



Town of Bristol, Rhode Island

Historic District Commission

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

DRAFT

HDC Site Visit May 1, 2026

Minutes

8 Constitution St, Bristol, RI 02809

Meeting Brought to Order 9:00 AM

Members Attending:

Oryann Lima, Chair
John Allen, Vice-Chair
Susan Church, Member
Robert Page, 1st Alternate, Voting as Member
Robert Camara, 2nd Alternate, voting as Member

Attending:

Al Rego, Attorney for Applicant
David Marks, Bristol Town Solicitor
Andrew Teitz, Bristol Town Solicitor
Peter Dyer, Applicant and Contractor
Bob Holt, Neighbor
Robin Allister, Neighbor
Brian Clark, Resident

Meeting Brought to Order 9:00 AM at 8 Constitution St, Bristol, RI

Application 26-26 – Matter on the agenda is a door on the south elevation for garage. Project monitor assigned is Christopher Ponder, no in attendance

Commissioners in attendance reviewed the property line. Garage is within one to two feet of the south lot line. The sliding door being applied for was installed on back of garage, and was not in previously approved plan set or presentation shown to HDC. A fee will be charged for work without a certificate of appropriateness.

Applicant stated that door was added for light in garage building, which will be used for a weight room.

Applicant installed door without returning to HDC for approval. However, a similar door was approved for rear of home under a previous application.

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As is standard procedure, commissioners approached the door as if it had not been installed and this was a new application.

Vice Chair Allen did not feel door is appropriate for the garage and would not vote to approve, feels that there should be a window.

Member Page agreed with Vice-Chair Allen.

Member Church stated that she did not like the door, but noted its lesser importance because it was on the rear of the garage.

Member Camara did not find the door to be appropriate and would not approve.

Chair Lima did not feel the door would be appropriate.

Public Comment ensued after discussion.

Bob Holt, neighbor, noted he owned two houses next door. He stated he does not like the entire project.

Robin Allister, of 5 Thames St, stated that they were not in favor of the door. Ms. Allister also objected to the presence of Brian Clark, who sits on the Bristol Planning Board, at the site visit as a resident. Ms. Allister also stated that the HDC should be considering the building code in its decision, which she stated this door did not meet due to proximity to the property line.

At this point, Solicitor Teitz noted that while Mr. Clark was on the Planning Board, that board had no jurisdiction over the site and was in attendance as a member of the Public. There is no conflict in this regard.

A motion was Made by Robert Page:
Seconded by Vice-Chair Allen

To Deny installation of door as it is not fitting for the historic district as constructed.

Secretary of Interior Standards #9 and #10

Members noted that while similar doors are more appropriate for a modern addition, it is not for an existing garage.

Member Church was amenable to the door as it was not visible to the street, and had lost its historic character.

Member Page noted that the door is visible from the waterfront, which is considered the same as street frontage for HDC purposes, and neighbor's property.

 DRAFT

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A vote was taken after this discussion

Voting in Favor of Denial: Lima, Allen, Church, Page, Camara

Voting in Opposition to Denial: None

Motion passes Unanimously.

Meeting Adjourned at 9:20 AM.

 DRAFT



DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

Bristol Historic District Commission
Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
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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
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
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Description of proposed work:
Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Marshall
 Applicant's Digital Signature
 Date: March 5, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 8 CONSTITUTION ST ACRES: 0.0615 PARCEL ID: 011-0020-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JM BRISTOL LLC CO - OWNER: C/O DARROW EVERETT LLP MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL ZONING: R-6 PATRIOT ACCOUNT #: 648	BUILDING STYLE: Cottage UNITS: 1 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 7/25/2024 BOOK & PAGE: 2251-227 SALE PRICE: 300,000 SALE DESCRIPTION: Private Sale SELLER: HALSEY PROPERTIES, LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1856 FINISHED BUILDING AREA: 883 BASEMENT AREA: 611 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$231,000 YARD: \$3,000 BUILDING: \$133,400 TOTAL: \$367,400	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

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

3/20/2026

Property Information - Bristol, RI

103

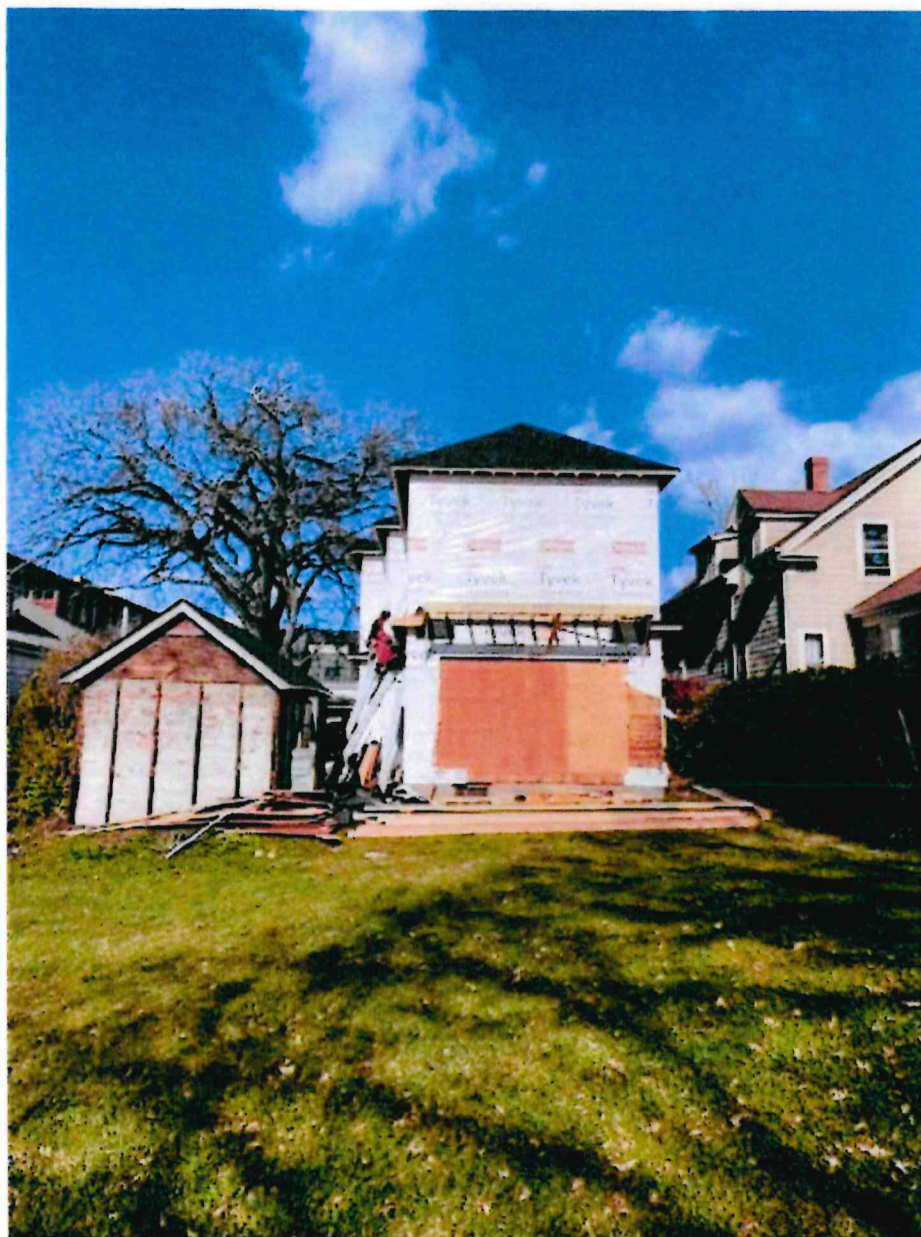
Page 1 of 1



Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0045
 Drawn By: BM
 Checked By: X
 Issue Date: 3-11-25

