



Bristol Historic District Commission

Item 1.

Request For Concept Review
Request #: CRHD-25-2 Submitted Date: March 12, 2025

Property Address:	Assessor's Plat:	Assessor's Lot:
125 Hope Street	16	51

Property Owner/Applicant:	Property Owner/Applicant Phone:	Property Owner/Applicant Email:
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

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


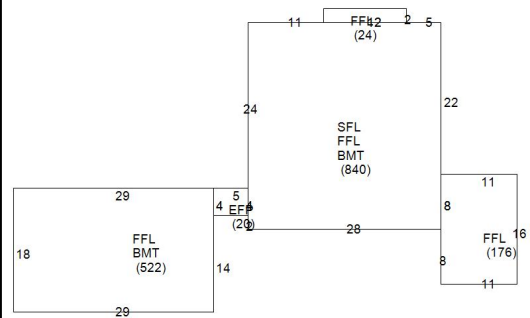
Description of Proposed Work
Preliminary Concept Review of House styles pending permission to demo the existing house

Questions for the Commission



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
	



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

3/27/2025

Property Information - Bristol, RI

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200 feet Abutters List Report

Bristol, RI
March 27, 2025

Item 1.

Subject Property:

Parcel Number: 16-51
CAMA Number: 16-51
Property Address: 125 HOPE ST

Mailing Address: 125 HOPE ST, LLC
2 STAFFORD CT
CRANSTON, RI 02920

Abutters:

Parcel Number: 16-25
CAMA Number: 16-25
Property Address: 136 HOPE ST

Mailing Address: DEININGER, THOMAS D.
136 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-26
CAMA Number: 16-26
Property Address: 120 HOPE ST

Mailing Address: STOLYAR, MARK TRUSTEE &
LEVERTOV, YELENA TRUSTEE
120 HOPE ST
BRISTOL, RI 02809

Parcel Number: 16-27
CAMA Number: 16-27
Property Address: 129 HOPE ST

Mailing Address: BRISTOL HOPE, LLC
84 CENTER SQUARE
EAST LONGMEADOW, MA 01028

Parcel Number: 16-28
CAMA Number: 16-28
Property Address: 119 HOPE ST

Mailing Address: LOBSTER POT REALTY INC.
PO BOX 905
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-001
Property Address: 4 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-002
Property Address: 6 WALLEY ST

Mailing Address: SMITH BENJAMIN M TRUSTEE
6 WALLEY ST
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-003
Property Address: 8 WALLEY ST

Mailing Address: ABRAMS, RICHARD I JOAN
P O BOX 899
BRISTOL, RI 02809

Parcel Number: 16-29
CAMA Number: 16-29-004
Property Address: 10 WALLEY ST

Mailing Address: ABRAMS, RICHARD I JOAN
P O BOX 899
BRISTOL, RI 02809

Parcel Number: 16-30
CAMA Number: 16-30
Property Address: HOPE ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 16-34
CAMA Number: 16-34
Property Address: 124 HOPE ST

Mailing Address: BROWN, CHRISTIAN & KELCIE A TE
124 HOPE ST
BRISTOL, RI 02809



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3/27/2025

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200 feet Abutters List Report

Bristol, RI
March 27, 2025

Parcel Number:	16-35	Mailing Address:	BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES
CAMA Number:	16-35		30 WALLEY ST
Property Address:	30 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-40	Mailing Address:	EDDLESTON, STEVEN R & GLORIA B TRUSTEES
CAMA Number:	16-40		9 MONKEY WRENCH LN
Property Address:	131 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-50	Mailing Address:	BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST
CAMA Number:	16-50		132 HOPE ST
Property Address:	132 HOPE ST		BRISTOL, RI 02809



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Nancy DiPrete Laurienzo

Member : 125 Hope St, llc

508 857-7934 Nancy@NDLdesigns.com

March 21, 2025

Nicholas Toth, MPA
Planner/HDC Coordinator
Town of Bristol
235 High St, Bristol, RI

Dear Nick,

Please see the attached options of proposed elevations and site plans for what we would like to build at 125 Hope St.

