City of Bristol
Historic District Commission

REGULAR MEETING - WEDNESDAY, AUGUST 28, 2024
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/86883140981?pwd=7dFb8Q1QZUlnTD42sftN7do45GaLjP.1

Meeting ID:
868 8314 0981
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Public Hearings

   a. Application #2024-07-01 – Request for a Certificate of Appropriateness for the replacement of 12 wood windows with vinyl windows at 159 Woodland Street, Assessor's Map 25, Lot 57-11; Bayside Solar LLC, applicant (Application continued from July 24, 2024 Meeting).

   b. Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of 19 wood windows with vinyl windows (includes 8 windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant (Public Hearing continued from July 24, 2024 Meeting).

c. Application #2024-08-01 – Request for a Certificate of Appropriateness for the replacement of wood windows with vinyl windows at 159 Woodland Street, Assessor's Map 25, Lot 57-11; Bayside Solar LLC, applicant.

d. Application #2024-08-02 – Request for a Certificate of Appropriateness for the construction of a new single-family residential home at 181 Grove Street; Assessor's Map 24, Lot 103; Stephen Charles Smith, applicant.

e. Application #2024-08-03 – Request for a Certificate of Appropriateness for the replacement of 31 wood windows with vinyl windows including adding new grates at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Woodland Suites LLC, applicant.

5. Approval of Minutes

   a. Regular Meeting - July 24, 2024

6. Communications

   a. City Council Appointment - Alicia Jennings

   b. City Council Appointment - Keith Elder

7. New Business

8. Old Business

9. Adjournment

<u>REMINDER: The next regular meeting of the Historic District Commission is Wednesday, September 25, 2024</u>

APPLICATION NO. 2024/04/01

DATE FILED: 7/10/2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 159 Woodland Street, Bristol, CT 06010

Assessor's Map No.: 25 Assessor's Lot No.(s): 57-11 Est. Value of Proposed Work: $4000

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[ ] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[X] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [X] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)*

Replace 12 windows - wood to vinyl with same style

Has this property been subject to Historic District approval before? [ ] Yes [X] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [X] No

APPLICANT (If more than one, list each separately) CHECK ONE: [X] owner [ ] other:

Name: Bayside Solar LLC

Address: 29 Stonegate City: Unionville State: CT Zip: 06085

Telephone No.: 860-539-1182 E-Mail: bdavisct@gmail.com

Signature: Signature (Printed/Typed): Brian Davis

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:

Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

For Office Use Only
APPLICATION NO. _____

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 159 Woodland Street, Bristol, CT 06010.

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

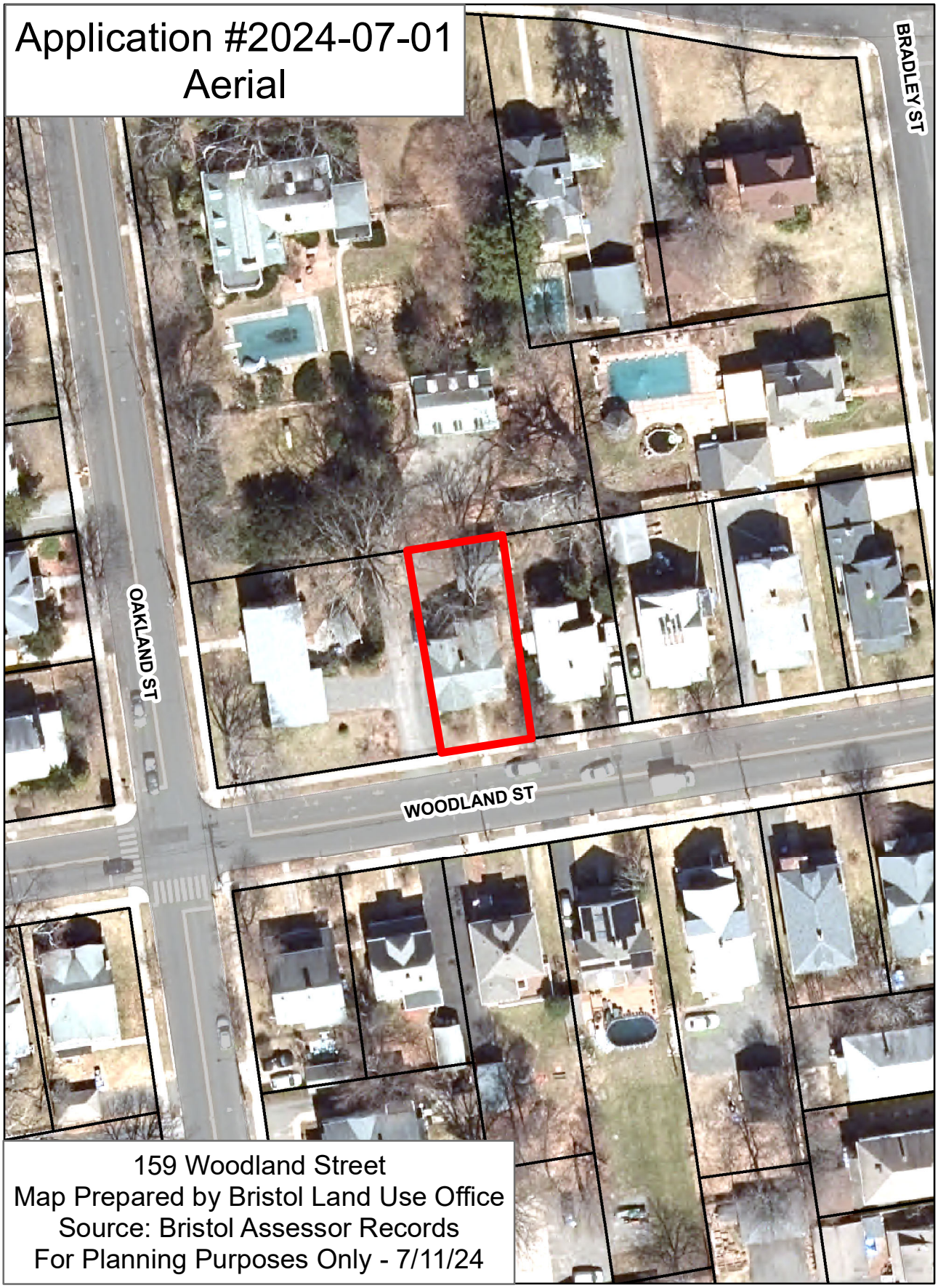
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

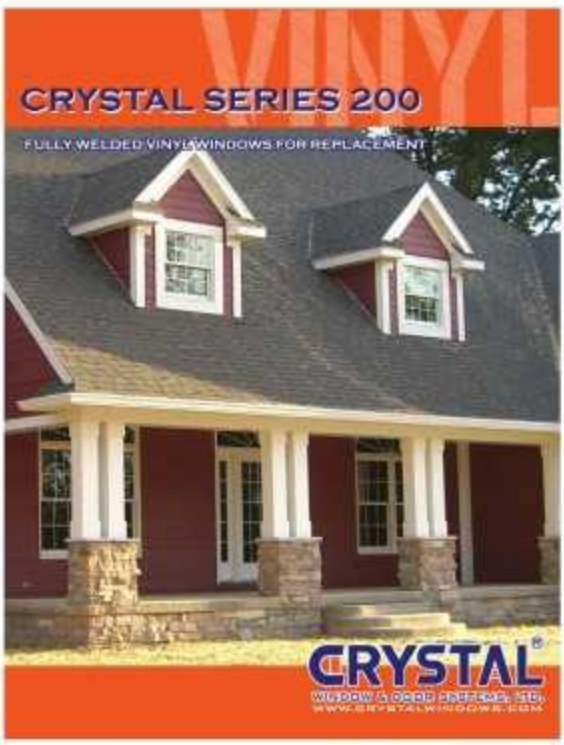
Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Application #2024-07-01
Location
GROVE ST
OAKLAND ST
WOODLAND ST
BRADLEY ST
159 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/11/24


Application #2024-07-01
Aerial
BRADLEY ST
OAKLAND ST
WOODLAND ST
159 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/11/24



Comment Highlight Draw Text Fill & Sign More tools

Google

159
DIRECTV

APPLICATION NO. 2024·07·02

DATE FILED: 7/11/2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 38 Broadview St

Assessor's Map No.: 25A Assessor's Lot No.(s): 85 Est. Value of Proposed Work: $6,000

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[✓] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[✓] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [✓] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)* Replacement of 19 windows as multiple animals and hazards have been in my property. 8 windows have already been replaced thinking we can do it without permit but we plan on replacing 19 total windows.

Has this property been subject to Historic District approval before? [✓] Yes [ ] No

Has the work being proposed on this application already been started and/or completed? [✓] Yes [ ] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other:

Name: Flor Alvarez

Address: 38 Broadview St City: Bristol State: CT Zip: 06010

Telephone No.: 917-288-5042 E-Mail: lilialvarez0709@gmail.com

Signature: Flor Luna Alvarez Signature (Printed/Typed): Flor Alvarez

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:
Chairman/Secretary, Bristol Historic District Commission Date

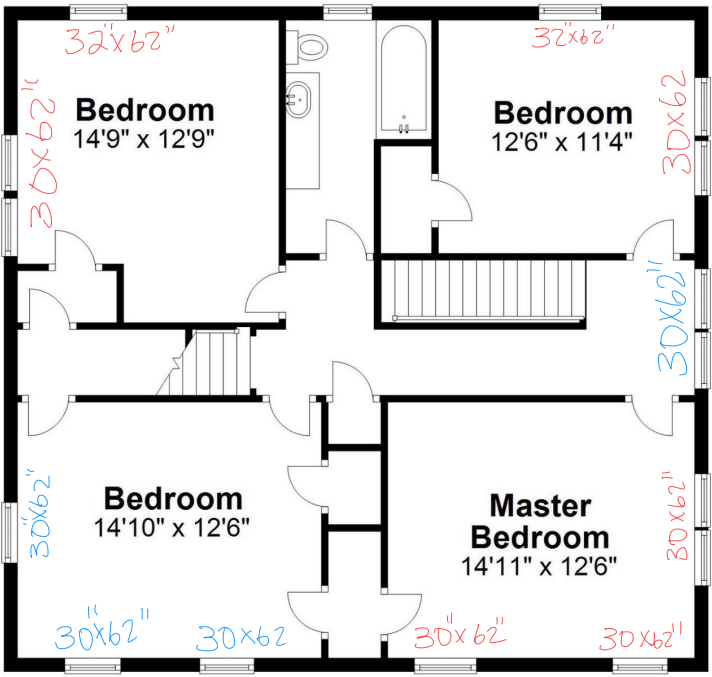
THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

Application #2024-07-02
Location
OAKLAND ST
STEARNS ST
BROADVIEW ST
GOODWIN ST
CARLETON PL
CENTER ST
38 Broadview Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/15/24

Application #2024-07-02
Aerial
BROADVIEW ST
CARLETON PL
38 Broadview Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/15/24

Second Floor



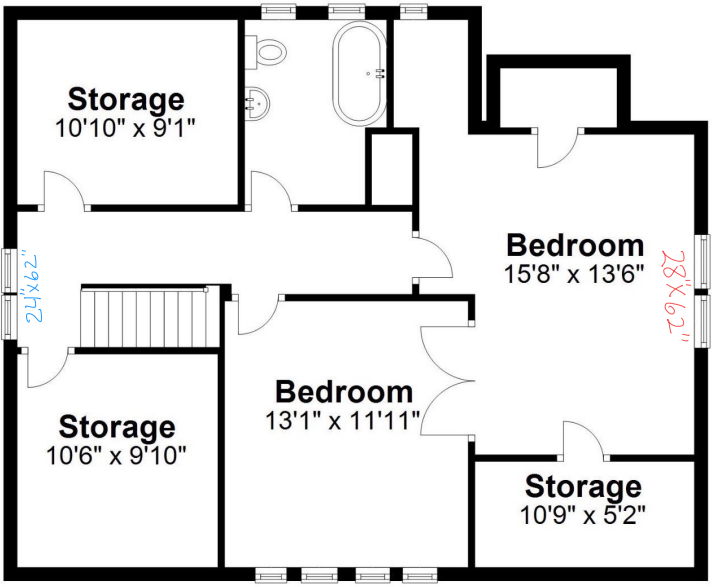
Red denotes Windows still in need of replacing

Blue denotes windows already replaced

The Windows are American craftsman 70 pro series windows

SKU 1001684453 & 1001684468

Third Floor



Red denotes Windows still in need of replacing
Blue denotes windows already replaced

The Windows are American craftsman 70 pro series windows

SKU 1000040337 & 100040327

Ply Gem
70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
1001684468
32 x 62
31 3/4" x 61 1/4"
WHITE/
WHITE
Blanco/Blanco
INCLUDED
3262786PS
70PRO DH 32X62 LOW-E PS
REPL
$299.00
1001-684-468
IMPROVE YOUR HOME.
AND THE ENVIRONMENT.
YOUR SAF
Let us do it

70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
3062786PS
70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
1001684453
30 x 62
WHITE/
WHITE
Blanco/Blanco
3062786PS
1001-684
-453
IMPROVE YOUR HOME.
AND THE ENVIRONMENT.
70PRO DH 30X62 LOW-E PS
REPL
$309.00
1001-684-453

1:57 14%

Search

Bristol 6AM 06010

American Craftsman

23.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

Sign in for the best experience

Sign In

Don't have an account? Create an Account

www.homedepot.com

1:58 13%

123

American Craftsman

27.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

- 1 +

Add to Cart

www.homedepot.com

30*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

32*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

24*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
1

28*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

30X62"
30X62"
30X62"
30X62"
38
NOTICE OF PUBLIC HEARING
FOR
CERTIFICATE OF APPROPRIATENESS
860-584-6225

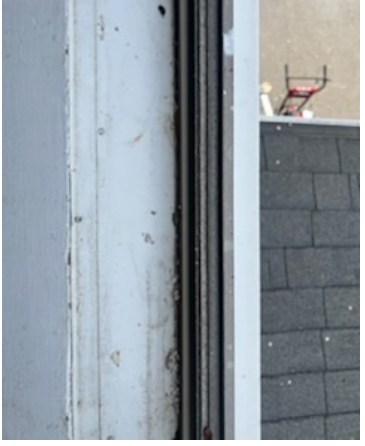
30"x62"
29" x62"
30"x62"

28"x62"
30"x62"
30"x62"
30"x62"

32"X62"
32"X62"

This is the state of the windows that were replaced

Cont



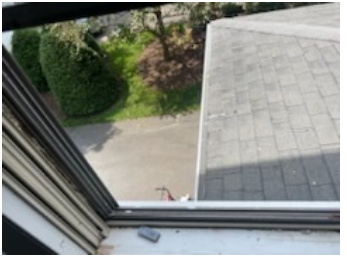


Photo of front of house before replacement

Current photo of front

32 x 62
32 x 62

28 x 62
30 x 62
30 x 62
30 x 62

24 x 62
30 x 62
30 x 62
30 x 62

Untitled

Liliana Alvarez <lilialvarez0709@gmail.com>

Wed 7/17/2024 6:19 PM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Specifications

Dimensions: H 61.25 in, W 27.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	27.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	28 in
Width (in.) x Height (in.)	27.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	40 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Specifications

Dimensions: H 61.25 in, W 29.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	29.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	30 in
Width (in.) x Height (in.)	29.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	44 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Specifications

Dimensions: H 61.25 in, W 31.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	31.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	32 in
Width (in.) x Height (in.)	31.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	45 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Kevin Prior
41 Broadview Street
Bristol, CT 06010
kevinprior@broadviewmanor.us

July 24, 2024

RE: Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of 19 wood windows with vinyl windows (includes 8 windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant.

Dear Chairwoman Nicastro and Members of the Historic District Commission,

First and foremost thank you for your work on behalf of the Broadview Street and Carleton Place abutters and neighbors of 38 Broadview Street. I am Kevin Prior, one of the three owners of 41 Broadview Street, directly across the street from #38, and the person who brought to the attention of the Historic District Commission and the Building Department all of the activities taking place at #38 Broadview.

It has always been our belief that the owners are living their American Dream and we welcomed them to our neighborhood with open arms on May 4, 2020. However when one family's dream turns into an entire neighborhood's nightmare … ***there is a problem.***

During COVID the applicant pulled a permit to put up a fence along the back lot line. The application was in advance of purchasing or installing the fence. This is a very important fact. I attended that meeting to support the application and the fence. The applicant followed all of the planning and zoning and Historic District Commission requirements in place at that time. That was the last time they followed the rules.

Since they first purchased the property on May 4, 2020, there have been work crews at the house most weekends ripping the interior apart and in so doing systematically replacing the house windows, doors, etc. The violation being heard by the Historic District Commission may be about the exterior windows, but there have been many, many other changes to the exterior and interior that have gone unpermitted and uninspected.

