

PROJECT 23-153

Historic District Commission Application for Review of Proposed Work : HDC-69



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 31 Constitution Street, Bristol, RI, 02809

2. Plat # 14 Lot # 103

3. a. Applicant: Brendan Maguire

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

**Mailing Address:**

Phone: 857-261-4193

Email: brendanmaguirework@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor: Willie Connolly

Phone: 857-719-2012

Email:

5. Work Category:

Replacing in Kind

6. Description of proposed work:

Windows, fascia board, gutters. Replacing windows in-kind with full wood window. Auralast pine wood, double hung, matching existing grid pattern with simulated divided light. No exterior cladding - no vinyl, aluminum, fibrex, or composite, all wood on interior and exterior to match historic integrity. Repair in fascia board, replacing a portion. We will repair the vast majority of the fascia board (anything which can be repaired), however will certainly be replacing a portion of the fascia board along the western face of the building. This portion is plain missing, presumably fell off some years ago and was neglected by previous ownership (illustrated in the attached files). Installation of aluminum gutters. To my knowledge, there have never been any gutters at the property, so there is nothing to replace in-kind. Though wood or fiberglass gutters may convey a more "colonial" aesthetic, they are not original to the property, and would

constitute a greater impact on the original character. Aluminum gutters are the least disruptive option with respect to impacting the existing structure - other than not having gutters. Unfortunately, due to water penetration in the basement, we need gutters.

7. Property History

BERIAH BROWNING HOUSE/DIMAN PLACE c. 1824, c. 1900: In 1823 the lot for this 2-story, 5-bay, hip-roof Federal house, built of brick with sandstone lintels and sills, was purchased by Beriah Browning, merchant and mariner. The house, known as Diman Place, changed hands frequently in the 19th century, and by 1903 it had been converted to a tailor shop. Today, the recessed, semi-circular-fanlight entrance to the house is covered by a flared cast-iron hood, and modern metal railing has replaced the original cast-iron stair railing.

Brendan Maguire

*Brendan Maguire*

**Applicant's Name – Printed**

**Applicant's Signature**

Date: October 17, 2023



# CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<b>LOCATION:</b> 31 CONSTITUTION ST <b>ACRES:</b> 0.0528 <b>PARCEL ID:</b> 14 103 <b>LAND USE CODE:</b> 02 <b>CONDO COMPLEX:</b> <b>OWNER:</b> MAUIRE, BRENDAN <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 129 WHEELER ST  <b>ZONING:</b> R-6 <b>PATRIOT ACCOUNT #:</b> 898	<b>BUILDING STYLE:</b> 4 Family <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1810 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Brick <b>ROOF STYLE:</b> Hip <b>ROOF COVER:</b> Asphalt Shin	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1529 1314"> <b>INTERIOR WALL:</b> Drywall  <b>FLOOR COVER:</b> Hardwood  <b>HEAT TYPE:</b> BB Hot Water  <b>FUEL TYPE:</b> Oil  <b>PERCENT A/C:</b> False  <b># OF ROOMS:</b> 12  <b># OF BEDROOMS:</b> 4  <b># OF FULL BATHS:</b> 4  <b># OF HALF BATHS:</b> 0  <b># OF ADDITIONAL FIXTURES:</b> 0  <b># OF KITCHENS:</b> 4  <b># OF FIREPLACES:</b> 3  <b># OF METAL FIREPLACES:</b> 0  <b># OF BASEMENT GARAGES:</b> 0                 </td>	SALE INFORMATION	<b>INTERIOR WALL:</b> Drywall <b>FLOOR COVER:</b> Hardwood <b>HEAT TYPE:</b> BB Hot Water <b>FUEL TYPE:</b> Oil <b>PERCENT A/C:</b> False <b># OF ROOMS:</b> 12 <b># OF BEDROOMS:</b> 4 <b># OF FULL BATHS:</b> 4 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 4 <b># OF FIREPLACES:</b> 3 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1529 1356"></td>	PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 4050 <b>FINISHED BUILDING AREA:</b> 3240 <b>BASEMENT AREA:</b> 810 <b># OF PRINCIPAL BUILDINGS:</b> 1		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1529 1440"></td>	ASSESSED VALUES	
<b>LAND:</b> \$170,200 <b>YARD:</b> \$0 <b>BUILDING:</b> \$357,300 <b>TOTAL:</b> \$527,500		
SKETCH	PHOTO	



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# 200 foot Abutters List Report

Bristol, RI  
October 17, 2023

## Subject Property:

Parcel Number: 14-103  
CAMA Number: 14-103  
Property Address: 31 CONSTITUTION ST

Mailing Address: MAUIRE, BRENDAN  
129 WHEELER ST  
REHOBOTH, MA 02769

## Abutters:

Parcel Number: 10-46  
CAMA Number: 10-46  
Property Address: 297 HOPE ST

Mailing Address: BAER, BANKARD F. RAYNE G.  
40 CONSTITUTION STREET  
BRISTOL, RI 02809

Parcel Number: 10-47  
CAMA Number: 10-47  
Property Address: 281 HOPE ST

Mailing Address: STEWART, GORDON & BENITZ, MAIJA  
TE  
281 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 10-51  
CAMA Number: 10-51  
Property Address: 295 HOPE ST

Mailing Address: RAMOS, MICHAEL A PAULA  
289 HOPE ST #1  
BRISTOL, RI 02809-2016

Parcel Number: 10-52  
CAMA Number: 10-52  
Property Address: 275 HOPE ST

Mailing Address: NATHAN, RICHARD W & DE NATHAN,  
ILSI ARREAZA TE  
C/O WASHINGTON TRUST 23 BROAD ST  
WESTERLY, RI 02891-1879

Parcel Number: 10-53  
CAMA Number: 10-53  
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX  
21 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 10-54  
CAMA Number: 10-54  
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, HAROLD W. TRUST  
AGREEMENT  
3601 WISCONSIN AVE NW, Unit 704  
WASHINGTON, DC 20016

Parcel Number: 10-74  
CAMA Number: 10-74  
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC  
670 NORTH COMMERCIAL ST SUITE 303  
MANCHESTER, NH 03101

Parcel Number: 10-75  
CAMA Number: 10-75  
Property Address: 315 HOPE ST

Mailing Address: BOOTH, PATRICIA J  
316 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 10-78  
CAMA Number: 10-78  
Property Address: 301 HOPE ST

Mailing Address: 301 HOPE STREET, LLC  
P.O. BOX 903  
BRISTOL, RI 02809

Parcel Number: 11-1  
CAMA Number: 11-1  
Property Address: 265 HOPE ST

Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE  
265 HOPE ST  
BRISTOL, RI 02809