Drawing Index:
 Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations
 6. Framing Plans
 7. Cross Section & Details

Revising No.	Date	Description
1	3-11-25	

Drawing Title:

Proposed
Floor Plans

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

Drawing Number

4 of 7

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0" TCLDH2850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" TCLDH2834 E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" TCLDH2634 E Series Double-Hung
W4	6	3'-0" x 5'-0" TCLDH3050 E Series Double-Hung
W5	2	1'-10 1/2" x 5'-0" TCLDH2834 E Series Double-Hung
W6	1	1'-10 1/2" x 5'-0" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" TCLDH2846 E Series Double-Hung
W8	2	32"x60" EXIST.

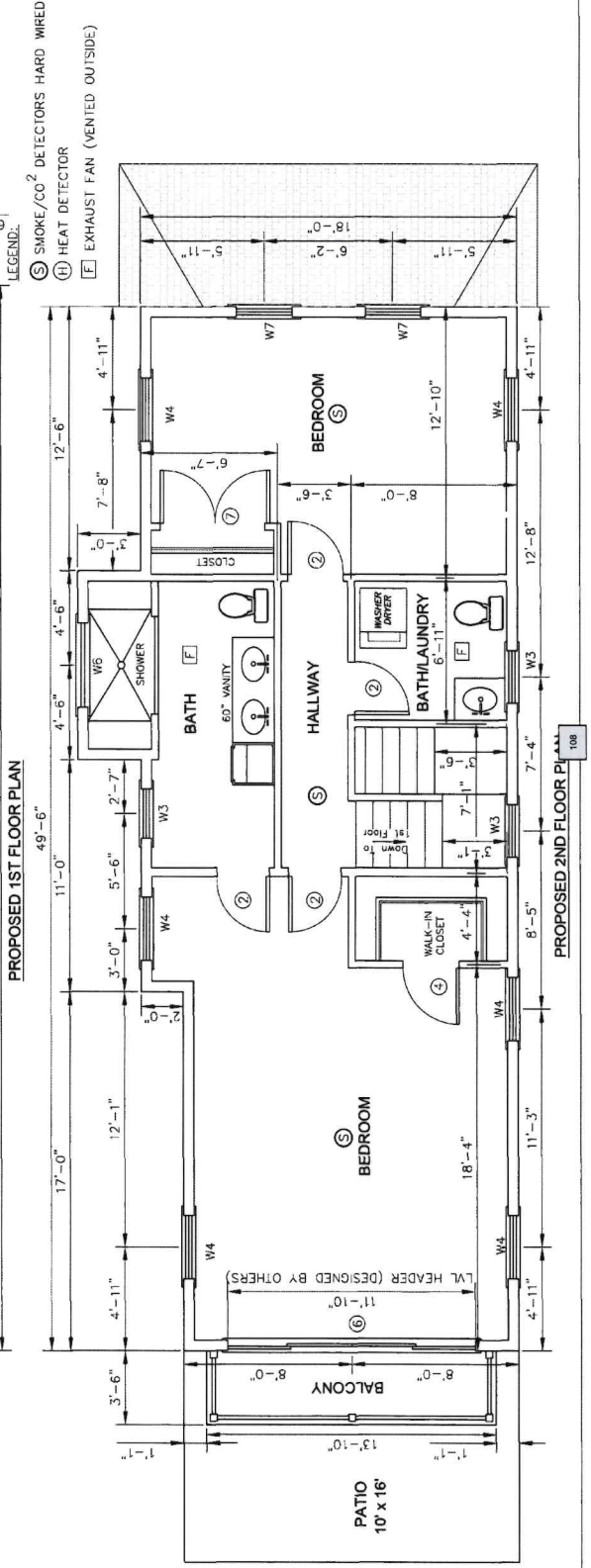
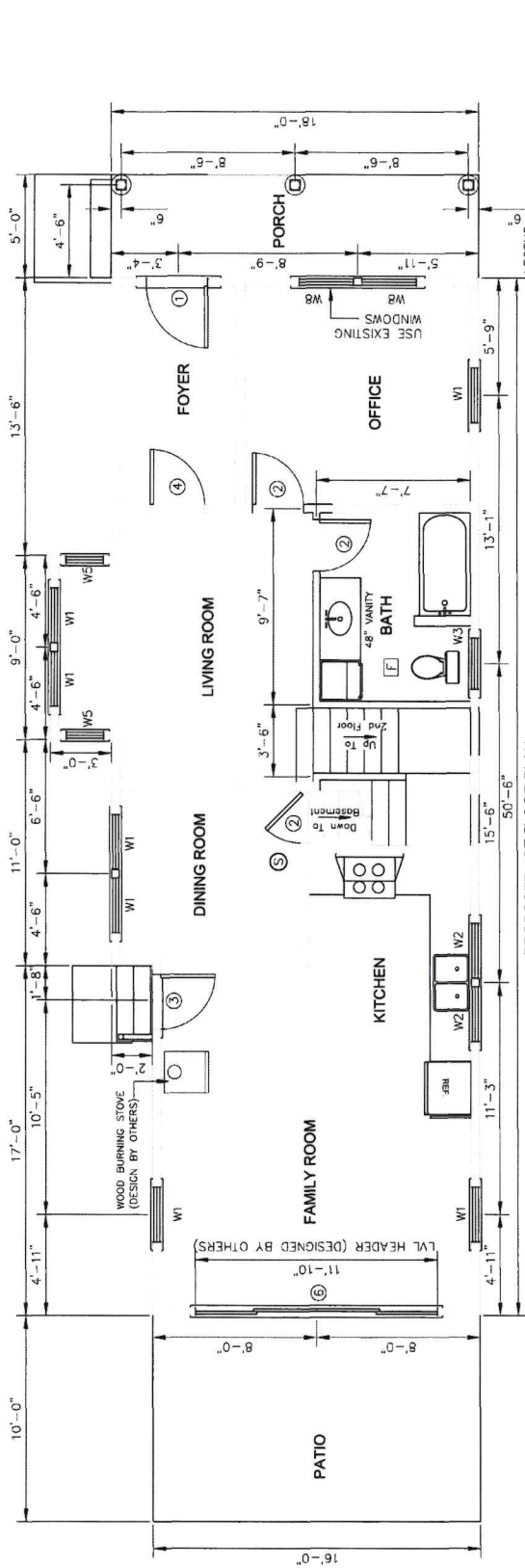
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING TYPE
①	2	3'-0" x 6'-8" EXTERIOR DOOR
②	1	2'-8 1/2" x 6'-10 1/2" 2'-6" x 6'-8" INTERIOR
③	1	2'-10 1/2" x 6'-10 1/2" 2'-8" x 6'-8" EXTERIOR DOOR
④	2	2'-10 1/2" x 6'-10 1/2" 2'-8" x 6'-8" INTERIOR
⑤	1	36" x 66" INTERIOR BARN-DOOR
⑥	2	11'-10" x 6'-10 1/2" 11'-9" x 6'-8" SLIDING DOOR
⑦	1	5'-2 1/2" x 6'-10 1/2" 5'-0" x 6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00468
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-26

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revising No.	Date	Description

Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 7



GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6% (7% FOR ALL CONCRETE EXPOSED TO WEATHER). USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS - 3 INCHES
FOUNDATION WALLS - 2 INCHES
3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 90% FLOOR SLAB DENSITY. MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
8. ALL MORTAR SHALL BE TYPE M OR S.
9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ANY APPLICABLE STATE, COUNTY, AND FEDERAL BUILDING AND SAFETY CODES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.
14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.
18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.
19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.
20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.
21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.
22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.
25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES DIVISION OF ANY PLANNED DAMAGE PREVENTION SYSTEM (DPS SAFE) AT 1-800-225-4977.

SM

Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0040
Drawn By: SM
Checked By: X
Issue Date: 3-11-05

Drawing Index:

- Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revising No.	Date	Description

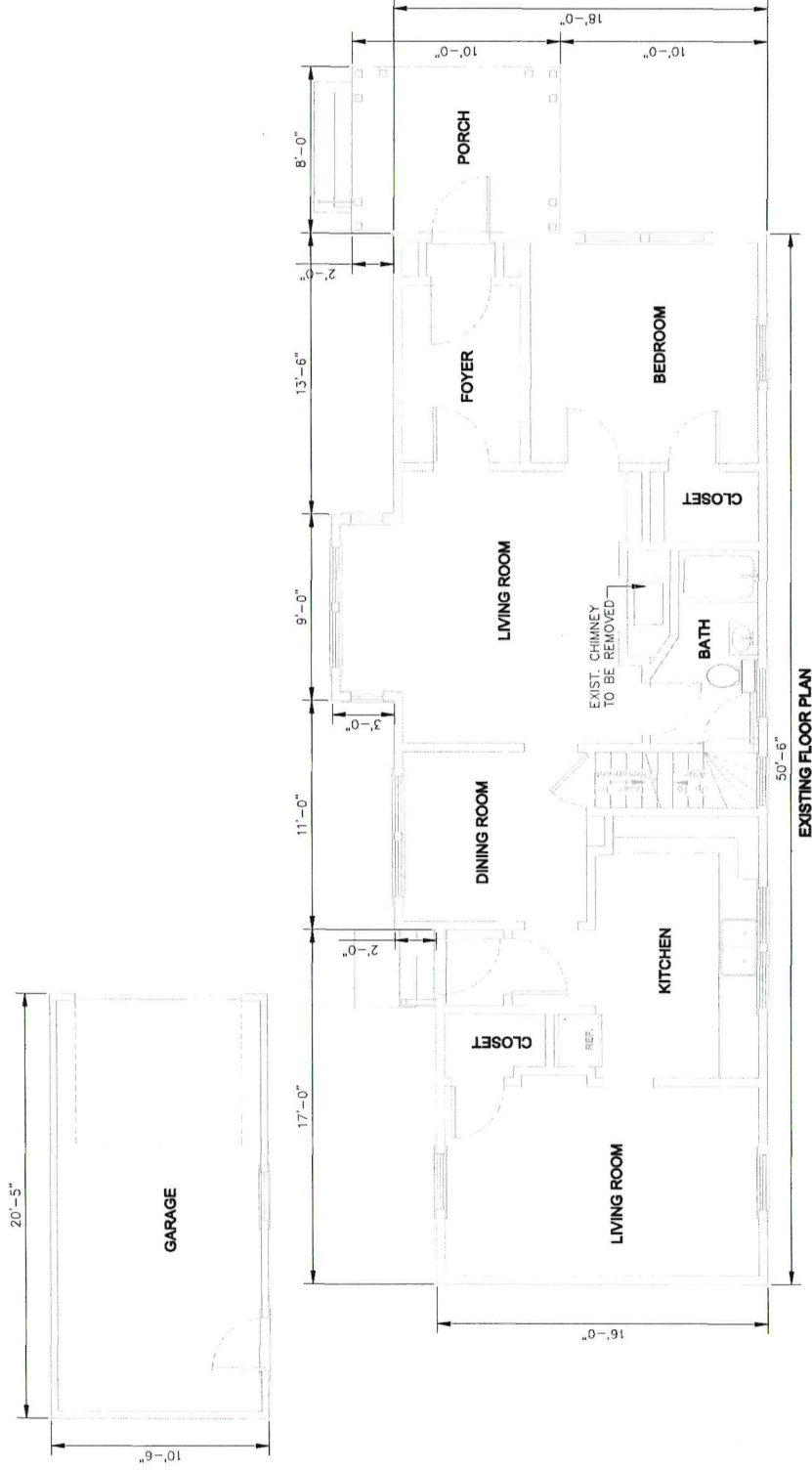
Drawing Title:

Existing Floor Plan

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

Drawing Number

2 of 7



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 00466
Drawn By: SM
Checked By: X
Issue Date: 3-11-05