The wooden French doors off of the kitchen are now vinyl sliders. The basement windows and doors leading out into the back yard are different. The backyard was once a grass play area with the periphery of the yard being flower and vegetable beds. Except for the landscape buffer along the back lot line, the entire back yard is now an impervious paved lot. This impervious surface is resulting in inordinate runoff into the lot behind it on Carleton Place.

These and many more items have gone without application and permit by your honorable board and the building and fire departments. While other abutters are here to speak on their observations and contentions with the ongoing issues with #38, there are elderly and disabled abutters who are not here and are afraid to speak out of fear or retribution.

Respectfully, this is not at all a case of ignorance of the law as evidenced by the fence application and permit. It is a blatant and flagrant violation of the fire codes, planning and zoning regulations and the requirements of your commission.

The noise levels on this property have skyrocketed causing the elderly disabled couple next door extreme hardship. There are even weekend "fires" in the back yard during which the applicant is burning construction debris from the interior construction projects. These are the occasions when noxious fumes from building materials that contain lead and asbestos permeate the neighborhood and fill homes with possible toxins and possible carcinogens.

Let me reiterate, we very much welcomed the owner of #38 to our neighborhood in May of 2020, and want the owners to enjoy their American Dream. However. one's American Dream must be within the limits of the planning and zoning requirements, and the common decency which is the basis for planning and zoning regulations which first came into being more than 100 years ago in our country.

It's time for the zoning enforcement officer to be let it to inspect the interior and exterior and make the owners comply the Historic District Commission regulations, fire codes for outdoor burning, fire detection equipment for the interior of the dwelling, planning and zoning regulations, and the human decency of living in a densely populated neighborhood.

Also, a reminder that this neighborhood is single family only and conversion to more than one dwelling unit is illegal. An inspection of the interior of this property is likely to find a marked increase in the living space as a result of the expansion of floor to area ratio of an additional approximate 1000 sq ft build out of the formerly unfinished basement.

Regarding the windows, the size of the 8 windows already replaced is inappropriate as they are substantially smaller than the original windows and significantly change the exterior appearance of the structure. This comment is also true for the French doors that were replaced and burned in the back yard, as well as all of the other windows and exterior doors not included in this application.

For a clearer understanding of what has been taking place at #38 Broadview Street, I would like to reference some original photos of the property conditions both interior and exterior at the time of the purchase on May 4, 2020, This listing and photos are available at:

https://www.zillow.com/homedetails/38-Broadview-St-Bristol-CT-06010/59057808_zpid/

Again, I appreciate your boards' time, the time of the zoning enforcement officer, and the fire inspector whom I hope will be made better aware of what is taking place at this property.

Respectfully submitted as oral and written testimony,

Kevin Prior

CC: Thomas Damon-Smith, Building Department, thomasdamonsmith@bristolct.gov

Andrew Armstrong, Historic District Commission, andrewyoung@bristrolct.gov

Robert Flanagan, Planning and Zoning, robertflanagan@bristolct.gov

I would also respectfully request that the vote on this application be delayed until a full investigation of the property is completed and a revised application is submitted to include all of the historic district violations. I would also request that the cease and desist order remain in place until all inspections, permit applications, and final approvals are completed on all unauthorized work already conducted at #38 Broadview.

View from the interior of the wooden French doors which are now vinyl sliders.

.

View of the back yard at #38 Broadview Street, Spring, 2020, prior to fence installation.

APPLICATION NO. _____

DATE FILED: _____

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 159 Woodland Street, Bristol, CT 06010

Assessor's Map No.: 25 Assessor's Lot No.(s): 57-11 Est. Value of Proposed Work: $4,000

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[ ] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[✓] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [✓] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)*

Replacement of 15 wood windows with 15 vinyl windows using the same design of grids for all.

Has this property been subject to Historic District approval before? [ ] Yes [✓] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [✓] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other: _____

Name: Bayside Solar LLC

Address: 29 Stonegate City: Unionville State: CT Zip: 06085

Telephone No.: (860) 539-1182 E-Mail: bdavisct@gmail.com

Signature: _____ Signature (Printed/Typed): Brian Davis

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: same.

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature (Printed/Typed): _____

For Office Use Only

Date of Public Hearing: _____

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision: _____

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed: _____
Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

For Office Use Only
APPLICATION NO. _____

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 159 Woodland Street, Bristol, CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

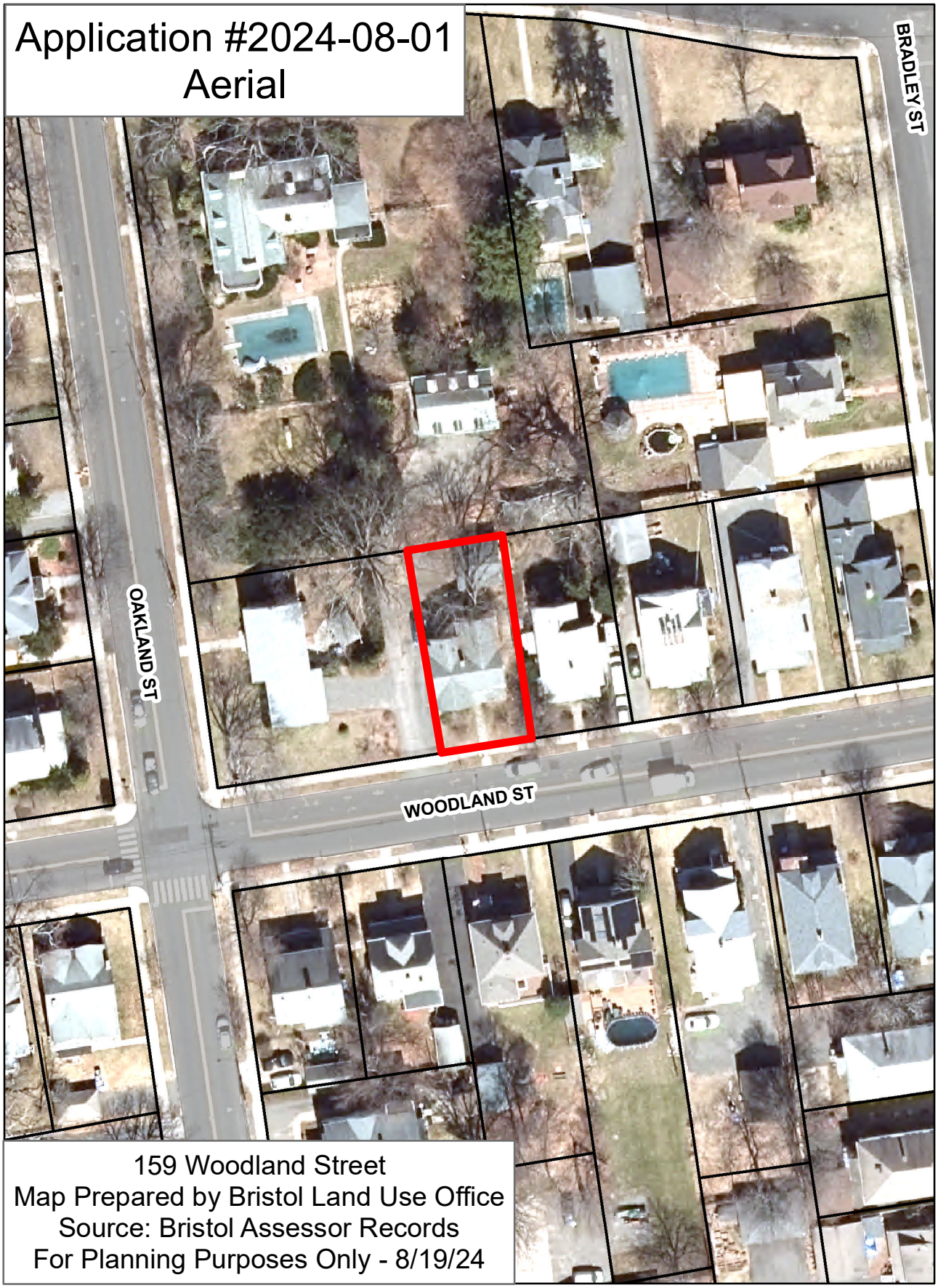
Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Application #2024-08-01
Location
GROVE ST
OAKLAND ST
WOODLAND ST
BRADLEY ST
STEARNS ST
159 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24


Application #2024-08-01
Aerial
BRADLEY ST
OAKLAND ST
WOODLAND ST
159 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

1
2
3
4
5
6

7
8
9
10

11
12
14

12
13
14

10

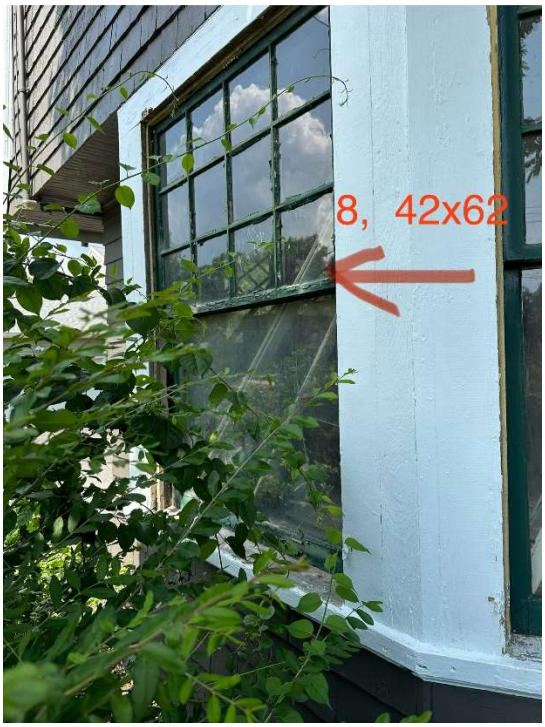
15

1, 36x62.
2 36x62

3 , 24x36

#4,5,6
24x36

7, 25 3/4x 61 1/4


8, 42x62

9 25 3/4 x 61 1/4

10, 34x64

11, 32x62

12, 51 3/4x 61 1/4

13, 32x62

14, 32x62

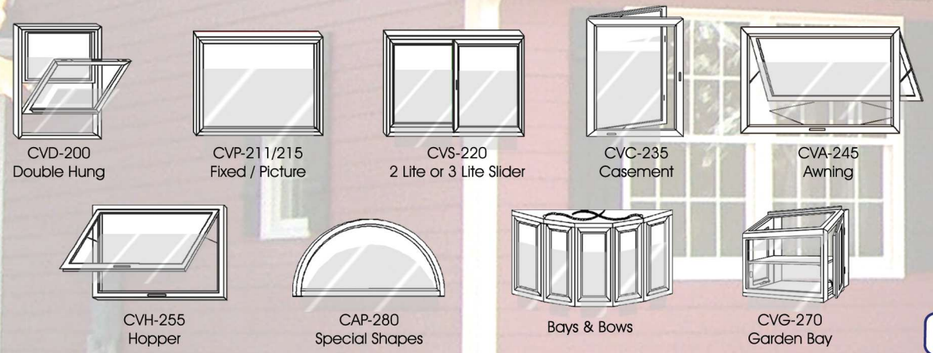
15, 32x62

Have you ever imagined windows can come in so many styles and colors? Here at Crystal, the hardest part is choosing the right style windows made in your favorite color. Crystal Series 200 vinyl windows can be painted with 10 optional two-tone custom colors:

1: Blue
2: Dark Brown
3: Beige
4: Dark Green
5: Dark Red
6: Black
7: Earthtone
8: Grey
9: Clay
10: Medium Brown

*Color for illustration purpose only. Actual color may vary slightly.

The ***VERSATILE*** *Crystal Series 200 Fully Welded Vinyl Line is also available in a full collection of styles, sharing many simular features.*



SCAN ME

Crystal Window & Door Systems, Ltd.

NYC, NY (HQ)	31-10 Whitestone Expressway, Flushing, NY 11354 | Tel: 800.472.9988/718.961.7300 | Fax:718.460.4594
SCRANTON, PA	204 Franklin Valley Rd, Dalton, PA 18414 | Tel: 570.276.8000 | Fax: 570.563.5313
CLEVELAND, OH	29299 Clemens Rd. 1-B, Westlake, OH 44145 | Tel: 440.871.8694 | Fax: 440.871.8690
ST. LOUIS, MO	300 Axminister Dr., Fenton, MO 63026 | Tel: 636.305.7880 | Fax: 636.305.7881
CHICAGO, IL	1300 W. 35th st. Chicago, IL 60609 | Tel: 773.376.6688/888.280.3288 | Fax: 773.376.6868
RIVERSIDE, CA	1850 Atlanta Ave, Riverside, CA 92507 | Tel: 951.779.9300 Fax: 951.779.6300
DALLAS, TX	454 W. Mockingbird Ln., Dallas, TX 75247 | Tel: 469.248.3012 | Fax: 469.248.2978
TORONTO, ON	30 West Pearce Street, Richmond Hill, ON, L4B 1E3 | Tel: 905.889.9883 | Fax: 905.889.5891

Crystal Windows Affiliations: AIA, WDMA, NAHB, FGIA, NFRC, NAMI, ENERGY STAR, VitroCertified

Follow us on:

Crystal® WINDOW & DOOR

MANUFACTURER RESERVES THE RIGHT TO CHANGE PRODUCT DESIGNS, SPECIFICATIONS, DETAILS AND PRICING AT ANY TIME WITHOUT PRIOR NOTIFICATION.

© 2024-2025 Crystal Window & Door Systems, Ltd. All Rights Reserved. Printed in USA.

REF V200 0123

CRYSTAL SERIES 200

FULLY WELDED VINYL WINDOWS FOR REPLACEMENT

Crystal® WINDOW & DOOR

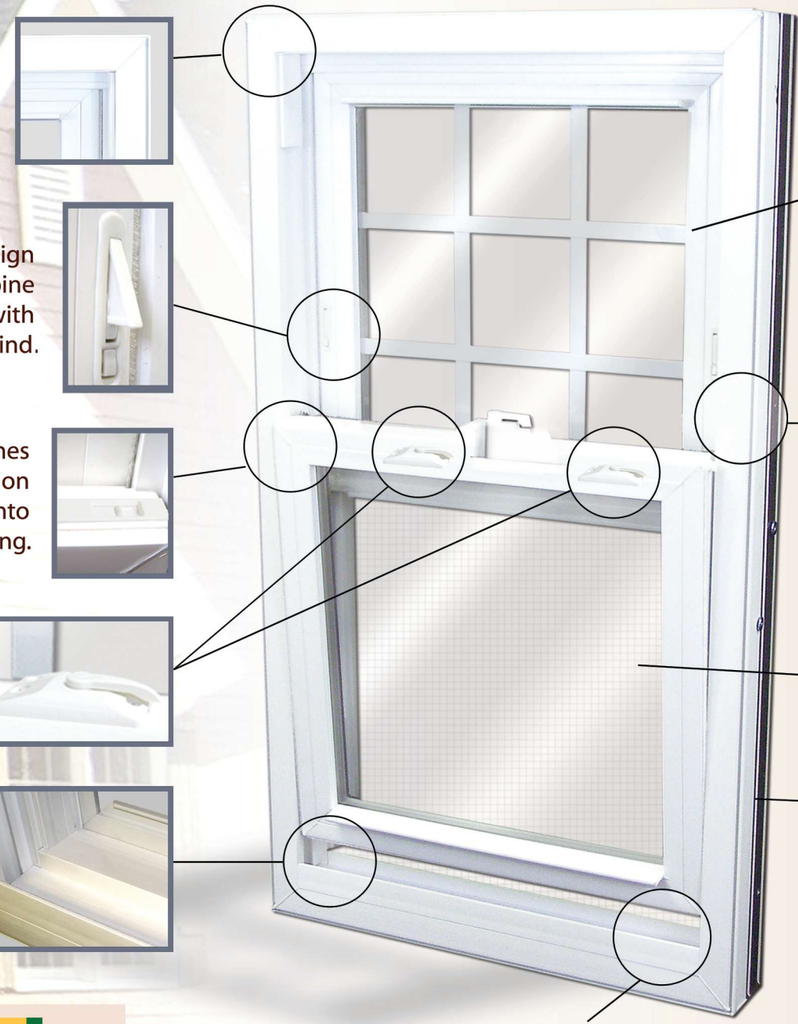
Crafted with Passion, Built to Perform™

Crystal Series 200 Fully-Welded Vinyl Windows

AAMA Rated R-PG50

Traditional Craftsmanship Meets Today's Technology.

A perfect balance of traditional design and quality is what makes the 200 Series the premier product in the industry. Traditional design appointments from the artistic beveled exterior to the shadow line sash face brings back the feeling of a traditional American home design.



