

# 23-004



## Concept Review

### BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 82 Thames Street

2. Plat # 10 Lot # 45 Contributing \_\_\_\_\_ Non-Contributing \_\_\_\_\_

3. a. Applicant: Daniel Barnes

Mailing Address: 82 Thames Street, Bristol RI 02809

Phone: Day 203-671-5289 Evening 203-671-5289

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

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

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

4. a. Architect/Draftsman: Cliff Drawbridge

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

Phone: Day 401-835-4802 Evening \_\_\_\_\_

b. Contractor: Mike Martins

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

Phone: Day 401-855-2485 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: Addition of three shed-style dormers on second floor.

Removal & replacement of 18 windows with historically relevant six over six or eight over eight, as follows: north elevation (6), south elevation (6), east elevation (2), and west elevation (4).

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

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TOWN OF BRISTOL  
COMMUNITY DEV.

(Continued): Removal of all 'triple-track' storm windows.

Removal of the left-most window on the second floor, east elevation.

\_\_\_\_\_ Check here if  
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

Examples from a completed  
renovation on a similar style building  
at 24 Narragansett Street in  
Jamestown, RI

☒ Other (Identify) \_\_\_\_\_

Drawings: Maximum size accepted: 11" x 17"

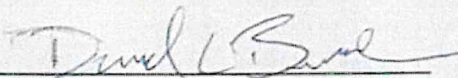
\_\_\_\_\_ Site Plan(s) (drawn to scale) \_\_\_\_\_ Floor plan(s) (drawn to scale)

\_\_\_\_\_ Exterior Elevations \_\_\_\_\_ Details

OTHER: \_\_\_\_\_ Renderings \_\_\_\_\_ Catalogue Cuts \_\_\_\_\_ Specifications

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

Daniel Barnes



Applicant's Name - Printed Applicant's Signature

Date: 1/16/23

Contact Person if other than Applicant:

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

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

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


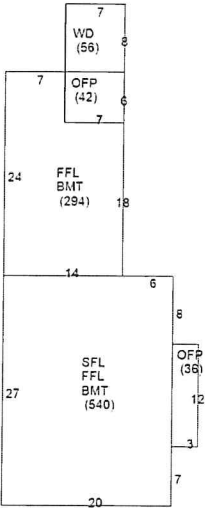
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).



# CAI Property Card

Town of Bristol, RI



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 82 THAMES ST <b>ACRES:</b> 0.0987 <b>PARCEL ID:</b> 10 45 <b>LAND USE CODE:</b> 01 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BARNES, DANIEL L <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 82 THAMES ST  <b>ZONING:</b> W <b>PATRIOT ACCOUNT #:</b> 564	<b>BUILDING STYLE:</b> Restored His <b>UNITS:</b> 1 <b>YEAR BUILT:</b> 1771 <b>FRAME:</b> Wood Frame <b>EXTERIOR WALL COVER:</b> Clapboard <b>ROOF STYLE:</b> Gambrel <b>ROOF COVER:</b> Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
<b>SALE DATE:</b> 10/28/2022 <b>BOOK &amp; PAGE:</b> 2193-124 <b>SALE PRICE:</b> 415,000 <b>SALE DESCRIPTION:</b> <b>SELLER:</b> MCKENNA-ZUFELT, JILL MARY	<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> 4 <b># OF BEDROOMS:</b> 2 <b># OF FULL BATHS:</b> 1 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 1 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 1 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 2342 <b>FINISHED BUILDING AREA:</b> 1374 <b>BASEMENT AREA:</b> 834 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> \$199,100 <b>YARD:</b> \$0 <b>BUILDING:</b> \$235,300 <b>TOTAL:</b> \$434,400	
SKETCH	PHOTO
	



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1/24/2023

Property Information - Bristol, RI

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# Concept Review, 82 Thames Street

## *Reason for Proposed Changes:*

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My goal is to improve the overall aesthetic of the home while also bringing historical uniformity to the exterior features. Many of the windows lack consistency and are very energy inefficient, and both the windows and storm windows across the home do not look to be original.

I've included (very) basic outlines of these changes below, as well as examples from a completed project at a similarly styled home in Jamestown, RI.