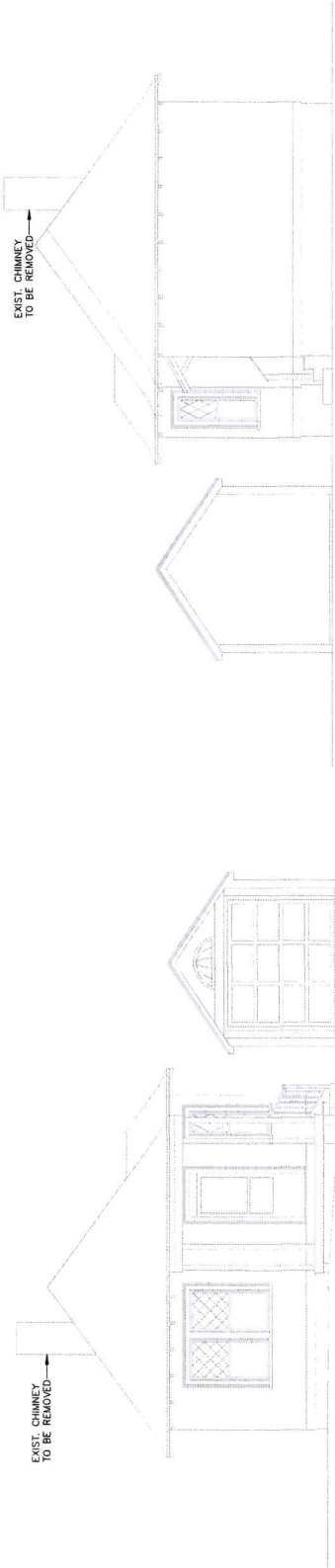
Drawing Index:
Sheet No. Description
1. Cover Sheet
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5. Proposed Elevations
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7. Cross Section & Details

Revisions	No.	Date	Description

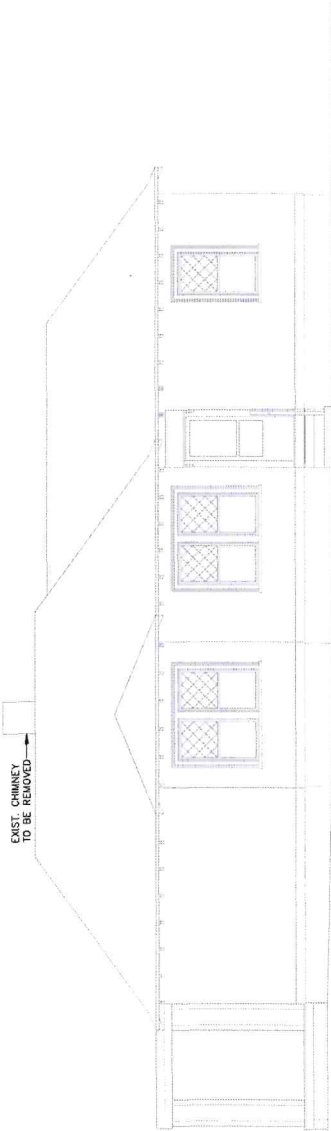
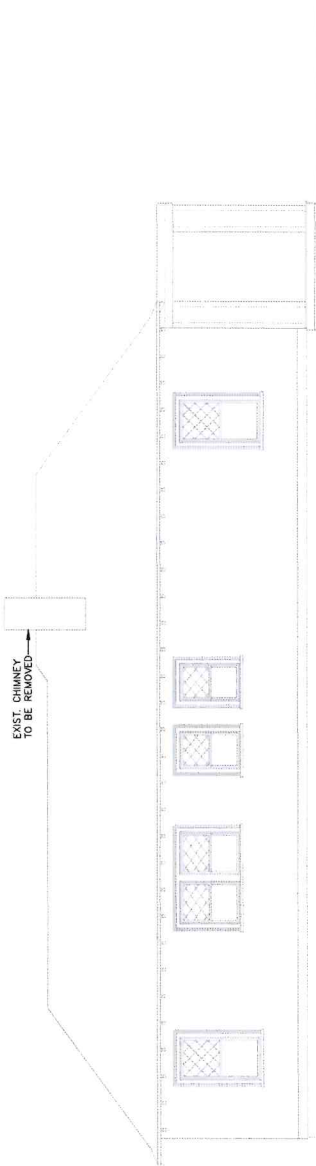
Drawing Title:
Existing Elevations

Scale: 3/16" = 1'-0"

Drawing Number



EXISTING REAR ELEVATION



**Drafting/Design
Riverside, R.I.
Smed54@msn.com**

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

Revisions No	Date	Description

Drinking Time

Proposed Floor Plans

Scale 1/4" = 1'-0"

Procedural Number

4 of 7

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET			
NO.	QTY.	ROUGH OPENING	DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0 1/2"	TCLD12850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2"	TCLD12834 E Series Double-Hung
W3	4	2'-8 1/2" x 3'-4 1/2"	TCLD12834 E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2"	TCLD13050 E Series Double-Hung
W5	2	1'-10 1/2" x 5'-0 1/2"	TCLD12834 E Series Double-Hung
W6	1	4'-0 1/2" x 0'-0"	A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2"	TCLD12846 E Series Double-Hung
W8	2	32"x60"	EXIST. Use the 2 best exist. windows

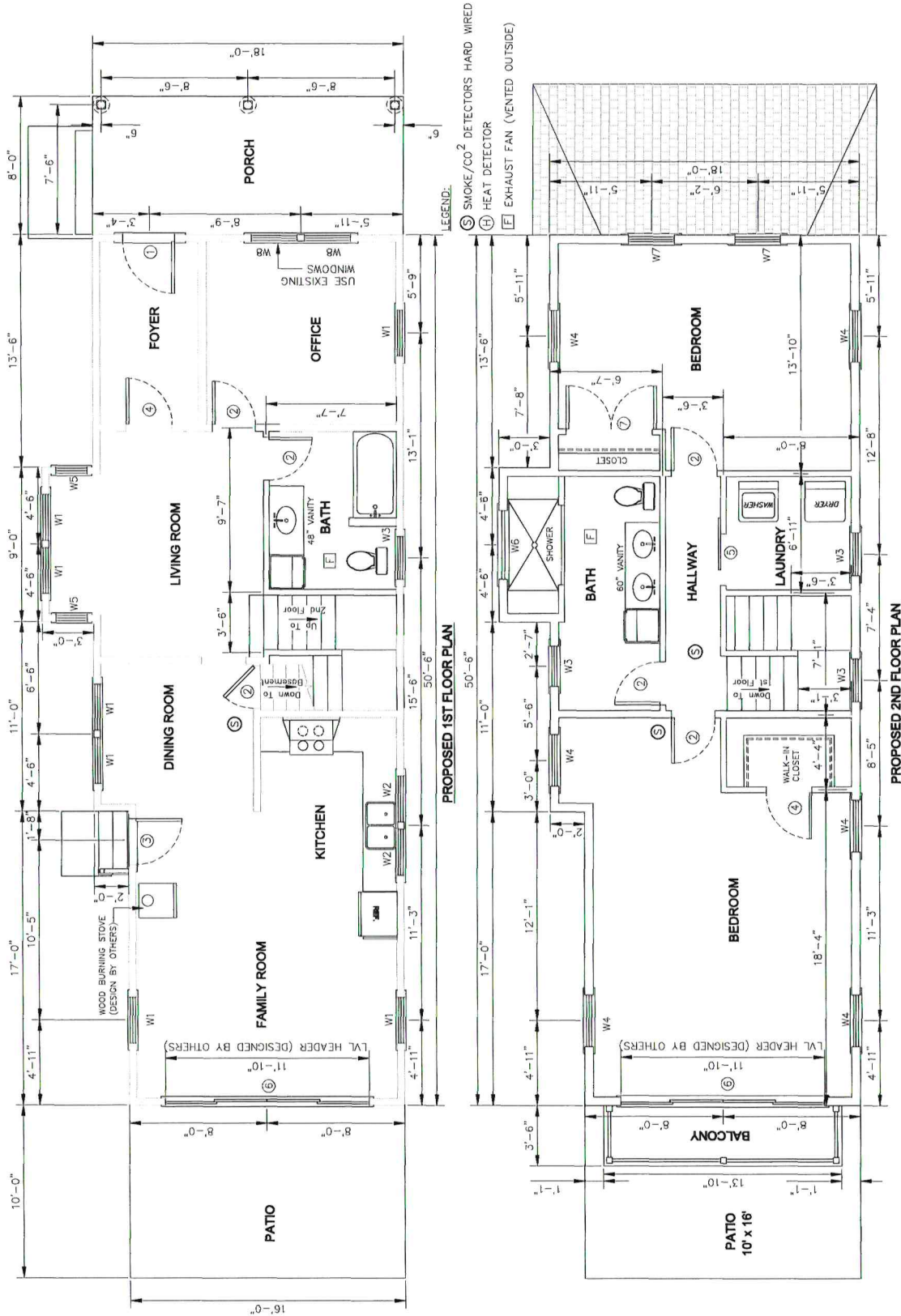
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
①	3	3'-0" x 6'-8" EXTERIOR DOOR
②	1	3'-2 1/2" x 6'-10 1/2"
③	2	2'-8 1/2" x 6'-10 1/2" EXTERIOR
④	1	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
⑤	2	2'-10 1/2" x 6'-10 1/2" EXTERIOR
⑥	1	36" x 96" EXTERIOR BARN DOOR
⑦	2	11'-10" x 6'-10 1/2" SLIDING DOOR
⑧	1	2'-11" x 6'-10 1/2" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00466
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions	Date	Description

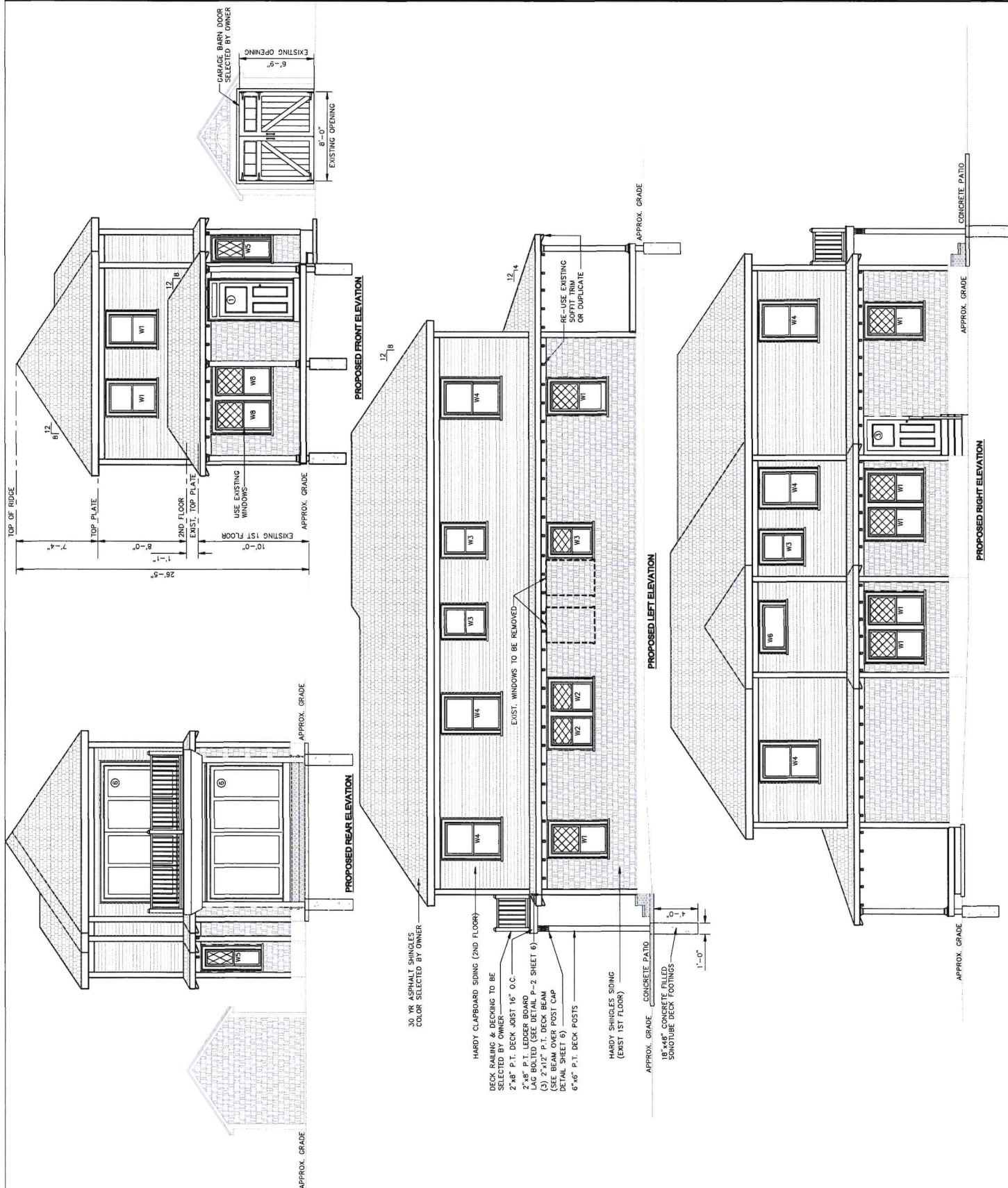
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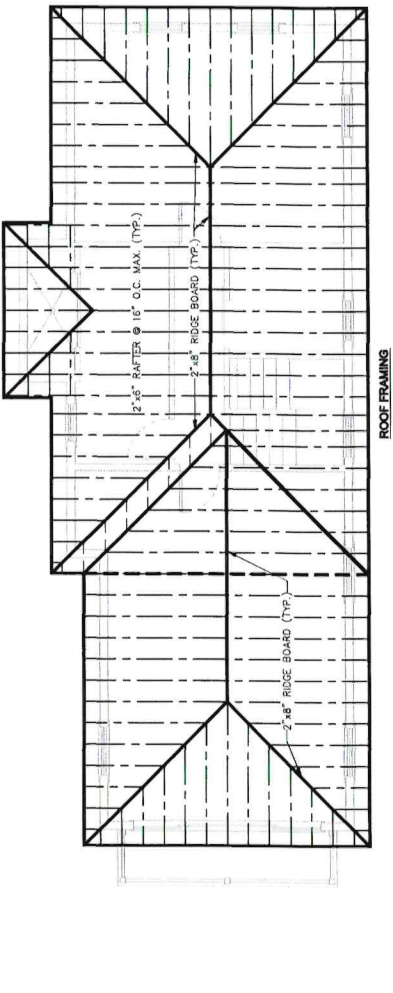
Existing Elevations