3¼" Fusion-welded frame has a wall thickness of 0.072". Providing excellent structural integrity.

Ergonomic-design night latches combine ease-of-use with peace of mind.

High-profile tilt latches for easy operation when tilting sashes into the house for cleaning.

Cam-Type compression sash lock for airtight seal and maximum weather protection.

This high-performance "hospital sill" gives the highest testing results for air & water protection while allowing draft-free ventilation.

The in-between glass grids for beauty and no maintenance. (optional feature. Many styles and patterns available.)

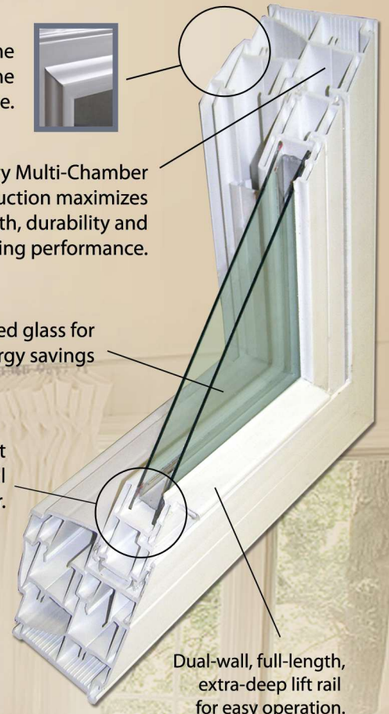
Window sash operation is made easy with durable constant-force balances.

Durable extruded half-screen comes standard.

Optional custom two-tone finish matches any facade (available in 10 exterior colors)

Triple full length weather-stripping seals at both head and sill significantly minimizes air infiltration.

Beveled exterior frame adds elegance to the exterior of your home.



Heavy Multi-Chamber construction maximizes strength, durability and insulating performance.

7/8" Insulated glass for maximum energy savings

Standard Vitro ULTRA Intercept Spacer optimizes thermal performance 365 days a year.

Dual-wall, full-length, extra-deep lift rail for easy operation.

R5 UPGRADE AVAILABLE

ENERGY SAVING TIP:
Upgrade Crystal Series 200 Double Hung Windows with Triple Glazed with dual Low-E coated IGU* to achieve R5-qualified performance.
*IGU = Insulated Glass Unit

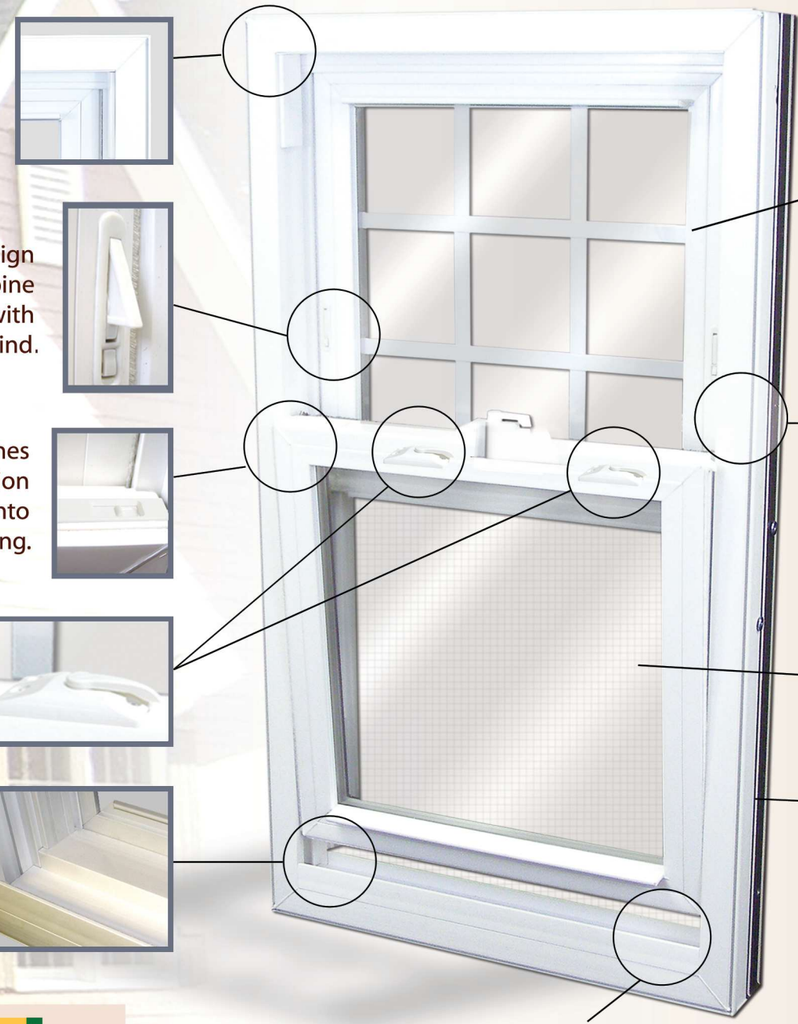
Once you are able to refocus on performance criteria the technological enhancements make this one of the highest performing windows in the industry. In additional, we have added the strongest warranty in the industry to give you the assurance that you have purchased the very best window for the money.

Crystal Series 200 Fully-Welded Vinyl Windows

AAMA Rated R-PG50

Traditional Craftsmanship Meets Today's Technology.

A perfect balance of traditional design and quality is what makes the 200 Series the premier product in the industry. Traditional design appointments from the artistic beveled exterior to the shadow line sash face brings back the feeling of a traditional American home design.



3¼" Fusion-welded frame has a wall thickness of 0.072". Providing excellent structural integrity.

Ergonomic-design night latches combine ease-of-use with peace of mind.

High-profile tilt latches for easy operation when tilting sashes into the house for cleaning.

Cam-Type compression sash lock for airtight seal and maximum weather protection.

This high-performance "hospital sill" gives the highest testing results for air & water protection while allowing draft-free ventilation.

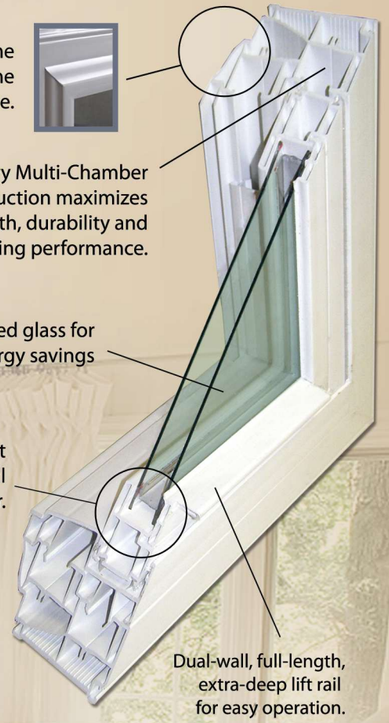
The in-between glass grids for beauty and no maintenance. (optional feature. Many styles and patterns available.)

Window sash operation is made easy with durable constant-force balances.

Durable extruded half-screen comes standard.

Optional custom two-tone finish matches any facade (available in 10 exterior colors)

Triple full length weather-stripping seals at both head and sill significantly minimizes air infiltration.



Beveled exterior frame adds elegance to the exterior of your home.

Heavy Multi-Chamber construction maximizes strength, durability and insulating performance.

7/8" Insulated glass for maximum energy savings

Standard Vitro ULTRA Intercept Spacer optimizes thermal performance 365 days a year.

Dual-wall, full-length, extra-deep lift rail for easy operation.

CVD200 THERMAL PERFORMANCE

	U-Value	SHGC	
Clear	0.46	0.59	GOOD
Low-E (Soft Coat)	0.29	0.36	BETTER
Low-E (TC™ Soft Coat)	0.28	0.28	BEST
Low-E Triple Glazed IGU (Dual TC™ Soft Coat)	0.22	0.22	EXTREME
Low-E Triple Glazed IGU (Ultimate TC™ Soft Coat)	0.17	0.18	ULTIMATE

LEGEND: U-Value SHGC

R5 QUALIFIED

R5 UPGRADE AVAILABLE

ENERGY SAVING TIP:
Upgrade Crystal Series 200 Double Hung Windows with Triple Glazed with dual Low-E coated IGU* to achieve R5-qualified performance.
*IGU = Insulated Glass Unit

Once you are able to refocus on performance criteria the technological enhancements make this one of the highest performing windows in the industry. In additional, we have added the strongest warranty in the industry to give you the assurance that you have purchased the very best window for the money.

APPLICATION NO. _____

DATE FILED: _____

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 181 Grove Street

Assessor's Map No.: 24 Assessor's Lot No.(s): 103 Est. Value of Proposed Work: $450,000

Nature of Proposed Work (check all that apply):

- [x] New Construction/Installation
- [ ] Addition/Renovation
- [ ] Alteration/Replacement
- [ ] Demolition/Removal
- [ ] Roof
- [ ] Windows/Doors
- [ ] Porch/Deck
- [ ] Fence
- [ ] Siding
- [ ] Other

Proposed Work Will Be Done On: [ ] Main Building [ ] Accessory Structure [x] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)* New construction of a single family residential home on the existing vacant lot of the former Page/Rockwell Mansion which was demolished in 1971.

Has this property been subject to Historic District approval before? [ ] Yes [x] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [x] No

APPLICANT (If more than one, list each separately) CHECK ONE: [ ] owner [x] other: Architect

Name: Stephen Charles Smith

Address: 105B Main Street City: Collinsville State: CT Zip: 06019

Telephone No.: _____ E-Mail: ssmith@scsarchitects.com

Signature: _____ Signature (Printed/Typed): Stephen Charles Smith

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: Martin Mariano

Address: 3162 29TH ST APT 4L City: ASTORIA State: NY Zip: 11106

Telephone No.: _____ E-Mail: martinmariano77@gmail.com

Signature: _____ Signature (Printed/Typed): Martin Mariano

For Office Use Only

Date of Public Hearing: _____

Building Permit Required? [ ] Yes [ ] No

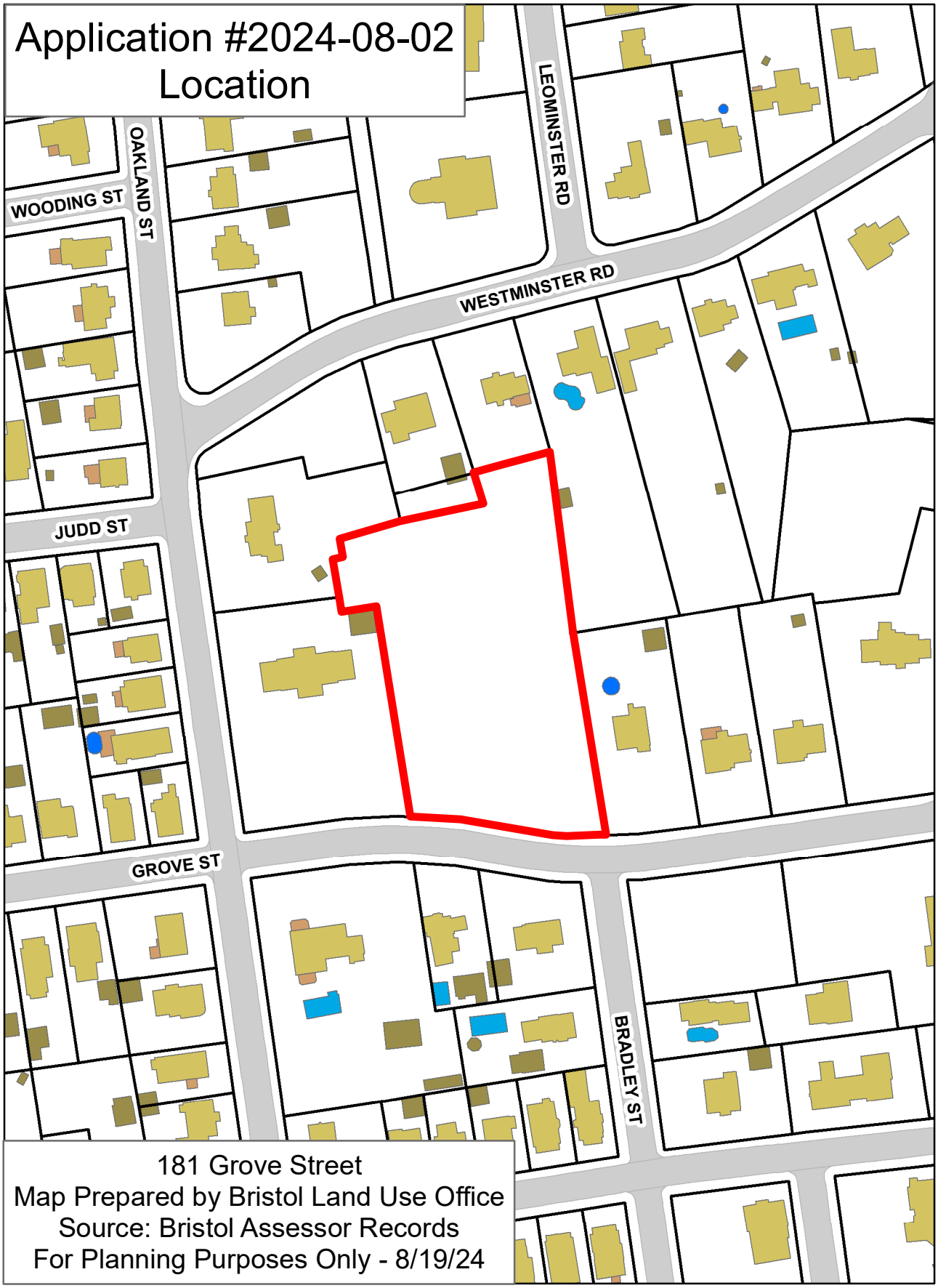
Date of Commission Decision: _____

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed: _____
Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

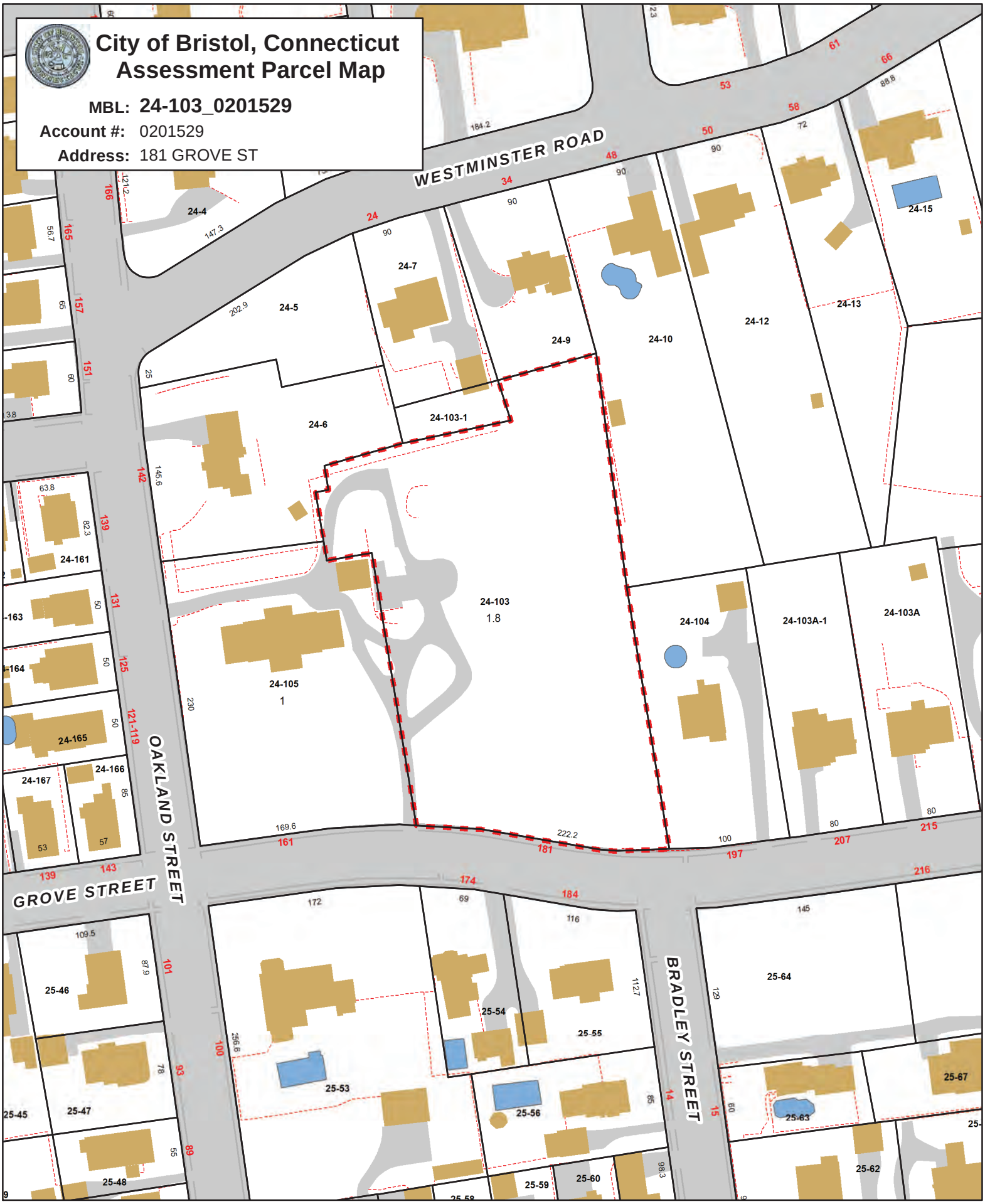

Application #2024-08-02
Location
WOODING ST
OAKLAND ST
LEOMINSTER RD
WESTMINSTER RD
JUDD ST
GROVE ST
BRADLEY ST
181 Grove Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #2024-08-02
Aerial
WESTMINSTER RD
OAKLAND ST
GROVE ST
BRADLEY ST
181 Grove Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #2024-08-02
Aerial
WESTMINSTER RD
OAKLAND ST
GROVE ST
BRADLEY ST
181 Grove Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

