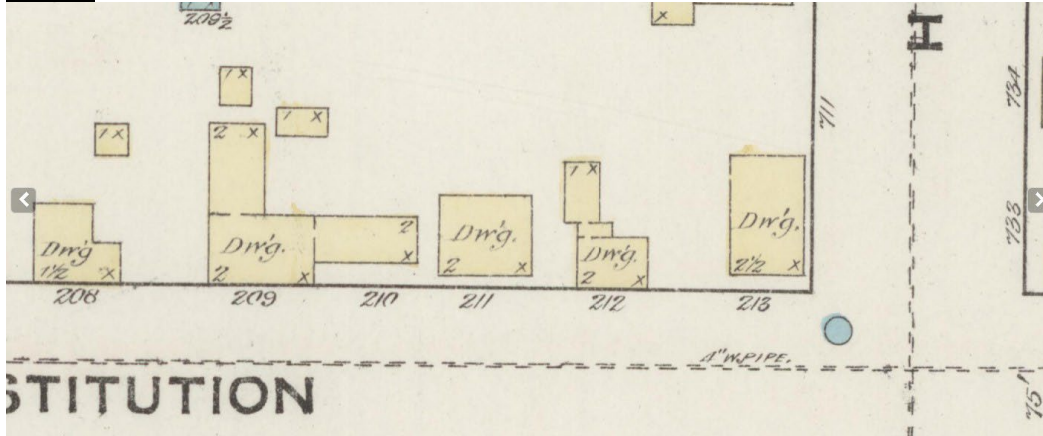
Map 1 – 1947



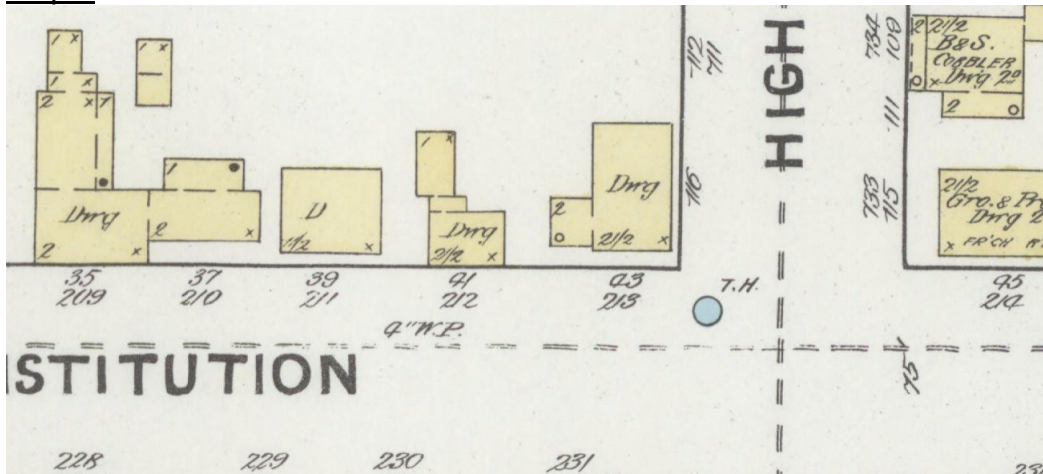
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

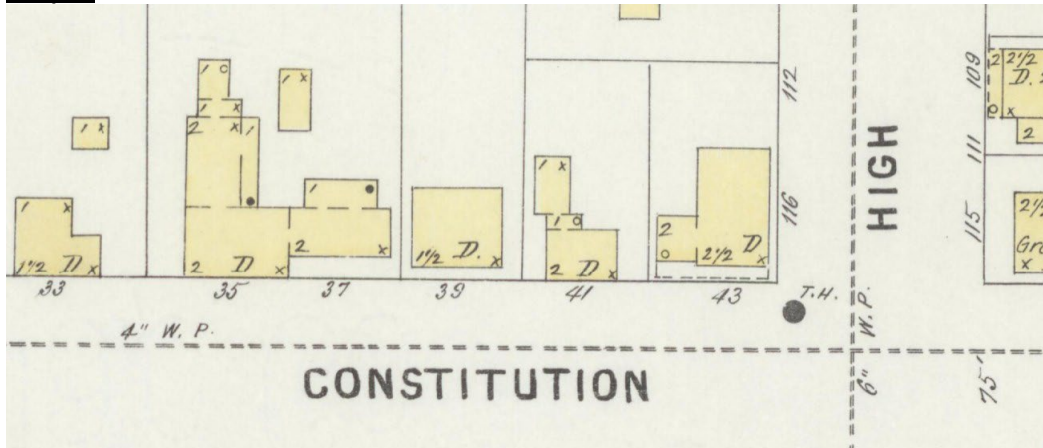
Map 1 – 1884



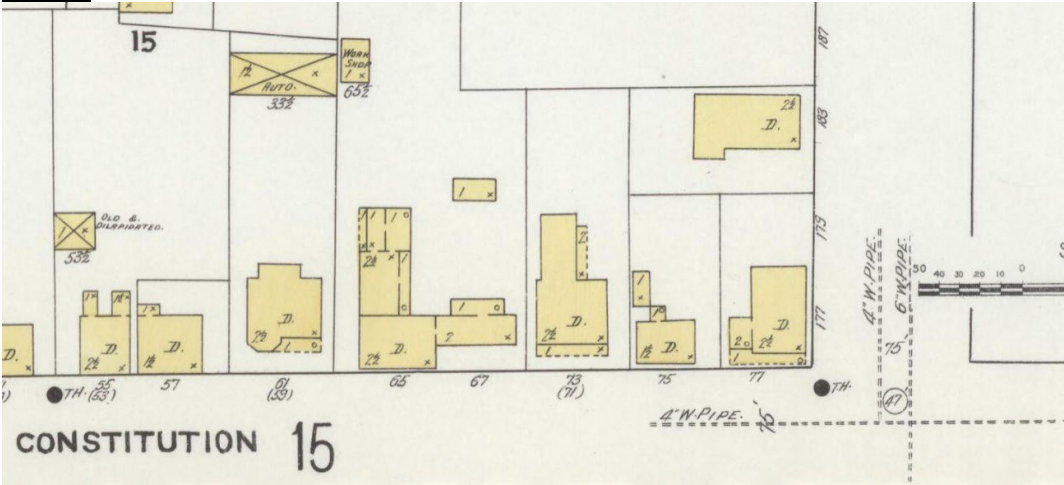
Map 2 – 1891



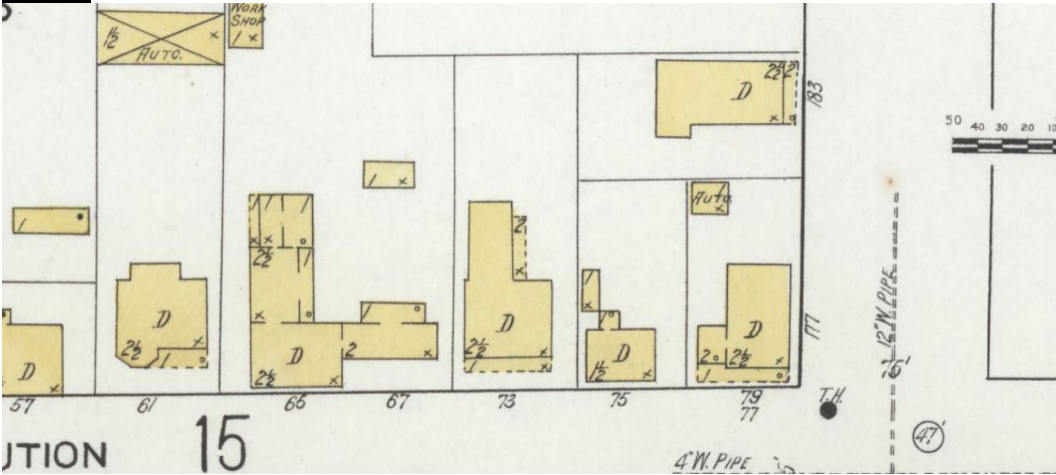
Map 3 – 1896



Map 1 – 1911



Map 1 – 1920



Map 1 – 1947





Double-Hung Window Units

- 2/1 LIGHT
- 2/2 LIGHT HORIZONTAL
- 2/2 LIGHT VERTICAL
- 3/3 LIGHT
- 4/4 LIGHT
- 6/1 LIGHT
- 6/6 LIGHT
- 8/8 LIGHT
- 9/9 LIGHT
- 12/12 LIGHT
- COTTAGE STYLE

Window Specifications

FRAME – Standard Jamb Depth of 4-9/16" features Laminated-Veneered-Lumber sides and clear pine head jamb. All exposed exterior frame parts are manufactured from highly durable, low-maintenance Composite Materials; including the Blind Stop, Sill and standard Brickmould Casing. The clear pine inside sill stop is dadoed to receive a stool cap or "picture-framed" casing. A weatherstripped head parting stop is color matched to the vinyl jamb liner* with integral Tilt 'n Clean, Block & Tackle balances.

SILL – Composite two piece Sill & Sill Connector system provides a continuous sill nose across Combined Windows as well as allowing for the addition of the optional Historic Sill Nosing.

SASH – All sash are 1-3/8" thick glazed with single pane glass, hand puttied into a primed exterior, clear pine interior treated wood sash. All divided light sash feature a traditional narrow muntin bar measuring 5/8" wide. Enhanced thermal performance is achieved with the addition of a Low-E Energy panel available for all layouts except 1/1.

*Specify White or Beige



Traditional Putty Glazed Single Pane Glass

Item 5.

