

John Gladding House & Store

205 & 211 Thames Street
Bristol, Rhode Island



CONDITIONS ASSESSMENT & FEASIBILITY STUDY

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With special thanks to the following individuals for their invaluable assistance and access to the John Gladding House & Store:

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Diane M. Williamson, Director of Community Development
Gregg Marsilli, Harbormaster

EXECUTIVE SUMMARY & METHODOLOGY

It has been a privilege to study and provide recommendations for the preservation of the John Gladding House & Store located on Thames Street in the Bristol Waterfront Historic District.

GMI Architects was engaged by the Town of Bristol in September 2014 to conduct a comprehensive assessment of physical conditions at the buildings and to provide recommendations for preservation and repair.

Part One of the report, **History and Significance**, includes a brief history of the buildings, a description of their architectural and cultural significance, and a list of character defining features. The latter are the physical elements that define the buildings architectural significance and must be retained in any restoration scheme. This section also includes a set of Preservation Guidelines to inform work plans and rehabilitation schemes.

Part Two, **Existing Conditions & Treatment Recommendations**, continues with an examination of conditions of the two building envelopes and recommendations for repair. Structural and masonry assessments are next, followed by outline plans and specifications for the recommended work.

Part Three of the report are existing **Plans** of the two structures.

Part Four and Five covers existing **Mechanical Systems** and **Hazardous Materials**.

Part Six of the report, **Conceptual Design & Reuse Options, and Summary of Probable Costs**, includes a thorough estimated project cost using two different options, an evaluation of general accessibility at the building and a conceptual design.

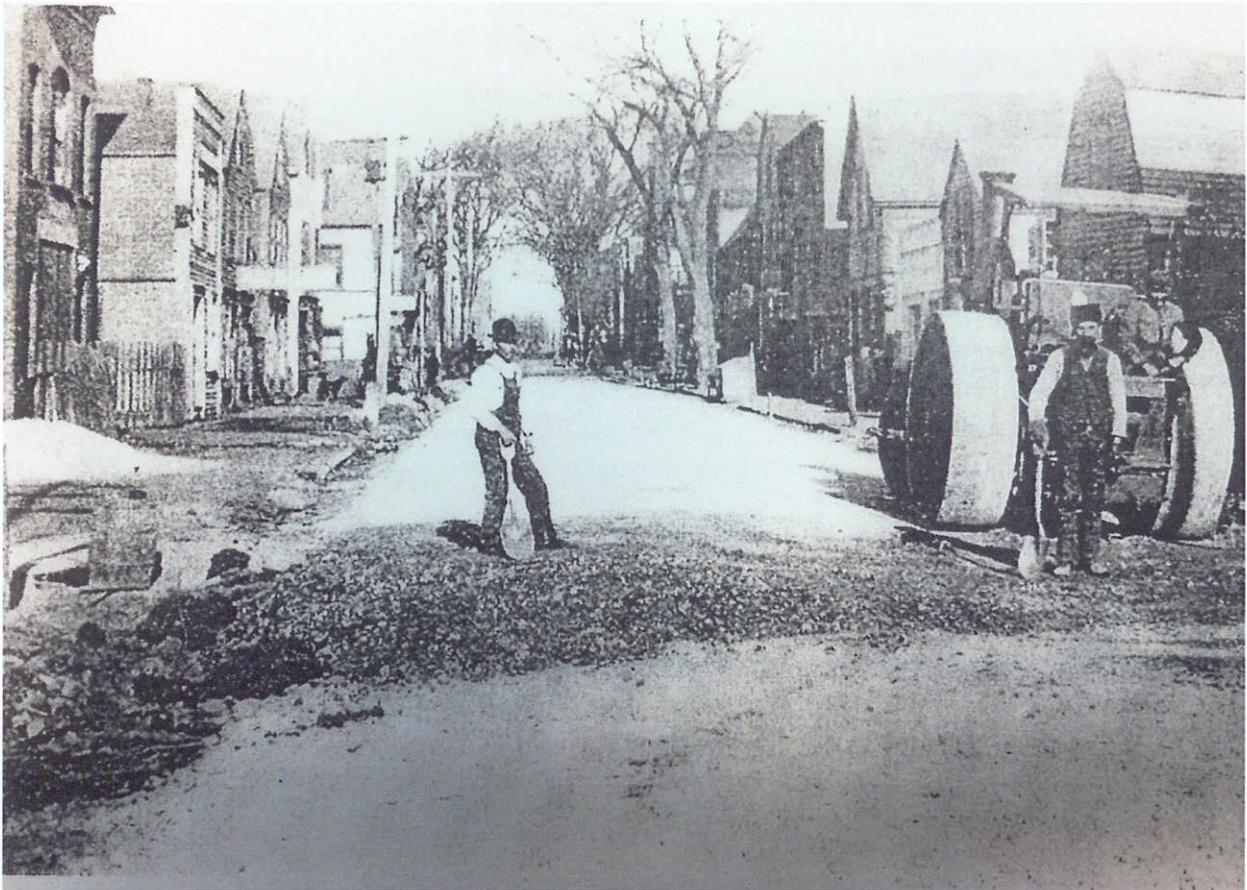
The **Appendix** includes all historical documentation on the buildings uncovered during research as well as a detailed summary of probable costs.

Moving Forward

With an understanding of the current physical state of the building fabric, the stewards of the structures now have a framework to guide their preservation and adaptive reuse. This report also serves as a platform for planning and for pursuing funding support.

PART 1: HISTORY & SIGNIFICANCE

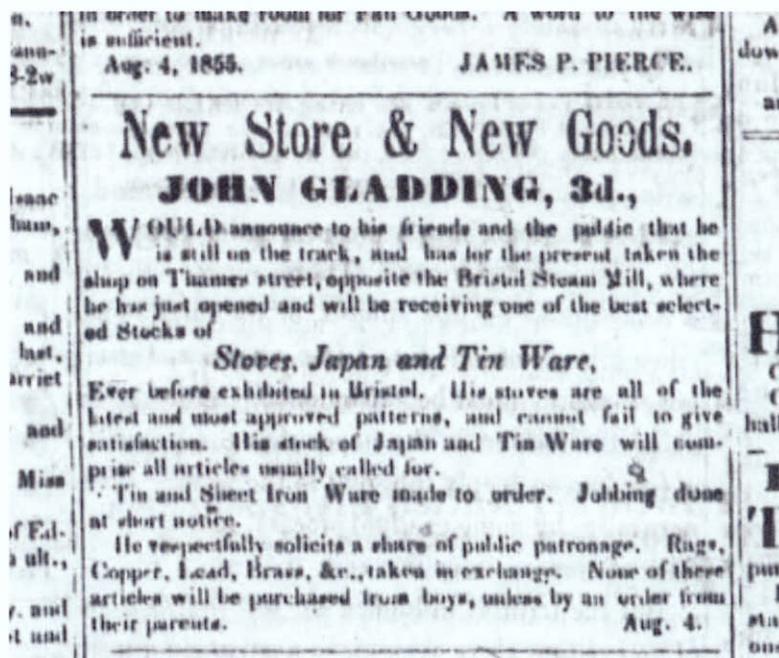
Located in the Bristol Waterfront Historic District, the Gladding House & Store represent two of the few small-scale commercial buildings left on Thames Street, a once bustling area of activity with densely packed shops, warehouses, and outfitters related to maritime trade, fishing, and oyster harvesting. Referred to as the “compact part of town” in the *Historical & Architectural Resources of Bristol, Rhode Island* (1990), the Gladding structures remain an integral part of the historic waterfront and represent a rare glimpse into the town’s pre-industrial economy. Today, the Gladding structures stand alone, once flanked by narrow and extremely closely built shops and outbuildings toward the harbor.



Thames Street looking north from John Street, 1896 One of the earliest images of Thames Street, pictured on the left in order are the Fire Engine House, Paint Shop, Gladding House & Store, and Gladding Warehouse. Note the storefront and large horizontal sign that projects out from the Gladding House & Store over the sidewalk. Also note the density of small shops of timber construction on the street.

Built by John Gladding III during the mid-19th century at the center of Thames Street’s commercial activity, the two buildings served as his residence and store. A well-known dealer in parlor stoves and tin roofing, Gladding also sold Japan-ware and tin goods advertised as “the best selected” and “ever before exhibited in Bristol.”

The first structure Gladding erected c. 1859 appears to be 205 Thames Street, a 2-1/2-story, 3-bay, end-gable-roof structure that served as his shop and residence. (PLEASE NOTE: THE WELL-WRITTEN MEMO DATED 9/24/2013 BY THE RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION HAS THESE ADDRESSES MISTAKENLY REVERSED, #205 STANDS IMMEDIATELY NORTH OF THE FIRE STATION AND IS THE LARGER OF THE TWO STRUCTURES UNDER ANALYSIS). The second structure Gladding erected c. 1865 was 211 Thames Street, a simple 1-1/2-story 3-bay, end-gable-roof house likely used for the expansion of his business. Both structures have low foundations and retain many original 6/6 double-hung wood sash windows plainly trimmed. To a large degree, both structures also retain their original dimensions and openings.



"New Store & New Goods." This advertisement appeared in the Bristol Phoenix on September 4, 1855. Along with parlor stoves, John Gladding, III also sold Japan and tin ware of "the best selected... ever before exhibited in Bristol."

ALTERATIONS & MAINTENANCE CHRONOLOGY

Alterations to each structure appears to have occurred at roughly the same times and during three distinct campaigns which occurred c. 1930s, c. 1950s, and c. 1970s. The 1930s and 1950s renovations may correspond with damage the building's almost certainly incurred during two significant hurricanes of 1938 and 1954 which impacted this area of town. There have been no building permits pulled for either building on record and both structures exhibit significant deferred maintenance and serial neglect.

In the case of 205 Thames Street:

DATE	ALTERATION
c. 1930s	<p>Original exterior clapboards and corner boards removed and replaced with wood shingles (flared at base of second floor).</p> <p>Rear two story porch added.</p> <p>Bathroom added to second floor.</p>
c. 1950s	<p>Crawl space removed and concrete slab added.</p> <p>Reinforcement to first floor rear porch by concrete-block and exterior oil tanks added.</p>
c.1970s	<p>First floor open storehouse layout converted to apartment with modern partitions.</p> <p>Removal of stairway to third floor.</p> <p>Kitchen remodel to second floor.</p> <p>Storefront removed and boarded with plywood paneling.</p> <p>Front door added and stairwell reconfigured to second floor.</p> <p>Marine foam flotation blocks added as method for wall insulation.</p> <p>Baseboard radiators installed.</p> <p>Asphalt roof.</p>

In the case of 211 Thames Street:

DATE	ALTERATION
c. 1930s	<p>Original exterior clapboards and corner boards removed and replaced with wood shingles to first floor, asbestos shingles to second/third floor.</p> <p>Small rear door overhang added.</p>

DATE	ALTERATION
c. 1950s	<p>Concrete lip added to exterior base, vent added to crawlspace.</p> <p>Small single story addition to north added for bathroom and mechanical room.</p> <p>Kitchen cabinets installed for two units on first and second floor.</p>
c.1970s	<p>Front door reconfigured and stairwell reconfigured to second floor.</p> <p>Stairs to third floor from rear second floor removed.</p> <p>Baseboard radiators installed.</p> <p>Asphalt roof.</p>



Steamer No. 1 & Hose Cart in front of the new King Philip Station, 1885 This image shows a partial view of the narrow J. E. Chace Paint Shop located directly south of the John Gladding House & Store (please note the John Gladding House and Store is not depicted).

DESCRIPTION OF BUILDINGS

205 Thames Street

Built as a combination house and store by John Gladding III c. 1859, the structure is of wood frame construction clad with wood shingles with a flare design separating the first and second floor. Narrow molded cornice with partial returns and simply trimmed windows many of which retain their original 6/6 double hung wood sash with narrow muntins. A section of plywood panel siding with faux embossed boards on the front (east) first floor. A 20th century 15 light front door off center is located to the right and additional side doors and rear door for second floor access to the porch exist. Indicative of the vernacular Greek Revival-style popular in Bristol during this period, the structure is two-stories with garret under a gable roof oriented with its end to the street, with a three bay wide front (east) facade, and five bays deep. A c.1930s two story covered porch was added to the rear (west) of the structure with a later addition of concrete-block reinforcement to the first story which houses above ground oil tanks. The entire structure has a 20th century poured concrete slab and contemporary concrete 8" curb wall acts as the foundation. The interior of the first floor has been altered to serve as an apartment and at the time of this report was in a state of unfinished renovation work that seems to have ceased around the time the Town of Bristol purchased the property in 2013. Missing finishes such as plaster and sheetrock revealed original construction and layout which appears to have been an open concept supported by handsome chamfered wood posts and beams, typical of mid-19th century shop interiors. The second floor retains a high degree of integrity as to its original layout and design. Original finishes in the Greek Revival-style remain intact on doorway trim, window trim with paneled aprons in the front formal room and Greek Revival mantle with stovepipe for a parlor stove still visible. A rear kitchen dates to the second half of the 20th century and has access to the rear porch. Finished (front) and unfinished (rear) garret space is accessed by a ladder. The front door accesses a stairway directly to the second floor and a rear stairway also accesses the second floor from a rear door. Both of these stairways have been reworked over time and likely not original in design or location.

White Birch, all of which will be sold as low as can be purchased elsewhere. Please give us a call. sept 18

	Stoves.	Stoves.
	A large assortment of new and second-hand Stoves, among which may be found the following:	
	The Respiratory for Summer and Winter use ;	Home Treasure ;
	Boston Beauty ;	Public Favor ;
	Cooks' Favorite ;	Statesman ;
	Perfect Cook ;	Metropolis, Summer Range ;
	Boat Stoves, &c. &c.	
	May be found at the store of the subscriber, Thames st.	
	June 30 JOHN GLADDING, & Co.	

Grocery, Provisions, Crockery,
AND
WOODEN WARE

"Stoves. Stoves." Bristol Phoenix February 2, 1861. Prior to central heating, parlor stoves were the primary sources of heat and their manufacture flourished during the latter half of the nineteenth century.



Lower State Street at Thames in 1954 after Hurricane Carol taken by Joseph Pimental. Although surrounded by destruction, the Gladding structures (left two) appear unscathed.

211 Thames Street

Also built by John Gladding III (but at a later date c. 1865) is a simple wood frame structure clad with wood shingles on the first floor and asbestos shingles on the second and garret area under roof gables. As with 205 Thames Street, this structure is also oriented with gable end to the street, has a three bay wide facade, and a side entry. The structure is three bays deep and has a small one story addition attached to the north and rear door with small overhang. The structure has a crawl space of approximately 30" and a small 6" curb wall of concrete over fieldstone acts as a foundation with a vent located on the south side. Narrow molded cornice with partial returns and simply trimmed windows many of which retain their original 6/6 double hung wood sash with narrow muntins and a more recent addition of a scalloped banding detail below the window the sill. The interior consists of two simple units, one per floor with finishes dating to the 1930s (likely the time it was converted to a multifamily) and the 1970s. The second floor exhibits extensive evidence of structural settling, particularly away from the chimney stack located in the middle of the structure.

CHARACTER DEFINING FEATURES

Every old building has a distinctive identity and character. Character-defining features are the significant observable and experiential aspects of a building that define its architectural power and personality. These are the features that should be retained in any restoration or rehabilitation scheme.

Character-defining elements include the overall shape of the building and its materials, craftsmanship, decorative details and interior spaces and features, as well as the various aspects of its site and environment. They are critically important considerations whenever building work is contemplated. Inappropriate changes to historic features can undermine the historical and architectural significance of the building, sometimes irreparably.

This survey of 205 & 211 Thames Street identifies the exterior and interior elements that contribute to the unique character of the building and its site.

EXTERIOR

Site & Setting: *The topography, population density and other influences that are noteworthy to the property:*

- Located on Thames Street in Bristol's Waterfront Historic District, both structures directly abut the sidewalk
- 205 & 211 have equal set-backs from the street
- Proximity to each other reinforces their use for an original single purpose

Shape: *The form of the building. The massing that gives the initial visual impression of the structure.*

- 205 & 211 are both three bay gable end directed to street in the Greek Revival-style
- 205 & 211 are both two stories with garret under gable

Roof and Roof Features: *A defining element that helps inform the shape of the building.*

- 205 & 211 have roofs of similar pitch
- 205 & 211 have similar chimney stacks

Openings: *Windows and doors. These often reflect the hallmark features of specific architectural styles.*

- Both structures contain three bays which face the street, a common Greek Revival design aesthetic producing a harmonious rhythm between the two
- Many original 6/6 double hung wood sash with narrow muntins (where extant)

Trim and Secondary Features: *Casings at windows and doors, moldings, cornices, watertables and other additive features.*

- Both structures sit low to the ground
- Simple window trim
- Molded cornice with partial returns

Materials: *The visible kit of parts that comprise the exterior envelope of the buildings.*

- Wood

- Glass

INTERIOR

Individual Spaces: *Individual spaces that are character-defining.*

- Shop (1st floor of 205 Thames Street)
- Residence (2nd floor of 205 Thames Street)

Features & Details

- 205 Thames Street 1st floor chamfered wood posts and beams
- 205 Thames Street 2nd floor Greek Revival doorway trim, window trim with paneled aprons, and mantle

PRESERVATION GUIDELINES

The consideration of repairs, maintenance, and future renovations of 205 & 211 Thames Street should be guided by the significance of the building and site as framed by the National Register of Historic Places and the character defining features identified in this report. The Secretary of the Interior's Standards for the Treatment of Historic Properties should be used to inform all work at the building. The Standards provide advice on the preservation and protection of cultural resources and recognize four treatments: Preservation, Rehabilitation, Restoration and Reconstruction. The first three are relevant to this project.

PRESERVATION is defined "as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project."

REHABILITATION is defined "as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values."

RESTORATION is defined "as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and

plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.”

GENERAL APPLICATION OF THE STANDARDS

Additions

Additions to a historic structure should be respectful and subordinate to the original building. Although the addition should possess similar mass, proportions and materials and can feature complementary stylistic details, it should not replicate the original building and should be readily distinguished as new construction.

Materials

When repairs are required, original building materials should be replaced in kind – field stone for field stone, wood for wood, brick for brick, plaster for plaster. When traditional replacement materials are not available or are economically unfeasible, substitute materials that mimic the look, feel, and workability of original materials may be considered. Care should be taken when deciding to use a synthetic material, however, since modern products may interface poorly with traditional building materials, offer limited longevity versus traditional materials, and experience color shifts and other deteriorative changes.

Wood Windows and Doors

Wood windows and doors are character defining features and essential elements in a historic building’s distinctive architectural design. Repairing and weatherizing existing wood doors and windows is always the preferred approach for historic buildings and provides energy efficiency comparable to new elements. When windows have exceeded their useful lives and retention is not practical or economically feasible, an approach that combines repairing old windows where possible and introducing new windows where necessary is recommended.

Paint Finishes

Original paint formulations and colors are character-defining elements that are often lost over time because the paint materials themselves are relatively short-lived. When repainting is necessary to preserve the integrity of the envelope, the colors chosen should be appropriate to the style and setting of the building. If the intent is to reproduce the original colors or those from a significant period in the building’s history, they should be based on the results of a scientific paint analysis. Traditional lead-based paints, which offer excellent longevity, durability and color stability, are no longer available in the United States. The highest quality latex-based paints available should be employed instead, after thorough surface preparation and priming. The application of a permanent vinyl or ceramic liquid coating system is damaging to wood, irreversible, and historically inappropriate.

PART 2: EXISTING CONDITIONS & TREATMENT RECOMMENDATIONS

This section describes specific building components for both structures. Descriptions begin with a description of conditions and are followed with recommendations. Each recommendation is classified as follows:

Critical	Immediate replacement or repair required
Severe	Replacement or repair within one year of the publication of this report required
Deteriorated	Replacement or repair within two to five years of the publication of this report required
Weathered	Replacement or repair within five to seven years of the publication of this report required
Fair	Element is not new, but is in acceptable condition and can be maintained rather than repaired.
Good	Element is new, or like new, and can be maintained

205 THAMES STREET EXTERIOR

CHIMNEY

Condition

A single brick chimney on the south side is in poor condition. The mortar joints are eroded and there are missing bricks at the top but brick conditions appear good. There is no cap on the chimney. Flashing at the base seems intact. There was no evidence of leaking from within the garret.

Recommendations

Severe	Replace missing bricks and repoint mortar joints. Install cap on chimney.
Severe	Investigate conditions from roof to confirm no new leaking is occurring and joints are closed.

ROOF

Condition

The asphalt shingles on the structure are in severe condition. It was undeterminable how many layers of asphalt shingles exist. Wood failure exists on the gutters.

Recommendations

Severe Remove all layers of existing asphalt shingles and reroof structure per manufactures instructions. Roof substrates (decking) appears to be in fair condition but may require the installation of an additional layer of 3/8" minimum exterior-grade plywood on top of the original decking. Given John Gladding's profession as a tin roofer, it is likely the roof was originally tin and should be explored as an option.

FACADE

Condition

The exterior siding is in poor condition and suffers significant paint build-up and loss throughout. The current wood shingle siding is not original and likely dates to the 1930s or 1950s. The flare design separating the first and second floor is reminiscent of a feature found on many two-family houses at this time. Maintaining paint coatings is important to the protection of the wood from moisture penetration. The plywood panel siding with faux embossed boards on the front also suffers from paint loss. The decking on the second floor rear porch shows signs of structural failure.

Recommendations

Critical The decking on the second floor rear porch is unsafe. Consideration should be made to remove the porch entirely and replace with a new contemporary porch design more in harmony with the structure's original dimensions/lines.

Severe Areas of rotted gutter ends and cornice work should be identified and repaired in-kind and painted. Loose trim should be repaired with epoxy and in-kind materials and painted.

Severe Paint build-up and loss is found throughout the wood shingles on the facade and contains lead. The shakes are not original to the structure and

consideration should be made to remove them using appropriate lead mitigation methods, identify areas of sheathing failure and patch, investigate condition of sills, studs, and corner posts and repair where necessary, and replace exterior with appropriate wood clapboard siding and paint per manufacturers instructions.

WINDOWS & DOORS

Conditions

Many original 6/6 double hung wood sash windows with narrow muntins exist on the second and garret floors. Many appear to retain original glass. Most windows exhibit glazing and paint failure and missing/damaged hardware. Current storm windows (where found) offer some protection but are in poor condition.

Test areas and photographic evidence revealed an original windowed storefront on the front first floor with central entrance (now removed and replaced with a studded wall and plywood panel siding with faux embossed boards.