City of Bristol, Connecticut
Assessment Parcel Map

MBL: **24-103_0201529**
Account #: 0201529
Address: 181 GROVE ST



Approximate Scale: 1 inch = 100 feet

Map Produced May 2022

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

City of Bristol, CT

Property Listing Report

Map Block Lot	24-103	Building #	1	PID	19477	Account	0201529

Property Information

Property Location	181 GROVE ST
Owner	MARIANO MARTIN T
Co-Owner	
Mailing Address	3162 29TH ST APT 4L ASTORIA NY 11106
Land Use	100 Vacant Land
Land Class	R
Zoning Code	R-15
Census Tract	04051

Neighborhood	
Acreage	1.8
Utilities	
Lot Setting/Desc	Level
Book / Page	2171/812
Additional Info	

Photo

0201529 03/15/2016

Sketch

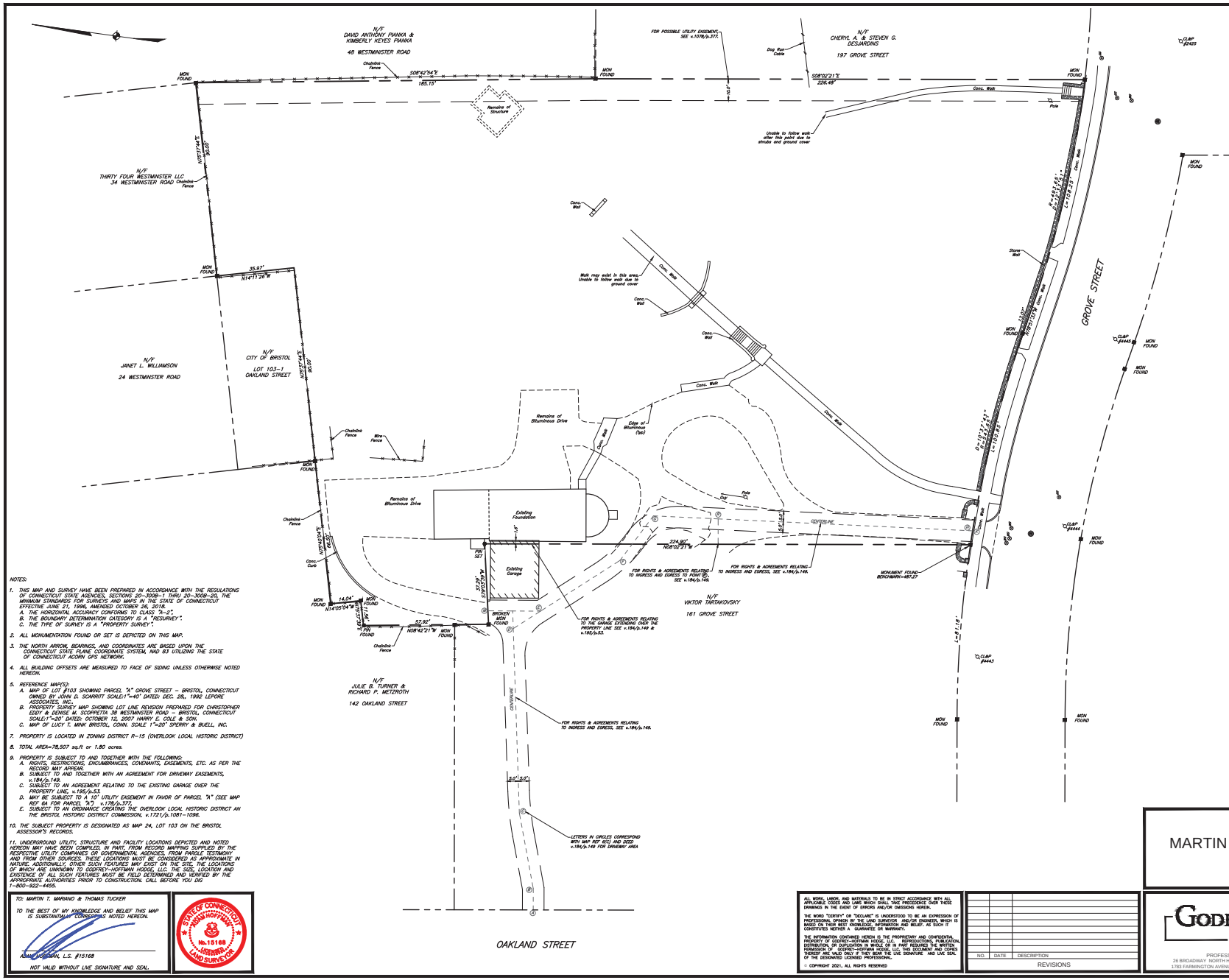
Primary Construction Details

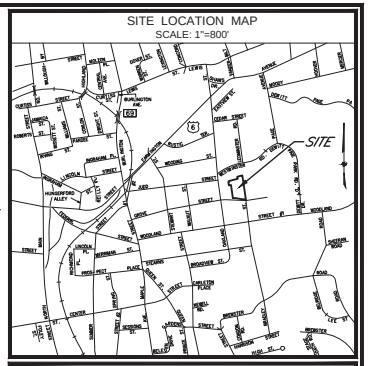
Year Built	0
Building Desc.	Vacant Land
Building Style	UNKNOWN
Building Grade	NA
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	NA
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	NA
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	0
Fireplaces	0

(*Industrial / Commercial Details)

Building Use	Vacant
Building Condition	A
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA





LEGEND

Property / Street Line	Concrete Monument / TO BE SET
Easement / Right of Way Line	Iron Pipe
Stone Wall	Iron Pin / TO BE SET
Wire / Chain Link Fence	LOT NUMBER (TYPICAL)
Wood / Rail Fence	N/F Now or Formerly
Water Course	Type "C" Catch Basin / PROPOSED
Existing Contour	Type "D-4" Catch Basin / PROPOSED
PROPOSED CONTOUR	Utility Pole
PROPOSED SILTFENCE	Fire Hydrant
Underground Electric Line	Light Pole
Overhead Wires	Wetlands
Gas Line	Existing Spot Grade
Sanitary Sewer Line	PROPOSED SPOT GRADE
Storm Sewer Line	Hatch
Telephone Line	Water Gate
Water Line	Gas Gate
Tree Line	Existing Text – Lower Case "Italic" Letters
Existing Structure	PROPOSED TEXT – UPPER CASE "BOLD" LETTERS
PROPOSED CONST. ENTRANCE	

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
   A. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
   B. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
   C. THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83 UTILIZING THE STATE OF CONNECTICUT ACORN GPS NETWORK.
4. ALL BUILDING OFFSETS ARE MEASURED TO FACE OF SIDING UNLESS OTHERWISE NOTED HEREON.
5. REFERENCE MAP(S):
   A. MAP OF LOT #103 SHOWING PARCEL "A" GROVE STREET – BRISTOL, CONNECTICUT OWNED BY JOHN D. SCARRITT SCALE:1"=40' DATED: DEC. 28., 1992 LEPORE ASSOCIATES, INC..
   B. PROPERTY SURVEY MAP SHOWING LOT LINE REVISION PREPARED FOR CHRISTOPHER EDDY & DENISE M. SCOPPETTA 38 WESTMINSTER ROAD – BRISTOL, CONNECTICUT SCALE:1"=20' DATED: OCTOBER 12, 2007 HARRY E. COLE & SON.
   C. MAP OF LUCY T. MINK BRISTOL, CONN. SCALE 1"=20' SPERRY & BUELL, INC.
7. PROPERTY IS LOCATED IN ZONING DISTRICT R-15 (OVERLOOK LOCAL HISTORIC DISTRICT)
8. TOTAL AREA=78,507 sq.ft or 1.80 acres.
9. PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
   A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
   B. SUBJECT TO AND TOGETHER WITH AN AGREEMENT FOR DRIVEWAY EASEMENTS, v.184/p.149.
   C. SUBJECT TO AN AGREEMENT RELATING TO THE EXISTING GARAGE OVER THE PROPERTY LINE. v.195/p.53.
   D. MAY BE SUBJECT TO A 10' UTILITY EASEMENT IN FAVOR OF PARCEL "A" (SEE MAP REF 6A FOR PARCEL "A") v.178/p.377.
   E. SUBJECT TO AN ORDINANCE CREATING THE OVERLOOK LOCAL HISTORIC DISTRICT AN THE BRISTOL HISTORIC DISTRICT COMMISSION, v.1721/p.1081-1096.
10. THE SUBJECT PROPERTY IS DESIGNATED AS MAP 24, LOT 103 ON THE BRISTOL ASSESSOR'S RECORDS.
11. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO GODFREY-HOFFMAN HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: MARTIN T. MARIANO & THOMAS TUCKER

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

STATE OF CONNECTICUT ADAM HOFFMAN No. 15168 LICENSED LAND SURVEYOR

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF GODFREY-HOFFMAN HODGE, LLC. REPRODUCTION, PUBLICATION, DISTRIBUTION, OR DUPLICATION IN WHOLE OR IN PART REQUIRES THE WRITTEN PERMISSION OF GODFREY-HOFFMAN HODGE, LLC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL.

© COPYRIGHT 2021, ALL RIGHTS RESERVED

NO.	DATE	DESCRIPTION

REVISIONS

PROPERTY SURVEY

PROPERTY OF

MARTIN T. MARIANO & THOMAS TUCKER

181 GROVE STREET

BRISTOL, CONNECTICUT

0 10 20 30 40 50

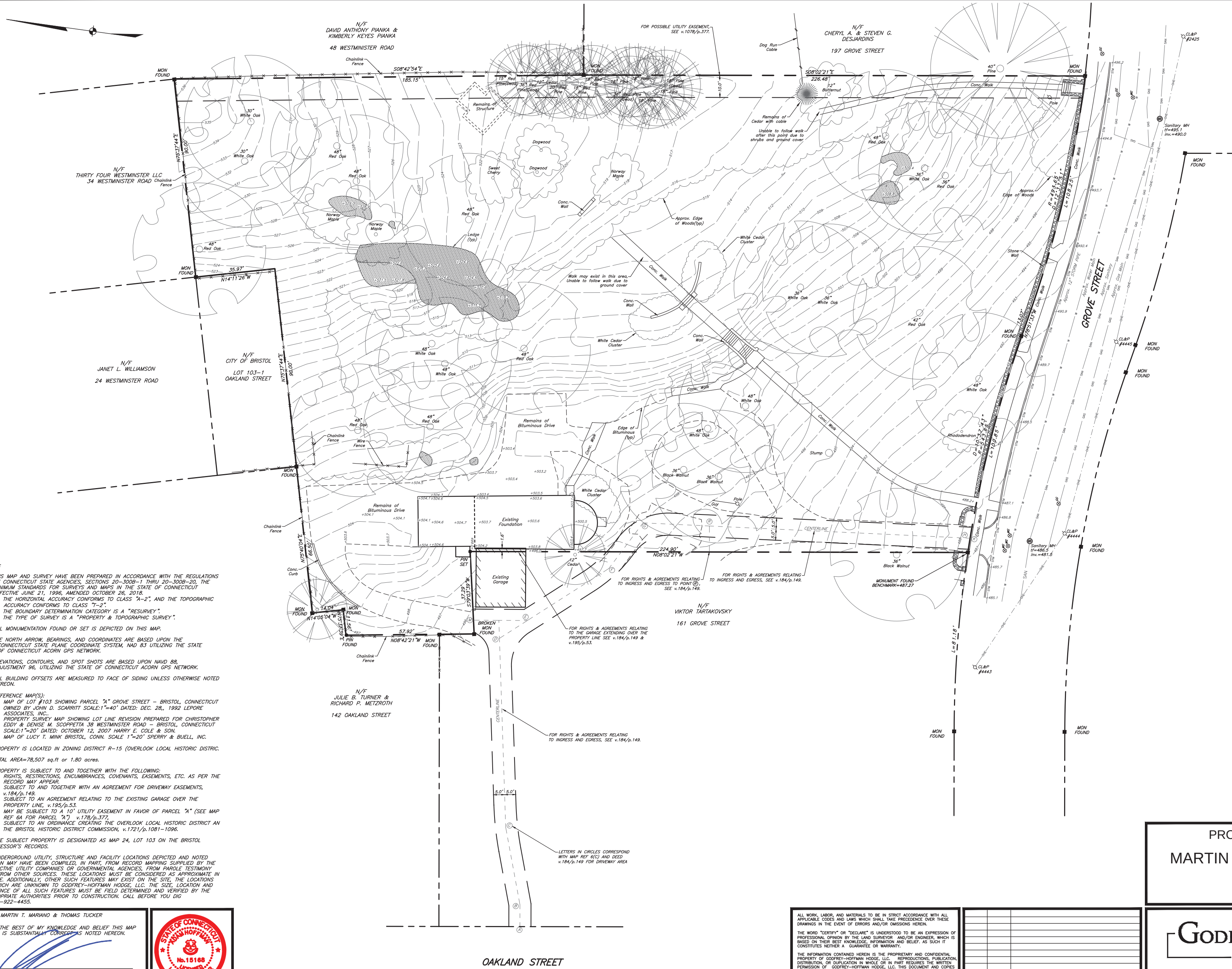
GODFREY HOFFMAN HODGE, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

26 BROADWAY NORTH HAVEN, CT 06473, TEL: 203.239.4217 - WWW.GODFREYHOFFMAN.COM

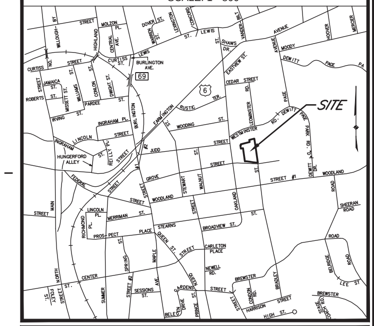
1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 - WWW.HODGELLC.COM

DRAWN BY:	KRG
CHECKED BY:	AH
DATE:	06-14-2021
SCALE:	1"=20'
PROJECT:	21-079_H
DRAWING:	1 of 1



SITE LOCATION MAP

SCALE: 1"=800'



LEGEND

- Property / Street Line
- Easement / Right of Way Line
- Stone Wall
- Wire / Chain Link Fence
- Wood / Rail Fence
- Water Course
- Existing Contour
- PROPOSED CONTOUR
- PROPOSED SILTFENCE
- Underground Electric Line
- Overhead Wires
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Telephone Line
- Water Line
- Tree Line
- Existing Structure
- PROPOSED CONST. ENTRANCE
- Concrete Monument / TO BE SET
- Iron Pipe
- Iron Pin / TO BE SET
- LOT NUMBER (TYPICAL)
- Now or Formerly
- Type 'C' Catch Basin / PROPOSED
- Type 'C-L' Catch Basin / PROPOSED
- Utility Pole
- Fire Hydrant
- Light Pole
- Wetlands
- Existing Spot Grade
- PROPOSED SPOT GRADE
- Hatch
- Water Gate
- Gas Gate
- Existing Text – Lower Case "Italic" Letters
- PROPOSED TEXT – UPPER CASE "BOLD" LETTERS