After engineering reports indicted that the existing house was not code compliant with FEMA's flood and velocity codes or structurally sound, we engaged a design team who has thoughtfully worked with us to design anew. We are proposing to subdivide the existing lot to build two code compliant homes with view corridors between them and on either side where driveways lead to under house parking.

The current overall horizontal mass of the existing house and garage is 92'-2", blocking most of the water view from the street. Our proposed horizontal mass is significantly less and vertically consistent with many surrounding homes.

In our design process we wanted to pay homage to the Herreshoff house and legacy and while it is not our intent to try to duplicate the house or recreate history we have considered it in each option we are proposing. Because the Herreshoff house would have been considered modern when it was built, we have designed an updated modern scenario as well as two more traditional options that seem in keeping with Bristol. Each of the three scenarios show two complementing houses. We realize that this is a starting point and welcome design direction from the HDC and RIHPHC.

Sincerely yours,



Nancy DiPrete Laurienzo

GREGORY J. SNIDER
ARCHITECTS

534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
PHONE: 601-621-3130 FAX: 601-621-3133
GS@SNIDERARCHITECTS.COM

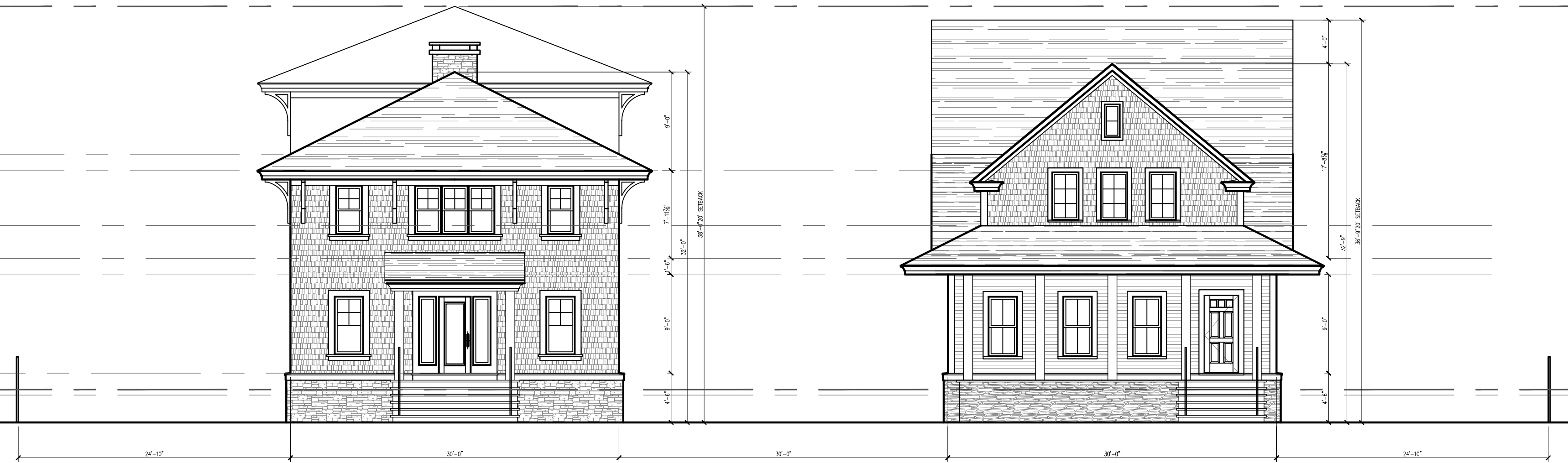
Project
125 HOPE STREET
BRISTOL RI 02809

Sheet Title:
SITE PLAN

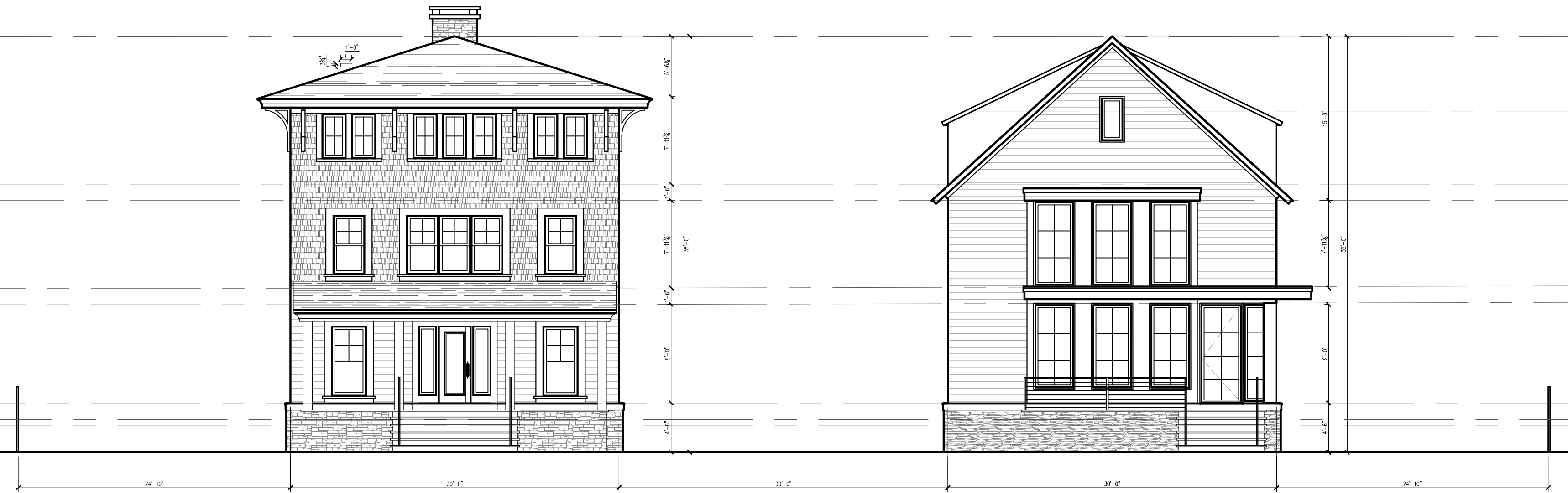
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DATE	REVISION	BY

Sheet Number:

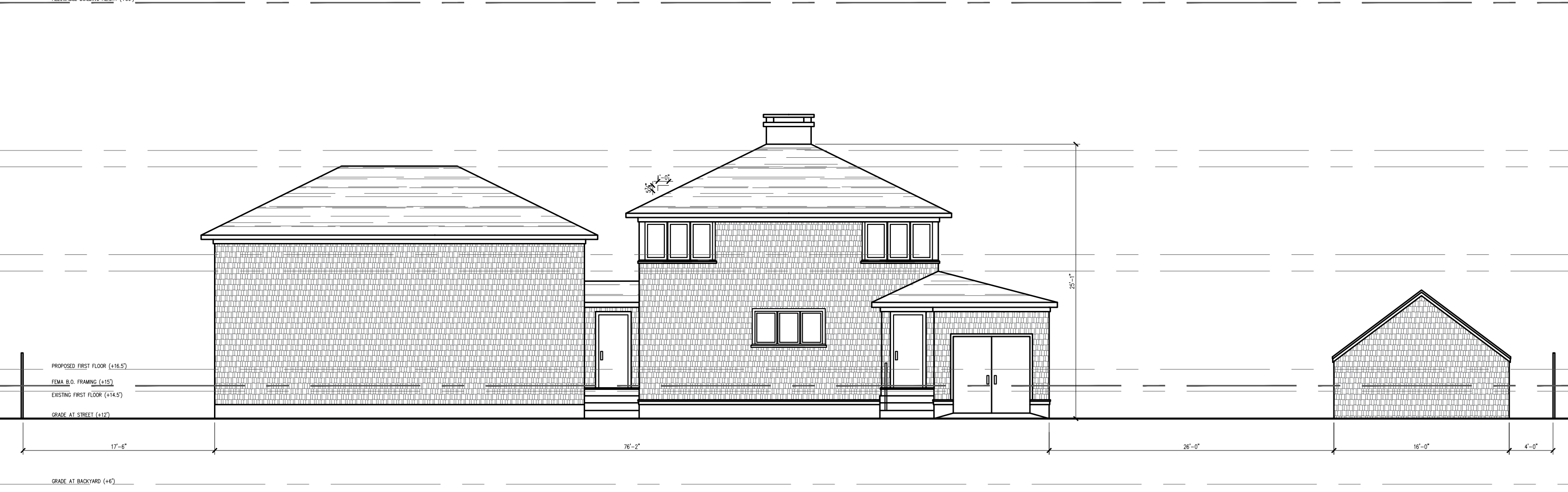
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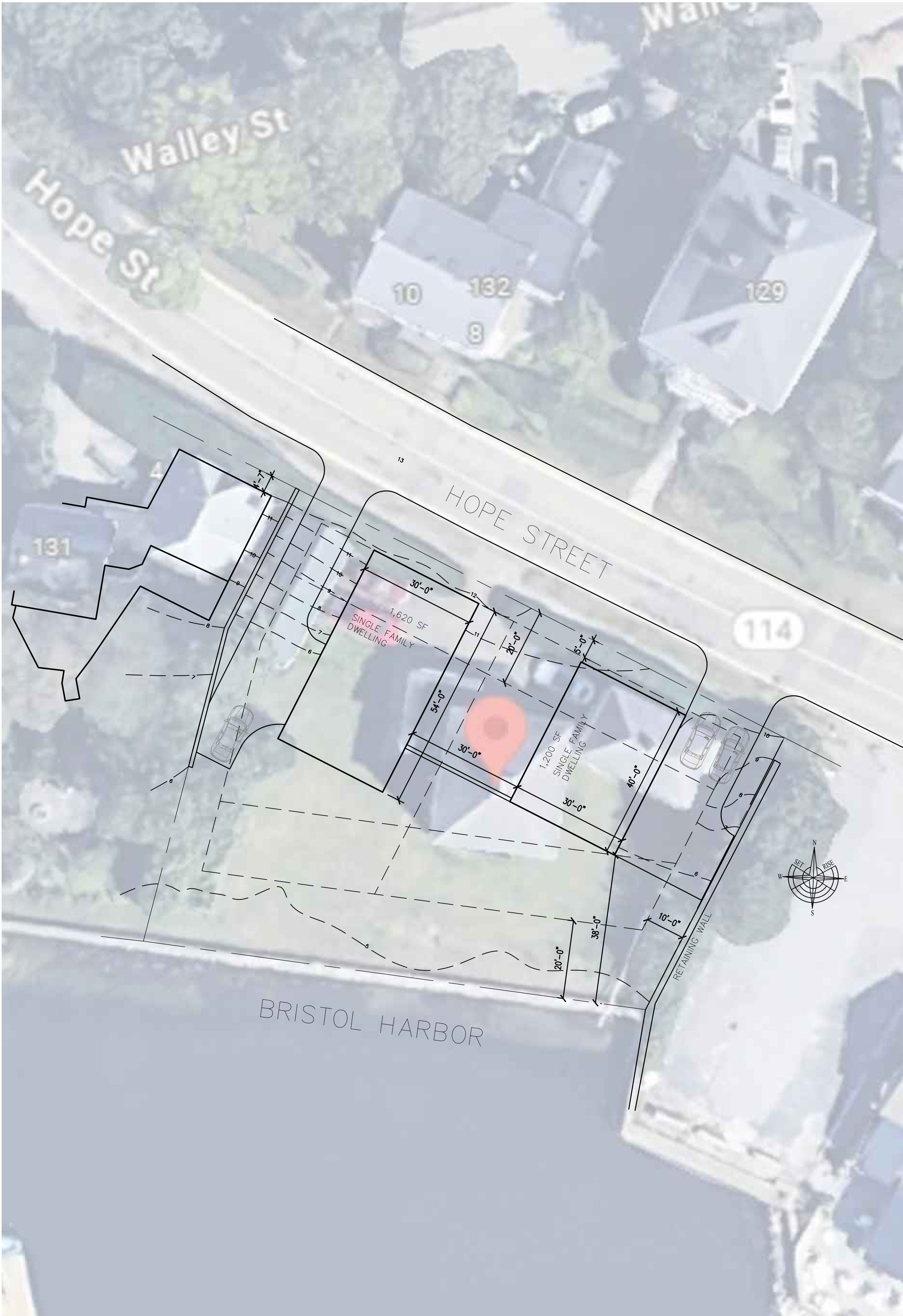
PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING STREET ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

GREGORY J. SNIDER
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534 ANGELL STREET
PROVIDENCE, RHODE ISLAND 02903
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GS@SNIDERARCHITECTS.COM

Project
125 HOPE STREET
BRISTOL RI 02809

Sheet Title:
SITE PLAN

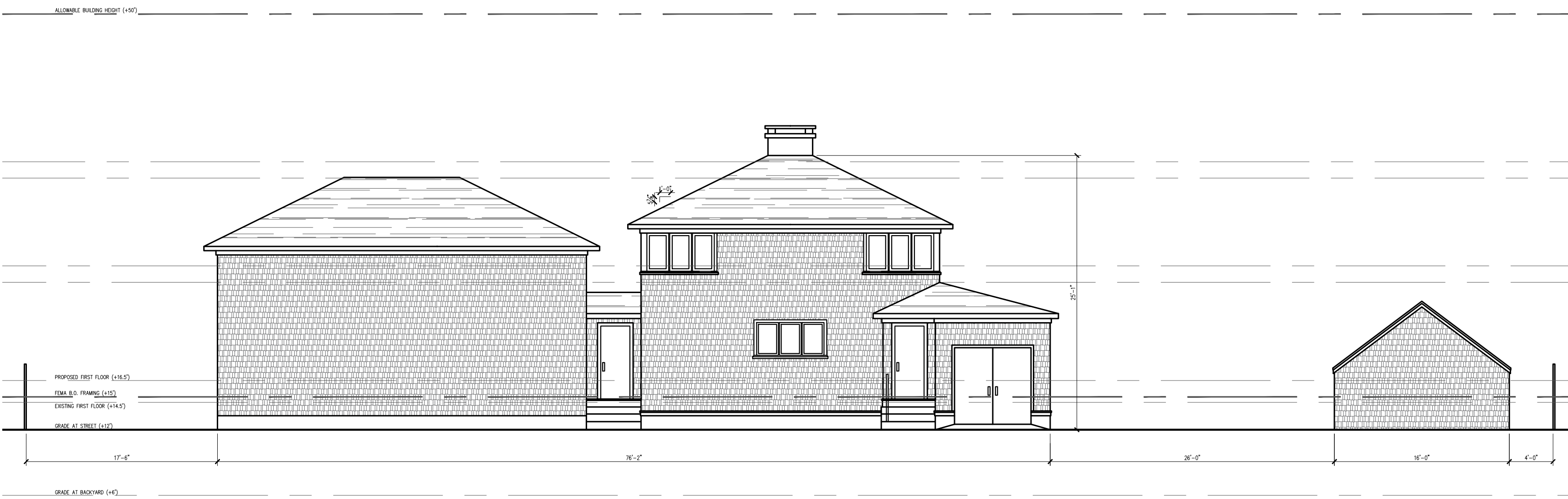
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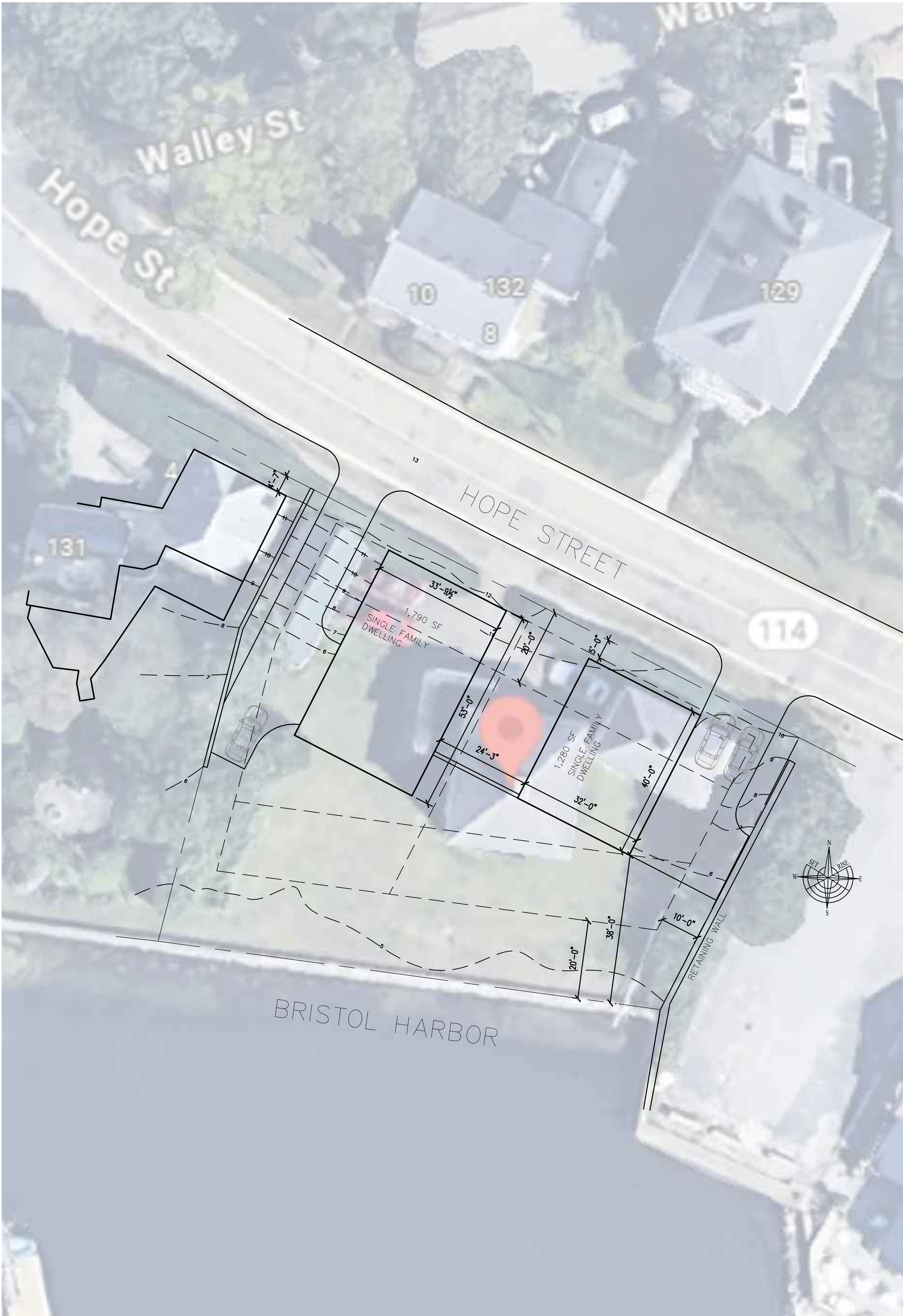
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PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING STREET ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"