Contemporary linoleum windows appear to be in fair condition. All exterior doors are in poor condition, not original or character defining, and vary in material from wood to steel.

Severe The windows on this historic structure are an important aspect of its architectural character and calls for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. Original historic windows should surveyed for work required, reglazed, and repainted.

Severe Remove existing doors and replace with appropriate wood doors.

Fair Contemporary linoleum windows should be removed and replaced with new 6/6 double hung wood sash windows with similar muntin size to historic versions at site.

Fair Serious consideration should be made to remove a 1970s studded wall with plywood panel siding on the front and rebuild the front first floor windowed storefront with central entrance. In addition to this, on the rear section of the structure, three bays of windows (likely removed for the addition of two story porch) should be added to the first and second floors.



Image 0744 Front (East) facade: location where original windowed storefront on the first floor with central entrance existed (now removed and replaced with a studded wall and plywood panel siding with faux embossed boards).



Image 1406 South & East view. Note chimney that is missing bricks and poor roof conditions. The empty lot to the left once had a narrow structure in close proximity to the property under investigation.



Image 1056 West & South facades with rear c. 1930s porch and the addition of exterior doors and kitchen and bathroom windows to the rear.



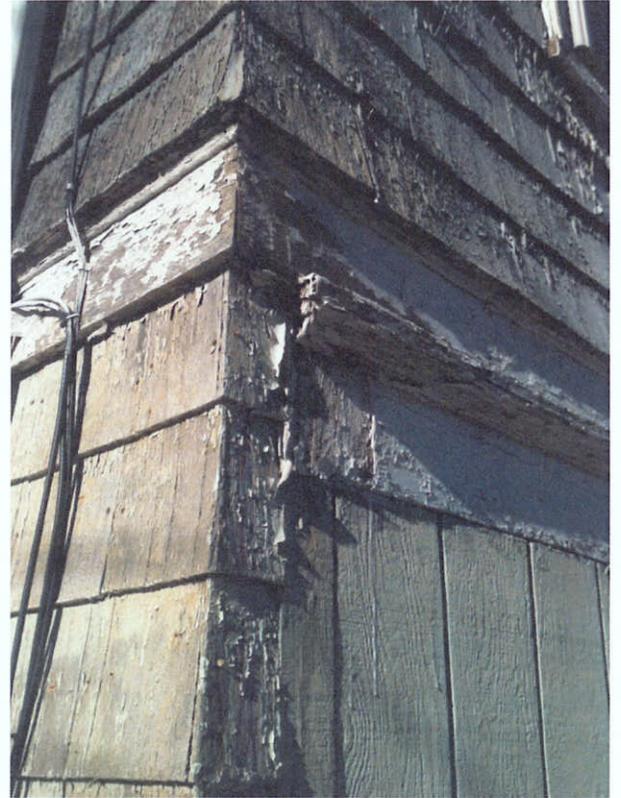
Image 1054 Side view of rear porch showing cement block addition to first floor and kitchen (2nd floor) and bathroom (first floor) windows. Note Areas of rotted gutter ends and cornice work.



Image 1048 South view Paint build-up and loss is found throughout the wood shingles on the facade and contains lead. The shakes are not original to the structure and consideration should be made to remove them using appropriate lead mitigation methods and replace with clapboards.



Image 1052 showing failing paint condition contemporary exterior door and vinyl window additions and poured concrete slab with concrete 8" curb wall that acts as the foundation.



Areas of significant paint loss and wood failure are found throughout. **Image 101** (top left) is a detail of the south cornice and gutter system, **Image 102** (left) is a detail of the wood shakes that meet the 20th century cement curb wall. **Image 103** (right) shows the flare design along with area that originally contained the front store windows.

205 THAMES STREET INTERIOR

FIRST FLOOR

The absence of a basement or crawlspace made it difficult to ascertain the condition of the framing because it was not exposed, rather, the structure now rests on a concrete slab. However, some test areas and other sections that were missing finishes as a result of a failed renovation campaign indicates sill and stud decay. An unusual concrete 8" curb wall acts as the foundation and in some locations, the sill is missing completely and the studs rest directly on the concrete curb. All mechanical systems, which are located in the central section are in a state of complete failure. Partitions and drop ceilings are in poor condition and obstruct the original handsome chamfered wood posts and beams which created an open storeroom.

Recommendations

Severe Remove all interior partitions, drop ceilings, and sheetrock. Undertake full survey of sills and studs and repair where necessary. Undertake survey of second floor subfloor now obstructed and repair where necessary. Replace sections of missing original chamfered wood posts and beams.

Remove all existing mechanicals.

Serious consideration should be made to remove a 1970s studded wall with plywood panel siding on the front and rebuild the front first floor windowed storefront with central entrance.

Determine first floor's future program.

SECOND FLOOR

The second floor appears to be in stable structural condition and contains many original features such as Greek Revival doorway trim, window trim with paneled aprons and mantle. A rear kitchen contains contemporary cabinets and tile work.

Recommendations

Severe Remove all wall-to-wall carpeting and pads to eliminate moisture and mold problems. Remove kitchen cabinets, appliances, and linoleum floor.

Fair Strip wallpaper and survey all plaster work and repair in-kind where necessary.

Determine second floor's future program.

GARRET

Severe Elements to the 2nd floor mantle were discovered in the rear garret and should be reunited.

Fair Survey all items in rear garret and retain all items related to structure.



Image 0019 Detail of 20th century repairs made to original exposed chamfered post and beams and many archaic electric and plumbing additions.

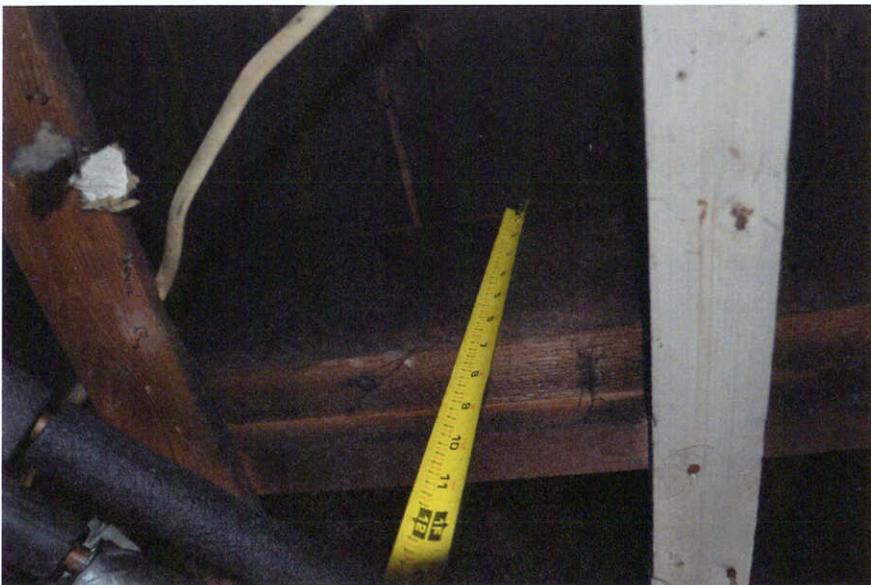


Image 0023 In some areas 7" joists were added for support to the second floor. Strapping was also added and the original exposed chamfered beams were encased under drop ceilings.



Image 0037 Detail of one of the original chamfered posts found under the front stairs. The layout appears to have been an open concept supported by handsome chamfered wood posts and beams, typical of mid-19th century shop interiors.



Image 0056 exposed original chamfered wood post and beam with 20th century sistering with iron bracket and 7" joists were original chamfered beam would have been located.



Image 0025 Newer partitions are found throughout the first floor from a failed rehab . The partitions divide up the original open store space into domestic rooms eg bedrooms, bathroom, etc.



Image 0115 The second floor retains a high degree of integrity as to its original layout and design. Original finishes in the Greek Revival-style remain intact on doorway trim, window trim with paneled aprons in the front.



Image 0113 The second floor retains a high degree of integrity as to its original layout and design. Original finishes in the Greek Revival-style remain intact on doorway trim, window trim with paneled aprons in the front.



Image 0077 A modern kitchen was added to the rear second floor and is tiled throughout the space with contemporary ceramic.



Image 0085 Two finished rooms exist in the garret and contain original 6/6 double sash wood windows.



Image 0101 The middle room in the attic is unfinished and reveals the construction method of the roof. All framing appears to be in fair condition.



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Bristol, RI 02809

December 9, 2014

Initial General Structural Assessment:

Address: 205 Thames Street, Bristol, RI 02809

Dear Mr. Spiess:

At your request, I visited the above reference address to assess the structural condition of an existing historical building. The building in question (205 Thames Street) is a wood-framed, residential-style structure reported to have been built in the mid 1800's.

Exterior:

I was able to walk around the perimeter of the building to observe the exterior building lines. The building lines appeared reasonably straight despite the building's age. The roof and eave lines appeared reasonably straight without showing obvious signs of sagging ridges and bulging eaves. Furthermore, the exterior walls appeared reasonably plumb without showing obvious signs of bulging walls or settling foundations as viewed from the building's exterior.

While observing the building from the exterior (from ground level), I noticed that the building's exterior envelope appeared to have been subject to years of deferred maintenance. The roofing materials appeared to be in fair to poor condition, the eaves and rakes appeared to be covered in peeling paint and showed evidence of wood decay. The exterior cladding appeared weather-beaten and had many areas of significant decay.

At the building's foundation level, I was able to observe a concrete curb/wall around the perimeter. As viewed from the building's exterior, it was unclear if this concrete is part of a proper foundation or simply a concrete curb which covers the edge of a stone masonry / rubble wall. The concrete appeared to be intact and showed little evidence of significant damage.

Roof/Attic Level:

Once inside the building, I was able to access all of the rooms on all of the floors. I was able to access the attic level by way of step ladder. The attic was partially finished at the time of my visit. I was able to observe the roof and attic floor framing in the un-finished section. The roof appeared to be a typical "tied" rafter system consisting of 2x6 wood rafters spaced approximately 30" on centers. The rafters were supported on a timber perimeter beam/plate at eave level. The rafters lean against one another at the ridge level. The attic floor / rafter ties appeared to be 2x6 joists spaced approximately 24" on centers. I was unable to confirm the quality or adequacy of the tension connection at the time of my visit, however the house's eave line showed little evidence of bulging as viewed from the exterior. The condition of the wood members appeared reasonable at the time of my visit. I was not able to observe significant wood decay or damage in the visible areas.

Second Floor:

The second floor of the building was completely finished which obscured the structure. The walls, ceilings, and floors all appeared reasonably flat and sound with the exception of one area on the south wall of the kitchen. In this area, the floor appeared to noticeably slope down toward the south. This area felt a bit "soft" under foot as well.

First Floor:

The structure in the first floor level was nearly fully concealed with finishes as well. Only several areas had been opened up near the west and south sides of the building to reveal second floor wood joists and wood studs in the south wall. The visible wood wall studs appeared to be significantly compromised by long-term exposure to moisture and appeared to have been partially repaired at some point in time. The visible floor joists appeared to have been heavily cut and notched to accommodate plumbing pipes and electrical wires. Furthermore, the "sloping/soft" area at



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the south wall of the kitchen could be observed from below. This area appeared to have succumbed to years of water damage/wood decay.

Several timber posts, which appeared to be original to the building, were exposed to view. These posts appeared to be sound and intact. The first floor walking surface appeared to be a concrete slab on grade that was not original to the building. This concrete slab appeared to be in serviceable condition at the time of my visit. The concrete "curb/wall" that was visible from the outside of the building was also visible on the inside. It appeared to be a concrete wall supporting the exterior perimeter wall. At the time of my visit, it was unclear if this wall was a proper foundation wall, supported on a footing extending to the frost-line. This concrete element appeared to be intact and in serviceable condition.

Summary/Recommendations:

In general, this building appears to have endured years of deferred maintenance. In my opinion, to restore this building and return it to service, all of the finishes should be stripped off (inside and out) to fully understand the extent of the wood decay and damage. There will most likely be areas (on all framing levels) of significant damage which will require extensive repair and/or replacement of wood structural members.

Please feel free to contact me should you need any further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Camera'.

Michael V. Camera P.E.
Camera – O'Neill Consulting Engineers, Inc.



211 THAMES STREET EXTERIOR

CHIMNEY

Condition

A single brick chimney on the south side is in fair condition. The mortar joints are moderately eroded but coursing and brick conditions appear good. There is no cap on the chimney. Flashing at the base seems intact. There was no evidence of leaking from within the garret. A contemporary aluminum vent stack is in close proximity to the chimney.

Recommendations

- | | |
|---------------|--|
| Severe | Install caps on chimney. |
| Severe | Investigate conditions from roof to confirm no new leaking is occurring and joints are closed. |
| Fair | Remove contemporary aluminum vent stack to repair/patch roofing where needed. |

ROOF

Condition

The asphalt shingles on the structure are in severe condition. It was undeterminable how many layers of asphalt shingles exist. Wood failure exists on the gutters.

Recommendations

- | | |
|---------------|---|
| Severe | Remove all layers of existing asphalt shingles and reroof structure per manufactures instructions. Roof substrates (decking) appears to be in fair condition but most sections were obscured by finished plaster ceilings in the garret. Decking may require the installation of an additional layer of 3/8" minimum exterior-grade plywood on top of the original decking. Given John Gladding's profession as a tin roofer, it is likely the roof was originally tin and should be explored as an option. |
|---------------|---|

FACADE

Condition

The exterior siding is in poor condition and suffers significant paint build-up and loss. The first floor currently has wood shingle siding that is not original and likely dates to the 1930s or 1950s. The flare design separating the first and second floor is reminiscent of a feature found on many two-family houses at this time. The second floor and garret areas are clad in asbestos shingle siding. Maintaining paint coatings is important to the protection of the wood from moisture penetration.

Recommendations

- Critical** Significant bulging on the exterior south first floor indicates structural failure. Remove bottom 2' of wood shingles and sheathing to survey sill, post, and stud condition. Repair where appropriate.
- Severe** Paint build-up and loss is found throughout the wood shingles on the first floor and contains lead. The second floor and garret area contains asbestos that appears stable. The shakes and asbestos are not original to the structure and consideration should be made to remove them using appropriate lead and asbestos mitigation methods, identify areas of sheathing failure and patch, investigate condition of sills, studs, and corner posts and repair where necessary, and replace exterior with appropriate wood clapboard siding and paint per manufacturers instructions.
- Severe** Areas of rotted gutter ends and cornice work should be identified and repaired in-kind and painted. Loose trim should be repaired with epoxy and in-kind materials and painted.

WINDOWS & DOORS

Conditions

Some original 6/6 double hung wood sash windows with narrow muntins exist on the second and garret floors. Many appear to retain original glass. Most windows exhibit glazing and paint failure and missing/damaged hardware. Current storm windows (where found) offer some protection but are in poor condition.

Contemporary linoleum windows appear to be in fair condition. A double linoleum window on the rear was added recently. All exterior doors are in poor condition, not original or character defining.

Severe The windows on this historic structure are an important aspect of its architectural character and calls for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. Original historic windows should be surveyed for work required, reglazed, and repainted.

Severe Remove existing exterior doors and replace with appropriate wood doors.

Fair Contemporary linoleum windows should be removed and replaced with new 6/6 double hung wood sash windows with similar muntin size to historic versions at site. The double linoleum window on the first floor rear should be removed and converted to a single 6/6 double hung wood sash window.



Image 0746 Front (East) facade. Exterior siding is in poor condition and suffers significant paint loss. The first floor has wood shingle siding that is not original and likely dates to the 1930s or 1950s. Note the flare design separating the first and second floor. The second floor and garret areas are clad in asbestos shingle siding. An unusual scalloped detail (c.1950s) is found under the window trim. Original windows remain on second and third floors.



Image 0209 View of West and North elevations with mid-20th century addition. Windows on these elevations (excluding garret) have vinyl replacement windows).



Image 0124 Rear (West) elevation. Note the significant bulging on the bottom right of the structure in this image and poor condition on the addition to the left. It appears the double windows on the first floor are not original.

211 THAMES STREET INTERIOR

CRAWLSPACE

Access to a dirt floor 30" crawlspace was discovered via trap door during survey work. Along with considerable moisture and mold growth, extensive wood decay was discovered in the sills, floor joists, and subfloor. The structure rests on a fieldstone foundation with exposed 6" curb wall on the exterior.

FIRST FLOOR

All first floor rooms exhibited spongy flooring when walked over. A one story addition on the north elevation contains a bathroom and mechanical room and contained extensive condensation and moisture along with mold growth and failing floor. All mechanical systems, which are located in this addition have failed. Drop ceilings and panel walls are in poor condition and obstruct the original ceiling heights and plaster walls. All electrical and baseboard heating have failed.

Recommendations

Critical The first floor is unsafe due to extensive failure in the floor joists and subfloor. Remove all finishes to determine full extent of structural failure in the sills, posts, studs, floor joists and subfloor on this level before any restoration or stabilization begins.

Remove addition to north. Remove all existing mechanicals.

Determine future building's program.

SECOND FLOOR

The second floor exhibits significant settling away from the chimney stack in all directions.

Recommendations

Critical Remove all finishes to determine full extent of structural failure in the posts, studs, floor joists and subfloor on this level before any restoration or stabilization begins. Determine second floor's future program.

GARRET

Building movement was experienced during high winds while undertaking survey work in this space.

Critical Remove all finishes to determine full extent of structural failure in the posts, studs, floor joists, subfloor and roof rafters on this level before any restoration or stabilization begins.

Fair Remove and dispose of all items (furniture, carpets, etc.) in garret space.



Image 0199 Access to a crawl space was discovered during a site visit which revealed the current state of the fieldstone foundation, floor joists, and subfloor: considerable moisture and wood failure. The current first floor is not considered safe due to considerable flex (spongy) when walked on.



Image 0190
Crawlspace
showing dirt
floor and failing
subfloor



Image 0154
Crawlspace
showing mold
and wood failure
on sills.



Image 0185
Crawlspace detailing mold, failing subfloor, joists, and supports.



Image 0146
Interior finishes throughout were not deemed character defining features and were in poor condition due to extensive moisture problems and mold growth.



Image 0149

Test area to determine condition of exterior walls. Note extensive wood failure in studs and sill, moisture problems, and considerable mold growth.



Image 201 Many original 6/6 double hung wood sash windows remain intact on the second and third floor but all exhibit glazing and paint failure and missing/damaged hardware. Current storm windows (where found) offer some protection but are in poor condition. Note the significant moisture problems found throughout the structure.



Image 202
Significant settling away from the chimney stack in all directions was observed on the second floor. The chimney stack is located behind this contemporary electric stove. Note the angles pushing down away from the chimney stack on the casework.



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Greg Spiess AIA
GMI Architects
412A Thames Street
Bristol, RI 02809

December 9, 2014

Initial General Structural Assessment:

Address: 211 Thames Street, Bristol, RI 02809

Dear Mr. Spiess:

At your request, I visited the above reference address to assess the structural condition of an existing historical building. The building in question (211 Thames Street) is a wood-framed, residential-style structure reported to have been built in the mid 1800's.

Exterior:

I was able to walk around the perimeter of the building to observe the exterior building lines. The roof and eave lines appeared reasonably straight without showing obvious signs of sagging ridges and bulging eaves. However, the exterior walls appeared slightly out of plumb with signs of sagging wall lines and settlement as viewed from the building's exterior.

While observing the building from the exterior (from ground level), I noticed that the building's exterior envelope appeared to have been subject to years of deferred maintenance. The roofing materials appeared to be in fair to poor condition, the eaves and rakes appeared to be covered in peeling paint and showed evidence of wood decay. The exterior cladding appeared weather-beaten and had many areas of significant decay.

I was unable to observe a foundation around the perimeter as viewed from the building's exterior.

Roof/Attic Level:

Once inside the building, I was able to access all of the rooms on all of the floors. I was able to access the attic level by way of a pull-down stair. The attic was fully finished at the time of my visit. I was only able to observe the roof and attic floor framing in one small, un-finished eave section. The roof appeared to be a typical "tied" rafter system consisting of 2x6 wood rafters spaced approximately 30" on centers. The rafters were supported on a timber perimeter beam/plate at eave level. The attic floor / rafter ties appeared to be 2x6 joists spaced approximately 24" on centers. I was unable to confirm the quality or adequacy of the tension connection at the time of my visit, however the house's eave line showed little evidence of bulging as viewed from the exterior. The condition of the wood members appeared reasonable at the time of my visit. I was not able to observe significant wood decay or damage in the visible areas.

Second Floor:

The second floor of the building was completely finished which obscured the structure. The walls, ceilings, and floors all appeared slightly pitched toward the center of the house.

First Floor:

The structure in the first floor level was nearly fully concealed with finishes as well. One area of the structure which was uncovered (small roof to the north) appeared to be completely saturated with moisture. I was unable to observe the full extent of wood damage at the time of my visit.

The entire first floor walking surface felt quite "soft" under foot. I was able to peer into a small crawlspace area by way of a small floor hatch. I was able to observe that the first floor system was a wood-framed floor which was inundated with moisture, apparent biological growth, and wood decay. It appeared that this crawlspace existed below the entire first floor of the building. I was also able to observe what appeared to be a rubble / dirt foundation.

Summary/Recommendations:

In general, this building appears to have endured years of deferred maintenance. In my opinion, to restore this building and return it to service, all of the finishes should be stripped off (inside and out) to fully understand the



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extent of the wood decay and damage. The entire first floor framing system will most likely need to be replaced due to long term exposure to moisture. There will most likely be areas (on all framing levels) of significant damage which will require extensive repair and/or replacement of wood structural members. Furthermore, it is extremely likely that the rubble foundations for this building are no longer suitable to support a newly renovated structure and may need replacement as well.

Please feel free to contact me should you need any further clarification.

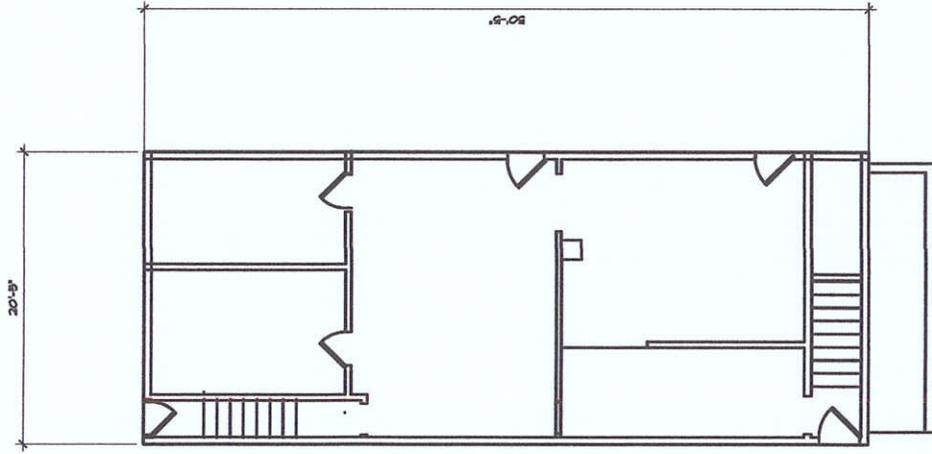
Sincerely,

Michael V. Camera P.E.
Camera – O'Neill Consulting Engineers, Inc.

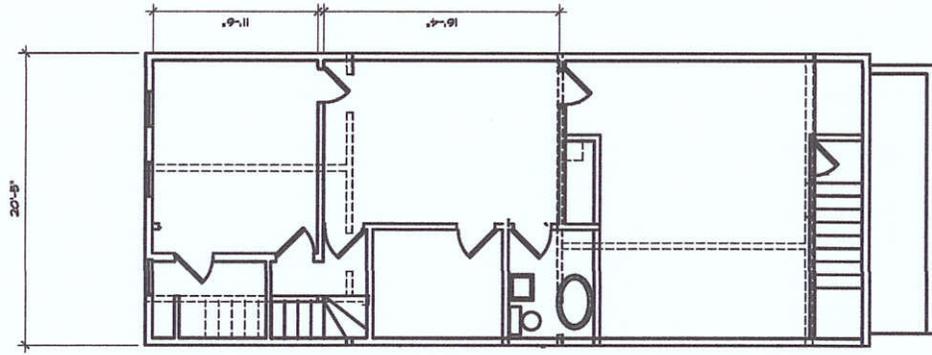


PART 3: EXISTING PLANS

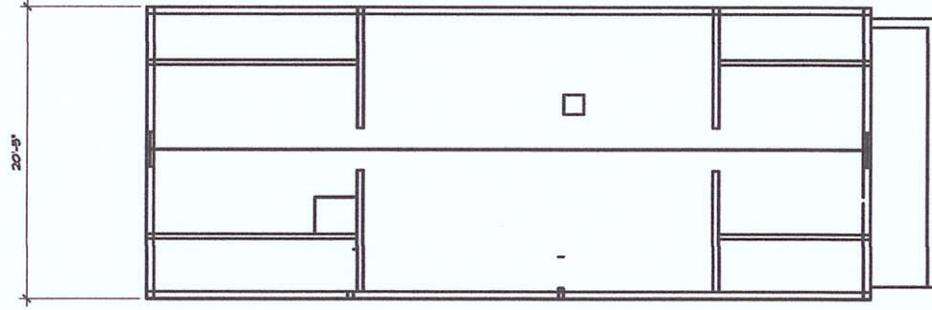
205 THAMES ST.



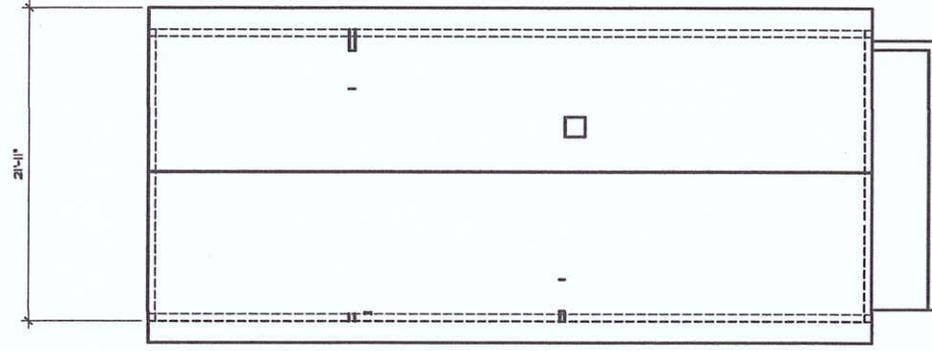
EXISTING FIRST FLOOR



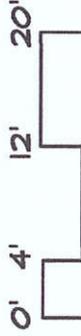
EXISTING SECOND FLOOR

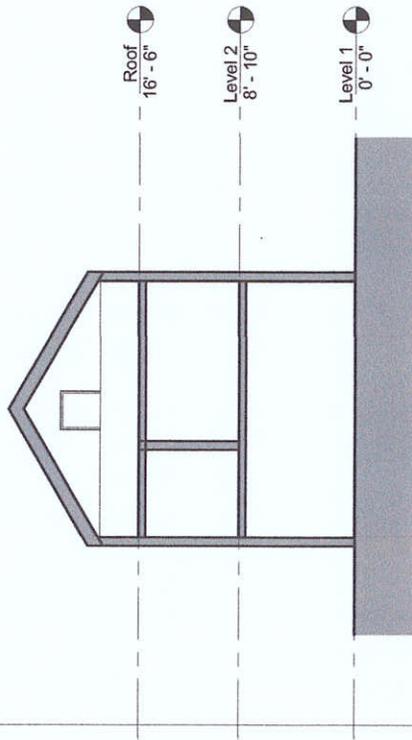


EXISTING ATTIC FLOOR

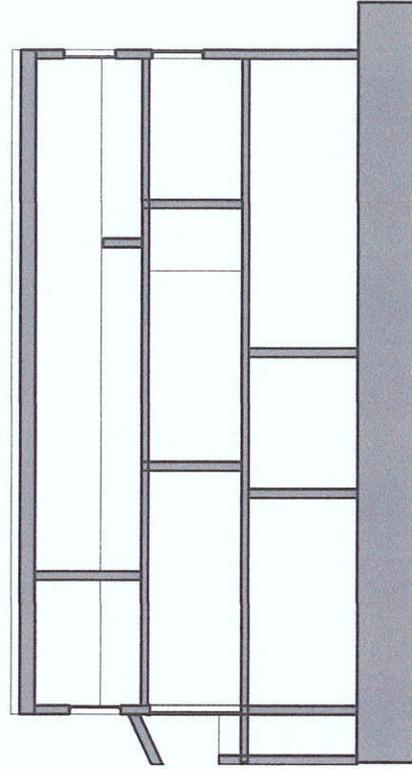


EXISTING ROOF



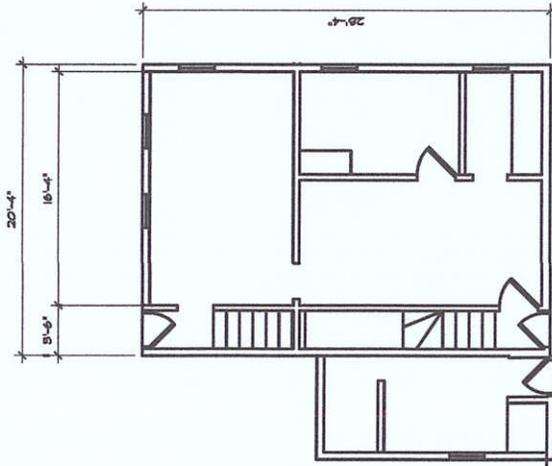


① Section 4
1/8" = 1'-0"

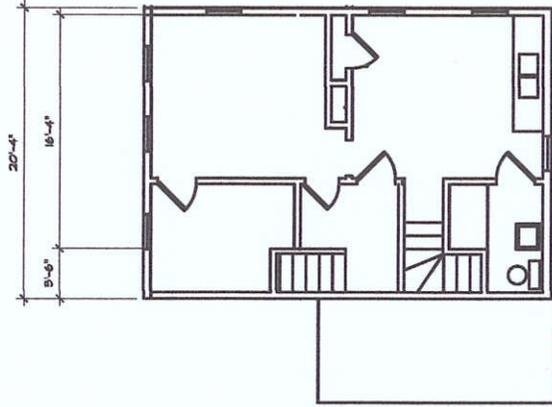


② Section 5
1/8" = 1'-0"

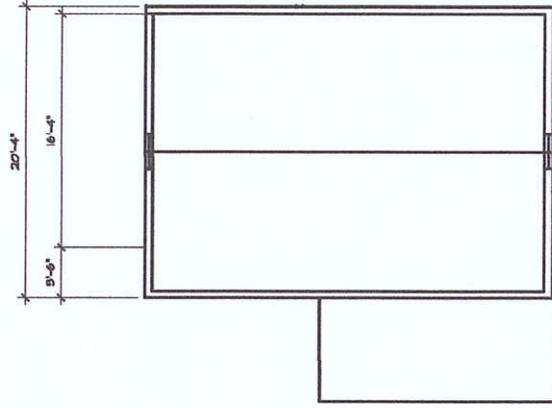
211 THAMES ST.



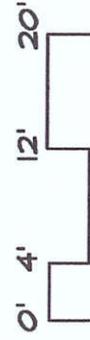
EXISTING FIRST FLOOR



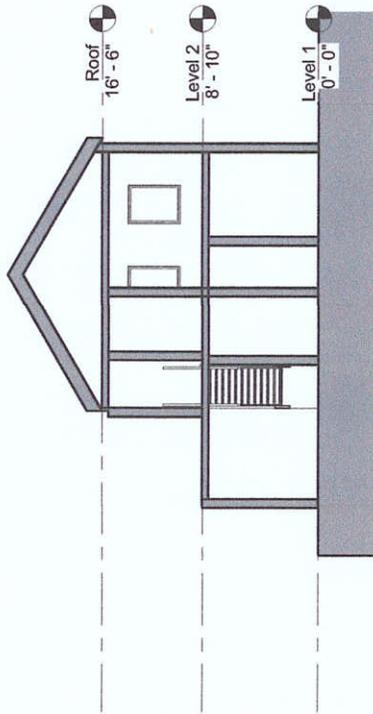
EXISTING SECOND FLOOR



EXISTING ATTIC FLOOR



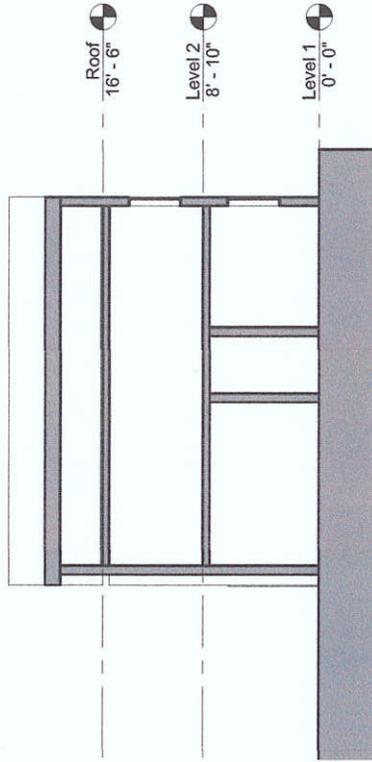
EXISTING ROOF



Roof
16' - 6"

Level 2
8' - 10"

Level 1
0' - 0"



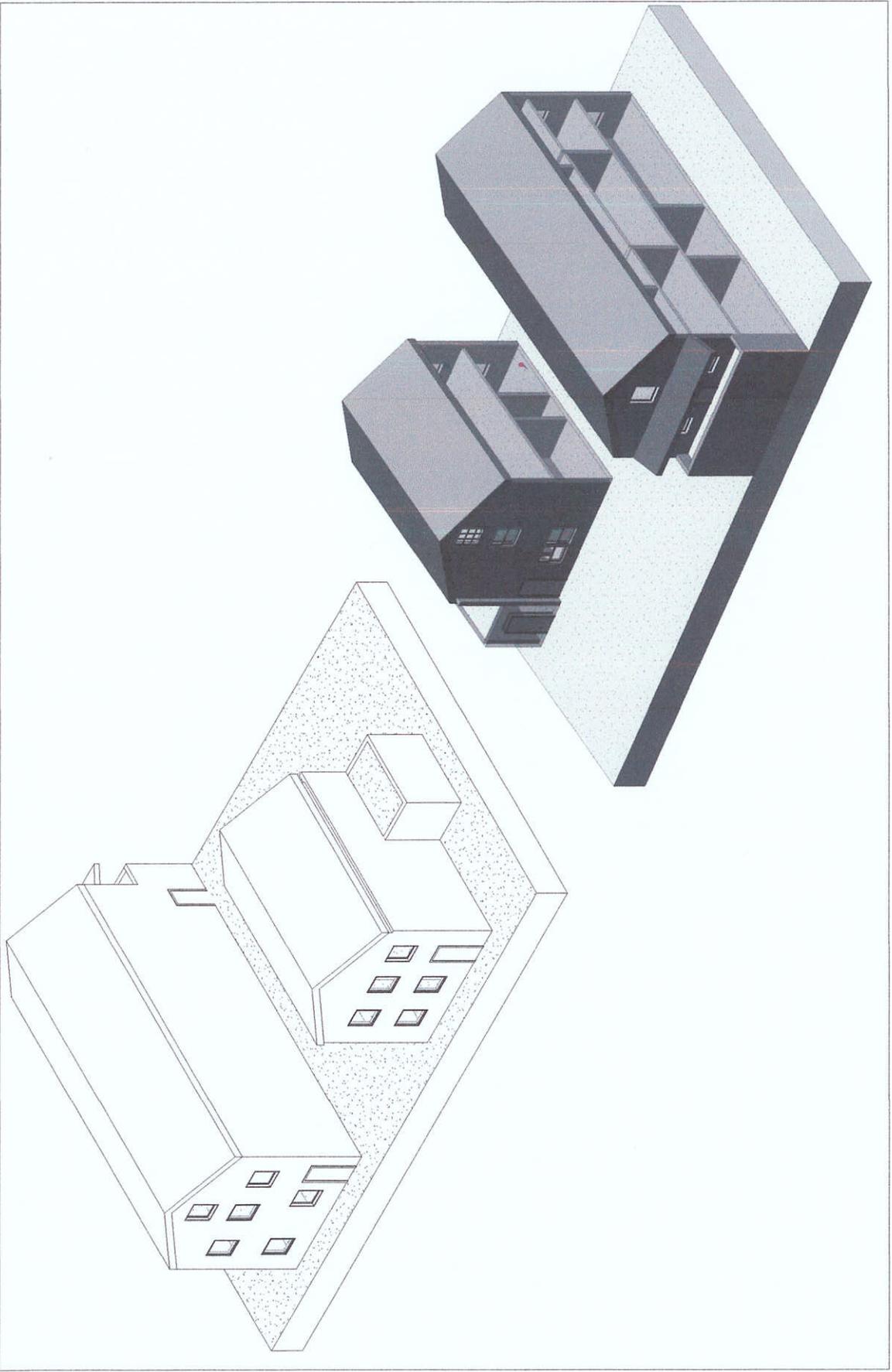
Roof
16' - 6"

Level 2
8' - 10"

Level 1
0' - 0"

1 Section 2
1/8" = 1'-0"

2 Section 3
1/8" = 1'-0"



PART 4: EXISTING MECHANICAL SYSTEMS

Both 205 and 211 Thames Street contain existing mechanical systems including oil fueled boilers for baseboard radiators and hot water tanks. A plethora of electrical, and plumbing systems exist from various periods. There is no evidence of any permits being pulled nor any inspections for any of the mechanical systems. None of the existing mechanical systems were found operational or of note. It is the recommendation of this report to integrate all new systems to bring into code compliance and enhance fuel efficiency.

PART 5: HAZARDOUS MATERIALS

Asbestos and Lead

As the two buildings were built before 1978, environmental surveys for friable and non-friable asbestos, as well as lead, conducted by a certified environmental consultant are required by law. The US EPA, OSHA, and HUD regulate asbestos containing materials and lead-based paint. Both building exteriors exhibit chipping and loose paint. The paint is in a state of failure and contains lead. In addition, #211 Thames Street contains exterior asbestos siding. Both buildings contain oil tanks in poor condition and likely contain hazardous flooring materials (asbestos and mastics). A full abatement plan for the asbestos and lead were included in the overall budget.

PART 6: CONCEPTUAL DESIGN, RE-USE OPTIONS, & SUMMARY OF PROBABLE COSTS



SUMMARY OF PROBABLE COSTS

The initial report established the historical authenticity of the two buildings and that they significantly contribute to Bristol's historic waterfront. The initial report also identified significant structural issues with the buildings, specifically #211.

In August of 2015 we engaged Construction Cost Engineering of Boston (C2E) to provide estimates for the implementation of the repair and restoration work identified in the preceding chapters and an updated engineers report (attached to this chapter). C2E, the structural engineer, architect, and two preservation professionals met at the site to review findings in the initial report. C2E was selected for their previous experience with historic buildings and familiarity with working with municipalities. Their estimates (attached), which are based on the outline plans, specifications, narrative and illustrated descriptions in this report, provide a realistic assessment of the capital cost for the work in the specific historic waterfront context of a municipality like Bristol, RI.

Due to many of the interior finishes that remain intact within the structures, much required work remains inconclusive at this time. Therefore, C2E was asked to provide estimates for worst case scenarios (attached to this chapter) which included:

- a. Complete rebuilding of foundations
- b. Full abatement of all hazardous materials
- c. Rebuilding of all first floor floor joists, first floor sills, first floor framing systems to resolve all structural issues
- d. Restoration of the envelope including new roofs, window restoration, clapboard restoration, and painting
- e. Restoration to all interiors
- f. All new mechanical systems including HVAC, plumbing, and electrical
- g. Bring the buildings into compliance.

ADDRESS	Total Rehab Cost
205 Thames Street	\$640,297.00
211 Thames Street	\$460,747.00
TOTAL	\$1,101,044.00

Given these extremely high cost estimates, an alternative solution was proposed which was to “mothball” the two structures. The process of “mothballing” is a common solution to historic properties with similar challenges. The National Park Service defines “mothballing” as:

When all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as mothballing, can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation or restoration project.

With this alternative approach, the buildings would receive structural stabilization and the envelope of the buildings (roof, facade, windows) would be restored. The buildings would also be painted to resolve the appearance of blight.

The work that would be accomplished in order to “mothball” the two structures would be:

- a. Complete rebuilding of foundations
- b. Full abatement of all hazardous materials

- c. Rebuilding of all first floor floor joists, first floor sills, first floor framing systems to resolve all structural issues
- d. Restoration of the envelope including new roofs, window restoration, clapboard restoration, and painting

The cost estimates (attached to this chapter), again using worst case scenarios, to “mothball” the two buildings are as follows:

ADDRESS	“MOTHBALL” Cost
205 Thames Street	\$379,277.00
211 Thames Street	\$286,292.00
TOTAL	\$665,569.00

REUSE OPTIONS

A meeting with Town officials occurred on September 14th to review the findings of the two different costs. This meeting resulted in three reuse options with Option #1 as the preferred solution:

OPTION 1 (PRIORITY)

Structurally Stabilize, Restore Exterior, & Lease to Private Entity

The Town would utilize grants to cover portions of the cost to “mothball” the two buildings thus securing their exterior and structural requirements and enhancing the streetscape. The Town would then hold preservation easements on the two buildings and create a long-term lease with a private entity who would complete the interior build-out to suit their needs.

OPTION 2 (ALTERNATE #1)

Structurally Stabilize, Restore Exterior, & Keep for Art Gallery Link to Common

The Town would utilize grants to cover portions of the cost to “mothball” the two buildings thus securing their exterior and structural requirements and enhancing the streetscape. The Town would then pursue additional funding to complete an interior build-out of the larger of the two buildings (#205) for use as an art retail to link the waterfront with the proposed future Arts District located on the Common. The smaller of the two buildings (#211) would remain mothballed and used for some other Town use as deemed appropriate.

OPTION 3 (ALTERNATE #3)

Structurally Stabilize, Restore Exterior, Subdivide Buildings, & Sell

The Town would utilize grants to cover portions of the cost to “mothball” the two buildings thus securing their exterior and structural requirements and enhancing the streetscape. The Town would then hold preservation easements on the two buildings, would subdivide the properties, and then sell each property individually. The new owners would then be responsible for the interior build-out.

POTENTIAL FUNDING SOURCES

The following were identified as potential funding sources for Options 1-3:

- RI Historical Preservation & Heritage Commission \$150,000 (matching)
- Federal Maritime Grant



22 SEPTEMBER 2015

Diane Williamson, Director of Community Development
Town of Bristol
10 Church Street,
Bristol RI 02809

**Re: Building Code Analysis for Mothball Strategy
for 205 & 211 Thames Street Properties, Bristol, RI**

Diane,

As we have recently had meetings with you and with the State Historical Preservation authorities and the Bristol Town Administrator, Anthony Teixeira, Treasurer Julie Goucher, and Ed Tanner, Principal Planner and Zoning Officer, we have developed a "Mothballing" strategy of preserving the two buildings at 205 and 211 Thames Street as the best way to preserve and protect them and yet allow future development options. As such, this code analysis is a summary of the issues that will be pertinent to this strategy and will try to shed some light on future development visions as well.

Our understanding of the Mothballing practice noted in the U.S. Department of the Interior Guidelines for Historic Preservation is that the two structures can be stabilized structurally and provided with protection from vandalism and moisture penetration, until a comprehensive interior build-out is determined. This strategy gives the Town options for leasing the properties to an entity that can renovate the interiors to best meet their needs. As such, the code considerations at this point are dependent upon such future determinations of the leasing entity's selected "building program" of occupancy types and use groups.

The following is a summary of considerations made to inform our analysis of the code issues we reviewed as we assessed the two structures for economic feasibility and preservation.

Construction Type: The two structures are Type V, wood framed construction and would likely remain so with future development.

Use Groups: The buildings have been used for retail (**Mercantile**) uses or **Storage** uses on the ground floors (there are no significant basements). These uses can be continued in future development of the interiors, under current building and fire code compliance.

Regardless of use, there is a requirement for a toilet facility on the ground floor of each building, but how large and how many fixtures is a function of the proposed new occupancy.

Historic Buildings such as these often have the ability to get waivers on some requirements, however it is determined on a case by case basis.

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The second floors of both structures have been used for **Residential Use Groups** and could continue as such with minimal modification. However, it should be noted that other uses reviewed could trigger other more elaborate code compliance. For example, public use, like offices, where the public is involved, would need an accessible path to the second floor and that would likely require an elevator or possibly a wheelchair lift or ramp.

Fire Life Safety: Compliance would require both buildings to be brought up to current Fire and Life Safety standards with new smoke and heat detection and related fire alarm devices. More intense uses, like a public art gallery, or restaurant/cafe would likely require more elaborate systems. A minimal fire alarm system, even for an unoccupied mothballed building, is recommended as best practice.