8cm x 3 1/8" = 1' 5"

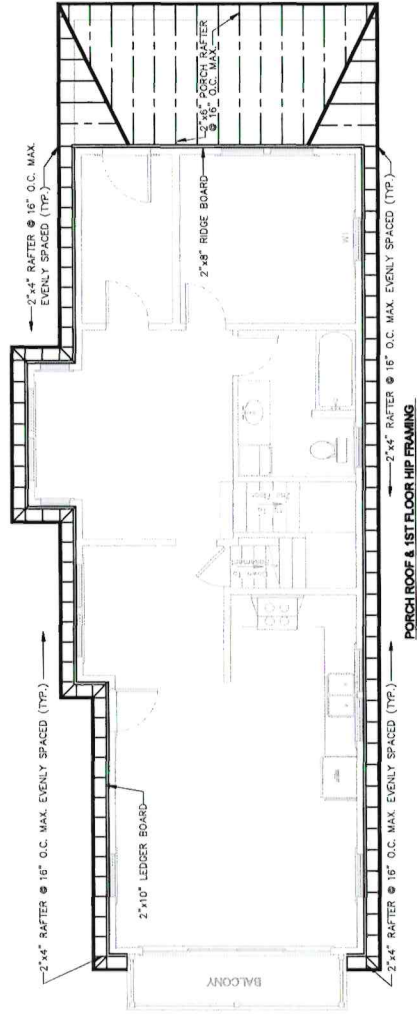
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5 of 7

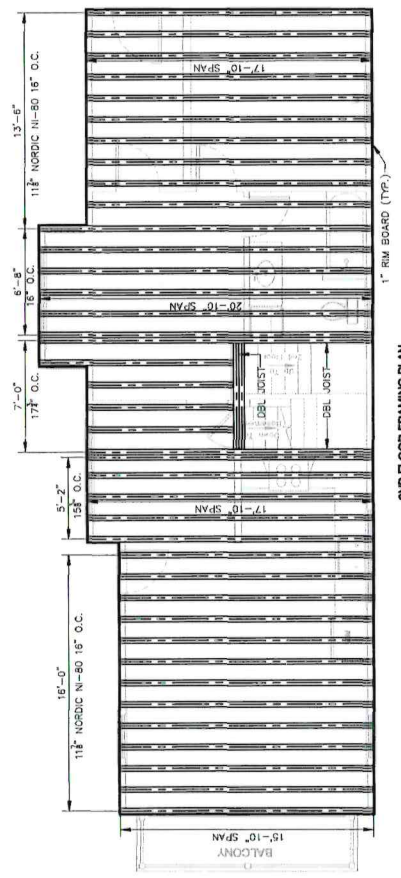




ROOF FRAMING



PORCH ROOF & 1ST FLOOR HIP FRAMING



2ND FLOOR FRAMING PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00408
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-08

Drawing Index:	
Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions	Date	Description
No.		

Drawing Title
FRAMING PLANS
Scale: 3/16" = 1'-0"

PROJECT NUMBER:	00468
Drawn By:	BM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

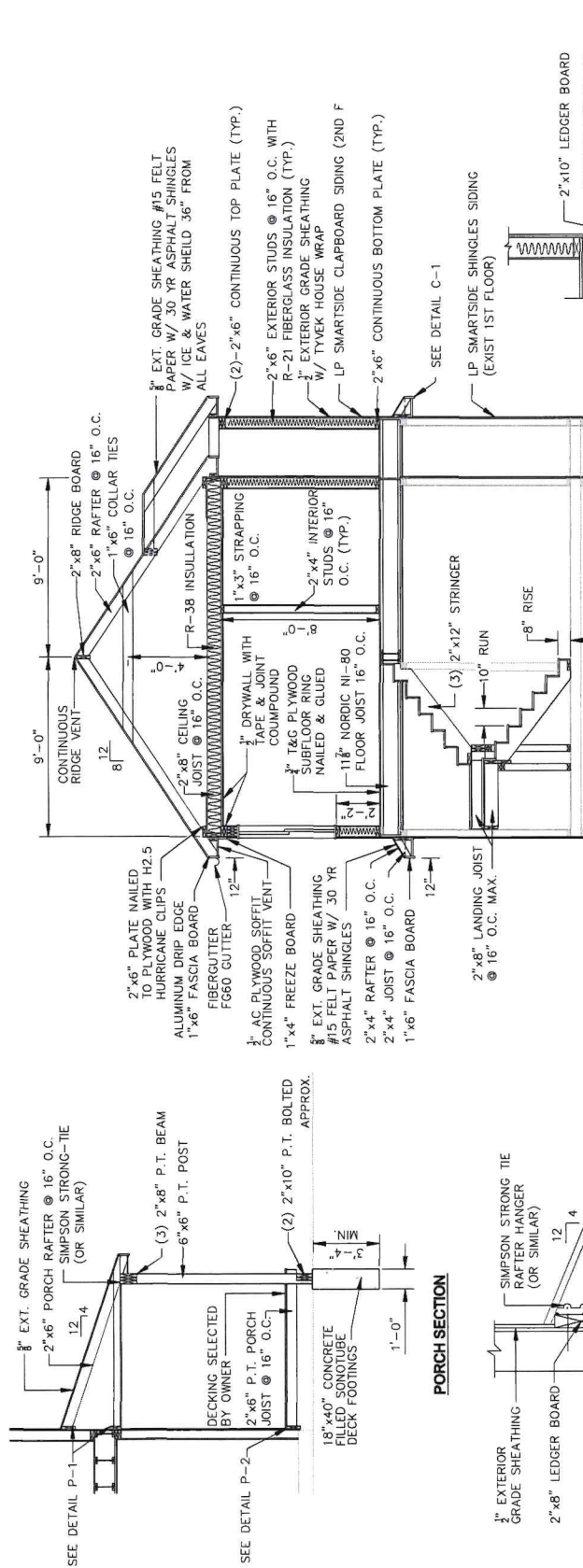
Revisions No	Date	Description

Drawing Title:

**Cross Section
& Details**

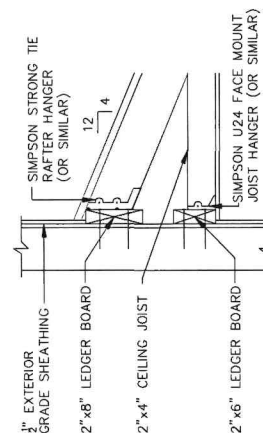
Scale: 1/4" = 1'-0"

7 of 7

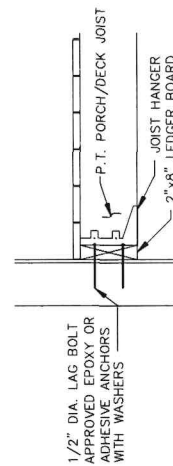


CROSS SECTION

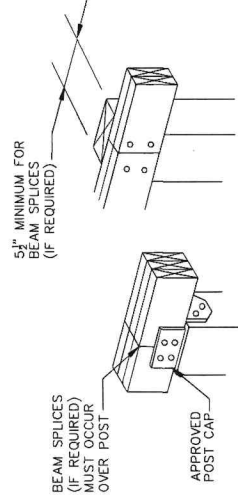
PORCH SECTION



DETAIL P-1
NOT TO SCALE

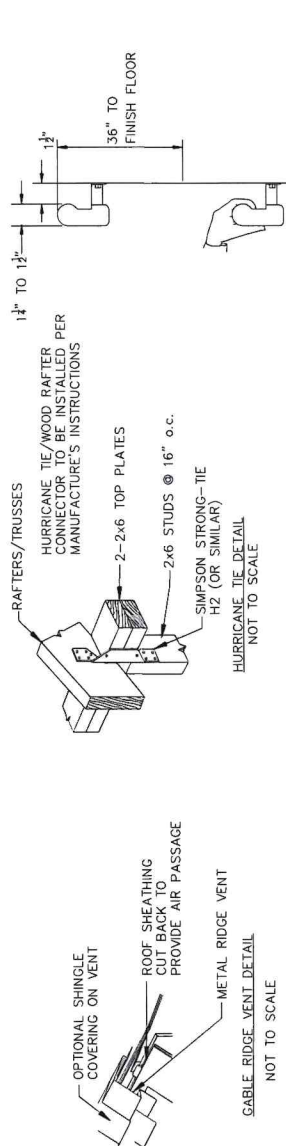


DETAIL P-2
NOT TO SCALE

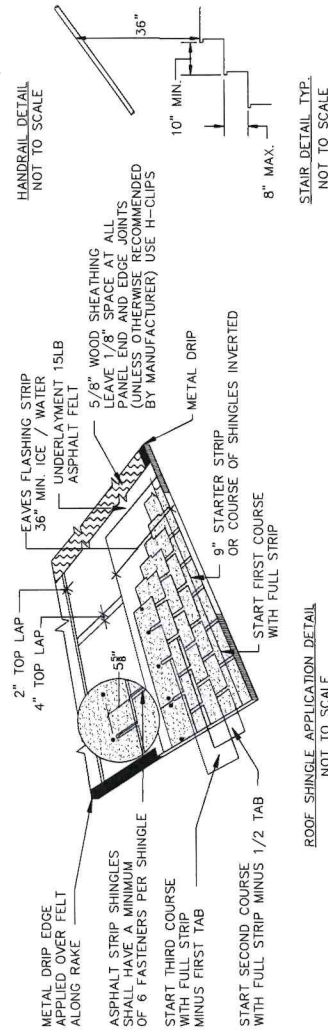


BEAM OVER POST CAP
NOT TO SCALE

BEAM OVER POST



DETAIL C-1



ROOF SHINGLE APPLICATION DETAIL
NOT TO SCALE

STAIR DETAIL TYP.
NOT TO SCALE

Motion made by Ponder to approve the application as presented to remove the rear chimney that is structurally unsafe and repairing that particular section of the roof. Finding of fact that there is a failed inspection report from the Structural Building Inspector, Steve Greenleaf. It has been altered from its original state; Seconded by Allen.

Voting Yea: Lima, Millard, Page, Ponder, and Allen

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

Lima: When you get the certificate, please put it in the front of the house where visible.

3I. 25-43: 8 Constitution St, John Marshall Discuss and Act on addition of second story and associated materials.

John Marshall and Cordelia Dawson present.

Marshall: My wife and I are excited to come to Bristol. We met with the neighbors, Elaine and Bob, to discuss the house and showed them the new rendering. We tried to incorporate a lot of the changes that you had suggested along with the materials that you suggested. Cordelia Dawson can present the material list and answer any questions.

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

Dawson: Would you us to address any of the concerns?

Lima: Present what you came to present first.

Dawson: The property was built in 1904. It is a modest footprint of under 900sqft of living space. John and Vivienne would like to add a second-floor addition to make it more appropriate for modern living standards and to fit their needs. They proposed an addition and we understand we want to preserve the massing of original

home which I believe was determined to be originally a doctor's office. There's also existing single pane, single hung wood windows with a diamond pattern which are on most of the windows, but not all. They're proposing that we save the best and those that are in disrepair and need reglazing and other improvements, but to save the best ones and we will keep them at the front of the house. The second-floor addition will contain new double hung windows, Andersen E series, aluminum clad with true divided light. The owners are open to carrying the diamond pattern on the second floor, but in an effort to distinguish between what was original and what is new, they're currently showing them without any pattern.

Allen: I think that's was we discussed last time.

Dawson: Additionally in order to distinguish what was original verses what was new, they're looking to preserve shingle siding on the first floor and switch to clapboards above. We are proposing LT smart side engineered wood siding which is a siding that is available in both shingles and clapboards, and it is a wood base that has additives and coating which allows it to last much longer. Also available in trim products. It cuts and appears as wood. Additionally, there are details on the existing home which are exposed decorative rafter tails. They would like to preserve them and make new ones out of wood to match on the addition. Additionally, they would like to rebuild the front porch as some of it is in rough shape. They want to go across the front of the house in keeping more with the neighbor's house, they want to add a hipped roof as it currently has a flat roof. This will help to give the first floor a larger presence. It extends the mass and helps the second floor be slightly smaller overall. They also plan to add balcony off rear of the property. The railing materials proposed would be glass for the new addition. Composite decking is proposed for the rear and cedar for the front porch. We also propose new fiberglass doors for the front and side entry and also replacing the existing garage door with a custom-made wood door. The driveway improvement would be to take the existing pavers and reset them into a new crushed stone bed. We have included a photo of what is there currently, but we would try to match that if there wasn't enough. We will lay it out in a more organized manner that will be easier to maintain. I was going to comment on Catherine's letter, but I will wait for your

questions. I will clarify that in the last round there was a room that was marked as a closet, but that was a typo on the plan. It was always intended to be a bedroom at the front of the addition on the second floor.

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

Marshall: No. It has been rented for years. The house is in such disrepair. The bathroom sink had a huge hole in it and the water was pouring on the floor. I spoke with my neighbor, Bob, and he said that the chimney is in such disrepair that bricks were falling off onto the sidewalk almost hitting people. Many of the windows don't work. We're excited to hopefully make it look great and make Bristol proud.

Lima: Thank you.

Dawson: I just wanted to clarify that they intend to demolish the existing chimney, move it, and rebuild it on the west elevation. It would be a new brick chimney.

Allen: I am not in favor of fiberglass door as the entry door on the existing house. So, I'm wondering if we could revisit that at some point. Secondly, I have to agree with what was said at the meeting with Catherine Zipf, that it really is changing this house. It's really taking away from what was a cottage. I have been on this board since 2006 and I can only think of one house that we allowed to build a second story and it's one that fits very nicely. It was an old service station on the northern part of High Street. It's not a big footprint on the second floor. Here, you're taking and adding a pretty large second floor and it's really changing what I think is the historic characteristics of the house. I thought about this for a month, and I am against this. If it could be a smaller addition set back. This is much too large for this particular house.

Marshall: I visited the house you suggested. I can show you the pictures. It doesn't fit with any of the houses next to it at all. It's a completely different style.

Allen: It matched with the house that was previously there which was a stucco house. It was only one story so they went up.

Marshall: The house today was a two bedroom with no door so one of the bedrooms looks directly into the kitchen. For my wife and I that would be a problem. It's only 800sqft.

Allen: just my opinion.

Ponder: When we saw this two months ago, I walked the street and looked at it. I think this plan does change the house, but I think the house is diminutive on that street. So, I'm in favor of doing this. I think looking at this plan for the first time, the extension up is bigger than what I was expecting. I like plan. I like the changes you did to the plan. It makes it more of a livable space on that street. The only comment I would have is that it is a very obvious second floor instead of an adaptive second floor.

Millard: I wasn't here for the last meeting. I can't criticize the plan, but is there some way you could make the second floor a little setback? It would be nicer. It is important to make it livable. I like the diminutive feel. The second floor doesn't fit the character of it. I would like to see the second floor stepped back a little bit.

Marshall: By adding a hipped roof which would be on the front that's what we tried to do. One of things you guys wanted to do was make sure that the second floor didn't look at all like the first floor. I personally love the diamond shape on the windows, and I wanted to do that on the second floor along with the rafters so it would all look gorgeous, but I took your recommendation to make sure the second didn't look at all like the first floor. I think it would great with the diamond windows and the roof rafters. I am more than willing to do that. If we need to change the front door to something else, I am willing to do that as well. It's just my wife and I living in the house, but the house is unlivable currently and we would love to have a second floor. We did do the hipped roof around the entire house to do that.

Page: I'm a yes.

Lima: I agree with Mary that there should be a little more distinction between the second floor and the first floor. There should be a little bit more of a setback differentiating between the two. I think it is okay.

Dawson: I heard you say that stepping it back would make it desirable. Is there any chance of changing roof pitch. There's room there to bring it down and make it less imposing. The ceiling height is 8ft which is not acceptable. It's fairly modest by today's design standards. Given that we need a fair amount of height for inflation with modern energy codes, our buildings are getting bigger. Is there space to alter the roof which is hipped at this point to bring it back. If we were to bring that down to a less steep roof, it would overall diminish the entire height of the addition.

Lima: That wasn't the issue for me. Height is not the issue. I would like to see the separation between what the cottage is and the new addition. Maybe it would if the roof was pitched differently, but if there is a way to step the second floor back a bit.

Ponder: The front of the second floor addition is directly over the first floor. If it was stepped back a foot so it would look a little better.

Dawson: Okay. Setting back one foot is more reasonable than 1/3.

Ponder: Just a small step back. There's a house on Burton that did an extension, and we asked him to step it in just to make sure there was more of a delineation from the new. That's what we're asking for here.

Dawson. Okay. So, setting the front elevation back a foot from the existing and revising door to a wood door.

Ponder: So, the diamond pattern on the windows upstairs I like, but you don't have to.

Marshall: I would love to do diamond windows and the roof rafter.

Page: I actually thought that losing the roof rafters would be unfortunate.

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? And just for the record, Catherine Zipf's letter has been passed out.

Bob Hope: He showed me the rendering. Mary wasn't here the last time I was here. Yes, it was my great-grandfather's first doctor's office in Bristol. It holds historical value to my family. The biggest problem I have is it is close to my property. We had it surveyed, and I'm worried about water runoff, snow, and it has a dirt foundation. I heard that if he stays the same distance on the property it doesn't have to go to zoning. Is that true?

Lima: I don't know.

Hope: The problem I have is that it is a bungalow. He bought a bungalow for him and his wife. He came into our Town and bought a bungalow. Nice little place. I don't agree with the second floor. The structure he showed me is all square. The neighborhood is changing. Whatever you decide, I'll support it and try to be a good neighbor.

Lima: Thank you.

John McClosky: The house was built in 1902 not 1904. I July of 1971, Lombard Posey did a survey on the house and the historic value listed by Lombard's survey was a 1A. A 1A, I believe, refers to architectural significance to a particular geography at the time. So, there is no question that this house is historic and has extreme historic value to Bristol and to the integrity of the Historic District Commission. I'm sorry 2A is the architectural value and 1A is the historical value. I would urge the HDC to study this and make sure that we're not ruining the fabric of our Town by making these big increases to these homes. It is really unfortunate that people can come in, do their due diligence, buy a 500sqft or 600sqft cottage knowing what they're getting and then decide that they can't live there because it's too small. Thank you very much.

Lima: Thank you. Anyone else? Is there a motion?

Motion made by Ponder to approve the application as presented to add the second story with the modification from the application of having a step back of one foot from the current design, to amend the front door applied for to wood, to change the second floor Constitution Street side windows to a diamond pattern as presented in the original concept review, and the addition of rafter tails on the second floor. All other details in application besides the ones that have been specified are approved as applied for; Seconded by Page.

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

Lima: When you get your certificate, please put it in the front window where visible.

Marshall: Thank you.

3J. 25-44: 132 High St, Dean & Susan Morris Discuss and act on addition on rear elevation, change to windows, repair to siding, windows, and chimney.

Dave Rizzolo and David Andreozzi, architects, present.

Andreozzi: Our clients bought this property, and they want to restore the house and part of that is to modernize inside, but a key part of that is to preserve most of the historic architecture. On the first floor the most important thing is to make a logical, modern kitchen and family room which really can't be done without removing fireplaces and chimneys and things like that. In going through the sketches, we propose a small addition 11'8"x13'10" at the back of the house that cannot be seen from the front. This would give them just enough room to relocate the kitchen and add a small sitting area with a small table and basically modernize the house. We're doing some minor configurations, but the inside of the house is basically being preserved.