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018.
   A. THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2", AND THE TOPOGRAPHIC ACCURACY CONFORMS TO CLASS "T-2".
   B. THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
   C. THE TYPE OF SURVEY IS A "PROPERTY & TOPOGRAPHIC SURVEY".
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD 83 UTILIZING THE STATE OF CONNECTICUT ACORN GPS NETWORK.
4. ELEVATIONS, CONTOURS, AND SPOT SHOTS ARE BASED UPON NAVD 88, ADJUSTMENT 96, UTILIZING THE STATE OF CONNECTICUT ACORN GPS NETWORK.
5. ALL BUILDING OFFSETS ARE MEASURED TO FACE OF SIDING UNLESS OTHERWISE NOTED HEREON.
6. REFERENCE MAP(S):
   A. MAP OF LOT #103 SHOWING PARCEL "A" GROVE STREET – BRISTOL, CONNECTICUT OWNED BY JOHN D. SCARRITT SCALE:1"=40' DATED: DEC. 28,, 1992 LEPORE ASSOCIATES, INC..
   B. PROPERTY SURVEY MAP SHOWING LOT LINE REVISION PREPARED FOR CHRISTOPHER EDDY & DENISE M. SCOPPETTA 38 WESTMINSTER ROAD – BRISTOL, CONNECTICUT SCALE:1"=20' DATED: OCTOBER 12, 2007 HARRY E. COLE & SON.
   C. MAP OF LUCY T. MINK BRISTOL, CONN. SCALE 1"=20' SPERRY & BUELL, INC.
7. PROPERTY IS LOCATED IN ZONING DISTRICT R-15 (OVERLOOK LOCAL HISTORIC DISTRIC.
8. TOTAL AREA=78,507 sq.ft or 1.80 acres.
9. PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
   A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
   B. SUBJECT TO AND TOGETHER WITH AN AGREEMENT FOR DRIVEWAY EASEMENTS, v.184/p.149.
   C. SUBJECT TO AN AGREEMENT RELATING TO THE EXISTING GARAGE OVER THE PROPERTY LINE, v.195/p.53.
   D. MAY BE SUBJECT TO A 10' UTILITY EASEMENT IN FAVOR OF PARCEL "A" (SEE MAP REF 6A FOR PARCEL "A") v.178/p.377,
   E. SUBJECT TO AN ORDINANCE CREATING THE OVERLOOK LOCAL HISTORIC DISTRICT AN THE BRISTOL HISTORIC DISTRICT COMMISSION, v.1721/p.1081-1096.
10. THE SUBJECT PROPERTY IS DESIGNATED AS MAP 24, LOT 103 ON THE BRISTOL ASSESSOR'S RECORDS.
11. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO GODFREY-HOFFMAN HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: MARTIN T. MARIANO & THOMAS TUCKER

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

STATE OF CONNECTICUT ADAM HOFFMAN No.15168 LICENSED LAND SURVEYOR

ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF GODFREY-HOFFMAN HODGE, LLC. REPRODUCTIONS, PUBLICATION, DISTRIBUTION, OR DUPLICATION IN WHOLE OR IN PART REQUIRES THE WRITTEN PERMISSION OF GODFREY-HOFFMAN HODGE, LLC. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL.

© COPYRIGHT 2021, ALL RIGHTS RESERVED

NO.	DATE	DESCRIPTION

REVISIONS

PROPERTY & TOPOGRAPHIC SURVEY

PROPERTY OF

MARTIN T. MARIANO & THOMAS TUCKER

181 GROVE STREET
BRISTOL, CONNECTICUT

0 10 20 30 40 50

GODFREY HOFFMAN HODGE, LLC
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
26 BROADWAY NORTH HAVEN, CT 06473; TEL: 203.239.4217 - WWW.GODFREYHOFFMAN.COM
1783 FARMINGTON AVENUE, UNIONVILLE, CT 06085; TEL: 860.673.0444 - WWW.HODGELLC.COM

DRAWN BY: KRG
CHECKED BY: AH
DATE: 06-14-2021
SCALE: 1"=20'
PROJECT: 21-079_H
DRAWING: 1 of 1

STEPHEN
CHARLES
SMITH
architects

BRISTOL HISTORIC DISTRICT
COMMISSION APPLICATION

181 Grove Street
August 15, 2024

181 GROVE STREET

PAGE / ROCKWELL MANSION

Built 1917, Demolished 1971
Architect: Walter P. Crabtree

STEPHEN
CHARLES
SMITH
architects

SITE HISTORY

181 Grove Street
August 15, 2024

161 Grove St - Chimney Crest (1918) 4,762 SF
Colonial Revival, Portico, Veranda, sym. entry, Stone wall / shared boundary, Architect: Walter P. Crabtree

174 Grove St (1890) 2,075 SF
Colonial, Dark Wood siding, Dormers, asymmetrical, stone wall / shared boundary, Stone foundation.

207 / 215 Grove St (1890) 1,400 / 2,000 SF
Ranch, Wood siding, Brick, Stone Facade/foundation, asymmetrical, Stone wall/Chimney.

225 Grove St (1929) 4,103 SF
Colonial Revival, Wood siding, Dormers, Veranda, asymmetrical, Bluestone Patio, sunken 2-car garage, Stone Foundation/Walls

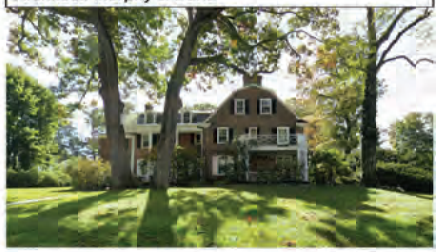
184 Grove St (1890) 2,469 SF
Victorian, Brick, Dark siding, Ornamental Chimneys, Gables, Stone foundation.

226 Grove St - Marlborough (1929) 8,749 SF
Colonial Revival, Brick, Dormers, Chimneys, Gables, Bluestone Patio, Architect: Richard Henry Dana

5 Founders Dr - Chimney Crest (1930) 10,569 SF
Tudor Revival, Brick, Rotated Chimneys, tall Gables, Stone Foundation/Walls, Architect: Perry & Bishop

174 Grove St (1890) 2,075 SF
Dutch Colonial, Wood siding, Dormers, asymmetrical, views from proposed house location

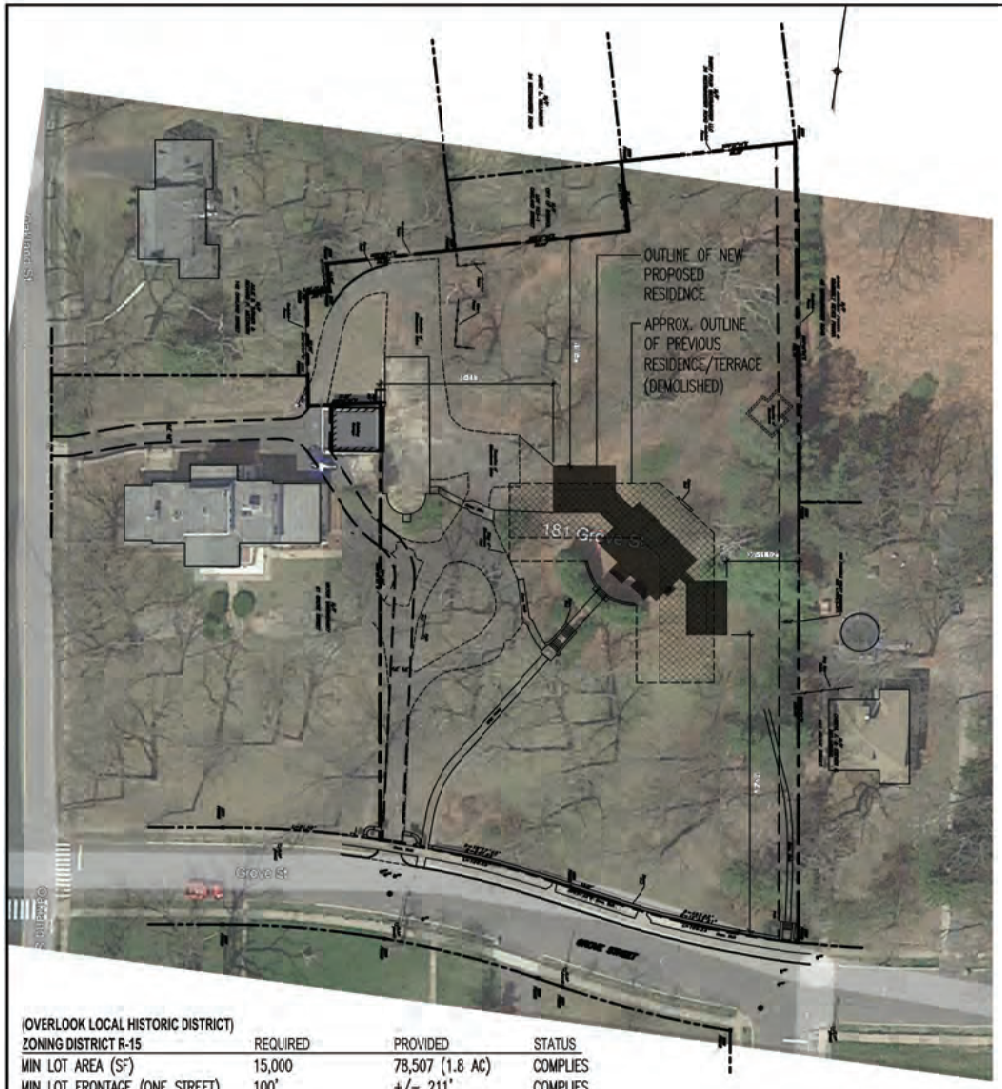
100 Oakland St - Treadway House (1915) 5,118 SF
Colonial Revival, Brick, Columns, Portico, Veranda, desirable views from proposed house location
Architect: Murphy & Dana

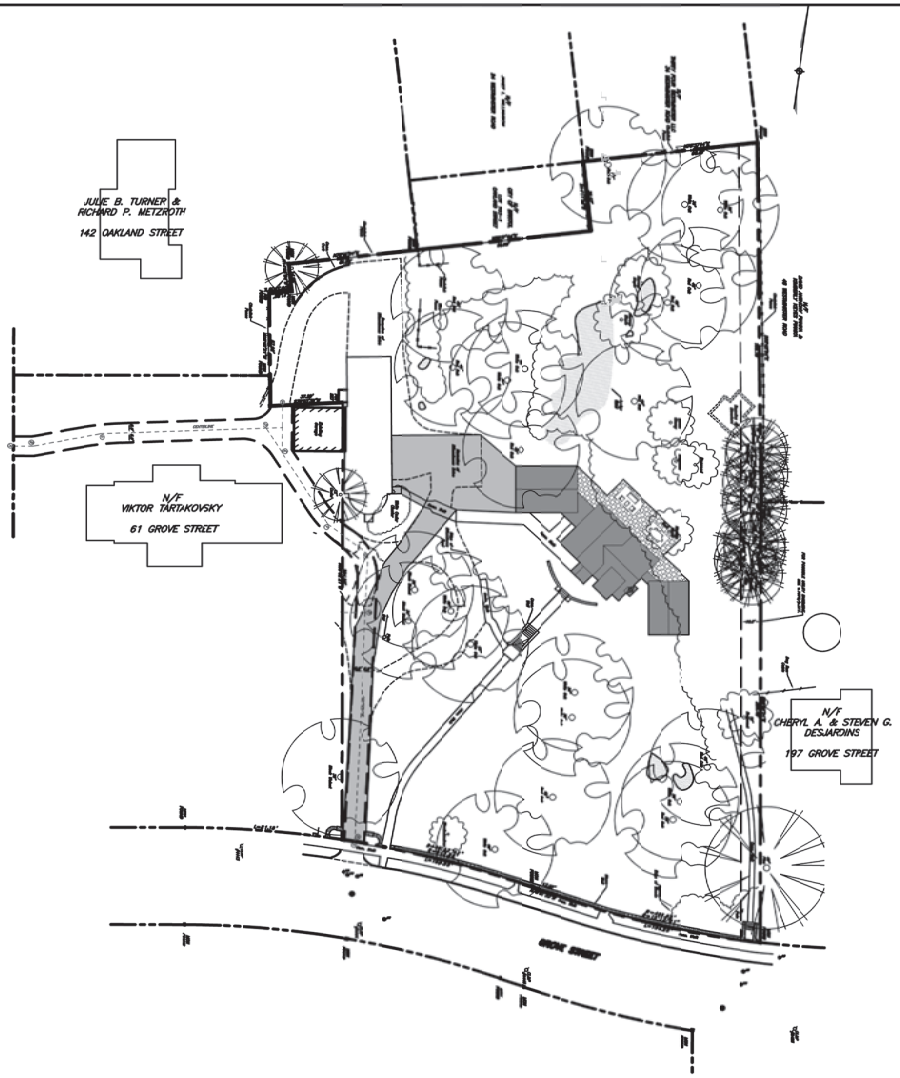


STEPHEN
CHARLES
SMITH
architects

NEIGHBORHOOD CONTEXT / HISTORIC INVENTORY

181 Grove Street
August 15, 2024





(OVERLOOK LOCAL HISTORIC DISTRICT)

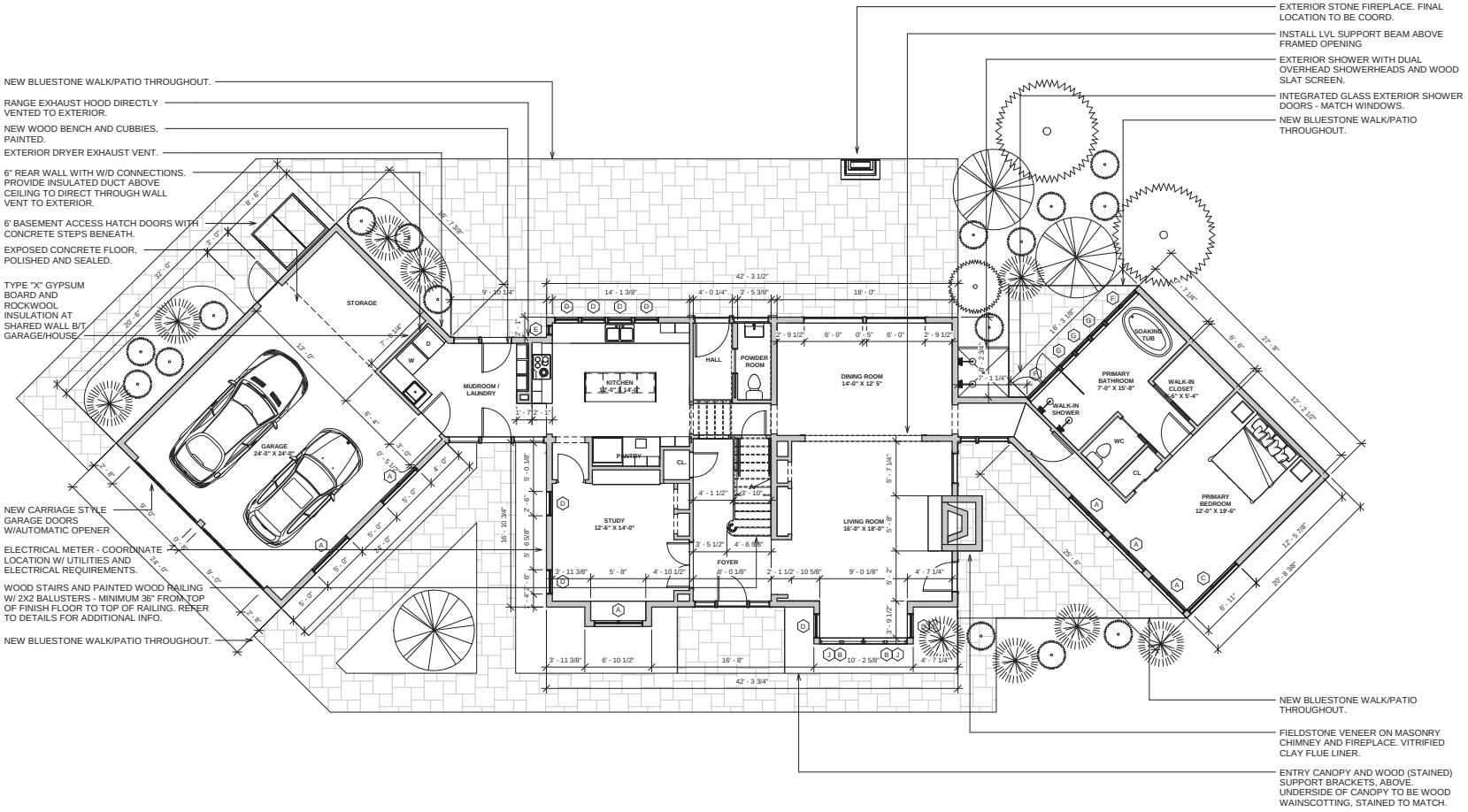
ZONING DISTRICT R-15	REQUIRED	PROVIDED	STATUS
MIN LOT AREA (S.F.)	15,000	78,507 (1.8 AC)	COMPLIES
MIN LOT FRONTAGE (ONE STREET)	100'	+/- 211'	COMPLIES
MIN FRONT YARD (FT)	25'	+/- 150'	COMPLIES
MIN SIDE YARD (FT)	10'	1@89', 1@37'	COMPLIES
MIN REAR YARD (FT)	25'	+/- 116'	COMPLIES
MAX HEIGHT (FT)	35'	35'	COMPLIES
MAX BLDG COVERAGE (%)	30%	2,850/78,507 (4%)	COMPLIES

STEPHEN CHARLES SMITH architects

PROPOSED SITE PLAN

181 Grove Street
August 15, 2024

© STEPHEN CHARLES SMITH architects



1 1ST FLOOR PROPOSED PLAN 3/16" = 1' - 0"

SC SA STEPHEN CHARLES SMITH architects
105B Main Street
Collinsville, CT 06019
ssmith@scsarchitects.com
203 927 4986

SYMBOL LEGEND:

- DEMOLITION
- EXISTING WALL
- NEW WALL
- DOOR TAG
- WINDOW TAG
- SMOKE DETECTOR/ CO. ALARM COMBO
- ELEVATION TAG
- SECTION TAG

GENERAL NOTES:

1. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
2. PROVIDE CARBON MONOXIDE DETECTORS PER B.C. 908.7
3. ALL PIPING, FLOOR PENETRATIONS AND OPENINGS SHALL BE FIRE-STOPPED (FLOOR TO FLOOR)
4. ALL INTERIOR WALLS ARE TO BE 2 X 4 UNLESS PLUMBING WALLS (2 X 6)
5. ALL WINDOW AND DOOR HEADERS AT LOAD BEARING WALLS SHALL BE (2) 2 X 10'S (4'-0" OR LESS OPENING) UNLESS NOTED OTHER WISE. OR OTHERWISE NOTED

ARCHITECT'S SEAL

NO.	DATE	DESCRIPTION

PERMIT SUBMISSION - DRAFT

NEW RESIDENCE / IMPROVEMENTS TO:

181 Grove Street
BRISTOL CT, 06010

OWNERS:
MARTIN MARIANO & THOMAS TUCKER
181 GROVE STREET
BRISTOL, CT 06010

KEY PLAN AND NORTH SIGN

IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT; DO NOT SCALE

DATE: AUGUST 2, 2024

SCALE: AS NOTED

1ST FLOOR PROPOSED PLAN

SHEET TITLE :

SHEET NUMBER : A101

© STEPHEN CHARLES SMITH architects

1 SOUTH ELEVATION 3/16" = 1' - 0"

2 NORTH ELEVATION 3/16" = 1' - 0"

SC SA
STEPHEN CHARLES SMITH architects
105B Main Street
Collinsville, CT 06019
ssmith@scsarchitects.com
203 927 4986

SYMBOL LEGEND:

DEMOLITION
EXISTING WALL
NEW WALL
DOOR TAG
WINDOW TAG
SMOKE DETECTOR/ CO. ALARM COMBO
ELEVATION TAG
SECTION TAG

GENERAL NOTES:

1. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
2. PROVIDE CARBON MONOXIDE DETECTORS PER R C 908.7
3. ALL PIPING, FLOOR PENETRATIONS AND OPENINGS SHALL BE FIRE-STOPPED (FLOOR TO FLOOR)
4. ALL INTERIOR WALLS ARE TO BE 2 X 4 UNLESS PLUMBING WALLS (2 X 6)
5. ALL WINDOW AND DOOR HEADERS AT LOAD BEARING WALLS SHALL BE (2) 2 X 10'S (4'-0" OR LESS OPENING) UNLESS NOTED OTHER WISE. OR OTHERWISE NOTED

ARCHITECT'S SEAL

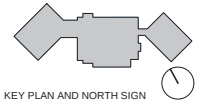
NO.	DATE	DESCRIPTION

PERMIT SUBMISSION - DRAFT

NEW RESIDENCE / IMPROVEMENTS TO:

181 Grove Street
BRISTOL CT, 06010

OWNERS:
MARTIN MARIANO & THOMAS TUCKER
181 GROVE STREET
BRISTOL, CT 06010



KEY PLAN AND NORTH SIGN

IF THIS DRAWING IS NOT 24" X 36" IT IS A REDUCED PRINT; DO NOT SCALE

DATE: AUGUST 2, 2024

SCALE: AS NOTED

SHEET TITLE :
EXTERIOR ELEVATIONS

SHEET NUMBER : A201

PERSPECTIVE VIEW (SOUTHWEST) - STONE AND CEMENT BOARD SIDING

PERSPECTIVE VIEW (SOUTHEAST) - STONE AND CEMENT BOARD SIDING

PERSPECTIVE VIEW (NORTHEAST) - STONE AND CEMENT BOARD SIDING

STEPHEN CHARLES SMITH architects

PROPOSED EXTERIOR VIEWS

181 Grove Street
August 15, 2024

STONEYARD®

Colonial Creek Stacked Stone Thin Veneer

Photo Shows Installation With Mortar Joint

DESCRIPTION

Colonial Creek Stacked Stone is an irregular style ledgestone. It features stunning gold colors with silver and cream undertones that shimmer. It can be installed most easily with a thin mortar joint, but it may be installed in a dry-stacked style with additional cutting and fitting.

STONE TYPE
Quartzite

WATER ABSORPTION
TBD

SPECIFIC GRAVITY
TBD

DENSITY
TBD

SIZE DETAILS

FLATS: SIZE RANGE
Height: 3" to 5.5"
Length: 4" to 15"

CORNERS: SIZE RANGE
Short Return: 1.5" to 3.5"
Long Return: 3.5" to 7"

TYPICAL THICKNESS
Thickness: 0.75" to 1.75"

PACKAGING DETAILS

CRATES
Flats: 100 Square Feet
Corners: 60 Lineal Feet

SMALL BOXES
Flats: 8 Square Feet
Corners: 6 Lineal Feet

All sizes are approximate and may vary depending on availability of raw material.

www.stoneyard.com

NICHIHA

25 YEARS OF A-HA MOMENTS

Residential Full Line Catalog

ELEVATE YOUR EXTERIOR

At Nichiha, we're dedicated to helping you build the perfect home with our beautiful, high-performance fiber cement solutions. We combine the aesthetic of wood with the uncompromising durability of fiber cement, giving you the look you want in less time and at a fraction of the cost.

Our expansive collections of textures, colors, and finishes can elevate homes to new and unexpected places. Once you've used Nichiha, you'll see the difference—and you'll want to use it again and again.

7 | NICHIBOARD™

8 | NICHISTAGGERED™, STRAIGHT, SHAKE

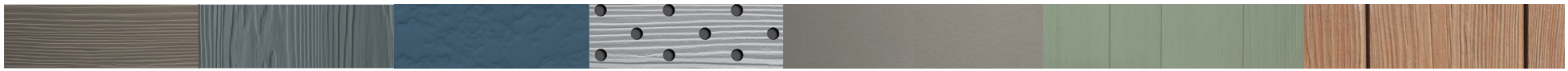
10 | NICHIPANEL™

12 | NICHISOFFIT™, NICHITRIM™

14 | SAVANNAH SMOOTH

16 | SIERRA PREMIUM™ SHAKE

18 | MODERN PRODUCTS



DURABILITY FOR THE FUTURE

Where strength, selection, and sustainability meet.

With our state-of-the-art technology, Nichiha products give you the wood look without the maintenance drawbacks. Whether you need boards, panels, or the look of individual shakes, our fiber cement products are resistant to pests, rotting, and tough weather conditions.

RESISTANT TO:
ROTTING | WARPING | PESTS | DELAMINATION

Naturally above and beyond

Nichiha fiber cement products are manufactured with our health and planet in mind. Our products are comprised primarily of fly ash which diverts waste from landfills and puts it to practical use. When you choose Nichiha cladding, you can feel good about using a product with low environmental impact.

We have a long history of conserving resources and employing manufacturing best practices:

90%
of all materials used in our process are sourced within 200 miles of our facility*

95%
of the water used to make our products is recaptured, processed and used again*

100%
of our pre-cured fiber cement scrap is reused

**Statistics apply to NichiProducts*

BEAUTIFY AND PROTECT YOUR HOME IN NICHIPRODUCTS

Explore the NIchiProducts Collection: A full range of classic siding styles and textures, along with soffit and trim, to create remarkably beautiful, low-maintenance, and lasting exteriors.

THE TIMELESS APPEAL OF LAP SIDING

NichiBoard™ offers the look of traditional lap siding with the performance of fiber cement. Available in either smooth or cedar textures, NichiBoard is factory-primed to create the perfect canvas for you. NichiBoard is easy to work with and to finish. Its premium neutral gray primer is thick and smooth, making paint application easy.

NICHIBOARD

CEDAR

SMOOTH

NICHIBOARD SPECS

WIDTH (IN.)	5-1/4″	6-1/4″	7-1/4″	8-1/4″	9-1/4″	12″
LENGTH (FT.)	12′	12′	12′	12′	12′	12′
THICKNESS (IN.)	5/16″	5/16″	5/16″	5/16″	5/16″	5/16″
WEIGHT (LBS./BOARD)	14.44	17.19	19.94	22.69	25.44	33.01
WEIGHT (LBS./SQ. FT.)	2.2	2.2	2.2	2.2	2.2	2.2
COVERAGE (SQ. FT./BOARD)	5.25	6.25	7.25	8.25	9.25	12
EXPOSED COVERAGE (SQ. FT./BOARD)	4	5	6	7	8	10-3/4
PACKAGING (PIECES/PALLET)	296	252	216	190	170	128

SHINGLES AND SHAKES THAT OUTLAST

NichiStaggered™ and NichiStraight™ 4-foot shingle-style panels let you choose between the classic look of straight edged shingles or the striking contrasts of staggered. For a customized look, NichiShake™ panels are available in a variety of widths to create a visual effect that is indistinguishable from cedar.

NICHISTAGGERED

NICHISTRAIGHT

NICHISTAGGERED & NICHISTRAIGHT SPECS	STAGGERED	STRAIGHT
HEIGHT (IN.)	16″	16″
LENGTH (FT.)	4′	4′
THICKNESS (IN.)	5/16″	5/16″
WEIGHT (LBS./PIECE)	12	12
WEIGHT (LBS./SQ. FT.)	2.2	2.2
PACKAGING (PIECES/PALLET)	100	86
PACKAGING (PIECES/EXPOSED SQ.)	50	43
SQUARES PER PALLET	2	2

NICHISHAKE

SM 6¼″ MED 8¼″ LRG 12″

NICHISHAKE SPECS	6-1/4″	8-1/4″	12″
WIDTH (IN.)	6-1/4″	8-1/4″	12″
LENGTH (IN.)	18″	18″	18″
THICKNESS (IN.)	5/16″	5/16″	5/16″
WEIGHT (LBS./SQ. FT.)	2.2	2.2	2.2
PACKAGING (SQUARES/PALLET)	8	8	8
BUNDLES PER EXPOSED SQUARE (11 PC/BUNDLE)	6	6	6

CLASSIC AND DURABLE BOARD AND BATTEN

Every surface is an opportunity with NichiPanel. Available in three convenient sizes and four unique textures, this product offers numerous design options and is an obvious choice for covering large areas. In addition for use in board and batten style siding, NichiPanels are also perfect for wrapping posts, creating wainscoting, covering ceilings and other applications where performance and aesthetics are requied.

NICHIPANEL

CEDAR

SMOOTH

STUCCO

GROOVED | 8″ O.C. CEDAR (4′ X 8′ ONLY)

NICHIPANEL SPECS

HEIGHT (FT.)	4′	4′	4′	16″ *
LENGTH (FT.)	8′	10′	12′	12′
THICKNESS (IN.)	5/16″	5/16″	5/16″	5/16″
WEIGHT (LBS./SQ. FT.)	2.2	2.2	2.2	2.2
WEIGHT (LBS./PANEL)	88.2	110.1	132.1	45
COVERAGE (SQ. FT./BOARD)	32	40	48	16
PACKAGING (PIECES/PALLET)	49	39	32	96

*NOTE: 16″ x 12′ NichiPanel is only available in Smooth

FINISH IN STYLE

We've got all angles of your project covered with our NichiSoffit™ panels. They're factory primed and sealed to help maintain their attractive appearance, and they're available in a smooth or cedar texture in vented or non-vented styles.

Need to trim a home? Available in a smooth or cedar texture, NichiTrim™ boards offer the low-maintenance façade homeowners desire.

NICHISOFFIT

NON-VENTED SMOOTH

NON-VENTED CEDAR

VENTED SMOOTH

VENTED CEDAR

Vented NichiSoffit provides 5 inches of net free ventilation per linear foot.

NICHITRIM

SMOOTH

CEDAR

NICHISOFFIT SPECS	NON-VENTED				VENTED		
LENGTH (FT.)	12′	12′	8′	8′	12′	12′	8′
WIDTH (IN.)	12″	16″	24″	48″	12″	16″	24″
THICKNESS (IN.)	1/4″	1/4″	1/4″	1/4″	1/4″	1/4″	1/4″
WEIGHT (LBS./BOARD)	26.5	35.3	35.3	70.5	26.5	35.3	35.3
WEIGHT (LBS./SQ. FT.)	1.8	1.8	1.8	1.8	1.8	1.8	1.8
PACKAGING (PIECES/PALLET)	164	123	122	61	164	123	122

NICHITRIM SPECS		Batten					
WIDTH	NOM.	3	4	6	8	10	12
	ACTUAL	2-1/2″	3-1/2″	5-1/2″	7-1/4″	9-1/4″	11-1/4″
THICKNESS (IN.)	3/4″	•	•	•	•	•	•
	1″		•	•	•	•	•
LENGTH (FT.)	3/4″	10′	10′	10′	10′	10′	10′
	1″		10′	10′	10′	10′	10′
WEIGHT (LBS./BOARD)	3/4″	9.79	13.7	21.6	28.4	35.2	44.1
	1″		18.1	28.5	37.4	47.5	58.1
WEIGHT (LBS./SQ. FT.)	3/4″	4.7	4.7	4.7	4.7	4.7	4.7
	1″		6.2	6.2	6.2	6.2	6.2
PACKAGING (PIECES/PALLET)	3/4″	266	209	133	114	95	76
	1″		165	105	90	75	60

ASCEND TO SIERRA SHAKE

A premium upgrade to NichiShake, Sierra Shake creates dramatic depth with the look of individual shakes while far outperforming the traditional wood types. Not only does Sierra Shake cladding require less maintenance, it also stands up to the elements with ease. Available primed or in four classic colors.

SIERRA PREMIUM SHAKE

MAHOGANY

MAPLE

CHARCOAL

SMOKE

PRIMED

SIERRA PREMIUM SHAKE SPECS

HEIGHT (NOM. IN. / ACTUAL MM)	8-7/8″ (225.4MM)
LENGTH (NOM. FT. / ACTUAL MM)	9′ 4″ (2845MM)
THICKNESS (NOM. IN. / ACTUAL MM)	1/2″ (12MM)
WEIGHT (LBS./BOARD)	22.1
WEIGHT (LBS./SQ. FT.)	3
COVERAGE (SQ. FT./BOARD)	7
EXPOSED COVERAGE (SQ. FT./BOARD W/ 1-1/4″ OVERLAP)	6.06
PACKAGING (BOARDS/PALLET)	200 primed 160 pre-finished

THE POWER OF POSSIBILITIES

Your vision is unique. That's why Nichiha offers personalized service to help your project move from conception to completion. Nichiha fiber cement siding can enhance the look of any home—from single family to multifamily to custom homes—we have a solution for you. Our versatile product lines offer colors, textures and finishes to complement any style. Let Nichiha help bring your next design to life.

NICHIHA WARRANTIES

- NichiBoard™, NichiPanel™, NichiShake™, NichiStaggered™, NichiStraight™, Sierra Premium™ Shake and Savannah Smooth – 30 year limited warranty
- NichiTrim™ and NichiSoffit™ – 25-year limited warranty*

*See Nichiha warranties for detailed information on terms, conditions and limitations. Visit nichiha.com for easy downloadable warranties or call toll-free 1.866.424.4421 for a copy.

Nichiha MSDS is available at nichiha.com, at your local Nichiha dealer or by calling Nichiha direct, toll-free 1.866.424.4421.

CERTIFICATION & TESTING

TDI
Report
No. EC-58

Report
No. FL12098
No. FL12875

WUI
8140-2029

NOA
No. 18-0522.05
No. 19-0328.02

CCRR-0258
CCRR-0299
CCRR-0290

NICHIHA fiber cement
the power of possibilities™

SILICA DUST WARNING: Nichiha products may contain some amounts of crystalline silica (a.k.a. sand, silicon dioxide), which is a naturally occurring mineral. The amount will vary from product to product. Inhalation of crystalline silica into the lungs and repeated exposure to silica can cause health disorders, such as silicosis, lung cancer, or death depending upon various factors. To be conservative, Nichiha recommends that whenever cutting, sawing, sanding, sniping or abrading the product, users observe the Safety Instructions above. For further information or questions, please consult the MSDS, your employer, or visit www.osha.gov/SLTC/silicacrystalline/index.html and www.cdc.gov/niosh/topics/silica. The MSDS for Nichiha products are available at www.nichiha.com, at your local Nichiha dealer or through Nichiha directly at 1.866.424.4421. FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND OTHER INSTRUCTION MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

NICHIBOARD, NICHIPANEL, NICHIPRODUCTS, NICHISHAKE, NICHISOFFIT, NICHISTAGGERED, NICHISTRAIGHT, NICHITRIM, SIERRA PREMIUM, SAVANNAH SMOOTH, and THE POWER OF POSSIBILITIES are trademarks of Nichiha USA, Inc.

6465 E. JOHNS CROSSING, SUITE 250, JOHNS CREEK, GA 30097 | 866.424.4421 | NICHIHA.COM

NOTE: Printed material may not accurately depict actual product color. ©2023 Nichiha USA, Inc. All rights reserved. Printed in the USA. NLC 10.22 5K

Pella® Lifestyle Series

Aluminum-Clad Wood

#1 performing wood window and patio door[1]

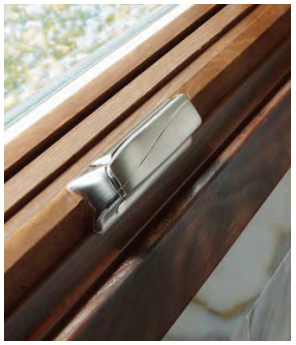
For the combination of energy, sound and value.

37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient[2]

On average compared to single-pane windows – with performance solutions for improved comfort.



Exceptional performance and style.

Style flexibility. Whether your client's home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit their style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.[2,5]

Enhanced durability. Our windows and patio doors are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Most desired features, options and innovations. Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Added security and convenience. Add peace of mind with optional Pella Insynctive® built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a button.

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.[3] Begin with dual- or triple-pane glass and then select from the most desired features and options.[4]

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.[1] Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your project, room by room.

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

[4] Double-hung window only available with dual-pane glass.

[5] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Available in these window and patio door styles:

Special shapes also available.

Colors & Finishes

Wood Type

A beautiful wood species to complement a home's interior.

Pine

Prefinished Pine Interior Colors

We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.

White | **Bright White** | **Linen White** | **Golden Oak Stain** | **Early American Stain** | **Provincial Stain** | **Black Stain**

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.

Black | **White** | **Brown** | **Fossil**

Iron Ore | **Portobello** | **Putty** | **Almond** | **Classic White** | **Brick Red** | **Hartford Green** | **Wolf Gray**

Glass[1]

InsulShield® Low-E Glass[2]

Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon

AdvancedComfort Low-E insulating dual-pane glass with argon and triple-pane glass with argon

NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon

SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon

Additional Glass Options

Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

[1] Double-hung window available with dual-pane glass only.

[2] Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to your customers.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1] Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer's home.

All values below are averages compared with single-pane windows.

Performance

Improved energy efficiency and sound performance.

71% More Energy Efficient[2] + **34%** Noise Reduction[3]

Sound Control

Exceptional noise control for a quieter home.

52% Noise Reduction[3]

Energy Efficiency

Superior energy efficiency for a more comfortable home.

83% More Energy Efficient[2]

Ultimate Performance

The best combination of energy efficiency and noise control.

79% More Energy Efficient[2] + **52%** Noise Reduction[3]

Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

Grille Types

Choose the look of true divided light with simulated-divided-light or make cleaning easier by selecting grilles-between-the-glass.

Dual-Pane:

Simulated-Divided-Light with Spacer 7/8"

Simulated-Divided-Light without Spacer 7/8"

Aluminum Grilles-Between-the-Glass 3/4"[1]

Triple-Pane:

Aluminum Grilles-Between-The-Glass 3/4"[1]

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.

9-Lite Prairie

Traditional

Top Row

Cross

Custom

Screens[2]

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional window screens and provide efficient ventilation.

InView™

Added Peace of Mind

Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[3] For more information, go to connectpella.com.

[1] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[2] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.
[3] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in the right amount of light. Our accessible, integrated blinds are available with or without motorization powered by Pella Insynctive® technology.

White **Poplar White** **Bisque** **Golden** **Mocha** **Storm** **Black**

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Our accessible, integrated shades are available with or without motorization powered by Pella Insynctive® technology.

Light-Filtering:

White **Maize** **Silver**

Room-Darkening:

Cotton **Bamboo** **Ash**

Haven't landed on a final blind or shade color yet? No problem.
With our patented triple-pane design, your customers can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to the home or later in the building or remodeling process.

Scan the QR code with your smartphone camera to learn more about our motorized Insynctive blinds and shades.

Window Hardware

Essential Collection

Our most popular designs with finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne **White** **Brown** **Matte Black**

Satin Nickel **Satin Brass**

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.

Hinged Patio Door Handle
Standard

Sliding Patio Door Handle
Standard

Finishes:

Champagne **White** **Brown** **Matte Black**

Satin Nickel **Satin Brass**

* Available on triple-pane products only.

Landmark® Series

Designer Roofing Series

certainteed
SAINT-GOBAIN

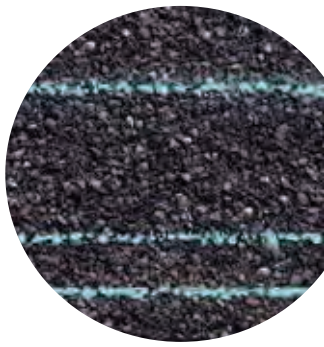
Landmark, shown in Weathered Wood

SAINT-GOBAIN

Landmark, shown in Weathered Wood

Nail*Trak*®

Fast, Accurate, Visible



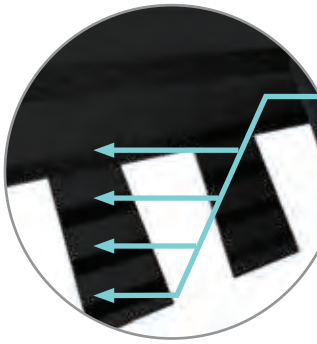
The new and improved **Nail***Trak* nailing line, a feature on CertainTeed designer shingles.

Now **Nail***Trak* is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

Nail*Trak* removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.

Quadra*Bond*®

Advanced Layering



CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.

Streak*Fighter*®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with Streak*Fighter* **Technology**

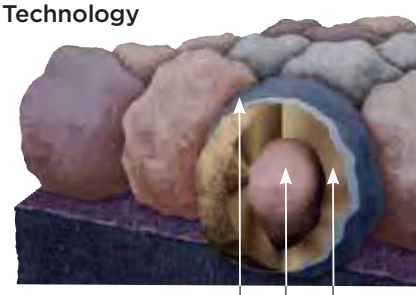


Diagram for illustrative purposes only.

Certa*Seal*®

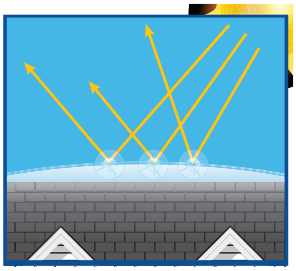
Uplift Protection

Certa*Seal*® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.

Solaris® *CoolRoof*

Solar Reflectivity

Solaris® Cool Roof is a sustainable shingle granule technology that applies energy-saving cool roof performance to CertainTeed's most popular shingle brands. Available in rich and authentic colors, including dark hues and tones, Solaris Cool Roof can lower roof temperatures and allow homeowners to reduce cooling costs without sacrificing beauty, quality, or color.



Landmark, shown in Georgetown Gray

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing

Georgetown Gray

Scan code for more information

See next page for full color palette.

LANDMARK® Solaris® *CoolRoof* COLOR PALETTE

Graphite
CRRC Product ID 0668-0155

Weathered Wood
CRRC Product ID 0668-0119

LANDMARK® COLOR PALETTE

Cobblestone Gray

Georgetown Gray

Weathered Wood

Moiré Black

Charcoal Black

Heather Blend

Driftwood

Colonial Slate

Pewterwood

Burnt Sienna

Resawn Shake

Landmark, shown in Colonial Slate

Strength with Style

LANDMARK®

- Dual-layer durability
- Industry-best lifetime limited warranty
- 25-year **Streak***Fighter*® algae-resistance warranty
- **Solaris**® *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

LANDMARK® PRO

- PRI classified to UL 2218 Class 3 Impact Rated
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **Streak***Fighter*® algae-resistance warranty

NORTHGATE® ClimateFlex®

- UL Classified to UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **Streak***Fighter*® algae-resistance warranty

LANDMARK® PREMIUM

- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **Streak***Fighter*® algae-resistance warranty

LANDMARK SERIES

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- **Solaris**® *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.
- UL Class 2218 for NorthGate ClimateFlex®

Impact Resistance:
- UL classified to meet UL 2218 Class 4 (NorthGate ClimateFlex®)
- UL classified to meet UL 2218 Class 3 (Landmark PRO)

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO and Landmark Premium)
- 40-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark)
- **Streak***Fighter*® algae-resistance warranty (25-year – Landmark, 30-year – Landmark PRO, NorthGate ClimateFlex® and Landmark Premium)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

Add a Little Accent to Your Roof

The visually impactful choice for capping the hips and ridges of your roof, CertainTeed's Cedar Crest® accessory shingles will complement or match any shingle in the Landmark Series. For a low-profile hip and ridge look, CertainTeed also offers Shadow Ridge® accessory shingles. Also available in **Climate***Flex* version.

Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in ten colors that complement some of the most popular CertainTeed shingles.

Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

6. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

learn more at:

certainteed.com/roofing

Landmark® Series available in areas shown

SAINT-GOBAIN

CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim

20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

©03/24 CertainTeed, Printed in the USA, Code No. 00-00-137-NA-EN

APPLICATION NO. 2024-08-03

DATE FILED: 08-19-2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 196 Woodland St Bristol, CT 06010

Assessor's Map No.: 25 Assessor's Lot No.(s): 110/40-1 Est. Value of Proposed Work: 9,854.39

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[ ] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[✓] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [✓] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)*

Replace 31 windows with Crystal Series 100 Vinyl Windows with Grates. The grates will be on the top window as it was in the existing building construction. Some windows do not currently have window grates. Grates will be added to all windows ensuring the building matches it's original look. 3x Windows on 3rd floor will have grates across entire window matching existin

Has this property been subject to Historic District approval before? [ ] Yes [✓] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [✓] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other:

Name: Woodland Suites LLC / Eugene Klimaszewski

Address: 1 Hartford Sq. #25 City: New Britain State: ct Zip: 06052

Telephone No.: 860.888.0077 E-Mail: eugene@mammothsecurity.com

Signature: Signature (Printed/Typed): Eugene Klimaszewski

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:

Chairman/Secretary, Bristol Historic District Commission Date

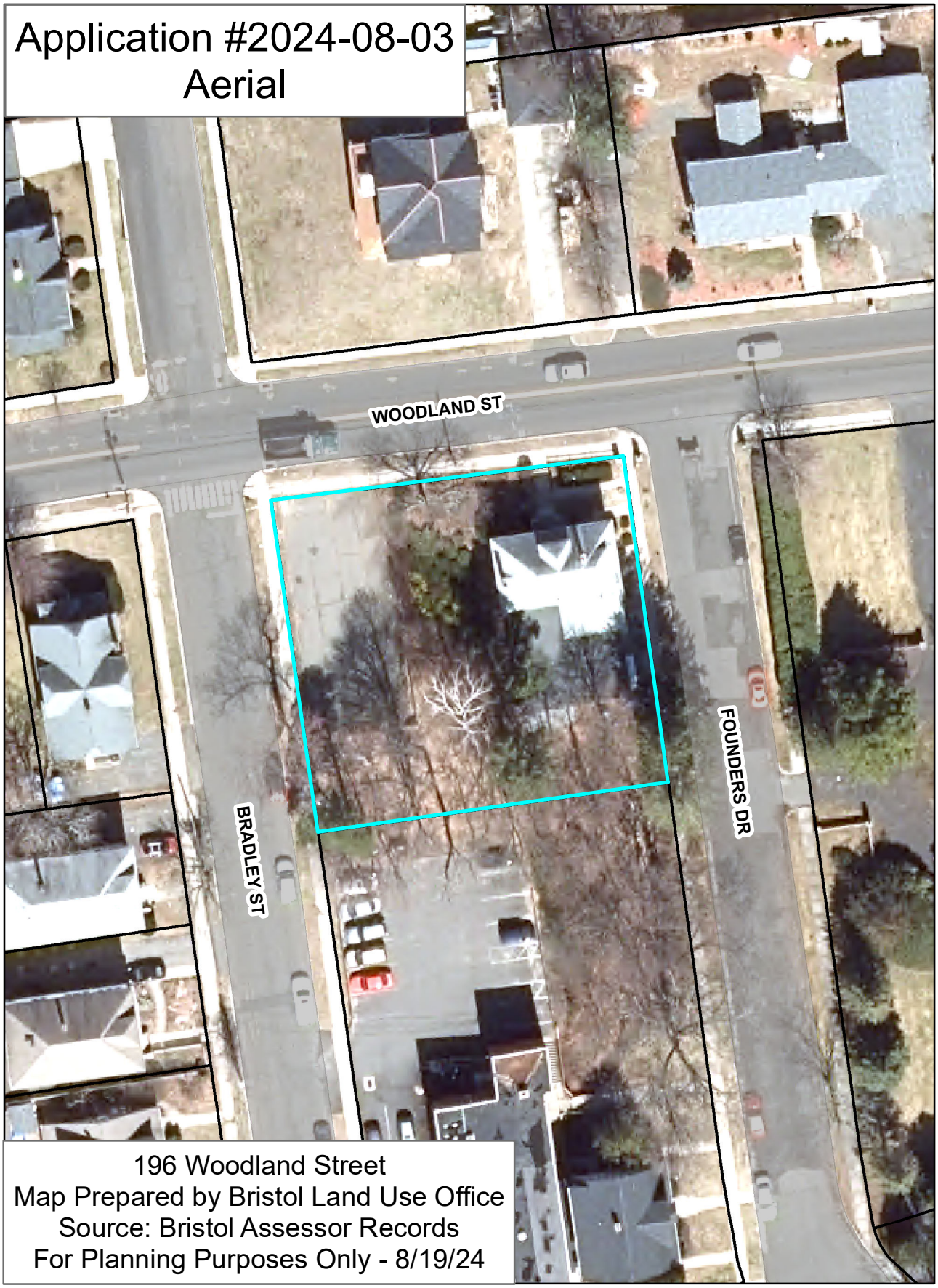
THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

Application #2024-08-03
Location
ROVE ST
BRADLEY ST
WOODLAND ST
FOUNDERS DR
STEARNS ST
196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #2024-08-03
Aerial

196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24


Application #2024-08-03
Aerial
WOODLAND ST
BRADLEY ST
FOUNDERS DR
196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Re: HDC Windows for 196 Woodland

Eugene @ Mammoth Security <eugene@mammothsecurity.com>

Mon 8/19/2024 8:28 AM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Cc:Nancy King <NancyKing@bristolct.gov>;

Yes sir, whenever I get a new property I replace everything old because I want it to be a quality for years to come.

Same exact window for each one same style.

Some of the existing windows have been replaced with ones that do not have the grid but I will be replacing those with a window that has the grid so they all match. I'm sure those are not the correct style.

Eugene Klimaszewski
President
Mammoth Security Inc.

mobile Phone | 860-748-4292 | 860-888-0077

website | mammothsecurity.com

address | 1 Hartford Square, #258, New Britain, CT 06052

On Mon, Aug 19, 2024 at 8:19 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

> Eugene,
>
> Wow. I had no idea you were replacing 30 windows. Because it is not clear, are you proposing to replace all 30 windows with the same proposed window? And the replacement grid pattern is going to be exactly the same as what is existing for all windows (all 30)?
>
> Importantly, you need to pay the application fee which is based on the value of the work.
>
> Andrew A.
>
> ---
>
> **From:** Eugene @ Mammoth Security <eugene@mammothsecurity.com>
> **Sent:** Friday, August 16, 2024 3:07:16 PM
>
> **To:** Andrew Armstrong
> **Cc:** Nancy King
> **Subject:** Re: HDC Windows for 196 Woodland
>
> Hey Andrew,
>
> I had everything printed etc ready to go for today but I realized I missed the 30th window image up on top of house.
>
> Attached is the full package with all images with windows numbered in the image for you to have digitally.
>
> I have 3 copies of all printed that I will bring Monday once I get the missing image of window #30
>
> Windows HDC Package-20240816T190415Z-001.zip
>
> On Thu, Aug 15, 2024 at 1:48 PM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:
>
> > Eugene,
> >
> > You can submit the copies and check by mail or in-person. Doesn't have to be today but I would like it done by Monday next week.
> >
> > Thank you.

Preferred by Contractors

CRYSTAL SERIES 100

AVAILABLE STYLE:
DOUBLE HUNG

Features

- Mechanical Fastened Frame & Sashes
- Strong Multi-Chamber Construction
- Frame Depth: 3-¼"
- Insulating Glass Unit Depth: 7/8"
- Low-E Coated Glass
- Argon Filled IGU
- PPG Intercept "Warm Edge" Spacer
- Tilting Sashes for Easy Cleaning
- Constant-Force Balance System
- Insulating Exterior Foam Wrap
- Dual Ventilation Latches
- Integral Extruded Lift Handle
- Jamb Adjusters
- Half Screen Included
- Lifetime Limited Warranty

Options

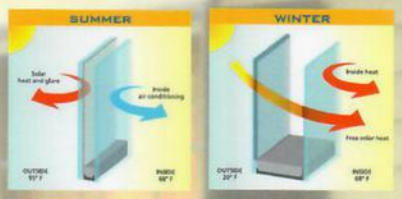
- Special Grid Patterns

CVD100 THERMAL PERFORMANCE

	U-Value	SHGC	
Clear Air Filled IGU	0.49	0.60	GOOD
Low-E (Soft Coat) Argon Filled IGU	0.30	0.37	

LEGEND: U-Value | SHGC

HOW LOW-E GLASS WORKS:



Crystal Window & Door Systems is proud to promote ENERGYSTAR® qualified energy efficient products.

ENERGY STAR

Crystal Window & Door Systems, Ltd.

NYC, NY (HQ) 31-10 Whitestone Expressway, Flushing, NY 11354 Tel: 800.472.9988/718.961.7300 Fax:718.460.4594
SCRANTON, PA 204 Franklin Valley Rd, Benton, PA 18414 Tel: 570.276.8000 Fax: 570.563.5313
CLEVELAND, OH 29299 Clemens Rd. 1-B, Westlake, OH 44145 Tel: 440.871.8694 Fax: 440.871.8690
ST. LOUIS, MO 300 Axminister Dr., Fenton, MO 63026 Tel: 636.305.7880 Fax: 636.305.7881
CHICAGO, IL 1300 W. 35th st. Chicago, IL 60609 Tel: 773.376.6688/888.280.3288 Fax: 773.376.6868

CRYSTAL™
WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWS.COM

Crystal Windows Affiliations: AIA NAHB NWDA NFRC Intercept ENERGY STAR PPG CCWF

Follow us on:

CRYSTAL
WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWS.COM
Please visit:
www.crystalwindows.com/windows-101/installation/
for general and product-specific installation and operation instructions*.
*Crystal Window & Door Systems, Ltd., as the manufacturer, is not responsible for defects, air or water leakage attributable to improper installation. Painting a window will render any manufacturer warranty null and void. For warranty coverage, please see your local dealer or submit a request for a copy of the warranty prior to installation via www.crystalwindows.com. These instructions are general in nature and the manufacturer makes no representation that they will comply with local and/or state building codes. Please contact your local building code official for certified instructions.
CWDS
DOUBLE HUNG
Vinyl Frame and Sash.
LOW E
ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
0.28
Solar Heat Gain Coefficient
0.28
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.47
Air Leakage
≤0.3
LIKE US ON facebook
facebook.com/CWNDS
Linked in
© Crystal Window & Door Systems, Ltd. 2016-2017. All rights reserved
Crystal CBR 1000 Roof & CVC 2330W4 Four Rail Casement Bay Window
CRYSTAL
Crystal CBR 1000 Roof & CVB 2
SB

Before

After

Window Number	Existing Grate?	Existing Window Material	Replacement Window Material	Window Floor	Notes	Window Brand and Model
1	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
2	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
3	**Yes - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
4	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
5	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100
6	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
7	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
8	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
9	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
10	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
11	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
12	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
13	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
14	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
15	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
16	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
17	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
18	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
19	**YES - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
20	**YES - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
21	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
22	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
23	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
24	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
25	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
26	**NO**	Wood	Vinyl WITH Grate On Top Window	1	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
27	**NO**	Wood	Vinyl WITH Grate On Top Window	1	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
28	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
29	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
30	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100
31	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100

5
2
3
1
4

7
8
9
10
11
12
13
14
6

12
11
10
13
A
B
C

17
15
16

18

19
20
21
22
23
24
25
Autism Sparkles
26/27
28
29
Autism Sparkles
Staff
Parking

BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY JULY 24, 2024

1. Call To Order

By: Chair Nicastro Time: 5:00 P.M. Place: City Hall

ROLL CALL:

MEMBERS:	**NAME**	**PRESENT**	**ABSENT**
REGULAR MEMBERS:	Colleen Nicastro, Chair	X	
	Karen Stevens Vice Chairman	X	
	Patti Philippon (Secretary)	X	
	Andrew E. Collins	X	
ALTERNATE MEMBERS:	Mary Beth Mackiewicz		X
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Guests: Brian Davis, 159 Woodland Street applicant
Gretchen Hine, neighbor of 38 Broadview Street
Flor Alvarez and son, Joseph Aviva, 38 Broadview Street applicant
Kevin Prior, neighbor of 38 Broadview Street

Per the order of Chairman Nicastro, the meeting was called to order at 5:00 P.M.

2. Pledge of Allegiance

Chair Nicastro reminded the Commission the next regular meeting was on Wednesday August 28, 2024.

3. Public Participation

There was no public participation.

4. Public Hearings

a. Application #2024-07-01 – Request for a Certificate of Appropriateness for the replacement of 12 wood windows with vinyl windows at 159 Woodland Street, Assessor's Map 25, Lot 57-11; Bayside Solar LLC, applicant.

Chair Nicastro designated regular Commissioners Stevens, Philippon, Collins and Nicastro to vote on Application #2024-07-01.

The Commission received the following items in their electronic packets:

a. application form
b. location map
c. street view maps (1 and 2)
d. window specifications

e. picture of existing windows
f. pictures of proposed windows

Brian Davis, 983 New Britain Ave., Farmington, the applicant, explained he is looking to replace the existing, wooden and damaged windows in the home with similar style vinyl windows. This is for energy efficiency and safety as many of the existing windows are in disrepair. Currently windows on the second floor are vinyl in the similar style.

Andrew Armstrong advised Mr. Davis that the paint on the existing windows may be lead paint, and should be tested and remediated if necessary.

Discussion involved factors that lead to changing out the windows, if storm windows had been considered to protect the original windows, the combination of window pane designs and the count of each, and the count and location of the windows on the house. The windows grids currently vary from 6 over 1, 12 over 2, to 15 over 1 (top pane to bottom pane). When asked, Mr. Davis confirmed he has not researched other grid options for the vinyl windows to exactly match the existing windows. It was noted that storm windows would protect the existing windows if those were repaired. Part of the mission of the Historic District Commission is to preserve homes specific to that district, and the overarching change from various grid patterns to a uniform 6 over 1 pattern isn't in keeping with that mission.

It was clarified that Mr. Davis' request was for approval to change the windows from wood to vinyl, from the existing and varied grid patterns to a uniform 6 over 1 pattern.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Commissioner Stevens Seconded: Commissioner Collins

For: Philippon and Nicastro
Against: None.
Abstained: None.

At this time, the motion was made by Commissioner Stevens to close the Public Hearing for Application #2024-07-01. The motion was seconded by Commissioner Collins, and the Public Hearing for Application #2024-07-01 was closed.

The Commissioners continued their discussion. Commissioner Stevens expressed great concern with replacing a 15 over 1 grid pattern with a 6 over 1 grid pattern. It was noted that the 15 over 1 is an iconic design element for this style home and to lose that on this home isn't something she is comfortable with. When asked by Commissioner Collins, Commissioner Stevens clarified this is an example of demolition by neglect which doesn't fall to this current owner. Also, it's not the use of vinyl windows as much as it is the loss of the iconic, signature grid patterns. Commissioner Collins and Nicastro shared this view, citing that the replacement windows should match the grid patterns.

The Commissioners agreed that additional research into the possibility of the vinyl windows being made in the existing grid patterns to preserve the historic integrity of the home. It was agreed that it was difficult to determine how many, if any, of the existing, old growth forest windows, could be cleaned, repaired, repainted and then protected by storm windows.

MOTION: Move to continue Application #2024-07-01 – Request for a Certificate of Appropriateness for the replacement of 12 wood windows with vinyl windows at 159 Woodland Street, Assessor's Map 25, Lot 57-11; Bayside Solar LLC, applicant, in accordance with the plot plan and information submitted, be CONTINUED because of the following reasons:

For additional information on options to preserve the divided light configuration of the windows to match the historic windows.

By: Commissioner Stevens Seconded: Commissioner Philippon

For: Collins, and Nicastro
Against: None.

Abstained: None.

At this time Andrew Armstrong confirmed with Mr. Davis that this application is continued to the August 28th meeting. Mr. Davis confirmed the Commission is looking for the grid pattern match and while wood windows would be ideal, they understand that vinyl windows are the current option.

The application is continued to August 28, 2024.

b. Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of 19 wood windows with vinyl windows (includes 8 windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant.

Andrew Armstrong advised the Commissioners that there was an interpreter for the homeowner at this meeting (her son). He also advised them that this came before the Commission as a complaint, and a cease-and-desist order was put into place for work without permits, and remains in place today. He provided the Commissioners with the window specifications for their review.

Chair Nicastro designated regular Commissioners Stevens, Philippon, Collins and Nicastro to vote on Application #2024-07-02.

The Commission received the following items in their electronic packets:

a. application form
b. location map
c. fencing specifications
d. picture of the existing house (rear, front and left side)

Flor Alvarez and Joseph Aviva, 38 Broadview St., representing the applicant, explained that the windows are disrepair, including having broken glass, and animals were getting into the house. Flor believed that if the rotting windows were a hazard to her family that she could change them out without a permit. The blue ones in the provided image have not been changed yet and the red ones have been changed already.

It was confirmed that none of the first-floor windows are part of this project application and the homeowner will speak with Andrew Armstrong and the city's Building Department on any future projects for the home. It was also confirmed that the homeowner is completing the work themselves with the help of family. The homeowner verified they spoke with the city's Building Department about them doing the work themselves vs. using a licensed contractor and were told they could do the work without issue.

Mr. Aviva and Ms. Alvarez shared that they've hurt themselves on the previous windows due to splintering wood and broken glass. They also experienced bats entering the home through one of the windows they're planning to replace. Discussion continued with questions about screens or screen and storm window combinations, and if the other existing windows not part of this application were the originals or had been previously replaced.

Gretchen Hine of 44 Broadview St. was on Zoom and spoke of concerns about the homeowner at 38 Broadview St. burning their construction debris, which has been happening. She is especially concerned if the removed windows have lead paint. Andrew Armstrong appreciated her concern, and stated that the burning of the debris is not in the jurisdiction of this Commission. He did advise that the windows should be tested for lead paint and be remediated if necessary. He did discourage everyone present from burning construction debris for a number of reasons. The lead base paint is more of a Building Department item regarding regulations about it.

Kevin Prior, 41 Broadview St. was present at the meeting. He presented to the Commission regarding a number of issues with the work and work process at 38 Broadview St. Mr. Prior stated that when the owner of 38 Broadview St. needed to put up a fence, they went before the city and he spoke in support of their request. He said they followed all the guidelines needed at that time. Since then, however, they've replaced windows, outside doors, and removed vegetation and paved that area which is now causing runoff and issues for neighboring homes and properties. Extreme noise, burning of possibly toxic items in their backyard, and late-night events are causing the neighborhood hardship. Mr. Prior advised that he is speaking on behalf of elderly and disabled neighbors who aren't comfortable coming forward in person. There is also concern that this home is not

adhering to being a one family home as is required. There is also concern for the change of windows and how they will change the historic appearance of the home. Mr. Prior requested the cease-and-desist order remain in place and this application be continued until these issues are resolved.

Andrew Armstrong advised that several of these items mentioned are not within the Historic Commission's jurisdiction, but asked that these concerns be brought to the City Inspector directly, as well as the Acting Zoning Officer, Rick Brown. He also warned the applicant not to burn things in the yard, that the cease-and-desist order remains in place, and to not to any work without obtaining or clearing the necessary permits going forward.

Carrie Bartucca, 45 Carlton Place, spoke on Zoom. She understands some of Mr. Prior's concerns are on point, and understands some of them aren't for this Commission, however, the noise and large gatherings are making it difficult for the neighbors. She will continue to take items up with the Building Department.

The applicant and her son issued an apology to their neighbors, and will do anything they need to do be in compliant.

No one spoke in favor of the application.

The hearing was not closed. The Public Hearing was kept open to allow for additional testimony at a future meeting. It was decided that the Commissioners need pictures and specifications about the windows that are being used for replacement. There is still confusion about what work has been done vs not done due to how the windows appear. It was decided that more information, including window specifications, is needed before making a decision.

MOTION: Move to CONTINUE Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of 19 wood windows with vinyl windows (includes 8 windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant, in accordance with the plot plan and information submitted, be CONTINUED because of the following reasons:

Additional and more detailed information on the window replacements already done, to be done, and window specifications. The application will be revisited at the August 28th meeting with the additional information provided by the Applicant.

By: Commissioner Stevens Seconded: Commissioner Philippon

For: Collins, and Nicastro
Against: None
Abstained: None

The application is continued.

The Commission discussed the change of the slider and French doors that face the road. The door was changed out and it is believed there was no permit pulled. They know there wasn't a meeting before the Historic District. Andrew Armstrong said he would look into the issue and records.

5. Approval of Minutes
a. Regular Meeting – March 27, 2024

MOTION: Move to approve the minutes of the March 27, 2024, regular meeting.

By: Commissioner Collins Seconded: Commissioner Stevens

For: Nicastro
Against: None
Abstained: Philippon (she was not in attendance at the March meeting)

The Minutes were approved into the record.

6. Correspondence
   a. City Council Appointment Letter – Andrew Collins

The Commission received the following items in their electronic packets:

aa. Letter dated June 12, 2024, from the Town and City Clerk, regarding the appointment of Andrew Collins as a regular member of the Commission.

Commissioner Collins was welcomed as a regular member of the Commission. He confirmed he has already been sworn in by the City Clerk.

7. New Business

There was no new business.

8. Old Business

Commissioner Stevens asked about a checklist of necessary items for new applications, a checklist that could be provided to the applicant. Andrew Armstrong confirmed he does review the checklist with them several times verbally, and that they are required to accept all applications, even when they aren't as complete as they should be. He expressed making many efforts with these Applicants to receive the full amount of information and complete applications to present to the Commissioners.

9. Adjournment

MOTION: Move to adjourn at 6:27 P.M.

By: Commissioner Nicastro Seconded: Commissioner Stevens

For: Philippon, and Collins
Against: None
Abstained: None

It was noted that Commissioner Nicastro will not be at the next meeting and a Quorum is needed at the next meeting to approve any applications.

The meeting adjourned at TIME 6:27 P.M.

Respectfully submitted,

Sharon Arsego
Recording Secretary

Colleen Nicastro, Chair

Patti Philippon, Secretary

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

August 15, 2024

Alicia M. Jennings
4 Oakland Street
Bristol, CT 06010

Dear Ms. Jennings:

This is to officially notify you that at a meeting of the City Council on August 14, 2024 you were appointed as an alternate member to the Bristol Historic District Commission for a term to August, 2029.

It is necessary to take your oath of office when you are appointed. Would you kindly stop at the Town Clerk's Office to take your oath. ***Enclosed is the Conflict of Interest Acknowledgement form that must be filled out*** and handed in at the time of your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, a calendar of meetings and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

August 15, 2024

Keith David Elder
5 Founders Drive
Bristol, CT 06010

Dear Mr. Elder:

This is to officially notify you that at a meeting of the City Council on August 14, 2024 you were appointed as an alternate member to the Bristol Historic District Commission for a term to August, 2029.

It is necessary to take your oath of office when you are appointed. Would you kindly stop at the Town Clerk's Office to take your oath. ***Enclosed is the Conflict of Interest Acknowledgement form that must be filled out*** and handed in at the time of your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, a calendar of meetings and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

Erica Cabiya

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan