

23-003



BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 267 Thames Street

2. Plat # 9 Lot # 50 Contributing _____ Non-Contributing X

3. a. Applicant: TSL, LLC attn: Larry Goldstein

Mailing Address: 244 Gano Street, Providence, RI 02906

Phone: Day 401-453-0038 Evening 401-378-0499

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

Mailing Address: same

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Cordtsen Design Architecture

Address: 42 West Main Road Middletown RI, 02842

Phone: Day 401-619-4689 Evening _____

b. Contractor: tbd

Address: _____

Phone: Day _____ Evening _____

5. Work Category: X Replacing in-kind* *authorization required* _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

X Addition to Structure(s) _____ Total Demolition of Structure(s)

X Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Replace deteriorated windows with Marvin Clad Ultimate windows with muntins to match existing patterns. These windows are located on the first and 2nd floor. The windows are impact rated per building code. Replace and enlarge

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

2023 JAN 17 PM 1:41
TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): existing 42" high mechanical corral to be 6' tall and designed to match existing
clapboard cladding on building. Sound proofing to be added on the mechanical side of
screen. Existing dumpster enclosure to have materials replaced in kind. Check here if
Previously approved dumpster enclosure to be installed per plan.
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) _____

Larry Goldstern - TSL 
Applicant's Name - Printed Applicant's Signature

Date: 1/08/2023

Contact Person if other than Applicant:

Name (Printed): Jared Weaver (Architect)

Phone: Day 401-480-2939 Evening same

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
LOCATION: 267 THAMES ST ACRES: 1.71 PARCEL ID: 9 50 LAND USE CODE: 06 CONDO COMPLEX: OWNER: TSL LLC CO - OWNER: MAILING ADDRESS: 244 GANO ST ZONING: W PATRIOT ACCOUNT #: 467	BUILDING STYLE: Mixed Use UNITS: 329 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/9/2015 BOOK & PAGE: 1816-343 SALE PRICE: 7,482,000 SALE DESCRIPTION: Multiple Lot SELLER: MILES AVE. PROPERTY CO, LLC	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 371 # OF BEDROOMS: 329 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 75443 FINISHED BUILDING AREA: 56928 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 7	
ASSESSED VALUES	
LAND: \$2,250,300 YARD: \$6,000 BUILDING: \$5,508,000 TOTAL: \$7,764,300	
SKETCH	PHOTO
<p>The sketch shows a rectangular lot with dimensions 26 on the left and right sides, and 20 on the bottom side. The lot is divided into several sections with zoning codes and areas:</p> <ul style="list-style-type: none"> Top-left section: 5 units wide, 5 units high, containing 'WD SFL (170)' with an area of 34. Top-right section: 5 units wide, 5 units high, containing 'TSQ SFL FFL (520)' with an area of 26. Middle-left section: 16 units wide, 16 units high, containing 'HST SFL (544)' with an area of 16. Middle-right section: 16 units wide, 16 units high, containing 'TSQ SFL FFL (520)' with an area of 26. Bottom-left section: 16 units wide, 16 units high, containing 'TSQ SFL FFL (520)' with an area of 26. 	



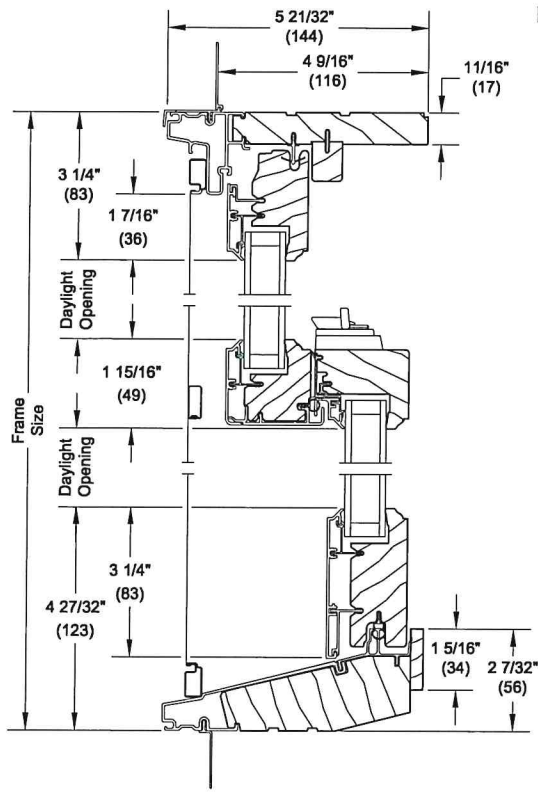
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Clad Ultimate Double Hung - Next Generation 2.0

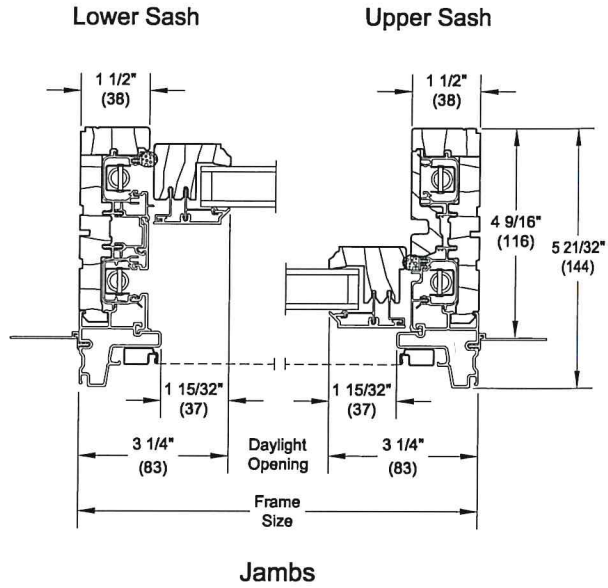
Section Details: Operating

Scale: 3" = 1' 0"

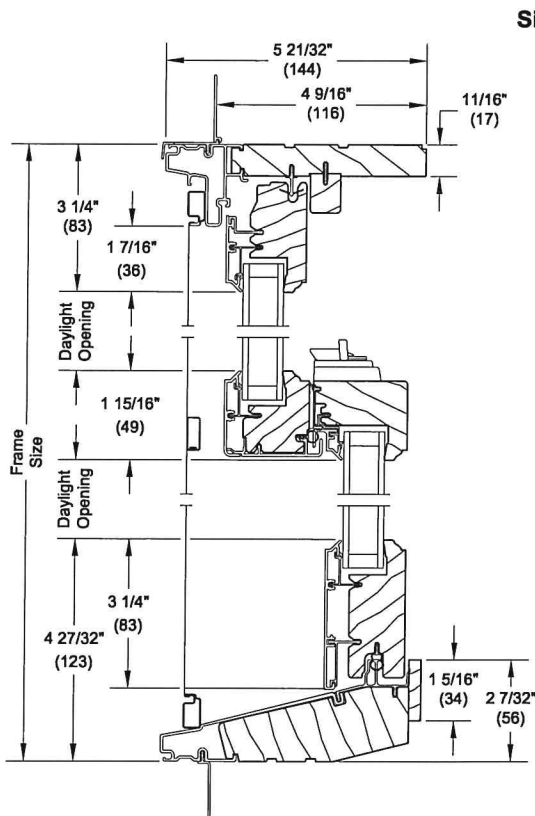


Head Jamb and Sill

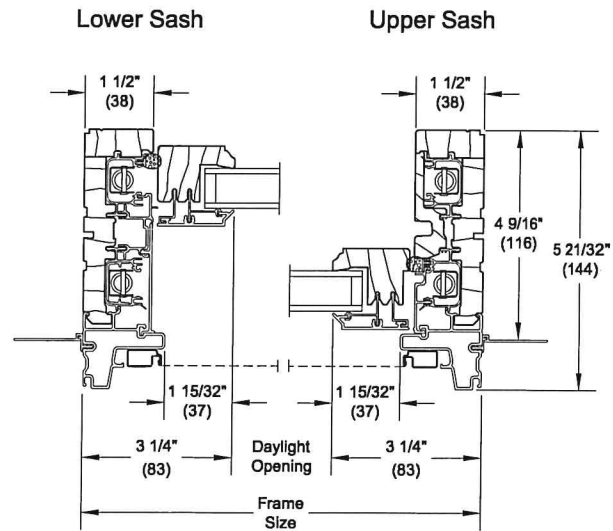
Double Hung



Jambs

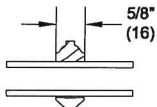


Single Hung

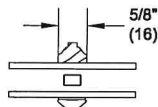


Jambs

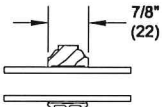
Lite Options



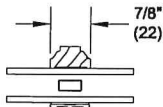
5/8" SDL



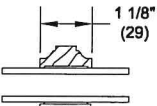
5/8" SDL
W/Spacer



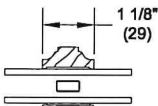
7/8" SDL



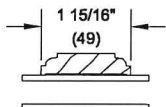
7/8" SDL
W/Spacer Bar ✓



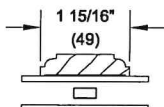
1 1/8" SDL



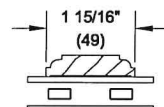
1 1/8" SDL
W/Spacer Bar



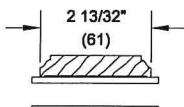
1 15/16" SDL



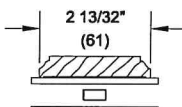
1 15/16" SDL
W/One Spacer Bar



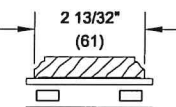
1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL
W/One Spacer Bar



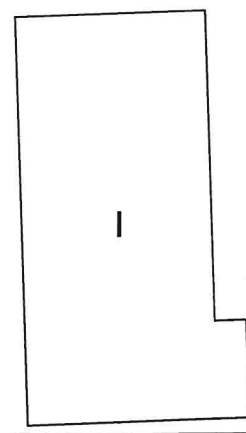
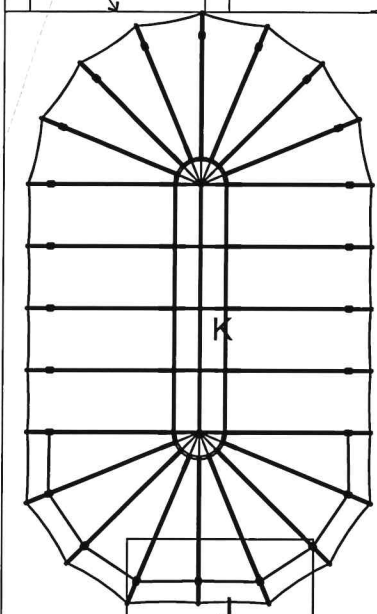
2 13/32" SDL
W/Two Spacer Bars