# 200 foot Abutters List Report

Bristol, RI  
October 17, 2023

Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-100 CAMA Number: 14-100 Property Address: 45 CONSTITUTION ST	Mailing Address: ROBERT W GLANVILLE REV TRUST 45 CONSTITUTION ST BRISTOL, RI 02809-2120
Parcel Number: 14-101 CAMA Number: 14-101 Property Address: 41 CONSTITUTION ST	Mailing Address: AVESON, STEVEN B & AVESON, KAREN WHITLA TE 42 LINCOLN ST MEDWAY, MA 02053
Parcel Number: 14-102 CAMA Number: 14-102 Property Address: 290 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-111 CAMA Number: 14-111 Property Address: 35 CONSTITUTION ST	Mailing Address: TAVARES FAMILY TRUST & MORAN, A. & PASQUAL, THOMAS & JOANN TRUSTEES 35 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 14-116 CAMA Number: 14-116 Property Address: 278 HOPE ST	Mailing Address: FOX, GREGORY A. ALISON L 290 HOPE ST BRISTOL, RI 02809
Parcel Number: 14-119 CAMA Number: 14-119 Property Address: 12 MILK ST	Mailing Address: FEINSTEIN, CAROL M 22 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-87 CAMA Number: 14-87 Property Address: 314 HOPE ST	Mailing Address: SAFE WAY REALTY, LLC C/O STEPHEN COELHO PO BOX 210 BRISTOL, RI 02809
Parcel Number: 14-88 CAMA Number: 14-88 Property Address: 300 HOPE ST	Mailing Address: WIRSA BRISTOL, LLC 2 MEADOW CIRCLE BARRINGTON, RI 02806
Parcel Number: 15-11 CAMA Number: 15-11 Property Address: 48 CONSTITUTION ST	Mailing Address: 48 CONSTITUTION LLC 48 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 15-12 CAMA Number: 15-12 Property Address: 46 CONSTITUTION ST	Mailing Address: SLOCUM, RICHARD WILLIAMS III JILL MORSE TRST & RICHARD WILL 3 VALE CT AMHERST, NH 03031



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# 200 foot Abutters List Report

Bristol, RI  
October 17, 2023

Parcel Number: 15-13  
CAMA Number: 15-13  
Property Address: 44 CONSTITUTION ST

Mailing Address: CORREIA, MANUEL A. JR FILOMENA  
6 CEDARWOOD DR  
RIVERSIDE, RI 02915

Parcel Number: 15-14  
CAMA Number: 15-14  
Property Address: 40 CONSTITUTION ST

Mailing Address: BAER, BANKARD F. ET UX RAYNE GILL  
BAER  
40 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 15-15  
CAMA Number: 15-15  
Property Address: 36 CONSTITUTION ST

Mailing Address: PARENT, CHERYL A LE CROWELL,  
LISA ANN  
36 CONSTITUTION ST  
BRISTOL, RI 02809

Parcel Number: 15-16  
CAMA Number: 15-16  
Property Address: 262 HOPE ST

Mailing Address: DESJARDINS, MICHAEL & MELISSA ANN  
TE  
33 PEARL ST  
BRIDGEWATER, MA 02324

Parcel Number: 15-17  
CAMA Number: 15-17  
Property Address: 256 HOPE ST

Mailing Address: ELMER, PHILIP W - TRUSTEE ELMER  
INVESTMENT TRUST  
256 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 15-18  
CAMA Number: 15-18  
Property Address: 254 HOPE ST

Mailing Address: ALESSANDRO, CANDACE H.  
254 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 15-84  
CAMA Number: 15-84  
Property Address: 260 HOPE ST

Mailing Address: AMESBURY, CHRISTOFER & NICOLE M  
TE  
15 ANSELMO DR  
PORTSMOUTH, RI 02871-1519



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# BRISTOL HISTORIC DISTRICT COMMISSION

## APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 31 Constitution Street

2. Plat # 14 Lot # 103 Contributing \_\_\_\_\_ Non-Contributing \_\_\_\_\_

3. a. Applicant: Brendan Maguire

Mailing Address: 31 Constitution Street, Bristol, RI

Phone: Day 857-261-4193 Evening \_\_\_\_\_

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

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

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

4. a. Architect/Draftsman: William Connolly

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

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

b. Contractor: \_\_\_\_\_

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

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

5. Work Category:  Replacing in-kind\* *authorization required* \_\_\_\_\_

\_\_\_\_\_ New Structure(s) \_\_\_\_\_ Partial Demolition of Structure(s)

Addition to Structure(s) \_\_\_\_\_ Total Demolition of Structure(s)

\_\_\_\_\_ Remodeling of Structure \_\_\_\_\_ Sign(s) / Landscaping Features

6. Description of proposed work: Windows, fascia board, gutters. Replacing windows in-kind, with fully wood window - Auralust Pine Wood double hung, primed wood SDL. Repairing fascia board

\*All changes must match the existing in materials, design and configuration.

(Continued): Around most of the property, replacing (in-kind)  
portion along Hope Street, which is missing. Installation of aluminum  
gutters - there are no existing gutters to replace   Check here if  
in-kind, or any knowledge of previous gutters.  
continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

- Overall view of property from street(s)     Overall views of building
- Existing details to be altered by work
- Other (Identify) \_\_\_\_\_

Drawings: Maximum size accepted: 11" x 17"

- Site Plan(s) (drawn to scale)     Floor plan(s) (drawn to scale)
- Exterior Elevations     Details

OTHER:  Renderings     Catalogue Cuts     Specifications

Other (Identify) \_\_\_\_\_

Brendan Maguire                      Brendan Maguire  
Applicant's Name - Printed                      Applicant's Signature

Date: 9/19/2023

Contact Person if other than Applicant:

Name (Printed): \_\_\_\_\_

Phone: Day \_\_\_\_\_ Evening \_\_\_\_\_

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).