Energy Code: Compliance is based on a number of factors, and thermal insulation is better included in the future occupancy proposals, as the mothballing will leave the interior faces of the studs exposed for future wiring of the new program. However, it makes practical sense to have a proper air barrier and waterproofing of the exterior envelope, regardless of use group. Historical and existing buildings are often not required to have full compliance; however, exact requirements will be dependent upon the proposed use and program areas.

Heating, Mechanical Ventilation: Full compliance will be put on hold until the future interior design development is determined. Minimal heat may be required for a fire alarm system to be operational all year.

Plumbing: The buildings appear to have operational plumbing supply mains and sewer hood-ups already and the mothballing would keep such intact, but made safe for winter and temporarily abandoned conditions.

Electrical: The existing services could remain much "as is", utilizing the existing panels until future uses are determined and this power would be able to be used for interim fire life safety systems mentioned above.

Accessibility (the Americans with Disability Act and related code provisions): The two structures are currently at grade with the public sidewalk and, as such, are accessible from an entry consideration. However, depending on the proposed uses and the historical nature other requirements could come into play. For example, at least one toilet would need to be fully accessible in each building, and internal public signage would need to have Braille and high contrasting text. As mentioned previously, the second floor access is dependent upon future proposed uses, but continued residential use appears to be allowed at this time.

Coastal Resources and Flood Management: The two structures are existing and contribute to the historical harbor district, and as such, until fully developed to a new use, or altered significantly, they are exempt from most

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coastal requirement for new construction, however, as the new occupancy uses are determined, systems of power and HVAC are expected to be raised above the flood elevation.

Structural Building Code: The stabilization mothball strategy chosen includes the following code compliant structural restoration:

- New foundations. Both structures are recommended to be temporarily shored up and raised above grade enough to allow new footing and slabs to be poured on the ground floor, and then lowered to existing grade.
- Perimeter walls are to be reinforced with new studs "sistered" next to existing and with additional provisions of anchor bolts, hold downs and hurricane framing anchors.
- Second floor framing will be repaired and reinforced as determined for proper mothballing stabilization, until a further use is determined.
- Roof framing repair and restoration will be similarly undertaken to make safe the building from hurricane or snow loads.

Exterior wall cladding and related substrate sheathing, window and door restoration, and roofing replacement are all recommended and included in the cost estimate, to preserve the exterior building envelope both for moisture penetration and for an attractive appearance for future leasing marketing and as a visually revitalized part of the historic waterfront.

In summary the buildings can be brought into code compliance and revitalized for future uses, as the Town of Bristol determines. We hope this analysis proves useful to such determinations and are available to address other concerns.

Very truly yours,

A handwritten signature in black ink, appearing to read "Greg Spiess", written over a light blue horizontal line.

Greg Spiess AIA
Senior Associate, GMI Architects

Cc Gary Graham FAIA

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Greg Spiess AIA
GMI Architects
412A Thames Street
Bristol, RI 02809

August 29, 2015

Follow-up General Structural Rehabilitation Recommendations:

Address: 205 and 211 Thames Street, Bristol, RI 02809

Dear Mr. Spiess:

At your request, I visited the above reference addresses (8-20-2015) to meet with you and the cost estimators to walk through the initial assessment recommendations and finding which were outlined in my previous letters dated 12-9-2014. During this meeting, we also discussed the possible new uses for these buildings and what structural impacts the new uses may have on the existing structures.

It was explained to me that the new use of 211 Thames Street may be a new first floor art gallery with offices on the 2nd floor. The possible new use of 205 Thames Street may be a new first floor workshop with offices on the 2nd floor. While on site, we discussed that since the foundations for both buildings are questionable and likely to be minimal at best, full foundation replacement is a possible solution. With both foundations, the building can be supported while the existing foundations are completely removed. The sub-base below the new replacement foundation should be properly prepared and compacted prior to installing a new 12" thick reinforced concrete footing (approx. 24" wide) constructed approximately 40" below proposed grade. This footing will support a new 10" thick reinforced concrete foundation wall. As discussed on site, a new concrete slab-on-grade first floor could be a good choice for the newly proposed occupancies. The new slab on grade would be a wire mesh reinforced, 4" thick concrete slab on properly prepared sub-base and 10 mil. poly. vapor retarder. below existing load-bearing walls and posts, the slab can be thickened and reinforced to properly support the individual loads as necessary.

As described in the initial reports, both buildings have been subject to years of deferred maintenance and decay due to moisture infiltration. In my opinion, while the building is being supported, new pressure-treated wood sills can be installed and anchored to the new foundations. Similarly, many of the existing wall studs are likely to need replacement.

As discussed on site, the buildings' exterior siding, trim, and roof shingles are slated to be replaced. While this is occurring, re-sheathing and re-nailing the entire existing structure with new plywood sheathing is highly recommended. Once the existing board sheathing is exposed, damaged and decayed boards should be replaced. All existing board sheathing should be re-nailed to ensure good fastening. Once re-nailed, the entire structure should be re-sheathed (over the top of the existing boards) with 1/2" plywood or OSB sheathing and nailed with 8d ring-shank nails.

As the interior layouts for the newly proposed structures are not available, it is difficult to comment about the structural modifications and interior foundation work which may be needed to support the structure. It is likely that new wood and/or steel beams would be necessary to remove various load-bearing walls to accommodate the newly proposed architectural layouts. Similarly, to accommodate a new office floor loading on the upper floors, it would be necessary to know what the floor layouts would be on the floors below. The cost estimator should coordinate the budget numbers based on coordination with the architect's proposed plans. It is quite possible that a significant amount of floor joist replacement and/or sistering may be required.

At this time, I am un-aware of any architectural roof modifications that are proposed at this time. I am led to believe that the roof shingles will be replaced with either asphalt or cedar roof shingles and that no new dormers are proposed. In my opinion, unless the contractor uncovers significantly damaged or decayed roof framing members, the roof framing should require little to no modification. As a good building practice, the contractor should add wind uplift ties (Simpson h2.5a) at the rafter bearing points and ridge straps (20 ga x 24") across the ridges.

Please feel free to contact me should you need any further clarification.

Sincerely,

Michael V. Camera P.E.
Camera – O'Neill Consulting Engineers, Inc.





CONSTRUCTION COST ENGINEERING OF BOSTON

205 Thames Street House Renovations, Bristol, RI		15 1030
FLOOR AREAS		
1ST Flr	1,030 SF	
2ND Flr	1,030 SF	
Attic	1,030 SF	
TOTAL Area 3,090 SF		Perimeter 142 lf
3090 SF		Housing
		Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av	9/2/2015 11:47:49 AM

Project Summary

Division	Total		
01 GENERAL REQUIREMENTS	89,586	\$28.99 /SF	16.8 %
02 SITE CONSTRUCTION	70,585	\$22.84 /SF	13.2 %
03 CONCRETE	20,762	\$6.72 /SF	3.9 %
04 MASONRY	9,213	\$2.98 /SF	1.7 %
06 WOOD AND PLASTICS	93,186	\$30.16 /SF	17.4 %
07 THERMAL AND MOISTURE PROTECTION	47,028	\$15.22 /SF	8.8 %
08 DOORS AND WINDOWS	46,600	\$15.08 /SF	8.7 %
09 FINISHES	77,776	\$25.17 /SF	14.5 %
10 SPECIALTIES	2,710	\$0.88 /SF	0.5 %
15 MECHANICAL	46,350	\$15.00 /SF	8.7 %
16 ELECTRICAL	30,900	\$10.00 /SF	5.8 %

Sub Total		534,695	173.04 / SF
Design Contingency	5 %	26,735	
Construction Contingency	10 %	53,469	
SubGuard insurance	1 %	5,347	
Fee 3.75%	3.75 %	20,051	
Grand Total		640,297	207.22 / SF



CONSTRUCTION COST ENGINEERING OF BOSTON

205 Thames Street	House Renovations, Bristol, RI Option B	15 1031
FLOOR AREAS Option B Exterior Enclosure & Structural Stabilization		
1ST Flr	1,030 SF	
2ND Flr	1,030 SF	
Attic	1,030 SF	
TOTAL Area 3,090 SF		Perimeter 142 lf
3090 SF		Housing
		Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av	9/11/2015 11:00:24 AM

Project Summary

Division	Total		
01 GENERAL REQUIREMENTS	76,460	\$24.74 /SF	24.1 %
02 SITE CONSTRUCTION	41,483	\$13.42 /SF	13.1 %
03 CONCRETE	20,762	\$6.72 /SF	6.6 %
04 MASONRY	8,722	\$2.82 /SF	2.8 %
06 WOOD AND PLASTICS	66,100	\$21.39 /SF	20.9 %
07 THERMAL AND MOISTURE PROTECTION	42,207	\$13.66 /SF	13.3 %
08 DOORS AND WINDOWS	45,404	\$14.69 /SF	14.3 %
09 FINISHES	14,856	\$4.81 /SF	4.7 %
10 SPECIALTIES	730	\$0.24 /SF	0.2 %

Sub Total		316,724	102.50 / SF
Design Contingency	5 %	15,836	
Construction Contingency	10 %	31,672	
SubGuard insurance	1 %	3,167	
Fee 3.75%	3.75 %	11,877	
Grand Total		379,277	122.74 / SF



CONSTRUCTION COST ENGINEERING OF BOSTON

211 Thames Street House Renovations, Bristol, RI		15 1020
FLOOR AREAS		
1ST Flr	580 SF	
2ND Flr	580 SF	
Attic	580 SF	
TOTAL AREA 1,740 SF		Perimeter 98 lf
1740 SF		Housing
		Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av	9/2/2015 10:55:13 AM

Project Summary

Division	Total		
01 GENERAL REQUIREMENTS	72,706	\$41.79 /SF	18.9 %
02 SITE CONSTRUCTION	48,823	\$28.06 /SF	12.7 %
03 CONCRETE	13,403	\$7.70 /SF	3.5 %
04 MASONRY	9,989	\$5.74 /SF	2.6 %
06 WOOD AND PLASTICS	87,326	\$50.19 /SF	22.7 %
07 THERMAL AND MOISTURE PROTECTION	29,089	\$16.72 /SF	7.6 %
08 DOORS AND WINDOWS	26,652	\$15.32 /SF	6.9 %
09 FINISHES	51,550	\$29.63 /SF	13.4 %
10 SPECIALTIES	1,720	\$0.99 /SF	0.4 %
15 MECHANICAL	26,100	\$15.00 /SF	6.8 %
16 ELECTRICAL	17,400	\$10.00 /SF	4.5 %
Sub Total	384,758	221.13 / SF	
Design Contingency	5 %	19,238	
Construction Contingency	10 %	38,476	
SubGuard insurance	1 %	3,848	
Fee 3.75%	3.75 %	14,428	
Grand Total	460,747	264.80 / SF	



CONSTRUCTION COST ENGINEERING OF BOSTON

211 Thames Street House Renovations, Bristol, RI Option B		15 1021
FLOOR AREAS Option B Exterior Encloser & Structural Stabilization		
1ST Flr	580 SF	
2ND Flr	580 SF	
Attic	580 SF	
TOTAL AREA 1,740 SF		Perimeter 98 lf
1740 SF		Housing
		Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av	9/11/2015 11:25:18 AM

Project Summary

Division	Total		
01 GENERAL REQUIREMENTS	57,737	\$33.18 /SF	24.2 %
02 SITE CONSTRUCTION	35,812	\$20.58 /SF	15.0 %
03 CONCRETE	13,403	\$7.70 /SF	5.6 %
04 MASONRY	9,989	\$5.74 /SF	4.2 %
06 WOOD AND PLASTICS	61,743	\$35.48 /SF	25.8 %
07 THERMAL AND MOISTURE PROTECTION	26,377	\$15.16 /SF	11.0 %
08 DOORS AND WINDOWS	20,026	\$11.51 /SF	8.4 %
09 FINISHES	13,258	\$7.62 /SF	5.5 %
10 SPECIALTIES	730	\$0.42 /SF	0.3 %

Sub Total		239,074	137.40 / SF
Design Contingency	5 %	11,954	
Construction Contingency	10 %	23,907	
SubGuard insurance	1 %	2,391	
Fee 3.75%	3.75 %	8,965	
Grand Total		286,292	164.54 / SF

APPENDIX

Rapid Building and Site Condition Assessment

Inspection

 Inspection date time 11/23/14 @ 10:10 AM AM PM

 Inspector KEN BERGENHOLZ / PHILIP FRYMORE

Affiliation _____

Area inspected

-
- Exterior Only
-
-
- Exterior and Interior

Page 1 of _____

Attachments

- Sketches
-
- Documents
-
-
- Photographs
-
- Other
-

Property Description

 Building name JOHN GLADDING III HOUSE & STORE

 Address 205 THAMES STREET
BRISTOL RI

Historic district name _____

 Number of stories above ground 2 1/2 below ground 0

 Approx footprint area (square feet) 2,000 (20'-5" x 50'-5")

 Number of residential units 7

Type of Construction

-
- Wood Frame
-
- Brick
-
- Boat
-
-
- Steel Frame
-
- Stone
-
- Other
-
-
- Concrete
-
- Manufactured

Primary Occupancy

-
- Dwelling
-
- Government
-
-
- Other Residential
-
- Museum
-
-
- Public Assembly
-
- School
-
-
- Emergency Services
-
- Religious
-
-
- Commercial
-
- Cemetery
-
-
- Offices
-
- Other
-
-
- Industrial

Occupied?

 Yes No

Repairs begun?

 Yes No

Owner/Contact Info

TOWN OF
BRISTOL

Characteristics

- Building age 0- 25 yr 25 - 50 yr 50 - 100 yr 100+ yr Verified Reported Estimated
- Foundation Pier Slab Chain Wall Basement Other _____
- Roof type Hipped Gable Mansard Pyramid Flat Other _____
- Roof covering Slate Metal Tile Asphalt Asbestos Other _____
- Wall finish Stucco Wood Vinyl Masonry Asbestos Other WD SHINGLE
- Landscape features Walkway Driveway Fences Sculpture/Fountains Structures Other _____
- Archaeological site Yes No On SHPO List Unknown Other _____
- Visible artifacts Bone Pottery Metal Stone Glass Unknown Other _____
- Interior condition Structural Damage Mold/Mildew Falling Plaster Other 1) Partially rehabbed; 4th c org
- Interior contents Antiques Archives Art Work Other _____
- Appears historic? Yes No Don't know Is there a sign or plaque? Yes No
- Historic designation Nat'l Hist. Landmark Nat'l Reg/District State/Local Eligible Other _____

Flood Data

- Nature of water Standing Flowing Seepage Water Marks Other _____
- Space where water entered Basement/Crawl First Floor Second Floor
- Depth of water measured from main floor (+/-) _____
- Sediment deposited On Site In Structure Site erosion Yes No Don't know

Evaluation

Investigate the building for the conditions and check the appropriate column.

- 1st fl replaced
OTHER ORIGINAL
- Collapsed or off foundation Minor/None Moderate Severe
- Leaning, other structural damage Minor/None Moderate Severe
- Damage to windows, doors Minor/None Moderate Severe
- Chimney, parapet, or other falling hazard Minor/None Moderate Severe
- Roof damage Minor/None Moderate Severe
- Foundation damage Minor/None Moderate Severe
- Siding damage Minor/None Moderate Severe
- Damage to electrical, mechanical, AC systems Minor/None Moderate Severe
- Landscape damage Minor/None Moderate Severe

Estimated Building Damage

-
- None
-
-
- 1-10%
-
-
- 10-30%
-
-
- 30-60%
-
-
- 60-90%
-
-
- 90-100%

 Potential Hazards Electrical Lead Asbestos Mold Other Free damage 1st fl

Further Actions

 Recommendations Add Temporary Roof Covering Board Shore Other _____

 Detailed evaluation recommended Structural Environmental Archaeological Historic Significance Collections

Other recommendations _____

Barricades needed in the following areas _____



Posting

-
- Inspected
-
- Restricted Use
-
- Unsafe
-
- Historic Designation
-
- Detailed Evaluation Needed



Rapid Building and Site Condition Assessment

Inspection

 Inspection date time 11/23/14 @ 12:20
 AM PM

 Page 1 of

 Inspector DEN BERENHOLTE & PHILIPPRIENORE
 Affiliation _____

 Area inspected
 Exterior Only
 Exterior and Interior

Attachments
 Sketches Documents
 Photographs Other

Property Description

 Building name JOHN GLADDING III STORE
 Address 211 THAMES STREET
BRISTOL RI
Type of Construction
 Wood Frame Brick Boat
 Steel Frame Stone Other
 Concrete Manufactured

 Occupied?
 Yes No
 Repairs begun?
 Yes No

Historic district name _____

Primary Occupancy
 Dwelling Government
 Other Residential Museum
 Public Assembly School
 Emergency Services Religious
 Commercial Cemetery
 Offices Other
 Industrial

Owner/Contact Info

TOWN OF
BRISTOL

 Number of stories above ground 2 1/2 below ground CRAWL SP

 Approx footprint area (square feet) 1,100 sf (20'-4" x 20'-4")

 Number of residential units 2

Characteristics

 Building age 0-25 yr 25-50 yr 50-100 yr 100+ yr Verified Reported Estimated

 Foundation Pier Slab Chain Wall Basement Other CRAWL SPACE

 Roof type Hipped Gable Mansard Pyramid Flat Other _____

 Roof covering Slate Metal Tile Asphalt Asbestos Other _____

 Wall finish Stucco Wood Vinyl Masonry Asbestos Other 1) WD SHINGLE; 2) ASBESTOS-CEMENT

 Landscape features Walkway Driveway Fences Sculpture/Fountains Structures Other _____

 Archaeological site Yes No On SHPO List Unknown Other _____

 Visible artifacts Bone Pottery Metal Stone Glass Unknown Other _____

 Interior condition Structural Damage Mold/Mildew Falling Plaster Other _____

 Interior contents Antiques Archives Art Work Other 1940'S CABINETS

 Appears historic? Yes No Don't know Is there a sign or plaque? Yes No

 Historic designation Nat'l Hist. Landmark Nat'l Reg/District State/Local Eligible Other _____

10' BETWEEN THE TWO

Flood Data

 Nature of water Standing Flowing Seepage Water Marks Other _____

 Space where water entered Basement/Crawl First Floor Second Floor

Depth of water measured from main floor (+/-) _____

 Sediment deposited On Site In Structure Site erosion Yes No Don't know

Evaluation

Investigate the building for the conditions and check the appropriate column.

1st FL REPLACED
2nd FL Chimney, parapet, or other falling hazard
mixed historic
3rd FL Original

 Collapsed or off foundation Minor/None Moderate Severe

 Leaning, other structural damage Minor/None Moderate Severe

 Damage to windows, doors Minor/None Moderate Severe

 2nd FL Chimney, parapet, or other falling hazard Minor/None Moderate Severe

 Roof damage Minor/None Moderate Severe

 Foundation damage Minor/None Moderate Severe

 Siding damage Minor/None Moderate Severe

 Damage to electrical, mechanical, AC systems Minor/None Moderate Severe

 Landscape damage Minor/None Moderate Severe

 Potential Hazards Electrical Lead Asbestos Mold Other _____

Estimated Building Damage

 None
 1-10%
 10-30%
 30-60%
 60-90%
 90-100%

Further Actions

 Recommendations Add Temporary Roof Covering Board Shore Other _____

 Detailed evaluation recommended Structural Environmental Archaeological Historic Significance Collections

Other recommendations _____

Barricades needed in the following areas _____


Posting Inspected Restricted Use Unsafe Historic Designation Detailed Evaluation Needed


is sufficient.
 Aug. 4, 1855. JAMES P. PIERCE.

New Store & New Goods.
JOHN GLADDING, 3d.,

WOULD announce to his friends and the public that he is still on the track, and has for the present taken the shop on Thames street, opposite the Bristol Steam Mill, where he has just opened and will be receiving one of the best selected Stocks of

Stoves, Japan and Tin Ware,

Ever before exhibited in Bristol. His stoves are all of the latest and most approved patterns, and cannot fail to give satisfaction. His stock of Japan and Tin Ware will comprise all articles usually called for.

Tin and Sheet Iron Ware made to order. Jobbing done at short notice.

He respectfully solicits a share of public patronage. Rags, Copper, Lead, Brass, &c., taken in exchange. None of these articles will be purchased from boys, unless by an order from their parents.

Aug. 4.

“New Store & New Goods.” This advertisement appeared in the *Bristol Phoenix* on September 4, 1855. Along with parlor stoves, John Gladding, III also sold Japan and tin ware of “the best selected... ever before exhibited in Bristol.”

White Birch, all of which will be sold as low as can be purchased elsewhere. Please give us a call. sept 18

Stoves. Stoves.

A large assortment of new and second-hand Stoves, among which may be found the following:

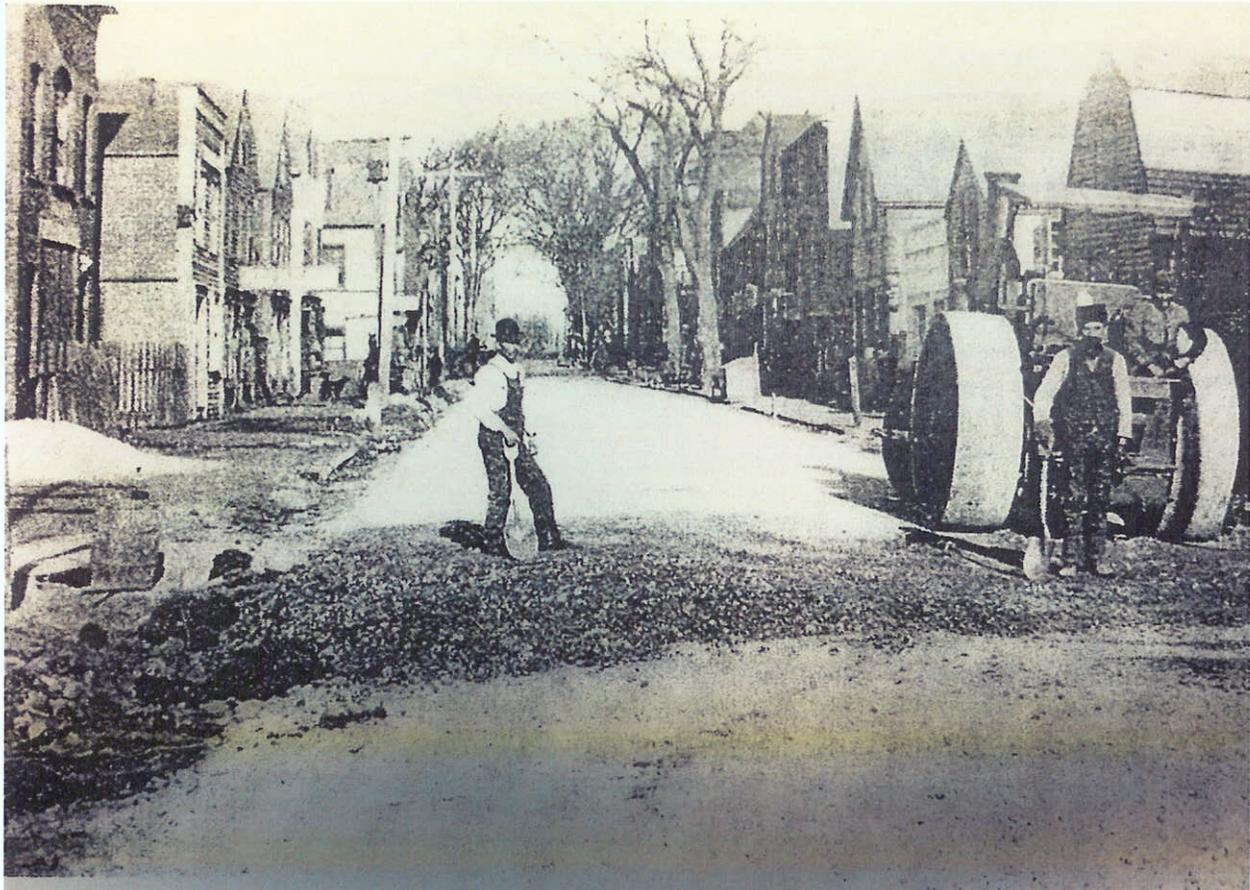
The Respiratory for Summer and Winter use;	Home Treasure;
Boston Beauty;	Public Favor;
Cooks' Favorite;	Statesman;
Perfect Cook;	Metropolis, Summer Range;
Boat Stoves, &c. &c.	

May be found at the store of the subscriber, Thames st. June 30
JOHN GLADDING, 3d.

Grocery, Provisions, Crockery,
 AND
WOODEN WARE

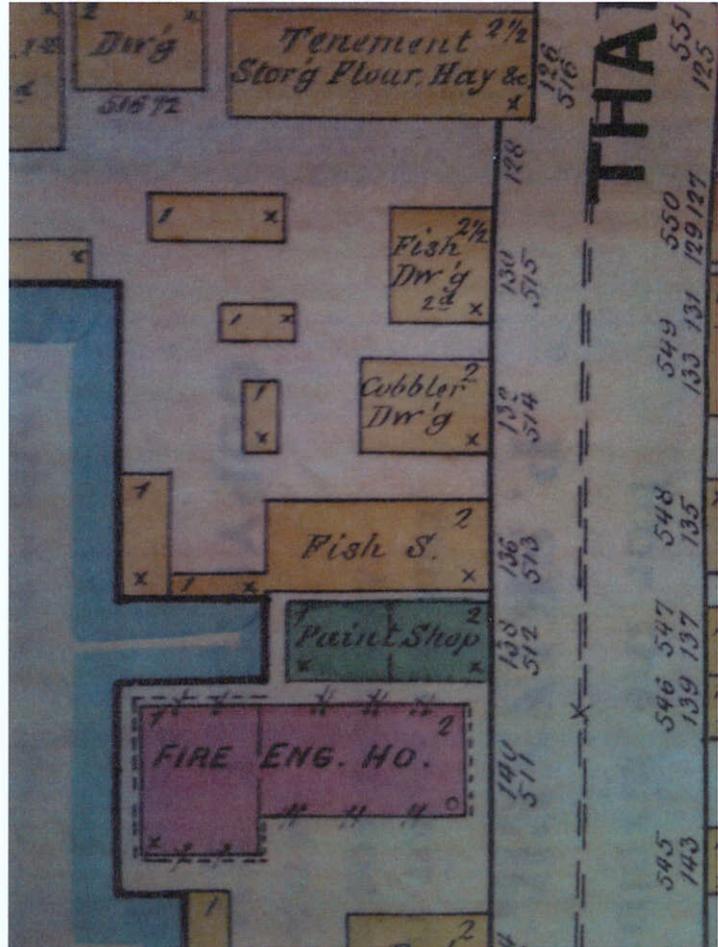
“Stoves. Stoves.” *Bristol Phoenix* February 2, 1861. Prior to central heating, parlor stoves were the primary sources of heat and their manufacture flourished during the latter half of the nineteenth century.

An example of a popular cast iron parlor stove from 1850. John Gladding advertised “a large assortment of new and second-hand stoves” available at his shop on Thames Street. The original first floor design of the building located at 205 Thames Street, is indicative of a “showroom” where John Gladding could display his many stoves.



Thames Street looking north from John Street, 1896 One of the earliest images of Thames Street, pictured on the left in order are the Fire Engine House, Paint Shop, Gladding House & Store, and Gladding Warehouse. Note the storefront and large horizontal sign that projects out from the Gladding House & Store over the sidewalk. Also note the density of small shops of timber construction on the street.

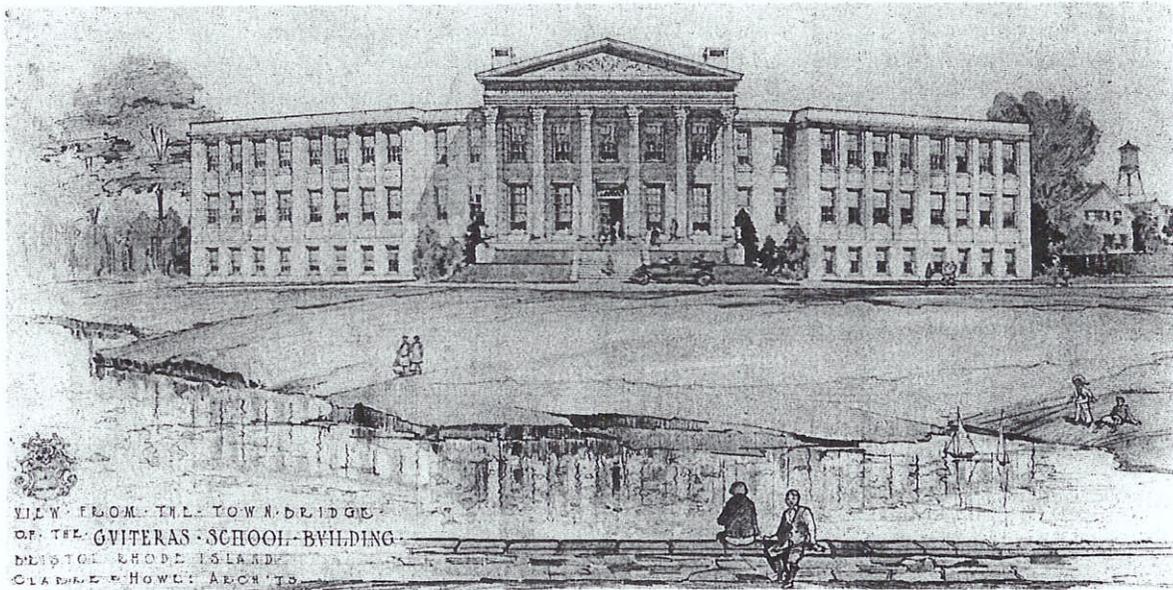
Sanborn Map 1896. Note the many additions and out buildings added to the John Gladding Store & House marked at #136 and #132. Also note the presence of two additional structures ("Paint Shop" and "Fish Dw'g") on the street which flanked the current properties under examination.



Steamer No. 1 & Hose Cart in front of the new King Philip Station, 1885. This image shows a partial view of the narrow J. E. Chace Paint Shop located directly south of the John Gladding House & Store (please note the John Gladding House and Store is not depicted).



Historic and Architectural Resources of Bristol, Rhode Island



Rhode Island Historical Preservation Commission
1990

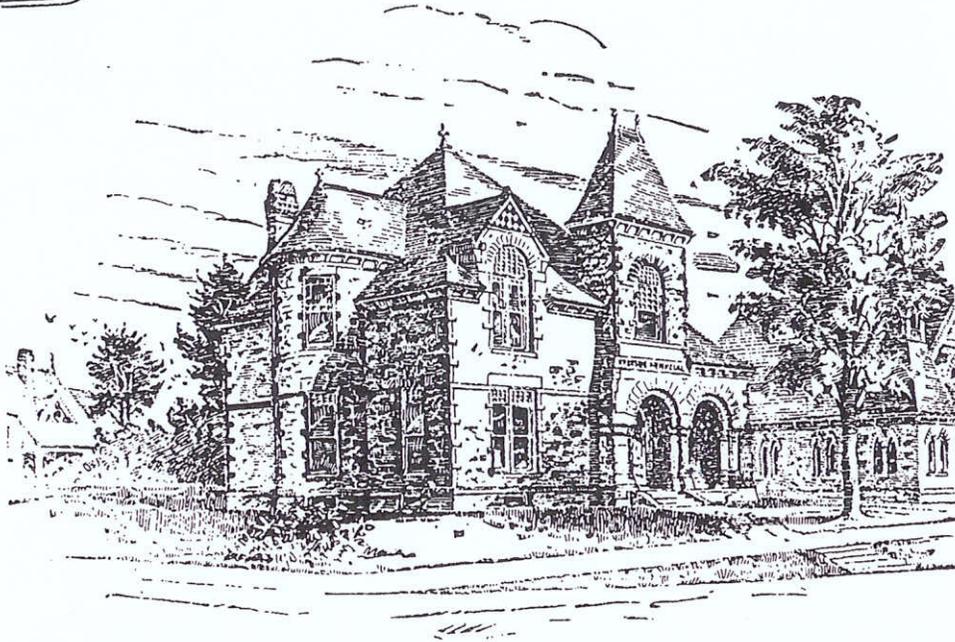
THAMES STREET (continued)

In 1861 it was sold to the Reynolds Manufacturing Company; Reynolds, and later Cranston Worsted Mills, used it for workers' housing. It is one of the few early 19th-century houses on the waterfront.

- *189 KING PHILIP FIRE STATION/EVER READY ENGINE AND HOSE COMPANY NO. 2 STATION (1881, 1974): The King Philip Engine Company No. 4 built this brick, 2-story, 3-bay, flat-roof, L-shaped fire station. Founded in 1846, the company was first located on Constitution Street, and later at the corner of Hope and State Street. After a dispute in 1923, the town evicted the company from the Thames Street location; some younger members of the company subsequently reorganized as the Ever Ready Engine and Hose Company No. 2 in 1924 and returned to this firehouse. Alterations in 1974 included removal of the life-size carving of King Philip from the facade, flattening of the arched doors, and addition of a 3-bay wing on the south.
- *205, 211 JOHN GLADDING STORE AND HOUSE (c. 1859, c. 1865): John Gladding, 3rd, a tin worker, purchased this lot on Potter's Wharf in 1859 and built number 205, a 2-1/2-story, 3-bay, end-gable-roof Greek Revival store to sell stoves and tinware. Number 211, a simple, 1-1/2-story, 3-bay, end-gable-roof house, was built when Gladding expanded his business and purchased additional land. In 1885 four structures crowded this site: a 1-1/2-story oyster house in the rear yard and another building to the north. These last two have been demolished.
- *227 USHER'S WHARF/POTTER'S WHARF (before 1794): John Usher sold this water lot to his two sons in 1794. Hezekiah and George Usher were both mariners and slavers. Hezekiah was master of the *Nancy*, and both owner and master of the *Eunice*. After he died off the coast of Africa, his widow sold the wharf to Benjamin Norris, a housewright, in 1809. When Norris mortgaged it to Jacob Babbitt, a merchant, the property included a "wharf, store, dwelling house and blacksmith shop." Number 227, a 2-1/2-story, end-gambrel-roofed store (with living space above) has housed a variety of commercial uses, including Wardwell's store, J.P. Pierce's dry goods and paper hangings, and the Benjamin Brothers' Grocery Store; today it is an antique shop.
- *235 JOSEPH LINDSEY HOUSE/BENJAMIN HALL'S STORE (before 1804): In 1772 Joseph Lindsey, a housewright, bought this lot. A dwelling house existed and was mentioned in the sale to Restcome Hart, a blacksmith, in 1804. Benjamin Hall, a farmer, purchased this 2-1/2-story, gambrel-roofed stone building (with living space above), occupying a key location just south of the town market house, in 1826. Hall operated a store here until 1873, when the property was acquired by Otis Munro. The building continued in various commercial uses, first as a grocery store and saloon, then as a general store. Changes from the original appearance included the addition of a false-brick facade with a parapet facing Thames Street in the 19th century and a 20th-century storefront. Recent remodeling for a studio-residence has included removal of the parapet, replacement of all sash, and modernization of the interior.
- *267 DEWOLF'S WHARF AND ADDITIONS (1797): In the late 18th century, the DeWolf brothers developed this wharf for their extensive maritime activities. By 1861 the wharf had become the property of Seth Paul who

Bristol Historical &
Preservation Society
P.O. Box 356
Bristol, RI 02809-0356

BRISTOL



THREE HUNDRED YEARS

Susan E. Cirillo
Editor

Lombard John Pozzi
Chairman

The Committee

Reinhard Battcher III
Kathleen C. Brown
Louis P. Cirillo

Jeanne C. Lanoue
Frances E. Pray
Timothy A. Pray

✠ 1980 ✠

Franklin Graphics
Providence, Rhode Island
PRINTER



Photo courtesy of Santo L. DiGati

Thames Street looking north from Church Street — 1896

The decades of the 1890s and 1900s saw many improvements to the transportation and utility systems in town. These included the opening of a new telephone exchange, the introduction of 24 hour electric service, construction of sewers beginning in 1900, and the macadamizing of various streets. Legislation passed by the General Assembly allowed towns to apply to the State for the financing of one "sample half mile" of macadamized highway, the purpose of which was to give an "example of good road building in the worst locality the town had to offer." One of the first to apply, Bristol's half mile ran the length of Thames Street to a point "several hundred feet north of the depot." The stone building pictured at the corner was the "Church Street House," a boarding house. The elegant Federal-era residence beyond is today the Prudence Apartments.



Photo courtesy of Santo L. DiGati

Thames Street looking north from John Street — 1896

Another view showing work in progress on "Bristol sample half mile." Buildings pictured include the "Fire Engine House" at left, with a paint shop next north. The third building was the Bristol Fish Market. Beyond was a cobbler shop, and next north, another fish market, the rear of which was used as an oyster house in the 1910s. At the northeast corner of John and Thames Streets was the C. F. Nelle Bakery. The upper stories of the various buildings generally served as "tenements."



State of Rhode Island and Providence Plantations
 Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 116
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-3767

Certificate of Maintenance

November 20, 2013

Town of Bristol
 10 Court Street
 Bristol, RI 02809

RE: CRMC Assent No. A2013-11-068: Demolish existing shed
 Project Location: 205 Thames Street; Bristol; Plat 10, Lot 20

Dear Applicant:

The Coastal Resources Management Council has reviewed your project proposal and has determined that it conforms to RICRMP Section 300.14 and applicable standards. Construction authorized by this approval shall be limited to replacement, reconstruction, or rebuilding to approved, pre-existing conditions and dimensions of the above noted structure. In accordance with revisions to RIGL 46-23-6.3 Expiration Tolling Periods (as amended effective June 26, 2013), all work being permitted must be completed on or before July 1, 2018. If this project involves excess construction materials or debris, these materials shall be removed from the site and disposed of at a suitable legal upland location. No equipment access or storage of equipment, construction material or debris shall occur on coastal features. If the project involves earthwork, appropriate erosion controls shall be utilized. All applicable conditions of original CRMC Assents that pertain to this property shall be upheld unless otherwise modified by the CRMC. All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

A copy of this maintenance authorization to perform maintenance work shall be kept on site and available for inspection. The maintenance (blue) card must be posted on site during the project duration.

Sincerely,

William J. Mosunic

William J. Mosunic
 Administrative Officer
 Coastal Resources Management Council

/rcm

12/2014
1/21
 - Director
 Copy - Jim Galushka, DPW
 - HERRICK PASTOR - GREGG PASTOR
 original - Director - DIANE WILKINSON

CAUTION:

Permits issued by the CRMC confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-3767

Certificate of Maintenance

November 20, 2013

Town of Bristol
10 Court Street
Bristol, RI 02809

RE: CRMC Assent No. A2013-11-068: Demolish existing shed
Project Location: 205 Thames Street; Bristol; Plat 10, Lot 20

Dear Applicant:

The Coastal Resources Management Council has reviewed your project proposal and has determined that it conforms to RICRMP Section 300.14 and applicable standards. Construction authorized by this approval shall be limited to replacement, reconstruction, or rebuilding to approved, pre-existing conditions and dimensions of the above noted structure. In accordance with revisions to RIGL 46-23-6.3 Expiration Tolling Periods (as amended effective June 26, 2013), all work being permitted must be completed on or before **July 1, 2018**. If this project involves excess construction materials or debris, these materials shall be removed from the site and disposed of at a suitable legal upland location. No equipment access or storage of equipment, construction material or debris shall occur on coastal features. If the project involves earthwork, appropriate erosion controls shall be utilized. All applicable conditions of original CRMC Assents that pertain to this property shall be upheld unless otherwise modified by the CRMC. All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

A copy of this maintenance authorization to perform maintenance work shall be kept on site and available for inspection. The maintenance (blue) card must be posted on site during the project duration.

Sincerely,

William J. Mosunic
Administrative Officer
Coastal Resources Management Council

/rcm

State of Rhode Island and Providence Plantations

COASTAL RESOURCES MANAGEMENT COUNCIL

MAINTENANCE ASSENT

CRMC Assent No.: A2013-11-068

Date: November 20, 2013

This certifies that Town of Bristol
has permission to Demolish existing shed

situated at 205 Thames Street

Plat No. 10

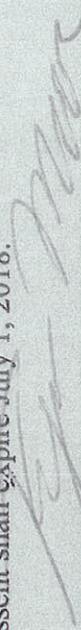
Lot No. 20

Said maintenance operations to be done in accordance with an application on file in the Offices of the Coastal Resources Management Council and subject further to all the provisions of the building ordinances of the :

City/Town of _____

Bristol

and to all the applicable State, Local and Federal provisions. This assent shall expire July 1, 2018.



Official Designee
Coastal Resources Management Council

**THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.
FAILURE TO DISPLAY WILL RESULT IN LEGAL ACTION.**



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

MEMO

September 24, 2013

Re: Historical Assessment, 205 and 211 Thames Street, Bristol

On September 11, 2013, Roberta Randall, historical architect, and Richard Greenwood, deputy director, of the Rhode Island Historical Preservation and Heritage Commission inspected the two buildings at 205 and 211 Thames Street recently acquired by the Town of Bristol. The purpose of the inspection was to assess the physical condition and historical integrity of the two buildings, which are identified as contributing resources in the Bristol Waterfront National Register Historic District.

Physical Description

205 and 211 Thames Street occupy a portion of the former Rowse Potter wharf lot. They front on Thames Street with a dirt lane between them and on the south side of 211, a side yard on the north of 205 and open land to the rear. The rear or water side of the lot, which was extended westward during the late 19th century, is marked by rubblestone seawall and remnant pilings. A deteriorated small shack which is non-historic stands to the west of 205.

205 Thames Street

205 Thames Street (c. 1865) is a wood frame building currently clad with wood and asbestos shingles, two stories tall with a garret under a gable roof. Oriented with its gable end to the street, it has a three bay wide façade with a side entry and it is three bays deep. A small modern one-story addition is attached on the north. The building has very low foundations and no basement. The house has a box cornice and plainly trimmed windows that retain many 6/6 double-hung wood sash. The interior, which was adapted for double occupancy, is simply finished with plain trim. Architecturally, this is a simple vernacular building without stylistic features. Its physical condition is fair with much evidence of deferred maintenance. Structurally, the first floor exhibited some evidence of settling, but there were no other obvious indications of structural decay.

211 Thames Street

211 Thames Street (c. 1859) is a wood frame building currently clad with wood shingles and a section of plywood siding on the front, two stories tall with a garret under a gable roof. Oriented with its gable end to the street, it has a three bay wide façade with a

side entry and it is five bays deep. A two-story 20th century addition with a concrete-block first story and a covered porch on the second story is attached on the west end. The building has a concrete slab first floor and no basement. The house has a narrow molded cornice with partial returns and plainly trimmed windows that retain many 6/6 double-hung wood sash. In addition to the front entry there are side entries at the rear on the north and south facades. The interior on the first floor has been extensively modified in the recent past with modern partitions and finishes. At the rear, a chamfered wooden beam supported by chamfered wooden posts is a sole surviving element of the original interior finishes. The second floor retains a high degree of its historic plan and finishes, with Greek Revival doorway and window trim, including paneled aprons under the windows in the front room, a Greek Revival mantel in the center room and a number of four-panel doors. The kitchen in the rear has been refinished with tiled walls. The garret, which is reached by a ladder, is finished with plaster walls at the east end and unfinished in the rear. Architecturally, this building retains much of its character as a vernacular example of the Greek Revival, notably on the second floor. A historic photograph from c. 1895 shows that the first floor façade originally featured a storefront with large 20-light shop windows flanking central double-leaf multipane doors.¹ Its physical condition is generally good (though only fair on the first floor interior) with some evidence of deferred maintenance. Structurally it appears essentially sound.

Historical Significance

The history of these two buildings begins with John Gladding III's purchase of two parcels from the former "wharf estate" of Rowse T. Potter. In 1859, this waterfront parcel contained an old dwelling, two stores and other buildings.² Gladding, a member of a longtime Bristol family, had a career as a tin and sheet iron worker and dealer.³ In 1859, he purchased his first lot here, apparently one without any buildings on it, and built the building at 211 Thames shortly thereafter.⁴ In 1865 he bought an abutting parcel on the north; at that time his property to the south was referred to as his "homestead," indicating that the building at 211 Thames was his residence as well as his tin and iron shop.⁵ Gladding seems to have built 205 Thames around the time of his purchase; by 1870, the Beers map of downtown Bristol shows both buildings. There is no clear indication how Gladding originally used the new building, though it was serving a combined commercial and residential use by 1884 when it was housed a saloon and dwelling.⁶ In 1884, 211 Thames Street was used as a stoves and tin shop. John Gladding mortgaged both of his Thames Street properties, 211 Thames in 1886 and 205 Thames in 1888; both mortgages ended in default and were sold at auction in 1890 and 1891, respectively.⁷ By 1891, 211 Thames was in use as a fish market and 205 was a cobbler's shop. In the following decades,

¹ From Susan Cirillo, ed. *Bristol, Three Hundred Years* (Providence, 1980), p. 188.

² Bristol Land Evidence, Book 28, Page 333, August 1859.

³ <http://archive.org/stream/gladdingbookbein00glad#page/n197/mode/2up/search/John+Gladding>

⁴ Bristol Land Evidence, Book 30 Page 451, September 7, 1859.

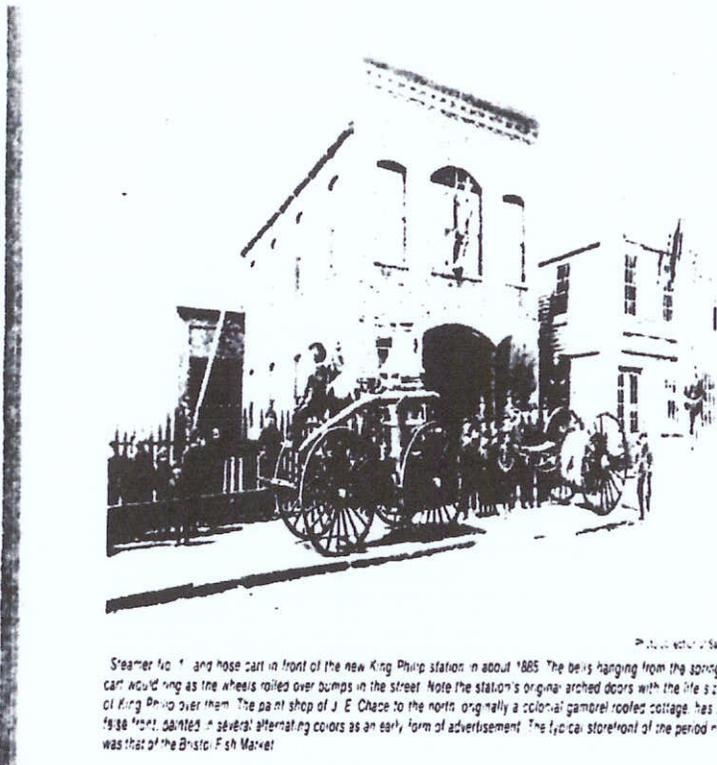
⁵ Bristol Land Evidence, Book 33 Page 415, February 17, 1865.

⁶ Saborn Insurance Co. map, 1884.

⁷ Bristol Land Evidence, Book 51, Page 2 122-3; Book 51, Pages 239-240.

the Sanborn Insurance Company maps show 211 stayed in use as a fish market (for a time gaining a rear addition used as a dwelling, now removed). 205 served as a grocery store and then went into just residential use. On the waterside of the lot, an oyster house was built and there were a series of extensions out into the water, some by filling and some on piles, to accommodate the shellfishing. The oystering operation was gone by 1947.⁸

The Gladding buildings on Thames Street are an integral part of Bristol's historic waterfront. Dating from the period when the town shifted from a mercantile to an industrial economy, these buildings exemplify the continued presence of small-scale artisans and enterprises that benefited from a presence on the waterfront, where they could receive their raw materials and products by water, and a convenient location in the town's commercial center. While they were never elaborate buildings, they are both valuable as historic examples of their era and type and, in the case of 211 in particular, possess architectural features with great potential for restoration.

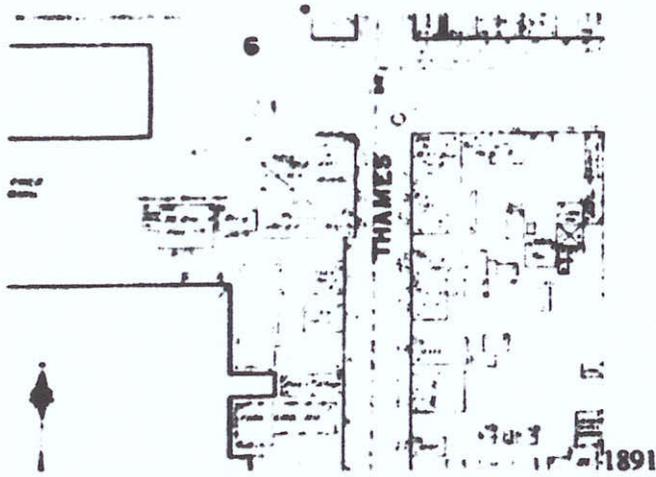
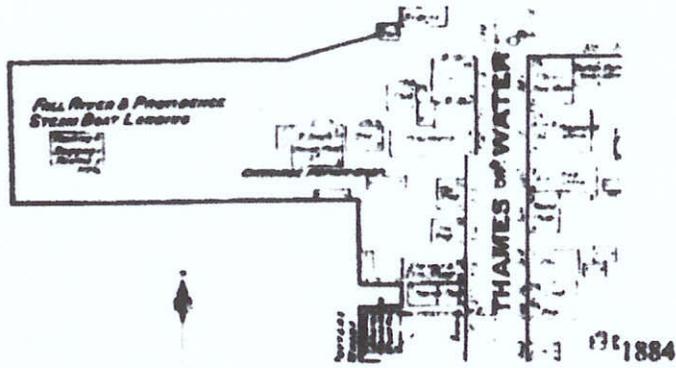


Steamer No. 1 and horse cart in front of the new King Philip station in about 1885. The bells hanging from the springs on the cart would ring as the wheels rolled over bumps in the street. Note the station's original arched doors with the life size carving of King Philip over them. The paint shop of J. E. Chase to the north, originally a colonial gambrel roofed cottage, has an added 'fish' front, painted in several alternating colors as an early form of advertisement. The Lyceum storefront of the period next north was that of the Bristol Fish Market.

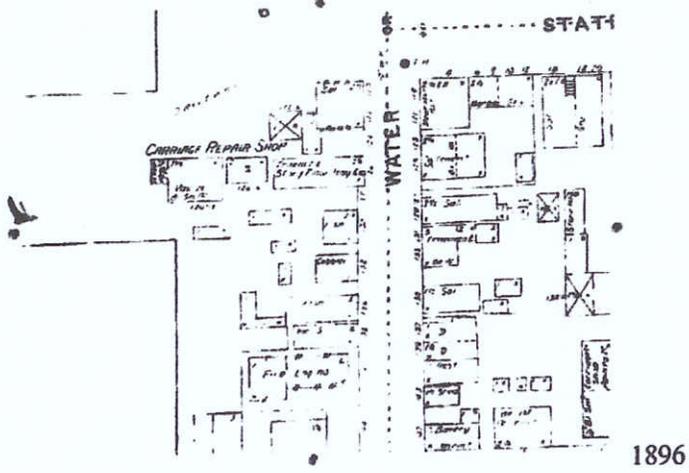
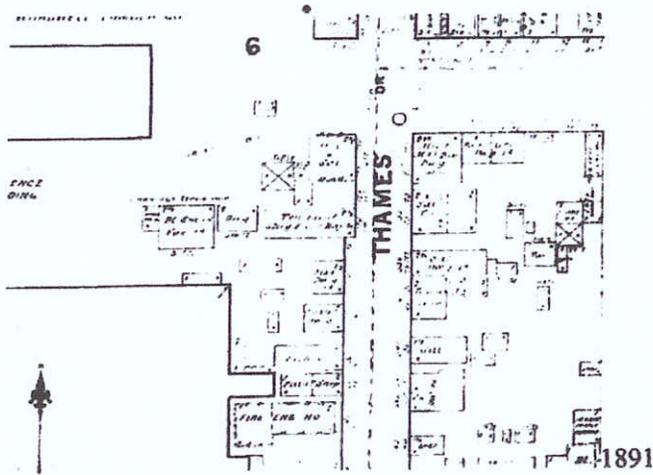
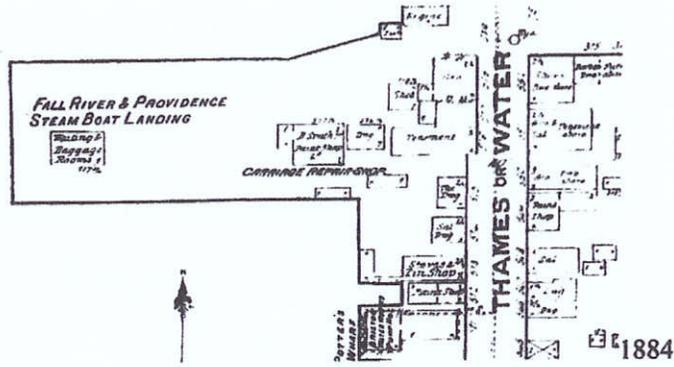
Partial View of John Gladding III Stove and Tin Shop storefront, 211 Thames Street, at far right
(From Susan Cirillo, ed. *Bristol, Three Hundred Years* (Providence, 1980), p. 188.)

⁸ See Sanborn Insurance Co. maps for 1891, 1896, 1903, 1911, 1920, 1947.

Sanborn Insurance Company Map Chronology



Sanborn Insurance Company Map Chronology



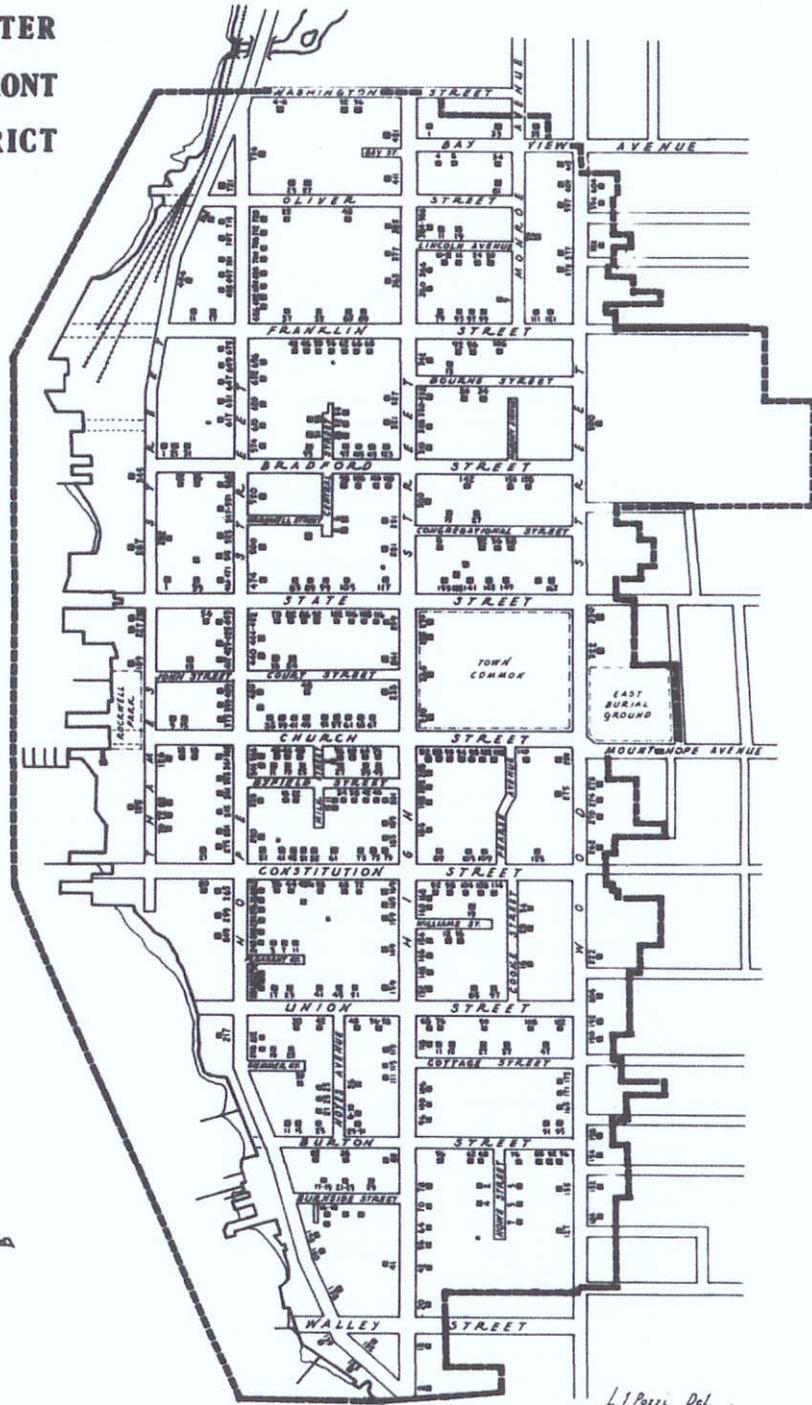
THAMES STREET (continued)

In 1861 it was sold to the Reynolds Manufacturing Company; Reynolds, and later Cranston Worsted Mills, used it for workers' housing. It is one of the few early 19th-century houses on the waterfront.

- *189 KING PHILIP FIRE STATION/EVER READY ENGINE AND HOSE COMPANY NO. 2 STATION (1881, 1974): The King Philip Engine Company No. 4 built this brick, 2-story, 3-bay, flat-roof, L-shaped fire station. Founded in 1846, the company was first located on Constitution Street, and later at the corner of Hope and State Street. After a dispute in 1923, the town evicted the company from the Thames Street location; some younger members of the company subsequently reorganized as the Ever Ready Engine and Hose Company No. 2 in 1924 and returned to this firehouse. Alterations in 1974 included removal of the life-size carving of King Philip from the facade, flattening of the arched doors, and addition of a 3-bay wing on the south.
- *205, 211 JOHN GLADDING STORE AND HOUSE (c. 1859, c. 1865): John Gladding, 3rd, a tin worker, purchased this lot on Potter's Wharf in 1859 and built number 205, a 2-1/2-story, 3-bay, end-gable-roof Greek Revival store to sell stoves and tinware. Number 211, a simple, 1-1/2-story, 3-bay, end-gable-roof house, was built when Gladding expanded his business and purchased additional land. In 1885 four structures crowded this site: a 1-1/2-story oyster house in the rear yard and another building to the north. These last two have been demolished.
- *227 USHER'S WHARF/POTTER'S WHARF (before 1794): John Usher sold this water lot to his two sons in 1794. Hezekiah and George Usher were both mariners and slavers. Hezekiah was master of the *Nancy*, and both owner and master of the *Eunice*. After he died off the coast of Africa, his widow sold the wharf to Benjamin Norris, a housewright, in 1809. When Norris mortgaged it to Jacob Babbitt, a merchant, the property included a "wharf, store, dwelling house and blacksmith shop." Number 227, a 2-1/2-story, end-gambrel-roofed store (with living space above) has housed a variety of commercial uses, including Wardwell's store, J.P. Pierce's dry goods and paper hangings, and the Benjamin Brothers' Grocery Store; today it is an antique shop.
- *235 JOSEPH LINDSEY HOUSE/BENJAMIN HALL'S STORE (before 1804): In 1772 Joseph Lindsey, a housewright, bought this lot. A dwelling house existed and was mentioned in the sale to Restcome Hart, a blacksmith, in 1804. Benjamin Hall, a farmer, purchased this 2-1/2-story, gambrel-roofed stone building (with living space above), occupying a key location just south of the town market house, in 1826. Hall operated a store here until 1873, when the property was acquired by Otis Munro. The building continued in various commercial uses, first as a grocery store and saloon, then as a general store. Changes from the original appearance included the addition of a false-brick facade with a parapet facing Thames Street in the 19th century and a 20th-century storefront. Recent remodeling for a studio-residence has included removal of the parapet, replacement of all sash, and modernization of the interior.
- *267 DEWOLF'S WHARF AND ADDITIONS (1797): In the late 18th century, the DeWolf brothers developed this wharf for their extensive maritime activities. By 1861 the wharf had become the property of Seth Paul who

NATIONAL REGISTER BRISTOL WATERFRONT HISTORIC DISTRICT

H A R B O R
S T O L
P

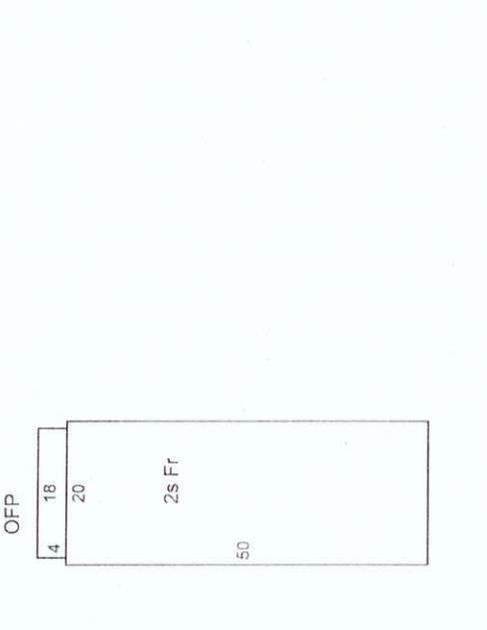


↑
north
1974
Revised 1978

L.J. Pore, Del.

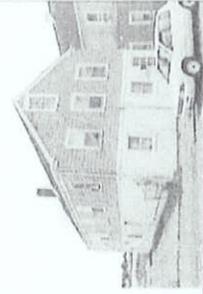
Plat/Lot: 10 20 **State Code:** 78 **Location:** 205 THAMES ST **Card:** 1 of 1
Owner: TOWN OF BRISTOL
Care Of:
Address: THAMES ST
 10 COURT ST
 BRISTOL RI 02809

Z: W **N: I** **Town of Bristol, RI**
 Sketch



SALE DATE	SALE PRICE	BOOK/PAGE	GRANTEE	RCN
08/14/2013	\$450,000	1723/ 101	J TOWN OF BRISTOL	153220
10/01/1976	\$0	211/ 224	AZEVEDO, ANTONIO F. ET UX	
BUILDING FEATURES DWELLING: 2 Family SF LIV AREA: 2000 Quality: C- Two Story 10 Rooms 3 Bedrooms Built: 1900 Cond: Fair Roof: Asphalt Type: Gable Ext Wall: Shingle Plumbing: 2 Full Baths 1 Half Baths 0 Addl Fix Heating: Baseboard Hot Water 2000 SF Foundation: SLAB OFF: 72 SF DEPRECIATION: 40/0/0 NET BUILDING VALUE: 95740				
OUTBUILDINGS				
LAND - Total Area: 0.042 AC = 1,826 SF 1826 SF @ STREET PRICE 50.00 BLS: 6,000				165500
PERMITS				

Comments
 ASSESSMENT REDUCED BY BOARD #2005-090
 12/08 EAS
 2/10 EST-1SR FL FIN; NEW MAILBOX, SOME
 NE WINDOWS MEMO OF TRUST BK 1723 PG
 89 & 96 8/14/2013 size includes
 parcels 14, 15, 69 and 72



Meas: MP 12/12/2007
 List: EST 02/29/2009

TOTAL ASSESSMENT	Previous
Land	165,500
Buildings	\$95,740
TOTAL	261,240

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211 THAMES ST
Town of Bristol, RI

State Code: 78 Location:

10 15
TOWN OF BRISTOL

Plat/Lot:
Owner:
Care Of:
Address:

THAMES ST
10 COURT ST
BRISTOL RI 02809

SALE DATE	SALE PRICE	BOOK/PAGE	GRANTEE
08/14/2013	\$450,000	1723/ 101	J TOWN OF BRISTOL
10/01/1976	\$0	211/ 224	AZEVEDO, ANTONIO F. ET UX

BUILDING FEATURES
 DWELLING: 2 Family SF LIV AREA: 1204 Quality: C-
 2s + Attic Unf 6 Rooms 2 Bedrooms Built: 1880 Cond: Fair
 Roof: Asphalt Type: Gable Ext Wall: Siding
 Plumbing: 2 Full Baths 0 Half Baths 1 Addl Fix
 Heating: Baseboard Hot Water 1204 SF
 Foundation: SLAB
 DEPRECIATION: 40/0/0
 NET BUILDING VALUE:

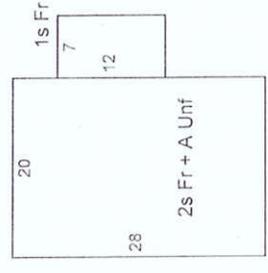
RCN
102770
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1510
1480
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63460

OUTBUILDINGS

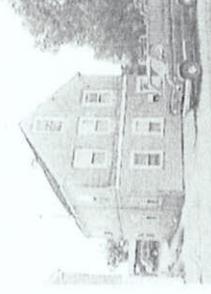
5510 SF @ STREET PRICE 50.00 BLS: 6,000	LAND - Total Area: 0.126 AC = 5,510 SF	287500
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PERMITS

Sketch



Comments
 ASSESSMENT REDUCED BY BOARD #2005-089
 11/05 ERS
 POOR CONDITION MEMO OF TRUST BK 1723
 PG 89 & 96 8/14/13 sale includes
 parcels 14, 20, 69 and 72



TOTAL ASSESSMENT	Previous
Land	287,500
Buildings	\$63,460
TOTAL	350,960

Meas: MP 12/12/2007
 List: MP 01/26/2008

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205 Thames Street House Renovations, Bristol, RI	15 1030
FLOOR AREAS	
1ST Flr 1,030 SF	
2ND Flr 1,030 SF	
Attic 1,030 SF	
TOTAL Area 3,090 SF	Perimeter 142 lf
3090 SF	Housing
Year 2015	Cost File 2015 Providence Open Shop Av
	Last Updated 9/2/2015 11:47:49 AM

Description Quantity Unit Unit Cost Extended Cost

01 GENERAL REQUIREMENTS

01000 General Requirements

Permit fee \$10/m	540	JOB	11.00	5,940
General superintendent 1/2 time	13	WEEK	1932.30	25,120

01000 General Requirements 31,060

01300 Submittals

Scheduling, progress cpm	1	EA	1100.00	1,100
Scheduling, cpm, update	3	EA	275.00	825
Drawings, as built	1	SET	637.72	638

01300 Submittals 2,563

01310 Project Management & Coordination

Insurance, 1%	5400	JOB	1.10	5,940
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01310 Project Management & Coordination 5,940

01500 Construction Facilities & Temp Controls

Temporary water	4	MONTH	27.50	110
Cleaning general, site	80	HR	8.80	704
Dumpster 30 cy	4	LOADS	550.00	2,200
Temporary electric, power/lights	4	MONTH	275.00	1,100

01500 Construction Facilities & Temp Controls 4,114

01568 Construction Safety

Temp. Bracing, plywood on 2"x6"frame exterior wall	2916	SF	14.03	40,900
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01 GENERAL REQUIREMENTS

Description	Quantity	Unit	Unit Cost	Extended Cost
01568 Construction Safety				40,900
01600 Material and Equipment				
Small tools, purchase/rent	6	JOB	330.00	1,980
01600 Material and Equipment				1,980
01700 Contract Closeout				
Clean-up, final	0.5	WEEK	2126.81	1,063
Punchlist, survey/check	0.5	WEEK	3931.89	1,966
01700 Contract Closeout				3,029

02 SITE CONSTRUCTION

02070 Selective Demolition				
Demo roof, deck sheathing & shingles	1510	SF	4.37	6,600
Demo 1st flr, wood frame	1035	SF	5.69	5,889
Moving, exist. bldg, reset on new found.	1	EA	10990.08	10,990
Demo concrete wall, 8", plain	200	SF	16.50	3,300
Demo siding, shingles, wood	2916	SF	1.39	4,061
02070 Selective Demolition				30,840
02080 Asbestos Abatement				
Asbestos removal	3090	SF	8.17	25,244
02080 Asbestos Abatement				25,244
02100 Site Preparation				
Concrete pads for equipment	1	EA	385.00	385
Clear & grade, site	0.25	ACRE	7997.05	1,999
02100 Site Preparation				2,384
02200 Earthwork				
Fill, gravel, 6" compacted f/sog	20	CY	33.22	664
Erosion control, hay bales	200	LF	3.87	774
Excavation, trench, 4'deep, w/backhoe	25	CY	9.43	236
Excavation, structural w/hyd. exvtr	85	CY	12.75	1,084

02 SITE CONSTRUCTION

Description	Quantity	Unit	Unit Cost	Extended Cost
02200 Earthwork				2,758
02600 Piped Utilities				
Pipe, copper, 2" dia. Water	50	LF	19.43	972
02600 Piped Utilities				972
02700 Sewage and Drainage				
Pipe, pvc, 4" dia.,s.d.r. 35,	100	LF	9.86	986
Sewer System, Tie In	1	TOTAL	4000.00	4,000
Perf perimeter drain 6" w/stone	142	LF	13.38	1,900
02700 Sewage and Drainage				6,886
02900 Landscaping				
Landscaping, allowance	1	ALLOW	1500.00	1,500
02900 Landscaping				1,500

03 CONCRETE

03100 Concrete Forms and Accessories				
Anchor bolts, 1/2"x 12"	71	EA	20.06	1,424
03100 Concrete Forms and Accessories				1,424
03200 Concrete Reinforcement				
Welded wire fabric, 6x6-w1.4xw1.4	10.35	CSF	69.35	718
Reinforcing, walls, & ftgs.	1.3	TON	660.00	858
03200 Concrete Reinforcement				1,576
03300 Cast-in-Place Concrete				
Finishing floor, steeltrowel	1030	SF	1.50	1,549
Concrete in place, ground slab, 4"	1030	SF	4.15	4,271
Concrete in place, stripfoot, 24"x12"	10.5	CY	329.92	3,464
Conc in place, grade wall 10"	15	CY	565.24	8,479
03300 Cast-in-Place Concrete				17,762

04 MASONRY

Description	Quantity	Unit	Unit Cost	Extended Cost
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04 MASONRY**04200****Masonry Units**

Level hearth	10	SF	49.02	490
Brick chimney 25'	260	SF	21.68	5,637
Concrete chimney cap	1	EA	162.62	163
Brick chimney 15'	120	SF	24.35	2,922

04200**Masonry Units****9,213****06 WOOD AND PLASTICS****06000****Wood and Plastics**

Nails	500	LB	1.45	726
Joist hanger, 2"x10" 2nd flr	80	EA	5.59	447

06000**Wood and Plastics****1,173****06100****Rough Carpentry**

Framing, studs, 2"x6", wall	2	MBF	1982.28	3,965
Sheathing, wall, 1/2" ext plywood	2916	SF	1.68	4,909
Furring, wood strip 1"x3", on wood	2060	LF	2.48	5,109
Framing, columns 4 x 4's	0.5	MBF	1980.00	990
Floor plywood cdx, 3/4"	2060	SF	1.58	3,255
Framing, roof rafter, 2"x8" sister existing ea side	2	MBF	2379.58	4,759
Ledger board, 1" x 8" #2.4 & 3.4	300	LF	7.60	2,280
Diagonal board, 1" x 8" sheathing	500	LF	7.60	3,800
Framing 2x's, misc. roof	0.2	MBF	1650.00	330
Framing, floor joists, 2"x10" #2.3 & #3.3	3.25	MBF	1781.59	5,790
Bridging, wood 1"x3"	252	PAIR	6.72	1,694
Framing, ceiling joists, 2"x's	1.2	MBF	1781.59	2,138
Blocking, wood 2"xs	2	MBF	3825.18	7,650
Framing, deteriorated sill PT, double 2"x6"	0.3	MBF	7271.67	2,182
Framing, ceiling ties@ rafters 2"x8"	0.2	MBF	9884.16	1,977
Sheathing, roof, 5/8" cdx plywood	1510	SF	2.12	3,201
Labor only, carpenter	10	DAY	786.38	7,864
Framing, studs, 2"x4", wall	1	MBF	2375.16	2,375

06 WOOD AND PLASTICS

Description	Quantity	Unit	Unit Cost	Extended Cost
Framing, walls, 2"x4", plates replace deteriorated	0.2	MBF	15718.94	3,144

06100 Rough Carpentry 67,411

06200 Finish Carpentry

Molding, base, 9/16"x5-1/4"	1249	LF	5.03	6,282
Molding, window, 3-1/2" sherborn	19	OPNG	135.10	2,567
Finish carpentry, exterior trim	450	LF	3.85	1,733
Wood fireplace mantle	1	ALLOW	770.00	770
Molding, door trim, 2-1/2", pine side	12	OPNG	155.28	1,863

06200 Finish Carpentry 13,215

06400 Architectural Woodwork

Stairs to basement	1	FLIGHT	1650.00	1,650
Closet shelf & pole	47	LF	18.86	887
Stairs to second floor	1	FLIGHT	3850.00	3,850
Arch woodwork & kitchen cabinet	1	ALLOW	5000.00	5,000

06400 Architectural Woodwork 11,387

07 THERMAL AND MOISTURE PROTECTION**07100 Dampproofing and Waterproofing**

Building paper, asphalt, 2 ply	15.1	SQ	24.19	365
Ice & water, shield f/eaves	300	SF	0.56	168
Vapor barrier, polyethylene, .006"t sog	10.3	SQ	25.65	264
Vapor barrier, poly, walls, .006"t	29.16	SQ	22.19	647
Tyvek house wrap	2916	SF	0.52	1,503

07100 Dampproofing and Waterproofing 2,947

07200 Thermal Protection, Insulation

Insulation, fiberglass kf 6"	2916	SF	0.98	2,851
Insulation, fiberglass 12" r-30	1510	SF	1.08	1,631
Foundation insulation, rigid 2"	475	SF	0.71	340

07200 Thermal Protection, Insulation 4,821

07300 Shingles, Roof Tiles, and Roof Coverings

Cedar Shingles	29.16	SQ	774.68	22,590
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07 THERMAL AND MOISTURE PROTECTION

Description	Quantity	Unit	Unit Cost	Extended Cost
Ridge shingles	50	LF	11.52	576
Asphalt roof shingles	1510	SF	6.39	9,654
07300	Shingles, Roof Tiles, and Roof Coverings			32,819

07600 Flashing and Sheet Metal

Downspouts	108	LF	9.75	1,052
Soffit vent, metal	100	LF	5.73	573
Ridge vent	50	LF	2.75	138
Gutters	100	LF	10.77	1,077
Alum. drip edge	100	LF	2.20	220
Flashing, zinc	200	SF	11.00	2,200
07600	Flashing and Sheet Metal			5,260

07700 Roof Specialties and Accessories

Foundation vents 8"x16"	2	EA	110.00	220
Roof chimney flashing	1	EA	550.00	550
07700	Roof Specialties and Accessories			770

07900 Joint Sealers

Sill sealer	142	LF	2.88	410
07900	Joint Sealers			410

08 DOORS AND WINDOWS**08200 Wood and Plastic Doors**

Wood door, exterior	4	EA	2442.31	9,769
Exterior door frames	4	EA	1297.72	5,191
Wood door, panel interior	12	EA	696.59	8,359
08200	Wood and Plastic Doors			23,319

08600 Wood Windows

windows, material only remove and refinish	19	EA	700.00	13,300
windows, install	19	EA	262.13	4,980
08600	Wood Windows			18,280

08 DOORS AND WINDOWS

Description	Quantity	Unit	Unit Cost	Extended Cost
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08700 Hardware

Finish hardware, interior	12	SET	250.00	3,000
Finish hardware, exterior	4	SETS	500.00	2,000

08700	Hardware			5,000
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09 FINISHES**09200 Plaster and Gypsum Board**

Drywall, exter wall, 5/8" t&f	2916	SF	1.78	5,204
Part. drywall, 1/2" w/wood stud	2210	SF	7.81	17,251
Drywall, fire res, 5/8" on ceil t&f	2060	SF	2.46	5,065
Thin coat, veneer plaster 1 coat	9356	SF	1.26	11,792

09200	Plaster and Gypsum Board			39,312
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09600 Flooring

Wood floor, oak sand & refinish	1030	SF	8.14	8,383
Sheet Linolieum	1030	SF	6.59	6,793

09600	Flooring			15,176
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09900 Paints and Coatings

Paint, stairs	2	FLIGHT	220.00	440
Labor only, painters ordinary	5	DAY	749.16	3,746
Paint, smooth, 3 coat, walls	7336	SF	0.86	6,292
Paint, smooth, 3 coat, ceilings	2060	SF	0.86	1,767
Paint, extdoor&fram 3x7,primer+2cts	4	EA	135.95	544
Paint, exterior & trim	1	TOTAL	8800.00	8,800
Paint, interior wood trim	500	LF	1.03	516
Paint, int door/frame 2coat,w/brush	12	EA	98.68	1,184

09900	Paints and Coatings			23,289
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10 SPECIALTIES**10200 Louvers and Vents**

Gable end louver	2	EA	365.03	730
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10 SPECIALTIES

Description	Quantity	Unit	Unit Cost	Extended Cost
	10200	Louvers and Vents		730

10800 Toilet, Bath, and Laundry Accessories

Accessories, bathrooms	2	EA	990.00	1,980
	10800	Toilet, Bath, and Laundry Accessories		1,980

15 MECHANICAL**15400 Plumbing Fixtures and Equipment**

Plumbing labor & matr.	3090	SF	5.00	15,450
	15400	Plumbing Fixtures and Equipment		15,450

15500 Heat-Generation Equipment, HVAC

Hvac	3090	Sf	10.00	30,900
	15500	Heat-Generation Equipment, HVAC		30,900

16 ELECTRICAL**16000 Electrical**

Electrical	3090	Sf	10.00	30,900
	16000	Electrical		30,900

Sub Total			534,695	173.04 / SF
Design Contingency	5 %		26,735	
Construction Contingency	10 %		53,469	
SubGuard insurance	1 %		5,347	
Fee 3.75%	3.75 %		20,051	
Grand Total			640,297	207.22 / SF



211 Thames Street House Renovations, Bristol, RI	15 1020
FLOOR AREAS	
1ST Flr 580 SF	
2ND Flr 580 SF	
Attic 580 SF	
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TOTAL AREA 1,740 SF	Perimeter 98 lf
1740 SF	Housing
	Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av 9/2/2015 10:55:13 AM

Description Quantity Unit Unit Cost Extended Cost

01 GENERAL REQUIREMENTS

01000 General Requirements

Permit fee \$10/m	395	JOB	11.00	4,345
General superintendent 1/2 time	13	WEEK	1932.30	25,120

01000 General Requirements 29,465

01300 Submittals

Scheduling, progress cpm	1	EA	1100.00	1,100
Scheduling, cpm, update	3	EA	275.00	825
Drawings, as built	1	SET	637.72	638

01300 Submittals 2,563

01310 Project Management & Coordination

Insurance, 1%	3950	JOB	1.10	4,345
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01310 Project Management & Coordination 4,345

01500 Construction Facilities & Temp Controls

Temporary water	4	MONTH	27.50	110
Cleaning general, site	80	HR	8.80	704
Dumpster 30 cy	4	LOADS	550.00	2,200
Temporary electric, power/lights	4	MONTH	275.00	1,100

01500 Construction Facilities & Temp Controls 4,114

01568 Construction Safety

Temp. Bracing, plywood on 2"x6"frame exterior wall	1940	SF	14.03	27,210
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01 GENERAL REQUIREMENTS

Description	Quantity	Unit	Unit Cost	Extended Cost
01568 Construction Safety				27,210
01600 Material and Equipment				
Small tools, purchase/rent	6	JOB	330.00	1,980
01600 Material and Equipment				1,980
01700 Contract Closeout				
Clean-up, final	0.5	WEEK	2126.81	1,063
Punchlist, survey/check	0.5	WEEK	3931.89	1,966
01700 Contract Closeout				3,029

02 SITE CONSTRUCTION

02070 Selective Demolition				
Demo wood bldg ell 7' x 16' x 9' high	112	SFFLR	5.99	671
Demo roof, deck sheathing & shingles	755	SF	4.37	3,300
Demo 1st flr, wood frame	580	SF	5.69	3,300
Moving, exist. bldg, reset on new found.	1	EA	10990.08	10,990
Demo siding, shingles, wood	1940	SF	1.39	2,702
02070 Selective Demolition				20,963
02080 Asbestos Abatement				
Asbestos removal	1740	SF	8.17	14,215
02080 Asbestos Abatement				14,215
02100 Site Preparation				
Concrete pads for equipment	1	EA	385.00	385
Clear & grade, site	0.25	ACRE	7997.05	1,999
02100 Site Preparation				2,384
02200 Earthwork				
Fill, gravel, 6" compacted f/sog	15	CY	33.22	498
Erosion control, hay bales	200	LF	3.87	774
Excavation, trench, 4'deep, w/backhoe	25	CY	9.43	236
Excavation, structural w/hyd. exvtr	75	CY	12.75	957

02 SITE CONSTRUCTION

Description	Quantity	Unit	Unit Cost	Extended Cost
02200 Earthwork				2,465
02600 Piped Utilities				
Pipe, copper, 2" dia. Water	50	LF	19.43	972
02600 Piped Utilities				972
02700 Sewage and Drainage				
Pipe, pvc, 4" dia.,s.d.r. 35,	100	LF	9.86	986
Sewer System, Tie In	1	TOTAL	4000.00	4,000
Perf permiter drain 6" w/stone	100	LF	13.38	1,338
02700 Sewage and Drainage				6,324
02900 Landscaping				
Landscaping, allowance	1	ALLOW	1500.00	1,500
02900 Landscaping				1,500

03 CONCRETE

03100 Concrete Forms and Accessories				
Anchor bolts, 1/2"x 12"	50	EA	20.06	1,003
03100 Concrete Forms and Accessories				1,003
03200 Concrete Reinforcement				
Welded wire fabric, 6x6-w1.4xw1.4	5.8	CSF	69.35	402
Reinforcing, walls, & ftgs.	1	TON	660.00	660
03200 Concrete Reinforcement				1,062
03300 Cast-in-Place Concrete				
Finishing floor, steeltrowel	580	SF	1.50	872
Concrete in place, ground slab, 4"	580	SF	4.15	2,405
Concrete in place, stripfoot, 24"x12"	7.3	CY	329.92	2,408
Conc in place, grade wall 10"	10	CY	565.24	5,652
03300 Cast-in-Place Concrete				11,338

04 MASONRY

Description	Quantity	Unit	Unit Cost	Extended Cost
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04 MASONRY**04200****Masonry Units**

Level hearth	10	SF	49.02	490
Brick chimney 25'	260	SF	21.68	5,637
Concrete chimney cap	1	EA	162.62	163
Brick chimney 15'	120	SF	24.35	2,922

04200**Masonry Units****9,213****04500****Masonry Restoration and Cleaning**

Pointing, stonework, interior bsmt wall	100	SF	7.76	776
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04500**Masonry Restoration and Cleaning****776****06 WOOD AND PLASTICS****06000****Wood and Plastics**

Nails	500	LB	1.45	726
Joist hanger, 2"x10" 2nd flr	80	EA	5.59	447

06000**Wood and Plastics****1,173****06100****Rough Carpentry**

Framing, studs, 2"x6", wall	2	MBF	1982.28	3,965
Sheathing, wall, 1/2" ext plywood	1940	SF	1.68	3,266
Furring, wood strip 1"x3", on wood	1740	LF	2.48	4,315
Framing, columns 4 x 4's	0.5	MBF	1980.00	990
Floor plywood cdx, 3/4" #2.3 & #3.3	1740	SF	1.58	2,750
Framing, roof rafter, 2"x8" sister existing ea side #1.2	2	MBF	2379.58	4,759
Ledger board, 1" x 8" #2.4 & 3.4	300	LF	7.60	2,280
Diagonal board, 1" x 8" sheathing #4.3	500	LF	7.60	3,800
Framing 2x's, misc. roof	0.2	MBF	1650.00	330
Framing, floor joists, 2"x10" #2.3 & #3.3	3.25	MBF	1781.59	5,790
Bridging, wood 1"x3"	252	PAIR	6.72	1,694
Framing, ceiling joists, 2"x's	1.2	MBF	1781.59	2,138
Blocking, wood 2"xs	2	MBF	3825.18	7,650

06 WOOD AND PLASTICS

Description	Quantity	Unit	Unit Cost	Extended Cost
Framing, deteriorated sill PT, double 2"x6" #4.1	0.3	MBF	7271.67	2,182
Framing, ceiling ties@ rafters 2"x8" #1.3	0.2	MBF	9884.16	1,977
Sheathing, roof, 5/8" cdx plywood #1.1	755	SF	2.12	1,600
Labor only, carpenter	10	DAY	786.38	7,864
Framing, studs, 2"x4", wall #5.1	1	MBF	2375.16	2,375
Framing, walls, 2"x4", plates replace deteriorated #1.4	0.2	MBF	15718.94	3,144

06100 Rough Carpentry 62,868

06200 Finish Carpentry

Molding, base, 9/16"x5-1/4"	1249	LF	5.03	6,282
Molding, window, 3-1/2" sherborn	15	OPNG	135.10	2,027
Finish carpentry, exterior trim	450	LF	3.85	1,733
Wood fireplace mantle	1	ALLOW	770.00	770
Molding, door trim, 2-1/2", pine side	7	OPNG	155.28	1,087

06200 Finish Carpentry 11,898

06400 Architectural Woodwork

Stairs to basement	1	FLIGHT	1650.00	1,650
Closet shelf & pole	47	LF	18.86	887
Stairs to second floor	1	FLIGHT	3850.00	3,850
Arch woodwork & kitchen cabinet	1	ALLOW	5000.00	5,000

06400 Architectural Woodwork 11,387

07 THERMAL AND MOISTURE PROTECTION**07100 Dampproofing and Waterproofing**

Building paper, asphalt, 2 ply #15	8	SQ	24.19	194
Ice & water, shield f/eaves	236	SF	0.56	132
Vapor barrier, polyethylene, .006"t	5.8	SQ	25.65	149
Vapor barrier, poly, walls, .006"t	19.4	SQ	22.19	431
Tyvek house wrap	1940	SF	0.52	1,000

07100 Dampproofing and Waterproofing 1,905

07200 Thermal Protection, Insulation

Insulation, fiberglass kf 6"	1940	SF	0.98	1,897
Insulation, fiberglass 12" r-30	755	SF	1.08	815

07 THERMAL AND MOISTURE PROTECTION

Description	Quantity	Unit	Unit Cost	Extended Cost
Foundation insulation, rigid 2"	360	SF	0.71	257
07200	Thermal Protection, Insulation			2,969

07300 Shingles, Roof Tiles, and Roof Coverings

Cedar Shingles, siding	19.4	SQ	774.68	15,029
Ridge shingles	29	LF	11.52	334
Asphalt roof shingles	755	SF	6.39	4,827
07300	Shingles, Roof Tiles, and Roof Coverings			20,190

07600 Flashing and Sheet Metal

Downspouts	72	LF	9.75	702
Soffit vent, metal	58	LF	5.73	332
Ridge vent	29	LF	2.75	80
Gutters	58	LF	10.77	625
Alum. drip edge	58	LF	2.20	128
Flashing, zinc	100	SF	11.00	1,100
07600	Flashing and Sheet Metal			2,966

07700 Roof Specialties and Accessories

Foundation vents 8"x16"	2	EA	110.00	220
Roof chimney flashing	1	EA	550.00	550
07700	Roof Specialties and Accessories			770

07900 Joint Sealers

Sill sealer	100	LF	2.88	288
07900	Joint Sealers			288

08 DOORS AND WINDOWS**08200 Wood and Plastic Doors**

Wood door, exterior	2	EA	2442.31	4,885
Exterior door frames	2	EA	1297.72	2,595
Wood door, panel interior	7	EA	696.59	4,876
08200	Wood and Plastic Doors			12,356

08 DOORS AND WINDOWS

Description	Quantity	Unit	Unit Cost	Extended Cost
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08600 Wood Windows

windows, material only remove and refinish	12	EA	700.00	8,400
windows, install	12	EA	262.13	3,146

08600	Wood Windows			11,546
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08700 Hardware

Finish hardware, interior	7	SET	250.00	1,750
Finish hardware, exterior	2	SETS	500.00	1,000

08700	Hardware			2,750
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09 FINISHES**09200 Plaster and Gypsum Board**

Drywall, exter wall, 5/8" t&f	1940	SF	1.78	3,462
Part. drywall, 1/2" w/wood stud	1080	SF	7.81	8,430
Drywall, fire res, 5/8" on ceil t&f	1740	SF	2.46	4,278
Thin coat, veneer plaster 1 coat	5840	SF	1.26	7,360

09200	Plaster and Gypsum Board			23,531
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09600 Flooring

Wood floor, oak sand & refinish	580	SF	8.14	4,720
Sheet Linolieum	580	SF	6.59	3,825

09600	Flooring			8,545
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09900 Paints and Coatings

Paint, stairs	2	FLIGHT	220.00	440
Labor only, painters ordinary	5	DAY	749.16	3,746
Paint, smooth, 3 coat, walls	4100	SF	0.86	3,517
Paint, smooth, 3 coat, ceilings	1740	SF	0.86	1,492
Paint, extdoor&fram 3x7,primer+2cts	2	EA	135.95	272
Paint, exterior & trim	1	TOTAL	8800.00	8,800
Paint, interior wood trim	500	LF	1.03	516
Paint, int door/frame 2coat,w/brush	7	EA	98.68	691

09900	Paints and Coatings			19,474
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10 SPECIALTIES

Description	Quantity	Unit	Unit Cost	Extended Cost
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10 SPECIALTIES

10200 Louvers and Vents

Gable end louver	2	EA	365.03	730
10200	Louvers and Vents			730

10800 Toilet, Bath, and Laundry Accessories

Accessories, bathrooms	1	EA	990.00	990
10800	Toilet, Bath, and Laundry Accessories			990

15 MECHANICAL

15400 Plumbing Fixtures and Equipment

Plumbing labor & matr.	1740	SF	5.00	8,700
15400	Plumbing Fixtures and Equipment			8,700

15500 Heat-Generation Equipment, HVAC

Hvac	1740	Sf	10.00	17,400
15500	Heat-Generation Equipment, HVAC			17,400

16 ELECTRICAL

16000 Electrical

Electrical	1740	Sf	10.00	17,400
16000	Electrical			17,400

16 ELECTRICAL

Description	Quantity	Unit	Unit Cost	Extended Cost
Sub Total			384,758	221.13 / SF
Design Contingency	5 %		19,238	
Construction Contingency	10 %		38,476	
SubGuard insurance	1 %		3,848	
Fee 3.75%	3.75 %		14,428	
Grand Total			460,747	264.80 / SF



CONSTRUCTION COST ENGINEERING OF BOSTON

205 Thames Street House Renovations, Bristol, RI		15 1030
FLOOR AREAS		
1ST Flr	1,030 SF	
2ND Flr	1,030 SF	
Attic	1,030 SF	
TOTAL Area 3,090 SF		Perimeter 142 lf
3090 SF		Housing
Year 2015		Cost File 2015 Providence Open Shop Av
		Last Updated 9/2/2015 11:47:49 AM

Project Summary

Division	Total		
01 GENERAL REQUIREMENTS	89,586	\$28.99 /SF	16.8 %
02 SITE CONSTRUCTION	70,585	\$22.84 /SF	13.2 %
03 CONCRETE	20,762	\$6.72 /SF	3.9 %
04 MASONRY	9,213	\$2.98 /SF	1.7 %
06 WOOD AND PLASTICS	93,186	\$30.16 /SF	17.4 %
07 THERMAL AND MOISTURE PROTECTION	47,028	\$15.22 /SF	8.8 %
08 DOORS AND WINDOWS	46,600	\$15.08 /SF	8.7 %
09 FINISHES	77,776	\$25.17 /SF	14.5 %
10 SPECIALTIES	2,710	\$0.88 /SF	0.5 %
15 MECHANICAL	46,350	\$15.00 /SF	8.7 %
16 ELECTRICAL	30,900	\$10.00 /SF	5.8 %
Sub Total	534,695	173.04 / SF	
Design Contingency	5 %	26,735	
Construction Contingency	10 %	53,469	
SubGuard insurance	1 %	5,347	
Fee 3.75%	3.75 %	20,051	
Grand Total	640,297	207.22 / SF	



205 Thames Street	House Renovations, Bristol, RI Option B	15 1031
FLOOR AREAS	Option B Exterior Enclosure & Structural Stabilization	
1ST Flr	1,030 SF	
2ND Flr	1,030 SF	
Attic	1,030 SF	
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TOTAL Area	3,090 SF	Perimeter 142 lf
	3090 SF	Housing
		Last Updated
Year	2015	Cost File 2015 Providence Open Shop Av 9/11/2015 11:00:24 AM

Description Quantity Unit Unit Cost Extended Cost

01 GENERAL REQUIREMENTS

01000 General Requirements

Permit fee \$10/m	380	JOB	11.00	4,180
General superintendent 1/2 time	10	WEEK	1932.30	19,323

01000 General Requirements 23,503

01300 Submittals

Scheduling, progress cpm	1	EA	1100.00	1,100
Scheduling, cpm, update	3	EA	275.00	825
Drawings, as built	1	SET	637.72	638

01300 Submittals 2,563

01310 Project Management & Coordination

Insurance, 1%	3800	JOB	1.10	4,180
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01310 Project Management & Coordination 4,180

01500 Construction Facilities & Temp Controls

Temporary water	2	MONTH	27.50	55
Cleaning general, site	60	HR	8.80	528
Dumpster 30 cy	3	LOADS	550.00	1,650
Temporary electric, power/lights	2	MONTH	275.00	550

01500 Construction Facilities & Temp Controls 2,783

01568 Construction Safety

Temp. Bracing, plywood on 2"x6"frame exterior wall	2916	SF	14.03	40,900
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01 GENERAL REQUIREMENTS

Description	Quantity	Unit	Unit Cost	Extended Cost
01568 Construction Safety				40,900
01600 Material and Equipment				
Small tools, purchase/rent	4	JOB	330.00	1,320
01600 Material and Equipment				1,320
01700 Contract Closeout				
Clean-up, final	0.2	WEEK	2126.81	425
Punchlist, survey/check	0.2	WEEK	3931.89	786
01700 Contract Closeout				1,212

02 SITE CONSTRUCTION

02070 Selective Demolition				
Demo roof, deck sheathing & shingles	1510	SF	4.37	6,600
Demo 1st flr, wood frame	1035	SF	5.69	5,889
Moving, exist. bldg, reset on new found.	1	EA	10990.08	10,990
Demo cmu wall, 8", plain	200	SF	16.50	3,300
Demo siding, shingles, wood	2916	SF	1.39	4,061
02070 Selective Demolition				30,840
02080 Asbestos Abatement				
Lead paint abatement, haz mat	1	ALLOW	5500.00	5,500
02080 Asbestos Abatement				5,500
02100 Site Preparation				
Concrete pads for equipment	1	EA	385.00	385
Clear & grade, site	0.25	ACRE	7997.05	1,999
02100 Site Preparation				2,384
02200 Earthwork				
Fill, gravel, 6" compacted f/sog	20	CY	33.22	664
Erosion control, hay bales	200	LF	3.87	774
Excavation, trench, 4' deep, w/backhoe	25	CY	9.43	236
Excavation, structural w/hyd. exvtr	85	CY	12.75	1,084

02 SITE CONSTRUCTION

Description	Quantity	Unit	Unit Cost	Extended Cost
	02200	Earthwork		2,758

03 CONCRETE**03100 Concrete Forms and Accessories**

Anchor bolts, 1/2"x 12"	71	EA	20.06	1,424
	03100	Concrete Forms and Accessories		1,424

03200 Concrete Reinforcement

Welded wire fabric, 6x6-w1.4xw1.4	10.35	CSF	69.35	718
Reinforcing, walls, & ftgs.	1.3	TON	660.00	858
	03200	Concrete Reinforcement		1,576

03300 Cast-in-Place Concrete

Finishing floor, steeltrowel	1030	SF	1.50	1,549
Concrete in place, ground slab, 4"	1030	SF	4.15	4,271
Concrete in place, stripfoot, 24"x12"	10.5	CY	329.92	3,464
Conc in place, grade wall 10"	15	CY	565.24	8,479
	03300	Cast-in-Place Concrete		17,762

04 MASONRY**04200 Masonry Units**

Brick chimney 25'	260	SF	21.68	5,637
Concrete chimney cap	1	EA	162.62	163
Brick chimney 15'	120	SF	24.35	2,922
	04200	Masonry Units		8,722

06 WOOD AND PLASTICS**06000 Wood and Plastics**

Nails	500	LB	1.45	726
Joist hanger, 2"x10" 2nd flr	80	EA	5.59	447
	06000	Wood and Plastics		1,173

06 WOOD AND PLASTICS

Description	Quantity	Unit	Unit Cost	Extended Cost
06100 Rough Carpentry				
Framing, studs, 2"x6", wall	2	MBF	1982.28	3,965
Sheathing, wall, 1/2" ext plywood	2916	SF	1.68	4,909
Furring, wood strip 1"x3", on wood	2060	LF	2.48	5,109
Framing, columns 4 x 4's	0.5	MBF	1980.00	990
Framing, roof rafter, 2"x8" sister existing ea side	2	MBF	2379.58	4,759
Framing 2x's, misc. roof	0.2	MBF	1650.00	330
Framing, floor joists, 2"x10" #2.3 & #3.3	3.25	MBF	1781.59	5,790
Bridging, wood 1"x3"	252	PAIR	6.72	1,694
Framing, ceiling joists, 2"x's	1.2	MBF	1781.59	2,138
Blocking, wood 2"xs	2	MBF	3825.18	7,650
Framing, deteriorated sill PT, double 2"x6"	0.3	MBF	7271.67	2,182
Sheathing, roof, 5/8" cdx plywood	1510	SF	2.12	3,201
Framing, walls, 2"x4", plates replace deteriorated	0.2	MBF	15718.94	3,144
Labor only, carpenter	10	DAY	786.38	7,864
06100	Rough Carpentry			53,723

06200 Finish Carpentry				
Molding, base, 9/16"x5-1/4"	1249	LF	5.03	6,282
Molding, window, 3-1/2" sherborn	19	OPNG	135.10	2,567
Finish carpentry, exterior trim	450	LF	3.85	1,733
Molding, door trim, 2-1/2", pine side	4	OPNG	155.28	621
06200	Finish Carpentry			11,203

07 THERMAL AND MOISTURE PROTECTION

07100 Dampproofing and Waterproofing				
Building paper, asphalt, 2 ply	15.1	SQ	24.19	365
Ice & water, shield f/eaves	300	SF	0.56	168
Vapor barrier, polyethylene, .006"t sog	10.3	SQ	25.65	264
Vapor barrier, poly, walls, .006"t	29.16	SQ	22.19	647
Tyvek house wrap	2916	SF	0.52	1,503
07100	Dampproofing and Waterproofing			2,947

07 THERMAL AND MOISTURE PROTECTION

Description	Quantity	Unit	Unit Cost	Extended Cost
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07300**Shingles, Roof Tiles, and Roof Coverings**

Cedar Shingles	29.16	SQ	774.68	22,590
Ridge shingles	50	LF	11.52	576
Asphalt roof shingles	1510	SF	6.39	9,654

07300**Shingles, Roof Tiles, and Roof Coverings****32,819****07600****Flashing and Sheet Metal**

Downspouts	108	LF	9.75	1,052
Soffit vent, metal	100	LF	5.73	573
Ridge vent	50	LF	2.75	138
Gutters	100	LF	10.77	1,077
Alum. drip edge	100	LF	2.20	220
Flashing, zinc	200	SF	11.00	2,200

07600**Flashing and Sheet Metal****5,260****07700****Roof Specialties and Accessories**

Foundation vents 8"x16"	2	EA	110.00	220
Roof chimney flashing	1	EA	550.00	550

07700**Roof Specialties and Accessories****770****07900****Joint Sealers**

Sill sealer	142	LF	2.88	410
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07900**Joint Sealers****410****08 DOORS AND WINDOWS****08200****Wood and Plastic Doors**

Wood door, exterior	4	EA	2442.31	9,769
Exterior door frames	4	EA	1297.72	5,191
Wood door, panel interior	12	EA	696.59	8,359

08200**Wood and Plastic Doors****23,319****08400****Entrances and Storefronts**

Storefront	30	sf	60.14	1,804
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08 DOORS AND WINDOWS

Description	Quantity	Unit	Unit Cost	Extended Cost
08400 Entrances and Storefronts				1,804
08600 Wood Windows				
windows, material only remove and refinish	19	EA	700.00	13,300
windows, install	19	EA	262.13	4,980
08600 Wood Windows				18,280
08700 Hardware				
Finish hardware, exterior	4	SETS	500.00	2,000
08700 Hardware				2,000

09 FINISHES

09900 Paints and Coatings

Labor only, painters ordinary	5	DAY	749.16	3,746
Paint, smooth, 3 coat, ceilings	2060	SF	0.86	1,767
Paint, extdoor&fram 3x7,primer+2cts	4	EA	135.95	544
Paint, exterior & trim	1	TOTAL	8800.00	8,800
09900 Paints and Coatings				14,856

10 SPECIALTIES

10200 Louvers and Vents

Gable end louver	2	EA	365.03	730
10200 Louvers and Vents				730

10 SPECIALTIES

Description	Quantity	Unit	Unit Cost	Extended Cost
Sub Total			316,724	102.50 / SF
Design Contingency	5 %		15,836	
Construction Contingency	10 %		31,672	
SubGuard insurance	1 %		3,167	
Fee 3.75%	3.75 %		11,877	
Grand Total			379,277	122.74 / SF



211 Thames Street House Renovations, Bristol, RI Option B	15 1021
FLOOR AREAS Option B Exterior Encloser & Structural Stabilization	
1ST Flr 580 SF	
2ND Flr 580 SF	
Attic 580 SF	
TOTAL AREA 1,740 SF	Perimeter 98 lf
1740 SF	Housing
	Last Updated
Year 2015	Cost File 2015 Providence Open Shop Av 9/11/2015 11:25:18 AM

Description	Quantity	Unit	Unit Cost	Extended Cost
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01 GENERAL REQUIREMENTS

01000 General Requirements

Permit fee \$10/m	280	JOB	11.00	3,080
General superintendent 1/2 time	8	WEEK	1932.30	15,458

01000 General Requirements	18,538
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01300 Submittals

Scheduling, progress cpm	1	EA	1100.00	1,100
Scheduling, cpm, update	2	EA	275.00	550
Drawings, as built	1	SET	637.72	638

01300 Submittals	2,288
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01310 Project Management & Coordination

Insurance, 1%	2800	JOB	1.10	3,080
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01310 Project Management & Coordination	3,080
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01500 Construction Facilities & Temp Controls

Temporary water	3	MONTH	27.50	83
Cleaning general, site	40	HR	8.80	352
Dumpster 30 cy	3	LOADS	550.00	1,650
Temporary electric, power/lights	3	MONTH	275.00	825

01500 Construction Facilities & Temp Controls	2,910
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01568 Construction Safety

Temp. Bracing, plywood on 2"x6"frame exterior wall	1940	SF	14.03	27,210
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01 GENERAL REQUIREMENTS

Description	Quantity	Unit	Unit Cost	Extended Cost
01568	Construction Safety			27,210
01600 Material and Equipment				
Small tools, purchase/rent	4	JOB	330.00	1,320
01600	Material and Equipment			1,320
01700 Contract Closeout				
Clean-up, final	0.2	WEEK	2126.81	425
Punchlist, survey/check	0.5	WEEK	3931.89	1,966
01700	Contract Closeout			2,391

02 SITE CONSTRUCTION

02070 Selective Demolition				
Demo wood bldg ell 7' x 16' x 9' high	112	SFFLR	5.99	671
Demo roof, deck sheathing & shingles	755	SF	4.37	3,300
Demo 1st flr, wood frame	580	SF	5.69	3,300
Moving, exist. bldg, reset on new found.	1	EA	10990.08	10,990
Demo siding, shingles, wood	1940	SF	1.39	2,702
02070	Selective Demolition			20,963
02080 Asbestos Abatement				
Asbestos removal	1	LS	10000.00	10,000
02080	Asbestos Abatement			10,000
02100 Site Preparation				
Concrete pads for equipment	1	EA	385.00	385
Clear & grade, site	0.25	ACRE	7997.05	1,999
02100	Site Preparation			2,384
02200 Earthwork				
Fill, gravel, 6" compacted f/sog	15	CY	33.22	498
Erosion control, hay bales	200	LF	3.87	774
Excavation, trench, 4'deep, w/backhoe	25	CY	9.43	236
Excavation, structural w/hyd. exvtr	75	CY	12.75	957

02 SITE CONSTRUCTION

Description	Quantity	Unit	Unit Cost	Extended Cost
	02200	Earthwork		2,465

03 CONCRETE**03100 Concrete Forms and Accessories**

Anchor bolts, 1/2"x 12"	50	EA	20.06	1,003
	03100	Concrete Forms and Accessories		1,003

03200 Concrete Reinforcement

Welded wire fabric, 6x6-w1.4xw1.4	5.8	CSF	69.35	402
Reinforcing, walls, & ftgs.	1	TON	660.00	660
	03200	Concrete Reinforcement		1,062

03300 Cast-in-Place Concrete

Finishing floor, steeltrowel	580	SF	1.50	872
Concrete in place, ground slab, 4"	580	SF	4.15	2,405
Concrete in place, stripfoot, 24"x12"	7.3	CY	329.92	2,408
Conc in place, grade wall 10"	10	CY	565.24	5,652
	03300	Cast-in-Place Concrete		11,338

04 MASONRY**04200 Masonry Units**

Level hearth	10	SF	49.02	490
Brick chimney 25'	260	SF	21.68	5,637
Concrete chimney cap	1	EA	162.62	163
Brick chimney 15'	120	SF	24.35	2,922
	04200	Masonry Units		9,213

04500 Masonry Restoration and Cleaning

Pointing, stonework, interior bsmt wall	100	SF	7.76	776
	04500	Masonry Restoration and Cleaning		776

06 WOOD AND PLASTICS

06 WOOD AND PLASTICS

Description	Quantity	Unit	Unit Cost	Extended Cost
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06000 Wood and Plastics

Nails	500	LB	1.45	726
Joist hanger, 2"x10" 2nd flr	80	EA	5.59	447

06000	Wood and Plastics			1,173
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06100 Rough Carpentry

Framing, studs, 2"x6", wall	2	MBF	1982.28	3,965
Sheathing, wall, 1/2" ext plywood	1940	SF	1.68	3,266
Furring, wood strip 1"x3", on wood	1740	LF	2.48	4,315
Framing, columns 4 x 4's	0.5	MBF	1980.00	990
Floor plywood cdx, 3/4" #2.3 & #3.3	1740	SF	1.58	2,750
Framing, roof rafter, 2"x8" sister existing ea side #1.2	2	MBF	2379.58	4,759
Framing 2x's, misc. roof	0.2	MBF	1650.00	330
Framing, floor joists, 2"x10" #2.3 & #3.3	3.25	MBF	1781.59	5,790
Bridging, wood 1"x3"	252	PAIR	6.72	1,694
Framing, ceiling joists, 2"x's	1.2	MBF	1781.59	2,138
Blocking, wood 2"xs	2	MBF	3825.18	7,650
Framing, deteriorated sill PT, double 2"x6" #4.1	0.3	MBF	7271.67	2,182
Sheathing, roof, 5/8" cdx plywood #1.1	755	SF	2.12	1,600
Labor only, carpenter	10	DAY	786.38	7,864
Framing, studs, 2"x4", wall #5.1	1	MBF	2375.16	2,375
Framing, walls, 2"x4", plates replace deteriorated #1.4	0.2	MBF	15718.94	3,144

06100	Rough Carpentry			54,811
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06200 Finish Carpentry

Molding, window, 3-1/2" sherborn	15	OPNG	135.10	2,027
Finish carpentry, exterior trim	450	LF	3.85	1,733

06200	Finish Carpentry			3,759
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06400 Architectural Woodwork

Stairs to second floor	1	FLIGHT	2000.00	2,000
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06400	Architectural Woodwork			2,000
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07 THERMAL AND MOISTURE PROTECTION

07 THERMAL AND MOISTURE PROTECTION

Description	Quantity	Unit	Unit Cost	Extended Cost
07100 Dampproofing and Waterproofing				
Building paper, asphalt, 2 ply #15	8	SQ	24.19	194
Ice & water, shield f/eaves	236	SF	0.56	132
Vapor barrier, polyethylene, .006"t	5.8	SQ	25.65	149
Vapor barrier, poly, walls, .006"t	19.4	SQ	22.19	431
Tyvek house wrap	1940	SF	0.52	1,000
07100	Dampproofing and Waterproofing			1,905
07200 Thermal Protection, Insulation				
Foundation insulation, rigid 2"	360	SF	0.71	257
07200	Thermal Protection, Insulation			257
07300 Shingles, Roof Tiles, and Roof Coverings				
Cedar Shingles, siding	19.4	SQ	774.68	15,029
Ridge shingles	29	LF	11.52	334
Asphalt roof shingles	755	SF	6.39	4,827
07300	Shingles, Roof Tiles, and Roof Coverings			20,190
07600 Flashing and Sheet Metal				
Downspouts	72	LF	9.75	702
Soffit vent, metal	58	LF	5.73	332
Ridge vent	29	LF	2.75	80
Gutters	58	LF	10.77	625
Alum. drip edge	58	LF	2.20	128
Flashing, zinc	100	SF	11.00	1,100
07600	Flashing and Sheet Metal			2,966
07700 Roof Specialties and Accessories				
Foundation vents 8"x16"	2	EA	110.00	220
Roof chimney flashing	1	EA	550.00	550
07700	Roof Specialties and Accessories			770
07900 Joint Sealers				
Sill sealer	100	LF	2.88	288
07900	Joint Sealers			288

08 DOORS AND WINDOWS

Description	Quantity	Unit	Unit Cost	Extended Cost
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08 DOORS AND WINDOWS**08200 Wood and Plastic Doors**

Wood door, exterior	2	EA	2442.31	4,885
Exterior door frames	2	EA	1297.72	2,595
08200 Wood and Plastic Doors				7,480

08600 Wood Windows

windows, material only remove and refinish	12	EA	700.00	8,400
windows, install	12	EA	262.13	3,146
08600 Wood Windows				11,546

08700 Hardware

Finish hardware, exterior	2	SETS	500.00	1,000
08700 Hardware				1,000

09 FINISHES**09900 Paints and Coatings**

Paint, stairs	2	FLIGHT	220.00	440
Labor only, painters ordinary	5	DAY	749.16	3,746
Paint, extdoor&fram 3x7,primer+2cts	2	EA	135.95	272
Paint, exterior & trim	1	TOTAL	8800.00	8,800
09900 Paints and Coatings				13,258

10 SPECIALTIES**10200 Louvers and Vents**

Gable end louver	2	EA	365.03	730
10200 Louvers and Vents				730

10 SPECIALTIES

Description	Quantity	Unit	Unit Cost	Extended Cost
Sub Total			239,074	137.40 / SF
Design Contingency	5 %		11,954	
Construction Contingency	10 %		23,907	
SubGuard insurance	1 %		2,391	
Fee 3.75%	3.75 %		8,965	
Grand Total			286,292	164.54 / SF