NARRAGANSETT BAY

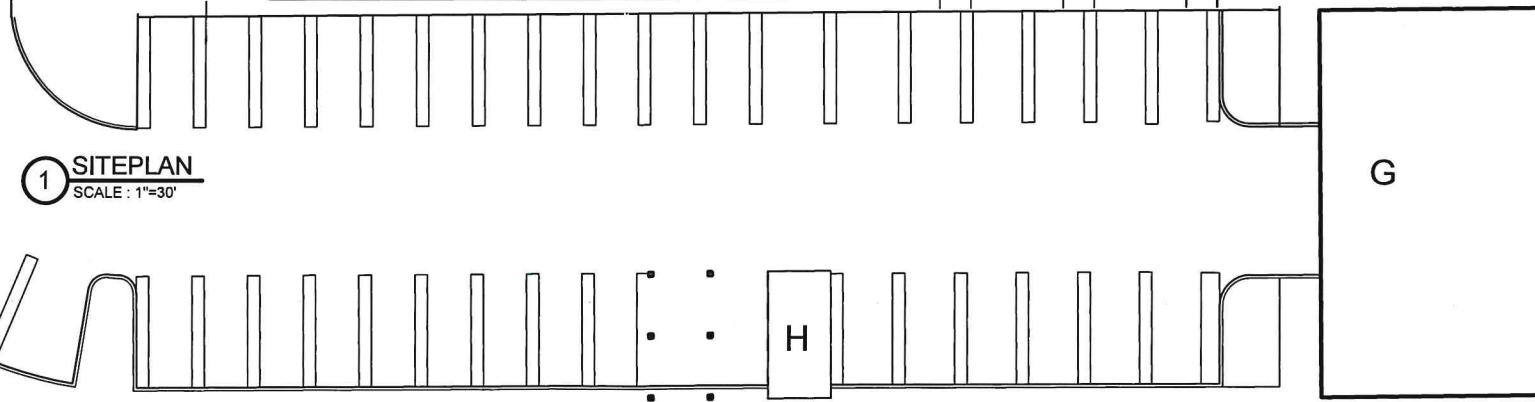
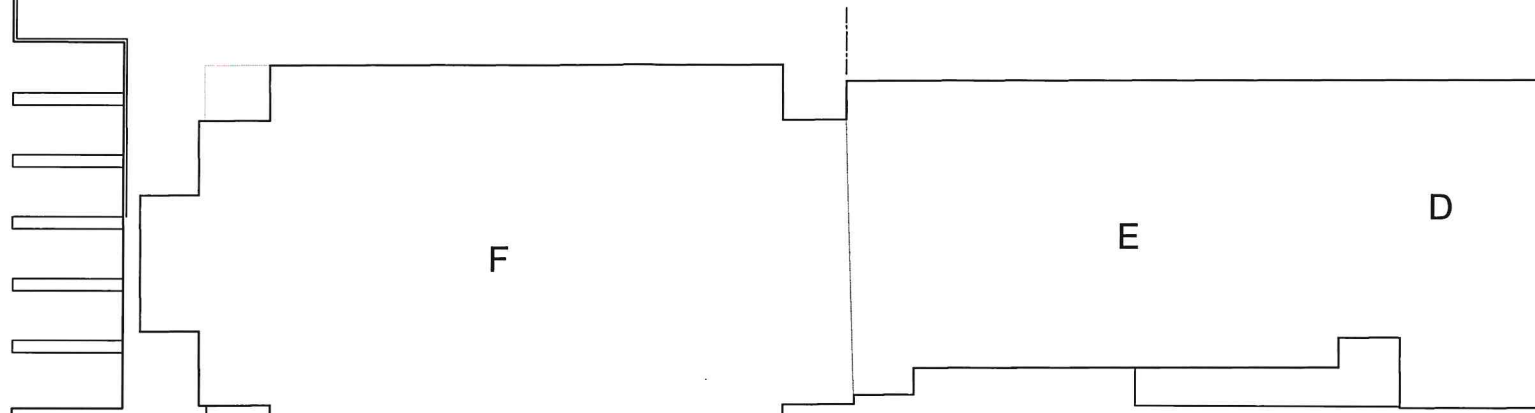
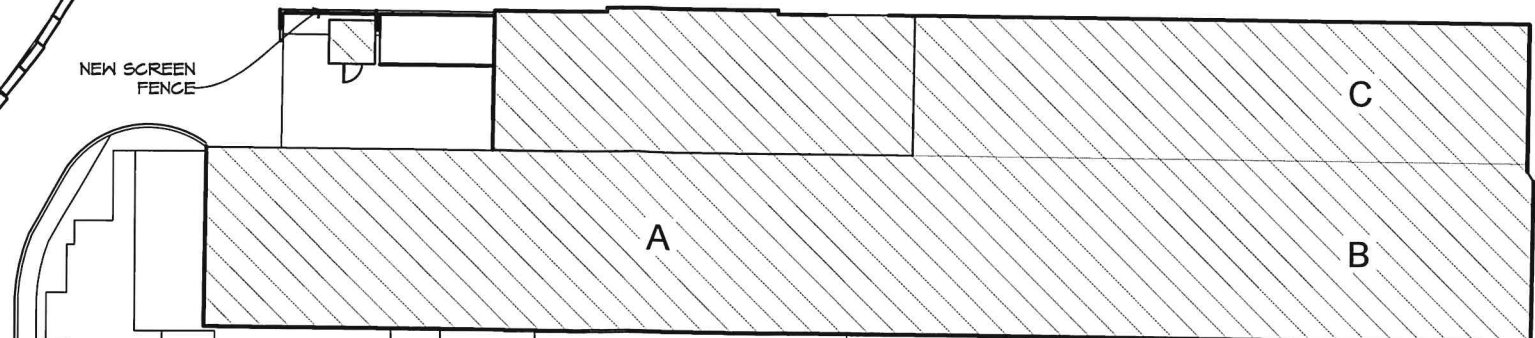
APPROX. ASSUMED COASTAL FEATURE

NEW SCREEN FENCE

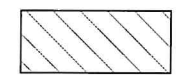
Thames Street



1 SITEPLAN
SCALE: 1"=30'



AREA OF INTEREST



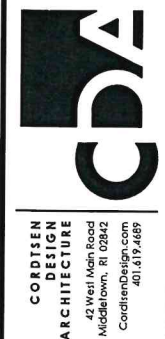
BRISTOL ZONING:

ZONING DISTRICT: (W) WATERFRONT
ZONING USE: MIXED USE

MINIMUM LOT AREA/RU (s.f), ALLOWED: 2,000 SF
MINIMUM LOT AREA/RU (s.f), EXISTING: 1,401 SF
MINIMUM LOT AREA/RU (s.f), PROPOSED: 1,182 SF

BUILDING LEGEND:

- A Existing-James DeWolf Warehouse
- B Existing-Byron Diman's Counting House
- C Existing-William Taylor's Store
- D Existing-New-Bank of Bristol
- E Existing Bank of Bristol Addition
- F Existing Former Coal and Lumber Building
- G Existing Arch Building
- H Bike/Retail/Office
- I Existing-Wholesale Seafood
- J Existing Office Building
- K Boardwalk/Wedding Deck Office Building



HDC SUBMISSION

REVISIONS:

DESCRIPTION: SITE PLAN

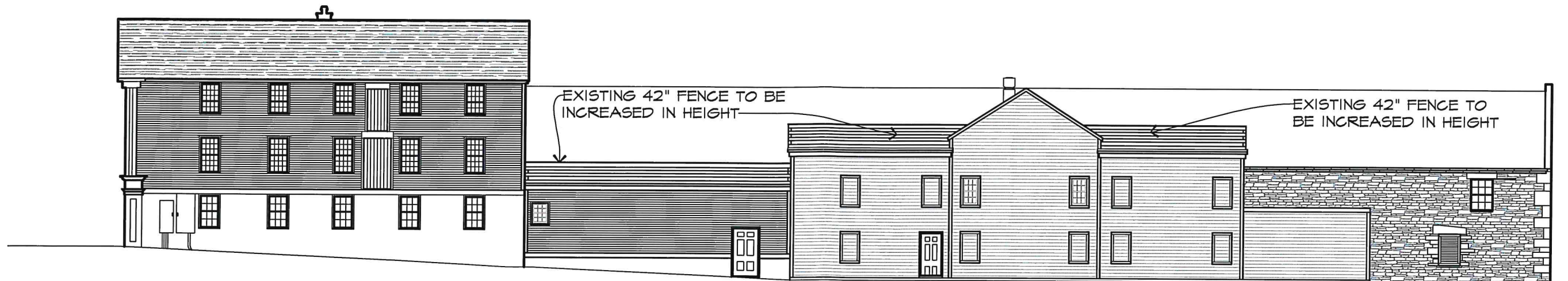
SCALE: As Noted

DATE: JANUARY 5TH, 2023

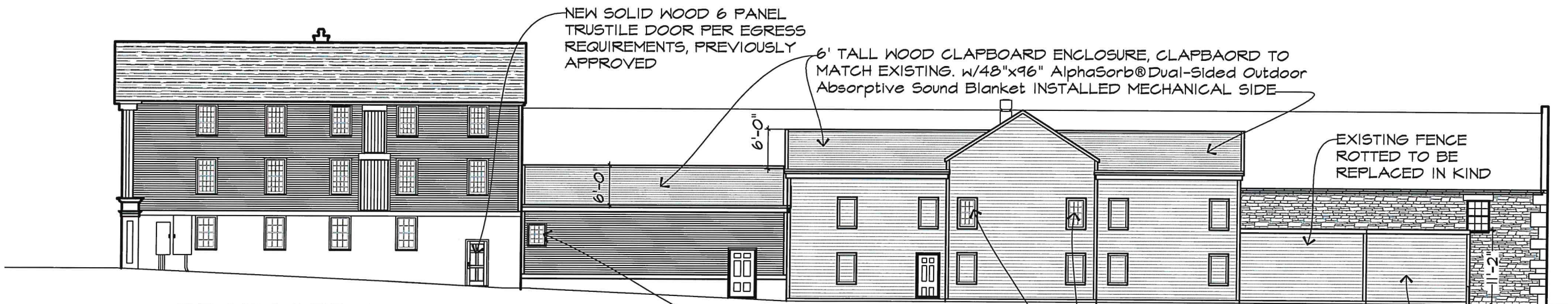
BRISTOL HARBOR HOTEL
267 Thames Street
Bristol, Rhode Island

A0.1

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1 **EXISTING NORTH ELEVATION**
SCALE: 1/16" = 1'-0"



2 **PROPOSED NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

NOTE:
EXECUTE PREVIOUS APPROVAL TO REPLACE ALL SECOND, THIRD, AND ATTIC WINDOWS WITH NEW MARVIN CLAD ULTIMATE IMPACT GLAZED WINDOWS TO MATCH EXISTING DIMENSIONS AND MUNTIN PATTERN.