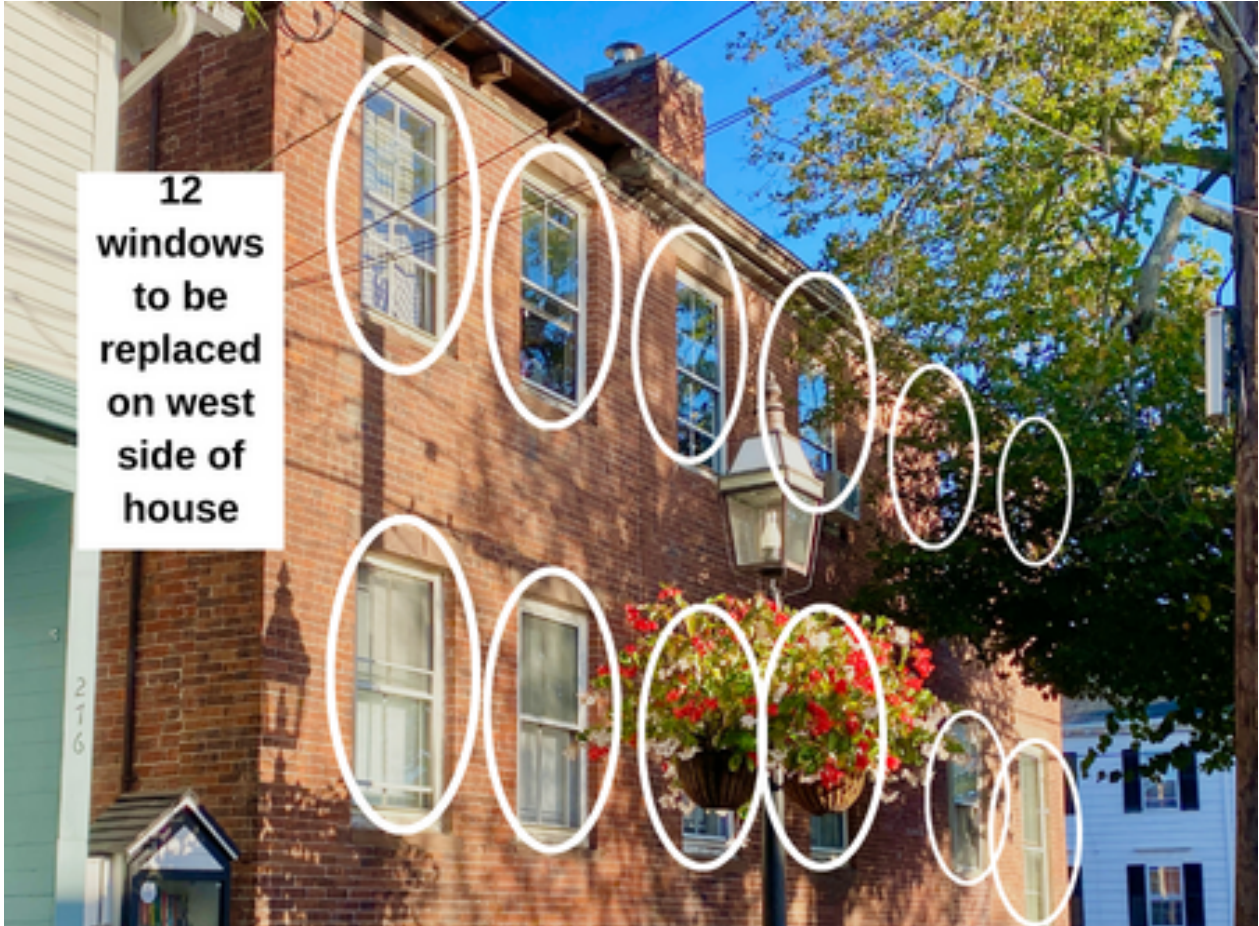


**sill and  
trim rot**

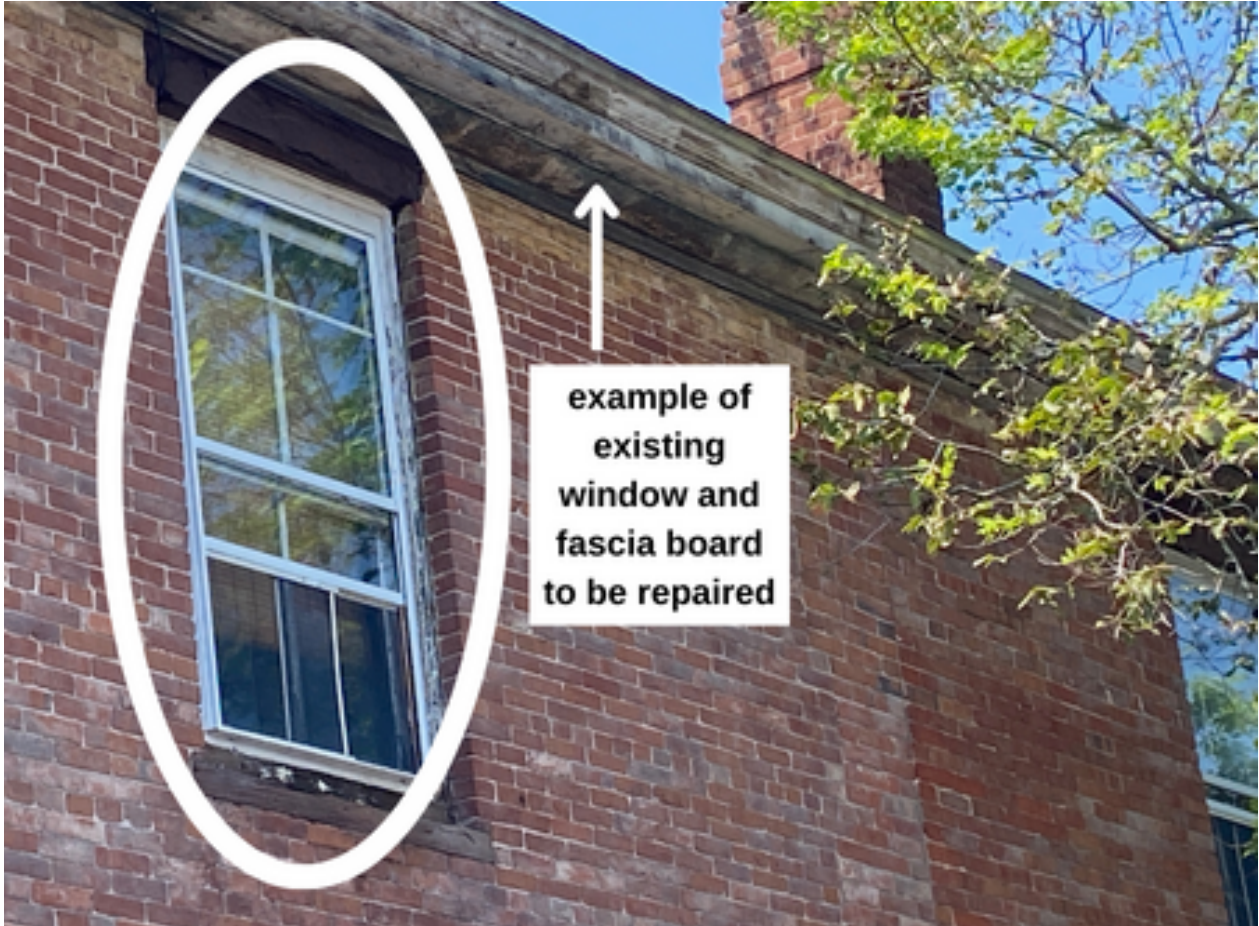


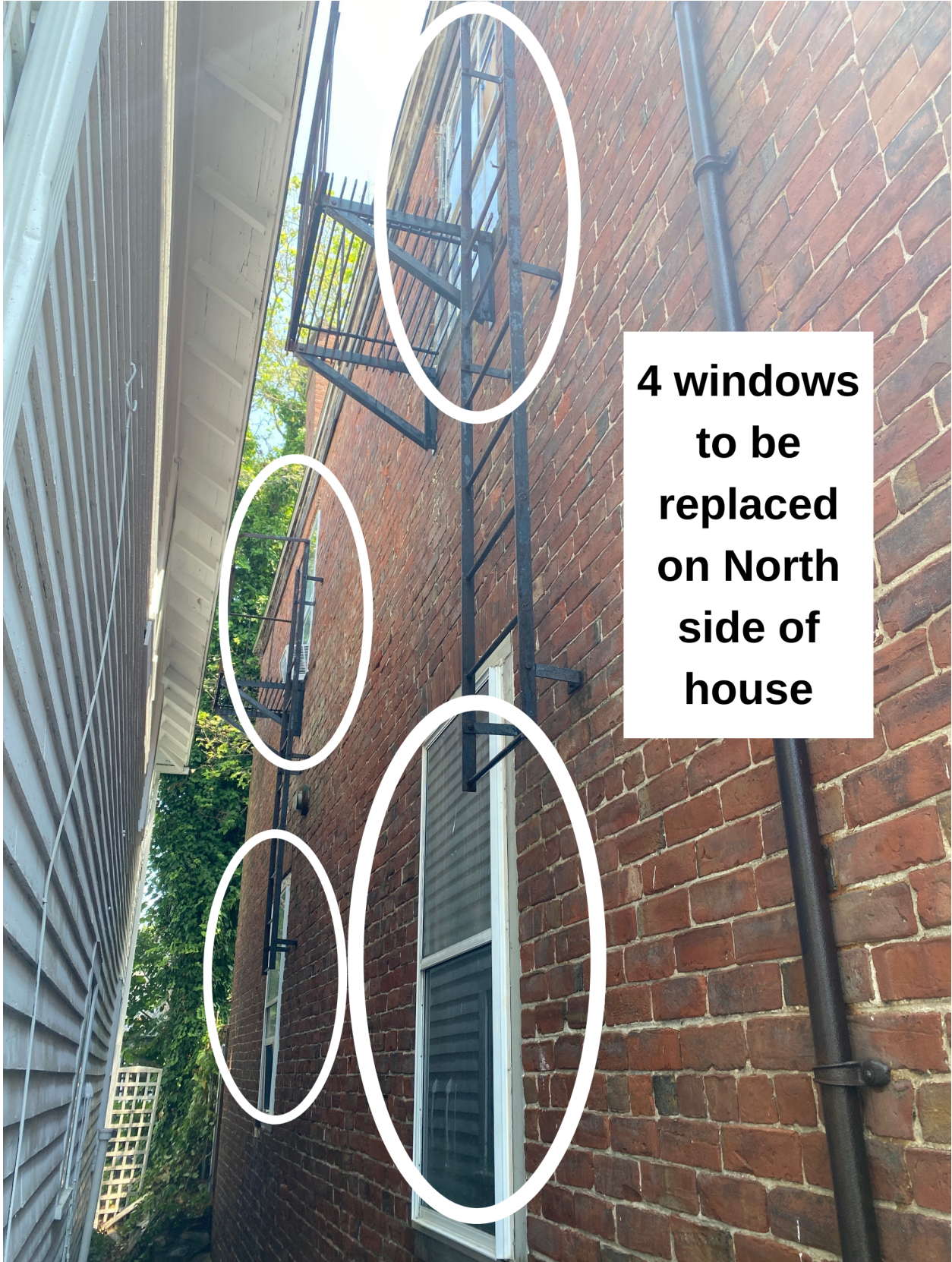




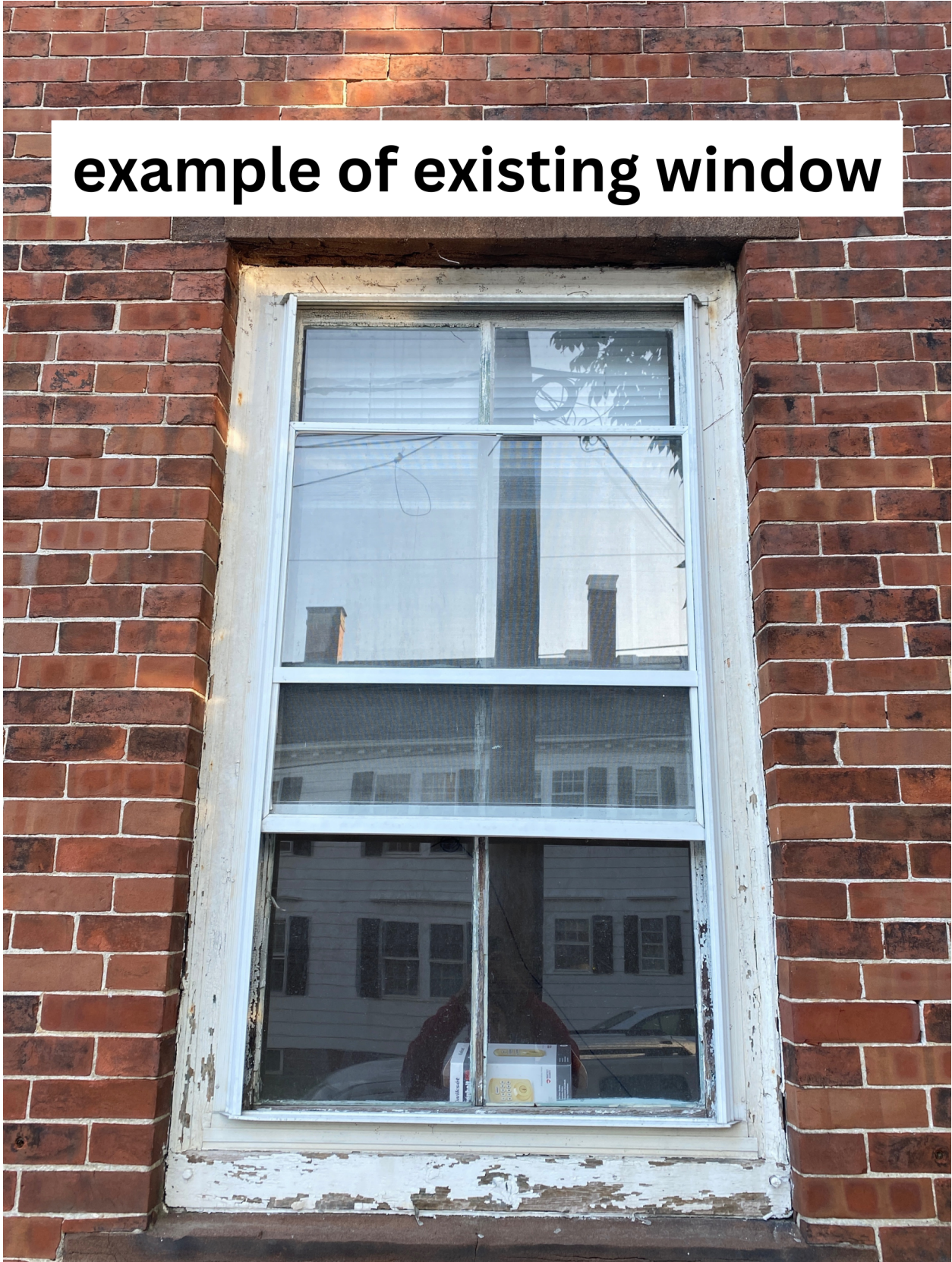








**example of existing window**





Eric MacIver

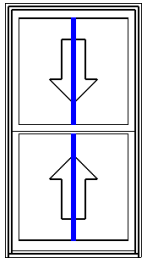
**QUOTE BY :** Jack Haines  
**SOLD TO :** Brendan Maguire  
 Brendan  
**Phone :** (857) 261-4193  
**PO# :**  
**Ship Via :** Ground

**QUOTE # :** JW23080138N - Version 0  
**SHIP TO :**  
**PROJECT NAME :**  
**REFERENCE :** ALL WOOD OPTION

**U-Factor Weighted Average:** 0.26

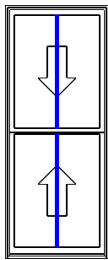
**SHGC Weighted Average:** 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Pocket Opening : 32 1/2 X 59 1/4	Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 32 1/2 X 59 1/4 Primed Exterior, Natural Interior, 3 1/4 Jamb, 14 Deg Sill, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.698(3/32 / 3/32), Clear Opening:28.2w, 26.3h, 5.1 sf U-Factor: 0.26, SHGC: 0.18, VLT: 0.41, CR: 48.00, CPD: JEL-N-908- 01177-00001 PEV 2023.3.0.4399/PDV 7.119 (09/06/23)NW	\$993.72	30	\$29,811.60




Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Pocket Opening : 36 1/2 X 88 1/4	Siteline Wood Double Hung, Auralast Pine, Pocket Unit, Pocket Opening = 36 1/2 X 88 1/4 Primed Exterior, Natural Interior, 3 1/4 Jamb, 14 Deg Sill, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, IGThick=0.698(3/32 / 3/32), Clear Opening:32.2w, 40.8h, 9.1 sf U-Factor: 0.26, SHGC: 0.18, VLT: 0.41, CR: 48.00, CPD: JEL-N-908- 01177-00001 PEV 2023.3.0.4399/PDV 7.119 (09/06/23)NW	\$1,360.33	1	\$1,360.33
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Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
<b>Total:</b>					\$31,171.93
<b>MA Tax (6.2500%):</b>					\$1,948.25
<b>Net Total:</b>					\$33,120.18
<b>Total Units:</b>					31

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



## SITELINE® | POCKET DOUBLE-HUNG

WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | July 2023

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### PRODUCT INFORMATION

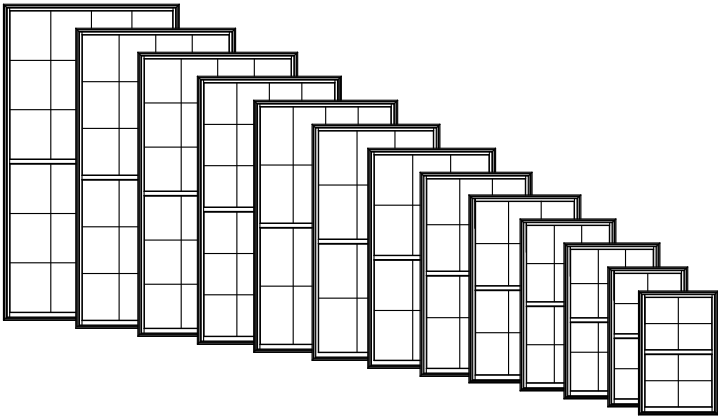
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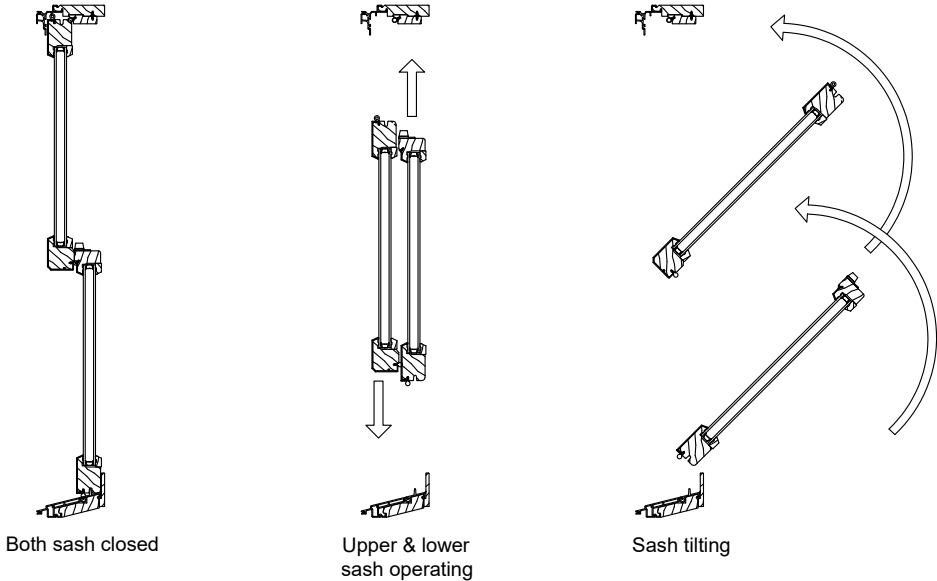


### GENERAL INFORMATION & POCKET SIZING



Dimensional Windows

Siteline® Wood Pocket Double-Hung windows may be specified as "dimensional" by adjusting the desired pocket opening width or height. Siteline® Wood Pocket Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



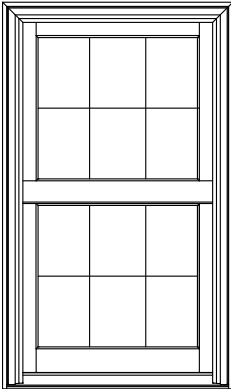
Wood Pocket Double-Hung Min/Max Sizing		
Min/Max	Rating	Width x Height
<b>Minimum Size</b>		
Operating	PG35/PG50	21 3/8" x 31 7/32"
Stationary & Transom	PG35/PG50	21 3/8" x 15"
<b>Maximum Size</b>		
Operating	PG35	45 3/8" x 91 7/32"
Operating	PG50	45 3/8" x 71 7/32"
Stationary	PG35	66 3/8" x 91 7/32"
Stationary	PG50	66 3/8" x 71 7/32"
Transom	PG50	74 3/4" x 35 7/32"

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

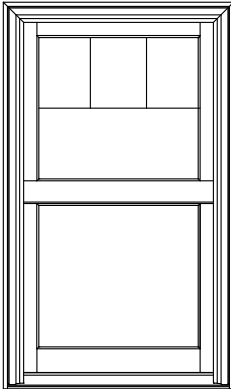
### GRID PATTERNS

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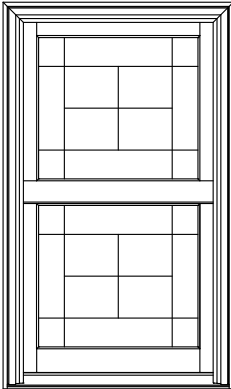
Siteline® Wood Pocket Double-Hung Windows are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below. Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



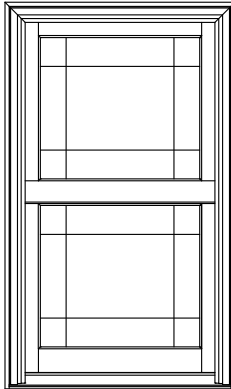
Colonial



Colonial From Top Down



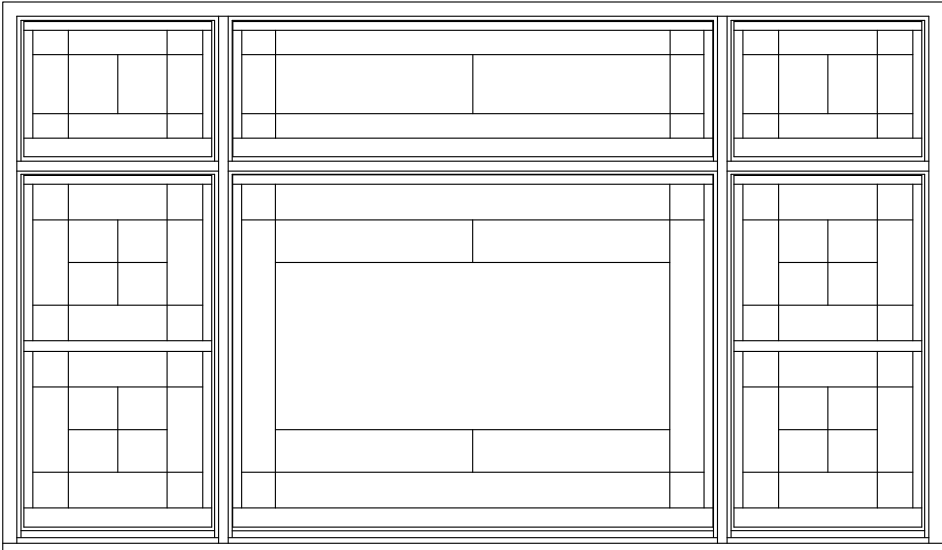
Uneven



Prairie

### Bar Alignment

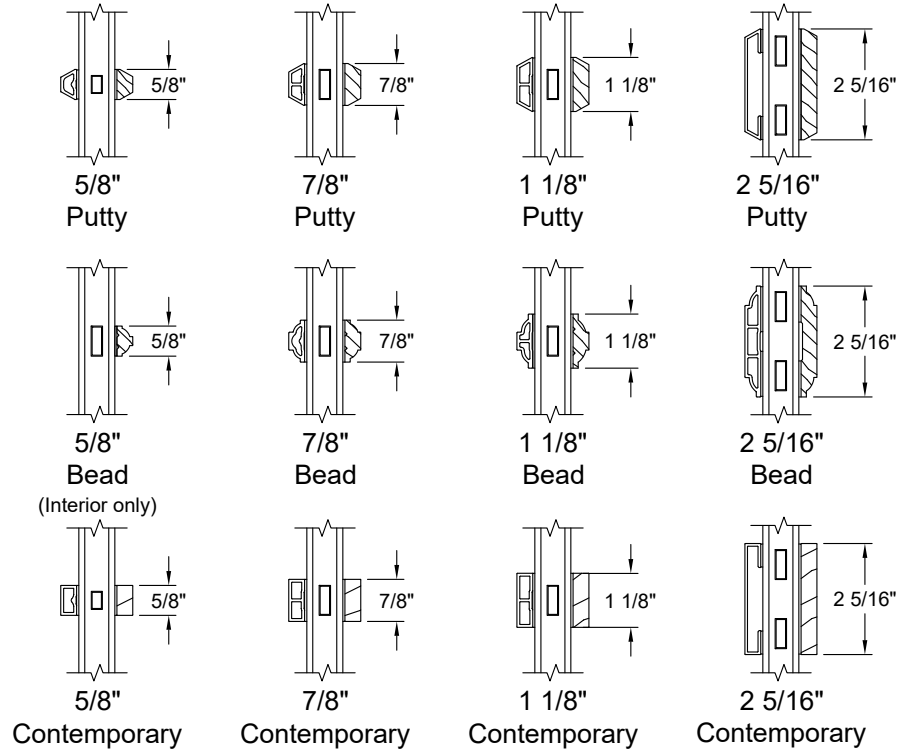
Alignment of bars from product to product is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



## GRID, BOTTOM RAIL & GLASS STOP OPTIONS

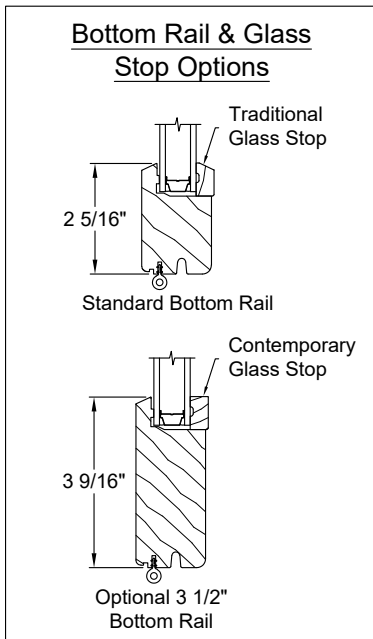
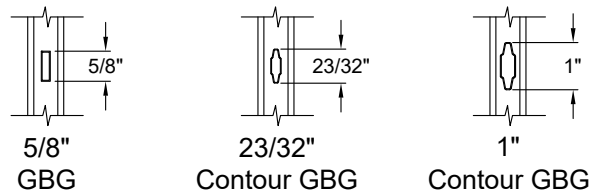
Exterior ← → Interior

### SDL Options

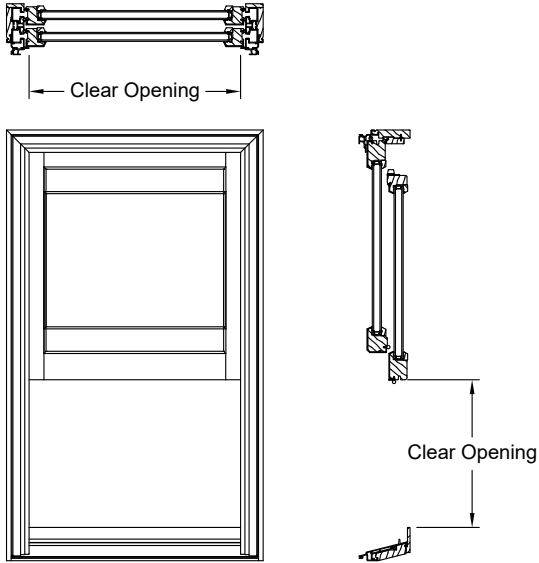


Various Combinations of the SDL Bars Shown are Available

### GBG Options

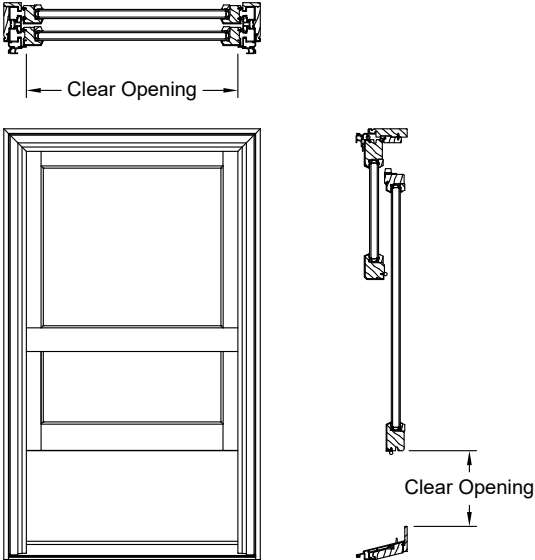


### CLEAR OPENING FORMULAS



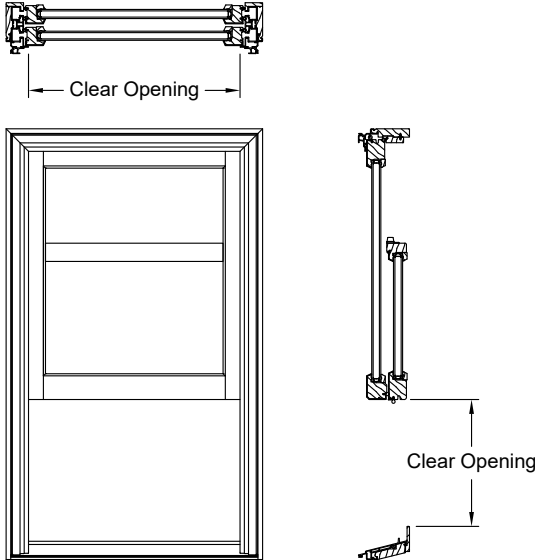
#### Double-Hung (Even Divide)

Width = Frame Width - 3 3/4"  
 Height = (Frame Height / 2) - 3 1/8"



#### Cottage Double-Hung

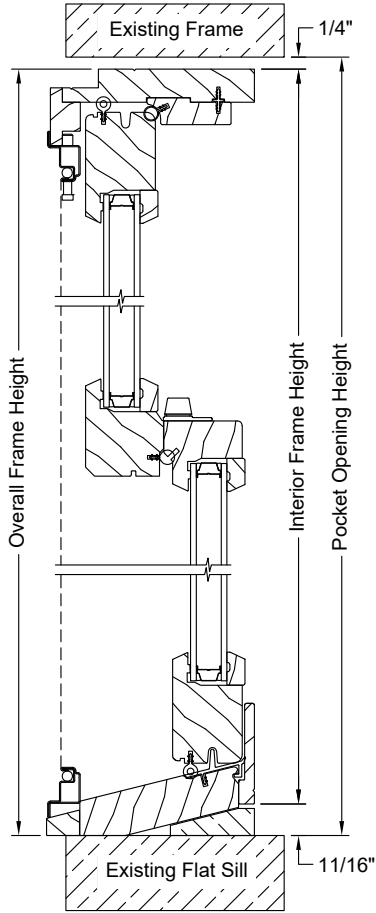
Width = Frame Width - 3 3/4"  
 Height = (Frame Height / 2) - 5 25/32"



#### Reverse Cottage Double-Hung

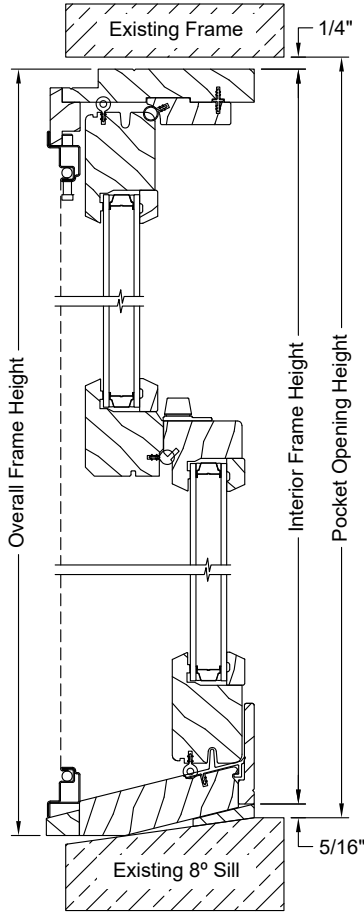
Width = Frame Width - 3 3/4"  
 Height = (Frame Height / 2) - 5 5/8"

### FRAME SIZE FORMULAS



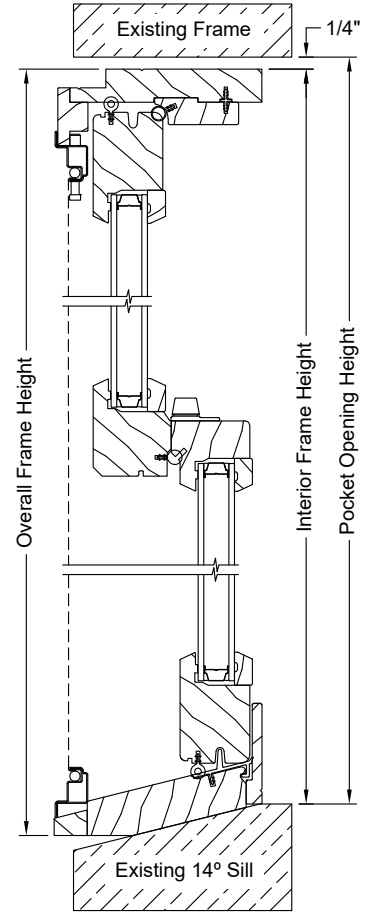
Interior Frame Size =  
Pocket Opening Height - 15/16"

Overall Frame Height =  
Pocket Opening Height - 1/4"



Interior Frame Size =  
Pocket Opening Height - 9/16"

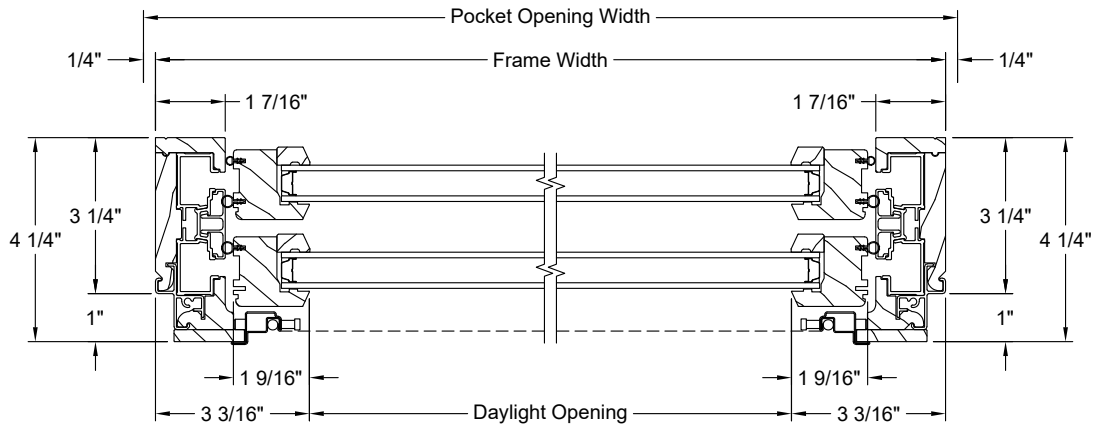
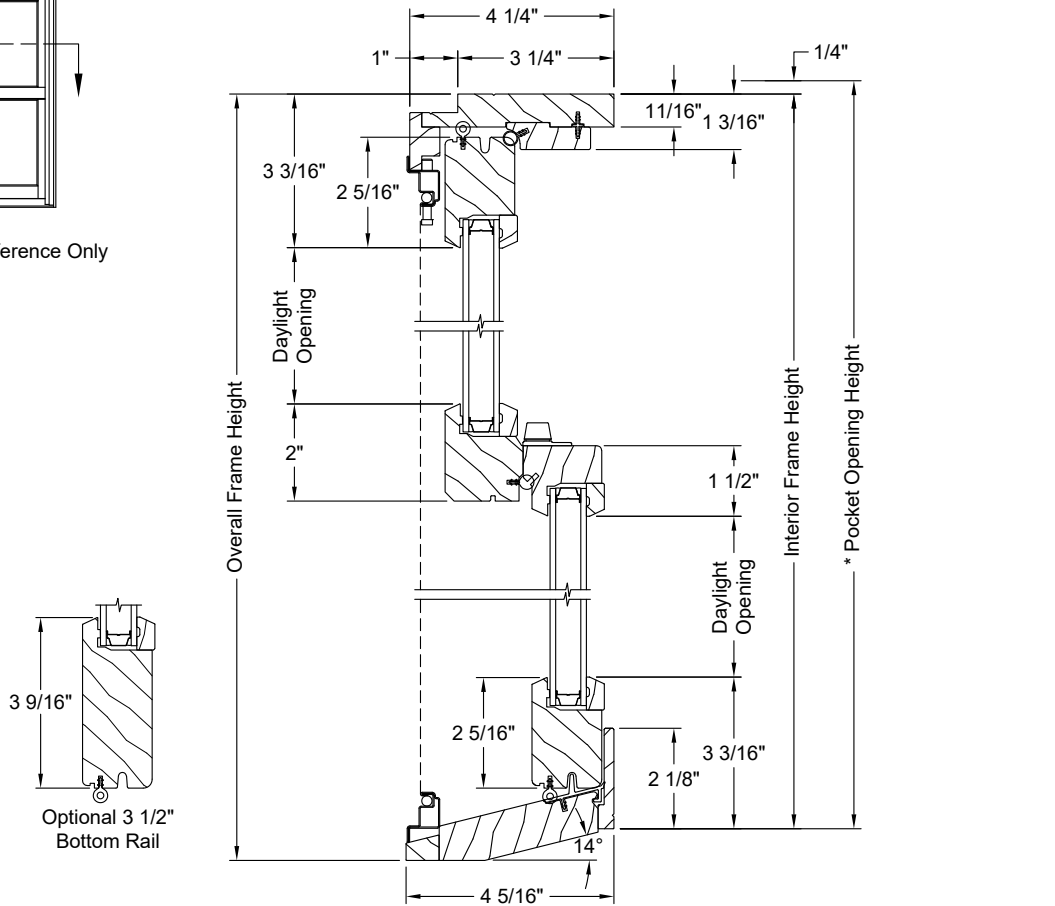
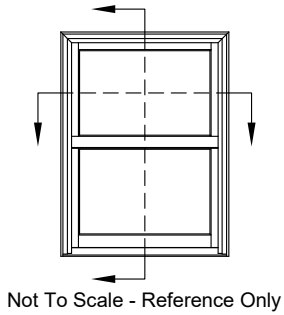
Overall Frame Height =  
Pocket Opening Height + 1/8"



Interior Frame Size =  
Pocket Opening Height - 1/4"

Overall Frame Height =  
Pocket Opening Height + 7/16"

### OPERATOR SECTIONS



\* Pocket Opening height varies by existing sill slope. 14° sill is shown in this example. See page 6 for all variations.