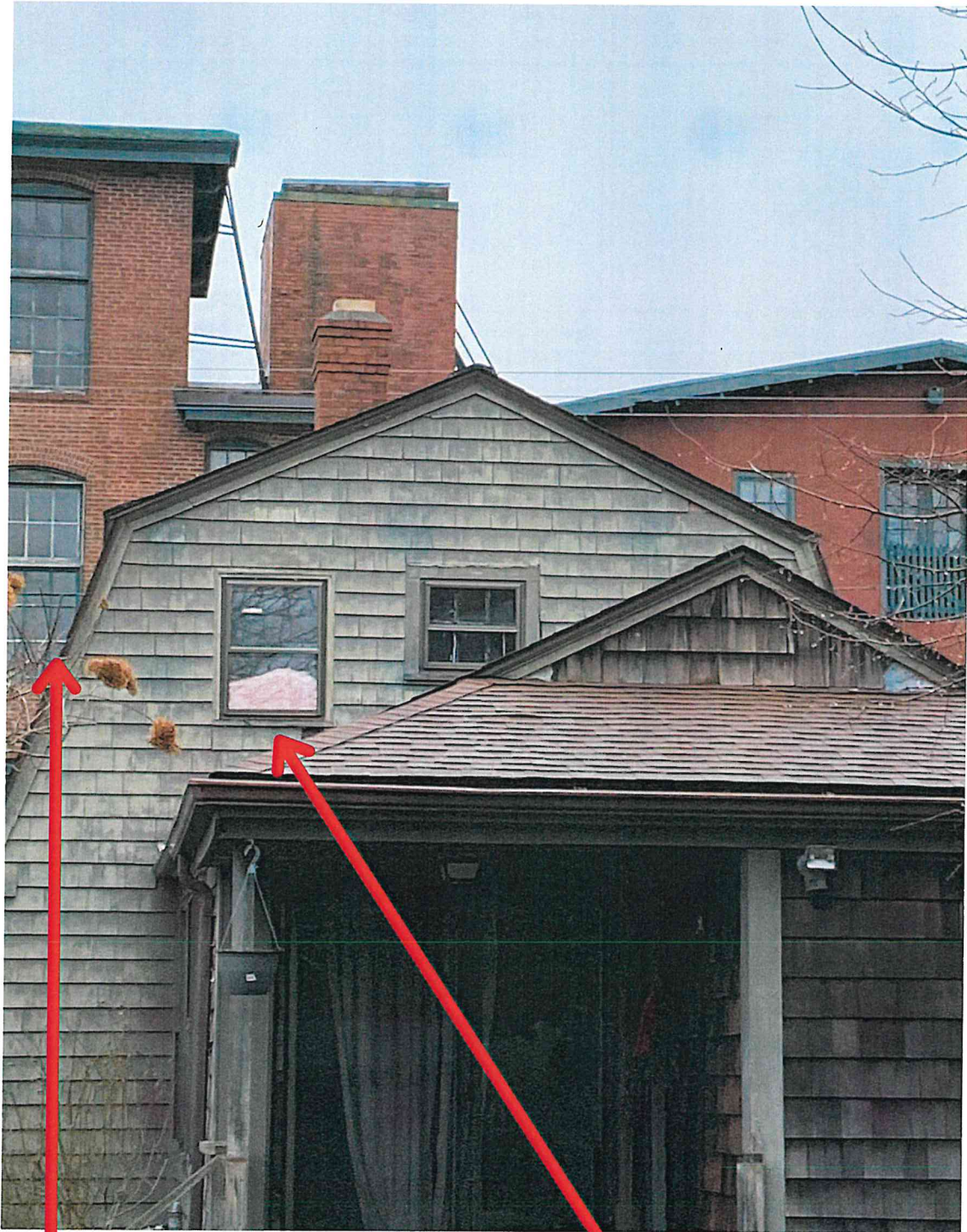
Local examples of the dormers can also be seen at 45 High Street & 75 Constitution Street, among others.





South elevation dormer will be located on the right rear of the gambrel roof and include two windows





South elevation dormer  
added here

Window to be removed &  
covered



# Dormer Locations & Examples



North elevation dormers will be centered between the first-floor windows. Each dormer will include one double-hung window





Example of south elevation dormer





Example of north elevation dormers. Each north elevation dormer at 82 Thames Street will include only one window

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