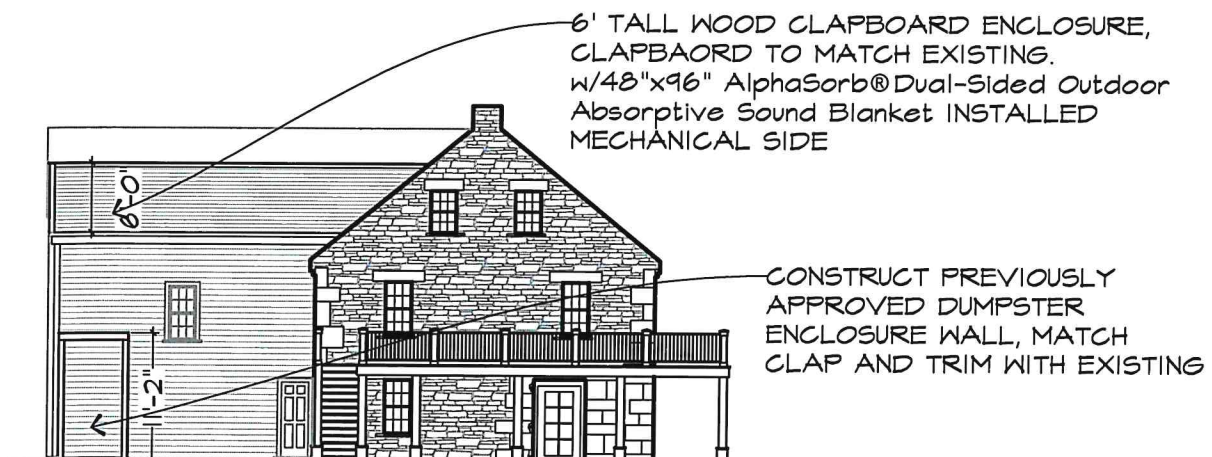
REPLACE W/ NEW MARVIN CLAD ULTIMATE IMPACT GLAZED WINDOWS TO MATCH EXIST'G MUNTIN PATTERN

CONSTRUCT PREVIOUSLY APPROVED DUMPSTER ENCLOSURE WALL, MATCH CLAP AND TRIM WITH EXISTING

NOTE:
EXECUTE PREVIOUS APPROVAL TO REPLACE ALL SECOND, THIRD, AND ATTIC WINDOWS WITH NEW MARVIN CLAD ULTIMATE IMPACT GLAZED WINDOWS TO MATCH EXISTING DIMENSIONS AND MUNTIN PATTERN.

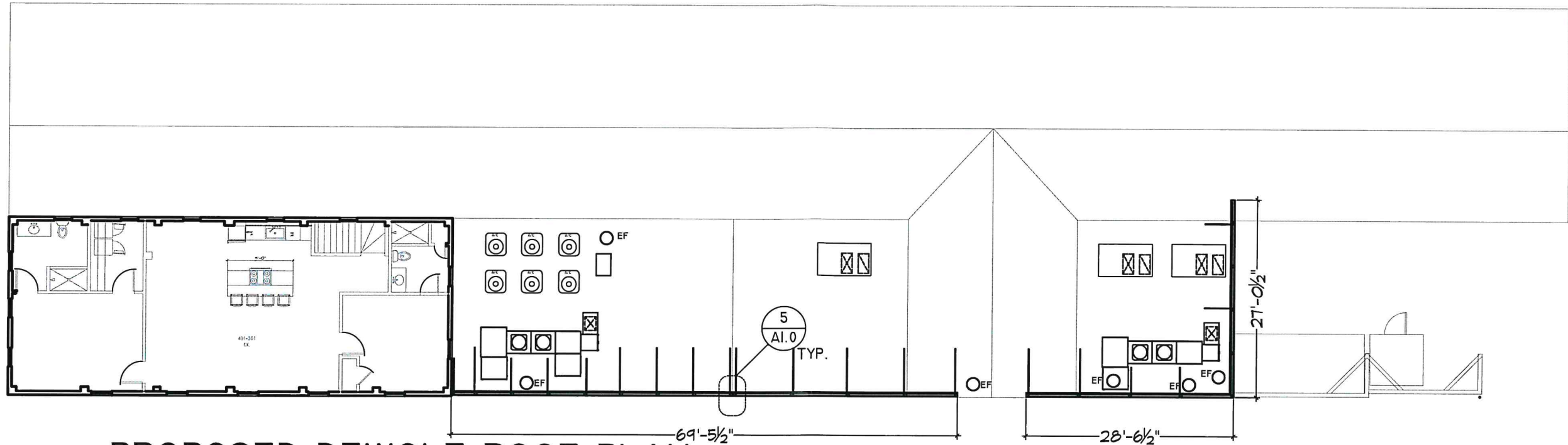


3 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"

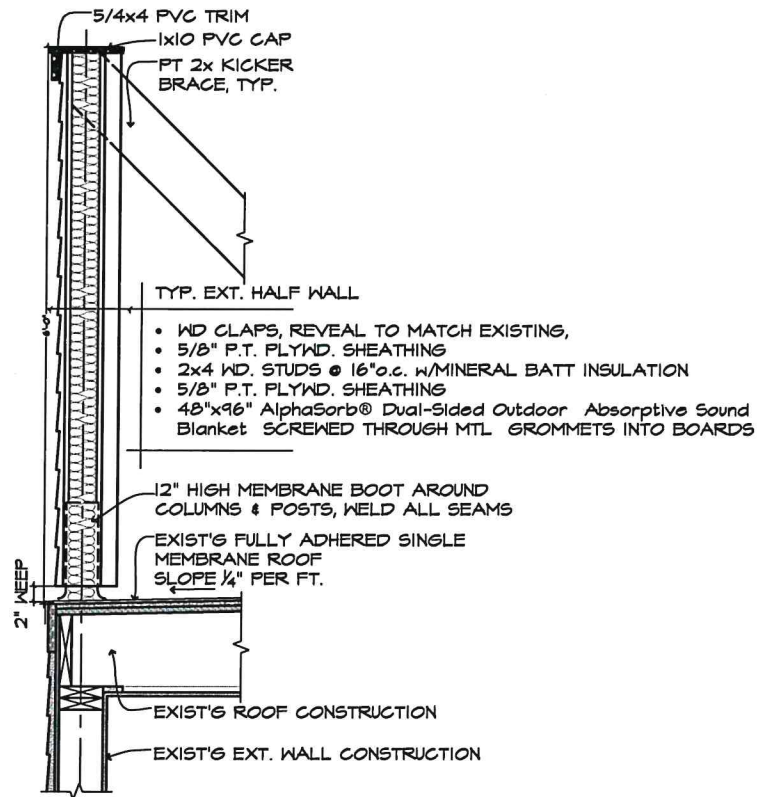


4 **PROPOSED WEST ELEVATION**
SCALE: 1/16" = 1'-0"

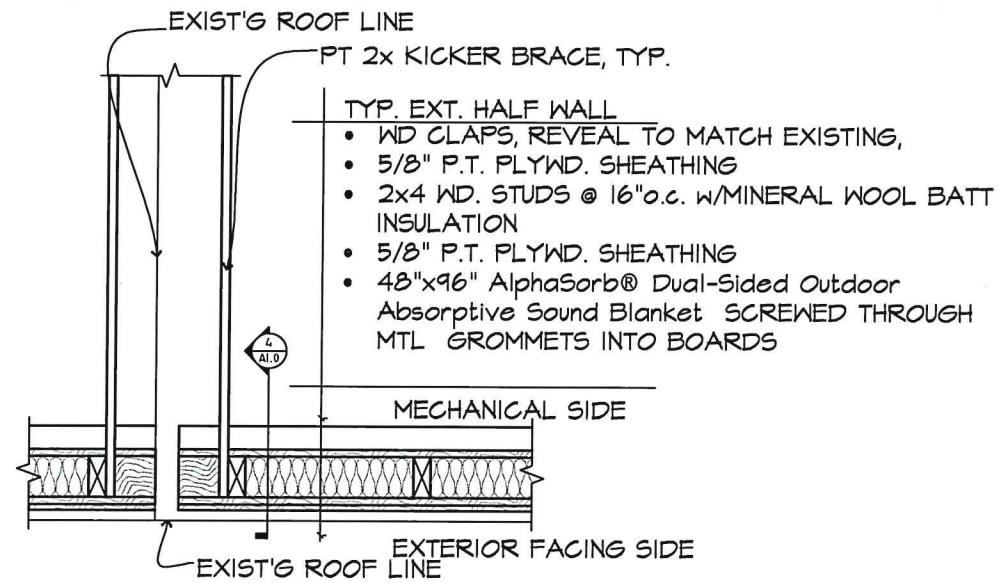
CONSTRUCT PREVIOUSLY APPROVED DUMPSTER ENCLOSURE WALL, MATCH CLAP AND TRIM WITH EXISTING



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



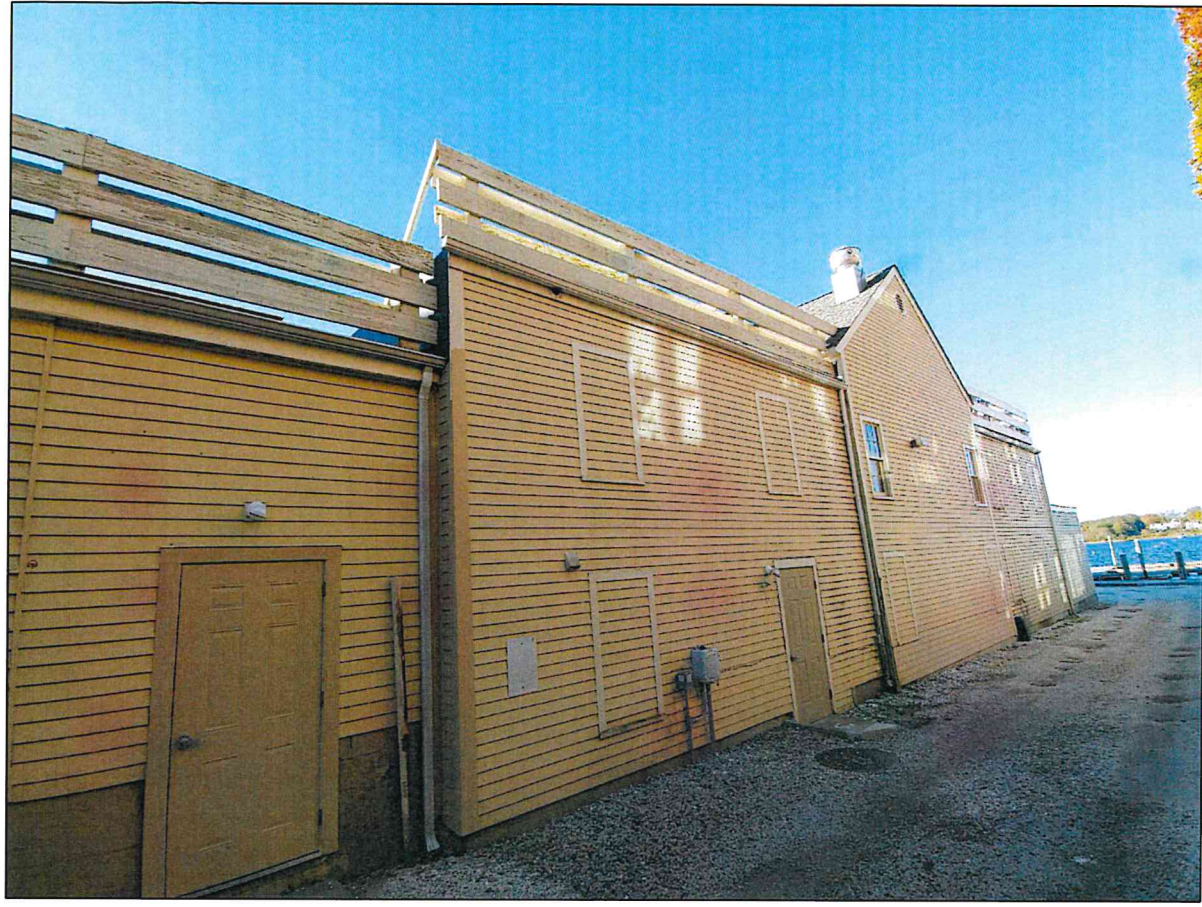
2 ROOF EDGE DETAIL
SCALE: 1/2" = 1'-0"



3 ROOF EDGE PLAN DETAIL
SCALE: 3/4" = 1'-0"

DESCRIPTION:	PLAN AND DETAILS
SCALE:	As Noted
DATE:	JANUARY 5TH, 2023

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A2.0

BRISTOL HARBOR HOTEL
 267 Thames Street
 Bristol, Rhode Island

DESCRIPTION:

PLAN AND DETAILS

SCALE: As Noted

DATE: JANUARY 5TH, 2023

REVISIONS:

HDC SUBMISSION

CDA
 CORTISEN
 DESIGN
 ARCHITECTURE

 42 West Main Road
 Middletown, RI 02842
 CortisenDesign.com
 401.619.4889