6/6 LIGHT

| Rough Opening | | | 2'-0" | 2'-3" | 2'-6" | 2'-9" | 3'-0" | 3'-6" |
|----------------|-------|-----|-----------|-----------|-----------|-----------|-----------|-----------|
| ≠ Sash Opening | | | 1'-9 5/8" | 2'-0 5/8" | 2'-3 5/8" | 2'-6 5/8" | 2'-9 5/8" | 3'-3 5/8" |
| ★ Glass Size | | | 6" | 7" | 8" | 9" | 10" | 12" |
| | | | | | | | | |
| 3'-1" | 2'-9" | 7" | — | — | 8" x 7" | 9" x 7" | — | — |
| 3'-5" | 3'-1" | 8" | 6" x 8" | — | 8" x 8" | 9" x 8" | 10" x 8" | — |
| 3'-9" | 3'-5" | 9" | — | 7" x 9" | 8" x 9" | 9" x 9" | 10" x 9" | — |
| 4'-1" | 3'-9" | 10" | — | — | 8" x 10" | 9" x 10" | 10" x 10" | — |
| 4'-5" | 4'-1" | 11" | — | — | 8" x 11" | 9" x 11" | 10" x 11" | — |
| 4'-9" | 4'-5" | 12" | — | — | 8" x 12" | 9" x 12" | 10" x 12" | — |
| 5'-1" | 4'-9" | 13" | — | — | 8" x 13" | 9" x 13" | 10" x 13" | — |
| 5'-5" | 5'-1" | 14" | — | — | — | 9" x 14" | 10" x 14" | — |
| 5'-9" | 5'-5" | 15" | — | — | — | 9" x 15" | 10" x 15" | 12" x 15" |
| 6'-1" | 5'-9" | 16" | — | — | — | — | 10" x 16" | — |

2/2 LIGHT VERTICAL

| Rough Opening | | | 2'-3" | 2'-6" | 2'-9" | 2'-10" | 3'-0" | 3'-2" |
|----------------|-------|---------|-------------------|-----------|---------------|-----------|-----------|------------|
| ≠ Sash Opening | | | 2'-0 5/8" | 2'-3 5/8" | 2'-6 5/8" | 2'-7 5/8" | 2'-9 5/8" | 2'-11 5/8" |
| ★ Glass Size | | | 10 1/2" | 12" | 13 1/2" | 14" | 15" | 16" |
| | | | | | | | | |
| 3'-9" | 3'-5" | 18" | 10 1/2" x 18" | — | — | — | — | — |
| 4'-1" | 3'-9" | 20" | — | 12" x 20" | 13 1/2" x 20" | — | — | — |
| 4'-5" | 4'-1" | 22" | — | — | 13 1/2" x 22" | — | — | — |
| 4'-6" | 4'-2" | 22 1/2" | 10 1/2" x 22 1/2" | — | — | — | — | — |
| 4'-9" | 4'-5" | 24" | — | 12" x 24" | 13 1/2" x 24" | 14" x 24" | 15" x 24" | — |
| 4'-11" | 4'-7" | 25" | — | 12" x 25" | — | — | — | — |
| 5'-1" | 4'-9" | 26" | — | — | 13 1/2" x 26" | 14" x 26" | 15" x 26" | — |
| 5'-5" | 5'-1" | 28" | — | — | 13 1/2" x 28" | 14" x 28" | 15" x 28" | — |
| 5'-9" | 5'-5" | 30" | — | — | 13 1/2" x 30" | 14" x 30" | 15" x 30" | 16" x 30" |
| 6'-1" | 5'-9" | 32" | — | — | — | — | 15" x 32" | 16" x 32" |

3/3 LIGHT

| Rough Opening | | | 2'-9" |
|----------------|-------|-----|-----------|
| ≠ Sash Opening | | | 2'-6 5/8" |
| ★ Glass Size | | | 9" |
| | | | |
| 2'-9" | 2'-5" | 12" | 9" x 12" |

SINGLE THICK GLASS ONLY






1/1 LIGHT

| Rough Opening | | | 1'-10" | 2'-6" | 2'-9" |
|----------------|-------|-----|-----------|-----------|-----------|
| ≠ Sash Opening | | | 1'-7 5/8" | 2'-3 5/8" | 2'-6 5/8" |
| ★ Glass Size | | | 16" | 24" | 27" |
| | | | | | |
| 3'-5" | 3'-1" | 16" | 16" x 16" | 24" x 16" | — |
| 4'-1" | 3'-9" | 20" | — | 24" x 20" | — |
| 4'-9" | 4'-5" | 24" | — | 24" x 24" | 27" x 24" |

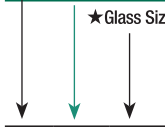


Windows shown with optional Wood Grille.

★ Glass sizes are approximate
 ≠ Actual sash size = sash opening minus 1 9/16", height 3/16".



2/1 LIGHT

| Rough Opening | | | 2'-6" | 2'-9" | 2'-10" | 3'-0" |
|---|-------|-----|---|---|---|---|
| ≠ Sash Opening | | | 2'-3 5/8" | 2'-6 5/8" | 2'-7 5/8" | 2'-9 5/8" |
| ★ Glass Size | | | 24" | 27" | 28" | 30" |
|  | | |  |  |  |  |
| 4'-9" | 4'-5" | 24" | 24" x 24" | 27" x 24" | — | — |
| 5'-1" | 4'-9" | 26" | — | 27" x 26" | — | — |
| 5'-5" | 5'-1" | 28" | — | 27" x 28" | 28" x 28" | 30" x 28" |
| 5'-9" | 5'-5" | 30" | — | — | — | 30" x 30" |



2/2 LIGHT HORIZONTAL

| Rough Opening | | | 2'-6" | 2'-9" |
|--|-------|-----|---|---|
| ≠ Sash Opening | | | 2'-3 5/8" | 2'-6 5/8" |
| ★ Glass Size | | | 24" | 27" |
|  | | |  |  |
| 3'-5" | 3'-1" | 8" | 24" x 8" | 27" x 8" |
| 4'-1" | 3'-9" | 10" | 24" x 10" | 27" x 10" |






4/4 LIGHT

| Rough Opening | | | 1'-10" |
|---|-------|-----|---|
| ≠ Sash Opening | | | 1'-7 5/8" |
| ★ Glass Size | | | 8" |
|  | | |  |
| 3'-5" | 3'-1" | 8" | 8" x 8" |
| 4'-1" | 3'-9" | 10" | 8" x 10" |
| 4'-5" | 4'-1" | 11" | 8" x 11" |
| 4'-9" | 4'-5" | 12" | 8" x 12" |



6/1 LIGHT

| Rough Opening | | | 2'-9" |
|---|-------|-----|---|
| ≠ Sash Opening | | | 2'-6 5/8" |
| ★ Glass Size | | | 27" |
|  | | |  |
| 4'-1" | 3'-9" | 20" | 27" x 20" |
| 4'-5" | 4'-1" | 22" | 27" x 22" |
| 4'-9" | 4'-5" | 24" | 27" x 24" |
| 5'-1" | 4'-9" | 26" | 27" x 26" |
| 5'-5" | 5'-1" | 28" | 27" x 28" |





8/8 LIGHT

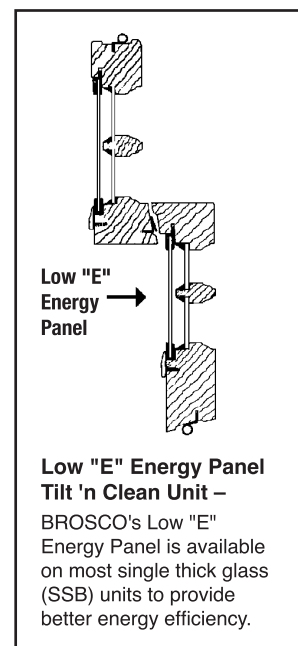
| Rough Opening | | | 2'-6" | 2'-10" | 3'-2" | 3'-6" |
|--|-------|-----|---|---|---|---|
| ≠ Sash Opening | | | 2'-3 5/8" | 2'-7 5/8" | 2'-11 5/8" | 3'-3 5/8" |
| ★ Glass Size | | | 6" | 7" | 8" | 9" |
|  | | |  |  |  |  |
| 3'-5" | 3'-1" | 8" | 6" x 8" | — | 8" x 8" | — |
| 3'-9" | 3'-5" | 9" | — | 7" x 9" | — | — |
| 4'-1" | 3'-9" | 10" | — | — | 8" x 10" | — |
| 4'-5" | 4'-1" | 11" | — | — | 8" x 11" | 9" x 11" |
| 4'-9" | 4'-5" | 12" | — | — | 8" x 12" | 9" x 12" |

9/9 LIGHT

| Rough Opening | | | 2'-3" |
|---|--------|----|---|
| ≠ Sash Opening | | | 2'-0 5/8" |
| ★ Glass Size | | | 7" |
|  | | |  |
| 5'-3" | 4'-11" | 9" | 7" x 9" |

12/12 LIGHT

| Rough Opening | | | 2'-6" | 2'-10" | 3'-2" |
|---|--------|-----|---|---|--|
| ≠ Sash Opening | | | 2'-3 5/8" | 2'-7 5/8" | 2'-11 5/8" |
| ★ Glass Size | | | 6" | 7" | 8" |
|  | | |  |  |  |
| 4'-9" | 4'-5" | 8" | 6" x 8" | — | — |
| 5'-3" | 4'-11" | 9" | — | 7" x 9" | — |
| 5'-9" | 5'-5" | 10" | — | — | 8" x 10" |

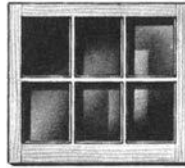
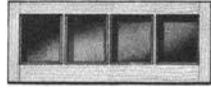
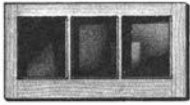


★ Glass sizes are approximate.

≠ Actual sash size = sash opening width minus 1 9/16", height 3/16".

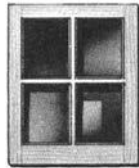
Single Thick Glass (SSB) Cellar Sash
clear and treated with a moisture repellent preservative

Square Edge Sash



| THREE LIGHT | |
|-------------|--|
| Glass Size | Outside Dimensions |
| 6" x 8" | 1'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ " |
| 7" x 9" | 2'-0 ⁵ / ₈ " x 1'- 0 ¹ / ₄ " |
| 8" x10" | 2'-3 ⁵ / ₈ " x 1'- 1 ¹ / ₄ " |
| 12" | 1'- 3 ¹ / ₄ " |
| 9" x 7" | 2'-6 ⁵ / ₈ " x 0'-10 ¹ / ₄ " |
| 9" | 1'- 0 ¹ / ₄ " |
| 10" | 1'- 1 ¹ / ₄ " |
| 11" | 1'- 2 ¹ / ₄ " |
| 12" | 1'- 3 ¹ / ₄ " |
| 13" | 1'- 4 ¹ / ₄ " |
| 14" | 1'- 5 ¹ / ₄ " |
| 15" | 1'- 6 ¹ / ₄ " |
| 16" | 1'- 7 ¹ / ₄ " |
| 18" | 1'- 9 ¹ / ₄ " |
| 10" x 8" | 2'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ " |
| 10" | 1'- 1 ¹ / ₄ " |
| 12" | 1'- 3 ¹ / ₄ " |
| 13" | 1'- 4 ¹ / ₄ " |
| 14" | 1'- 5 ¹ / ₄ " |
| 15" | 1'- 6 ¹ / ₄ " |
| 16" | 1'- 7 ¹ / ₄ " |
| 17" | 1'- 8 ¹ / ₄ " |
| 18" | 1'- 9 ¹ / ₄ " |
| 20" | 1'-11 ¹ / ₄ " |
| 11" x15" | 3'-0 ⁵ / ₈ " x 1'- 6 ¹ / ₄ " |
| 18" | 1'- 9 ¹ / ₄ " |
| 12" x14" | 3'-3 ⁵ / ₈ " x 1'- 5 ¹ / ₄ " |
| 16" | 1'- 7 ¹ / ₄ " |
| 18" | 1'- 9 ¹ / ₄ " |

| FOUR LIGHT LONG | |
|-----------------|---|
| Glass Size | Outside Dimensions |
| 6" x 8" | 2'- 3 ⁵ / ₈ " x 0'-11 ¹ / ₄ " |
| 7" x 9" | 2'- 7 ⁵ / ₈ " x 1'- 0 ¹ / ₄ " |
| 8" x10" | 2'-11 ⁵ / ₈ " x 1'- 1 ¹ / ₄ " |
| 12" | 1'- 3 ¹ / ₄ " |
| 9" x12" | 3'- 3 ⁵ / ₈ " x 1'- 3 ¹ / ₄ " |
| 10" x12" | 3'- 7 ⁵ / ₈ " x 1'- 3 ¹ / ₄ " |
| 16" | 1'- 7 ¹ / ₄ " |



| FOUR LIGHT SQUARE | |
|-------------------|---|
| Glass Size | Outside Dimension |
| 6" x 8" | 1'- 3 ³ / ₈ " x 1'- 7 ¹ / ₄ " |
| 7" x 9" | 1'- 5 ³ / ₈ " x 1'- 9 ¹ / ₄ " |
| 8" x10" | 1'- 7 ³ / ₈ " x 1'-11 ¹ / ₄ " |
| 12" | 2'- 3 ¹ / ₄ " |
| 9" x12" | 1'- 9 ³ / ₈ " x 2'- 3 ¹ / ₄ " |
| 13" | 2'- 5 ¹ / ₄ " |
| 10" x12" | 1'-11 ³ / ₈ " x 2'- 3 ¹ / ₄ " |
| 13" | 2'- 5 ¹ / ₄ " |
| 15" | 2'- 9 ¹ / ₄ " |

| SIX LIGHT | |
|------------|--|
| Glass Size | Outside Dimensions |
| 6" x 8" | 1'-9 ⁵ / ₈ " x 1'- 7 ¹ / ₄ " |
| 7" x 9" | 2'-0 ⁵ / ₈ " x 1'- 9 ¹ / ₄ " |
| 8" x10" | 2'-3 ⁵ / ₈ " x 1'-11 ¹ / ₄ " |
| 11" | 2'- 1 ¹ / ₄ " |
| 12" | 2'- 3 ¹ / ₄ " |
| 9" x11" | 2'-6 ⁵ / ₈ " x 2'- 1 ¹ / ₄ " |
| 12" | 2'- 3 ¹ / ₄ " |
| 13" | 2'- 5 ¹ / ₄ " |
| 14" | 2'- 7 ¹ / ₄ " |
| 15" | 2'- 9 ¹ / ₄ " |
| 10" x10" | 2'-9 ⁵ / ₈ " x 1'-11 ¹ / ₄ " |
| 12" | 2'- 3 ¹ / ₄ " |
| 13" | 2'- 5 ¹ / ₄ " |
| 14" | 2'- 7 ¹ / ₄ " |
| 15" | 2'- 9 ¹ / ₄ " |
| 16" | 2'-11 ¹ / ₄ " |

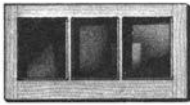
LAYOUT

Stiles 1¹¹/₁₆"
Rails, Top and Bottom 1¹¹/₁₆"

Single Thick Glass (SSB)

Preservative Treated – **Primed Two Sides**

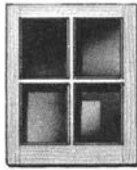
Square Edge Sash



**3 LIGHT
CELLAR**

Sash Size

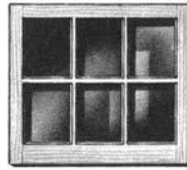
| | |
|---------------|----------------|
| 2'-0" x 1'-0" | 2'- 8" x 1'-0" |
| 2'-4" x 1'-4" | 1'-4" |
| 2'-7" x 1'-5" | 1'-8" |
| | 2'-10" x 1'-5" |
| | 1'-7" |
| | 1'-9" |
| | 3'- 0" x 1'-4" |



**4 LIGHT SQUARE
CELLAR**

Sash Size

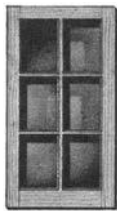
| |
|---------------|
| 1'-4" x 1'-9" |
| 1'-8" x 2'-1" |
| 2'-5" |
| 2'-0" x 2'-1" |
| 2'-5" |
| 2'-9" |



**6 LIGHT (3W2H)
CELLAR**

Sash Size

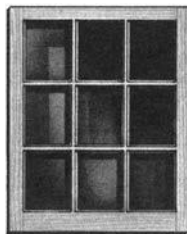
| | |
|----------------|----------------|
| 2'-0" x 1'-11" | 2'- 8" x 2'-5" |
| 2'-4" x 2'- 1" | 2'-7" |
| 2'- 5" | 2'-9" |
| 2'-7" x 2'- 5" | 2'-10" x 2'-5" |
| 2'- 7" | 2'-9" |
| | 3'- 0" x 2'-5" |
| | 3'-1" |



**6 LIGHT (2W3H)
BARN**

Sash Size

| |
|--|
| 1'- 8" x 2'-11 ¹ / ₄ " |
| 3'- 5 ¹ / ₄ " |
| 1'-10" x 3'- 5 ¹ / ₄ " |
| 2'- 0" x 3'- 5 ¹ / ₄ " |



**9 LIGHT
BARN**

Sash Size

| |
|---|
| 2'-4" x 2'-11 ¹ / ₄ " |
| 3'- 5 ¹ / ₄ " |
| 2'-8" x 3'- 5 ¹ / ₄ " |
| 3'-0" x 3'- 5 ¹ / ₄ " |

SASH LAYOUT

| | Top Rail | Bottom Rail | Stiles |
|-------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Cellar Sash | 1 ¹¹ / ₁₆ " | 1 ¹¹ / ₁₆ " | 1 ¹¹ / ₁₆ " |
| Barn Sash | 1 ¹¹ / ₁₆ " | 1 ¹¹ / ₁₆ " | 1 ¹¹ / ₁₆ " |
| Single Sash | 1 ³ / ₄ " | 3" | 1 ³ / ₄ " |

Glazed Single Sash

Single Thick Glass (SSB)

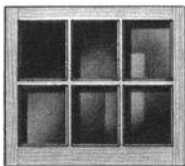
Preservative Treated – **Primed Two Sides**



1 LIGHT

Sash Size

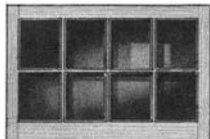
| |
|---------------|
| 2'-0" x 2'-0" |
|---------------|



6 LIGHT

Sash Size

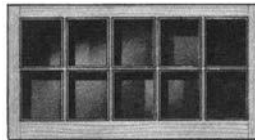
| |
|---------------|
| 2'-0" x 2'-0" |
| 2'-6" x 2'-0" |
| 2'-6" x 2'-6" |



8 LIGHT

Sash Size

| |
|---------------|
| 3'-0" x 2'-0" |
|---------------|

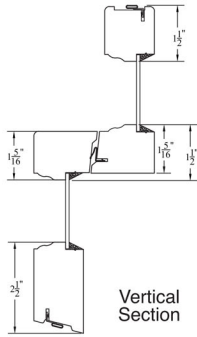


10 LIGHT

Sash Size

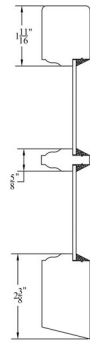
| |
|---------------|
| 4'-0" x 2'-0" |
|---------------|

BROSCO Putty Glazed SSB Double-Hung Window



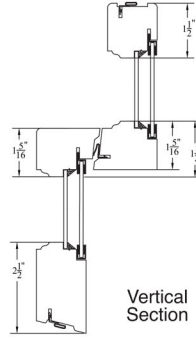
Vertical Section

BROSCO Putty Glazed SSB Picture Window

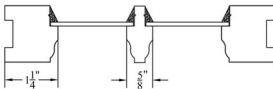


Vertical Section

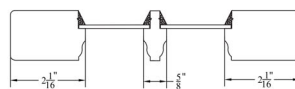
BROSCO Putty Glazed SSB Window with Low-E Energy Panel



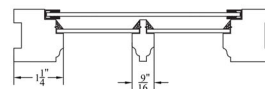
Vertical Section



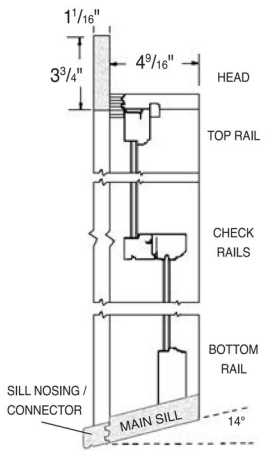
Horizontal Section



Horizontal Section

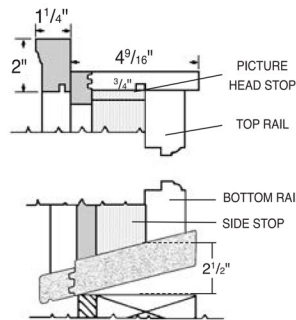


Horizontal Section



UNIT WITH FLAT CASING

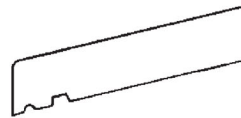
DETAIL TO SHOW POSITION OF PICTURE SASH



STATIONARY UNIT WITH BRICKMOULD CASING

Replacement Sill

1 1/4" x 6 1/4"
(1 piece - "A" Grade)

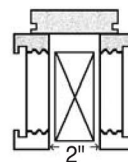


| | |
|--|-------------------|
| Side Jamb | 1 1/16" x 4 9/16" |
| Head Jamb | 1 1/16" x 4 9/16" |
| Main Sill Composite | 1 1/4" x 4 3/4" |
| Main Sill Cedar | 1 1/4" x 4 3/4" |
| Sill Nosing / Connector - Composite | 1 3/16" x 1 1/2" |
| Sill Nosing / Connector - Cedar | 1 1/4" x 2" |
| Sill Nosing / Connector - "Historic" Composite | 1 5/8" x 1 3/4" |
| Sill Nosing / Connector - "Historic" Cedar | 1 3/4" x 2 1/4" |
| Mullion Casing for Standard (Narrow) Mullion | 1 1/16" x 1 5/16" |
| Mullion Casing for Single Stud Pocket Mullion | 1 1/16" x 3 1/2" |

MULLION (NARROW)

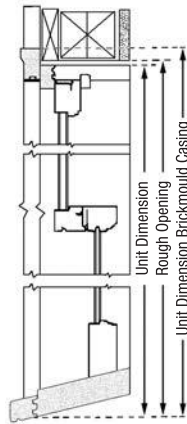
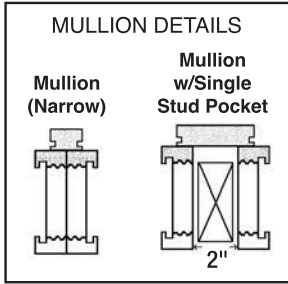


MULLION w/SINGLE STUD Pocket

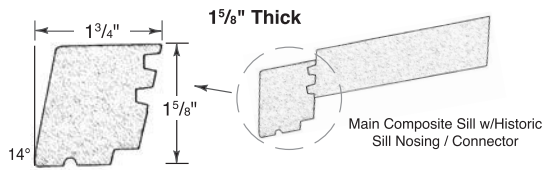


Standard Frame Details

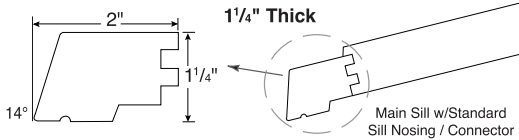
- 4⁹/₁₆" Wall
- Composite Brickmould Casing
- Composite Standard Sill Nosing



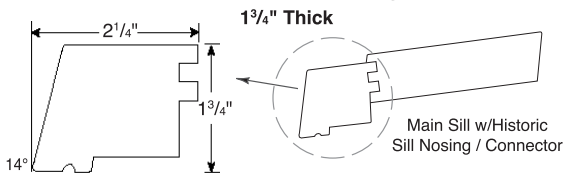
Optional Composite "Historic" Sill Nosing / Connector



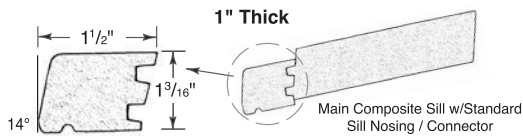
Standard Cedar Sill Nosing / Connector



Optional "Historic" Cedar Sill Nosing / Connector



Standard Composite Sill Nosing / Connector



Shaded areas indicate composite.



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Bristol, RI 02809
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Pacific-Visions.com
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PROJECT NUMBER: 240905

RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET
79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
18 SEPTEMBER 2025

HDC SET
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

| REVISIONS | |
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COVER

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

G0.00

RENOVATION AND ADDITION OF:

79 CONSTITUTION STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

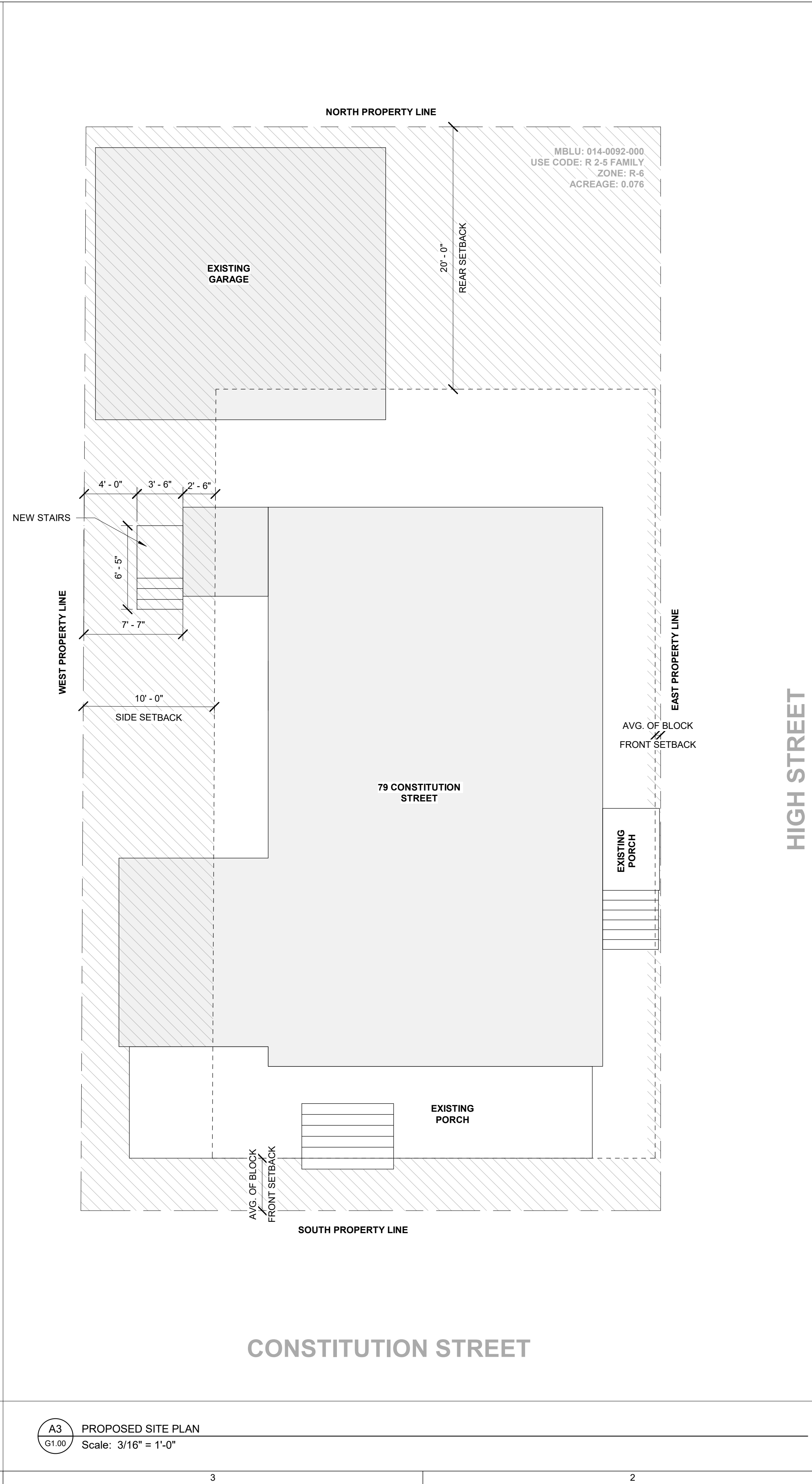
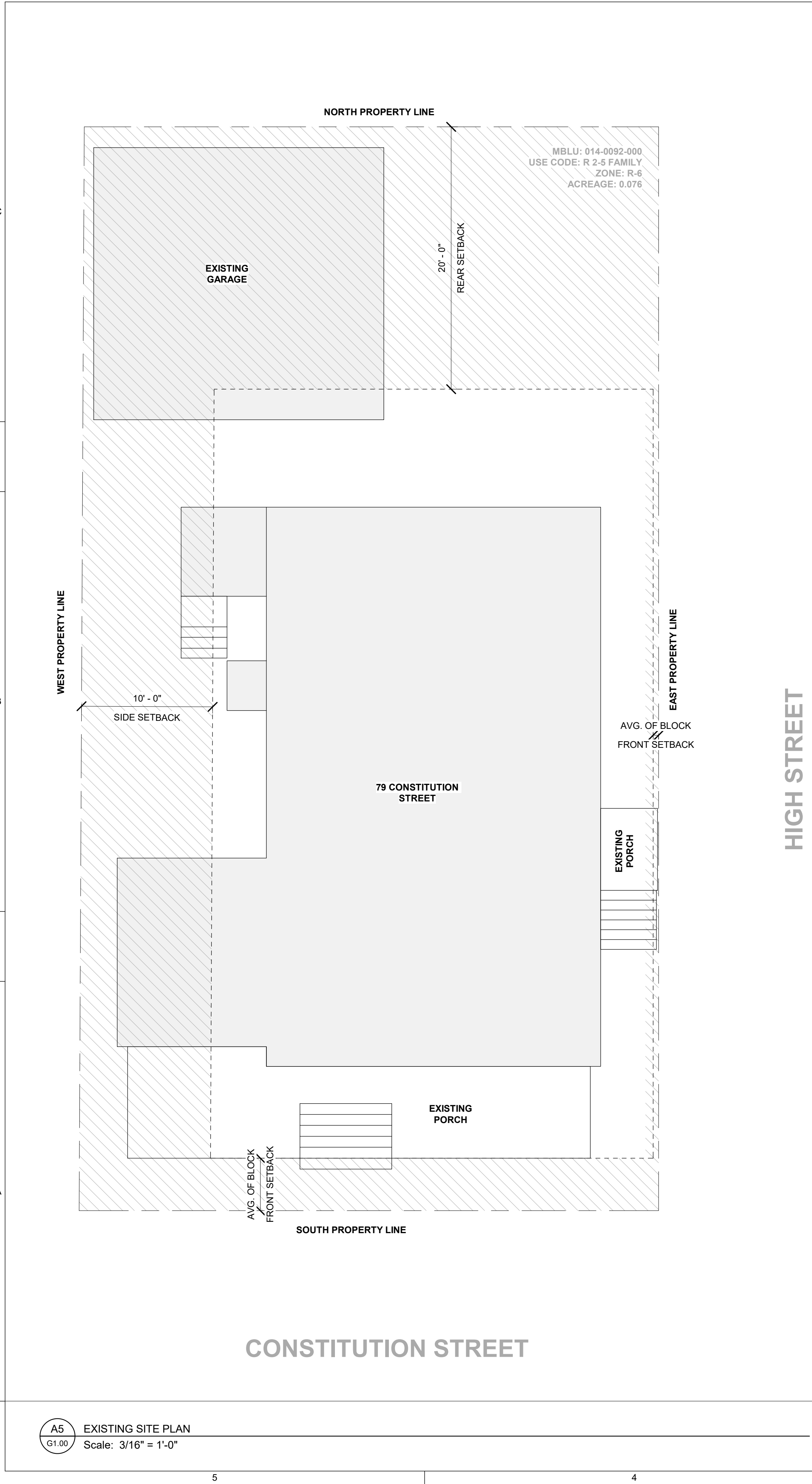
18 SEPTEMBER 2025

| DRAWING LIST | |
|--------------------------|-------------------------------------|
| Sheet Number | Sheet Name |
| 01 - GENERAL | |
| G0.00 | COVER |
| G0.01 | PROJECT INFORMATION |
| G1.00 | ZONING PLANS & SUMMARY |
| 02 - EXISTING CONDITIONS | |
| EX3.01 | EXISTING EXTERIOR ELEVATIONS |
| EX3.02 | EXISTING GARAGE EXTERIOR ELEVATIONS |
| EX12.01 | EXISTING 3D VIEWS |
| 04 - PROPOSED | |
| A3.01 | SOUTH ELEVATION |
| A3.02 | WEST ELEVATION |
| A3.03 | NORTH ELEVATION |
| A3.04 | EAST ELEVATION |
| A3.05 | GARAGE EXTERIOR ELEVATIONS |
| A3.06 | GARAGE EXTERIOR ELEVATIONS |
| A9.01 | DOOR & WINDOW TYPES & SCHEDULES |
| A12.01 | EXTERIOR 3D VIEWS |



MECHANICAL,
ELECTRICAL,
AND PLUMBING

TO BE
PERMITTED
DESIGN BUILD



ZONING SUMMARY

| | | | |
|--------------------------|-------------------|----------|----------|
| MBLU | 014-0092-000 | | |
| USE CODE | 28 | | |
| DESIGNATED ZONE | R-6 | | |
| DISTRICT | HISTORIC DISTRICT | | |
| NEIGHBORHOOD | I | | |
| FLOATING OVERLAY | N/A | | |
| USE | R 2-5 Family | | |
| ACREAGE | 0.076 | | |
| YEAR BUILT | 1813 | | |
| BUILDING STYLE | 2 FAMILY | | |
| MINIMUM LOT SIZE (SQFT.) | 6,000 | | |
| MINIMUM FRONTAGE (FT.) | 60 | | |
| | MAXIMUM | EXISTING | PROPOSED |
| LOT COVERAGE (% OF LOT) | 30 | 57 | 57 |
| BUILDING HEIGHT (FT.) | 35* | 33.5 | 33.5 |
| BUILDING STORIES | N/A | 2.5 | 2.5 |
| | MINIMUM REQ. | EXISTING | PROPOSED |
| PARKING | N/A | 2+ | 2+ |
| | FRONT | SIDE | REAR |
| MINIMUM SETBACKS (FT.) | 20** | 10 | 20 |

ZONING FINDINGS

- *MAX. HEIGHT IS 35 FT. OR AVG. OF BLOCK, WHICHEVER IS GREATER
- **MIN. FRONT SETBACK IS AVG. OF BLOCK OR 20 FT., WHICHEVER IS LESS
-
-

UTILITY INFORMATION

| | |
|---------------------------|--------------------------|
| WASTEWATER SYSTEM | SEWER LINES |
| WATER SUPPLY SYSTEM | MUNICIPAL WATER SUPPLY |
| FUEL SUPPLY SYSTEM | OIL |
| ELECTRICITY SUPPLY SYSTEM | ABOVE GROUND POWER LINES |

GENERAL NOTES

CONCEPTUAL SITE PLAN BASED ON INFORMATION PROVIDED ON TOWN GIS MAP, PROPERTY CARD AND SUPPLIED BY THE PROPERTY OWNER.

THE CONCEPTUAL SITE PLAN PREPARED BY THE DESIGNER IS MEANT TO SHOW DESIGN INTENT OF THE PROJECT AND BASIC ZONING INFORMATION AND FINDINGS TO ASSIST IN DESIGN DECISIONS.

THE PROPERTY OWNER IS REQUIRED TO SUPPLY THE DESIGNER WITH A SURVEY PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY BOUNDARIES, SIZE, EASEMENTS, UTILITIES, WETLANDS AND LOCATIONS OF ALL STRUCTURES ON THE LOT AND THEIR DISTANCES.

IF THERE IS AN ONSITE WASTEWATER TREATMENT SYSTEM THAT IS EXISTING OR PROPOSED ON THE SITE, REQUIREMENTS FOR SETBACKS AND PLACEMENT SHOULD BE PROVIDED TO THE DESIGNER PRIOR TO STARTING ANY DESIGN WORK.

NORTH ARROW

CONSTITUTION STREET

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

G1.00



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79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

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18 SEPTEMBER 2025

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| REVISIONS | |
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ZONING PLANS & SUMMARY

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"



B5 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



B3 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A3 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



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79 CONSTITUTION STREET

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structural engineer.

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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**EXISTING EXTERIOR
ELEVATIONS**

DRAWN BY: VF

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

EX3.01

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79 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

EX3.02

A3 EXISTING GARAGE WEST ELEVATION
EX3.02 Scale: 1/4" = 1'-0"

PROJECT NUMBER: 240905

779 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

18 SEPTEMBER 2025

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[illegible]

SHEET SIZE: ARCH D 24" X 36"

EX12.01



11

4



4

4

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PROJECT NUMBER: 240905

RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

779 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

18 SEPTEMBER 2025

HDC SET

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REVISIONS

[illegible]

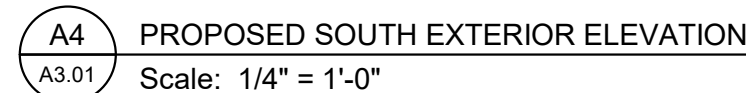
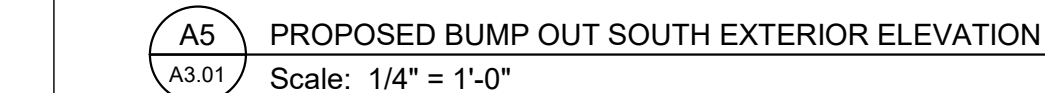
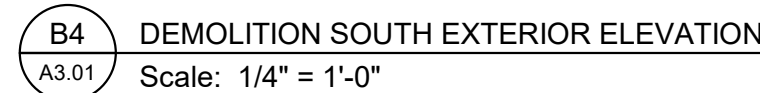
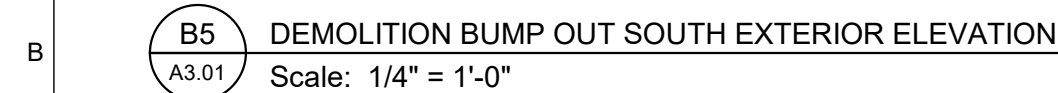
SOUTH ELEVATION

DRAWN BY: VF

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

A3.01



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PROJECT NUMBER: 240905

79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

779 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

18 SEPTEMBER 2025

HDC SET

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REVISIONS

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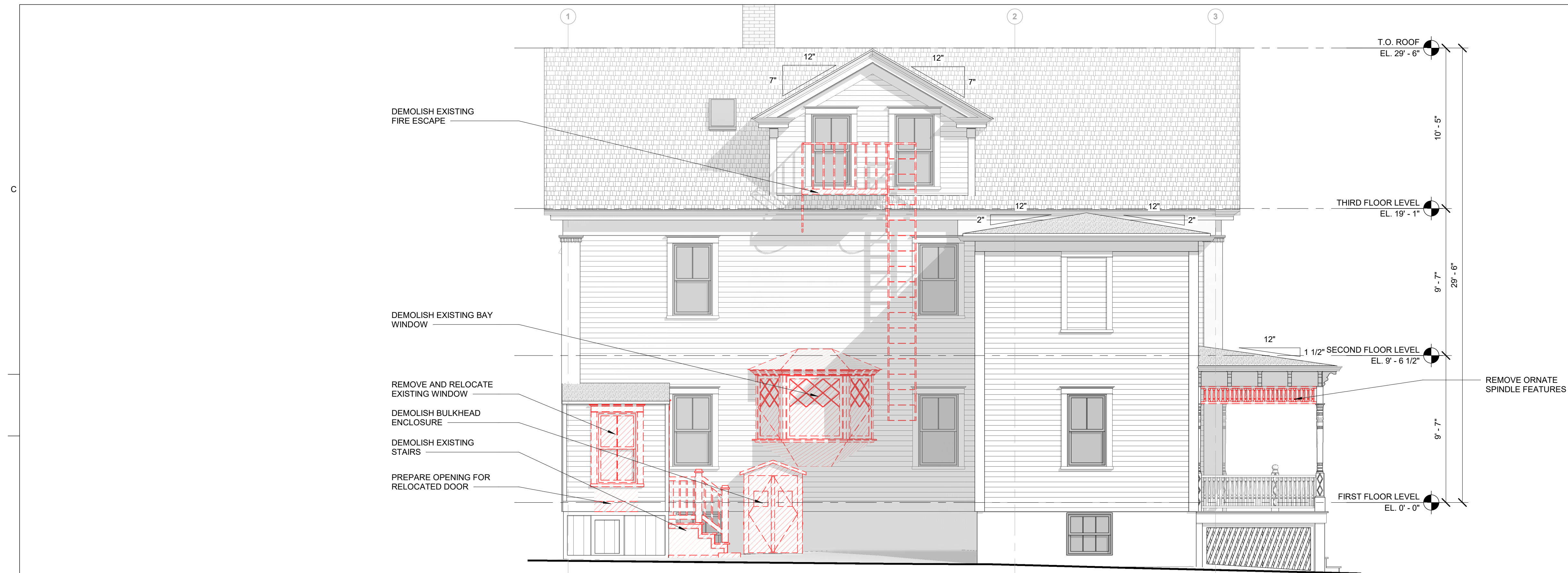
WEST ELEVATION

DRAWN BY: VF

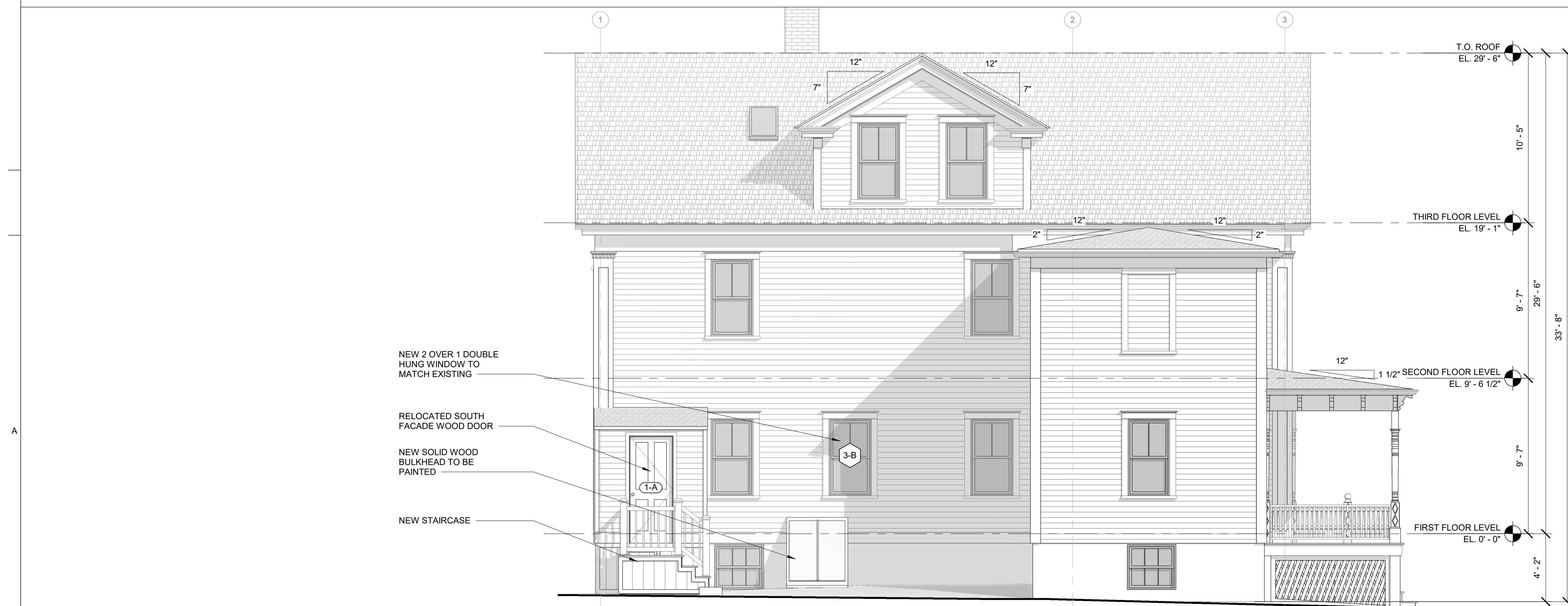
CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

A3.02



B5 DEMOLITION WEST EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"



A5 PROPOSED WEST EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"

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79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

779 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

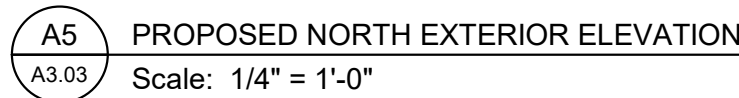
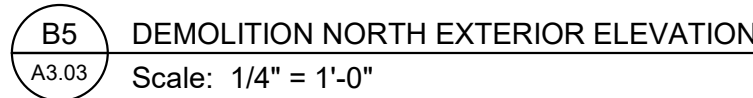
18 SEPTEMBER 2025

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[illegible]

SHEET SIZE: ARCH D 24" X 36"

A3.03



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79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

779 CONSTITUTION STREET
BRISTOL RHODE ISLAND 02809

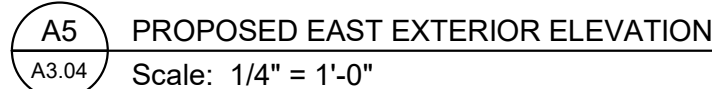
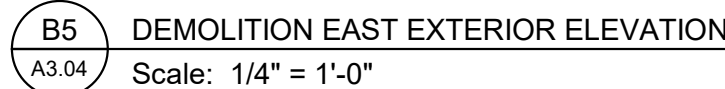
18 SEPTEMBER 2025

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SHEET SIZE: ARCH D 24" X 36"

A3.04





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RENOVATION AND ADDITION OF:

79 CONSTITUTION STREET

79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
18 SEPTEMBER 2025

HDC SET
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

| REVISIONS | |
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GARAGE EXTERIOR ELEVATIONS

DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A3.05

C

REMOVE EXISTING WINDOW

REMOVE AND REPOSITION EXISTING LIGHT FIXTURE

PREPARE OPENING FOR NEW GARAGE DOOR

REMOVE GARAGE DOOR

B5

DEMOLITION GARAGE EAST ELEVATION

A3.05

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

B

DEMOLITION GARAGE NORTH ELEVATION

B3

DEMOLITION GARAGE NORTH ELEVATION

A3.05

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

A

NEW FIXED 4 LIGHT WINDOW

EXISTING LIGHT FIXTURE REPOSITIONED

NEW GARAGE DOORS TO BE CENTERED

NEW CLAPBOARD SIDING TO BE IN KIND WITH EXISTING HOUSE

A5

PROPOSED GARAGE EAST ELEVATION

A3.05

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

2

NEW CLAPBOARD SIDING TO BE IN KIND WITH EXISTING HOUSE

A3

PROPOSED GARAGE NORTH ELEVATION

A3.05

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

173

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RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

779 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

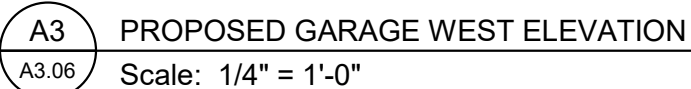
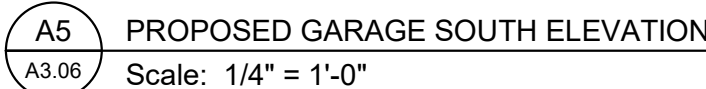
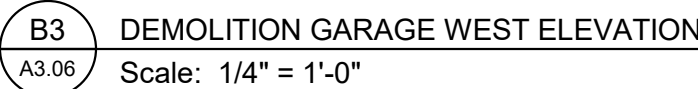
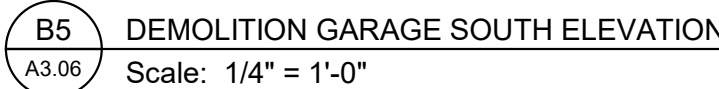
18 SEPTEMBER 2025

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SHEET SIZE: ARCH D 24" X 36"

A3.06





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PROJECT NUMBER: 240905

RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET
79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
18 SEPTEMBER 2025

HDC SET
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REVISIONS

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DOOR & WINDOW TYPES & SCHEDULES

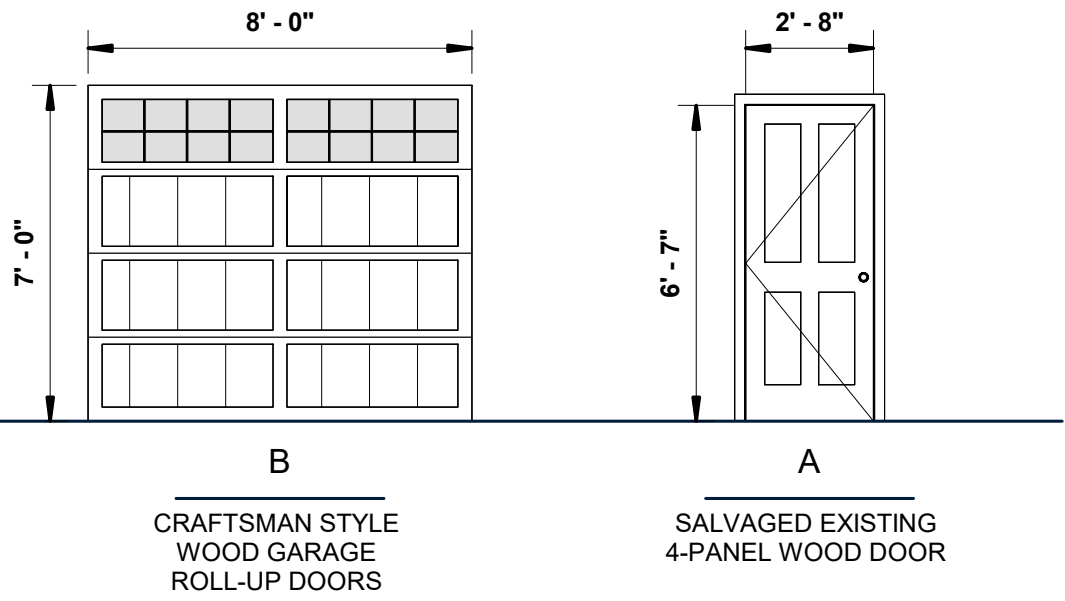
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

A9.01

| Proposed Door Schedule | | | | | | | | | | | |
|------------------------|-----------|---|-------------|-----------|-------------------|---------|---------|-------------|--------------|---------------------------|-------------------------------------|
| MARK | TYPE MARK | TYPE | ROOM NUMBER | ROOM NAME | FLOOR LEVEL | WIDTH | HEIGHT | ROUGH WIDTH | ROUGH HEIGHT | PRODUCT SERIES | NOTES |
| 1-A | A | 4-PANEL WOOD DOOR | 110 | MUDROOM | FIRST FLOOR LEVEL | 2' - 8" | 6' - 7" | 2' - 10" | 6' - 8" | | SALVAGED DOOR FROM EXISTING MUDROOM |
| 2-B | B | CRAFTSMAN STYLE WOOD GARAGE ROLL UP DOORS | 110 | GARAGE | BASEMENT LEVEL | 8' - 0" | 7' - 0" | | | TO BE DETERMINED BY OWNER | |
| 3-B | B | CRAFTSMAN STYLE WOOD GARAGE ROLL UP DOORS | 110 | GARAGE | GRADE | 8' - 0" | 7' - 0" | | | TO BE DETERMINED BY OWNER | |
| Grand total: 3 | | | | | | | | | | | |

DOOR SIZING TO BE FINALIZED AFTER OWNER APPROVES SHOP DRAWING FROM CONTRACTOR.

DO NOT ORDER DOORS OFF OF THE SCHEDULE. DOORS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.

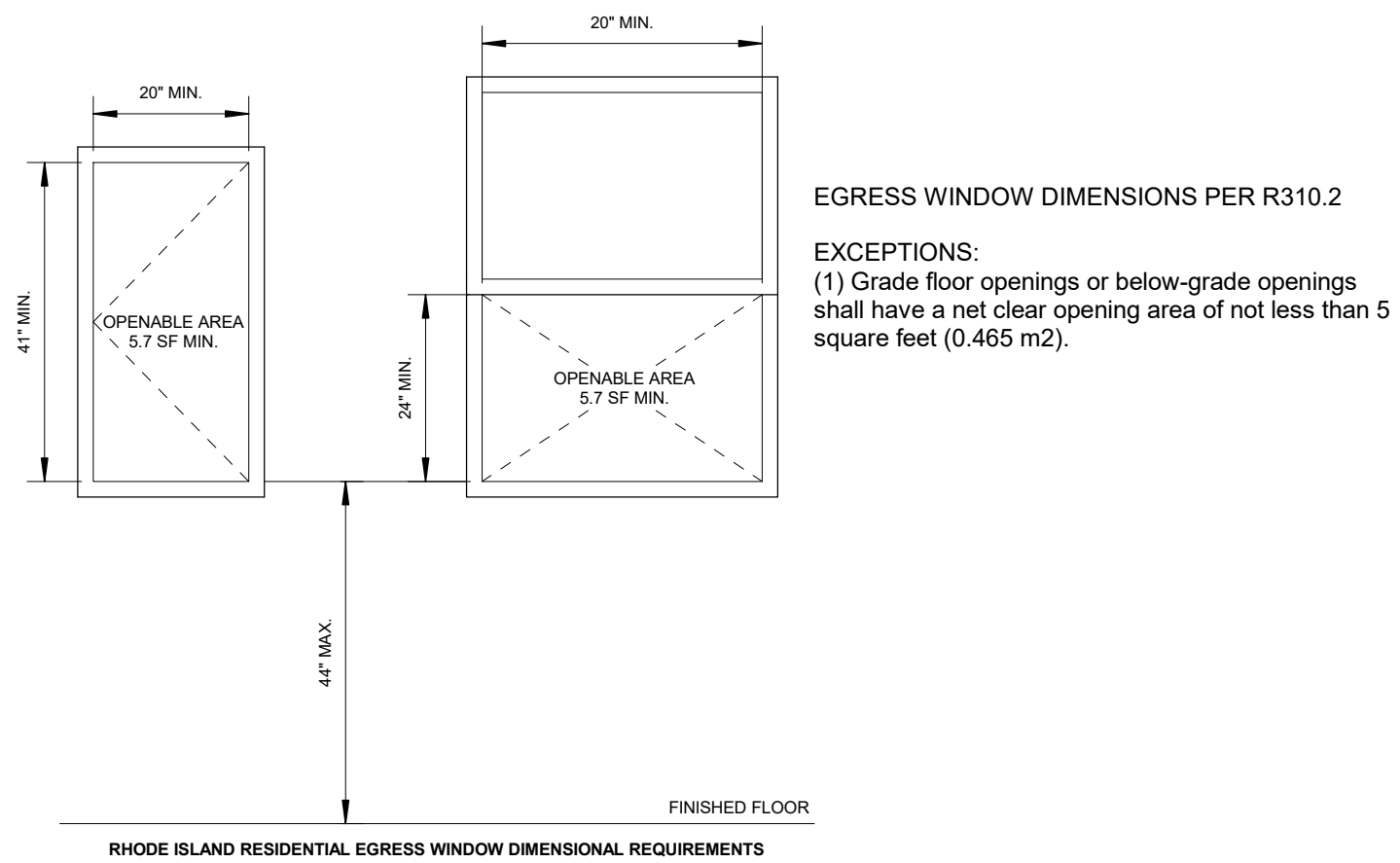
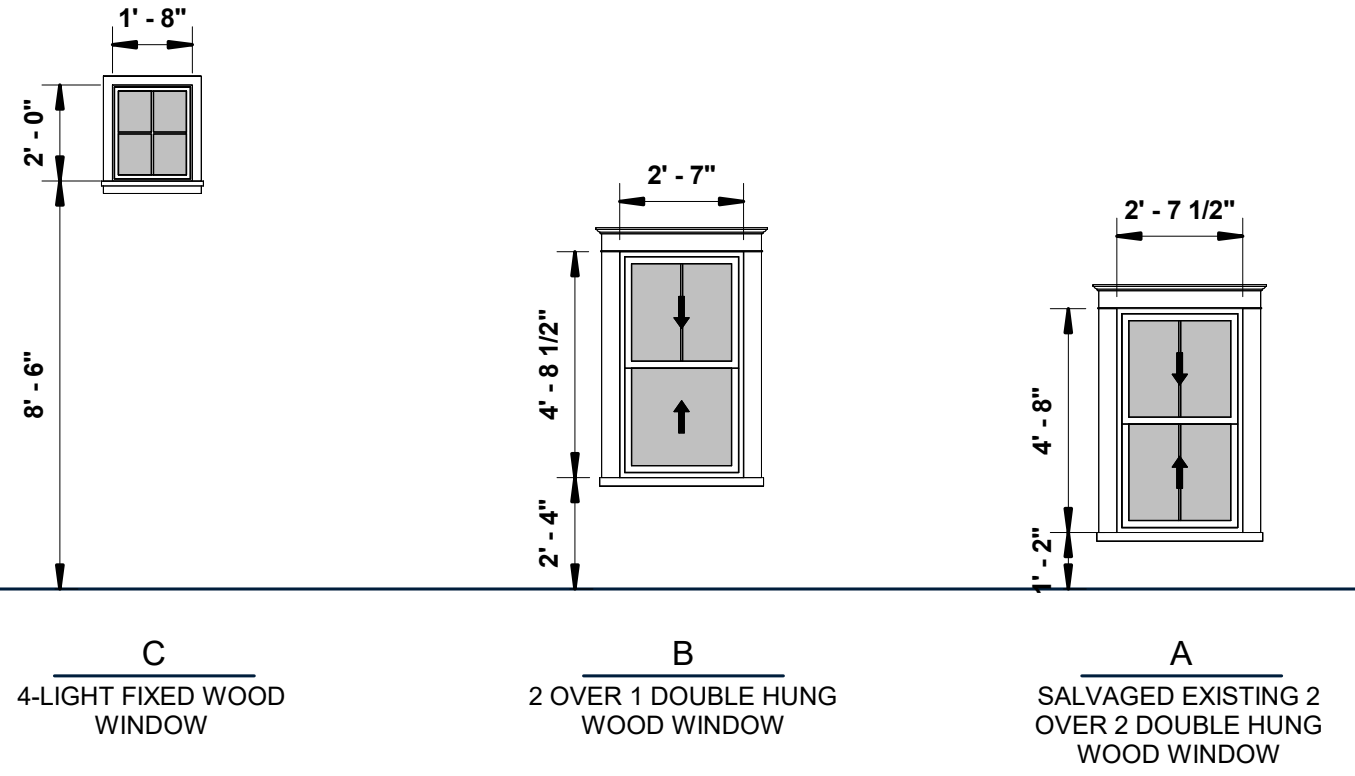


PROPOSED DOOR TYPES
Scale: 1/4" = 1'-0"

| Proposed Window Schedule | | | | | | | | | | | | | |
|--------------------------|-----------|-----------------------------|-------------|-------------|-------------------|-------------|-------------|-------------|--------------|-------------|-------------|---------------------------|---------------------------------------|
| MARK | TYPE MARK | TYPE | ROOM NUMBER | ROOM NAME | FLOOR LEVEL | WIDTH | HEIGHT | ROUGH WIDTH | ROUGH HEIGHT | SILL HEIGHT | HEAD HEIGHT | PRODUCT SERIES | NOTES |
| 1-A | A | 2 OVER 2 DOUBLE HUNG WINDOW | 110 | MUDROOM | FIRST FLOOR LEVEL | 2' - 7 1/2" | 4' - 8" | 2' - 8" | 4' - 8 1/2" | 1' - 2" | 5' - 10" | | SALVAGED WINDOW FROM EXISTING MUDROOM |
| 2-B | B | 2 OVER 1 DOUBLE HUNG WINDOW | 103 | DINING ROOM | FIRST FLOOR LEVEL | 2' - 7" | 4' - 8 1/2" | 2' - 7 1/2" | 4' - 9" | 2' - 4" | 7' - 0 1/2" | TO BE DETERMINED BY OWNER | TO MATCH EXISTING HISTORIC WINDOWS |
| 3-B | B | 2 OVER 1 DOUBLE HUNG WINDOW | 105 | LIVING | FIRST FLOOR LEVEL | 2' - 7" | 4' - 8 1/2" | 2' - 7 1/2" | 4' - 9" | 2' - 4" | 7' - 0 1/2" | TO BE DETERMINED BY OWNER | TO MATCH EXISTING HISTORIC WINDOWS |
| 4-C | C | 20" x 24" | 110 | GARAGE | GRADE | 1' - 8" | 2' - 0" | 1' - 8 1/2" | 2' - 0 1/2" | 8" - 6" | 10' - 6" | TO BE DETERMINED BY OWNER | |
| Grand total: 4 | | | | | | | | | | | | | |

WINDOW SIZING TO BE FINALIZED AFTER OWNER APPROVES SHOP DRAWING FROM CONTRACTOR.

DO NOT ORDER WINDOWS OFF OF THE SCHEDULE. WINDOWS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.



PROPOSED WINDOW TYPES
Scale: 1/4" = 1'-0"



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PROJECT NUMBER: 240905

RENOVATION AND ADDITION OF:
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RENOVATION AND ADDITION OF:

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HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC

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REVISIONS

[illegible]

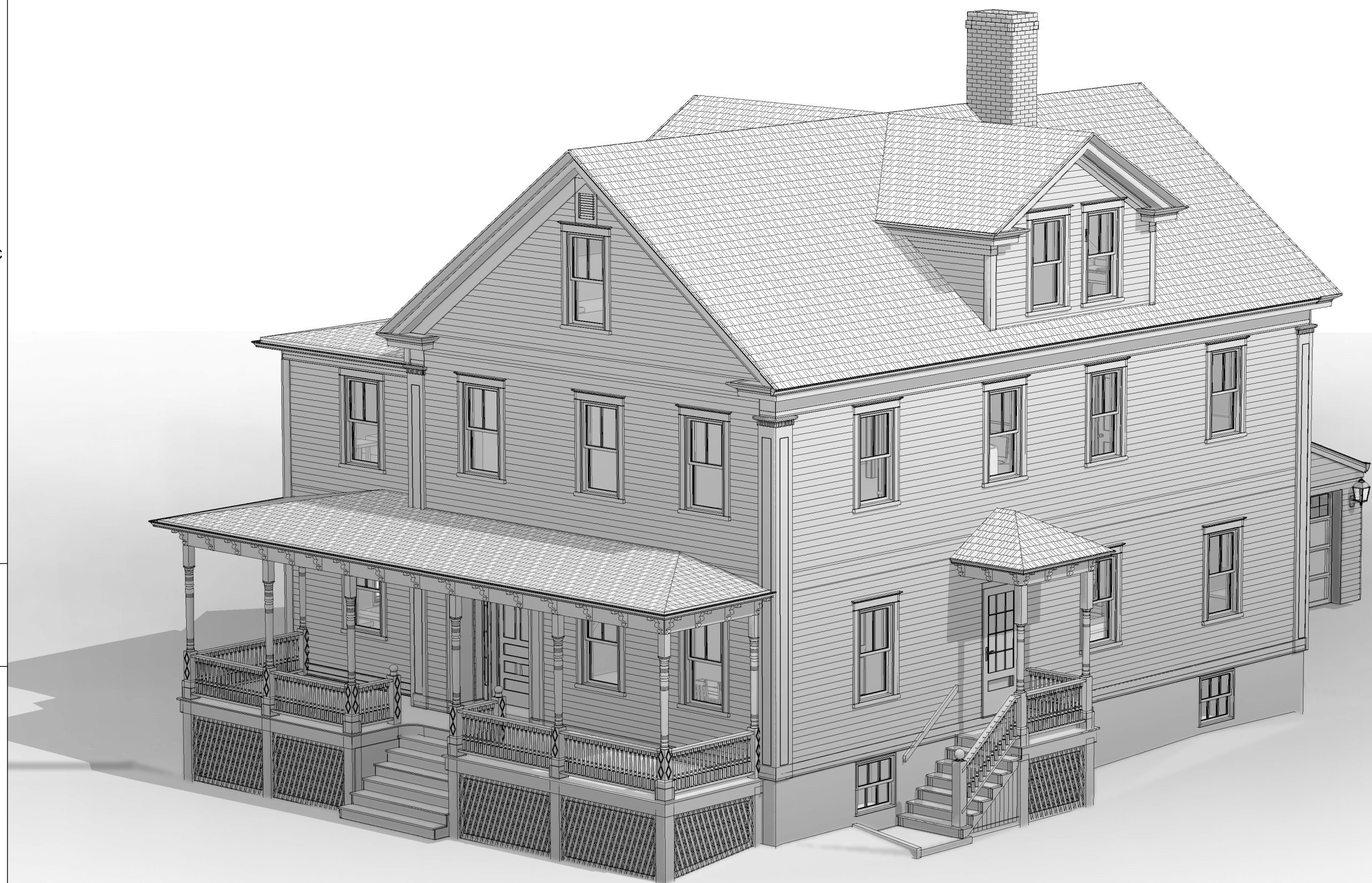
EXTERIOR 3D VIEWS

DRAWN BY: VF

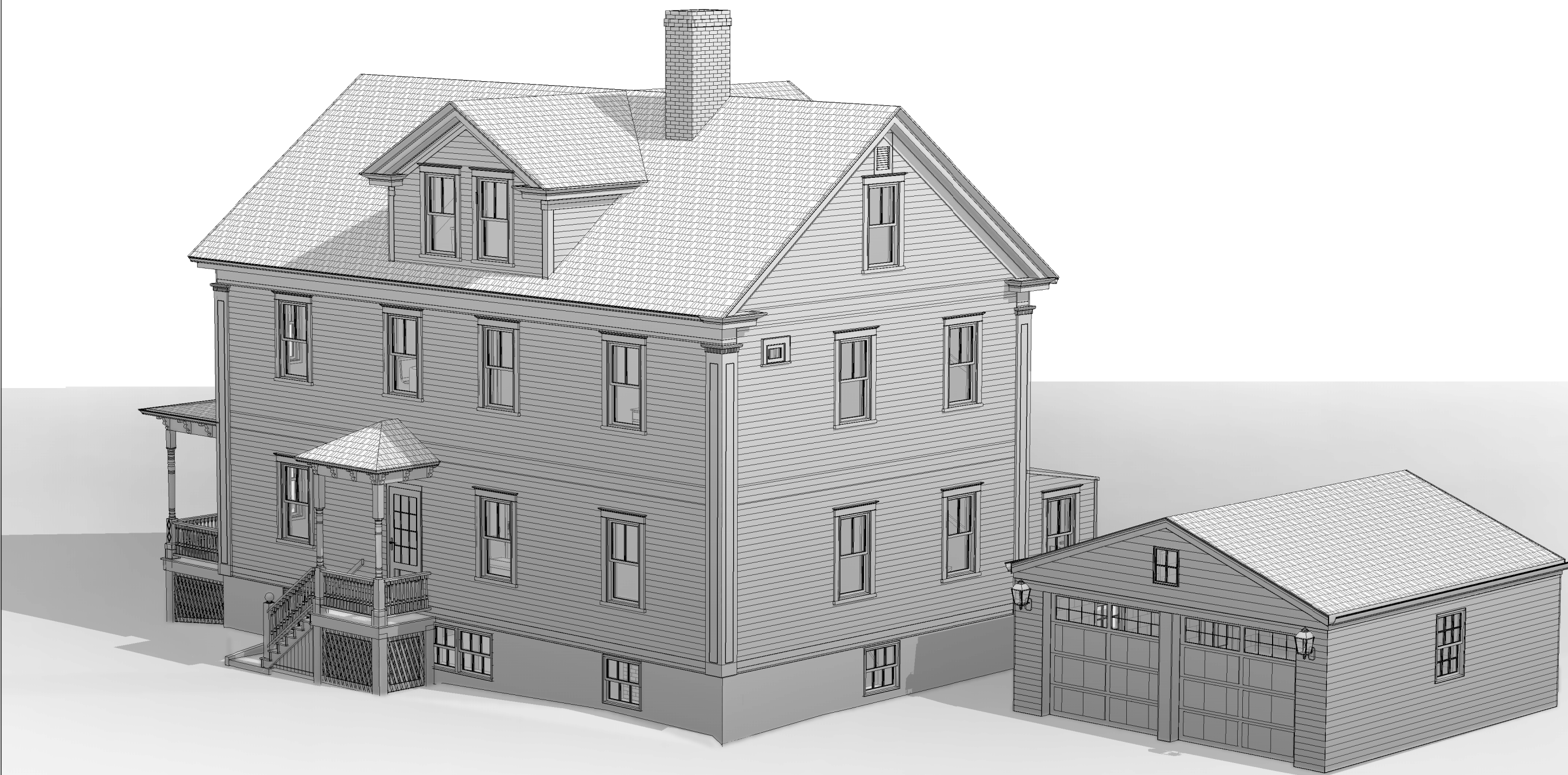
CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

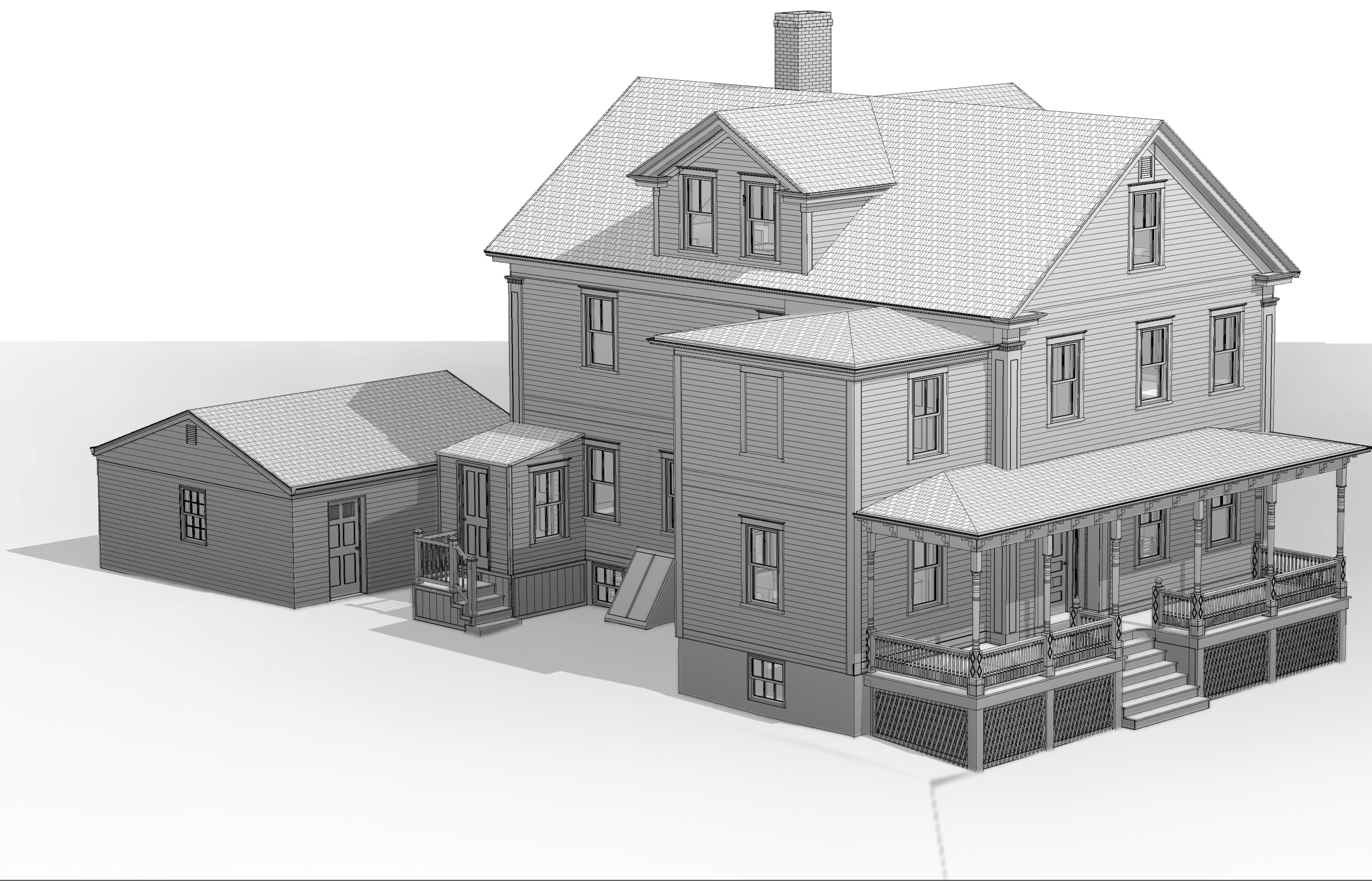
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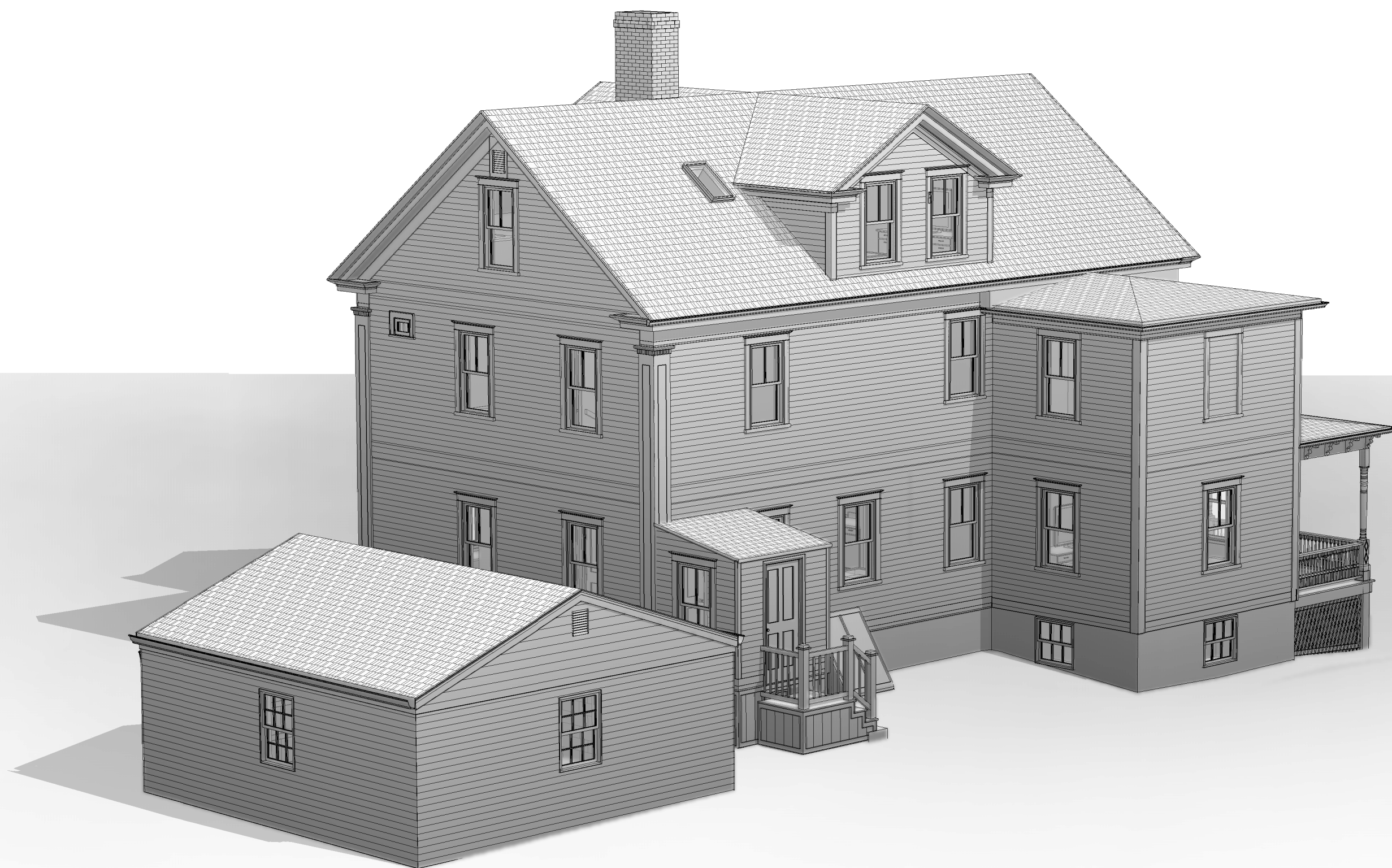
B5 PROPOSED 3D VIEW 1
A12.01 Scale:



B3 PROPOSED 3D VIEW 2
A12.01 Scale:



A5 PROPOSED 3D VIEW 3
A12.01 Scale:



A3 PROPOSED 3D VIEW 4
A12.01 Scale: